

101 Erwin Road

Residence Inn Hotel Expansion

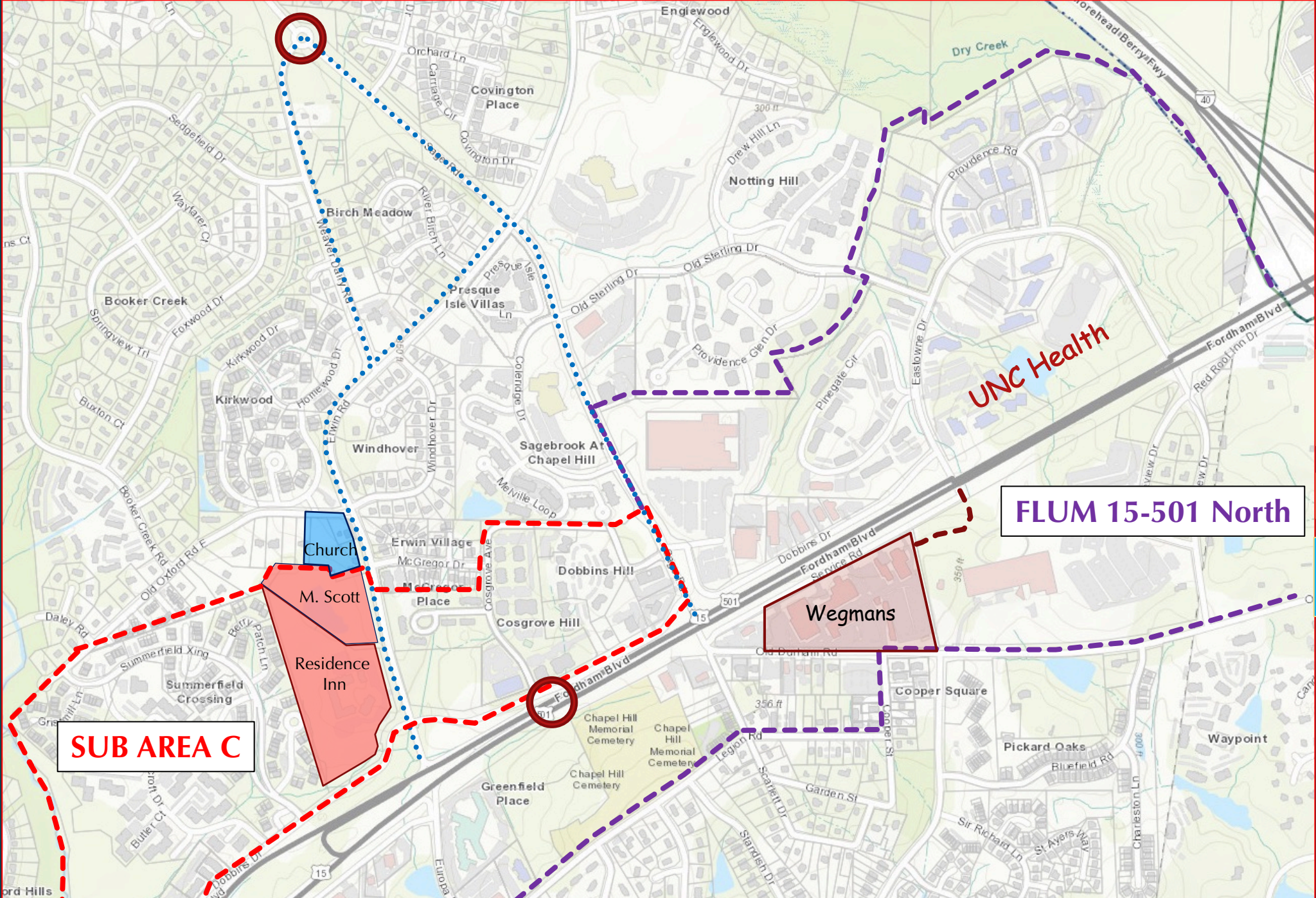
&

Summit Place Townhomes

45 Market Rate & 7 Affordable Units

Mixed Use – Village : Conditional Zoning

SHG LLC - Owner of Both Lots in Proposal



CHAPEL HILL

Charting Our Future

A Land Use Initiative

North 15-501 Corridor
FLUM Area

Residence Inn
 Approved 2003
 Opened 2007

Scott Property

**Christ
 Community Church**

SUB AREA C

FLUM 15-501 North

UNC Health

Wegmans

Church
M. Scott
Residence Inn

101 Erwin Road – 17.8 Acres

- ☆ - 5.5 Acre Farm Pond Property -
 - * - 12.3 Acre Existing Residence Inn Hotel
- CCC – Christ Community Church
SC - Summerfield Crossing





Erwin Road Looking North



Erwin Road Looking South



Courtyard at Residence Inn



Residential & Office Condominium



PREPARED BY:
The Kau Company
 Consulting Civil Engineers
 P.O. Box 8703 | Raleigh, NC 27671
 NCELS License P-0751

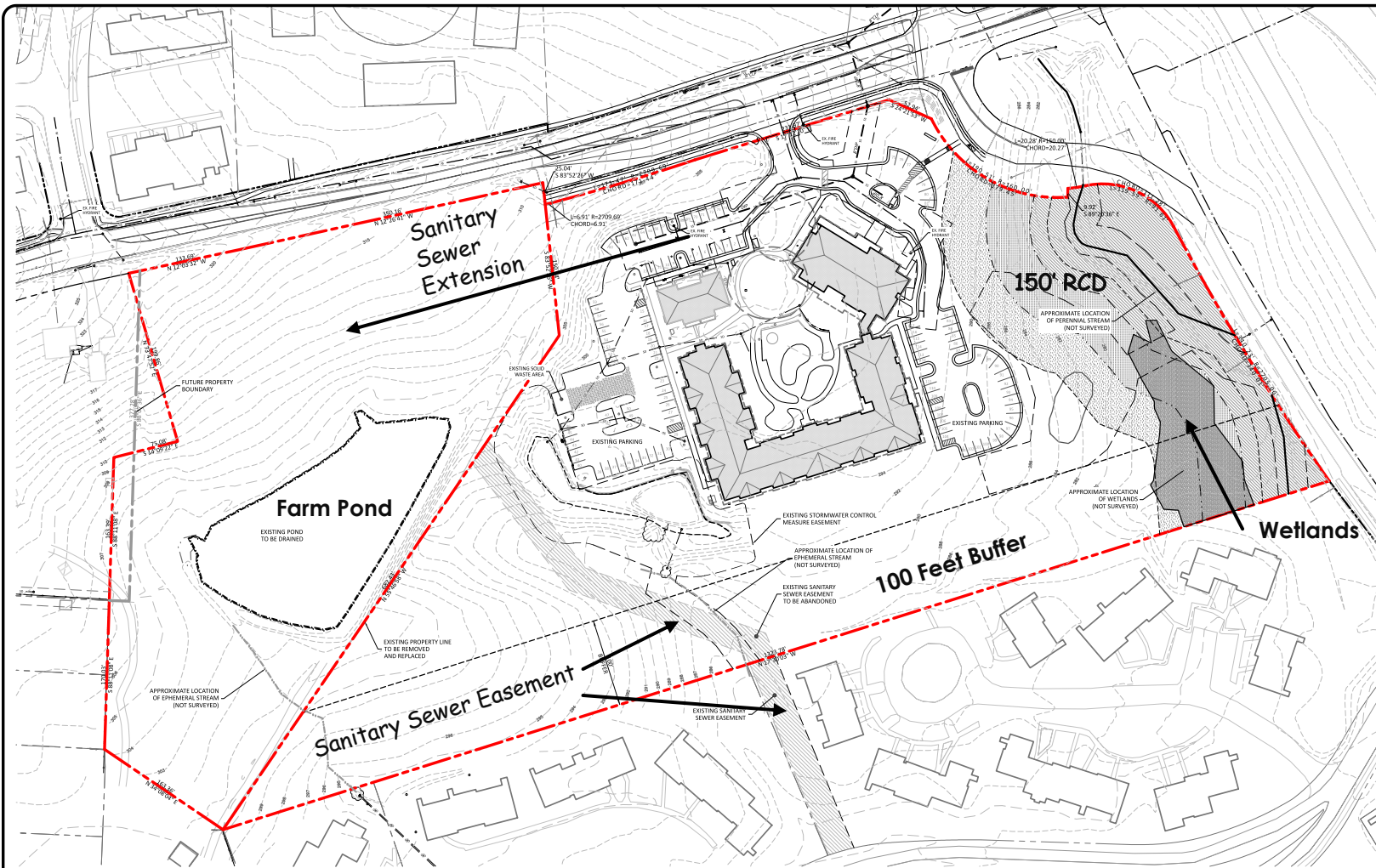
CLIENT:
 DAVID WITELLY THOMAS - NALIDISH
 15405 WESTON PARKWAY, SUITE 275
 CHAPEL HILL, NC 27513

NO.	REVISION

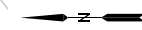
PROJECT NO.: 2-25-11
 DESIGN BY: JRE
 DRAWN BY: RSP
 SCALE: 1"=50'
 DATE: 2016-09-29
 SHEET NO: **C1.2**

**OXFORD RESERVE
 SPECIAL USE PERMIT**
 CHAPEL HILL, NORTH CAROLINA
 EXISTING CONDITIONS PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Existing Conditions

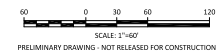


EXISTING CONDITIONS SOURCES

1. THE PROPERTY BOUNDARY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: ROBINSON AND PLANTE LAND SURVEYING
2. EXISTING TOPOGRAPHY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: ROBINSON AND PLANTE LAND SURVEYING. TOPOGRAPHY OUTSIDE THE LIMITS OF THE FIELD SURVEY HAVE BEEN SUPPLEMENTED WITH GIS TOPOGRAPHY WITH A 2 FOOT CONTOUR INTERVAL
3. EXISTING STORM DRAINAGE AND SANITARY SEWER LOCATIONS AND INVERTS WERE TAKEN FROM A CAD FILE PROVIDED BY: ROBINSON AND PLANTE LAND SURVEYING
4. EXISTING BUILDINGS, PARKING AREAS, SIDEWALKS AND OTHER SIMILAR SITE FEATURES WERE TAKEN FROM CAD FILES PROVIDED BY ROBINSON AND PLANTE LAND SURVEYING AS WELL AS DESIGN FILES AND AS-BUILT FILES FOR THE EXISTING RESIDENCE INN SITE PROVIDED BY OTHERS

