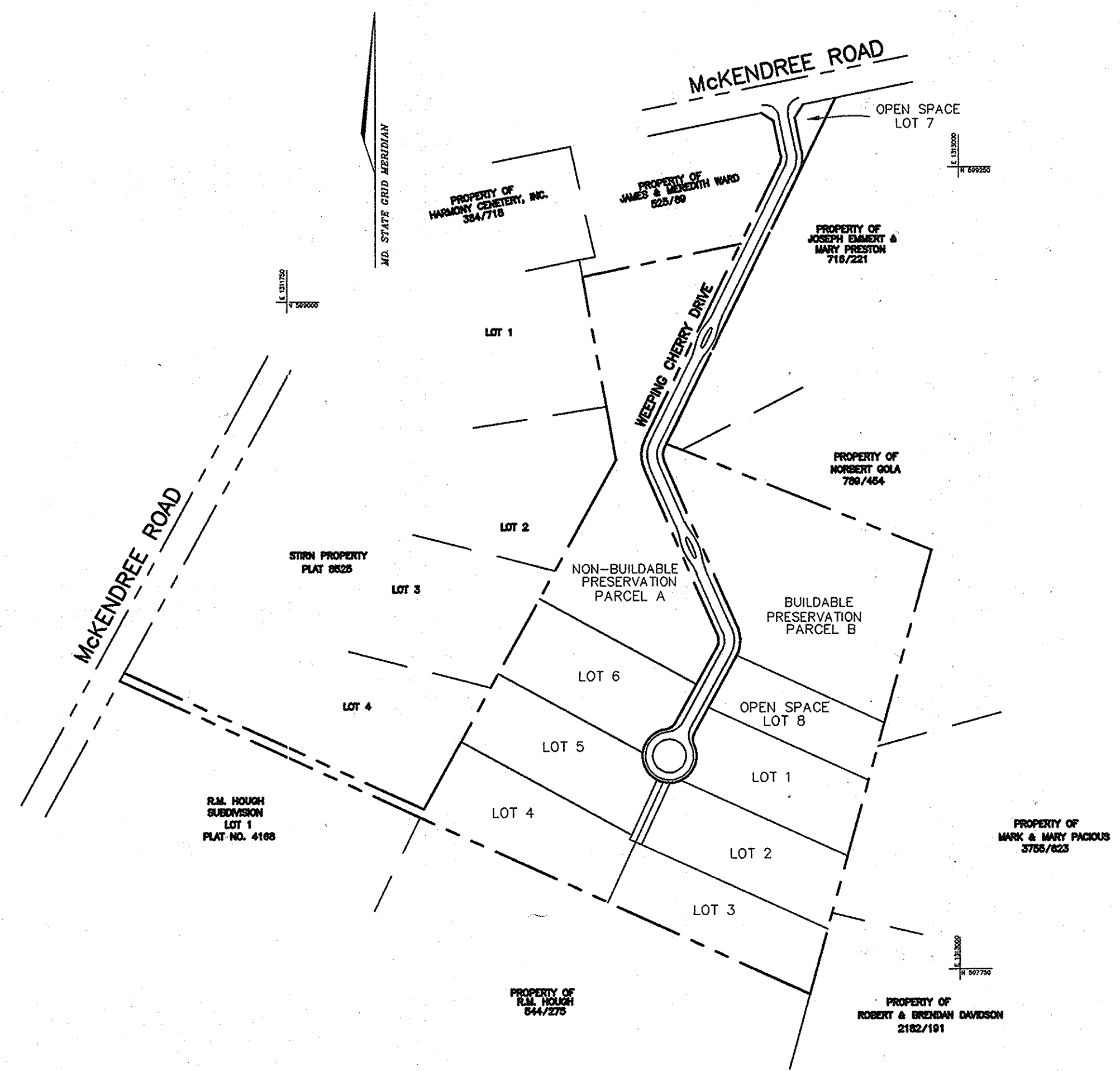
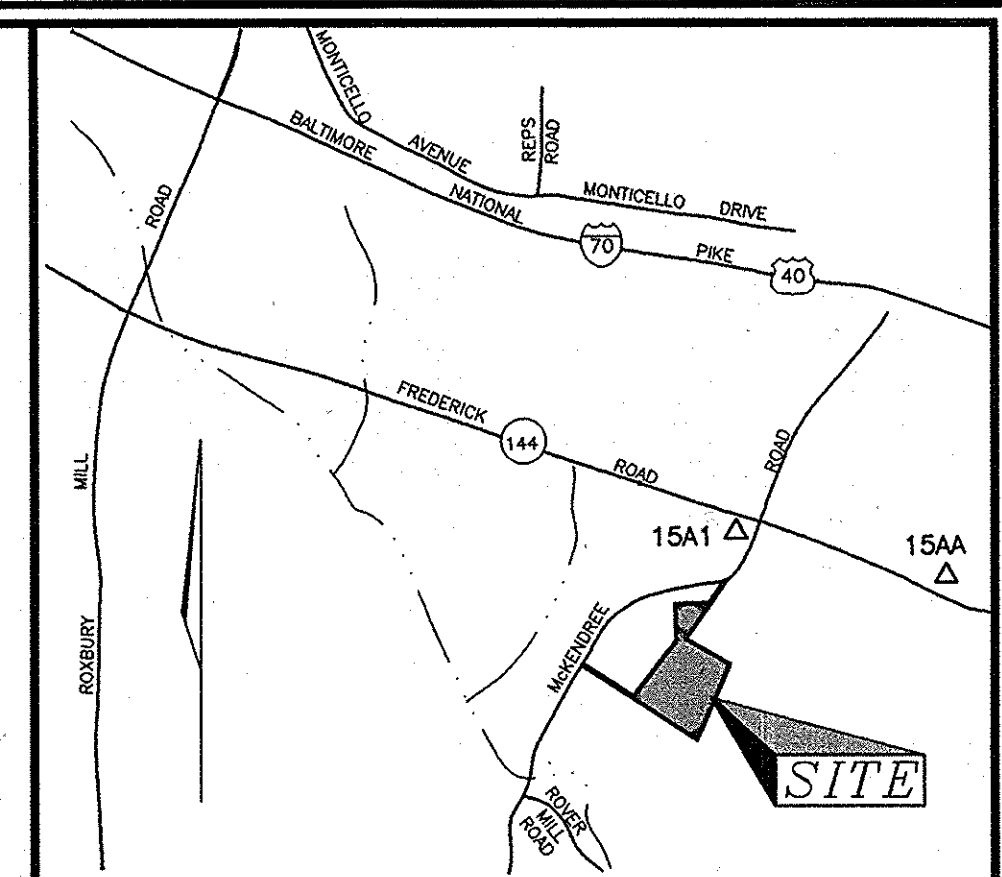


SHEET INDEX	
1	COVER SHEET
2	ROAD CONSTRUCTION PLAN
3	ROAD PROFILE
4	GRADING, SEDIMENT AND EROSION CONTROL PLAN
6	LANDSCAPE PLAN AND DETAILS
5	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
7	FOREST CONSERVATION PLAN

