



Administrative Approval Action

Case File / Name: ASR-SR-14-2019
Zaxby's -Market at Perry Creek

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

LOCATION: The site is generally located on the east of Louisburg Road, south of the intersection of Louisburg Road and Perry Creek Road, with a common street address of 7400 Louisburg Road.

REQUEST: Development of an eating establishment on the former site of a vehicle fuel station. The existing gas canopy and pumps to be demolished and the existing building to be remodeled and re-purposed for the proposed eating establishment with a total building size of 4,363 square feet. The property is approximately 1.15 acres zoned CX-3.

**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 10, 2020 by Herring-Sutton.

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 Condition

1. The final site plans (SPR submittal) shall demonstrate compliance with the City's site and parking lot lighting requirements.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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.

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

Engineering



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1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
2. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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

Stormwater

1. As the plans show a substitution of impervious to a slightly less than existing value, an As-built impervious survey will be required.

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:

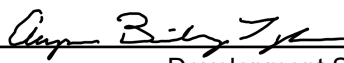
3-Year Expiration Date: May 22, 2023

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.

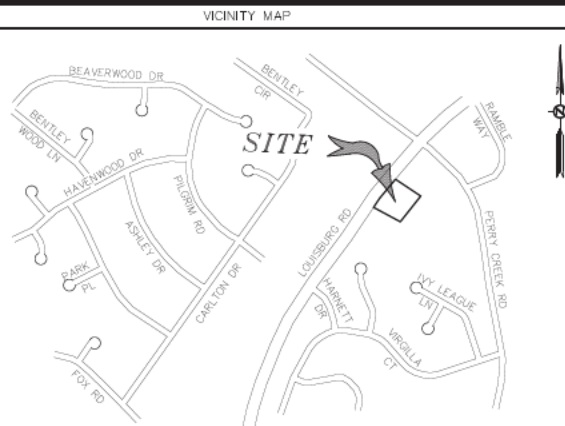
I hereby certify this administrative decision.

Signed:  Date: 05/22/2020
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

ASR-SR-14-2019

[illegible][illegible][illegible]

THIS SITE WILL ADHERE TO UDO SECTION 6.4.10 C.1 FOR EATING ESTABLISHMENTS AND CHANGES TO SITE SHALL ADHERE TO UDO SECTION 3.2.5 FOR GENERAL BUILDING TYPES.



SCOPE OF WORK

THE WORK OF THIS PROJECT INCLUDES THE CONSTRUCTION OF THE SITE IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF ZAXBY'S, MARKET AT PERRY CREEK, NEUSE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA.

SHEETS

TP-1	ORTHO DRAWING
TP-2	EXISTING CONDITIONS SURVEY
DM-1	PROPOSED DEMOLITION PLAN
SP-1	PROPOSED SITE & UTILITY PLAN
DP-1	PROPOSED DRAINAGE & GRADING PLAN
LP-1	PROPOSED LANDSCAPE PLAN
LI-1	PARKING LOT LIGHTING PLAN
DT-1	MISCELLANEOUS DETAILS
DT-2	DUMPSTER DETAILS
A-301	BUILDING ELEVATIONS - FRONT & RIGHT
A-302	BUILDING ELEVATIONS - REAR & LEFT

Digitally signed by Kasey
Evans
Reason I am approving
this document
Date 2020.05.08
18:13:01-04:00'

Kasey Evans

LEADS	
(NOTE: NUMBER IN LINE DENOTES PAGE SIZE IN INCHES)	
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SURVEY SYMBOLS

- EXISTING IRON PIPE
- NEW IRON PIPE
- COMBINED POINT
- EXISTING CONCRETE MONUMENT
- NEW CONCRETE MONUMENT
- ▲ EXISTING FIRE HALL
- △ NEW FIRE HALL
- + EXISTING SPOT ELEVATION
- + PROPOSED SPOT ELEVATION
- ▲ EXISTING AILE
- U.S.G.S. MONUMENT
- ◆ BENCH MARK
- EXISTING RAILROAD SPICE
- NEW RAILROAD SPICE

STORM SEWER SYMBOLS

☐ EXISTING CATCH BASIN
☒ PROPOSED CATCH BASIN
☐ EXISTING STORM DRAIN MANHOLE
☒ PROPOSED STORM DRAIN MANHOLE
☐ EXISTING FLARED END SECTION
☒ PROPOSED FLARED END SECTION
☐ EXISTING DROP INLET
☒ PROPOSED DROP INLET

SANITARY SEWER SYMBOLS

 EXISTING MANHOLE
 PROPOSED MANHOLE
 EXISTING SEWER SERVICE
 PROPOSED SEWER SERVICE
 EXISTING SEWER CLEAN-OUT
 PROPOSED SEWER CLEAN-OUT

