

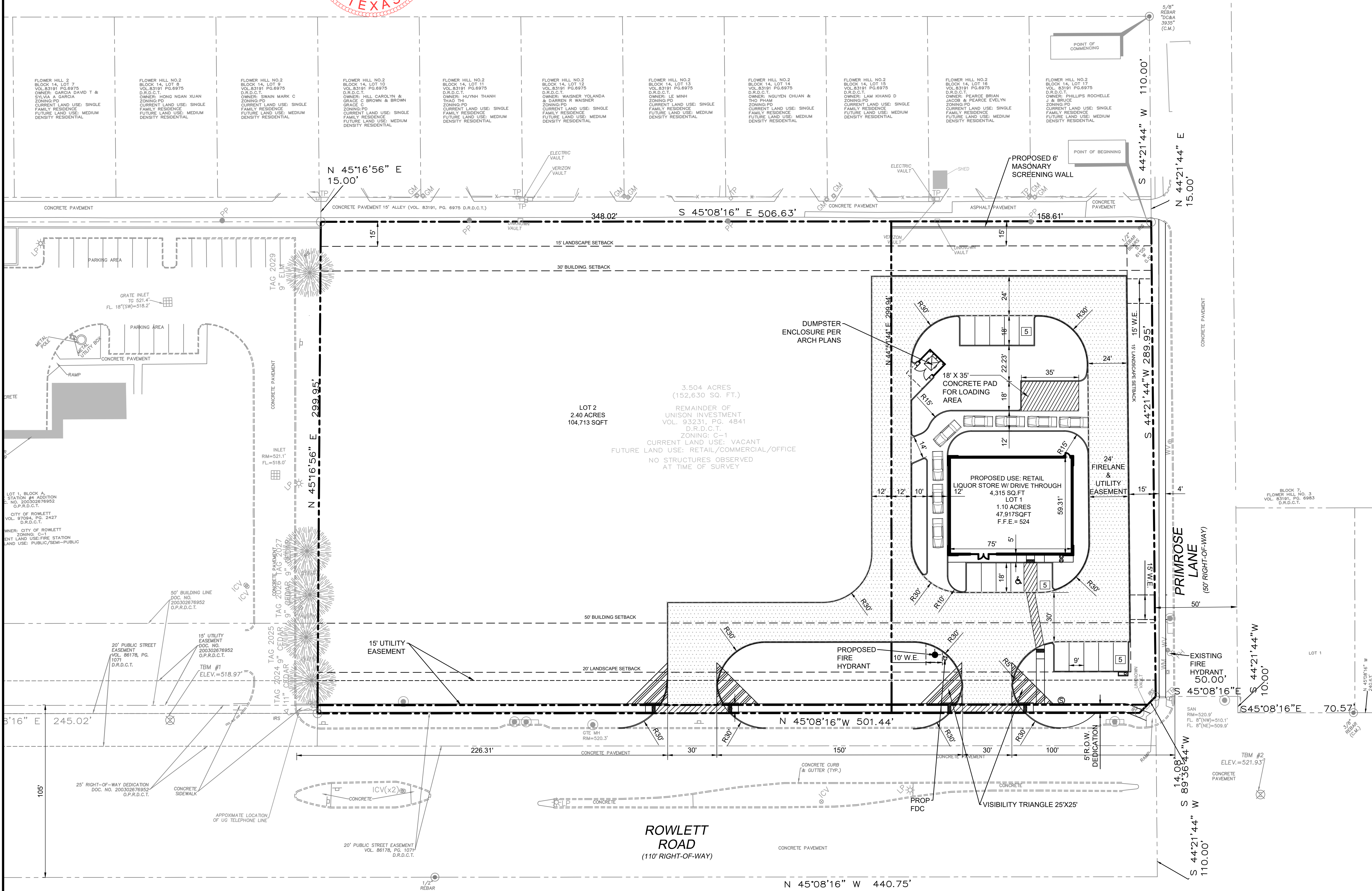
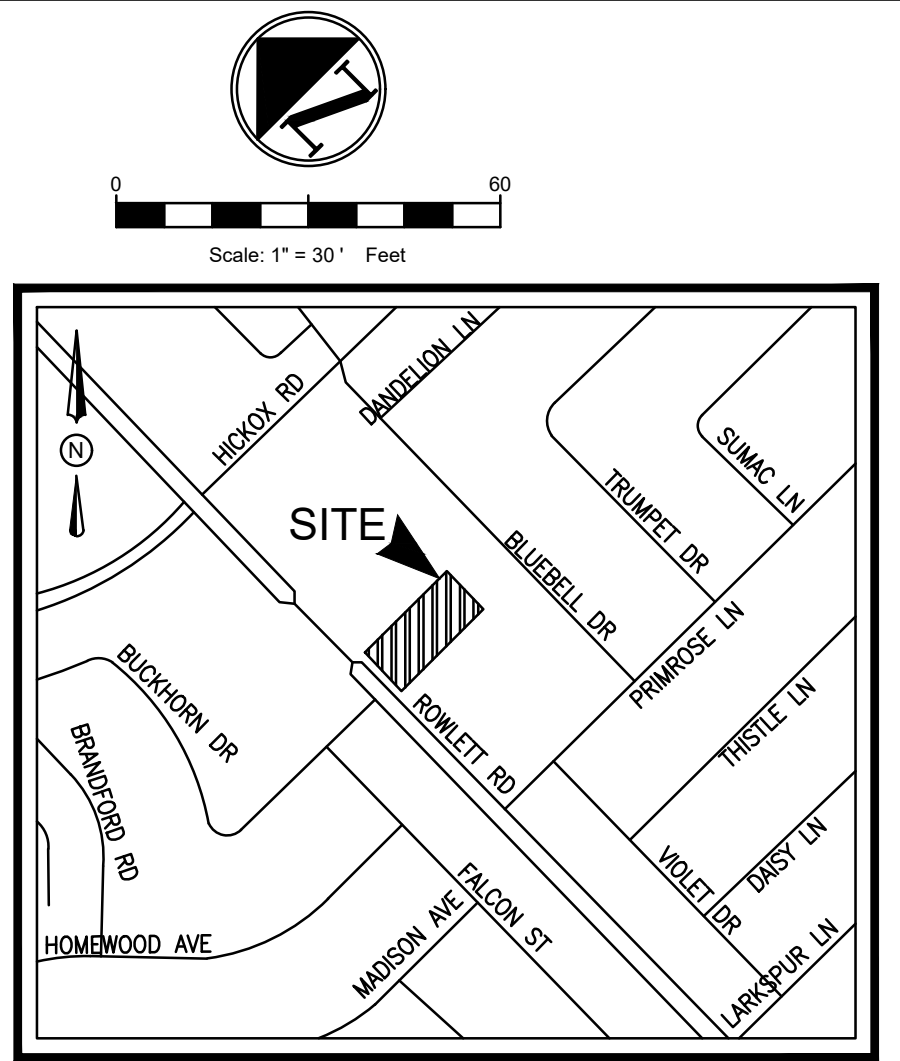
FLOOD PLAIN NOTE
 THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48113C0240K, DATED JULY 7, 2014 FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.

