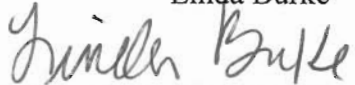


ITEM NO.	1
MEETING DATE	9-9-09
STAFF AUTHOR	Linda Burke 

CITY OF REDDING

## REPORT TO THE BOARD OF ADMINISTRATIVE REVIEW

**DATE:** September 2, 2009

**PERMIT NO.:** Site Development Permit SDP-14-06,  
Amendment

**APPLICANT:** Todd Ratley

**LOCATION:** 2498 Progress Drive

**PROJECT DESCRIPTION** The applicant is requesting an amendment to Site Development Permit SDP-14-06, to establish an auto-repair facility within an existing storage building. The original permit granted approval for the existing 51,555-square-foot warehouse and long-term storage facility at 2498 Progress Drive.

**ZONING** "GI" General Industry District

**EXISTING GENERAL PLAN DESIGNATION** "General Industrial"

### SURROUNDING LAND USES

**North** Ministorage complex

**South** Industrial warehouse uses

**East** Vacant industrial parcel/ACID canal/single-family homes

**West** Vacant industrial parcel

**BACKGROUND** Site Development Permit SDP-14-06 granted the applicant permission to construct an industrial-warehouse storage complex at 2498 Progress Drive with various sizes and types of storage units. The site is approximately 6.4 acres in size and is one of the 13 parcels within the South Redding Industrial Park originally approved by Parcel Map PM-19-01. Access to the property from Progress Drive is taken through two flag-lot driveways—one on the north end of the parcel and one at the south end of the parcel. Condition 5 specifies that the permitted uses, with the exception of the identified office space for the facility, were restricted to warehousing and storage activities. The permit specified that no other business activities other than office use appurtenant to the warehousing should be conducted within the units unless an amendment is granted. Outdoor storage of materials or vehicles is prohibited.

The applicant is now requesting an amendment to the site development permit to allow an auto-repair facility to be located within Building C. Auto repair is ordinarily a permitted use in the "GI" General Industry District; however, the amendment is required due to the limitations on the original permit. The only issue staff has identified with the auto-repair activity is the need for additional parking facilities. An additional 10 spaces would be required with the proposed space designated for auto repair. Approximately half of Building C is proposed to be stripped and utilized for indoor parking and the storage of customers' vehicles awaiting repair or pickup.

**CONDITIONS** A copy of the original conditions of approval is attached to this report, as well as draft conditions of approval addressing the amendment request to allow auto repair. These include modifications to Conditions 2, 3, 5, and 6 and the addition of Conditions 22 and 23. The additional conditions address requirements specific to the auto-repair activities.

**ENVIRONMENTAL DETERMINATION** The amendment request is categorically exempt under the California Environmental Quality Act (CEQA) Section 15301, *Existing Facilities*, that allows minor alterations to existing structures for projects that involve negligible expansion of an existing use.

**PUBLIC COMMENTS RECEIVED BY STAFF** Staff has not received any written or telephone comments regarding the application.

**AUTHORITY** The Board of Administrative Review has the authority to approve amendments to site development permits pursuant to Section 18.13 of the Zoning Code.

#### **FINDINGS**

1. *That the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use.*
2. *That the proposed use will not be injurious or detrimental to the general welfare of the city.*
3. *That the proposed use is consistent with the policies and goals established by the General Plan and the Zoning Code.*
4. *The proposed use and project design are consistent with the Design Guidelines established by resolution of the City Council in accordance with Section 18.40.050, Design Guidelines.*

**STAFF RECOMMENDATION** No major issues were identified with the processing of the site development permit application; therefore, staff recommends that the Board find the application categorically exempt under CEQA and approve the project subject to the draft conditions of approval.

#### **ATTACHMENTS**

- A. Draft amended conditions of approval for amendment to SDP-14-06
- B. Original conditions of approval for SDP-14-06
- C. Location/land use map
- D. Zoning map
- E. Proposed floor plan for amendment to SDP-14-06
- F. Approved site plan for SDP-14-06