WATER SYMBOLS


	EDITING FIRE HYDRANT		EDITING PLUG
	PROPOSED FIRE HYDRANT		PROPOSED PLUG
	EDITING VALVE		EDITING WATER METER
	PROPOSED VALVE		PROPOSED WATER METER
	EDITING TEE		EDITING BLOW OFF
	PROPOSED TEE		PROPOSED BLOW OFF
	EDITING CROSS		EDITING BACK-FLOW PREVENTER
	PROPOSED CROSS		PROPOSED BACK-FLOW PREVENTER

UTILITY SYMBOLS

	PROPOSED POWER POLE		EXISTING CITY FOOTPRINT
	EXISTING POWER POLE		EXISTING TELEPHONE FOOTPRINT
	EXISTING CITY WATER		EXISTING ELECTRICAL FOOTPRINT
	PROPOSED LIGHT POLE		EXISTING GAS VALVE
	EXISTING LIGHT POLE		PROPOSED GAS VALVE
			EXISTING GAS METER
			PROPOSED GAS METER

EROSION CONTROL SYMBOLS

	PROPOSED TEMPORARY SEGMENT WALL
	PROPOSED SEGMENT GATE
	PROPOSED TEMPORARY ROCK CHECK DAM
	PROPOSED ARCH RITEN
	PROPOSED INLET PROTECTION
	PROPOSED LEVEL SPREADER
	PROPOSED TEMPORAL STRIKE HEC
	PROPOSED TRENCH PROTECTION
	PROPOSED TEMP. CHANNEL CONSTRUCTION ENTRANCE
	PROPOSED ENTRY (IMPERVIOUS PAD)
	PROPOSED TEMPORARY STREAM NET USED

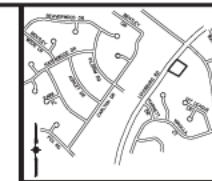
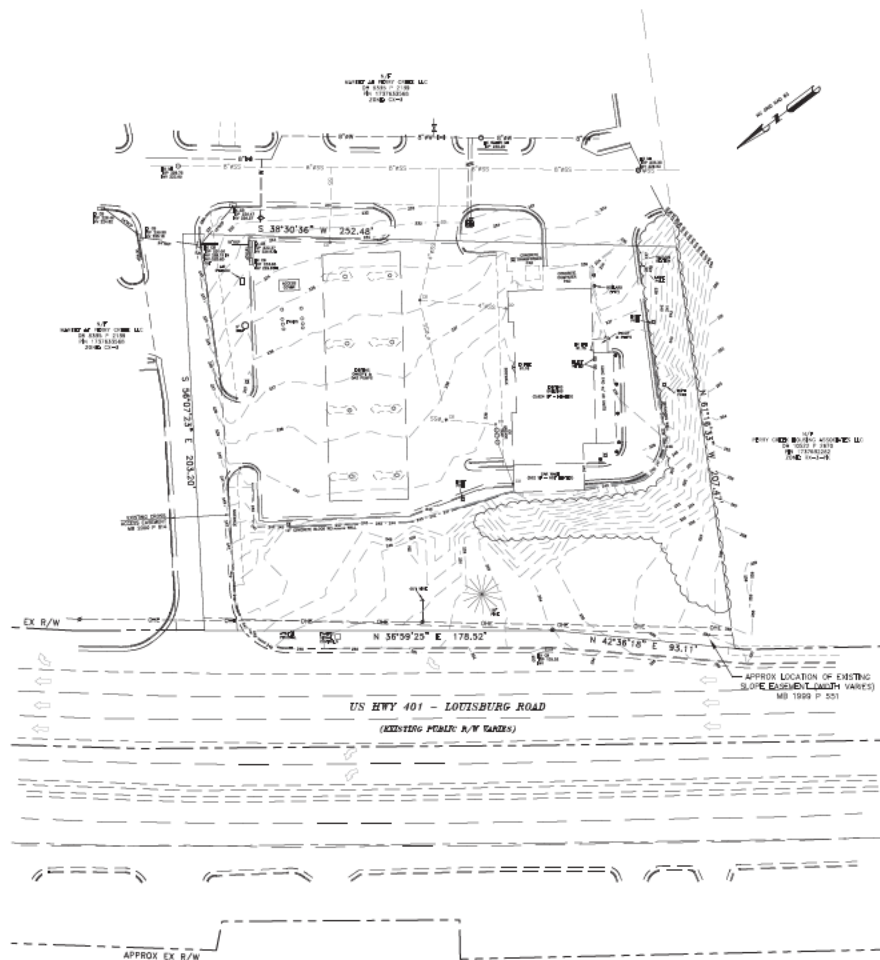
 PROPOSED SILT FENCE
 PROPOSED LIMIT OF DISTURBANCE

