

CAD FILE: S:\PROJECT FILES\435- WINDHAM - PRESERVES OF VENICE\CAD\PLANS\GENERAL NOTES.DWG
PLOT DATE: 10/20/2020 5:09:14 PM
2020 WEA

DESIGN AND DEVELOPMENT STANDARDS AND CONDITIONS:

1 PRELIMINARY AND FINAL PLAT CONDITIONS. THE PRELIMINARY AND FINAL PLATS SHALL REFLECT THE FOLLOWING STANDARDS AND CONDITIONS.

- A) CITY STANDARDS. ALL IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- B) NO VEHICULAR AND PEDESTRIAN ACCESS TO FOX LEA DRIVE. THERE SHALL BE NO VEHICULAR OR PEDESTRIAN ACCESS CONNECTING THE SUBDIVISION TO FOX LEA DRIVE; HOWEVER, THIS WILL NOT APPLY TO A DRIVEWAY INTENDED ONLY TO PROVIDE CITY UTILITY ACCESS TO A WELL SITE ADJACENT TO FOX LEA DRIVE.
- C) NO STORMWATER DISCHARGE TO FOX LEA DRIVE. STORM WATER OR OTHER DRAINAGE FROM THE DEVELOPED PORTION, NON-BUFFER AREAS, OF THE SUBDIVISION SITE SHALL BE NOT DISCHARGED INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY.
- D) COMPLIANCE WITH CURRY CREEK BASIN PLAN. THE MASTER SURFACE WATER MANAGEMENT PLAN SHALL BE CONSISTENT WITH THE CURRY CREEK BASIN MASTER PLANS.
- E) POND DEPTH/CONFIGURATION. THE BOTTOM OF POND 1 (SOUTH POND) WILL BE NO DEEPER THAN +3' (8' DEEP), AND THE BOTTOM OF POND 2 (THE NORTH POND) WILL BE NO DEEPER THAN -6' (17' DEEP).
- F) PRELIMINARY PLAT APPROVAL REQUIRED. CONSTRUCTION PLAN APPROVAL WILL NOT BE ISSUED UNTIL APPROVAL OF THE PRELIMINARY PLAT IS OBTAINED. CONSTRUCTION PLAN APPROVAL, COPIES OF ALL PERMITS ARE REQUIRED PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
- G) SITE PREPARATION PERMIT. A SITE PREPARATION PERMIT WILL BE REQUIRED FOR THIS PROJECT, INCLUDING A CITY OF VENICE TREE PERMIT. AN APPROVED SITE PREPARATION PERMIT IS REQUIRED BEFORE ANY ACTIVITY, SUCH AS REMOVAL OF VEGETATION, SITE GRADING, DELIVERY OF FILL, OR GROUND BREAKING BEGINS.
- H) UTILITY PLAN. UTILITY PLAN WILL BE DEVELOPED DURING PRELIMINARY PLAT/CONSTRUCTION PLAN DESIGN AND ALL REQUIRED SETBACKS FROM THE DRIPLINE OF THE TREES WILL BE ACCOMMODATED.
- I) TURNING TEMPLATES. THE ENGINEER WILL SUBMIT TURNING TEMPLATES TO DEMONSTRATE THE CUL-DE-SACS WILL SUPPORT STANDARD CITY OF VENICE FIRE TRUCKS AND SOLID WASTE TRUCKS.
- J) STREET STANDARDS. INTERNAL STREETS SHALL BE IDENTIFIED AS LOCAL STREETS < 25 MPH, WITH NO PARKING.
- K) ACCESS FOR EMERGENCY VEHICLES. ALL GATES SHALL BE SIREN ACTIVATED USING YELP MODE AND SHALL DEFAULT TO THE OPEN POSITION IN CASE OF LOSS OF POWER. ALSO, ALL GATES SHALL HAVE A MINIMUM OF 20' CLEAR WIDTH WHEN IN OPEN CONDITION.
- L) SIDEWALK CROSSINGS. SIDEWALK CROSSING AT PROJECT DRIVEWAY AND NORTH AUBURN ROAD SHALL MEET ADA STANDARDS (TRUNCATED DOMES OR OTHER MEANS OF COMPLIANCE).
- M) COUNTY ACCESS STANDARDS. ACCESS TO AUBURN ROAD IS SUBJECT TO SARASOTA COUNTY'S ACCESS MANAGEMENT REQUIREMENTS. COUNTY RIGHT-OF-WAY PERMITS. A SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE SARASOTA COUNTY RIGHT-OF-WAY. THE APPLICATION AND PRELIMINARY PLAT SHALL BE SUBMITTED TO THE SARASOTA COUNTY LAND DEVELOPMENT SERVICES DEPARTMENT.
- N) WELL SITE. AS PER PRE-ANNEXATION AGREEMENT ONE 25' X 25' POTABLE WATER WELL SITE SHALL BE SHOWN ON THE SITE PLAN FOR THE PROPERTY, AT AN APPROVED LOCATION, WITH APPROPRIATE EASEMENTS AND ACCESS, PRIOR TO APPROVAL OF PRELIMINARY PLAT.
- O) UTILITIES. WATER MAIN ALONG AUBURN ROAD FROM SAWGRASS BLVD. TO EDMONSON ROAD WILL BE LOOPED.

2 LANDSCAPE BUFFERS. ALL LANDSCAPE BUFFERS SHALL COMPLY WITH THE FOLLOWING STANDARDS AND CONDITIONS.

- A) BORDER ROAD BUFFER:
THE LANDSCAPED BUFFER AREA ALONG BORDER ROAD SHALL BE A MINIMUM OF FORTY FIVE POINT SEVEN (45.7) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') BLACK PICKET FENCE WITH COLUMNS WITHIN THE LANDSCAPED BUFFER AREA ON THE BINDING MASTER PLAN.
- B) N. AUBURN ROAD BUFFER:
THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF FIFTY (50) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') BLACK PICKET FENCE WITH COLUMNS, AS DEPICTED IN THE LANDSCAPE PLAN, WITHIN THE FIFTY-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' BLACK PICKET FENCE WITH COLUMNS WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE FENCE. THE HEDGE WILL CONTINUE ALONG THE NORTH BOUNDARY OF THE PROPERTY AS DEPICTED ON THE LANDSCAPE PLAN. EXISTING VEGETATION WITHIN THIS BUFFER WILL BE MAINTAINED AS MUCH AS POSSIBLE WITH EXOTICS BEING REMOVED AND SUPPLEMENTED WITH PLANTINGS PER THE LANDSCAPE PLAN.
- I) SIDEWALK. THE PUBLIC SIDEWALK DEPICTED IN THE BINDING MASTER PLAN AND LANDSCAPE PLAN SHALL BE INCLUDED WITHIN THE FIFTY (50) FOOT WIDE BUFFER AREA. THE SIDEWALK SHALL MEANDER TO AVOID EXISTING PRESERVED TREES WHEREVER POSSIBLE AND BE INCLUDED WITHIN A PUBLIC ACCESS EASEMENT. THE MURPHY OAKS HOA SHALL HAVE MAINTENANCE RESPONSIBILITY OF THE SIDEWALK.
- II) OPACITY. THE PROJECT LANDSCAPING WILL ACHIEVE 90% OPACITY WHEN VIEWED FROM N. AUBURN ROAD TO A HEIGHT TO SHIELD THE VIEW UP TO THE SOFFIT LEVEL WITHIN THREE YEARS OF THE START OF CONSTRUCTION.

C) FOX LEA DRIVE BUFFER:
THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF ONE HUNDRED AND THIRTY FOUR (134) FEET IN WIDTH, AND SHALL INCLUDE A FIVE-FOOT (5') BERM, AN EIGHT-FOOT (8') CONCRETE WALL ON TOP OF THE FIVE-FOOT (5') BERM, A CONTINUOUS HEDGE COMPOSED OF WAX MYRTLES, WHICH WILL BE PERMITTED TO GROW NATURALLY WITHOUT TRIMMING, AND ADDITIONAL TREES AND LANDSCAPING (INCLUDING CANOPY TREES) AS DEPICTED ON THE LANDSCAPE PLAN. OTHER THAN CONSTRUCTION OF THE WALL AND BERM, NO OTHER DEVELOPMENT ACTIVITIES SHALL OCCUR IN THIS LANDSCAPED BUFFER AREA, BUT DEVELOPER ALSO SHALL REMOVE EXOTICS IF REQUIRED AND SHALL PLANT ANY ADDITIONAL TREES REQUIRED AS MITIGATION, AND NOT SHOWN ON THE LANDSCAPE PLAN, IN THIS AREA. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE BERM, WALL AND LANDSCAPING PER THE DESCRIBED STANDARDS IN PERPETUITY.

D) INTERSTATE 75 BUFFER:
THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF SEVENTY EIGHT (78) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT (6') CONCRETE WALL ON TOP OF A SEVEN-FOOT (7') BERM. THE SIX-FOOT (6') CONCRETE WALL WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE WALL. ALSO, THIS BUFFER WILL INCLUDE ADDITIONAL LANDSCAPING IN FRONT OF THE WALL AND ON TOP OF THE BERM TO FURTHER BLOCK THE RESIDENCE FROM I-75, AS DEPICTED ON THE LANDSCAPE PLANS.

