



Administrative Approval Action

Case File / Name: SUB-0068-2021

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 at the southeast corner of Lynn Road and Jean Drive, with common street addresses of 1809 Lynn Road.

REQUEST: Conventional subdivision of approximately .66 acres zoned R-4 to create 2 detached house lots.

**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 April 8, 2022 by Alejandro Moreno.

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:

☒ **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:

General

1. Verification that the existing house on site is to be relocated or demolished shall be provided. Verification shall include either a demolition permit or building permit with the appropriate permit number shown on all maps for recording.

Engineering

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 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.
3. 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.
4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. Private drainage easements shall be shown on all plats for recording (UDO 9.2).

Urban Forestry

9. A public infrastructure surety for (5) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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. Private drainage easements shall be shown on all plats for recording (UDO 9.2).
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.)
3. 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.
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (2) new street trees and (4) existing street trees along Lynn Rd. and (3) new street trees along Jean Dr.

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



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General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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

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: May 4, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: May 4, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 05/04/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

1809 LYNN ROAD

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION
CITY OF RALEIGH CASE #SUB-0068-2021

SHEET INDEX

C000	COVER SHEET
C001	PROPERTY SURVEY
C002	EXISTING CONDITIONS & DEMOLITION PLAN
C003	SITE & UTILITY PLAN
C004	LANDSCAPE PLAN

SITE INFORMATION

LOCATION: 1809 LYNN ROAD
RALEIGH, NC 27612
COUNTY: WAKE
ZONING: R-4
ACREAGE: 0.66 AC
CURRENT LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
GROSS SITE AREA: 28,722 SF (0.659 AC)
ROW DEDICATION AREA: 593 SF (0.022 AC)
NET SITE AREA: 27,729 SF (0.637 AC)

PROPOSED LOT SIZES
LOT#1 14,625 SF (0.34 AC) POST ROW DEDICATION
LOT#2 13,104 SF (0.30 AC) POST ROW DEDICATION

MAXIMUM IMPERVIOUS AREAS

LOT 1 IMPERVIOUS LIMIT (14,625 SF X 38%) = 5554 SF
LOT 2 IMPERVIOUS LIMIT (13,104 SF X 38%) = 4999 SF
PROPOSED IMPERVIOUS AREA IN THE ROW = 1004 SF (SIDEWALK)
EXISTING IMPERVIOUS AREA IN ROW = 1004 SF (SIDEWALK)
PROPOSED IMPERVIOUS AREA IN ROW = 1004 SF (SIDEWALK)
EXISTING IMPERVIOUS AREA IN ROW = 1004 SF (SIDEWALK)
TOTAL ALLOWABLE IMPERVIOUS AREA = 9564 SF

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE.
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTRACTING THE PUBLIC WORKS DEPARTMENT OF (919) 996-2495, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-1245 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 DOWNSIDE FLUSH, 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.

Developer: Dreda Properties, LLC
7151 Oakley Chapel Rd 193
Cary, NC 27519
Contact: Alejandro Moreno
ingalejandreda@yahoo.com
919.244.9230

Owner: Dreda Properties, LLC
7151 Oakley Chapel Rd 193
Cary, NC 27519

Surveyor: Stewart Proctor
Engineering and Surveying
319 Chapin Road, Ste 125
Raleigh, NC 27603
919.779.855

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



SUBMITTAL RECORD

1ST SUBMITTAL: SEPTEMBER 1, 2021
2ND SUBMITTAL: NOVEMBER 1, 2021
3RD SUBMITTAL: JANUARY 18, 2022
4TH SUBMITTAL: FEBRUARY 17, 2022
5TH SUBMITTAL: APRIL 8, 2022

BLOCK INFORMATION:
EXISTING BLOCK NUMBER IS 1809-1. AS-15.
PROPOSED SUBDIVISION OF THESE LOTS WILL BE NO
RETURN TO: ADDRESS EXISTING BLOCK NUMBER IS
DISTANCES: EXISTING BLOCK NUMBER IS
JANUARY 2021 2501 WEST WALK 15 LOTS 13-14 SEE
RECORDING PLAT 121 OF 2000 FILED (10/09/09) - 12/09/09