LB:el

STAF\BAR\SDP-14-06ProgressDr-LB-BAR.wpd

c: Todd Ratley

**Site Development Permit SDP-14-06 Amendment  
Revised Draft Conditions of Approval**

***General Requirements***

2. Approval is granted for construction of an industrial-warehouse storage complex, consisting of approximately 51,555 square feet of warehouse and long-term ministorage buildings and 3,000 square feet of office space, to be in substantial conformance with the site plan approved by the Board of Administrative Review on August 2, 2006. Minor modifications may be approved by the Development Services Department; any substantial revisions will require either an amendment to this permit or a new use permit. Approval is also granted to establish an auto-repair facility within Building "C" in substantial conformance with the floor plan approved by the Board of Administrative Review on September 9, 2009.
3. Parking is to be improved in accordance with Chapter 18.62 of the Redding Municipal Code with a minimum of ~~34~~ 36 spaces, including 2 van-accessible spaces for the handicapped, within the parking lot and 8 spaces located within Building "C."
5. With the exception of the identified office space and auto-repair facility in Building "C" (up to 3,500 square feet), permitted uses are restricted to warehousing and storage activities. No business activities other than office use appurtenant to the warehousing shall be conducted within the storage buildings. All other uses shall require an amendment to this site development permit or a new permit.
6. All outdoor storage is prohibited. This shall include outside storage of material, equipment, or vehicles. Parking spaces within Building "C" shall be used for storage of customers' vehicles while awaiting repair or pickup. Auto-repair activities and any other auto-related activities, including detailing, are to be conducted within the building only.

***Industrial Waste***

22. An Industrial Wastewater Survey/Application #1 shall be completed and submitted to the Municipal Utilities Department, Industrial Waste Division, for a determination of applicable wastewater pretreatment requirements. Any required facilities shall be reflected in the building improvement plans submitted for a City building permit. Sand and oil interceptor-sizing forms are available from the Industrial Waste Division.

***Environmental Health***

23. The operator of the business shall submit a Hazardous Materials Business Plan to the Shasta County Division of Environmental Health prior to placing, storing, or handling hazardous materials at this facility at reportable quantities (equal to or greater than 55 gallons for liquid, 500 pounds for solids, or 200 cubic feet for gases).

ITEM 1  
ATTACHMENT A



# CITY OF REDDING

## DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

777 Cypress Avenue, Redding, CA 96001-2718

P.O. Box 496071, Redding, CA 96049-6071

530.225.4020 FAX 530.225.4495

### *SITE DEVELOPMENT PERMIT SDP-14-06*

**Name and Address:** \_\_\_\_\_ Todd and July Ratley \_\_\_\_\_  
 \_\_\_\_\_ P.O. Box 991057 \_\_\_\_\_  
 \_\_\_\_\_ Redding, CA 96099 \_\_\_\_\_

The Board of Administrative Review considered and approved Site Development Permit SDP-14-06, granting approval to construct an industrial-warehouse storage complex, consisting of approximately 51,555 square feet of warehouse and long-term ministorage buildings and 3,000 square feet of office space, on property located at 2498 Progress Drive in a "GI" General Industrial District, subject to compliance with all provisions of the Redding Municipal Code and subject to the following conditions:

#### **General Requirements**

1. The standard conditions for use permits delineated in Planning Commission Policy PC-1-99 shall be met.
2. Approval is granted for construction of an industrial-warehouse storage complex, consisting of approximately 51,555 square feet of warehouse and long-term ministorage buildings and 3,000 square feet of office space, to be in substantial conformance with the site plan approved by the Board of Administrative Review on August 2, 2006. Minor modifications may be approved by the Development Services Department; any substantial revisions will require either an amendment to this permit or a new use permit.
3. Parking is to be improved in accordance with Chapter 18.62 of the Redding Municipal Code with a minimum of 34 spaces, including 2 van-accessible spaces for the handicapped.
4. Site development and grading shall be designed to provide for the slope requirements of accessible routes of travel for pedestrian walks, ramps, curb ramps, etc., as necessary.
5. With the exception of the identified office space, permitted uses are restricted to warehousing and storage activities. No business activities other than office use appurtenant to the warehousing shall be conducted within the storage buildings. All other uses shall require an amendment to this site development permit or a new permit.

ITEM \_\_\_\_\_ 1  
 ATTACHMENT \_\_\_\_\_ B

6. All outdoor storage is prohibited. This shall include outside storage of material, equipment, or vehicles.
7. Final development plans shall be approved by the Planning Division prior to issuance of a building permit. Said plans shall consist of a final site plan, landscape plan, and building elevations. The site plan shall be reconfigured to meet the accessibility requirements for the handicapped. The office portion of Buildings "A" and "B" shall include a 4-foot-high rock wainscot along all 3 sides, unless some other nonmetal surface is utilized for the entire wall surface. The roof projection shall continue around the building to cover the gable end and the rear elevation (facing Progress Drive) for Building "A." The colors selected for the roof, walls, and wainscot shall be contrasting and complementary in color.
8. Installation of any security fencing shall be subject to review and approval by the Fire Department and the Planning Division. Design shall be consistent with the City's adopted Design Criteria and include a combination of solid pillars and short wall segments of solid masonry, wrought iron, or similar quality materials. The gate shall include a Knox box and emergency access code.

### ***Streets and Circulation***

9. A commercial driveway approach in accordance with City of Redding Standard 148.10 is required for the project entrances from Progress Drive. Construction of 5-foot-wide sidewalk is required along the Progress Drive frontage of the westerly driveway.
10. Both access driveways from Progress Drive shall be entirely paved; otherwise, the area shall be landscaped. Driveways shall maintain a minimum width of 26 feet.
11. A turning radius of 29 feet inside and 45 feet outside shall be provided throughout the site as approved by the Fire Marshal to ensure adequate turning movements for emergency vehicles around the parking and landscape areas.

