

SITE DATA TABLE:

1. CURRENT PROPERTY OWNER: O'REILLY AUTOMOTIVE STORES, INC. 233 SOUTH PATTERSON SPRINGFIELD, MO 65802	20. ONSITE IMPERVIOUS CALCULATIONS BUILDING: 7,210 SF SIDEWALKS: 739 SF PARKING/DRIVEWAY AREAS: 22,101 SF CONCRETE/ASPHALT STREETS: N/A OTHER (DUMPSTER PAD): 280 SF TOTAL: 30,330 SF
2. PARCEL IDENTIFICATION NUMBERS: R04914-006-002-000	21. NEW OFFSITE IMPERVIOUS AREAS: NEW DRIVEWAY APRON: 290 SF NEW SIDEWALK: 35 SF TOTAL: 334 SF
3. BUILDING SETBACKS: REQUIRED ACTUAL FRONT 35' 114.5' CORNER 35' 35' REAR 15' 147.0' SIDE 13' 36.5'	22. LANDSCAPING CALCULATIONS STREET YARD LANDSCAPING MARKET STREET (PRIMARY STREET YARD) 134 LF - 34 LF (DRIVEWAY) x 25 (MULTIPLIER) = 2,500 SF STREET YARD PROVIDED: 2,520 SF REQUIRED PLANTINGS: 2,520 SF / 600 SF / TREE = 4.2 OR 4 CANOPY TREES 2,520 SF / 600 SF * 6 SHRUBS = 25.2 OR 25 SHRUBS PROVIDED PLANTINGS: 4 CANOPY SHADE TREES (1 EXISTING TREE SAVED) 25 SHRUBS
4. TOTAL PARCEL AREA: 51,302 SF (1.178 ACRES)	WESTIG DRIVE (SECONDARY STREET YARD) 385 LF - 37.5 LF (STREET YARD OVERLAP) x 12.5 (MULTIPLIER) = 4,344 SF STREET YARD PROVIDED: 4,480 SF REQUIRED PLANTINGS: 4,480 SF / 600 SF / TREE = 7.5 OR 8 CANOPY TREES 4,480 SF / 600 SF * 6 SHRUBS = 44.8 OR 45 SHRUBS PROVIDED PLANTINGS: 8 CANOPY SHADE TREES 45 SHRUBS
5. PARKING CALCULATIONS A. PROPOSED USE: RETAIL B. MAXIMUM PARKING ALLOWED: 1 SPACE / 200 SF 7,200 SF / 200 SF / SPACE = 36 SPACES C. MINIMUM PARKING REQUIRED: 1 SPACE / 400 SF 7,200 SF / 400 SF / SPACE = 18 SPACES D. ACCESSIBLE PARKING REQUIRED: 2 SPACES FOR 26 - 50 TOTAL SPACES E. PARKING PROVIDED: 28 SPACES INCLUDING 2 ACCESSIBLE SPACES F. VAN ACCESSIBLE SPACE NOTED ON PLAN G. ADA COMPLIANCE NOTED IN KEY NOTE #10 H. BICYCLE PARKING REQUIRED: 5 SPACES FOR FIRST 25 AUTO PARKING SPACES I. BICYCLE PARKING REQUIRED: 6 BICYCLE PARKING SPACES	TOTAL STREET YARD PROVIDED: 7,000 SF TOTAL IMPERVIOUS AREA IN STREET YARD: 165 SF TOTAL IMPERVIOUS PERCENTAGE IN STREET YARD = 2.4%
6. CAMA LAND USE CLASSIFICATION: DEVELOPED	INTERIOR SHADING AND LANDSCAPING PARKING FACILITY AREA SHADING REQUIRED: 22,101 SF x 20% = 4,420 SF PARKING FACILITY AREA SHADING PROVIDED: 4,559 SF
7. BUILDING SIZE: 7,200 SF	FOUNDATION LANDSCAPING BUILDING FACE ADJACENT TO PARKING AREA: 17.5 FT x 240 LF = 4,200 SF FOUNDATION LANDSCAPING REQUIRED: 4,200 SF x 12% = 504 SF FOUNDATION LANDSCAPING PROVIDED: 944 SF
8. BUILDING LOT COVERAGE: 7,200 SF / 51,302 SF = 0.140 OR 14.0%	REQUIRED TREES: 15 TREES REQUIRED TO BE RETAINED OR PLANTED PER DISTURBED ACRE: 15 x 1.20 AC = 18 TREES TREES TO BE PLANTED: 23 TREES TO BE RETAINED: 1 TOTAL TREES: 24
9. NUMBER OF UNITS: 1	
10. NUMBER OF BUILDINGS: 1	
11. BUILDING HEIGHT: 17 FT	
12. NUMBER OF STORIES: 1	
13. SQUARE FOOTAGE PER FLOOR: 7,200 SF/FLOOR	
14. ON-SITE DISTURBED AREA: 1.13 ACRES	
15. OFF-SITE DISTURBED AREA: 0.07 ACRES	
16. TOTAL IMPERVIOUS AREA: 30,330 SF	
17. TOTAL IMPERVIOUS PERCENTAGE: 59.1%	
18. EXISTING IMPERVIOUS AREAS: 19,449 SF BUILDING: 4,497 SF PAVEMENT: 15,022 SF	

