



# Administrative Approval Action

Case File / Name: SUB-0001-2020  
Rothschild Woods

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 located on the east side Jean Drive south of the intersection of Lynn Road and Jean Drive, with a street address of 6508 Jean Drive.

**REQUEST:** Conventional subdivision of approximately 1 acre zoned R-4 to create 3 detached house lots.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0145-2020: DSLC - Site Permitting Review/Major [Signature Set]

**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 June 10, 2020 by Crumpler Consulting Services.

## **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:***

### **Stormwater**

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
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).

☒ **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.

<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**



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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.
2. 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.
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

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

☒ **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:***

## Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Jean Drive.

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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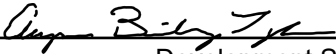
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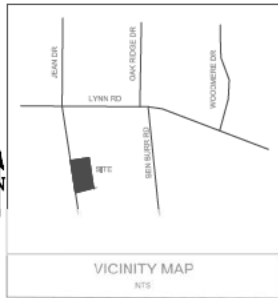
**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: June 18, 2023**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: June 18, 2025**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 06/18/2020  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans



# SUBDIVISION PLANS FOR ROTHSCHILD 3 LOT SUBDIVISION 6508 JEAN DRIVE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0001-2020

## SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 15.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

## NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY DATED 08-18-18.
- THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 2700787001 DATED MAY 2, 2006.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

## SHEET

C-1  
C-2  
C-3  
C-4  
  
C-5  
C-6  
D-1

## DESCRIPTION

COVER  
EXISTING CONDITIONS  
PROPOSED SUBDIVISION PLAN  
PROPOSED GRADING  
AND STORMWATER PLAN  
PROPOSED UTILITY PLAN  
PROPOSED LANDSCAPING PLAN  
DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS  
BEFORE YOU DIG



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

Kassy Evans

Digitally signed by Kassy Evans  
Reason: I am approving this document  
Date: 2020.06.18 10:08:11-04'00'

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR  
PERMITTING

DATE	DESCRIPTION
04/02/20	CITY OF RALEIGH COMMENTS
05/11/20	CITY OF RALEIGH COMMENTS
06/10/20	CITY OF RALEIGH COMMENTS

COVER  
JEAN DRIVE-3 LOT SUBDIVISION  
6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO. 19029  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 01/14/20  
SCALE: N.T.S.

C-1

1 of 7

DEVELOPMENT SERVICES  
Preliminary Subdivision Plan Application  
Development Review Customer Service Center - One Cottage Place, Suite 401, Raleigh, NC 27612-1000 (919) 998-3888

This form is used when submitting a Preliminary Subdivision (SD Section 10.2.5.1).  
Please check the appropriate review type and include the plan-detailed document.

Office Use Only: Transaction # \_\_\_\_\_ Planning Coordinator \_\_\_\_\_

DEVELOPMENT TYPE (SD Section 2.1.3)  
☒ Conventional Subdivision ☐ Planned Development ☐ Cottage Court  
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION  
Development Name (subject to approval): ROTHSCCHILD WOODBINE  
Property Address(es): 6508 Jean Drive  
Recorded Deed (Photo 1/27-1/28)

What is your project type? ☒ Single-family ☐ Residential ☐ Non-residential ☐ Other ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  
NOTE: Please attach purchase agreement when submitting this form.  
Company: \_\_\_\_\_ Owner/Developer Name and Title: Karen Rothschild & Julian Rembert  
Address: 6508 Jean Drive, Raleigh, NC 27612  
Phone #: 919-413-1704 Email: jrembert@crumpler.com

APPLICANT INFORMATION  
Company: Crumpler Consulting Contact Name and Title: Joshua Crumpler, PE  
Address: 2308 Ridge Road, Raleigh, NC 27612  
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

DEVELOPMENT TYPE & SITE DATA TABLE  
(Applicable to all developments)  
ZONING INFORMATION  
Gross site acreage: 0.0866  
Zoning district (if more than one provide acreage of each): p. 4  
Overlying district rule: \_\_\_\_\_ Inside City limits? ☒ Yes ☐ No  
Conditions Use District (CUD) Case # 2: \_\_\_\_\_ Board of Adjustment (BOA) Case # A: \_\_\_\_\_

Please continue to page two...

