

▶ **FILE #:** 12-A-11-UR

**AGENDA ITEM #** 37

**AGENDA DATE:** 12/8/2011

▶ **APPLICANT:** THE ENCLAVE PHASE 2

OWNER(S): Burr, LLC

TAX ID NUMBER: 103 M A 007

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Greenland Way, south of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 7.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Greenland Way, a private, local street with 36' of pavement width within 40' of right-of-way. Greenland Way connects to Hardin Valley Rd., a major arterial street with 4 lanes and center median within 110' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **ZONING:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments

13.15 du/ac

HISTORY OF ZONING: Property rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) by Knox County Commission on October 24, 2011.

SURROUNDING LAND USE AND ZONING: North: Vacant commercial lots/ PC (Planned Commercial) / TO (Technology Overlay)

South: Apartments / OB (Office, Medical, and Related Services) / TO (Technology Overlay)

East: Vacant land / A (Agricultural) / TO (Technology Overlay)

West: College and offices / PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The sites surrounding this parcel have been partially developed with apartment, commercial and office uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 96 residential units for the second phase of an apartment complex subject to the following 8 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development.
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the

Knox County Health Department.

3. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
5. The proposed new gate location is subject to final design approval by the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to obtaining any occupancy permits for the fourth building in this second phase of the development, recording a final plat that combines Lots 7 and 8 and a portion of the Joint Permanent Easement (JPE) (Greenland Way) of The Village at Hardin Valley subdivision into a single lot that brings the overall density to less than 12 du/ac.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OB/TO zoning districts, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is requesting approval of a 96 unit apartment development that will be the second phase of The Enclave apartments. The development will access Greenland Way, a private local street which connects to Hardin Valley Rd. The first phase of the apartment development, with 140 units, was approved as a permitted use under the OB zoning at a density of 11.89 du/ac. The OB zoning district allows multi-dwelling developments at less than 12 du/ac as a permitted use. Developments of 12 du/ac or more require use on review approval.

The applicant has already received approvals to build three buildings with a total of 72 units on this site at a density of 9.86 du/ac. To add the proposed fourth building with 24 units, increases the density to 13.15 du/ac which requires the use on review approval. The Northwest County Sector Plan identifies this site for medium density residential (MDR), mixed uses (which includes MDR) and commercial uses. Medium density residential has a density range of 5 du/ac to less than 12 du/ac. While the zoning ordinance allows consideration of densities of 12 du/ac and above, the Sector Plan does not support that density. Staff is recommending approval of the fourth building with the condition that occupancy permits not be issued for the building until a final plat is approved and recorded that combines Lots 7 and 8 and a portion of the Joint Permanent Easement (JPE) (Greenland Way) of The Village at Hardin Valley subdivision into a single lot. This resubdivision would bring the density for the entire development down to a density of approximately 11.86 du/ac. The applicant has not combined the property due to financing issues.

The traffic impact study that was prepared in 2006 was re-evaluated with the proposed change in use. It has been determined that no additional street improvements are required.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on December 5, 2011.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed apartment development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed development is an extension of the existing apartments located to the south and is compatible with surrounding land uses.
3. Any school age children living in this development will be zoned to Hardin Valley Elementary School, Karns Middle School and Hardin Valley Academy.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed apartment development is consistent with all relevant requirements of the OB zoning, as well as other criteria for approval of a use on review.

2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major arterial.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential (MDR), mixed uses (which includes MDR) and commercial uses for this site. The proposed development will be in conformity with the plan when the parcels, including the JPE, are combined as a single lot.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 920 (average daily vehicle trips)

