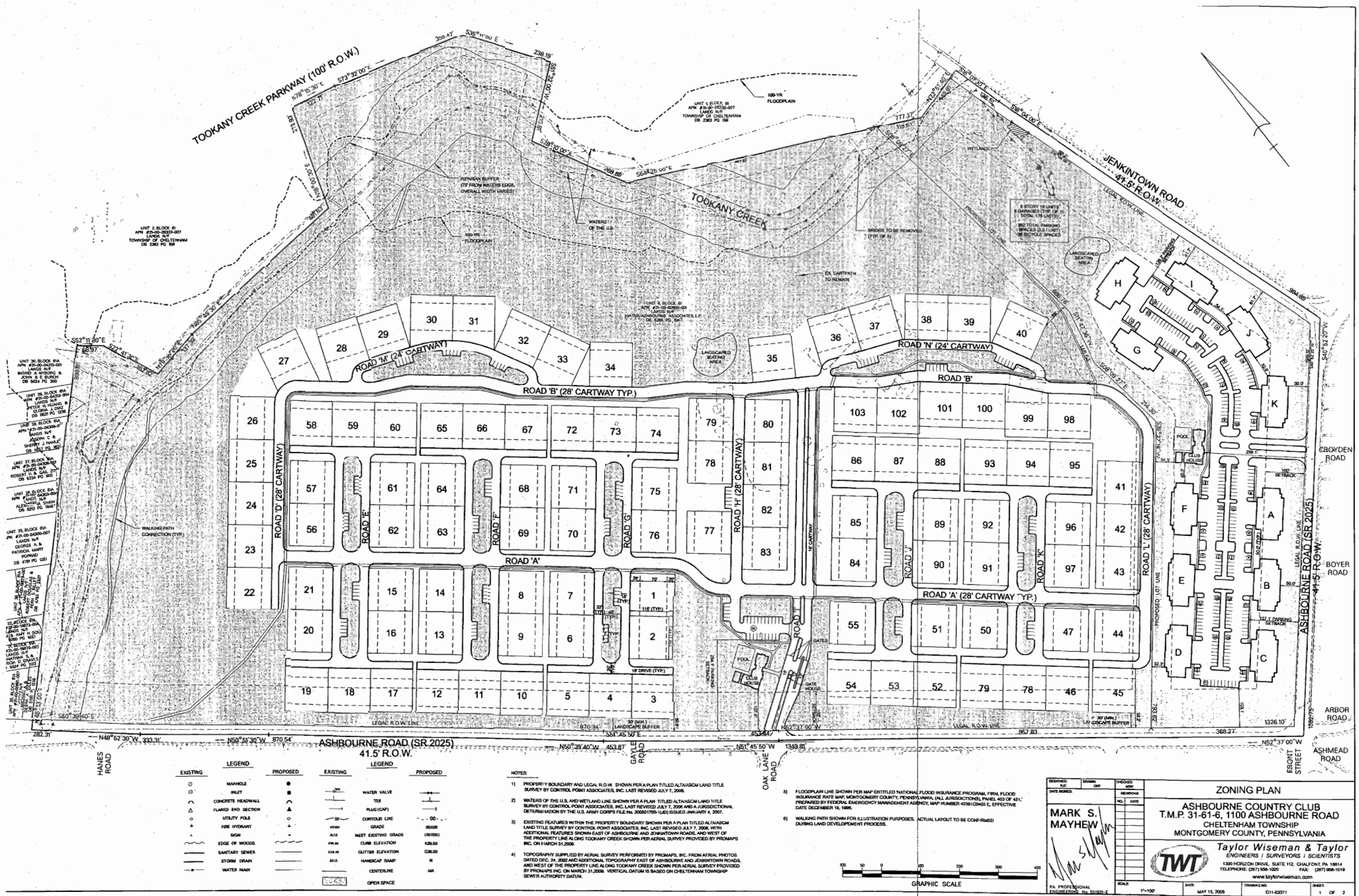
TOOKANY CREEK PARKWAY (100' R.O.W.)
JENKINTOWN ROAD 41.5' R.O.W.
TOOKANY CREEK
ROAD 'A'
ROAD 'A' (28' CARTWAY TYP.)
ROAD 'B'
ROAD 'B' (28' CARTWAY TYP.)
ROAD 'D' (28' CARTWAY)
ROAD 'E'
ROAD 'F'
ROAD 'G'
ROAD 'H' (28' CARTWAY)
ROAD 'I'
ROAD 'J'
ROAD 'K'
ROAD 'L' (28' CARTWAY)
ROAD 'M' (24' CARTWAY)
ROAD 'N' (24' CARTWAY)
ASHBOURNE ROAD (SR 2025) 41.5' R.O.W.
CROYDEN ROAD
BOYER ROAD
ARBOR ROAD
ASHMEAD ROAD
HANES ROAD
GAYLE ROAD
OAK LANE ROAD
EBONY STREET
CLUB HOUSE
POOL
GATE HOUSE
GATES
WALKING PATH CONNECTION (TYP.)
100-YR FLOODPLAIN
WETLANDS
WATERS OF THE U.S.
RIPARIAN BUFFER (75' FROM WETLAND EDGE, OVERALL WIDTH VARIES)
BRIDGE TO BE REMOVED (TYP. OF 3)
EX. CARTPATH TO REMAIN
PROPOSED LOT LINE
LANDSCAPED SEATING AREA
3 STORY 18 UNITS/ 6 GARAGES (TYP. OF 3) / TOTAL 178 UNITS / 352 TOTAL PARKING SPACES (2.0 / UNIT) / 48 BICYCLE SPACES
30' (MIN.) LANDSCAPE BUFFER
100' SETBACK
127.1' PARKING SETBACK
LEGAL R.O.W. LINE
PROPOSED LOT LINE
UNIT 1, BLOCK 8I APN #29-00-14032-007 LANDS N/F TOWNSHIP OF CHELTENHAM DB 2363 PG 156
UNIT 2, BLOCK 8I APN #29-00-04252-007 LANDS N/F TOWNSHIP OF CHELTENHAM DB 2363 PG 156
UNIT 4, BLOCK 8I APN #29-00-00800-00 LANDS N/F MATRIX DEVELOPMENT ASSOCIATES, L.P. DB 5286 PG 1967
S52°11'50"E 88.97
S22°41'30"E 1485.58'
S36°11'00"E 303.47'
S78°15'30"E 122.71'
S73°32'00"E 238.19'
S39°32'00"W 359.70'
S39°10'00"E 469.88'
S64°29'00"E
S16°04'00"E 1086.52'
N72°55'45"E 448.15'
S26°05'45"E 177.37'
S06°09'27"E 214.30'
S06°09'27"E 1044.66'
S40°52'20"W 1044.66'
N48°52'30"W 333.31'
N50°51'30"W 870.54'
N50°39'40"W 453.87'
N51°45'50"W 1349.81'
N52°37'00"W 1326.10'
S60°39'40"E 282.31'
870.34'
453.44'
957.83'
368.27'
1092.75'
LEGEND
EXISTING / PROPOSED
MANHOLE
INLET
CONCRETE HEADWALL
FLARED END SECTION
UTILITY POLE
FIRE HYDRANT
SIGN
EDGE OF WOODS
SANITARY SEWER
STORM DRAIN
WATER MAIN
WATER VALVE