3 CONSTRUCTION AND STAGING CONDITIONS. THE SITE PREPARATION PERMIT APPLICATION AND APPROVAL SHALL REQUIRE THE FOLLOWING CONDITIONS:

A) BERM AND WALL ON SOUTH PORTION OF SITE TO BE CONSTRUCTED FIRST. THE FIVE-FOOT (5') BERM WITHIN THE PROPERTY'S SOUTHERN BOUNDARY SHALL BE CONSTRUCTED IMMEDIATELY AFTER LAND CLEARING IS COMPLETE. ONCE THE FIVE-FOOT (5') BERM IS CONSTRUCTED AND STABILIZED, THE EIGHT-FOOT (8') WALL SHALL BE CONSTRUCTED. CONSTRUCTION OF THE BERM AND WALL, AS WELL AS THE INSTALLATION OF LANDSCAPING SOUTH OF THE WALL THAT REQUIRES THE USE OF HEAVY EQUIPMENT, SHALL NOT COMMENCE DURING THE FOX LEA FARM PEAK SEASON (JANUARY 1 TO APRIL 30).

B) NO OPEN BURNING; MANAGEMENT OF CHIPPING. THE DEVELOPER SHALL NOT UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES. AS PART OF ITS LAND CLEARING PERMIT, THE DEVELOPER SHALL CREATE A TEMPORARY BERM IN THE NORTHEASTERN CORNER OF THE PROPERTY, THE GENERAL LOCATION OF WHICH IS DEPICTED ON SHEET 5, TO SHIELD THE OPERATION OF A WOOD CHIPPER. THE BERM SHALL BE AT LEAST TWELVE-FOOT (12') HIGH ON THE SOUTH SIDE OF WHERE THE CHIPPER IS LOCATED AND SHALL REMAIN WHILE THE CHIPPER IS IN OPERATION

C) CONSTRUCTION TRAFFIC. CONSTRUCTION ACCESS TO THE SITE SHALL BE FROM AUBURN ROAD, AND THERE SHALL BE NO CONSTRUCTION ENTRANCE OR CONSTRUCTION ACCESS TO THE PROPERTY FROM FOX LEA DRIVE.

4 ENVIRONMENTAL DEVELOPMENT CONDITIONS.

A) LISTED SPECIES SURVEY. AN UPDATED LISTED SPECIES SURVEY MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE THE CITY WITH THE RESULTS OF THE UPDATED LISTED SPECIES SURVEY, AND ANY CORRESPONDENCE WITH THE UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) OR THE FISH AND WILDLIFE CONSERVATION COMMISSION (FWC).

B) COMPLIANCE WITH REGULATIONS. THE APPLICANT MUST COMPLY WITH FWC REGULATIONS REGARDING THE SURVEY AND RELOCATION OF ANY GOPHER TORTOISES AND ASSOCIATED COMMENSAL SPECIES PRIOR TO CONSTRUCTION. SPECIFICALLY, A 100% GOPHER TORTOISE SURVEY IS REQUIRED ACCORDING TO FWC SURVEY PROTOCOLS AND THE GOPHER TORTOISE AND COMMENSALS MUST BE RELOCATED FROM ALL AREAS OF IMPACTS.

C) INDIGO SNAKE PLAN. THE APPLICANT IS REQUIRED TO DEVELOP AN EASTERN INDIGO SNAKE PROTECTION PLAN FOR UTILIZATION DURING CONSTRUCTION.

D) STATE AND FEDERAL PERMITS. THE APPLICANT MUST OBTAIN ALL APPLICABLE STATE AND FEDERAL ENVIRONMENTAL PERMITS PRIOR TO CONSTRUCTION.

E) NUISANCE VEGETATION TO BE REMOVED. IT IS REQUIRED THAT ANY NUISANCE SPECIES OBSERVED WITHIN PROJECT AREA WETLAND AND UPLANDS BE REMOVED AND REPLANTED WITH NATIVE FLORIDA SPECIES BEFORE OR DURING CONSTRUCTION.

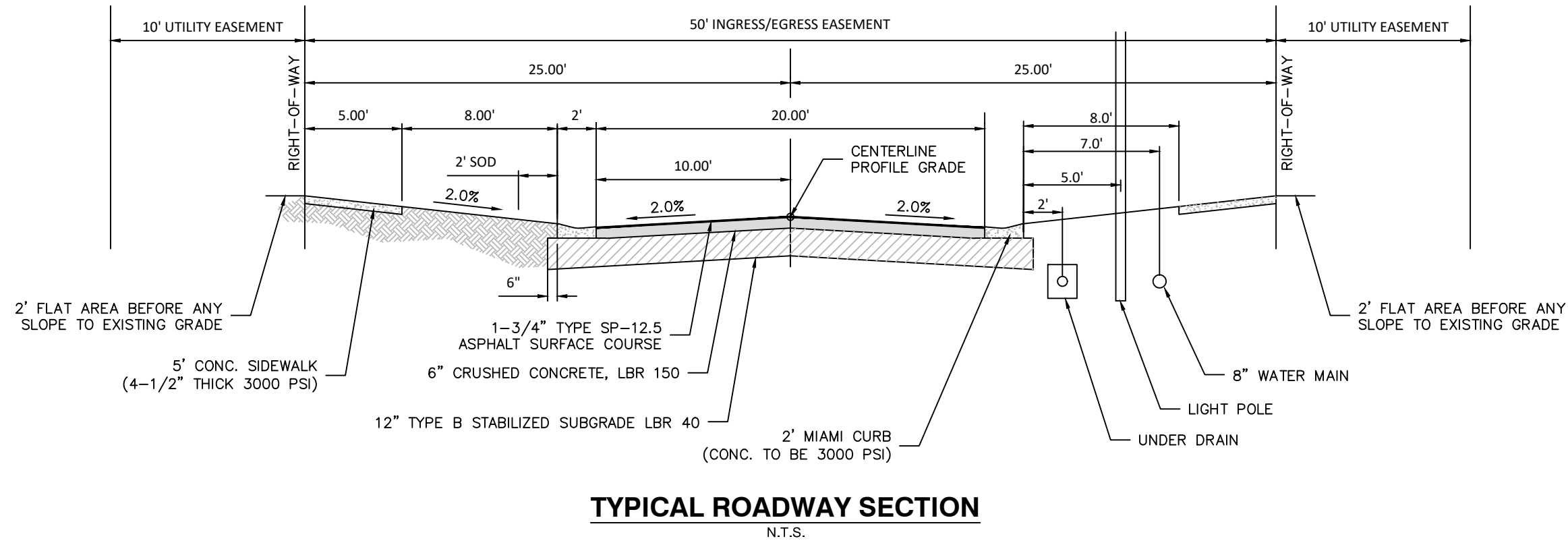
5 CODE MODIFICATIONS. THE FOLLOWING CODE MODIFICATIONS ARE APPROVED FOR THE DEVELOPMENT.

A) PER CODE SECTION 86-520(C), THE SIDEWALKS ALONG FOX LEA DRIVE AND BORDER ROAD ARE REMOVED FROM THE PROJECT REQUIREMENTS. IN LIEU OF SIDEWALK ON BORDER, DEVELOPER WILL INSTALL ON-ROAD BICYCLE LANE(S) ON THE EAST SIDE OF NORTH AUBURN ROAD FROM THE PROJECT'S SOUTH BOUNDARY TO BORDER ROAD.

B) PER CODE SECTION 86-423(B), DRIVEWAYS BE PERMITTED TO BE CONSTRUCTED NO CLOSER THAN 5' FROM THE EDGE OF PROPERTY LINE WITH THE CENTER OF THE DRIVEWAY LOCATED NO CLOSER THAN 13' FROM THE EDGE OF PROPERTY LINE. ON CORNER LOTS, THE DRIVEWAY SHALL BE LOCATED NO CLOSER THAN 35' FROM THE CLOSEST EDGE OF PAVEMENT AND STILL BE NO CLOSER THAN 5' FROM THE PROPERTY LINE.

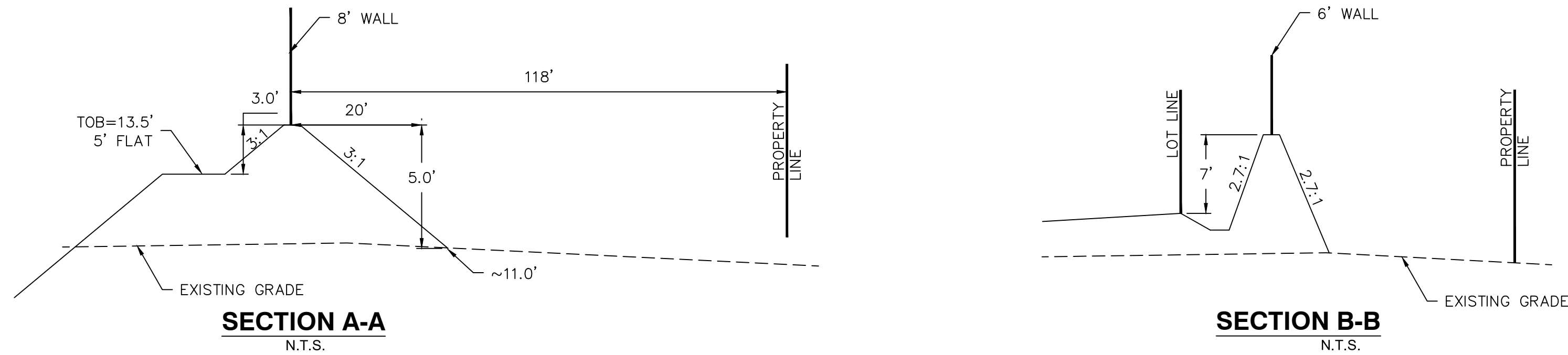
C) PER CODE SECTION 86-493, THE 4:1 LIMIT ON SLOPE FOR BERMS AND OTHER GRADES IN RESIDENTIAL ZONING DISTRICTS SHALL BE MODIFIED TO PERMIT THE BERM SLOPES DEPICTED. BERM GRADING OF UP TO 3:1 IS APPROVED FOR THE BERM ALONG FOX LEA DRIVE. BERM GRADING OF UP TO 2.7:1 IS APPROVED FOR THE BERM ALONG I-75.

