

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SELECTING A PERMANENT SITE FOR AMERICAN CHARTER ACADEMY WITHIN A PORTION OF TRACT A OF ALASKA STATE LAND SURVEY NO. 2004-18, PLAT NO. 2007-167, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

AGENDA OF: October 19, 2021

Assembly Action:

Approved under the Consent Agenda 10-19-21 ~~BSM~~

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: UNB

Route To:	Department/Individual	Initials	Remarks
	Originator - A. Bradway	AB	
	Public Works Director	TDL	8 Oct 2021
	Planning and Land Use Director	J.D. (ACTING)	
	Community Development Director	EQ	
	Emergency Services Director	KB	
	Finance Director	HA/BO/CH	10-8-21
	Borough Attorney	NS	
	Borough Clerk	CSM 10/11/21	BSM

ATTACHMENT(S): Fiscal Note: YES _____ NO X
 Resolution Serial No. 21-109 (3 pp)
 Matanuska Susitna Borough School Board Resolution 20-005 (1 pp)
 Borough Area Schools Site Selection Committee Resolution 21-02 (3 pp)
 Planning Commission Resolution 21-26 (3 pp)
 Site Map (1 pp)

Rough Order of Magnitude Cost Estimates Birchtree
Charter School and Mat-Su Central School (8 pp)

SUMMARY STATEMENT:

On February 5, 2020, the Matanuska-Susitna Borough School Board approved resolution 20-005, *A Resolution of the Matanuska-Susitna Borough School Board in support of the initiation of the formal process to identify the location, funding, and building of a permanent facility for American Charter Academy*. American Charter Academy and the MSB School District (District) have leased business suites and playground property in and around the Meadow Lakes Community center from a private entity for over eight years. American Charter Academy has requested a permanent facility and the District believes that a permanent site would be in the best interest of the school and the District. MSB 19.08.20(F) lays out the process for charter school site selection. Only charter schools in existence five years or more may request a permanent site.

In accordance with MSB 19.08.020, the Borough Area Schools Site Selection Committee (BASSSC) shall make recommendations to the Assembly regarding the location of school buildings. The BASSSC consists of Assembly members, School Board members, Planning Commission members, and at-large members. Charter schools may also select two members to sit on the BASSSC for matters related to the school's site selection process. The BASSSC was provided with detailed reports from MSB and District Staff and held three meetings (February 18, 2021; April 14, 2021; and August 4, 2021) to review potential school sites.

Note: Sites for Mat-Su Central School, Birchtree Charter School, and American Charter Academy were reviewed concurrently by the BASSSC, though each school was considered for its unique needs and characteristics.

Eight Matanuska Susitna Borough-owned sites were reviewed as potential permanent sites for American Charter Academy. Only MSB owned land was reviewed because; site-selection procedure is to review MSB-owned land before looking at agency or privately owned land, there were potentially suitable MSB owned sites, and there is currently no funding allocated towards school site acquisition. These eight sites were selected for review after an evaluation by Borough Staff that included, in accordance with MSB 19.08.20, review of the student population, school enrollment, transportation, relationship of proposed sites to other community facilities, multiple uses of the site, and other appropriate criteria. These criteria were reviewed by MSB Staff in part through staff-scored site suitability matrices.

After initial review by the BASSSC, only the Church-Seldon site

was considered as a potential site for American Charter Academy. The majority of sites were a significant distance from the existing school location. A Borough-owned site near Wyoming Drive was also considered, but it was eliminated due to substantial development cost concerns. Because of limited site options, the Church-Seldon site was considered the likely location for the school.

The attached *Rough Order of Magnitude Cost Estimates Birchtree Charter School and Mat-Su Central School* summarizes the site-suitability and rough development cost for the Church-Seldon site. This report did not specifically evaluate American Charter Academy, but the report does consider the cost and site impact of Birchtree Charter School, which would be similar in size to American Charter Academy.

American Charter Academy is a charter school currently located near the intersection of Pitman Road and the Parks Highway in a strip mall. The school is looking for a more traditional building and permanent location. This school has a smaller but loyal enrollment, mainly from the Meadow Lakes, Big Lake, and Wasilla areas. While charter schools do not have traditional location-based enrollment, the school has operated for about eight years and desires a permanent site proximate to its current location, to remain accessible to its current families. The school requires a location to be determined so that it can look for funding, which usually requires an identified location.

After final review, the BASSSC unanimously approved Resolution 21-02 recommending the Church-Seldon site. This site is a very large, high-value Borough property, and the BASSSC recommended allocating 20 acres or less to the development of American Charter Academy. The two American Charter Academy representatives on the BASSSC endorsed this selection, and stated that this site was within their families area and would fit their needs best. This site has excellent access from Church Road and Seldon Road, and rough development costs were identified in the attached report.

