



Wednesday, June 28, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. June 21, 2023

2. Minor Plat Amendment

A. SPANISH TRAILS LOT LINE ADJUSTMENTS. This proposal involves a plat amendment to 5 existing lots located at approximately 100 South Spanish Trails Boulevard.

3. Preliminary Plat Re-Approval

A. JOHNSON SUBDIVISION. The proposal involves the Preliminary Plat of a Master Planned Development including fifty-three (53) residential lots located at approximately 1000 South 3400 East.

4. Zone Change

A. WARNER FLOWER FARM. This proposal involves rezoning a 2.1 acre parcel from R-1-9 to R-R located at approximately 1490 South 1400 East.

5. Concept Review

A. PETERSON PROPERTY CONCEPT.

6. Discussion

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
June 21, 2023

Staff Members Present: **Chris Thompson**, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Kimberly Brenneman**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Tom Cooper**, Power and Light Senior Utility Planner; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Gary Miner, Austin Pritchett, Nate Murphey, John Bankhead, Jeff Grasso, Jeremy Congdon, Kevin Pritchett, Casey Cloward, Brock Wilson, Janalee Sermersheim.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

June 14, 2023

Ana Burgi **moved** to approve the minutes of June 14, 2023.

John Little **seconded** and the motion **passed** all in favor.

SITE PLAN

FLYING CLUB HANGAR REPLACEMENTS

Brandon Snyder stated this proposal is straightforward. He stated the Airport Board and City Council approvals have already been granted and the recommendation is for approval.

Engineering has no comments.

Power has no additional comments.

John Little **moved** to approve the proposed Flying Club Hangar Replacements Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Ana Burgi **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT & ZONE CHANGE

GREEN ACRES ESTATES PLAT F

Brandon Snyder stated the DRC has previously discussed this proposal, and gave a brief recap of the proposed amendment and Zone Change.

Vaughn Pickell sought clarification regarding the preservation of density, and it was confirmed that there would indeed be no alteration to the existing density.

There was a brief discussion of the next steps of the proposal going to the Planning Commission and City Council for approval.

John Little **moved** to recommend the approval of the proposed Green Acres Estates Plat F Minor Plat Amendment & Zone Change to City Council based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation.

Conditions:

1. That the applicant meets the City's Zoning Requirements and Construction Standards.

2. That the applicant addresses any red-lines.
3. That approval of the Minor Plat Amendment is subject to City Council approval of the Zone Change.

Dave Anderson **seconded** and the motion **passed** all in favor.

ANNEXATION

MINER-GOODWIN ANNEXATION

Chris Thompson asked if this was for study or for approval and Brandon Snyder stated this is for approval.

Brandon Snyder gave a brief presentation that showed the parcels that are being annexed. He stated the recommendation is for Rural Residential. He stated this area is within the City's annexation policy boundary.

Vaughn Pickell stated this annexation would reduce the size of the existing unincorporated island.

Dave Anderson stated this annexation has been in the works for about a year, and he thanked Gary Miner for his patience.

There was a brief discussion regarding the public safety concerns these islands can create. It was agreed this annexation is needed.

Dave Anderson **moved** to recommend approval of the proposed Miner-Goodwin Annexation with Rural Residential zoning based on the following findings:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary
2. That the subject property is located within the City's Growth Management Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.
4. That the proposed Rural Residential Zone is appropriate for the subject properties.
5. That Rural Residential zoning be assigned at the time of annexation.

John Little seconded and the motion passed all in favor.

CONCEPT REVIEW

VESTA TOWNHOME CONCEPT

Brandon Snyder invited the applicant to speak about the proposed concept.

John Bankhead presented a slide show that illustrated the concept and 2 access points. He discussed the proposal that involves 21 acres for industrial space, 20 acres for single family homes and 17 acres for multi-family homes.

Brandon Snyder asked if Fingerhut Road would be a public or private road, and the applicant stated he is unsure but thinks it would become public.

It was stated the cul-de-sac would not meet the city's requirement for length. Options would include connecting the street or the City would need to look at possibly amending the ordinance regarding this concern.

John Bankhead asked if power would change if the area were to be all residential and Tom Cooper in Power stated that the driving factor is if the development utilized a portion of the area for industrial use, and if the development pivoted to all residential use for the area, then the power needs would be completely different and exceptionally lower.

Dave Anderson indicated that details of the housing product and potential builder information will be needed.

Chris Thompson indicated that the applicant will need to do a traffic study. The study will help to identify necessary improvements.

John Bankhead stated that if they decide to pivot their design to an all-residential product, they would be okay with doing public roads. He stated they will go back to the drawing board.

MCKELL RETAIL CONCEPT

Brandon Snyder gave the location to the proposal. He stated this is located off Highway 6 and 900 East near the existing Vasa Fitness building.

Casey Cloward expressed their primary objective with this concept: to ensure the incorporation of a drive-thru within this retail space. They are actively seeking the Committee's feedback on the possibility of introducing a Crumbl Cookie store. As the franchise owner of the local Crumbl Cookie, Casey Cloward is keen on potentially relocating the business and believes that a drive-thru Crumbl would garner significant popularity.

There was a brief discussion regarding the vacated road that is located at 900 east. It was stated the law is very clear, that when a road is vacated, it is vacated to the adjacent property owners.

