



USE ON REVIEW REPORT

▶ **FILE #:** 8-K-20-UR

AGENDA ITEM #: 35

AGENDA DATE: 8/13/2020

▶ **APPLICANT:** SCOTT WILLIAMS
OWNER(S): Amanns Properties Diversified

TAX ID NUMBER: 48 E A 001 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6417 Maynardville Pk.

▶ **LOCATION:** Southwest corner of Mynatt Rd. & Maynarville Pk. Intersection

▶ **APPX. SIZE OF TRACT:** 10.24 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial street with 4 lanes and a center median within 130-150' of right-of-way, Rifle Range Rd., a minor arterial street with 20' of pavement width within 45-50' of right-of-way or Mynatt Rd., a major collector street with 20' of pavement width within 40-45' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business) & CB (Business & Manufacturing)

▶ **EXISTING LAND USE:** Self-storage and vacant land

▶ **PROPOSED USE:** Self-storage facility

n/a

HISTORY OF ZONING: This property was rezoned from RB (General Residential) to CB (General Commercial) in 2015 (# 2-A-15-RZ)

SURROUNDING LAND USE AND ZONING: North: Mobile home park, single family detached residences / CA (General Business)

South: Residences, vacant land / CA (General Business), RB (General Residential)

East: Vehicle sales, gas station / CA (General Business)

West: Mobile home park, monument business / CB (Business & Manufacturing), RB (General Residential)

NEIGHBORHOOD CONTEXT: This site is located in an area that has developed with commercial uses along Maynardville Pike and a mix of residential uses, including several mobile home parks, under CA, CB and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an indoor and outdoor self-service storage facility with approximately 51,600**

square feet of floor area and 40 covered large vehicle storage spaces in the CA and CB zones, as shown on the development plan, subject to 8 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting the requirements of the Knox County Fire Prevention Bureau for the access control gate and the fire access around the site.
4. Providing a minimum of 1 parking space located outside of the gate for use of visitors of the cemetery. The location and design of this parking space is to be reviewed and approved by the Knox County Department of Engineering and Public Works.
5. Meeting the sight distance requirements of the Knox County Department of Engineering and Public Works for the proposed driveway locations on Mynatt Drive and Rifle Range Drive.
6. Providing elevations of the indoor self-storage facility to the right (east) of the Rifle Range Drive entrance to Planning Commission staff for review and approval before building permits are issued for this structure to verify the architectural design standards of section 4.93.03 are met.
7. All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
8. Installation of all landscaping shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the CA and CB zones, as well as other criteria for approval of a use on review

COMMENTS:

The applicant is proposing an indoor and outdoor self-service storage facility with covered large vehicle storage that is an expansion of the existing self-storage facility with access to Maynardville Pike. The two phases of the self-storage facility will have an internal connection. The storage facility is located on the CA zoned property and will have one-way in, one-way out access to Maynardville Pike only.

The building proposed to the right (east) of the Rifle Range Drive entrance is entirely an indoor self-storage facility and must meet the requirements of 4.93.03 of the Knox County Zoning Ordinance. This includes architectural standards and elevations have not been provided. The one story building will sit below Rifle Range Drive and will not be highly visible. Staff is recommending that the elevations be provided to Planning Commission staff for review and approval of the elevations to verify compliance with the standards.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted under the CA and CB zoning district and will have no impact on schools.

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

1. The request with the noted conditions conforms with the requirements of the CA and CB zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes GC (General Commercial) uses for this property. The proposed indoor and outdoor self-service storage facility is consistent with the land use designation.