Page 1 of 2

STORMWATER INFORMATION  
Existing Impervious Surface: \_\_\_\_\_ Proposed Impervious Surface: \_\_\_\_\_  
Stormwater Management: ☒ Yes ☐ No  
Is this a flood hazard area? ☐ Yes ☒ No  
If yes, please provide the following: \_\_\_\_\_  
Flood data: \_\_\_\_\_  
FEMA Map Panel #: \_\_\_\_\_

NUMBER OF LOTS AND LOTS  
Total # of lots: \_\_\_\_\_  
Total # of lots: \_\_\_\_\_  
Total # of lots: \_\_\_\_\_  
Total # of lots: \_\_\_\_\_

SIGNATURE BLOCK  
In filing this plan for the property identified, I, the undersigned, agree and certify that the information provided is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the information provided false or misleading. I agree to indemnify and hold the City of Raleigh harmless from and against all claims, damages, costs, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Raleigh as a result of my negligence or the negligence of my agents, employees, or subcontractors in the preparation and filing of this plan.

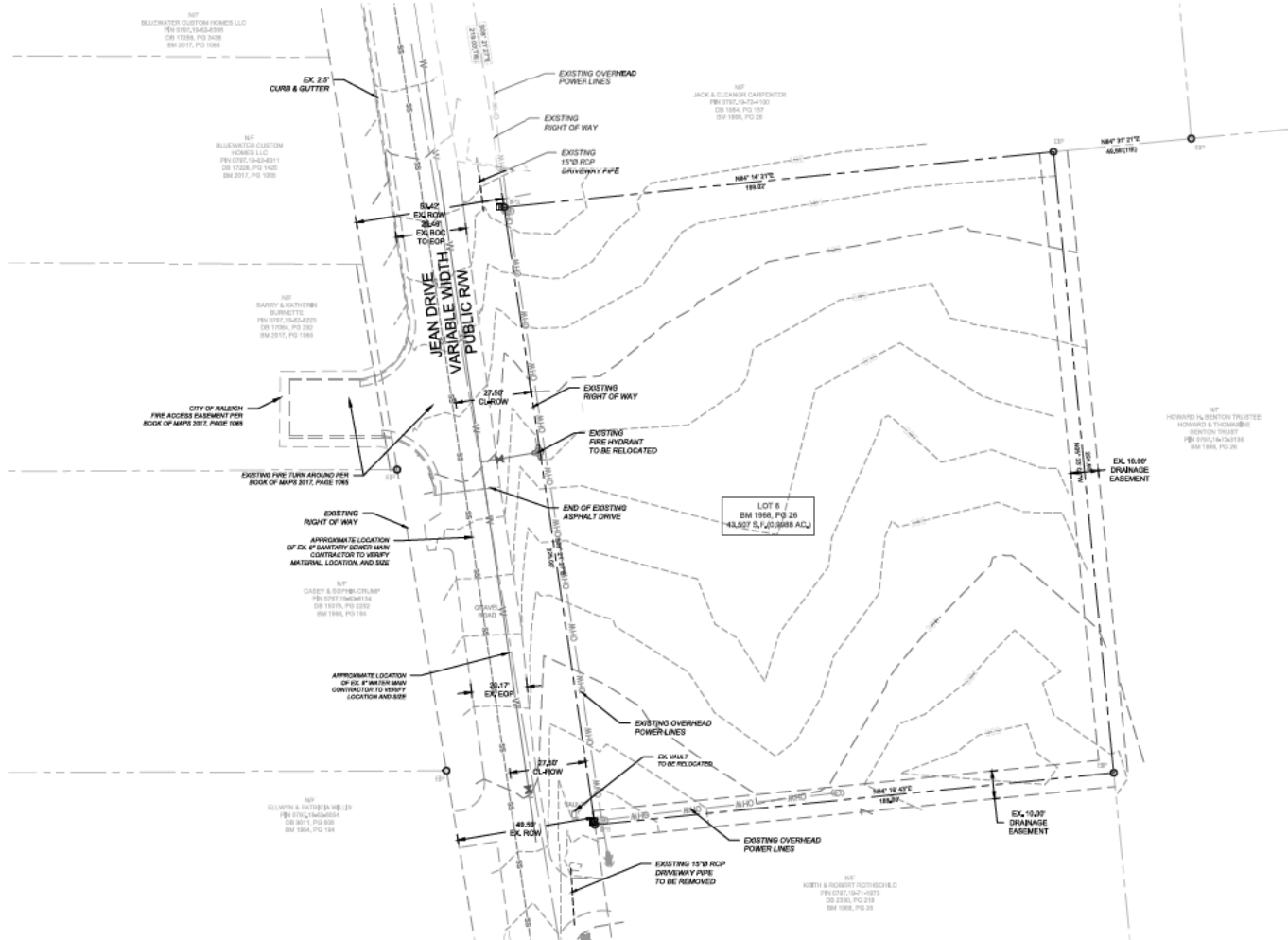
I hereby declare: \_\_\_\_\_  
Notary Public for the State of North Carolina  
My commission expires: \_\_\_\_\_  
I have been duly sworn and qualified to perform the duties of a Notary Public for the State of North Carolina.

