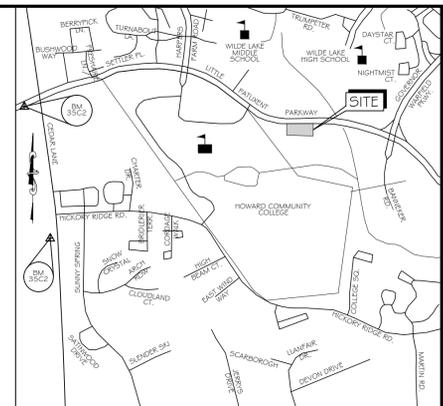


BENCHMARK DATA

HORIZONTAL NAD83/91 AND VERTICAL (NGVD29) CONTROL BASED ON GPS OBSERVATIONS, HOWARD COUNTY BENCH MARK NO. 5

	NORTHING	EASTING	ELEV.
35C2	563920.830	1344204.150	464.133
35C2	562148.450	1344554.472	452.267



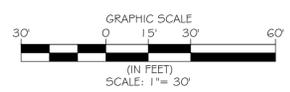
VICINITY MAP
SCALE 1" = 1000'
ADC MAP: 15 GRID: DG

DEMOLITION NOTES

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (800-257-7777) AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK.
2. NO WORK SHALL BEGIN UNTIL THE PROPER PERMITS HAVE BEEN RELEASED BY HOWARD COUNTY.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON A SURVEY CONDUCTED BY MERCADO CONSULTANTS, INC. SEPTEMBER 2010 AND AERIAL TOPO FROM VIRGINIA RESOURCE MAPPING APRIL 27, 2009.
4. OBSTRUCTIONS SHOWN ON THIS DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. KCI TECHNOLOGIES, INC. DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
5. CONTRACTOR SHALL NOT PROCEED WITH ANY DEMOLITION WORK UNTIL ALL UTILITY COMPANIES HAVE VERIFIED IN WRITING THAT DISCONNECTIONS HAVE BEEN COMPLETED.
6. CONTRACTOR WILL INSTALL A TEMPORARY CONSTRUCTION FENCE AROUND THE CONSTRUCTION AREA WHILE MAINTAINING ACCESS TO THE ADJACENT PUBLIC SIDEWALKS.
7. CONTRACTOR WILL SECURE THE CONSTRUCTION AREA AT THE END OF EACH WORKING DAY AND WILL INSPECT THE SECURITY FENCING TO INSURE ITS INTEGRITY.
8. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH MSHA AND OSHA REGULATIONS AS THEY PERTAIN TO EXISTING ADJACENT BUILDING WALLS AND PUBLIC SIDEWALKS AND PROVIDING "SAFE" PASSAGE TO THEM.
9. CONTRACTOR WILL INSPECT AND TAKE PICTURES OF ADJACENT BUILDING WALLS AND RETAINING WALLS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ON THE SITE. EXISTING WALL CRACKS (IF ANY) WILL BE NOTED.
10. CONTRACTOR WILL CONTINUALLY MONITOR THE WALLS OF THE ADJACENT BUILDINGS AND RETAINING WALLS FOR ANY SIGNS OF STRUCTURAL DISTRESS. IF ANY DISTRESS IS NOTED, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNERS, KCI TECHNOLOGIES, INC. AND DESMAN ASSOCIATES.
11. CONTRACTOR WILL NOT EXPOSE, UNDERMINE, OR IMPACT THE ZONE OF INFLUENCE FOR FOOTINGS AND FOUNDATIONS OF ADJACENT BUILDINGS. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST TO REPAIR ADJACENT BUILDINGS THAT ARE DAMAGED DUE TO HIS OPERATION.
12. CONTRACTOR WILL PROVIDE THE NECESSARY MEANS TO CONTROL DUST AND AIR QUALITY DURING THE DEMOLITION PROCESS.
13. CONTRACTOR WILL SAWCUT EXISTING PAVING TO MINIMIZE DAMAGE TO EXISTING PAVING REMAINING.
14. IN CONJUNCTION WITH THE REMOVAL OF CONCRETE APRONS AND WALKS, THE CONTRACTOR IS RESPONSIBLE TO ADJUST PUBLIC UTILITIES (I.E. MANHOLE FRAMES & COVERS, ELECTRIC HAND BOXES, VALVE COVERS) TO BE FINISHED SIDEWALK GRADES.
15. ANY EXISTING CURB AND GUTTER & CONCRETE SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
16. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
17. THE DEMOLITION INFORMATION SHOWN ON THIS DRAWING IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LIMITS OF DEMOLITION AND REMOVAL OF AFFECTED SITE ITEMS.
18. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON BEFORE STARTING ANY WORK. THESE PLANS, CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES TO REMAIN.
19. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
20. CONTRACTOR SHALL INSTALL SEDIMENT CONTROLS PRIOR TO BEGINNING ANY WORK AND MAINTAIN SEDIMENT CONTROLS THROUGHOUT THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
21. ALL UTILITY LINES, ELECTRICAL DUCT BANKS, STRUCTURES, ETC. ARE TO BE REMOVED IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED. IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, IN THE EVENT THAT A PORTION OF A UTILITY IS TO BE REMOVED, THE CONTRACTOR SHALL TERMINATE & CAP TO THE LIMITS INDICATED IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS AND THE PROJECT REQUIREMENTS.
22. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
23. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE A/E IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE A/E, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
24. CONTRACTOR SHALL CAP EXISTING UTILITY CONNECTIONS AND PROVIDE THEIR HORIZONTAL AND VERTICAL LOCATIONS TO THE OWNER AND THE ENGINEER.
25. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE AND DISPOSE OF IT AT AN APPROVED, PERMITTED DISPOSAL FACILITY, NO RUBBLE IS TO BE LEFT ON SITE.
26. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED.
27. NO EXPLOSIVES WILL BE USED IN THE SITE DEMOLITION.
28. ALL TREES WITHIN THE LOD ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND