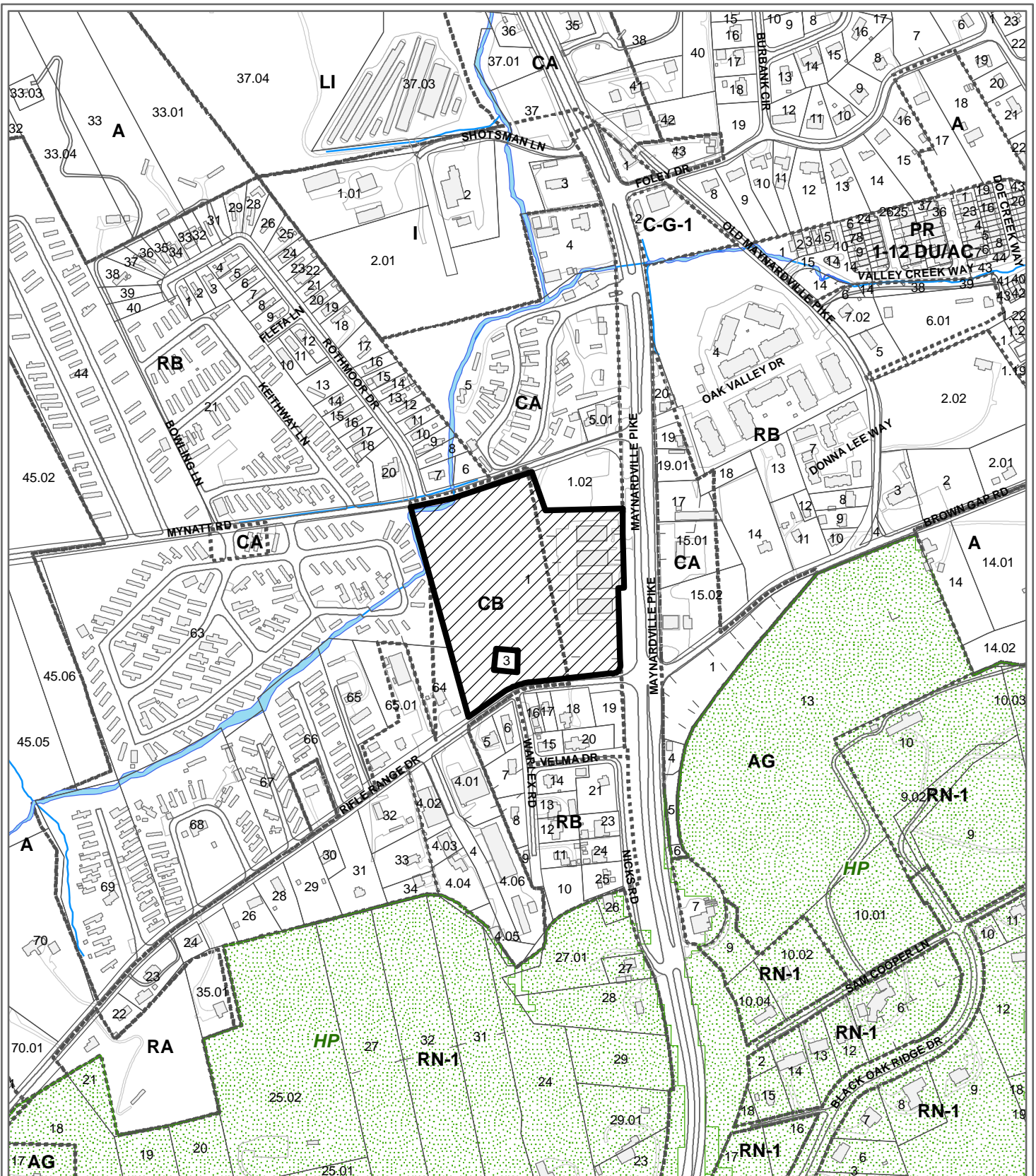
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 78 (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.

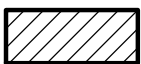
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**8-K-20-UR
USE ON REVIEW**

Petitioner: Williams, Scott

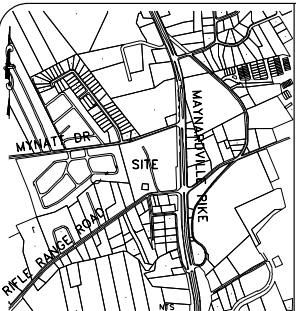


Self-storage facility in CA (General Business) & CB (Business & Manufacturing)

Original Print Date: 7/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 48
Jurisdiction: County