Preliminary Subdivision Application

Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 402 Raleigh, NC 27601 | 919.996.2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision Application (UDO Section 2.1.2). Please check the appropriate review type(s) and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/draft case number(s):	
Developer name (subject to approval): Jean Crossings	
Property Address(es): 1809 Lynn Road	
Recorded Deed PIN(s): C797-72-1509	
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: DeAAn Properties	Owner/Developer Name and Title: Alejandro Moreno, Member
Address: 7151 Oakley Chapel Rd 193	
Phone #: 919-244-9230	Email: ingalejandreda@yahoo.com
APPLICANT INFORMATION	
Company: DeAAn Properties	Contact Name and Title: Alejandro Moreno, Member
Address: 7151 Oakley Chapel Rd 193	
Phone #: 919-244-9230	Email: ingalejandreda@yahoo.com

Continue to page 2 >>

Page 1 of 2

REVISIONS: 01.01
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.66	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z:	Board of Adjustment (BOA) Case # A:

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0	Proposed Impervious Surface: Acres: 0.00 Square Feet: 0
Nature River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	0
Total # of requested lots:	

SIGNATURE BLOCK	
The undersigned (indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Alejandro Moreno	will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.
I 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: <i>Alejandro Moreno</i>	Date: 8/30/2023
Printed Name: Alejandro Moreno	Date:
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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REVISIONS: 01.01
raleighnc.gov

