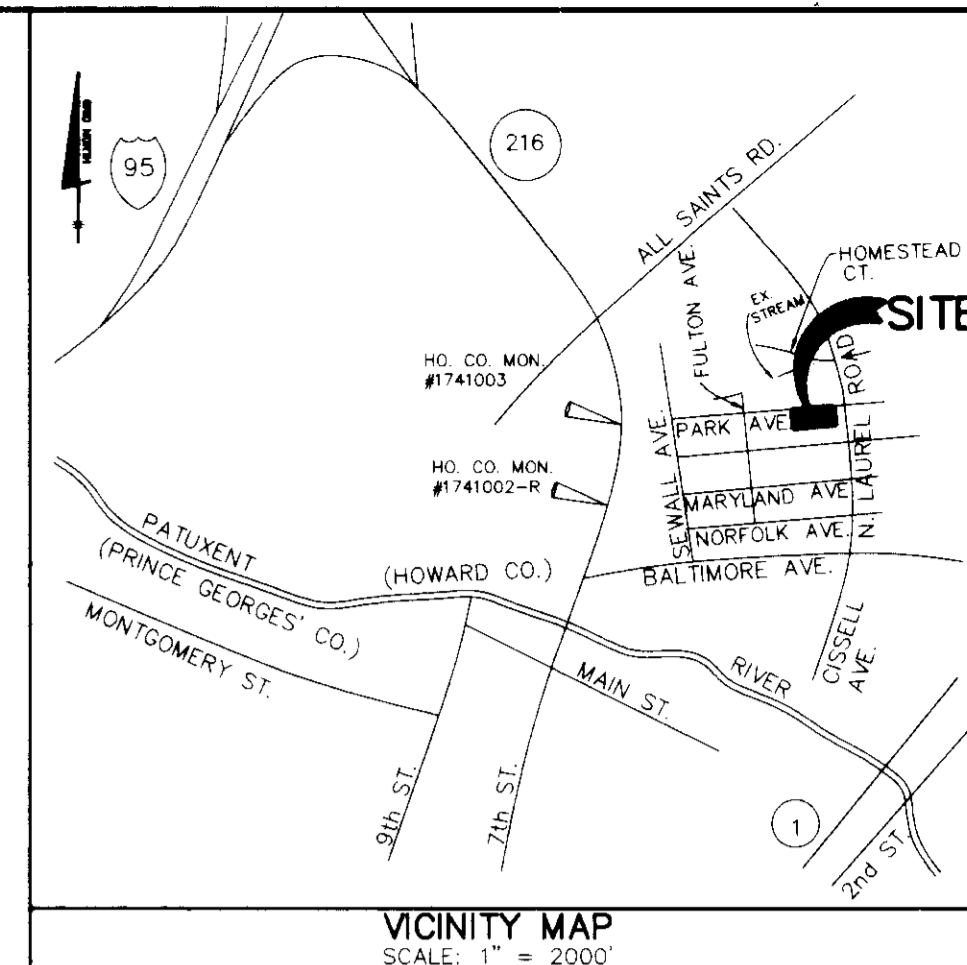


SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
 - PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: N/A
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - PROPOSED WATER AND SEWER SYSTEMS: X PUBLIC PRIVATE
 - ANY OTHER INFORMATION WHICH MAY BE RELEVANT:
 - AREA TABULATION**
 - TOTAL PROJECT AREA: 1.65 AC.
 - NET AREA OF SITE: 1.65 AC.
 - AREA OF THIS PLAN SUBMISSION: 1.65 AC.
 - LIMIT OF DISTURBANCE: 1.43 AC.
 - BUILDING COVERAGE OF SITE: N/A
 - OTHER: N/A
 - UNIT/LOT TABULATION**
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: N/A
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 8
 - DENSITY OF PROJECT PER NET ACRE: **
 - TOTAL NUMBER OF NON-RESIDENTIAL LOTS/PARCELS ON THIS SUBMISSION: N/A
 - OVERALL TOTAL NUMBER OF LOTS/PARCELS ON THIS SUBMISSION: 8
 - OTHER: N/A
 - OPEN SPACE DATA**
 - OPEN SPACE ON SITE: NOT REQUIRED
 - AREA OF RECREATION OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: N/A
 - OTHER:
- ** SUBDIVISION PLAT WAS RECORDED IN 1898. PER PLAT, TOTAL LOT YIELD = 8 LOTS

GENERAL NOTES:

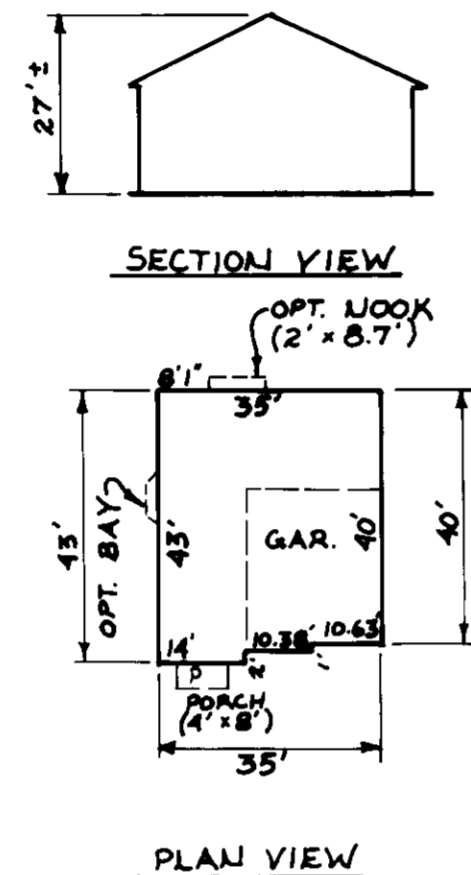
- TOTAL AREA OF SITE: 1.65 ACRES.
- ZONE: R-SC PER THE 1993 COMPREHENSIVE ZONING PLAN (RECORDED PLAT DATED APPROXIMATELY 1898).
- PROPOSED USE: SINGLE FAMILY DETACHED.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS 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.
- THE TOPOGRAPHY SHOWN WAS GENERATED FROM AERIAL TOPOGRAPHY SURVEY PROVIDED BY WINGS, INC., DATED MARCH 1998, AND CONSISTS OF 2 FOOT CONTOUR INTERVALS. TOPOGRAPHY SHOWN ALSO SUPPLEMENTED FROM APPROVED SDP-96-87.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM MAD 27 - HOWARD COUNTY MONUMENTS NO'S 1741003 AND 1741002-R. ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- PLAT REFERENCE FOR THE SUBJECT PROPERTY IS PLAT NO. 61/470.
- WATER AND SEWER CONNECTIONS ARE PER WATER/SEWER CONTRACT NO. 24-3509-D.
- FIREPLACE CHIMNEYS & BAY WINDOWS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED SETBACKS IN ACCORDANCE WITH SECTION 12B OF ZONING REGULATION.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE PROVIDED BY THE COUNTY TO THE INTERSECTION OF PARK AVENUE AND NORTH LAUREL ROAD ONLY AND NOT ONTO PARK AVENUE UNTIL SUCH TIME THAT PARK AVENUE BECOMES A PUBLIC STREET.
- DEVELOPER/BUILDER HAS EXECUTED A DECLARATION OF EASEMENT MAINTENANCE OBLIGATION AND IT HAS BEEN RECORDED IN LIBER 3765 AT FOLIO 686 ON JULY 8, 1996.
- DEVELOPER/BUILDER HAS EXECUTED A DECLARATION OF COVENANT RESTRICTIONS AND EASEMENTS AND IT HAS BEEN RECORDED IN LIBER 3765 AT FOLIO 693 ON JULY 8, 1996.
- STORM WATER MANAGEMENT WILL BE PROVIDED BY THE REGIONAL STORM WATER MANAGEMENT FACILITY CONSTRUCTED UNDER SDP-97-58.
- STORM WATER QUALITY CONTROL HAS BEEN PROVIDED BY THE SHALLOW MARSH WATER QUALITY FACILITY CONSTRUCTED UNDER SDP-96-87. THIS FACILITY IS PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FOR DRIVEWAY APRON DETAILS SEE HOWARD COUNTY STANDARD DETAIL R8.05.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- EXISTING UTILITIES ARE ON HOWARD COUNTY APPROVED DRAWINGS. SEE SHEET 2.
- THERE IS NO FLOODPLAIN STUDY REQUIRED FOR THIS SITE PLAN.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- LANDSCAPING IS NOT REQUIRED FOR THIS PROJECTS SINCE THIS SITE WAS SUBDIVIDED PRIOR TO ANY LANDSCAPING REQUIREMENTS.



BENCH MARK DATA

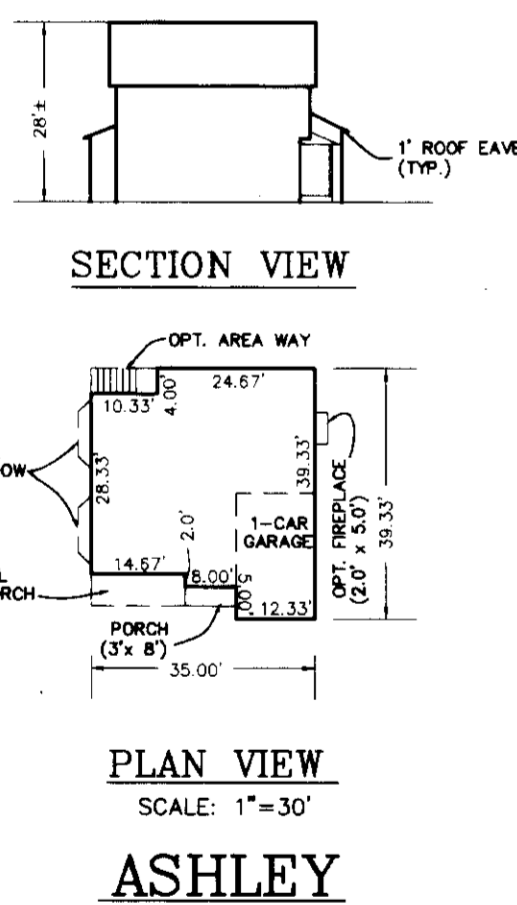
HOWARD COUNTY MON. # 1741003
CONC. MON. ON WEST SIDE OF
RTE. 216 AND 0.2' BELOW SURFACE.
ELEV. = 198.395

HOWARD COUNTY MON. # 1741002-R
CONC. MON. ON TOP OF BANK
EAST OF EAST EDGE MAC. OF
RTE. 216 FLUSH WITH SURFACE.
ELEV. = 197.368

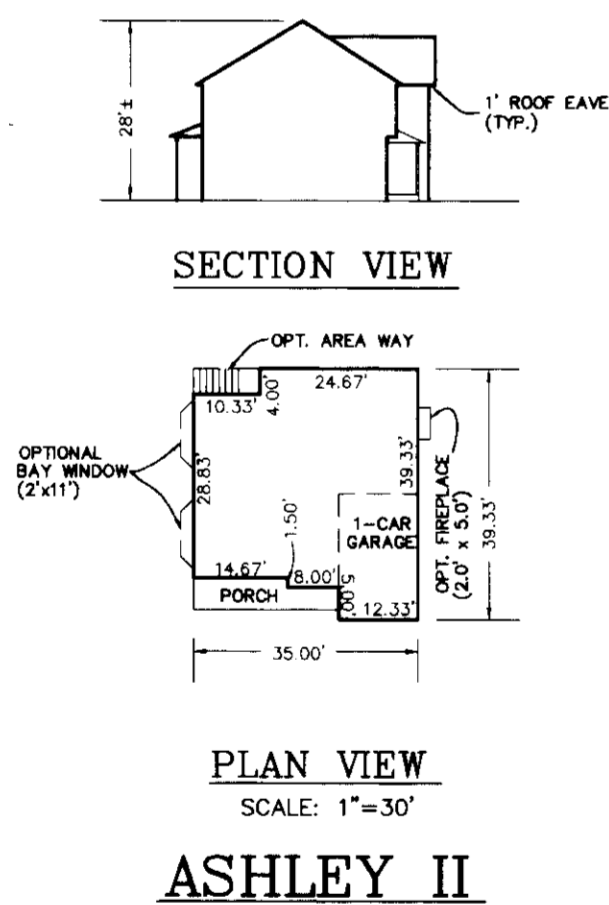


LEXINGTON
SCALE: 1"=30'

