



Planning Commission Meeting Minutes

Tuesday, March 23, 2021

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Brad Gunnell, Drew Hoffman, Art Adcock, BreAnna Nixon and Kody Curtis.

Others in Attendance: Community Development Director Jason Bond. John Money and Apex Engineering representing 341 Townhomes development.

Commission Chair Wood opened the meeting at 7:01 p.m.

INVOCATION/INSPIRATION THOUGHT: Commissioner Lance shared an inspirational thought.

PLEDGE OF ALLEGIANCE: Mr. Bond led the Pledge of Allegiance.

PUBLIC FORUM: Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no Public Comments submitted. Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION

341 Townhomes Final Subdivision Review

A final review of a 3-unit townhome development located at approximately 341 E. 100 S.

Mr. Bond explained that this subdivision includes a 3-unit townhome (See Attachment 'A'). He noted that the garages will count for two parking spaces per unit. He stated that the developer and Staff have been working together on this subdivision for a while, regarding the number of units and a discrepancy with the property line. Mr. Bond clarified that the property line has been verified with JUB engineering and the applicant was able to reconfigure their plans to make 3 unit's work. He noted that this application has been in process prior to the code amendment making multifamily uses not allowed within the Main Street Commercial (MSC) zone. Mr. Bond added that the City Council is reviewing a deferral agreement for this project. He recommended that any motion made, be contingent upon a deferral agreement being determined and finished.

Mr. Bond shared the plans for the building including the architectural renderings, landscaping plans and layout.

Commissioner Lance noted that she likes the architectural renderings. Commissioner Curtis indicated that he likes the door facing the front which makes it appear to be a single-family home. Mr. Bond preliminary and final combined. Commissioner Curtis noted the storage space provided for the trash receptacles. He asked if there are any requirement that the trash must be hidden from view? Mr. Bond explained that there are no City requirements regarding this, just the applicants design and desire to shield the trash.

Commission Chair Wood asked that the remaining approval process be explained. Mr. Bond explained that the Planning Commission is the land use authority for this subdivision because it is 3 units or less. He noted that the last thing that will need to be reviewed will be a potential deferral agreement by the City Council.

Motion: Commissioner Curtis motioned to approve the 341 townhomes subdivision with the following condition: that a deferral agreement be approved by the City Council or the applicant work closely with engineering to install all required street improvements. Commissioner Nixon seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Nixon	Aye
Commissioner Hoffman	Aye
Commissioner Curtis	Aye

The motion passed unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from
February 23, 2021

Motion: Commissioner Lance motioned to approve the minutes from February 23rd, 2021. Commissioner Hoffman Seconded.

Roll Call

Commissioner Curtis	Aye
Commissioner Hoffman	Aye
Commissioner Nixon	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 7 to 0.

Mr. Bond provided an update regarding the 'Imagine Santaquin' General Plan Committee which is working on how to convey information to the Public, etc. for the general plan update. He explained that the City will be working with Parametrics to create an active transportation plan. He noted that this is an active grant, and he expects the project to start within the next month or two. He added that this project will be done at the Planning Commission meetings.

Mr. Bond explained that the City Council has moved to a hybrid meeting format where the Council and Staff are now meeting together. The public will only be coming to the meetings in limited attendance and the meetings will still be broadcast over Youtube live. He asked the Commission for direction on how they would like to proceed for the next meeting. Commissioner Wood suggested that the meetings be in person for the Commissioners and Staff starting in May when more adults have had the opportunity to be vaccinated. Commissioners Lance, Curtis, Adcock, and Nixon all agreed with this plan.

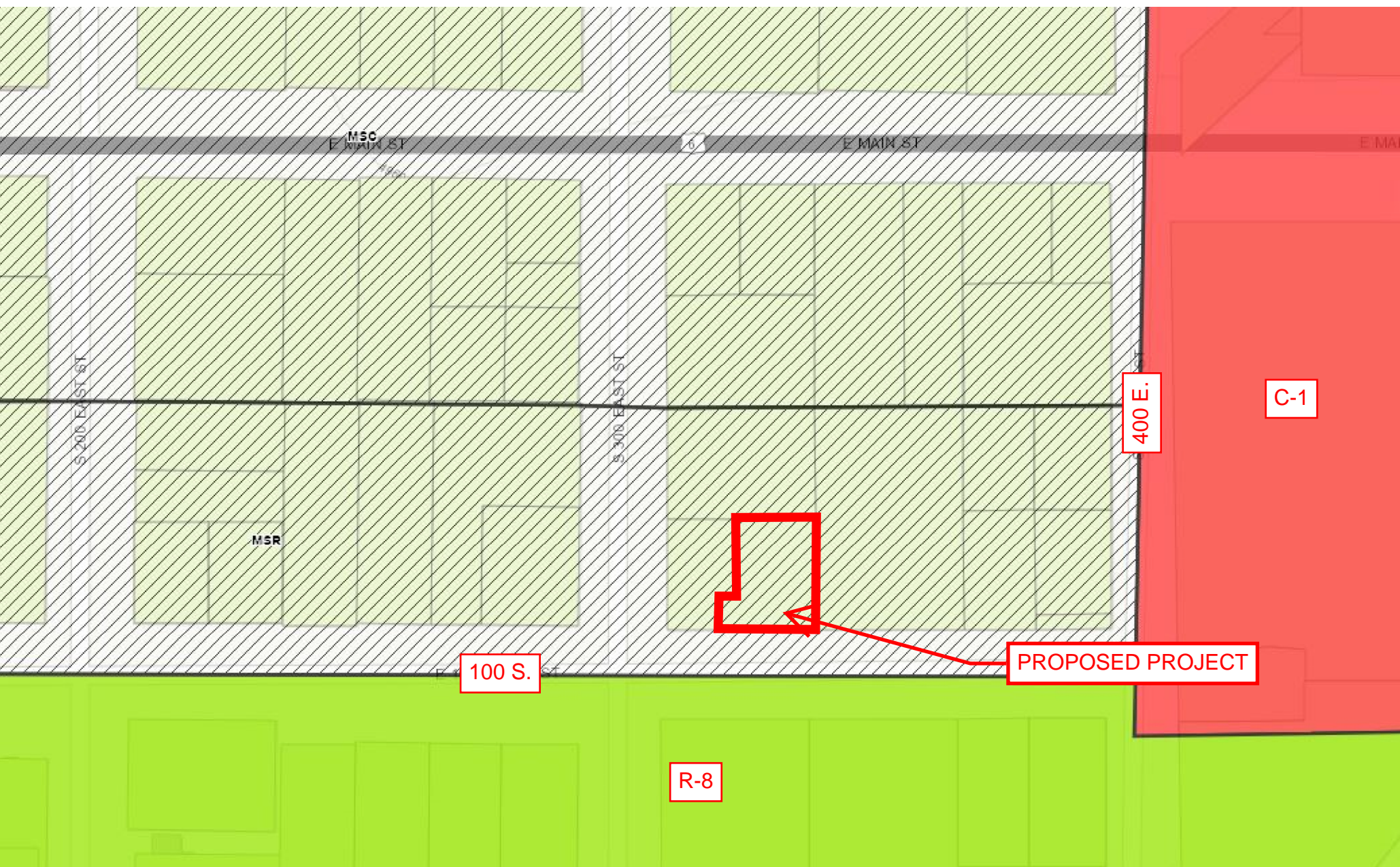
ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:25 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

ATTACHMENT 1: ZONING AND LOCATION MAP





LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	PLAT SHEET
C-3	UTILITY PLAN SHEET
C-4	GRADING PLAN
C-5	LANDSCAPE PLAN
D-1	DETAIL SHEET