On October 18, 2021, the Matanuska Susitna Borough Planning Commission concurred with the findings of the School Board and BASSSC, approving Resolution 21-26 recommending the Church-Seldon Site.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends that the Assembly adopt Resolution 21-109, selecting a site for the permanent location of American Charter Academy, with due consideration of the recommendation of the School Board, Planning Commission, and Borough Area Schools

Site Selection Committee.



MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT

OFFICE OF THE SCHOOL BOARD

MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD RESOLUTION 20-005

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT SCHOOL BOARD IN SUPPORT OF THE INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION, IDENTIFY THE FUNDING AND BUILD A SCHOOL BUILDING FOR AMERICAN CHARTER ACADEMY.

WHEREAS, American Charter Academy, Matanuska-Susitna Borough School District has leased business suites and playground property in and around the Meadow Lakes Community Center from a private entity for over 8 years for the purpose of a public charter school; and

WHEREAS, American Charter Academy has continued to excel and grow in academics whether it be MAPs, PEAKS, AimsWeb, national competitions or regular classwork; and

WHEREAS, American Charter Academy is a proven entity that is here to stay highlighted by its loyal and Pro-AMC parents/families as well as its trend of increase in enrollment; and

WHEREAS, American Charter Academy and its families are looking at least expensive building options while meeting the needs of AMC student for future success; and


WHEREAS, the location for American Charter Academy's future site needs to be in line with the least expensive pertaining to road access, land suitability, within the area of its families; and

WHEREAS, Matanuska-Susitna Borough has an Area School Site Selection Committee to ensure selection criteria is in place and addressed; and

WHEREAS, Funding sources and building types for American Charter Academy to move forward require location, road and land specifics; and

NOW, THEREFORE BE IT RESOLVED that the Mat-Su School Board support the initiation of the MSB and MSBSD Formal New Construction Site Selection and Development Process for American Charter Academy.

APPROVED by the Mat-Su School Board this 2nd day of October, 2019.


Dr. Donna Dearman, Board President


Dr. Monica Goyette, Superintendent

ATTEST:


Stacy Escobedo, Board Secretary

**MATANUSKA-SUSITNA BOROUGH
AREA SCHOOLS SITE SELECTION COMMITTEE
RESOLUTION SERIAL NO. 21-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AREA SCHOOLS SITE SELECTION COMMITTEE RECOMMENDING A SITE FOR AMERICAN CHARTER ACADEMY.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of American Charter Academy; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, American Charter Academy has leased business suites and playground property in and around the Meadow Lakes Community Center for over 8 years; and

WHEREAS, the Mat-Su Borough Area Schools Site Selection Committee (the Committee) received a request from the Matanuska-Susitna School District to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(B) provides that the Committee make recommendations to the Assembly on requested school sites; and

WHEREAS, there is currently no funding allocated to school site procurement, thus, only Matanuska-Susitna Borough owned property was considered for selection; and

WHEREAS, Matanuska-Susitna Borough owned property within the area of American Charter Academy's families was reviewed for school site suitability, using criteria outlined in Matanuska-Susitna Borough code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned "Seldon-Church" the potential preferred location; and

WHEREAS, the preferred location is legally described as Tract A of Alaska State Land Survey No. 2004-18, Plat No. 2007-167, Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 6757000T00A); and

WHEREAS, only a portion of Tract A, comprising twenty acres or less is needed for developing this school site; and

WHEREAS, a professional engineering firm performed a preliminary site evaluation and rough cost estimate for development, with acceptable findings.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Area Schools Site Selection Committee does hereby recommend to the Matanuska-Susitna Borough School Board, Planning Commission, and Assembly that a portion of Tract A, twenty acres or less, be identified as the preferred location of a permanent facility for American Charter Academy.

ADOPTED by the Matanuska-Susitna Borough Area Schools Site Selection Committee this 4th day of August, 2021.


Thomas Bergey, Chairperson

Attest:


Adam Bradway, Planner II

By: Adam Bradway
Introduced: October 4, 2021
Public Hearing: October 18, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-26**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING A PERMANENT SITE FOR AMERICAN CHARTER ACADEMY AT TRACT A OF ALASKA STATE LAND SURVEY NO. 2004-18, PLAT NO. 2007-167, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of American Charter Academy; and

WHEREAS, Matanuska-Susitna Borough 19.08.020(F) provides that charter schools existing five years or more may request a permanent facility; and

WHEREAS, the Borough Area Schools Site Selection Committee (Site Selection Committee) received a request from the Matanuska-Susitna School Board to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides that the Site Selection Committee make recommendations to the Planning Commission, School Board, and Assembly on requested school sites; and

WHEREAS, the Site Selection Committee reviewed Matanuska-Susitna Borough owned property within the area of American Charter's families for school site suitability, using criteria

outlined in Matanuska-Susitna Borough Code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property, returned the "Seldon-Church" site as the potential preferred location; and