COVER SHEET

SITE ADDRESS:
1809 LYNN ROAD
RALEIGH, NC 27612

PROFESSIONAL SEAL

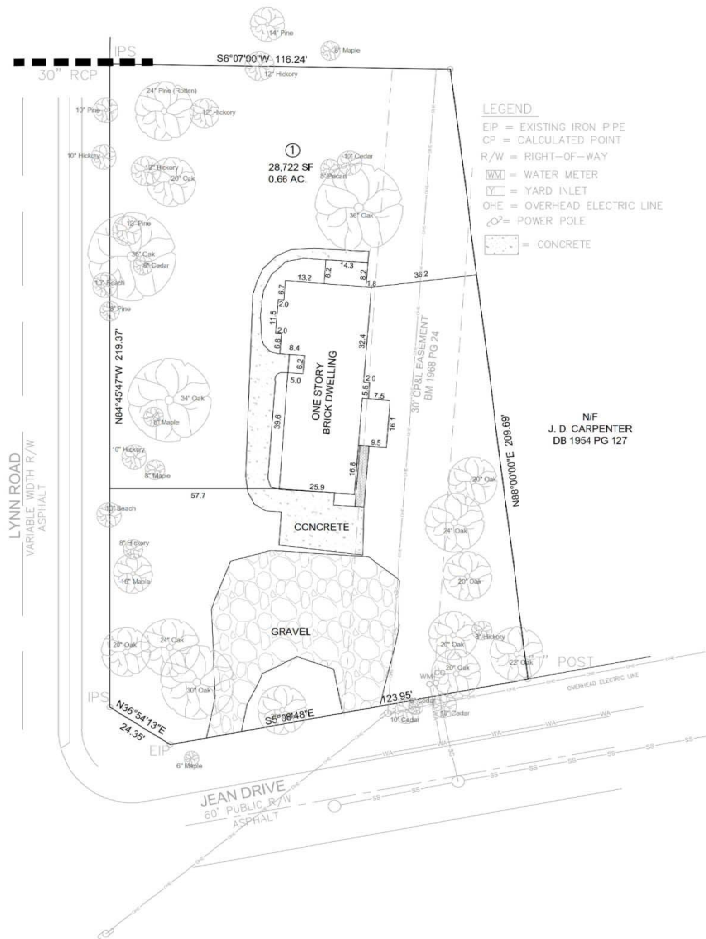


FIRM LIC. # 1869

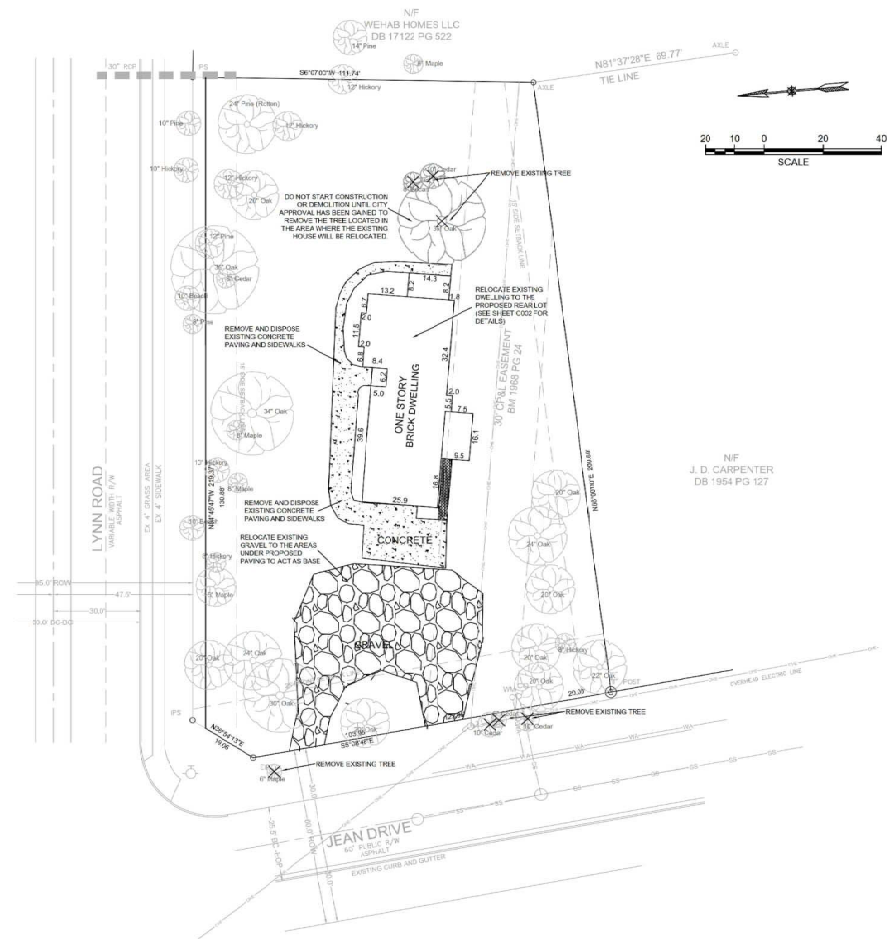
121 EDINBURGH SOUTH DRIVE, SUITE 103
CARY, NC 27511
PHONE: 919.267.3004
EMAIL: INFO@EQUAGEN.COM

DRAWN BY:	AE
CHECKED BY:	MKC
DATE:	03/13/2021
SCALE:	AS SHOWN
C000	21-4007

Kasey Evans
Seal of the State of North Carolina
Professional Engineer
No. 10000



EXISTING CONDITIONS



DEMOLITION PLAN

EXISTING UTILITY NOTE:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITIES AND MEMBER UTILITY COMPANIES. HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE SITE CONTRACTORS / DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTIONS. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS IN REMEDIAL MEASURES.

SEQUENCE OF CONSTRUCTION:

- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
- INSTALL SILT FENCE ALONG THE PERIMETER OF THE LIMITS OF CLEARING AND GRADING.
- CLEAR AND GRUB SITE FOR INSTALLATION OF PERIMETER CONTROLS.
- REMOVE DEBRIS FROM THE SITE.
- COMPLETE NEW CONSTRUCTION AND FINAL GRADING.
- STABILIZE ALL DISTURBED AREAS, NOT BUILT OVER OR PAVED, WITH TOPSOIL, MULCHING AND SEEDING.
- ALL SEDIMENT AND EROSION CONTROLS ARE TO REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CAN ONLY BE REMOVED AT DIRECTION OF THE CITY INSPECTOR.

SITE GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM THE AVAILABLE RECORDS. NO TITLE REPORT WAS FURNISHED.
- THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM THE AVAILABLE RECORDS.
- THE LOCATIONS AND DEPTH OF ALL THE EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE TOPOGRAPHY SURVEY IS CONDUCTED BY OTHERS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- NO PART OF THE LOT IS UNDER FLOODPLAIN.
- WATER SERVICE PROVIDED BY A PUBLIC WATER.
- SANITARY SEWER SERVICE PROVIDED BY PUBLIC SANITARY SERVICE.
- THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS AND PROPOSED CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.

