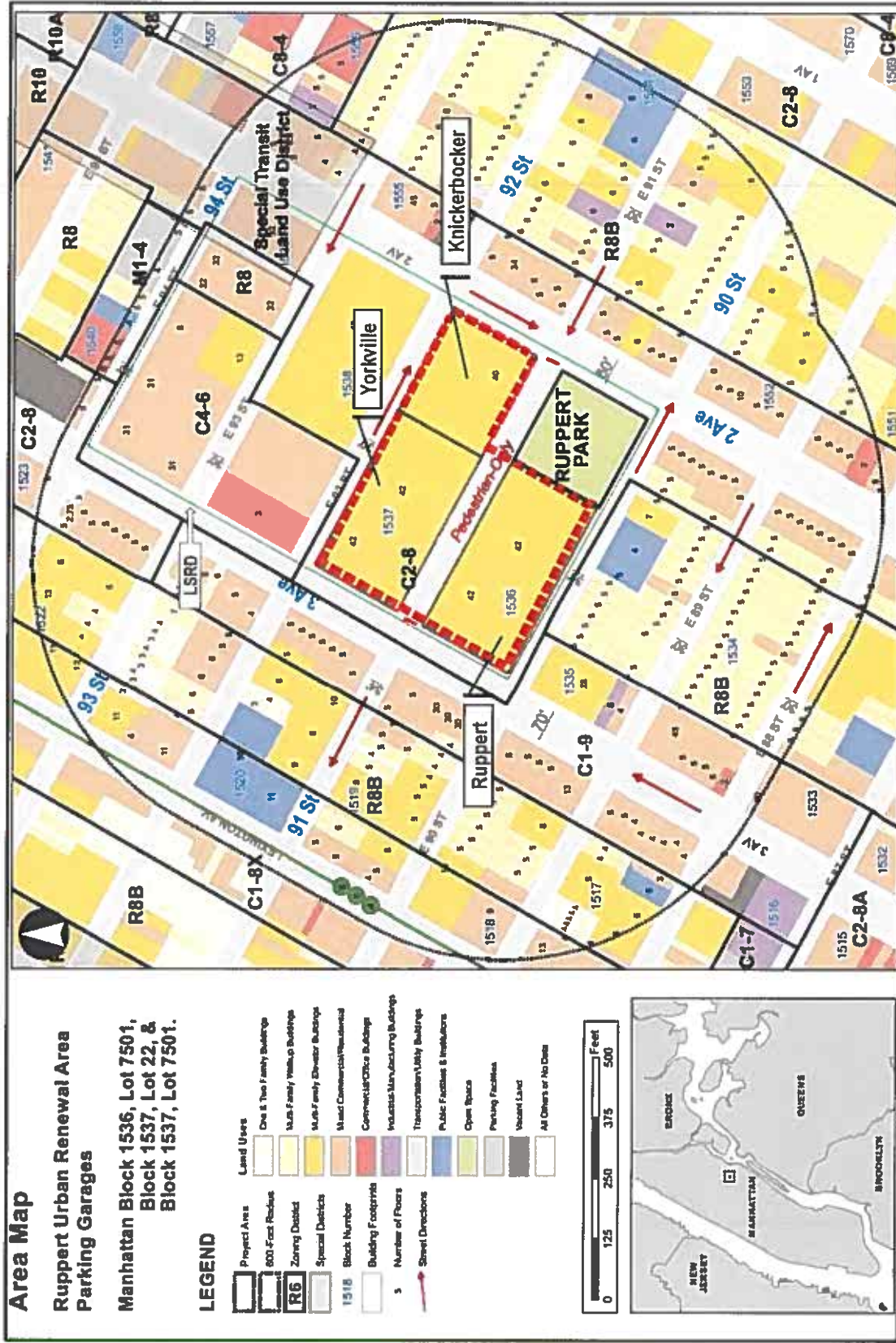


# RUPPERT BREWERY

## Special Parking Permits



# Area Map



# Benefits to the Community

- Approval of this application will benefit the community:
  - *Improve Garage Services*
  - *Improve Garage Safety and Security*
  - *Improve green vehicle amenities and access*
  - *Improve bicycle access*
  - *Ensure proper parking compliance*

# Zoning Resolution Section 13-455

## 13-455 Additional Parking Spaces for Existing Accessory Off-Street Parking Facilities

The City Planning Commission may permit an increase in the number of spaces in an accessory# off-street parking facility existing prior to May 8, 2013, as listed in paragraph (a) of Section 13-45 (Special Permits for Additional Parking Spaces), provided that, in addition to the conditions and findings set forth in Section 13-45, the Commission shall find that:

(a) where such increased number of permitted off-street parking spaces in such existing parking facility would serve the parking needs of a #zoning lot# or #zoning lots# comprised predominantly of #residential uses#, either:

**(1) finding (a) of Section 13-451 (Additional parking spaces for residential growth) is met; or**

**(2) the sum of any existing off-street parking spaces, and the proposed increase, does not exceed:**

(i) 20 percent of the total number of #dwelling units#, where such units are located within Community District 1, 2, 3, 4, 5 or 6; or

(ii) 35 percent of the total number of #dwelling units#, where such units are located within Community District 7 or 8; and

(iii) the number of parking spaces that would be permitted for existing conforming non-#residential uses#, if the ratio of parking spaces to #floor area# for the applicable #use#, as specified in Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), were applied. Any #dwelling units# on the #zoning lot# or #zoning lots# which are #non-complying# as to density shall not be included in such calculation pursuant to paragraphs (a)(2)(i) or (a)(2)(ii) of this Section, and any #noncomplying floor area# on such #zoning lot# or #zoning lots# shall be excluded in applying such ratio in paragraph (a)(2)(iii) of this Section; or

(b) where an increased number of permitted off-street parking spaces in such existing parking facility would serve the parking needs of a #zoning lot# or #zoning lots# comprised predominantly of conforming non-#residential uses#, the sum of any existing off-street parking spaces, and the proposed increase, does not exceed the number of parking spaces that would be permitted if the ratio of parking spaces to #floor area# for the applicable #use#, as specified in Section 13-10, were applied. Any #non-complying floor area# on such #zoning lot# or #zoning lots# shall be excluded in applying such ratio.

# Zoning Resolution Section 13-451

## 13-451 Additional Parking Spaces for Residential Growth

The City Planning Commission may permit a parking facility listed in paragraph (a) of Section 13-45 (Special Permits for Additional Parking Spaces), where such parking facility serves the parking needs of a predominantly residential development or enlargement, provided that, in addition to the conditions and findings set forth in Section 13-45, the Commission shall find that either:

**(a) the number of off-street parking spaces in such proposed parking facility is reasonable and not excessive in relation to recent trends in close proximity to the proposed facility with regard to:**

- (1) the increase in the number of dwelling units; and
- (2) the number of both public and accessory off-street parking spaces, taking into account both the construction, if any, of new off-street parking facilities and the reduction, if any, in the number of such spaces in existing parking facilities. In making this determination, the Commission may take into account off-street parking facilities for which building permits have been granted, or which have obtained City Planning Commission special permits pursuant to Section 13-45; or

**(b) the proposed ratio of parking spaces to dwelling units in the proposed development or enlargement does not exceed:**

- (1) 20 percent of the total number of dwelling units, where such units are located within Community District 1, 2, 3, 4, 5 or 6; or
- (2) 35 percent of the total number of dwelling units, where such units are located within Community District 7 or 8.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

# Zoning Resolution Section 13-45

## 13-45 Special Permits for Additional Parking Spaces

### (c) Findings

The Commission shall find that:

- (1) the location of the vehicular entrances and exits to such parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities . . . ;
- (2) the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets# . . . ;
- (3) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
- (4) for #public parking garages#, that where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion; and
- (5) such parking facility will not be inconsistent with the character of the existing streetscape.

# Proposed Parking Spaces

	Existing Licensed Capacity	Proposed Increase	With-Action Licensed Capacity (Proposed Total)
Ruppert Tower Garage	220	150	370
Yorkville Tower Garage	301	205	506
Knickerbocker Plaza Garage	104	98	202

- Residential Growth Parking Study for Yorkville and Ruppert
  - Resident-to-parking ratio if spaces are approved is 26.5%
  - The permitted number of parking spaces per dwelling unit in CD8 is 35% (Zoning Resolution Section 13-455(a)(2))

# Garage Features

- Each garage has 3 electric charging stations: 2 Tesla, 1 Universal
  - *Approval of this application will allow expanded capacity if demand or need increases*
- Each garage will increase the number of parking spaces for bicycles
  - *Approval of this application will allow expanded capacity if demand or need increases*
- Improved safety features
  - *A speed bump and stop sign will be added to the exit ramp of each garage*
  - *Garages will provide designated pedestrian waiting areas for pedestrian safety*





# Knickerbocker Plaza Garage

- Knickerbocker Plaza (40 stories)
- Originally Approved:
  - *Unattended* accessory garage
- Application:
  - *Attended* accessory garage with additional spaces



# Knickerbocker Garage Site Plan: Garage Entrance

KNICKERBOCKER PLAZA  
ACCESSORY ATTENDED  
PARKING GARAGE

NEW YORK, NEW YORK

PROJECT:  
Lackwater Plaza, LLC

TRANSPORTATION ENGINEER:  
Philip Sisk & Associates  
100 West 42nd Street, 11th Fl  
New York, NY 10018  
Tel: 212-512-1100

DATE:

REVISIONS:  
1. 11/20/2017: Initial design and site plan.  
2. 11/20/2017: Revised design and site plan.  
3. 11/20/2017: Revised design and site plan.  
4. 11/20/2017: Revised design and site plan.  
5. 11/20/2017: Revised design and site plan.  
6. 11/20/2017: Revised design and site plan.  
7. 11/20/2017: Revised design and site plan.  
8. 11/20/2017: Revised design and site plan.  
9. 11/20/2017: Revised design and site plan.  
10. 11/20/2017: Revised design and site plan.