TEE
PLUG (CAP)
CONTOUR LINE
GRADE
MEET EXISTING GRADE
CURB ELEVATION
GUTTER ELEVATION
HANDICAP RAMP
CENTERLINE
OPEN SPACE
NOTES:
1) PROPERTY BOUNDARY AND LEGAL R.O.W. SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008.
2) WATERS OF THE U.S. AND WETLAND LINE SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008 AND A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS FILE No. 200501782- 1(E) ISSUED JANUARY 4, 2007.
3) EXISTING FEATURES WITHIN THE PROPERTY BOUNDARY SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008, WITH ADDITIONAL FEATURES SHOWN EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHOWN PER AERIAL SURVEY PROVIDED BY PROMAPS INC. ON MARCH 31,2009.
4) TOPOGRAPHY SUPPLIED BY AERIAL SURVEY PERFORMED BY PROMAPS, INC. FROM AERIAL PHOTOS DATED DEC. 24, 2002 AND ADDITIONAL TOPOGRAPHY EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHOWN PER AERIAL SURVEY PROVIDED BY PROMAPS INC. ON MARCH 31,2009. VERTICAL DATUM IS BASED ON CHELTENHAM TOWNSHIP SEWER AUTHORITY DATUM.
5) FLOODPLAIN LINE SHOWN PER MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 403 OF 451,' PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 42091C0403 E, EFFECTIVE DATE DECEMBER 18, 1996.
6) WALKING PATH SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL LAYOUT TO BE CONFIRMED DURING LAND DEVELOPEMENT PROCESS.
GRAPHIC SCALE
100 50 0 100 200 300 400
MARK S. MAYHEW
PA PROFESSIONAL ENGINEERING No. 031921-E
ZONING PLAN
ASHBOURNE COUNTRY CLUB
T.M.P. 31-61-6, 1100 ASHBOURNE ROAD
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
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TELEPHONE: (267) 956-1020 FAX: (267) 956-1019
www.taylorwiseman.com
SCALE: 1"=100'
DATE: MAY 15, 2009
DRAWING NO. D11-03371
SHEET: 1 OF 2
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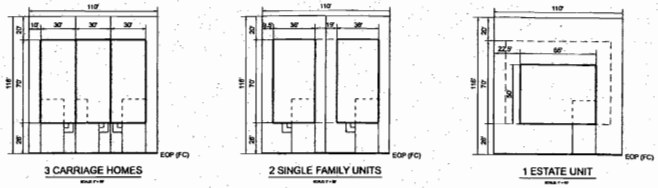
2HB 3336-7.1