# McKENDREE OVERLOOK FINAL ROAD CONSTRUCTION PLANS HOWARD COUNTY, MARYLAND



**PLAN**  
SCALE: 1"=200'

**SITE ANALYSIS**

EXISTING ZONING: RC-DEO  
 DPZ FILE REFERENCES: S-98-13, P-99-06  
 TOTAL AREA OF SITE: 15.7628 AC.  
 PROPOSED AREA OF LOTS AND PARCELS: 14.9228 AC.  
 PROPOSED AREA OF BUILDABLE LOTS: 7.3227 AC.  
 PROPOSED AREA OF PRESERVATION PARCELS: 6.0001 AC.  
 PROPOSED AREA OF RIGHT-OF-WAY: 1.4402 AC.  
 NUMBER OF LOTS ALLOWED: 1 DWELLING UNIT/2 GROSS ACRES = 7.9  
 NUMBER OF BUILDABLE ENTITIES ALLOWED: 1/4.25 ACRE : 15.7628 AC./4.25 AC.=3  
 NUMBER OF PROPOSED ENTITIES: 7  
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 8 PLUS 1 BUILDABLE PRESERVATION PARCEL  
 NUMBER OF DEO/CEO RIGHTS REQUIRED: 7-3=4 DEO/CEO RIGHTS  
 NUMBER OF PROPOSED NON BUILDABLE PRESERVATION PARCELS: 1  
 OPEN SPACE AREA REQUIRED: 5.0% (0.7881 AC.)  
 NUMBER OF PROPOSED OPEN SPACE LOTS: 2  
 OPEN SPACE AREA PROVIDED: 0.7884 AC. (5.0% CREDITED 0.0946 AC. NON-CREDITED)

**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
 LOCATION: TAX MAP 15 BLOCK 1 PARCEL 52  
 ZONING: RC-DEO  
 4TH ELECTION DISTRICT  
 TOTAL TRACT AREA: 15.7628 AC.  
 NUMBER OF PROPOSED LOTS: 8 SPD, 1 BUILDABLE PRESERVATION PARCEL, 1 NON-BUILDABLE PRESERVATION PARCEL, 1 OPEN SPACE LOT  
 DATE SKETCH PLAN APPROVED: 9/9/98  
 APPLICABLE DPZ FILE NUMBERS: S-98-13, P-99-06  
 3. TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY VOGEL & ASSOCIATES, INC. DATED AUG., 1998.  
 4. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED AUG., 1998 AND HOWARD COUNTY AERIAL MAPS.  
 5. COORDINATES: DATUMS BASED ON NAD 83  
 HO. CO. GEODETIC CONTROL STATION:  
 15A1 N. 600,091.152 E. 1,312,221.353 . ELEV. 592.294  
 15AA N. 599,809.289 E. 1,314,773.370 . ELEV. 545.599  
 6. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE  
 7. STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY 2 BIORETENTION FACILITIES. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE PROPOSED CULVERT IS TO BE PRIVATELY OWNED AND MAINTAINED.  
 8. THERE ARE NO WETLANDS ON SITE.  
 9. FOREST STAND DELINEATION PLAN PREPARED BY KOPECK & ASSOCIATES DATED MARCH, 1998.  
 10. APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM DATED MARCH, 1998.  
 11. THERE IS NO FLOODPLAIN ON SITE.  
 12. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.  
 13. GEOTECHNICAL REPORT IS NOT REQUIRED FOR THIS SITE.  
 14. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.  
 15. THE PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.  
 16. STREET LIGHTS ARE NOT REQUIRED FOR THIS SITE.  
 17. TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.  
 18. PRESERVATION PARCEL A TO BE OWNED BY THE OWNER OF LOT 6 McKENDREE OVERLOOK. THE BIORETENTION FACILITIES ARE TO BE MAINTAINED BY THE HOA. THE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCEL A ARE TO BE MAINTAINED BY A HOWARD COUNTY BIRD SANCTUARY SOCIETY. PRESERVATION PARCEL B IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND THE OWNER.  
 19. OPEN SPACE LOTS 7 & 8 TO BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.  
 20. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OF A SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.  
 21. THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (1.05 AC. RETENTION, 2.26 AC. AFFORESTATION) HAVE BEEN MET BY CREATION OF 3.31 AC. OF FOREST CONSERVATION EASEMENTS.  
 22. THIS SUBDIVISION QUALIFIES FOR THE DENSITY EXCHANGE OPTION (DEO) BASED ON SECTION 106(B)(2) OF THE HOWARD COUNTY ZONING REGULATIONS.

**VICINITY MAP**

NO.	REVISION	DATE
AS-BUILT CERTIFICATE		
DATE		
<b>McKENDREE OVERLOOK LOTS 1 - 8 AND PRESERVATION PARCELS A &amp; B COVER SHEET</b>		
REFERENCE: S-98-13, P-99-06 TAX MAP #15 PARCEL #52 BLOCK #1 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043 Tel 410.461.5828 Fax 410.465.3986		
DESIGN BY: J.C.O. DRAWN BY: J.C.O. CHECKED BY: R.H.V. DATE: SEPTEMBER 16, 1999 SCALE: AS SHOWN W.O. NO.: 97-85		1 SHEET OF 7