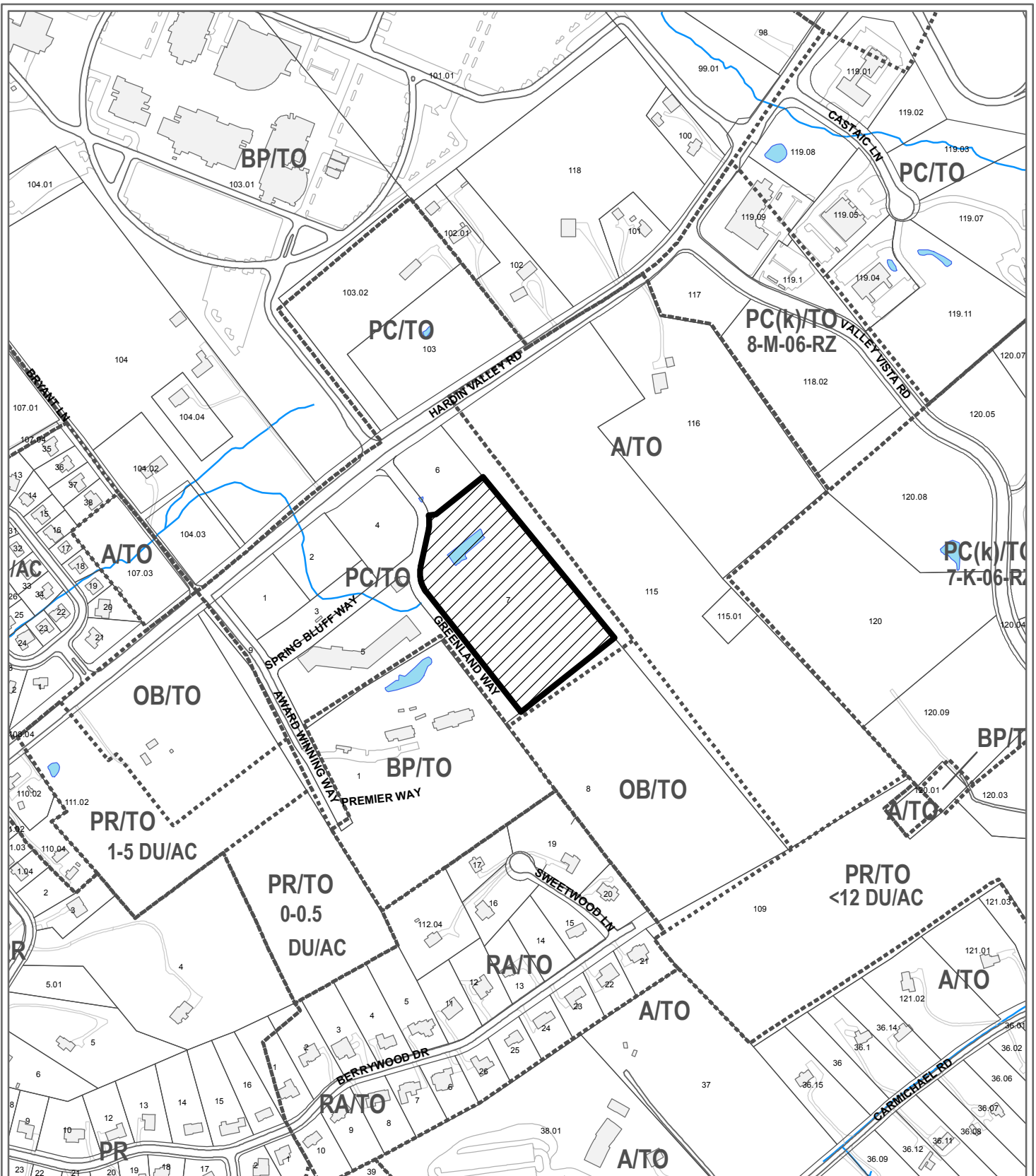
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

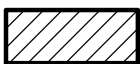
Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-A-11-UR  
USE ON REVIEW**



Apartments in OB (Office, Medical, and Related Services) / TO (Technology Overlay)

