



# Administrative Approval Action

Case File / Name: ASR-0002-2021  
NEW BERN PARK OUTDOOR STORAGE

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This site is located on the north side of New Bern Avenue, west of Yonkers Road at 3301 New Bern Avenue.
- REQUEST:** Development of a vacant 10.19 acre Open Lot tract zoned IX-3 and SHOD-2 into a proposed Outdoor Storage area with no proposed structures. The Outdoor Storage area will include 148,599 sf/3.41 ac of crushed concrete or stone and outdoor lighting and fencing.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 1, 2021 by JOHN A EDWARDS AND CO.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Provide a fence screening detail with the plan set for review and permitting in accordance with UDO Sec.7.2.8.B.

### **Engineering**

2. A fee-in-lieu for 6' width of sidewalk along New Bern Avenue frontage shall be paid to the City of Raleigh (UDO 8.1.10).

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.0511 acres of tree conservation area.

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

**Urban Forestry**

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.0511 acres of tree conservation area.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** July 22, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

**Signed:** *Alycia Bailey Taylor* Date: 03/25/2021  
Development Services Dir/Designee  
**Staff Coordinator: Jermont Purifoy**



# Administrative Approval Action

**Case File / Name: ASR-0022-2020  
Brier Creek Office Building 7**

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

## Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## Stormwater

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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www.raleighnc.gov

*The following items must be approved prior to the issuance of building permits:*

## Engineering

1. A fee-in-lieu for 1-ft of sidewalk along length of ROW frontage is paid to the City of Raleigh (UDO 8.1.10).

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Arco Corporate Drive.
6. A public infrastructure surety for 15 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

*The following are required prior to issuance of building occupancy permit:*

## Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

## Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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**3-Year Expiration Date:** July 21, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

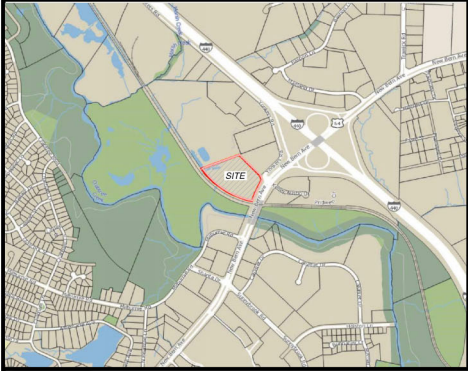
**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 03/24/2021  
Development Services Dir/Designee

Staff Coordinator: **Michael Walters**



VICINITY MAP  
NTS

# NEW BERN PARK

## OUTDOOR STORAGE

### ADMINISTRATIVE SITE REVIEW

#### 3301 NEW BERN AVENUE

#### RALEIGH, NORTH CAROLINA

ASR-0002-2021

JANUARY 8, 2021

REVISED: MARCH 1, 2021

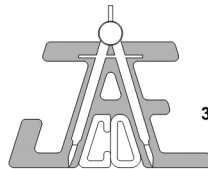
**SITE SUMMARY**

OWNER: NEW BERN PARK LLC  
 SITE ADDRESS: 3301 NEW BERN AVENUE  
 WAKE CO. PIN: 1724-23-3771  
 EXISTING ZONING: IX-3 SHOD 2  
 PROPOSED BLDG. AREA: 0 S.F.  
 SITE ACREAGE: 10.1873 AC.  
 PROPOSED IMPERVIOUS AREA: 3.41 AC.