LEGEND:

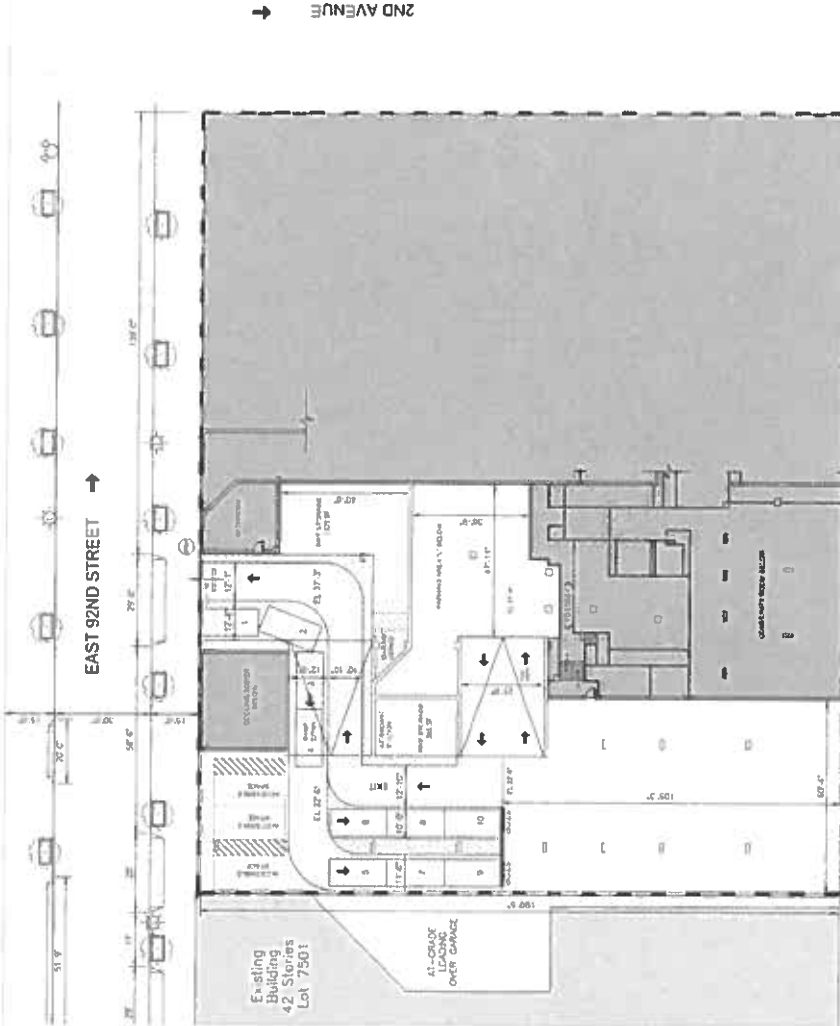
- VEHICULAR FLOW
- RESERVED SPACE
- CONING LOT LINE
- EXISTING BUILDING
- PROJECT SITE BUILDING
- ACCESS DRIVE
- PEDESTRIAN AREA
- VEHICULAR ACCESS TO EXISTING GARAGE

DATE	11/20/2017
PROJECT NO.	1558C
DATE IN	5/2
DESIGN BY	J.E.
SCALE	1" = 15'

1771-1783 SECOND AVE

ZONING LOT SITE PLAN &  
PARKING PLAN LEVEL G

1 OF 2



EAST 92ND STREET

EAST 91ST STREET  
(PEDESTRIAN ONLY STREET)