TYPICAL LOT LAYOUTS



3 CARRIAGE HOMES

2 SINGLE FAMILY UNITS

1 ESTATE UNIT

VARIANCES REQUIRED

A-R LOT

SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.

SECTION 295-169.A.(1),(2),(3)&(4): TO ALLOW FREESTANDING STRUCTURES, BUILDING AND RETAINING WALLS, ROADS, DRIVEWAYS, PARKING FACILITIES, SWIMMING POOLS, AND REMOVAL OF TOPSOIL WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.

SECTION 295-169.B: TO INCLUDE AREAS >25% SLOPE IN THE REQUIRED YARDS.

SECTION 295-170.C.(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.

SECTION 221.C.(2)(C): TO ALLOW 22' WIDE AISLE ALONG RESIDENTIAL OFF STREET PARKING.

SECTION 295-241.A: TO ALLOW THE PARCEL TO BE CONFIGURED UNDER THE PA UNIFORM COMMUNITIES ACT.

SECTION 295-243.B.: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS.

SECTION 295-244: TO ALLOW A FRONT YARD SETBACK OF LESS THAN 100 FEET. PROPOSED SETBACK OF 50.0' A DIFFERENCE OF 50'.

SECTION 295-244: TO ALLOW A BUILDING SEPARATION OF LESS THAN 30 FEET. BUILDING TO BUILDING SEPARATION OF 18.5' A DIFFERENCE OF 11.5'.

APARTMENT LOT

SECTION 295-7: TO ALLOW APARTMENT BUILDINGS IN THE R-1 DISTRICT.

SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.

SECTION 295-169.A.(1),(2),(3)&(4): TO ALLOW FREESTANDING STRUCTURES, BUILDING AND RETAINING WALLS, ROADS, DRIVEWAYS, PARKING FACILITIES, SWIMMING POOLS, AND REMOVAL OF TOPSOIL WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.

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SECTION 295-244: TO ALLOW A FRONT YARD SETBACK OF LESS THAN 100 FEET. PROPOSED SETBACK OF 50.0' A DIFFERENCE OF 50'.

WAIVER REQUIRED

A-R LOT

SECTION 260-32.D.(2): REQUEST RELIEF FROM PROVIDING ALL EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY. FEATURES CONTAINED WITHIN THE RIGHT OF WAY ALONG ALL ADJACENT STREETS ARE SHOWN.

