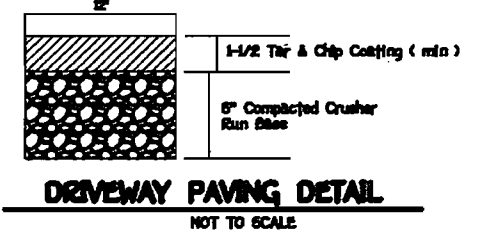


DRIVEWAY DETAIL
NO SCALE



DRIVEWAY PAVING DETAIL
NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

2 PIECES OF REINFORCED RUBBER HOSE
DOUBLE #12 GALVANIZED WIRE GUYS TWISTED

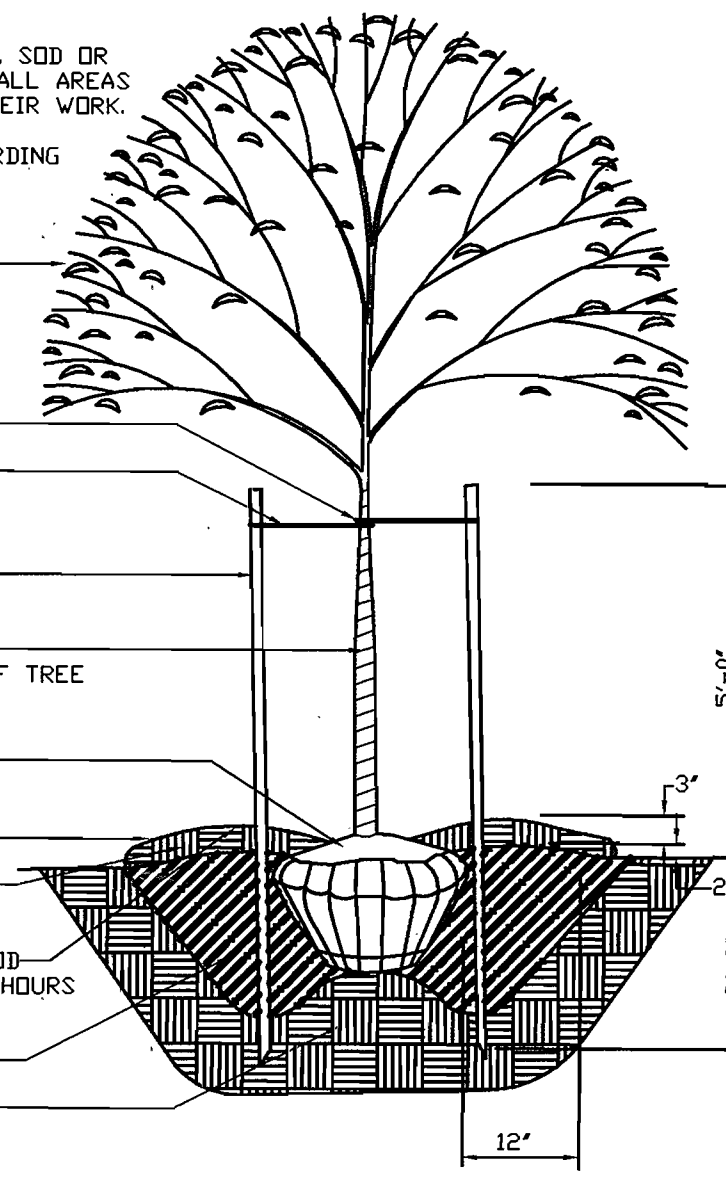
3"-2" X 2" OAK STAKES NOTCH STAKES TO HOLD WIRE
WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)

REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3" MULCH
MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

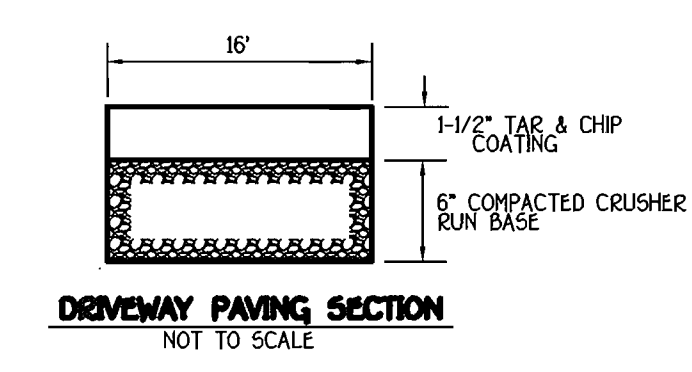
CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE
CONVEX BOTTOM 6" MIN. HT.