### ***Utilities, Sewer, Water, Fire, Grading, and Drainage***

12. In accordance with the conditions of Parcel Map PM-19-01 for the South Redding Industrial Park, fire sprinkler systems shall be installed in each building in accordance with National Fire Protection Association Standard 13.
13. An on-site fire hydrant is to be installed in accordance with the California Fire Code in a location approved by the City Fire Marshal. The hydrant shall have a fire flow meeting Appendix III "A" of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. Adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.

14. No buildings, mechanical equipment, or patios may be placed within public-service easements. If it is determined that the installed utility is located outside the recorded easement area, an adjustment to the easement shall be allowed so that it may conform to the constructed facility.
15. An all-weather access road shall be constructed to access any off-street sewer manholes as required by the Waste Water Utility.
16. Prior to issuance of a grading permit, the developer shall secure approval of improvement plans from the Redding Electric Utility for all electrical improvements associated with the project.
17. Prior to beginning any clearing, grading, or site development activities, improvement plans for grading, drainage, utilities, and other required improvements shall be approved by the Engineering Division and other concerned City of Redding departments. These plans shall be in conformance with Redding Municipal Code (RMC) Title 16.12. Prior to issuance of a clearing and/or grading permit, an Interim Erosion and Sediment Control Plan shall be included as part of all clearing and grading permit applications. "As-built" improvement plans with the Engineer's Declaration are required in conformance with RMC 16.12.230.
18. Prior to improvement-plan approval, the applicant shall obtain approval for storm-water peak flow in accordance with City Council Policy 1806 and the specifications of the Engineering Division. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. The drainage report shall be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of site improvement plans.
19. Prior to issuance of a grading permit, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and secure a Construction Activity Storm Water Permit from the Regional Water Quality Control Board (RWQCB), if required by law. Additionally, all applicable provisions of the City of Redding Grading Ordinance (Redding Municipal Code Chapter 16.12) shall be met.

### ***Landscape***

20. Irrigated landscape planters shall be installed in substantial compliance with the approved site plan, incorporating the following:
  - a. Landscape within the parking area shall consist of a minimum of 60 square feet per required parking space. Each parking space must be within 50 feet of a shade tree, and landscape planters must be a minimum width of 6 feet and 72 square feet total to count toward this requirement. All landscaped end islands shall be a minimum width of 8 feet inside the protective curbing (9 feet wide total).

- b. A minimum of 1 shade tree shall be required for every 4 parking spaces.
- c. Required trees shall be a minimum of 15 gallons in size.
- d. Planters shall be protected from vehicles by 6-inch-high, continuous asphalt concrete curbs or equivalent materials.
- e. Planters not utilizing densely planted ground cover or turf shall include the use of high-quality-fabric weed barrier and appropriate mulch materials.
- f. All parking-lot and landscape improvements shall be completed prior to issuance of an occupancy permit.
- g. A landscape plan is to be approved by the Development Services Department prior to issuance of a building permit.

***Signs***

- 21. The project is allowed 1 freestanding pole or monument identifier sign and wall signage in compliance with Redding Municipal Code Section 18.42, Signs, including the installation of required landscape at the base of any freestanding sign. No signage would be allowed for individual warehouse/storage-unit tenants.

If you have any questions, please contact Linda Burke at (530) 225-4020.

DATE SIGNED AND MAILED: August 4, 2006

  
Douglas DeMallie, Planning Manager  
Development Services Department

EFFECTIVE DATE: August 13, 2006

Copies to: Property Owner  
Engineering Division  
File

Applicant, if not property owner  
Electric Department  
Field Operations

Representative  
Building Division

PLANNING COMMISSION POLICY PC-1-99

USE PERMIT/SITE DEVELOPMENT PERMIT STANDARD CONDITIONS OF APPROVAL  
EFFECTIVE MAY 2, 2000

- A CHECK MARK IN THE BOX NEXT TO A CONDITION INDICATES THAT THE CONDITION APPLIES TO THE SUBJECT PERMIT.

*General Requirements*

1. A permit or variance may lapse 2 years from its date of approval and may be subject to revocation proceedings initiated by the approving body unless one of the following conditions has occurred:
- a. A building permit has been issued, substantial money invested, and construction diligently pursued.
  - b. A certificate of occupancy has been issued.
  - c. The use is established.

Prior to a permit or variance lapsing, a public hearing will be held at which the holder of the permit or variance will have an opportunity to establish that 1 or more of the 3 conditions noted above have been satisfied. Proof of compliance shall be the responsibility of the holder of such permit or variance in accordance with Section 18.11.100 of the Zoning Ordinance.