WHEREAS, the preferred location is legally described as Tract A of Alaska State Land Survey No. 2004-18, Plat No. 2007-167, Palmer Recording District, Third Judicial District, State of Alaska. (Tax ID 6757000T00A); and

WHEREAS, only a portion of Tract A, comprising twenty acres or less is needed for developing this school site; and

WHEREAS, a professional engineering firm performed a preliminary site evaluation, and a rough order of magnitude cost estimate for the development of the site; and

WHEREAS, the Site Selection Committee unanimously recommended a portion of Tract A, twenty acres or less, as a preferred location; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020 provides, the Assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission and school site selection committee; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby concurs with the Borough Area Schools Site Selection Committee, recommending to the Assembly that a portion of Tract A, twenty acres or less, be identified as the preferred location of a permanent facility for American Charter Academy.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18 day of October, 2021.


COLLEEN VAGUE, Chair

ATTEST

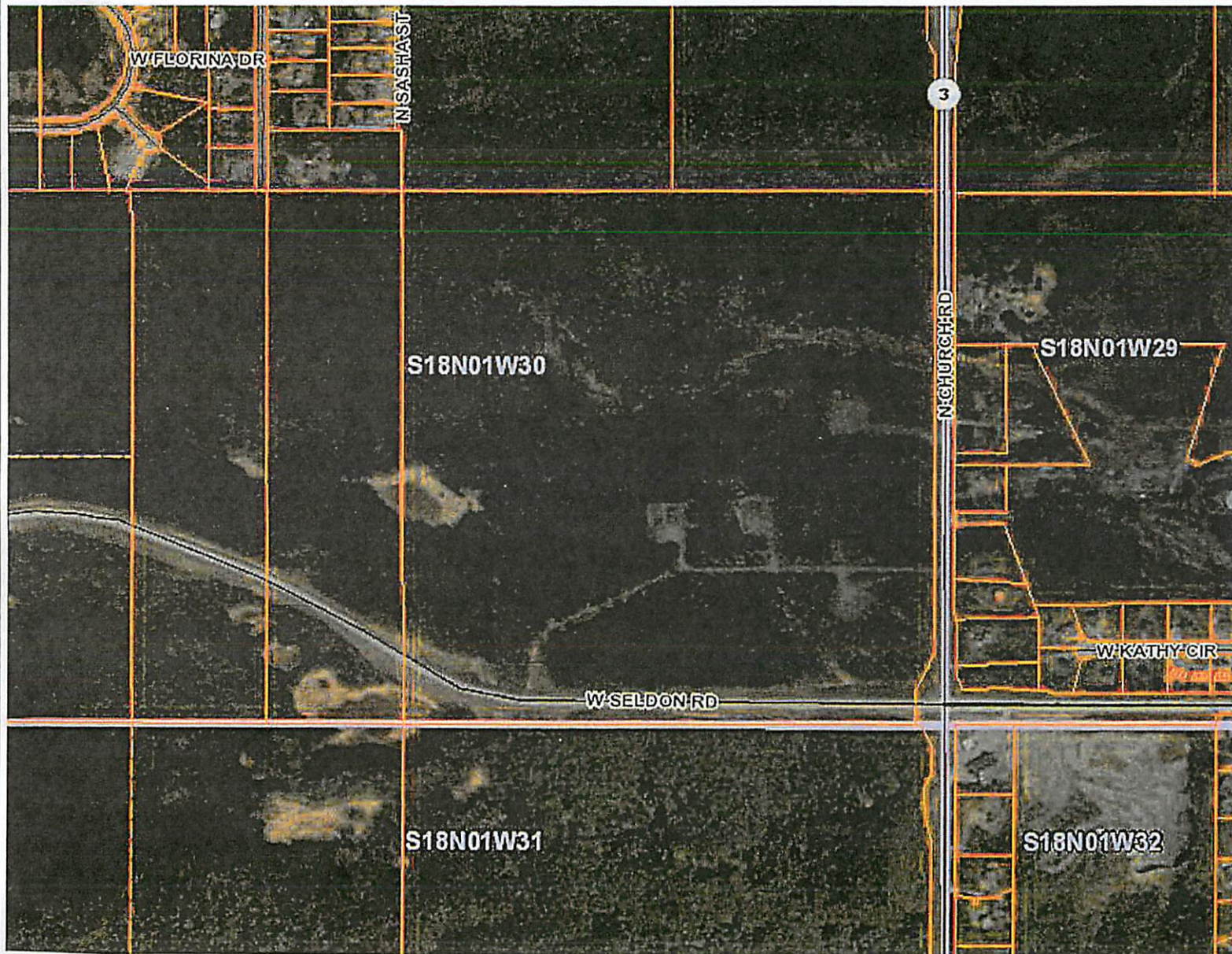

KAROL RIESE, Planning Clerk

(SEAL)