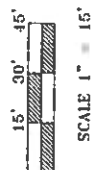
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Level	Access Zone	Parking Zone	Lot's Garage Area
Level 6	1,100	1,100	1,100
Level 5	1,100	1,100	1,100
Level 4	1,100	1,100	1,100
Level 3	1,100	1,100	1,100
Level 2	1,100	1,100	1,100
Level 1	1,100	1,100	1,100
Level 0	1,100	1,100	1,100
Level -1	1,100	1,100	1,100
Level -2	1,100	1,100	1,100
Level -3	1,100	1,100	1,100
Level -4	1,100	1,100	1,100
Level -5	1,100	1,100	1,100
Level -6	1,100	1,100	1,100
Level -7	1,100	1,100	1,100
Level -8	1,100	1,100	1,100
Level -9	1,100	1,100	1,100
Level -10	1,100	1,100	1,100
Level -11	1,100	1,100	1,100
Level -12	1,100	1,100	1,100
Level -13	1,100	1,100	1,100
Level -14	1,100	1,100	1,100
Level -15	1,100	1,100	1,100
Level -16	1,100	1,100	1,100
Level -17	1,100	1,100	1,100
Level -18	1,100	1,100	1,100
Level -19	1,100	1,100	1,100
Level -20	1,100	1,100	1,100
Level -21	1,100	1,100	1,100
Level -22	1,100	1,100	1,100
Level -23	1,100	1,100	1,100
Level -24	1,100	1,100	1,100
Level -25	1,100	1,100	1,100
Level -26	1,100	1,100	1,100
Level -27	1,100	1,100	1,100
Level -28	1,100	1,100	1,100
Level -29	1,100	1,100	1,100
Level -30	1,100	1,100	1,100
Level -31	1,100	1,100	1,100
Level -32	1,100	1,100	1,100
Level -33	1,100	1,100	1,100
Level -34	1,100	1,100	1,100
Level -35	1,100	1,100	1,100
Level -36	1,100	1,100	1,100
Level -37	1,100	1,100	1,100
Level -38	1,100	1,100	1,100
Level -39	1,100	1,100	1,100
Level -40	1,100	1,100	1,100
Level -41	1,100	1,100	1,100
Level -42	1,100	1,100	1,100
Level -43	1,100	1,100	1,100
Level -44	1,100	1,100	1,100
Level -45	1,100	1,100	1,100
Level -46	1,100	1,100	1,100
Level -47	1,100	1,100	1,100
Level -48	1,100	1,100	1,100
Level -49	1,100	1,100	1,100
Level -50	1,100	1,100	1,100
Level -51	1,100	1,100	1,100
Level -52	1,100	1,100	1,100
Level -53	1,100	1,100	1,100
Level -54	1,100	1,100	1,100
Level -55	1,100	1,100	1,100
Level -56	1,100	1,100	1,100
Level -57	1,100	1,100	1,100
Level -58	1,100	1,100	1,100
Level -59	1,100	1,100	1,100
Level -60	1,100	1,100	1,100
Level -61	1,100	1,100	1,100
Level -62	1,100	1,100	1,100
Level -63	1,100	1,100	1,100
Level -64	1,100	1,100	1,100
Level -65	1,100	1,100	1,100
Level -66	1,100	1,100	1,100
Level -67	1,100	1,100	1,100
Level -68	1,100	1,100	1,100
Level -69	1,100	1,100	1,100
Level -70	1,100	1,100	1,100
Level -71	1,100	1,100	1,100
Level -72	1,100	1,100	1,100
Level -73	1,100	1,100	1,100
Level -74	1,100	1,100	1,100
Level -75	1,100	1,100	1,100
Level -76	1,100	1,100	1,100
Level -77	1,100	1,100	1,100
Level -78	1,100	1,100	1,100
Level -79	1,100	1,100	1,100
Level -80	1,100	1,100	1,100
Level -81	1,100	1,100	1,100
Level -82	1,100	1,100	1,100
Level -83	1,100	1,100	1,100
Level -84	1,100	1,100	1,100
Level -85	1,100	1,100	1,100
Level -86	1,100	1,100	1,100
Level -87	1,100	1,100	1,100
Level -88	1,100	1,100	1,100
Level -89	1,100	1,100	1,100
Level -90	1,100	1,100	1,100
Level -91	1,100	1,100	1,100
Level -92	1,100	1,100	1,100
Level -93	1,100	1,100	1,100
Level -94	1,100	1,100	1,100
Level -95	1,100	1,100	1,100
Level -96	1,100	1,100	1,100
Level -97	1,100	1,100	1,100
Level -98	1,100	1,100	1,100
Level -99	1,100	1,100	1,100
Level -100	1,100	1,100	1,100



SCALE 1" = 15'