SITE GENERAL NOTES:

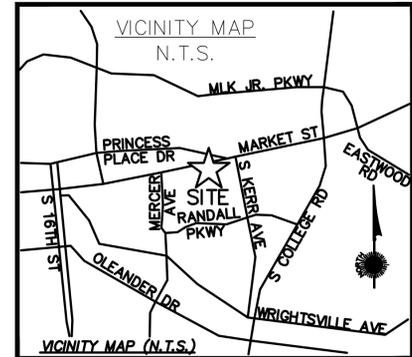
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF WILMINGTON STANDARDS, SPECIFICATIONS AND DETAILS.
- ALL PERMITS RELATING TO THIS PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LAYOUT AND CONTACT ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ACCESSIBLE CURB CUT RAMP SHALL BE PROVIDED WHERE SIDEWALKS INTERSECT CURBING. ALL CURB CUT RAMP DETAILS SHALL CONFORM TO AND REFERENCE THE NC STATE ACCESSIBILITY CODE. CURB CUT RAMP WITHIN THE R/W SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS.
- ALL HVAC UNITS, MECHANICAL EQUIPMENT & SATELLITE DISHES ON THIS SITE WILL BE SCREENED.
- PAINTED TRAFFIC ARROWS AND ALL SIGNS, PAVEMENT MARKINGS, ETC. SHALL CONFORM TO M.U.T.C.D. STANDARDS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- CONTRACTOR SHALL SEEK APPROVAL FROM ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE AND THE CITY OF WILMINGTON PRIOR MAKING ANY CHANGES TO THE PROJECT FROM THE APPROVED PLANS.
- THE EXISTING BUILDING AND HARDSCAPE AREAS ON THIS SITE ARE TO BE REMOVED.
- TACTILE WARNING MATS SHALL BE INSTALLED ON ALL ACCESSIBLE RAMPS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.

CITY OF WILMINGTON REQUIRED NOTES:

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
- PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CITY WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFC/CCR OR ASSE.

KEY NOTES:

- CONCRETE PAVING: REFER TO DETAIL 1/C3.
- ALTERNATE #1: ASPHALT PAVING REFER TO DETAIL 2/C3. REFER TO PROJECT MANUAL.
- CONCRETE CURB: REFER TO DETAIL 3/C3.
- CONCRETE SIDEWALK ADJACENT TO BUILDING: REFER TO DETAIL 4/C3.
- CONCRETE DOOR LANDING: REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- STEEL BOLLARD: REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (9) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
- HANDICAP PARKING SIGN: REFER TO DETAIL 7/C3.
- CONCRETE HC RAMP: REFER TO DETAIL 8/C4 AND NCDOT STD DETAIL 848.05.
- HANDICAP PARKING SYMBOL: REFER TO DETAIL 5/C3.
- HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- SCREEN FENCE: REFER TO DETAIL 12/C3.
- SCREEN FENCE GATES: REFER TO DETAIL 11/C3.
- CONCRETE WHEEL STOP: MAXIMUM HEIGHT 4" AND DIMENSIONS PER CITY OF WILMINGTON STANDARDS. TO BE PLACED 2.5' FEET FROM END OF PARKING STALL TO FACE OF WHEEL STOP PER CITY OF WILMINGTON STANDARDS. ANCHOR TO PAVING WITH (2) 1" x 6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING). REFER TO DETAIL 13/C3.
- PARKING LOT LIGHTING: REFER TO SITE ELECTRICAL PLAN FOR LOCATION AND TYPE.
- LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS.
- ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS)
- CURB CUT: SEE PLAN FOR WIDTH OF CURB OPENING. REFER TO DETAIL 8/C3
- SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE ELECTRICAL PLAN FOR DETAILS. NOTE: ALL PORTIONS OF THE SIGN, INCLUDING THE POLE, SHALL BE LOCATED SUCH THAT IT DOES NOT OBSTRUCT THE SIGHT LINES WITHIN THE SIGHT TRIANGLE AT A VERTICAL DISTANCE BETWEEN 10' AND 30' FROM GROUND LEVEL.
- 10' x 70' SIGHT TRIANGLE ILLUSTRATION PER NCDOT STANDARD. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10' FROM GROUND LEVEL.
- BICYCLE PARKING FOR 6 BICYCLES. SEE DETAIL 9/C3.
- EXISTING TREE TO BE SAVED. EXISTING LIVE OAK TREE LOCATED AT THE ENTRANCE OF THE SITE SHALL BE PRUNED IN ACCORDANCE WITH CITY OF WILMINGTON SPECIFICATIONS.
- BMP MAINTENANCE AND ACCESS EASEMENT
- TRAFFIC ARROWS PER CITY OF WILMINGTON STANDARD DETAIL 11-03. ARROWS SHALL BE PAINTED WHITE AND SHALL BE THERMOPLASTIC MATERIAL. SEE DETAIL 3/C4
- 24" WIDE STOP BAR PER CITY OF WILMINGTON STANDARD DETAIL 11-01. SEE DETAIL 2/C4
- STOP SIGN R1-1. SEE DETAIL 4/C4 FOR INSTALLATION REQUIREMENTS.
- CONCRETE DRIVE APRON: TO BE INSTALLED PER CITY OF WILMINGTON STANDARDS. SEE DETAIL 10/C3 AND NCDOT STD. DETAIL 848.03.
- 5' TALL SURFACE MOUNTED CONCRETE MONOLITHIC ISLAND PER DIMENSIONS THIS SHEET AND NCDOT DETAIL 852.01. SEE DETAIL 1/C4.
- OM-3C OBJECT MARKER. SEE DETAIL 4/C4 FOR INSTALLATION REQUIREMENTS.
- NO LEFT TURN SIGN R3-2. SEE DETAIL 4/C4 FOR INSTALLATION REQUIREMENTS.
- EXISTING TREE TO BE REMOVED
- CROSS-ACCESS EASEMENT
- EXISTING CONCRETE SIDEWALK
- STANDARD CONCRETE SIDEWALK REFER TO DETAIL 9/C3 AND NCDOT STD. DETAIL 848.01.
- EXISTING DRIVEWAY TO ADJACENT PROPERTIES
- EXISTING SIGNALLED INTERSECTION
- TACTILE WARNING MAT TO BE PLACED ON EXISTING ACCESSIBLE RAMP PER CITY OF WILMINGTON STANDARDS AND NCDOT STD. DETAIL 848.05.
- 4" WIDE DOUBLE YELLOW THERMOPLASTIC STRIPING AS SHOWN
- PROPOSED DRAINAGE EASEMENT



SIGN LEGEND:



SITE INFORMATION:

- PROPOSED LINEAR FOOTAGE OF ROADS: N/A
- PROPOSED NEW WATER TAPS: 1
- PROPOSED NEW SEWER TAPS: 1

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	EXISTING TREE
	SIGHT TRIANGLE
	FOUNDATION PLANTINGS
	STREET YARD PLANTINGS
	INTERIOR PLANTINGS
	PARKING FACILITY SHADING



Please provide the Water and Sewer Capacity needs (current and proposed zoning) with calculations in gallons per day based on state guide lines.
 Water: 0 GPD (current use)
 Water: 225 GPD (proposed use)
 Sewer: 0 GPD (current use)
 Sewer: 225 GPD (proposed use)