○	EX. SANITARY MANHOLE	— SB —	75' STREAM BUFFER
⊗	EX. ELECTRIC MANHOLE	— WUS —	WATERS OF THE U.S.
⊕	EX. LIGHT POLE	GmB (C)	SOILS LINES
⊖	EX. WATER METER	UuB (D)	SOILS LINES
⊙	EX. SIGN	— · · · · · —	100 YR. FLOOD LINE
○	EX. UTILITY POLE	#####	EX. UTILITIES TO BE REMOVED
○	EX. BOLLARD	○	EX. TREES TO BE REMOVED
○	EX. DECIDUOUS TREE	▨	APPROXIMATE LIMITS OF ENVIRONMENTAL BUFFER AREA
○	EX. CONIFEROUS TREE	▨	APPROXIMATE LIMITS OF FOREST CONSERVATION EASEMENT
○	EX. GAS VALVE	▨	APPROXIMATE LIMITS OF NON-TIDAL WETLAND
○	EX. GUY WIRE	▨	APPROXIMATE LIMITS OF PAVING, BUILDINGS, CONCRETE AND CURB & GUTTER TO BE REMOVED
○	EX. WATER VALVE	▨	APPROXIMATE LIMITS OF MILL AND OVERLAY
○	EX. FIRE HYDRANT	▨	LIMITS OF PRIVATE INGRESS/EGRESS AND STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
○	EX. CLEANOUT	▨	LIMITS OF PRIVATE INGRESS/EGRESS, STORMWATER MANAGEMENT, AND STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
○	EX. STORM DRAIN	▨	
○	EX. GAS LINE	▨	
○	PRIVATE C'S	▨	
○	EX. SANITARY	▨	
○	EX. ELECTRIC	▨	
○	EX. TELEPHONE	▨	
○	EX. WATER	▨	
○	EX. WATER	▨	
○	WB	▨	25' WETLAND BUFFER