D) THE PRIVATE STREET RIGHT-OF-WAY MAY BE 50', AS DEPICTED.

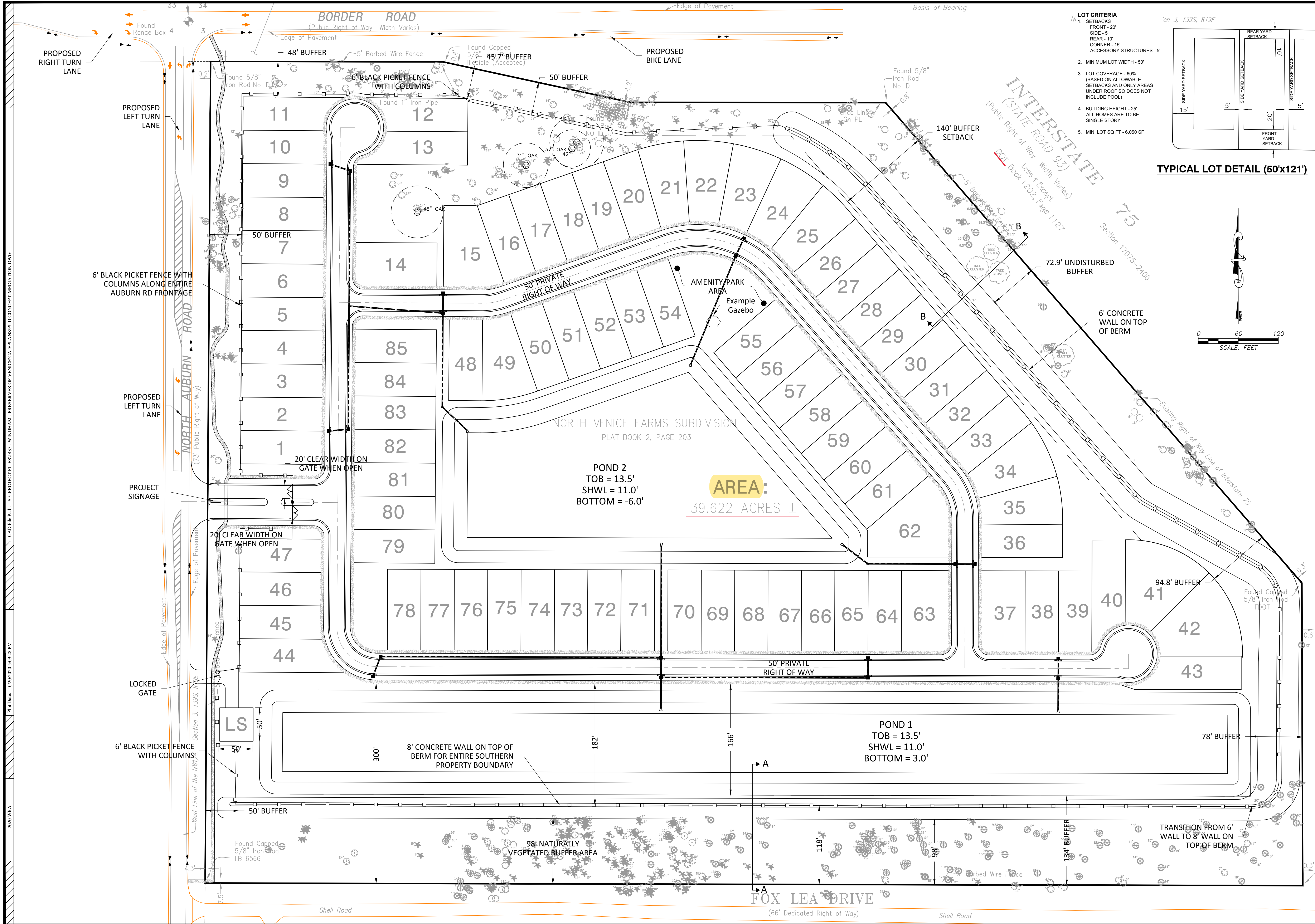


6 APPROVAL FOR GATED COMMUNITY. THE COMMUNITY SHALL BE GATED. THE ENTRANCE DESIGN IS PROVIDED ON SHEET 4.

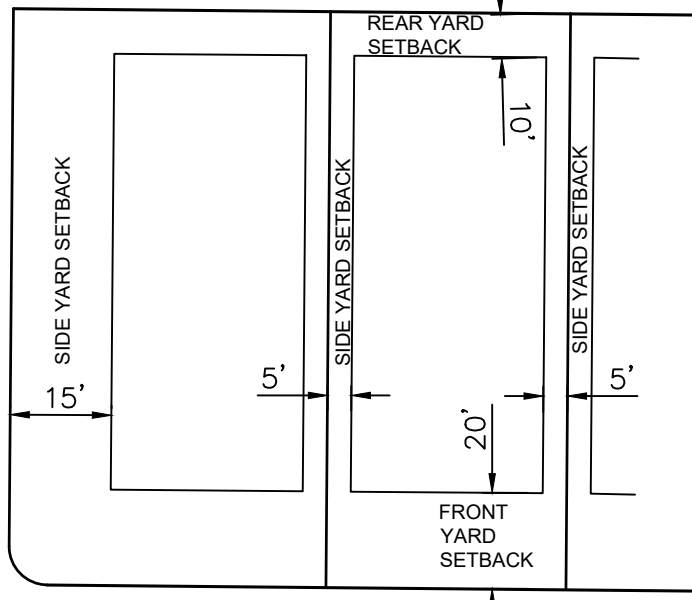
7 TYPICAL CROSS SECTION OF THE BERMS:



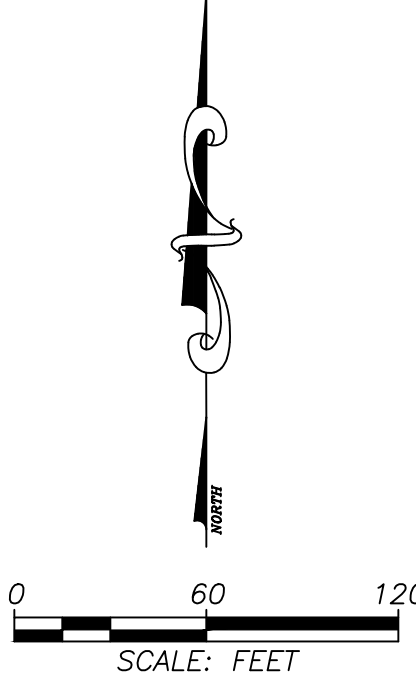
REVISIONS	10/20/20	PER CITY OF VENICE COMMENTS
Engineering ~ Environmental Water Resource ~ Survey	7978 Cooper Creek Blvd University Park, Florida 34081 www.wraengineering.com CA 0007652 LB 8274 Phone: 813.263.5150 941.275.9721	
WRA		
GENERAL NOTES		
MURPHY OAKS		
ISSUED FOR: PERMITTING JOB #1435	SEC: 3	TWN: 39S RNG: 19E DESIGNED: CRC DRAWN: CIM APPROVED: CRC
Datum: -		
2 OF 13		