ENVIRONMENTAL CONDITIONS NOTES

1. PARCEL 9799-48-1814 EPHEMERAL STREAM DETERMINATION BY TOWN OF CHAPEL HILL, NC, 9/19/2016 - LETTER SUBMITTED WITH APPLICATION
2. PARCEL 9799-48-1814 THERE ARE NO WATERS OF THE US INCLUDING WETLANDS PRESENT ON THIS PARCEL BASED ON THE US ARMY CORPS OF ENGINEERS NOTICE OF JURISDICTIONAL DETERMINATION ACTION ID SAW-2016-01347 DATED NOVEMBER 8, 2016
3. FOR PARCEL 9799-48-0252, THE EPHEMERAL STREAM & PERENNIAL STREAMS ARE SUBJECT TO JORDAN LAKE BUFFER RULES AS DETERMINED BY THE TOWN OF CHAPEL HILL, NC IN LETTER DATED 2/9/2021. THIS LETTER WAS SUBMITTED WITH THE APPLICATION
4. STREAM LOCATIONS ARE APPROXIMATE AND BASED UPON TOWN OF CHAPEL HILL MAPPING
5. THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER FEMA MAP # 3710979900L DATED JANUARY 19, 2019
6. WETLANDS AS DETERMINED BY U.S. ARMY CORPS OF ENGINEERS (USACE), VERIFIED BY DELINEATION IN A MAY 5, 2021 EMAIL TO BOB ZARZECKI, SOIL SLAMP, ENVIRONMENTAL CONSULTANTS, PA. A DETERMINATION MADE PURSUANT TO A REQUEST BY THE PROPERTY OWNER FOR A WETLANDS DETERMINATION AND JURISDICTIONAL DETERMINATION FOLLOWING THE RECEIPT OF A TOWN OF CHAPEL HILL STREAM DETERMINATION AS DETAILED IN NOTE #3 ABOVE. THE WETLAND BOUNDARY IS STAKED AND FLAGGED. A SURVEY IS SCHEDULED FOR THE END OF MAY TO COINCIDE WITH THE COMPLETION OF AND INSPECTION OF THE IMPROVEMENTS TO EXISTING STORMWATER BASIN #2.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
 Consulting Civil Engineers
 9708 Old Forest Lane
 9708 Old Forest Lane, Raleigh, NC 27617
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SUMMIT HOSPITALITY GROUP, LLC
 3141 JOHN HODGES BLVD #200
 RALEIGH, NC 27612

DATE	DESCRIPTION	BY
2020-03-26	ISSUED FOR TOWN AND NEIGHBORHOOD COMMENTS	
2020-03-26	ISSUED FOR TOWN AND NEIGHBORHOOD COMMENTS	
2020-05-10	ISSUED FOR TOWN AND NEIGHBORHOOD COMMENTS	

RESIDENCE INN HOTEL - SUMMIT PLACE TOWNHOMES
 ZONING PLANS

CHAPEL HILL, NC
 EXISTING CONDITIONS PLAN

PROJECT NO: _____

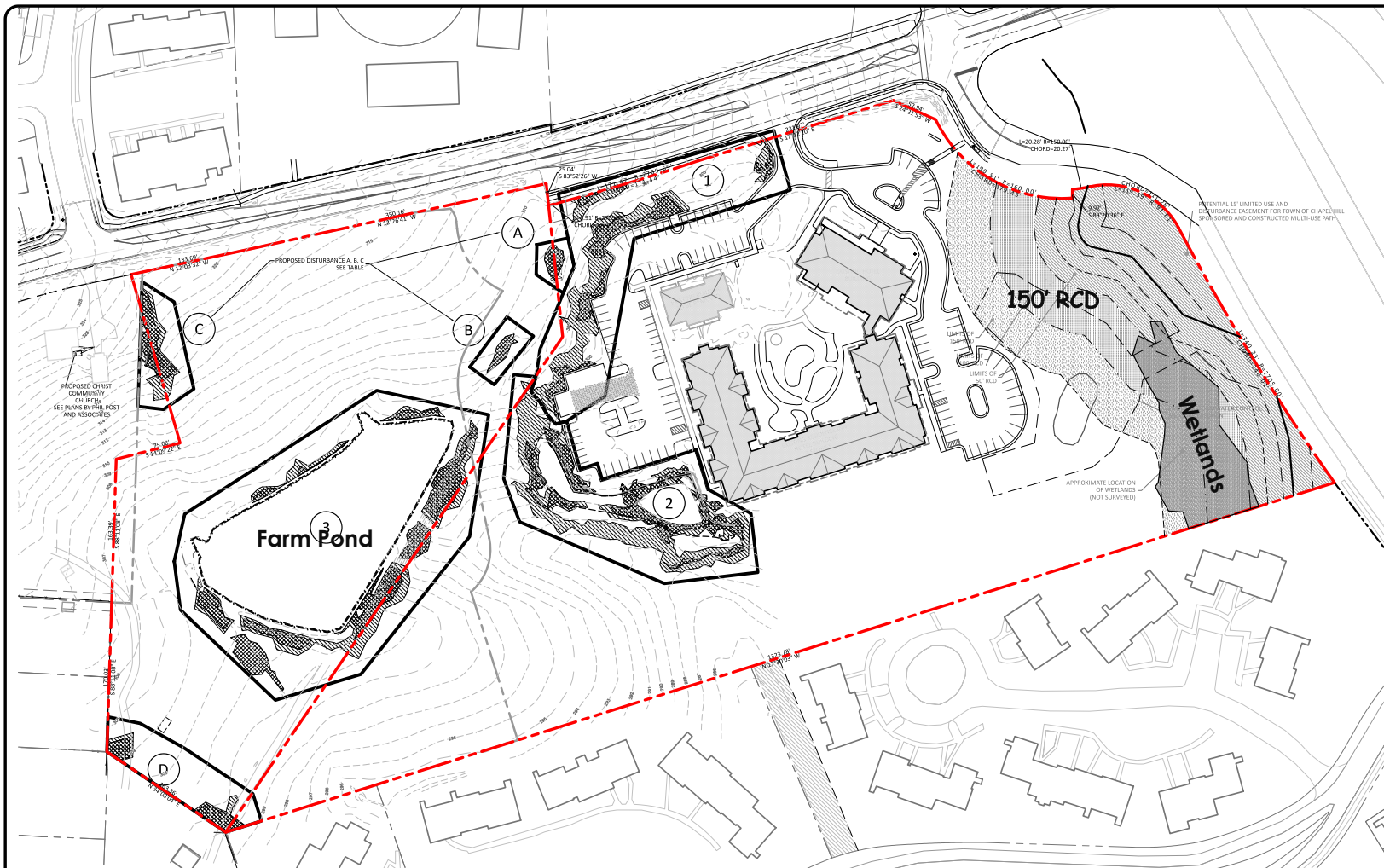
DESIGN BY: JPE

DRAWN BY: JPE

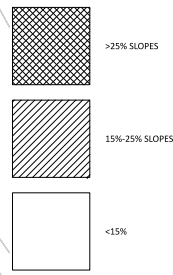
SCALE: 1"=60'

DATE: 2020-10-29

SHEET NO: **C1.1**



STEEP SLOPE LEGEND



Man Made, Not Natural Steep Slopes

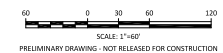
STEEP SLOPE NOTES

1. STEEP SLOPES IN AREAS A, B, C & D WERE CREATED BY FARM ROADS
2. STEEP SLOPES IN AREA 3 WERE CREATED WHEN THE FARM POND WAS CREATED
3. STEEP SLOPES IN AREAS 1 & 2 ARE THE RESULT OF PARKING LOT AND STORMWATER MANAGEMENT FACILITY CONSTRUCTION FOR THE EXISTING RESIDENCE IN HOTEL

STEEP SLOPES DATA

CATEGORY OF SLOPE	SLOPES AT DRIVES, PARKING, MAN MADE POND AND STORMWATER BASINS			FREE STANDING STEEP SLOPED AREAS				TOTAL
	AREA 1	AREA 2	AREA 3	AREA A	AREA B	AREA C	AREA D	
AREA 15% TO 25%	5,322	8,788	2,627	0	0	1,147	487	18,371
AREA >25%	3,047	4,972	7,502	581	481	1,549	1,253	19,385
TOTAL STEEP SLOPE	8,369	13,760	10,129	581	481	2,696	1,740	37,756
EXEMPT STEEP SLOPE PER LUMO 5.3.2(c)(3)	8,369	13,760	0	0	0	0	0	22,129
AREA SUBJECT TO 25% SLOPE DISTURBANCE LIMITATION			7,502	581	481	1,549	1,253	11,366
PROPOSED STEEP SLOPE DISTURBANCE			7,502	581	481	1,549	0	10,113
DISTURBANCE IN EXCESS OF 25%								7,271

* ALL AREAS IN SQUARE FEET



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Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
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CLIENT:
SUMMIT HOSPITALITY GROUP, LLC
3141 JUDY ROAD AND 1620
RALEIGH, NC 27612

RELATIONS:

1	2021.02.24	REVISED PER TOWN AND COUNTY COMMENTS	
2	2021.03.26	REVISED PER TOWN AND COUNTY COMMENTS	
3	2021.05.10	REVISED PER TOWN AND COUNTY COMMENTS	

**RESIDENCE INN HOTEL - SUMMIT PLACE TOWNHOMES
ZONING PLANS**

CHAPEL HILL, NC

SLOPE ANALYSIS PLAN

PROJECT NO.: _____

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=60'