**INDEX**

- C-1 EXISTING CONDITIONS SURVEY
- C-2 SITE PLAN
- C-3 GRADING & STORMWATER MANAGEMENT PLAN
- C-4 LANDSCAPE PLAN
- LA-1 TREE CONSERVATION PLAN
- LA-2 TREE CONSERVATION PLAN BLOCK LAYOUT
- E-1 SITE LIGHTING PLAN

- REFERENCE DRAWINGS - YONKERS ROAD IMPROVEMENTS  
 EXHIBIT A - ROADWAY PLAN  
 EXHIBIT B - LANDSCAPE PLAN



**DEVELOPER:**

**New Bern Park, LLC**  
 417 S. Main Street  
 Rolesville, N.C. 27571  
 Phone: (919) 706-5766  
 Email: [Storit@aol.com](mailto:Storit@aol.com)

**CIVIL ENGINEER:**

**JAECO**  
 Consulting Engineers  
 NC License F-0289  
 333 Wade Ave., Raleigh, N.C. 27605  
 Phone: (919) 828-4428  
 E-mail: [info@jaeco.com](mailto:info@jaeco.com)

**LANDSCAPE ARCHITECT:**

**Coaly Design P.C.**  
 300-200 Parham St. Suite G  
 Raleigh, NC 27601  
 Phone: (919) 539-0012  
 E-mail: [kimberly@coalydesign.com](mailto:kimberly@coalydesign.com)



**Administrative Site Review Application**

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8, as amended by text change TC-14-1 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input checked="" type="checkbox"/> Open lot <input type="checkbox"/> Civic
Subdivision case #: n/a Scoping/sketch plan case #: n/a Certificate of Appropriateness #: n/a Board of Adjustment #: n/a Zoning Case #: n/a Administrative Alternate #: n/a	

**GENERAL INFORMATION**

Development name: New Bern Park - Outdoor Storage  
 Inside City limits? Yes  No   
 Property address(es): 3301 New Bern Ave

Site P.I.N. (s): 1724-23-3771  
 Please describe the scope of work. Include any additions, expansions, and change of use.  
 Site was previously mass graded - proposed use will be Industrial - Limited Outdoor Storage for storage of vehicles, boats, RVs, and similar type vehicles in accordance with UDO 6.5.5.B.3.b. & 7.5.3

Current Property Owner/Developer Contact Name: Allen Massey  
 NOTE: please attach purchase agreement when submitting this form.  
 Company: New Bern Park, LLC Title: Managing Member  
 Address: 417 S Main St, Rolesville, NC 27571  
 Phone #: 919-706-5766 Email: [storit@aol.com](mailto:storit@aol.com)  
 Applicant Name: New Bern Park, LLC  
 Company: New Bern Park, LLC Address: 417 S Main St, Rolesville, NC 27571  
 Phone #: 919-706-5766 Email: [storit@aol.com](mailto:storit@aol.com)

**DEVELOPMENT TYPE + SITE DATA TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): n/a
Gross site acreage: 10.1873 ac	Existing gross floor area to be demolished: n/a
# of parking spaces required: 0	New gross floor area: n/a
# of parking spaces proposed: 0	Total # of gross (to remain and new): n/a
Overlay District (if applicable): SHOD 2	Proposed # of buildings: n/a
Existing use (UDO 6.1.4): vacant	Proposed # of stories for each: n/a
Proposed use (UDO 6.1.4): Industrial - Limited Outdoor Storage	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 3.2 ac Square Feet: 154,202 sf
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720172400J (LOMR 16-04-2710, 6/27/18) Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: n/a	Total # of hotel units: n/a
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: _____	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

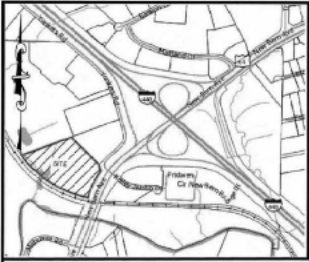
**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate \_\_\_\_\_ as \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: *Allen Massey* Date: 01.07.21  
 Printed Name: Allen Massey