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

Approved Construction Plan
 _____ Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

MCKIM & CREED
 1730 Varsity Drive, Suite 500
 Raleigh, North Carolina 27606
 Phone: (919) 233-8091
 Fax: (919) 233-8031
 F-1222
 www.mckimcreed.com

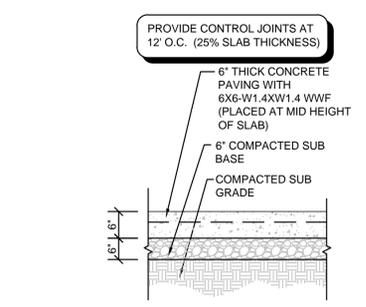


CRAIG A. SCHNEIDER, AIA
 ARCHITECT
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 e-mail: architect@estertschneider.com

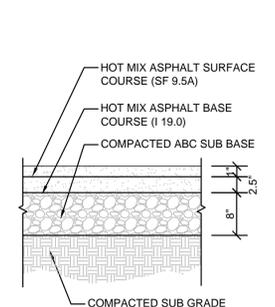
New O'Reilly Auto Parts Store:
 O'REILLY AUTO PARTS
 4014 MARKET STREET
 WILMINGTON, NC

O'Reilly AUTO PARTS
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-862-2874 PHONE

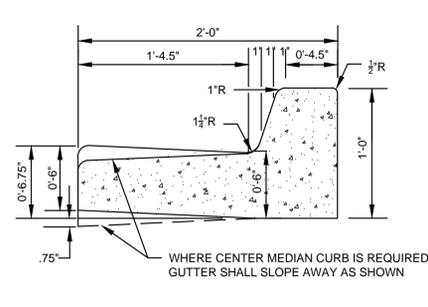
COMM #	3168
DATE:	09-23-11
REVISION DATE:	09-10-12
	04-02-13
	04-19-13
	05-01-13
	07-01-13



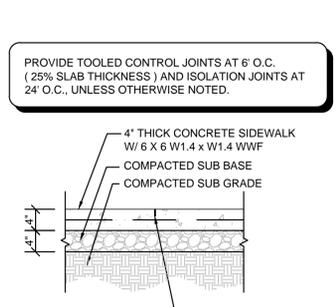
1 CONCRETE PAVING SECTION
C3 SCALE: 3/4" = 1'-0"



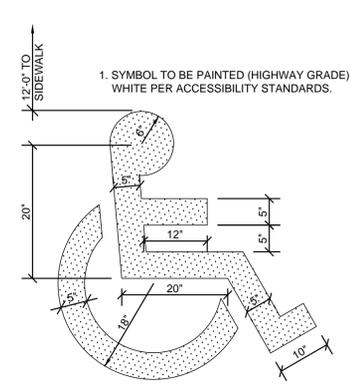
2 ASPHALT PAVING SECTION
C3 SCALE: 3/4" = 1'-0"



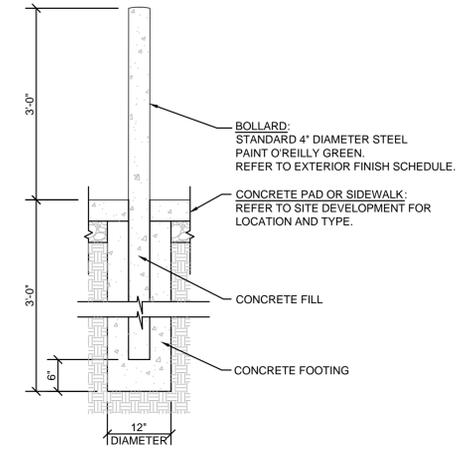
3 CONCRETE CURB SECTION
C3 SCALE: N/A



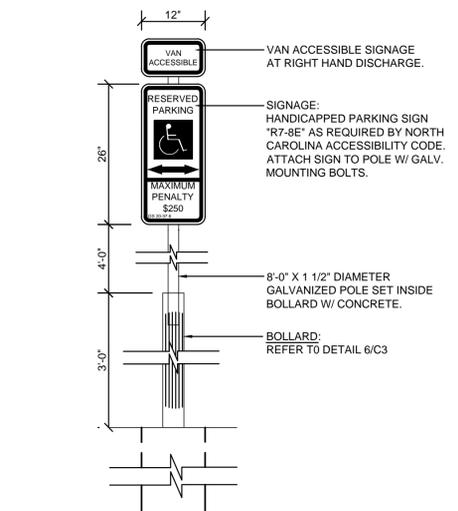
4 CONCRETE SIDEWALK SECTION
C3 SCALE: 3/4" = 1'-0"