There was further discussion regarding what would happen if one of the adjacent property owners would like to own the vacated road, but does not wish to improve the road? It was stated then the City would not vacate the road.

Chris Thompson stated to the applicants, that if the City vacated the road to the applicant it would be expected they make the requested improvements.

Brandon Snyder then presented 3 conceptual designs. He stated there was a previous comment that there would need to be access to the pedestrian trail.

Vaughn Pickell expressed favor to the second design, stating this design would be the safest option. With the third design, he stated there is a conflict point with the drive thru. The DRC was concerned with the potential crossover weaving of traffic.

Chris Thompson stated the Committee has not seen a drive thru Crumbl Cookie yet, so they are unsure of what to expect with the drive thru queuing. He is wary of another situation similar to In and Out.

Dave Anderson stated this needs to be addressed as a one plat amendment. He feels this is a great site and a great concept. He feels that this retail business would be a great use of the property.

Tom Cooper stated there are still power concerns as the current area is insufficient for the proposed needs.

Casey Cloward asked what the Committee recommends as next steps.

Dave Anderson stated the next steps would be to address the road vacation, parking requirements and how the access points will be laid out. Potential use of the City owned portion of the street could be addressed via a development agreement.

There was brief discussion as to which property is responsible for maintaining portions of 900 east and City landscaping requirements. It was stated the respective property owners are responsible for landscaping and maintenance up to and including along Hwy 6.

ELEVATE TOWNHOME CONCEPT

Brandon Snyder stated that the City Council and Planning Commission held a joint meeting last October that outlined discussion points and concerns with the overall development concept, and he stated he is unsure if those concerns have been addressed to allow a phase to move forward. He then went through the concerns presented by the City Council and Planning Commission. He feels this isn't ready to move forward.

Austin Pritchett stated the previous concerns have all been addressed.

Brandon Snyder stated that nothing has been submitted to the City staff for review and he stated this needs to be reviewed first.

Austin Pritchett stated it is important for them to get the ball rolling and start moving forward.

There was discussion regarding the need for a Zone Change as the current use of the area is zoned I-1 Light Industrial which does not allow for residential zoning. It was suggested to the applicant that they apply for a Zone Change that would go back to the Planning Commission and City Council for approval. Dave Anderson expressed his opinion that the City Council will want to review the overall master plan prior to approving a Zone Change for an individual phase.

Chris Thompson stated this concept is in general lacking many details. He stated there is no clear phasing on the submitted concept, and it does not illustrate any amenities. He stated they need to go back and redesign to illustrate the phasing of the development and where the landscaping, parks and amenities would be.

There was further conversation regarding the need for the applicant to provide sufficient amenities for their proposal. It was also stated the layout is fairly tight. The area also needs significant investments in infrastructure, utilities and power. The applicant stated that the layout was done by Atlas, so it should meet the city's requirements. It was suggested to the applicants to come back with a design that illustrates the amenities and open spaces better, and the layout of the phasing. It was stated this would be a better option to present to the Council for approval.

Dave Anderson stated this product type and layout is something the Committee has been seeing a lot of the last few years and suggested the applicants bring building plans and renderings to better illustrate the design.

Brandon Snyder feels the design is still just too tight and questions if it will be able to meet the City's parking requirements and setbacks. He questioned if there are usable open spaces.

Austin Pritchett understands the requests of the City and states they will come back with a more cohesive plan that illustrates the cohesiveness between the units and the amenities.

Kevin Pritchett questions why the Committee is requesting these things in the first place.

Chris Thompson stated it's the Committee's position to instruct the applicants on compliance with City requirements and what is going to give the best chance of being approved by the Planning Commission and City Council, so the applicants don't get denied further down the road after potentially spending significant funds.

The North Lakes proposal from October was displayed. Dave Anderson instructed the applicants to update the overall master plan and to only present what will be built. He stated it is not favorable to present one thing, then start taking away from what was originally proposed.

Austin Pritchett thanked the Committee for their feedback and states he will take their suggestions and come back with the requested changes.

Dave Anderson moved to adjourn the meeting at 11:30 p.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