**OWNER/DEVELOPER**  
 TRINITY HOMES  
 6212 DEVON DRIVE  
 COLUMBIA, MARYLAND 21044

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS  
 9-23-99 DATE

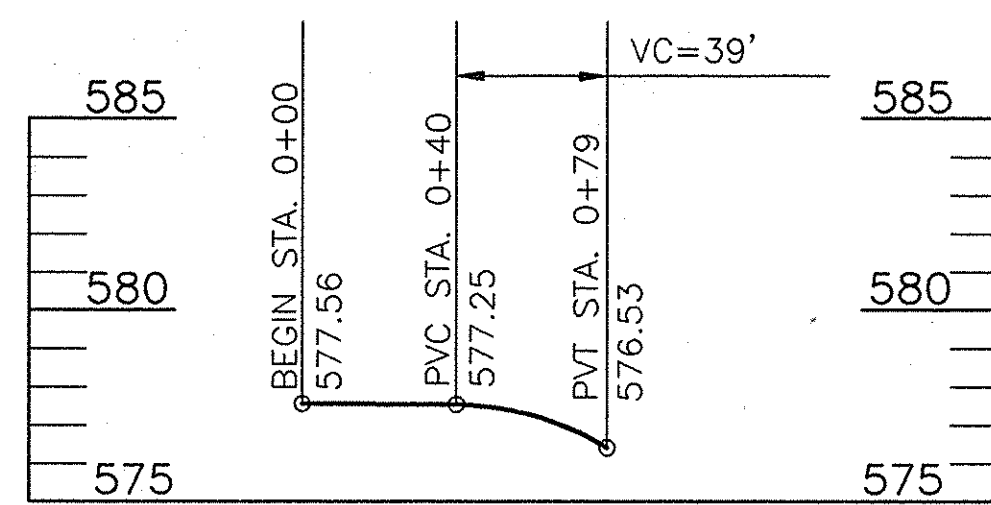
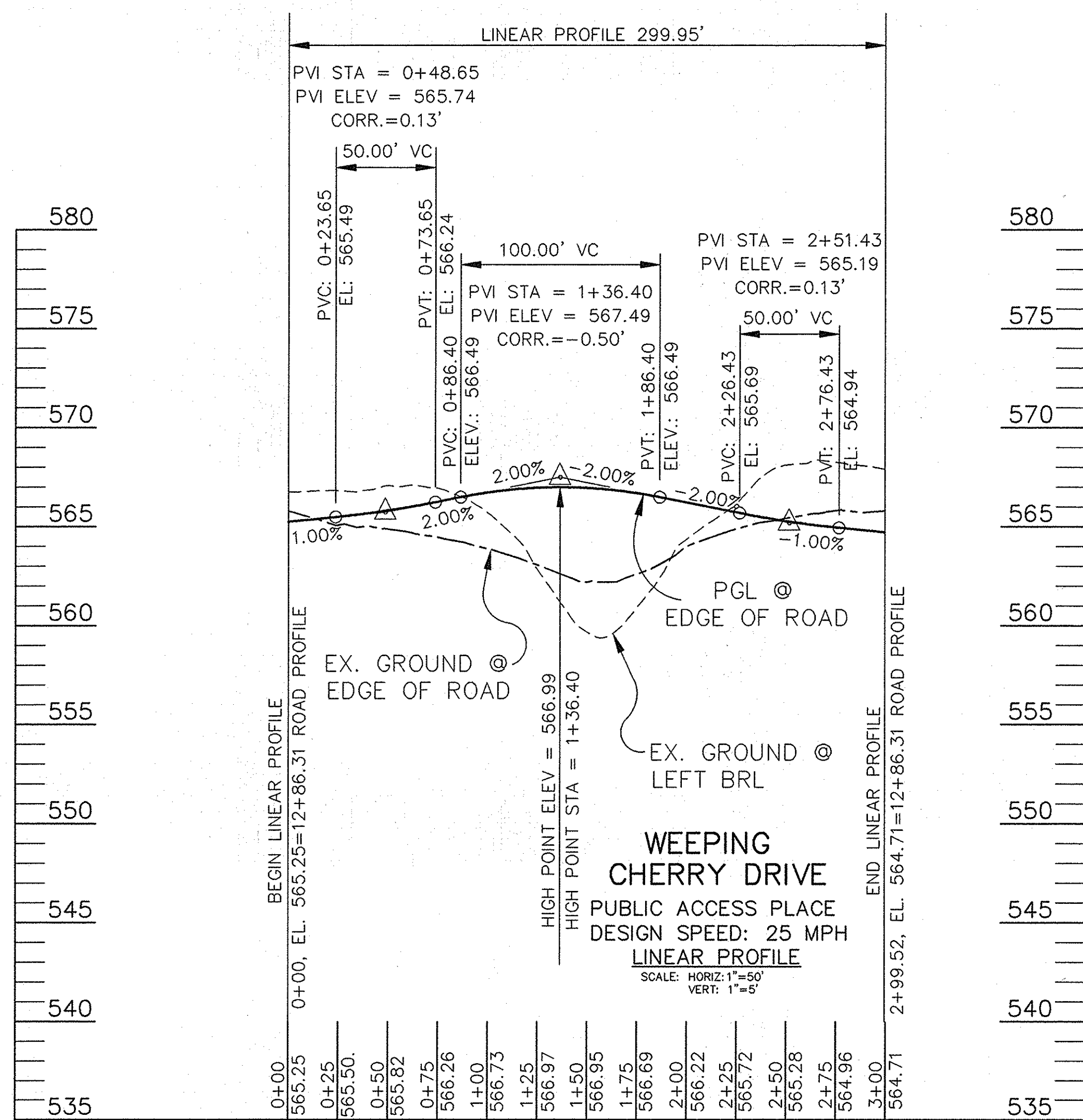
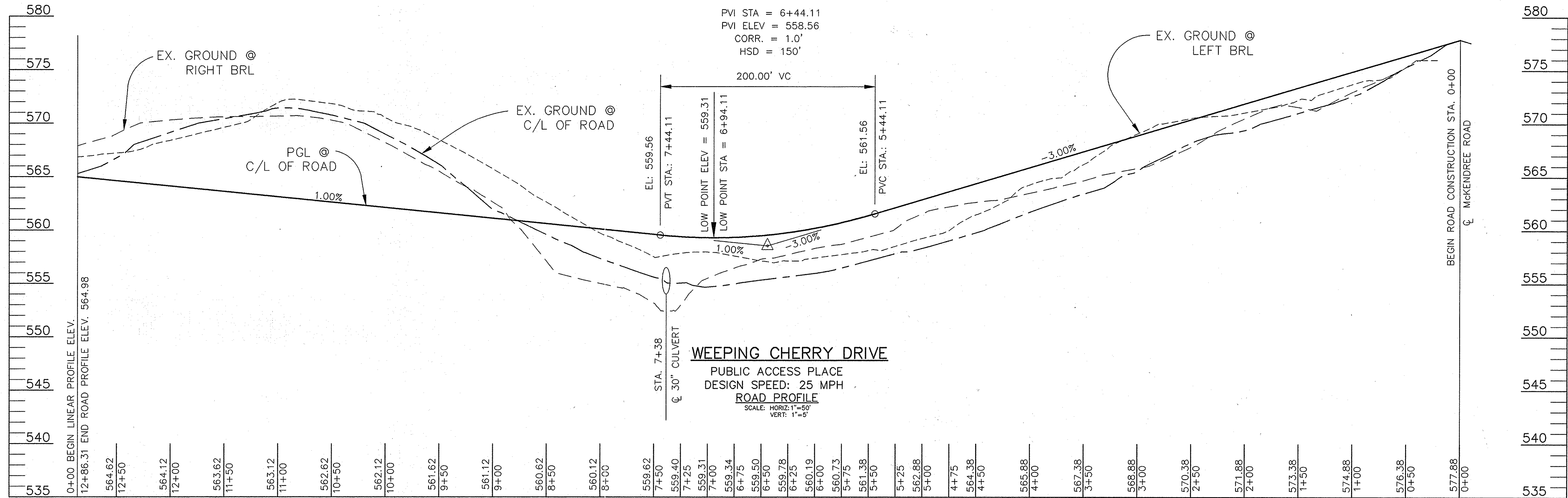
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT  
 9/20/99 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 9/27/99 DATE