PROJECT CONTACT LIST

| | |
|---|--|
| ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR., ALLEN, TX 75013 DATE: KIEW KAM KKAM@TRIANGLE-ENGR.COM 03/08/2023 3:2268 | OWNER/DEVELOPER GREGUMI DEVELOPMENT LLC 3221 REDCLIFF LN GARLAND, TX 75043 GREG PATEL MIDWAY256@GMAIL.COM |
|---|--|

SITE DATA SUMMARY TABLE

| | |
|--------------------|---|
| SITE ACREAGE: | 1.10 ACRES (47,917 S.F.) |
| PROPOSED USE: | LIQUOR STORE |
| BUILDING AREA: | 4,315 S.F. |
| NUMBER OF STORIES: | 1 |
| BUILDING HEIGHT: | 30' |
| ZONING: | C-1 |
| PARKING RATIO | REQUIRED 15 (1 PER 300 SQ.FT.) |
| | PROVIDED 15 (INCLUDE 1 ADA PARKING) |



EXISTING LEGEND

| | | | | |
|--------------------------|----------------------------------|------------------------------------|------------------------------|--------------------------------|
| BO - BOLLARD | EM - ELECTRIC METER | PLM - PIPELINE MARKER | UCS - UNDERGROUND CABLE SIGN | HL - HIGHBANK |
| HC - HANDICAP | GM - GAS METER | CTL - CATHODIC TEST LEAD | JWC - MONITORING WELL | SI - SIGN |
| FH - FIRE HYDRANT | FDC - FIRE DEPARTMENT CONNECTION | WM - WATER METER | WV - WATER VALVE | ICV - IRRIGATION CONTROL VALVE |
| GI - GRATE INLET | GR - GRATE INLET | MANHOLE | CLEANOUT | TP - TELEPHONE PEDESTAL |
| CP - CABLE PEDESTAL | EB - ELECTRIC BOX | TSSB - TRAFFIC SIGNAL BOX | LP - LIGHT POLE | TLP - TRAFFIC LIGHT POLE |
| GL - GROUND SPOT LIGHT | PP - POWER POLE | PP/T - POWER POLE WITH TRANSFORMER | PP/ALT - POWER POLE W/LIGHT | PP/CT - POWER POLE W/CONDUIT |
| MP - METER POLE | SP - SERVICE POLE | GA - GUY ANCHOR | OP - OVERHEAD POWER LINE | BWF - BARBED WIRE FENCE |
| WIF - WROUGHT IRON FENCE | WF - WOOD FENCE | CF - CHAINLINK FENCE | GP - GATE POST | PER - PER PLANS |
| APPROX - APPROXIMATE | | | | |

SITE LEGEND

| | |
|--------------------------------|-------------------------|
| CONCRETE CURB | SAW-CUT LINE |
| FIRE LANE | STRIPING |
| PARKING SPACES | WHEEL STOPS |
| HANDICAP LOGO | HANDICAP SIGN |
| RAMP | FIRE HYDRANT |
| DUMPSTER | SANITARY SEWER CLEANOUT |
| SANITARY SEWER DOUBLE CLEANOUT | DOMESTIC WATER METER |
| IRRIGATION METER | |

EXHIBIT A - SITE PLAN
ROWLETT RETAIL PLAZA
 ROWLETT ROAD & PRIMROSE LN
 CITY OF ROWLETT
 DALLAS COUNTY, TEXAS 75089
 REASON CRIST SURVEY, ABSTRACT NO. 225

TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

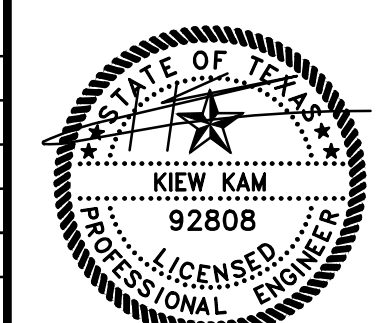
Planning | Civil Engineering | Construction Management

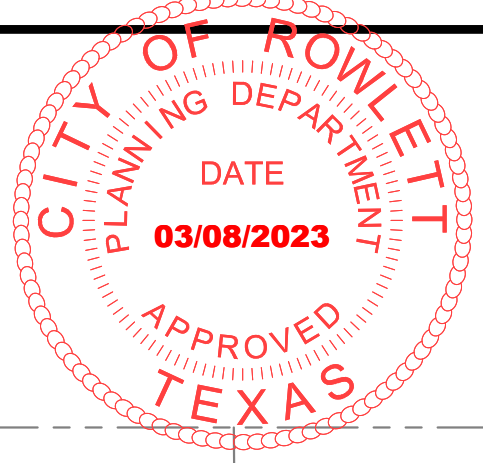
| | | | | | |
|------|------|----------|-----------|-------------|-----------|
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
| KK | RA | 02-22-23 | SCALE BAR | 030-22 | SA |