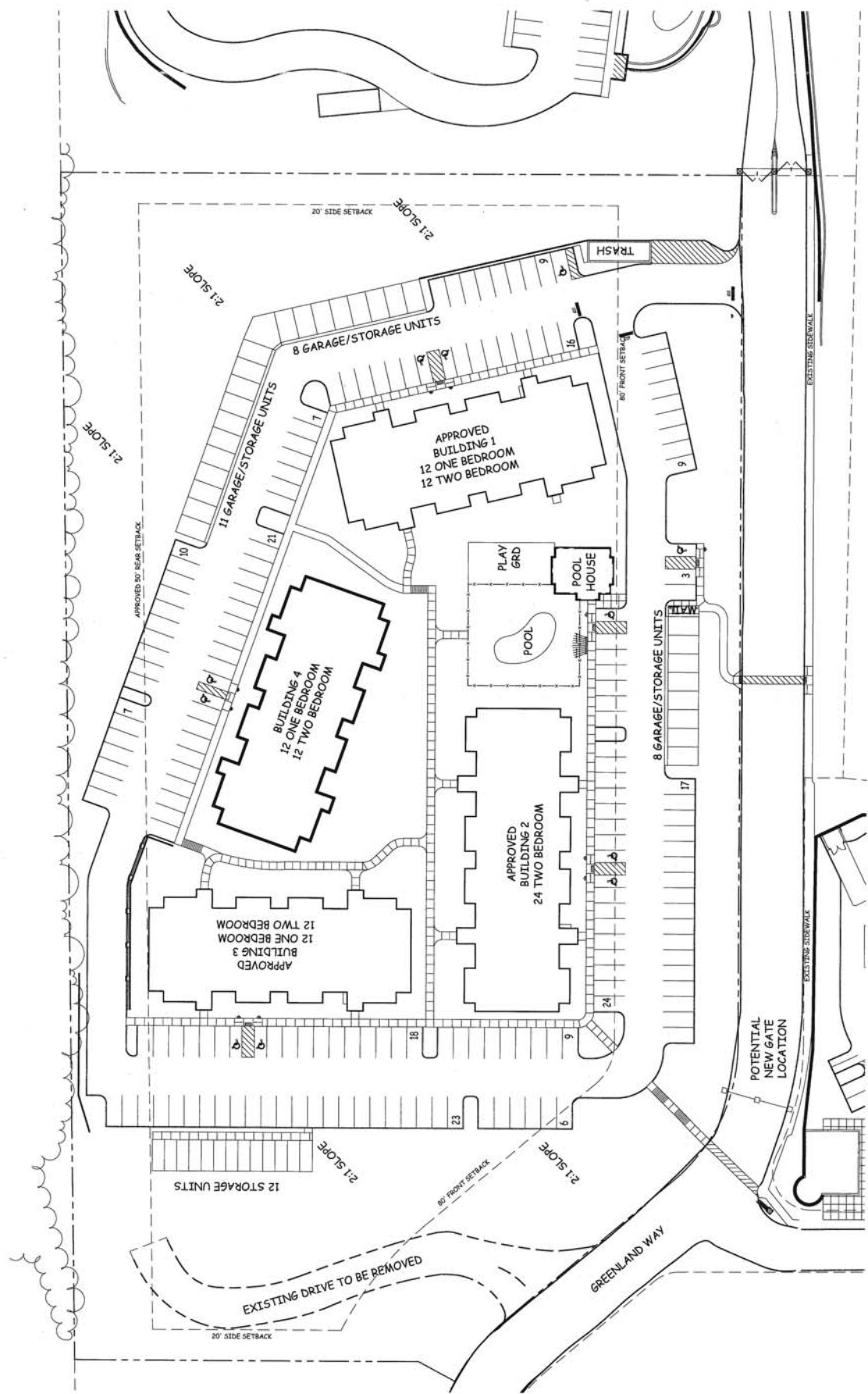
Original Print Date: 11/21/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: The Enclave Phase 2

Map No: 103  
Jurisdiction: County

0 500  
Feet





**GENERAL SITE NOTES**  
 12-A-11-U-K  
**REVISED**  
 11-23-11

UNIT COUNT: 96 TOTAL UNITS (60 TWO BEDROOM, 36 ONE BEDROOM)  
 PARKING REQUIRED:  
 15 SPACES PER RESIDENCE UNIT  
 1.5 SPACE FOR EACH 1 BEDROOM UNIT  
 100 SPACES  
 150 TOTAL RESIDENCE SPACES  
 150 TOTAL RESIDENCE SPACES (MIN X 1.75)  
 150 TOTAL RESIDENCE SPACES (MIN X 1.75)

FURNISHING SHOW:  
 HANDICAP: 11  
 REGULAR: 158  
 OVERALL TOTAL: 179 SPACES

**SITE CALCULATIONS**  
 TOTAL SITE AREA - 7.3 ACRES  
 TOTAL IMPERVIOUS AREA - 4.6 ACRES  
 4.6 / 7.3 = 63%

**DENSITY CALCULATIONS**  
 PHASE 1 SITE AREA - 13.77 ACRES  
 PHASE 2 TOTAL UNITS - 96  
 UNITS PER ACRE - 11.89

**COMBINED SITE AREA - 19.9 ACRES\***  
 COMBINED TOTAL UNITS - 236  
 UNITS PER ACRE - 11.86

\*NOTE: P.A.R. CALCULATIONS INCLUDED ALL BUILDINGS.

**SITE PLAN**  
 SCALE: 1" = 30'-0"

**SITE CALCULATIONS**  
 P.A.R. FOOTPRINT OF ALL BUILDINGS: 99,966 SF / 117,986 SF SITE AREA = 87%  
 P.A.R. OCCUPABLE AREA: 103,474 SF / 317,386 SF SITE AREA = 32.5%  
 PHASE 1 EXISTING OCCUPABLE AREA: 196,800 SF / 302,400 SF SITE AREA = 65%  
 COMBINED PHASE 1 & 2 OCCUPABLE AREA: 124,294 SF / 300,386 SF SITE AREA = 41.4%

**PLAN NORTH**  
 MAGNETIC NORTH

MBI  
Michael Brady Inc.