SECTION 260-32.D.(5): REQUEST RELIEF FROM PROVIDING TOPOGRAPHIC INFORMATION EXTENDING 400 FEET FROM THE PROPERTY. TOPOGRAPHIC INFORMATION SHOWN TO THE EXTENT OF THE SURROUNDING ROAD RIGHTS OF WAY.

SECTION 260-32.D.(6): RELIEF FROM PROVIDING TREE LOCATIONS AND SIZES AT THIS TIME.

APARTMENT LOT

SECTION 260-32.D.(2): REQUEST RELIEF FROM PROVIDING ALL EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY. FEATURES CONTAINED WITHIN THE RIGHT OF WAY ALONG ALL ADJACENT STREETS ARE SHOWN.

SECTION 260-32.D.(5): REQUEST RELIEF FROM PROVIDING TOPOGRAPHIC INFORMATION EXTENDING 400 FEET FROM THE PROPERTY. TOPOGRAPHIC INFORMATION SHOWN TO THE EXTENT OF THE SURROUNDING ROAD RIGHTS OF WAY.

SECTION 260-32.D.(6): RELIEF FROM PROVIDING TREE LOCATIONS AND SIZES AT THIS TIME.

SPECIAL EXCEPTIONS REQUIRED

A-R LOT

SECTION 295-168.B & C: TO ALLOW SANITARY SEWERS, BASINS, AND UNDERGROUND UTILITIES WITHIN THE STEEP SLOPE DISTRICT.

SECTION 295-168.E & F: TO ALLOW ROADS, DRIVES, PARKING FACILITIES, AND PRINCIPAL AND ACCESSARY USES WITHIN THE STEEP SLOPE DISTRICT.

SECTION 295-242.B.: TO ALLOW AGE-RESTRICTED USE AND CLUBHOUSE WITH ASSOCIATED RECREATION.

APARTMENT LOT

SECTION 295-168.B & C: TO ALLOW SANITARY SEWERS, BASINS, AND UNDERGROUND UTILITIES WITHIN THE STEEP SLOPE DISTRICT.

SECTION 295-168.E & F: TO ALLOW ROADS, DRIVES, PARKING FACILITIES, AND PRINCIPAL AND ACCESSARY USES WITHIN THE STEEP SLOPE DISTRICT.

SITE INFORMATION & ZONING RESTRICTIONS

SITE DESIGNATED AS T.M.P. 31-61-6
SITE AREA: 107.590 ACRES TO TITLE LINE; 104.493 ACRES TO R.O.W. LINE (G.T.A.)
SITE ZONED R-1: RESIDENCE DISTRICTS
ZONING RESTRICTIONS AS PER AGE RESTRICTED OVERLAY DISTRICT (CH. 295 SECT. 240)

	A-R REQUIRED	A-R PROPOSED	APARTMENT LOT PROPOSED
MINIMUM NET LOT AREA	5 ACRES	88.657 AC	15.836 AC
MINIMUM LOT WIDTH	450'		
MAXIMUM BUILDING COVERAGE	25% 1-2 STORIES, 20% 3-4 STORIES	17.2% (*)	13.1%
FRONT YARD SETBACK TO ROW	100 FT	50' (V)	50' (V)
REAR YARD SETBACK TO ROW	50 FT	50'	50'
SIDE YARD SETBACK TO ROW	50 FT	50'	50'
ACCESSORY BUILDINGS			
FRONT YARD SEBACK	100 FT	107.4'	258.1'
REAR YARD SETBACK	35 FT	100'	259.1'
SIDE YEAR SETBACK	35 FT	100'	100'
PARKING LOT SETBACK	50 FT	234.1'	127.7'
MAXIMUM IMPERVIOUS COVERAGE	55% OF GTA	33.3% (*)	34.1%
MAXIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	19'/20' (**)(V)	50'
MAXIMUM BUILDING HEIGHT	8 STORIES OR 120 FT	2 STORIES	3 STORIES
MINIMUM OPEN SPACE	40% OF GTA	48.3%	48.4%
RIPARIAN BUFFER	75 FEET	75'	75'
OUTDOOR AMENITIES	MIN. 2	2	2
LANDSCAPE BUFFERS	25' MIN. AT ALL PROPERTY LINES	30'	30'