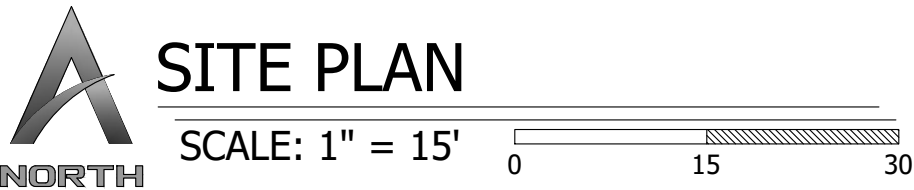
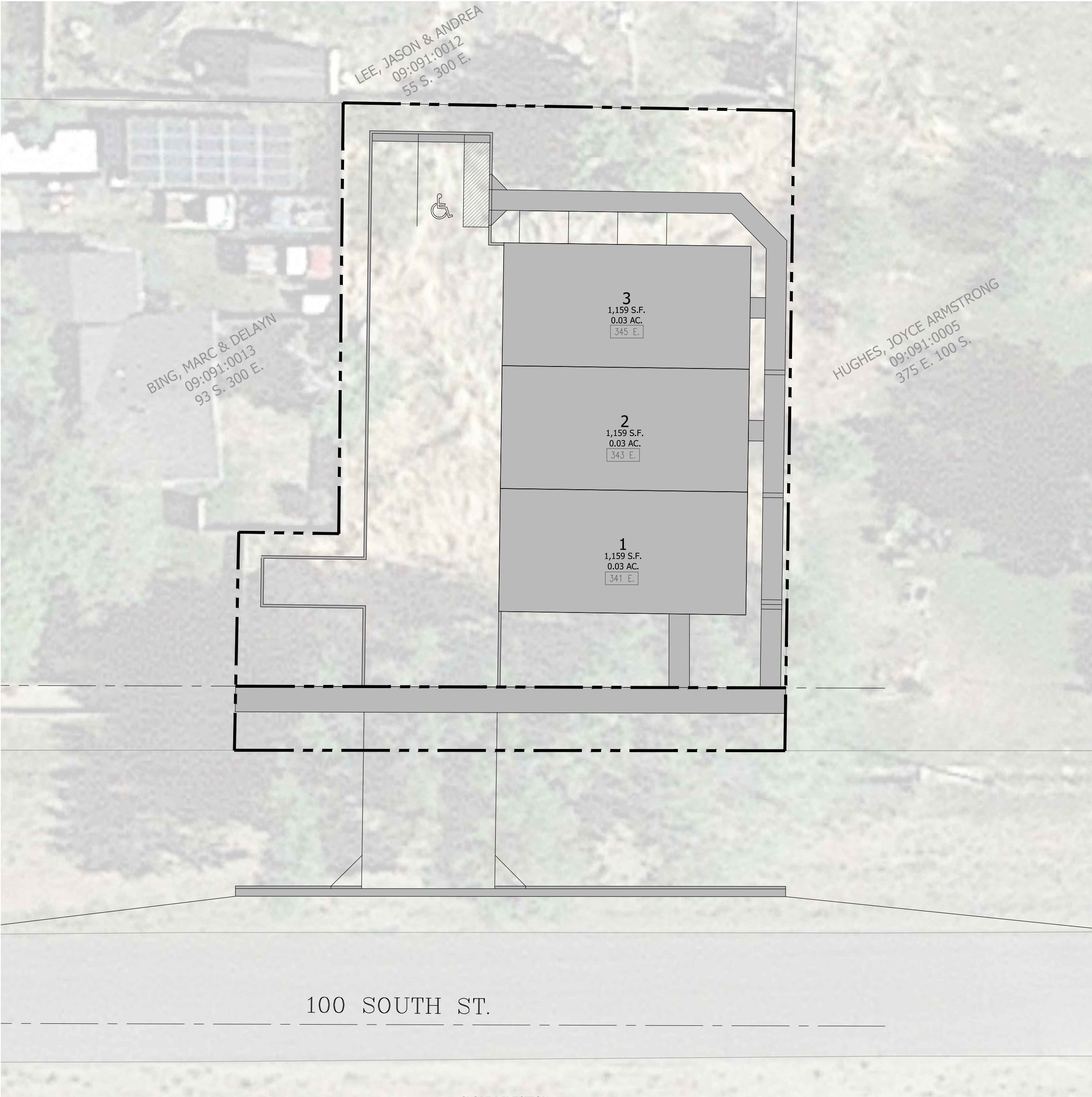
TABULATIONS		
TOTAL LOTS	3	
DENSITY	11.11 UNIT/ACRE	
TOTAL ACREAGE	0.27 AC.	100%
TOTAL ACREAGE IN LOTS	0.08 AC.	26%
PARKING SPACE ACREAGE	0.01 AC.	4%
RIGHT-OF-WAY	0.03 AC.	11%
OPEN SPACE ACREAGE	0.09 AC.	33%

NOTES:
SUBDIVISION LIES WITHIN THE MSR ZONE

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: WEST WON INC.
3651 N. 100 E. SUITE 300 PROVO, UT
ENGINEER: RICHARD HATFIELD (801-796-2277)
661 N. MAIN STREET SPANISH FORK, UT



SITE PLAN

SCALE: 1" = 15'

- NOTES:
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
 3. GARAGES MUST BE 24' X 24' WITH 20' OPENING.



REVISIONS		REMARKS
DATE	BY	



THREE FOUR ONE TOWNHOMES
COVER SHEET

DATE: 3-3-2021

LOCATION: SANTAQUIN, UT

FOR: WEST WON INC.

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

PROPERTY OWNER/DEVELOPER: WEST WON INC.

3651 N. 100 E. SUITE 300 PROVO, UT

ENGINEER: RICHARD HATFIELD (801-796-2277)

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LOCATION OF PROJECT



VICINITY MAP

SCALE: N.T.S.