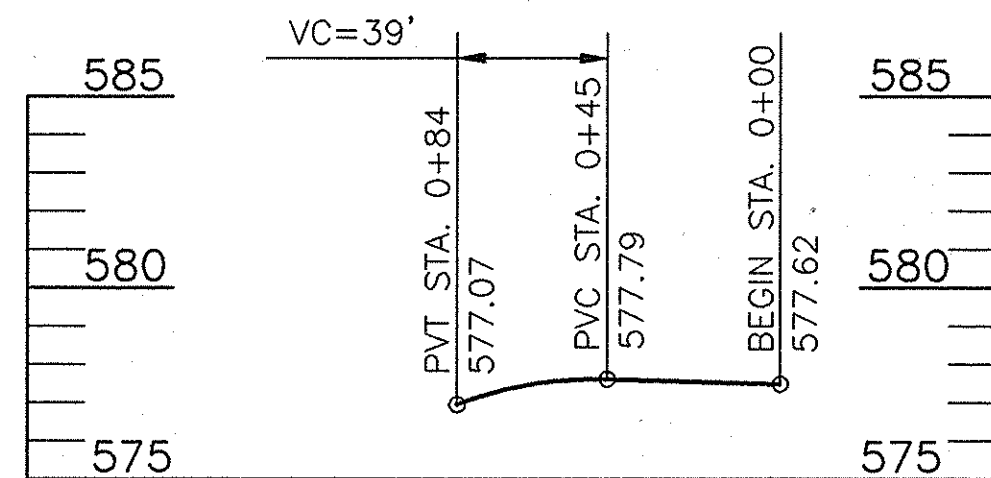
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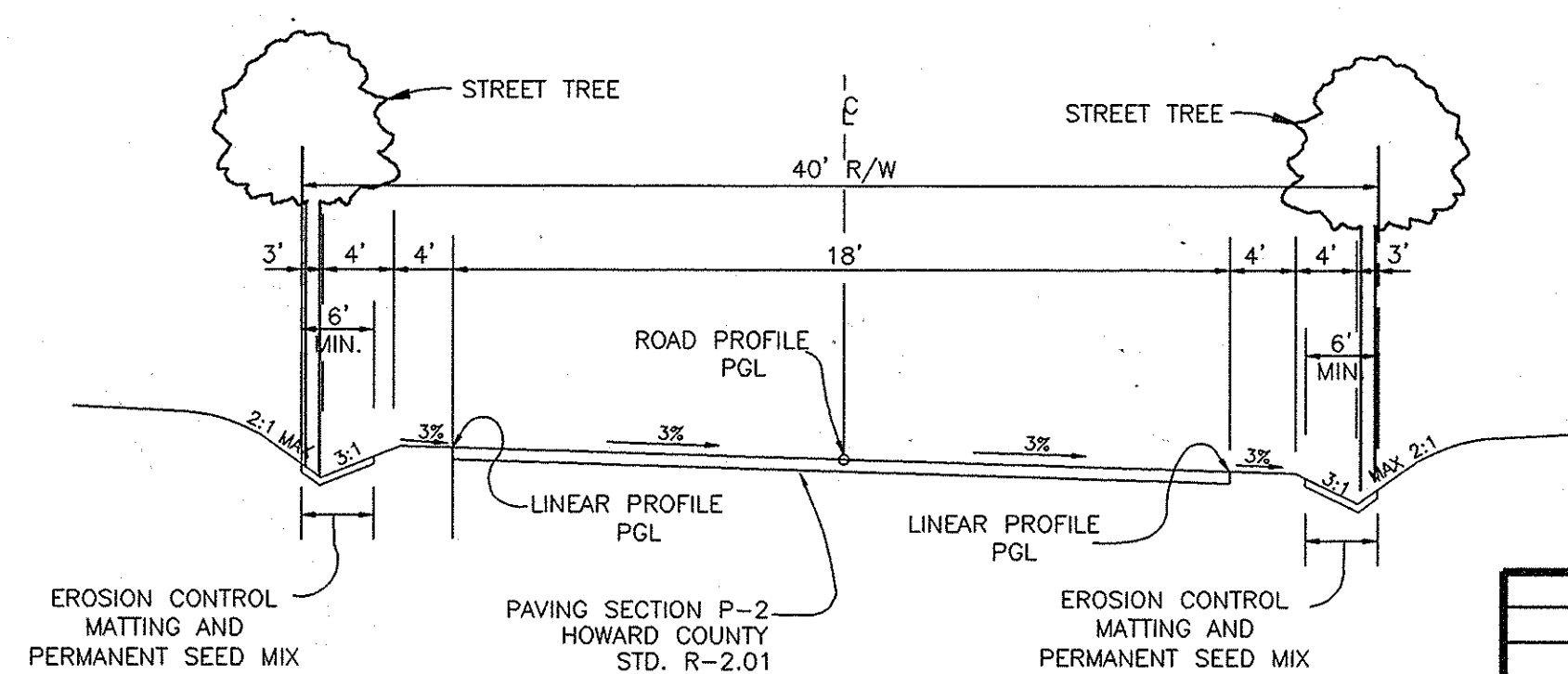
**FILLET PROFILE**

WEST ENTRANCE  
SCALE: HORIZ: 1"=50'  
VERT: 1"=5'



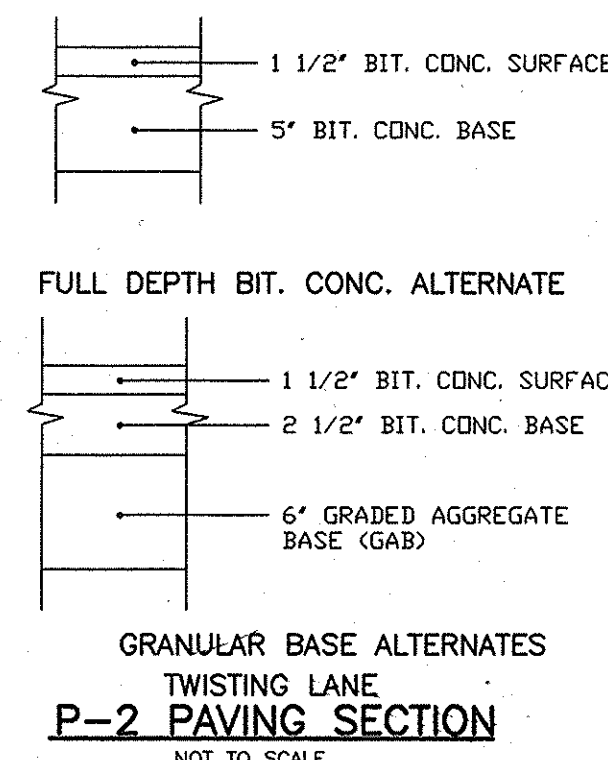
**FILLET PROFILE**

EAST ENTRANCE  
SCALE: HORIZ: 1"=50'  
VERT: 1"=5'