TREE PLANTING DETAIL

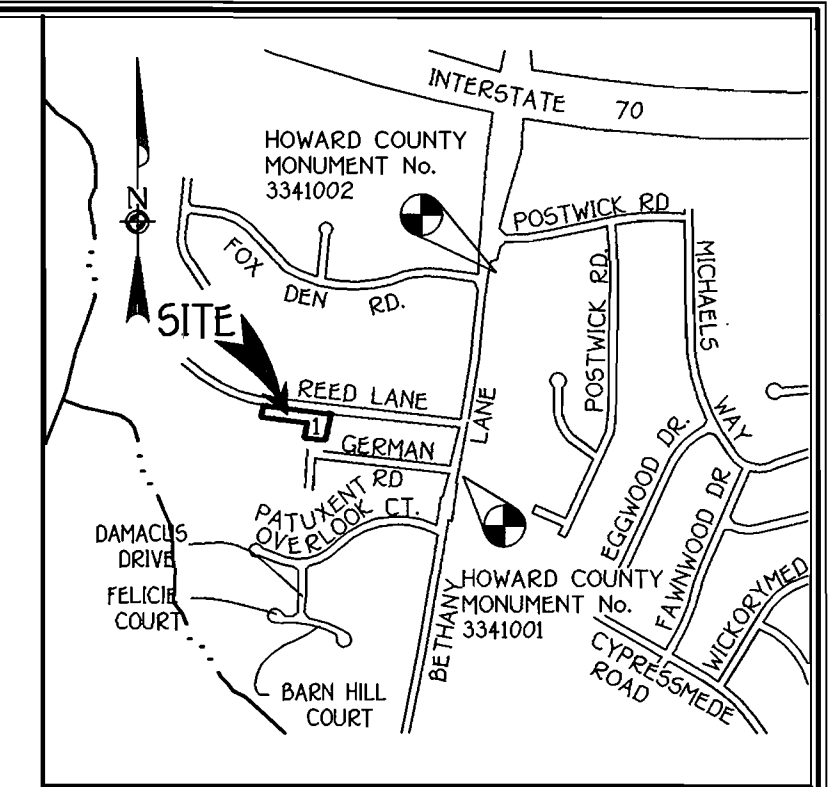
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DIRECTION OF DRAINAGE
+	SPOT ELEVATION
(S)	EXISTING TREES TO REMAIN FOR LANDSCAPE CREDIT
(X)	EXISTING TREES TO BE REMOVED
---S/SF/TPF---	SUPER SILT FENCE / TREE PROTECTION FENCE
L.O.D.	LIMIT OF DISTURBANCE
(T)	ORNAMENTAL/EVERGREEN TREE TO BE PLANTED PER THIS PLAN
(B)	WALKOUT BASEMENT
(E)	EARTH DIKE



DRIVEWAY PAVING SECTION
NOT TO SCALE

BENCH MARKS

- 24 DB-582098.342 FT. 1351468.589 FT. EL.428.011 FT.
- 24 GB-579069.461 FT. 1350441.846 FT. EL.493.00 FT.

