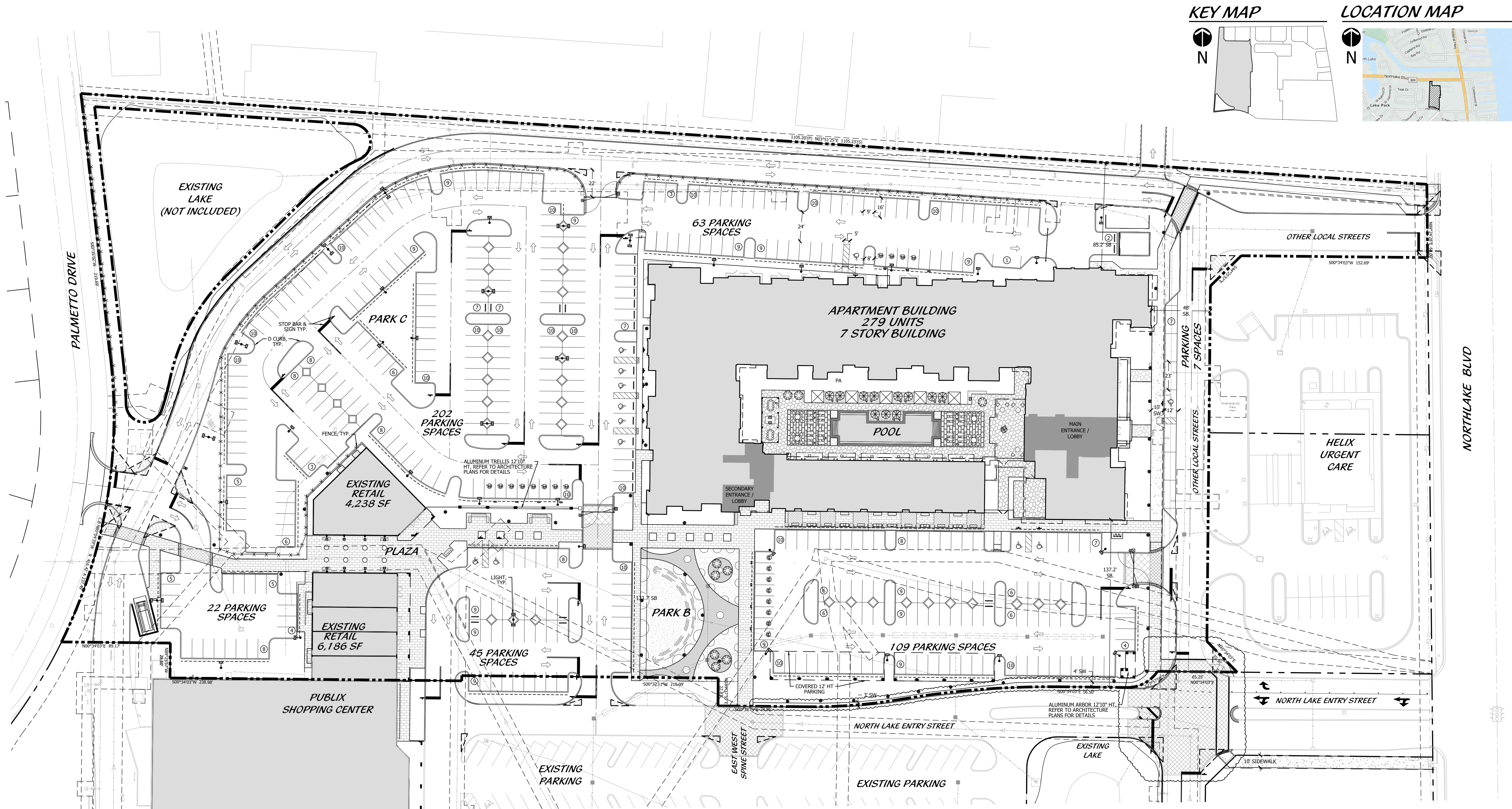
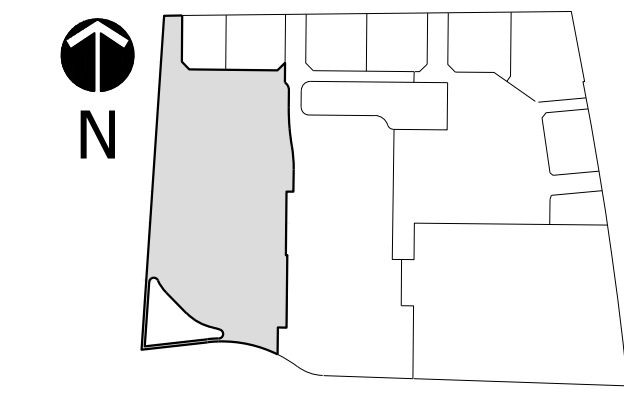
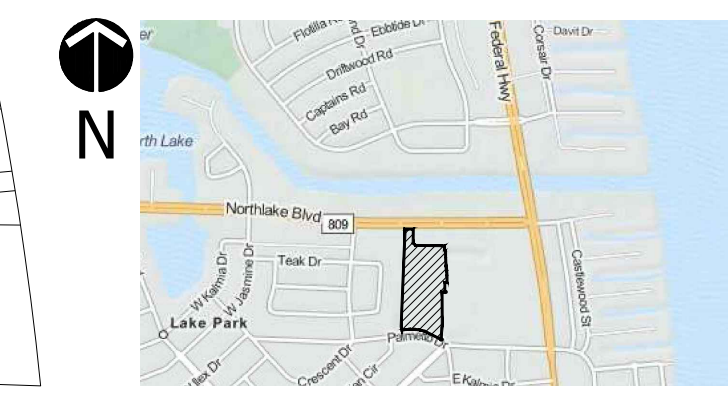




KEY MAP



LOCATION MAP



PROJECT TEAM

PROPERTY OWNER:
NORTHLAKE PROMENADE SHOPPES LLC
3200 N. MILITARY TRAIL, 4TH FLOOR
BOCA RATON, FL 33431
PHONE: (561) 989 - 2903

DEVELOPERS:
AVALON BAY COMMUNITIES
200 E. BROWARD BLVD.
SUITE 1400
FORT LAUDERDALE, FL 33301
PHONE:

LAND PLANNER:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE: 561-747-6336

LANDSCAPE ARCHITECT:
NATURALFICIAL
6915 RED ROAD, SUITE 224
CORAL GABLES, FL 33143
PHONE: 305.321.2341

ARCHITECT:
BAKER BARRIOUS
400 N. ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
PHONE: 813-549-1900

CIVIL ENGINEER:
SUN TECH ENGINEERING
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
954-609-0260

SURVEYOR:
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PHONE:(561) 640 - 4551

TRAFFIC ENGINEER:
SIMMONS AND WHITE
2581 METRO CENTRE BOULEVARD, SUITE 3
851 - 478 - 7848 X 112
WEST PALM BEACH, FL 33407
PHONE: 561-296-9698

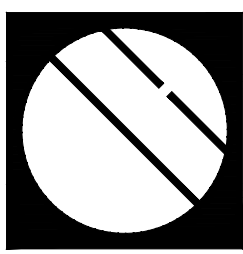
ELECTRICAL ENGINEER:
JORDAN & SKALA
4300 W. CYPRESS ST., SUITE 360
TAMPA, FL 33607
PHONE: 813-217-5970

LEGEND

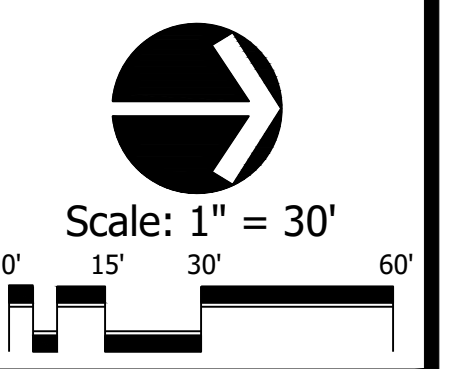
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LB	LANDSCAPE BUFFER	EV	ELECTRIC VEHICLE
PA	PLANTING AREA	UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT	SUA	SEACOAST UTILITY AUTHORITY
R	RADIUS		
OH	OVER HANG		
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
LU	LAND USE		
Z	ZONING		
INT	INTERIOR		
SF	SQUARE FOOTAGE		
WS	WHEEL STOP		

○	ADA SIGN
■	STOP SIGN
□	DO NOT ENTER

SITE PLAN

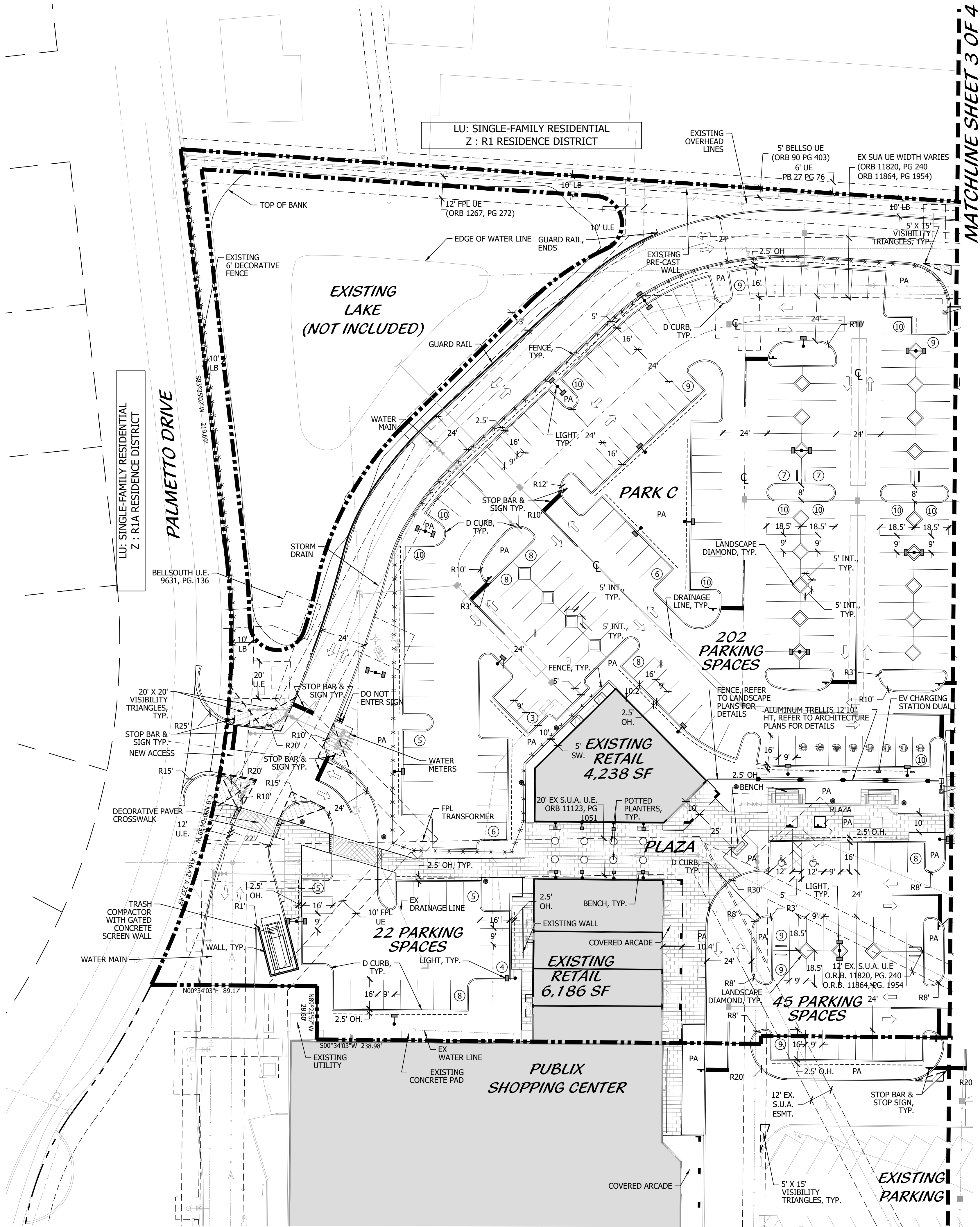
**Cotleur & Hearing**
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Northlake Promenade Apartments
Lake Park, Florida