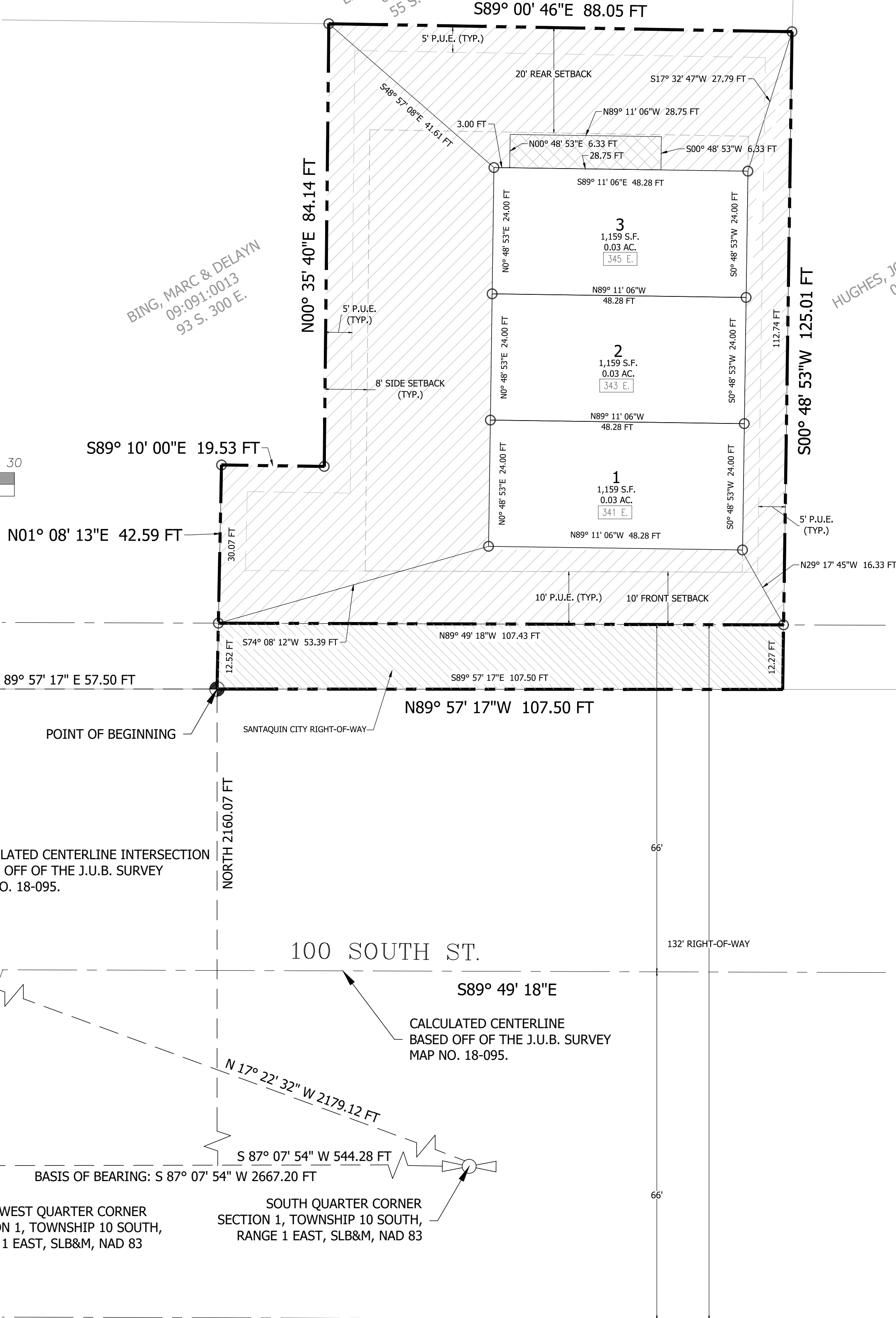


Scale: 1" = 15'

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 10719099
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA
- SANTAQUIN CITY RIGHT-OF-WAY

- NOTE:
- ALL COMMON AREAS (NOT INCLUDING LIMITED COMMON AREA) AND STREET TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - LANDSCAPING NEEDS TO BE INSTALLED OR A LANDSCAPING BOND PAID BEFORE CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK _____ DATE _____

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 10719099. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1 (BASIS OF BEARING 2667.20 FEET S. 87°07'54" W.) MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT LIES S. 89°57'17" W. 57.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS, SAID POINT ALSO LIES 544.28 FEET S. 87°07'54" W. ALONG THE SECTION LINE AND 2160.07 NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 01 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE THE FOLLOWING 5 COURSES, (1) N. 01°08'13" E. 42.59 (2) S. 89°10'00" E. 19.53 FEET, (3) N. 00°35'40" E. 84.14 FEET, (4) S. 89°00'46" E. 88.05 FEET, (5) S. 00°48'53" W. 125.01 FEET TO THE NORTH SIDE OF 100 SOUTH STREET, THENCE N. 89°57'17" W. 107.50 FEET ALONG SAID NORTH SIDE OF SAID STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877 SQUARE FEET IN AREA OR 0.273 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS _____ DAY OF _____, 2021.

SIGNED JOHN MONEY, PRESIDENT _____ DATE _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, BY JOHN ACE MONEY, WHO REPRESENTED THAT HE IS THE PRESIDENT OF WEST WON INC., AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR-SECRETARY _____ DATE _____

THREE FOUR ONE TOWNHOMES
PLAT "A"
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

UTILITY PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING POWER POLE
- WATER METER
- P.I. METER
- CONCRETE/BLOCK WALL

- NOTES:
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - PROPERTY IN NO FLOODPLAIN ZONE.



REVISIONS		REMARKS
DATE	BY	



DATE: 3-3-2021

LOCATION: SANTAQUIN, UT

FOR: WEST WON INC.

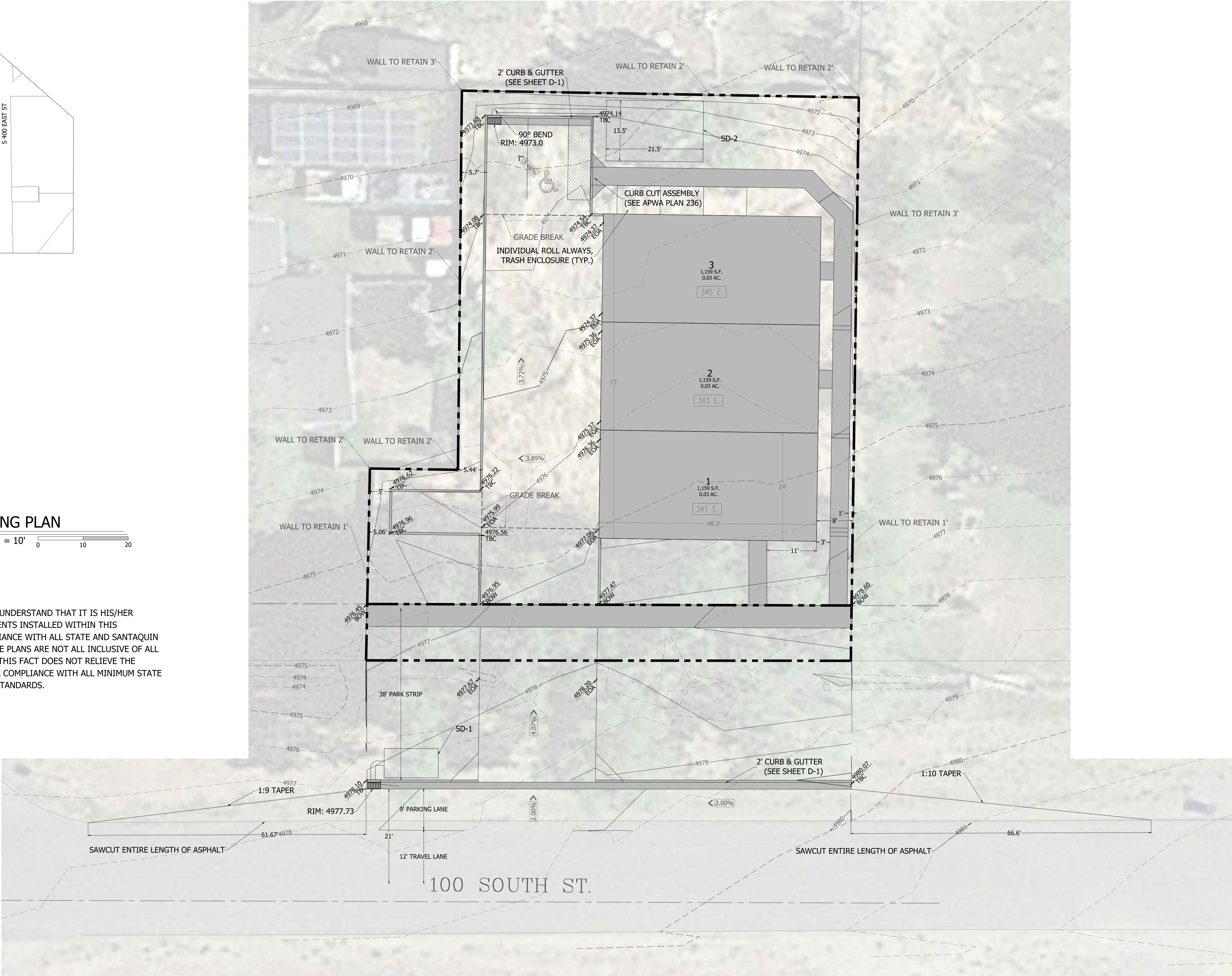


LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

GRADING PLAN
SCALE: 1" = 10'

