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 case <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)				
Site Plan Tier: Tier Two Site Plan	Tier Three Site Plan ✓			
Building Type Site Transaction History				
Detached Attached ✓ Apartment Townhouse	General Mixed use Open lot Civic Civic General Subdivision case #: Scoping/sketch plan case #: SCOPE-0074-2020 Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Z-49-19 Administrative Alternate #:			
·	GENERAL INFORMATION			
Development name: ROCK QUARRY LAN	IDING			
Inside City limits? Yes ✓ No				
Property address(es): 2412 SUNNYBROOK RD, 2400 SUNNYBROOK RD, 3501 ROCK QUARRY RD, 3529 ROCK QUARRY RD, 3601 ROCK QUARRY RD, 3605 ROCK QUARRY RD, 3607 ROCK QUARRY RD				
Site P.I.N.(s): 1722276412, 1722273667, 1722179577, 1722271273, 1722272292, 1722274229, 1722274162				
Please describe the scope of work. Include any additions, expansions, and change of use. ALL EXISTING STRUCTURES (SINGLE-FAMILY RESIDENTIAL & OUTBUILDINGS) ON THE PROPERTY WILL BE REMOVED. CONSTRUCT SIX PROPOSED APARTMENT BUILDINGS (AFFORDABLE HOUSING), COMMUNITY BUILDING, AMENITIES, PARKING LOTS, ASSOCIATED UTILITIES, STORMWATER SCM AND ROADWAY IMPROVEMENTS.				
Current Property Owner/Developer Contact Name: CHARLIE HERITAGE NOTE: please attach purchase agreement when submitting this form.				
Company: SOUTH CREEK DEVELOPMENT, LLC Title: MANAGING PARTNER				
Address: P.O. BOX 543, SUMMERFIELD, NC 27358; 6704 FEGAN RD., SUMMERFIELD, NC, 27358				
Phone #: 336-669-3587 Email: CHARLIE@SOUTHCREEKDEVELOPMENT.COM				
Applicant Name: PAUL MEDER, PLA				
Company: RIVERS & ASSOCIATES Address: 353 E SIX FORKS RD, SUITE 230, RALEIGH, NC 27609				
Phone #:919.215.2492 Email: PMEDER@RIVERSANDASSOCIATES.COM				

Page 1 of 2 **REVISION 11.1820**

(Applicable to all developments)					
SITE DATA	BUILDING DATA				
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF				
RX-4-PL-CU	Existing gross floor area to be demolished: 18,554 SF				
Gross site acreage: 13.615	New gross floor area: 286,901 SF				
# of parking spaces required:207	Total sf gross (to remain and new): 286,901 SF				
# of parking spaces proposed:336	Proposed # of buildings: 9				
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 6-3 STORY (APARTMENTS) 3-1 STORY (CLUBHOUSE & ACCESSORY BLDGS)				
Existing use (UDO 6.1.4): RESIDENTIAL, SINGLE-UNIT LIVING					
Proposed use (UDO 6.1.4): RESIDENTIAL, MULTI-UNIT LIVING (APTS., AFFORDABLE HOUSING)					
STORMWATER	INFORMATION				
Existing Impervious Surface: Acres: +/-1.142 Square Feet: +/-49,730	Proposed Impervious Surface: Acres: +/-6.945 Square Feet: +/-302,532				
Is this a flood hazard area? Yes No V If yes, please provide: NA Alluvial soils: NA Flood study: NA FEMA Map Panel #: 3720172200J					
Neuse River Buffer Yes No ✓ Wetlands Yes No ✓					
RESIDENTIAL D					
Total # of dwelling units:188	Total # of hotel units: NA				
# of bedroom units: 1br 12	NO. 00000000 000000000000000000000000000				
# of lots:7 EX. PARCELS TO BE RECOMBINED INTO ONE LO	T Is your project a cottage court? Yes No ✓				
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 PAUL MEDER, PLA to serve as my agent regarding this application, to receive and response 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:	Date: 3-1-202,				

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Printed Name:

DESIGN TEAM

SITE DATA TABLE

LOT 2

LOT 6

SITE AREA -

LAND USE -

DENSITY -

70NING -

DISTURBED AREA

SETBACKS - BUILDING -

SETBACKS - PARKING -

PRIMARY STREETS -

BUILD-TO -

BUILDING GFA -

BUILDING HEIGHT-

FLOOR HEIGHTS -

NEIGHBORHOOD TRANSITION ZONES -

LOT 1 AREA - 5.524 ACRES

REAL ESTATE ID - 0046502

LOT 2 AREA - 3.919 ACRES

REAL ESTATE ID - 00351849

LOT 3 AREA - 1.844 ACRES

REAL ESTATE ID - 0048295

LOT 4 AREA - 0.416 ACRES

REAL ESTATE ID - 0211668

LOT 5 AREA - 0.577 ACRES

REAL ESTATE ID - 0031934

LOT 3 AREA - 0.893 ACRES

REAL ESTATE ID - 0018953

LOT 4 AREA - 0.442 ACRES

14.00 ACRES (609.840 SF)

RX-4-PL-CU, SHOD-1

UDO, SEC., 3.5.1.A.

DEED BOOK 008467, PAGE 02202

OWNER - WILLIAM GOODWIN DEED BOOK 013099, PAGE 01351

OWNER - WILLIAM E. GOODWIN

DEED BOOK 006409, PAGE 00571

ADDRESS - 3605 ROCK QUARRY ROAD

ADDRESS - 3601 ROCK QUARRY ROAD

ADDRESS - 3529 ROCK QUARRY ROAD

EXISTING - SINGLE FAMILY RESIDENTIAL

PROPOSED - APARTMENTS (188 D.U.)

188 D.U./13.615 AC. = 13.81 D.U./AC

PRIMARY/SIDE ST. REQUIRED - 5' MIN.

PRIMARY/SIDE ST. REQUIRED - 10' MIN.

PER TC-5A-18, SECTION 2, C.1, THE

ROCK QUARRY RD. - 18' MIN

SUNNYBROOK RD. - 18' MIN.

PRIMARY ST. BLDG. WIDTH PROVIDED

ROCK QUARRY RD. - 549'/751' = 73%

SUNNYBROOK RD. - 276'/554' = 50%

SIDE ST. REQUIRED - 0' MIN. / 100' MAX.

SIDE ST. BLDG. WIDTH REQ'D. - 25% MIN.

STONEY SPRING DR. EXT.- 242'/461' = 52%

(SEE SHEET C2.31 FOR ADDITIONAL INFORMATION)

PRINCIPAL BLUILDINGS REQ'D - 4 STORIES, 62' MAX.

(INCLUDING STONEY SPRING DR. EXTENSION R/W)

EXISTING IMPERVIOUS AREA TO BE REMOVED -

50,322 SF = 1.155 AC (8.7%) (EXCLUDING ROCK

QUARRY & SUNNYBROOK RDS. R/W DEDICATION)

PROPOSED IMPERVIOUS - 298,379 SF = 6.850 AC

(EXCLUDING ROCK QUARRY & SUNNYBROOK RDS.

PLUS 5,000 SF IMPERVIOUS AREA CONTINGENCY

TOTAL PROPO'D IMP. - 303,379 SF = 6.965 AC (52.8%)

NET IMP. AREA INCREASE - 253,057 SF = 5.809 AC

PROVIDED -64,223 SF / 544,256 = (11.8%)

(SEE SHEET C2.01FOR AREAS)

PROPOSED - 3 STORY APT. BLDGS. = 48'11-5/8" MAX.

SIDE ST. BLDG. WIDTH PROVIDED -

ACCESSORY BLDG. REQ'D - 25' MAX.

IMPERVIOUS SURFACE - SITE AREA - 574,870 SF = 13.20 AC

OUTDOOR AMENITY AREA - REQUIRED MINIMUM - 54,425 SF (10%)

PROPOSED - CLUBHOUSE = 19'9-1/2" MAX.

REQUIRED - 2' MIN. GROUND FLOOR TO BOC

SIDE ST. PROVIDED - 18' MIN.

SIDE/REAR LOT LINE REQUIRED - 0' OR 6' MIN.

SIDE/REAR LOT LINE REQUIRED - 0' OR 3' MIN.

NOT REQUIRED FOR THIS SITE WHICH DOES NOT

RALEIGH STREET PLAN MAP & THE RSDM. BOTH

DESIGNATED AS MAJOR STREETS, AVENUE 4-LANE, DIVIDED, AND ARE THEREFORE PRIMARY STREETS.