(*) ASSUMES MAX BUILD OUT OF 3 CARRIAGE HOMES PER BUILDING BLOCK.
(**) 19' SPACING BETWEEN SINGLE FAMILY HOMES AND 20' BETWEEN END UNIT CARRIAGE HOMES
(V) VARIANCE REQUIRED

PARKING REQUIREMENTS

AR - 1.5 SPACES/UNIT + 1 GUEST SPACE/5 UNITS + 1 SPACE / EMPLOYEE (PER CH 295-245.C(1))

MULTI FAMILY - 1.5 SPACES/UNIT (PER CH 295-221(4)H.)

A-R LOT

REQUIRED(*): (1.5 x 309) + (309/5) + 1 = 527

PROPOSED(*):
5 GARAGE STALLS AND 6 DRIVEWAY SPACES PER BUILDING BLOCK
154 OFF STREET (9'X18') SPACES
1287 TOTAL PARKING SPACES

(*) - ASSUMES MAX BUILD CONDITION OF 3 CARRIAGE HOMES PER BUILDING BLOCK.

APARTMENT LOT

REQUIRED(**): (1.5 x 176) = 264

PROPOSED(**):
88 GARAGE STALLS
286 (9'X18') PARKING STALLS
352 TOTAL SPACES (2 PER UNIT)

(**) - TOTALS BASED ON 176 APARTMENT UNITS.

NET DEVELOPABLE SITE AREA (AR) (CH. 295-243.B.)

TOTAL TRACT AREA: 107.590 AC.
GROSS TRACT AREA (GTA): 104.493 AC. WITHIN R.O.W.

	A-R LOT (88.657 AC.)	APARTMENT LOT (15.836 AC.)
ENVIRONMENTALLY SENSITIVE AREAS (ESA)		
FLOODPLAIN:	10.31 AC.	0.48 AC.
WETLANDS:	0.00 AC.	0.03 AC.
WATER BODIES AND WATERCOURSES:	4.09 AC.	0.12 AC.
SLOPES 15% OR GREATER:	24.13 AC.	4.87 AC.
RIPARIAN BUFFERS:	11.84 AC.	0.38 AC.
TOTAL: (DO NOT DOUBLE COUNT AREAS)	28.47 AC.	5.35 AC.
NET DEVELOPABLE SITE AREA = GTA - ESA	88.66-28.47 =60.19 AC.	15.84-5.35 =10.49 AC.

DENSITY CALCULATIONS

ALLOWABLE: 30 UNITS PER ACRE OF GTA (MAXIMUM 300 BASE UNITS)

10% BONUS FOR EACH 10% REDUCTION IN IMPERVIOUS COVER BELOW THE MAXIMUM ALLOWABLE.

A-R LOT

88.66 AC. x 30 = 2,659 UNITS (USE 300 MAX)

IMP. COVER = 33.6% (55 - 34 = 21%)

2 x 30 UNITS = 60 BONUS UNITS

TOTAL ALLOWABLE = 360 UNITS

(103 BUILDING BLOCKS PROPOSED, MAXIMUM OF 309 UNITS PROPOSED)

APARTMENT LOT

15.84 AC x 30 = 475 UNITS (USE 300 MAX)

IMP. COVER = 32.3% (55 - 33 = 22%)

2 x 30 UNITS = 60 BONUS UNITS

TOTAL ALLOWABLE = 360 UNITS

11 BUILDINGS x 16 UNITS EACH = 176 UNITS PROPOSED

SOURCE: MAPTECH USGS FRANKFORD (1983) QUADRANGLE MAP, MONTGOMERY COUNTY, PA.

LOCATION MAP
SCALE: 1" = 1000'

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY:SS

ON THE _____ DAY OF _____, A.D. 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PENNSYLVANIA, PERSONALLY APPEARED _____ AND _____, WHO ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF _____ COMPANY, A CORPORATION, AND THAT AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE SAID FOREGOING PLAN MAY BE DULY RECORDED.

