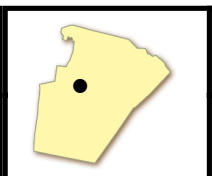
LEESVILLE RESERVE
S-79-2016



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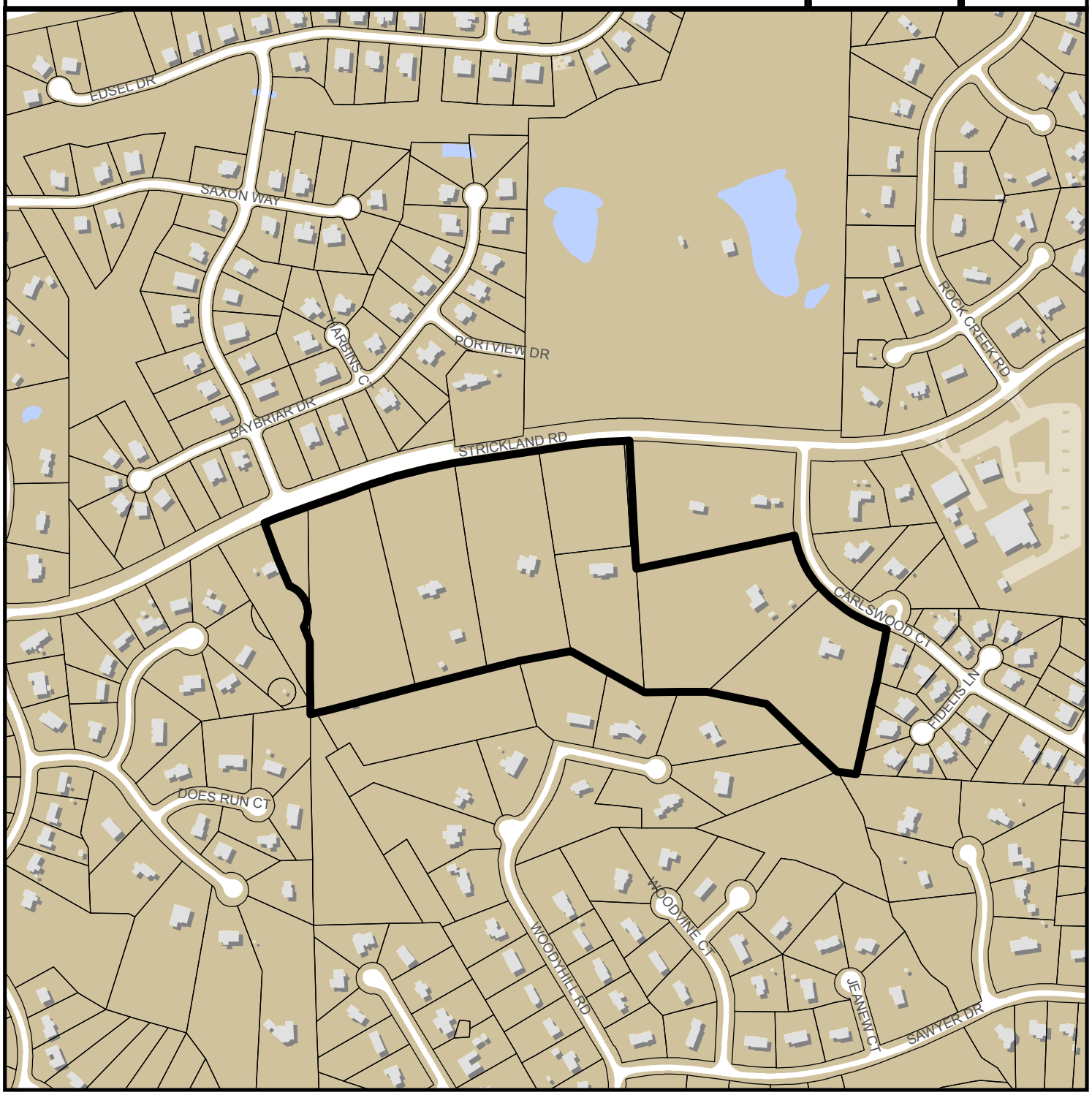

0 300 600 1,200 Feet

Zoning:	**R-4**
CAC:	**Northwest**
Drainage Basin:	**Hare Snipe Creek**
Acreage:	**36.65**
Number of Lots:	**64**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Ponderosa Group**
Phone:	**(919) 846-6603**

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

5-79-16

Office Use Only: Transaction # 497167	Project Coordinator	Team Leader Walters	

PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name Leesville Reserve

Proposed Use Single Family Residential

Property Address(es) 13001 Strickland Road; 12917 Strickland Road; 12909 Strickland Road; 12817 Strickland Road; 12813 Strickland Road; 12815 Strickland Road; 9409 Carlswood Ct; 9405 Carlswood Ct.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: See Attached

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed

What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Ponderosa Group, LLC	Owner/Developer Name Will Funderburk
Address 4820 Boulder Creek Lane; Raleigh NC 27813	
Phone 919-427-6996	Email willf@funderburkbuilders.com / Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name The John R. McAdams Company	Contact Name Fred V. Boone, PE
Address 2905 Meridian Parkway	
Phone 919-361-5000	Email boone@mcdamsco.com / Fax

36.65 AC = $1820 Drainage Haresnipe
Northwest CAC R-4 No overlay

Prev. ~~AC~~ Dev. Plans. 5-6-13, 5-38-08

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) R-4

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☐ No

Inside City Limits? ☐ Yes ☒ No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 85,859/1.97 acres/sf	Flood Hazard Area	☐ Yes	☐ No
Proposed Impervious Surface 483,589/11.1 acres/sf	Neuse River Buffer	☒ Yes	☐ No
	Wetlands	☐ Yes	☐ No

If in a Flood Hazard Area, 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 64	Total # of All Lots

Overall Unit(s)/Acre Densities Per Zoning Districts 2.04 Units/Acre

Total # of Open Space and/or Common Area Lots 20% Site Area

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Fred Boone/McAdams to serve as my agent regarding this application, to receive and respond 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.