YES: 7 Commissioner Anderson, Chesbro, Mossanen, Glashan,
NO: 0 Vague, Allen, Elder



Matanuska-Susitna Borough



Legend

○ Road Mileposts

Roads

- Highway
- Major Road
- Medium Road
- Minor Road
- Ramp
- - Primitive Road
- - Private Road

+ Alaska Railroad

■ Mat-Su Borough Boundary

□ Incorporated Cities

□ Parcels

- - Government Lot Lines

■ Lakes and Rivers

— Streams

■ 100 year Flood Zone

■ Section Lines

1: 18,056



0.6 0 0.28 0.57 Miles

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Notes

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1M 21-213 RS 21-109

MEMORANDUM

DATE: June 18, 2021

TO: Tony Weese, MSBSD

FROM: David Lundin, PE *DL*

RE: ROM Site Development Cost Estimates
Birchtree Charter School and Mat-Su Central School

INTRODUCTION

The Matanuska-Susitna Borough School District (District) intends to relocate Birchtree Charter School (BTC) and Mat-Su Central School (MCS) to Matanuska-Susitna Borough (Borough)-owned land. Several parcels were proposed and two parcels were identified for further consideration for the construction of one or both schools on each parcel. To assist the Matanuska-Susitna Borough Area School Site Selection Committee, District staff tasked HDL Engineering Consultants, LLC (HDL) to prepare a rough order of magnitude (ROM) site improvement cost estimate for each school on each prospective parcel based on generalized requirements for each school. No site plans or building plans exist, so quantities and cost estimates are based upon generic school layouts scaled to meet the needs of each school using information provided by District staff. ROM estimates are valuable for planning and comparison only and will change once the actual design process starts and more information becomes available.

Both parcels were previously evaluated in the *2018 Mixed-Use Campus Preliminary Site Evaluation Study* performed by HDL for the District and much of that information was useful in preparing the ROM estimates.

SITE CONSIDERATIONS

Parcel A

Located north of Pioneer Peak Elementary School (PPE) and between Trunk Road and Stringfield Road, Parcel A consists of approximately 37 acres of mostly usable land (see Figures 1 and 2). The majority of the parcel is relatively flat with a large hill in the southwest corner of the parcel. Topography varies from a maximum elevation of 350 feet at the top of the hill to low elevation of 325 feet. The majority of the parcel has an average elevation of about 330 feet.

Stringfield Road cuts across the northwest and southwest corners of the parcel. Wasilla Creek is located on the west side of Stringfield Road, leaving approximately 30 acres to the east of the road for development.

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ENGINEERING

ENVIRONMENTAL
SERVICES

PLANNING

SURVEYING
& MAPPING

CONSTRUCTION
ADMINISTRATION

MATERIAL
TESTING

REAL ESTATE
SERVICES

A narrow band of wetlands crosses the northwest corner of the parcel from about 220 feet east of Stringfield Road along the north property line, then intersecting Stringfield Road approximately 400 feet south of the north property line. This removes about 2 acres from the parcel, leaving about 28 acres of developable land.

Basic soils information is available for Parcel A from *Stringfield Subdivision Geotechnical Investigation* performed by Mark Hansen, PE in January 2020. Ground water in the relatively flat area of the site varied from depths of 1.7 feet to 6 feet below ground surface and was expected to vary seasonally. Development in this portion of the parcel would necessitate adding sufficient fill to obtain soil strength to support improvements. Due to the high water table, a mounded septic system would also likely be required.

Soils in the hill on the southwest corner of the property consist of 4 feet to 6 feet of silt over gravel. The gravel is noted as usable as structural fill (DOT&PF Selected Material, Type A) under buildings and paved areas. The silt can be usable in deep fill areas and under playfields or playgrounds.

A well would need to be developed for domestic water for each school. PPE currently utilizes a 118-foot-deep well; wells for new schools would likely be similar depth.

Currently there is no vehicle access to the parcel from either Trunk Road or Stringfield Road. The Borough has plans to build a connector road between Stringfield Road and Trunk Road along the north property line of Parcel A. The Trunk Road Connector intersection with Trunk Road is eventually planned for a traffic signal. As Stringfield Road is already heavily impacted by local traffic, including traffic from PPE, it is strongly recommended that additional school traffic not be added to Stringfield Road. The cost to develop a portion of the Trunk Connector, from Trunk Road to the proposed school driveway, without signalization, is included in the site development estimates.

Utilities are located adjacent to the parcel. A 6-inch natural gas main runs along the east side of Stringfield Road approximately 600 feet up the west property line. A gas service will need to be extended to new school building(s). A three-phase overhead power line and an overhead fiber optic communications line run along the west side of the parcel for the length of Stringfield Road and would require service extensions to the proposed building(s).