Herring-Sutton
& ASSOCIATES P.A.
ENGINEERS • SURVEYORS • PLANNERS
2201 NASH STREET NW - WILSON, NC 27896
TEL (252)291-8887 FAX (252)291-5900
FIRM LICENSE #C-2310

PROJECT NUMBER	18-6298A
DATE	February 2019
SURVEYED BY	TJ & JB
DESIGNED BY	RS
DRAFTED BY	TH
CHECKED BY	RS

REVISION NOTES		
1	ADDRESSED CITY OF RALPH COMMENTS	06-27-19
2	ADDRESSED CITY OF RALPH COMMENTS	12-12-19
3	ADDRESSED CITY OF RALPH COMMENTS	01-30-20
4	ADDRESSED CITY OF RALPH COMMENTS	03-10-20

Zaxby's
Market at Perry Creek
Wake County, N.C.



Locality Map
Not to Scale

EXISTING SITE DATA

LOT AREA 1.204 AC
 ZONE CX-3
 USE LAND USE COMMERCIAL
 USE TYPE RETAIL SALES / FUELING
 BUILDING AREA 4,126 SF
 IMPERVIOUS AREA 51,241 SF (99.6%)
 PROPERTY ADDRESS 7400 LOUISBURG ROAD
 PARCEL ID NUMBER 1737630613
 MAP NAME 1734 04
 PROPERTY REFERENCE LOT #2, MB 1999 P 551
 DN 17329 P 1182

SETBACK REQUIREMENTS

FRONT 5'
 SIDE 5' OR 6'
 REAR 5' OR 6'

OWNER / DEVELOPER:

ZAXBY RE, LLC
 1551 JENNINGS HILL ROAD, SUITE 2600B
 WATKINSVILLE, GA 30677

SUBJECT SITE NOTES:

THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 8720173700J DATED 9/7/2004.
 THIS PROPERTY IS NOT LOCATED WITHIN A WAKE COUNTY PROTECTED WATERSHED AREA.
 DITCH/DRENCH ON SITE MAY BE SUBJECT TO THE NEUSE RIVER REGULATIONS.
 THERE ARE NOT WETLANDS DELINEATED AT THIS TIME.

FEATURES LEGEND

— T — T —	EXISTING TELEPHONE CABLE	□	EXISTING GAS VALVE
— P — P —	EXISTING FIRE LINE CABLE	□	EXISTING GAS METER
— C — C —	EXISTING GAS LINE	□	EXISTING TELEPHONE TRENCH
— E — E —	EXISTING SANITARY LINE (AS SHOWN)	□	EXISTING POWER POLE
— S — S —	EXISTING STORM SEWER LINE (AS SHOWN)	□	EXISTING POWER LINE
— F — F —	EXISTING SANITARY LINE (AS SHOWN)	□	EXISTING POWER POLE
— O — O —	EXISTING OVERHEAD ELECTRIC	□	EXISTING POWER POLE
— U — U —	EXISTING UNDERGROUND ELECTRIC	□	EXISTING POWER POLE
○	NEW IRON STAKE	□	EXISTING ELECTRIC TRANSMISSION
●	EXISTING IRON PIPE	□	EXISTING TRAFFIC SIGNAL BOX
○	NEW IRON PIPE	□	EXISTING FLOOD LIGHT TRENCH
○	NO POST SET	□	EXISTING MANHOLE
■	EXISTING CONCRETE MONUMENT	□	EXISTING ROAD CROWN/OUT
▲	NEW CONCRETE MONUMENT	□	EXISTING SIGN
▲	EXISTING NAIL		
▲	NEW NAIL		
■	N.E.C.S. MONUMENT		