NOTES:
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REVISIONS		REMARKS
DATE	BY	



LANDSCAPE NOTES:

- ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
- ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE. ALL PLANTS THAT DIE DURING THE 2 YEAR WARRANTY PERIOD (CITY WARRANTY PERIOD) WILL NEED TO BE REPLACED BY OWNER.
- PLANTING HOLES TO BE 3X DIA. OF CONTAINER. SEE SANTAQUIN CITY TREE PLANTING DETAIL.
- SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
- BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
- ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
- RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
- FERTILIZE SOIL BASE WITH 0-45-0 AT 20#/100S.F., PRIOR TO SOD INSTALLATION.
- FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
- ALL LANDSCAPE AREAS BESIDES GRASS TURF AREA ARE TO BE COVERED WITH 3" DEPTH, 2-3" DIAMETER ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES.
- WEED BARRIER TO BE INSTALLED UNDER ROCK MULCH.
- AC UNITS FOR END UNITS ARE TO BE PLACED ON THE NORTH AND SOUTH SIDE OF THE BUILDING AS SEEN ON THE PLANS.

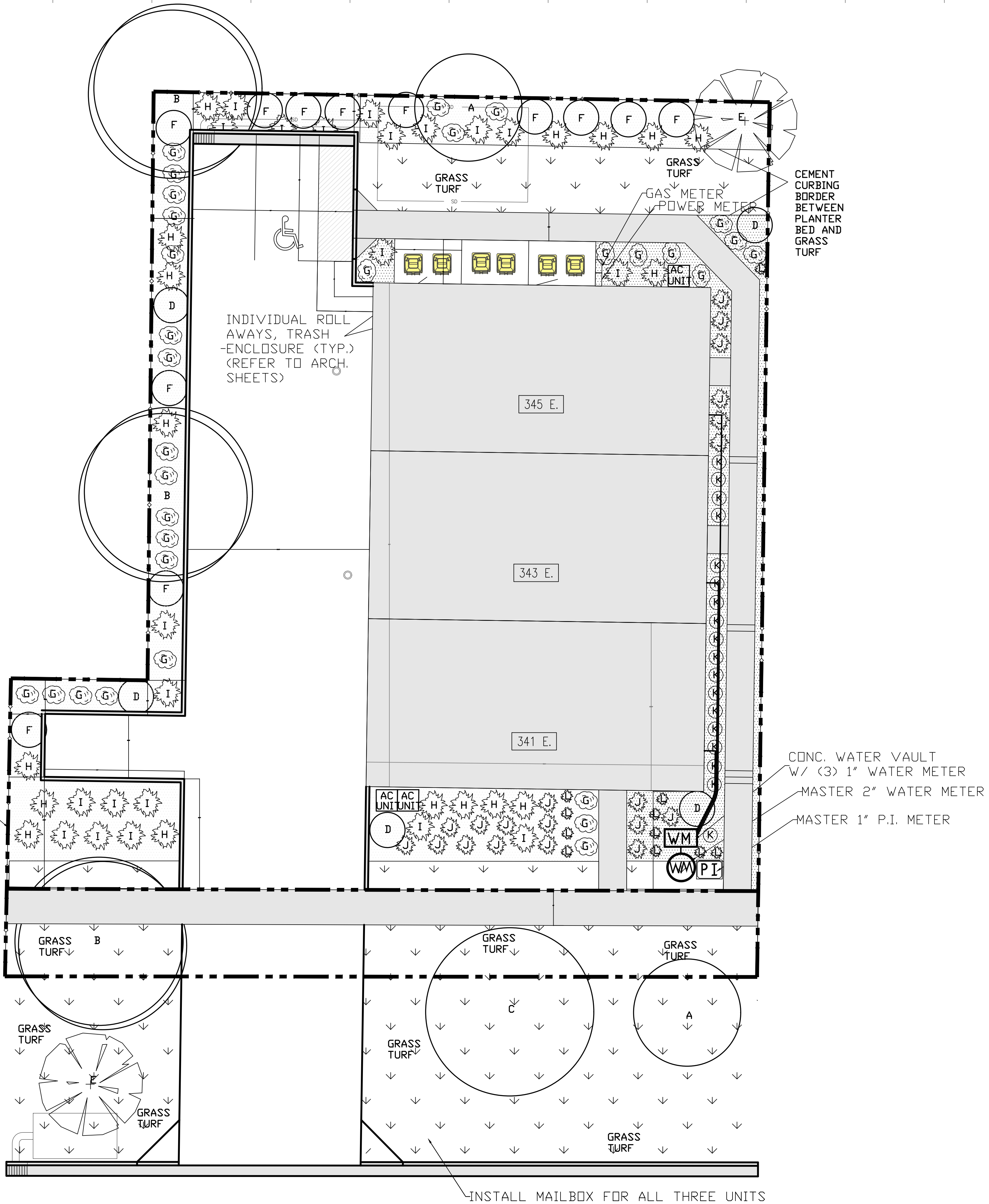
PLANTING LIST:

		BOTANICAL NAME	COMMON NAME	COLOR	SIZE	QTY
DECIDUOUS TREES	A	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	Green/red	2" caliper	1
	B	Cercis canadensis	Eastern Redbud	Green/Pink	2" caliper	3
	C	Magnolia kobus	Magnolia	White/Green	2" caliper	1
EVERGREEN TREES	D	Picea abies 'Cupressina'	Columnar Norway Spruce	Green	6' in height	5
	E	Picea orientalis 'Gowdy'	Gowdy Oriental Spruce	Green	6' in height	2
DECIDUOUS SHRUBS	F	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	Purple/green	5 gallon	12
	G	Lavandula	Lavender	Purple/green	5 gallon	31
PERRENIALS & GRASSES	H	Calamagrostis X acutiflora 'Overdam'	Overdam Feather Reed Grass	Green	5 gallon	17
	I	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Green	5 gallon	21
	J	Hemerocallis	Day lily	Red/Yellow	5 gallon	20
	K	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	Pink	5 gallon	18
	L	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	Green/Blue	5 gallon	10

FENCING DETAIL:



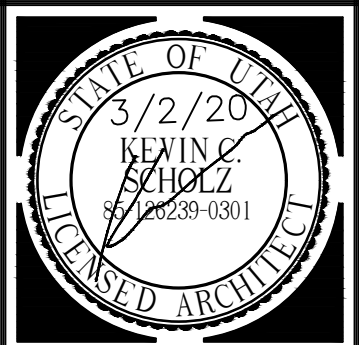
6' DECORATIVE FENCE
ALONG PROPERTY LINE
(SEE LANDSCAPE PLAN)



A
LS

LANDSCAPE PLAN

SCALE: 1"=1/8"



SCHOLZ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN

691 WEST 200 NORTH STE. 100-B SPRINGVILLE UT 84663
BUS: 801.573.2128 FAX: 801.573.2150 E-MAIL: kevin@scholz-arch.com



THREE FOUR ONE TOWNHOMES

UTAH

SANTAQUIN

LANDSCAPE PLAN

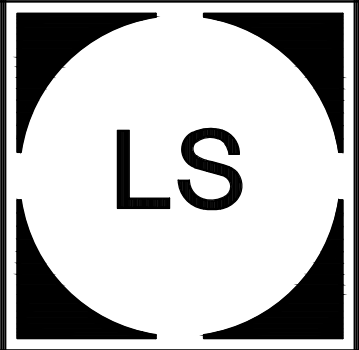
PLOT SCALE:

DATE: 2/19/21

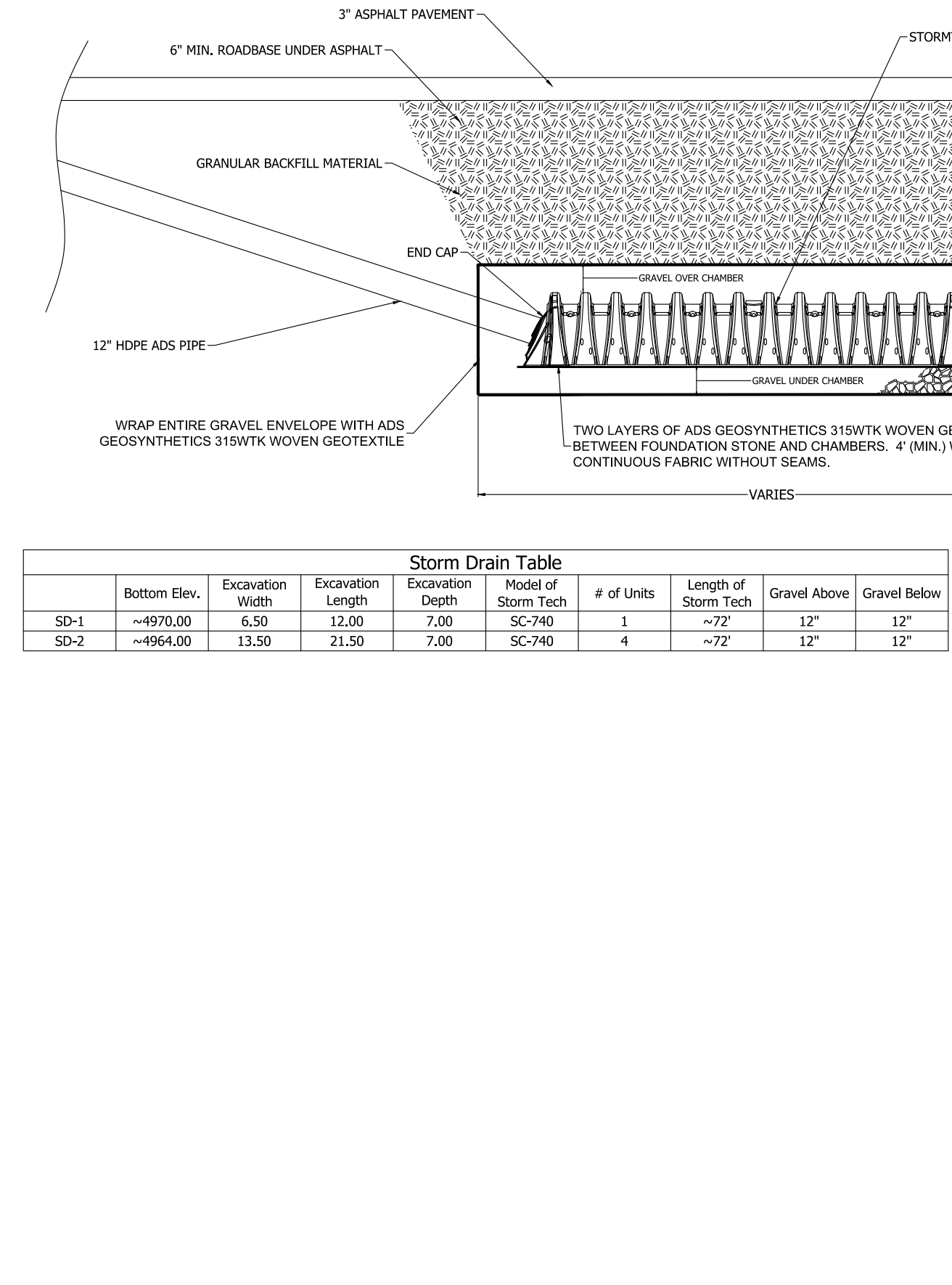
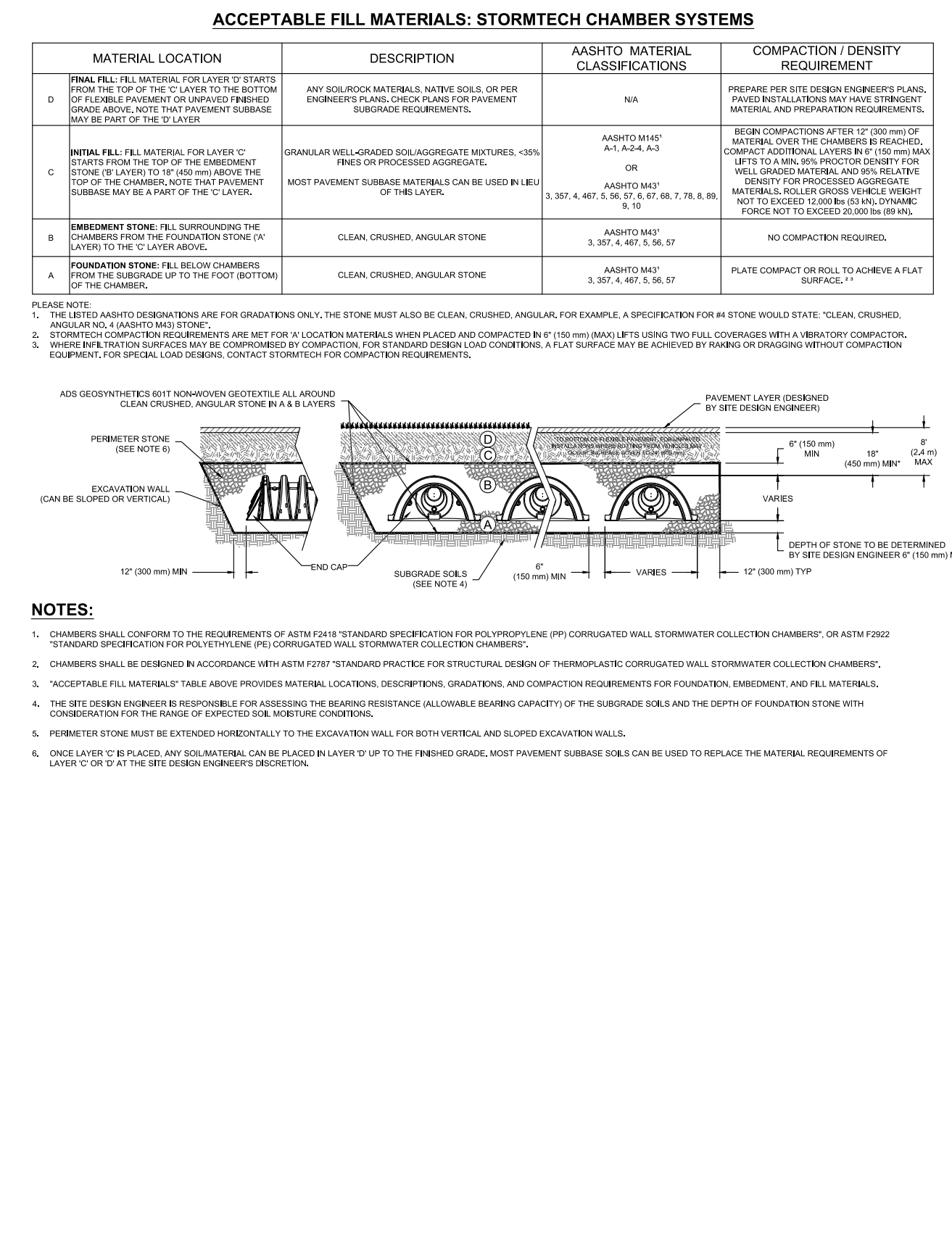