Parcel B

Parcel B consists of approximately 156 acres, located at the northwest corner of the intersection of Seldon Road and Church Road (see Figures 1 and 3). The majority of the parcel (approximately the northern half) is relatively flat, low-lying wetlands and bog with some standing water, while the land closer to Seldon Road is moderately to steeply sloped terrain varying in elevation from 400 feet to 465 feet with slopes as steep as 40%. This southern portion, approximately 70 acres, is assumed to be developable.

While no site specific soils investigation has been made available by the District, the Borough provided the *Geotechnical Engineering Report – Seldon Road Extension* prepared by Shannon & Wilson, Inc. in 2014. Test pits and borings were performed along the Seldon Road corridor and provide insight into the soils that may be found along the southern portion of Parcel B. Soils in the corridor generally consisted of 1 foot to 3 feet of organics and silt over

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silty gravel with sand, with soils towards the Seldon-Church intersection being moderately to highly frost susceptible. Soils of this type would be adequate for use in deep fills and in non-paved or non-structural areas of the site.

A septic system would need to be developed for each school site. As fill will be needed to level the site, we anticipate a standard, below grade system would be utilized.

A well would need to be developed for each school site. Well logs for properties to the east of Church Road indicate depths varying from 51 feet to 147 feet and are likely affected by topography. The actual depth of a well on Parcel B will depend on final ground elevation, but would likely be approximately 140 feet.

There is currently vehicle access to the site directly from Church Road. A rough dirt road connects some log deck sites located in the southeast portion of the parcel. Access to Seldon Road may be problematic, as Seldon Road is Borough-owned and is classified as a minor arterial. The *Corridor Access Management Plan – Seldon Road Extension, Church Road to Pittman Road* prepared in January 2017 by Stantec Consulting Services Inc. provides recommendations to the Borough to “maintain the mobility and safety benefits of this minor arterial road” by “limit[ing] access along the new roadway to the extent possible.” The plan states that “access to Seldon Road shall be limited to public roads, and no new driveways shall be permitted.” However, the Plan also allows for the possibility of “restricted” access near the Church intersection for commercial development. The Plan recommends the use of a parallel collector road to collect traffic and route it to access points spaced 1/3-mile to 1/2-mile apart. Direct driveway access to Seldon Road may not be allowed, and the site may need to be designed with access to Church Road only.

Utilities are located adjacent to Parcel B along Church Road. Overhead three-phase power lines and overhead fiber optic communication lines are located along the east property line and would require service extensions to the proposed building(s). A 6-inch natural gas line is located along the east side of Church Road and would necessitate boring a service line, or small main for multiple schools, under the road.

According to the District, Parcel B is also planned as the new location for American Charter Academy (ACA). We have assumed ACA will be located in the southwest corner of the parcel. However, due to the *Corridor Access Management Plan*, access to this school may also need to be to Church Road, resulting in up to three schools accessing one driveway.

METHODOLOGY

For evaluation of the two parcels for each school, simplified, generic school sites were developed that meet the needs of BTC and MCS. District staff provided required square footage and a building footprint size for each school, as well as other site component needs.

- BTC, with an enrollment of 396 students, requires an overall site of approximately 15 acres, a playfield, a playground, a building footprint of 35,000 square feet, a small bus loop, and adequate parking to meet the needs of staff, parents, and visitors.
- MCS, with an enrollment of 1,801 students, but an onsite requirement of 200 students at any one time, requires a playground, green space for a possible pavilion, a building

footprint of 25,000 square feet, and adequate parking to meet the needs of staff, parents, and visitors.

The generic school site component dimensions were based on sizes of similar components at existing schools with comparable enrollments. Once generic school sites were laid out, the sites were located on the developable land of each parcel.

Building finish floor and site elevations were established based on the existing topography, soils information, and other considerations such as fill quantities.

COST CONSIDERATIONS

Parcel A

Parcel A has room to construct both school sites, providing BTC approximately 18 acres and MCS approximately 10 acres, without encroaching on the identified wetland area. Much of the site has shallow groundwater and will require fill for adequate soil strength. The hill in the southwest corner can be excavated to provide much of this fill.

PPE, located directly south of this parcel, was also constructed in high ground water that necessitated a shallow septic system. While a mounded septic system is more expensive than a below grade system, the additional cost (approximately \$25,000) will be a relatively small percentage of the overall school construction cost.

To provide vehicle access to the site, a portion of the Trunk Road Connector will need to be built. Although the Trunk Road Connector project is included in the Borough's current legislative funding request package, the District may have to construct a portion of the road to meet the District's timeline. The cost is included in the ROM estimate for both schools for comparison purposes; however, it will only need to be constructed by one school project, if any. This road will give the school(s) direct access to a major arterial road, and eventually a signalized intersection, providing safe access to the school(s).

