#37

FEB 13 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-010**

DATE: FEBRUARY 13, 2014

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJZ
JEFF KURTZ, PLANNING ADMINISTRATOR RJZ for
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: PPT13-0018 KYRENE 202 BUSINESS PARK

Request: Preliminary Plat (PPT) approval

Location: Southwest corner of Kyrene Road and Gila Springs Place

Applicant: Jeff Erickson; Erickson & Meeks Eng., LLC

BACKGROUND

This Preliminary Plat is for a business park located at the southwest corner of Kyrene Road and Gila Springs Place that was approved by Council in early 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

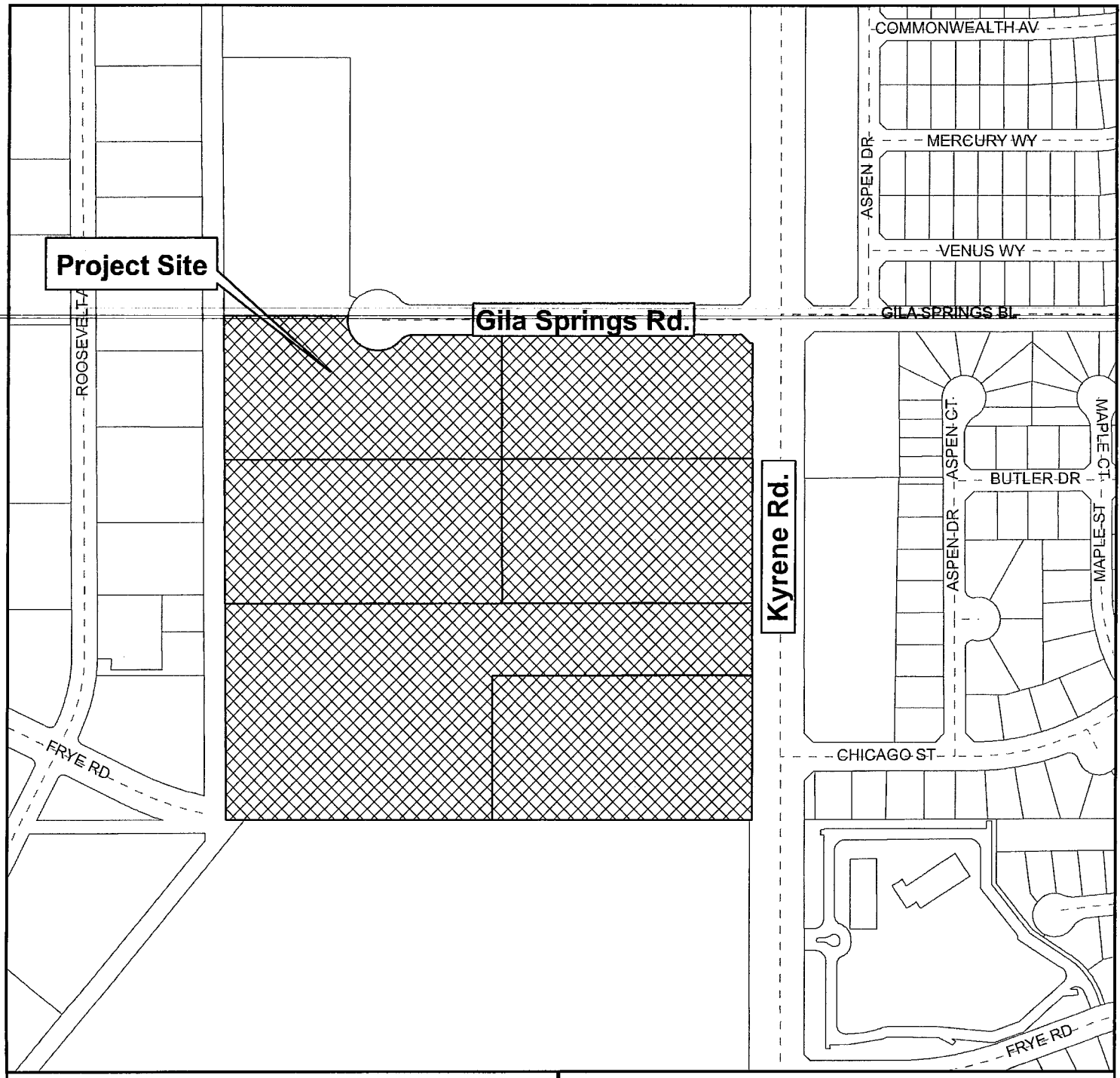
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