DATE: 2020-10-29

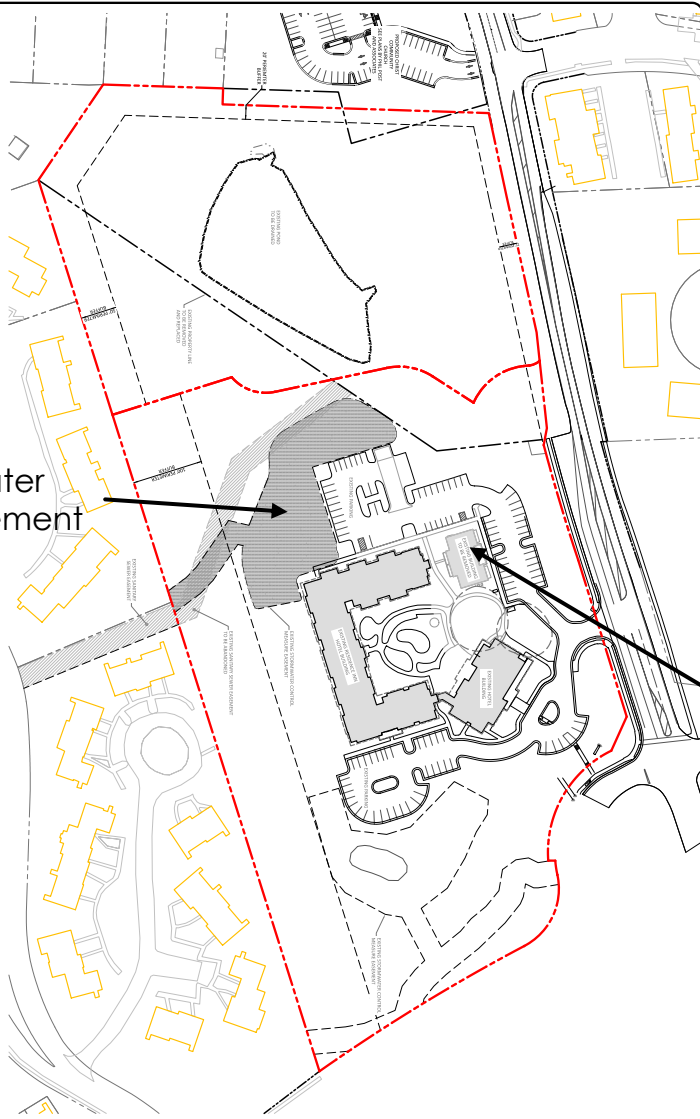
SHEET NO.: **C1.2**

Development Goals

Summit Place Townhomes - Residence Inn Hotel

- *Develop the 17.8 Acre Site with uses as adopted by the FLUM*
- *Develop a Townhome Neighborhood - 52 Townhomes - 45 Market Rate*
- *Create Affordable Housing Ownership Opportunities - 7 Affordable*
- *Expand Successful Existing Residence Inn Hotel - Add 54 Suites*
- *Improve Drainage & Flooding Conditions for Summerfield Crossing Neighbors*
- *Coordinate Internal Movement - Hotel <> Townhomes <> Church*

Stormwater Management



Existing Hotel

RADWAY 2627 Meacham Road
Chapel Hill NC 27516
DESIGN City Planning and Land Development Consultants

101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT

CHAPEL HILL, NC

DEVELOPMENT SEQUENCE - LOT LINES

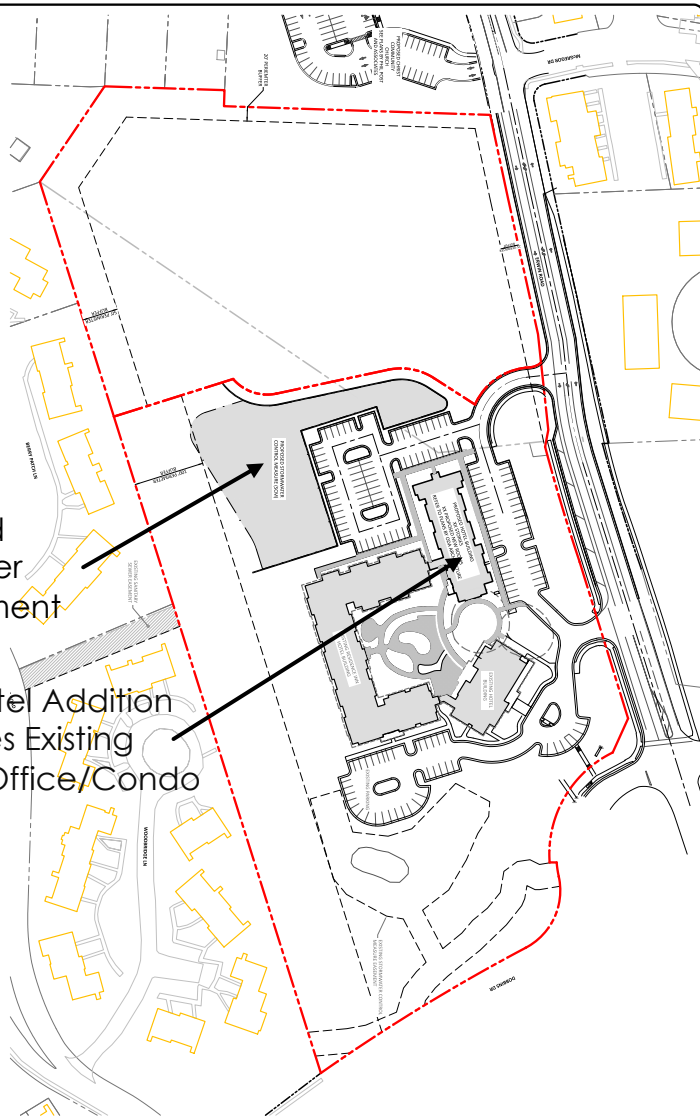
REVISIONS	DATE	DESCRIPTION

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Expanded Stormwater Management

New Hotel Addition Replaces Existing 2 Story Office/Condo



Proposed New Hotel Building

RADWAY 2627 Meacham Road
Chapel Hill NC 27516
DESIGN City Planning and Land Development Consultants

101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT

CHAPEL HILL, NC

DEVELOPMENT SEQUENCE - HOTEL

REVISIONS	DATE	DESCRIPTION

SUMMIT HOSPITALITY, LLC
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RALEIGH, NC 27612

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Consulting Civil Engineers
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Changed Conditions

1. Townhomes per FLUM
2. DU From 130 to 52
3. 1 Full-Service Entrance
4. Existing Entrance RI-RO
5. Christ Community Church



Creating a Neighborhood

- Identify Important Surrounding Conditions



Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers



Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers
- Establish Entry Character



Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers
- Establish Entry Character
- Establish Public Street Face



Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers
- Establish Entry Character
- Establish Public Street Face
- Extend Commons & Create Facing TH across Commons



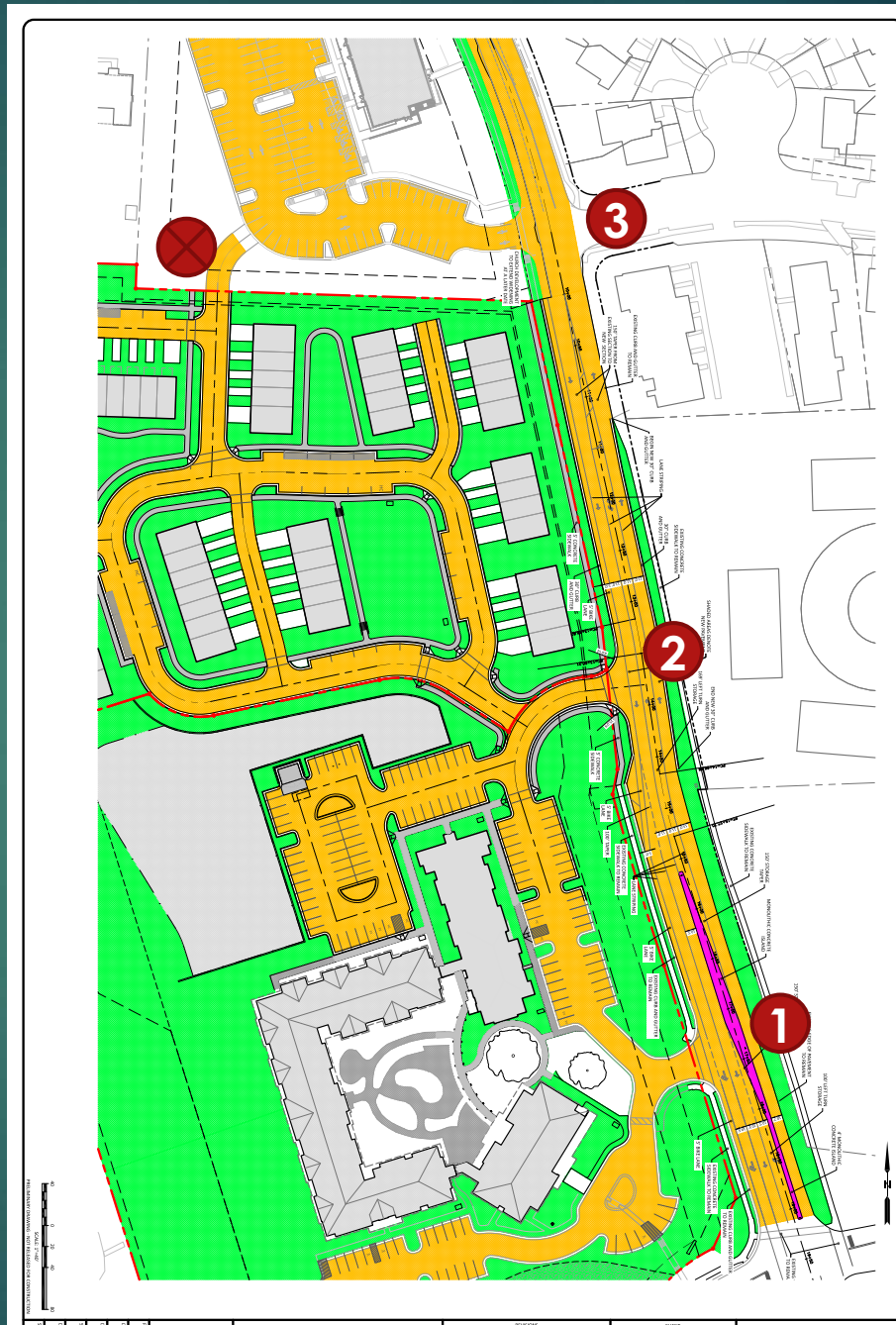
Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers
- Establish Entry Character
- Establish Public Street Face
- Extend Commons & Create Facing TH across Commons
- Extend Commons and Facing TH Concept



Creating a Neighborhood

- Identify Important Surrounding Conditions
- Add Proposed Buffers
- Establish Entry Character
- Establish Public Street Face
- Extend Commons & Create Facing TH across Commons
- Extend Commons and Facing TH Concept
- Add Street Face to Street Face Townhomes