Parcel B

At 156 acres, Parcel B has more than adequate area to construct both schools without encroaching on the wetland areas; however, the parcel does have topographic challenges. Generally, it is recommended to position a school at or above the adjacent roadways for student safety and to reduce roadway noise impacts. In addition, depending on how much lower the school is, the roadway may block sunlight in the winter months. As the existing ground elevations on this parcel are up to 60 feet below the adjacent roadways, positioning the school(s) at or above the roadways is not reasonable.

Some of the higher elevation soils may be used to level the site for one school; however, a significant volume of imported fill will be required to raise one or both sites to an acceptable elevation. While our estimate might include more fill than may eventually be needed once a design is prepared, the cost of any excess fill will likely be offset by retaining walls, elongated drive areas, drainage structures, extraordinary accessibility measures, and other items that may be needed for steeply sloping sites. Understanding and balancing the development costs on this parcel will be a significant part of the design process.

In addition to the terrain, limitations to direct access to Seldon Road may significantly impact the site design cost. Additional consideration to access will need to be included in the design process.

ROUGH ORDER OF MAGNITUDE SITE DEVELOPMENT COSTS

For the purpose of these ROM estimates, site development costs include:

- Site grading
- Site drainage
- Paved parking, roadway, and bus loop
- Exterior concrete (sidewalk, curb and gutter)
- Well System
- Septic System
- Fencing
- Utility Extensions (Natural Gas, Communications, Electric)

ROM cost estimates are based on current unit prices for similar publicly bid construction items, including industry standard percentages for items such as mobilization, construction surveying, District administration, architectural and engineering design, and construction contract administration.

For paved areas, the assumed paving section is:

- 2 inches Asphalt Pavement
- 4 inches Crushed Aggregate Base
- 36 inches Classified Fill, Type A

For building areas, an average of 36 inches Structural Fill was assumed within the building footprint. This should be a conservative estimate of the structural fill needed for a slab-on-grade structure with deep footings.

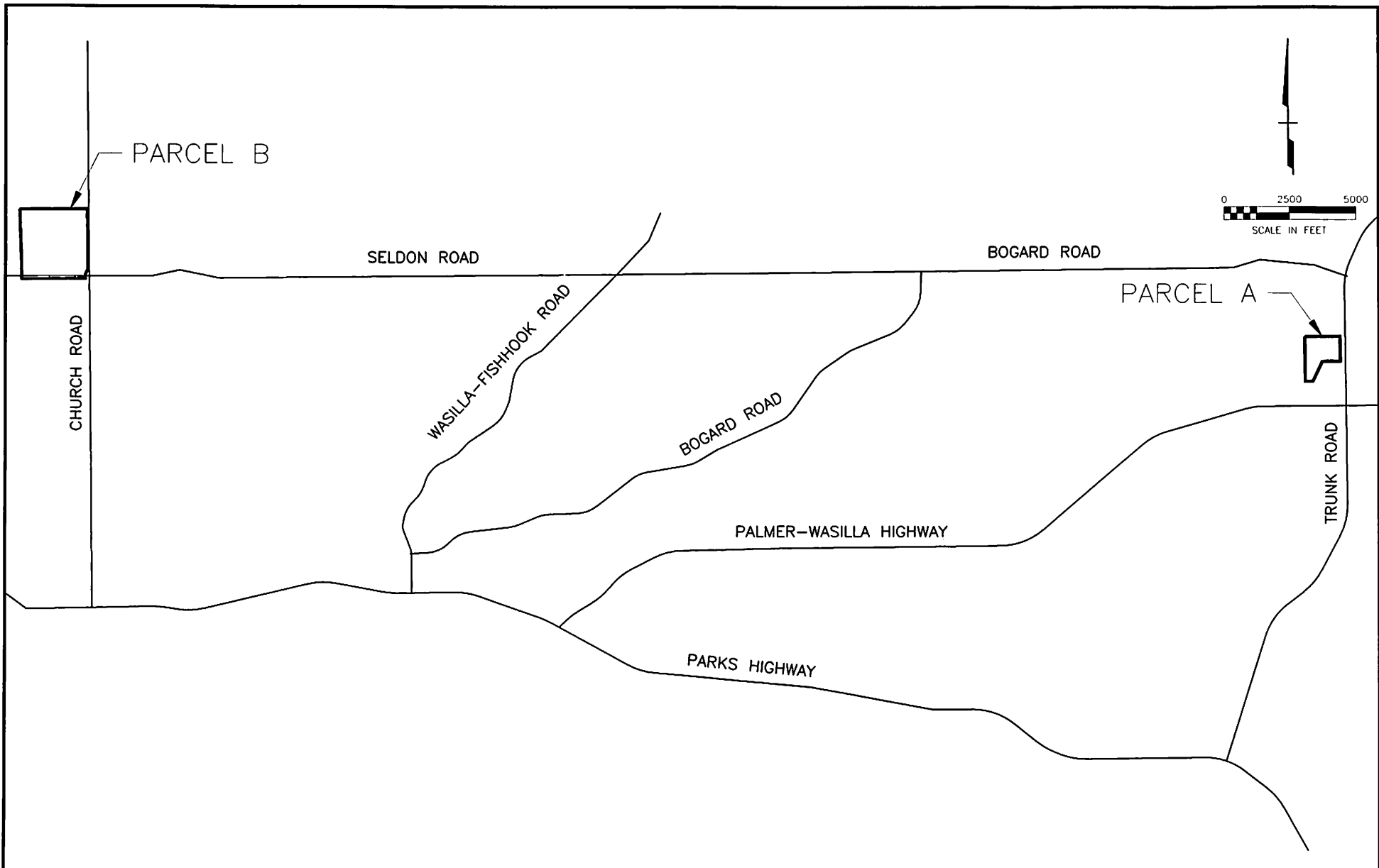
With these and many other assumptions, the rough order of magnitude costs for developing the proposed schools on each of the proposed sites are as follows:

Table 1: ROM Site Development Cost Estimate.

	Parcel A	Parcel B
Birchtree Charter	\$4.7 million	\$5.7 million
Mat-Su Central	\$2.4 million	\$5.2 million

Please contact us if you have any questions or require additional information.

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HDL ENGINEERING
Consultants LLC

civil - geotechnical - surveying - environmental - material testing

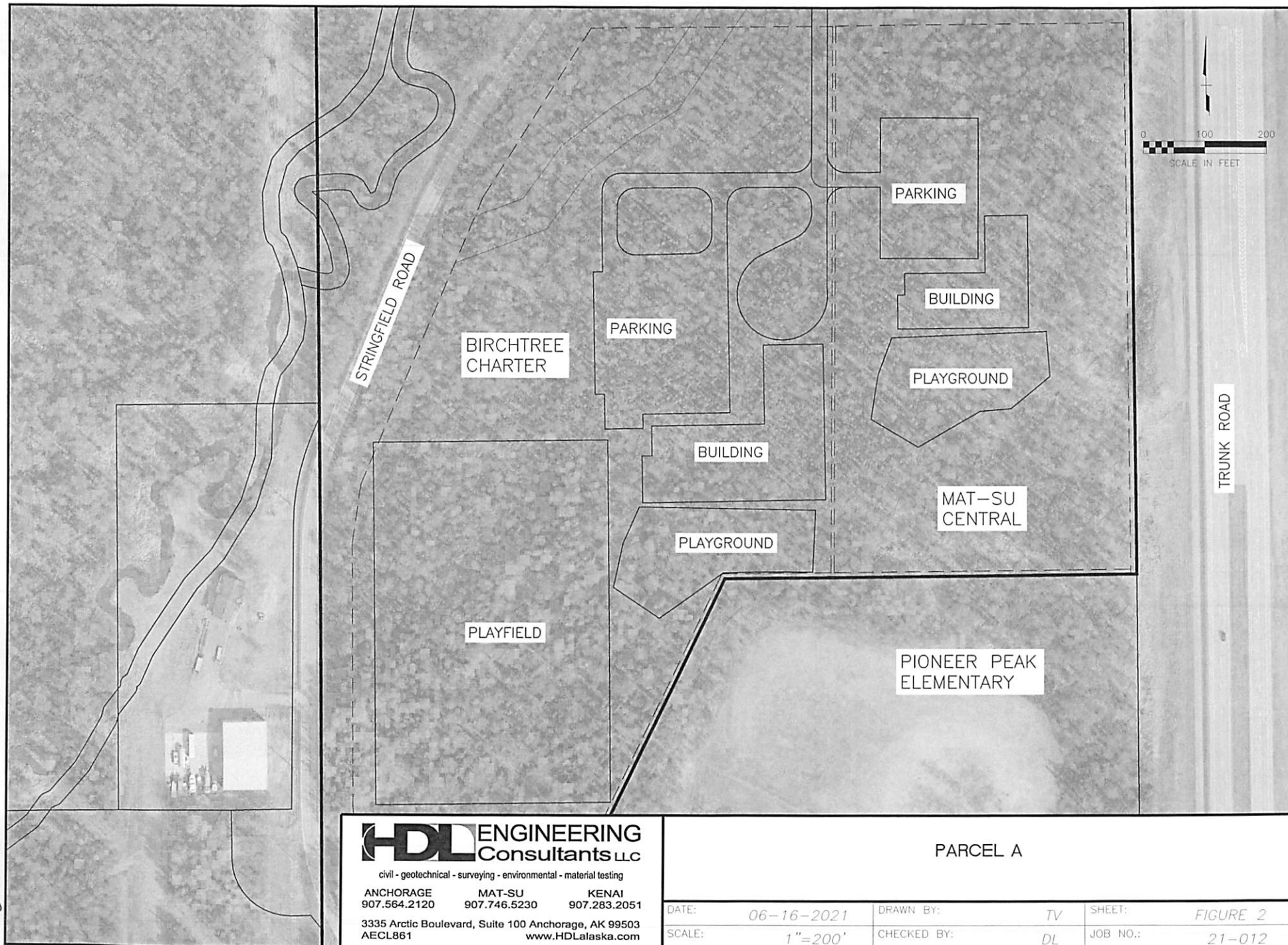
ANCHORAGE 907.564.2120 MAT-SU 907.746.5230 KENAI 907.283.2051

