#10
DEC 13 2012

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 12-164**

DATE: NOVEMBER 28, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT12-0021 JACKSON PLACE

Request: Final Plat approval for a new 28-lot single-family residential subdivision

Location: Southeast corner of Ray Road and Jackson Street

Applicant: Troy Peterson; Bowman Consulting

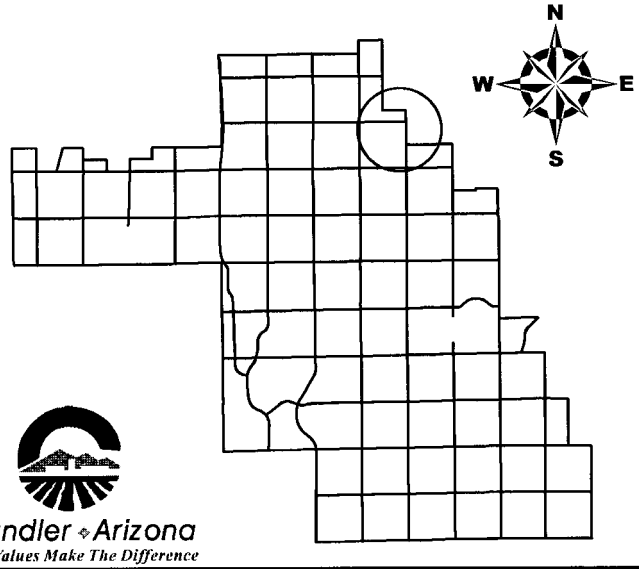
RECOMMENDATION
Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

BACKGROUND
The site recently received zoning approval for a 28-lot single-family residential subdivision located on roughly 6.4 acres. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION
Move to approve Final Plat FPT12-0021 JACKSON PLACE, as recommended by Staff.