Signature 12/5/16 Date

Signature Date

Leesville Reserve

Project Transaction Number - #497167

Existing Lots

OWNER/PARCEL	13001 STRICKLAND RD TERREBON ESTATES LLC PIN:0788340985 DB. 12713, PG. 333
	12917 STRICKLAND RD TERREBON ESTATES LLC PIN:0788342765 DB. 12713, PG. 333
	12909 STRICKLAND RD HENDERSON, JOHN O HENDERSON,CAROLYN B PIN:0788355113 DB. 4768, PG. 591
	12817 STRICKLAND RD BARNES, BRIAN H PIN:0788358127 DB. –, PG. –
	12813 STRICKLAND RD HAYES, CARL RICHARD PIN:0788451159 DB. 7462, PG. 283
	12813 STRICKLAND RD HAYES, CARL RICHARD HAYES, DENESE PIN:0788441863 DB. 8993, PG. 1036
	9409 CARLSWOOD CT SHERMAN, WILLIAM LOGUE, DEBRA PIN:0788445739 DB. 8090, PG. 1352
	9405 CARLSWOOD CT STEM, JAMES A STEM, BONNIE S PIN:0788448548 DB. 2990, PG. 10

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	☐				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) $1820	☐				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner Option to buy agreement	☐	☐	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	☐	☐	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	☐				
6. Provide the following plan sheets:	☐				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☐		✓		
b) Existing conditions sheet	☐	☐	✓		
c) Proposed Subdivision Plan	☐		✓		
d) Proposed Grading and Stormwater Plan	☐	☐	✓		
e) Proposed Utility Plan, including Fire	☐	☐	✓		
f) Proposed Tree Conservation Plan	☐	☐	✓		
g) Proposed Landscaping	☐	☐	✓		
h) Transportation Plan	☐	☐			✓
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	☐		✓		
8. Plan size must be 18" x 24" or 24" x 36"	☐		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☐		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☐		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☐		✓		
12. Wake County School form, if dwelling units are proposed	☐	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	☐	☐	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☐	✓		

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- GUARDRAIL
- PROPERTY LINE (OBTAINED VIA GIS)
- CENTERLINE
- WETLANDS

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

OWNER:
PONDEROSA GROUP, LLC
4820 BOULDER CREEK LANE
RALEIGH, NORTH CAROLINA
27613

LEESVILLE RESERVE

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO.	SPEC-16958
FILENAME:	SPEC16958-XC1
CHECKED BY:	FVB
DRAWN BY:	JMS
SCALE:	1" = 100'
DATE:	12-06-2016
SHEET NO.	C-1