299 N. WEDGEFIELD RD.  
KNOXVILLE, TN 37923  
PHONE: 615 584 0999  
FAX: 615 584 8222  
www.michaelbrady.com

NOT FOR CONSTRUCTION

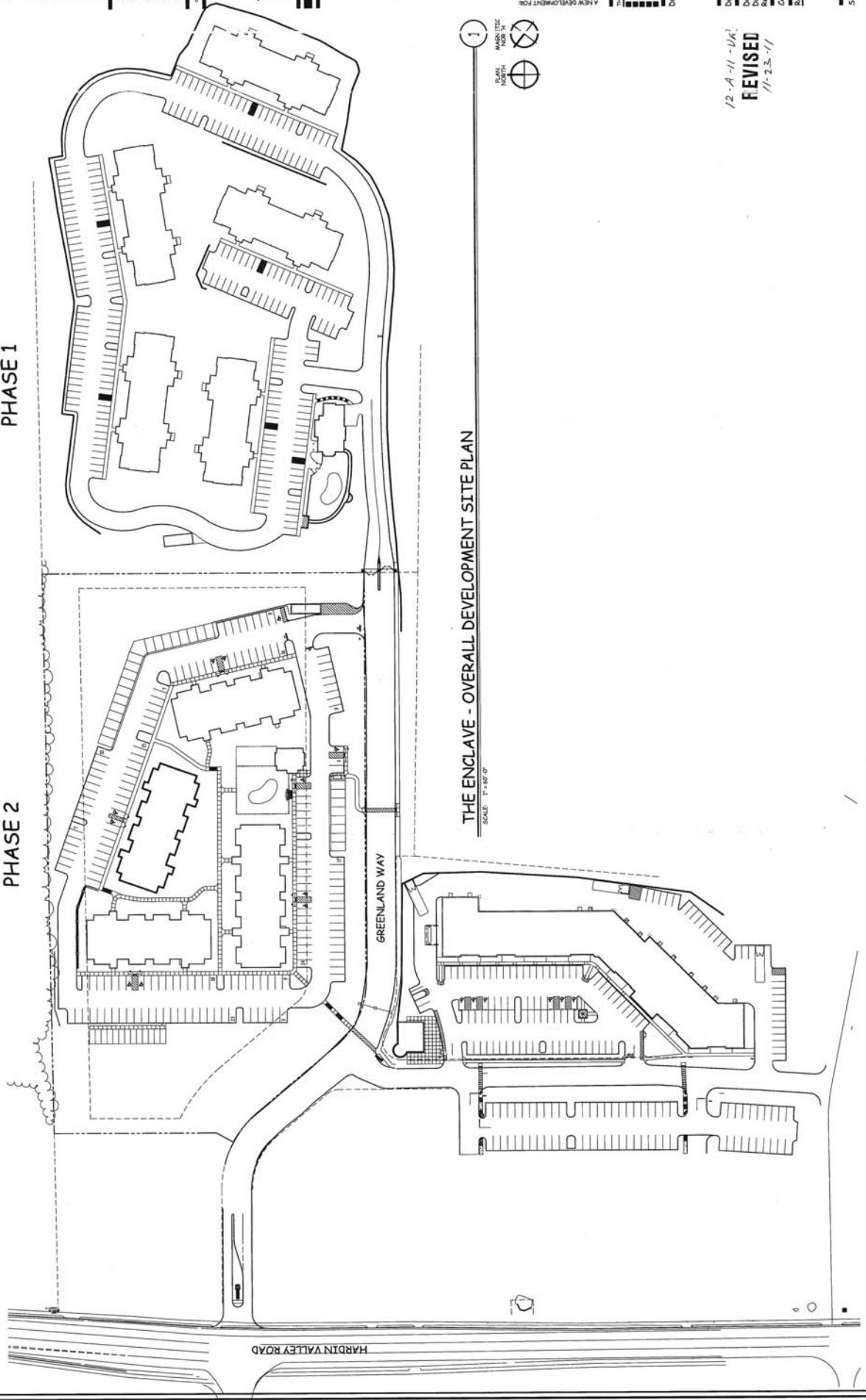
A NEW DEVELOPMENT FOR  
THE ENCLAVE APARTMENTS  
PHASE 2  
GREENLAND WAY  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN ISSUED FOR INFORMATION ONLY FOR PERMITTING ONLY. IT IS NOT TO BE USED FOR CONTRACT DOCUMENTS.