Printed Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Signature: \_\_\_\_\_

PREPARED FOR:  
KAREN L ROTHSCCHILD  
JULIAN D REMBERT III  
6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA 27612

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533



# LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE

## SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

## NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY DATED 04/14/18.
2. THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 2205070010 DATED MAY 2, 2006.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



SCALE 1" = 20' FEET

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road, Suite 200  
Raleigh, NC 27612  
919-871-1754  
P-1533

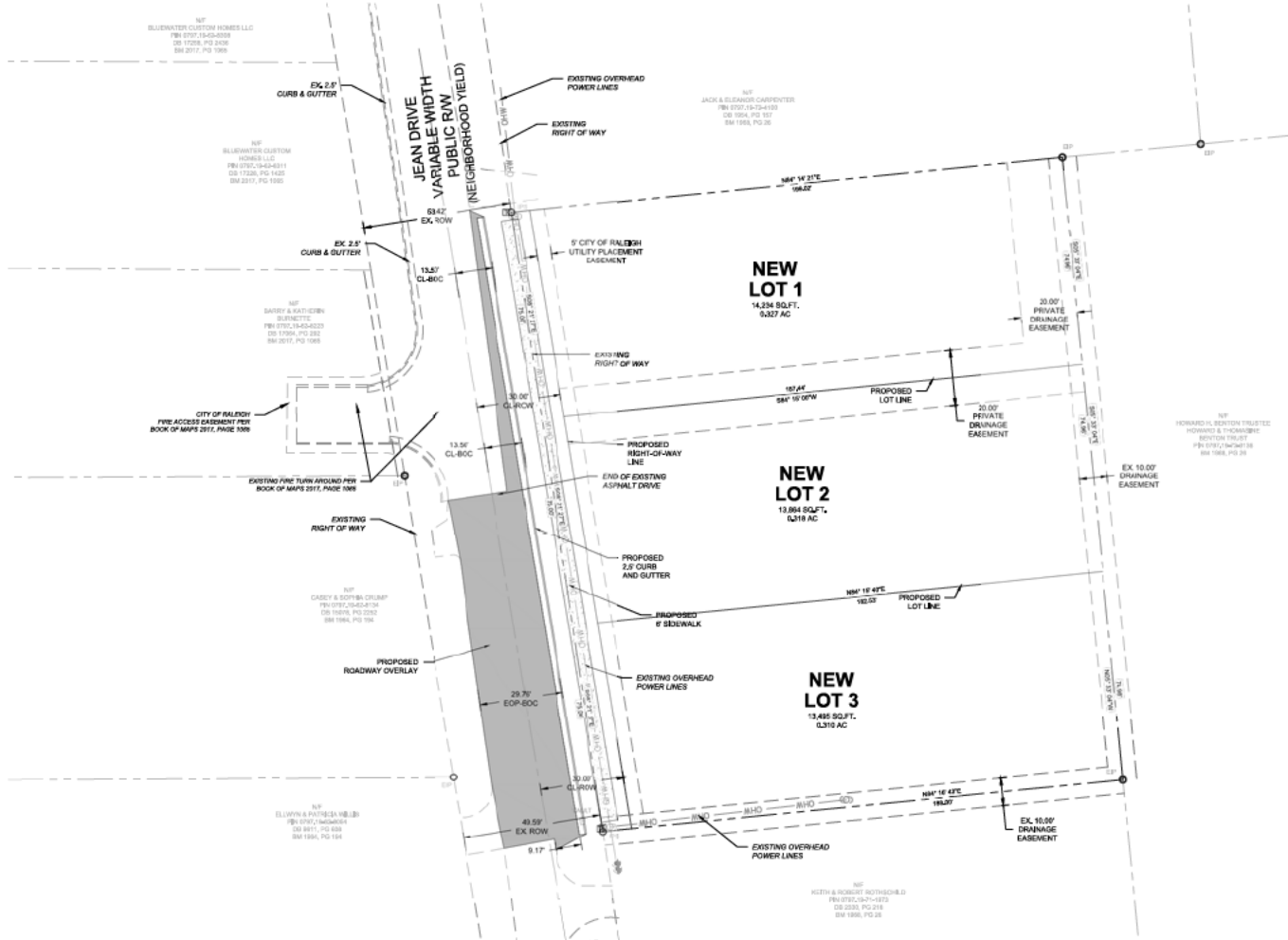
ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	04/02/20	CITY OF RALEIGH COMMENTS
2	05/11/20	CITY OF RALEIGH COMMENTS
3	06/10/20	CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS  
JEAN DRIVE-3 LOT SUBDIVISION  
6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.	19028
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/14/20
SCALE:	1" = 20'

