

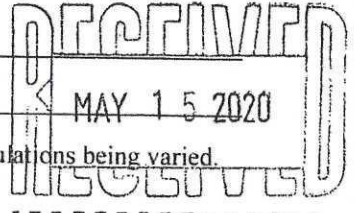
ORIGINAL

ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE

APPLICATION NO.: 20-013
APPROVED: _____
DENIED: _____

The undersigned Applicant hereby applies to the Wallingford Zoning Board of Appeals for a variance of the Wallingford Zoning Regulations.

- 1.) Street Address or Location of the Property: 150 South Main Street
- 2.) Zoning District of the Property: Central Limited Business District



- 3.) Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied. If more than one variance, list each separately.

Type of Variance	Section of Zoning Regulations	Required by Regulations	Existing	Proposed
<u>Parking</u>	<u>6.11</u>	<u>23 spaces</u>	<u>presently undefined</u>	<u>22 spaces</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

- 4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To allow for combined use of medical office on first floor and law office on second floor.

- 5.) Briefly describe why strict application of regulations would produce an unreasonable hardship: The topography of the site to the rear (east) drops significantly making further expansion of the parking lot unpracticable.

- 6.) If any variances for the Property have previously been requested, please complete the following section.
 - a. Date(s) of ZBA action: _____
 - b. What variance(s) were requested: _____
 - c. What variance(s) were granted: _____

7.) **APPLICANT** (Please list mailing address.)
Generations Obstetrics and Gynecology, P.C.
 Name(s): c/o Parrett, Porto, Parese & Colwell, P.C. Signature: _____
 Address: 2319 Whitney Ave. Ste 1D City: Hamden State: CT Zip: 06518
 Telephone No: 203-281-2700 Interest in Property: Owner: _____ Other: Purchaser

8.) **PROPERTY OWNER(S) OF RECORD** (Please list mailing address. **This section must be completed.**)
 Name(s): Estate of Edward P. Loughlin Signature: [Signature], Executor
 Address: 150 South Main St. City: Wallingford State: CT Zip: 06492
 Telephone No: 203-265-2035

9.) Please list below the names and mailing addresses of all abutting property owners. (Those properties that are directly adjacent or contiguous to yours.)

<u>Name</u>	<u>Mailing Address</u>
1. <u>See attached.</u>	
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

(Attach additional sheet(s) if necessary)

10.) Please provide directions to the subject property from a well recognized Town road. Traveling SE on Center Street (CT-150), Take a right at the intersection of Center St and S Main St. Property is 0.22 miles on left.

NOTES TO APPLICANT:

1. Please provide eleven copies of a map or plan drawn to scale clearly illustrating the variance(s) requested. (The plan **must** show the property boundaries, **all** existing **and** proposed buildings and dimensions for any setback, size, area or height related variance request.)
2. The Applicant must notify abutters by Certificate of Mailing, 10-15 days prior to the Public Hearing by sending them a copy of the Legal Notice. The Legal Notice will be sent to the Applicant at least 15 days prior to the meeting. Certificates of Mailing must be returned to the Planning & Zoning Office at least five days prior to the meeting.
3. The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

(FOR ZBA USE ONLY)

DECISION: GRANTED DENIED EFFECTIVE DATE: _____ / _____ / _____

REASON(S) FOR DECISION: _____

CONDITION(S): _____

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: _____

TITLE: _____

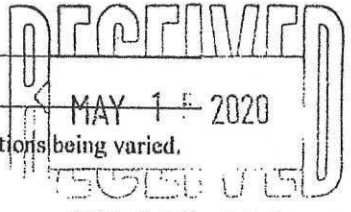
WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008

ZONING BOARD OF APPEALS
Wallingford, Connecticut
APPLICATION FOR VARIANCE

APPLICATION NO.: 20-013
 APPROVED: _____
 DENIED: _____

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<u>Type of Variance</u>	<u>Section of Zoning Regulations</u>	<u>Required by Regulations</u>	<u>Existing</u>	<u>Proposed</u>
<u>Parking</u>	<u>6.11</u>	<u>23 spaces</u>	<u>presently undefined</u>	<u>22 spaces</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

4.) Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To allow for combined use of medical office on first floor and law office on second floor.