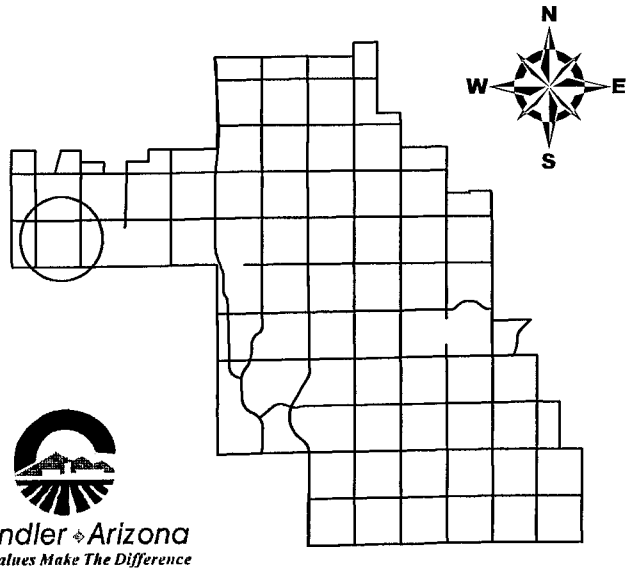
Move to approve Preliminary Plat PPT13-0018 KYRENE 202 BUSINESS PARK, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Kyrene 202 Business Park

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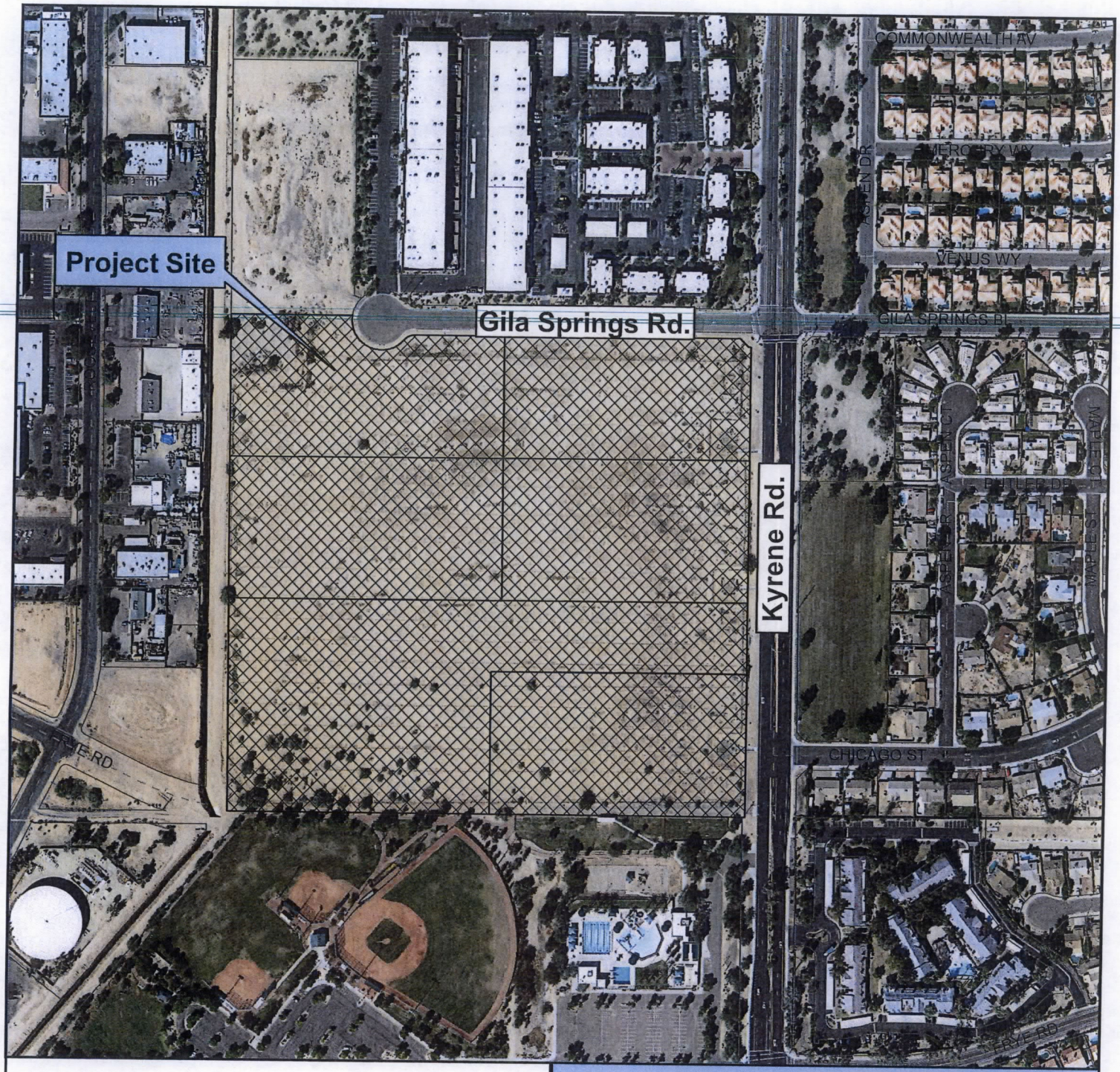
Where Values Make The Difference