**WEeping CHERRY DRIVE  
STA. 0+00 TO 12+86.31**

HOWARD COUNTY STANDARD FIGURE 2.09b  
DESIGN SPEED 25 MPH  
NOT TO SCALE



**P-2 PAVING SECTION**  
NOT TO SCALE

**OWNER/DEVELOPER**

TRINITY HOMES  
6212 DEVON DRIVE  
COLUMBIA, MARYLAND 21044

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

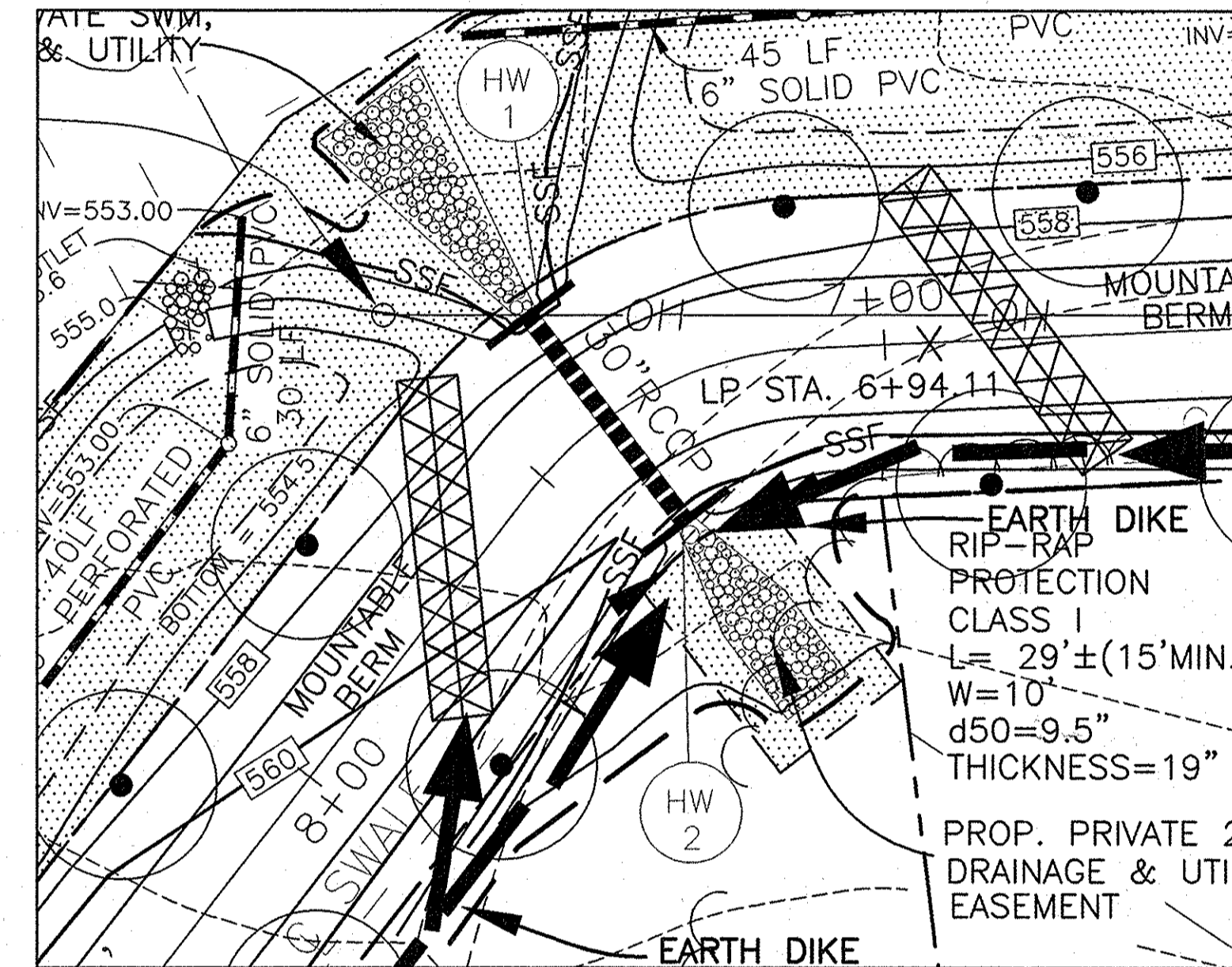
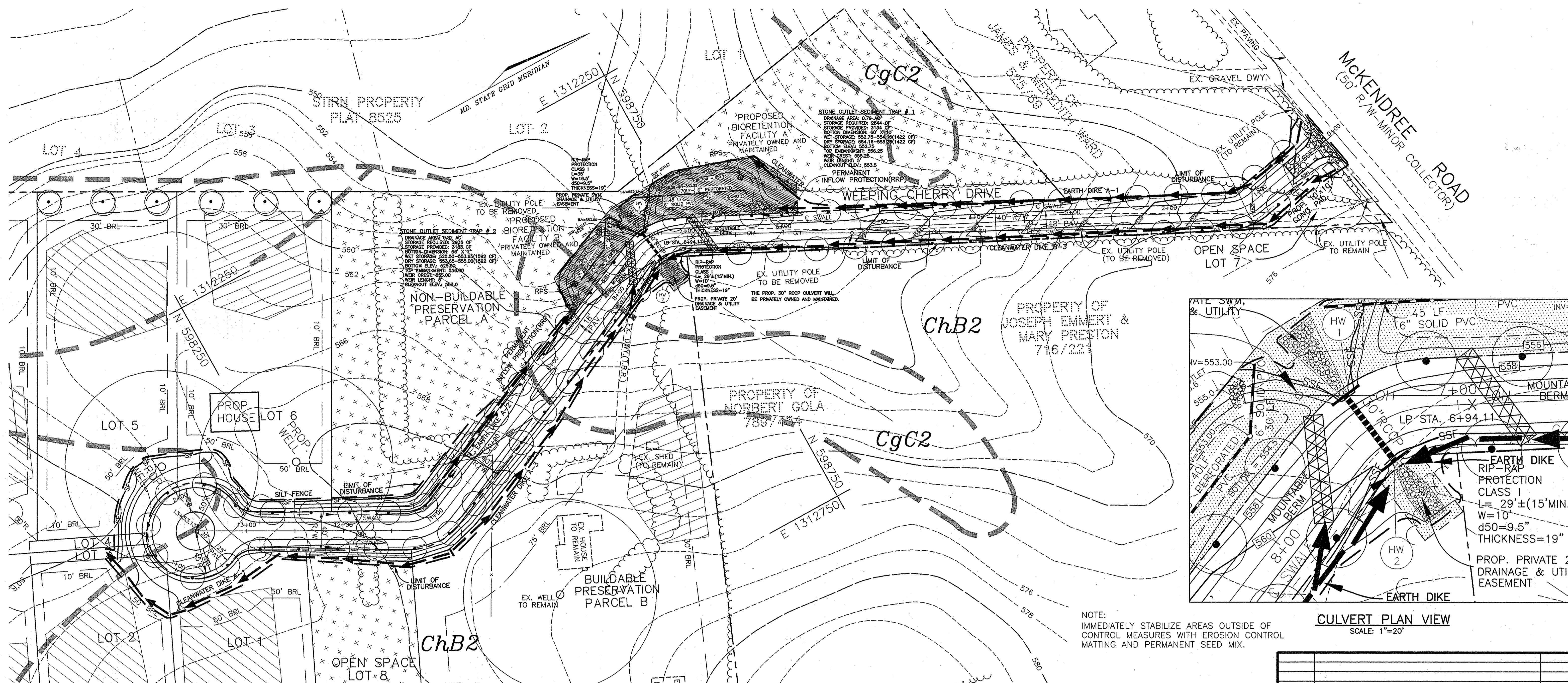
*Andrew M. Daniel*  
CHIEF, BUREAU OF HIGHWAYS  
9-25-99  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hendrix*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
9/25/99  
DATE

*Chris P... ..*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
9/27/99  
DATE