VICINITY MAP  
NOT TO SCALE

ST. DAVID'S SCHOOL  
S.B. 14630, P.C. 1773  
LOT 1  
S.M. 2001, P.C. 1271-232  
P.W. 1724-14-7666

SECONDARY TREE  
CONSERVATION AREA  
S.M. 2016, P.C. 837-232

IMPROVEMENTS TO ACCESS DRIVE  
AND YONKERS ROAD PER CITY OF  
RALEIGH PUBLIC WORKS PROJECT  
ES-2019-05 IN PROGRESS

25' CROSS ACCESS  
EASEMENT  
S.M. 1295, P.C. 1797  
S.M. 2003, P.C. 382

ACCESS EASEMENT  
AGREEMENT  
OF PARCEL NO. 1005

NEW BERN PARK, LLC  
D.B. 12666, P.C. 493  
P.W. 1724-13-23-2771

FLOOD HAZARD SOILS OBLITERATED  
WITH FILL FROM MASS GRADING  
PRIOR TO THIS APPLICATION

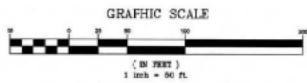
PRIVATE DRAINAGE EASEMENT PER  
CITY OF RALEIGH PUBLIC WORKS  
PROJECT ES-2019-05 IN PROGRESS

TRIANGLE GREENWAYS COUNCIL  
D.B. 8836, P.C. 349  
P.W. 1724-03-05-5340

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
1	100.00	500.00	100.00
2	100.00	500.00	100.00

100 YR FLOOD PLAIN  
(SEE NOTE 4)

- NOTES:
- ALL BOUNDARY AND LOCATIONS ARE SHOWN FROM SURVEY PROVIDED BY ROBINSON & PLANTE P.C. TOPOGRAPHICAL INFORMATION IS FROM ACTUAL FIELD SURVEY.
  - BASES OF BEARINGS IS NORTH CAROLINA 2011 NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NORD, RALEIGH, NC.
  - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 83.
  - 100 YEAR FLOODPLAIN BOUNDARY SHOWN IS PER LOWR 1504-2719, EFFECTIVE DATE: 5/27/2019.



**JAECO**  
Consulting Engineers and Land Surveyors  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
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**NEW BERN PARK**  
3301 NEW BERN AVE.  
RALEIGH, NC  
ASR-0002-2021

**NEW BERN PARK, LLC**  
417 S. Main St.  
Raleigh, NC 27671

**LEGEND**

BOOK OF MAPS	BO
DEED BOOK	DB
PLAT	PL
NEW OR FORMERLY	NF
RIGHT OF WAY	ROW
EX. EXIST. ROAD R/W	EX. ROW
EX. EXIST. MAIL	EX. MAIL
ROAD	R
ROAD R/W SET	R/W
MAIL MAIL SET	M/S
COMPUTED POINT	CP
SAWTRAY FINDER	SF
SAWTRAY FINDER CLEAN OUT	SF-CO
NOT BORN	NB
STORM	ST
ELECTRIC BOX	EB
STORM CATCH-BASKET	SCB
WATER VALVE	WV
DROP INLET	DI
CONCRETE	C
SAWTRAY FINDER	SF
WATER METER	WM
LIGHT POLE	LP
FIBER BUNDLE	FB
TELEPHONE PENDING	TP
FIRE HYDRANT	FH
POWER POLE	PP
ELECTRIC METER	EM
NOT BORN	NB