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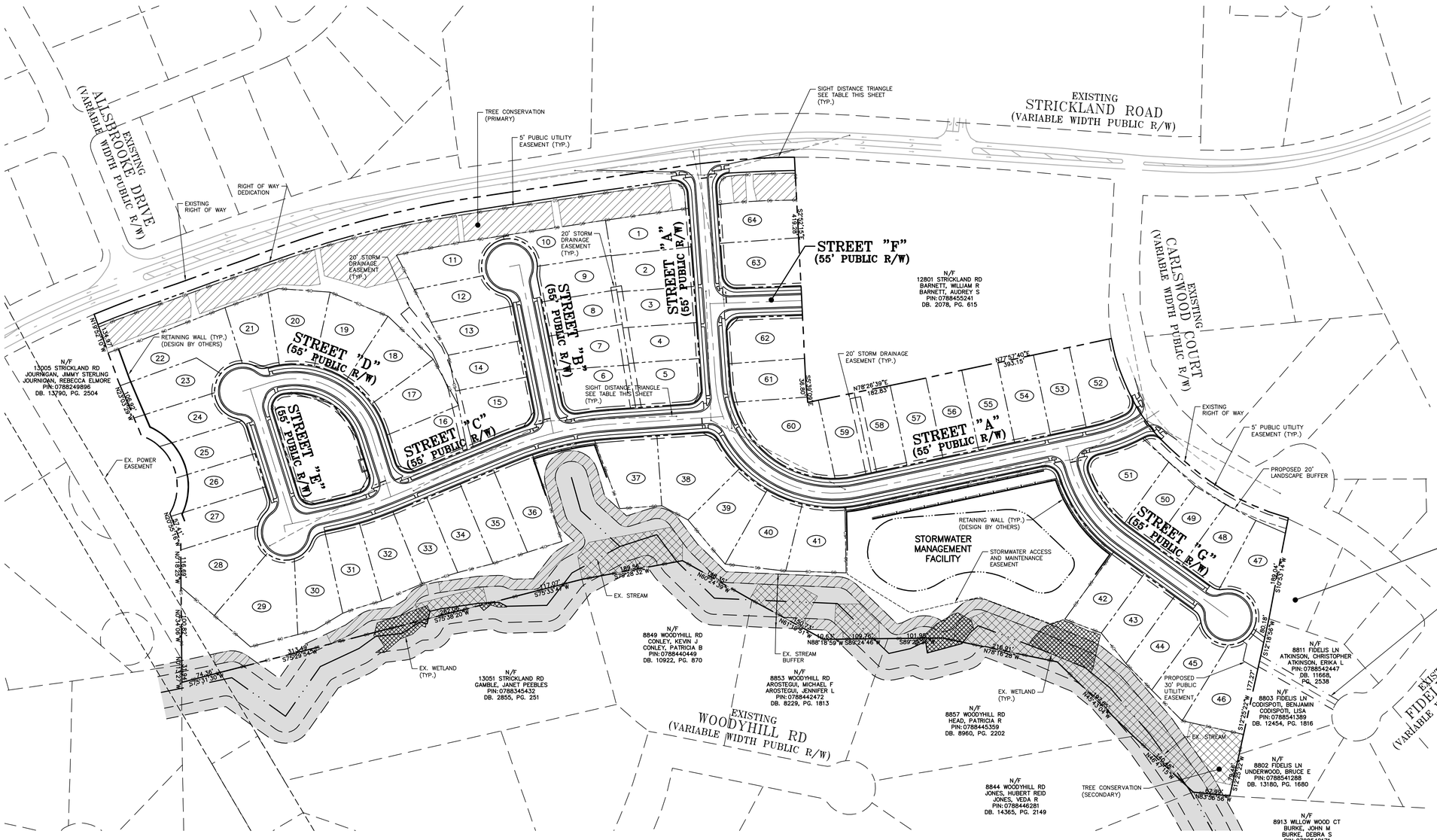
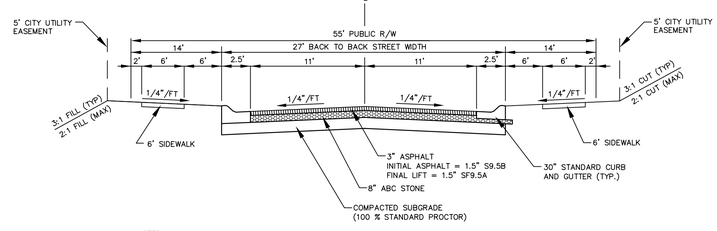


SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- TYPE N-2 — ACCESSIBLE RAMP
- PROPERTY LINE (OBTAINED VIA GIS)
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- FENCE
- EXISTING WETLANDS
- TREE CONSERVATION AREA (PRIMARY)
- TREE CONSERVATION AREA (SECONDARY)
- OS — OPEN SPACE BOUNDARY



NOTES:

1. PAVEMENT DESIGN SHOWN IS A MINIMUM. THIS PAVEMENT SECTION SHALL BE REVIEWED AND APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. IF NECESSARY, THE ACTUAL SECTION MAY VARY IN THE FIELD PER DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.
2. FINAL 1.5" OF ASPHALT (SF9.5A) SHALL BE PLACED AFTER ALL LOTS ARE CONSTRUCTED.

TYPICAL SECTION – NEIGHBORHOOD YIELD

NTS

SIGHT DISTANCE TRIANGLE TABLE

SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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LEESVILLE RESERVE
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RALEIGH, NORTH CAROLINA

OVERALL SUBDIVISION PLAN

PROJECT NO.	SPEC-16958
FILENAME:	SPEC16958-OAS1
CHECKED BY:	FVB
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SCALE:	1" = 100'
DATE:	12-06-2016
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EXISTING STRICKLAND ROAD (VARIABLE WIDTH PUBLIC R/W)

EXISTING ALLSBROOKE DRIVE (VARIABLE WIDTH PUBLIC R/W)

STREET "A" (55' PUBLIC R/W)

STREET "B" (55' PUBLIC R/W)

STREET "C" (55' PUBLIC R/W)

STREET "D" (55' PUBLIC R/W)

STREET "E" (55' PUBLIC R/W)