TX. P.E. FIRM #11525

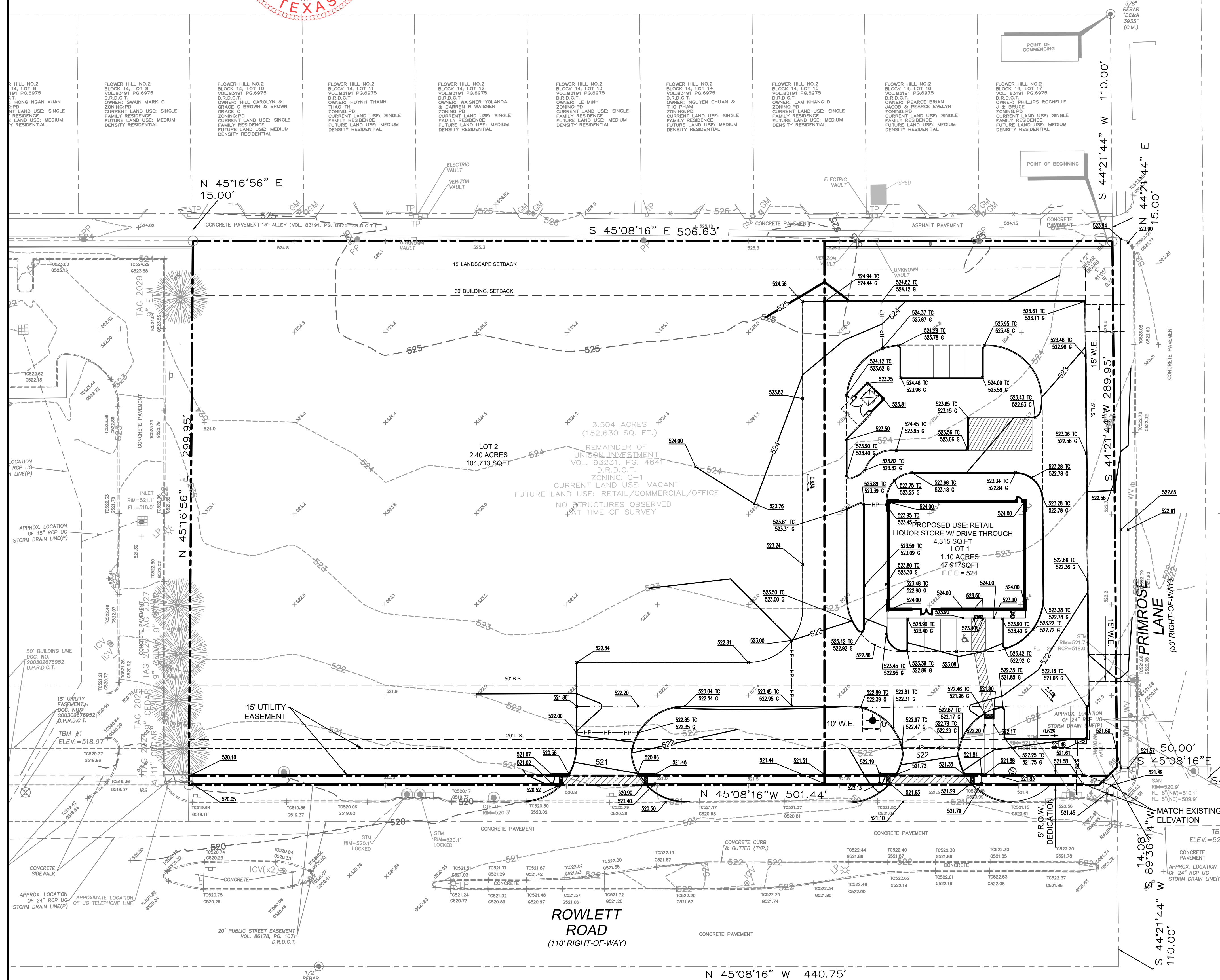


| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------|----|
| 1 | 08-01-22 | 1st SITE PLAN SUBMITTAL | KK |
| 2 | 11-14-22 | 2nd SITE PLAN SUBMITTAL | KK |
| 3 | 01-27-23 | 3rd SITE PLAN SUBMITTAL | KK |
| 4 | 02-22-23 | 4th SITE PLAN SUBMITTAL | KK |



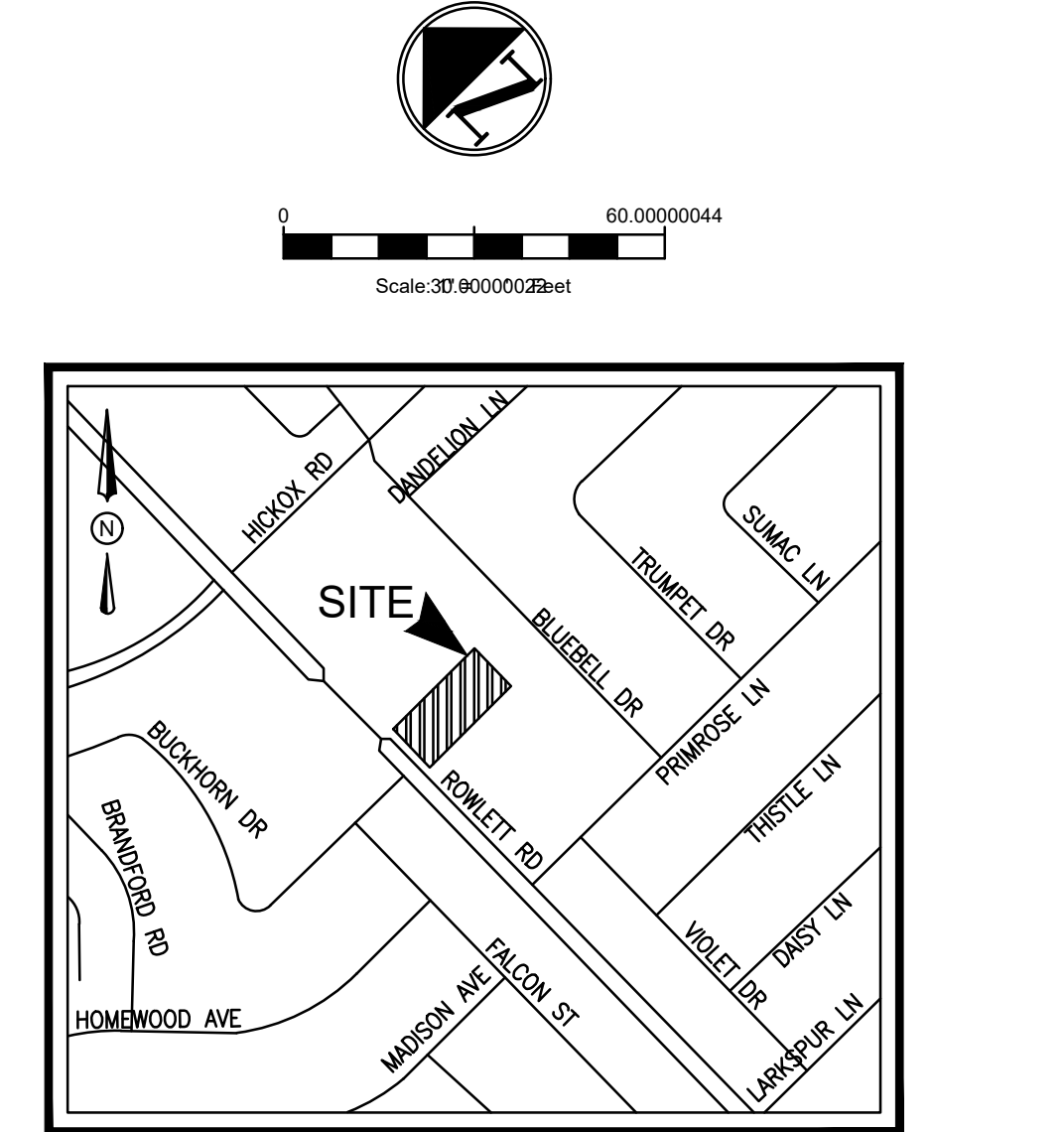


BLUEBELL DRIVE
(50' RIGHT-OF-WAY)