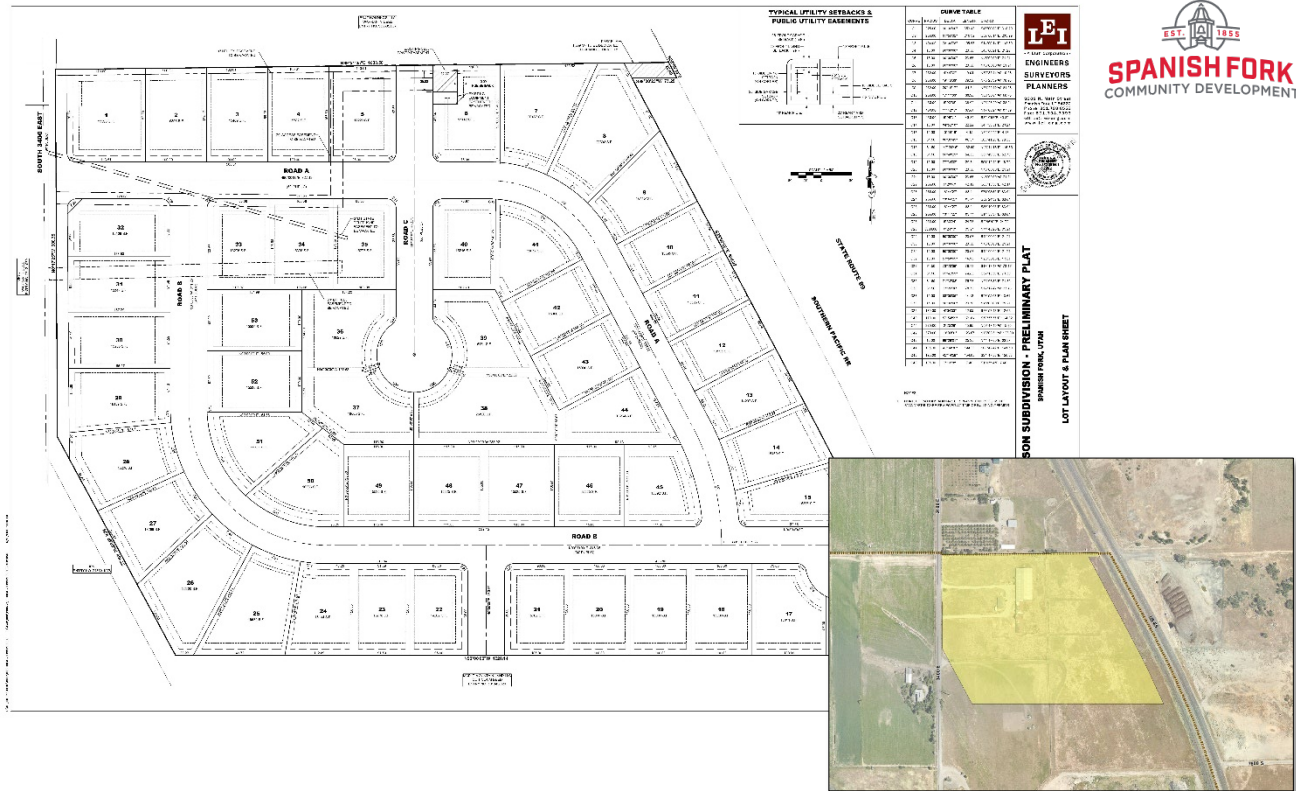
SURVEYOR'S CERTIFICATE

SURVEYOR AND TITLE: I, DAVID L. JONES, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10000, HAVE SURVEYED THE ABOVE DESCRIBED LOT AND HAVE FOUND THAT THE SAME IS CORRECTLY LAYED OUT AND THE SAME IS CORRECTLY DIVIDED INTO THE SEVERAL PARTS THEREOF AND THAT THE SAME IS CORRECTLY DIVIDED INTO THE SEVERAL PARTS THEREOF AND THAT THE SAME IS CORRECTLY DIVIDED INTO THE SEVERAL PARTS THEREOF.

DATE: _____

BOUNDARY DESCRIPTION

THESE ARE THE BOUNDARY DESCRIPTIONS OF THE SEVERAL PARTS OF THE ABOVE DESCRIBED LOT, TO-WIT: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357,



Johnson Subdivision Preliminary Plat Re-Approval Request

June 28, 2023, Development Review Committee meeting.

Located at 1000 South 3400 East, including 25.42 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat re-approval for a Master Planned Development that includes fifty-three (53) residential lots.