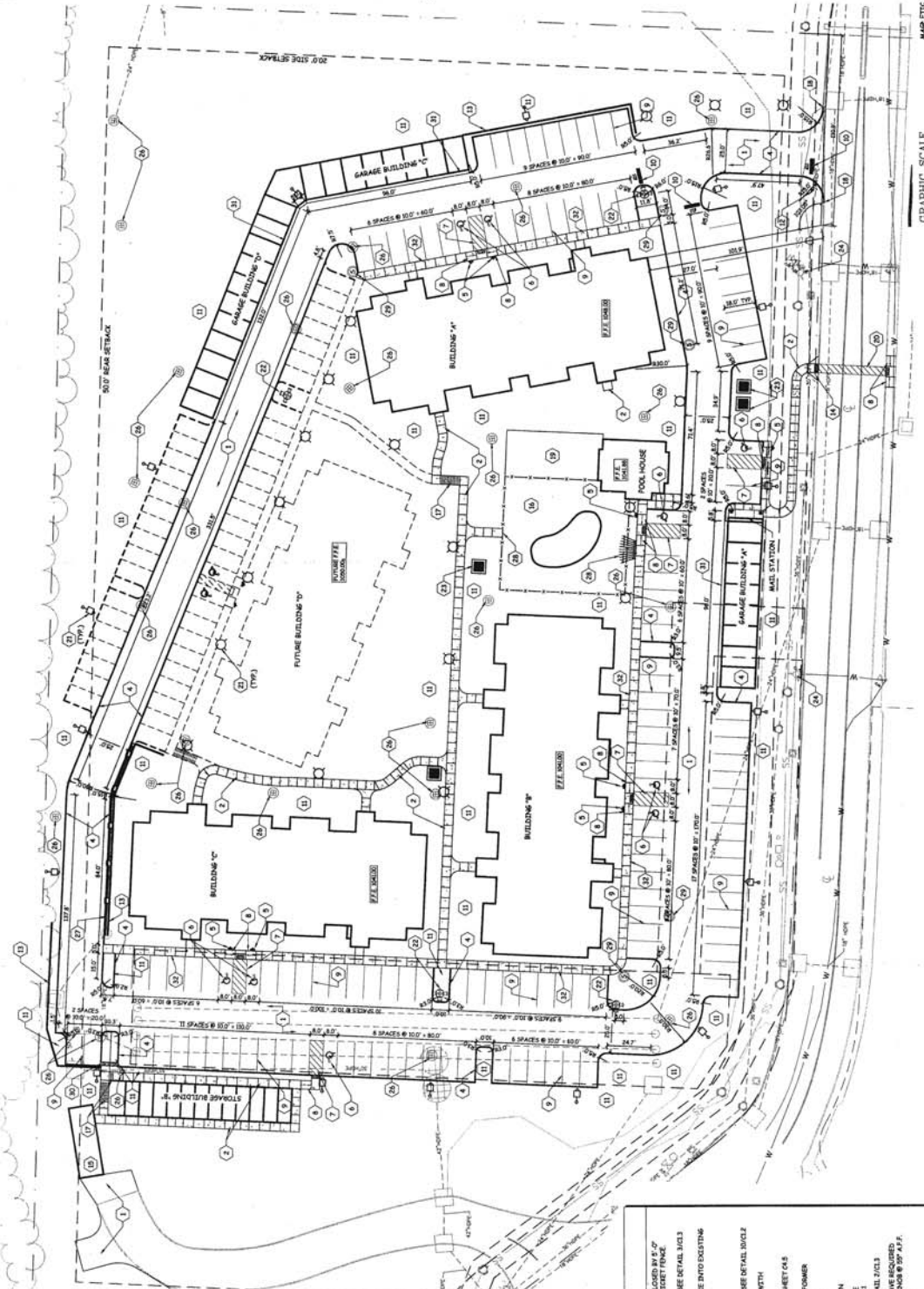
Date: 11/04/2011  
Designed By:  
Reviewed By:  
Comm. No. 10110212  
Revisions:

12-A-11-1/K  
**REVISED**  
1/1, 2, 3-1/1

Sheet No. of





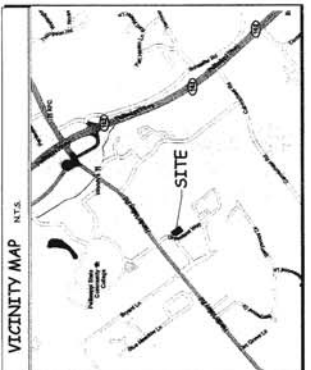


GRAPHIC SCALE  
 1" = 30'-0"  
 1" = 150'-0"