EXISTING LEGEND

| | | | |
|---|------------------------------|---|-----------------------------------|
| ⊙ | - BOLLARD | — | - HIGHBANK |
| ⊖ | - ELECTRIC METER | — | - SIGN |
| ⊕ | - HANDICAP | — | - PIPELINE MARKER |
| ⊗ | - GAS METER | — | - UNDERGROUND CABLE SIGN |
| ⊘ | - GAS VALVE | — | - CATHODIC TEST LEAD |
| ⊙ | - FIRE HYDRANT | — | - MONITORING WELL |
| ⊙ | - FIRE DEPARTMENT CONNECTION | — | - PIN FLAG/PIN MARK |
| ⊙ | - WATER METER | — | - TOP OF CURB |
| ⊙ | - WATER VALVE | — | - GUTTER |
| ⊙ | - IRRIGATION CONTROL VALVE | — | - TOP OF GRATE |
| ⊙ | - GRATE INLET | — | - FLOW LINE |
| ⊙ | - GRATE INLET | — | - HIGHBANK |
| ⊙ | - MANHOLE | — | - SANITARY SEWER |
| ⊙ | - CLEANOUT | — | - STORM SEWER |
| ⊙ | - TELEPHONE PEDESTAL | — | - CORRUGATED METAL PIPE |
| ⊙ | - CABLE PEDESTAL | — | - CORRUGATED PLASTIC PIPE |
| ⊙ | - ELECTRIC BOX | — | - REINFORCED CONCRETE PIPE |
| ⊙ | - TRAFFIC SIGNAL BOX | — | - TELEPHONE |
| ⊙ | - LIGHT POLE | — | - SOUTHWESTERN BELL TELEPHONE CO. |
| ⊙ | - TRAFFIC LIGHT POLE | — | - WATER |
| ⊙ | - GROUND/SPOT LIGHT | — | - UNDERGROUND |
| ⊙ | - POWER POLE | — | - FOUND |
| ⊙ | - POWER POLE W/TRANSFORMER | — | - IRON PIPE |
| ⊙ | - POWER POLE W/LIGHT | — | - IRON ROD |
| ⊙ | - POWER POLE W/CONDUIT | — | - NO. - NUMBER |
| ⊙ | - METER POLE | — | - PG. - PAGE |
| ⊙ | - SERVICE POLE | — | - R.O.W. - RIGHT-OF-WAY |
| ⊙ | - GUY ANCHOR | — | - SQUARE FEET |
| ⊙ | - OVERHEAD POWER LINE | — | - VOLUME |
| ⊙ | - BARBED WIRE FENCE | — | - F.C. - FILM CODE |
| ⊙ | - WROUGHT IRON FENCE | — | - B.L. - BUILDING LINE |
| ⊙ | - WOOD FENCE | — | - U.E. - UTILITY EASEMENT |
| ⊙ | - CHAINLINK FENCE | — | - TREE/SHRUB |
| ⊙ | - GATE POST | | |
| ⊙ | - PER PLANS | | |
| ⊙ | - APPROX. | | |



- GRADING GENERAL NOTES**
- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
 - THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
 - NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

GRADING LEGEND

| | | |
|----------------|--------------------------------|-----------|
| — | EXISTING ELEVATION | 484.00 EX |
| --- | EXISTING MINOR CONTOURS | 484 |
| --- | EXISTING MAJOR CONTOURS | 485 |
| --- | MINOR CONTOURS | |
| --- | MAJOR CONTOURS | |
| --- | SWALE | |
| HP-HP-HP-HP-HP | HIGH POINT | |
| STM-STM | STORM PIPE | |
| --- | FINISH FLOOR ELEVATION | 497.00 FF |
| --- | GUTTER ELEVATION | 466.00 TC |
| --- | SIDEWALK ELEVATION | 465.50 G |
| --- | TOP OF PAVEMENT | 465.00 SW |
| --- | GROUND ELEVATION | 464.00 TP |
| --- | DRAINAGE FLOW DIRECTION | 463.00 GR |
| --- | CURB INLET | |
| ⊙ | SANITARY SEWER MANHOLE | |
| ⊙ | SANITARY SEWER DOUBLE CLEANOUT | |
| ⊙ | DOMESTIC WATER METER | |
| ⊙ | IRRIGATION METER | |

- BENCHMARKS**
- TEMPORARY BENCHMARK #1 ELEVATION -518.97' BEING A "X"-CUT SET ON THE SOUTHWEST LINE OF A CONCRETE WALKWAY, ON THE NORTHEAST OF ROWLETT ROAD, NEAR THE WEST CORNER OF SUBJECT TRACT, APPROXIMATELY 143 FEET NORTHWEST FROM THE CENTER OF A SANITARY SEWER MANHOLE, LOCATED NEAR THE WEST CORNER OF THE SUBJECT TRACT AND APPROXIMATELY 165 FEET SOUTHWEST FROM A LIGHT POLE LOCATED NEAR THE NORTHWEST LINE OF SUBJECT TRACT.
 - TEMPORARY BENCHMARK #1 ELEVATION -521.93' BEING A "X"-CUT SET IN CONCRETE CURB MEDIAN OF ROWLETT ROAD, NEAR THE SOUTH CORNER OF SUBJECT TRACT, APPROXIMATELY 62 FEET SOUTHWEST FROM THE CENTER OF A SANITARY SEWER MANHOLE, LOCATED NEAR THE INTERSECTION OF ROWLETT ROAD AND PRIMROSE LANE AND APPROXIMATELY 99 FEET SOUTHWEST FROM THE CENTER OF A STORM DRAIN MANHOLE LOCATED NEAR THE SOUTH LINE OF SUBJECT TRACT.

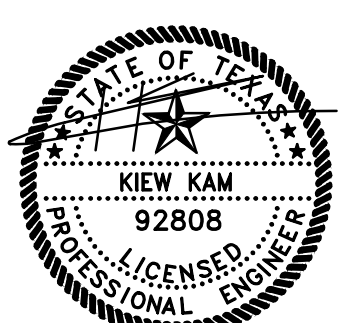
GRADING PLAN
ROWLETT RETAIL PLAZA
ROWLETT ROAD & PRIMROSE LN
CITY OF ROWLETT
DALLAS COUNTY, TEXAS 75089
REASON CRIST SURVEY, ABSTRACT NO. 225