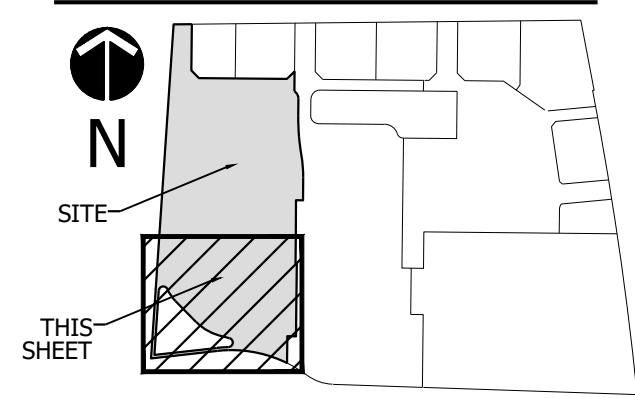


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DRAWN	RNK
APPROVED	DEH
JOB NUMBER	21-0521
DATE	11-16-23
REVISIONS	01-05-24
	02-28-24
	04-05-24

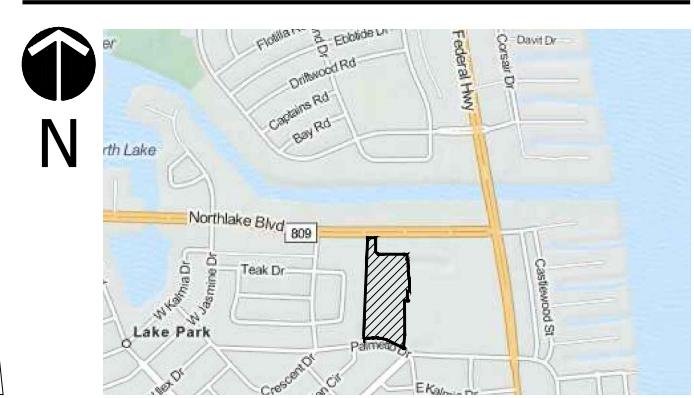
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Drawing: 21-0521 SP.DWG



KEY MAP



LOCATION MAP



SITE DATA

PROJECT NAME	NORTHLAKE PROMENADE APARTMENTS		
PROPERTY CONTROL NUMBER	36-43-42-22-13-009-0000		
EXISTING USE	VACANT APARTMENTS		
PROPOSED USE	TCHUD TWIN CITIES MIXED USE DISTRICT		
EXISTING ZONING DESIGNATION (BY TOWN)	TWIN CITIES MIXED USE		
FUTURE LAND USE DESIGNATION	TWIN CITIES MIXED USE		
ACREAGE	9.05	AC	
SQUARE FOOTAGE	394,410.9	SF	
BUILDING DATA	UNITS		
STUDIO UNITS	20		
1 BED / 1 BATH	133		
2 BED / 2 BATH	102		
3 BED / 3 BATH	18		
MULTISTORY	6		
TOTAL UNITS	279		
COMMERCIAL			SF
EXISTING RETAIL 1			4,238
EXISTING RETAIL 2			6,186
PARKING DATA		REQ.	PROV.
1.45 SPACES PER UNIT (279 UNITS)		405	
SURFACE PARKING (INCLUDED IN TOTAL)		45	403
RETAIL/PLAZA (41000 SF)		42	20
EV CHARGING STATIONS (Not Included in Total)			
TOTAL PARKING SPACES	447		448
TOTAL SPACES REQUIRED BY SHARED PARKING **			394
LOT COVERAGE		SF	AC %
LANDSCAPE		87,029	2.00 22%
VIA		198,239	4.55 50%
SIDEWALKS & PLAZAS		34,618	0.79 9%
BUILDING AREA		57,571	1.32 15%
AMENITY AREA		16,353	0.79 4%
TOTAL SITE AREA	394,410.9	8.67	100%
PERVIOUS/IMPERVIOUS AREA			
PERVIOUS		76,605	1.76 19% *
IMPERVIOUS (BUILDING, EXISTING RETAIL, VIA, SIDEWALKS & PLAZAS)		317,806	7.30 81%
*NOTE: AMENITY AREA GREENSPACE NOT INCLUDED IN PERVIOUS AREA CALCULATION			
**NOTE: BASED ON SHARED PARKING PREPARED BY SIMMONS & WHITE DATED MARCH 27, 2024			
NOTE: ALL ACCESS GATES TO BE EQUIPT WITH KNOX KEY SWITCH AND CLICK 2 ENTER FOR FIRE RESCUE REQUIREMENTS			

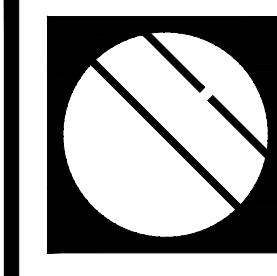
LEGEND

ADA	AMERICANS W DISABILITIES ACT	EX	EXISTING
LB	LANDSCAPE BUFFER	EV	ELECTRIC VEHICLE
PA	PLANTING AREA	UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT	SUA	SEACOAST UTILITY AUTHORITY
R	RADIUS		
OH	OVER HANG		
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
LU	LAND USE		
Z	ZONING		
INT	INTERIOR		
SF	SQUARE FOOTAGE		
WS	WHEEL STOP		
		ADA SIGN	
		STOP SIGN	
		DO NOT ENTER	

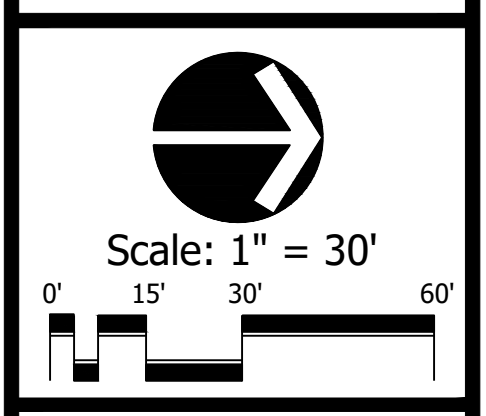
PROJECT TEAM

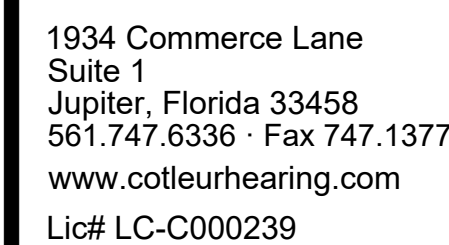
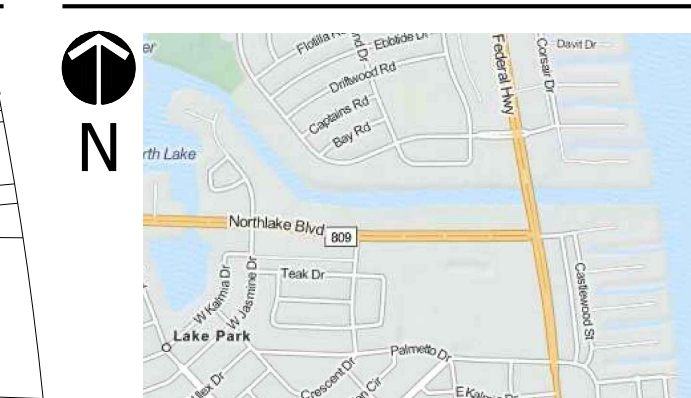
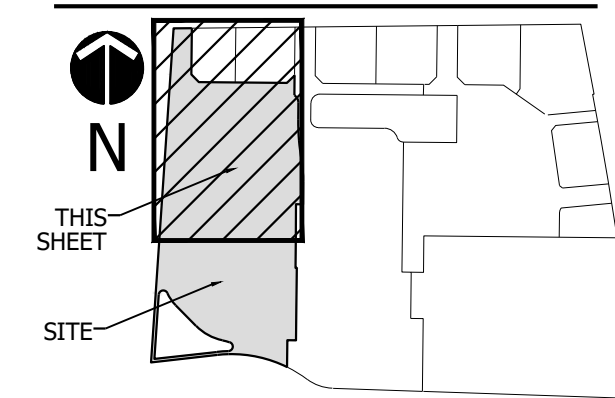
PROPERTY OWNER:	CIVIL ENGINEER:
NORTHLAKE PROMENADE SHOPPES LLC	SUN TECH ENGINEERING
3200 N. MILITARY TRAIL, 4TH FLOOR	4577 NOB HILL ROAD, SUITE 102
BOCA RATON, FL 33431	SUNRISE, FL 33351
PHONE: (561) 989 - 2903	954-609-0260
DEVELOPERS:	SURVEYOR:
AVALON BAY COMMUNITIES	WALLACE SURVEYING
200 E. BROWARD BLVD.	5553 VILLAGE BOULEVARD
SUITE 1400	WEST PALM BEACH, FL 33407
FORT LAUDERDALE, FL 33301	PHONE:(561) 640 - 4551
PHONE:	
LAND PLANNER:	TRAFFIC ENGINEER:
COTLEUR & HEARING	JORDAN & SKALA
1934 COMMERCE LANE,	4300 W. CYPRESS ST., SUITE 360
SUITE 1	TAMPA, FL 33607
JUPITER, FL 33458	PHONE: 813-217-5970
PHONE : 561-747-6336	
LANDSCAPE ARCHITECT:	
NATURALFICIAL	
6915 RED ROAD, SUITE 224	
CORAL GABLES, FL 33143	
PHONE: 305.321.2341	
ARCHITECT:	
BAKER BARRIOUS	
400 N. ASHLEY DRIVE, SUITE 800	
TAMPA, FL 33602	
PHONE: 813-549-1900	