CITY OF CHANDLER 12/16/2013



Vicinity Map

Kyrene 202 Business Park

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/16/2013

PRELIMINARY PLAT
KYRENE 202 BUSINESS PARK - PHASE 1

LOCATED IN THE NORTHEAST QUARTER SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

PP1	PRELIMINARY PLAT COVER SHEET
PP2	PRELIMINARY PLAT PHASE 1 ENGINEERING PLAN

BENCHMARK NUMBER	NGVD 29 ELEVATION	DESCRIPTION	EQUATION	NAVD 88 ELEVATION
8	1158.756	CITY OF CHANDLER BENCHMARK NO. 8 SECTION 34, T1S, R4E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN CHANDLER BLVD AND PECOS RD; 390' EAST OF KYRENE RD AT INTERSECTION OF ASPEN DR CHICAGO ST.	1.819	1160.57

LEGEND

○	SET 1/2" REBAR, RLS#35633, UNLESS OTHERWISE NOTED. PROPERTY CORNERS TO BE SET AT COMPLETION OF MASS GRADING.
■	FOUND BRASS CAP IN HANDHOLE
●	FOUND BRASS FLUSH
▪	FOUND 1/2" REBAR, NO I.D.
☒	FOUND CHISELED "X" IN CONCRETE
DOC.	DOCUMENT NUMBER
(R)	RECORD DATA PER DOC. 2007-0858629
(R1)	RECORD DATA PER BOOK 559, PAGE 40
(C)	CALCULATED DATA PER THIS PLAT
(M)	MEASURED DATA PER THIS PLAT
	SECTION LINE
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE

DEVELOPER:

EAST GROUP PROPERTIES
2200 E. CAMELBACK RD., STE. 210
PHOENIX, ARIZONA 85016
PHONE: (602) 840-8600
FAX: (602) 840-8602
CONTACT: BILL PETSAS

ENGINEER

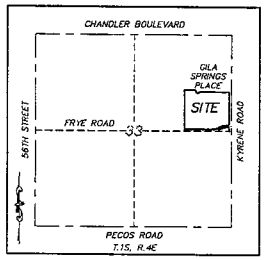
ERICKSON & MEEKS ENG., L.L.C.
13444 N. 32ND STREET, SUITE 6
PHOENIX, ARIZONA 85032
PHONE: (602) 569-5693
FAX: (602) 569-6493
CONTACT: JEFF ERICKSON

ARCHITECT:

BUTLER DESIGN GROUP
5555 E. VAN BUREN, STE. 100
PHOENIX, ARIZONA 85008
PHONE: (602) 957-1800
FAX: (602) 957-7722
CONTACT: TOBY ROGERS