Key Issues

1. Master Planned Development.
2. Improvements.
3. Cell Tower.
4. Power.
5. Access.
6. Walls.
7. Trails.

Recommendation

That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

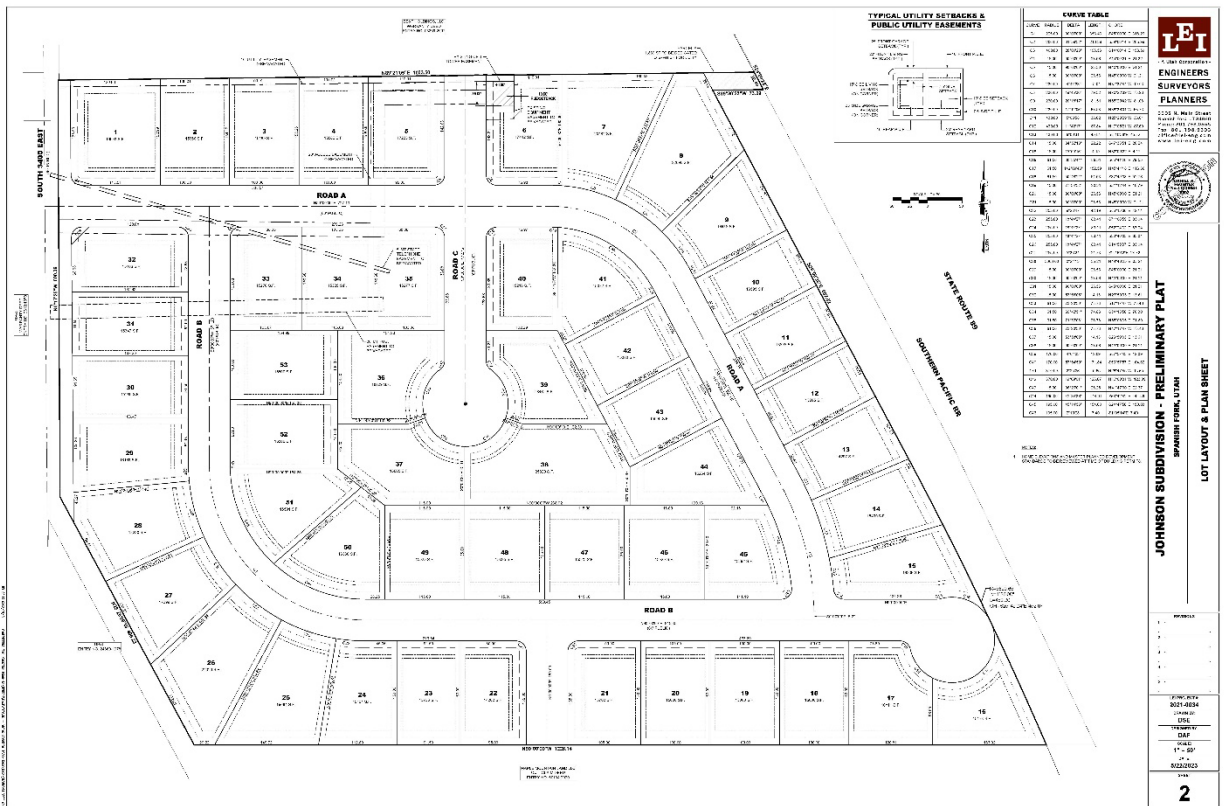
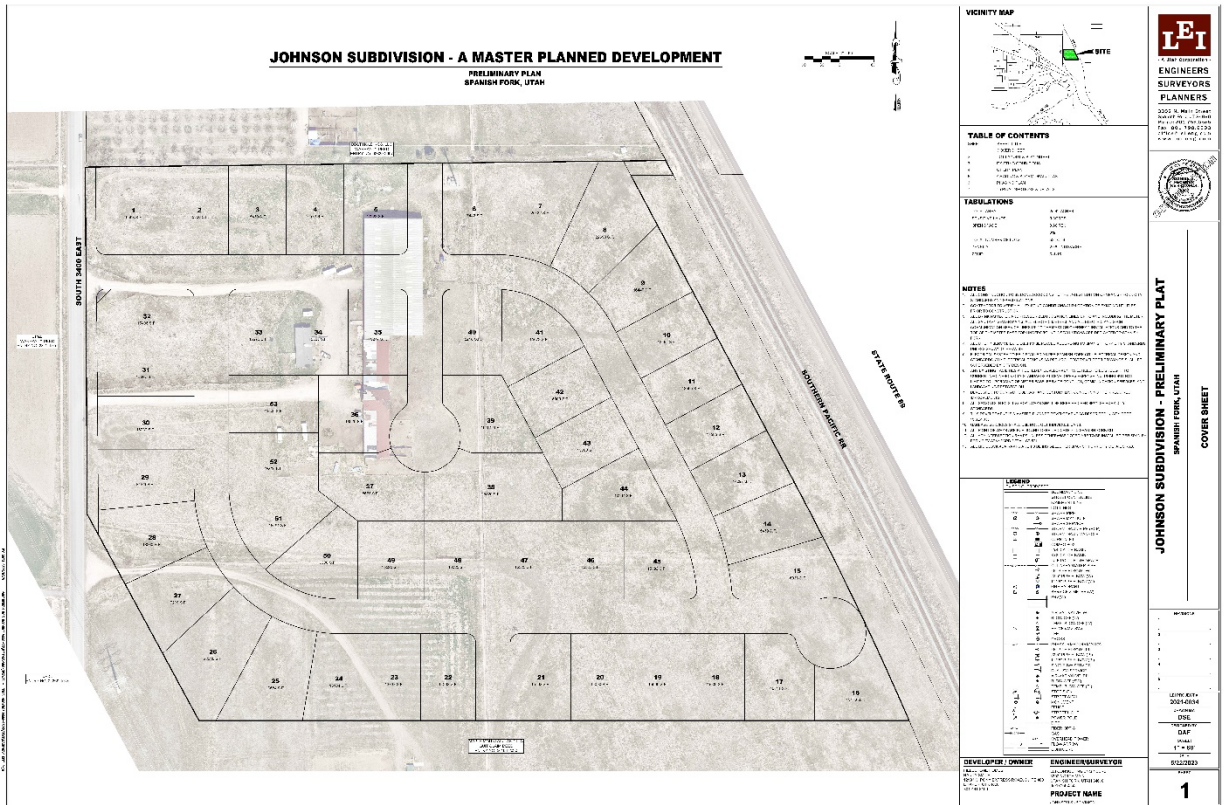
1. That the application conforms to the City's General Plan Designation and Zoning Map.