ROCK QUARRY RD. & SUNNYBROOK RD. ARE

PRIMARY ST. REQUIRED - 0' MIN. / 100' MAX.

PRIMARY ST. BLDG. WIDTH REQ'D. - 50% MIN.

IMMEDIATELY ABUT A RESIDENTIAL DISTRICT. AS PER

OWNER - GOODWIN, GRIER & ASSOCIATES, LLC

13.615 ACRES (593,071 SF)

1.121 ACRES (48,815 SF)

12.494 ACRES (544,256 SF)

OWNER - WILLIAM E. GOODWIN

DEED BOOK 008353, PAGE 01732

ADDRESS - 3607 ROCK QUARRY ROAD

DEED BOOK 015290, PAGE 00172

DEED BOOK 009644, PAGE 01393

ADDRESS - 2412 SUNNYBROOK ROAD

ADDRESS -2400 SUNNYBROOK ROAD

OWNER - THEODORE McCULLEN, BOBBIE D. McCULLEN

OWNER - GOODWIN, GRIER & ASSOCIATES, LLC

PIN - 1722273667

PIN - 1722276412

PIN - 1722274162

PIN - 17222742297

PIN - 1722272292

PIN - 1722271273

DEVELOPER: P.O. BOX 543 SUMMERFIELD, NC 27358 6704 FEGAN ROAD SUMMERFIELD, NC 27358 336-669-3587 CHARLIE@SOUTHCREEKDEVELOPPMENT.COM

CIVIL ENGINEER:

RIVERS AND ASSOCIATES, INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC 27609 919-594-1626 SBALLENTINE@RIVERSANDASSOCIATES.COM

LANDSCAPE ARCHITECT: RIVERS AND ASSOCIATES, INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC, 27609 919-594-1626

PMEDER@RIVERSANDASSOCIATES.COM ARCHITECT:

MOORE HOCUTT ARCHITECTS, PLLC 1306 W. WENDOVER AVE., SUITE 101 GREENSBORO, NC 27408 336-897-0305 MMOORE@MOOREHOCUTTARCHITECTS.COM

WEAVERCOOKE CONSTRUCTION, LLC 8404 KEY BOULEVARD GREENSBORO, NC 27409 336-378-7900 MKOENIG@WEAVEWRCOOKE.COM

SURVEYOR: RIVERS AND ASSOCIATES, INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC. 27609

MUNICIPAL CONTACTS

RPUCKETT@RIVERSANDASSOCIATES.COM

PLANNING AND ZONING CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT ONE EXCHANGE PLAZA, SUITE 400 RALEIGH, NC 27601 919-996-2495

NCDOT DIVISION 5, DISTRICT SEAN BRENNAN, PE EDWIN F. FENNER, PE 4009 DISTRICT DRIVE RALEIGH, NC 27607 919-733-7759 919-715-5778 FAX

919-594-1626

BUILDING INSPECTIONS CITY OF RALEIGH PERMITS & INSPECTIONS DEPARTMENT ONE EXCHANGE PLAZA, SUITE 400 RALEIGH, NC 27601

EROSION CONTROL CITY OF RALEIGH STORMWATER UTILITY 222 WEST HARGETT ST., SUITE 301 RALEIGH, NC

TRANSPORTATION CITY OF RALEIGH PUBLIC WORKS DEPT RALEIGH, NC 919-996-3030

919-996-2495

919-516-2168

Suite 230

Raleigh, NC 27609

919-594-1626

PROPERTY INFORMATION / SITE ADDRESSES PIN - 1722179577 **ASR-0015-2021 - TIER 3** REAL ESTATE ID - 0073739 OWNER - WILLIAM E. GOODWIN, BARBARA J. GOODWIN DEED BOOK 013967, PAGE 01240 ADDRESS - 3501 ROCK QUARRY ROAD

Administrative Site Review Application

Permit and Development Portal. (Note: There is a fee for this verification service.)

Office Use Only: Case #: _

Page 1 of 2

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10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Planner (print):

General Subdivision case #:

Open lot | Board of Adjustment #:

GENERAL INFORMATION

Mixed use Certificate of Appropriateness #:_

Zoning Case #: <u>Z-49-19</u>

Administrative Alternate #:

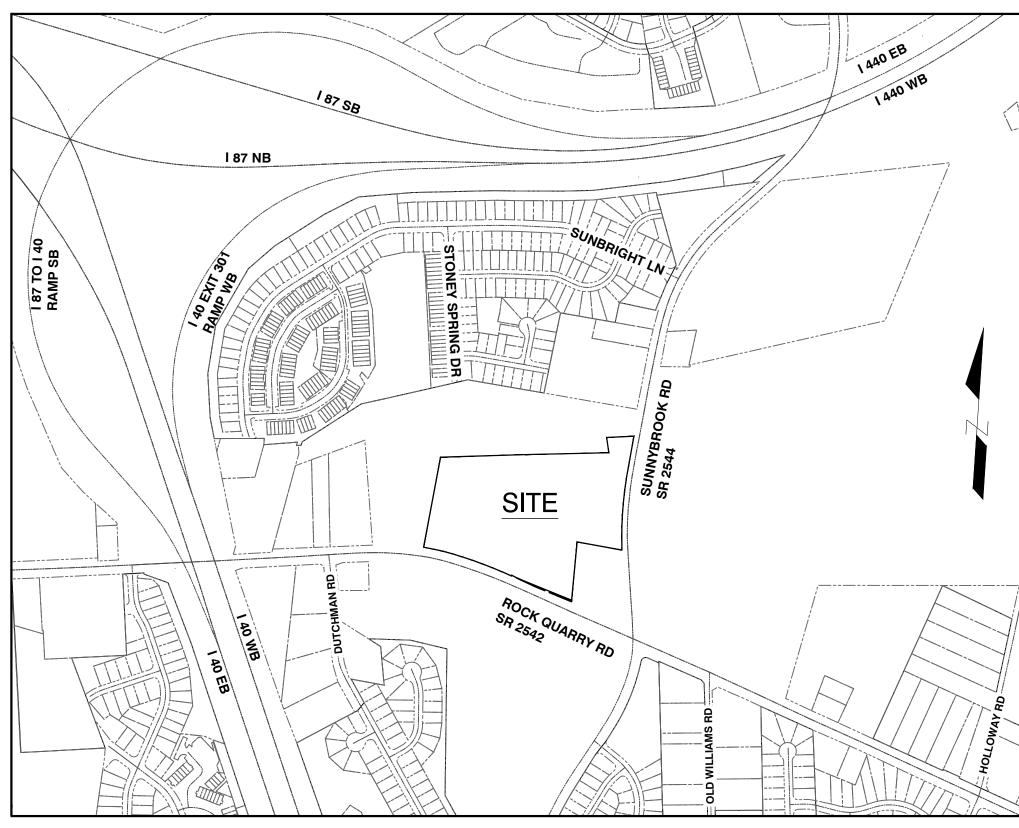
Site Transaction History

Scoping/sketch plan case #: SCOPE-0074-2020

ROCK QUARRY LANDING

3501 ROCK QUARRY ROAD, RALEIGH, NC 27610

03/01/21, REV'S.: 05/21/21, 07/15/21



VICINITY MAP SCALE: 1"=500'

SOLID WASTE INSPECTION STATEMENT

- 1. SOLID WASTE SERVICES TO BE PROVIDED BY PRIVATE VENDOR. 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- 3. THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND CARDBOARD RECYCLING.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER. SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH

ZONING CONDITIONS

ORDINANCE NO. (2020) 79 ZC 796

Z-49-19 - Rock Quarry Road being Wake County PINs 1722179577, 1722271273, 1722272292; 1722274229, 1722274162; 1722273667, and 1722276412, approximately 14.07 acres rezoned to Residential Mixed Use-4 stories-Parking Limited-Conditional Use with Special Highway Overlay District-1 (RX-4-PL-CU w/SHOD-1).

Conditions dated: February 14, 2020

1. Single unit living shall not be permitted on the subject property. 2. Residential density shall not exceed fourteen (14) dwelling units per acre.

ZONING CONDITION COMPLIANCE:

- 1. ALL PROPOSED DWELLING UNITS ON-SITE ARE MULTI-UNIT LIVING
- 2. PROPOSED 188 DWELLING UNITS ON 13.615 AC SITE = 13.81 D.U./ACRE (LESS THAN THE APPROVED CONDITION OF 14 D.U./ACRE.)