2. The requirements of the California Building Code and the California Fire Code are to be met. The project proponent is responsible for contacting the offices of the Building Division and Fire Department to verify compliance or the need to obtain permits.

*Site Development*

3. In accordance with Title 24, Part 2, of the California Building Code, at least 1 accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible loading zones, and public streets and sidewalks to the accessible building entrance served. The accessible route shall be a minimum of 4 feet in width; shall not pass behind a designated parking space; shall not exceed a slope of 5 percent or a cross slope of 2 percent; and shall, to the maximum extent feasible, coincide with the route for the general public.
4. Trash and recycling enclosure(s) shall be provided as depicted on the approved site plan. The enclosure shall be located and constructed in accordance with Section 18.40.120 of the Redding Municipal Code.

- 5. All existing landscaped areas or new areas required by use permit and/or the approved landscape plans shall be properly and continuously maintained during the life of the use or activity authorized by the permit. Maintenance shall include providing an operational, automatic irrigation system; weeding; replacing dead and missing plant materials; mowing lawns; pruning; and other maintenance applications as required to keep all planted areas neat, healthy, and attractive.
- 6. Signage shall be in compliance with Chapter 18.42 of the Redding Municipal Code.

***Sewer, Water, and Drainage Utilities***

- 7. Sewer lines, waterlines, electric-service facilities, and other utilities; drainage facilities; necessary electric- and public-service easements; and street dedications are to be provided in accordance with the Redding Municipal Code and as specified by the Engineering Division.
- 8. The developer shall extend sewer and water lines and electric substructures and conduits as necessary to serve the property and provide logical extensions of service through the property boundaries to adjacent properties.
- 9. New utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.

***Electric Utility***

- 10. The developer shall be responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Redding Electric Utility for work performed.
- 11. The developer shall consult with the Electric Department after the initial review by the Engineering Division of the improvement plans for preparation of an electric-service plan. A copy of the electric-service plan, developed by the Electric Department, shall be incorporated into the final improvement plans.
- 12. Electric-supply facilities shall be furnished and installed in accordance with the Electric Utility Service Policy Resolution currently in effect at the time the electric-service plan for the project is signed by the City Electric Department.

***Fire Protection***

13. On-site and street-side fire hydrants are to be installed in accordance with the California Fire Code in locations approved by the City Fire Marshal. Fire hydrants shall have a fire flow meeting Appendix III A of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. If a hydrant is located on private property, adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.

**APPLIES TO NEW CONSTRUCTION**

1. The developer/applicant shall note that pursuant to Chapter 16.45 of the Redding Municipal Code, a Citywide Traffic Impact Fee is required to be paid at the time of issuance of a building permit for new construction, building enlargement, or other improvement which will generate additional traffic. All other development fees required by City Ordinances or Resolution shall also be paid at the time of issuance of a building permit or prior to final inspection by the Building Division.
2. Ground-mounted mechanical equipment with a total cooling capacity of 5 tons or greater and within 30 feet of any residential district shall be bordered by a solid block noise wall not less than 1 foot higher than the top of the cooling equipment. Construction and location of the wall must conform to currently adopted construction codes.
3. All exterior freestanding or building-mounted lighting is to be oriented or shielded in a manner to prevent light from being cast onto adjacent residences, residentially zoned property, or public rights-of-way. The point source of illumination shall not be visible from any residence or residentially zoned property. A lighting detail demonstrating how these requirements will be satisfied shall be submitted to and be approved by the Development Services Department prior to issuance of a building permit.
4. Freestanding parking lot light standards shall be located within a landscape planter or other protected area so as to eliminate the need for a raised concrete pedestal. The light-standard base shall not exceed 6 inches in height above the finished grade of the landscape planter. If the base must be higher than 6 inches to afford adequate protection to the standard, the concrete base shall have a decorative finish (e.g., textured, exposed aggregate, sandblasted).
5. The project design shall include storm-drain detention to detain the increased storm drainage due to the development of the property based on 10-, 25-, and 100-year-storm frequencies at 6-hour durations. A grading permit shall be obtained from the Engineering Division with each phase of construction and shall include plans and information necessary to demonstrate compliance with this requirement.
6. The developer shall install streetlights on all public-street frontages as required by the Engineering Division in accordance with the City Construction Standards.

- 7. A minimum 5-foot-wide public-utility easement is to be provided adjacent to all public-road rights-of-way.
- 8. Fire-protection facilities, including all-weather access roads, shall be installed and remain serviceable prior to and during the time of construction.
- 9. All brush piles created by site improvement shall be abated or removed prior to the next fire season.

