LOCATION: This site is located on the west of Gannett Street and north of the intersection of Western Boulevard and Gannett Street. The site addresses and pin numbers are as follows: 700 Gannett Street/0784627000, 702 Gannett Street/784617912, 704 Gannett Street/ 784616892, and 708 Gannett Street/784617605.

REQUEST: Subdivision and development of a 5.08 acre site zoned R-10 (Residential-10) for 49 3-bedroom townhome unit lots, one single family dwelling lot and two common lots. The applicant is proposing a density of 10 units per acre. The site is in the Special Residential Parking Overlay District.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment was approved by the Development Services Director Designee, reference DA-105-2018:

1. A Design Adjustment from UDO Section 8.3.6 - Block Perimeter

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 11/19/2018 by Keith P. Gettle of Caa Engineers, Incorporated.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

LEGAL DOCUMENTS - Email to 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.

<table>
<thead>
<tr>
<th>City Code Covenant</th>
<th>Slope Easement</th>
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<tbody>
<tr>
<td>Stormwater Maintenance Covenant</td>
<td>Transit Easement</td>
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<tr>
<td>Utility Placement Easement</td>
<td>Cross Access Easement</td>
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<tr>
<td>Sidewalk Easement</td>
<td>Public Access Easement</td>
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<td></td>
<td>Other:</td>
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</table>

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

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

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

5. A 5’ general utility 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
Administrative Approval Action
West End Townes (Formerly Gannett Street Townhomes):
S-82-17, AA # 3911, Transaction 536550

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.

6. Slope easements and associated deeds 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.

7. A public access 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.

8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

10. 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).

11. The Flood Storage Easement, 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).

12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

13. 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).

14. A surety equal to 125% of the cost of the construction of stormwater devices shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 12-5-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 12-5-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 12/5/10

Staff Coordinator: Daniel L. Stegall
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Gannett Townhomes</th>
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</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-82-17</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>536550</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 105 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [x] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONDITIONS:

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: KENNETH W. RITCHIE, PE, MPA
Date: 12/5/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [✓] NO □

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [✓] NO □

C. The requested design adjustment does not increase congestion or compromise Safety;
   YES [✓] NO □

D. The requested design adjustment does not create any lots without direct street Frontage;
   YES [✓] NO □

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [✓] NO □

**STAFF FINDINGS**

Staff is in support of the proposed design adjustment to the block perimeter requirements of Article 8.3. The R-10 zoning requires a 2500’ maximum block length. Public streets have been provided with a stub street for future connectivity.

The design adjustment meets the intent of the article in that the developer has provided a public street that can ultimately lead to a compliant block perimeter for no less than ten adjacent properties conforming with the intent to increase connectivity. There will be no lots without direct street frontage.

The design adjustment is reasonable in that the presence of existing buildings and site layout of developed properties limits additional or different street connections. In addition, moving the proposed street connection further north would result in atypical street spacing between two public streets on Pineland Circle.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

Project Name: GANNETT ROAD TOWN HOMES
Case Number: S-82-17
Transaction Number: 536550
Name: A SQUARED LLC
Address: 3100 KILMAYNE DRIVE, SUITE 100
State NC | Zip Code 27511
City: CARY
Phone: 9196495549
Name: MAC MCINTYRE PE
Firm: CAA ENGINEERS
Address: 4932 B WINDY HILL DRIVE
City: RALEIGH
State NC | Zip Code 27609
Phone: 9198184275227

I am seeking a Design Adjustment from the requirements set forth in the following:
- UDO Art. 8.3 Blocks, Lots, Access
- See page 2 for findings
- UDO Art. 8.4 New Streets
- See page 3 for findings
- UDO Art. 8.5 Existing Streets
- See page 4 for findings
- Raleigh Street Design Manual
- See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

THE REQUEST IS FOR DESIGN ADJUSTMENT IS FOR BLOCK PERIMETER ADJUSTMENTS

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner’s Representative Signature

Date

CHECKLIST
Signed Design Adjustment Application: Included
Page(s) addressing required findings: Included
Plan(s) and support documentation: Included
Notary page (page 6) filled out; Must be signed by property owner: Included
First Class stamped and addressed envelopes with completed notification letter: Included

Submit all documentation, with the exception of the required addressed envelopes and letters to design_adjustments@raleighnc.gov.
Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh, NC, 27601

For Office Use Only
RECEIVED DATE: DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   THE INTENT OF THE ACCESS REGULATIONS PER SECTION 8.3.1 C AND 8.31.C ARE TO PROVIDE SAFE VEHICULAR /PEDESTRIAN ACCESS. THE PUBLIC ROAD EXTENSION DEADEND TO THE WESTERN PROPERTY LINE SHALL PROVIDE FOR A FUTURE BLOCK CONNECTION WHEN THE PROPERTIES TO THE WEST ARE REDEVELOPED IN THE FUTURE AND ROADS ARE EXTENDED

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   THE DESIGN ADJUSTMENT DOES CONFORM WITH THE 2030 COMPREHENSIVE PLAN AND WILL NOT IMPACT THE FUTURE LAND USE OR FUTURE STREET NETWORK

C. The requested design adjustment does not increase congestion or compromise Safety;
   THE DESIGN ADJUSTMENT WOULD HAVE NO EFFECT ON CONGESTION ON GANNETT STREET.

D. The requested design adjustment does not create any lots without direct street Frontage;
   THE DESIGN ADJUSTMENT WILL NOT CREATE ANY LOTS WITHOUT DIRECT STREET FRONTAGE. THE EXISTING SINGLE FAMILY HOMES TO THE NORTH, WEST AND SOUTH OF THE PROJECT HAVE DIRECT ACCESS TO EXISTING PUBLIC ROADS.