REVIEW NAME REVIEW # SKETCH PLAN SCOPE 0074-2020 ASR-0015-2021

CASE#

VARIANCE CASE# **ADMINISTRATIVE ALTERNATE**

NOTES:

- SEE SHEETS C2.01, C2.31, C3.02 AND C2.41 FOR ADDITIONAL SITE DATA INFORMATION AND UDO REQUIRED CALCULATIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY OF RALEIGH ANDS NCDOT STANDARDS AND SPECIFICATIONS,

SHEET INDEX

Existing Conditions & Demolition Plan

Description

Cover Sheet

Site Plan

Utilities Plan

Site Details

Site Details

Site Details

SL1.01 | Site Lighting Plan

Mail Center

Picnic Shelter

Landscape Plan

SL1.02 | Site Lighting Plan - Detailed

Building #3 Elevations

Building #4 Elevations

Building #1 Elevations

Building #2 Elevations

Building #5 Elevations

Building #6 Elevations

Clubhouse Elevations

Transportation Plan

Solid Waste Collection Plan

Fire Apparatus Access Plan

Sanitary Sewer Outfall Plan

Grading & Drainage Plan

Stormwater Control Plan

Tree Conservation Plan

Landscape Notes & Details

Landscape Plan - HVAC Screening

Stormwater Control Notes

C1.02 General Notes

C1.01

C2.01

C2.31

C2.41

C3.01

C3.02

C4.01

C4.22

C5.01

C5.02

C5.03

L1.01

L1.12

L1.21

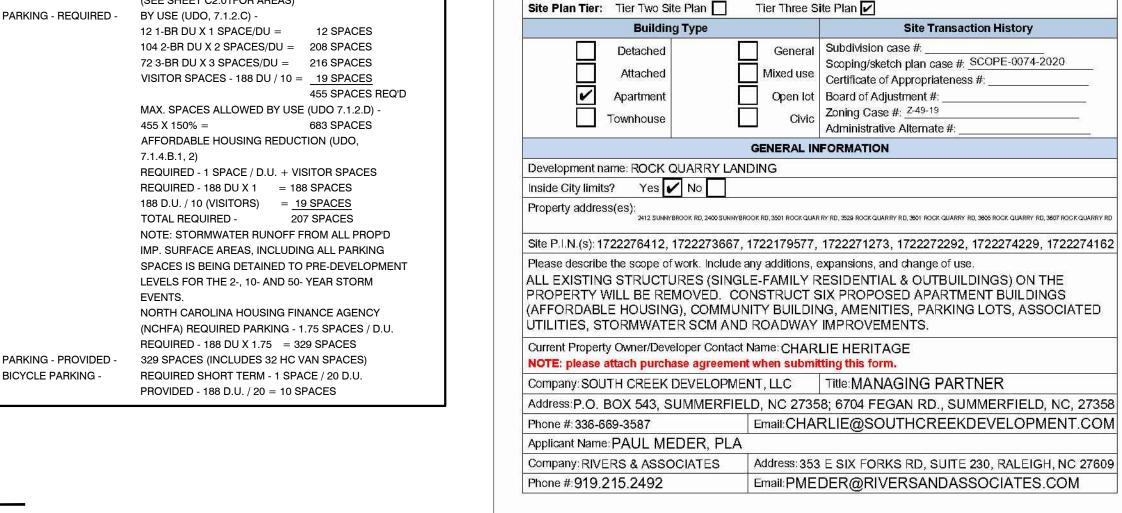
A106

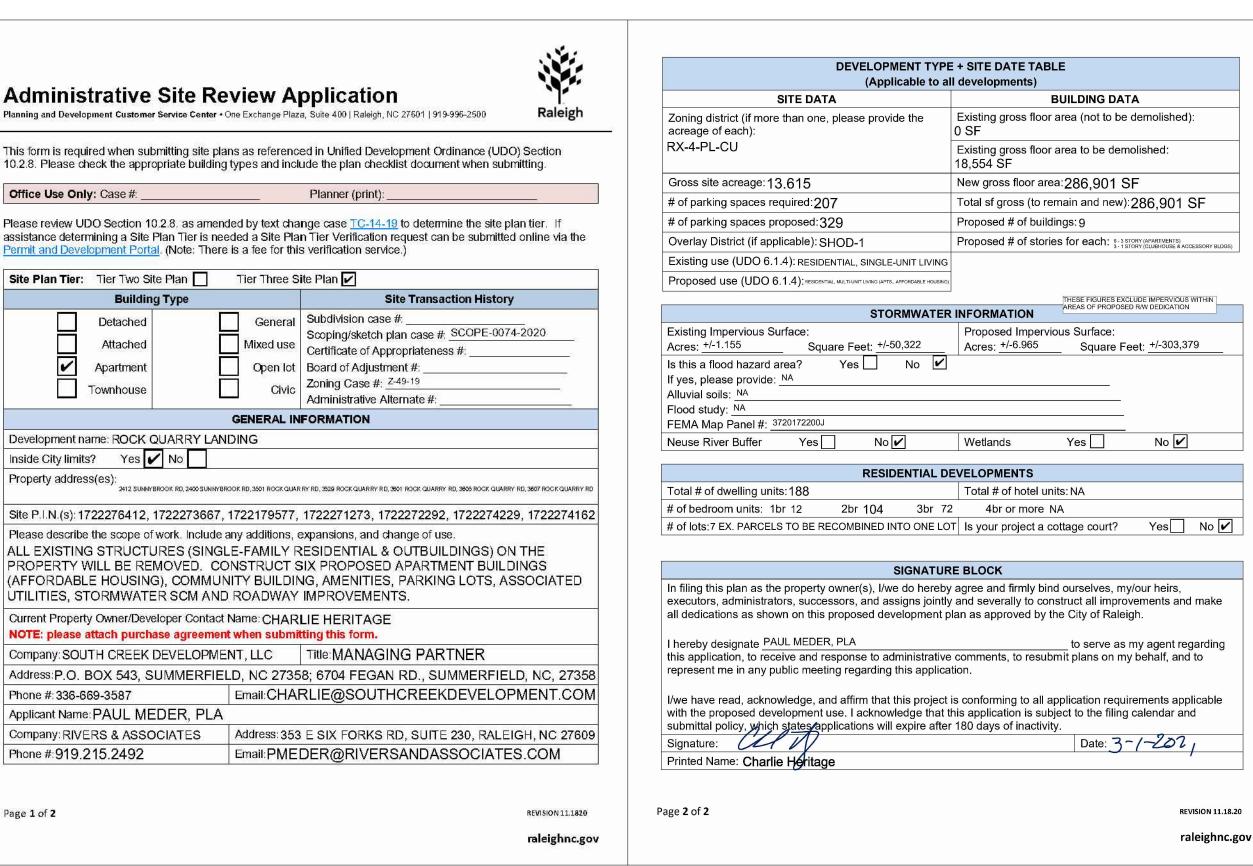
A107

A200

A201

- AS APPLICABLE. SEE SHEETS C4.1 & C4.2 FOR PROPOSED SANITARY SEWER OUTFALL REFERENCE PLANS. APPROVED PLANS BY OTHERS AND SEWER PERMIT # WILL BE REFERENCED ON SPR PLANS OR FULL PLANS & PROFILES WILL BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL AT SPR
- NCDOT ROADWAY IMPROVEMENT PLANS FOR THE SITE FRONTAGE ON ROCK QUARRY ROAD, SHEETS 57 & 58 OF U-6093, ARE SHOWN AS THE PROPOSED CONDITION ON ALL SHEETS EXCEPT FOR SHEET C1.12.