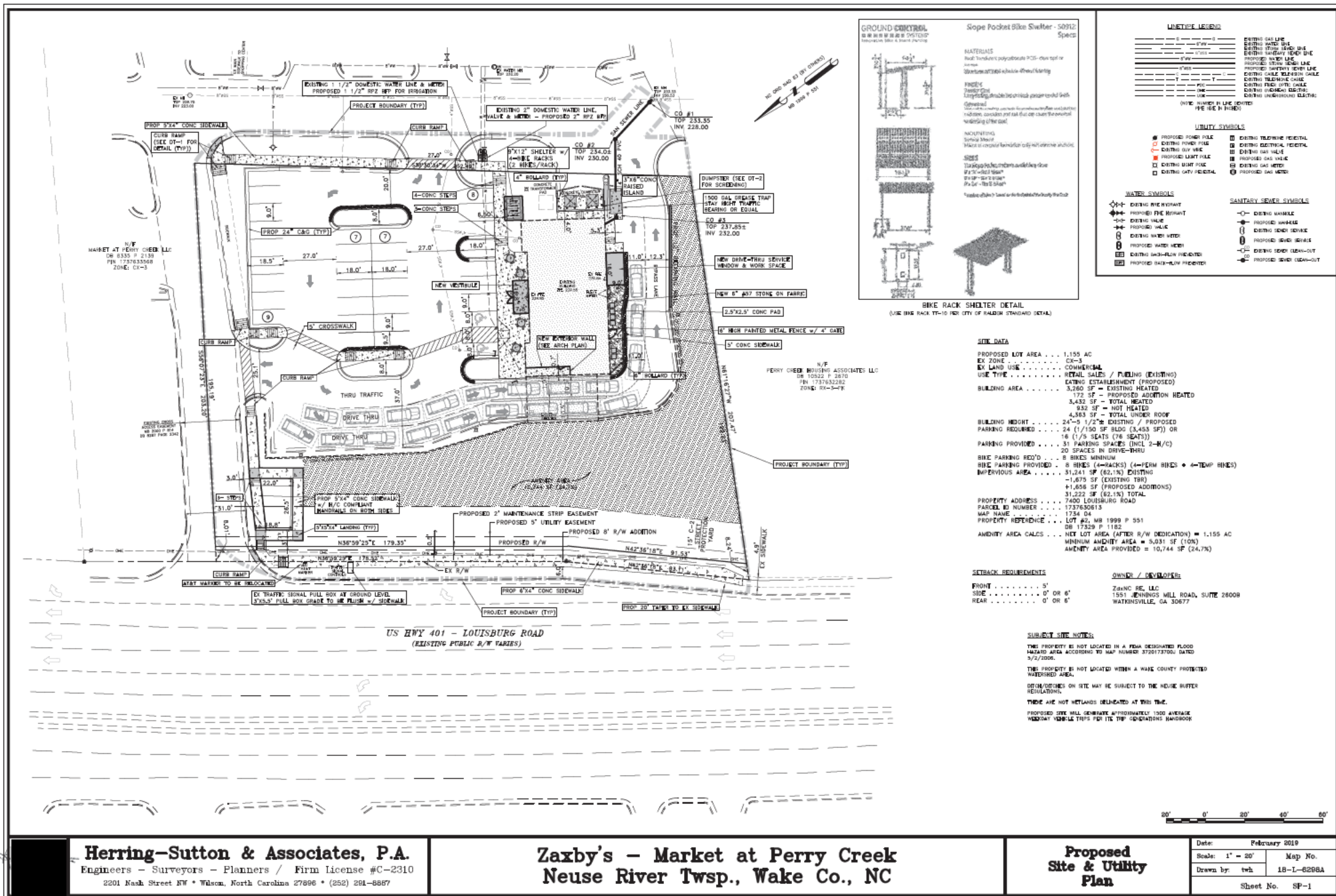


Herring-Sutton & Associates, P.A.
 Engineers - Surveyors - Planners / Firm License #C-2310
 2201 Nash Street NW • Wilson, North Carolina 27896 • (252) 291-8887

Zaxby's - Market at Perry Creek
Neuse River Twsp., Wake Co., NC

Existing Conditions
Survey

Date: February 2019
 Scale: 1" = 30' Map No. 18-L-6298A
 Drawn by: twh
 Sheet No. TP-2



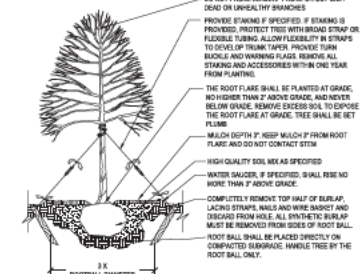
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	CATEGORY	TYPE
ZK	13	Zelkova serrata	Japanese Zelkova	3" cal.	SHADE TREE	DECIDUOUS
IF		Ilis opaca	American Holly	3" cal. / 18" min.	SHADE TREE	EVERGREEN
NP	40	Ilis cornuta 'Needlepoint'	Needlepoint Chinese Holly	36" / 3 gal.	SHRUB (LARGE)	EVERGREEN
RM	5	Azr rubrum	Red Maple (subject to remain)	4" cal.	SHADE TREE	DECIDUOUS
DB	64	Ilis cornuta 'Burfordii Nana'	Dwarf Burford Holly	18" / 3 gal.	SHRUB	EVERGREEN

U.D.O.REQUIREMENTS (Code Section 7.24.B) - TYPE C2

CALCULATIONS:

PROPOSED LARGE TREES	
QTY	COMMON NAME
5	JAPANESE ZELKOVA
6	AMERICAN HOLLY

PROPOSED SHRUBS	
COMMON NAME	
	NEEDLEPOINT CHINESE HOLLY



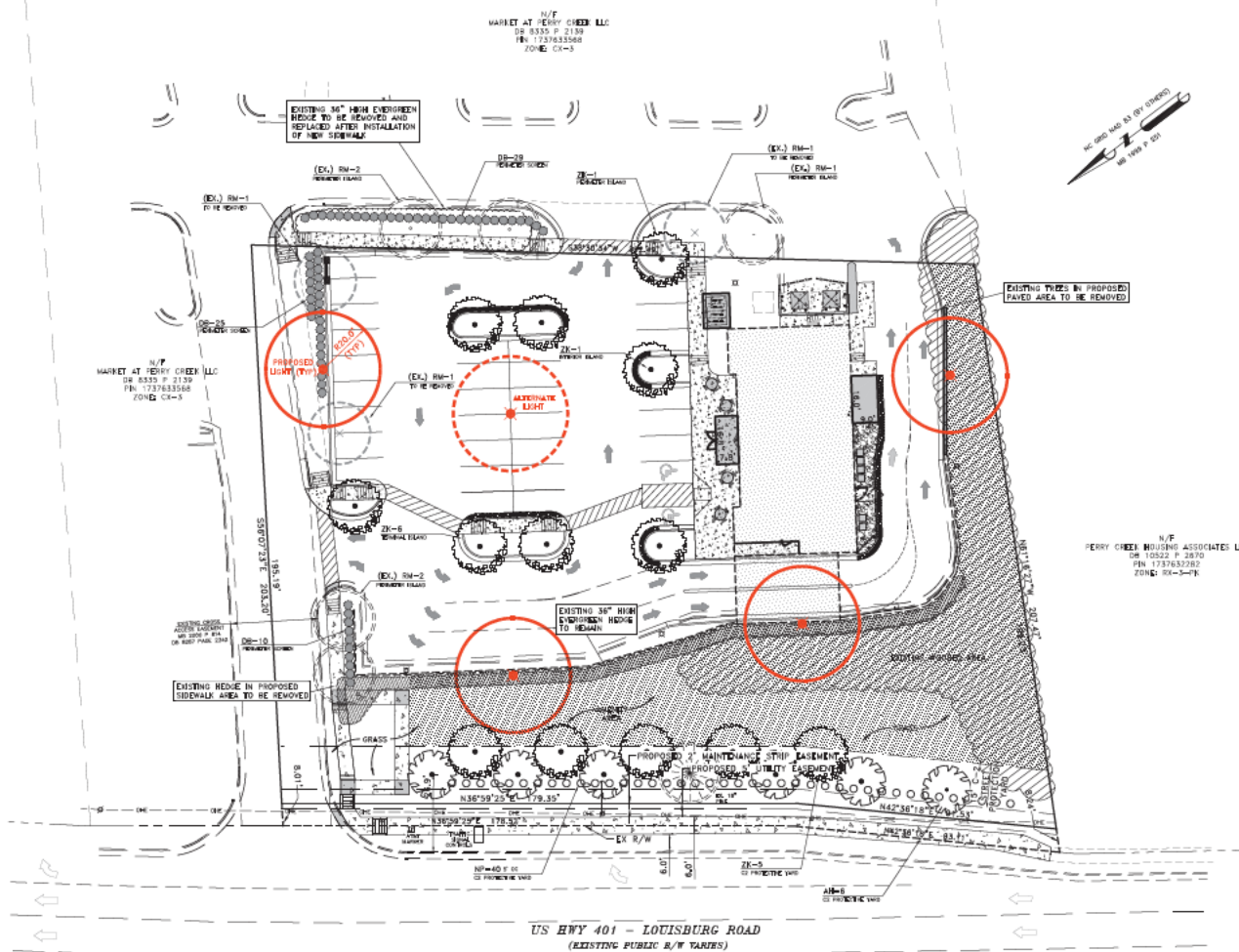
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTOR:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ALL TREES TO STANDARDS IN THE CITY TREE MANUAL
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH		
STANDARD DETAIL		
REV. SHEETS	DRAWN BY	NOT TO SCALE
	TREE PLANTING DETAIL	
	TPP-03	

Proposed Landscape Plan

Date:	February 2019	
Scale: 1" = 20'	Map No.	
Drawn by: twh	18-L-6298A	
Sheet No. LP-1		