PERMIT NO. SDP-14-06

PLANNER Linda Burke



**LEGEND**

- I = INDUSTRIAL
- R = RETAIL
- O = OFFICE
- P = PUBLIC
- SF = SINGLE FAMILY RES.
- MF = MULTI-FAMILY RES.
- G = GOLF / PARKS
- UR = UNDEVELOPED RESIDENTIAL
- UC = UNDEVELOPED COMMERCIAL
- UI = UNDEVELOPED INDUSTRIAL
- MH = MOBILE HOMES
- MU = MIXED USE
- RV = RV / RECREATIONAL PARKS
- OS = OPEN SPACE



**GIS DIVISION**  
 DEVELOPMENT SERVICES DEPARTMENT

DATE PRODUCED:  
 JULY 23, 2009

0 200 400 Feet

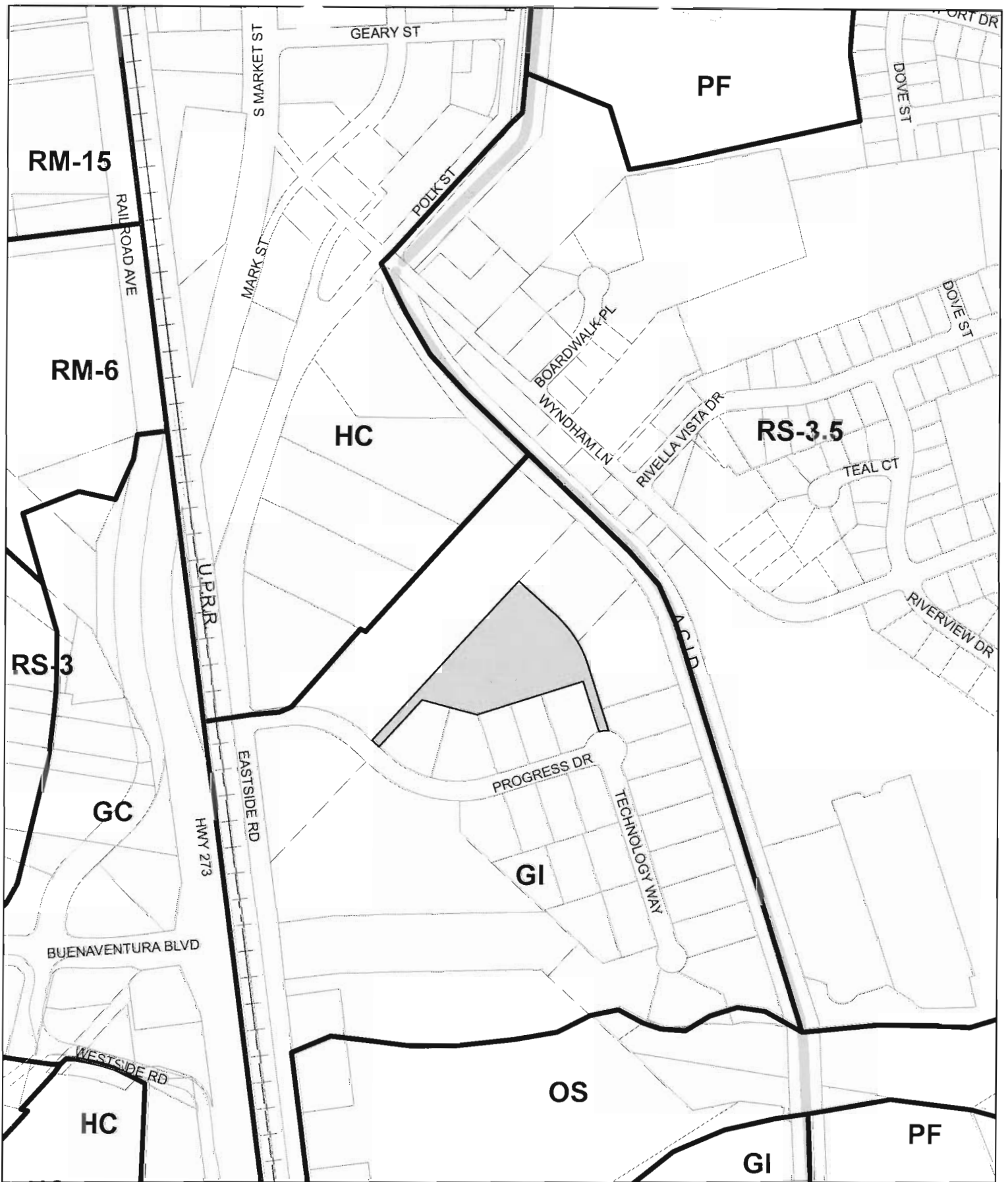
**LAND USE MAP**

SDP-14-06 AMEND / TODD RATLEY  
 2488 PROGRESS DRIVE  
 AP# 048-110-042

MTG. DATE:  
 9-7-09

ITEM:  
 1

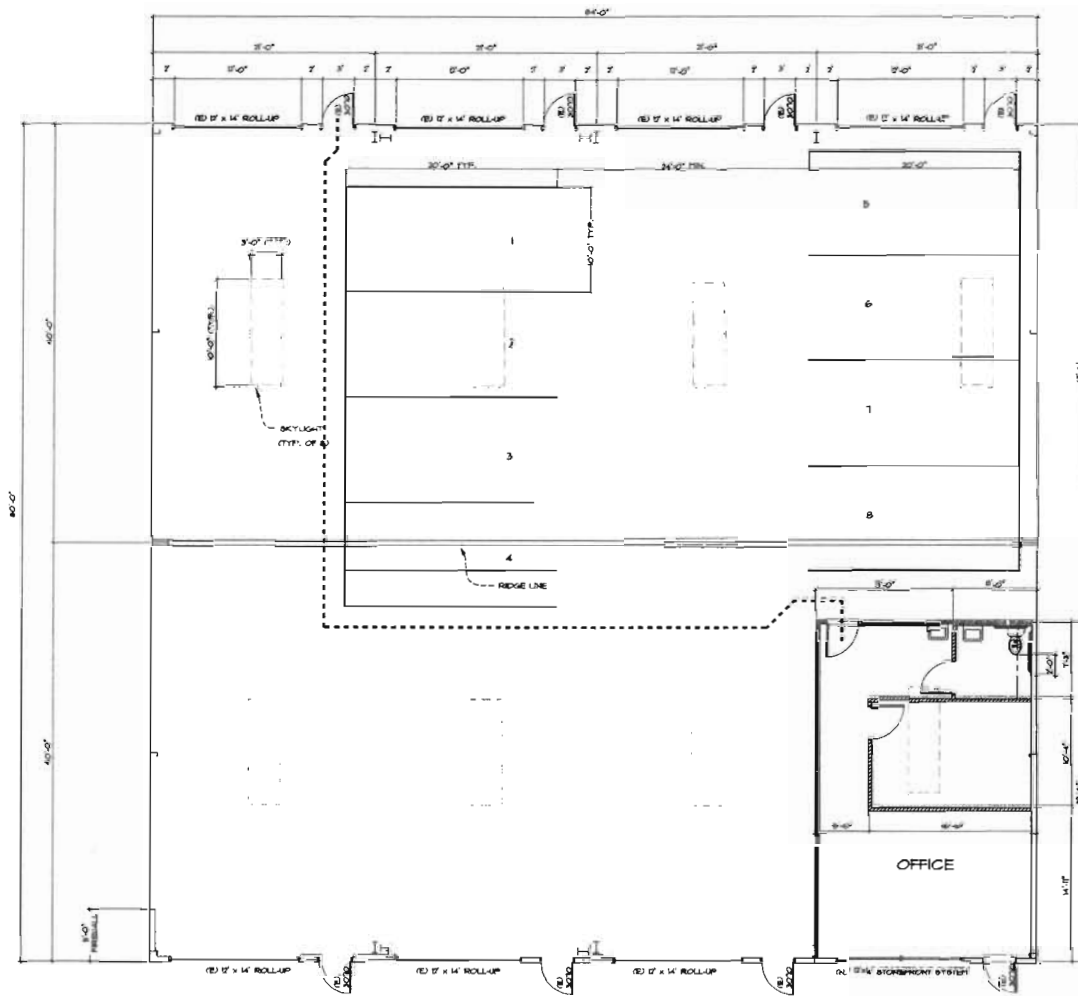
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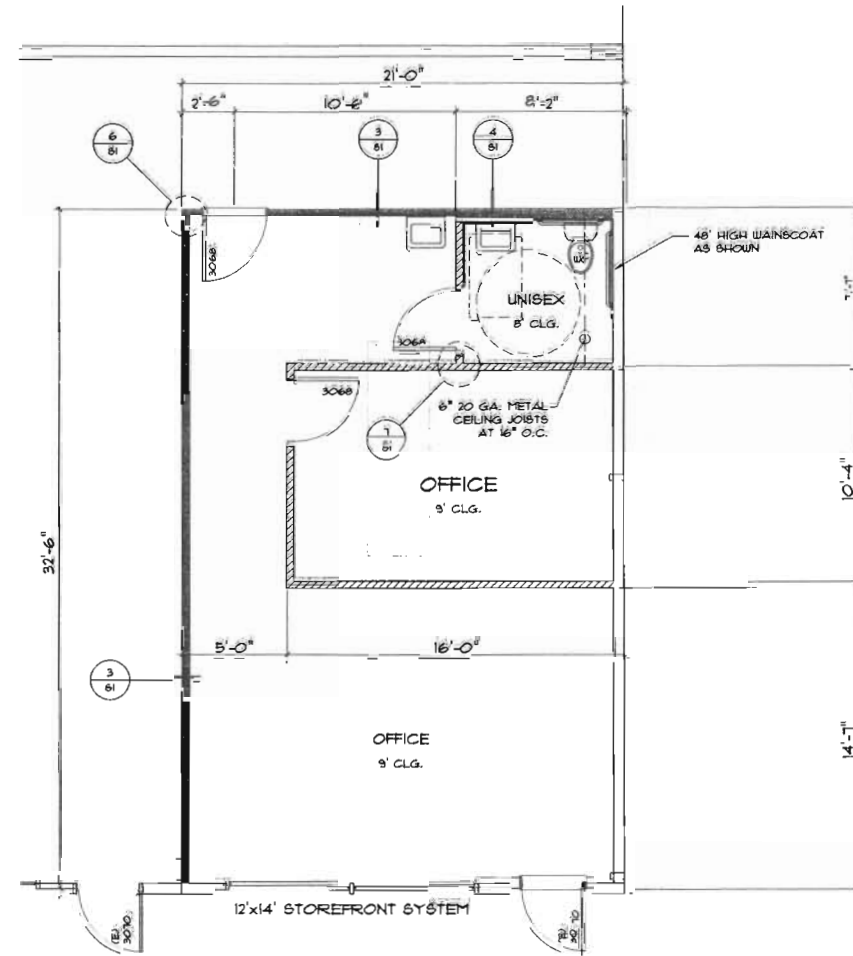
**GIS DIVISION**  
 DEVELOPMENT SERVICES DEPARTMENT  
 DATE PRODUCED:  
 JULY 23, 2009  
 0 200 400 Feet