5.) Briefly describe why strict application of regulations would produce an unreasonable hardship: The topography of the site to the rear (east) drops significantly making further expansion of the parking lot unpracticable.

6.) If any variances for the Property have previously been requested, please complete the following section.

- a. Date(s) of ZBA action: Variance #97-98 granted in December 1997
- b. What variance(s) were requested: temporary office trailer
- c. What variance(s) were granted: temporary office trailer

7.) **APPLICANT** (Please list mailing address.)

Generations Obstetrics and Gynecology, P.C.
 Name(s): c/o Parrett, Porto, Parese & Colwell, P.C. Signature: [Signature]
 Address: 2319 Whitney Ave. Ste 1D City: Hamden State: CT Zip: 06518

Telephone No: 203-281-2700 Interest in Property: Owner: _____ Other: Purchaser

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(FOR ZBA USE ONLY)

DECISION: GRANTED DENIED EFFECTIVE DATE: ____ / ____ / ____

REASON(S) FOR DECISION: _____

CONDITION(S): _____

The extent of any variance granted is limited to only that represented on the plan submitted as part of this application.

SIGNED: _____

TITLE: _____

WALLINGFORD
ZONING BOARD OF APPEALS
Variance Application: Revised May 2008

Dorcas T. Prior & Michael L. Nesti
3 Little Ct
Wallingford, CT 06492

Michael C. & Brenda G. Tyrrell
168 South Main Street
Wallingford, CT 06492

Twelve Square, LLP
144 South Main Street
Wallingford, CT 06492

Mary Panno
111 Fair Street
Wallingford, CT 06492

Wallingford Historic Preservation
Trust
54 North Elm Street
Wallingford, CT 06492

Estate of Edward P. Loughlin
c/o Charles Reed
Loughlin FitzGerald, P.C.
150 South Main Street
Wallingford, CT 06492

Elizabeth Reynolds & Ryan Paglinco
101 Fair Street
Wallingford, CT 06492

Brian P. Kelly & Danielle M. Foley
104 Fair Street
Wallingford, CT 06492

Mary Kundrath & Patricia Schlosser
169 South Main Street
Wallingford, CT 06492

Benevolent and Protective Order of
Elks of USA
Wallingford Lodge No 1365
148 South Main Street
Wallingford, CT 06492

Avery & Jennifer Kowalski
105 Fair Street
Wallingford, CT 06492

Peter C. & Mary E. Brail
123 Fair Street
Wallingford, CT 06492

MAP TITLE



Department 1

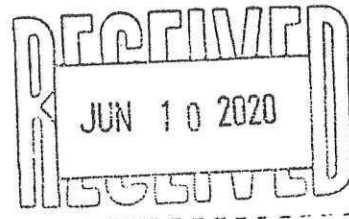
Department 2





Wallingford Lodge No. 1365

BENEVOLENT AND PROTECTIVE ORDER OF ELKS
148 South Main Street
PO Box 97
Wallingford, CT 06492
Phone: (203) 284-1810
Fax: (203) 284-1810



June 10, 2020

Wallingford Zoning Board of Appeals
45 South Main Street
Wallingford, CT 06492

RE: #20-013

Dear Sir or Madam:

Wallingford Elks Lodge No. 1365, Benevolent and Protective Order of Elks, owner of 148 South Main Street, Wallingford, Connecticut has no objection to the variance requests of Generations Obstetrics and Gynecology, PC. We welcome them to the neighborhood.

Board of Trustees

Richard Gee, Secretary

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public	Water	1 Paved	4 Bus. District	Description	Code	Appraised Value
1	2				COM LAND	2-1	96,400
					COM BLDG	2-2	328,700
					COM OUTBL	2-5	10,900
SUPPLEMENTAL DATA Other ID: 056001002 Census: 1752 Old MBLU: 2607 TC MAP #: Record Lot: GIS ID: 133/263							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Yr	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)		
Yr.	Type	Description	Code	Number	Amount	Comm. Int.	Yr.	Code	
1192/797	U	1	1,999	25	0		2018	2-1	
518/937	U	1	0				2018	2-2	
							2018	2-5	
TOTAL:							305,200	TOTAL:	