VICINITY MAP

SITE DATA

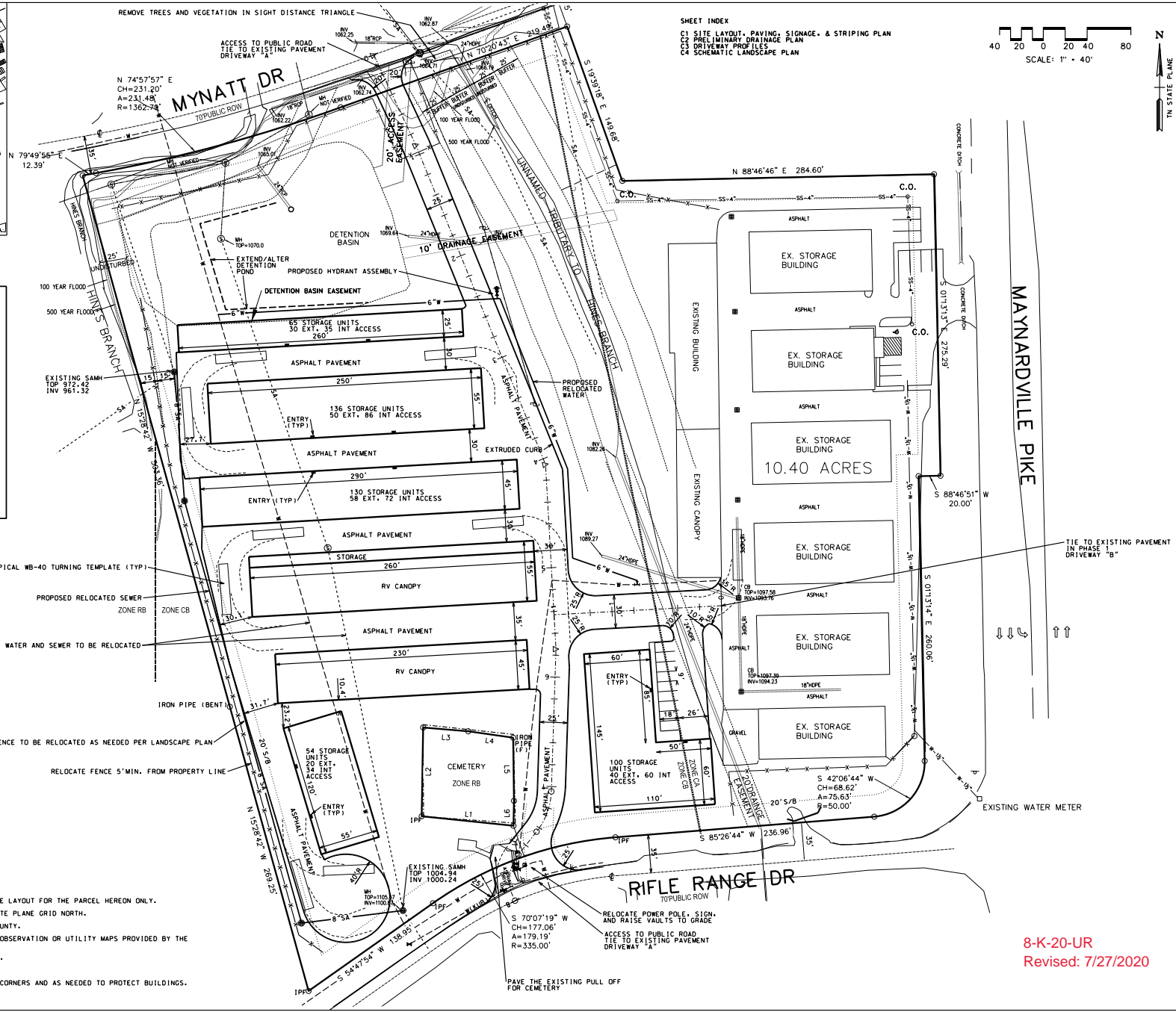
EXISTING:
 ZONING: CA/CB
 SETBACKS (per zoning):
 FRONT - 20'
 SIDE - 5'
 REAR - 16'
 AREA: 10.4 ACRES
 230 STORAGE UNITS (AVG. 10'x10')
 ACCESSED VIA OUTSIDE GARAGE DOOR
 OR INTERNAL HALLWAYS. INSIDE UNITS
 ARE CLIMATE CONTROLLED.
 RV CANOPIES ALLOW PARKING FOR
 APPROX. 28 LARGE VEHICLES.
 PROPOSED:
 485 STORAGE UNITS (AVG. 10'x10')
 ACCESSED VIA OUTSIDE GARAGE DOOR
 OR INTERNAL HALLWAYS. INSIDE UNITS
 ARE CLIMATE CONTROLLED.
 RV CANOPIES ALLOW PARKING FOR
 APPROX. 40 LARGE VEHICLES.
 TOTAL AT COMPLETION:
 715 STORAGE UNITS & 68 RV CANOPY SPACES
 PARKING:
 REQ. 5 AT OFFICE + 0.02/UNIT OR 20 SPACES
 11 EXISTING + 9 PROPOSED = 20 SPACES

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- (PF) IRON PIN FOUND (OLD)
- (IPS) IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ▲ SIGN
- ◆ PROPOSED FIRE HYDRANT

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE PARCEL HEREON ONLY.
2. BEARINGS SHOWN HEREON ARE BASED ON TN STATE PLANE GRID NORTH.
3. THIS PROPERTY IS ZONED CA & CB IN KNOX COUNTY.
4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
5. DEED REFERENCE: INST. NO. 201406020068136.
6. BOUNDARY SURVEY BY OTHERS.
7. CONCRETE BOLLARDS TO BE USED AT BUILDING CORNERS AND AS NEEDED TO PROTECT BUILDINGS.



- SHEET INDEX
- C1 SITE LAYOUT, PAVING, SIGNAGE, & STRIPING PLAN
 - C2 PRELIMINARY DRAINAGE PLAN
 - C3 DRIVEWAY PROFILES
 - C4 SCHEMATIC LANDSCAPE PLAN



MAYNARDVILLE PIKE

TIE TO EXISTING PAVEMENT IN PHASE 1 8"

8-K-20-UR
 Revised: 7/27/2020

NO.	DATE	DESCRIPTION

SITE LAYOUT, PAVING, SIGNAGE, & STRIPING PLAN
STORE SAFE STORAGE PHASE 2



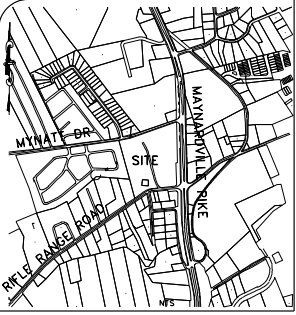
W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING
 6417 MAYNARDVILLE PIKE
 KNOX COUNTY, TENNESSEE 37921
 P: 615.426.6111
 F: 615.426.6112
 WWW.WSWILLIAMS.COM