# Knickerbocker Garage Site Plan: Lower Levels

**KNICKERBOCKER PLAZA  
ACCESSORY ATTENDED  
PARKING GARAGE**

NEW YORK, NEW YORK  
EARTHMASTER Plus, LLC

**TRANSPORTATION ENGINEER:**  
Philip R. Hobb & Associates  
110 West 11th Street  
New York, NY 10011

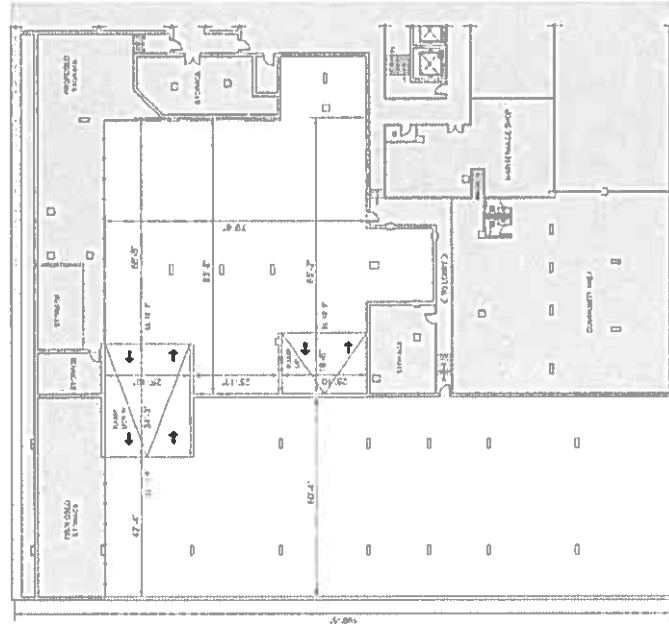
**NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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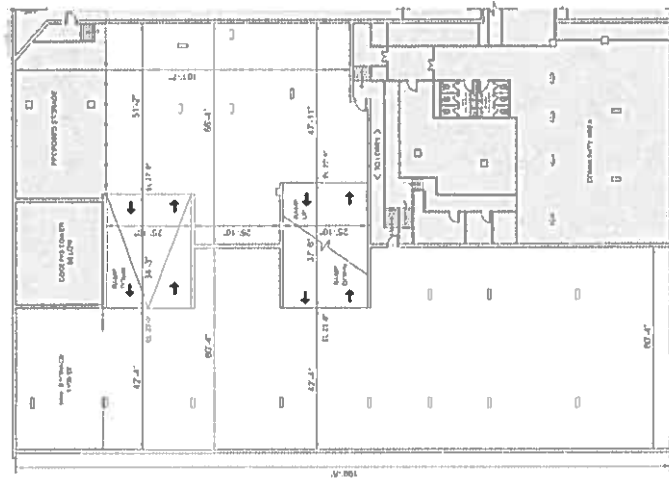
[Symbol]	CONCRETE FLOORING, EXISTING
[Symbol]	CONCRETE FLOORING, PROPOSED
[Symbol]	POURED CONCRETE
[Symbol]	ACCESS ZONE

DATE	11/20/2017
PROJECT NO.	1550C
SCALE	AS SHOWN
DESIGNED BY	P.R.H.
CHECKED BY	P.R.H.

1771-1783 SECOND AVE  
**PARKING PLAN  
LOWER LEVELS**



LEVEL A



LEVEL L



SCALE 1" = 15'

# Yorkville Tower Garage

- Yorkville Tower (42 stories)
- Originally Approved:
  - *Unattended* accessory garage
- Application:
  - *Attended* accessory garage with additional spaces



# Yorkville Garage Site Plan: Garage Entrance

**YORKVILLE TOWER  
ACCESSORY ATTENDED  
PARKING GARAGE**

NEW YORK, NEW YORK

APPLICANT:  
Yorkville Tower Associates LLC

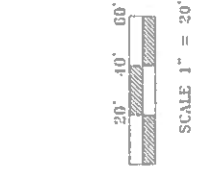
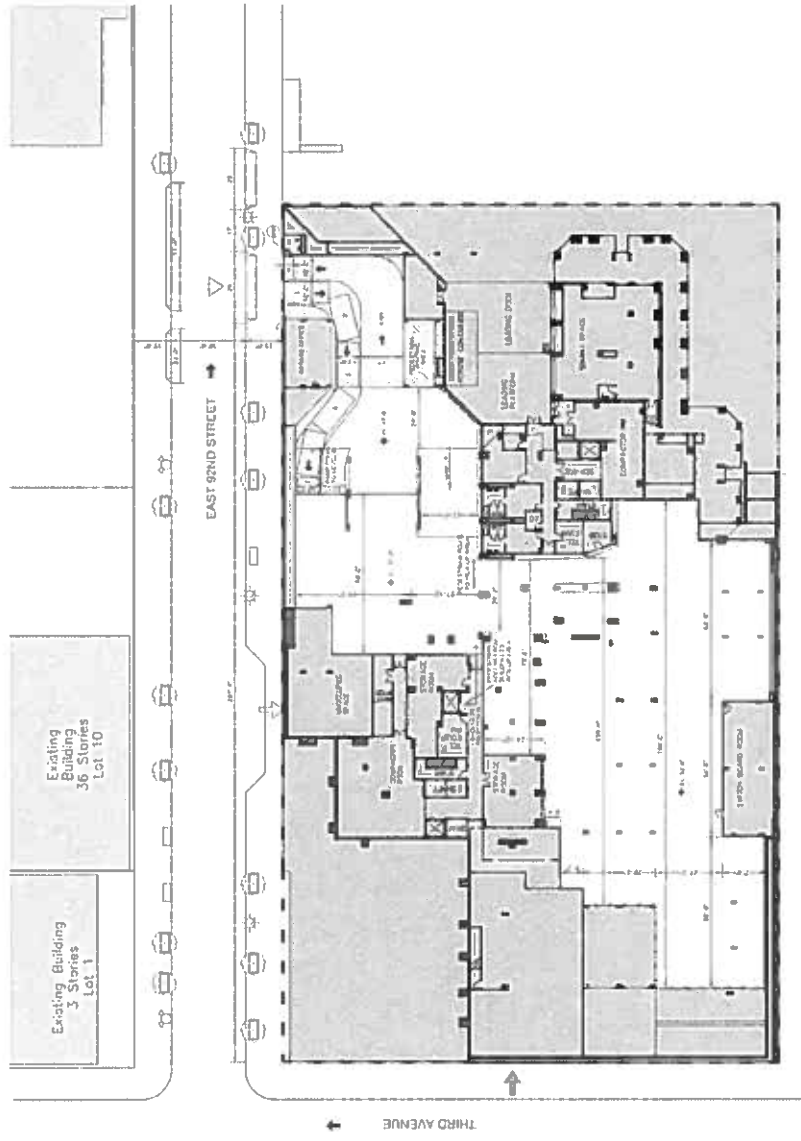
TRANSPORTATION ENGINEER:  
Philip Bash & Associates  
100 Madison Avenue 11th Fl  
New York, NY 10017