This signature acknowledges a visit by a Data Collector or Assessor
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 328,700
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 10,900
 Appraised Land Value (Bldg) 96,400
 Special Land Value 0
 Total Appraised Parcel Value 436,000
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 436,000

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS							
ASSESSING NEIGHBORHOOD							
NBHD/SUB: CB2/A Street Index Name: Tracing Batch:							
NOTES PORTION OF III FAIR ST TO 150 SOUTH MAIN ST							

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
23018	CM	07/25/2008	Commercial	18,000	09/11/2008	100	09/11/2008	SIDING		

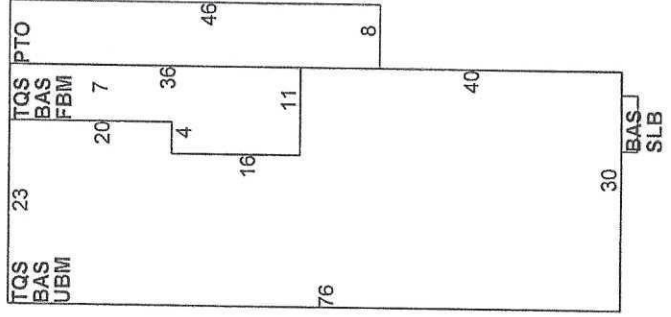
LAND LINE VALUATION SECTION		Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	ST.	Notes-Adj	Special Pricing	S Adj Fact	Unit Price	Land Value
1	3400 OFFICE BLD M94	CLB			21,909	SF	4.89	1.0000	C	1.0000	C80	0.90	1.00	4.40	96,400
TOTAL CARD LAND UNITS: 0.50 AC															
Parcel Total Land Area: 0.5 AC															
Total Land Value: 96,400															

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	500		Office				
Model	94		Commercial				
Grade	B-						
Stories	2						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	04		Wood Truss				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	3400		OFFICE BLD M94				
Total Rooms	00						
Total Bedrms	0						
Total Baths	0						
Heat/AC	02		Heat/AC Split				
Frame Type	02		Wood Frame				
Baths/Plumbing	02		Average				
Ceiling/Wall	06		Ceil & Walls				
Rooms/Prms	02		Average				
Wall Height	9						
% Conn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gede	Dp Rt	Cnd	%Cnd	Apr Value
PAVI	Paving-Asphalt			5,200	3.00	1986	C		G	70	10,900

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value			
BAS	First Floor	2,294	2,294	2,294	93.73	215,019			
FBM	Basement, Finished	158	316	158	46.87	14,809			
PTO	Patio	0	368	37	9.42	3,468			
SLB	Slab	0	14	0	0.00	0			
IQS	Three Quarter Story	1,824	2,280	1,824	74.98	170,965			
UBM	Basement, Unfinished	0	1,964	491	23.43	46,022			
					7,236	4,804			
TH Gross Inv/Unprc Area:					4,276	450,284			



REVISION	DATE	BY	DESCRIPTION
1	08/02/2020	LD	DESIGN
2	08/03/2020	LD	REVISIONS
3	08/03/2020	LD	REVISIONS
4	08/03/2020	LD	REVISIONS
5	08/03/2020	LD	REVISIONS
6	08/03/2020	LD	REVISIONS