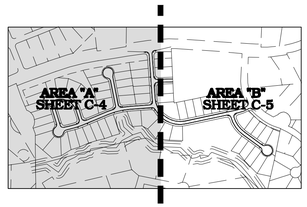
MATCH LINE – SEE SHEET C-5

N/F 13005 STRICKLAND RD JOURNIGAN, JIMMY STERLING JOURNIGAN, REBECCA ELMORE PIN: 0788249896 DB. 13790, PG. 2504

EXISTING RIGHT OF WAY
RIGHT OF WAY DEDICATION
5' PUBLIC UTILITY EASEMENT (TYP.)
EXISTING PAVEMENT
TIE PROPOSED PAVEMENT INTO EXISTING @ 6:1 SLOPE (TYP.)
SIGHT DISTANCE TRIANGLE SEE TABLE THIS SHEET (TYP.)
ACCESSIBLE RAMP (TYP.)
24" THERMOPLASTIC STOP BAR (TYP.)
STOP SIGN (TYP.)
TREE CONSERVATION (PRIMARY)
20' STORM DRAINAGE EASEMENT (TYP.)
30' REAR SETBACK (TYP.)
10' SIDE SETBACK (TYP.)
30' STANDARD CURB AND GUTTER (TYP.)
6' CONCRETE SIDEWALK (TYP.)
VARIABLE WIDTH STORM DRAINAGE EASEMENT (TYP.)
RETAINING WALL (TYP.) (DESIGN BY OTHERS)
EX. POWER EASEMENT
MAIL KIOSK EASEMENT (2' MIN AROUND CONCRETE PAD)
CONCRETE PAD FOR MAIL KIOSK
10' FRONT SETBACK INTERIOR LOT (TYP.)
15' CORNER SIDE SETBACK (TYP.)
GUARDRAIL (TYP.)
ACCESSIBLE RAMP (TYP.)
20' FRONT SETBACK PERIMETER LOT (TYP.)
EX. STREAM
TREE CONSERVATION (SECONDARY)
EX. WETLAND (TYP.)
EX. STREAM BUFFER

22 17,898 SF.	21 9,446 SF.	20 12,554 SF.	19 12,344 SF.
23 11,402 SF.	24 10,061 SF.	25 10,049 SF.	26 10,772 SF.
27 11,246 SF.	28 15,461 SF.	29 17,262 SF.	30 11,422 SF.
31 10,702 SF.	32 10,773 SF.	33 10,090 SF.	34 10,385 SF.
35 10,887 SF.	36 12,148 SF.	37 12,622 SF.	38 16,746 SF.
39 12,187 SF.	40 12,542 SF.	41 11,638 SF.	60 18,250 SF.
61 10,025 SF.	62 11,535 SF.	63 12,361 SF.	64 10,595 SF.
1 10,570 SF.	2 10,357 SF.	3 9,420 SF.	4 8,975 SF.
5 10,461 SF.	6 10,770 SF.	7 9,595 SF.	8 9,040 SF.
9 9,263 SF.	10 10,022 SF.	11 10,677 SF.	12 9,353 SF.
13 9,538 SF.	14 9,193 SF.	15 12,985 SF.	16 11,075 SF.
17 11,312 SF.	18 12,344 SF.		

INDEX MAP



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- TYPE N-2 — ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE (OBTAINED VIA GIS)
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
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SIGHT DISTANCE TRIANGLE TABLE

SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

NC 98N (TYPE B)

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LEESVILLE RESERVE
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN - AREA "A"

PROJECT NO.	SPEC-16958
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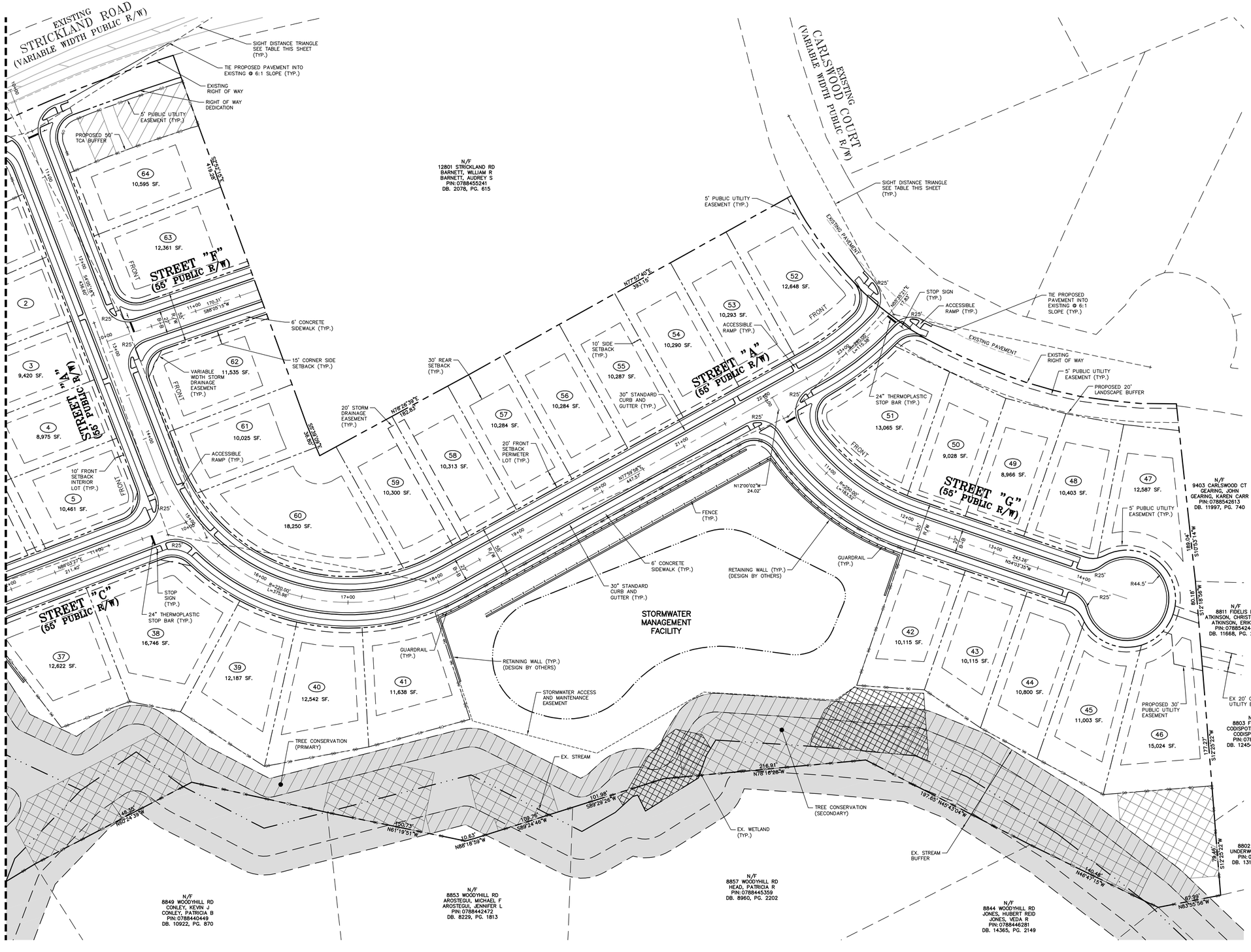