CONCRETE  
REMOVES ADDRESS

PROPERTY LINE	---
RIGHT OF WAY LINE	---
PROP. LINE NOT SURVEYED	---
EASEMENT LINE	---
OVERHEAD POWERLINE	---

CONCRETE  
REMOVES ADDRESS

**EXISTING CONDITIONS SURVEY**

Station	Description	Date

PROJECT: 21036  
DRAWING SCALE: 1"=40'  
DRAWN BY: CJP  
CHECKED BY: CJP  
DATE PLOTTED: 1/31

C-1



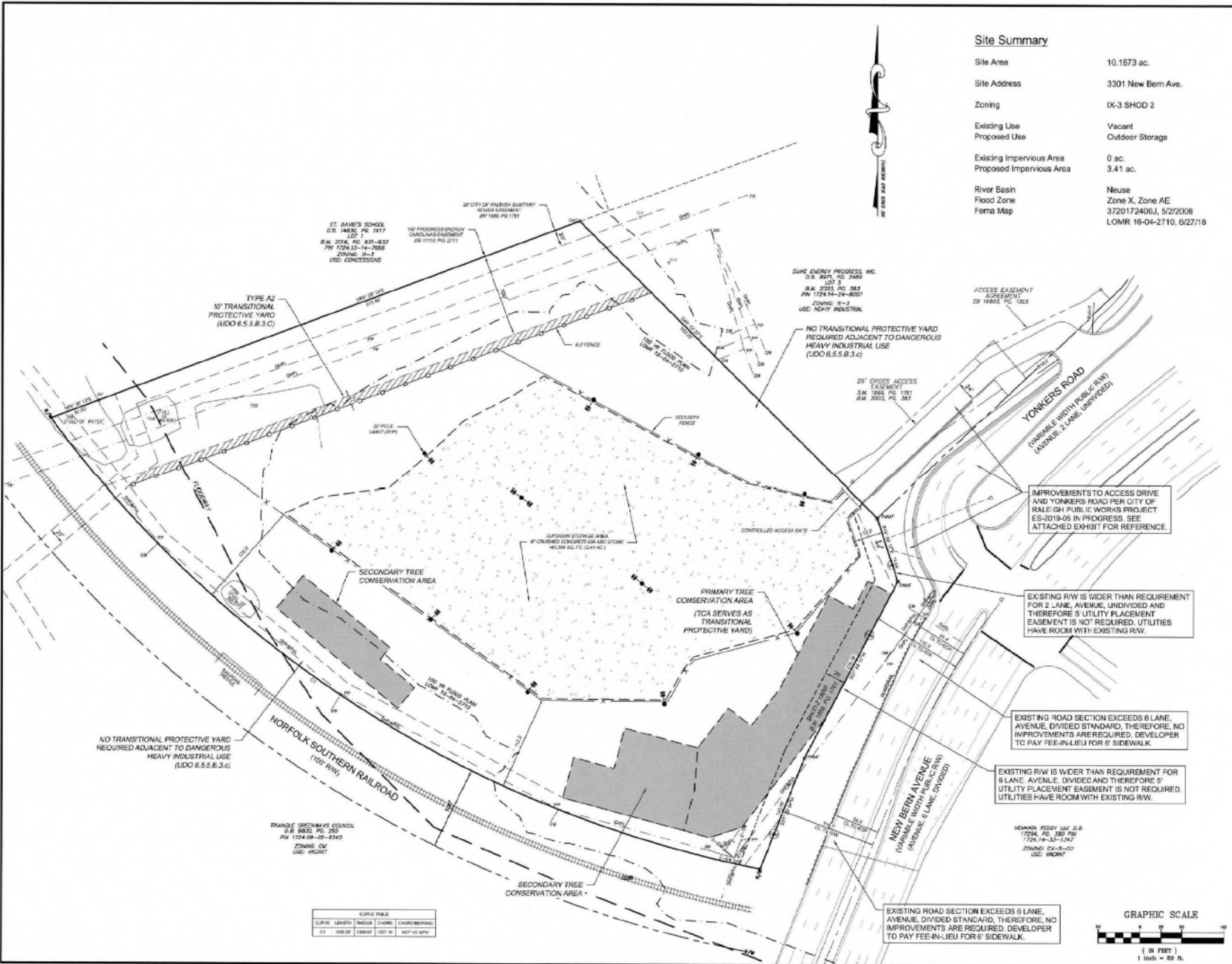
**JAECO**  
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 RALEIGH, NC  
 ASR-0002-2021