CONTRACTOR NOTE:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION SO AS NOT TO DAMAGE ANY EXISTING PAVING, CURB & GUTTER, SIDEWALK OR OTHER SITE FEATURES WHICH ARE TO REMAIN. SHOULD DAMAGE OCCUR, CONTRACTOR SHALL REPAIR TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

Prepared For and Owner:
George C. Peverly III
Daniel H. Redding
10735 Little Patuxent Parkway
Columbia, Maryland 21044
443-744-1547

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APPROVED: Howard County Department of Planning & Zoning

Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

EXISTING CONDITIONS / DEMOLITION PLAN
SCALE: 1" = 30'

DESMAN ASSOCIATES

KCI TECHNOLOGIES

Professional Engineer
Richard L. ...
No. 031089

**LITTLE PATUXENT PARKWAY
EZRINE AUTO CENTER
COLUMBIA, MD**

PARCEL: 275, TAX MAP: 35, GRID: 6, LOT C-2
TAX ACCOUNT # 15-027436
ELECTION DISTRICT: 5, ZONING: NT
LIBER 111171 / FOLIO 00250

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31089
EXPIRATION DATE: 11/21/16



ISSUE

NO.	DESCRIPTION	DATE

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWING NO. **C2.00**

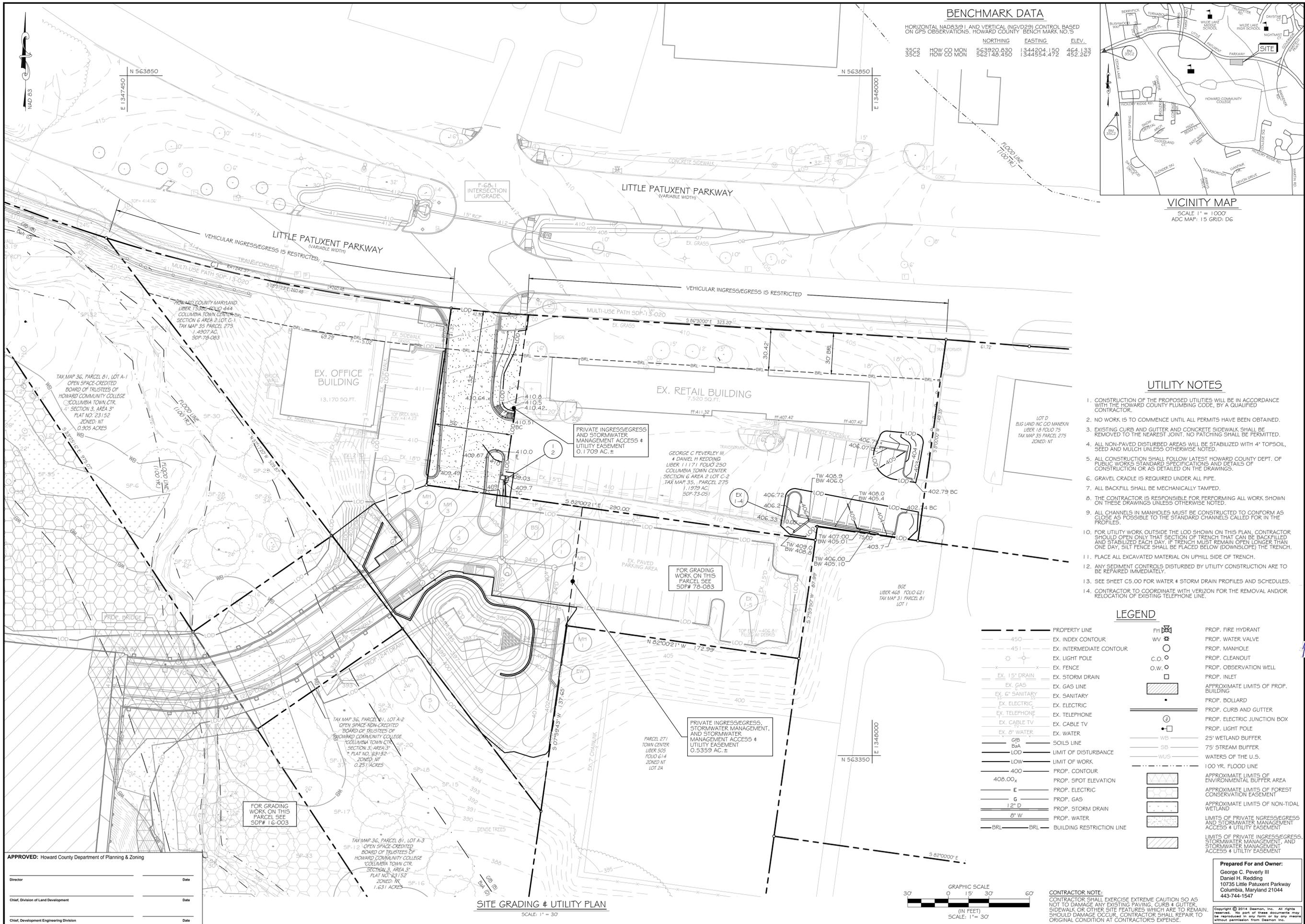
SHEET: 4 OF 13

SCALE: 1" = 30'

DATE: OCTOBER 16, 2015

PROJECT NO: 27146550

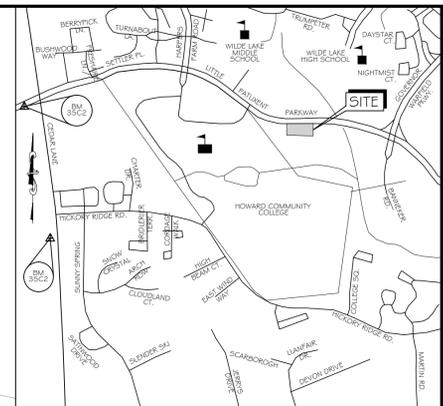
DES.	DRWN.	CK'D.
R.L.B.	C.T.B.	R.L.B.



BENCHMARK DATA

HORIZONTAL NAD83/91 AND VERTICAL (NGVD29) CONTROL BASED ON GPS OBSERVATIONS, HOWARD COUNTY BENCH MARK NO. 5

	NORTHING	EASTING	ELEV.
35C2	563920.830	1344204.150	464.133