Church
Full Service
 Internal
 Connection
 to Church

Summit
Full Service

Residence Inn
Right In-Right Out



SUMMIT PLACE

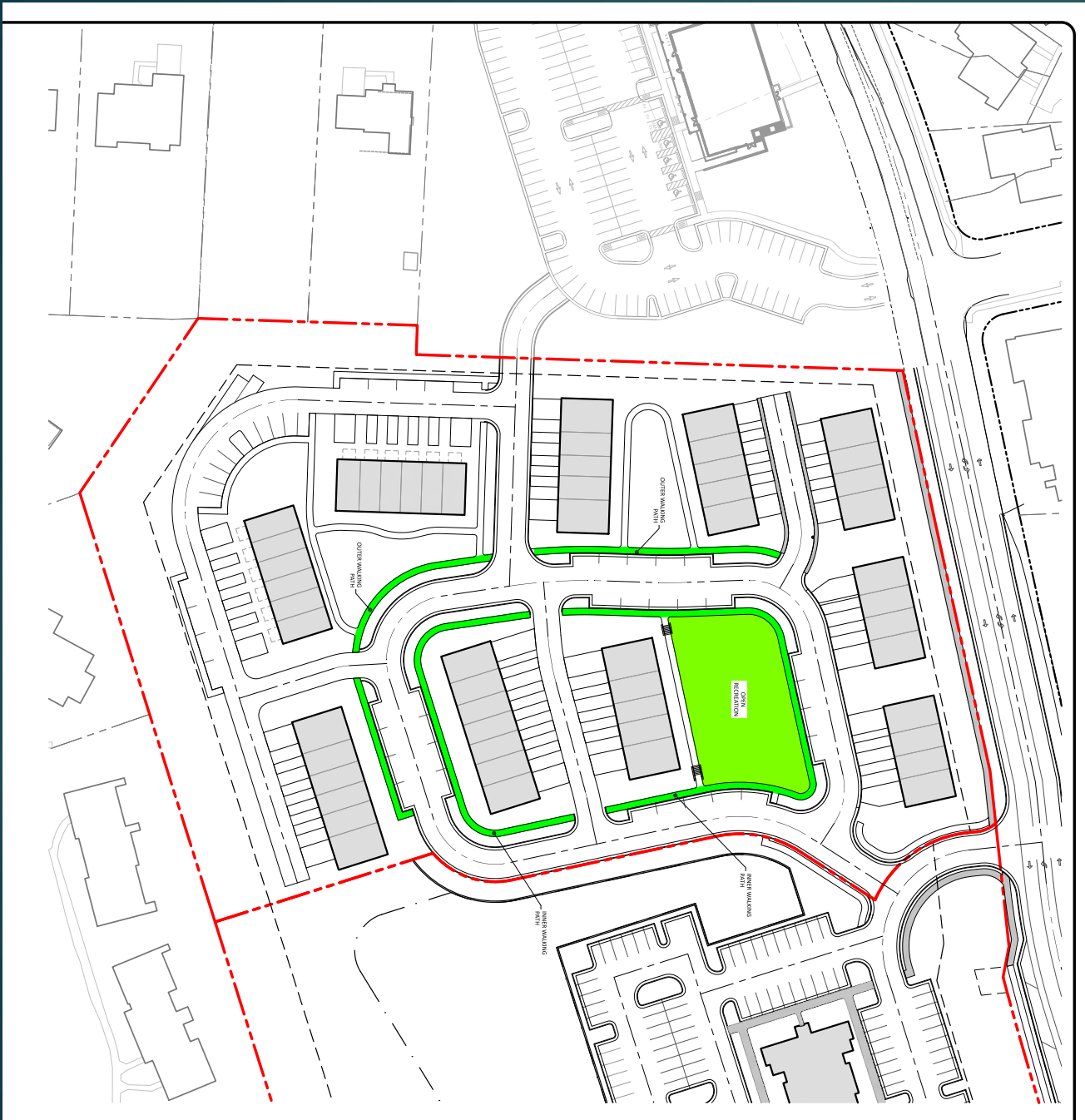
- 45 Market Rate TH
- 7 Affordable TH
- Garage Under & Surface Parking
- Commons Courtyard Open Space
- Connection to Church
- 45 Ft. Buffer to Summerfield Crossing
- 35 Ft. Buffer E. Old Oxford Road Homes
- Bldgs 1-8 *** 3 Story TH
- Bldgs 9-10 ** 2 Story TH



SUMMIT PLACE

3 Commons Courtyards

Sheltered & Shaded Parking



Internal Walking Loops

Inner and Outer sidewalk loops

Designed to promote neighborhood social interactions & connect to major commons area.

Walking takes place at the front or sides of townhomes, not behind.

Southern Portion of Existing Hotel Site Remains the Same



Building Form & Relationships to Neighbors & Erwin Road



Building Form & Relationships to Neighbors & Erwin Road

Section A - Townhomes and E. Old Oxford Road Single Family

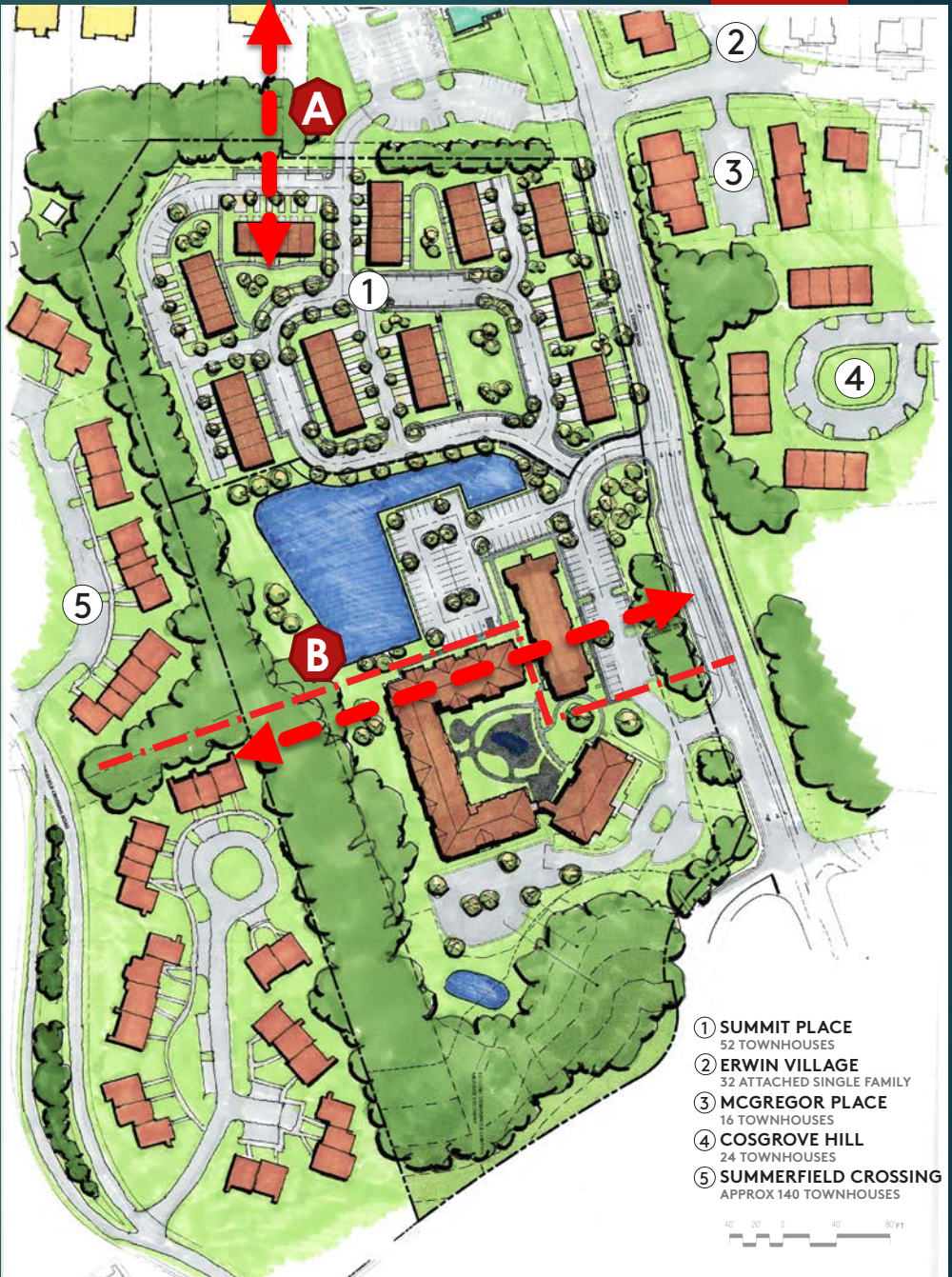


Building Form & Relationships to Neighbors & Erwin Road

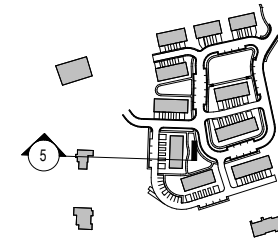
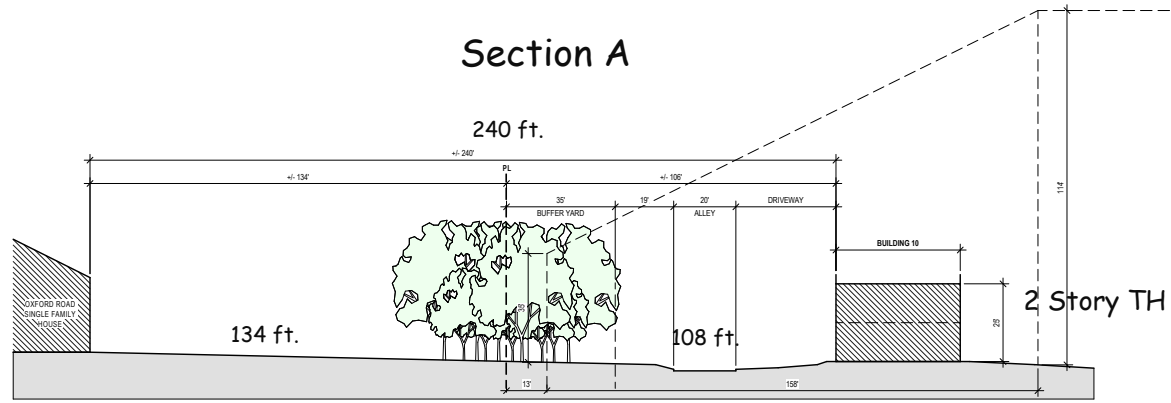
Section A - Townhomes and E. Old Oxford Road Single Family