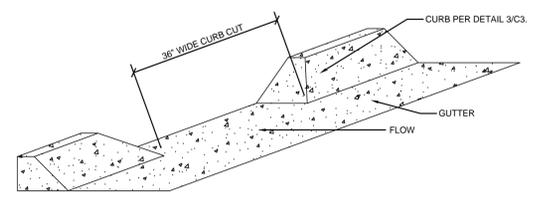
5 HANDICAP PARKING SYMBOL
C3 SCALE: 3/4" = 1'-0"



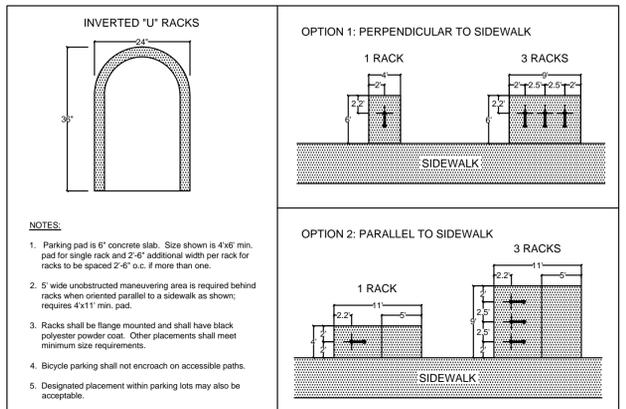
6 STEEL BOLLARD SECTION
C3 SCALE: 3/4" = 1'-0"



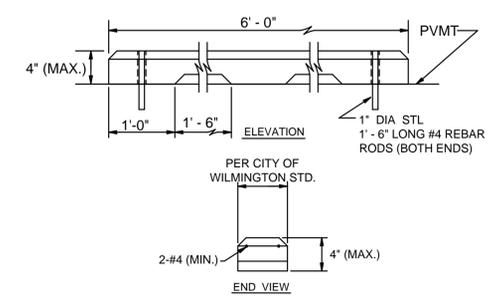
7 HANDICAP PARKING SIGN
C3 SCALE: 3/4" = 1'-0"