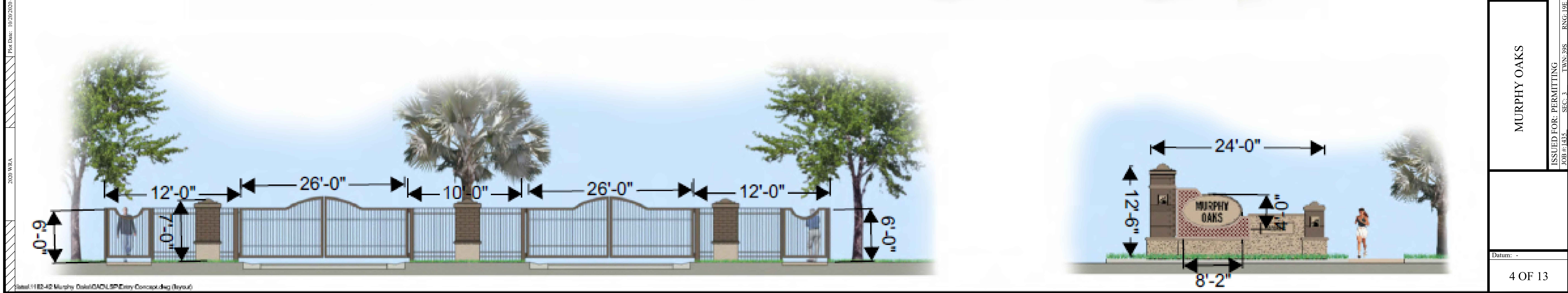
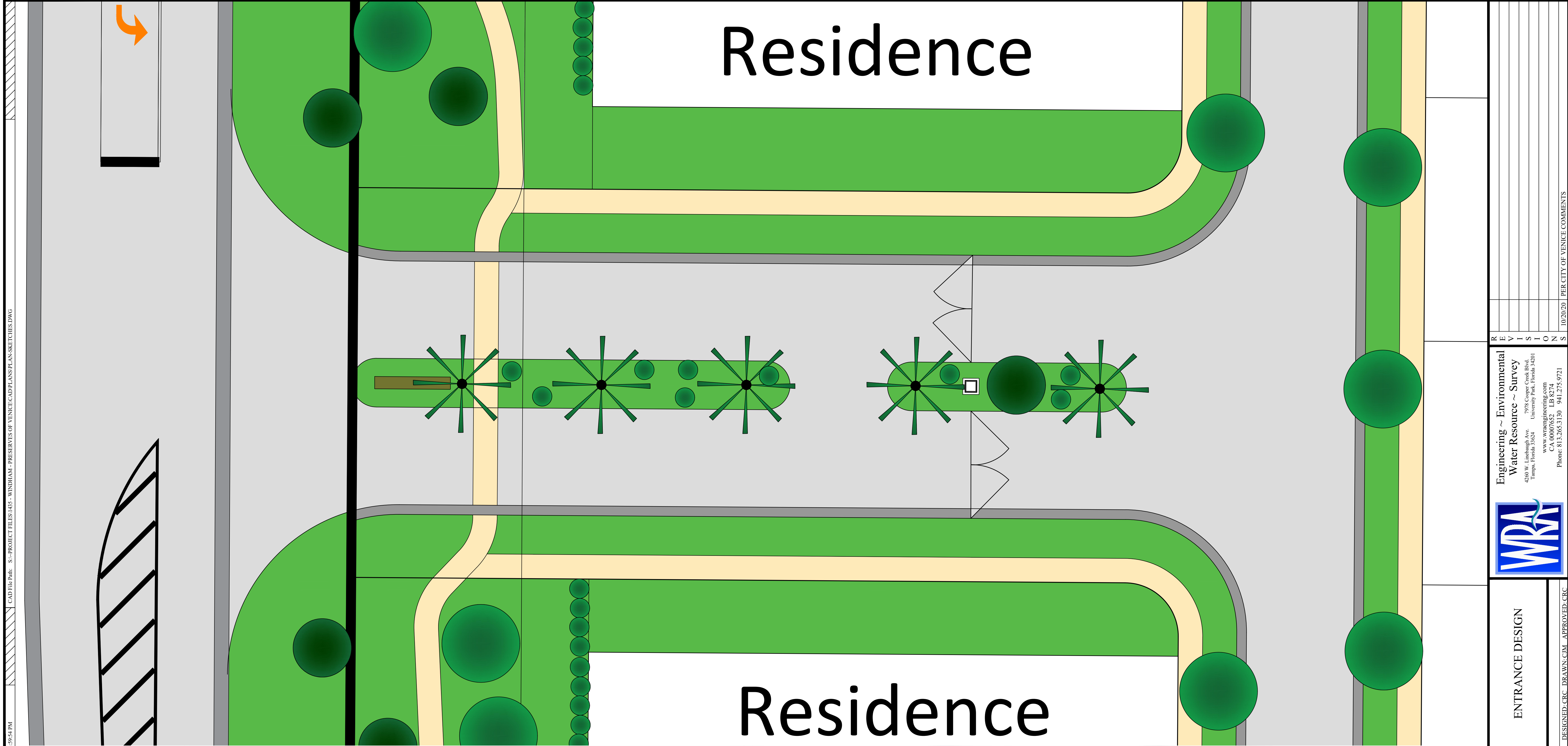
- LOT CRITERIA**
- 1. SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 15'
ACCESSORY STRUCTURES - 5'
 - 2. MINIMUM LOT WIDTH - 50'
 - 3. LOT COVERAGE - 60%
(BASED ON ALLOWABLE SETBACKS AND ONLY AREAS UNDER ROOF SO DOES NOT INCLUDE POOL)
 - 4. BUILDING HEIGHT - 25'
ALL HOMES ARE TO BE SINGLE STORY
 - 5. MIN. LOT SQ FT - 6,050 SF

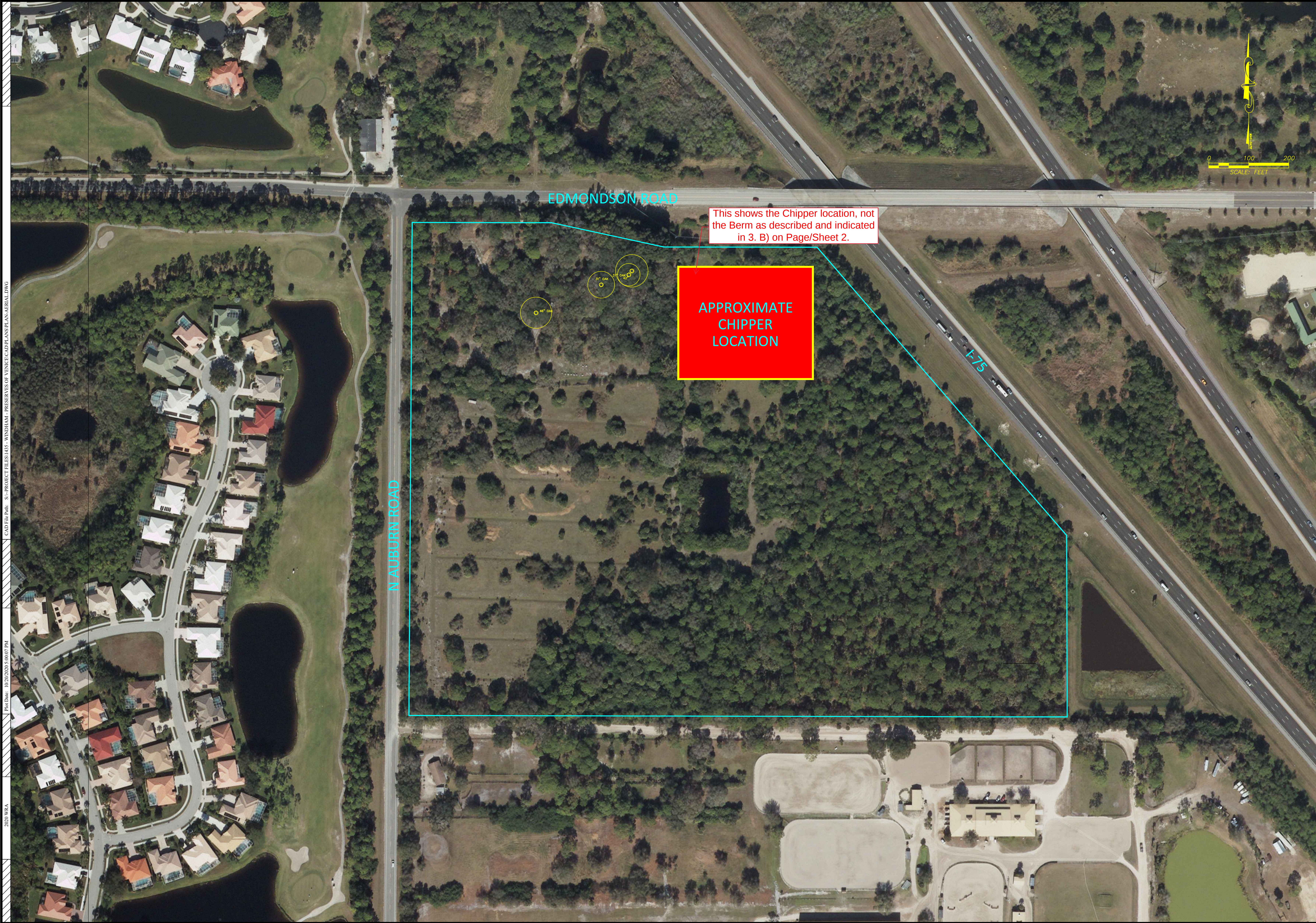


TYPICAL LOT DETAIL (50'x121')