BOUNDARY SURVEY MAP

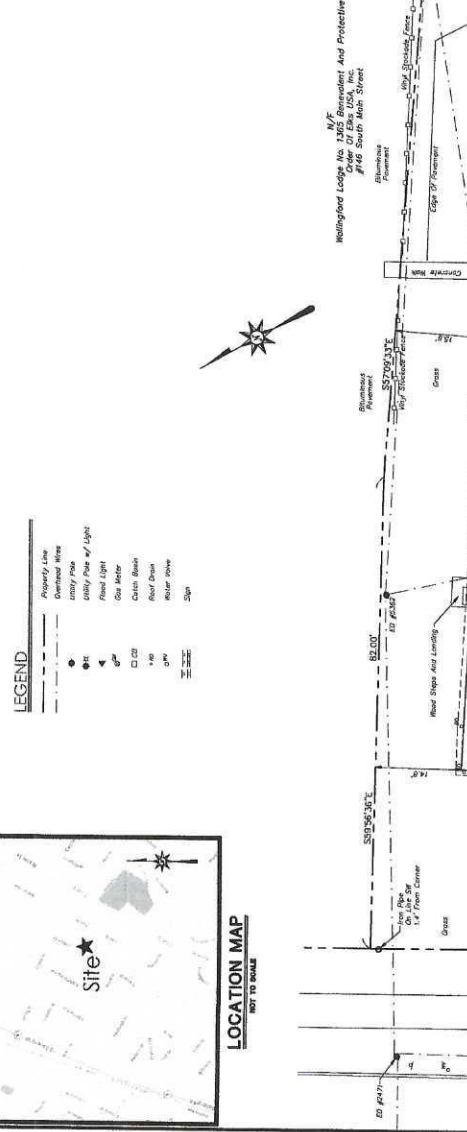
BS-1

MAP REFERENCES

- MAP SHOWING PROPERTY OF HAZEL B. STELLER, SHOWN PROTECTED BY COUNTY AND STATE DEEDS, RECORDS, MAPS, AND RECORDS OF THE COUNTY AND STATE, NOV. 18, 1974, OF LOT 4, MANAYUNK, CONN., SHALL BE CONSIDERED AS A PART OF THIS MAP.
- THE MAP SHOWS THE BOUNDARIES OF THE STATES OF MASSACHUSETTS, CONNECTICUT AND NEW JERSEY.
- PRIMA LIE RECORD MAPS PAGES "SECT. 7" AND "SECT. 8".

GENERAL NOTES

- THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THE STANDARDS AND SPECIFICATIONS OF THE PROFESSIONAL SURVEYORS AND MAPPERS, INC., OF THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AND MAPPERS, INC., IN 2018.
- THIS PLAN COMPARES TO INDICATE THE ACCURACY CLASS A-2.
- THE POSITION OF THIS POINT IS BASED UPON A REFERENCE POINT TO WHICH THE DISTANCE IS KNOWN WITH THE ACCURACY OF THE POINT, AND THE POINT OF REFERENCE IS THE POINT OF REFERENCE OF THE CONNECTICUT STATE PLANE.
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LOCATION MAP
NOT TO SCALE