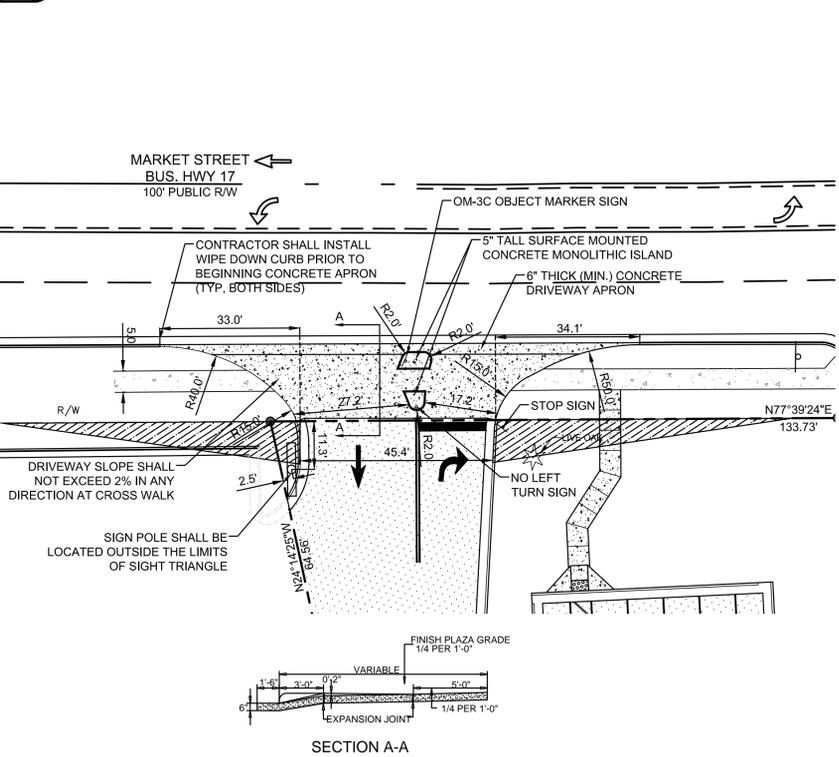
8 CURB CUT DETAIL
C3 SCALE: N/A



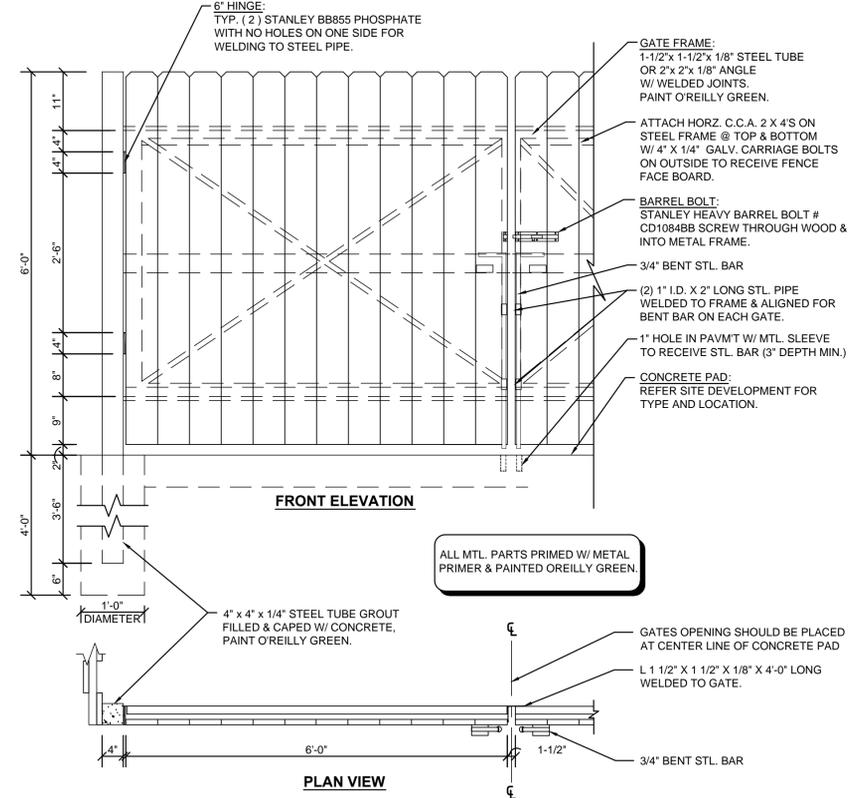
9 BICYCLE PARKING
C3 SCALE: N.T.S.



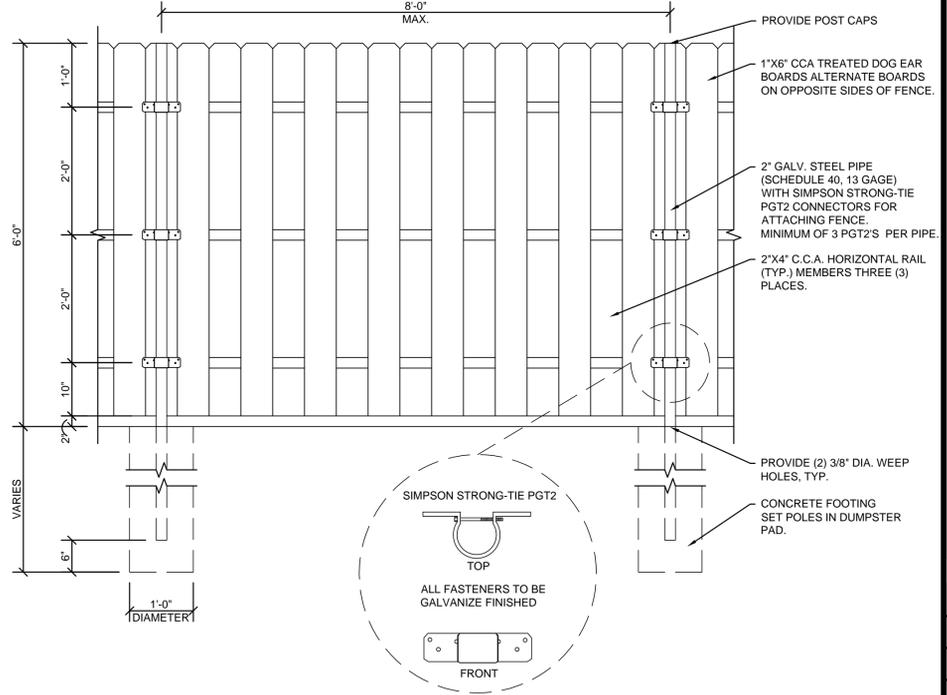
13 CONCRETE WHEELSTOP
C3 SCALE: N.T.S.