LEGAL DESCRIPTION

PARCEL NO.1:
THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, AND ALONG THE EAST LINE OF SAID SECTION 33, 331.10 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 89 DEGREES 54 MINUTES 49 SECONDS WEST, AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, 670.24 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 00 DEGREES 14 MINUTES 05 SECONDS EAST, MEASURED (SOUTH 00 DEGREES 13 MINUTES 06 SECONDS EAST RECORD) ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, 330.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS EAST, MEASURED (NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST RECORD) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, 669.55 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 65 FEET.
PARCEL NO.2:
THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 33, 331.10 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, AND SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, ALONG SAID EAST LINE, 165.55 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 10248, PAGE 588, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID PARCEL 1,291.17 FEET TO THE EAST LINE OF THE WEST 50 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS EAST, AND ALONG THE EAST LINE OF SAID 50 FEET, 494.40 FEET MEASURED (494.31 FEET RECORD) TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS EAST, MEASURED (NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST RECORD) 619.55 FEET MEASURED (619.06 FEET RECORD) TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 14 MINUTES 05 SECONDS WEST, MEASURED (NORTH 00 DEGREES 13 MINUTES 06 SECONDS WEST RECORD) AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, 330.32 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, 670.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 65 FEET.
PARCEL NO.3:
THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 33, 1821.79 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 647 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 645.55 FEET TO A POINT 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS EAST, ALONG A LINE PARALLEL, AND 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33,330.34 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 644.17 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST 330.34 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL NO.4:
THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 33, 1821.79 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 33, 330.34 FEET TO A POINT BEING 496.65 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, 647 FEET TO A POINT BEING 694.17 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST 330.34 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 647 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33, AND THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 65 FEET.
PARCEL NO.5:
A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 0 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 1491.45 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 647 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 646.93 FEET TO A POINT, 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 0 DEGREES 21 MINUTES 17 SECONDS EAST, ALONG A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID EDISON 33, A DISTANCE OF 330.34 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 645.55 FEET;
THENCE NORTH 0 DEGREES 06 MINUTES 55 SECONDS WEST 330.34 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION LYING WITHIN GILA SPRINGS PLACE AS SHOWN ON THE PLAT OF PALOMA KYRENE BUSINESS COMMUNITY, RECORDED IN BOOK 904 OF MAPS, PAGE 11. SAID PARCEL NO. 5 IS NOW KNOWN AS LOT 4, PALOMA KYRENE BUSINESS COMMUNITY, ACCORDING TO BOOK 904 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO.6:
A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 1491.45 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID SEGTION 33, 330.34 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 647 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST 330.34 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 647 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33 AND THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 65 FEET THEREOF; AND EXCEPT THAT PORTION LYING WITHIN GILA SPRINGS PLACE AS SHOWN ON THE PLAT OF PALOMA KYRENE BUSINESS COMMUNITY, RECORDED IN BOOK 904 OF MAPS, PAGE 11.
SAID PARCEL NO. 6 IS NOW KNOWN AS LOT 3, PALOMA KYRENE BUSINESS COMMUNITY, ACCORDING TO BOOK 904 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

AREAS

LOT 1 - 1,269,838 S.F., 29.151 AC.
TRACT A - 24,886 S.F., 0.571 AC.

TOTAL - 1,294,724 S.F., 29.723 AC.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.

2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

3. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.

4. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

5. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

6. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

BASIS OF BEARING

THE EAST LINE OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°06'55"E.

ZONING

CITY OF CHANDLER ZONE CODE AG-1
OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.

CERTIFICATION

THIS TO CERTIFY THAT THIS PRELIMINARY PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF

JEFFREY S. ERICKSON
P.E. #23980
13444 N. 32ND STREET, SUITE 6
PHOENIX, ARIZONA 85032

C.O.C LOG NO. PPT13-0018

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

EME
Erickson & Meeks Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
Phoenix, Arizona 85032
Phone: (602) 569-6593
Fax: (602) 569-6493