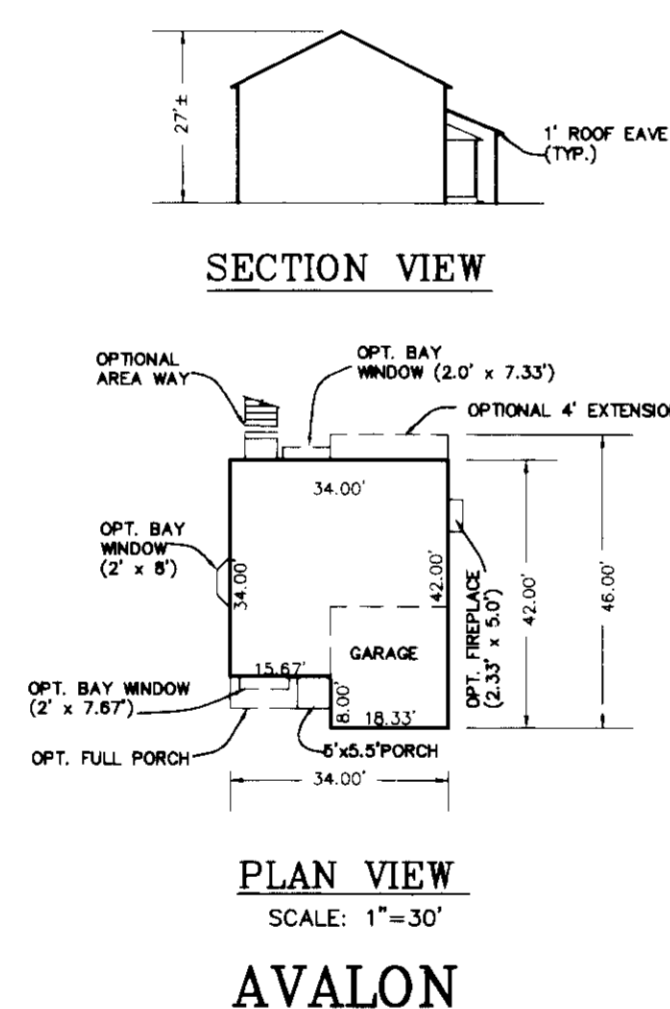
SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	GENERIC SITE DEVELOPMENT PLAN
3	SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS



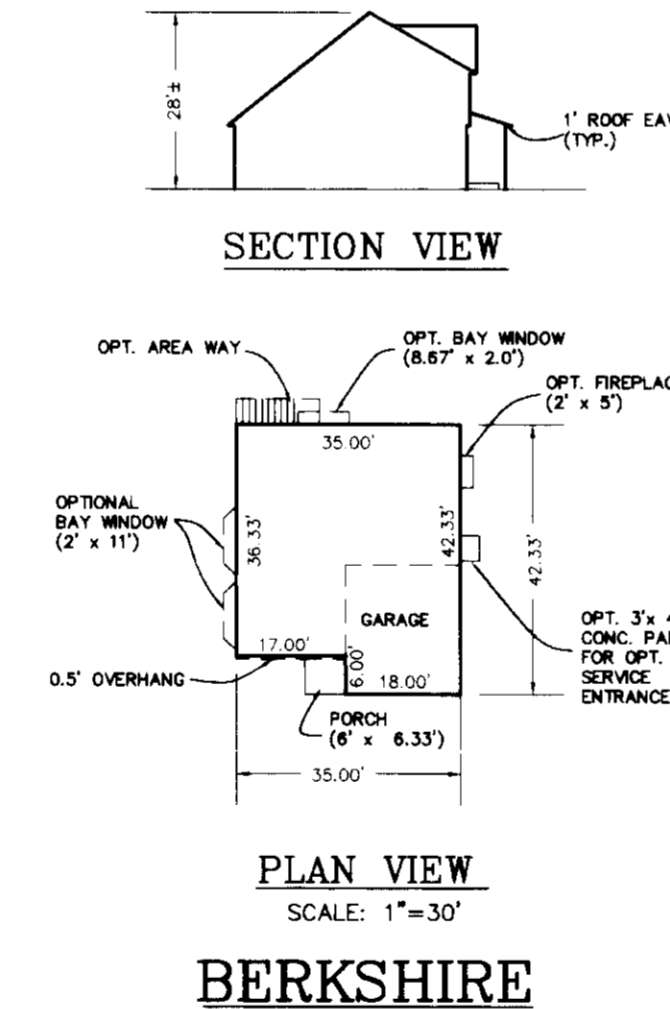
ASHLEY



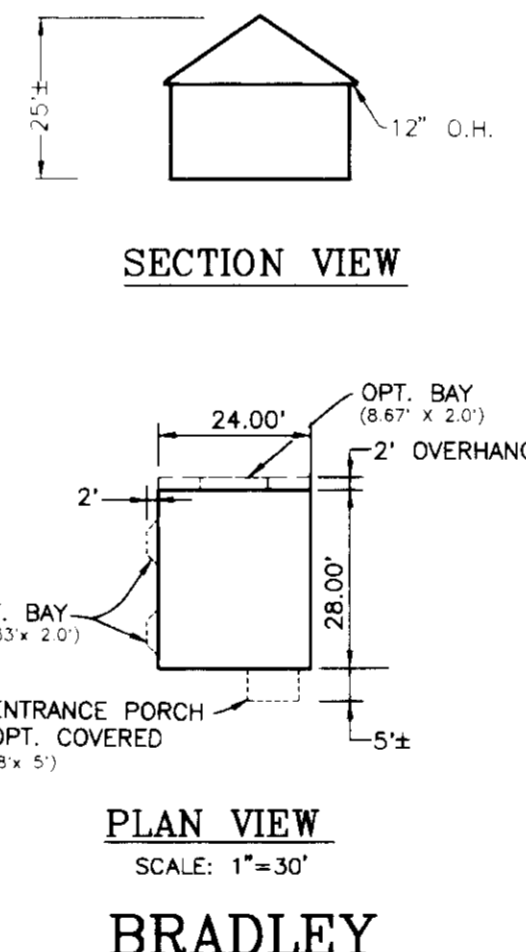
ASHLEY II



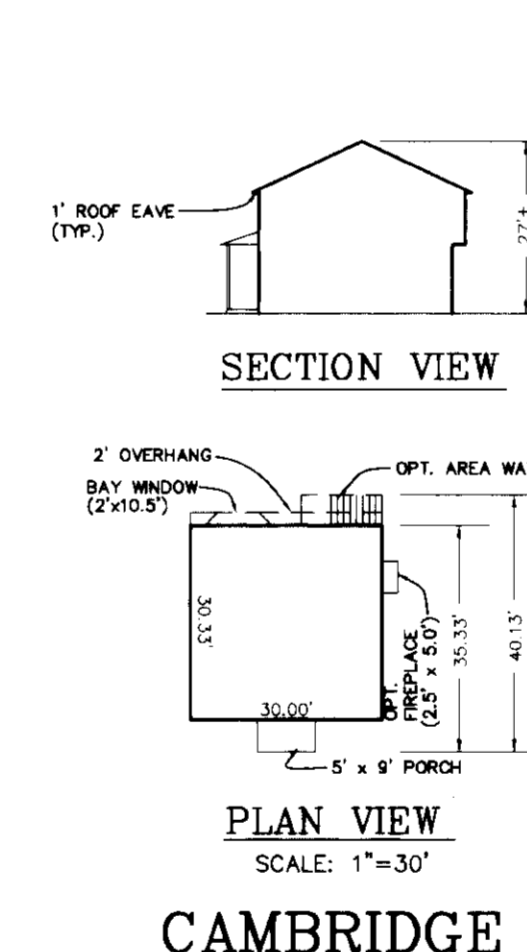
AVALON



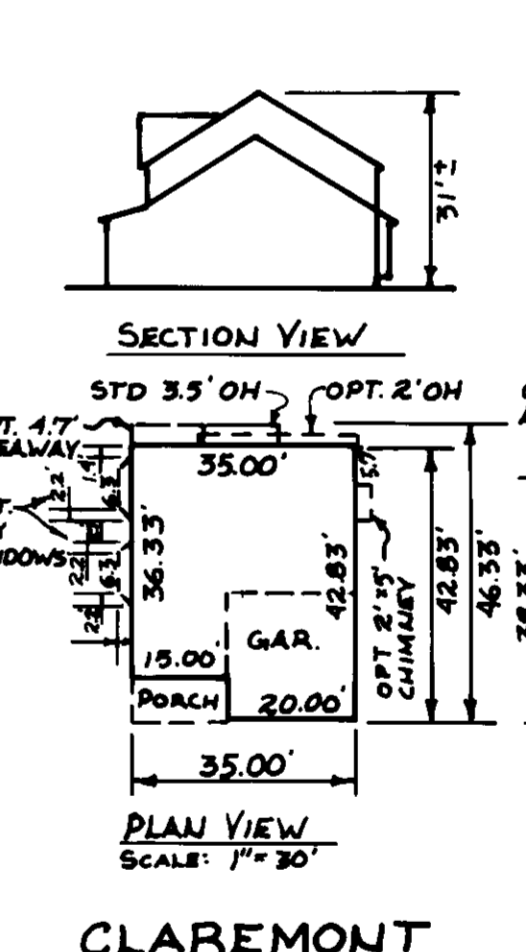
BERKSHIRE



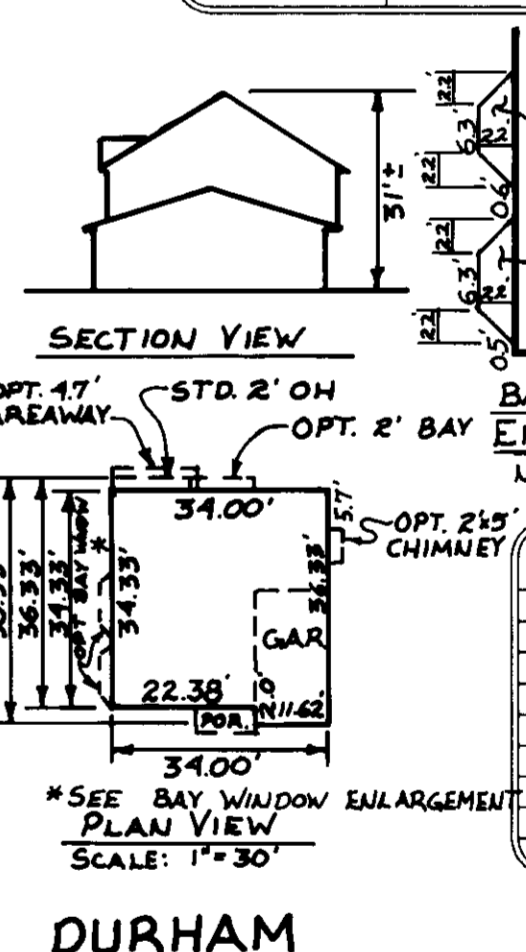
BRADLEY



CAMBRIDGE



CLAREMONT



DURHAM

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
9-N	9615 PARK AVENUE
10-N	9613 PARK AVENUE
11-N	9611 PARK AVENUE
12-N	9609 PARK AVENUE
13-N	9607 PARK AVENUE
14-N	9605 PARK AVENUE
15-N	9603 PARK AVENUE
16-N	9601 PARK AVENUE

35.00'	A
ASHLEY	
ASHLEY II	
AVALON	
BERKSHIRE	
BRADLEY	
CAMBRIDGE	
NOTTINGHAM I	
NOTTINGHAM II	
OAKMONT	
WESTCOTT	
CLAREMONT	
DURHAM	

NO.	DATE	REVISION
1	4/97	REV. PER COUNTY COMMENTS AND SUBMIT FOR SIGNATURE APPROVAL. 4/48/97
2	9/30/97	ADD CLAREMONT AND DURHAM HOUSE TYPES
3	1/14/98	ADD LEXINGTON HOUSE TYPE

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William Hamilton
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton
DIVISION OF LAND DEVELOPMENT

David S. Smith
DIRECTOR

4/20/97 DATE
6/5/97 DATE
4/10/97 DATE

PERMIT INFORMATION CHART					
SUBDIVISION NAME					
NORTH LAUREL PARK					
BLOCK "N", LOTS 9 THRU 16					
SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:		
N/A	426	L.61 F.470	N/A		
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
61/470	N	R-SC	50	6th	69
WATER CODE	SEWER CODE		DATE:		
G01	1257013		FEB. 06, 1997		
SCALE:	N/A	DATE:	FEB. 06, 1997	Design:	JMC
				Draft:	JMC