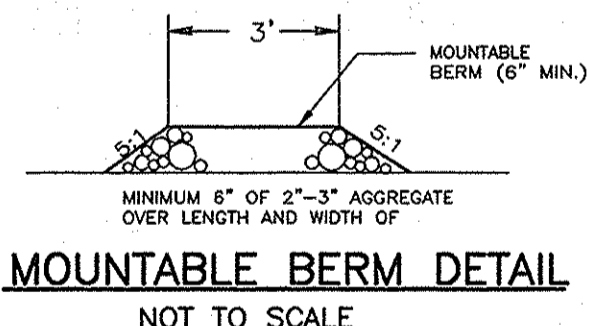
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<b>McKENDREE OVERLOOK LOTS 1 - 8 AND PRESERVATION PARCELS A &amp; B ROAD PROFILE AND DETAILS</b>		
REFERENCE: S-98-13, P-99-06 TAX MAP #15      PARCEL #52      BLOCK #1 4TH ELECTION DISTRICT      HOWARD COUNTY, MARYLAND		
 <b>VOGEL &amp; ASSOCIATES</b> ENGINEERS • SURVEYORS • PLANNERS 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043 Tel 410.461.5828 Fax 410.465.3966		
DESIGN BY: J.C.O. DRAWN BY: J.C.O. CHECKED BY: R.H.V. DATE: SEPTEMBER 16, 1999 SCALE: AS SHOWN W.O. NO.: 97-85	3 SHEET OF 7	



NOTE:  
IMMEDIATELY STABILIZE AREAS OUTSIDE OF CONTROL MEASURES WITH EROSION CONTROL MATTING AND PERMANENT SEED MIX.

**LEGEND**

- EX. TREELINE
- PROP. 10' CONTOUR
- PROP. 2' CONTOUR
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- LIMIT OF DISTURBANCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- SILT FENCE
- MOUNTABLE BERM



**SOILS LEGEND**

- ChB2 CHESTER SILT LOAM, 3 TO 8 % SLOPES, MORDERATELY ERODED ( B SOIL)
- CgB2 CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MORDERATELY ERODED ( B SOIL)
- CgC2 CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MORDERATELY ERODED ( B SOIL)
- EkB2 ELIOAK SILT LOAM, 3 TO 8 % SLOPES, MORDERATELY ERODED ( B SOIL)

PLAN  
SCALE: 1"=50'

CULVERT PLAN VIEW  
SCALE: 1"=20'

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*Chief Simmons* 9/22/99  
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John R. Blanton* 9/22/99  
HOWARD SOIL CONSERVATION DISTRICT DATE

**ENGINEERS CERTIFICATE**

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*Robert H. Vogel* 9/16/99  
SIGNATURE OF ENGINEER DATE  
ROBERT H. VOGEL

**DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

*Michael J. ...* 9/16/99  
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*Andrew M. ...* 9-23-99  
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Wanda ...* 9/20/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*...* 9/27/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

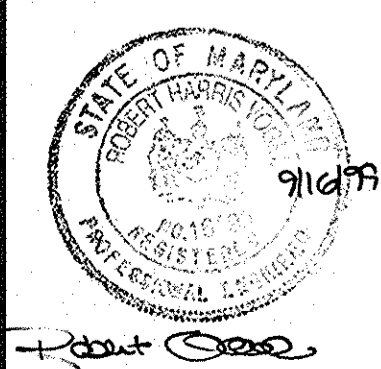
NO.	REVISION	DATE
	AS-BUILT CERTIFICATE	

**McKENDREE OVERLOOK**  
LOTS 1 - 8 AND  
PRESERVATION PARCELS A & B  
GRADING, SEDIMENT AND EROSION  
CONTROL PLAN

REFERENCE: S-98-13, P-99-06  
TAX MAP #15 PARCEL #52 BLOCK #1  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

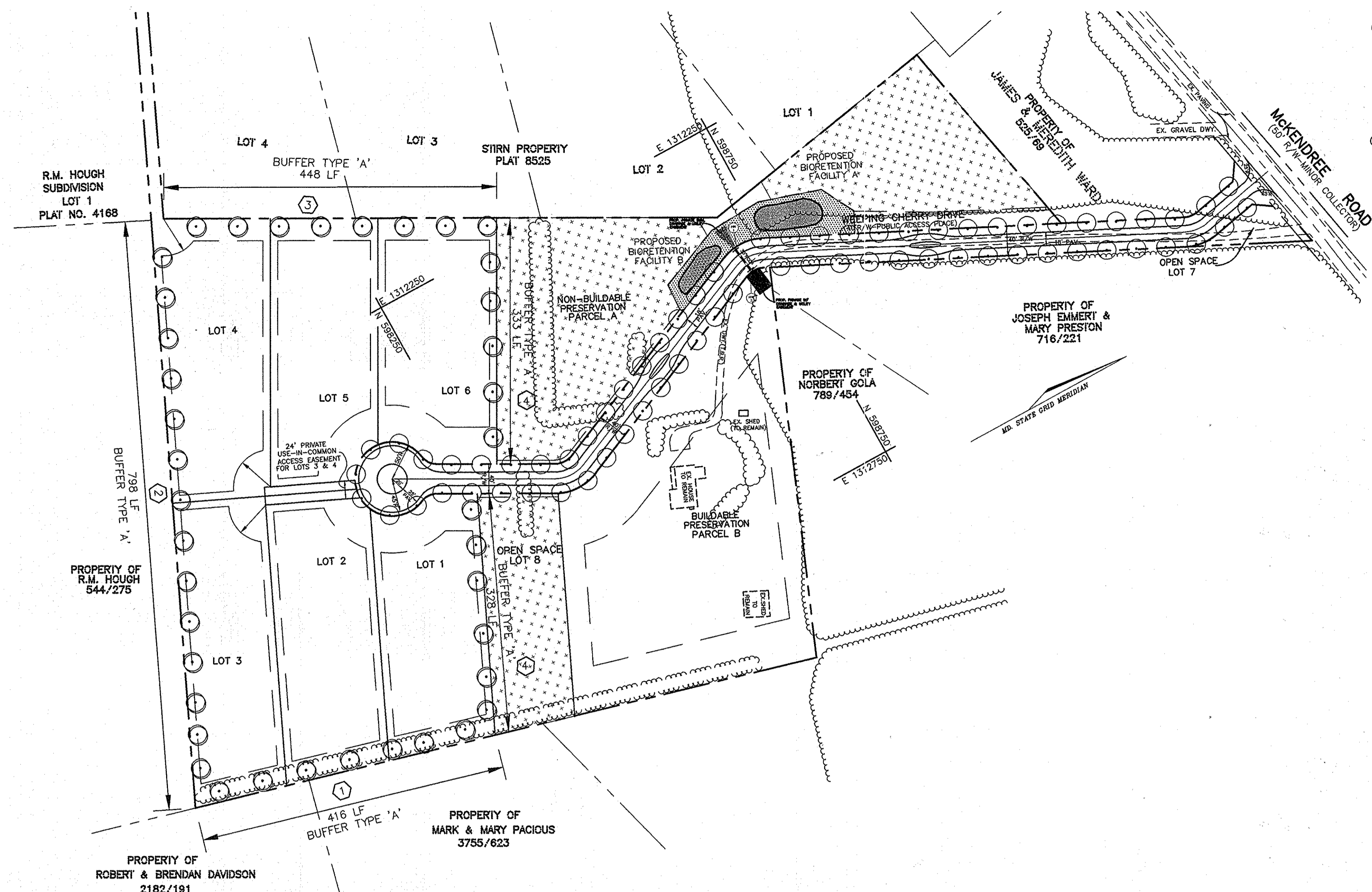
**VOGEL & ASSOCIATES**  
ENGINEERS SURVEYORS PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966



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W.O. NO.: 97-85

4 SHEET OF 7



**STREET TREE SCHEDULE**

QUANTITY	SYMBOL	NAME	REMARKS
69	●	PLATANUS X ACERIFOLIA (LONDON PLANE)	2 1/2" - 3" CAL. (40' O.C.)