35C3	562148.450	1344554.472	452.267



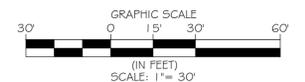
VICINITY MAP
SCALE 1" = 1000'
ADC MAP: 15 GRID: DG

UTILITY NOTES

- CONSTRUCTION OF THE PROPOSED UTILITIES WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY PLUMBING CODE, BY A QUALIFIED CONTRACTOR.
- NO WORK IS TO COMMENCE UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- EXISTING CURB AND GUTTER AND CONCRETE SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT. NO PATCHING SHALL BE PERMITTED.
- ALL NON-PAVED DISTURBED AREAS WILL BE STABILIZED WITH 4" TOPSOIL, SEED AND MULCH UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL FOLLOW LATEST HOWARD COUNTY DEPT. OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS OF CONSTRUCTION OR AS DETAILED ON THE DRAWINGS.
- GRAVEL CRADLE IS REQUIRED UNDER ALL PIPE.
- ALL BACKFILL SHALL BE MECHANICALLY TAMPED.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL CHANNELS IN MANHOLES MUST BE CONSTRUCTED TO CONFORM AS CLOSE AS POSSIBLE TO THE STANDARD CHANNELS CALLED FOR IN THE PROFILES.
- FOR UTILITY WORK OUTSIDE THE LOD SHOWN ON THIS PLAN, CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWN-SLOPE) THE TRENCH.
- PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
- ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
- SEE SHEET C5.00 FOR WATER & STORM DRAIN PROFILES AND SCHEDULES.
- CONTRACTOR TO COORDINATE WITH VERIZON FOR THE REMOVAL AND/OR RELOCATION OF EXISTING TELEPHONE LINE.