CLIENT:
STORE SAFE STORAGE
 6417 MAYNARDVILLE PIKE
 KNOX COUNTY, TENNESSEE 37921
 OFFICE: 615.426.6111

ORIGINAL ISSUE:
JAN. 29, 2020

SHEET NO.
C1

JOB NO. 1971



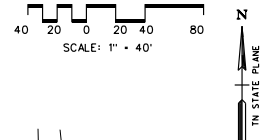
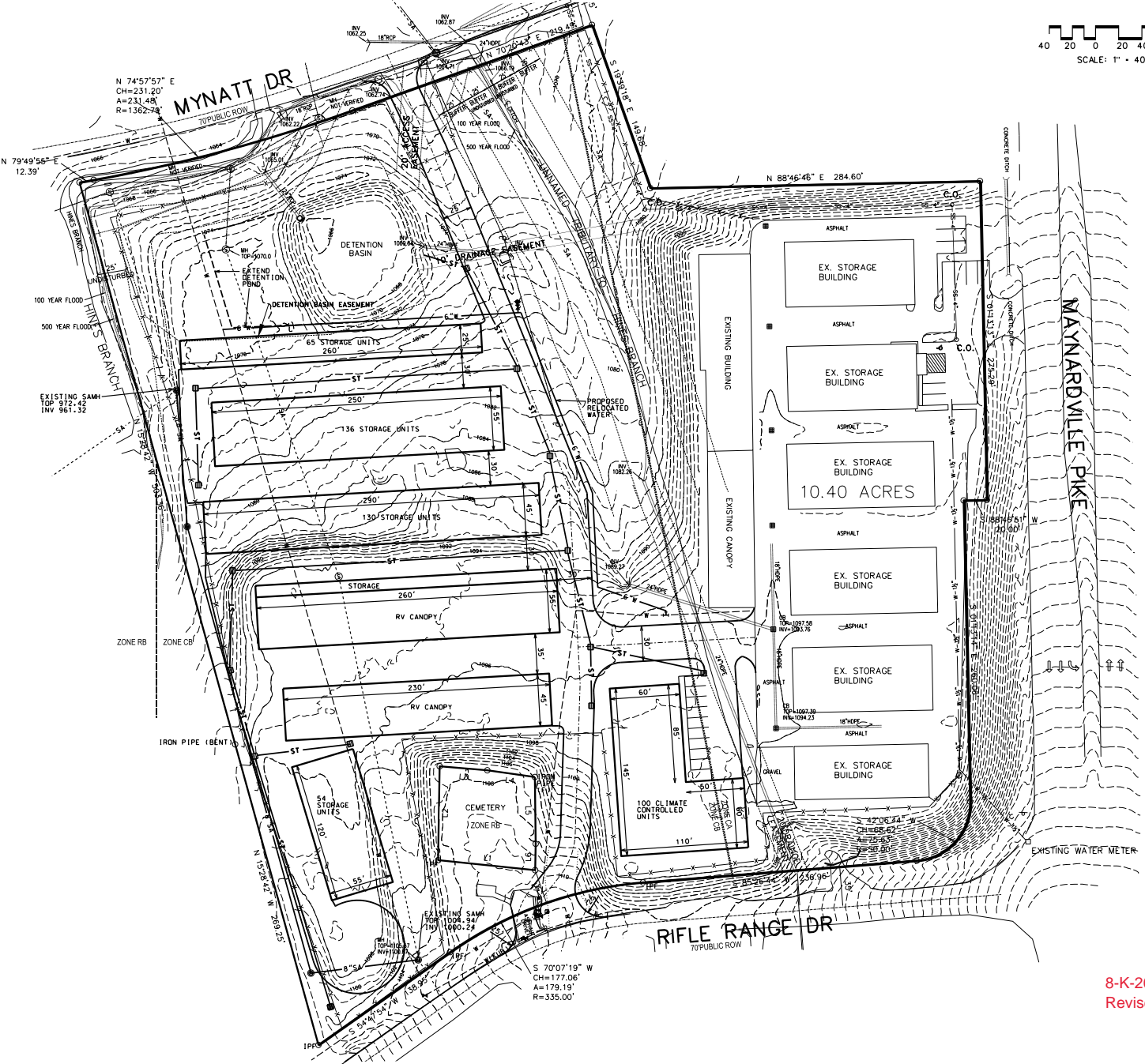
VICINITY MAP

SITE DATA

EXISTING:
 ZONING: CA/CB
 SETBACKS (PR):
 FRONT - 20'
 SIDE - 5'
 REAR - 16'
 AREA: 10.4 ACRES
 PROPOSED:
 DISTURBED AREA: 4.5 ACRES
 NEW IMPERVIOUS AREA: 3.6 ACRES

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- ipf IRON PIN FOUND (OLD)
- ips IRON PIN SET (NEW)
- EASEMENT
- x- FENCE
- c- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- sa- SANITARY SEWER
- w- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ZONING LINES
- BUILDING SETBACK
- ▼ SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- st- PROPOSED STORM SEWER PIPE



8-K-20-UR
 Revised: 7/27/2020

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	7/27/20	PLANNING COMM.