**PERIMETER LANDSCAPING PLANT SCHEDULE**

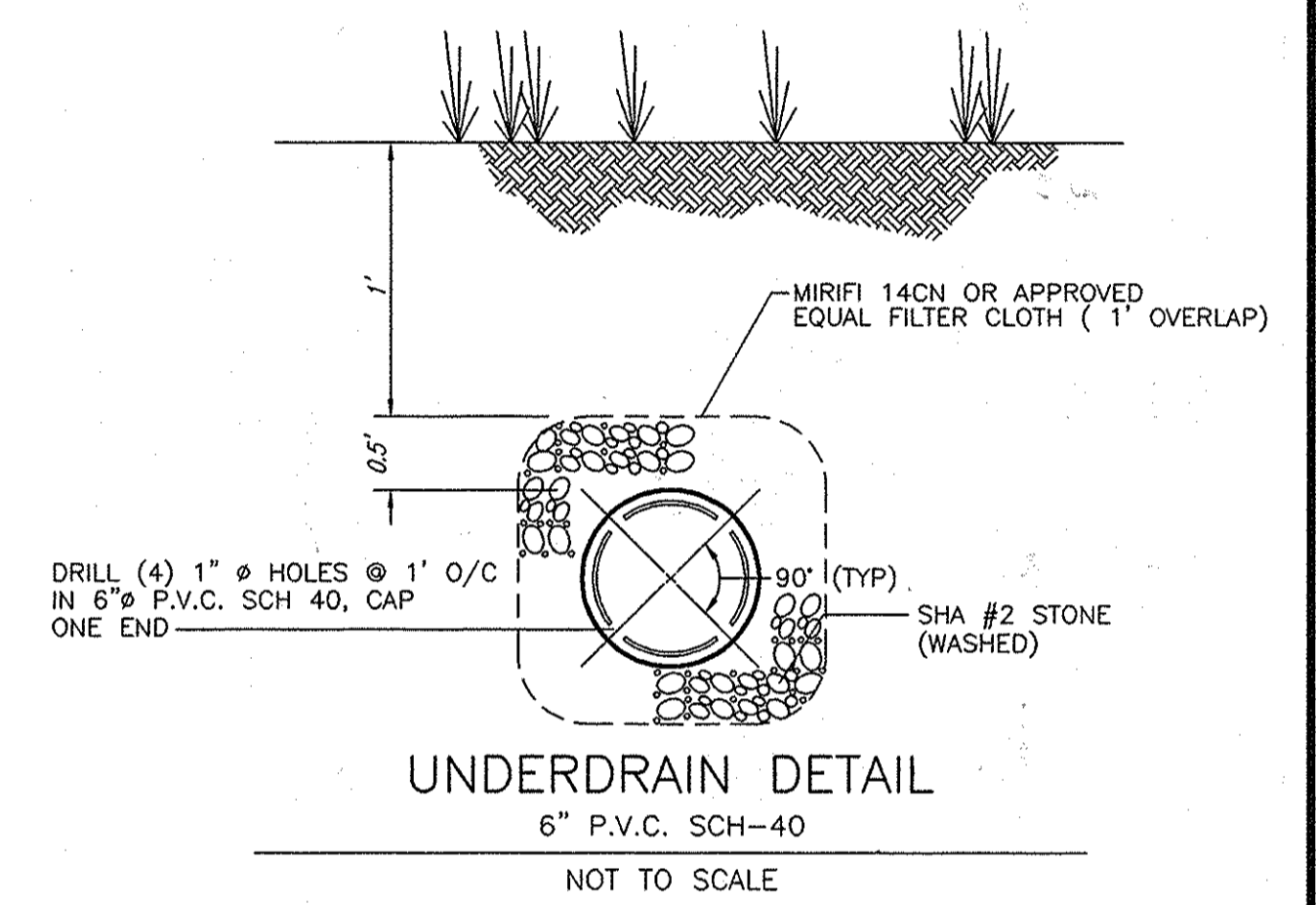
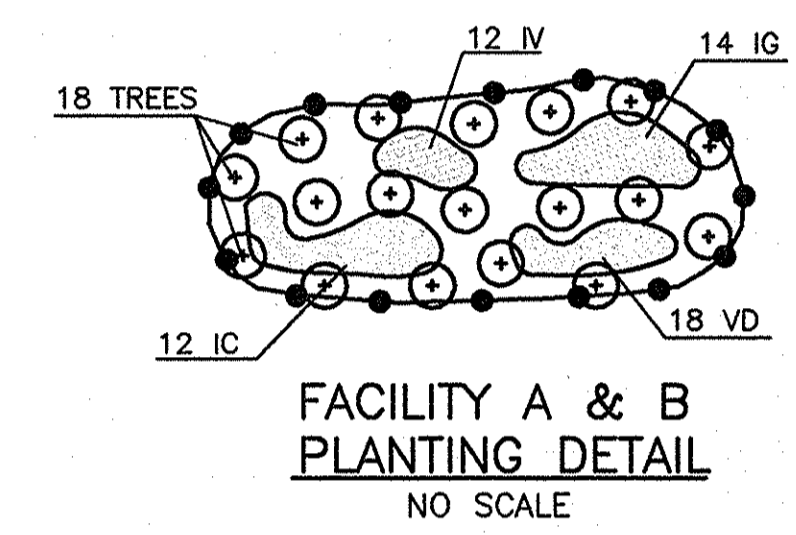
QUANTITY	SYMBOL	NAME	REMARKS
40	●	ACER RUBRUM (RED MAPLE)	2 1/2" - 3" CAL. (60' O.C.)

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

LANDSCAPE EDGE	1	2	3	4
LANDSCAPE TYPE	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	416	798	448	661
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (BASED ON TOTAL PERIMETER)				
SHADE TREES (1:60)	7	14	8	11
EVERGREEN TREES (1:40)	0	0	0	0
SHRUBS (1:40)	0	0	0	0
NUMBER OF PLANTS PROVIDED (BASED ON TOTAL MINUS CREDIT)				
SHADE TREES (1:60)	7	14	8	11
EVERGREEN TREES (1:40)	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 40 LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00.

STREET TREES AND BIO-RETENTION FACILITY PLANTINGS ARE TO BE BONDED AS PART OF THE DEVELOPER'S AGREEMENT.



**BIORETENTION AREA SOIL SPECIFICATIONS**

**A. PLANTING SOIL**

THE BIORETENTION AREAS SHALL CONSIST OF A PLANTING SOIL HAVING A COMPOSITION OF AT LEAST 10 TO 25 PERCENT CLAY AND SHALL BE OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE UTILIZED FOR THE PLANTING SOIL BUT MUST CONSIST OF 35% SAND. IN ADDITION, THE FURNISHED PLANTING SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDERANCE TO PLANTING OR MAINTENANCE OPERATIONS.