DATE: 11/28/2017

PROJECT NO: 15508

REVISION: 3 F  
REVISION: 2 F

1 OF 3



- LEGEND:**
- ↑ PEDESTRIAN ENTRANCE
  - ↑ COMMERCIAL ENTRANCE
  - ↑ SHRETTIME
  - STOP SIGN
  - TRUCK BUMP 24" X 24"
  - 1" HIGH CURB ENTRY
  - WHEELCHAIR
  - STREET LIGHT

**LEGEND:**

- STREET LIGHT
- STOP SIGN
- TRUCK BUMP 24" X 24"
- 1" HIGH CURB ENTRY
- WHEELCHAIR
- COMMERCIAL ENTRANCE
- PEDESTRIAN ENTRANCE

EXISTING BUILDING 36 STORIES LOT 10

EXISTING BUILDING 3 STORIES LOT 1

EAST 92ND STREET

THIRD AVENUE

EAST 91ST STREET (PEDESTRIAN STREET)

1641 Third Avenue

ZONING LOT SITE PLAN & PARKING PLAN LEVEL A

# Yorkville Garage Site Plan: Lower Levels



ACCESSORY ATTACHED PARKING GARAGE

Level	Access Zone	Parking Zone	Total Garage Area
Level A	2,950	22,400	
Level B	8,570	39,660	
Level C	130	19,020	
Level D	130	9,870	
TOTAL	11,710	101,220	112,910

Garage Capacity	Proposed
ZR Section 13-27	506
Max. no. of spaces permitted	
Area of Parking Zone/100 = 101,220/100 = 1,012	
Area of Parking Zone/200 = 101,220/200 = 506	

Reservoir, SPD205	Proposed
ZR Section 13-25	25
Permitted/Required	
13-25	25
Bicycle Spaces	
ZR Section Permitted/Required	
13-211	74
25-811	

Required no. of bicycle parking spaces for the building use or one for every 10 parking spaces whenever is greater.  
 Required for use = 1 per 2,000 = 50  
 Required for Accessory Garage = 1/10 spaces = 51  
 None required for group.

**YORKVILLE TOWER  
ACCESSORY ATTENDED  
PARKING GARAGE**

NEW YORK, NEW YORK  
 APPELLANT:  
 Terraviva Tower Associates LLC

TRANSPORTATION ENGINEER:  
 Philip Bluh & Associates  
 102 Madison Avenue 11th Fl  
 New York, NY 10017  
 Tel: 212-693-0000

**NOTES**

1. This plan shows the proposed site plan, including all proposed parking spaces, access zones, and other details. It is intended to be used in conjunction with the proposed site plan and other documents submitted to the City of New York for review and approval. The City of New York reserves the right to modify or delete any portion of this plan at any time without notice.

2. The City of New York reserves the right to modify or delete any portion of this plan at any time without notice.

3. The City of New York reserves the right to modify or delete any portion of this plan at any time without notice.



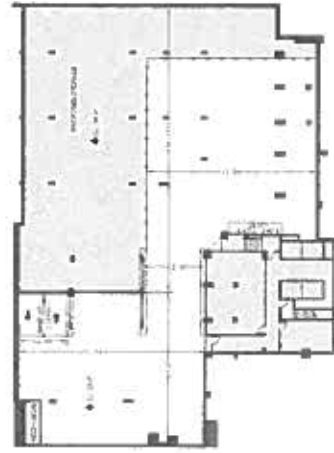
1044 Third Avenue  
**PARKING PLAN  
LEVEL B**

DATE: 11/20/2017  
 PROJECT NO: 15548  
 DRAWN BY: S.F.  
 CHECKED BY: P.E.  
 SHEET 2 OF 3

# Yorkville Garage Site Plan: Lower Levels



LEVEL C



LEVEL D



**YORKVILLE TOWER  
ACCESSORY ATTENDED  
PARKING GARAGE**

NEW YORK, NEW YORK

**OWNER:**  
Yorkville Tower Associates LLC

**TRANSPORTATION ENGINEER:**  
Philip Etkin & Associates  
100 Madison Avenue, 11th Fl.  
New York, NY 10017

**DATE:**  
November, 2017

**NOTES:**  
1. This plan shows the proposed parking layout for Level C and D of the Yorkville Tower Accessory Attended Parking Garage. It is intended to be used in conjunction with the other drawings in this set of documents.  
2. The proposed parking layout is subject to the approval of the Department of Transportation and the Department of City Planning.  
3. The proposed parking layout is subject to the approval of the Department of Transportation and the Department of City Planning.  
4. The proposed parking layout is subject to the approval of the Department of Transportation and the Department of City Planning.