MAP ETC  
 NO. 11

1

REVISIONS  
 12-21-11  
 REVISED  
 11-13-11



- SITE REVED NOTES**
1. 1.5" DIA. REBAR TYPING - SEE DETAIL U/L1
  2. 4" THICK CONCRETE WALK WITH 6# 10" DIA. WELDED WIRE MESH ON 4" GRANULATED STONE BASE. PROVIDE EXPANSION JOINTS AT 30' ON MAX. BROOM FINISH - SEE DETAILS U/L1 AND U/L2
  3. 4" MACHINE FORMED CONCRETE CURB - SEE DETAIL U/L1
  4. POLE MOUNTED HANDICAP SIGN - SEE DETAIL U/L1
  5. 4" POLYMER PORTLAND CEMENT CONCRETE TO BE BLUE - SEE DETAIL U/L1
  6. STURDIED HANDICAPPED ACCESS RAMP - 4" PAINTED STUDS. COLOR TO BE BLUE
  7. 4" WIDE PAINTED STEPS. COLOR TO BE WHITE
  8. PAINTED STOP SIGN - SEE DETAIL U/L1
  9. 4" WIDE PAINTED STOP SIGN ON LANDSCAPING COORDINATE WITH SHEET C31
  10. POLE MOUNTED STOP SIGN - SEE DETAIL U/L1
  11. STAKED BLOOD RETARDING WALL - SEE DETAIL U/L1
  12. CURB WITH WALL FINISHED WITH 4" CONCRETE - SEE DETAIL U/L1
  13. 4" CONCRETE TYPING RAMP WITH FILLER - SEE DETAIL U/L1
  14. COMPACTOR ENCLOSURE - SEE SHEET A11
  15. SWIMMING POOL AREA ENCLOSED BY 5'-0" PRE-FINISHED ALUMINUM INSERT FENCE
  16. STAIRS WITH HANDRAIL - SEE DETAIL U/L3
  17. END OF NEW CONC. CURB. TIE INTO EXISTING PLAYGROUND AREA
  18. FRESHEN COORDINATE - SEE DETAIL U/L1
  19. FRESHEN COORDINATE WITH ELECTRICAL ISLAND
  20. NEW FIRE HYDRANT - SEE SHEET C45
  21. NEW PAD MOUNTED TRANSFORMER
  22. EXISTING FIRE HYDRANT
  23. ELECTRICAL METER STATION
  24. COUCH BENCH
  25. LOCATION WITH SHEET C31
  26. NEW ALUMINUM - SEE DETAIL U/L3
  27. ALL FENCE GATES SHALL HAVE REQUIRED LATCHES WITH RELEASE INSB @ 20" A.F.F.
  28. NEW SANITARY MANHOLE
  29. CURB CUT WITH COVERS PLATE OVER 18" WIDE DETAIL U/L3
  30. CURB CUT WITH COVERS PLATE OVER 18" WIDE DETAIL U/L3
  31. CONCRETE TYPING RAMP WITH FILLER ON 4" JOINTS AT 20'-0" MAX. - SEE DETAIL U/L1
  32. CONCRETE TYPING RAMP WITH FILLER ON 4" JOINTS AT 20'-0" MAX. - SEE DETAIL U/L1

**GENERAL NOTES**

8.6.15 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.

8.6.16 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.

8.6.17 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.

8.6.18 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.

8.6.19 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.

8.6.20 TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND NOT BE SUBJECT OF ANY EROSION BEFORE START OF CONSTRUCTION.