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SUBDIVISION PLAN - AREA "B"

PROJECT NO.	SPEC-16958
FILENAME:	SPEC16958-S1
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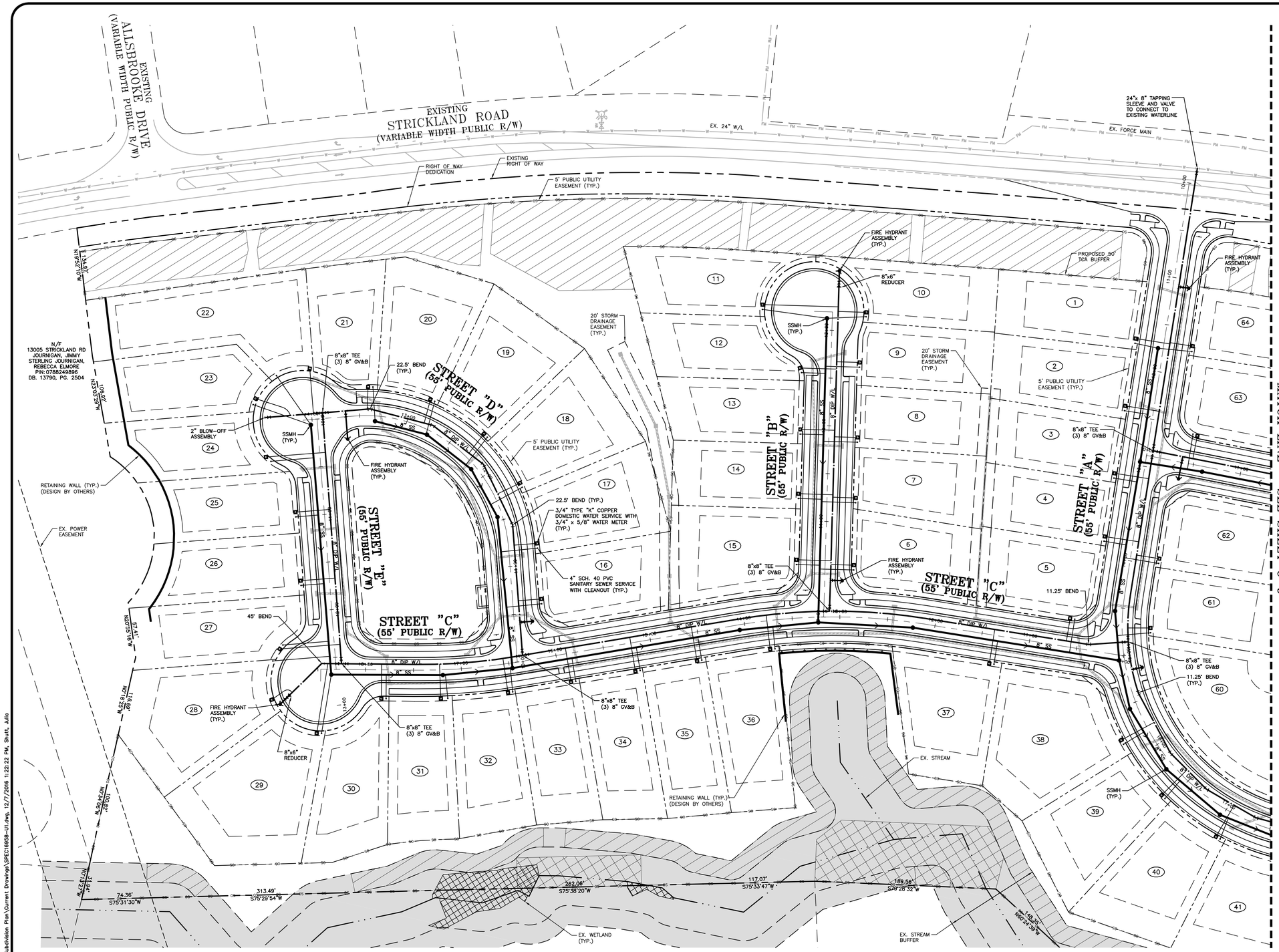

INDEX MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

GRAPHIC SCALE
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1 inch = 50 ft.