REVISIONS			
NO.	DATE	DESCRIPTION	
3	4/8/2022	CITY REVIEW - RESUBMITTAL 4	
3	2/17/2022	CITY REVIEW - RESUBMITTAL 3	
2	1/18/2022	CITY REVIEW - RESUBMITTAL 2	
1	1/17/2021	CITY REVIEW - RESUBMITTAL 1	

EXISTING CONDITIONS
& DEMOLITION PLAN

SITE ADDRESS:
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RALEIGH, NC 27612

PROFESSIONAL SEAL

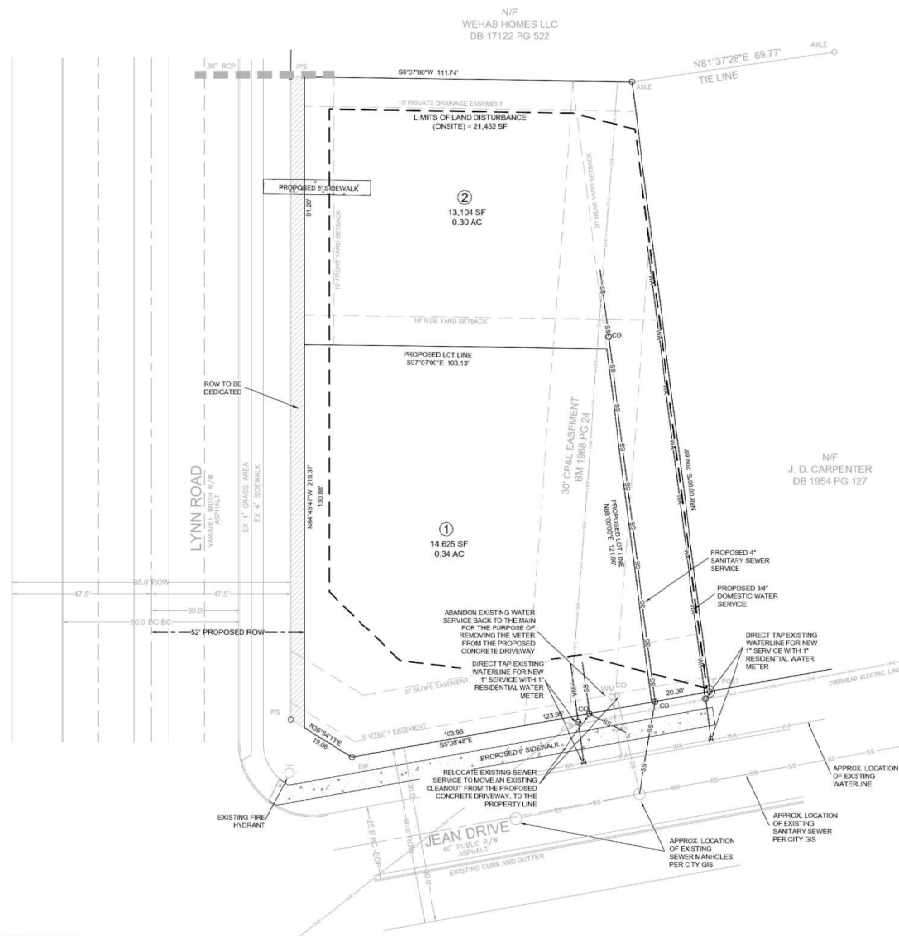


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C002 21-4007



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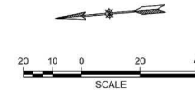
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LEGEND



SITE DATA:

TOTAL AREA = 27,729 SF (0.64 ACRES)
TOTAL LOT 1 AREA = 14,625 SF (0.34 ACRES)
TOTAL LOT 2 AREA = 13,104 SF (0.30 ACRES)
LOT 1 PROPOSED IMPERVIOUS SURFACE (house, drive, etc) = 4427 SF
LOT 1 IMPERVIOUS LIMIT - 5044 SF
LOT 2 PROPOSED IMPERVIOUS SURFACE (house, drive, etc) = 3581 SF
LOT 2 IMPERVIOUS LIMIT - 4530 SF
* IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS



SITE & UTILITY PLAN

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RALEIGH, NC 27612

PROFESSIONAL SEAL



FIRM LIC. # 1889

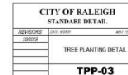
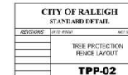
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[illegible]

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