PRELIMINARY
 DRAINAGE PLAN
 STORE SAFE STORAGE
 PHASE 2
 6417 MAYSVILLE PIKE
 RANDOLPH COUNTY, TENNESSEE
 CL. 8TH CIVIL DISTRICT



W. SCOTT WILLIAMS & ASSOCIATES
 CONSULTING ENGINEERS
 CIVIL ENGINEERING
 6417 MAYSVILLE PIKE
 RANDOLPH COUNTY, TN 37027
 P: 615.466.2111
 F: 615.466.2112

CLIENT:
 STORE SAFE STORAGE
 6417 MAYSVILLE PIKE
 RANDOLPH COUNTY, TN 37027
 P: 615.466.2111
 F: 615.466.2112

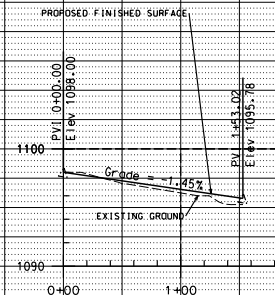
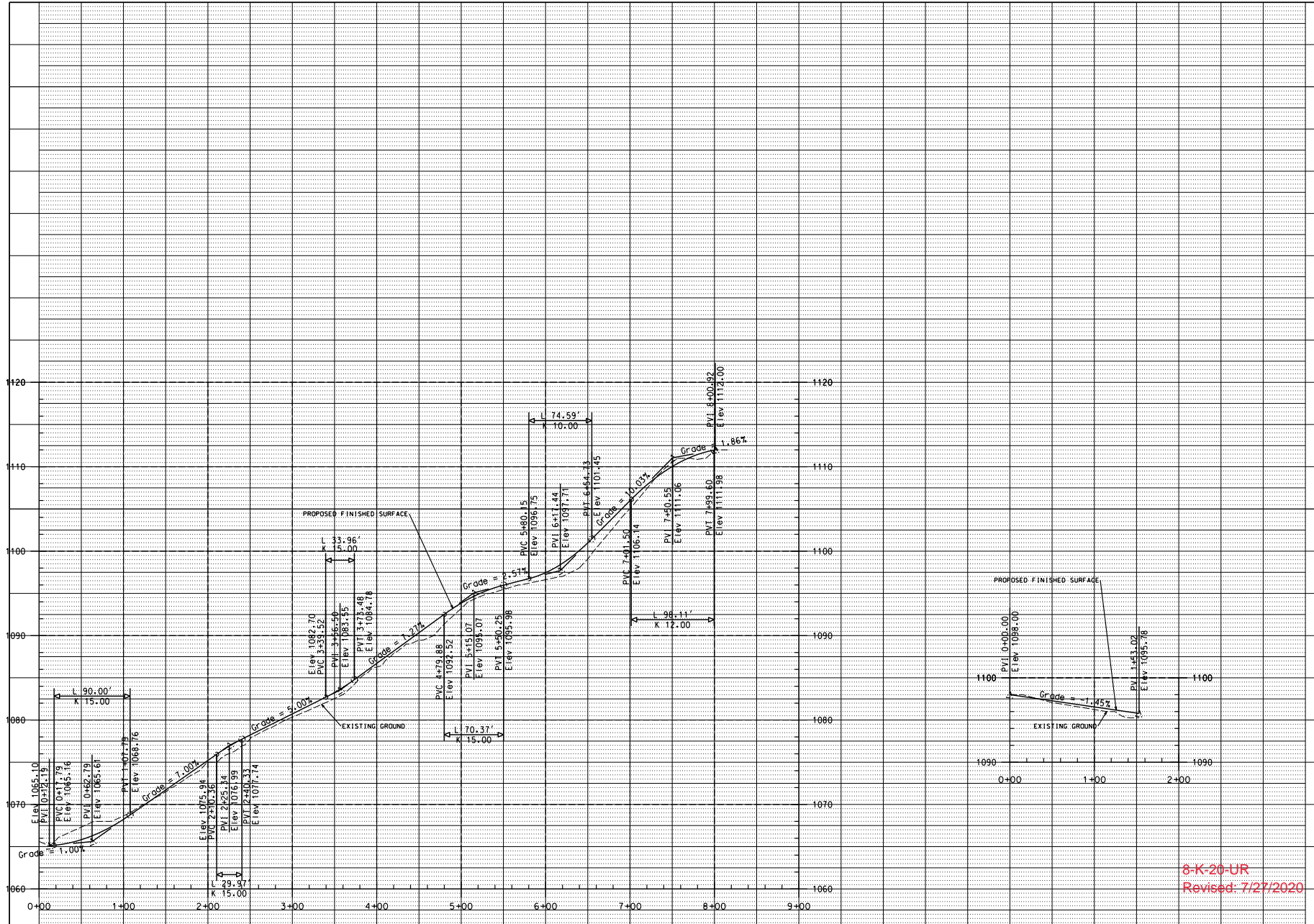
ORIGINAL ISSUE:
 JAN. 29, 2020

SHEET NO.