10 DRIVEWAY DETAIL
C3 SCALE: 1" = 20"



11 SCREEN FENCE GATE
C3 SCALE: 3/4" = 1'-0"



12 SCREEN FENCE
C3 SCALE: 3/4" = 1'-0"

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New O'Reilly Auto Parts Store:
O'REILLY AUTO PARTS
4014 MARKET STREET
WILMINGTON, NC

O'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-882-2874 PHONE

COMM # 3168

DATE:	09-23-11
REVISION	
DATE:	09-10-12
	04-02-13
	04-19-13
	05-01-13
	07-01-13

July 1, 2013

Ms. Bill McDow
Transportation Planning
City of Wilmington
305 Chestnut Street
Wilmington, NC 28402-1810

RE: Responses to comments dated May 8, 2013

Mr. McDow:

Based on comments received, we offer the following responses in **RED**:

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, sight distance):

1. The approved driveway design is not standard; therefore, it is necessary to provide a detail. Please provide a detail drawing of the proposed driveway. It must meet the minimum standards of the City Standard Driveway Detail (concrete thickness, etc.). **A detailed enlargement of the driveway has been provided on sheet C3 in place of Wilmington's standard.**
2. The 20' x 70' sight distance triangle is not correctly shown. The 20' measurement is measured from the right-of-way line back 20' and the 70' is measured along the curb line of the street. Once accurately depicted on the plan, it appears that the sign may be in the sight distance triangle and will have to be relocated unless it is 30" tall or shorter. All obstructions and proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]. **Per our conversations, the 10' x 70' sight triangle, is acceptable due to the increased width of the proposed driveway and the larger than normal distance between the back of curb of Market Street and the R/W line. These 2 requirements allow the driver to have a greater sight distance than in a typical driveway. Additionally, since the sign is greater than 10' in height, the driver's sight should not be obstructed within the shown triangle.**



Venture IV Building, Suite 500

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Mr. Bill McDow

July 1, 2013

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TECHNICAL STANDARDS – PARKING:

3. The right arrow for the egress movement shall be white thermoplastic. The double yellow centerline at the driveway shall be yellow thermoplastic as per City Required Note #2. (Revise “Key Note” #38) All other markings may be paint. (The ingress arrow is not required, so it may be painted). **Key note #38 has been revised accordingly. Since key note #24 states that all traffic arrows shall be thermoplastic, the note has not been revised.**
4. Please revise the Handicap Parking Symbol detail 5/C3, which is shown as yellow, to be painted to the current ADA standards. All pavement markings are to meet MUTCD standards. **The note has been revised such that the parking symbol should be painted white.**
5. The stop sign at the driveway onto Market St. shall be installed as per City Standard Detail SD 15-03. The stop sign detail 4/C4 shows a concrete bollard around the stop sign pole. **The City of Wilmington Standard Detail SD 15-03 has been added to the plans.**

NOTES TO BE REVISED

- City of Wilmington required Note #7 (Reference to street lighting) may be removed from the plan or revised to not include “Karen Dixon”. **This note has been removed.**
- Key Notes #19: change text to read, “Note: All portions of the sign, including the pole shall be located such that it does not obstruct sight lines within the Sight Distance Triangle at a vertical distance of 30” to 10’ from ground level.” **This note has been revised.**

Sincerely,
McKim & Creed, Inc.



Gareth Avant, PE, LEED AP