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UTILITY PLAN - AREA "A"

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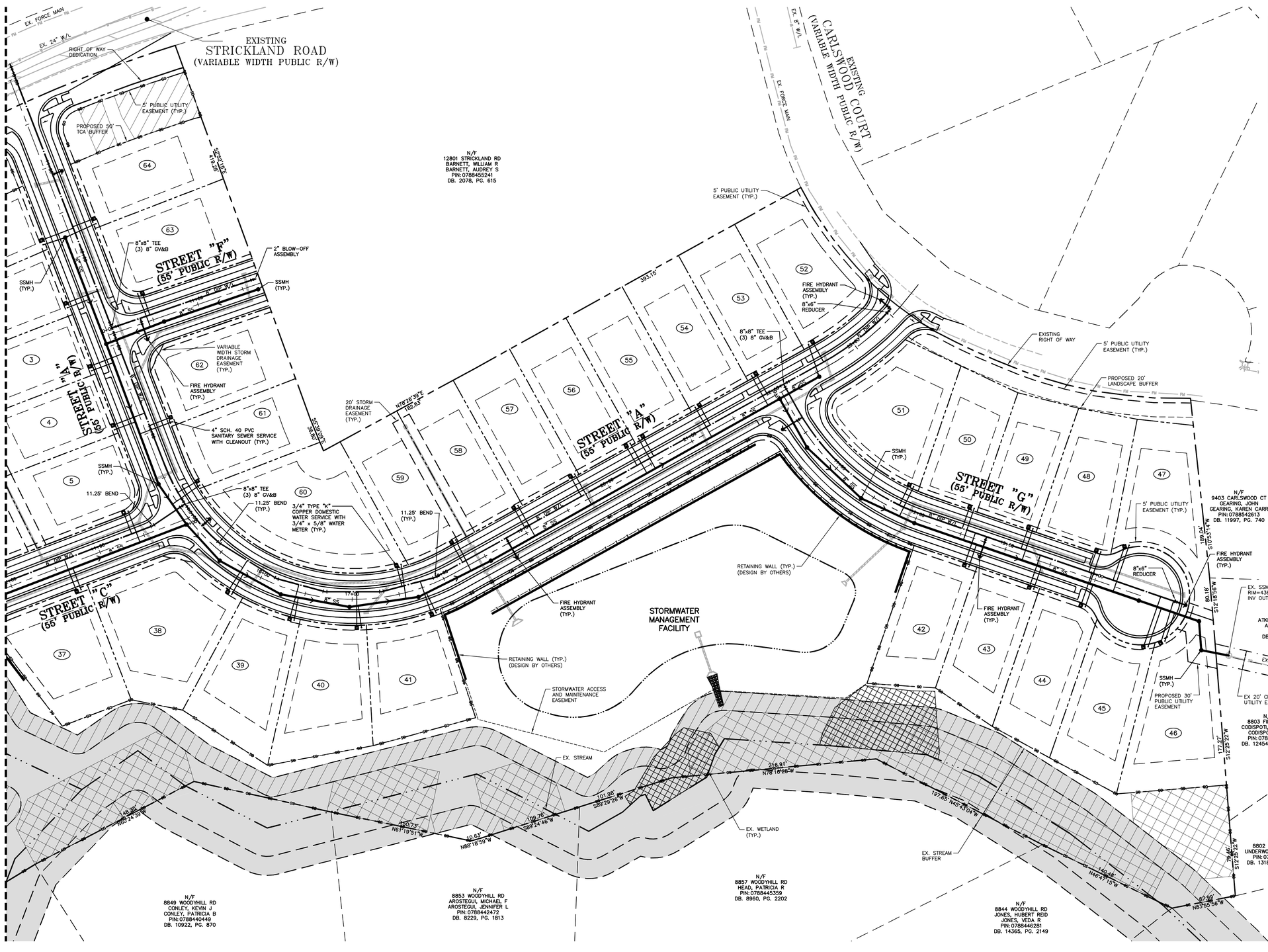

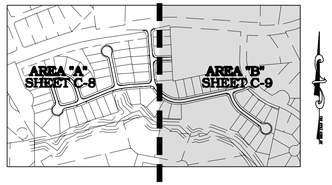

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- UTILITY SLEEVE
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- TELEPHONE
- EASEMENT LINE

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UTILITY PLAN - AREA "B"

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FILENAME:	SPEC16958-U1
CHECKED BY:	FVB
DRAWN BY:	JMS
SCALE:	1" = 50'
DATE:	12-06-2016
SHEET NO.	C-9