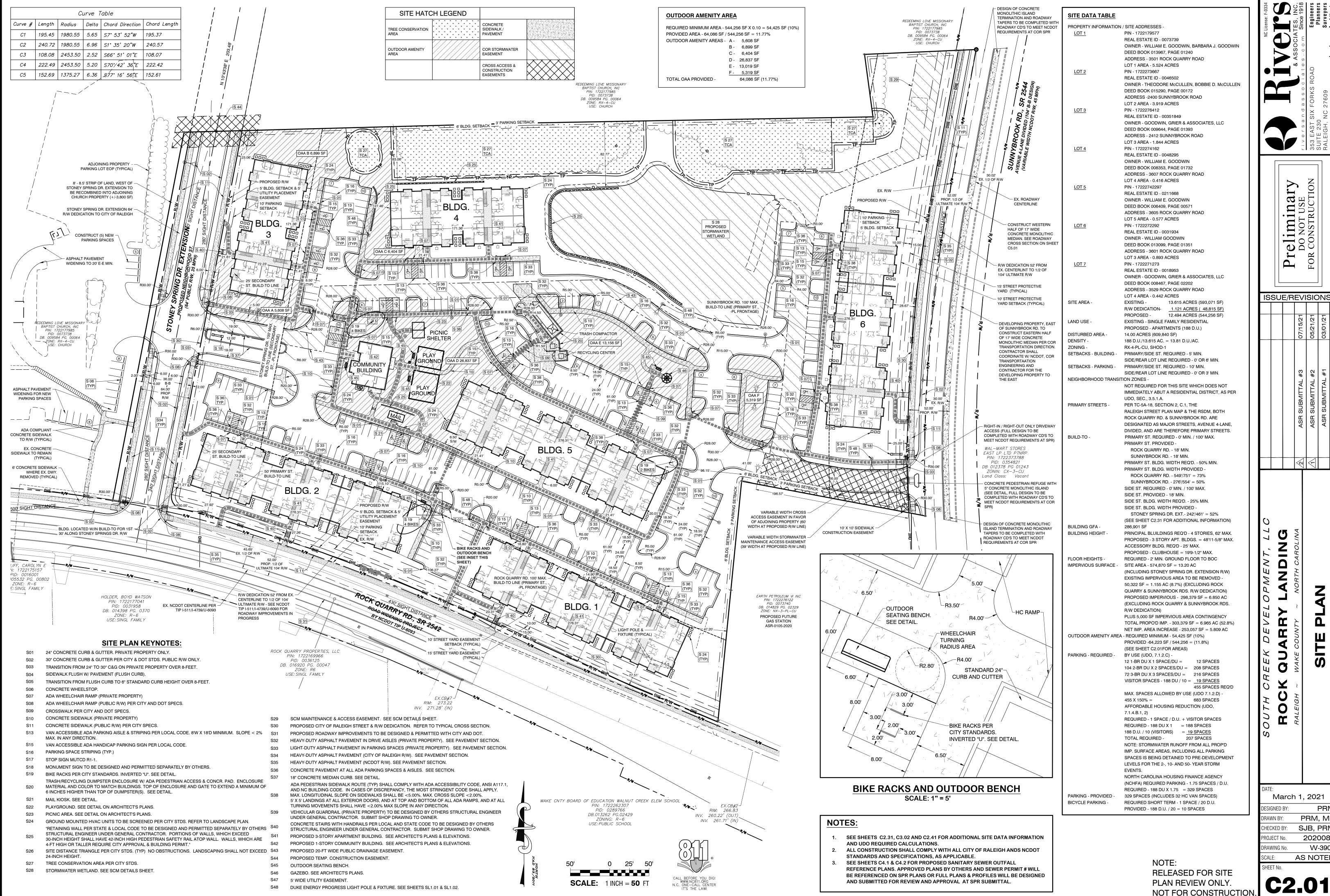




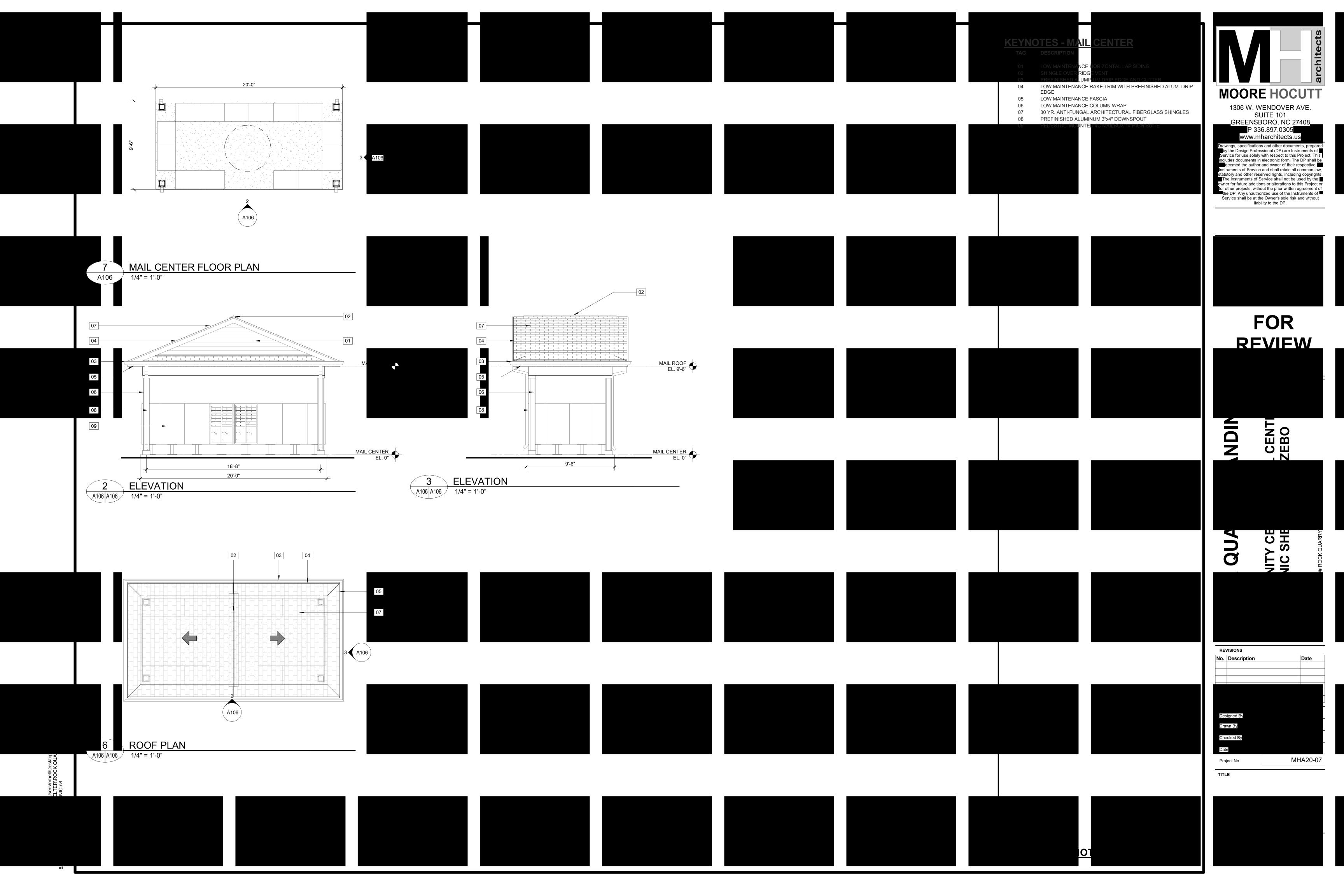
NC License: F-0334 BICYCLE PARKING -353 East Six Forks Road

