

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President
shammers@hammersconstruction.com

REVISION RESPONSE LETTER

**RE: BC Smith Inc. DBA Crackerjack Mud Jacking
Site Development Plan
File Number PPR-17-031**

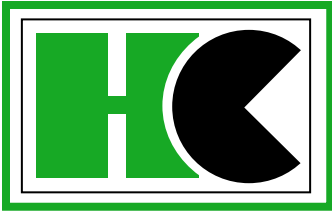
DATE: August 23, 2017

TO: Gabe Sevigny
Project Manager
Development Review
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
O: (719) 520-7943
F: (719)-520-6695

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Gabe

Upon receipt and review of your comments provided to us on August 7, 2017, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.



EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

1. *See Redlines for comments*
Redlines Updated, Raingarden added as per Civil Plans.
2. *Applicant is required to apply for a Building Permit with PPRBD* **Noted.**
3. *Applicant is required to apply for a Driveway Permit* **Noted.**
4. *Schedule a pre-construction meeting with Inspections* **Noted.**
5. *Landscaping must be installed prior to Certificate of Occupancy.* **Noted.**

Landscaping Comments

- **Trees adjusted for min. 6' separation from electric and gas lines and easements. Only small shrubs in electric easement.**
- **“Headlight screen” shrubs are noted as 3' ht. Does not apply anyway since chainlink fence has PVC slats. Refer to site plan.**
- **County file number shown on each sheet**

Engineering Division

*Comment 1: The SDI worksheet and MS4 Post Construction worksheet are not required. Per the UDFCD Memo Bioretention with WQ storage but no flood control storage does not require notification per SB-212. **See noted plans attached from Galloway.***

*Comment 2: Attachment: Comment_PPR-17-031_2.pdf See the attached checklist for items missing from the SWMP report. Return the checklist identifying the page where each missing item is located in the SWMP report. **See noted plans attached from Galloway.***

*Comment 3: Engineering redline comments on the following pdf documents will be uploaded by the project manager: Drainage Letter, Financial Assurance Estimates, Grading and Erosion Control, Building Elevation, SWMP and Site Development Plan. **See noted plans attached from Galloway.***

ELPASO COUNTY ATTORNEY'S OFFICE

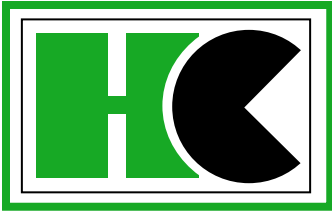
*Comment: The Detention Pond Maintenance Agreement is the wrong template. The Developer/Owner template should be used, rather than the Developer/HOA template. Please see the recently approved agreement submitted by Hammers for Lot 45a. **No changes needed.***

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas)

Action Items:

1. *Show and label the proposed locations for the electric and gas meters on the Utility Service Plan Sheet. **Revised as requested.***
2. *Show and Label the existing easement located along McClain Point with size and reception number or book and page. **Updated.***



3. *Ensure that you are not proposing landscaping within utility easements or located over proposed utility service lines. **Updated.***
4. *Please add the general notes located at <https://www.csu.org/CSUDocuments/preliminaryutilityplans.pdf> to the utility plan sheet with the exception of #7 and #8. Also remove the water and wastewater verbiage from #1 and #3. **Revised as requested.***
5. *Acknowledge information items #2 and #3 below. Specifically for information item #2, prior to construction, contact the Field Engineer for Gas & Electric in your area, Ms. Ginny Halvorson, to discuss gas and electric service for your proposed addition. She can be reached at ghalvorson@csu.org or 719-668-5567. **Noted.***

Information Items:

1. *The applicant or their engineer should contact Utilities Development Services at 719.668.8111 for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development.*
 2. *CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.*
 3. *CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.*
 4. *Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.*
 5. *Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.*
 6. *Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.*
- If you have any questions, please contact Ethan Widrick at ewidrick@csu.org.*

PIKES PEAK REGIONAL BUILDING DEPARTMENT

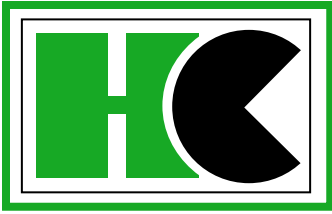
Enumerations

No comment.