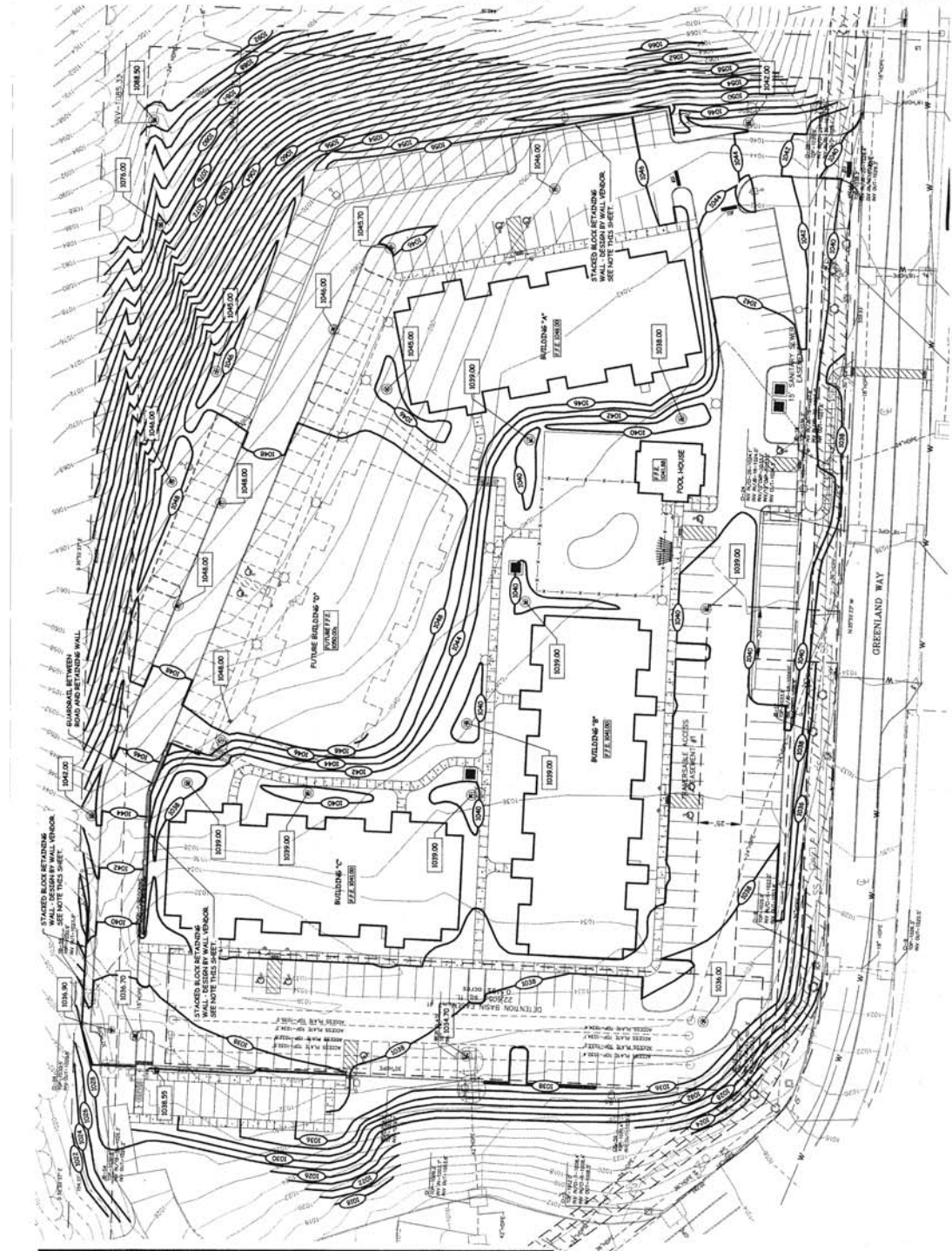
12-A-11-00R  
**REVISED**  
 11-23-11

Date: 10/31/11  
 Designed By: RSM  
 Drawn By: DMR  
 Reviewed By: LJC  
 Comm. No. BPT10212  
 Reference:

Sheet No. of C2.1

**THE ENCLAVE APARTMENTS**  
 PHASE 2  
 A NEW DEVELOPMENT FOR GREENLAND WAY KNOXVILLE, TN 37923

**MBI**  
 Michael Brady, Inc.  
 299 N. WETSHAMEN RD.  
 KNOXVILLE, TN 37918  
 PHONE: 615.594.5213  
 FAX: 615.594.5213  
 www.mbradyinc.com



**OVERALL GRADING PLAN**  
 SCALE: 1" = 30'-0"  
 GRAPHIC SCALE  
 1" = 30' (IN FEET)  
 1" = 30' PL

- GRADING AND EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MONITORING AND ADJUSTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO MAINTAIN EROSION CONTROL MEASURES IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FAVORABLE WEATHER CONDITIONS ARE ESTABLISHED.
  2. CONTRACTOR TO FIELD VERIFY ROAD GRADES PRIOR TO CONSTRUCTION.
  3. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S SITE ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER COORDINATION WITH OVERALL SITE DRAINAGE PLAN.
  4. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  5. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  6. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  7. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  8. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  9. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  10. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  11. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  12. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  13. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  14. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  15. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  16. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  17. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  18. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  19. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  20. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  21. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  22. CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPTHS. SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.

**STOP**  
 BEFORE YOU STOP CALL 1-800-363-3111 TENNESSEE ONE CALL IT'S THE LAW

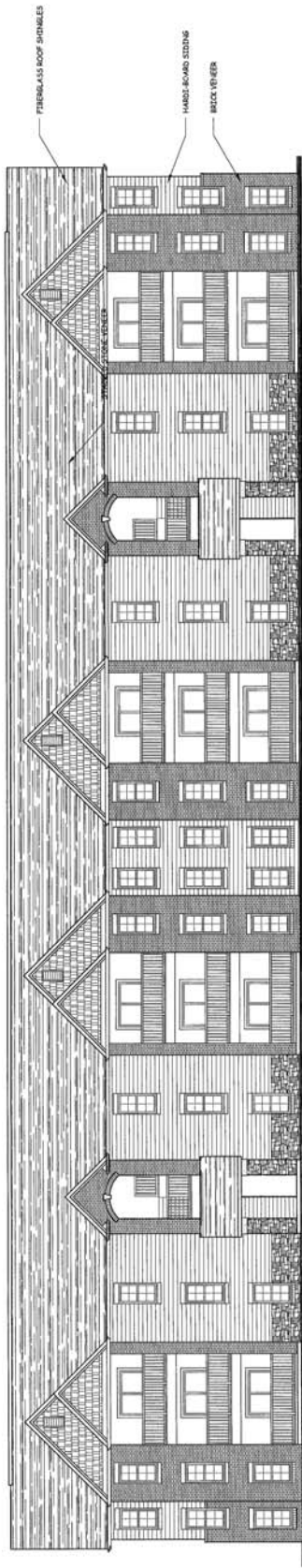
**SITE GRADING LEGEND**

- 1044.70 — EXISTING PROPERTY LINE
- 1044.70 — EXISTING CONTOUR
- 1044.70 — FRESH CONTOUR
- 1044.70 — FRESH SPOT GRADE

CONTRACTOR COORDINATE WITH WALL WINDOWS TO OBTAIN DESIGN SHOP DRAWINGS SEALED BY AN ENGINEER REGISTERED IN TENNESSEE. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES, SPECIFICATIONS, REVISIONS AND AS-BUILT INFORMATION FOR ACCEPTANCE OF THE WALL BY THE COUNTY.