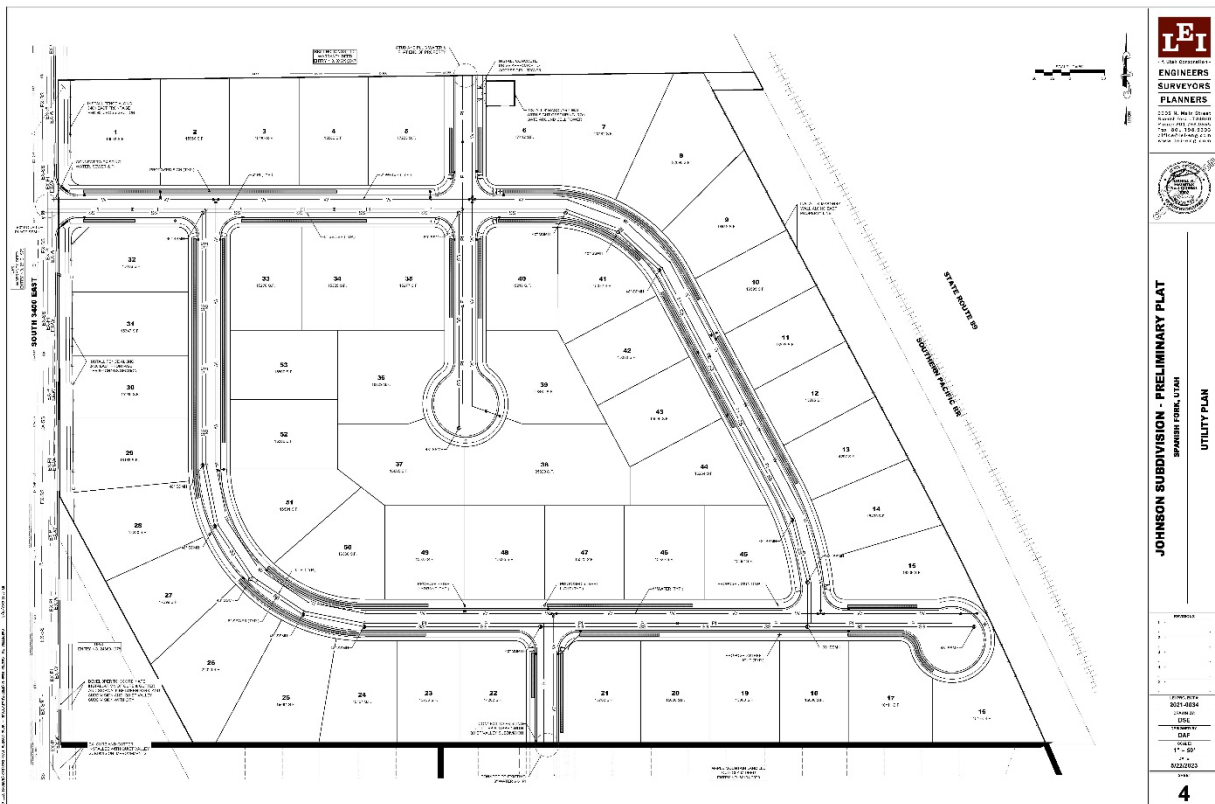
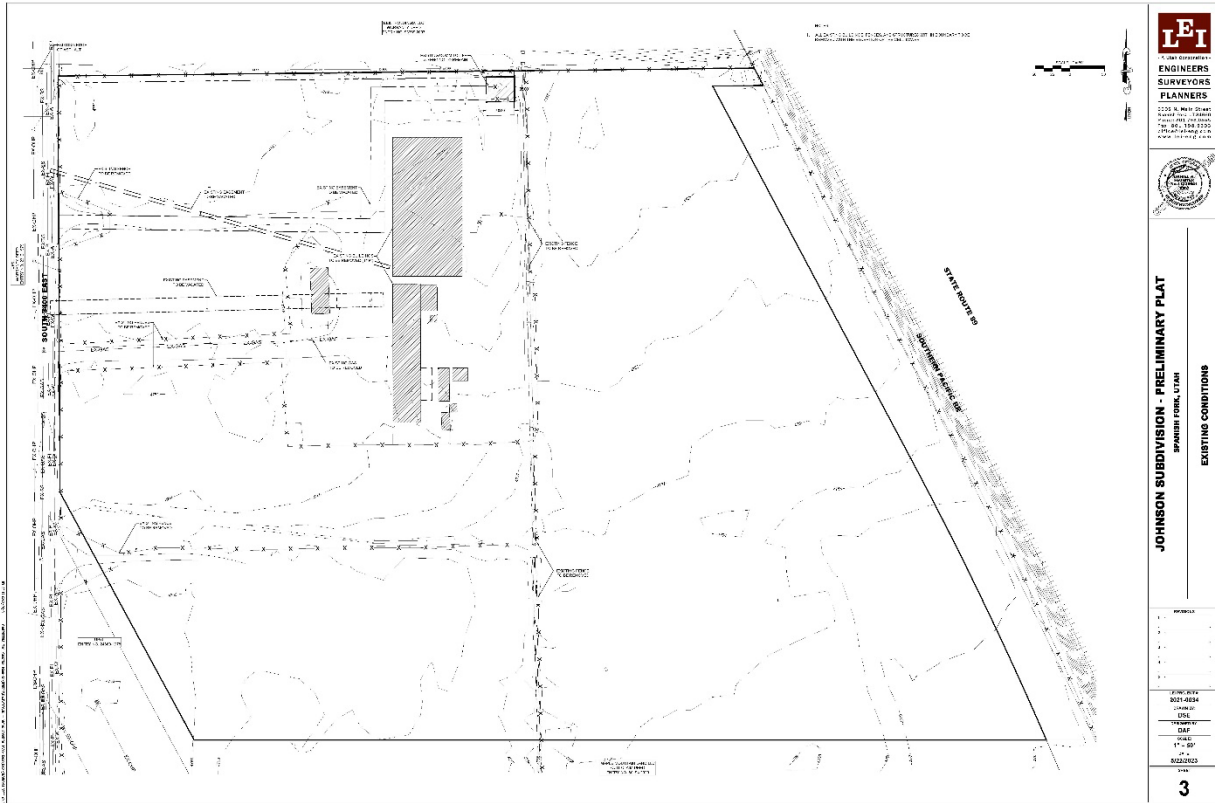
Conditions