Attachments
1. Vicinity Maps
2. Final Plat

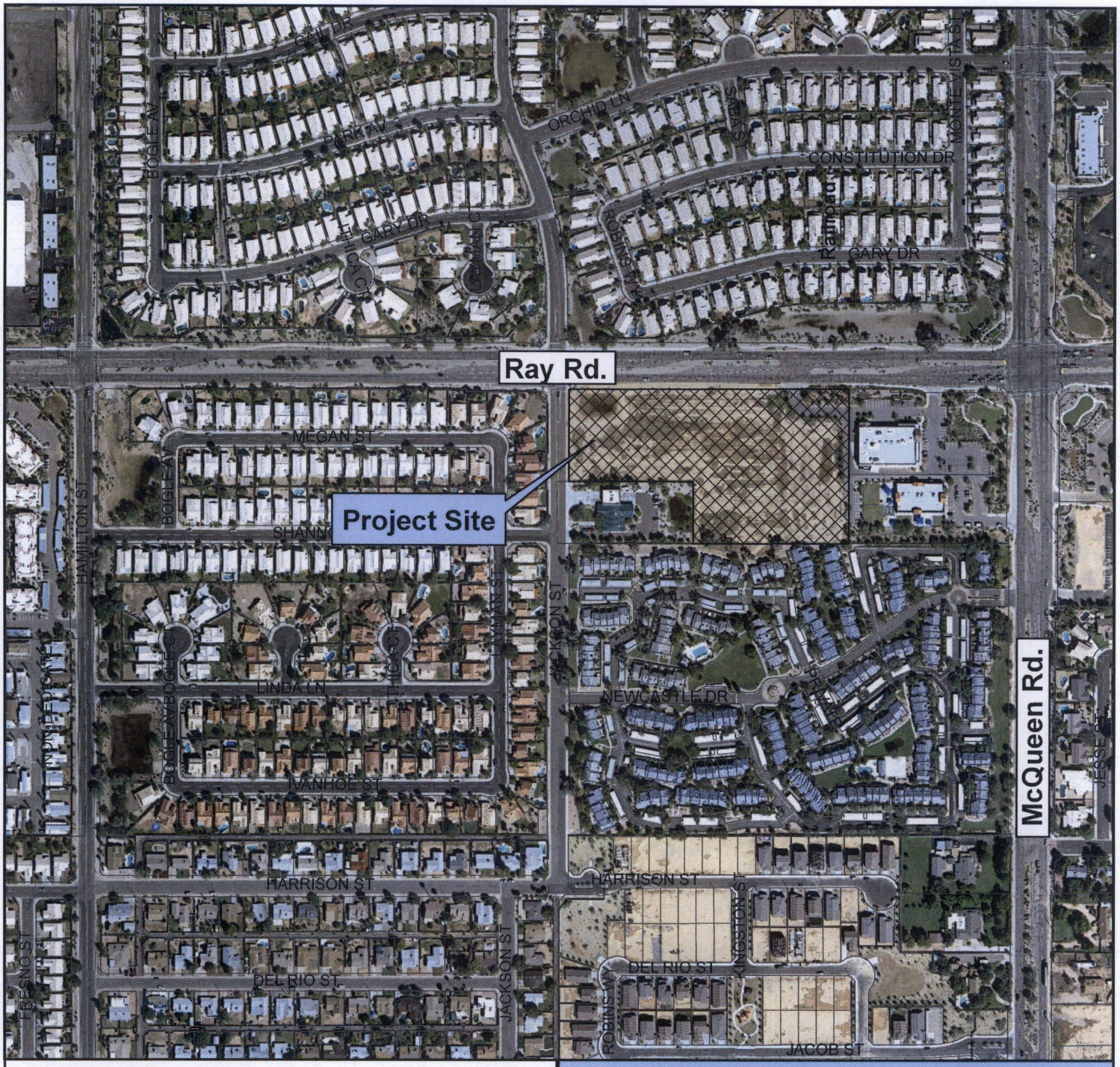
Vicinity Map



Final Plat of Jackson Place

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/29/2012



Vicinity Map

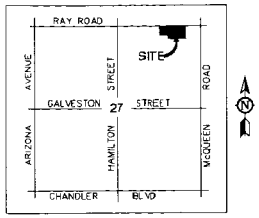
Final Plat of Jackson Place

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/29/2012

FINAL PLAT
OF
JACKSON PLACE
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY RECORDER



VICINITY MAP
NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT D. R. HORTON, INC., A DELAWARE CORPORATION AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "JACKSON PLACE", THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "JACKSON PLACE" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THAT "THE OWNER" HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES AND EMERGENCY VEHICULAR ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF CHANDLER.

TRACTS "A" THROUGH "D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE JACKSON PLACE COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE RIGHT OF WAY LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE JACKSON PLACE COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE JACKSON PLACE COMMUNITY ASSOCIATION OR THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE JACKSON PLACE COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF:
D. R. HORTON, INC., A DELAWARE CORPORATION, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

D. R. HORTON, INC., A DELAWARE CORPORATION

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
7. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP #04013C2655G, DATED SEPTEMBER 30, 2005.
9. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
10. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
11. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE JACKSON PLACE COMMUNITY ASSOCIATION. THE JACKSON PLACE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED PRESIDENT OF THE JACKSON PLACE COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

_____ _____
SIGNATURE DATE

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

OWNER

D.R. HORTON INC.
20410 N 19th AVENUE
SUITE 100
PHOENIX, AZ 85027
PHONE: (480) 483-0006
CONTACT: HOLLY JAMES

DEVELOPER

D.R. HORTON INC.
20410 N 19th AVENUE
SUITE 100
PHOENIX, AZ 85027
PHONE: (480) 483-0006
CONTACT: HOLLY JAMES

ENGINEER

BOWMAN CONSULTING
3010 SOUTH PRIEST DRIVE, #103
TEMPE, AZ 85282
PHONE: 480.629.8830
CONTACT: SHERRI KOSHIOL

SHEET INDEX

FP01	COVER, NOTES, DEDICATION, CERTIFICATIONS
FP02	LEGAL DESCRIPTION, DETAILS, LOT AREA TABLE, TRACT AREA & USAGE TABLE,
FP03	FINAL PLAT PLANS

SITE DATA

ZONING:	P.A.D.
NUMBER OF PARCELS:	1
NUMBER OF LOTS	28
TOTAL PARCEL 16 AREA	6.4610 ACRES

BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 40 MINUTES 01 SECONDS EAST

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 11/13/2012
JASON R. KACK
REGISTERED LAND SURVEYOR NO. 33315
BOWMAN CONSULTING
3010 S PRIEST DRIVE, SUITE 103
TEMPE, ARIZONA 85282

CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS, AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

_____ _____
PLANNING AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

_____ _____
CITY ENGINEER DATE

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY _____ OF _____ 20_____.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 12-0021

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #103
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8846
www.bowmanconsulting.com

JASON R. KACK 33315 ARIZONA U.S.A.

FINAL PLAT
JACKSON PLACE
CHANDLER, ARIZONA

DATE	REVISION	BY

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DATE: 09-07-12
PROJ NO: 9530-01-001
TASK NUM: 001
DRAWN BY: AG
CHECKED: LB
QUALITY: DH
CLIENT NO:
SCALE
N.T.S.
1 OF 3

COUNTY RECORDER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 500.00 FEET TO THE NORTHEAST CORNER OF NEW CASTLE, A HORIZONTAL PROPERTY REGIME AS SHOWN IN BOOK 281 OF MAPS, PAGE 10, RECORDS IF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,334.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 500.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 88 DEGREES 47 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1336.04 FEET BACK TO THE TRUE **POINT OF BEGINNING**;