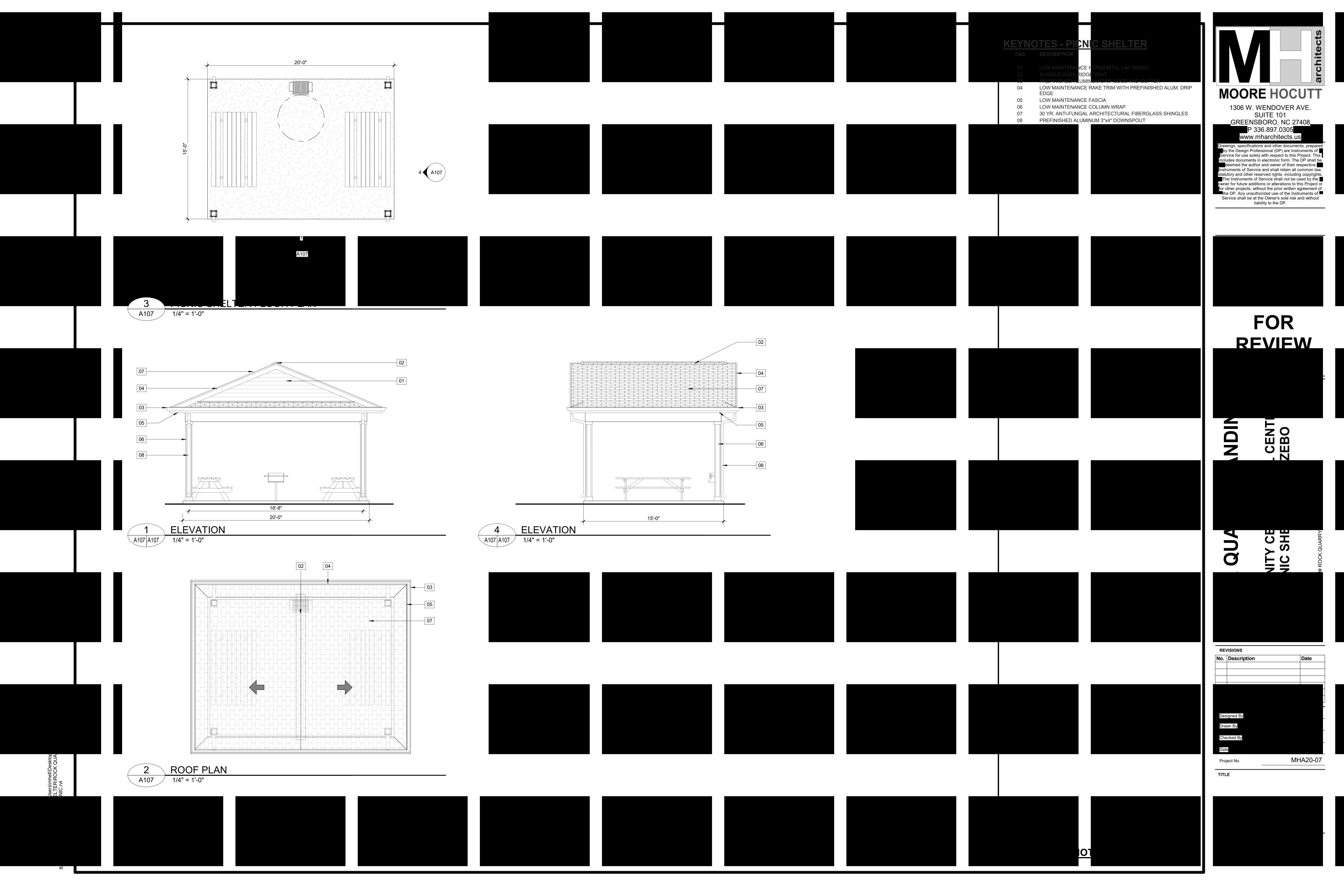
Engineers **Planners** Surveyors Landscape Architects

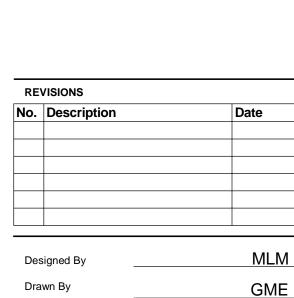
Preliminary DO NOT USE FOR CONSTRUCTION



March 1, 2021 PRM. MS SJB, PRM 2020082 W-3907 AS NOTED







7/9/2021 MHA 20-07 BUILDING

ELEVATIONS BUILDING #3

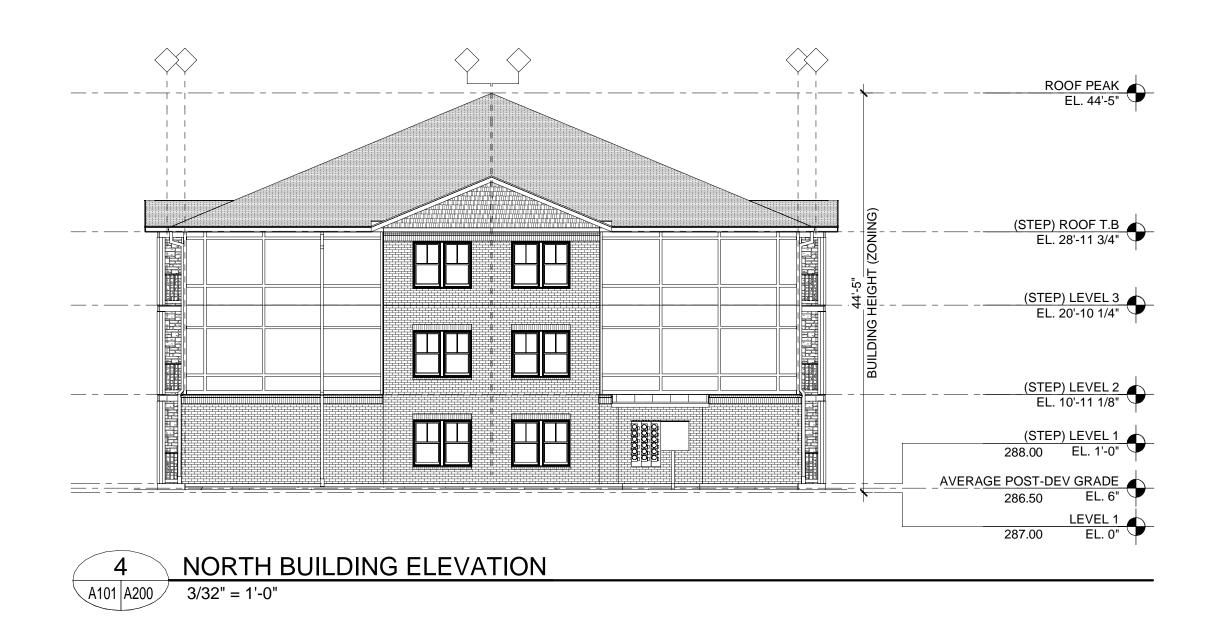
A200











90% CD DESIGN REVIEW **NOT FOR CONSTRUCTION**

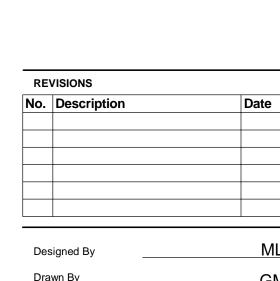
BUILDING #3

AVERAGE POST-DEV GRADE:

NEAREST PRIMARY STREET: STONEY SPRING DR

NE CORNER BLDG FACADE PROP GRADE 287.00

SE CORNER BLDG FACADE PROP GRADE | 288.00



7/9/2021 MHA 20-07

BUILDING **ELEVATIONS** BUILDING # 4



BUILDING #4

AVERAGE POST-DEV GRADE:

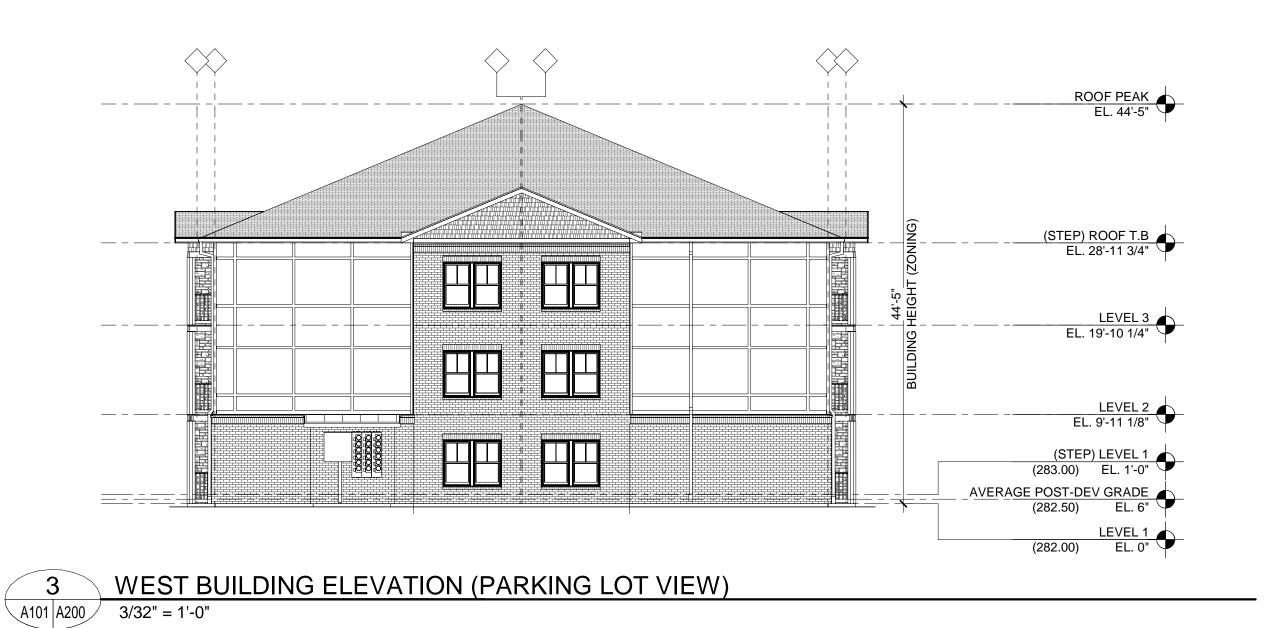
NEAREST PRIMARY STREET : STONEY SPRING DR