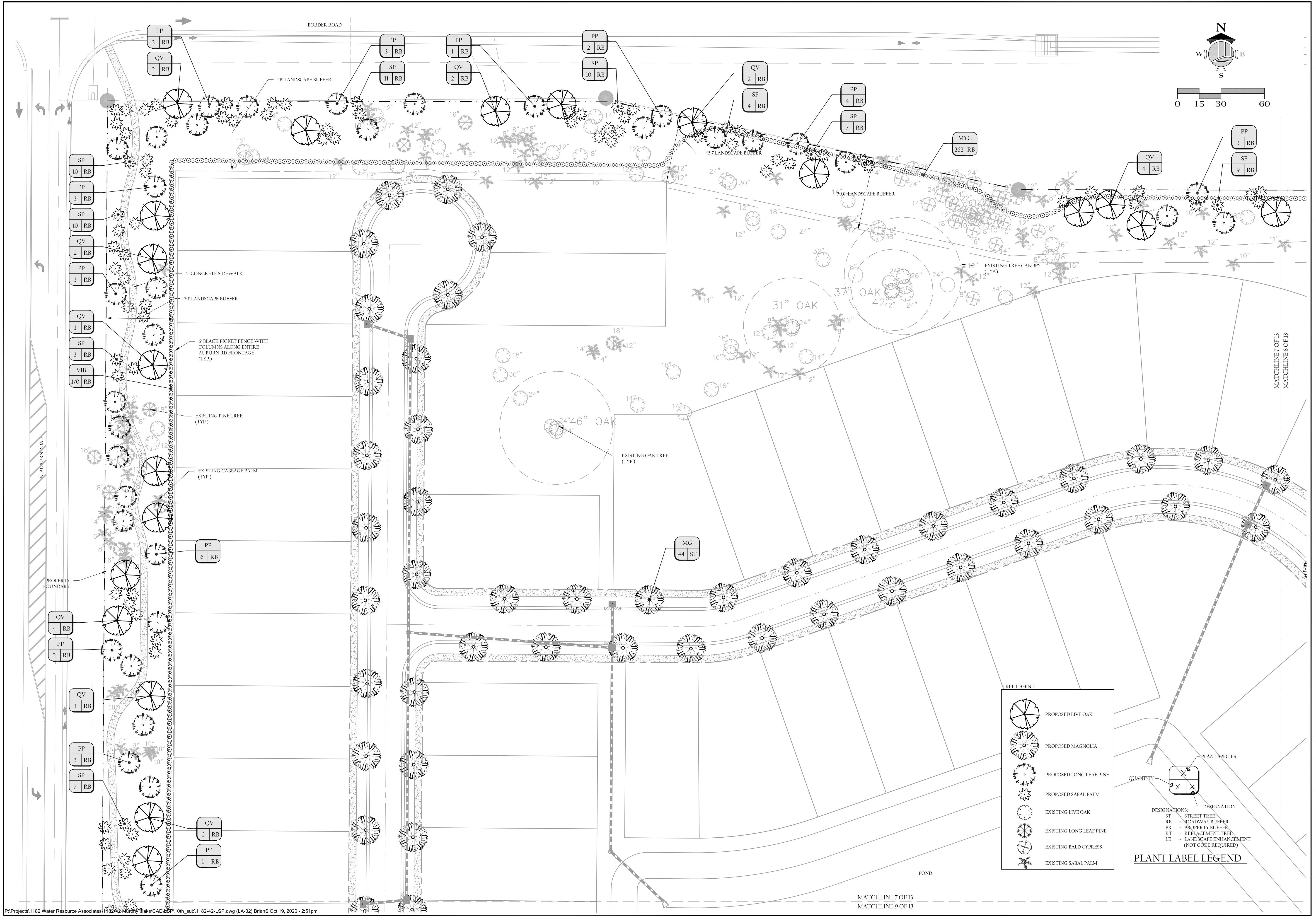
REVISIONS	
Engineering ~ Environmental Water Resource ~ Survey 4260 W. Lincoln Ave. 7978 Cooper Creek Blvd. Tampa, Florida 33624 University Park, Florida 44201 www.wraengineering.com CA 00007652 LB 8274 Phone: 813.265.3130 941.275.9721	
SITE PLAN	MURPHY OAKS
ISSUED FOR: PERMITTING JOB #1435 SEC. 3 TOWN: 98S RANG: 09E DESIGNED: CRC DRAWN: CIM APPROVED: CRC	
Datum: -	
3 OF 13	



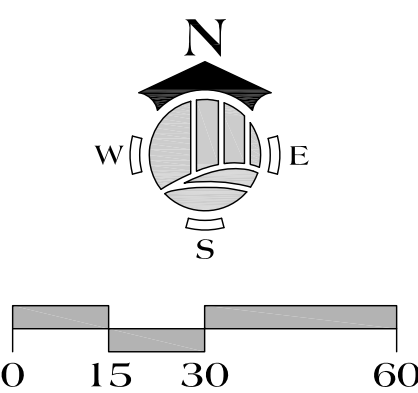
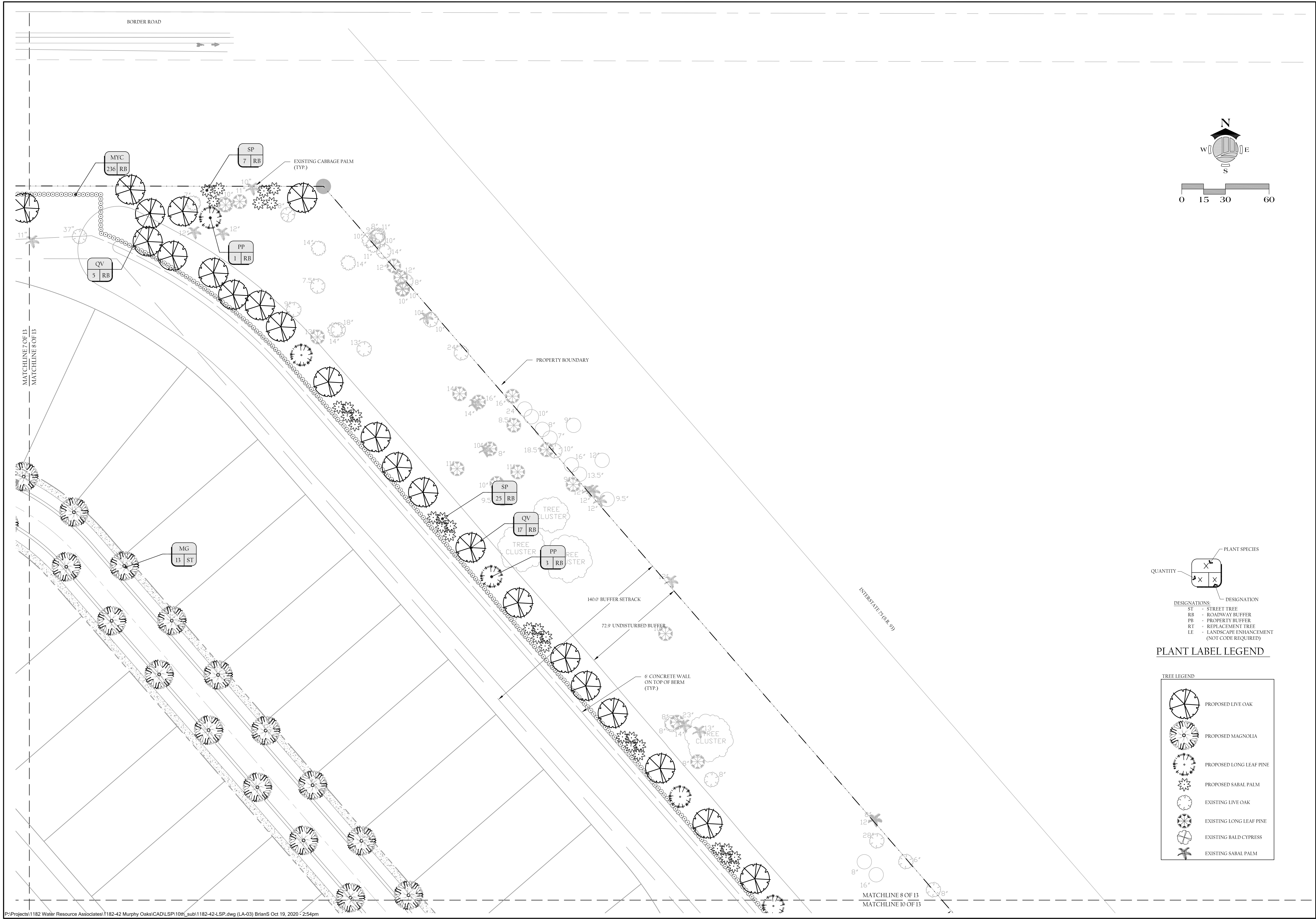


2020 WRA
JOB DATE: 10/20/2020 5:00:07 PM
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ISSUED FOR: PERMITTING JOB #1435		MURPHY OAKS		SITE AND CHIPPER LOCATION WITH AERIAL		 Engineering ~ Environmental Water Resource ~ Survey 4200 W. Linderburg Ave. Tampa, Florida 33624 www.wraengineering.com CA 00007622 LB 8274 Phone: 813.263.3130 941.275.9721		REVISIONS 10/20/20 PER CITY OF VENICE COMMENTS	
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5 OF 13									



P:\Projects\1182 Water Resource Associates\1182-42 Murphy Oaks\CAD\10th_sub\1182-42-LSP.dwg (LA-02) BrianS Oct 19, 2020 - 2:51pm



PLANT LABEL LEGEND

DESIGNATIONS:

- ST - STREET TREE
- RB - ROADWAY BUFFER
- PB - PROPERTY BUFFER
- RT - REPLACEMENT TREE
- LE - LANDSCAPE ENHANCEMENT (NOT CODE REQUIRED)