Floodplain

No comment.

No changes need to be made after reviewing comments from this department.



COLORADO SPRINGS AIRPORT ADVISORY COMMISSION

*Airport staff recommends **no objection** with the following conditions:*

- *Provide proof of previous aviation easement recordation or Airport Activity Notice and Disclosure for this property.*

- *The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development (office/warehouse) appears to be permissible in the APZ-2 subzone.*

- *Based on elevation data, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.*

- *More information about the airspace evaluation submittal process is available on the FAA's*

Obstruction Evaluation/Airport Airspace Analysis website at:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Form 7460-1 has been submitted. No aviation easement needed per previously aviation easement recorded under Reception # 206095824.

CENTRAL MARKSHEFFEL METRO

Comment: In response to the proposed project this parcel will be subject to the Central Marksheffel Metropolitan Commercial District fee's and mill levies. At time of Building Permit, the following fee is due \$1.50/square foot of the building.

Made Payable to Central Marksheffel Metro District

3750 sq ft x \$1.50 = \$5625.00

Tax Id 54081-02-025

Fees will be pay at the time of permit.

CHEROKEE METRO DISTRICT

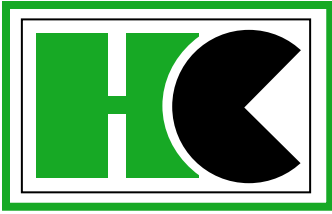
Comment: This development is within the service boundary of the Cherokee Metropolitan District and the developer is aware of the District's development process. Jonathon Smith.

No changes need to be made after reviewing comments from this department.

CIMARRON HILLS FIRE PROTECTION

The Cimarron Hills Fire Department submitted an electronic development plan to PEAK Consulting Services, Inc. for a fire code compliance review of a proposed commercial building for the NEW CRACKERJACK MUD JACKING BUILDING located at 1411 Woolsey Heights within the Cimarron Hills Fire Protection District. This scope of work includes: A new 3,750 square foot single story industrial building.

Upon detailed review of the submittal, Peak Consulting has determined that the design appears to meet the minimum requirements established forth by the International Fire Code and the Cimarron Hills Fire Department.



*The Cimarron Hills Fire Protection District recommends APPROVAL of this
Development Plan.*

The following are a list of comments for your informational purposes only. It is highly recommended that you review the following comments to limit delays in the future.

FEES: The Cimarron Hills Fire Department collects a cost recovery fee of \$429.00 per plan associated with development plan reviews. The payment shall be made to the Cimarron Hills Fire Department located at 1835 Tuskegee Place in Colorado Springs, CO 80915. Please be advised that neither the fire hydrant/water plans nor the construction permit documents will be reviewed by the Cimarron Hills Fire Department until this fee is received.

WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

LOADING: Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

TURNING RADIUS – The East End of this development indicates that there will be RV parking. NOTE: Turning Radius requirements shall be maintained and not impeded upon parked RV's.

FIRE HDRANTS – Fire hydrant(s) and adequate water supply shall be provided in accordance with the IFC based upon the buildings total square footage and construction classification. Be advised a reduction in required fire flow will be granted for fully fire sprinklered buildings.

SURFACE: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Fire Department for review.

DEAD-END ACCESS: Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of IFC.

BRIDGES AND ELEVATED SURFACES: Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

GRADES: Grades for fire apparatus access roads shall be no more than 10% maximum grades.

GATES: Gates securing the fire apparatus access roads shall comply with all of the following criteria:



1. *The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.*
2. *Gates shall be of the swinging or sliding type.*
3. *Construction of gates shall be of materials that allow manual operation by one person.*
4. *Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.*
5. *Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a fail-safe, manually operated, KNOX (TM) key override switch.*
6. *Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX™ padlock.*
7. *Locking device specifications shall be submitted for approval by the fire code official.*

KNOX (TM) KEY: This fire jurisdiction requires a KNOX™ Entry Box be installed on all commercial properties with a Fire Sprinkler or Fire Alarm System. This box must be mounted at the main front entrance 7-feet above the ground. The Box shall be ordered directly through the applicable fire jurisdiction and shall be installed prior to requesting for a final fire inspection.