**ZONING MAP**  
 SDP-14-06 AMEND / TODD RATLEY  
 2488 PROGRESS DRIVE  
 AP# 048-110-042

MTG. DATE:  
 9-9-09  
 ITEM:  
 1  
 ATTACHMENT:  
 D



COMPLETE FLOOR PLAN  
1/4" = 1'-0"



PARTIAL FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**

	• NEW 20' TALL WALLS
	• NEW 9' TALL WALLS
	• EXISTING WALLS
	• PATH OF TRAVEL THRU BUILDING

**FINISH NOTES:**

- NEW UNISEX BATHROOM:
  - FLOOR - SHEET VINYL W/ 6" COVE BASE
  - WALL - 48" WAINCOAT TYP ALL SET WALLS - FIBERGLASS REINFORCED PANEL
  - WALL - 8" GLOSS PAINT
  - CEILING - 8" GLOSS PAINT

**NOTE:**  
THE MAXIMUM FLAME SPREAD CLASS FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED CLASS B FOR EXITS AND CLASS C FOR ROOM AREAS FOR SPRINKLED BUILDINGS PER TABLE 803.3 OF THE CBC. CBC 803.3

ITEM ATTACHMENT



**ADAMANT DESIGN**  
P.H. • 530-604-3050  
FAX • 530-232-0119  
Redding, CA 96001  
adamantdesign@bcglobal.net



PHONE (530) 241-0948  
FAX (530) 241-8044  
P.O. BOX 281251  
REDDING, CA 96028  
COMMERCIAL • RESIDENTIAL INTERIORS • FINANCE WORK  
MULTI-MEDIA SPECIALTY

ELEVATIONS  
**2488 PROGRESS DRIVE**  
REDDING, CA 96001

DRAWN BY: **M.B.**

PLAN • **TENANT IMPROVEMENT**

Rev.	Date	Description

SHEET NUMBER: **A2** DATE: 8/14/09 SCALE: 1/4" = 1'-0" SHEET COUNT: 1 OF 5

REVISIONS	BY



# SITE PLAN

### BUILDINGS

- A- WAREHOUSE-314' X 60' = 18,840 S.F.  
OFFICE- 25' X 60' = 1,500 S.F.
- B- WAREHOUSE- 314' X 60' - 18,840 S.F.  
OFFICE- 25' X 60' = 1,500 S.F.
- C- STORAGE- 84' X 80' - 6,720 S.F.
- D- STORAGE- 8- 15' X 30' - 3,600 S.F.
- E- STORAGE - 14- 10' X 20' - 2,800 S.F.
- F- STORAGE - 5- 10' X 15' - 750 S.F.