South Main Street

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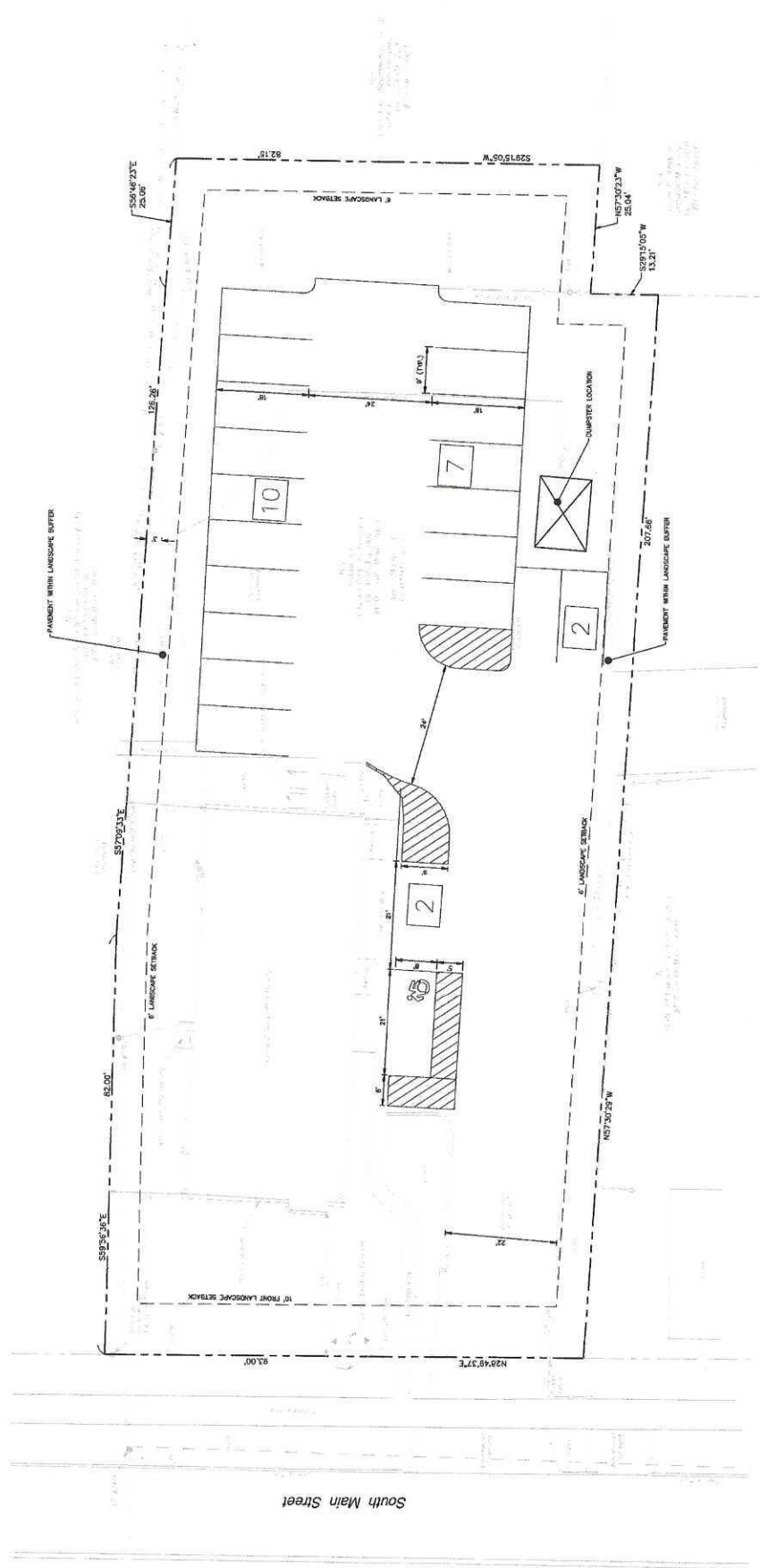
NOTES

1. THE SITE IS LOCATED WITHIN THE EXISTING LIMITED BUSINESS DISTRICT OF THE ZONING DISTRICT AND SUBJECT TO THE P-1 MULTI-FAMILY ZONING REGULATIONS.
2. THE STRIPING WITHIN EACH SPACE OF THE ZONING REGULATIONS CONTAINING LESS THAN 30 TOTAL PARKING SPACES.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	SHADING SIZE	NONE REQUIRED	NONE PROPOSED	NO
2	PARKING REQUIRED	CEILING - DIMENSIONAL 1 SPACE GROSS FLOOR AREA (1,000 SF - 7,074 SF) 1 SPACES GROSS FLOOR AREA (2,220 SF - 1,115 SF) TOTAL REQUIRED = 23	21 SPACES	YES
3	MINIMUM UNOCCUPIED PARKING SPACES REQUIRED	1 SPACES	1 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	6 FEET	6 FEET	NO
8	MINIMUM REAR SETBACK	6 FEET	6 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	NONE REQUIRED	NONE PROPOSED	NO

(1) ORIGINAL SITE PLAN APPROVAL INCLUDED 24-FT. WIDE ACCESS AISLE.