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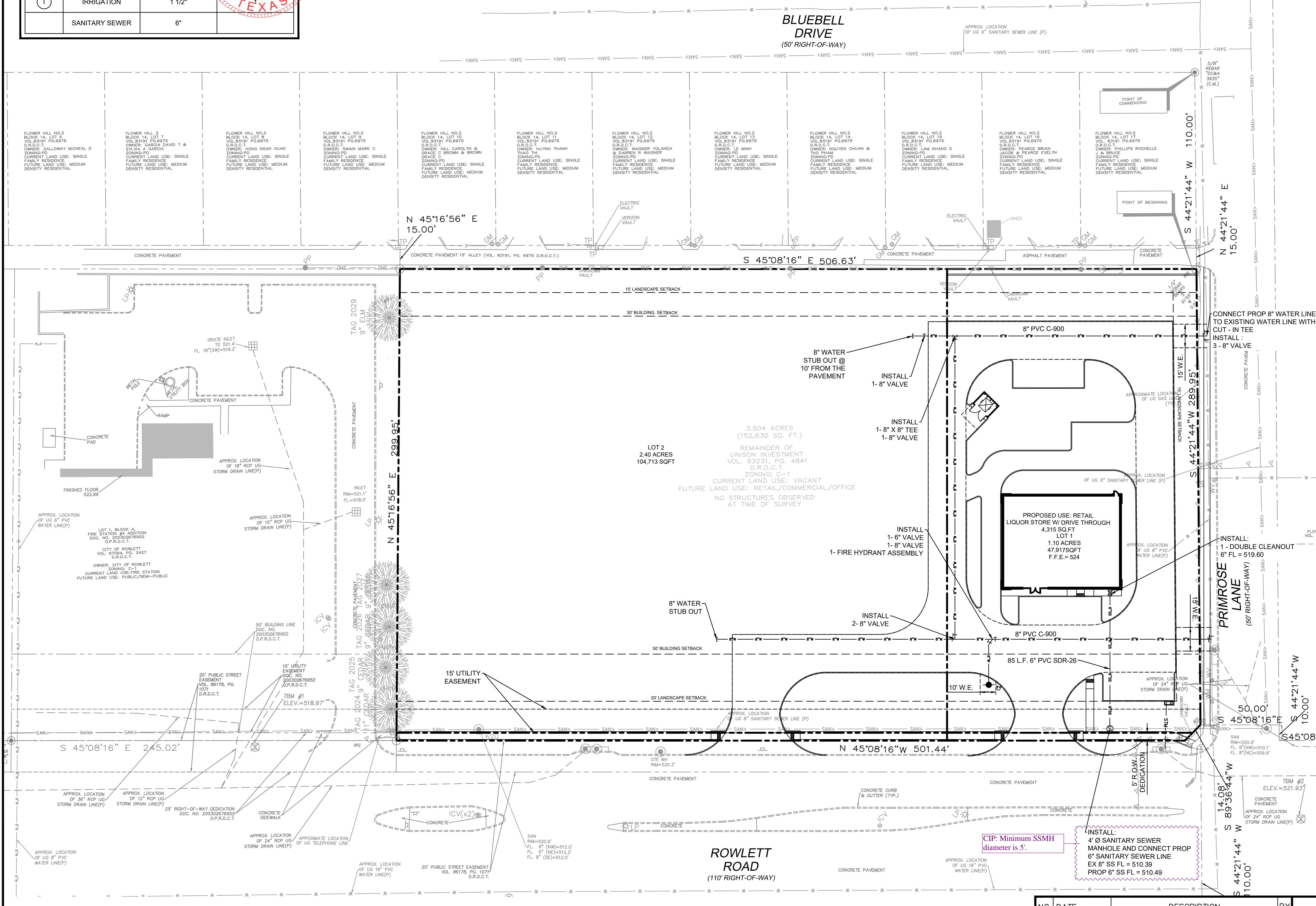
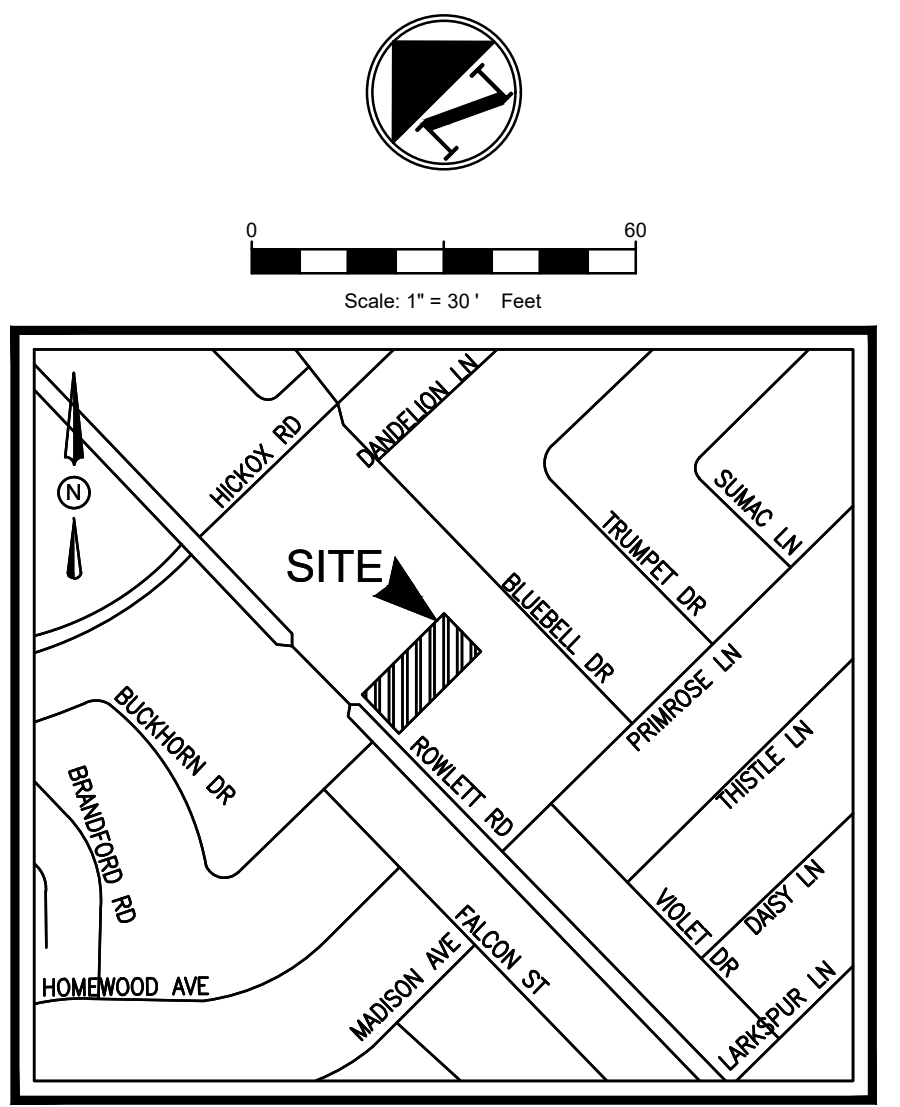
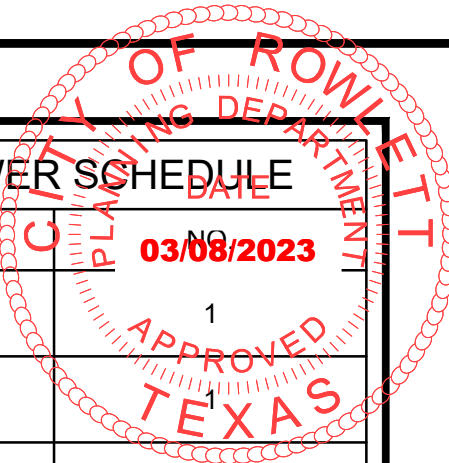
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|------|------|----------|-----------|-------------|--------------|
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
| KK | RA | 02-22-23 | SCALE BAR | 030-22 | C-4.0 |