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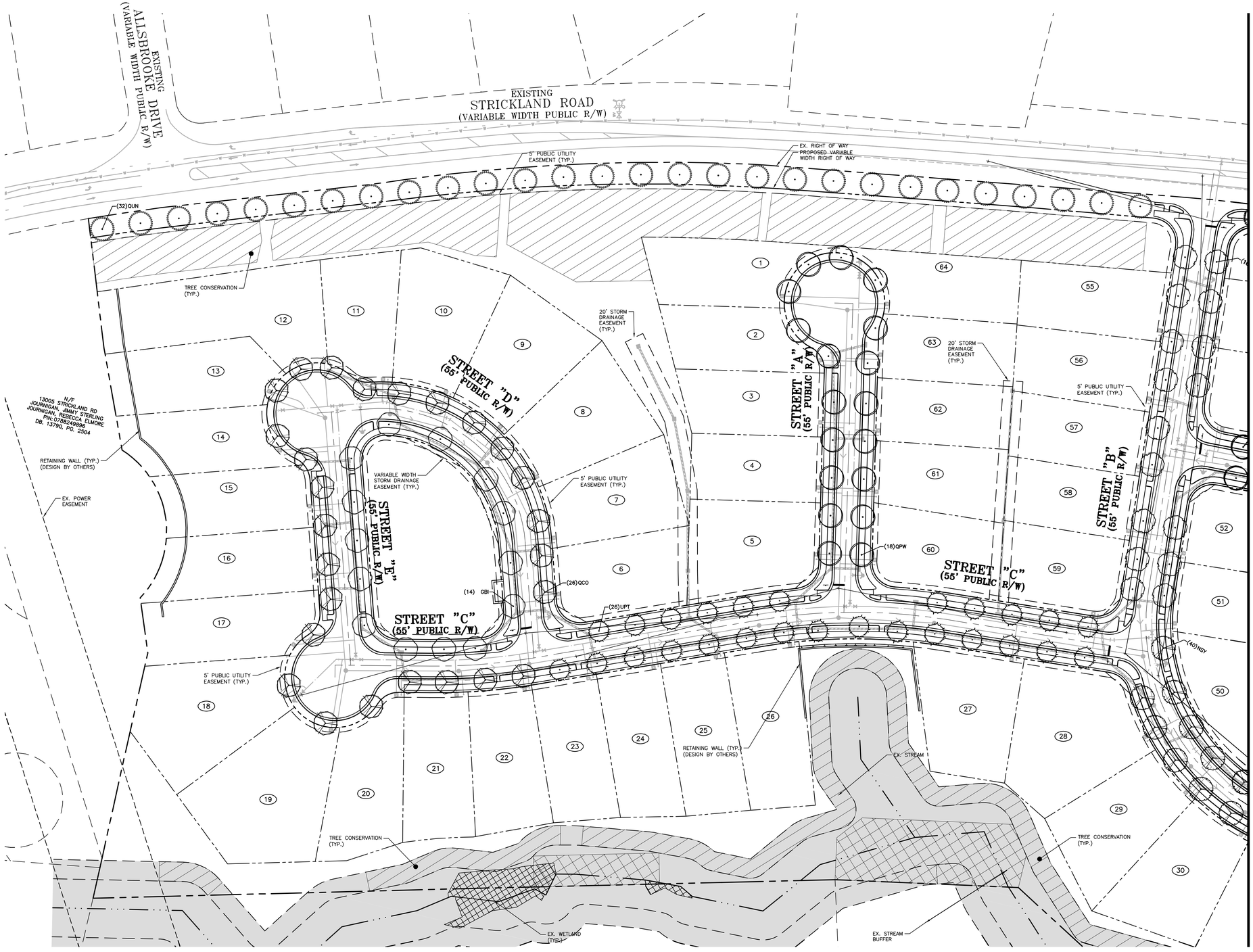

SITE LEGEND

- TREE CONSERVATION AREA (PRIMARY)
- TREE CONSERVATION AREA (SECONDARY)
- EXISTING WETLANDS

LANDSCAPE CALCULATIONS

STREET TREES

STRICKLAND ROAD:	1,227 LF
TREES REQUIRED:	31 (1/40 LF)
TREES PROVIDED:	31 (MIN.)
CARLSWOOD COURT:	394 LF
TREES REQUIRED:	10 (1/40 LF)
TREES PROVIDED:	10 (MIN.)
STREET "A":	720 LF
TREES REQUIRED:	18 (1/40 LF)
TREES PROVIDED:	18 (MIN.)
STREET "B":	2,265 LF
TREES REQUIRED:	56 (1/40 LF)
TREES PROVIDED:	56 (MIN.)
STREET "C":	1,470 LF
TREES REQUIRED:	37 (1/40 LF)
TREES PROVIDED:	37 (MIN.)
STREET "D":	800 LF
TREES REQUIRED:	20 (1/40 LF)
TREES PROVIDED:	20 (MIN.)
STREET "E":	326 LF
TREES REQUIRED:	9 (1/40 LF)
TREES PROVIDED:	9 (MIN.)
STREET "F":	235 LF
TREES REQUIRED:	6 (1/40 LF)
TREES PROVIDED:	6 (MIN.)
STREET "G":	972 LF
TREES REQUIRED:	25 (1/40 LF)
TREES PROVIDED:	25 (MIN.)

NOTES:

1. NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT (AT MATURE GROWTH).
2. ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO A MINIMUM 8' ABOVE FINISHED GRADE.
3. SEE SHEET LS-2 FOR LANDSCAPE SCHEDULE.