**NEW BERN PARK, LLC**  
 417 S. Main St.  
 Rolesville, NC 27571

**Site Summary**

Site Area	10.1873 ac.
Site Address	3301 New Bern Ave.
Zoning	IX-3 SHOD 2
Existing Use	Vacant
Proposed Use	Outdoor Storage
Existing Impervious Area	0 ac.
Proposed Impervious Area	3.41 ac.
River Basin	Neuse
Flood Zone	Zone X, Zone AE
Fema Map	3720172400J, 5/2/2006 LOMR 16-04-2710, 6/27/18



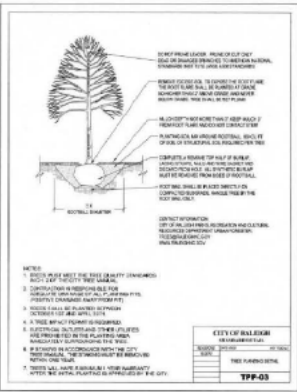
**SITE PLAN**

Number	Description	Date
1	PER DOR COMMENTS	3/18/21

JAECO 6-2023B  
 DRAWING SCALE: 1"=60'  
 DRAWN BY: JTC  
 CHECKED BY: JTC  
 DATE ISSUED: 1/21/21

**C-2**





**Landscape Requirements**

**Street Protective Yards:**  
 Tree Conservation Area provided along New Bern Ave.  
 (UDO 7.2.4.B.2, UDO 7.2.4.B.3)

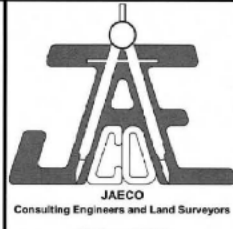
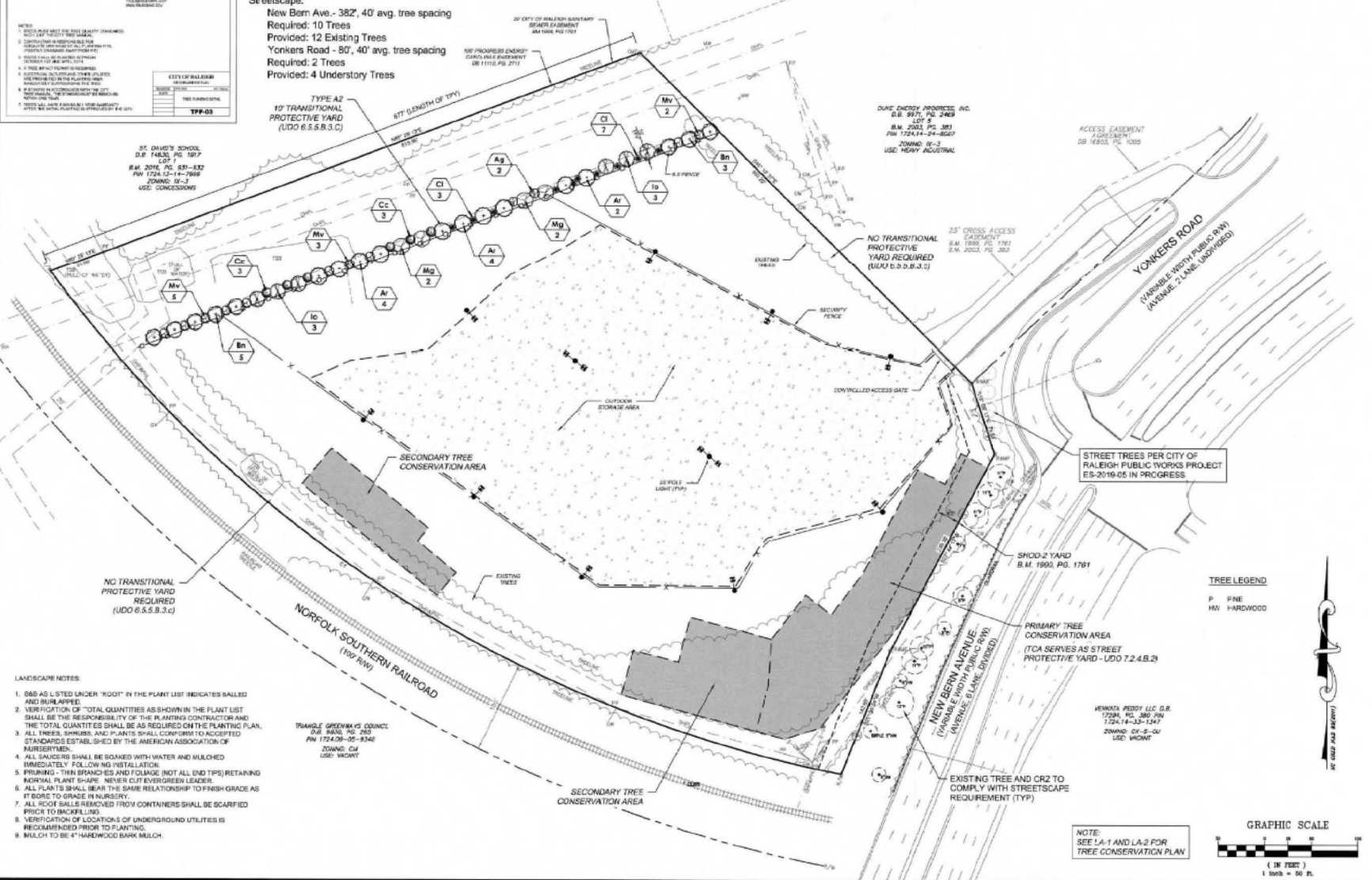
**Transitional Protective Yards:**  
 10' Type A2 TPY provided adjacent to 100' Utility Easement along northern property line. (UDO 6.5.5.B.3.c)