C2

JOB NO. 1971

SCALE: 1"=50'H, 1"=5'V



8-K-20-UR
Revised: 7/27/2020

NO.	DATE	DESCRIPTION
1	7/27/20	PLANNING COMM.

DRIVEWAY PROFILES
STORE SAFE STORAGE
PHASE 2
6417 MANARVILLE PIKE
AND COUNTY, TENNESSEE
CL. 8TH CIVIL DISTRICT



W. SCOTT WILLIAMS & ASSOCIATES
1225 N. W. 11th St., Suite 100
Coral Gables, FL 33134
Tel: 305.442.1111
Fax: 305.442.1112
www.williamsassoc.com

CLIENT:
STORE SAFE STORAGE
6417 MANARVILLE PIKE
AND COUNTY, TENNESSEE
DISTRICT 8 CIVIL

ORIGINAL ISSUE:
JAN. 29, 2020

SHEET NO.

C3

JOB NO. 1971

8-K-20-UR
Revised: 7/27/2020

Store Safe Storage Phase 2
Covered RV parking



8-K-20-UR
Revised: 7/27/2020

Store Safe Storage - Phase 2

These are photos of our existing buildings in Phase 1. We propose to build the new structures of Phase 2 in similar design, with similar elevation, door entry and landscaping.

- * single story construction
- * all metal construction on slab





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

SCOTT WILLIAMS
Applicant Name

(Engineer) W. SCOTT WILLIAMS & ASSOC.
Affiliation

6/29/2020
Date Filed

August 13, 2020
Meeting Date (if applicable)

8-K-20-UR
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

SCOTT WILLIAMS
Name

W. SCOTT WILLIAMS & ASSOCIATES
Company

4530 ANNA LEE WAY
Address

KNOXVILLE TN
City State

37921
Zip

(865) 612-9809
Phone

WSCOTTWILL@COMCAST.NET
Email

CURRENT PROPERTY INFO

Amanns Properties Diversified PO Box 238 Powell, TN 37849 865.388.7362
Owner Name (if different) Owner Address Owner Phone

6417 Maynardville Pk.
Property Address

048EA001
Parcel ID

Southwest corner of Mynatt Rd + Maynardville Pk.
General Location
Intersection

10.24 Ac
Tract Size

7
Jurisdiction (specify district above) City County

CA/CB
Zoning District

North County
Planning Sector

GC
Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

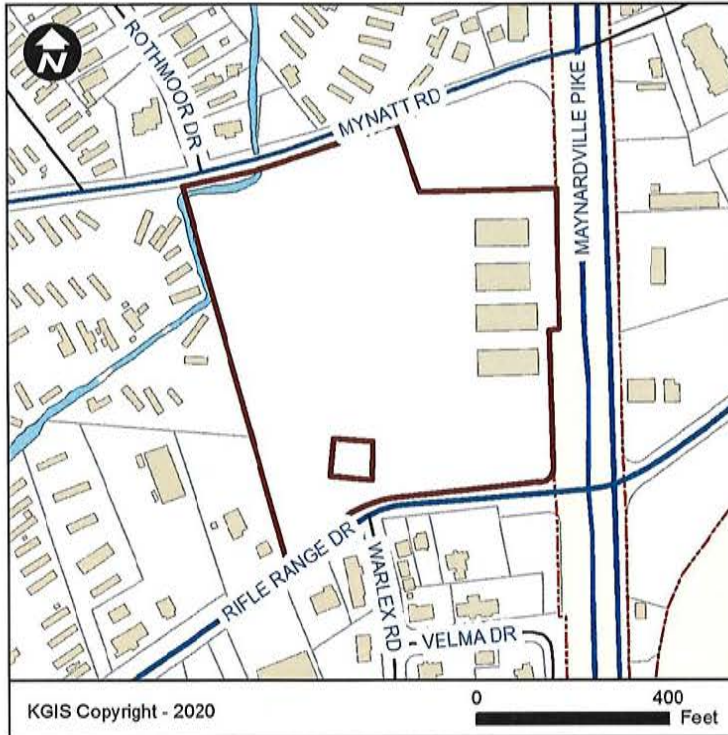
CO
Existing Land Use

N
Septic (Y/N)

HPUD
Sewer Provider

HPUD
Water Provider

Parcel 048EA001 - Property Map and Details Report



Property Information

Parcel ID:	048EA001
Location Address:	6417 MAYNARDVILLE PIKE
CLT Map:	48
Insert:	E
Group:	A
Condo Letter:	
Parcel:	1
Parcel Type:	
District:	E6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	10.24
Recorded Plat:	-
Recorded Deed:	20140602 - 0068136
Deed Type:	Deed:Full Coven
Deed Date:	6/2/2014

Address Information

Site Address:	6417 MAYNARDVILLE PIKE KNOXVILLE - 37918
Address Type:	BUSINESS
Site Name:	STORE SAFE STORAGE

Owner Information

AMANNS PROPERTIES DIVERSIFIED
PO BOX 238
POWELL, TN 37849

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

MPC Information

Census Tract: 62.08
Planning Sector: North County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 59
Voting Location: Brickey-McCloud School
1810 DRY GAP PIKE
TN State House: 16 Bill Dunn
TN State Senate: 7 Richard Briggs
County Commission: 7 Charles Busler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs
School Board: 7 Patti Bounds