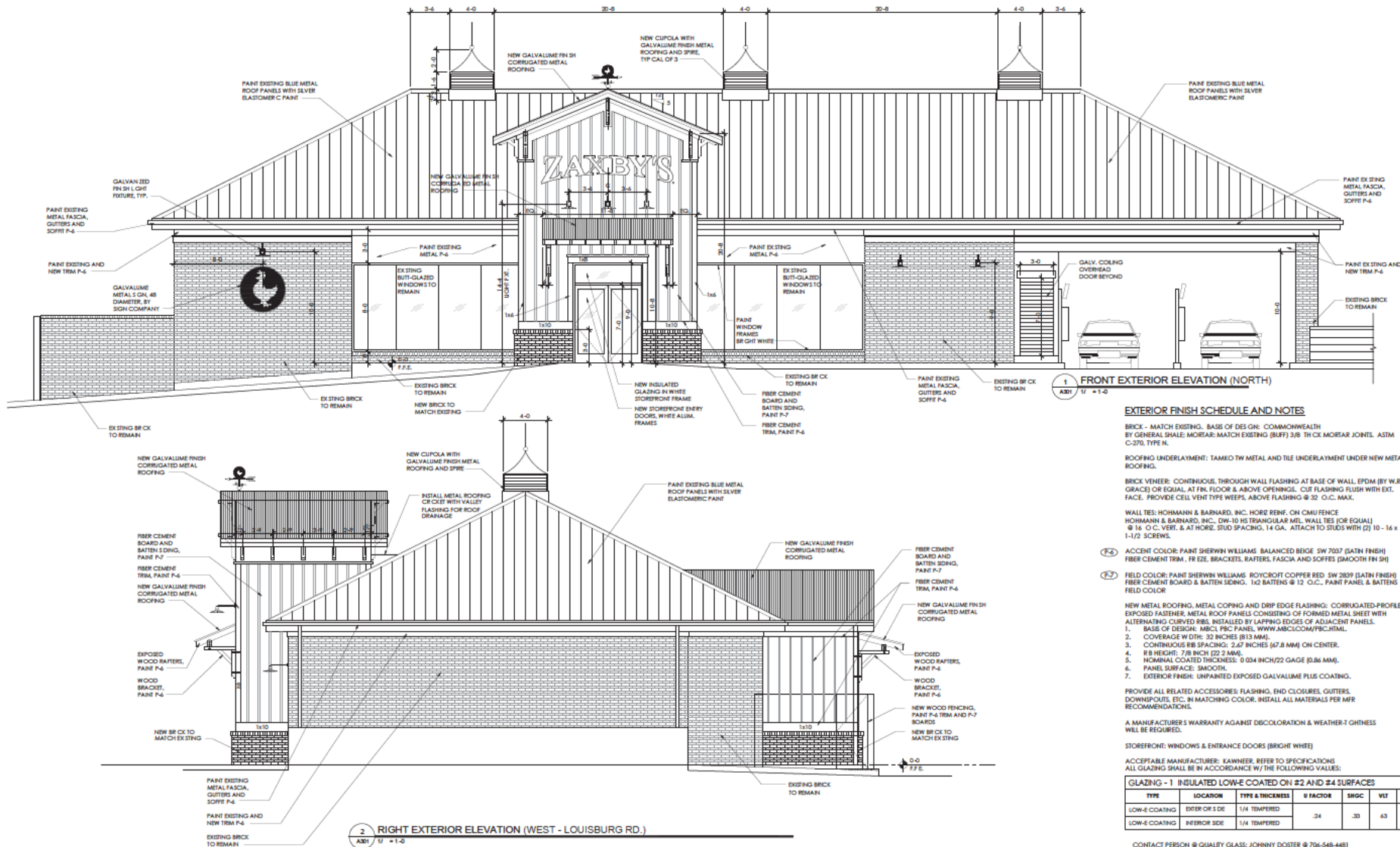
SITE NOTE

AMENITY AREA CALCS . . . NET LOT AREA (AFTER R/W DEDICATION) = 1.155 AC
MINIMUM AMENITY AREA = 5,031 SF (10%)
AMENITY AREA PROVIDED = 10,744 SF (24.7%)

Herring-Sutton & Associates, P.A.
Engineers - Surveyors - Planners / Firm License #C-2310
2201 Nash Street NW • Wilson, North Carolina 27896 • (252) 291-8887

Zaxby's - Market at Perry Creek
Neuse River Twsp., Wake Co., NC

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EXTERIOR FINISH SCHEDULE AND NOTES

BRICK - MATCH EXISTING. BASE OF DESIGN. COMMONWEALTH BY GENERAL SHALE. MORTAR: MATCH EXISTING (BUT) 3/8" THICK MORTAR JOINTS. ASTM C-270, TYPE N.

ROOFING UNDERLAYMENT: TANKO TW METAL AND TILE UNDERLAYMENT UNDER NEW METAL ROOFING.