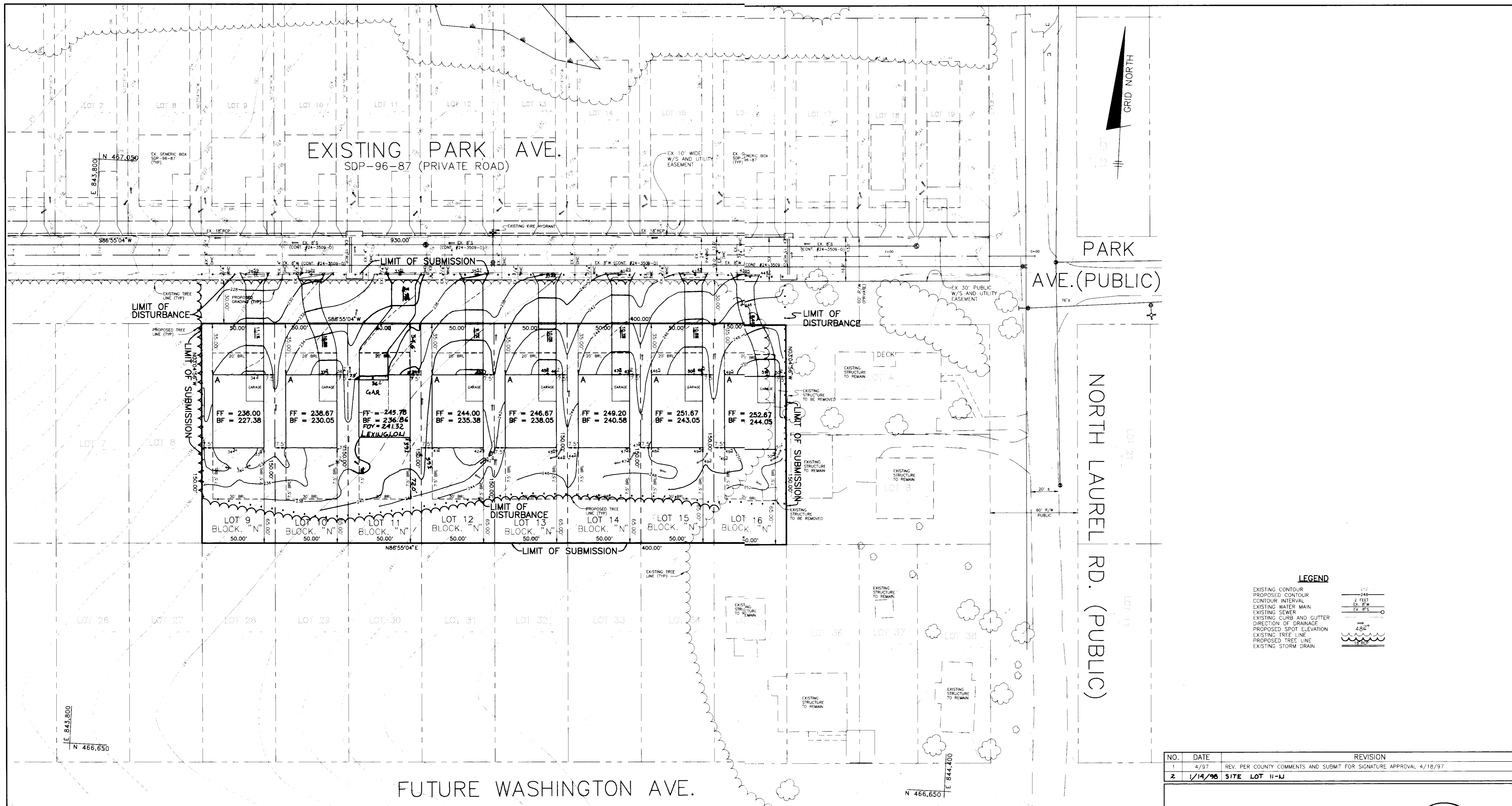
OWNER/DEVELOPER: CORNERSTONE HOMES, INC.
7405 BUCKS HAVEN LANE
HIGHLAND, MARYLAND 20777
(410) 988-9146

PROJECT: NORTH LAUREL PARK
BLOCK "N" LOTS 9 THRU 16

LOCATION: TAX MAP 50 - PARCEL 426
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: GENERIC SITE DEVELOPMENT PLAN

DATE: FEB. 1997 PROJECT NO. 1000
SCALE: 1"=30' DRAWING 1 OF 3

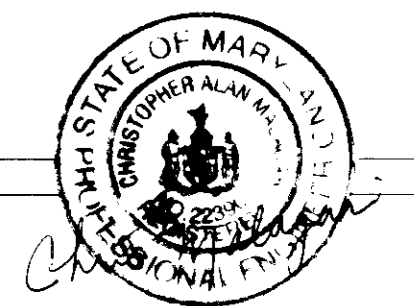


LEGEND

EXISTING CONTOUR	2' FEET
PROPOSED CONTOUR	2' FEET
CONTOUR INTERVAL	2' FEET
EXISTING WATER MAIN	EX. 8" S
EXISTING SEWER	EX. 8" S
EXISTING CURB AND GUTTER	
DIRECTION OF DRAINAGE	
PROPOSED SPOT ELEVATION	48.2'
EXISTING TREE LINE	
PROPOSED TREE LINE	
EXISTING STORM DRAIN	

NO.	DATE	REVISION
1	4/97	REV. PER COUNTY COMMENTS AND SUBMIT FOR SIGNATURE APPROVAL 4/18/97
2	1/14/98	SITE LOT 11-LJ

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MINIMUM CELLAR ELEVATION

LOT-BLOCK	EX. SHC INVERT AT HALF R/W	MIN. CELLAR ELEVATION
9-N	221.78	223.88
10-N	223.48	225.58
11-N	226.28	228.38
12-N	229.78	231.88
13-N	231.78	233.88
14-N	233.78	235.88
15-N	235.78	237.88
16-N	237.78	239.88

LOT SIZE CHART

LOT-BLOCK	AREA IN SQ. FT.
9-N	7,500
10-N	7,500
11-N	7,500
12-N	7,500
13-N	7,500
14-N	7,500
15-N	7,500
16-N	7,500

PERMIT INFORMATION CHART

SUBDIVISION NAME NORTH LAUREL PARK					
BLOCK "N", LOTS 9 THRU 16					
SECTION N/A	PARCEL # 426	LIBER & FOLIO L.B: F.47D	PREVIOUS FILE: N/A		
PLAT No. 61/47D	BLOCK No. N	ZONE R-SC	TAX MAP 50	ELEC. DIST. 6th	CENSUS 6069.03
WATER CODE G01		SEWER CODE 1257013			
SCALE: N/A		DATE: FEB. 14, 1997			