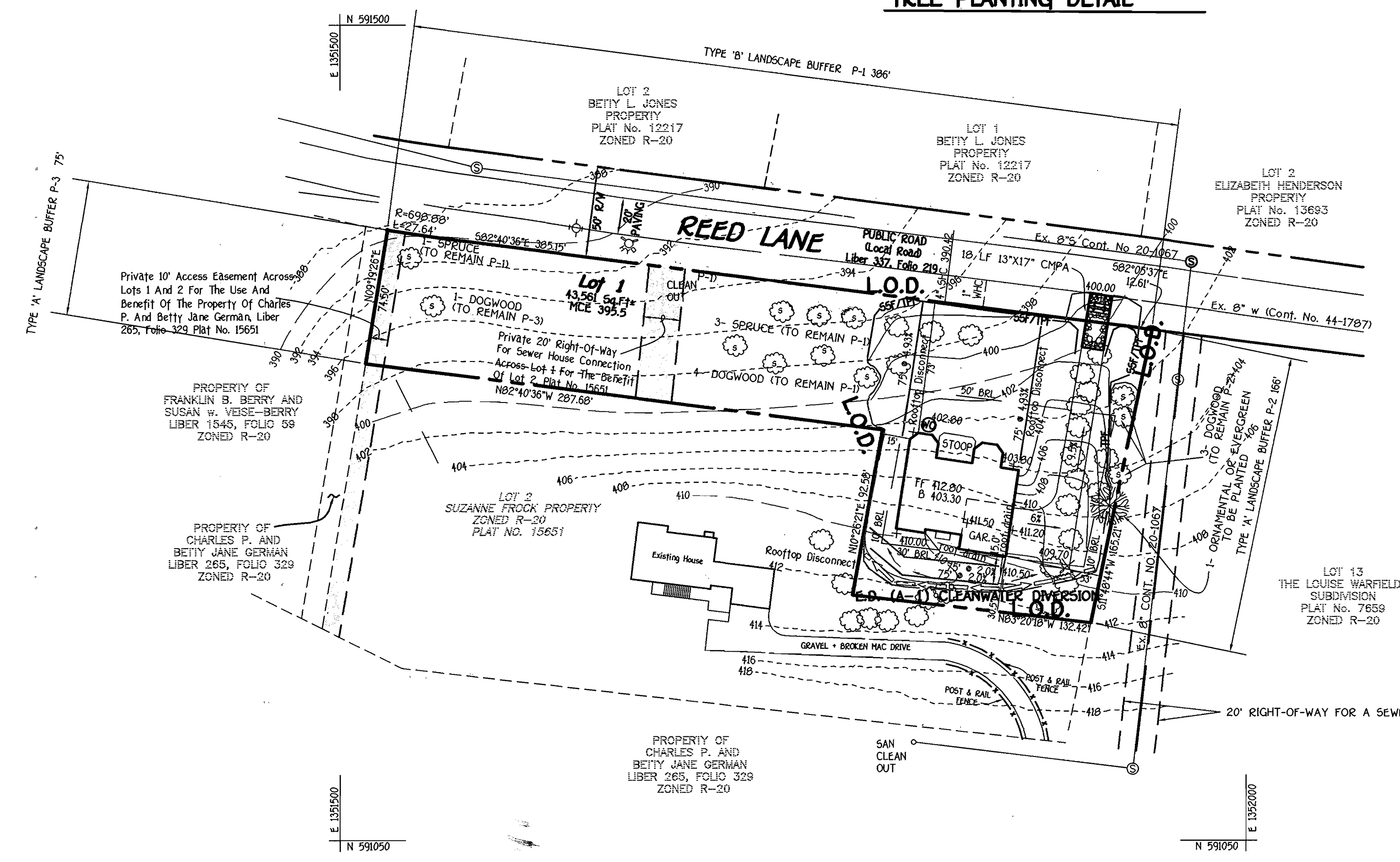


VICINITY MAP
SCALE: 1" = 2000'

PLANT LIST CHART		
QUANTITY	SYMBOL	DESCRIPTION
1	(T)	Acacia greggiana Paper Bark Maple 1-1/2" Cal. OR. Firus affinis/ Eastern White Pine 6-8' Ht.

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA OF SITE: 1 AC. OR 43,461 SF.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1
- THE TOTAL DISTURBED AREA IS: 0.5332 AC.
- THE SHEET ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: F-02-125 CONT. NO. 20-1067, CONT. NO. 44-1787
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON FIELD RUM TOPOGRAPHIC SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. IN MAY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS: 24GB AND 24DB.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1800 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- IN ACCORDANCE WITH SECTION 128A(4)(D) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- A FEE-IN LIEU FOR THE FOREST CONSERVATION OBLIGATION OF 19,747 SQ. FT. HAS BEEN PAID IN THE AMOUNT OF \$9,837.70 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE-FOREST CONSERVATION ACT (REFERENCE F-02-125).
- THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL *45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL *50-2001.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED ONE (1) ORNAMENTAL TREE (OR 2 SHADE TREES) IN THE AMOUNT OF \$150.00 IS REQUIRED TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 1.
- FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6.06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - A) WIDTH - 10 FEET (IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - D) STRUCTURES - BRIDGES/CULVERTS CAPABLE OF SUPPORTING 25 GROSS TONS (425-LADING)
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING AND PLANT MATERIALS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PROPERTY
PERIMETER	P-1	P-2 P-3
LANDSCAPE TYPE	NONE REQUIRED	A A
LINEAR FEET OF PERIMETER	386'	166' 75'
NUMBER OF PLANTS REQUIRED	0	2 1
CREDIT FOR EXISTING VEGETATION	N/A	1 1
SHADE TREES		
EVERGREEN TREES (2:1 SUBSTITUTION)		
ORNAMENTAL TREES (2:1 SUBSTITUTION)		
CREDIT FOR EXISTING VEGETATION	N/A	N/A
SHADE TREES		
EVERGREEN TREES (2:1 SUBSTITUTION)		
ORNAMENTAL TREES (2:1 SUBSTITUTION)		