EXPIRES 9-30-14

KYRENE 202 BUSINESS PARK
PRELIMINARY PLAT COVER SHEET
CHANDLER, ARIZONA

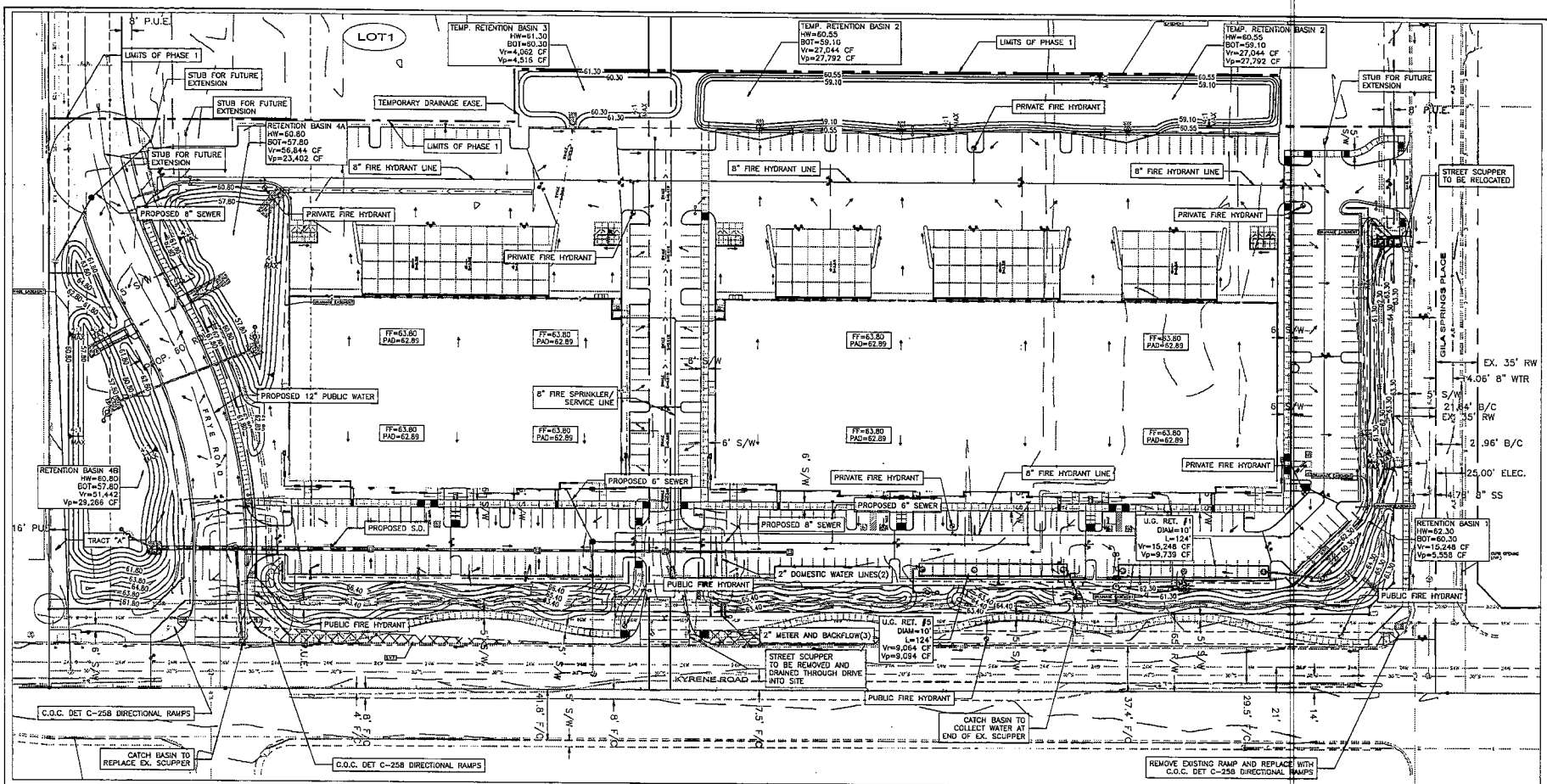
REVISIONS

DATE:	12/30/13
PROJ. NO:	213-019
DESIGN:	GMB
DRAWN:	GMB
CHECK:	JSE
SCALE:	NTS
CAD FILE:	1327PP1

PP1
1 of 3

C.O.C LOG NO. PPT13-0018

PPT 13-0018



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°01'27"W	37.05
L2	N89°53'05"E	26.64
L3	S45°07'26"E	36.92
L4	N89°53'05"E	26.86
L5	N44°52'34"E	36.62
L6	S45°07'19"E	28.29
L7	N89°52'49"E	6.00

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	48°33'48"	33.50	28.39	S65°35'56"W 27.55

SCALE: 1"= 40'

0 20' 40' 80' 120'

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

EME
Erickson & Meeks Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
Phoenix, Arizona 85032
Phone: (602) 549-6580
Fax: (602) 569-8493

JEFFREY S. ERICKSON
CERTIFICATE NO. 32,683
12-20-13
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA

KYRENE 202 BUSINESS PARK

PRELIMINARY PLAT - ENGINEERING PLAN

CHANDLER, ARIZONA

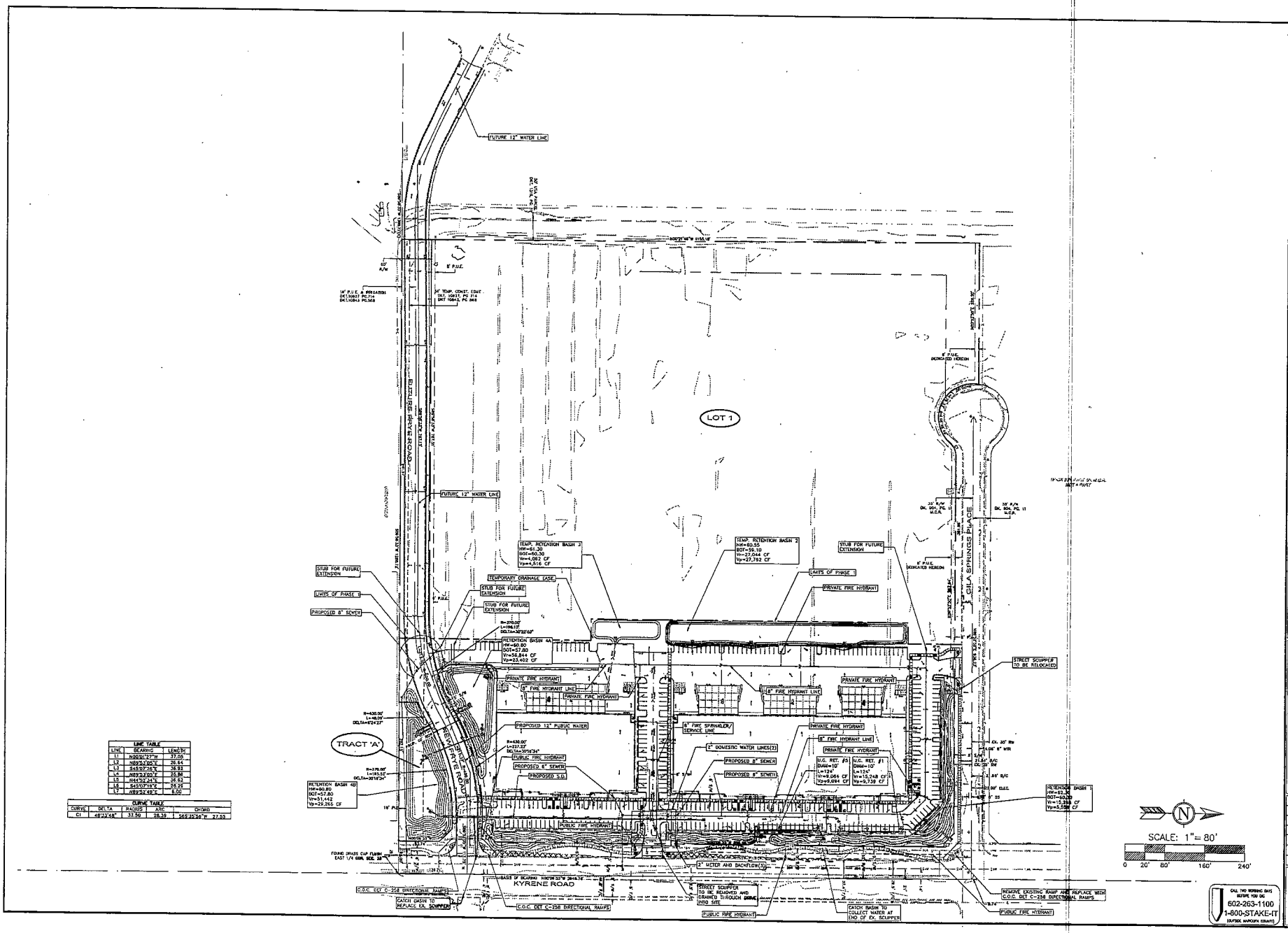
REVISIONS

DATE:	12/30/13
PROJ. NO:	213-019
DESIGN:	GMB
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=40'
CAD FILE:	preplat04

PP2
2 of 3

C.O.C. LOG NO. PPT13-0018

PPT13-0018



LINE TABLE		
LINE	BEARING	LENGTH
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L2	N89°53'05"E	26.64
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L5	N44°52'34"E	36.63
L6	S45°07'19"E	26.29
L7	N89°52'49"E	6.00

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	48°33'48"	37.50	28.39	S65°35'56"W 27.55

EME

Erickson & Meeks Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
Phoenix, Arizona 85032
Phone: (602) 569-6593
Fax: (602) 569-6493

KYRENE 202 BUSINESS PARK
PRELININARY PLAT - ENGINEERING PLAN
CHANDLER, ARIZONA

REVISIONS

DATE:	12/30/13
PROJ. NO:	213-019
DESIGN:	GMB
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=80'
CAD FILE:	preplat03

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PP3
3 of 3

C.O.C. LOG NO. PPT13-0018

PPT13-0018