OWNER/DEVELOPER: CORNERSTONE HOMES, INC. 7405 BUCKS HAVEN LANE HIGHLAND, MARYLAND 20777 (410) 988-9146	PROJECT: NORTH LAUREL PARK BLOCK "N" LOTS 9 THRU 16
LOCATION: TAX MAP 50 - PARCEL 426 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: GENERIC SITE DEVELOPMENT PLAN
DATE: FEB., 1997	PROJECT NO. 1000
Design: JMC	Draft: JMC
SCALE: 1"=30'	DRAWING 2 OF 3

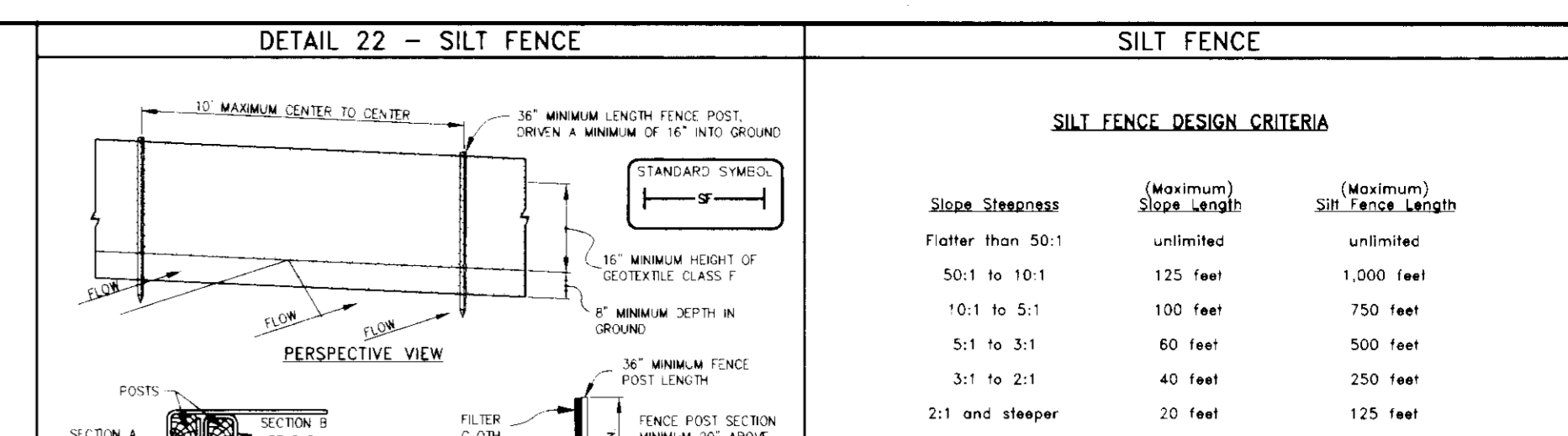
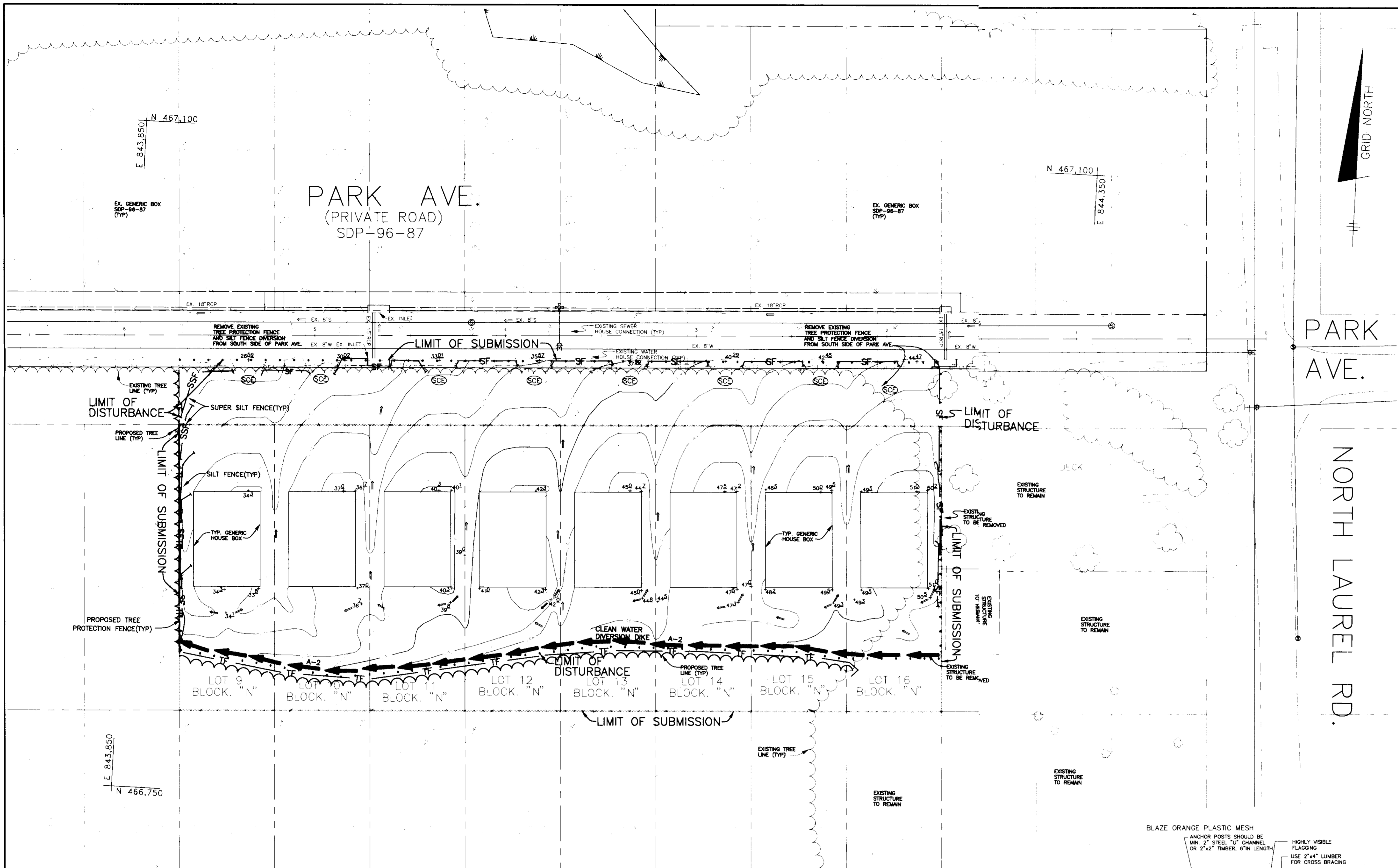
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard Hamilton
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Candy Hamilton
 DIVISION OF LAND DEVELOPMENT