* ONE (1) ORNAMENTAL OR SHADE TREE IS TO BE PROVIDED ALONG THIS PERIMETER

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Norman Johnson
NAME: Norman Johnson DATE: 1-15-04

ADDRESS CHART	
LOT	STREET ADDRESS
1	10071 REED LANE

SHEET INDEX	
Sheet No.	Description
1	Site Dev., Sed. & Erosion Control Plan
2	Sediment & Erosion Control Details

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL/SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410.461.2000

ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Norman Johnson
Signature of Engineer DATE: 1-15-04

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that all 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Norman Johnson
Signature of Developer DATE: 1-15-04

Reviewed for HOWARD SCD and meets Technical Requirements.
John R. Robertson 1/22/04
Signature of Engineer DATE

This development plan is approved for soil erosion and sediment control by
HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 1/22/04
Signature of Engineer DATE

OWNER
RONALD K. REGAN JR.
10194 BALT. NATIONAL PIKE STE. 4
ELLICOTT CITY, MARYLAND 21042

DEVELOPER
FUTURE BUILDER'S & CONSTRUCTION CO., INC.
10235 SHIRLEY HEADOE COURT
ELLICOTT CITY, MARYLAND 21042

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David D. Wright 2/4/03
Director - Department of Planning and Zoning DATE

John Johnson 2/4/04
Chairman - Land Development DATE

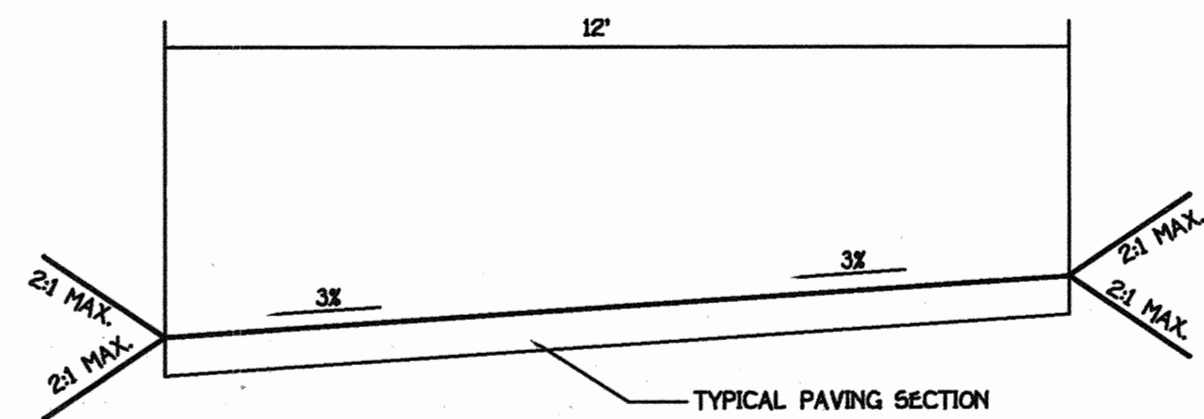
John Johnson 1/29/04
Chief, Development Engineering Division DATE

SUBDIVISION: SUZANNE FROCK PROPERTY SECTION/AREA: N/A LOT NO.: 1
PLAT NO.: 15651 BLOCK NO.: 20 ZONE: R-20 TAX MAP: 17 ELEC. DIST.: SECOND CENSUS TR.: 6022.0
WATER CODE: F-12 SEWER CODE: 5801700

SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN

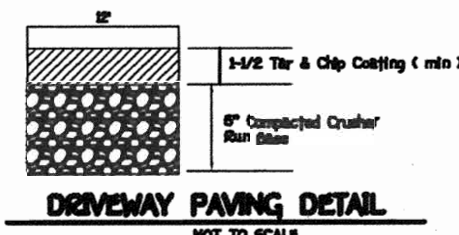
SUZANNE FROCK PROPERTY
LOT 1
PLAT NO. 15651 DPZ FILE *F-02-125
TAX MAP NO.: 17 BLOCK 20 PARCEL NO.: 105
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: SEPTEMBER, 2003
SHEET 1 OF 2

SDP-04-051



DRIVEWAY DETAIL

NO SCALE

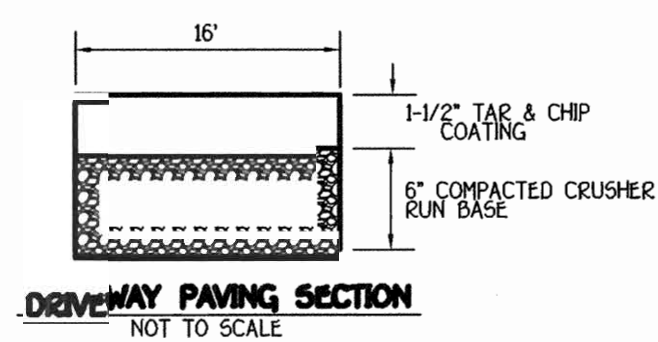


DRIVEWAY PAVING DETAIL

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DIRECTION OF DRAINAGE
• 62.5	SPOT ELEVATION
○	EXISTING TREES TO REMAIN FOR LANDSCAPE CREDIT
○	EXISTING TREES TO BE REMOVED
SSF/TPF	SUPER SILT FENCE / TREE PROTECTION FENCE
L.O.D.	LIMIT OF DISTURBANCE
○	ORNAMENTAL/EVERGREEN TREE TO BE PLANTED PER THIS PLAN
⊖	WALKOUT BASEMENT
⊖	EARTH DIKE

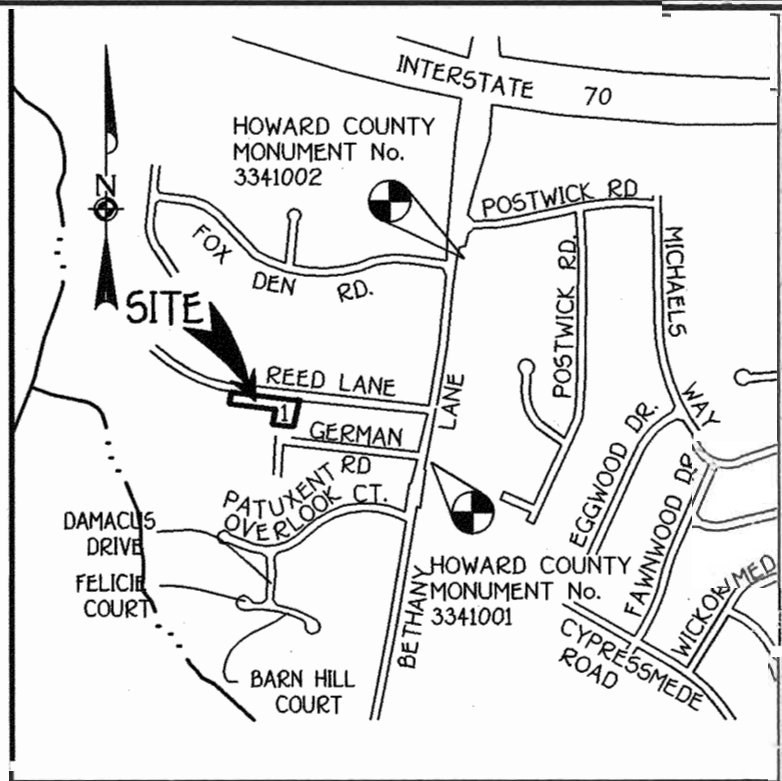


DRIVEWAY PAVING SECTION

NOT TO SCALE

BENCH MARKS

- 24 DB-562098.342 FT. 1351468.589 FT. EL.428.011 FT.
- 24 GB-579069.461 FT. 1350441.846 FT. EL.493.00 FT.