Section B - New Hotel Building • Erwin Rd & Summerfield Crossing

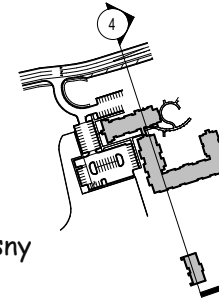
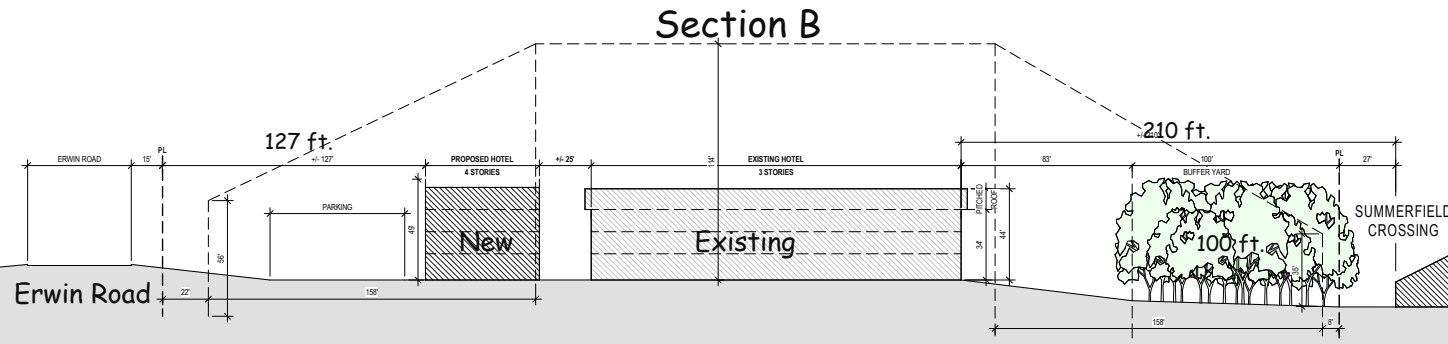
Hotel Design Continuity



Xiao Y Yang



5 NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 20'-0"



H. Krasny

4 EAST/WEST SECTION AT RESIDENCE INN HOTEL
SCALE: 1" = 30'-0"

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SUMMIT HOSPITALITY GROUP LLC
 RESIDENCE INN HOTEL AND SUMMIT PLACE
 TOWNHOMES
 101-111 ERWIN ROAD, CHAPEL HILL, NC

PROJECT	2008	DATE
ISSUE	SITE SECTIONS	10/29/2010
DRAWN BY:	TRW	
CHECKED BY:	JTD	
CONTENT:	HOTEL AND SITE SECTIONS	

A1.02



RESIDENCE INN ADDITION
CHAPEL HILL, NC

28 SEPTEMBER 2020

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RESIDENCE INN ADDITION
CHAPEL HILL, NC

28 SEPTEMBER 2020

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RESIDENCE INN CHAPEL HILL
CHAPEL HILL, NORTH CAROLINA

JULY 17, 2020

EXTERIOR RENDERING

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RESIDENCE INN CHAPEL HILL
CHAPEL HILL, NORTH CAROLINA

JULY 17, 2020

EXTERIOR RENDERING

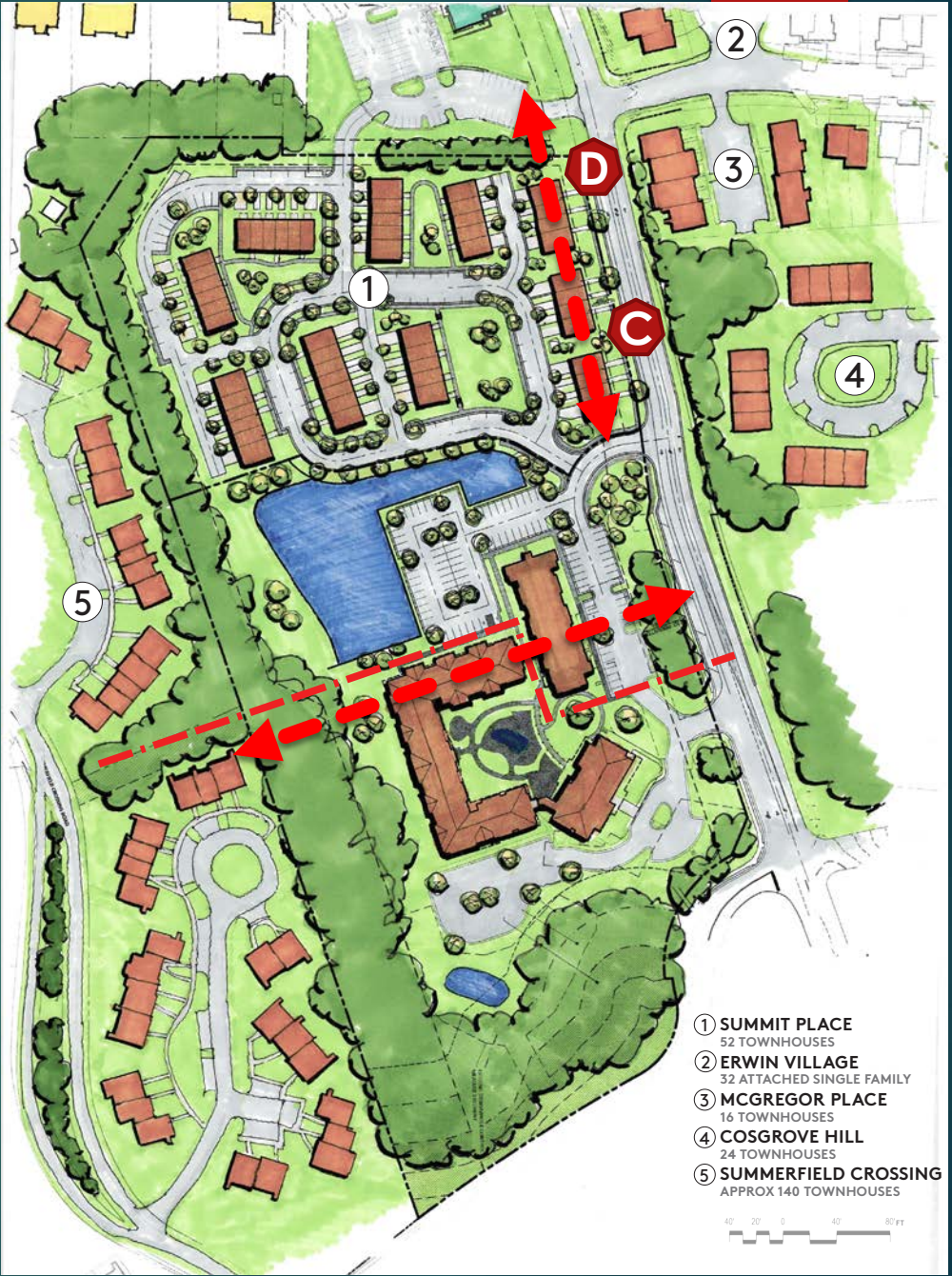
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Building Form & Relationships to Neighbors & Erwin Road

Section C - Erwin Road Townhomes

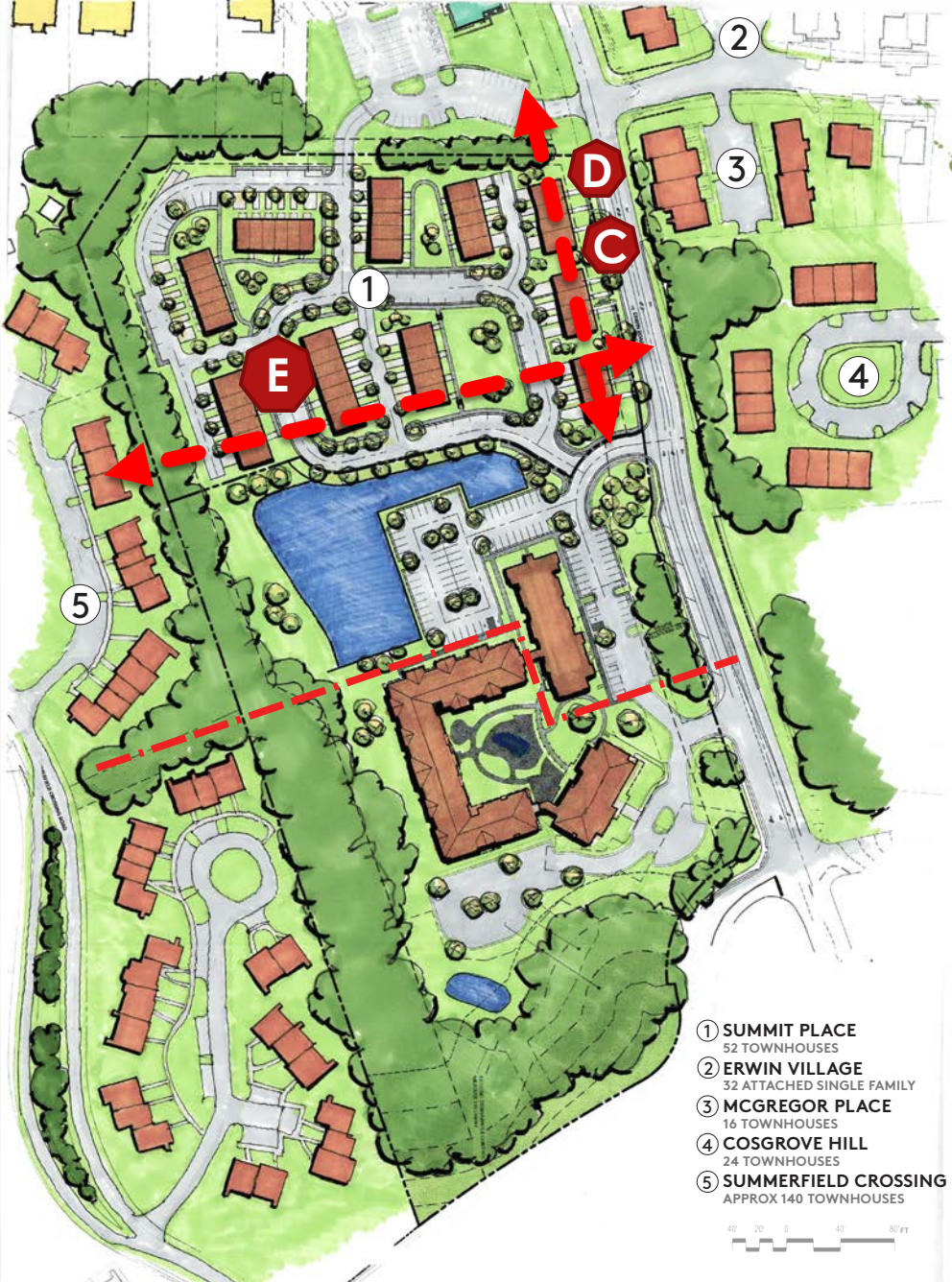
Section D - Townhomes & Christ Community Church