**LEGEND:**

PROPOSED PARKING

1641 Third Avenue

**PARKING PLAN  
LEVELS C & D**

DATE: 11/29/2017

PROJECT NO: 15509

DATE: 11/29/2017

SCALE: 1" = 20'

3 OF 3

# Ruppert Towers

- Ruppert Towers (34 stories)
- Originally Approved:
  - *Unattended accessory garage*
- Application:
  - *Attended accessory garage with additional spaces*





# Ruppert Garage Site Plan: Garage Entrance

**RUPPERT TOWER  
ACCESSORY ATTENDED  
PARKING GARAGE**  
NEW YORK, NEW YORK

**ARCHITECT:  
TOPFOR STEER HANSEN LLP**

**PROFESSIONAL ENGINEER:  
JOHN J. HANSEN, E.I.T.  
125 W. 45th Street  
New York, NY 10036**

**NOTES:**  
1. THIS SITE PLAN IS FOR THE GARAGE ENTRANCE AND IS NOT TO BE CONSIDERED A COMPLETE SITE PLAN.  
2. THE GARAGE ENTRANCE IS LOCATED BETWEEN RUPPERT PARK AND EAST 91ST STREET.  
3. THE GARAGE ENTRANCE IS TO BE CONSIDERED AS A SEPARATE STRUCTURE FROM THE MAIN GARAGE.  
4. THE GARAGE ENTRANCE IS TO BE CONSIDERED AS A SEPARATE STRUCTURE FROM THE MAIN GARAGE.  
5. THE GARAGE ENTRANCE IS TO BE CONSIDERED AS A SEPARATE STRUCTURE FROM THE MAIN GARAGE.