PLANT SCHEDULE

TREES

CODE	BOTANICAL NAME
GBI	Ginkgo biloba
MGA	Magnolia grandiflora 'Samuel Sonmer'
NSY	Nyssa sylvatica
QUN	Quercus nuttallii
QCO	Quercus palustris
QPW	Quercus phellos
UPT	Ulmus parvifolia 'Athena'
ZSA	Zelkova serrata 'Autumn Glow'

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

NC STATE PLANE (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
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REVISIONS:

OWNER:
PONDEROSA GROUP, LLC
4820 BOULDER CREEK LANE
RALEIGH, NORTH CAROLINA
27613

LEESVILLE RESERVE

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

LANDSACPE PLAN - AREA "A"

PROJECT NO.	SPEC-16958
FILENAME:	SPEC16958-LS1
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1" = 50'
DATE:	12-06-2016
SHEET NO.	LS-1

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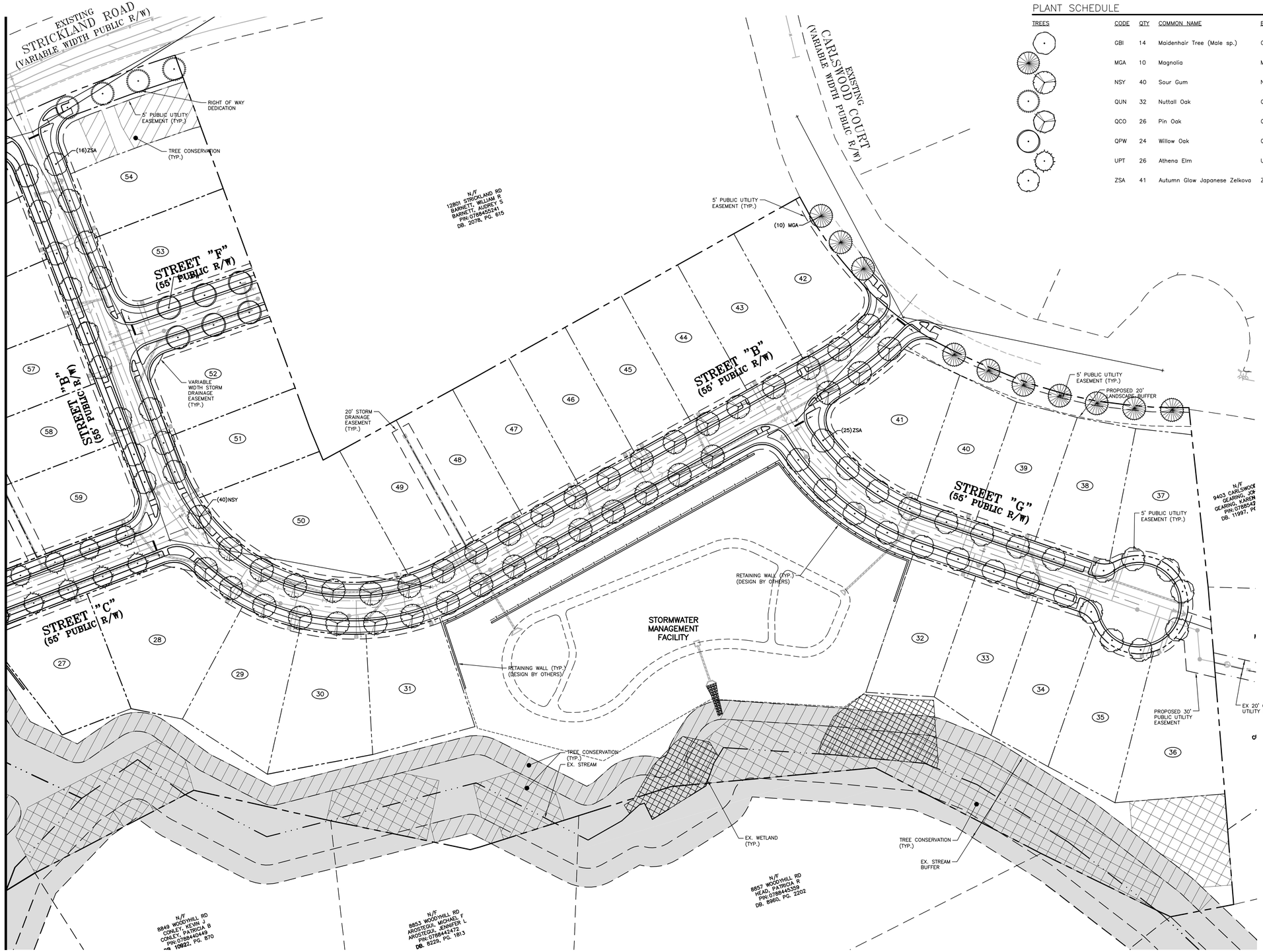

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS
	GBI	14	Maidenhair Tree (Male sp.)	Ginkgo biloba	3"	10'	
	MGA	10	Magnolia	Magnolia grandiflora 'Samuel Sonmer'	3"	10'	
	NSY	40	Sour Gum	Nyssa sylvatica	3"	10'	
	QUN	32	Nuttall Oak	Quercus nuttallii	3"	10'	
	QCO	26	Pin Oak	Quercus palustris	3"	10'	
	QPW	24	Willow Oak	Quercus phellos	3"	10'	
	UPT	26	Athena Elm	Ulmus parvifolia 'Athena'	3"	10'	
	ZSA	41	Autumn Glow Japanese Zelkova	Zelkova serrata 'Autumn Glow'	3"	10'	

SITE LEGEND

- TREE CONSERVATION AREA (PRIMARY)
- TREE CONSERVATION AREA (SECONDARY)
- EXISTING WETLANDS

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

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LEESVILLE RESERVE
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN - AREA "B"

PROJECT NO.	SPEC-16958
FILENAME:	SPEC16958-LS1
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1" = 50'
DATE:	12-06-2016
SHEET NO.	LS-2

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