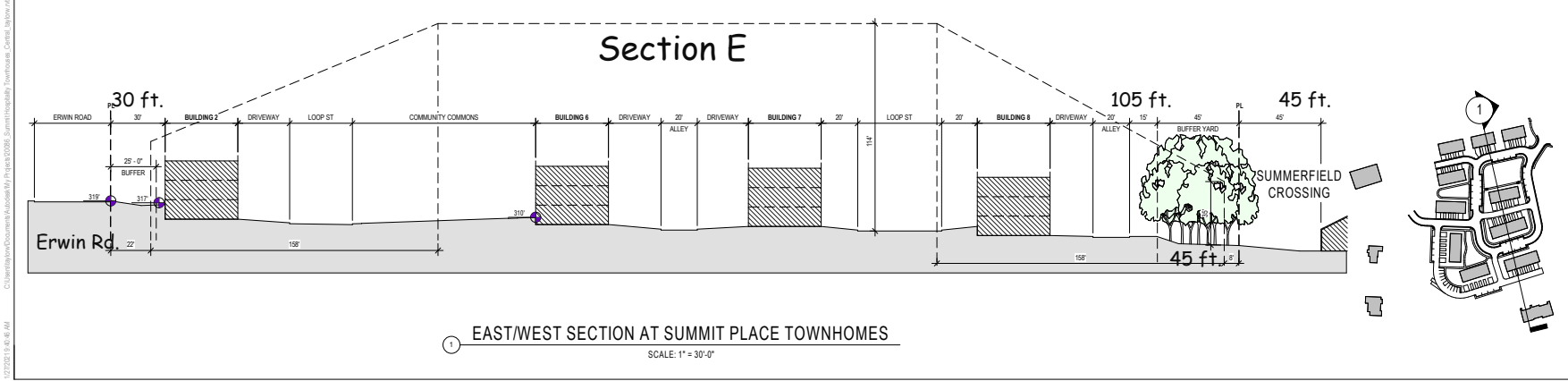
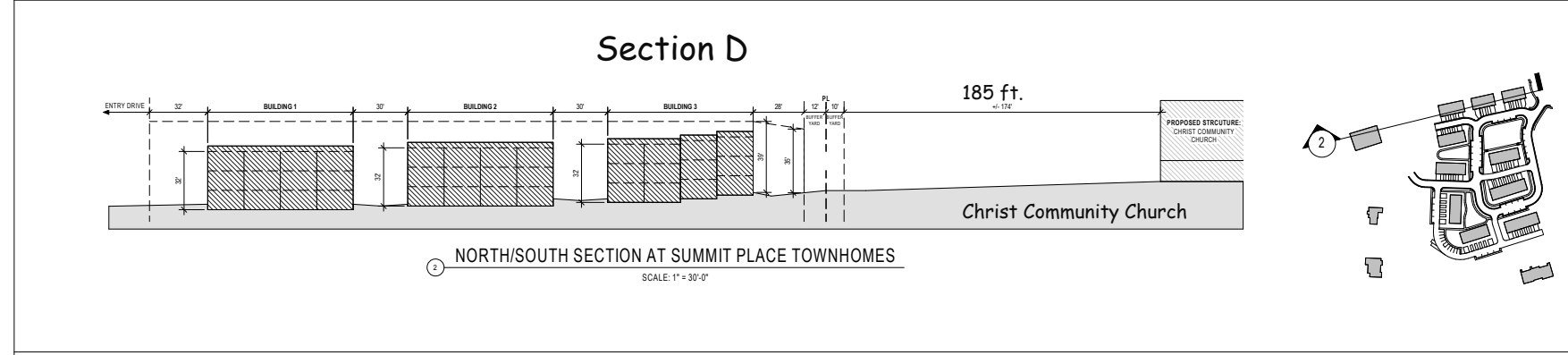
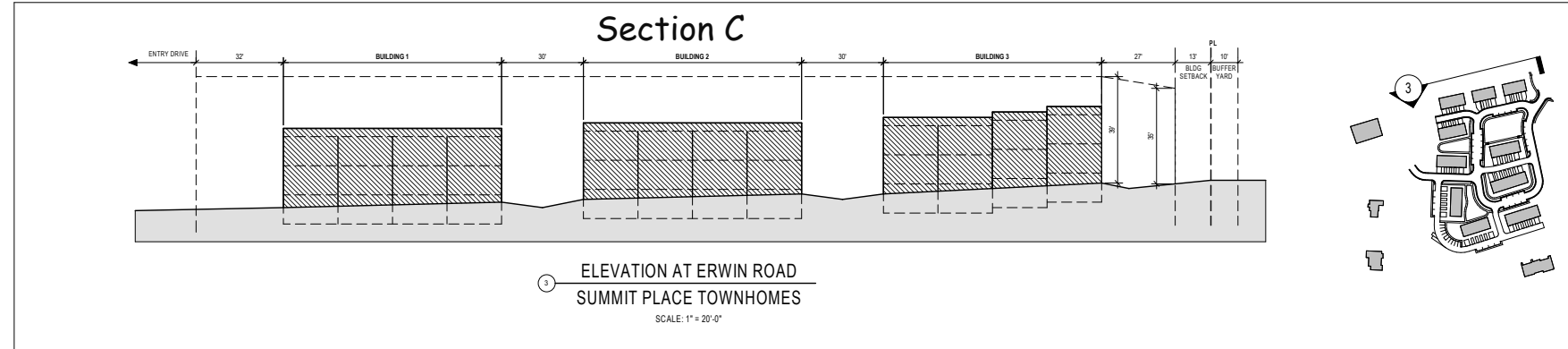
Building Form & Relationships to Neighbors & Erwin Road

Section C & D - Erwin Road - Townhomes & Church

Section E - Hotel & Summerfield Crossing Townhomes



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 1700 Chapel Street, 8th Floor | Philadelphia, PA 19107 | 215.566.0121

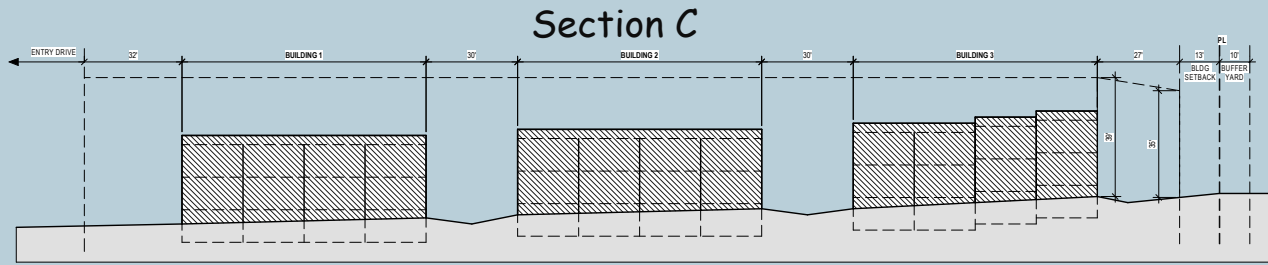
RADWAY
 DESIGN
 2827 Mountain Road
 Charlotte, NC 27219

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SUMMIT HOSPITALITY GROUP LLC
RESIDENCE INN HOTEL AND SUMMIT PLACE
TOWNHOMES
 101-111 ERWIN ROAD, CHAPEL HILL, NC

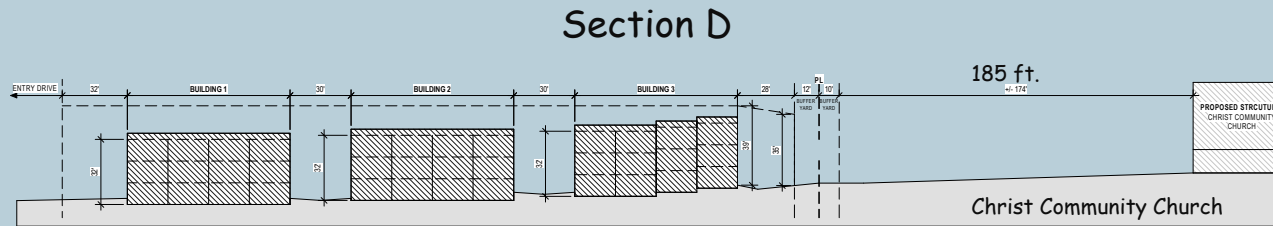
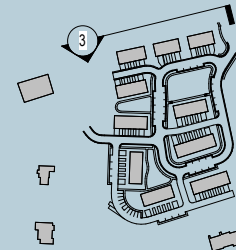
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ISSUE:	SITE SECTIONS	10/29/2020
DRAWN BY:	TRW	
CHECKED BY:	JTD	
CONTENT:	SITE SECTIONS AND ELEVATION	

A1.01



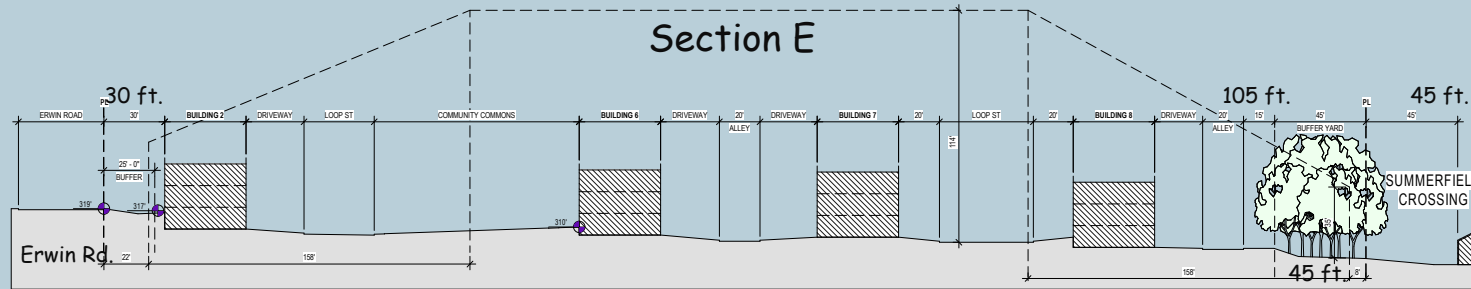
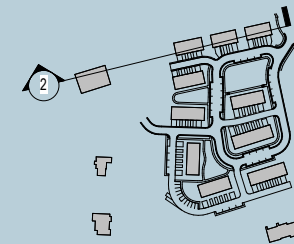
3 ELEVATION AT ERWIN ROAD
SUMMIT PLACE TOWNHOMES