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.

   THE DESIGN ADJUSTMENT IS DEEMED REASONABLE DUE TO FOLLOWING:
   2. THERE ARE EXISTING SINGLE FAMILY HOMES TO THE NORTH, WEST AND SOUTH THAT PREVENT BLOCK CONNECTIONS

   3. THE SITE LAYOUT OF EXISTING DEVELOPED PROPERTIES: 3 WELL ESTABLISHED SINGLE FAMILY HOMES TO THE NORTH, WEST AND SOUTH

   6. THE REQUESTED ADJUSTMENT DOES NOT CONFLICT WITH AN APPROVED OR BUILT ROADWAY
STATE OF NORTH CAROLINA
COUNTY OF Wake,

1. Paige Teeter, a Notary Public do hereby certify that
AJ Stillman personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 23 day of April, 2018.

Notary Public Paige Teeter

Commission Expires: 12.27.2021
Preliminary Site Plan
West End Townes
(Formerly Gannett Street Townhomes)

Raleigh
Wake County, North Carolina
Transaction Number: 536550
S-82-17
A Squared, LLC

51 Kilmany Drive
Suite 100
Cary, NC 27511
(919) 868-3972

PROJECT INFORMATION:
PROJECT: WEST END TOWNE
FORMERLY GANNETT STREET TOWNHOMES
PRELIMINARY SITE PLAN

OWNER/DEVELOPER: A SQUARED, LLC
51 KILMANY DRIVE, SUITE 100
CARY, NC 27511
(919) 868-3972

CONTACT: A.J. STELITANO
EMAIL: AJ_STELITANO@GMAIL.COM

ENGINEER: KEITH P. GITTLE, PE
caaENGINEERS, INC.
4832 B WINDY HILL DRIVE
RALEIGH, NC 27606
(919) 868-4078

PHONE: KGETTEL@CMA.COM
EMAIL: KGETTEL@CMA.COM

SURVEYOR: SULLIVAN SURVEYORS
11420 EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
(919) 484-9585

PROJECT LOCATION:
700, 702, 704, 706 GANNETT DRIVE, RALEIGH, NC

EXIST: SINGLE FAMILY RESIDENTIAL VACANT

OVERLAY: SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SPROD)

FLOOD ZONE:
NO FLOOD HAZARDS AREAS PER FEMA FIRM

IMPERVIOUS:
EXISTING: 1.1 ACRES
PROPOSED: 3.37 ACRES

ANNUITY AREA:
REQUIRED: 10% (22,139 SQUARE FEET)
PROVISED: 22,951 SF

TOTAL EXISTING TRACT AREA:
5.08 ACRES

GENERAL NOTES:
1. SUBSIDIZED UNITS - INFORMATION TAKEN FROM SULLIVAN SURVEYORS, DATE 03/20/2017.
2. PROPOSED TOPOGRAPHIC INFORMATION TAKEN FROM FRAME WORK PLAN DEVELOPED BY A.A. ENG.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL PROVIDE A CCM (CONSTRUCTION COORDINATION MANUAL) UTILITIES LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGERS 200.
4. ALL CONSTRUCTION OF PLACES WILL BE IN DURATION TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. NO DRAWINGS MAY BE MADE OR APPROPRIATED WITHOUT WRITTEN PERMISSION FROM THE SEQUDIO AUTHORITY.
6. EGRESS CONTROL PLANS SHALL BE SUBMITTED PRIOR TO ANY GRADES ON SITE.
7. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
8. EGRESS CONTROL PLAN PREDICTS FOR PUBLIC UTILITIES AND UTILITIES DEPARTMENT PRIOR TO RECORDS OF ANY PLAN DEVELOPMENT.
9. THIS PLAN DOES NOT substitutes PROPOSED DECK, PATIO, PORCHES AND SIDE DECK, WHICH WILL FOLLOW TO SEC 14.43.10 INSTRUCTIONS ENCLOSED AND WILL BE REVIEWED AT TIME OF BULK PERMITS.

STORMWATER:
Stormwater Controls:
D-1 St Complete
D-2 Complete
D-3 Complete
D-4 Complete
D-5 Complete
D-6 Undergreen & StormFilter - N
D-7 Undergreen & StormFilter - S

CAAENGINEERS, INC.
Professional Engineers
1233 Heritage Links Drive
Wake Forest, North Carolina 27587
4932-B Windy Hill Dr
Raleigh, NC 27609
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C-2151

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND Specifications

PRELIMINARY APPROVALS
Subdivision
Conservation Subdivision
Connect Development
Intravest Subdivision

GEP Report:
May report the GEP requirements to the North Carolina Business Development Office.

When submitting Plans, please check the appropriate boxes on the Plan Cover Sheet.

SITE DATA
LOT SIZE (ACRES): 7.00
LOT SIZE (SQ. FT): 302,796
LIFE WITHOUT SUBDIVISION: 1.50
LIFE WITHOUT ZONING: 1.50
LIFE WITHOUT BUILDING CODE: 1.50
LIFE WITHOUT PLANNING CODE: 1.50
LIFE WITHOUT STREET ROOM: 1.50
LIFE WITHOUT SEWER CODE: 1.50
LIFE WITHOUT SEWER CODE: 1.50
LIFE WITHOUT WATER CODE: 1.50
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LIFE WITHOUT BUILDING CODE: 0.75
LIFE WITHOUT BUILDING CODE: 0.75
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