TX. P.E. FIRM #11525

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------|----|
| 1 | 08-01-22 | 1st SITE PLAN SUBMITTAL | KK |
| 2 | 11-14-22 | 2nd SITE PLAN SUBMITTAL | KK |
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| 4 | 02-22-23 | 4th SITE PLAN SUBMITTAL | KK |



| WATER METER & SANITARY SEWER SCHEDULE | | | | |
|---------------------------------------|----------------|--------|-------|-------|
| ID | TYPE | SIZE | DEPTH | NOTES |
| D | DOMESTIC | 2" | 1' | |
| I | IRRIGATION | 1 1/2" | | |
| | SANITARY SEWER | 6" | | |



| EXISTING LEGEND | |
|-----------------|---------------------------------|
| BO | BOLLARD |
| EM | ELECTRIC METER |
| HC | HANDICAP |
| GM | GAS METER |
| GV | GAS VALVE |
| FD | FIRE HYDRANT |
| FDC | FIRE DEPARTMENT CONNECTION |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| GI | GRATE INLET |
| CO | CLEANOUT |
| TP | TELEPHONE PEDESTAL |
| CP | CABLE PEDESTAL |
| EB | ELECTRIC BOX |
| TSS | TRAFFIC SIGNAL BOX |
| LP | LIGHT POLE |
| TLP | TRAFFIC LIGHT POLE |
| GL | GROUND/SPOTLIGHT |
| PP | POWER POLE |
| PP/T | POWER POLE W/TRANSFORMER |
| PP/WT | POWER POLE W/LIGHT |
| PP/CT | POWER POLE W/CONDUIT |
| MP | METER POLE |
| SP | SERVICE POLE |
| GAC | GUY ANCHOR |
| P | OVERHEAD POWER LINE |
| X | BARBED WIRE FENCE |
| W | WROUGHT IRON FENCE |
| WF | WOOD FENCE |
| CP | CHAINLINK FENCE |
| GP | GATE POST |
| APPROX. | APPROXIMATE |
| SB | SIGN |
| PLM | PIPELINE MARKER |
| UCS | UNDERGROUND CABLE SIGN |
| CTL | CATHODIC TEST LEAD |
| MW | MONITORING WELL |
| P | PIN FLAG/PAINT MARK |
| TC | TOP OF CURB |
| G | GUTTER |
| TG | TOP OF GRATE |
| FL | FLOW LINE |
| HB | HIGHBANK |
| SAN | SANITARY SEWER |
| STM | STORM SEWER |
| CMP | CORRUGATED METAL PIPE |
| CPP | CORRUGATED PLASTIC PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| TEL | TELEPHONE |
| SWBT | SOUTHWESTERN BELL TELEPHONE CO. |
| WTR | WATER |
| UG | UNDERGROUND |
| FND | FOUND |
| IP | IRON PIPE |
| IR | IRON ROD |
| NO. | NUMBER |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SO. FT. | SQUARE FEET |
| VOL. | VOLUME |
| F.C. | FILM CODE |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| TR | TREE/SHRUB |

| UTILITY LEGEND | |
|----------------|--------------------------------|
| SAN | SANITARY SEWER LINE |
| WM | WATER MAIN |
| D | DOMESTIC WATER LINE |
| STM | STORM LINE |
| SMH | STORM SEWER MANHOLE |
| SC | STORM SEWER CLEANOUT |
| SMH | SANITARY SEWER MANHOLE |
| SDC | SANITARY SEWER DOUBLE CLEANOUT |
| WM | DOMESTIC WATER METER |
| IR | IRRIGATION METER |
| FD | FIRE HYDRANT |
| SAN | SAN |
| X*W | X*W |
| D | D |
| STM | STM |
| SMH | SMH |
| SC | SC |
| SMH | SMH |
| SDC | SDC |
| WM | WM |
| IR | IR |
| FD | FD |

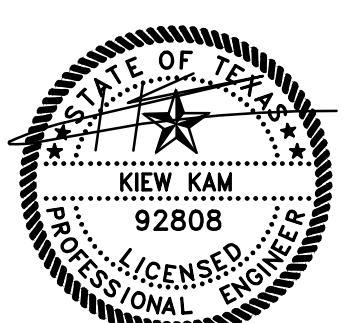
UTILITY PLAN
ROWLETT RETAIL PLAZA
 ROWLETT ROAD & PRIMROSE LN
 CITY OF ROWLETT
 DALLAS COUNTY, TEXAS 75089
 REASON CRIST SURVEY, ABSTRACT NO. 225

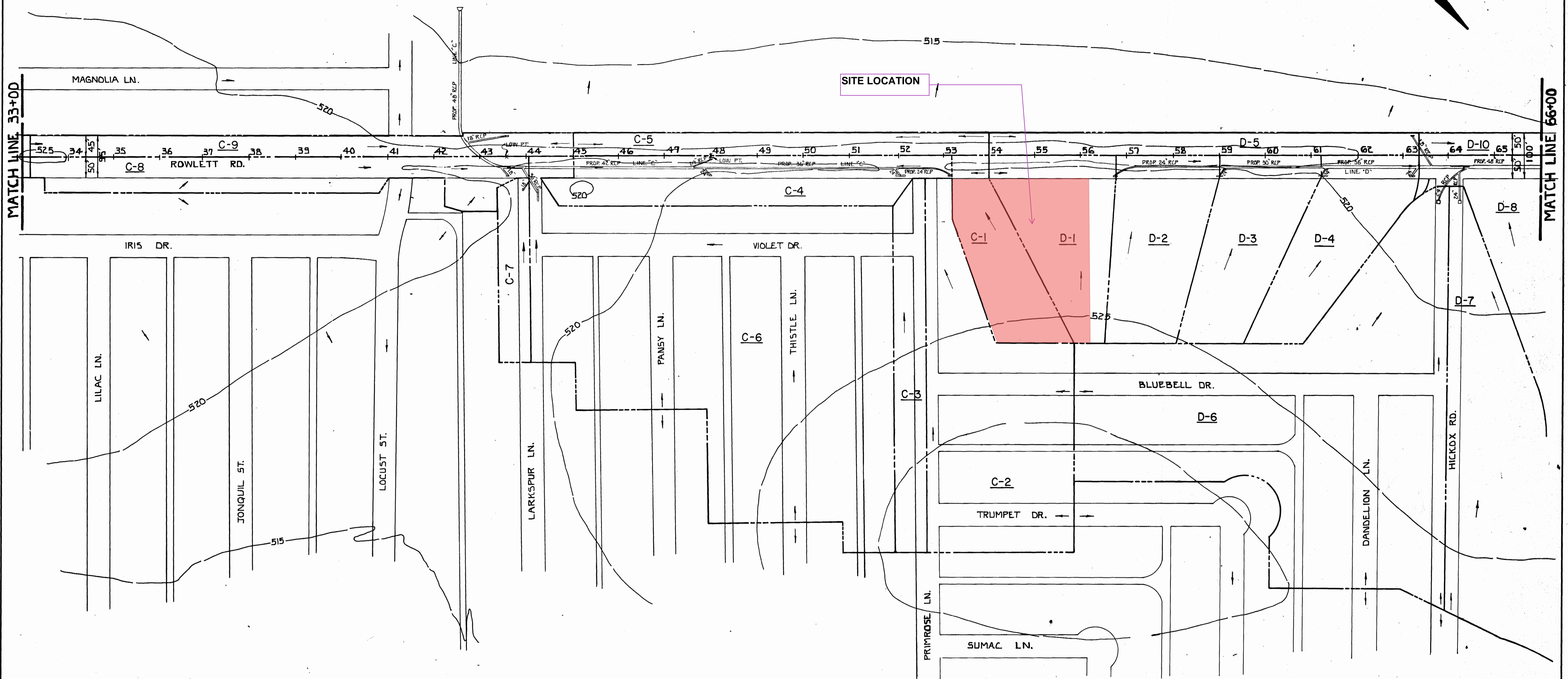
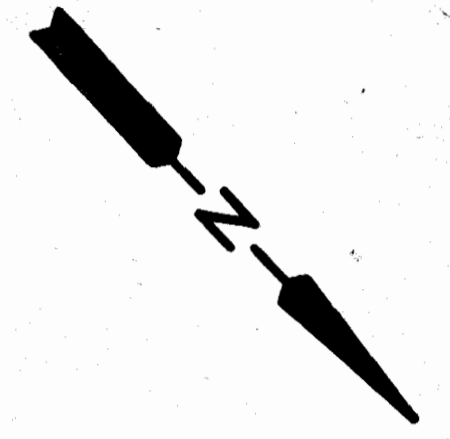
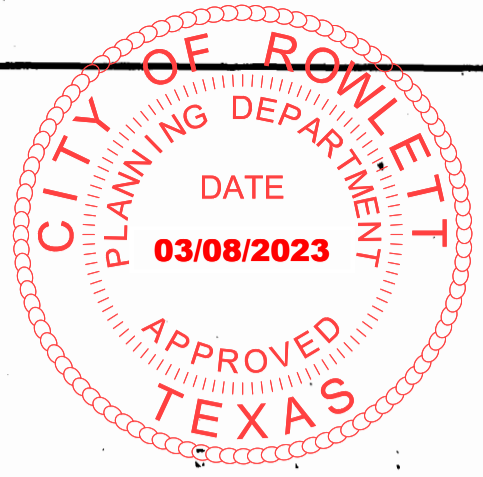
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| | | | | | |
|------|------|----------|-----------|-------------|-----------|
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
| KK | RA | 02-22-23 | SCALE BAR | 030-22 | C-5.0 |