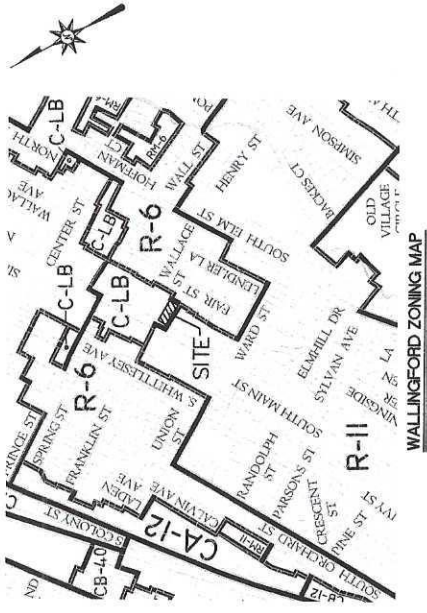


PROPOSED PARKING LOT STRIPING
150 SOUTH MAIN STREET
WALLINGFORD, NEW HAVEN COUNTY, CONNECTICUT

DATE: 03/06/2024
DRAWN: [Name]
CHECKED: [Name]
PROJECT NO: 200074
JOB NO: 200074
SCALE: AS SHOWN

CONCEPT PLAN

CP-6



WALLINGFORD ZONING MAP

NOTES

1. THE SITE IS LOCATED WITHIN THE SEVERAL ZONING DISTRICTS WITHIN WALLINGFORD, CONNECTICUT. THE ZONING DISTRICTS AND ADJACENT TO THE R-11 NEARLY-FAMILY RESIDENTIAL ZONING DISTRICT.
2. IN ACCORDANCE WITH SECTION 16-10 OF THE ZONING REGULATIONS, THE PROPOSED LOT STRIPING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 30 TOTAL PARKING SPACES.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	DEVELOPER'S PLAN	NONE REQUIRED	NONE PROVIDED	NO
2	PARKING REQUIRED	DEVELOPER'S PLAN GROSS FLOOR AREA (2,000 sq ft) x 0.15 1 SPACES REQUIRED MINIMUM SIDE SETBACK (5) GROSS FLOOR AREA (2,000 sq ft) x 0.15 TOTAL REQUIRED = 33	22 SPACES	YES
3	MINIMUM PARKING DIMENSIONS	1 SPACES 9 FEET X 18 FEET	1 SPACES	NO
4	MINIMUM ASLE WIDTH	24 FEET - 2-WAY	22 FEET - 2-WAY	NO
5	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
6	MINIMUM SIDE SETBACK (5)	6 FEET	6 FEET	NO
7	MINIMUM REAR SETBACK	6 FEET	6 FEET	NO
8	MINIMUM SIDEWALK LANDSCAPING	NONE REQUIRED	NONE PROVIDED	NO

(5) ORIGINAL SITE PLAN APPROVAL INDICATED 25-FT SIDE ACCESS AREAS.
(6) 10-FT LANDSCAPE BUFFER TO ADJACENT RESIDENTIAL ZONE.