THE PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE OR OTHERS AS SPECIFIED.

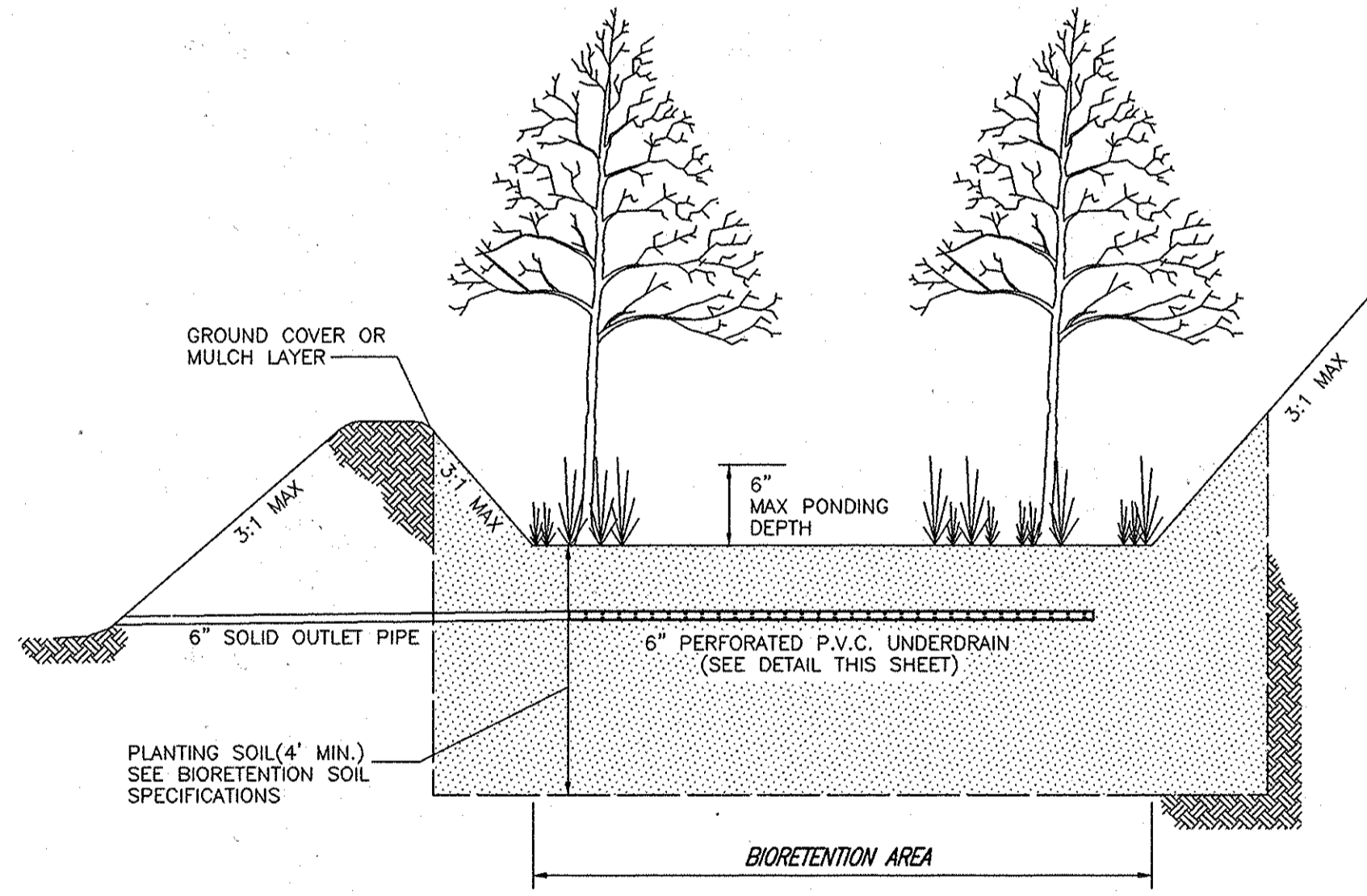
IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.

THE PLANTING SOIL SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE	5.5 - 6.5
ORGANIC MATTER	1.5 - 3.0%
MAGNESIUM - Mg	35 lbs / ACRE
PHOSPHORUS - P205	100 lbs / ACRE
POTASSIUM - K2O	85 lbs / ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 ppm

**OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



**BIORETENTION PLANTING SCHEDULE FOR EACH FACILITY**

KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
+	9	ACER RUBRUM/RED MAPLE	1 1/2"-2" CAL	B & B
IC	12	LIRIODENDRON TULIPIFERA/YELLOW POPLAR	18"-24" HEIGHT	CONT
IV	12	ILEX GLABRA "COMPACTA" DWARF INKBERRY	3'-4" HEIGHT	B & B OR CONT
VD	18	VIBURNUM DENTATUM ARROW WOOD	3'-4" HEIGHT	B & B OR CONT
IG	14	ILEX GLASBRA INKBERRY	3'-4" HEIGHT	B & B OR CONT
●	300	LIROPE SPICATA CREEPING LILY TURF	2" POT	18" O/C

**B. MULCH LAYER SPECIFICATIONS (3" THICK)**

A MULCH LAYER SHALL BE PROVIDED ON TOP OF THE PLANTING SOIL. AN ACCEPTABLE MULCH LAYER SHALL INCLUDE SHREDDED HARDWOOD OR SHREDDED WOOD CHIPS OR OTHER SIMILAR PRODUCT.

ALL MULCH PRODUCTS MUST BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL. WELL AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST TWELVE (12) MONTHS.

**C. SAND SPECIFICATIONS (1" MIN.)**

THE SAND SHALL BE FREE OF DELETERIOUS MATERIAL AND ROCKS GREATER THAN 1 INCH IN DIAMETER.

**D. COMPACTION**

SOIL SHALL BE PLACED IN LIFTS LESS THAN 18 INCHES AND LIGHTLY COMPACTED (MINIMAL COMPACTIVE EFFORT) BY TAMPING WITH A BUCKET FROM A DOZER OR A BACKHOE.

**OWNER/DEVELOPER**  
TRINITY HOMES  
6212 DEVON DRIVE  
COLUMBIA, MARYLAND 21044

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*Andrew M. Daniels* 9-23-99  
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Clifford Hamilton* 9/28/99  
CHIEF, DIVISION OF LAND DEVELOPMENT

*William J. ...* 9/27/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	REVISION	DATE
	AS-BUILT CERTIFICATE	

**McKENDREE OVERLOOK**  
LOTS 1 - 8 AND  
PRESERVATION PARCELS A & B  
LANDSCAPE PLAN AND DETAILS

REFERENCES-98-13, P-99-06  
TAX MAP #15 PARCEL #52 BLOCK #1  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS  
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: J.C.O.  
DRAWN BY: J.C.O.  
CHECKED BY: R.H.V.  
DATE: SEPTEMBER 16, 1999  
SCALE: 1"=100'  
W.O. NO.: 97-85

5 SHEET OF 7