SCALE: 1" = 20'-0"



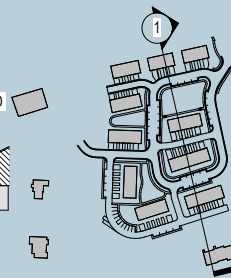
2 NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES

SCALE: 1" = 30'-0"



1 EAST/WEST SECTION AT SUMMIT PLACE TOWNHOMES

SCALE: 1" = 30'-0"



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Preliminary Brownstone Style Townhome Design - 4 Dwelling Unit Building



Preliminary Brownstone Style Townhome Design - Erwin Road Face with Landscape Buffer



Preliminary Brownstone Style Townhome Design - Erwin Road Face



TRANSPORTATION & MOBILITY CONSIDERATIONS

1. Erwin Road Improvements per TIA, NCDOT, and TOCH
2. Sidewalk and Bike Lanes on Erwin Road from Dobbins Drive to Church site. Sidewalks set on Townhome side of Street
Trees in Required Buffer
3. Bus Stop Pad and Bus Shelter Previously Paid for by applicant on Dobbins Drive
4. Internal Vehicle, Bicycle, and Pedestrian Connections among hotel, townhomes and church.
5. EV - All townhomes wired to be ready for charging stations.
6. EV - 4 When hotel receives CO and 14 other spaces EV ready for demand increase over time.

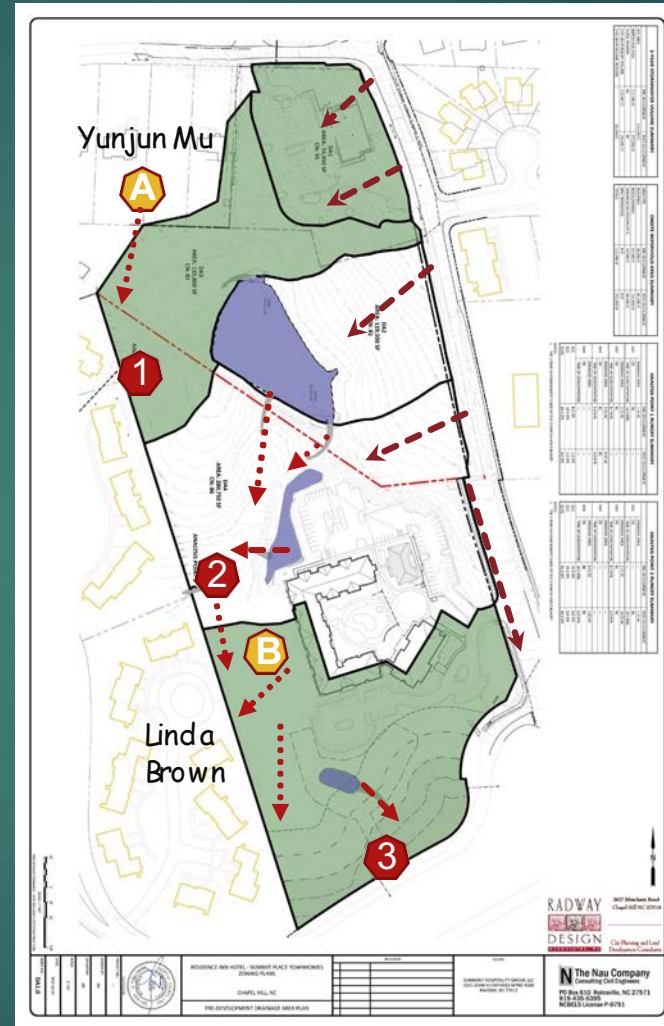
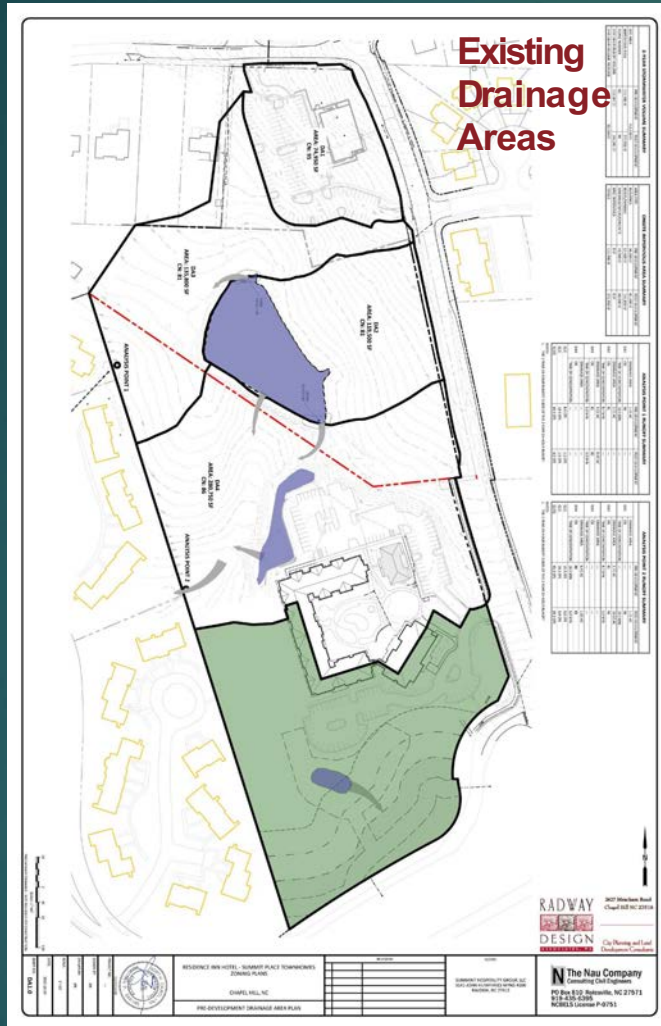


Development Goals

Summit Place Townhomes - Residence Inn Hotel

- √ **Develop the 17.8 Acre Site with uses as adopted by the FLUM**
 - √ **Develop a Townhome Neighborhood - 52 Townhomes - 45 Market Rate**
 - √ **Create Affordable Housing Ownership Opportunities - 7 Affordable**
 - √ **Expand Successful Existing Residence Inn Hotel - Add 54 Suites**
- √ **Improve Drainage & Flooding Conditions for Summerfield Crossing Neighbors**
 - √ **Reduce Stormwater Flow to all homes along Shared Property Line - Requires permission to provide low impact improvements in existing buffer on hotel property.**
- Coordinate Internal Movement – Hotel <> Townhomes <> Church**
 - √ **Pedestrian and vehicular connections plus Emergency Service Access**
- √ **Improve Safety for Pedestrians, bikers, and vehicles on Erwin Road**

Stormwater Management



Current
Water Flow
Patterns

Stormwater Pre & Post Development Discharge - **Without CCC Developed**

Analysis Point #1. Behind 110 - 128 Berry Patch Lane

Design Storm	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	
24 Hour			
1 - Year	7.0	1.1 [85%]	
2 - Year	10.8	1.6 [85%]	
10 - Year	21.2	3.0 [85%]	
25 - Year	27.5	3.7 [85%]	
100 - Year	37.3	5.0 [85%]	

Analysis Point #2. Behind 120 - 124 Woodbridge Lane Behind 100 - 108 Berry Patch Lane

Design Storm	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	
24 Hour			
1 - Year	13.6	2.8 [79%]	
2 - Year	19.4	3.9 [79%]	
10 - Year	34.0	14.1 [60%]	
25 - Year	42.7	20.2 [53%]	
100 Year	56.3	32.8 [42%]	



Stormwater Pre & Post Development Discharge - **Without CCC Developed**

Analysis Point #1. Behind 110 - 128 Berry Patch Lane

Design Storm	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	Post Development With CCC (cfs)
24 Hour			
1 - Year	7.0	1.1 [85%]	1.1 [85%]
2 - Year	10.8	1.6 [85%]	1.6 [85%]
10 - Year	21.2	3.0 [85%]	3.0 [85%]
25 - Year	27.5	3.7 [85%]	3.7 [85%]
100 - Year	37.3	5.0 [85%]	5.0 [85%]

Analysis Point #2. Behind 120 - 124 Woodbridge Lane Behind 100 - 108 Berry Patch Lane

Design Storm	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	Post Development With CCC (cfs) [Percent Reduction]
24 Hour			
1 - Year	13.6	2.8 [79%]	2.3 [83%]
2 - Year	19.4	3.9 [79%]	3.4 [83%]
10 - Year	34.0	14.1 [60%]	6.1 [82%]
25 - Year	42.7	20.2 [53%]	7.8 [82%]
100 Year	56.3	32.8 [42%]	10.3 [81%]