SITE PLAN

**Cotleur & Hearing**
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
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Lic# LC-C000239

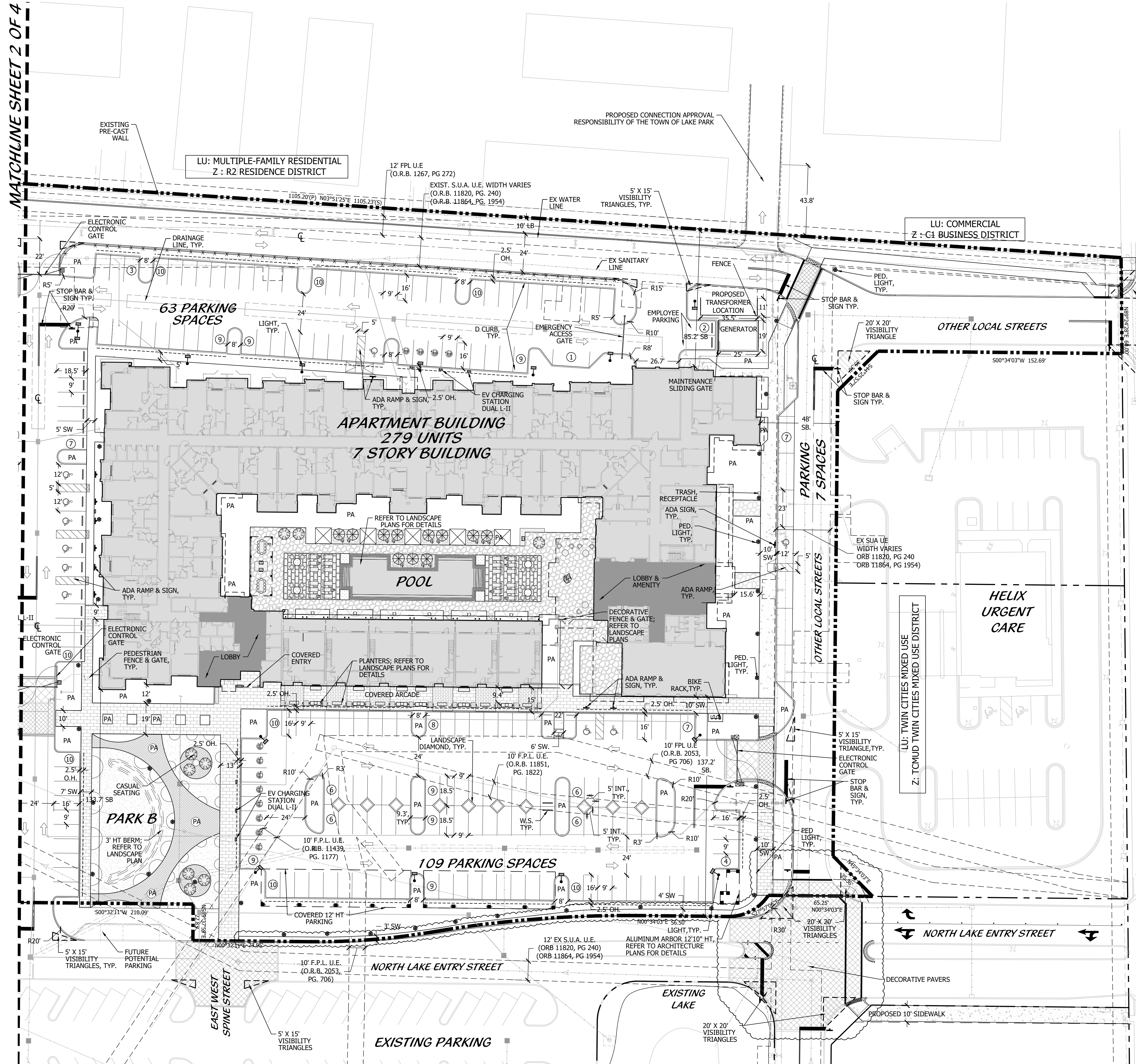
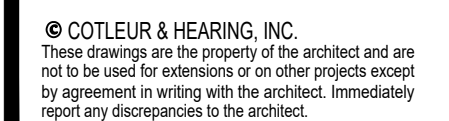
Northlake Promenade Apartments
Lake Park, Florida


Scale: 1" = 30'
DESIGNED DEH
DRAWN RNK
APPROVED DEH
JOB NUMBER 21-0521
DATE 11-16-23
REVISIONS 01-05-24
02-28-24
04-05-24
April 05, 2024 1:51:42 p.m.
Drawing: 21-0521 SP.DWG
SHEET 2 OF 4
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Northlake Promenade Apartments

Lake Park, Florida



PROJECT NAME	NORTHLAKE PROMENADE APARTMENTS	
PROPERTY CONTROL NUMBER	36-43-42-22-13-009-0000	
EXISTING USE	VACANT	
PROPOSED USE	APARTMENTS	
EXISTING ZONING DESIGNATION (BY TOWN)	TCMUD TWIN CITIES MIXED USE DISTRICT	
FUTURE LAND USE DESIGNATION	TWIN CITIES MIXED USE	
ACREAGE	9.05	AC
SQUARE FOOTAGE	394,410.9	SF
BUILDING DATA	UNITS	
STUDIO UNITS	20	
1 BED / 1 BATH	133	
2 BED / 2 BATH	102	
3 BED / 3 BATH	18	
MULTISTORY	2	
TOTAL UNITS	269	
COMMERCIAL		SF
EXISTING RETAIL 1		4,238
EXISTING RETAIL 2		6,186
PARKING DATA	REQ.	PROV.
1.45 SPACES PER UNIT (279 UNITS)	405	403
SURFACE PARKING (INCLUDED IN TOTAL)		
RETAIL/PLAZA (4/1000 SF)	42	45
EVI CHARGING STATIONS (Not Included in Total)		20
TOTAL PARKING SPACES	447	448
TOTAL SPACES REQUIRED BY SHARED PARKING **		394

LOT COVERAGE	SF	AC	%
LANDSCAPE	87,029	2.00	22%
WVA	198,339	4.55	68%
SIDEWALKS & PLAZAS	34,618	0.79	9%
BUILDING AREA	37,571	1.32	15%
AMENITY AREA	16,853	0.39	4%*
TOTAL SITE AREA	394,410.9	8.67	100%

PERVIOUS/IMPERVIOUS AREA				
PERVIOUS	76,605	1.76	19%	*
IMPERVIOUS (BUILDING, EXISTING RETAIL, VUA, SIDEWALKS & PLAZAS)	317,806	7.30	81%	

*NOTE: AMENITY AREA GREENSPACE NOT INCLUDED IN PERVIOUS AREA CALCULATION
 **NOTE: BASED ON SHARED PARKING PREPARED BY SIMMONS & WHITE DATED MARCH 27, 2024

NOTE: ALL ACCESS GATES TO BE EQUIPT WITH KNOX KEY SWITCH AND CLICK 2 ENTER FOR FIRE RESCUE REQUIREMENTS

AD	AMERICANS W/ DISABILITIES ACT	EX	EXISTING
LB	LANDSCAPE BUFFER	EV	ELECTRIC VEHICLE
PA	PLANTING AREA	UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT	SUA	SEACOAST UTILITY AUTHORITY
R	RADIUS		
OH	OVER HANG		
SB	SETBACK		
SW	SIDEWALK		
TP	TYPICAL		
LU	LAND USE		
Z	ZONING		ADA SIGN
INT	INTERIOR		STOP SIGN
SF	SQUARE FOOTAGE		DO NOT ENTER
WS	WHEEL STOP		

PROPERTY OWNER:
NORHLAKE PROMENADE SHOPPES LLC
3200 N. MILITARY TRAIL, 4TH FLOOR
BOCA RATON, FL 33431
PHONE: (561) 989 - 2903

DEVELOPERS:
AVALON BAY COMMUNITIES
200 E. BROWARD BLVD.
SUITE 1400
FORT LAUDERDALE, FL 33301
PHONE:

LAND PLANNER:
COTLEUR & HEARING
1934 COMMERCE LANE,
SUITE 1
JUPITER, FL 33458
PHONE : 561-747-6336

CIVIL ENGINEER:
SUN TECH ENGINEERING
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
954-609-0260

SURVEYOR:
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PHONE:(561) 640 - 4551

TRAFFIC ENGINEER:
SIMMONS AND WHITE
2581 METRO CENTRE BOULEVARD, SUITE
851- 478 - 7848 X 112
WEST PALM BEACH, FL 33407
PHONE: 561-296-9698