C-2



**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED ROADWAY OVERLAY

**SUMMARY INFORMATION**

**DEVELOPMENT NAME:** JEAN DRIVE-3 LOT SUBDIVISION

**SITE ADDRESS:** 6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA

**PIN NUMBER:** 0707-23-1200

**JURISDICTION:** CITY OF RALEIGH

**CURRENT ZONING DISTRICT:** R-4

**TOTAL ACRES:** 0.959 ACRES (63,097 SF) PER RM1998, PG 26

**PROPOSED LOT 1:** 0.327 ACRES (14,204 SF)

**PROPOSED LOT 2:** 0.319 ACRES (13,864 SF)

**PROPOSED LOT 3:** 0.310 ACRES (13,488 SF)

**DEDICATED RIGHT OF WAY:** 0.914 ACRES (1,914 SF)

**PROPOSED DENSITY:** 3 UNITS/0.99 ACRES-3 U/A

**BLOCK PERMETER REQUIRED (MAX):** 6,000 LF

**BLOCK PERMETER PROVIDED:** GREATER THAN 8,147 LF

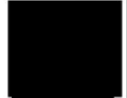
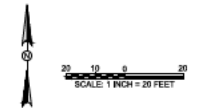
**\*EXEMPT BASED ON UDO SECTION 6.3.2.1.1.1 FOR SITE LESS THAN 2 ACRES**

**RALEIGH CITIZENS ADVISORY COUNCIL (CAC):** NORTH CAC

**OWNER/DEVELOPER:**  
NORMAN & ROBERT ROTHCHILD  
ALAN D REMBERT  
6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA 27612

**ENGINEER:**  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

- SITE EXEMPTION NOTES:**
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNITED DEVELOPMENT CODE SECTION 5.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- NOTES**
1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY DATED 08-08-19.
  2. THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720070501 DATED MAY 2, 2009.
  3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  4. THIS DRAWING IS NOT FOR RECORDATION.
  5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



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REV	DATE	DESCRIPTION
1	04/02/20	CITY OF RALEIGH COMMENTS
2	05/11/20	CITY OF RALEIGH COMMENTS
3	06/10/20	CITY OF RALEIGH COMMENTS

**PROPOSED SUBDIVISION PLAN**  
**JEAN DRIVE-3 LOT SUBDIVISION**  
6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.	19029
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/14/20
SCALE:	1" = 20'