PLANT SPECIES

QUANTITY

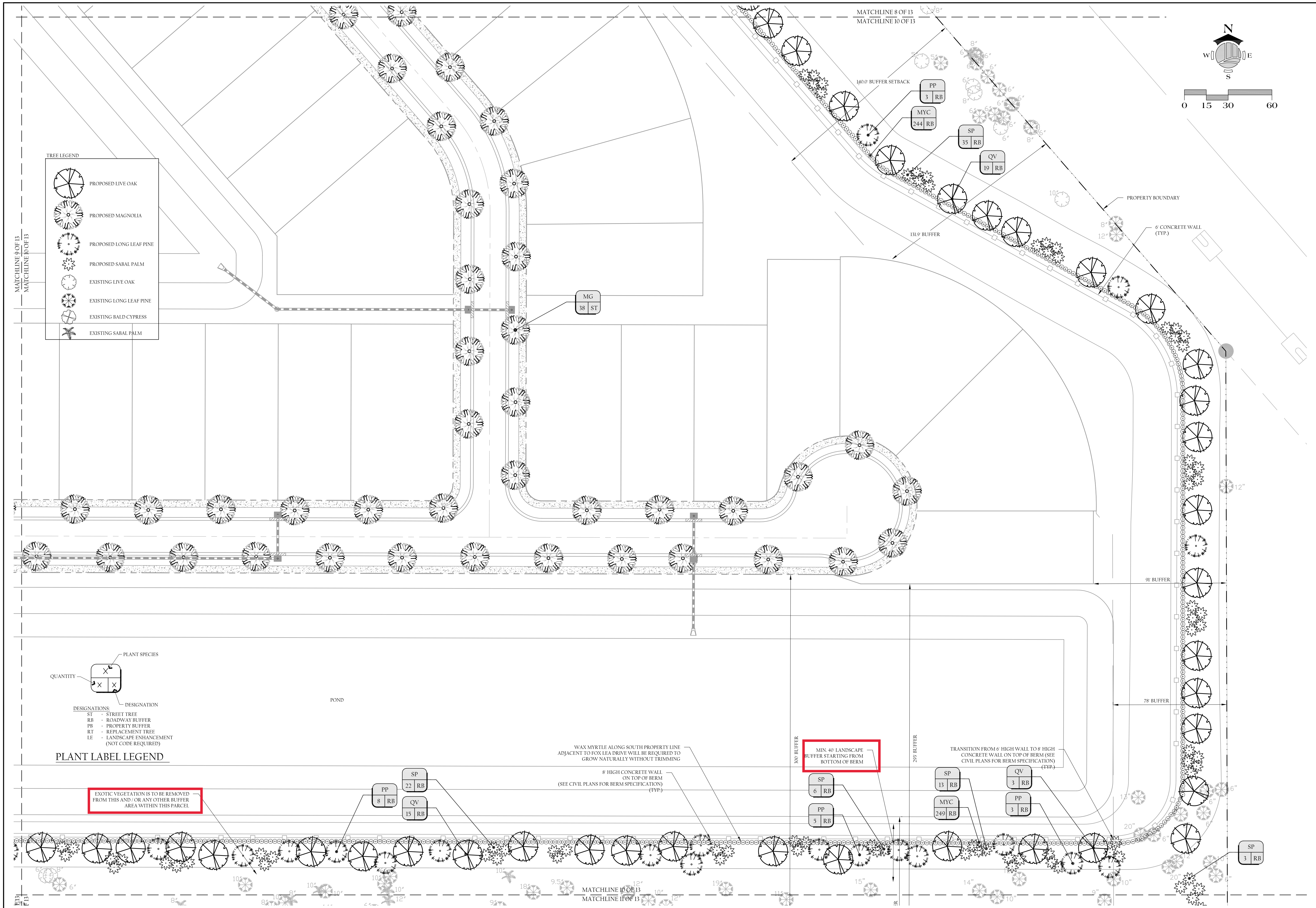
DESIGNATION

TREE LEGEND

- PROPOSED LIVE OAK
- PROPOSED MAGNOLIA
- PROPOSED LONG LEAF PINE
- PROPOSED SABAL PALM
- EXISTING LIVE OAK
- EXISTING LONG LEAF PINE
- EXISTING BALD CYPRESS
- EXISTING SABAL PALM

REVISIONS		DATE
DESCRIPTION		
NO.	REV. 8 - PER CLIENT REQUEST	10/12/20
R1	REV. 9 - PER CITY COMMENTS	10/12/20
R2		
R3		
R4		
R5		
R6		

DATE:	11-16-17
PROJECT NO.	1182-42
FILE NO.	1182-42-LSP.dwg
SCALE:	AS SHOWN



2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 - FX: (239) 226-0094
FB: 26544 CAL: 26000374

EST. 1967

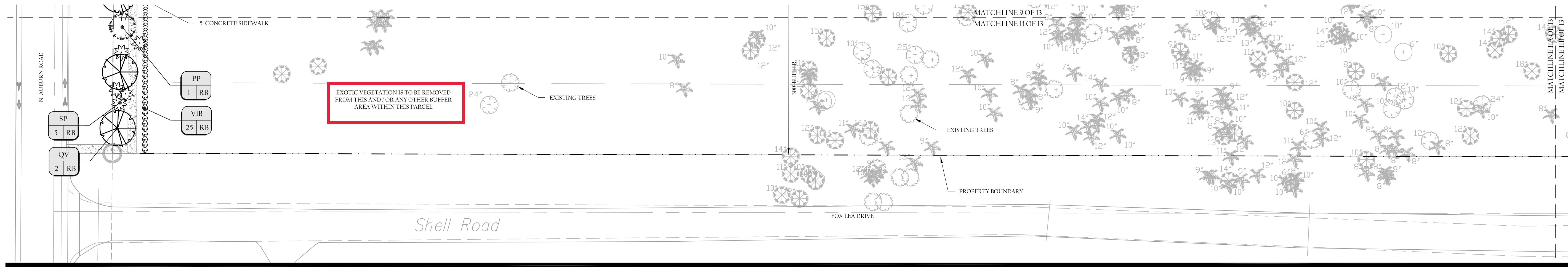
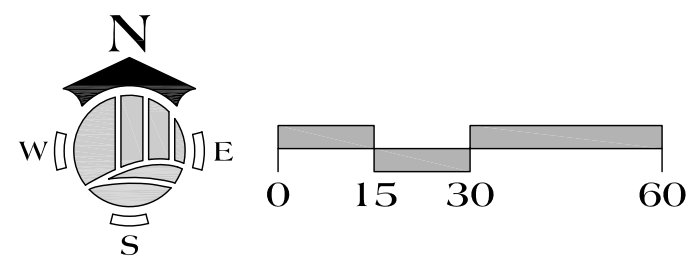
MURPHY OAKS,
VENICE, FLORIDA

NO.	DATE	DESCRIPTION
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R2	10/12/20	REV 9 - PER CITY COMMENTS
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R6		

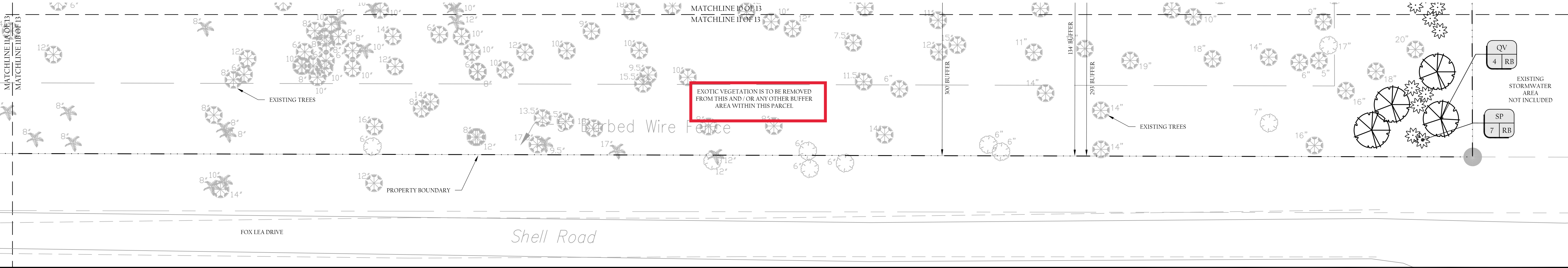
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LANDSCAPE
PLAN

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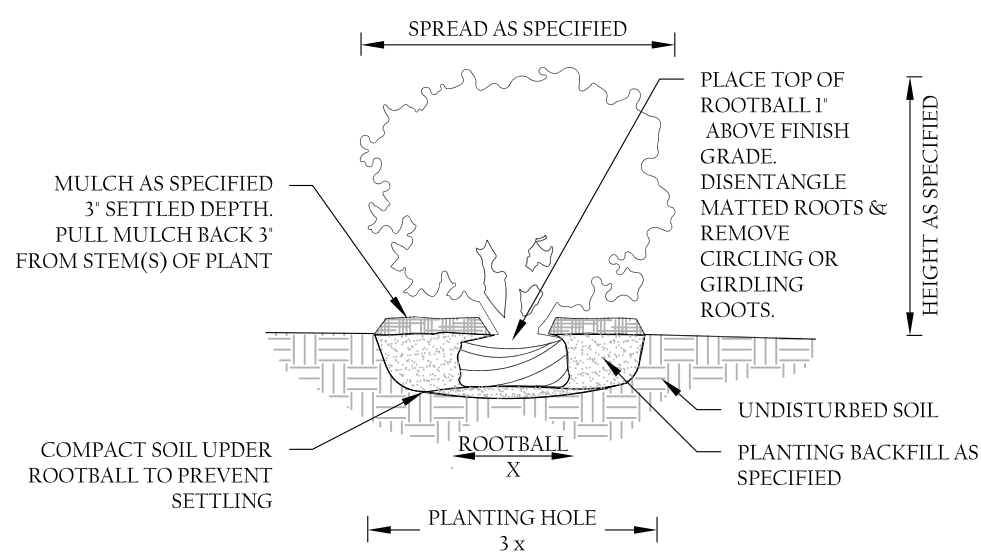