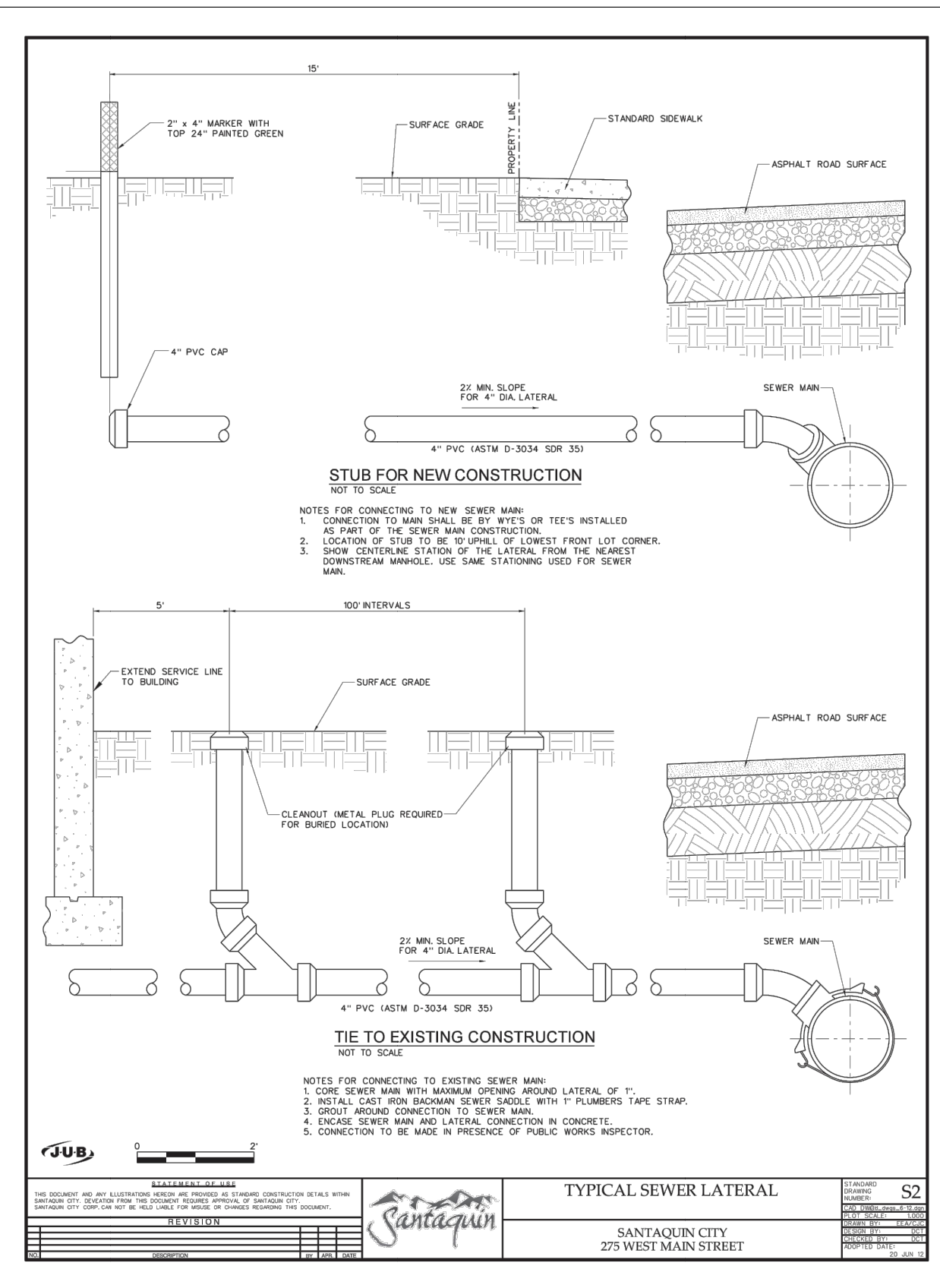
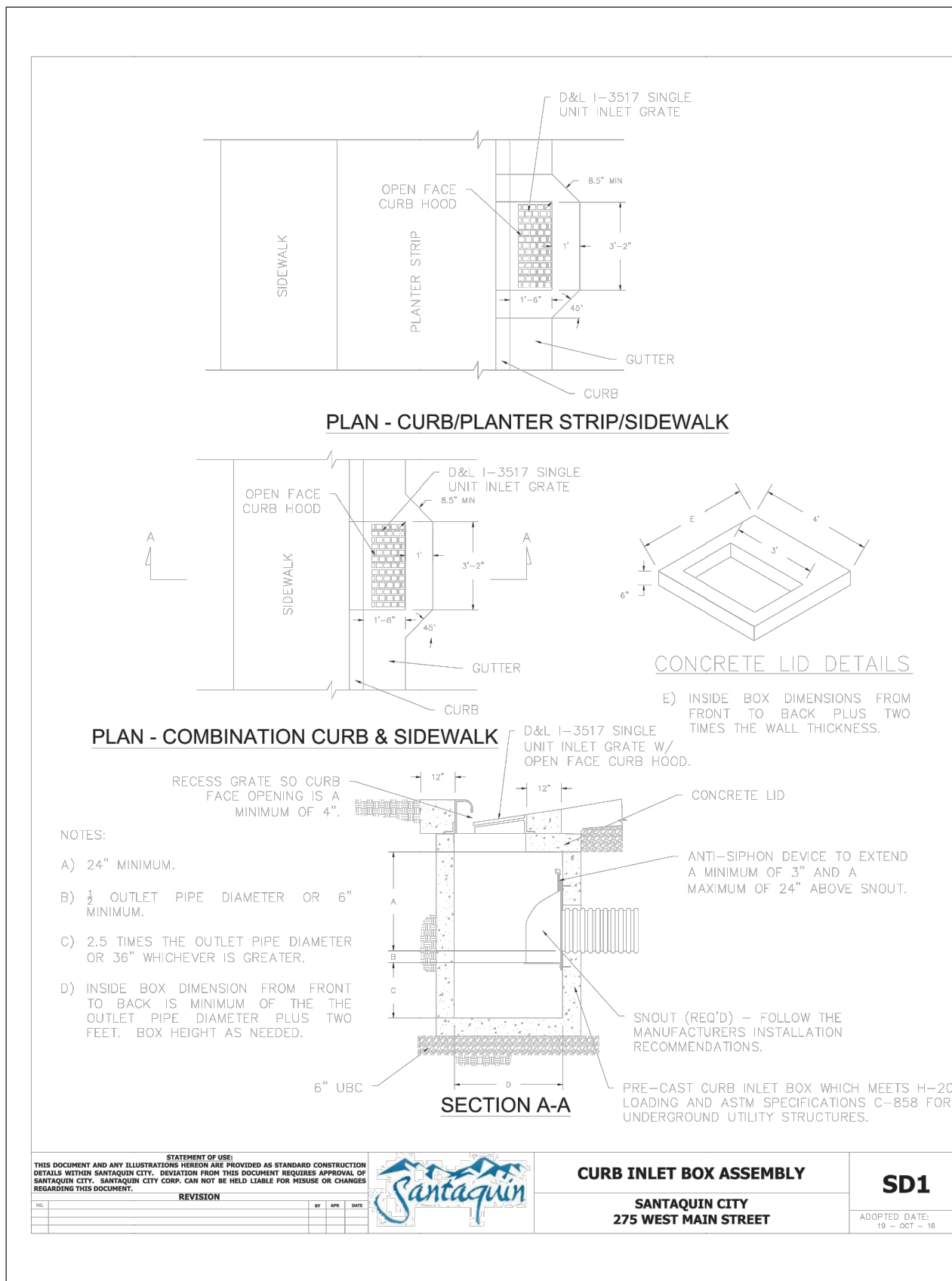
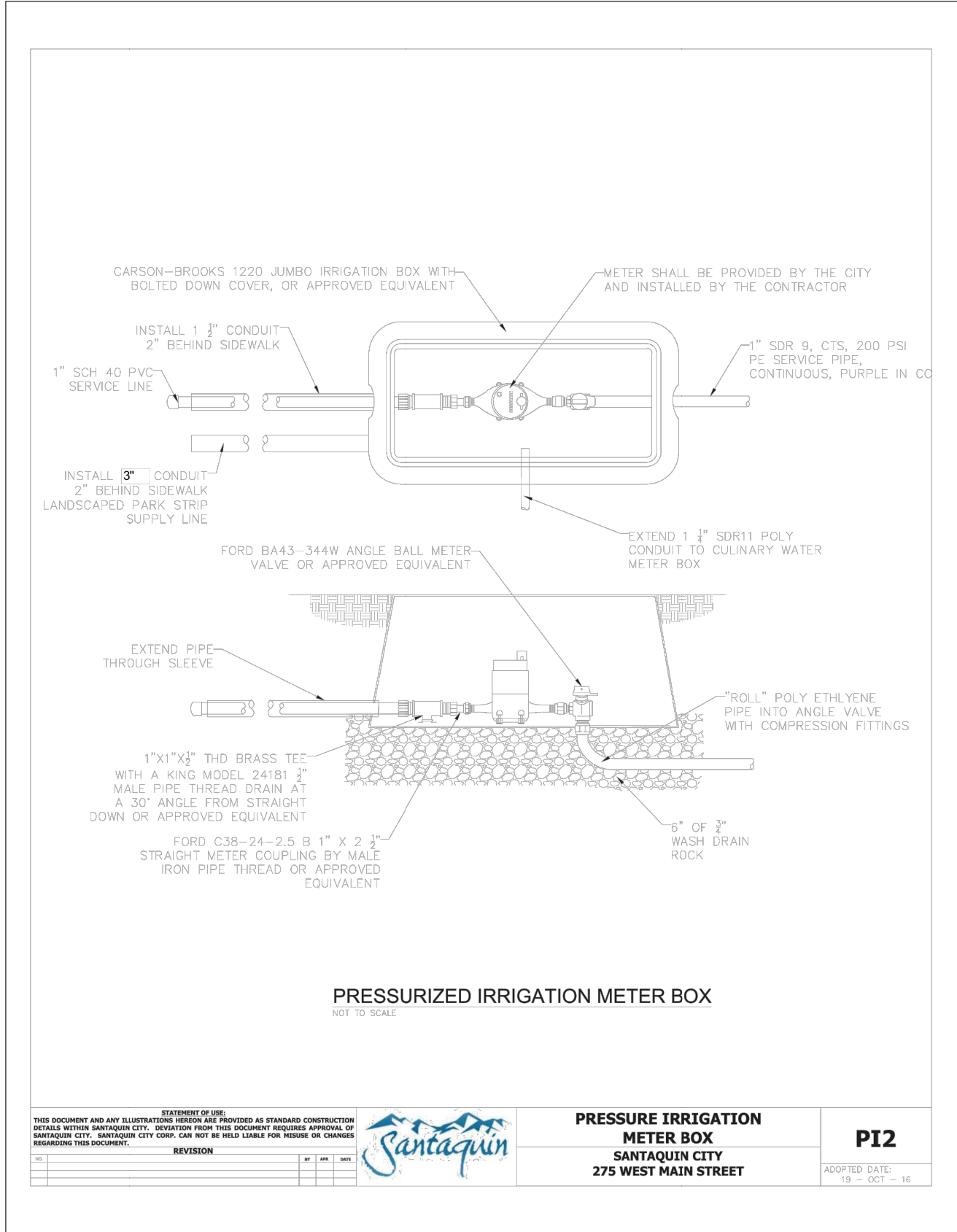