**NOTES**

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY DATED 08/15/19.
2. THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE SUBJECT TO THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720727702J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
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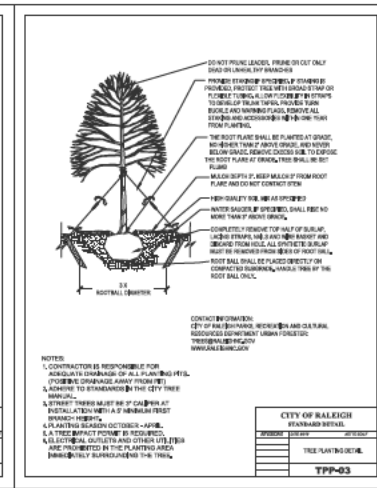
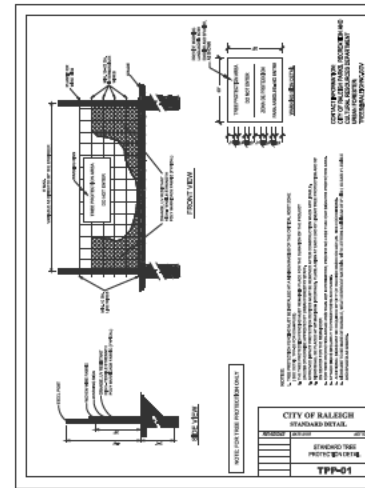
JEAN DRIVE (NEIGHBORHOOD YIELD)  
 REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=225LF/20LF=11 TREES  
 PROVIDED: 11 UNDERSTORY TREES DUE TO OVERHEAD UTILITIES

THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 5.1.2, TREE CONSERVATION APPLICABILITY.

THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
CHW CHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
■	PROPOSED ROADWAY OVERLAY

7. STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF PALM BEACH TREE MANUAL.
8. ALL OUTPLANTED AREAS NOT OCCUPIED BY STRUCTURES, RAILING OR PLANTINGS SHALL BE SEEDS AND WATERED.
9. SEE DETAIL SHEETS FOR RESEEDING SCHEDULES.
10. ALL TREE PLANTINGS SHALL BE MAINTAINED TO A DEPTH OF 3" W/EGE MULDCH OR FERTILIZER AREAS AND NOT COMPACTED.
11. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
12. MINIMUM TOPSOIL DEPTH SHALL BE 8" IN LAWN AREAS AND 12" IN LANDSCAPED AREA, CONTRACTOR TO USE ALL ON SITE TOPSOIL. CONTRACTOR SHALL SUPPLEMENT TOPSOIL TO ACHIEVE ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
13. CONTRACTOR TO PROVIDE 10% OF SOIL CONDITIONER FOR EACH 75 SF OF SURFACE AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE POLYURETHANE BARK, PEAT MOSS OR SHEEPDUNG COMPOSTED FERTILIZER.
14. CONTRACTOR TO FILL EXISTING LOCATION OF FENCING LINES BEFORE RELOCATION OF EXISTING AND LANDSCAPE INSTALLATION.
15. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN, PLANTINGS IN PLANT LIST HAVE SAME SAME SAME, OVER QUANTITIES INDICATED IN PLANT LIST F OR OVERSPECIFICS ARE:
16. ALL PLANTS ARE TO BE THOROUGHLY WATERED BY THE SAME DAY AS PLANTED.
17. PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
18. COMPLETELY REMOVE TOP SOIL OF SURFACING LANDING AND GRASS BARE AND LEAVE FROM BEFORE BACKFILLING SURFACE SHALL BE COMPLETED.
19. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
20. LANDSCAPING SHALL SHOW MINUTE REQUIREMENTS.
21. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
22. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE, ANY PLANTINGS REQUIRING REPLACEMENT WILL BE GUARANTEED FROM THE REPLACEMENT REPLACEMENT.



REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	04/02/20
2	CITY OF RALEIGH COMMENTS	05/11/20
3	CITY OF RALEIGH COMMENTS	06/10/20

## JEAN DRIVE-3 LOT SUBDIVISION

6508 JEAN DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19029
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/14/20
SCALE:	1" = 20'

C-6