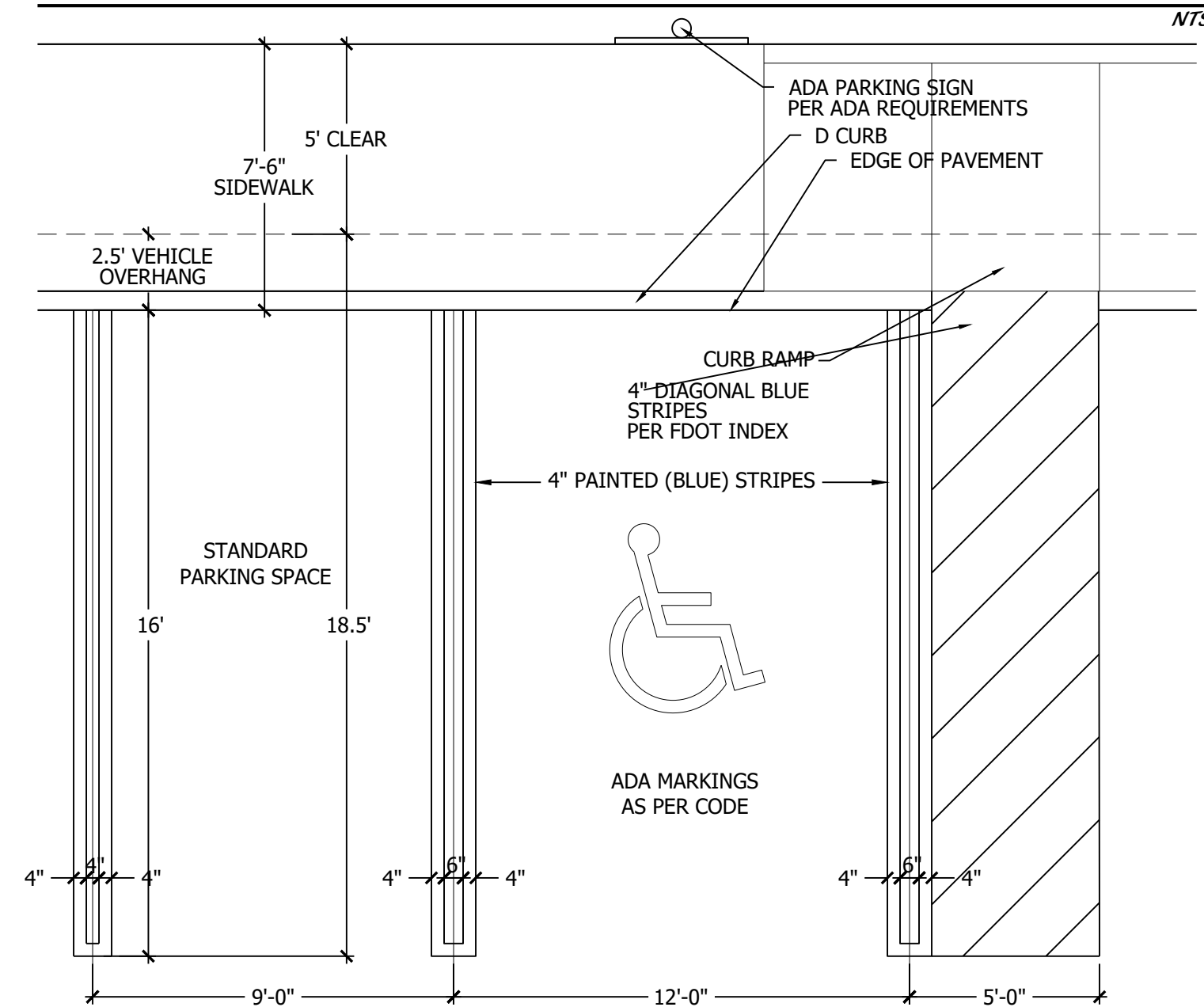
LANDSCAPE ARCHITECT:
NATURALFICIAL
6915 RED ROAD, SUITE 224
CORAL GABLES, FL 33143
PHONE: 305.321.2341

ELECTRICAL ENGINEER:
JORDAN & SKALA
4300 W. CYPRESS ST., SUITE 360
TAMPA, FL 33607
PHONE: 813-217-5970

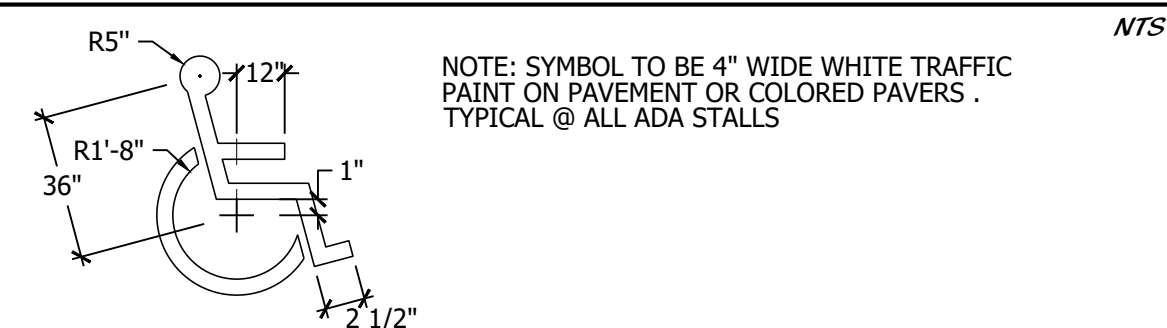
ARCHITECT:
BAKER BARRIOS
400 N. ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
PHONE: 813-549-1900

SITE PLAN

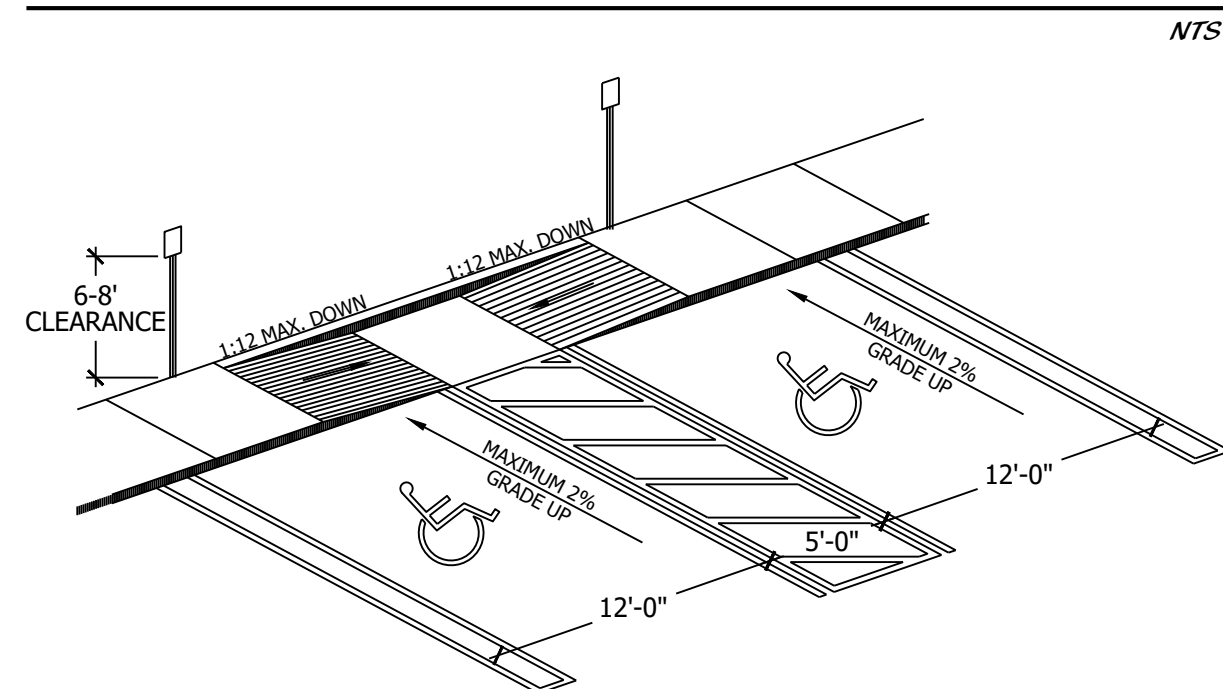
STANDARD AND ADA PARKING DETAIL



ADA SYMBOL DETAIL



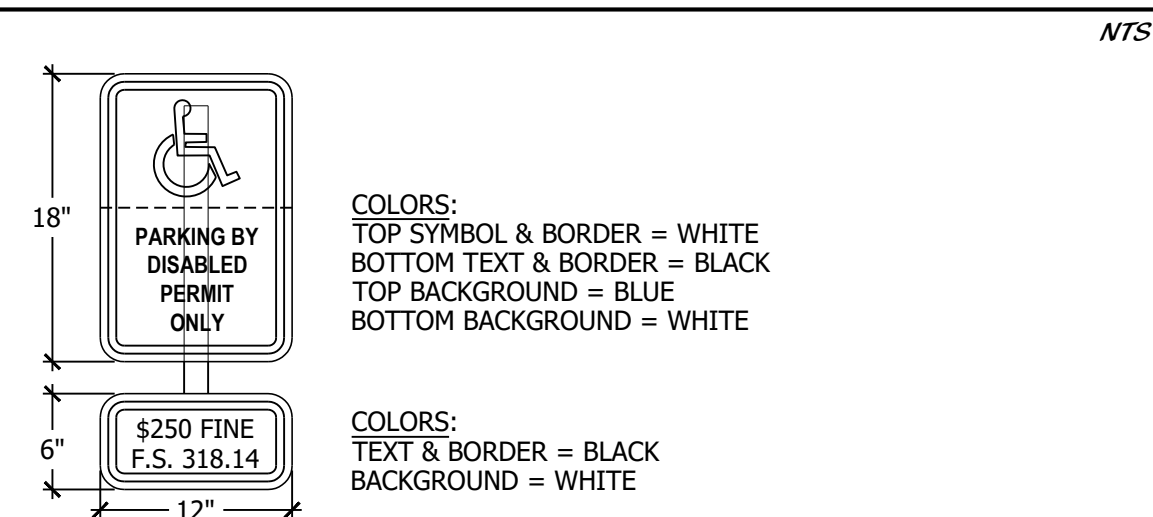
ADA RAMP DETAIL



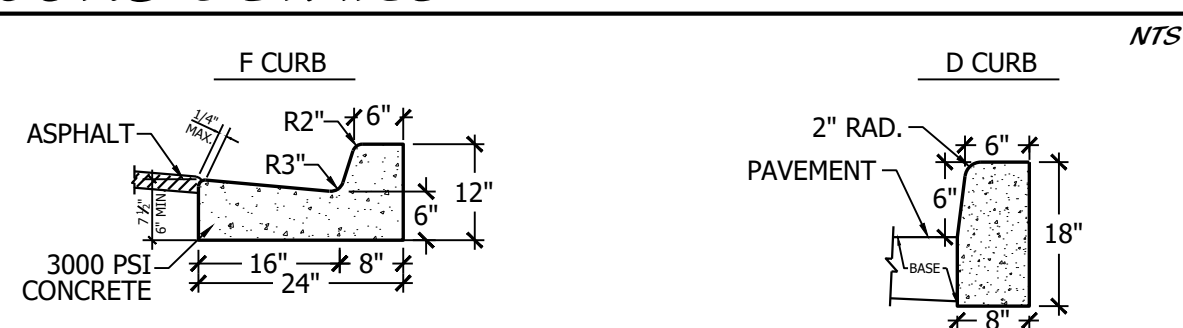
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND
SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE
OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN DETAIL