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

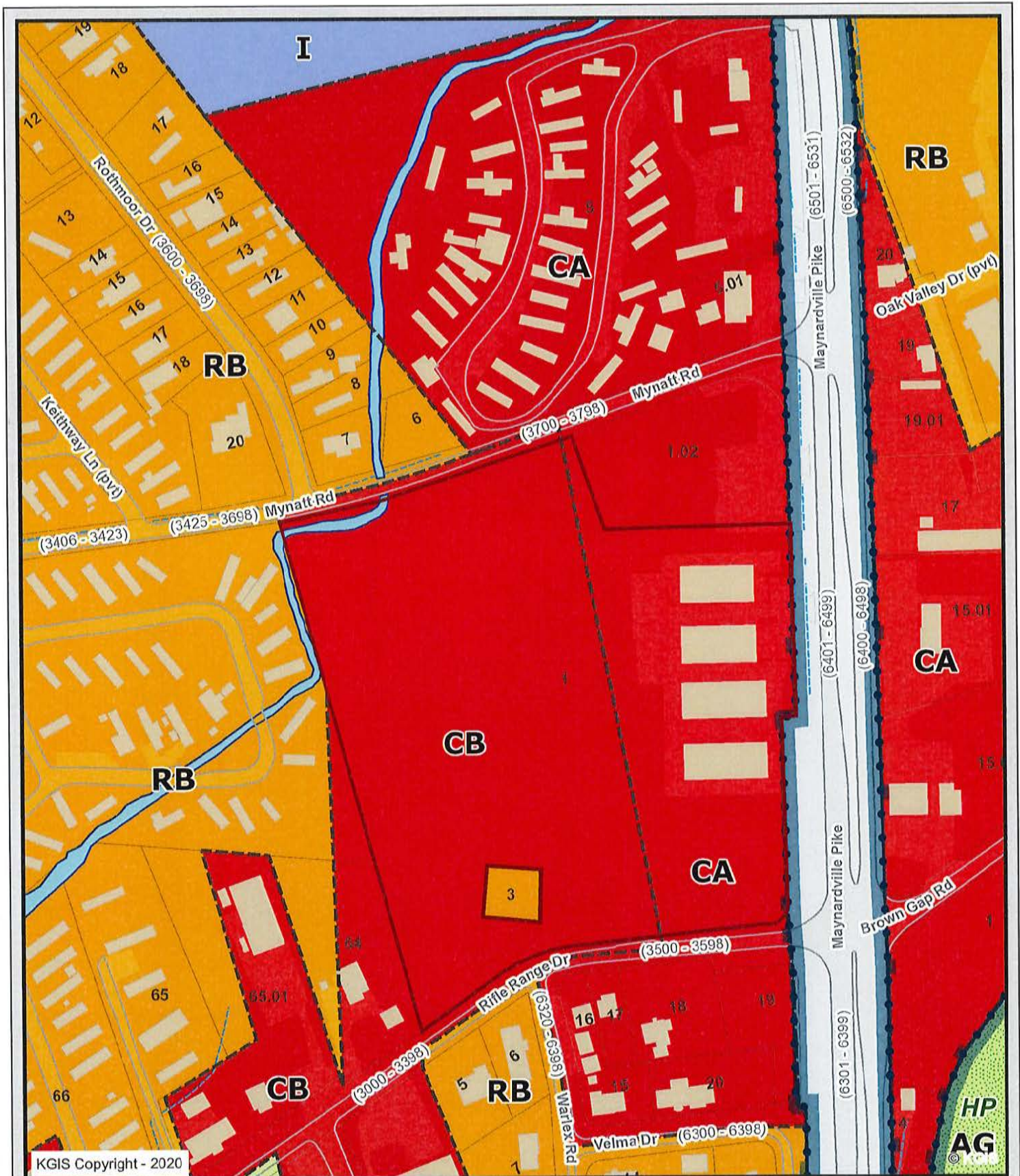
School Zones

Elementary: ADRIAN BURNETT ELEMENTARY
Intermediate:
Middle: HALLS MIDDLE
High: HALLS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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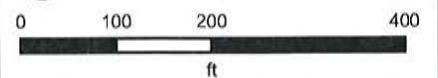
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Letter Portrait

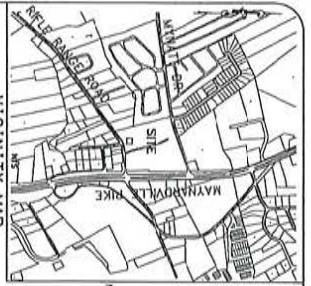
Knoxville - Knox County - KUB Geographic Information System