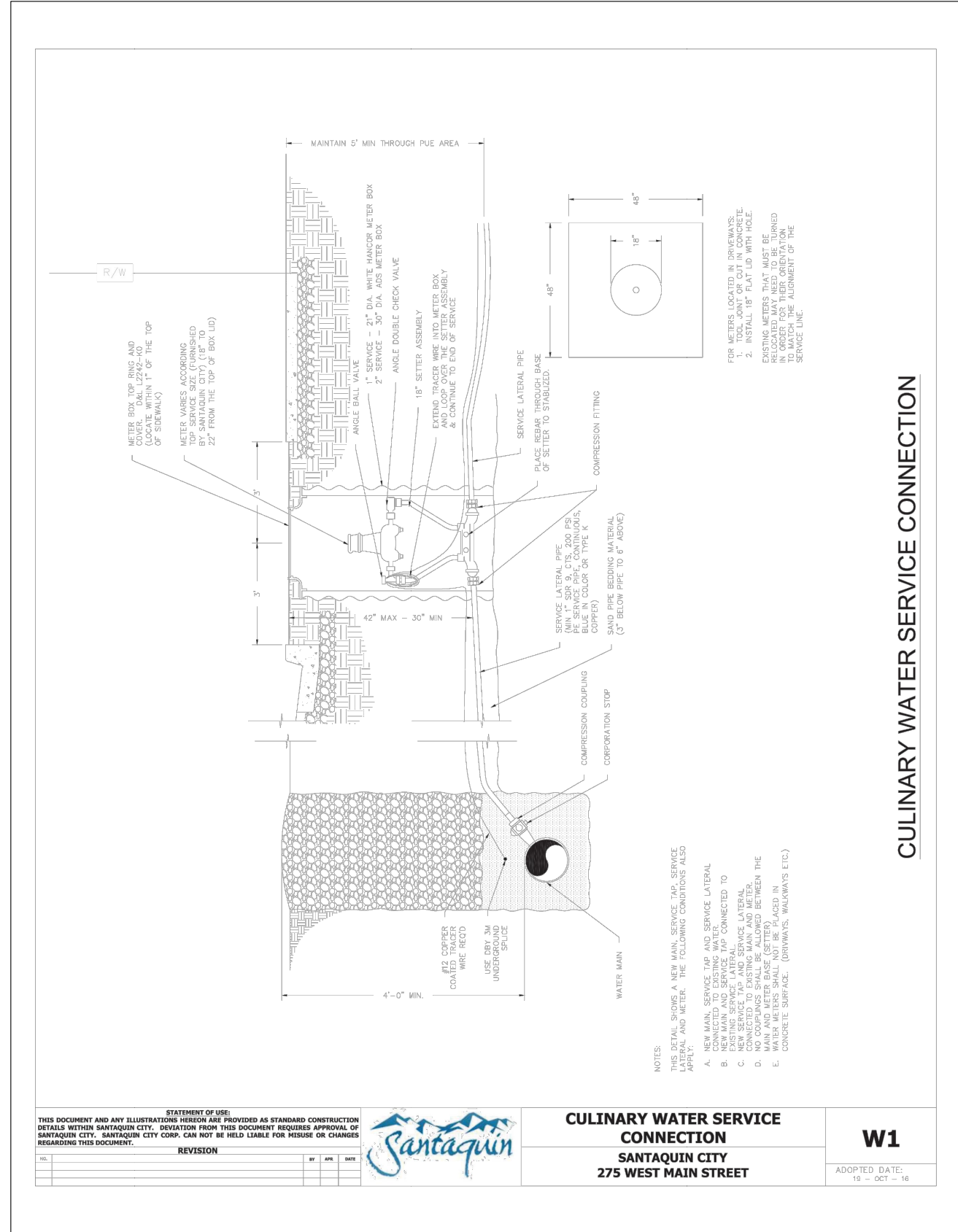
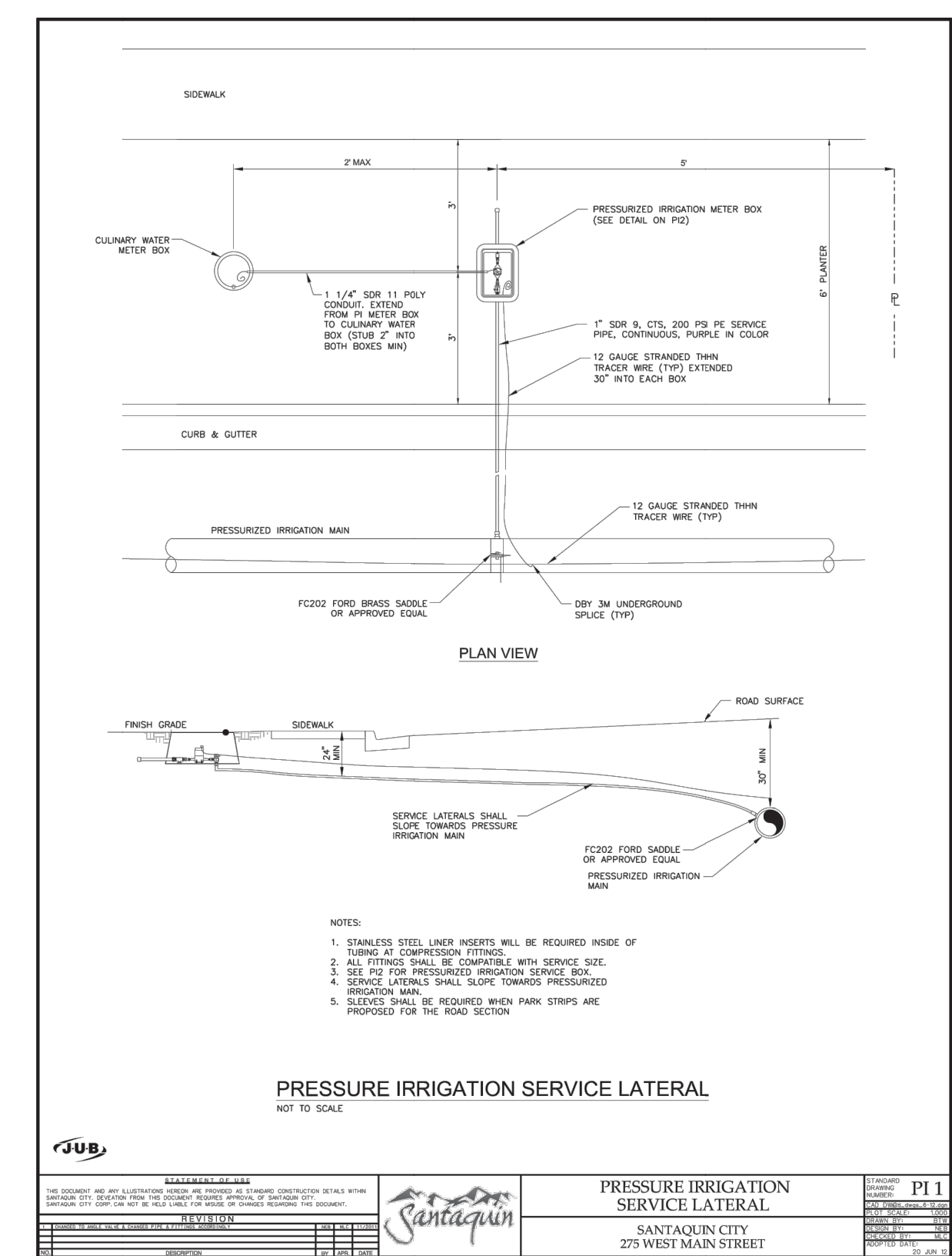
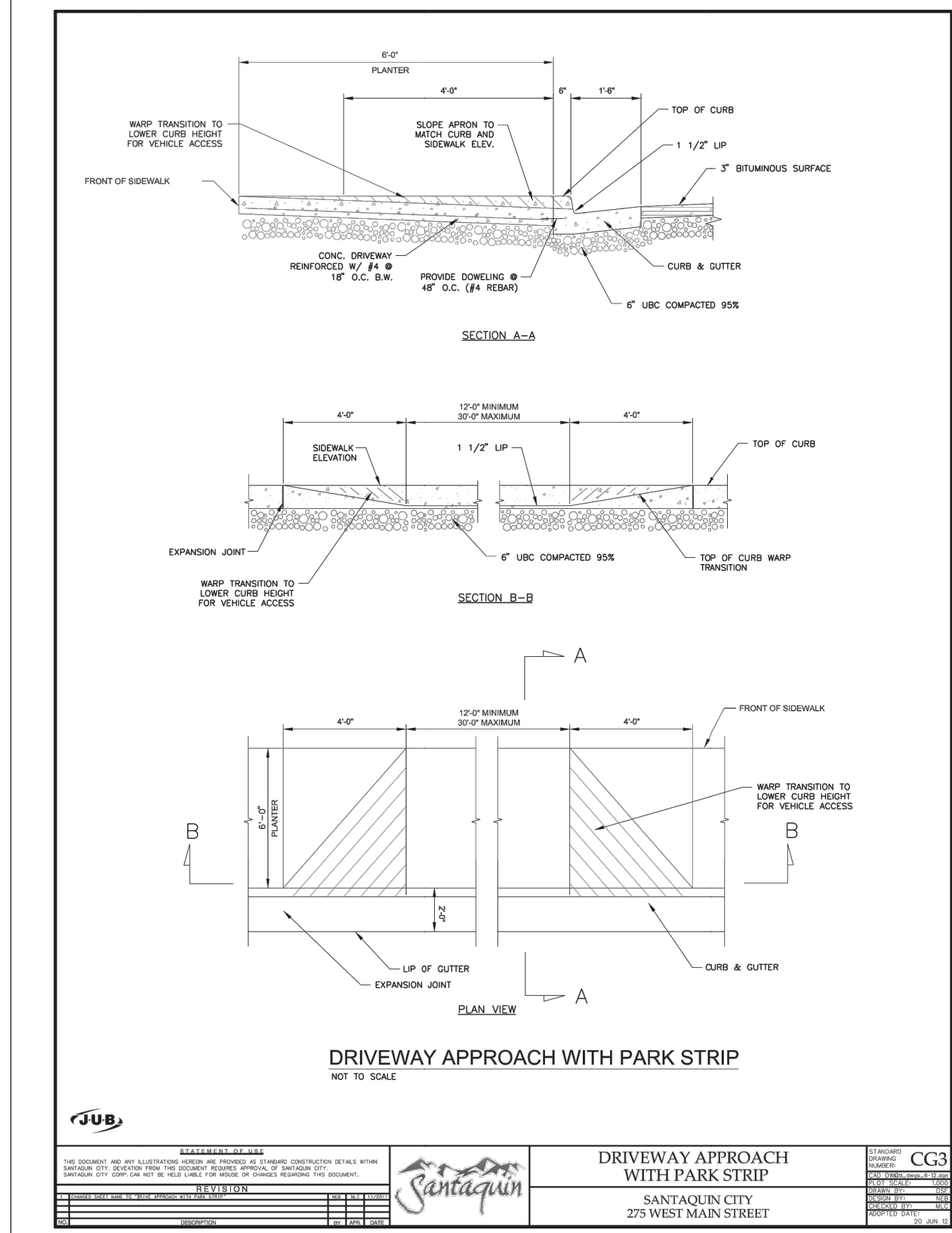
JOB: AS

ISSUES/REV:

ISSUES/REV	DATE



PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



REVISIONS	DATE	BY	REMARKS