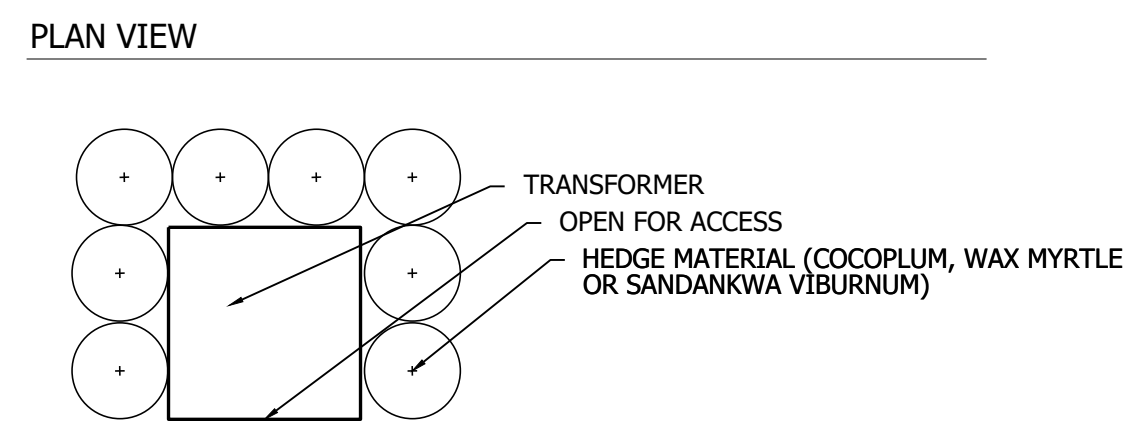
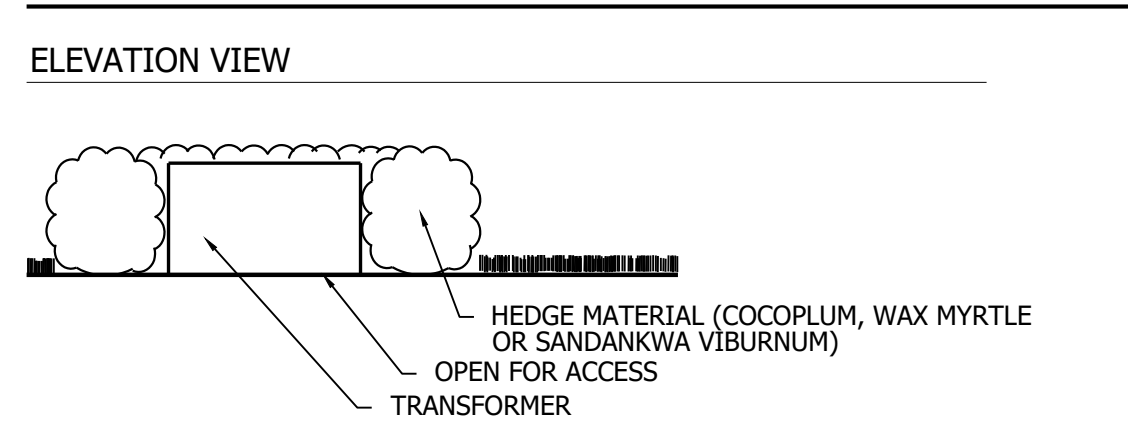


CURB DETAILS

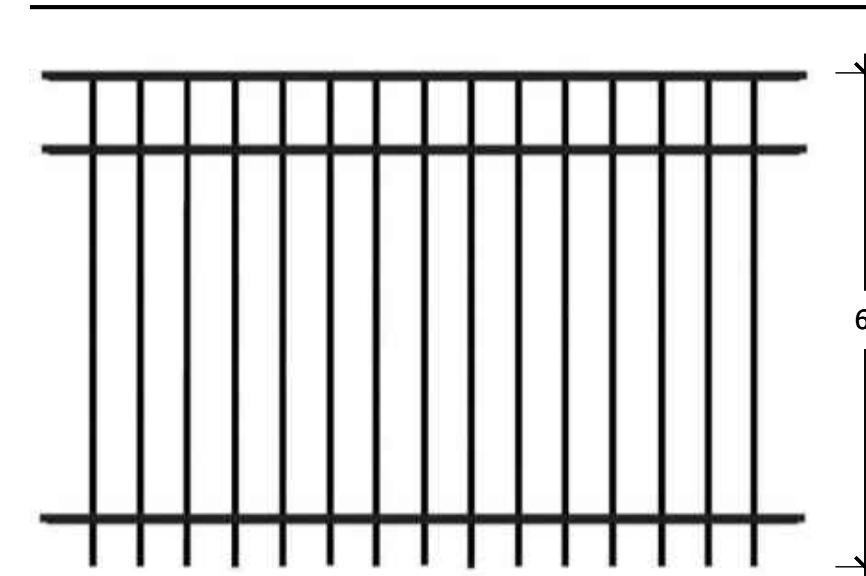


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS,
THE CROSS SLOPE OF THE GUTTER SHALL MATCH
THE SLOPE OF ADJACENT PAVEMENT AND
THICKNESS OF THE LIP SHALL BE 6 INCHES.