VICINITY MAP

SCALE: 1" = 2000'

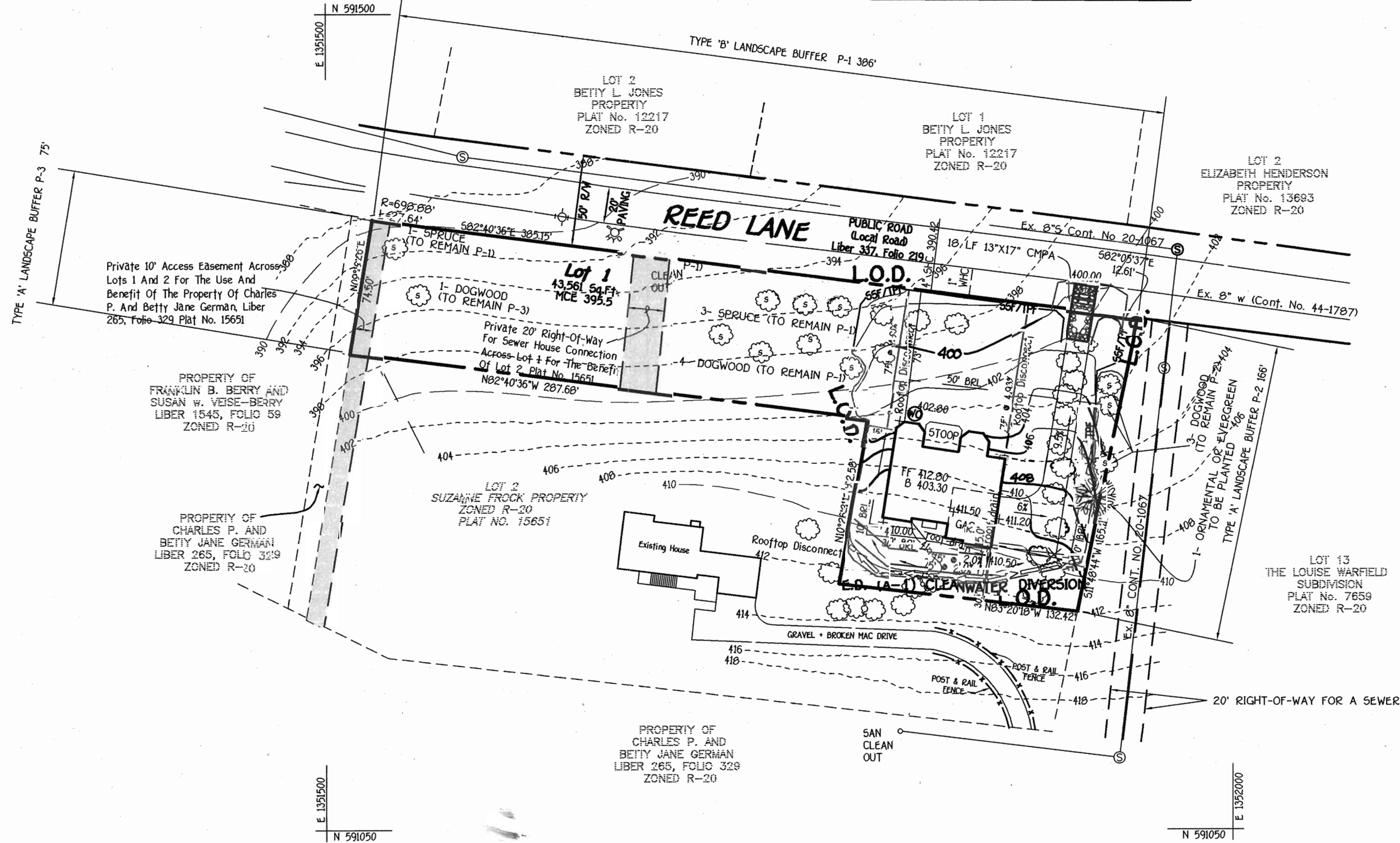
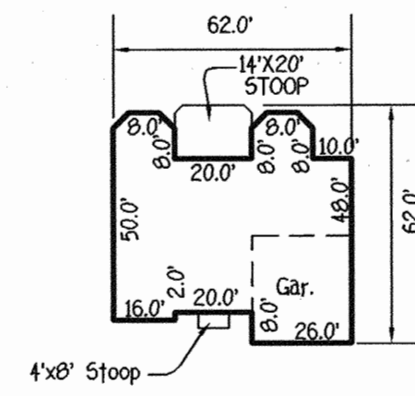
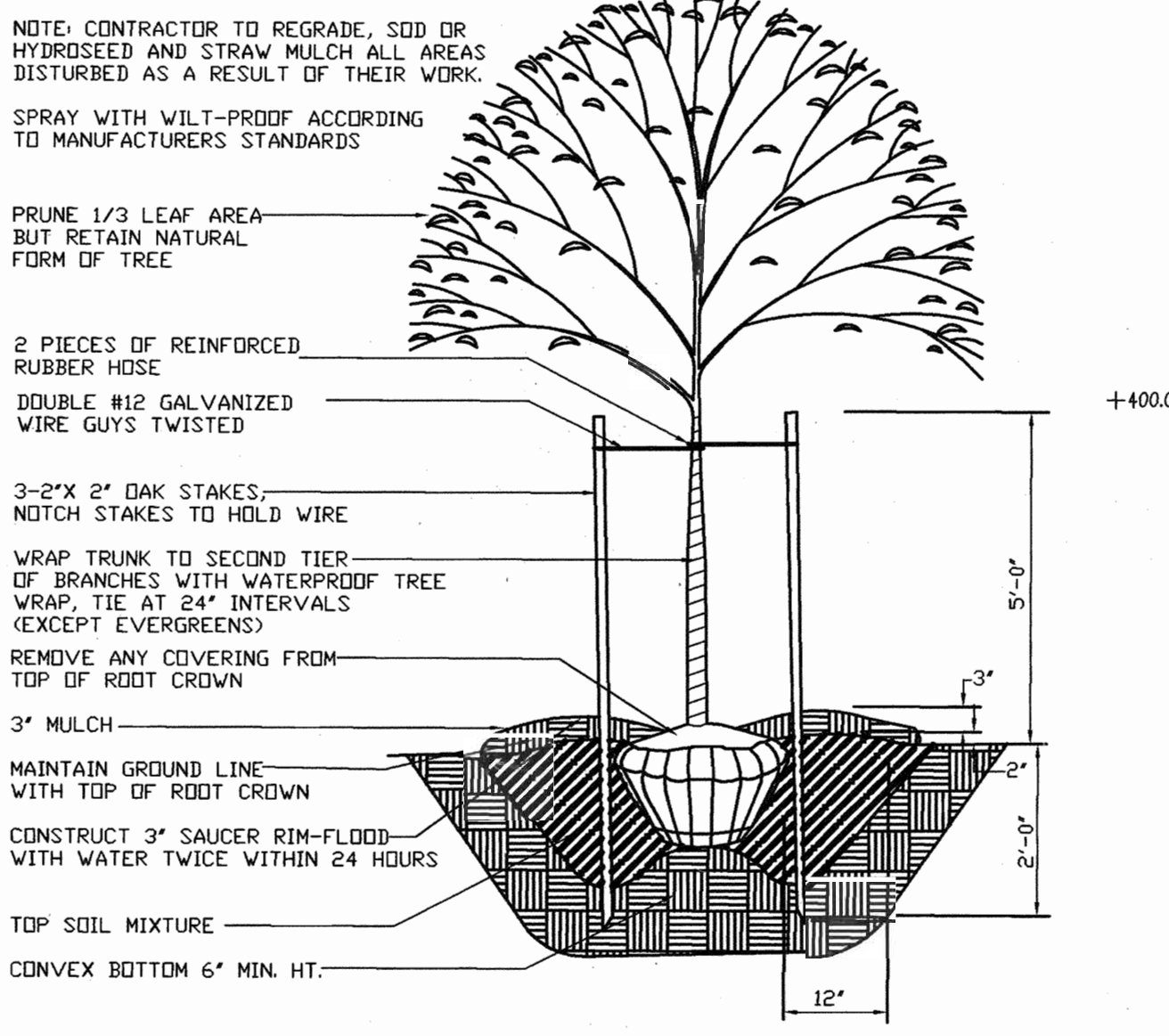
PLANT LIST CHART

QUANTITY	SYMBOL	DESCRIPTION
1	○	Acer glabrum / Paperbark Maple 1-1/2" Cal. OR Pinus strobus / Eastern White Pine 6-8" Ht.