**FOR PERMITTING PURPOSES ONLY
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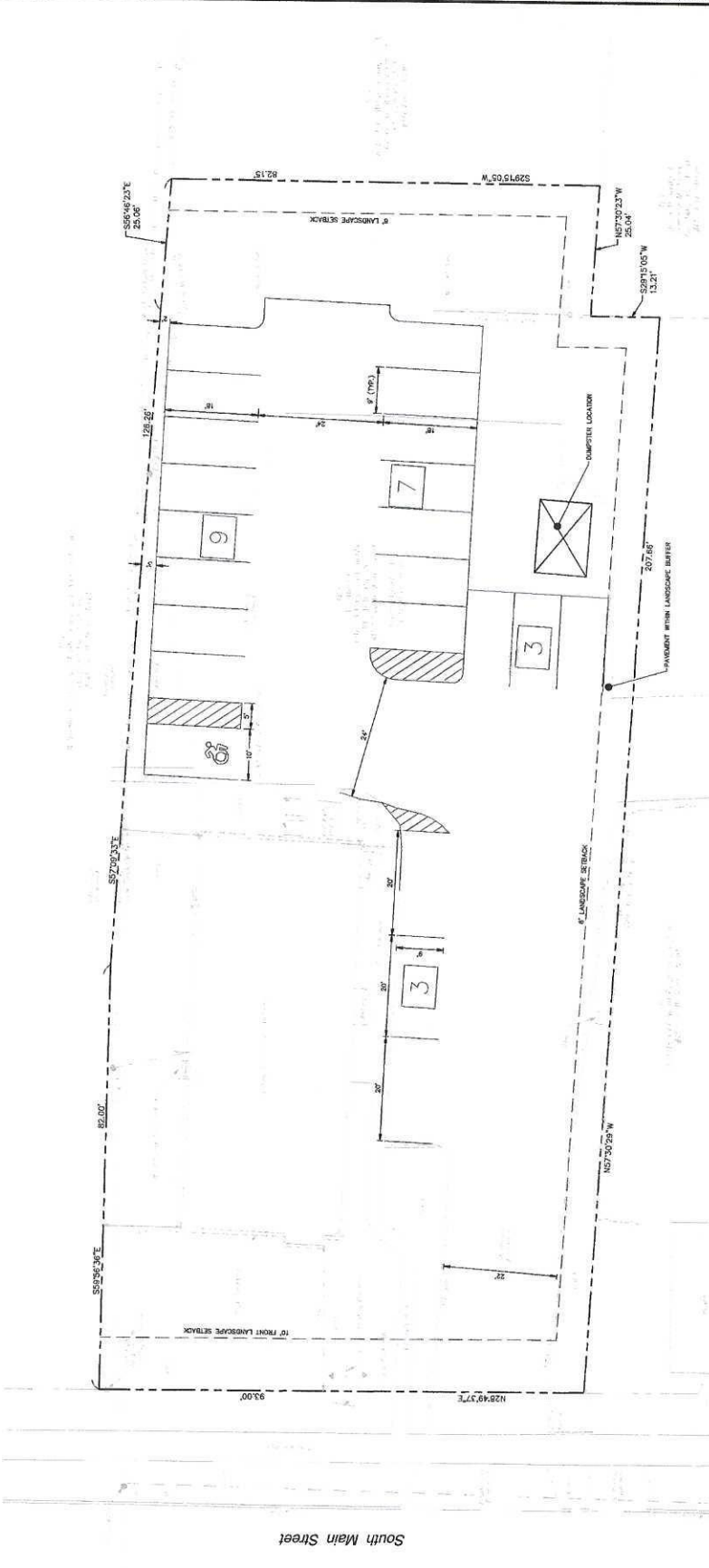
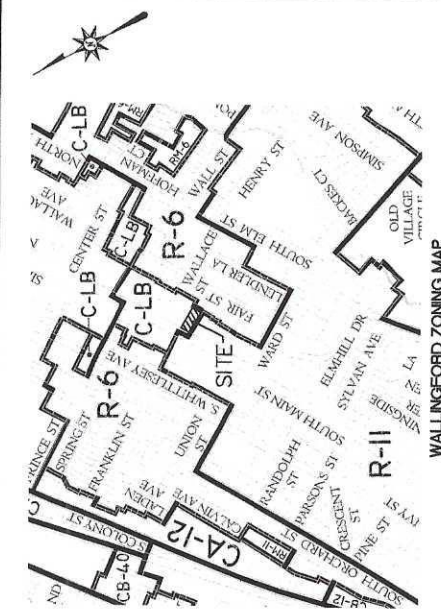
NOTES

- 1. THE SITE IS LOCATED WITHIN THE CENTRAL LIMITED BUSINESS DISTRICT AND ZONED DISTRICT AND SUBJECT TO THE CITY MULTI-FAMILY ZONING REGULATIONS.
- 2. THIS CONCEPT PLAN SHOWS THE PROPOSED STRIPING FOR THE SITE WHICH CONTAINS LESS THAN 30 TOTAL PARKING SPACES.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	NONE PROPOSED	N/A
2	PARKING REQUIRED	1 SPACE PER UNIT 1 SPACE PER 1,000 SQ FT OF GROSS FLOOR AREA (GROSS FLOOR AREA OF 150,000 SQ FT) 1 SPACE PER 1,000 SQ FT OF GROSS FLOOR AREA (2,210 SQ FT) TOTAL REQUIRED = 23	22 SPACES	YES
3	MINIMUM UNASSIGNED PARKING SPACES REQUIRED	1 SPACE	1 SPACE	N/A
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	N/A
5	MINIMUM PARKING WIDTH	24 FEET - 3-WAY	22 FEET - 2-WAY	N/A
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	N/A
7	MINIMUM SIDE SETBACK (S)	6 FEET	6 FEET	N/A
8	MINIMUM REAR SETBACK	9 FEET	9 FEET	N/A
9	MINIMUM INTERIOR LANDSCAPING	NONE REQUIRED	NONE PROPOSED	N/A

(1) UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE AS SHOWN.
 (2) 8-FT. LANDSCAPE STRIP TO ADJACENT PROPERTY LINE.



**FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION**