10' Type A2 TPY (677', 4 shade trees/100', 4 understory trees/100')  
 Required: 28 shade trees, 28 understory trees  
 Provided: 28 shade trees, 28 understory trees

**Streetscape:**  
 New Bern Ave. - 382', 40' avg. tree spacing  
 Provided: 10 Trees  
 Yonkers Road - 80', 40' avg. tree spacing  
 Required: 2 Trees  
 Provided: 4 Understory Trees

**PLANT LIST**

Key	Botanical Name	Common Name	Qty	Cal	Height	Mature Height	Spread	Mature Spread	Root	Remarks
<b>DECIDUOUS TREES</b>										
Ag	Ameiokichia grandiflora 'A. Lume Brilliant'	Aulume Brilliant Serviceberry	2	1.5'	6' min.	15-20'		12-15'	BB	
Ar	Acer rubrum 'October Glory'	October Glory Red Maple	10	3'	10' min.	40-50'		25-35'	BB	
Bn	Betula nigra	River Birch	8	3'	10' min.	40-50'		16-35'	BB	
Cc	Cercis canadensis	Eastern Red Bud	5	1.5'	6' min.	20-30'		15-25'	BB	
<b>EVERGREEN TREES</b>										
Ci	Callitriche heterophylla	Island Cypress	10	1.5'	6' min.	40-50'		15-25'	BB	
Io	Ilex opaca 'Tingo'	Tingo American Holly	6	3'	10' min.	35-50'		10-15'	BB	
Mg	Magnolia grandiflora 'Carolina Compacta'	Carolina Compacta Magnolia	4	3'	10' min.	30-50'		15-30'	BB	
Mv	Magnolia virginiana	Sweetbay Magnolia	10	1.5'	6' min.	25-30'		25-30'	BB	



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 Rolesville, NC 27571

**LANDSCAPE PLAN**

Revision	Number	Description	Date

PROJECT #1348  
 DRAWING SCALE: 1/8" = 1'-0"  
 DRAWN BY: RT  
 CHECKED BY: JRC  
 DATE ISSUED: 1/21

C-4