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: R-20 PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA OF SITE: 1 AC. OR 43,461 SF.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1
- THE TOTAL DISTURBED AREA IS: 0.5332 AC.
- THE SPOT ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: F-02-125 CONT. NO. 20-1067, CONT. NO. 44-1787
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON FIELD ROUN TOPOGRAPHIC SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. IN MAY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS: 24GB AND 24DB.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-315-1809 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- A FEE-IN LIEU FOR THE FOREST CONSERVATION OBLIGATION OF 19,747 SQ. FT. HAS BEEN PAID IN THE AMOUNT OF \$9,837.70 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE-FORCES CONSERVATION ACT (REFERENCE F-02-125).
- THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL '95-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL '95-2001.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED ONE (1) ORNAMENTAL TREE (OR SHADE TREE) IN THE AMOUNT OF \$150.00 IS REQUIRED TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 1.
- FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6-06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' MIN. IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - 5" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
 - STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING)
 - DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
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TREE PLANTING DETAIL



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PROPERTY
PERIMETER	P-1	P-2 P-3
LANDSCAPE TYPE	NONE REQUIRED	A A
LINEAR FEET OF PERIMETER	386'	166' 75'
NUMBER OF PLANTS REQUIRED	0	2 1
CREDIT FOR EXISTING VEGETATION	N/A	1 1
SHADE TREES		
EVERGREEN TREES (2:1 SUBSTITUTION)		3
ORNAMENTAL TREES (2:1 SUBSTITUTION)		N/A
CREDIT FOR EXISTING VEGETATION	N/A	
SHADE TREES		
EVERGREEN TREES (2:1 SUBSTITUTION)		1*
ORNAMENTAL TREES (2:1 SUBSTITUTION)		

* ONE (1) ORNAMENTAL OR SHADE TREE IS TO BE PROVIDED ALONG THIS PERIMETER every year

ADDRESS CHART

LOT	STREET ADDRESS
1	10071 REED LANE

SHEET INDEX

Sheet No.	Description
1	Site Dev., Sed. & Erosion Control Plan
2	Sediment & Erosion Control Details

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Murray J. J...* DATE: 1-15-04

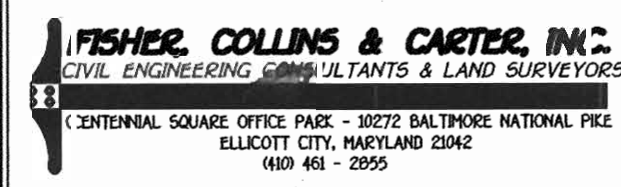
ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature: *John R. Robertson* Date: 1-15-04

DEVELOPER'S CERTIFICATE
I/WE certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature: *Murray J. J...* Date: 1-15-04

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: *John R. Robertson* Date: 1/22/04
Signature: *John R. Robertson* Date: 1/22/04
OWNER: RONALD K. REGAN JR. 10194 BALT. NATIONAL PIKE STE. 4 ELLICOTT CITY, MARYLAND 21042
DEVELOPER: FUTURE BUILDER'S & CONSTRUCTION CO., INC. 10235 SHIRLEY MEADOW COURT ELLICOTT CITY, MARYLAND 21042

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Mark A. ...* Date: 2/4/04
Signature: *...* Date: 2/4/04
Signature: *...* Date: 1/29/04
SUBDIVISION: SUZANNE FROCK PROPERTY SECTION/AREA: N/A LOT NO.: 1
PLAT NO.: 15651 BLOCK NO.: 20 ZONE: R-20 TAX MAP: SECOND ELEC. DIST.: 6022.0 CENSUS TR.: 6022.0
WATER CODE: F-12 SEWER CODE: 5081700

SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN
SUZANNE FROCK PROPERTY LOT 1
PLAT NO. 15651 DPZ FILE #F-02-125
TAX MAP NO.: 17 BLOCK 20 PARCEL NO.: 105
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: SEPTEMBER, 2003
SHEET 1 OF 2



REVISIONS

NO.	REVISION	DATE
1	Rev. Ord. to Show As-Built Conditions	3-8-05