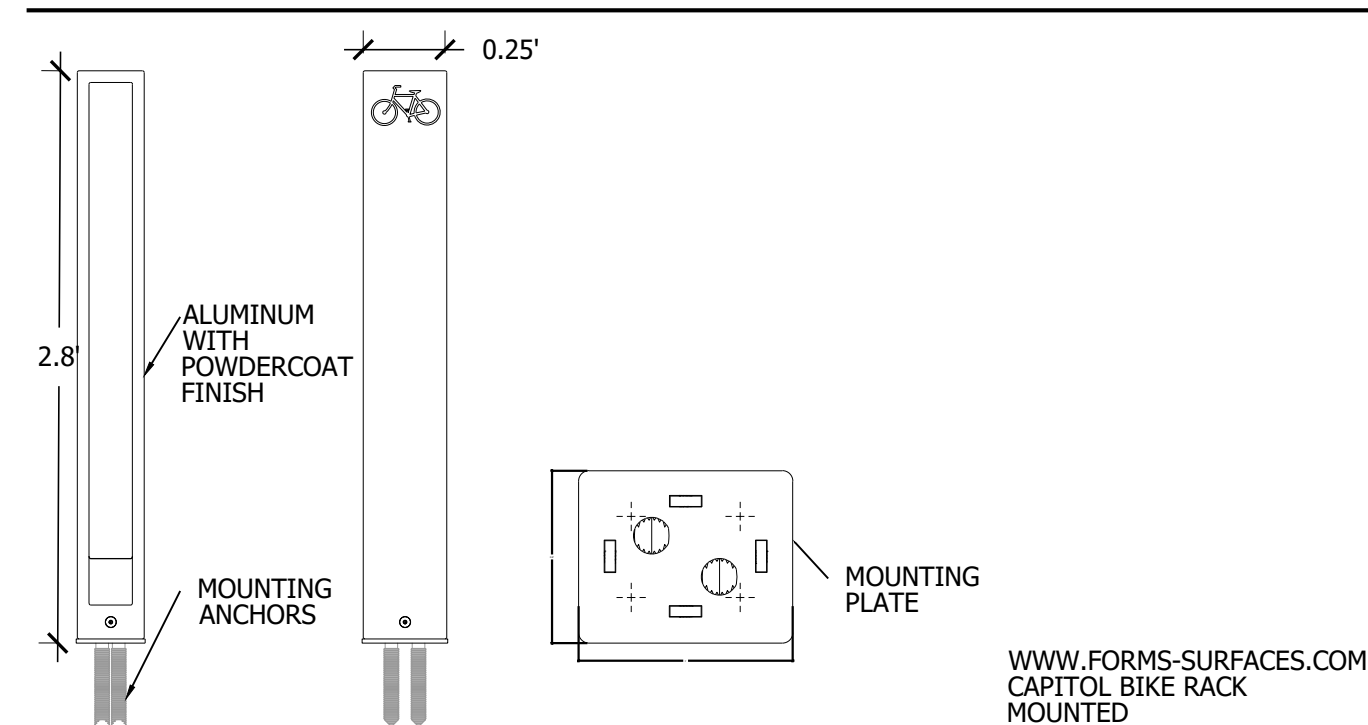
TRANSFORMER DETAIL



ALUMINUM FENCE DETAIL



BIKE RACK DETAIL



EV CHARGING STATION

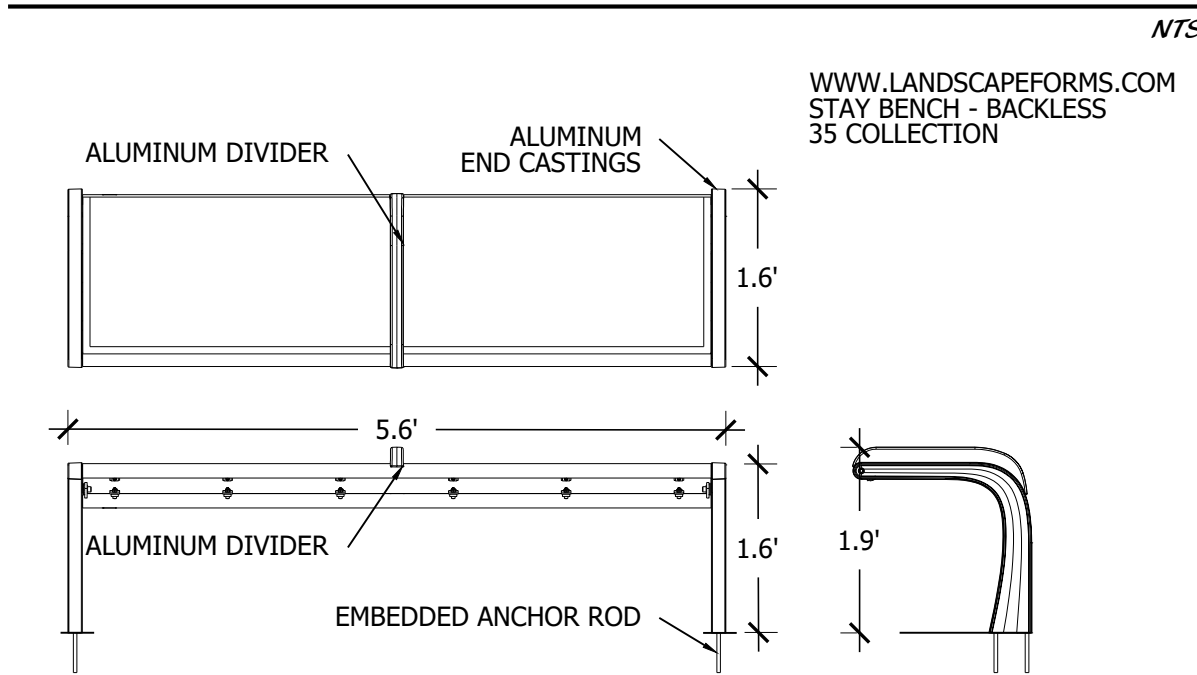


PRODUCT # IQ 200

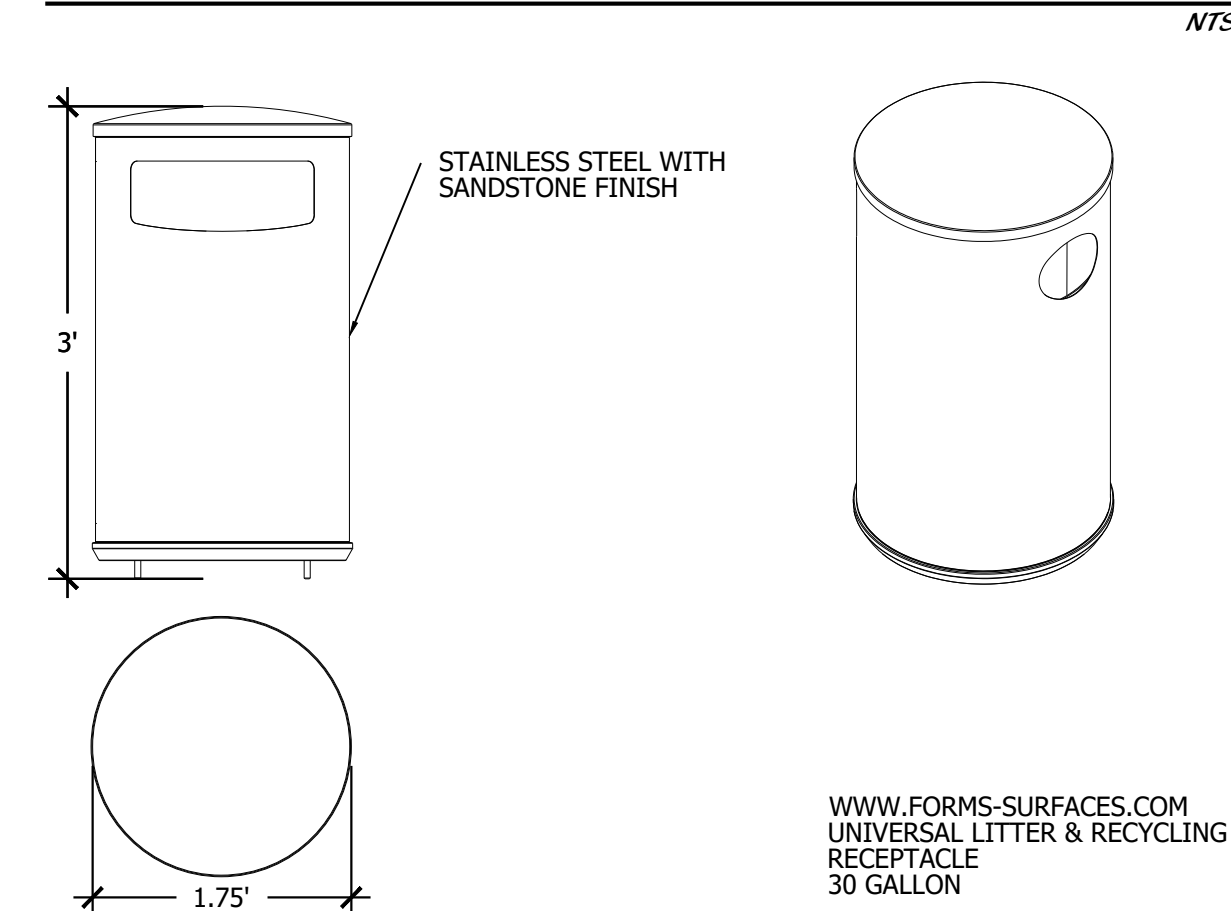
Manufacture: Blink
 Blink IQ 200 Level II
 EV Charging Stations
 Charging: Dual
 Type: Rectangular Pedestal Mounted
 Or approved by Landscape Architect

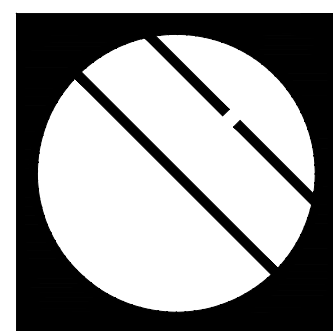
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

BENCH DETAIL



TRASH RECEPTACLE DETAIL





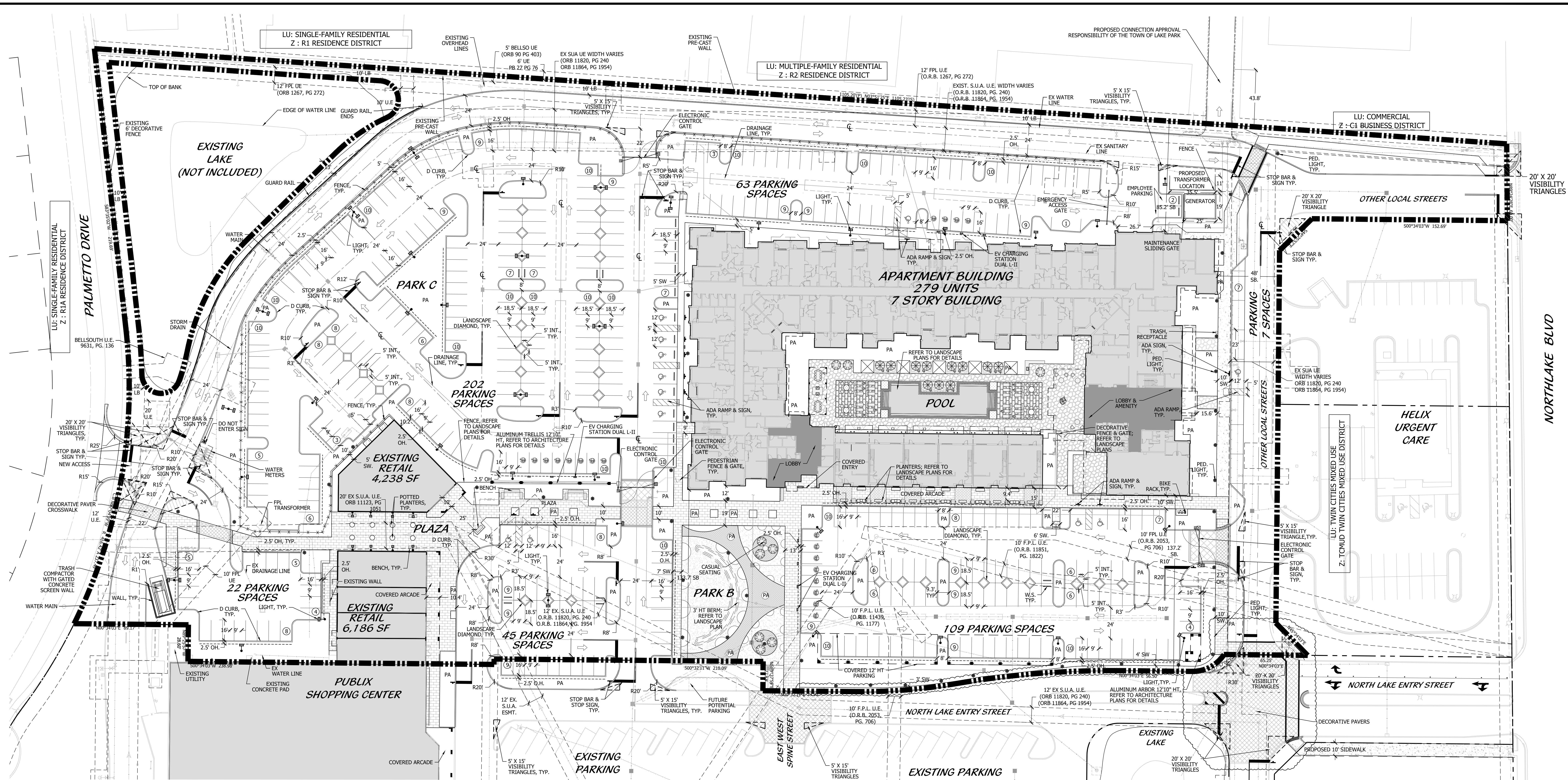
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Northlake Promenade Apartments