SHEET 11A

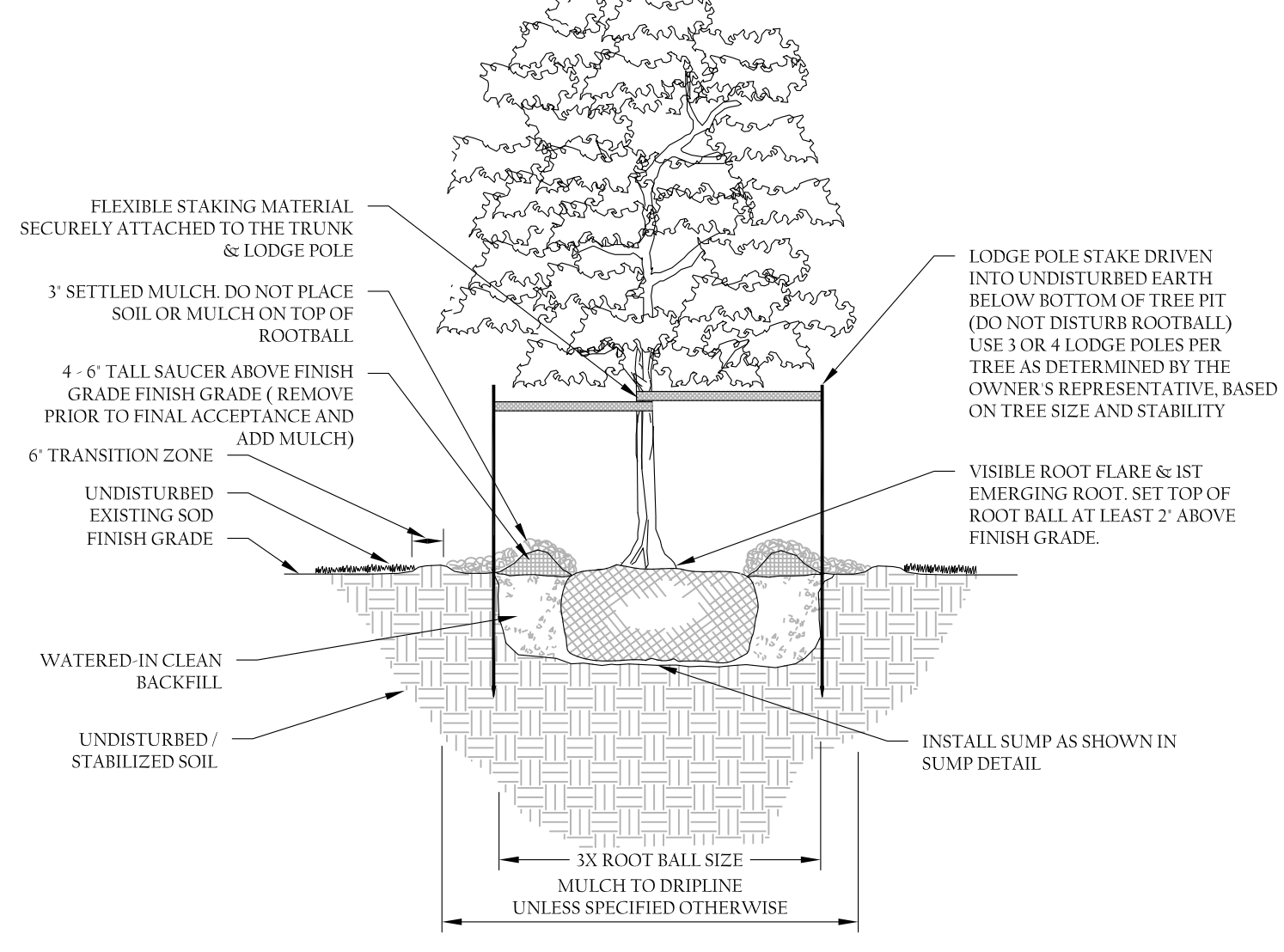


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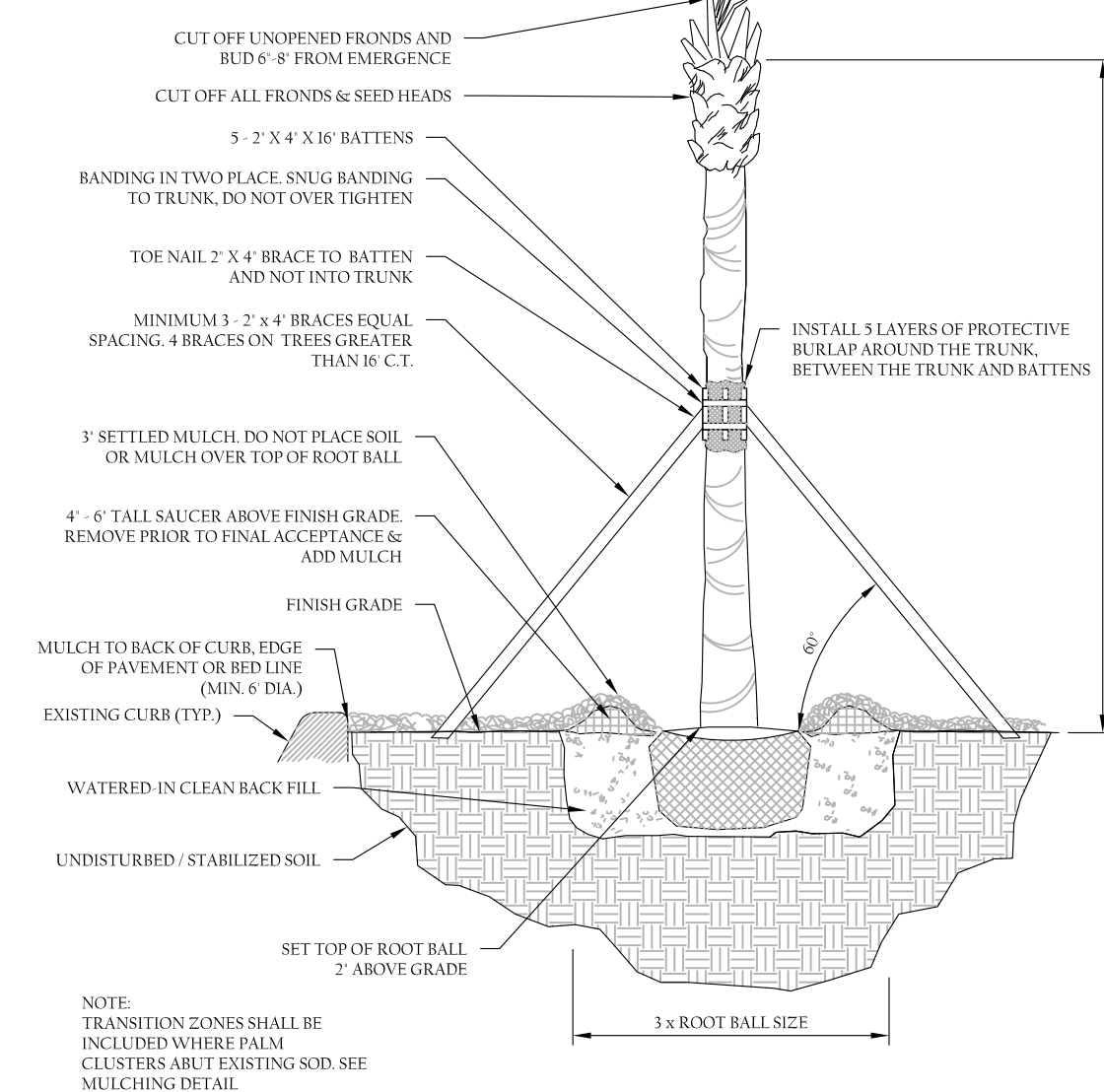
- PLANT LABEL LEGEND
- DESIGNATIONS:
- ST - STREET TREE
 - RB - ROADWAY BUFFER
 - PB - PROPERTY BUFFER
 - RT - REPLACEMENT TREE
 - LE - LANDSCAPE ENHANCEMENT (NOT CODE REQUIRED)
- QUANTITY
- PLANT SPECIES
- DESIGNATION