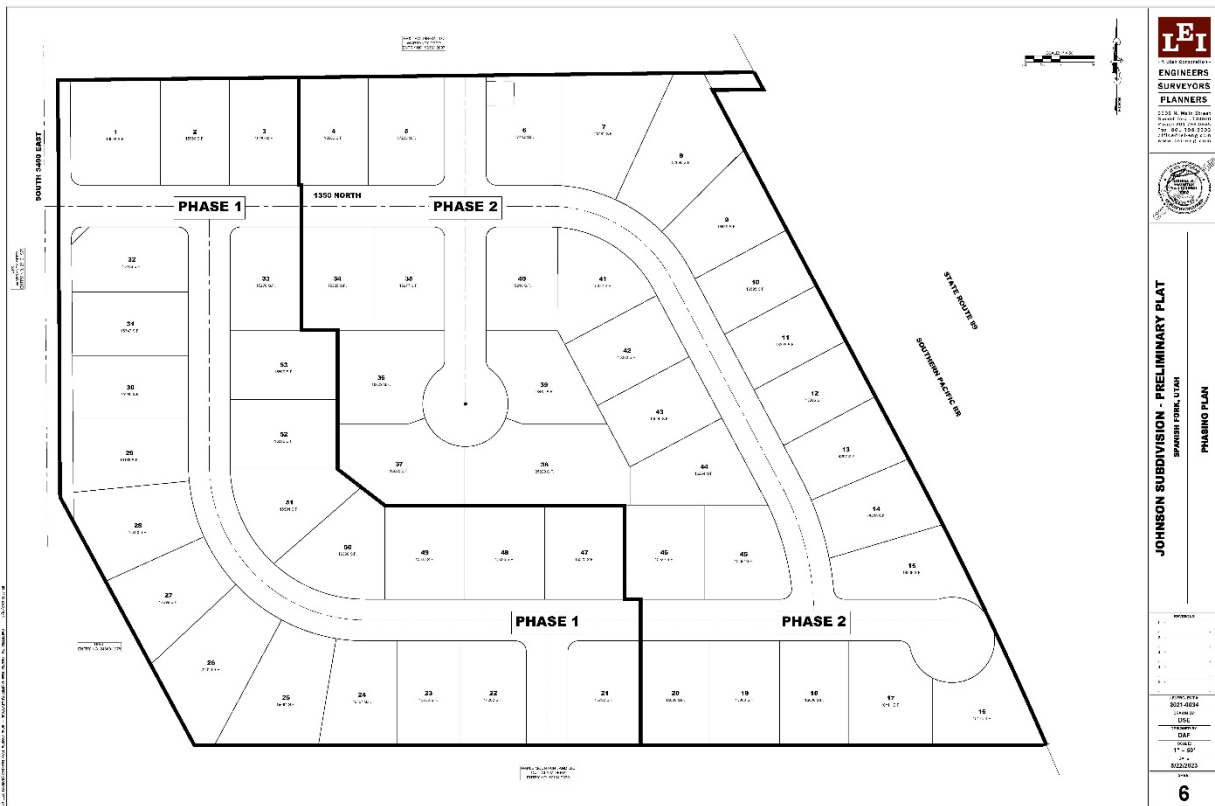
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Preliminary Plat.









Warner Flower Farm Zone Change Approval Request

June 28, 2023, Development Review Committee meeting.

Located at 1490 South 1400 East, including 2.2 acres.

The subject parcel is currently zoned R-1-9.

The applicant has requested that a Zone Change to the R-R Zone be approved in order to allow for a flower farm on a vacant lot.

The General Plan designation for the site is Medium Density Residential.

Key Issues

1. Improvements.
2. Access.
3. Utilities.
4. Lot Configuration.
5. Proposed Use.

Recommendation

That the proposed Zone Change be recommended for approval based on the following finding and subject to the following conditions:

Finding:

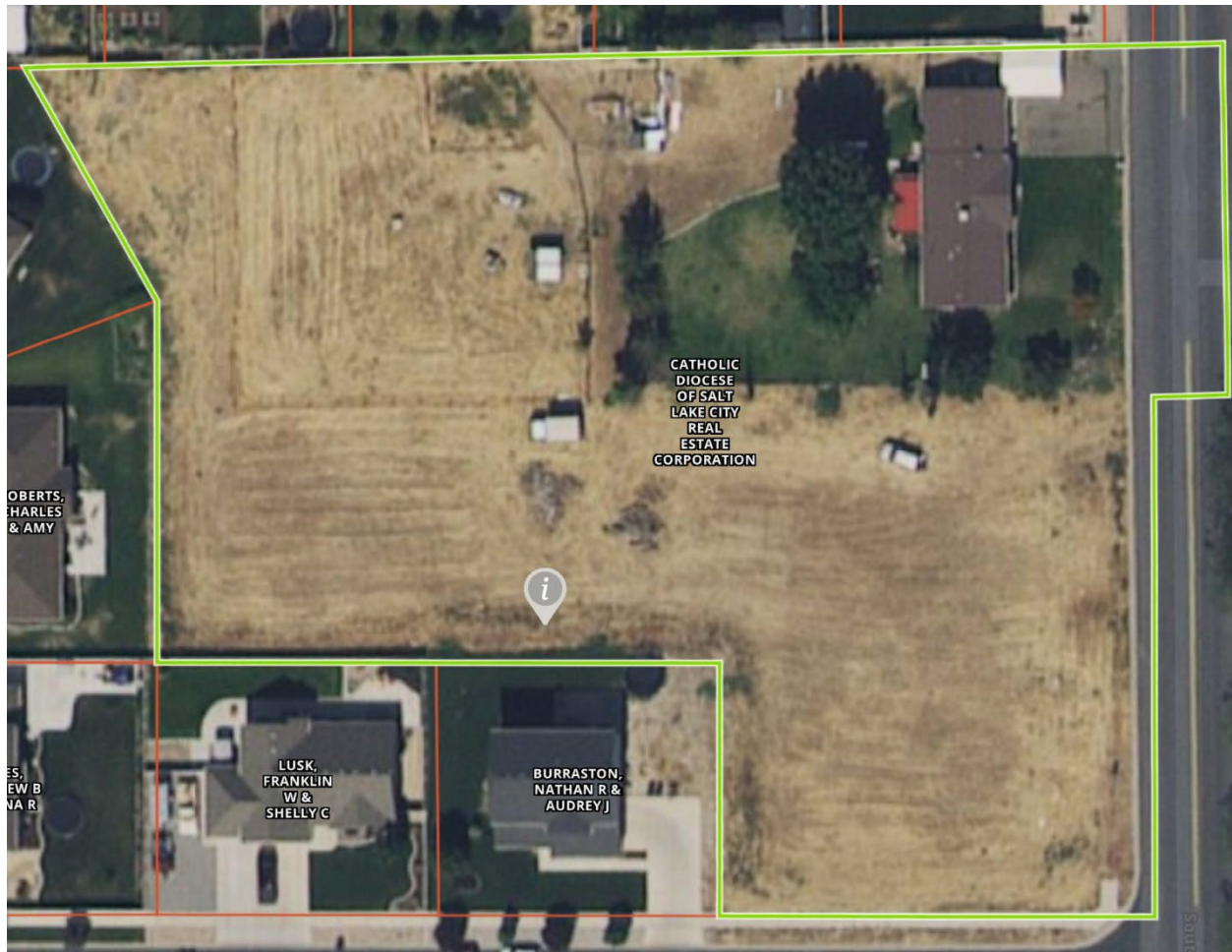
1. That the proposed use is appropriate for the site.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant meets any conditions recommended by the DRC and Planning Commission.

Exhibits

1. Site Map.
2. Correspondence.
3. Parcel Combination Deed.





Diocese of Salt Lake City

27 C Street
Salt Lake City, Utah 84103
Telephone (801) 328-8641
Fax (801) 328-9680

June 5, 2023

To: Spanish Fork City

From: Catholic Diocese of Salt Lake City Real Estate Corporation

RE: Real Estate Owned at 1490 South 1400 East Spanish Fork, Utah 84660
Tax ID #'s 27:039:0415, 27:039:0416, 27:039:0089

This letter is to inform Spanish Fork City that we have given permission on behalf of The Catholic Diocese of Salt Lake City Real Estate Corporation to Reed Warner to act as our agent in the rezoning of the 2.19769 Acres at 1490 South 1400 East Spanish Fork, Utah 84660.

A handwritten signature in blue ink, reading "Msgr. Colin F. Bircumshaw".

Rev. Colin F. Bircumshaw
Vicar General
Diocese of Salt Lake City
Salt Lake City, UT 84103
801-328-8641

June 28, 2023

Request the following parcels (27:039:0415, 27:039:0416, 27:039:0089) located at 1490 South 1400 East Spanish Fork, be rezoned from R1-9 to Rural Residential. At the request of the City of Spanish Fork these parcels are being combined into a single parcel. This has been completed, see the attached document. This rezoning will allow Reed Warner (Fiori di Iole) to utilize the current vacant portions of the lot as a flower farm for agricultural purposes. The current zoning R1-9 is not conducive to this land use. The legal description has not been completed beyond the combining of existing descriptions into a single parcel.

The Catholic Church understands any future development of the parcel will require rezoning. They have requested that I act as their agent for the zone change request (see attached document).

WHEN RECORDED MAIL TO:
Catholic Diocese of Salt Lake City Real Estate Corporation

27 C Street
SLC, UT 84103

ENT 37722:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jun 12 11:53 AM FEE 40.00 BY AR
RECORDED FOR Vantage Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

Catholic Diocese of Salt Lake City Real Estate Corporation

Grantor,

City of **Salt Lake City**, County of **Salt Lake**, State of **UT** hereby **CONVEYS** and
WARRANTS to

Catholic Diocese of Salt Lake City Real Estate Corporation

Grantee,

City of **Salt Lake City**, County of **Salt Lake**, State of **Utah**, for the sum of TEN DOLLARS
and other good and valuable consideration, the following tract of land in **Utah** County,
State of **Utah**, to-wit

See attached Exhibit "A"

ACCOMMODATION

RECORDING ONLY

Subject to easements, restrictions and rights of way appearing of record and enforceable in
law and subject to **2023** taxes and thereafter.