EXCEPT THE NORTH 65 FEET; AND

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE NORTH LIEN OF SAID SECTION 27, A DISTANCE OF 514.49 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RAY ROAD, SAID POINT ALSO BEING THE TRUE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF RAY ROAD, A DISTANCE OF 414.25 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 34 SECONDS EAST TO THE WEST RIGHT-OF-WAY LINE OF MCQUEEN ROAD, A DISTANCE OF 49.41 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF MCQUEEN ROAD, A DISTANCE OF 400.02 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST A DISTANCE OF 449.25 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST A DISTANCE OR 435.00 FEET TO THE TRUE **POINT OF BEGINNING**; AND

EXCEPT THE SOUTH 175.00 FEET OF THE WEST 383.00 FEET; AND

EXCEPT THE WEST 33.00 FEET THEREOF; AND

EXCEPT THE SOUTH 175.00 FEET THEREOF.

SAID PARCEL CONTAINS 281,439 SQUARE FEET, OR **6.4610 ACRES**, MORE OR LESS.

LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	4,606	0.1057
2	4,606	0.1057
3	4,606	0.1057
4	4,606	0.1057
5	4,606	0.1057
6	4,606	0.1057
7	4,606	0.1057
8	4,606	0.1057
9	4,575	0.1050
10	5,606	0.1287
11	5,397	0.1239
12	5,388	0.1237
13	5,378	0.1235
14	5,369	0.1233
15	5,625	0.1291
16	5,657	0.1299
17	5,735	0.1317
18	6,476	0.1487
19	5,280	0.1212
20	5,262	0.1208
21	4,750	0.1090
22	4,750	0.1090
23	4,750	0.1090
24	4,750	0.1090
25	4,750	0.1090
26	4,750	0.1090
27	4,750	0.1090
28	4,737	0.1087
TOTAL	140,582	3.2268

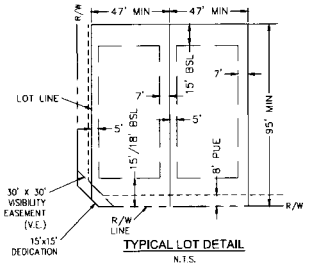
TRACT AREA TABLE			
TRACT	SQ.FT.	ACRES	USE
A	34,577	0.7938	LS, DR & OS
B	1,229	0.0282	LS & OS
C	22,897	0.5256	LS, OS & AE
D	32,568	0.7477	LS DR & OS
TOTAL	91,271	2.0953	

LS - LANDSCAPE
DR - DRAINAGE
OS - OPEN SPACE
AE - ACCESS EASEMENT

THE USES SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE-LISTED TRACTS AND ARE INDICATED AS SHOWN ON THE PLAT SHEETS.

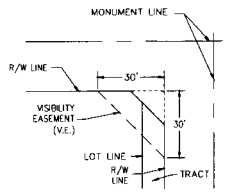
RIGHT OF WAY AREA TABLE		
ROW	SQ.FT.	ACRES
ROW	49,586	1.1384

PARCEL AREA TABLE		
PARCEL	SQ.FT.	ACRES
PARCEL	281,439	6.4610



TYPICAL LOT DETAIL
N.T.S.
(MIN LOT AREA = 4,575 SQ. FT.)
(MIN LOT WIDTH = 47 FEET)

* LOTS ADJACENT TO ARTERIALS SHALL HAVE A 15' REAR SETBACK



30' X 30' VISIBILITY EASEMENT
(N.T.S.)

C.O.C. LOG NO. FPT 12-0021

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Tempe, Arizona 85282
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JASON R. KACK
55315
ARIZONA, U.S.A.
Expires 09/30/2013

FINAL PLAT
JACKSON PLACE
CHANDLER, ARIZONA

DATE	REVISION

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DATE: 09-07-12
PROJ NO: 8630-01-001
TASK NUM: 001
DRAWN BY: AG
CHECKED: LB
QUALITY: CH
CLIENT NO:
SCALE
N.T.S.