LEGEND

—	PROPERTY LINE	FH	PROP. FIRE HYDRANT
—450—	EX. INDEX CONTOUR	WV	PROP. WATER VALVE
—451—	EX. INTERMEDIATE CONTOUR	○	PROP. MANHOLE
○	EX. LIGHT POLE	○	PROP. CLEANOUT
x	EX. FENCE	O.W.	PROP. OBSERVATION WELL
x	EX. 15" DRAIN	□	PROP. INLET
—	EX. GAS	□	APPROXIMATE LIMITS OF PROP. BUILDING
—	EX. STORM DRAIN	•	PROP. BOLLARD
—	EX. GAS LINE	□	PROP. CURB AND GUTTER
—	EX. SANITARY	□	PROP. ELECTRIC JUNCTION BOX
—	EX. ELECTRIC	□	PROP. LIGHT POLE
—	EX. TELEPHONE	□	25' WETLAND BUFFER
—	EX. CABLE TV	□	75' STREAM BUFFER
—	EX. WATER	□	WATERS OF THE U.S.
—	EX. 8" WATER	□	100 YR. FLOOD LINE
—	EX. 8" WATER	□	APPROXIMATE LIMITS OF ENVIRONMENTAL BUFFER AREA
—	SOILS LINE	□	APPROXIMATE LIMITS OF FOREST CONSERVATION EASEMENT
—	LIMIT OF DISTURBANCE	□	APPROXIMATE LIMITS OF NON-TIDAL WETLAND
—	LIMIT OF WORK	□	LIMITS OF PRIVATE INGRESS/EGRESS AND STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
—	PROP. CONTOUR	□	LIMITS OF PRIVATE INGRESS/EGRESS, STORMWATER MANAGEMENT, AND STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
408.00x	PROP. SPOT ELEVATION	□	
E	PROP. ELECTRIC	□	
G	PROP. GAS	□	
12" D	PROP. STORM DRAIN	□	
8" W	PROP. WATER	□	
BRL	BRL	□	



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APPROVED: Howard County Department of Planning & Zoning

Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

SITE GRADING & UTILITY PLAN
SCALE: 1" = 30'

DESMAN ASSOCIATES

Professional Engineer
Richard L. Peverly III
No. 031089
Professional Engineer

**LITTLE PATUXENT PARKWAY
EZRINE AUTO CENTER
COLUMBIA, MD**

PARCEL: 275, TAX MAP: 35, GRID: 6, LOT C-2
TAX ACCOUNT # 15-027436
ELECTION DISTRICT: 5 ZONING: NT
LIBER 111171 / FOLIO 00250

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31089
EXPIRATION DATE: 11/21/16