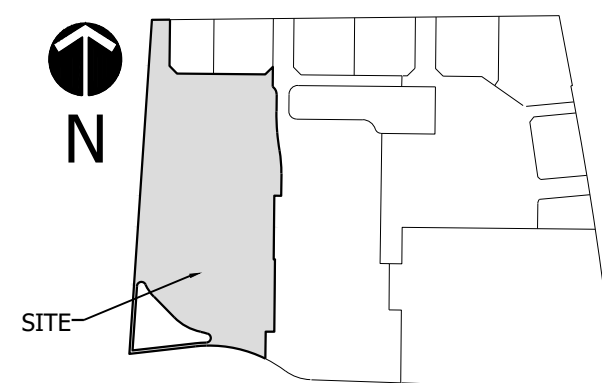
Lake Park, Florida



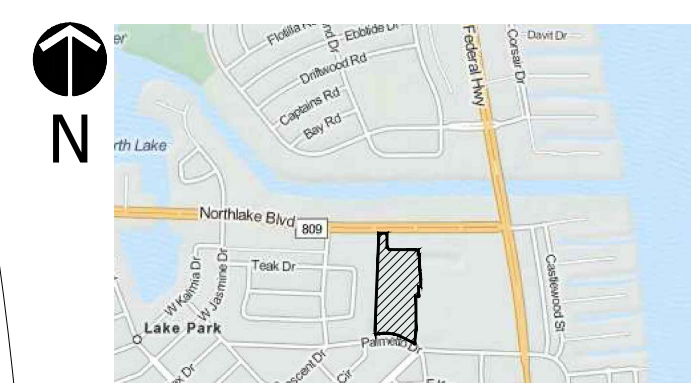
SITE DATA

PROJECT NAME	NORTHLAKE PROMENADE APARTMENTS		
PROPERTY CONTROL NUMBER	36-43-42-22-13-009-0000		
EXISTING USE	VACANT		
PROPOSED USE	APARTMENTS		
EXISTING ZONING DESIGNATION (BY TOWN)	TOMUD TWIN CITIES MIXED USE DISTRICT		
FUTURE LAND USE DESIGNATION	TWIN CITIES MIXED USE		
ACREAGE	9.05	AC	
SQUARE FOOTAGE	394,410.9	SF	
BUILDING DATA			
STUDIO UNITS	20	UNITS	
1 BED / 1 BATH	133		
2 BED / 2 BATH	102		
3 BED / 3 BATH	18		
MULTISTORY	6		
TOTAL UNITS	279		
COMMERCIAL			
EXISTING RETAIL 1		SF	
EXISTING RETAIL 2		4,238	
		6,186	
PARKING DATA			
1.45 SPACES PER UNIT (279 UNITS)	REQ.	PROV.	
SURFACE PARKING (INCLUDED IN TOTAL)	405	403	
RETAIL/PLAZA (4/1000 SF)	42	45	
EV CHARGING STATIONS (Not Included in Total)	20		
TOTAL PARKING SPACES	447	448	
TOTAL SPACES REQUIRED BY SHARED PARKING **			
	394		
LOT COVERAGE			
LANDSCAPE	SF	0.029	2.00 22%
VUA	198,339	4.55	50%
SIDEWALKS & PLAZAS	34,618	0.79	9%
BUILDING AREA	57,571	1.32	15%
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TOTAL SITE AREA	394,410.9	8.67	100%
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**NOTE: BASED ON SHARED PARKING PREPARED BY SIMMONS & WHITE DATED MARCH 27, 2024			
NOTE: ALL ACCESS GATES TO BE EQUIPPED WITH KNOX KEY SWITCH AND CLICK 2 ENTER FOR FIRE RESCUE REQUIREMENTS			

KEY MAP



LOCATION MAP



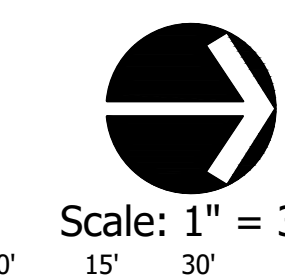
LEGEND

ADA	AMERICANS W DISABILITIES ACT	EX	EXISTING
LB	LANDSCAPE BUFFER	EV	ELECTRIC VEHICLE
PA	PLANTING AREA	UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT	SUA	SEACAST UTILITY AUTHORITY
R	RADIUS		
OH	OVER HANG		
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SW	SIDEWALK		
TYP	TYPICAL		
LU	LAND USE		
Z	ZONING		
INT	INTERIOR		
SF	SQUARE FOOTAGE		
WS	WHEEL STOP		
		ADA SIGN	
		STOP SIGN	
		DO NOT ENTER	

PROJECT TEAM

PROPERTY OWNER: NORTHLAKE PROMENADE SHOPS LLC 3200 N. MILITARY TRAIL, 4TH FLOOR BOCA RATON, FL 33351 PHONE: (561) 989 - 2903		CIVIL ENGINEER: SUN TECH ENGINEERING 4577 NOB HILL ROAD, SUITE 102 BOCA RATON, FL 33351 PHONE: (561) 609-0260
DEVELOPERS: AVALON BAY COMMUNITIES 200 E. BROWARD BLVD. SUITE 1400 FORT LAUDERDALE, FL 33301 PHONE:		SURVEYOR: WALLACE SURVEYING 5555 VILLAGE BOULEVARD SUITE 1400 WEST PALM BEACH, FL 33407 PHONE: (561) 640 - 4551
LAND PLANNER: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE : 561-747-6336		TRAFFIC ENGINEER: SIMMONS AND WHITE 2581 METRO CENTRE BOULEVARD, SUITE 3 851- 478 - 7848 X 112 WEST PALM BEACH, FL 33407 PHONE: 561-286-8688
LANDSCAPE ARCHITECT: NATURALAFICAL 6015 RED ROAD, SUITE 224 CORAL GABLES, FL 33143 PHONE: 305.321.2341		ELECTRICAL ENGINEER: JORDAN & SKALA 4300 W. CYPRESS ST., SUITE 360 TAMPA, FL 33607 PHONE: 813-217-5970
ARCHITECT: BAKER BARRIOS 400 N. ASHLEY DRIVE, SUITE 800 TAMPA, FL 33602 PHONE: 813-549-1900		

SITE PLAN



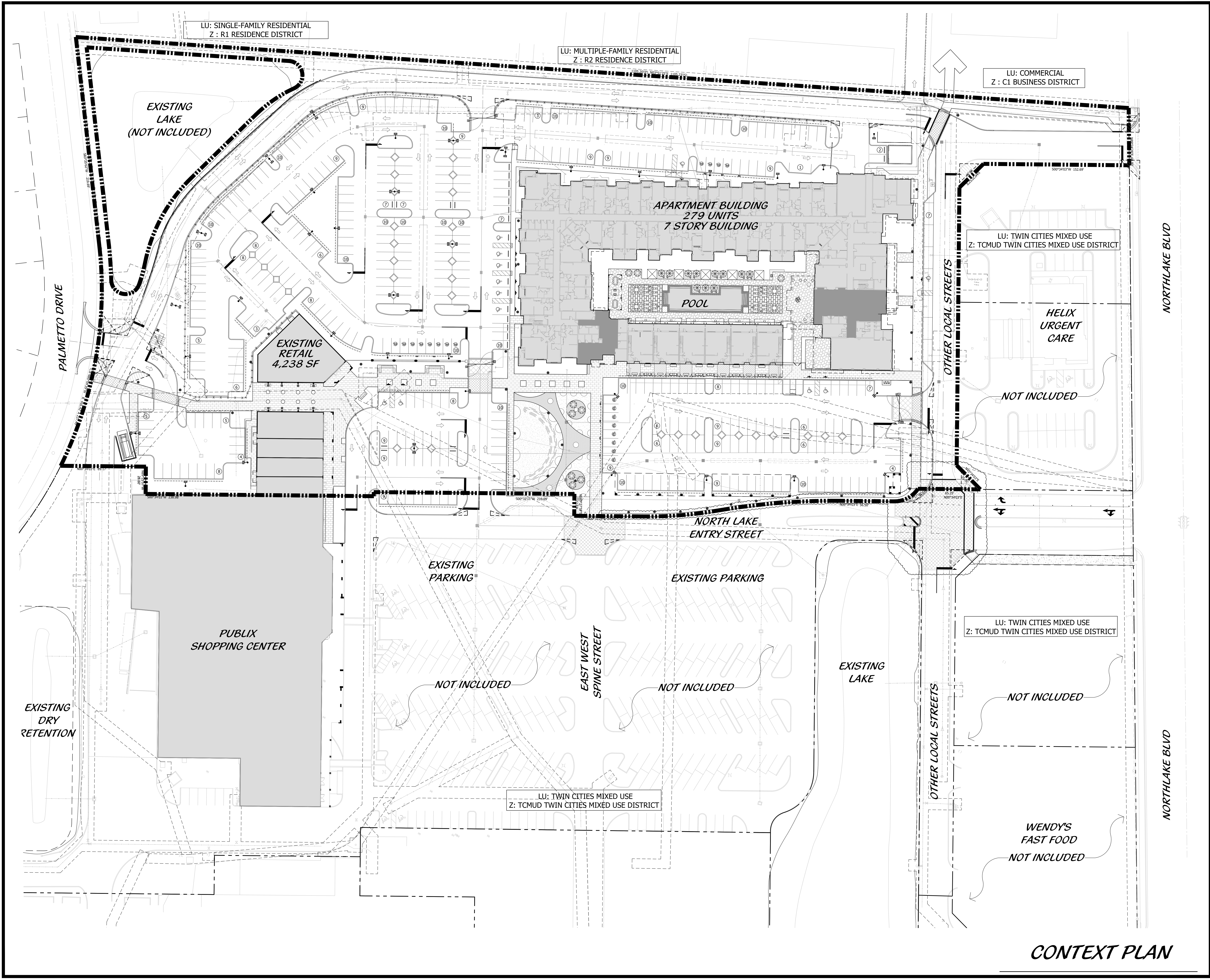
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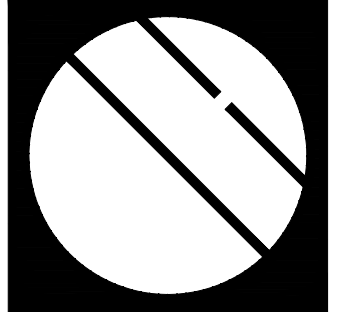
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DRAWN	RNK
APPROVED	DEH
JOB NUMBER	21-0521
DATE	11-16-23
REVISIONS	01-04-24
	02-28-24
	04-03-24

April 05, 2024 1:51:42 p.m.
Drawing: 21-0521 SP.DWG

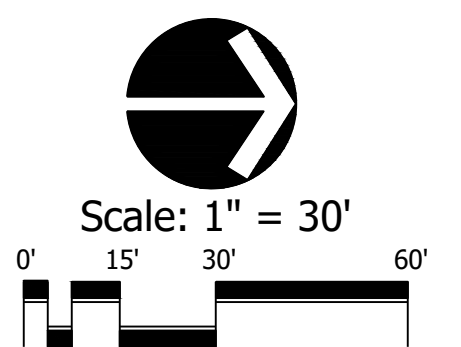
SHEET 1 OF 1

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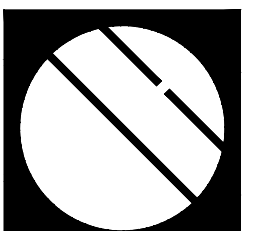
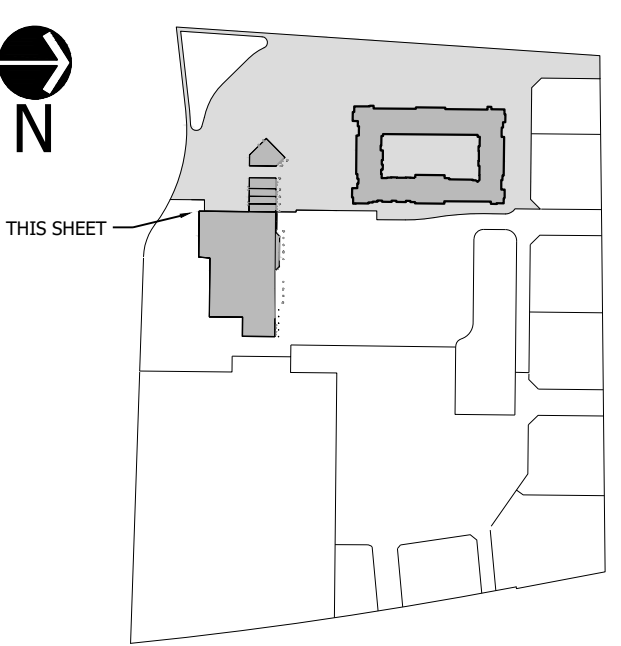