Printed: 6/29/2020 at 5:34:48 PM



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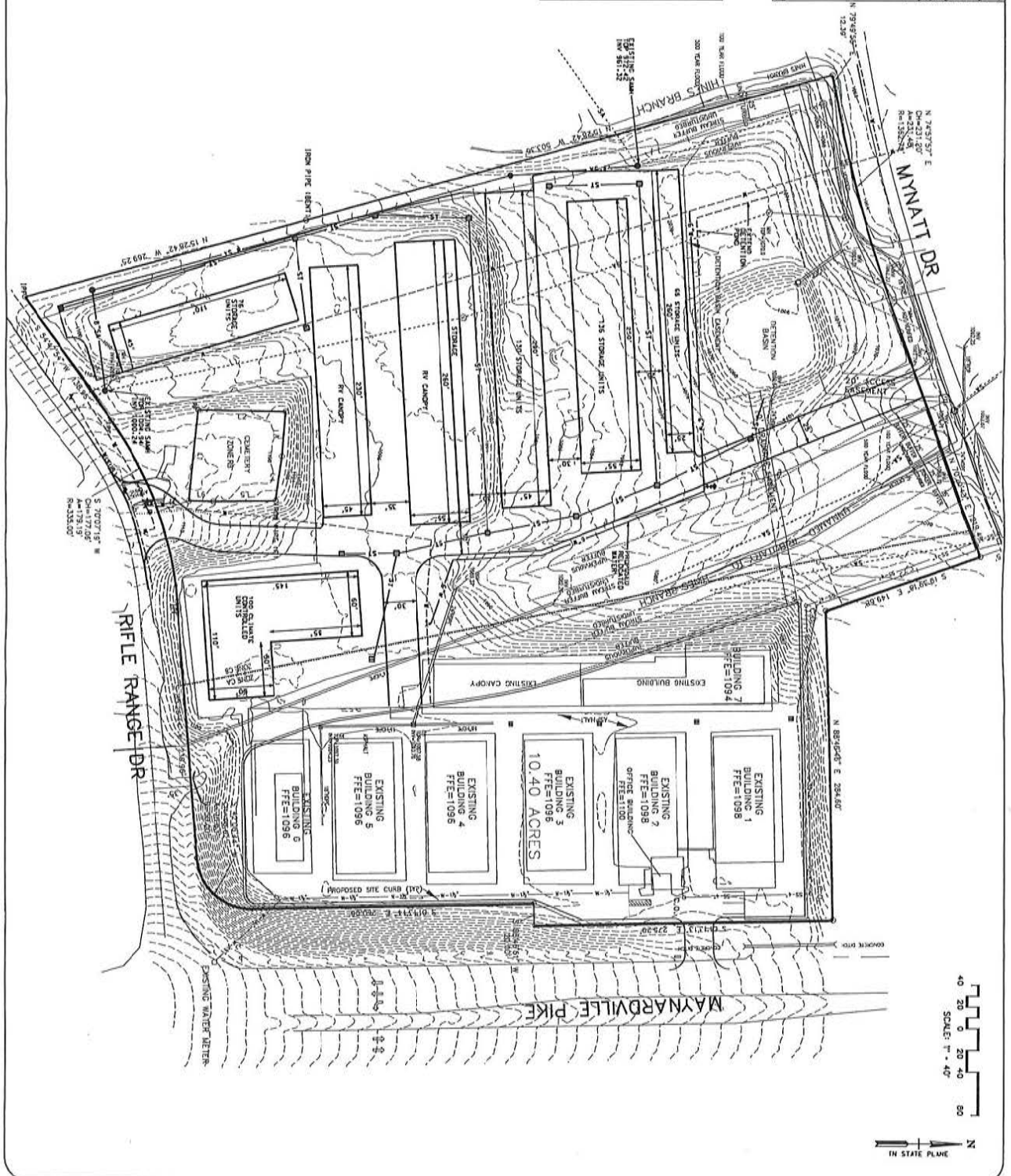


SITE DATA

EXISTING ZONING: C-10
 SETBACKS: 50 FT
 SIDE: 5 FT
 REAR: 5 FT
 AREA: 10.4 ACRES
 PROPOSED: 10.4 ACRES
 DISTRICT: AREA 4.4 ACRES
 NEW IMPROVEMENTS: 10.4 ACRES

LEGEND

- (1) IDENTIFICATION POINT (IAP)
- (2) 1500 PIN FOUND (IAP)
- (3) 1500 PIN SET (IAP)
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NOT FOR CONSTRUCTION

<p>CLIENT:</p> <p>STORE SAFE STORAGE</p> <p>6417 MAYNARDVILLE PIKE SPRINGFIELD, TN 37174</p>	<p>W. SCOTT WILLIAMS & ASSOCIATES</p> <p>1008 Arrowhead Way Springfield, TN 37174 615-371-1100 www.williamsassociates.com</p>		<p>PRELIMINARY DRAINAGE PLAN</p> <p>STORE SAFE STORAGE PHASE 2</p> <p>6417 MAYNARDVILLE PIKE SPRINGFIELD, TENNESSEE CL MAP DIST. C & A, PARCEL 001 6TH CIVIL DISTRICT</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																														
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GENERAL SCALE:
 JAN. 29, 2020
 SHEET NO. **C2**
 OF NO. 1001