TX. P.E. FIRM #11525

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------|----|
| 1 | 08-01-22 | 1st SITE PLAN SUBMITTAL | KK |
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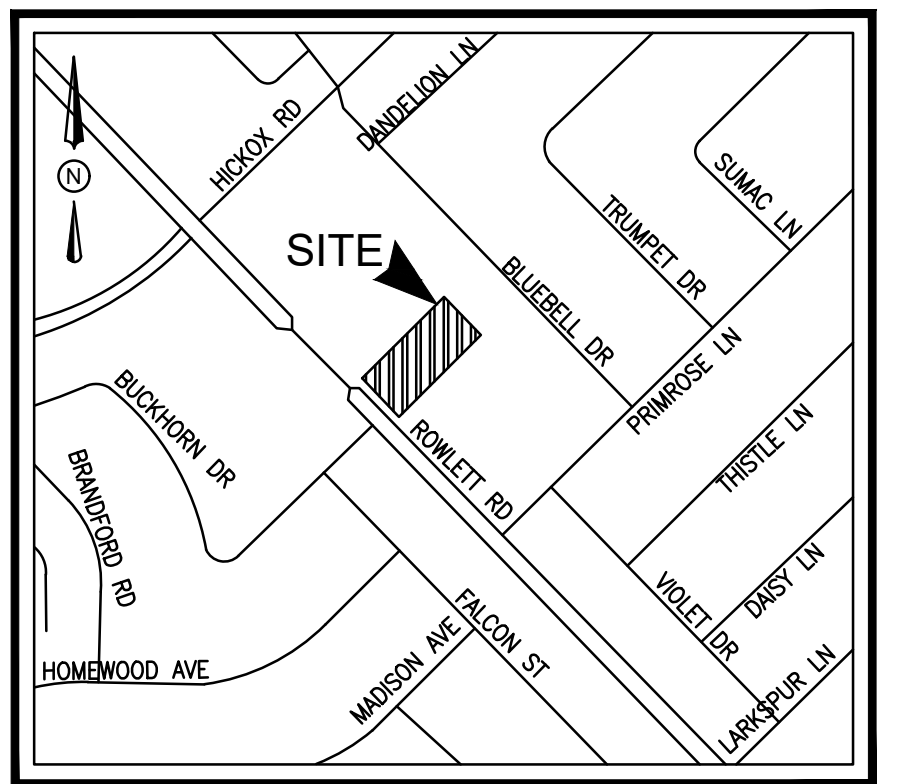
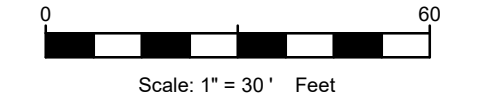
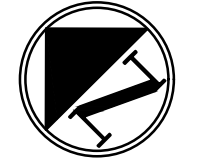
| AREA | ACRES | C | TIME CONC. | I 100 | Q 100 |
|------|-------|------|------------|-------|-------|
| C-1 | 1.34 | 0.80 | 11.7 | 8.6 | 9.2 |
| C-2 | 4.06 | 0.45 | 13.7 | 8.2 | 15.0 |
| C-3 | 1.27 | 0.45 | 12.9 | 8.4 | 4.8 |
| C-4 | 1.99 | 0.45 | 12.5 | 8.5 | 7.6 |
| C-5 | 1.03 | 0.80 | 7.7 | 9.5 | 7.8 |
| C-6 | 10.38 | 0.45 | 15.4 | 7.9 | 56.9 |
| C-7 | 0.63 | 0.45 | 11.2 | 8.7 | 2.5 |
| C-8 | 1.73 | 0.45 | 13.3 | 8.3 | 6.5 |
| C-9 | 1.34 | 0.80 | 8.0 | 9.4 | 10.1 |
| D-1 | 1.79 | 0.80 | 9.1 | 9.2 | 13.2 |
| D-2 | 1.79 | 0.80 | 9.1 | 9.2 | 13.2 |
| D-3 | 1.79 | 0.80 | 9.1 | 9.2 | 13.2 |
| D-4 | 1.79 | 0.80 | 9.1 | 9.2 | 13.2 |
| D-5 | 1.06 | 0.80 | 8.5 | 9.4 | 8.0 |
| D-6 | 3.14 | 0.45 | 14.8 | 8.0 | 32.9 |
| D-7 | 4.50 | 0.45 | 14.0 | 8.1 | 16.4 |
| D-8 | 2.79 | 0.45 | 14.5 | 8.0 | 10.0 |
| D-10 | 0.66 | 0.80 | 6.8 | 9.9 | 5.2 |