BRICK VENEER: CONTINUOUS, THROUGH WALL FLASHING AT BASE OF WALL, EPDM (BY W.R. GRACE) OR EQUAL, AT FIN FLOOR & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE CELL VENT TYPE WEEPS, ABOVE FLASHING @ 32" O.C. MAX.

WALL TIES: HORMANN & BARNARD, INC. HORE REIN. ON CMU FENCE HORMANN & BARNARD, INC. DW-10 H/TIRANGULAR MET. WALL TIES (FOR EQUAL) @ 16" O.C. VERT. & AT HORE. STUD SPACING, 14 GA. ATTACH TO STUDS WITH (2) 10-14 x 1-1/2" SCREWS.

ACCENT COLOR: PAINT SHERWIN WILLIAMS BALANCED BEIGE SW 7037 (SATIN FINISH) FIBER CEMENT TRIM, FR EZE, BRACKETS, RAFTERS, FASCIA AND SOFFITS (SMOOTH FIN SH)

FIELD COLOR: PAINT SHERWIN WILLIAMS ROYACROFT COPPER RED SW 2839 (SATIN FINISH) FIBER CEMENT BOARD & BATTEN SIDING, 1/2" BATTEN @ 12" O.C., PAINT PANELS & BATTENS FIELD COLOR

NEW METAL ROOFING, METAL CORING AND DRIP EDGE FLASHING: CORRUGATED-PROFILE, EXPOSED FASTENER, METAL ROOF PANELS CONSISTING OF FORMED METAL SHEET WITH ALTERNATING CURVED RIBS, INSTALLED BY LAPPING EDGES OF ADJACENT PANELS.

1. BASE OF DESIGN: MBL, FBC PANEL, WWW.ABC.COM/FBC.HTML.
2. COVERAGE W DTH: 32 INCHES (813 MM).
3. CONTINUOUS RIB SPACING: 2.67 INCHES (67.8 MM) ON CENTER.
4. RIB HEIGHT: 7/8 INCH (22.2 MM).
5. NOMINAL COATED THICKNESS: 0.034 INCH/22 GAUGE (0.86 MM).
6. PANEL SURFACE: SMOOTH.
7. EXTERIOR FINISH: UNPAINTED EXPOSED GALVALUME PLUS COATING.

PROVIDE ALL RELATED ACCESSORIES: FLASHING, END CLOSURES, GUTTERS, DOWNSPOUTS, ETC. IN MATCHING COLOR. INSTALL ALL MATERIALS PER MFR RECOMMENDATIONS.

A MANUFACTURER'S WARRANTY AGAINST DECOLORATION & WEATHER-THINNESS WILL BE REQUIRED.

STOREFRONT: WINDOWS & ENTRANCE DOORS (BRIGHT WHITE)

ACCEPTABLE MANUFACTURER: KAWNEER, REFER TO SPECIFICATIONS ALL GLAZING SHALL BE IN ACCORDANCE W/ THE FOLLOWING VALUES:

GLAZING - 1" INSULATED LOW-E COATED ON #2 AND #4 SURFACES						
TYPE	LOCATION	TYPE & THICKNESS	U FACTOR	SHGC	VLT	UVR
LOW-E COATING	EXTERIOR SIDE	1/4" TEMPERED	.34	.33	63	14
LOW-E COATING	EXTERIOR SIDE	1/4" TEMPERED				

CONTACT PERSON @ QUALITY GLASS: JOHNNY DOSTER @ 706-548-4481

SELF-CLOSING & TEMPERED GLASS DRIVE-THRU WINDOW: GUCKSERV MODEL SC-4040 SELF CLOSING HORIZ. SLIDER WINDOW MATCH STOREFRONT IN COLOR & GLAZING.

G.C. AND STOREFRONT PROVIDER SHALL BE RESPONSIBLE FOR COORDINATE WITH THE OWNER REGARDING THE DIRECTION OF THE SLIDING WINDOW PRIOR TO ORDERING OR INSTALLING ANY MATERIALS.

GALVANIZED METAL FIN SH EXTERIOR LIGHT FIXTURES ARE TO BE INSTALLED BY THE G.C.