ISSUE

NO.	DESCRIPTION	DATE

SITE PLAN

DRAWING NO. **C3.00**

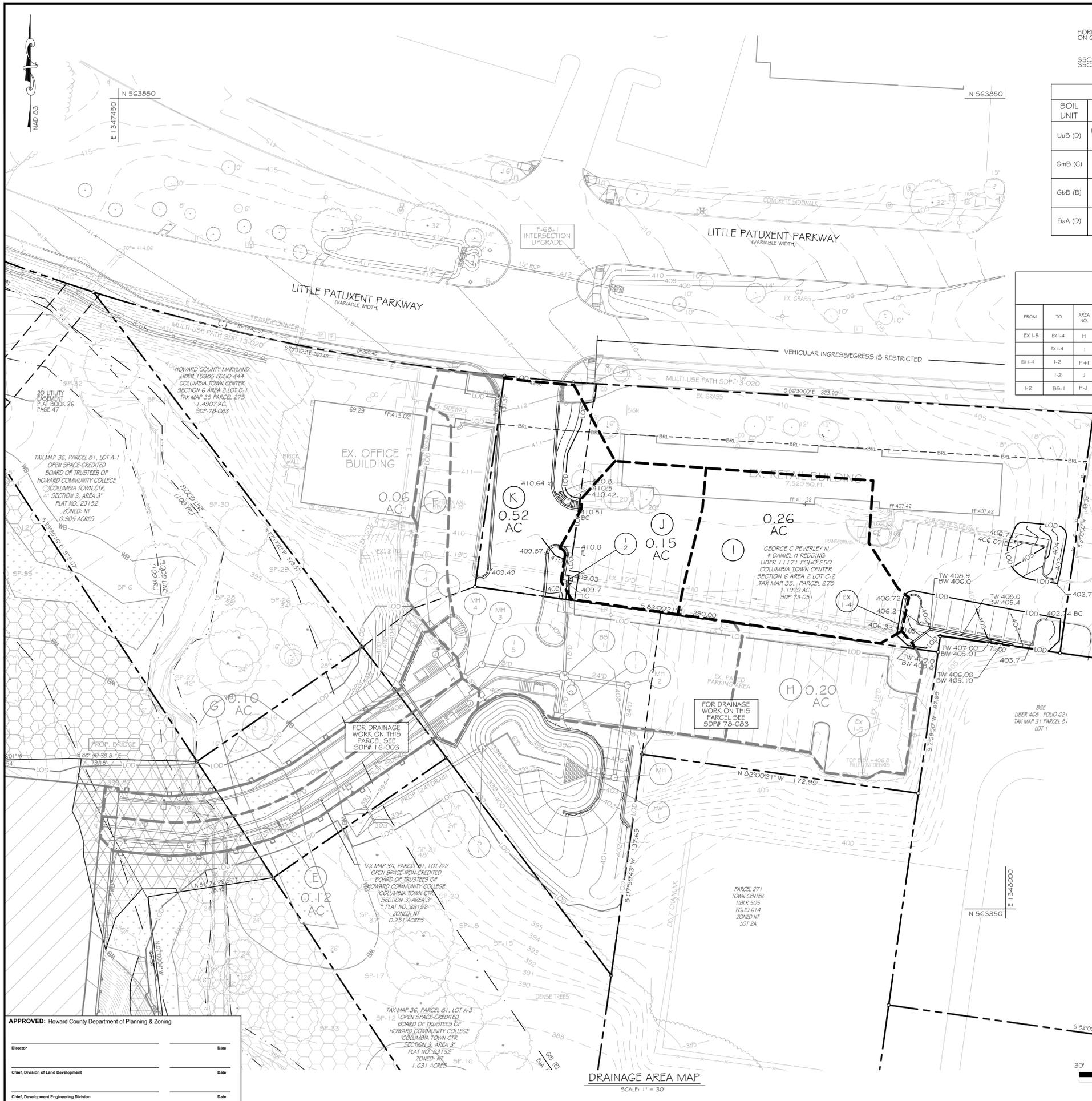
SHEET: 5 OF 13

SCALE: 1" = 30'

DATE: OCTOBER 16, 2015

PROJECT NO: 27146550

DES.	DRWN.	CK'D.
R.L.B.	C.T.B.	R.L.B.



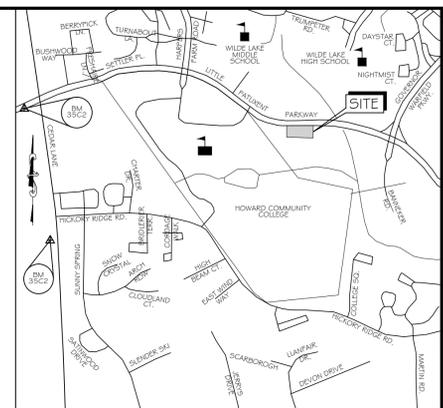
BENCHMARK DATA

HORIZONTAL NAD83(91) AND VERTICAL (NGVD29) CONTROL BASED ON GPS OBSERVATIONS, HOWARD COUNTY BENCH MARK NO. 5

	NORTHING	EASTING	ELEV.
35C2	563920.830	1344204.150	464.133
35C3	562148.450	1344554.472	452.267

SOILS TABLE

SOIL UNIT	SOIL UNIT NAME	HYDROLOGIC SOIL GROUP
UuB (D)	Urban Land-Udorthents complex, 0 to 8 percent slopes	D
GmB (C)	Glenville Silt Loam, 3 to 8 percent slopes	C
GbB (B)	Glandstone Loam, 3 to 8 percent slopes	B
BaA (D)	Baile Silt Loam, 0 to 3 percent slopes	D