Martin M. M...
2/2/11

| | | | |
|--|---------------|-----------------|----------------|
| NO. | REVISION | BY | DATE |
| COUNTY OF DALLAS, TEXAS DEPARTMENT OF PUBLIC WORKS | | | |
| DRAINAGE AREA MAP | | | |
| ROWLETT ROAD | | | |
| FROM S.H. 66 TO CASTLE DR. IN ROWLETT | | | |
| DESIGNED - JLB | DRAWN - PEREZ | DATE | FILE 490-41B |
| APPROVED - | CHECKED - MMB | SCALE - 1"=100' | SHEET 32 OF 65 |

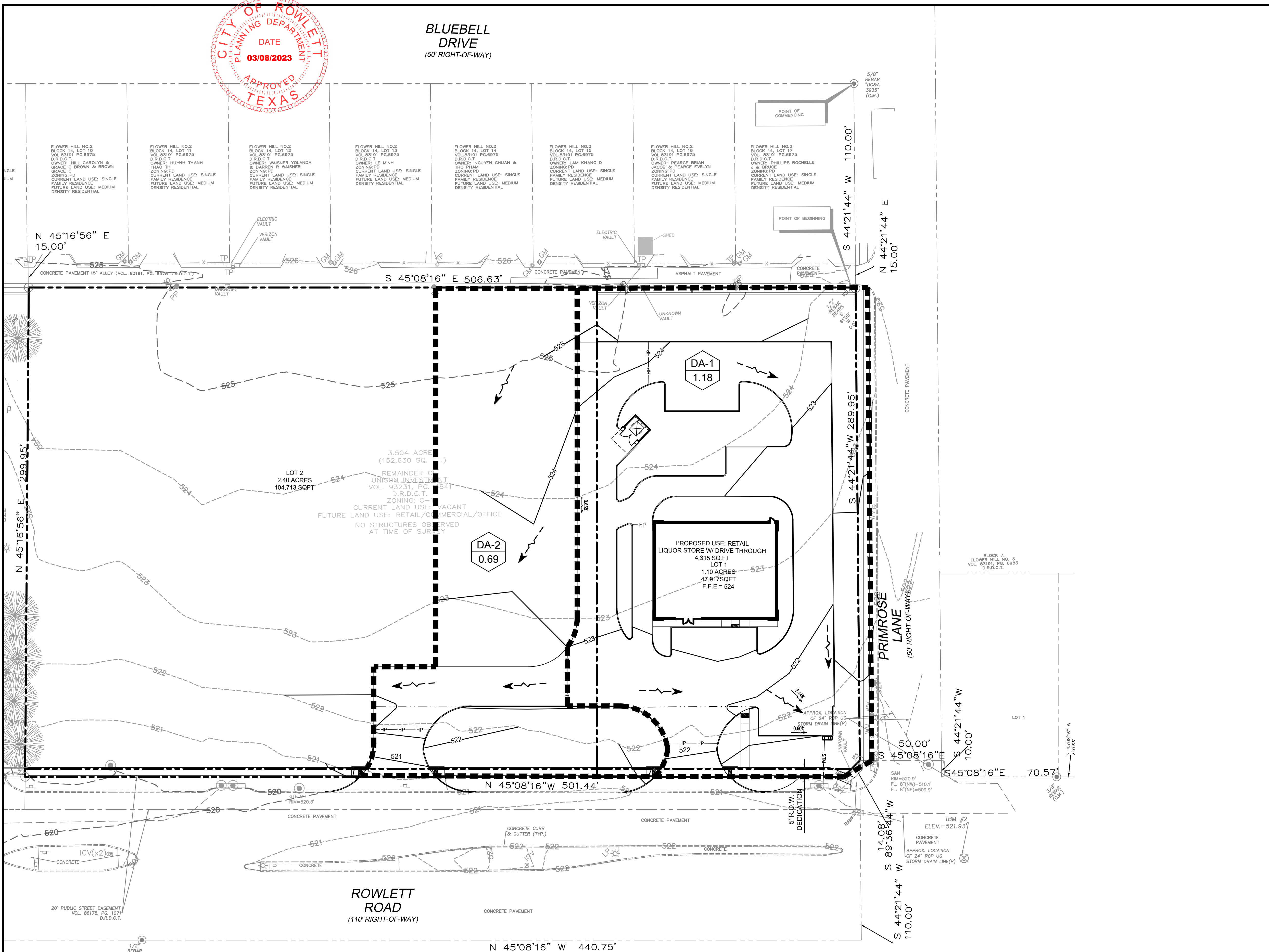


BLUEBELL DRIVE
(50' RIGHT-OF-WAY)



POST-DRAINAGE LEGEND

| | |
|-------------------------|-------------------------------------|
| EXISTING MINOR CONTOURS | ----- 464 ----- |
| EXISTING MAJOR CONTOURS | ----- 465 ----- |
| MINOR CONTOURS | ----- |
| MAJOR CONTOURS | ----- |
| DRAINAGE DIVIDE | ----- |
| HIGH POINT | HP-----HP-----HP-----HP-----HP----- |
| DRAINAGE AREA NO. | DA-X |
| DRAINAGE AREA ACREAGE | X.XX |
| DRAINAGE FLOW DIRECTION | --- |



POST DRAINAGE

| BASIN ID | AREA (ac) | Tc (min) | 100-YR STORM | | | REMARKS |
|----------|-----------|----------|--------------|-----------|---------|--|
| | | | C | I (in/hr) | Q (cfs) | |
| DA-1 | 1.18 | 10 | 0.80 | 9.27 | 8.75 | SHEET FLOW TO PROPOSED CURB INLET AND THEN DRAINS TO EXISTING 24" RCP IN ROWLETT AND PRIMROSE LANE |
| DA-2 | 0.69 | 10 | 0.80 | 9.27 | 5.12 | DRAINAGE TO EXISTING 24" RCP IN ROWLETT ROAD |

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48113C0240K, DATED JULY 7, 2014 FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.

POST-DRAINAGE PLAN
ROWLETT RETAIL PLAZA
 ROWLETT ROAD & PRIMROSE LN
 CITY OF ROWLETT
 DALLAS COUNTY, TEXAS 75089
 REASON CRIST SURVEY, ABSTRACT NO. 225

TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

| | | |
|----------|-------------------|-------------------------|
| Planning | Civil Engineering | Construction Management |
| P.E. | DES. | DATE |
| KK | RA | 02-22-23 |
| SCALE | PROJECT NO. | SHEET NO. |
| SCALE #1 | 030-22 | C-6.0 |

TX. P.E. FIRM #11525

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------|----|
| 1. | 08-01-22 | 1st SITE PLAN SUBMITTAL | KK |
| 2. | 11-14-22 | 2nd SITE PLAN SUBMITTAL | KK |
| 3. | 01-27-23 | 3rd SITE PLAN SUBMITTAL | KK |
| 4. | 02-22-23 | 4th SITE PLAN SUBMITTAL | KK |