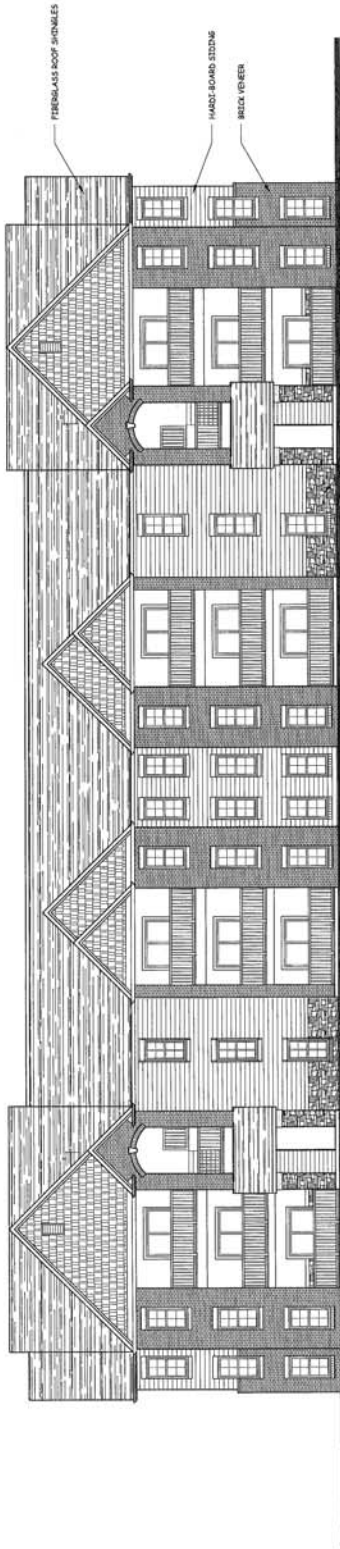






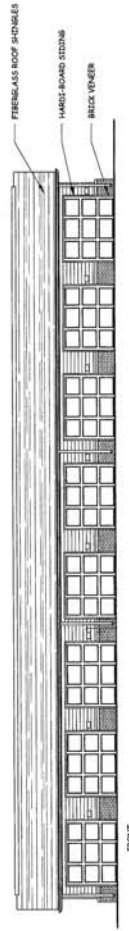
TYPICAL EXTERIOR ELEVATIONS - BUILDING 2

SCALE: 1/8" = 1'-0"



TYPICAL EXTERIOR ELEVATIONS - BUILDINGS 1 AND 3

SCALE: 1/8" = 1'-0"



TYPICAL GARAGE ELEVATIONS

SCALE: 1/8" = 1'-0"



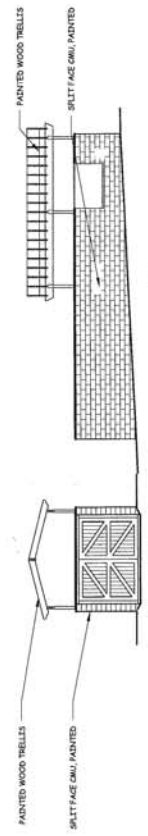
CLUBHOUSE ELEVATIONS

SCALE: 1/8" = 1'-0"

POOL SIDE

STREET SIDE

12-A-11-UR



TRASH ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

299 N. WESSAUBER RD.  
KNOXVILLE, TENNESSEE  
37619  
PHONE: 865 984 0999  
FAX: 865 984 5233  
www.michaelbradyinc.com

Michael Brady Inc.  
ARCHITECTURAL ENGINEERING INTERIORS



NOT FOR CONSTRUCTION

THE ENCLAVE APARTMENTS  
PHASE 2  
GREENLAND WAY  
KNOXVILLE, TN 37923

DESIGNED BY: MBI  
FOR REVIEW ONLY  
NO CONTRACT DESIGN  
NO CONTRACT DOCUMENTS  
CONSTRUCTION DOCUMENTS

DATE: 10/19/11  
DESIGNED BY:  
REVIEWED BY:  
COMM. NO. BP110212  
REVISOR:

SHEET No. of