WATER SUPPLY: Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site.

TIMING OF INSTALLATION: Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

ACCESS FOR FIREFIGHTING: Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

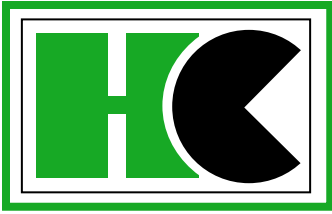
STREET SIGNS: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

No changes need to be made after reviewing comments from this department.

The following agencies have not provided review comments to-date:

Central CO Conservation District

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.



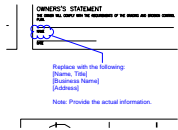
If you have any further questions, please give me a call.

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**

Markup Summary

1 (5)



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Checkmark: Unchecked
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Date: 7/31/2017 2:33:23 PM
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Replace with the following:
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[Business Name]
[Address]

Note: Provide the actual information.



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Replace with "Grading and Erosion Control Plan"



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Author: dsdlaforce
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Include Contact Informations such as:
Owner, Design Engineer, El Paso County Planning and Community Development, Utility companies, Contractor.



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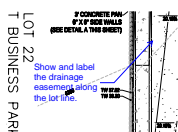
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.



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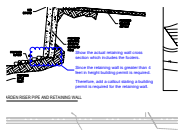
Add: PCD Project No. PPR-17-031

3 (10)



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Show and label the drainage easement along the lot line.

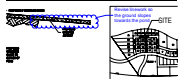


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Show the actual retaining wall cross section which includes the footers.

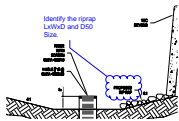
Since the retaining wall is greater than 4 feet in height building permit is required.

Therefore, add a callout stating a building permit is required for the retaining wall.



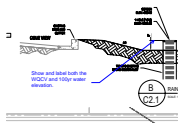
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Revise linework so the ground slopes towards the pond.



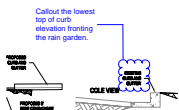
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Identify the riprap LxWxD and D50 Size.



Subject: Callout
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Show and label both the WQCV and 100yr water elevation.



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Callout the lowest top of curb elevation fronting the rain garden.



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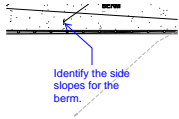
Per the CBP Fil 2 FDR, Q5 & Q100 will be directed to the private 10' Type R inlet which has the throat opening facing into the property.

Current design and the narrative of the drainage letter indicates runoff over-tops onto Cole View instead of being directed into the inlet. Runoff from a 100yr storm must drain into the inlet, not the street.



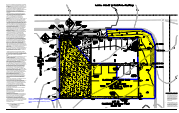
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Label to lot lines and easements.
Include the bearing/distance for the lot lines.



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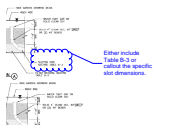
Identify the side slopes for the berm.



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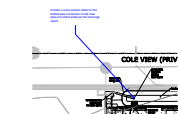
Based on the grading, this area is not routed into the rain garden. Update the design so this area is treated by a WQ BMP.

7 (3)



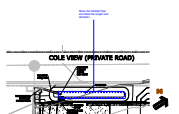
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Either include Table B-3 or callout the specific slot dimensions.



Subject: Callout
Page Label: 7
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 7/31/2017 2:33:58 PM
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Include a cross section detail for the slotted pipe connection to the riser pipe and orifice plate per the drainage report.

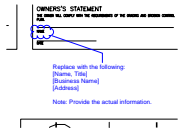


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Show the Slotted Pipe and label the length and diameter.

Markup Summary

Locked (18)



Subject: Cloud+
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Checkmark: Unchecked
Author: dsdlaforce
Date: 7/31/2017 2:33:23 PM
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Replace with the following:

[Name, Title]
[Business Name]
[Address]

Note: Provide the actual information.