VICINITY MAP
SCALE 1" = 1000'
ADC MAP: 15 GRID: DG

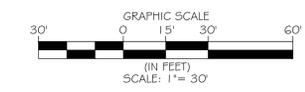
STORM DRAIN DESIGN DATA
10 YEAR STORM

FROM	TO	AREA NO.	AREA (ACRES)	TOTAL AREA (ACRES)	TOTAL COEFF. C	C/A	SUM CA	TC (MIN.)	RAINFALL INTENSITY (IN./HR.)	Q (CF9.)	SIZE (IN.)	TYPE	N	% SLOPE (%)	L LENGTH (FT.)	V ₀ VOLUME (FT. ³ SEC.)	TIME IN PIPE (MIN.)	REMARKS
EX I-5	EX I-4	H	0.20	0.85	0.17	0.20	5.00	9.76	8.50	1.66	EX 15"	RCP	0.014	0.08%	95.0'	1.33	1.2	SUMP 25 YR.
EX I-4	I	0.26	0.85	0.22	0.25	5.00	9.76	8.50	2.15									SUMP 25 YR.
EX I-4	I-2	H+I	0.46	0.45	6.20	8.10	3.65	EX 15"	RCP	0.014	0.37%	208.0'	3.00	0.6				SUMP 25 YR.
I-2	J	0.15	0.85	0.13	0.15	5.00	9.76	8.50	1.27									
I-2	BS-1	H+J	0.61	0.60	6.60	7.68	4.61	EX 15"	RCP	0.014	0.60%	60.6'	3.70	0.3				

APPROVED: Howard County Department of Planning & Zoning

Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

DRAINAGE AREA MAP
SCALE: 1" = 30'



LEGEND

- PROPERTY LINE
- 450- EX. INDEX CONTOUR
- 451- EX. INTERMEDIATE CONTOUR
- EX. LIGHT POLE
- EX. FENCE
- EX. 15" DRAIN
- EX. GAS
- EX. 6" SANITARY
- EX. ELECTRIC
- EX. TELEPHONE
- EX. CABLE TV
- EX. 8" WATER
- GbB
- BaA
- LOD
- LOW
- 400 --- PROP. CONTOUR
- 406.00x PROP. SPOT ELEVATION
- - - PROP. ELECTRIC
- - - PROP. GAS
- PROP. STORM DRAIN
- PROP. WATER
- FH PROP. FIRE HYDRANT
- WV PROP. WATER VALVE
- PROP. MANHOLE
- C.O. ○ PROP. CLEANOUT
- O.W. ○ PROP. OBSERVATION WELL
- PROP. INLET
- APPROXIMATE LIMITS OF PROP. BUILDING
- DRAINAGE LINE

Prepared For and Owner:
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DESMAN
ASSOCIATES



**LITTLE PATUXENT PARKWAY
EZRINE AUTO CENTER**
COLUMBIA, MD
PARCEL: 275, TAX MAP: 35, GRID: 6, LOT C-2
TAX ACCOUNT # 15-027436
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ISSUE

NO.	DESCRIPTION	DATE

DRAINAGE AREA MAP

DRAWING NO.

C3.01
SHEET: 6 OF 13
SCALE: 1" = 30'
DATE: OCTOBER 16, 2015
PROJECT NO: 27146550

DES.	DRWN.	CK'D.
R.L.B.	C.T.B.	R.L.B.