James Rutter
 DIRECTOR

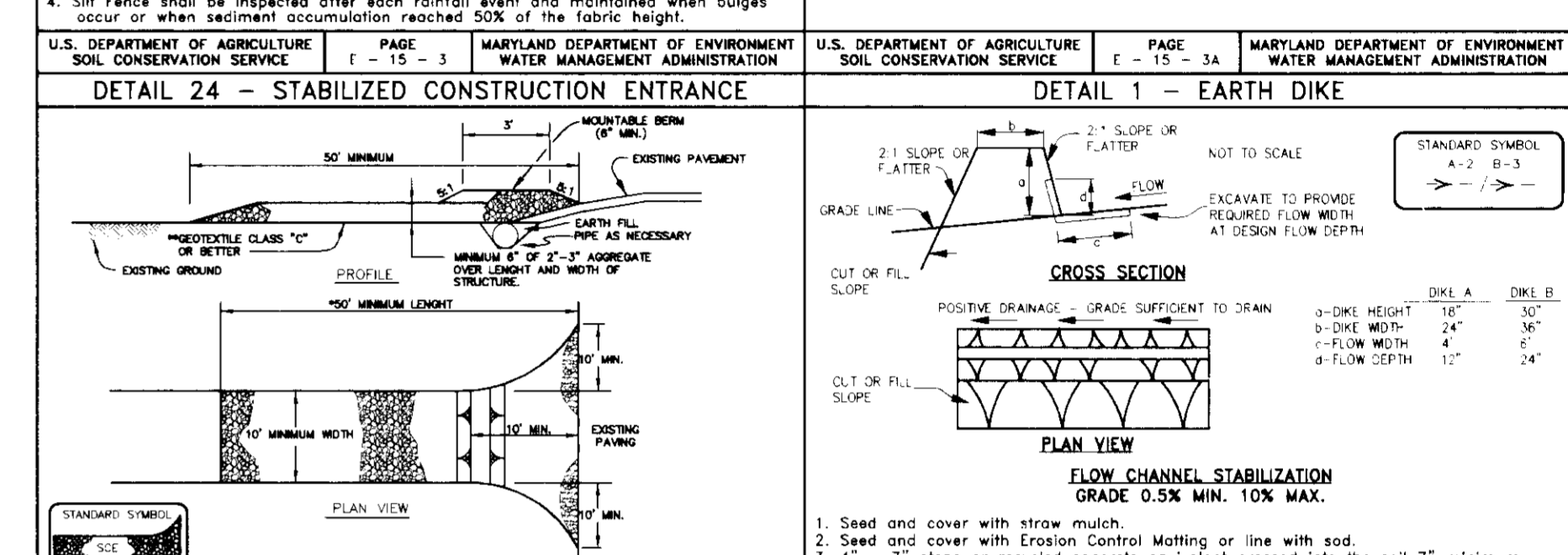
4/20/97 DATE
 6/5/97 DATE
 6/10/97 DATE



SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

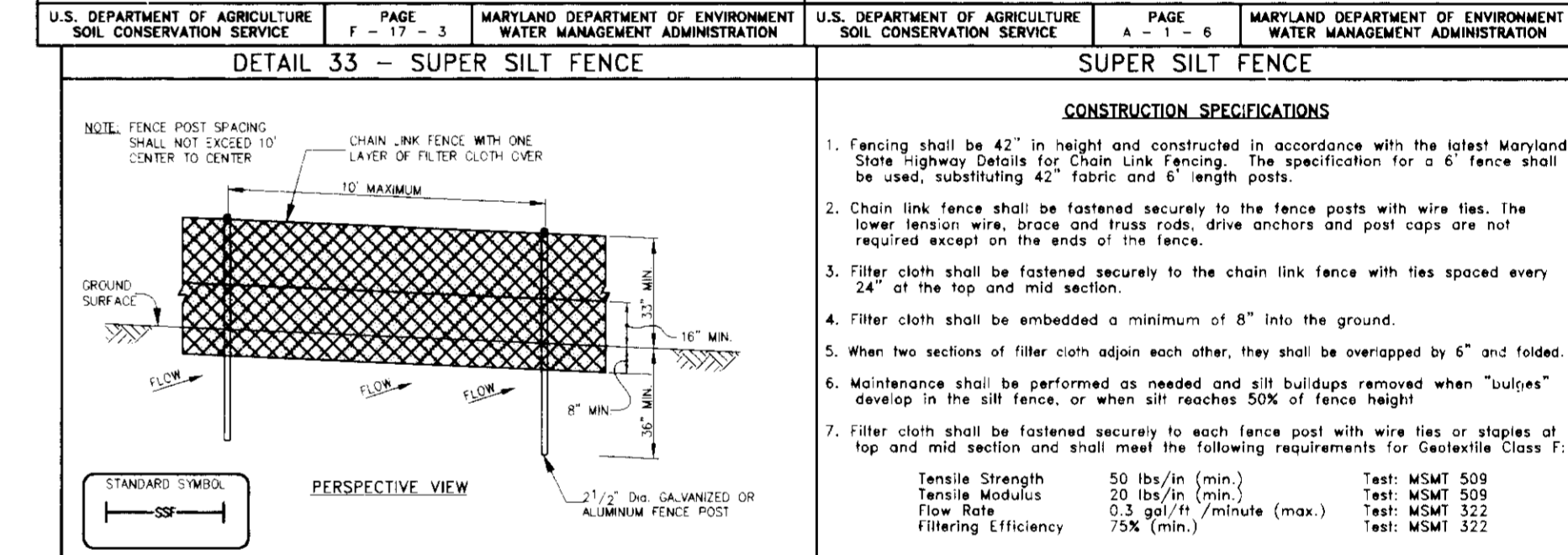
Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

- Length - minimum of 50' (60' for single residence lot)
- Width - 10' minimum, should be based on the existing road to provide a turning radius
- Aggregate fabric (filter cloth) shall be placed over the existing ground prior to placing stone with the proper aggregate surface may not require stone fabric resistance to use geotextile
- Stone - crushed aggregate (2" to 3") or natural or recycled concrete equivalent shall be placed at least 2" deep over the aggregate and width of the entrance
- Surface water - all surface water flowing to or disturbed toward construction entrances shall be passed through the entrance monitoring positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a minimum 5:1 slope and a minimum of 12" of stone over the pipe. Pipe size to be based according to the drainage when the SDC is installed at a high spot and has no drainage to contrary a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 2" minimum shall be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site shall travel over the surface level of the stabilized construction entrance.