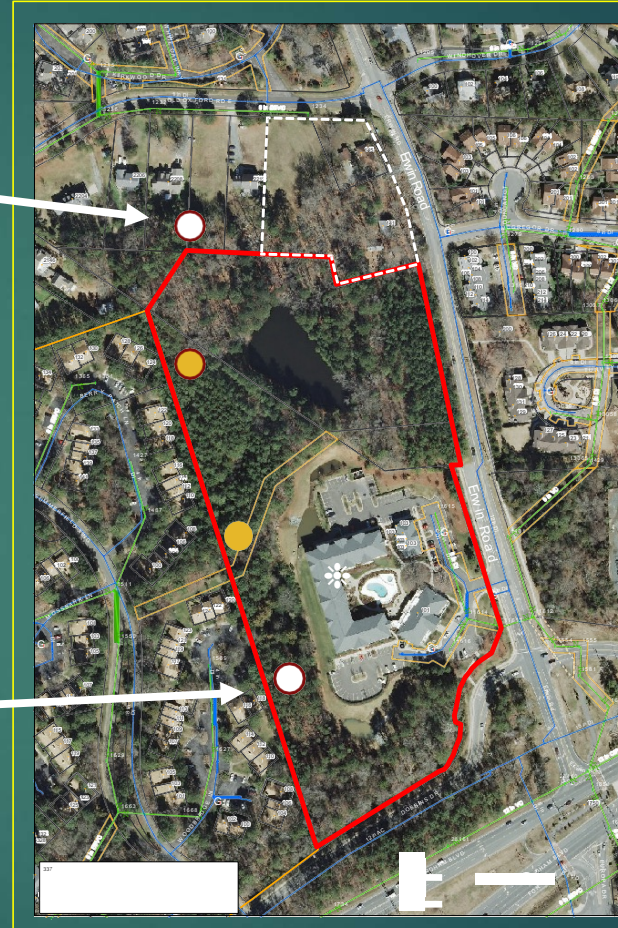


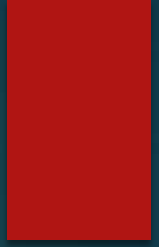
YunJun Mu
Xiao Y Yang

Yard Inlet & Connection to
Summit Stormwater Collection
System

Linda Brown
Summerfield

Discharge Redirection

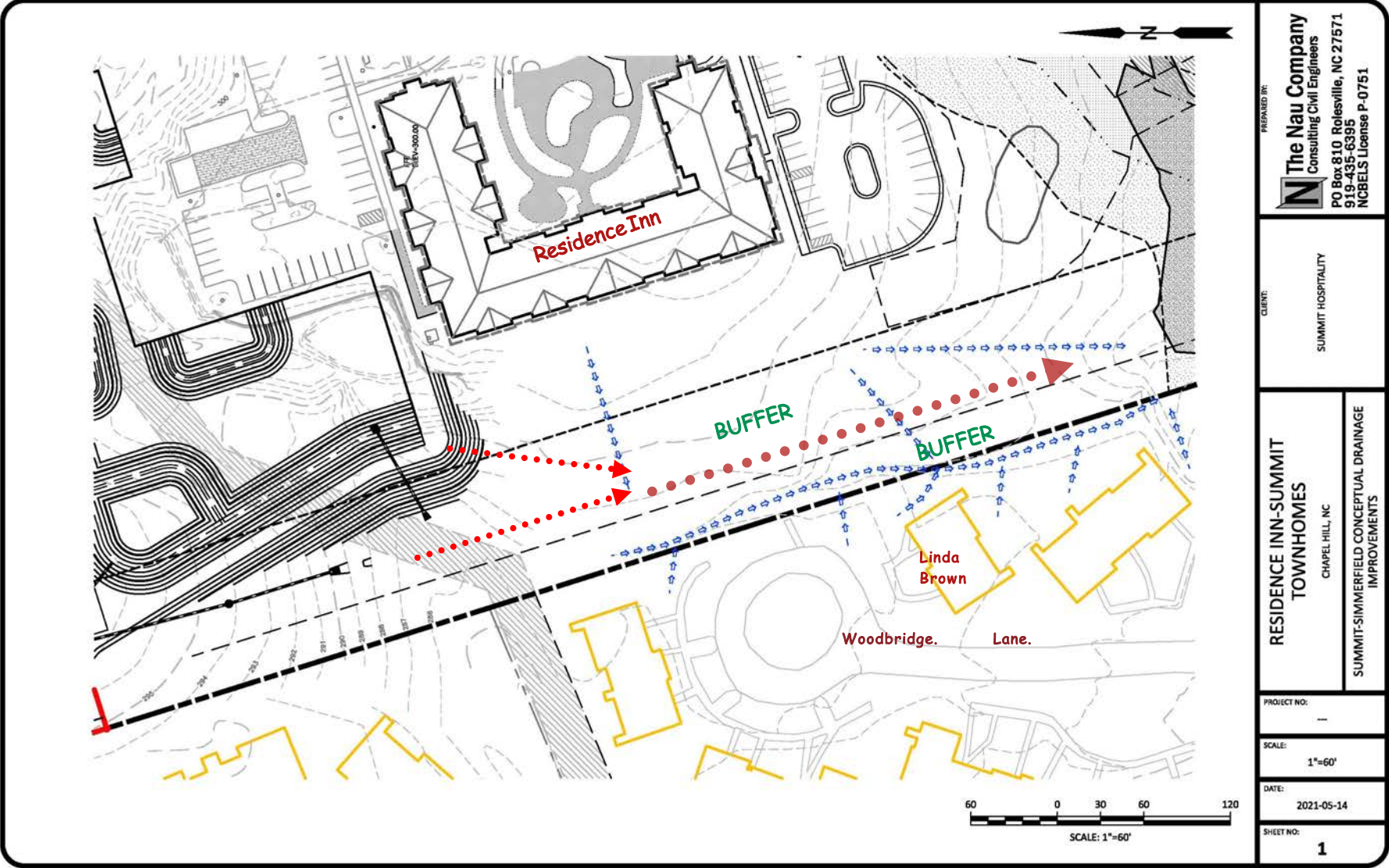




May 7, 2021
Light Rain Event
.2 - .3 Inch Rain
5 - 11 AM



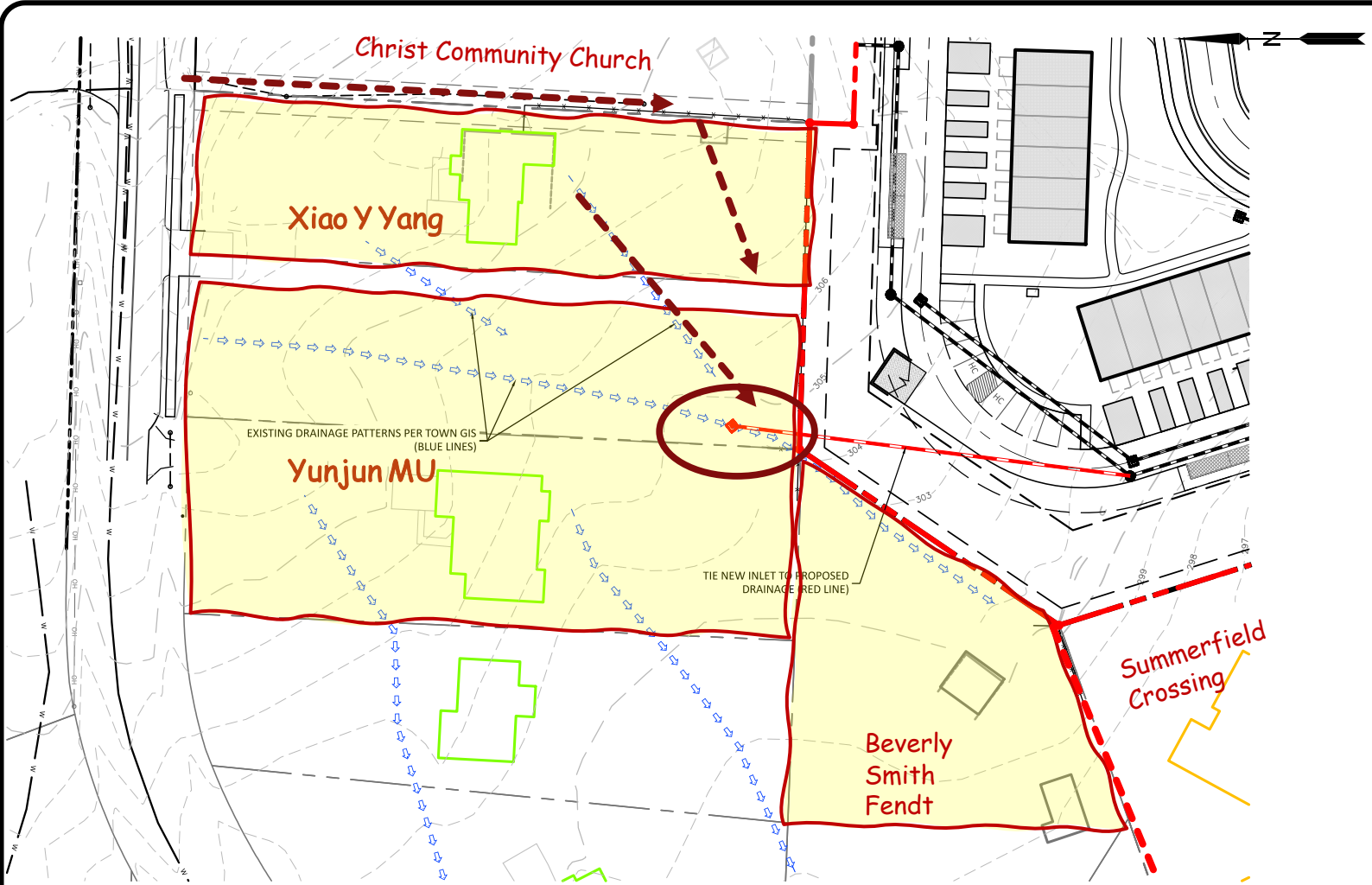
Stormwater Discharge Flow - Option For Study



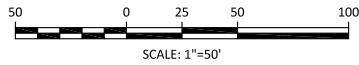
PREPARED BY: The Nau Company Consulting Civil Engineers PO Box 810, Rolesville, NC 27571 919-435-6395 NCBELS License P-0751	
CLIENT:	SUMMIT HOSPITALITY
PROJECT NO.:	---
SCALE:	1"=60'
DATE:	2021-05-14
SHEET NO.:	1

RESIDENCE INN-SUMMIT TOWNHOMES
CHAPEL HILL, NC
SUMMIT-SIMMERFIELD CONCEPTUAL DRAINAGE IMPROVEMENTS

Stormwater Acceptance Flow - Option For study



<p>PREPARED BY: The Nau Company Consulting Civil Engineers PO Box 810, Rolesville, NC 27571 919-435-6395 NCBELS License P-0751</p>	
<p>CLIENT: SUMMIT HOSPITALITY</p>	
<p>PROJECT NO: ---</p>	<p>RESIDENCE INN-SUMMIT TOWNHOMES CHAPEL HILL, NC</p>
<p>SCALE: 1"=50'</p>	<p>WU PARCEL SCHEMATIC DRAINAGE IMPROVEMENTS</p>
<p>DATE: 2021-05-21</p>	<p>PROJECT NO: ---</p>
<p>SHEET NO: 1</p>	<p>SCALE: 1"=50'</p>



Questions -