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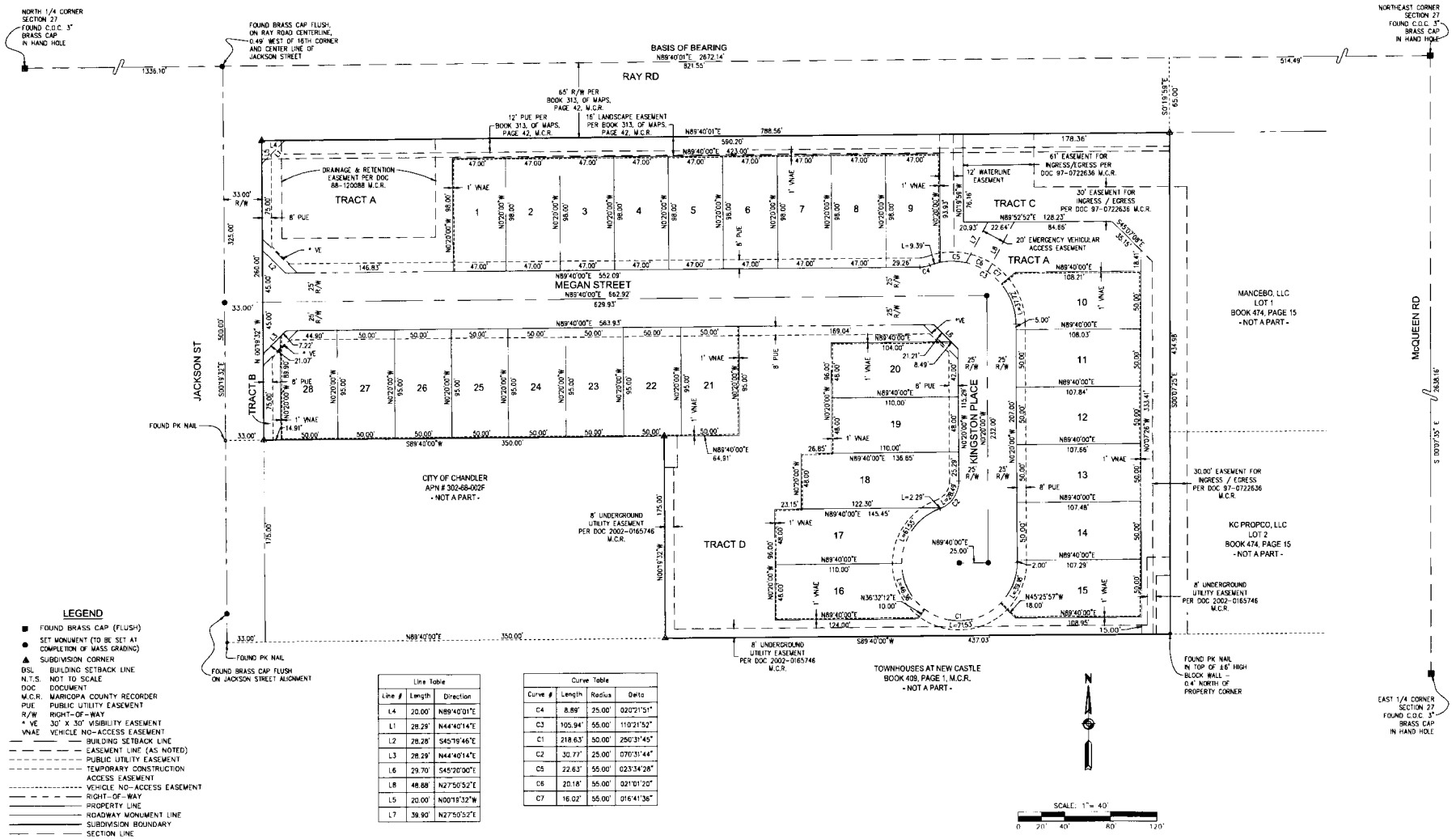
COUNTY RECORDER



LEGEND

- ■ FOUND BRASS CAP (FLUSH)
- ● SET MONUMENT (TO BE SET AT COMPLETION OF MASS GRADING)
- ▲ SUBDIVISION CORNER

BSL	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
DOC	DOCUMENT
M.C.R.	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
* VE	30' X 30' VISIBILITY EASEMENT
VNAE	VEHICLE NO-ACCESS EASEMENT

- BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ACCESS EASEMENT
- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE

Line Table		
Line #	Length	Direction
L4	20.00'	N89°40'01"E
L1	28.29'	N44°40'14"E
L2	28.28'	S45°19'46"E
L3	28.29'	N44°40'14"E
L6	29.70'	S45°20'00"E
L8	48.88'	N27°50'52"E
L5	20.00'	N00°19'32"W
L7	39.90'	N27°50'52"E

Curve Table			
Curve #	Length	Radius	Delta
C4	8.89'	25.00'	020°21'51"
C3	105.94'	55.00'	110°21'52"
C1	218.63'	50.00'	250°31'45"
C2	30.77'	25.00'	070°31'44"
C5	22.63'	55.00'	023°34'28"
C6	20.18'	55.00'	021°01'20"
C7	16.02'	55.00'	016°41'36"

C.O.C. LOG NO. FPT 12-0021

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Tempe, Arizona 85282
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

33315 JASON R KACK — REGISTERED LAND SURVEYOR — ARIZONA U.S.A. — Expires 03/31/13

FINAL PLAT
JACKSON PLACE
CHANDLER, ARIZONA

REVISION	DATE

DATE: 09-07-12
PROJ NO: 9530-01-001
TASK NUM: 001
DRAWN BY: AG
CHECKED: LB
QUALITY: DH
CLIENT NO:
SCALE: 1" = 40'

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