_____
PRESIDENT

_____
SECRETARY

_____
NOTARY PUBLIC
MY COMMISSION
EXPIRES ON _____

APPROVED BY THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP THIS _____ DAY OF _____, 20___, SUBJECT AND CONDITIONED UPON THE RECORDING OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, WITHIN NINETY (90) DAYS FROM THE DATE THEREOF.

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN DEED BOOK _____, PAGE No. _____, ON _____

DESIGNED: RJC | DRAWN: GRP | CHECKED: MSM
DATE SIGNED:

MARK S. MAYHEW
PA. PROFESSIONAL ENGINEER No. 031721-E

NO.	DATE	REVISIONS

ZONING PLAN

ASHBOURNE COUNTRY CLUB
T.M.P. 31-61-6, 1100 ASHBOURNE ROAD
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
1300 HORIZON DRIVE, SUITE 112, CHALFONT, PA. 18914
TELEPHONE: (267) 956-1200 FAX: (267) 956-1010
www.taylorwiseman.com

SCALE: 1"=100' | DATE: MAY 15, 2009 | DRAWING NO.: 011-03371 | SHEET: 2 OF 2
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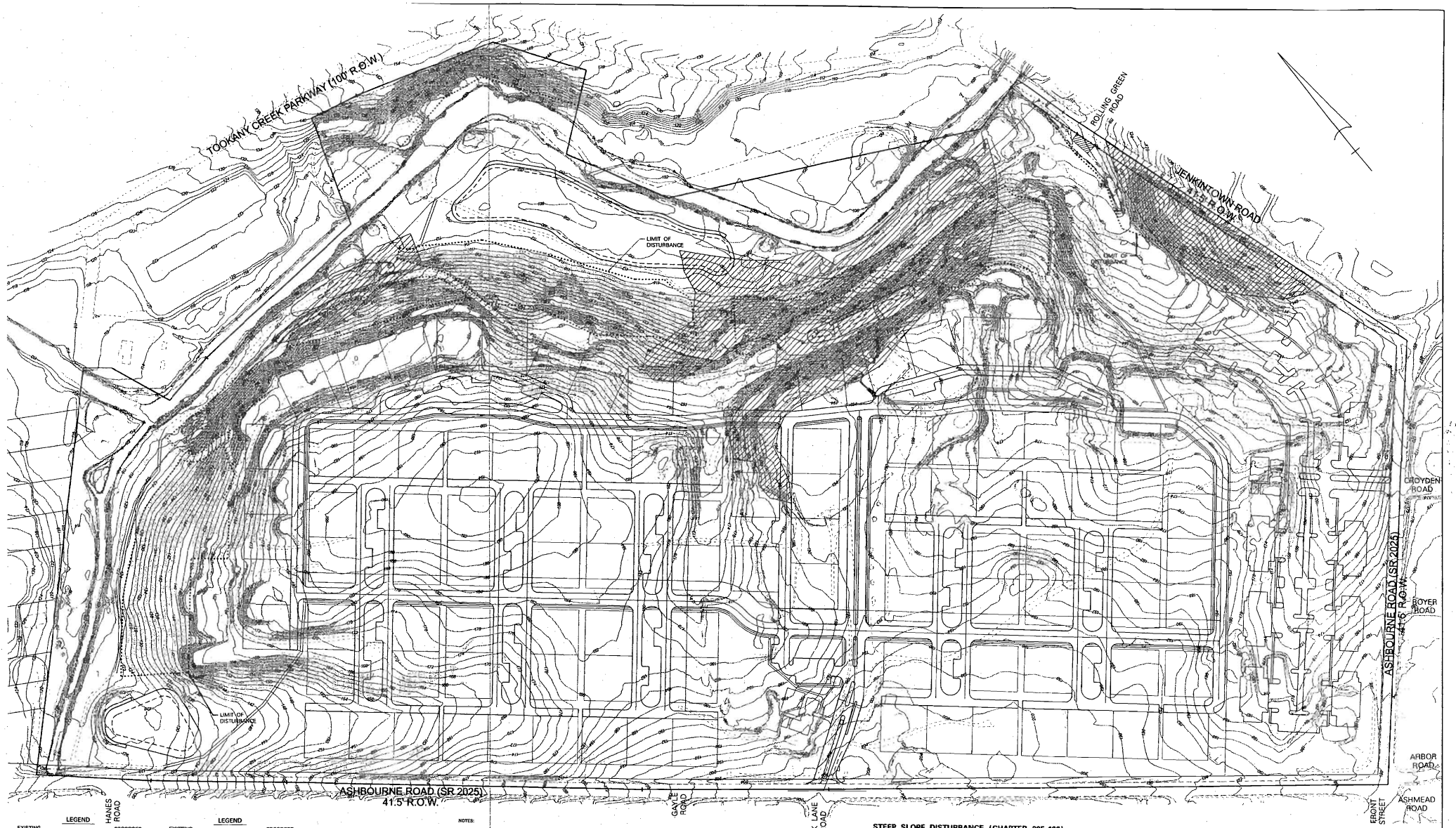
ZHB 3336-7.2