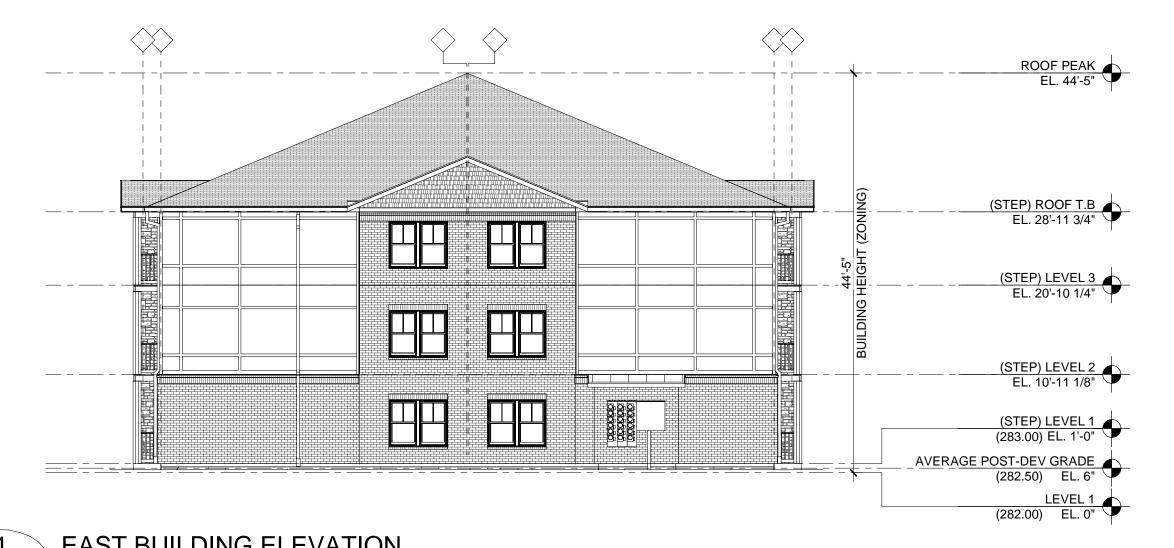
SW CORNER BLDG FACADE PROP GRADE 283.00

SE CORNER BLDG FACADE PROP GRADE 282.00









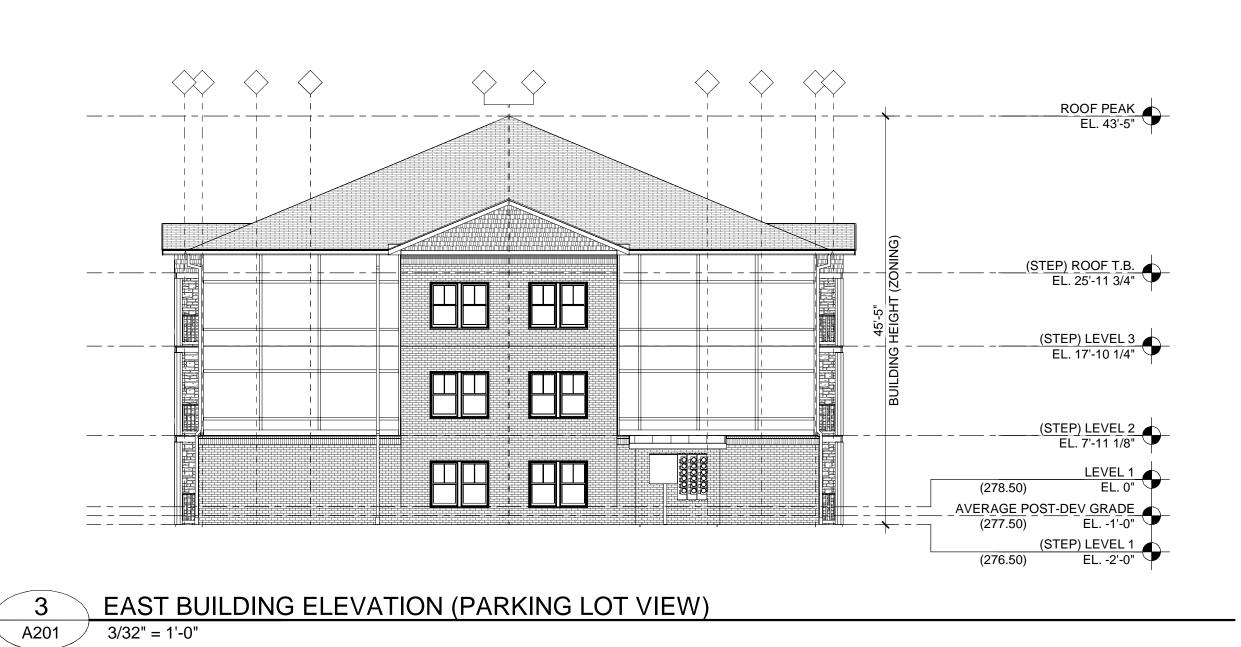
		(ZONING)	(STEP) ROOF T.B EL. 28'-11 3/4"
		44'-5" HEIGHT	(STEP) LEVEL 3 EL. 20'-10 1/4"
		BOILDING	(STEP) LEVEL 2 EL. 10'-11 1/8"
			(STEP) LEVEL 1 (283.00) EL. 1'-0" AVERAGE POST-DEV GRADE (282.50) EL. 6"
			(282.00) EL. 0 LEVEL 1 (282.00) EL. 0"
4 EAST BUILDING EL 101 A200 3/32" = 1'-0"	EVATION		

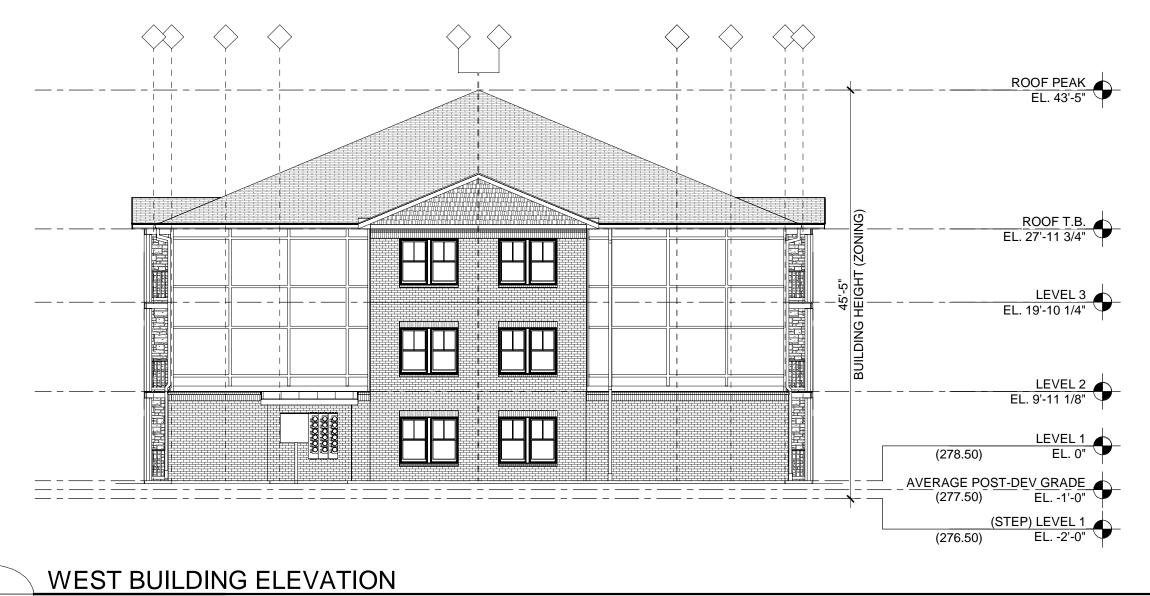
7/9/2021 MHA 20-07 BUILDING **ELEVATIONS**

BUILDING # I **A201**









4	WEST BUILDING ELEVATION	
A201	3/32" = 1'-0"	_

BUILDING #1

AVERAGE POST-DEV GRADE:

NEAREST PRIMARY STREET: ROCK QUARRY RD

SW CORNER BLDG FACADE PROP GRADE 278.50

SE CORNER BLDG FACADE PROP GRADE 276.50

BUILDING #2

STONEY SPRING DR

AVERAGE POST-DEV GRADE:

SE CORNER BLDG FACADE PROP GRADE 282.00

BUILDING **ELEVATIONS** BUILDING # 2

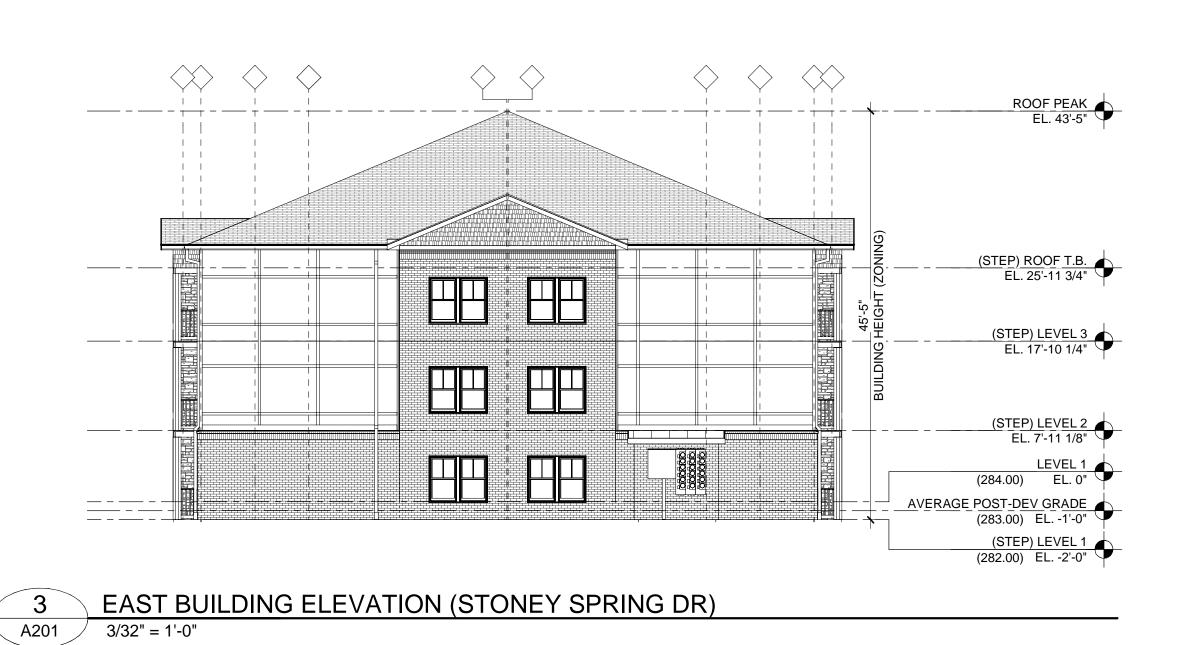
A201

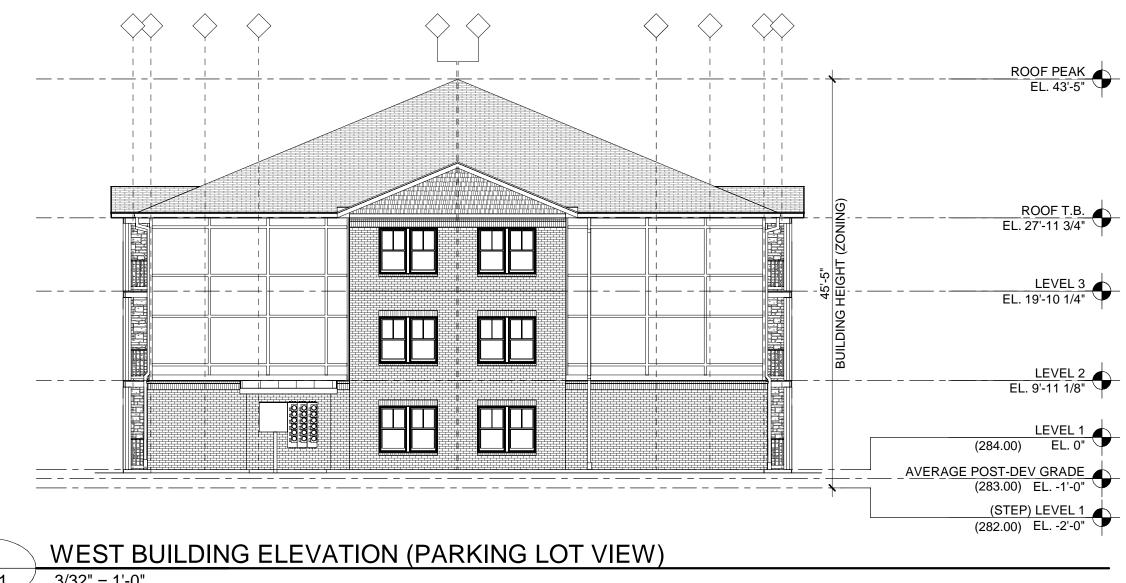
90% CD DESIGN REVIEW

NOT FOR CONSTRUCTION









_					45'-5" DING HEIGHT (7	LEVEL 3 EL. 19'-10 1/4"
_					BUILDING	LEVEL 2 EL. 9'-11 1/8"
=					=A\	(284.00) EL. 0" /ERAGE POST-DEV GRADE
4	WEST BUILDING	FI FVATION	(PARKING	LOT VIEW)	 <u> </u>	(283.00) EL1'-0" (STEP) LEVEL 1 (282.00) EL2'-0"
	3/32" = 1'-0"		<u> </u>			

Q

BUILDING #5

AVERAGE POST-DEV GRADE:

NEAREST PRIMARY STREET : ROCK QUARRY RD

SW CORNER BLDG FACADE PROP GRADE 281.00

SE CORNER BLDG FAÇADE PROP GRADE 279.00

7/9/2021 MHA 20-07

BUILDING **ELEVATIONS** BUILDING # 5

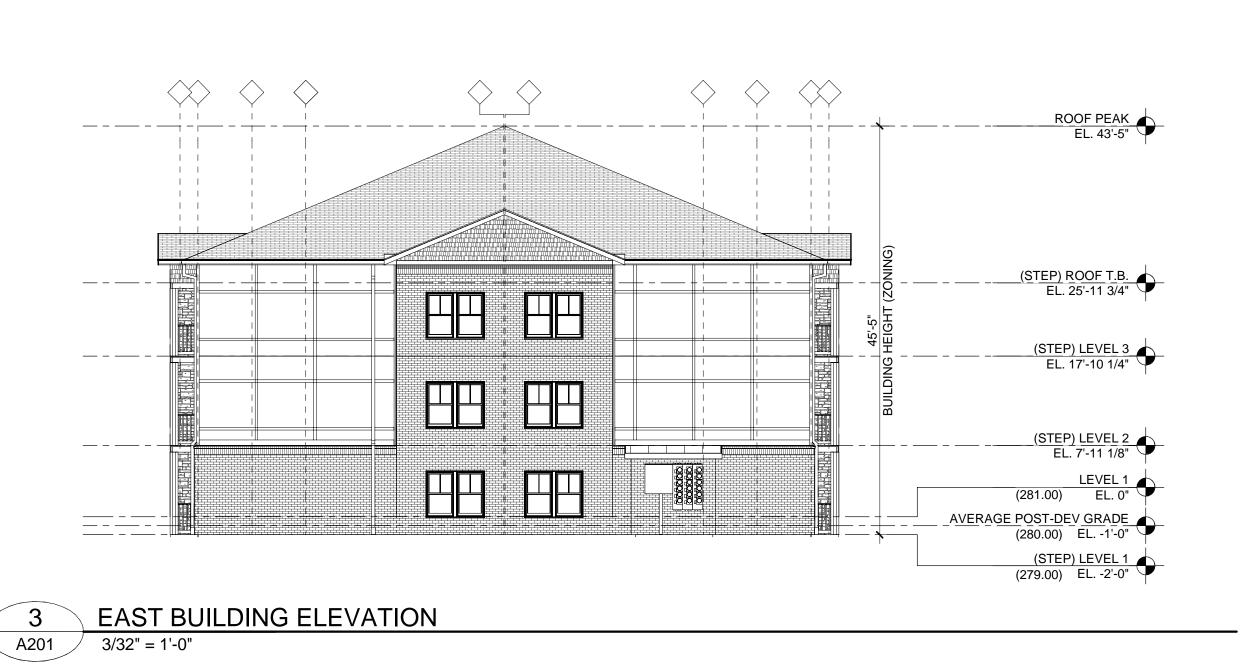


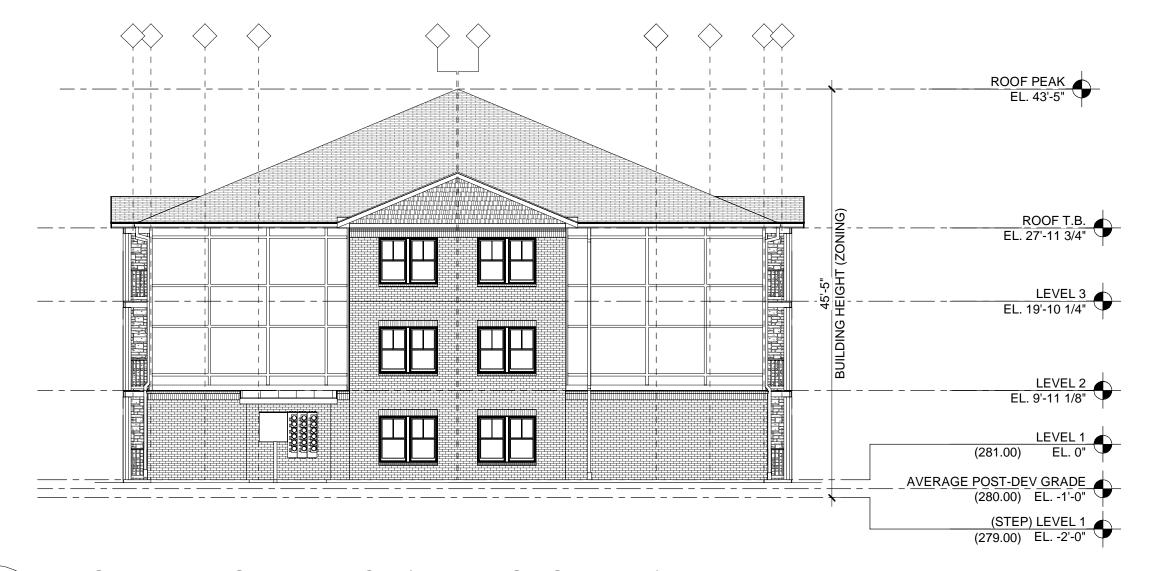
90% CD DESIGN REVIEW

NOT FOR CONSTRUCTION









	AVERAGE POST-DEV G
	(STEP) LE (279.00) EL
WEST BUILDING ELEVATION (PARKING LOT VIEW) 3/32" = 1'-0"	

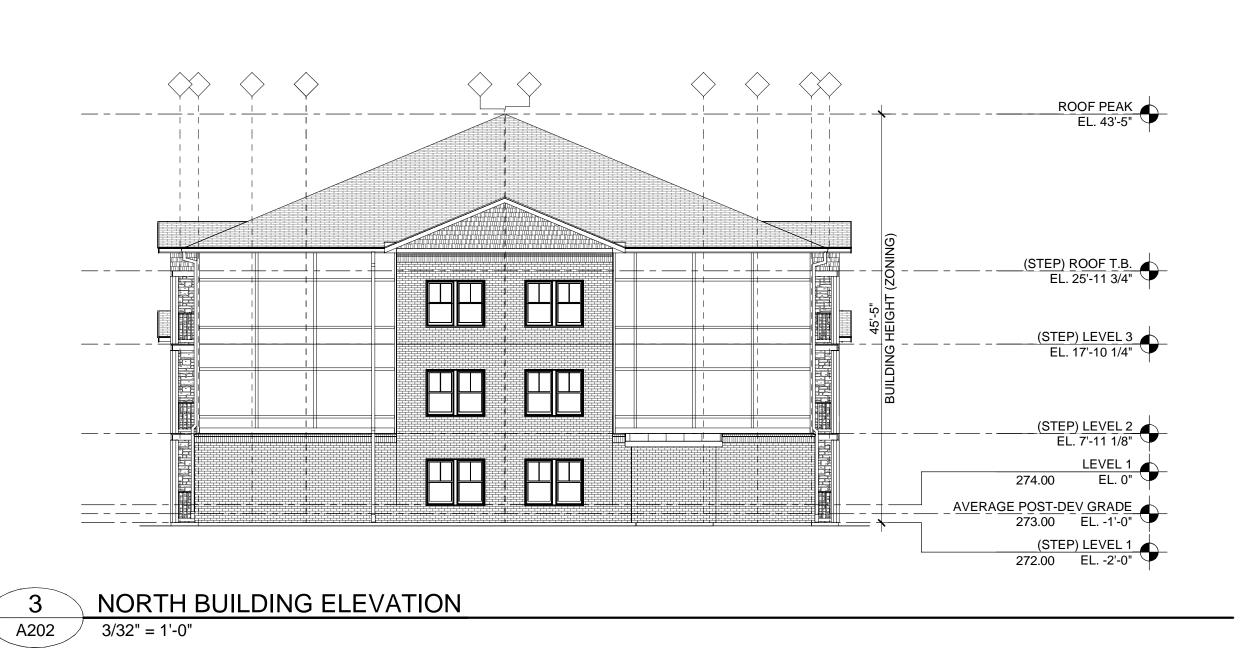
4/27/2021 MHA 20-07

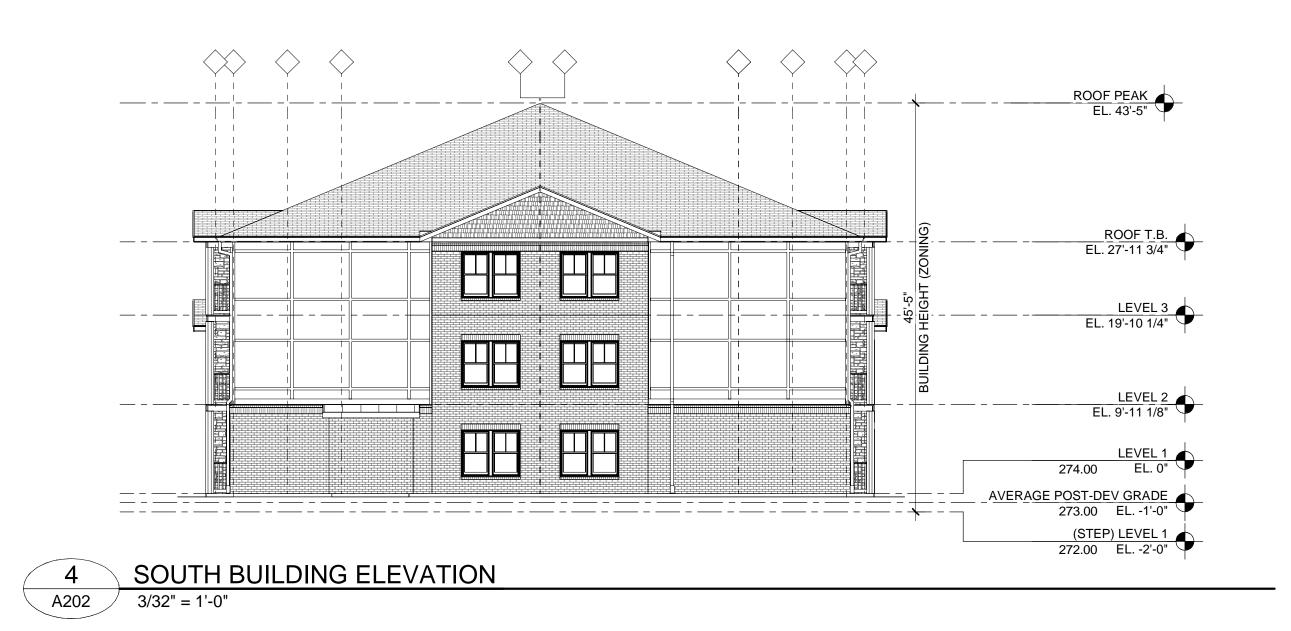
BUILDING **ELEVATIONS #6**











90% CD DESIGN REVIEW **NOT FOR CONSTRUCTION**

BUILDING #6

AVERAGE POST-DEV GRADE:

NE CORNER BLDG FACADE PROP GRADE 272.00

MOORE HOCUTT

1306 W. WENDOVER AVE.

SUITE 101
GREENSBORO, NC 27408
P 336.897.0305
www.mharchitects.us

Drawings, specifications and other documents, prepared by the Design Professional (DP) are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. The DP shall be deemed the author and owner of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of the DP. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the DP.



FOR REVIEW

ROCK QUARRY LANDING

 REVISIONS

 No.
 Description
 Date

 Designed By
 MLM

 Drawn By
 GME

 Checked By
 JRH

 Date
 03/01/21

 Project No.
 MHA20-07

CLUBHOUSE ELEVATIONS

A307