Cotleur & Hearing
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561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Northlake Promenade Apartments
Lake Park, Florida


Scale: 1" = 30'

DESIGNED	DEH
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KEY MAP



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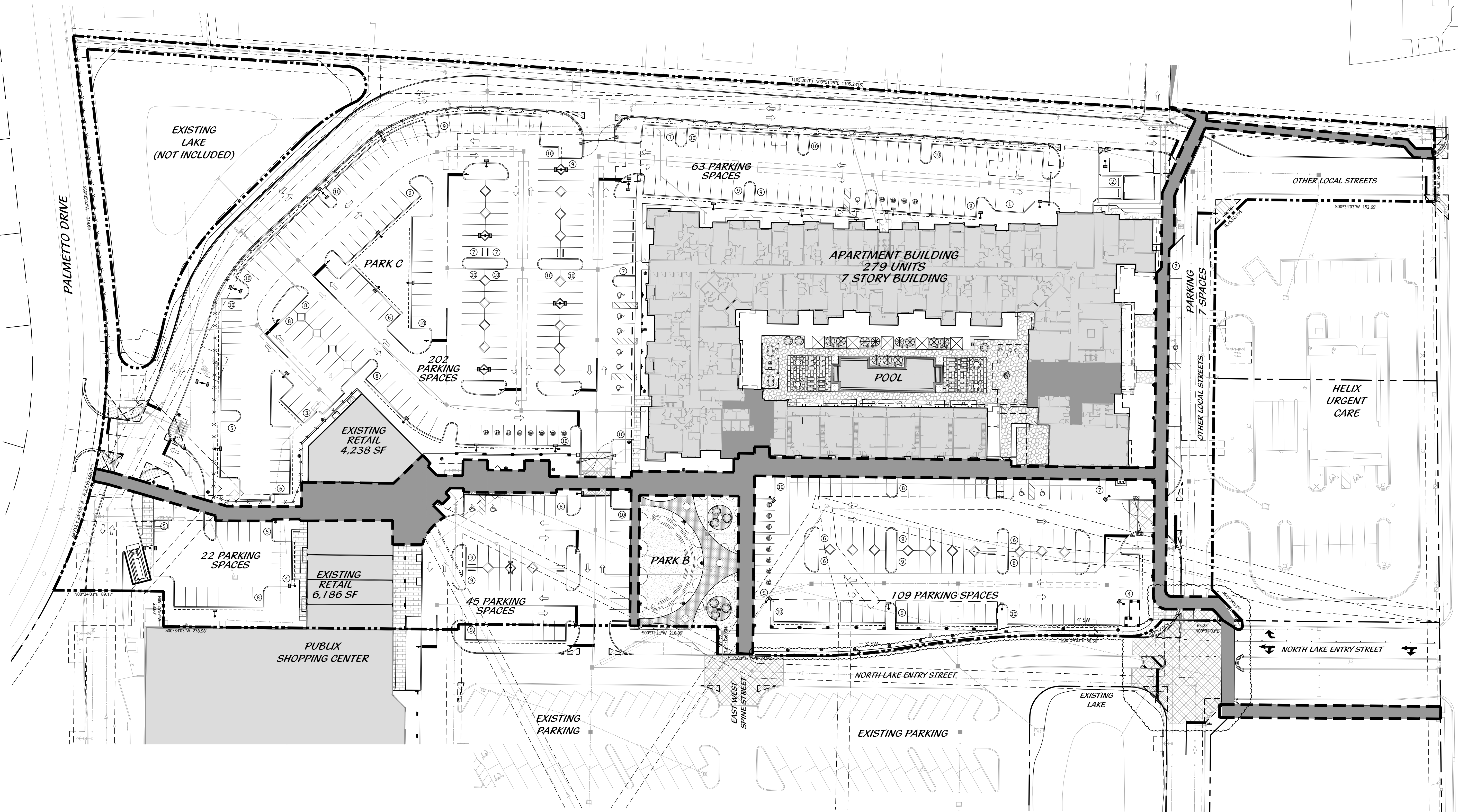
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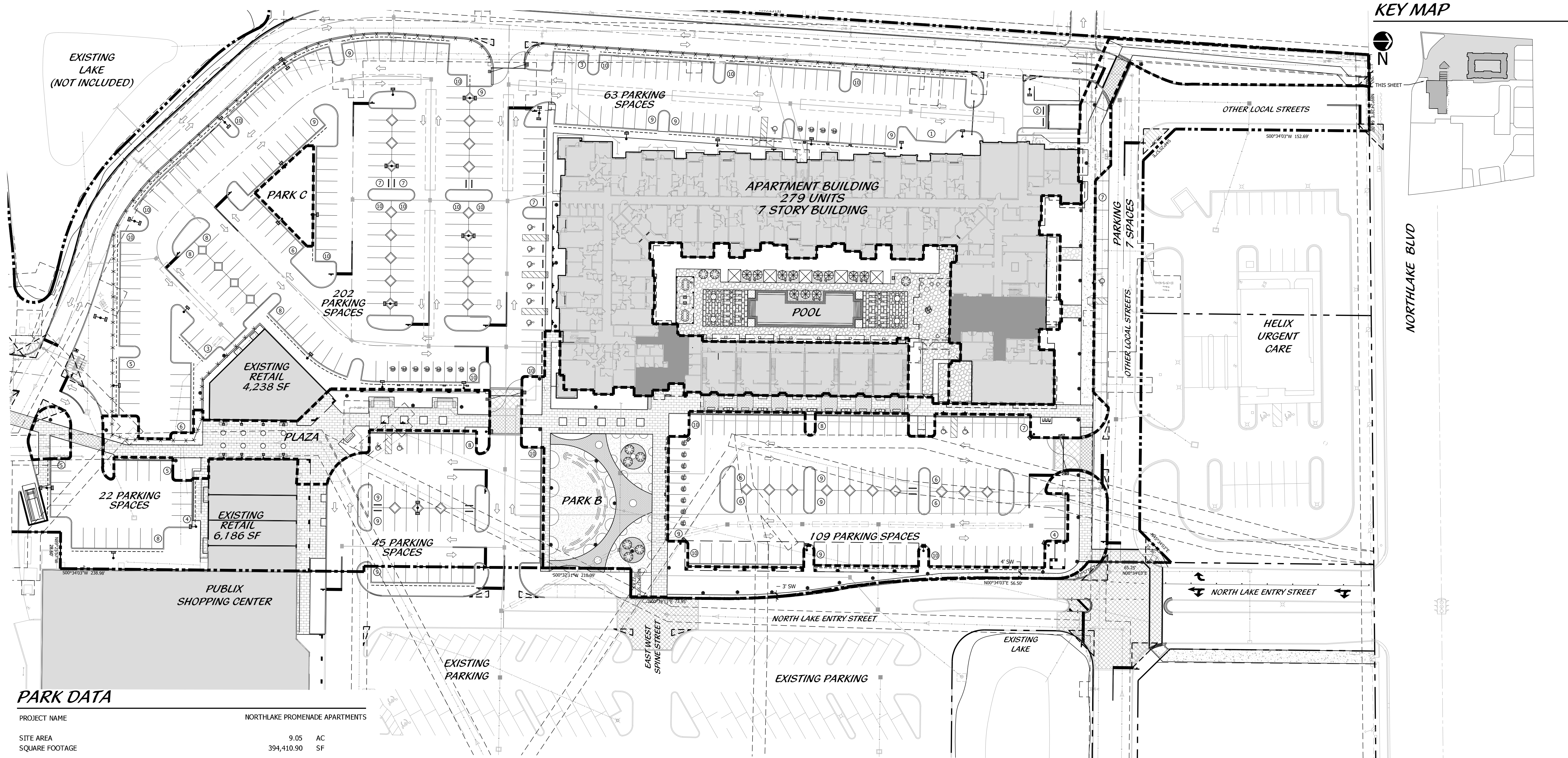
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SHEET 1 OF 1

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**SIDEWALK EASEMENT
EXHIBIT**

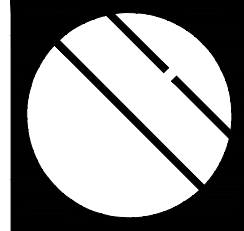




PARK DATA

PROJECT NAME		NORTHLAKE PROMENADE APARTMENTS		
SITE AREA		9.05	AC	
SQUARE FOOTAGE		394,410.90	SF	
PARK A & B		1.75	AC	
PARK A		12770.06		
PARK B		43470.26		
PARK C		2011.64		
POOL AMENITY		18046.85		
SQUARE FOOTAGE		76,298.8	SF	
PARK AREA WITHIN OVERALL SITE AREA		19%		
TOTAL PERVIOUS PARK AREA		10%		
LOT COVERAGE		SF	AC	%
PARK A				
PERVIOUS AREA				
LANDSCAPE		5,160	0.12	40%
IMPERVIOUS AREA				
SIDEWALKS & PLAZAS		7,610	0.17	60%
TOTAL AREA		12,770.1	0.29	100%
PARK B				
PERVIOUS AREA				
LANDSCAPE		24,547	0.56	56%
IMPERVIOUS AREA				
SIDEWALKS & PLAZAS		18,924	0.43	44%
TOTAL AREA		43,470.3	1.00	100%
PARK C				
PERVIOUS AREA				
LANDSCAPE		2,012	0.05	100%
TOTAL AREA		2,011.6	0.05	100%
POOL AMENITY				
PERVIOUS AREA				
LANDSCAPE		5,781	0.13	32%
IMPERVIOUS AREA				
SIDEWALKS & PLAZAS		12,265	0.28	68%
TOTAL AREA		18,046.9	0.41	100%

PARK & GREEN SPACE
EXHIBIT



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