SUPER SILT FENCE DESIGN CRITERIA

Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet
20 - 33%	5:1 - 3:1	100 feet
33 - 50%	3:1 - 2:1	100 feet
50% +	2:1 +	50 feet

SEQUENCE OF CONSTRUCTION

- OBTAIN A GRADING PERMIT
- INSTALL NEW SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE. EXISTING TREE PROTECTION FENCE AS INDICATED ON PLAN.
- EXCAVATE FOUNDATIONS, ROUGH GRADE AND TEMPORARILY STABILIZE. NOTE: SILT FENCE MAY BE REQUIRED ALONG THE PERIMETER OF EACH HOUSE CONSTRUCTION
- CONSTRUCT HOUSE AND DRIVEWAY
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.
- UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE.

* INDICATES SINGLE HOUSE CONSTRUCTION

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
CONTOUR INTERVAL
STABILIZED CONSTRUCTION ENTRANCE
EARTH DIKE
SILT FENCE
SUPER SILT FENCE
EXISTING WATER MAIN
EXISTING SEWER
EXISTING CURB AND GUTTER
DIRECTION OF DRAINAGE
EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING STORM DRAIN
TREE PROTECTION FENCE

2 FEET

DATE: 4/18/97

DATE: 4/18/97

DATE: 4/15/97

DATE: 4/10/97

DATE: 4/10/97

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection and Permitting Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in performance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control, and revisions thereto.
- Following initial soil disturbances or redisturbances, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 calendar days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the Howard County Design Manual, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seeding (Sec. 51) Soil (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
Total Area of Site: 1.652 acres
Area to be Disturbed: 0.412 acres
Area to be roofed or paved: 1.022 acres
Total Cut: 3,567 cu. yd.
Total Fill: 500 cu. yd.
Offsite Waste/Borrow Area Location: *
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
- Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
- It is the responsibility of the contractor to identify the soil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sf).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through February 28, protect site by Option 1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 2) use seed Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

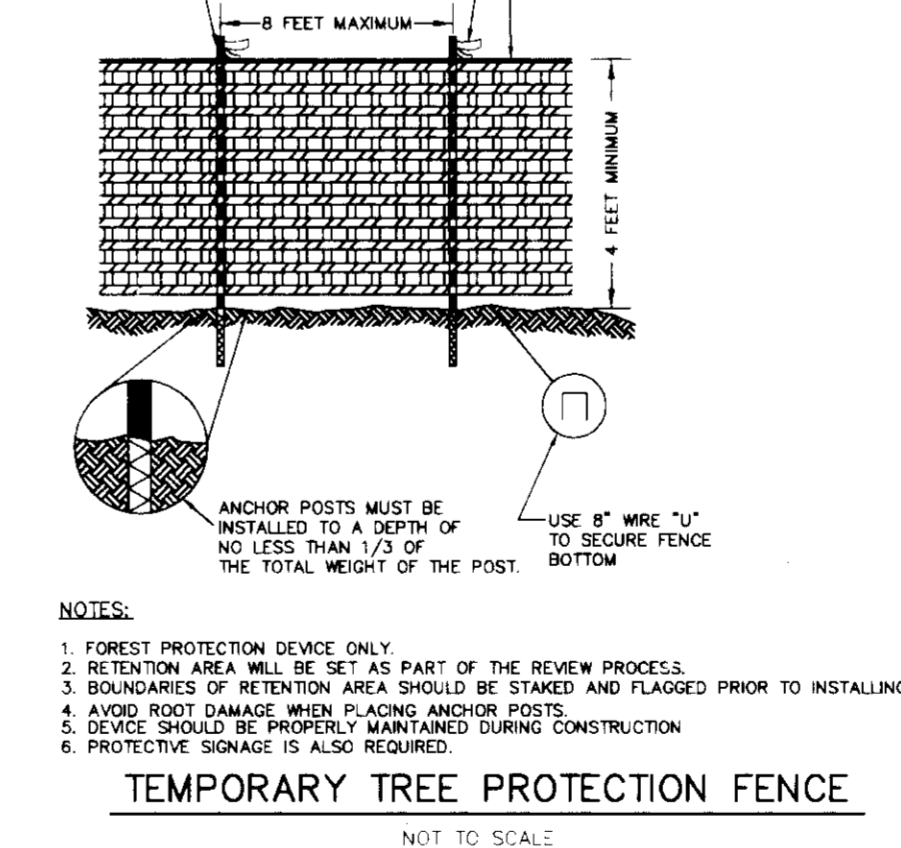
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 16 through February 28, protect site by applying 2 tons per acre of well anchored straw mulch, and seed as soon as possible in the spring, or use seed.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.



ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: *Chia M. Magan* Date: 4/18/97

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 onsite inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Signature: *David D. Bay* Date: 4/17/97

NO. DATE REVISION

1	4/97	REV. PERM COUNTY COMMENTS AND SUBMIT FOR SIGNATURE APPROVAL 4/18/97.
---	------	--

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 405-6105

OWNER/DEVELOPER: CORNERSTONE HOMES, INC.
7405 BUCKS HAVEN LANE
HIGHLAND, MARYLAND 20777
(410) 988-9146

PROJECT: NORTH LAUREL PARK
BLOCK "N" LOTS 9 THRU 16

LOCATION: TAX MAP 50 - PARCEL 426
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL

DATE: FEB. 1997 PROJECT NO. 1000
SCALE: 1"=30' DRAWING 3 OF 3