ZHB 3336-7.2



EXISTING	LEGEND	PROPOSED	EXISTING	LEGEND	PROPOSED
⊙	MANHOLE	●			
⊡	INLET	■	WV	WATER VALVE	
⌒	CONCRETE HEADWALL	⌒		TEE	
△	FLARED END SECTION	▲		PLUG(CAP)	
○	UTILITY POLE	○	00	CONTOUR LINE	00
+	FIRE HYDRANT	+	00X00	GRADE	00X00
~	SKIN	~	N/A	MEET EXISTING GRADE	(00X00)
	EDGE OF WOODS		F38.50	CURB ELEVATION	F38.50
	SANITARY SEWER		G38.00	GUTTER ELEVATION	G38.00
	STORM DRAIN		N/A	HANDICAP RAMP	H
	WATER MAIN			CENTERLINE	N/A

NOTES:

1) PROPERTY BOUNDARY SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008.

2) WATERS OF THE U.S. AND WETLAND LINE SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008 AND A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS FILE No. 200607709-1(JD) ISSUED JANUARY 4, 2007.

3) EXISTING FEATURES WITHIN THE PROPERTY BOUNDARY SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008, WITH ADDITIONAL FEATURES SHOWN EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHWON PER AERIAL SURVEY PROVIDED BY PROMAPS INC ON MARCH 31,2009.

4) TOPOGRAPHY SUPPLIED BY AERIAL SURVEY PERFORMED BY PROMAPS, INC. FROM AERIAL PHOTOS DATED DEC. 24, 2003 AND ADDITIONAL TOPOGRAPHY EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHWON PER AERIAL SURVEY PROVIDED BY PROMAPS INC. ON MARCH 31,2009. VERTICAL DATUM IS BASED ON CHELTENHAM TOWNSHIP SEWER AUTHORITY DATUM.

5) STEEP SLOPES CALCULATED BASED ON ONE FOOT CONTOUR INTERVAL AND STONY LAND STEEP PER THE 1987 MONTGOMERY COUNTY SOIL SURVEY. FOR CLARITY ONLY TWO FOOT CONTOURS HAVE BEEN SHOWN ON THE PLAN.

STEEP SLOPE DISTURBANCE (CHAPTER 295-166)

	SLOPE RANGE	EXISTING AREA	PROPOSED DISTURBANCE	PERCENT DISTURBANCE
	15%-25% SLOPES	12.45 AC.		
	>25% SLOPES	14.83 AC.		
	STONY LAND STEEP	7.71 AC. *		
	TOTAL	29.00AC.	19.56 AC.	67.4%

* STONEY LAND STEEP LAND USE OVERLAPS OTHER STEEP SLOPE AREAS

100 50 0 100 200 300 400

GRAPHIC SCALE

DESIGNED: KJC | DRAWN: DRF | CHECKED: MEM

DATE SIGNED:

REVISIONS

NO.	DATE

MARK S. MAYHEW

Mark S. Mayhew

PA PROFESSIONAL ENGINEERING No. 051921-E

STEEP SLOPES PLAN

ASHBOURNE COUNTRY CLUB
T.M.P. 31-61-6, 1100 ASHBOURNE ROAD
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

TWT
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SCALE:	DATE:	DRAWING NO.	SHEET:
1"=100'	MAY 15, 2009	D11-03371	1 OF 1

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2HB 3336-8