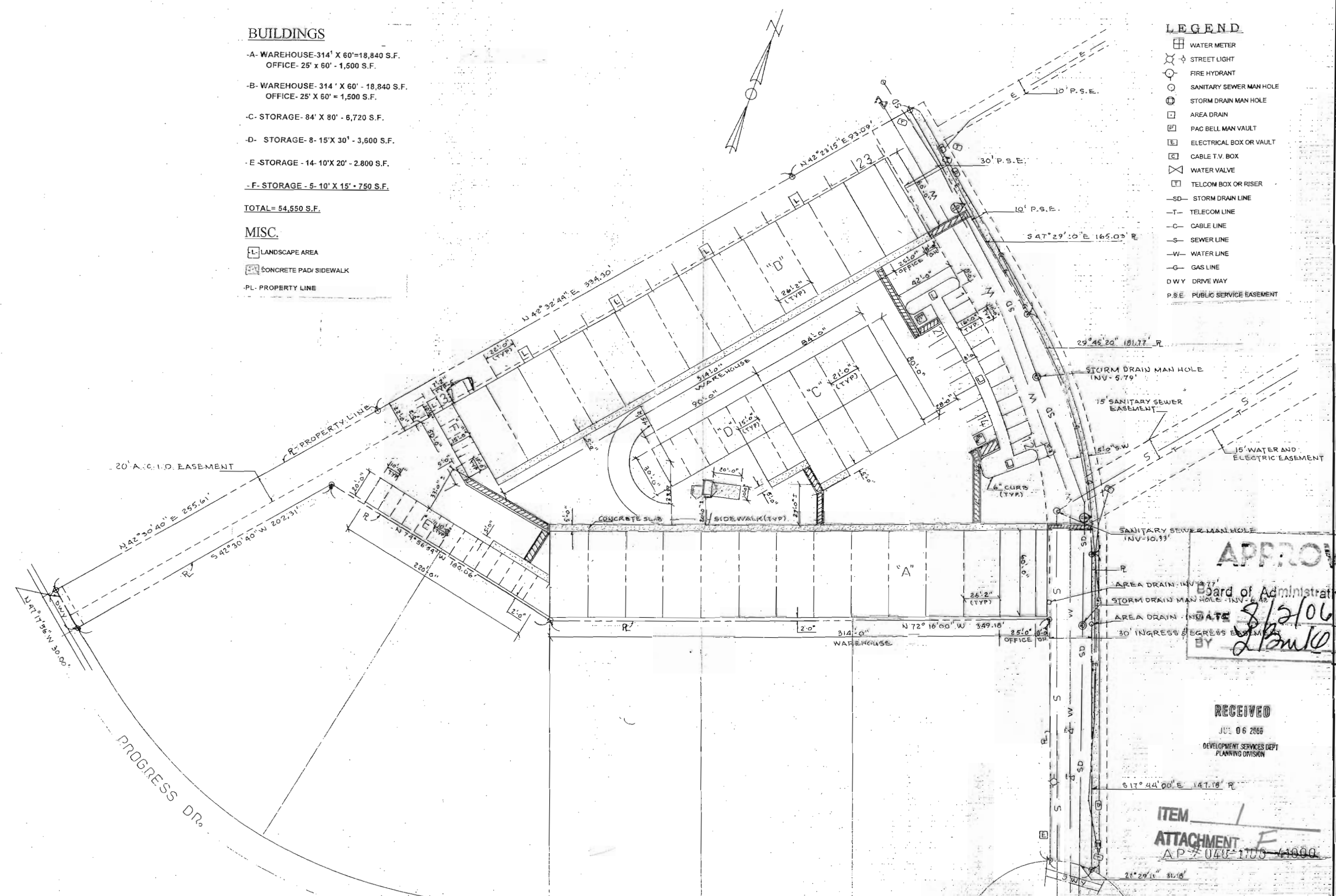
TOTAL = 54,550 S.F.

### MISC.

- [L] LANDSCAPE AREA
- [P] CONCRETE PAD/ SIDEWALK
- [PL] PROPERTY LINE

### LEGEND

- [Symbol] WATER METER
- [Symbol] STREET LIGHT
- [Symbol] FIRE HYDRANT
- [Symbol] SANITARY SEWER MAN HOLE
- [Symbol] STORM DRAIN MAN HOLE
- [Symbol] AREA DRAIN
- [Symbol] PAC BELL MAN VAULT
- [Symbol] ELECTRICAL BOX OR VAULT
- [Symbol] CABLE T.V. BOX
- [Symbol] WATER VALVE
- [Symbol] TELCOM BOX OR RISER
- SD- STORM DRAIN LINE
- T- TELECOM LINE
- C- CABLE LINE
- S- SEWER LINE
- W- WATER LINE
- G- GAS LINE
- DWY DRIVE WAY
- P.S.E PUBLIC SERVICE EASEMENT



**APPROVED**  
 Board of Administrative Review  
 DATE 8/2/06  
 BY [Signature]

**RECEIVED**  
 JUL 06 2006  
 DEVELOPMENT SERVICES DEPT  
 PLANNING DIVISION

ITEM 1  
**ATTACHMENT F**  
 A.P. # 040-1700-41000

AL BLANCHARD DESIGN  
 2800 OXFORD ROAD #3  
 BIRMINGHAM, AL 35209  
 (580) 221-2575 FAX (580) 221-4006

Date	7-5-06
Scale	1" = 50' P.G.
Drawn	AL BLANCHARD
Job	
Sheet	1
Of	11

**SDP-14-06** August 2, 2006