Subject: Cloud+
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Replace with "Grading and Erosion Control Plan"



Subject: Text Box
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Author: dsdlaforce
Date: 7/31/2017 2:33:24 PM
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Include Contact Informations such as:

Owner, Design Engineer, El Paso County Planning and Community Development, Utility companies, Contractor.



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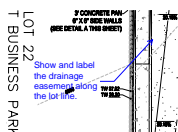
Add after the 2nd paragraph:

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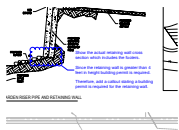
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Add: PCD Project No. PPR-17-031



Subject: Callout
Page Label: 10
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Author: dsdlaforce
Date: 7/31/2017 2:33:56 PM
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Show and label the drainage easement along the lot line.



Subject: Cloud+
Page Label: 10
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Author: dsdlaforce
Date: 7/31/2017 2:33:32 PM
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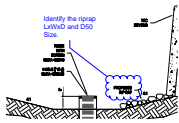
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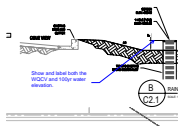
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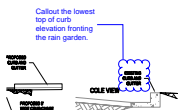
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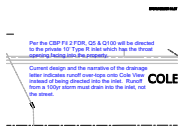
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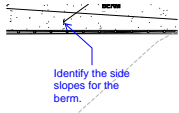
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Label to lot lines and easements.
Include the bearing/distance for the lot lines.



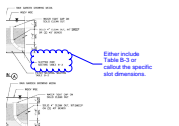
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Status:
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Author: dsdlaforce
Date: 7/31/2017 2:33:48 PM
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Identify the side slopes for the berm.



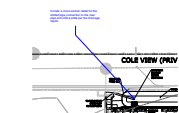
Subject: Cloud+
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Status:
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Author: dsdlaforce
Date: 7/31/2017 2:33:45 PM
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Based on the grading, this area is not routed into the rain garden. Update the design so this area is treated by a WQ BMP.



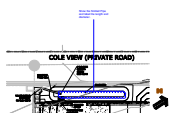
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Page Label: 14
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Author: dsdlaforce
Date: 7/31/2017 2:33:57 PM
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Either include Table B-3 or callout the specific slot dimensions.



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Author: dsdlaforce
Date: 7/31/2017 2:33:58 PM
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Include a cross section detail for the slotted pipe connection to the riser pipe and orifice plate per the drainage report.



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Author: dsdlaforce
Date: 7/31/2017 2:33:56 PM
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Show the Slotted Pipe and label the length and diameter.

WILL BE PROVIDED
WHEN WE GET
SIGNATURES

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Author: ryan_graham
Date: 8/15/2017 11:12:59 AM
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Author: ryan_graham
Date: 8/15/2017 11:12:33 AM
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Author: ryan_graham
Date: 8/15/2017 12:15:34 PM
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Date: 8/15/2017 11:09:08 AM
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Date: 8/15/2017 12:11:32 PM
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Author: ryan_graham
Date: 8/15/2017 10:53:11 AM
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Status:
Checkmark: Unchecked
Author: ryan_graham
Date: 8/15/2017 1:07:04 PM
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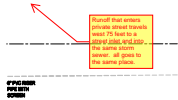
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Subject: Text Box
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Author: Todd_Cartwright
Date: 8/28/2017 7:31:00 PM
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COLE VI



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Status:
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Author: Todd_Cartwright
Date: 8/15/2017 10:00:40 AM
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Runoff that enters private street travels west 75 feet to a street inlet and into the same storm sewer. all goes to the same place.

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Author: Todd_Cartwright
Date: 8/28/2017 7:30:54 PM
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SITE

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Author: ryan_graham
Date: 8/15/2017 12:27:52 PM
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See also site plan.

Subject: Callout
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Author: Todd_Cartwright
Date: 8/28/2017 7:26:39 PM
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See also site plan.

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Author: Todd_Cartwright
Date: 8/28/2017 7:30:50 PM
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Subject: Text Box
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Date: 8/28/2017 7:31:56 PM
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