SHRUB & GROUNDCOVER PLANTING DETAIL



SINGLE TRUNK TREE PLANTING DETAIL



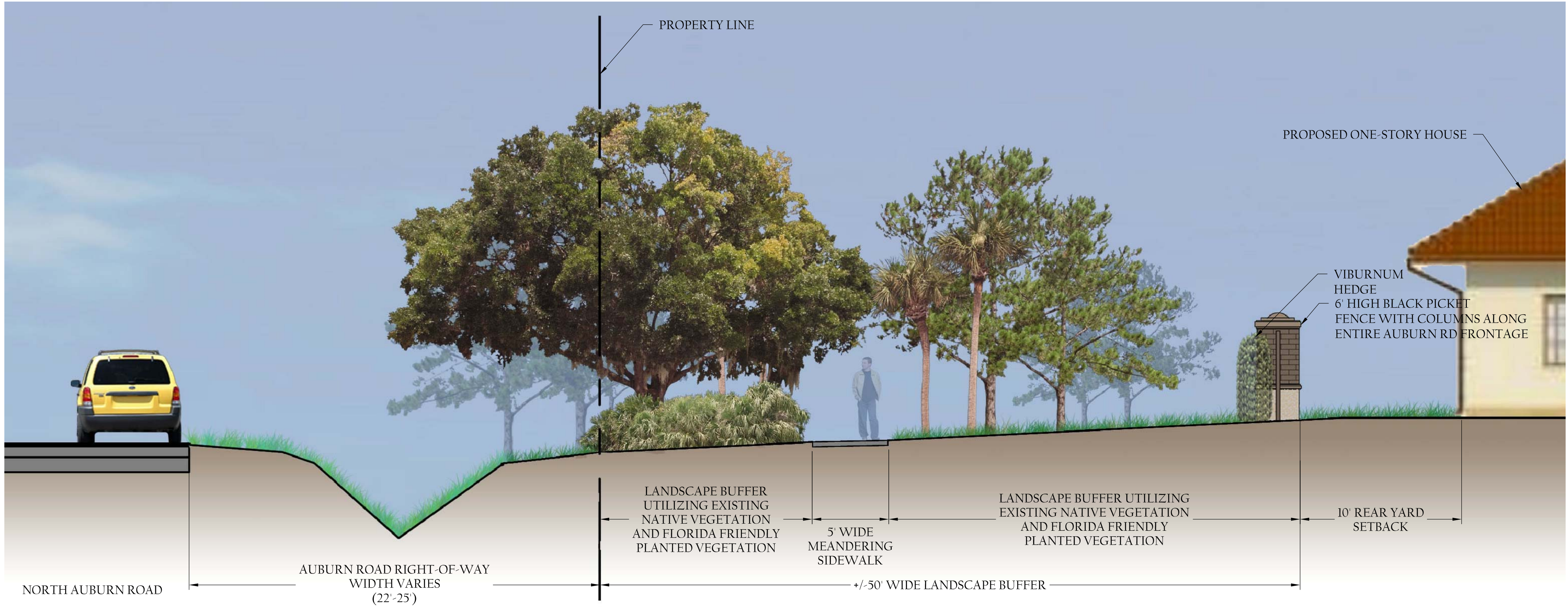
SABAL PALM PLANTING DETAIL

- TREE LEGEND
- PROPOSED LIVE OAK
 - PROPOSED MAGNOLIA
 - PROPOSED LONG LEAF PINE
 - PROPOSED SABAL PALM
 - EXISTING LIVE OAK
 - EXISTING LONG LEAF PINE
 - EXISTING BALD CYPRESS
 - EXISTING SABAL PALM

REVISIONS		DATE
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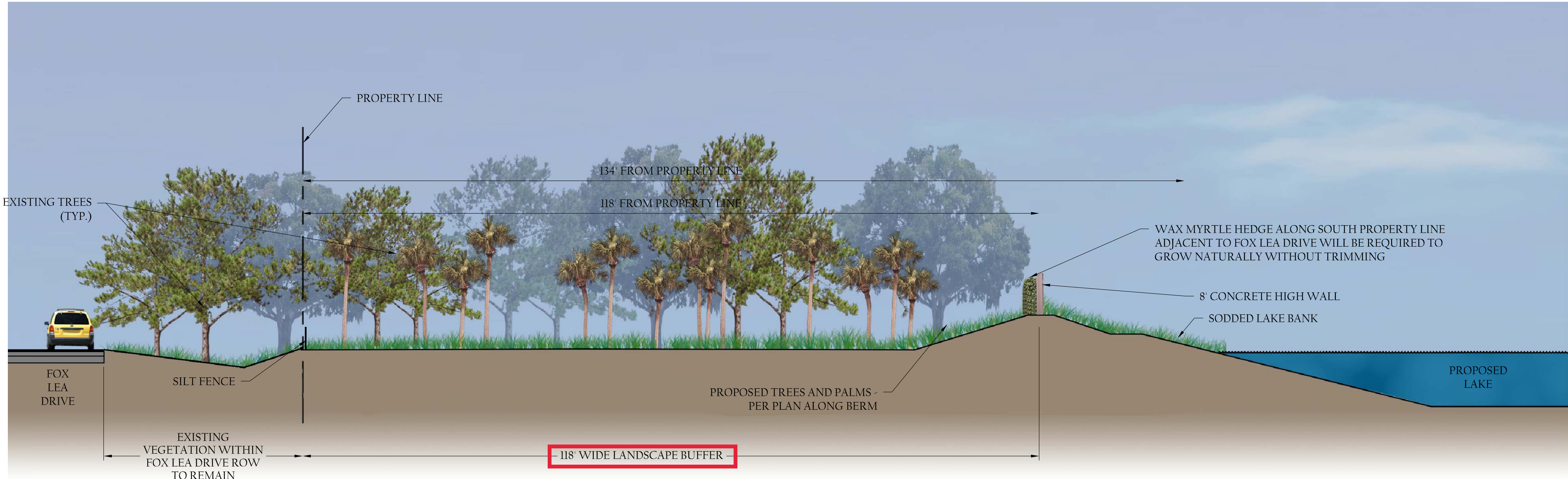
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LANDSCAPE
PLAN



NORTH AUBURN ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS

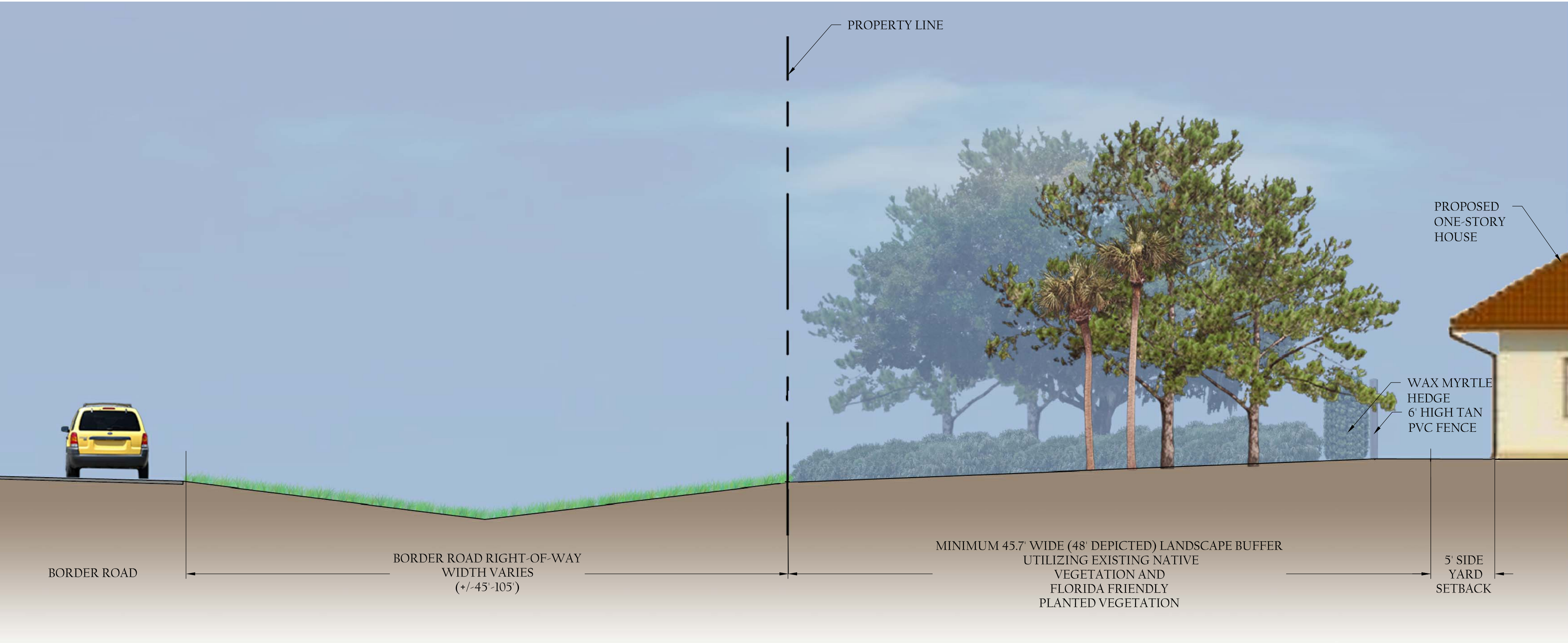


FOX LEA DRIVE TYPICAL LANDSCAPE BUFFER SECTION

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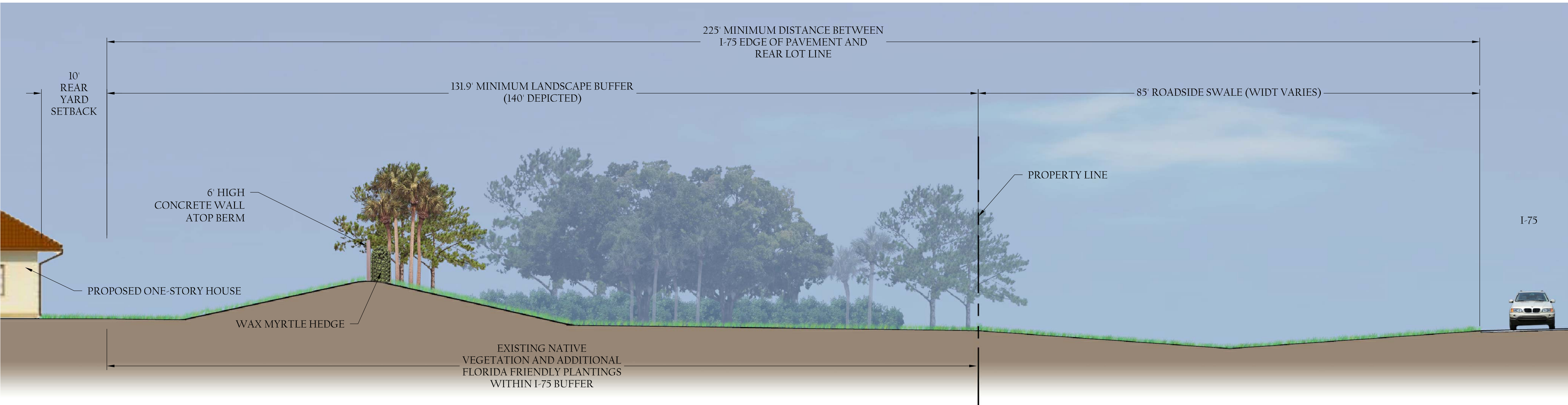
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R3		
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R5		
R6		

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BORDER ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS



INTERSTATE 75 TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS

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