3335 Arctic Boulevard, Suite 100 Anchorage, AK 99503
AECL881 www.HDLalaska.com

VICINITY MAP

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 1
SCALE:	1"=5000'	CHECKED BY:	DL	JOB NO.:	21-012

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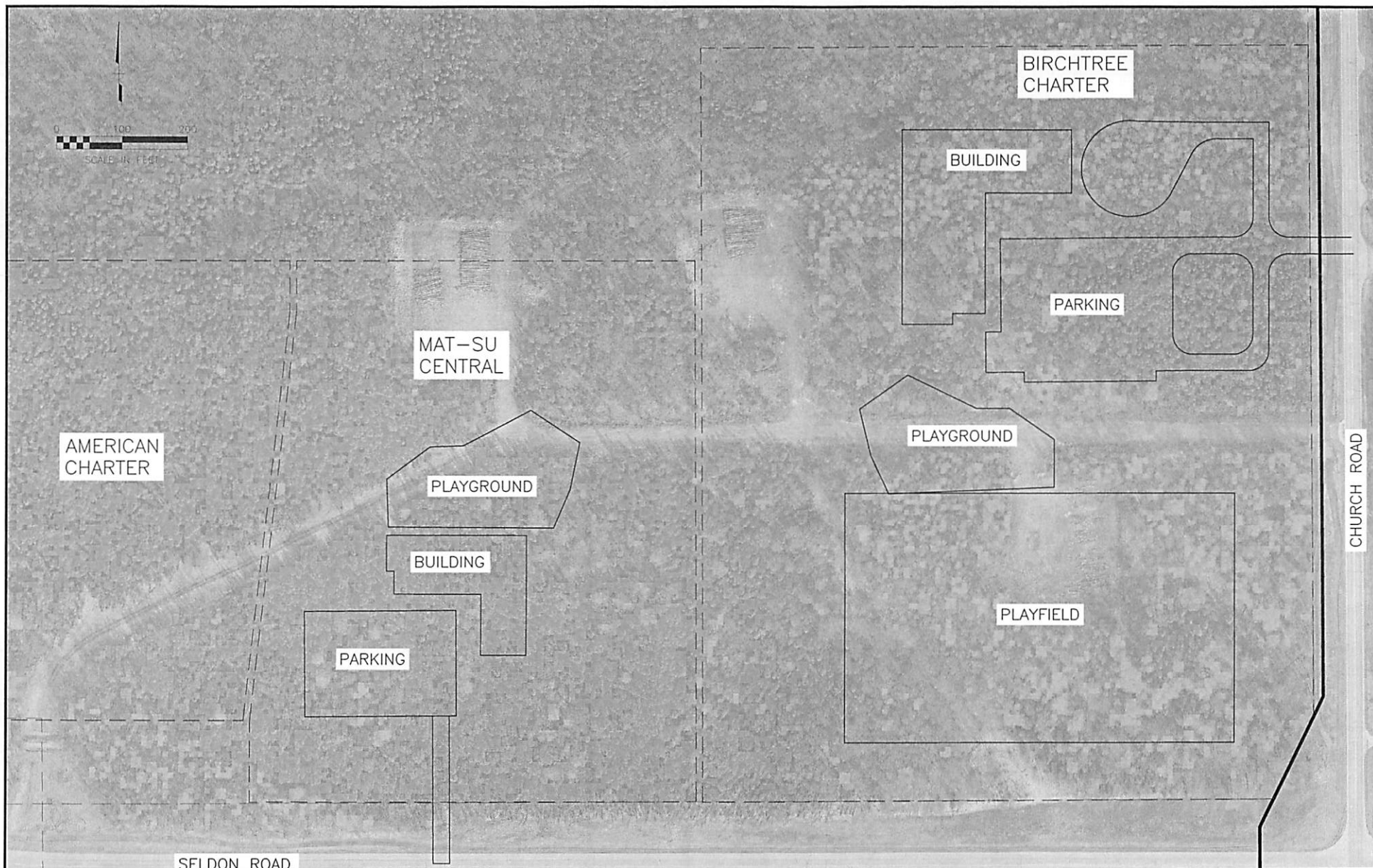
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PARCEL A

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 2
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PARCEL B

DATE:	06-16-2021	DRAWN BY:	TV	SHEET:	FIGURE 3
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