ARCHITECT OF RECORD:
THOMAS E. MORGAN, JR.
ARCHITECT
23 PINECREEK TRAIL
ELLIOTT, GEORGIA 30131

MRP
DESIGN GROUP
350 Acworth Drive West
Building 100, Suite 120
Kennesaw, Georgia 30143
P: 770-417-9172
F: 770-417-9175
www.mrpdesign.com

ISSUES REVISED ONLY
NO. DATE
1. 08/20/17
2. 01/11/18 FOR PERMITS
DRAWN BY:
CHECKED BY:
PROJECT NAME AND ADDRESS

ZAXBY'S
CONVERSION
7400 LOUISBURG ROAD
THE MARKET AT PERRY CREEK
PALEHART, NC 27616

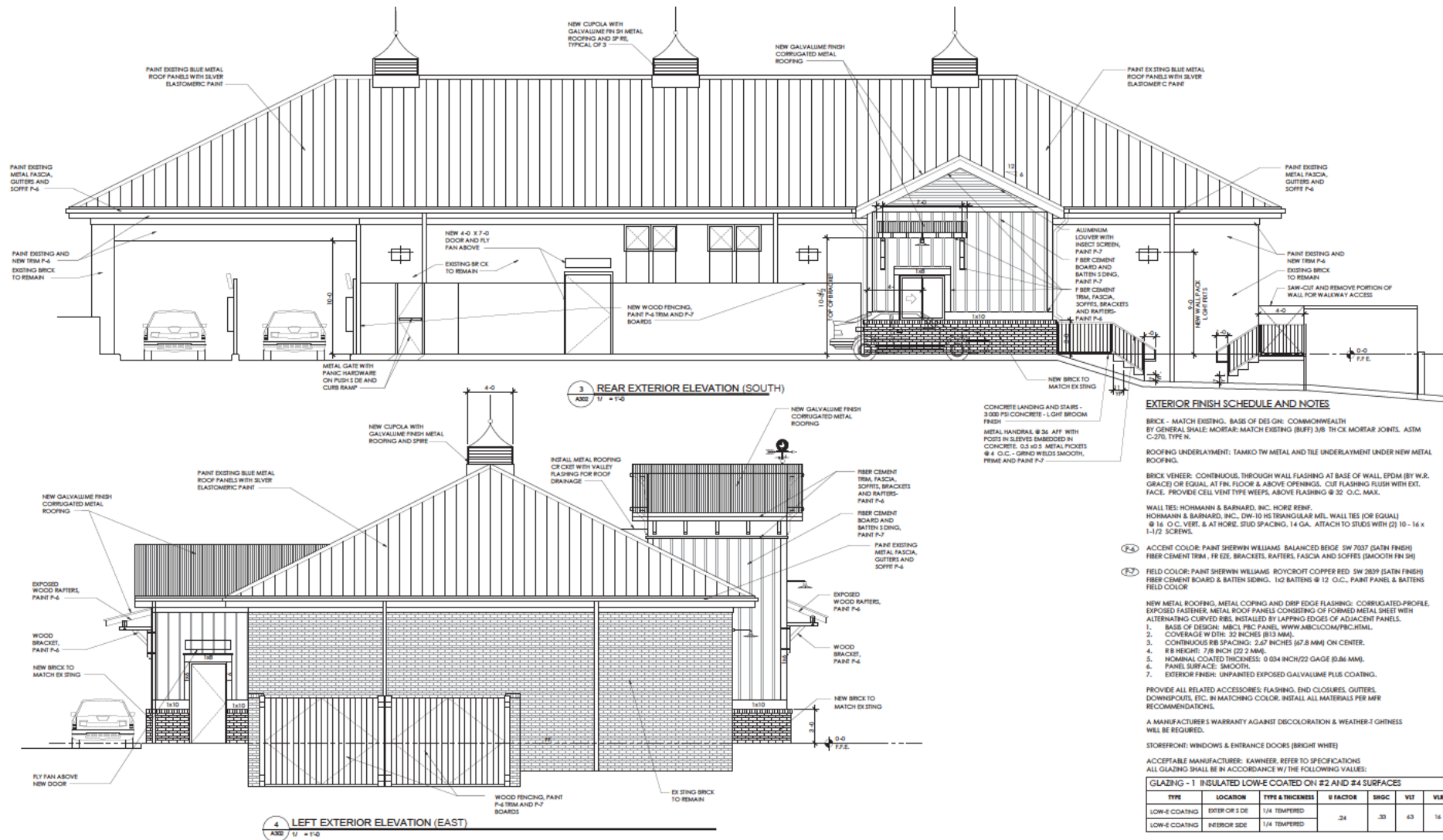
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 18039

A301

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ARCHITECT OF RECORD:
THOMAS E. MORGAN, JR.
ARCHITECT

23 PINECREST TRAIL
ELLIANT, GEORGIA 30611

MRP
DESIGN GROUP

310 Acworth Drive West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P: 770-417-9172
F: 770-417-9175
www.mrpdesign.com

ISSUES REVISED ONLY

DATE: 10/20/2020

BY: J. MORGAN

PROJECT NAME AND ADDRESS

DRAWN BY:

CHECK BY:

PROJECT NAME AND ADDRESS

PROJECT NAME AND ADDRESS

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