**LEGEND:**

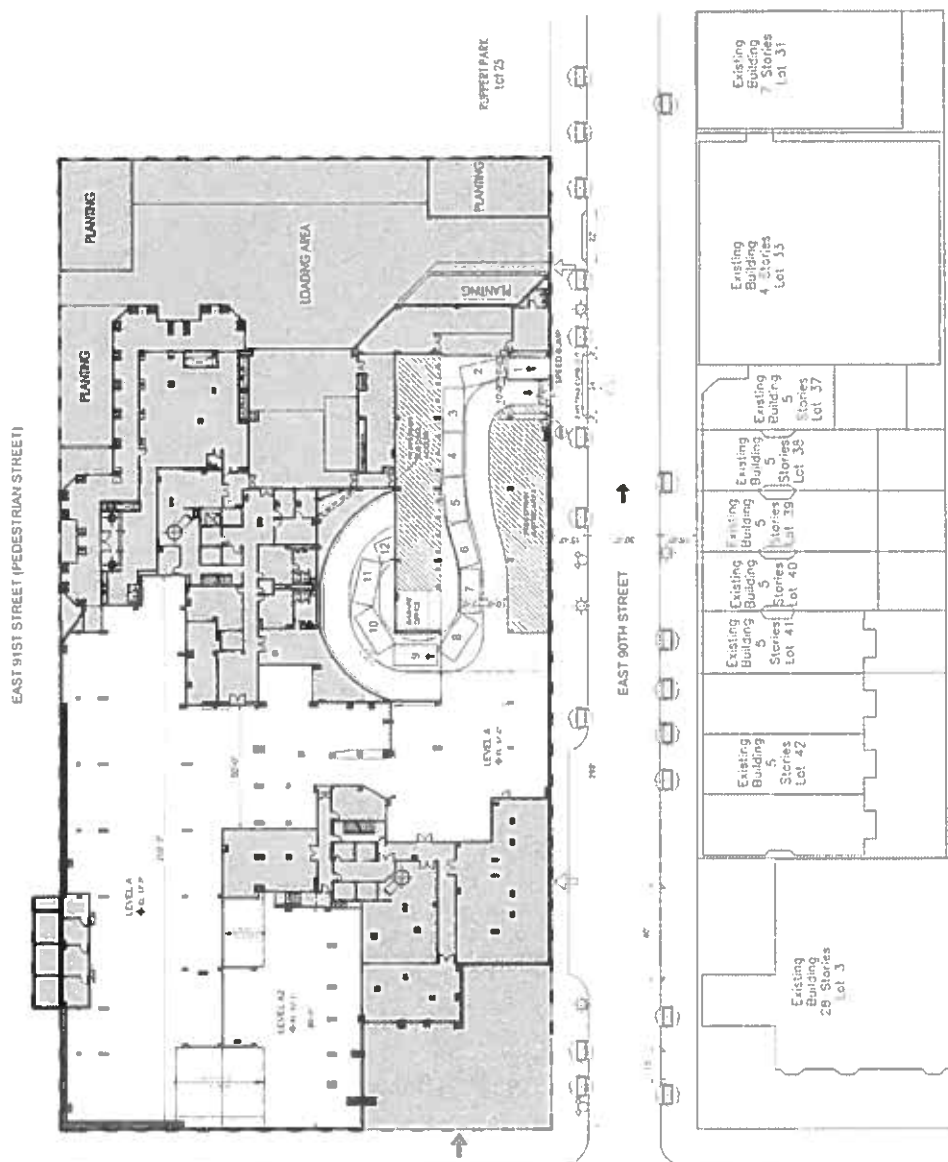
**DATE:** 11/28/2017

**PROJECT NO:** 15584

**DATE OF PREP:** 11/28/2017

**DESIGNED BY:** J.P.E.

**1 OF 2**

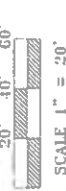


**LEGEND:**

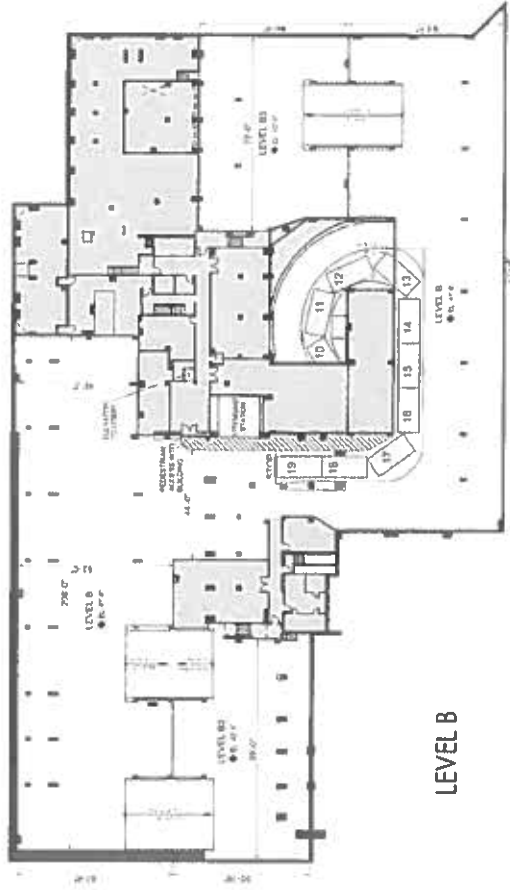
- VEHICULAR ENTRANCE
- COMMERCIAL ENTRANCE
- STREET LIGHT
- STOP SIGN
- VEHICULAR TURNING AND/OR OFF-ROAD
- HYDRANT
- VENT
- GARAGE ROLLUP

20' 40' 60'

SCALE 1" = 20'



# Ruppert Garage Site Plan: Lower Levels



LEVEL B



LEVEL C

Level	Acquire Zone	Garage Area (sq ft)	Total Garage Area
Level B	1,500	25,000	26,500
Level C	1,500	17,185	43,685
Level D	1,500	11,950	55,635

**Garage Capacity**  
 20 spaces (Level B)  
 20 spaces (Level C)  
 20 spaces (Level D)

**Notes:**  
 1. Size of spaces permitted  
 2. Number of spaces permitted  
 3. Total number of spaces permitted  
 4. Total number of spaces permitted  
 5. Total number of spaces permitted  
 6. Total number of spaces permitted  
 7. Total number of spaces permitted  
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 17. Total number of spaces permitted  
 18. Total number of spaces permitted  
 19. Total number of spaces permitted  
 20. Total number of spaces permitted

**RUPPERT TOWER  
ACCESSORY ATTENDED  
PARKING GARAGE**

NEW YORK, NEW YORK

ARCHITECT:  
Tortoise Tower Associates LLC

TRANSPORTATION ENGINEERS:  
Philip Bank & Associates  
102 Madison Avenue 11th Fl  
New York, NY 10017

DATE: 11/28/2017

PROJECT: 15-084

DESIGNED BY: P.E.

2 OF 2

**NOTES:**

1. Refer to the General Notes for details regarding the site plan, including the location of the proposed structure, the location of the proposed structure, and the location of the proposed structure.

2. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan.

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15. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan.

16. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan.

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20. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan. The proposed structure is shown in the site plan.

**LEGEND:**

1. REVISIONS

2. ACCESS ROAD

3. PROPOSED ROAD

4. PROPOSED DRIVE

5. PROPOSED DRIVE

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