****THE PURPOSE OF THIS DEED IS TO COMBINE THE THREE
PARCELS INTO ONE PARCEL AND ONE LEGAL DESCRIPTION****

June 28, 2023

ENT 37722 : 2023 PG 2 of 3

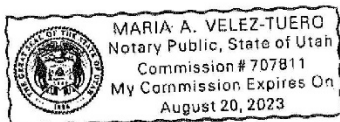
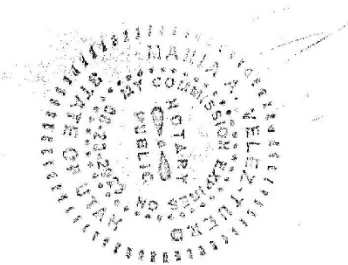
WITNESS the hand of said grantor, this 9th day of June, 2023**Catholic Diocese of Salt Lake City Real Estate Corporation**(Mggr.) Colin F. Bircumshawby: President

Colin F Bircumshaw, President

STATE OF UTAH)

COUNTY OF Salt Lake)
:ss

On the 9th day of June, 2023, personally appeared before me (Mggr.) Colin F. Bircumshaw who is being duly sworn, did say, that they are the President of Catholic Diocese of Salt Lake City Real Estate Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its bylaws or of a resolution of its board of directors, and said President duly acknowledged to me that said corporation executed the same.

Maria A. Velez-Tuero
Notary Public

June 28, 2023

ENT 37722 : 2023 PG 3 of 3

EXHIBIT "A"**PARCEL: 27-039-0415**

Commencing South 782.22 feet and East 906.4 feet from the West ¼ Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence North 89°00'00" East 78.8 feet; South 0°24'11" East 125 feet; South 89°00'00" West 32.64 feet; North .01 feet; North 0°0'1" East 41.1 feet; North 29°30'47" West 95.46 feet to point of beginning.

PARCEL: 27-039-0416

Commencing South 899.98 feet and East 1308.64 feet from the West ¼ Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South 0°5'39" West 183.97 feet; West 154.91 feet; North 0°0'1" West 90 feet; West 200 feet; North 0°0'01" West 87.54 feet; North 89°0'0" East 32.63; North 0°24'4" West .02 feet; North 88°57'50" East 322.63 feet to point of beginning.

TAX ID: 27-039-0089

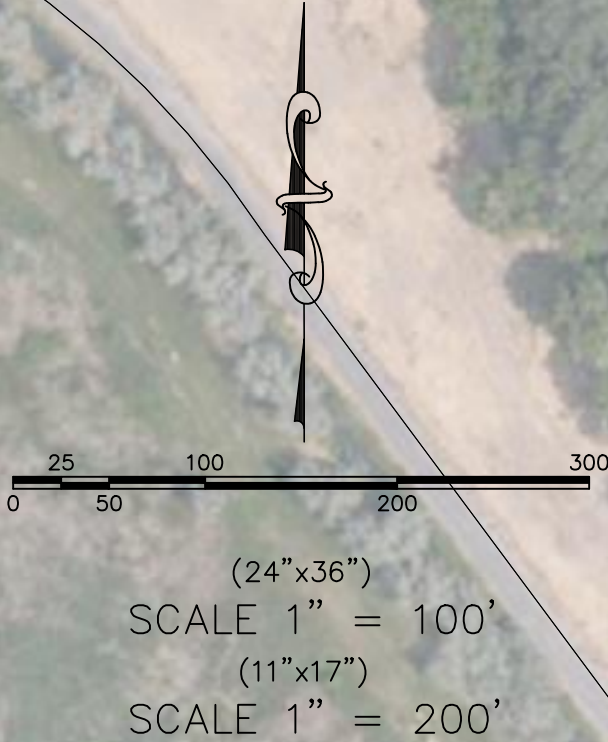
Beginning at a Point on the Quarter-Quarter Section Line, Said Point Being North 89°05'50" East Along the Quarter Section Line 1328.19 Feet and South 00°24'11" East Along the Quarter-Quarter Section Line 795.48 Feet from the West Quarter Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base and Meridian; Thence South 00°24'11" East Along the Quarter-Quarter Section Line 125.00 Feet; Thence South 88°57'50" West 348.50 Feet; Thence North 00°24'11" West 125.00 Feet; Thence North 88°57'50" East 348.50 Feet to the Point of Beginning.

June 28, 2023



TOTAL ACREAGE=11.05
CONDOS=80
TOWNHOMES=46
UNITS/ACRE=11.40
PARKING REQ'D=315
GARAGES=164
STALLS=160
PARKING PROVIDED=324

SPANISH FORK'S PROPOSED ROW



PETERSON PROPERTY



Z:\2023\23-016 PETERSON - SPANISH FORK\CA00\CONCEPT\PETERSON5.DWG

CONCEPTUAL PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
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SHEET NO.

1