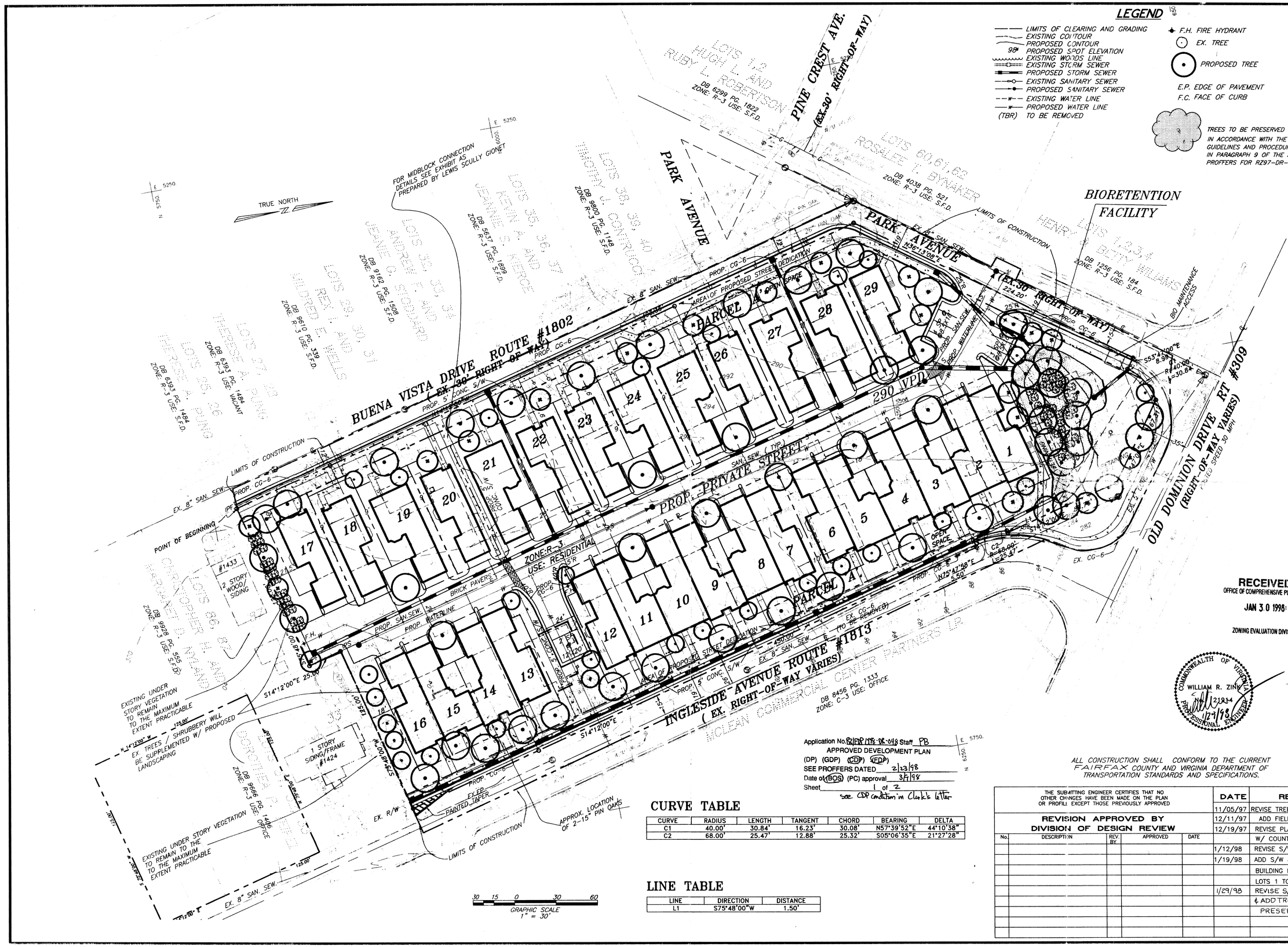


RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 30 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
21914
1/29/98
PROFESSIONAL ENGINEER

Application No. RZ/FDP/DR-048 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/23/98
Date of (BOS) (PC) approval 3/9/98
Sheet 1 of 2
see CDP condition in Clerk's letter

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00'	30.84'	16.23'	30.08'	N57°39'52"E	44°10'38"
C2	68.00'	25.47'	12.88'	25.32'	S05°06'35"E	21°27'28"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S75°48'00"W	1.50'

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
11/05/97	REVISE TREES AND CALCS.
12/11/97	ADD FIELD LOC. TREES
12/19/97	REVISE PLAN TO COMPLY W/ COUNTY COMMENTS
1/12/98	REVISE S/W LOCATION
1/19/98	ADD S/W & REVISE BUILDING LOCATIONS LOTS 1 TO 14
1/29/98	REVISE S/W LOCATION & ADD TREES TO BE PRESERVED

christopher consultants ltd.
engineering • surveying • land planning
9900 main street
suite 400
fairfax, va. 22031
(703) 273-6820

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
TREE PRESERVATION PLAN

WEST MCLEAN ASSEMBLAGE

DRANESVILLE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: 07-30-97
DESIGN: DL
DRAWN: CA-DM
CHECKED: LK
SHEET No. 1 OF 2

C - 3256

GENERAL NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP 30-2 ((7)) BLOCK 1, PARCELS 34-56, 88-107 AND 96A, AND IS CURRENTLY ZONED R-3. THE PURPOSE OF THIS CDP/FDP IS TO REZONE TO THE PDH-12 ZONING DISTRICT IN ORDER TO PERMIT DEVELOPMENT OF A COMBINATION OF 13 SINGLE FAMILY DETACHED AND 16 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS.
2. THE PROPOSED COMMUNITY IS COMPATIBLE WITH EXISTING DEVELOPMENT IN THE VICINITY IN TERMS OF USE, TYPE, AND INTENSITY AND IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, WHICH RECOMMENDS 8 TO 12 DWELLING UNITS PER ACRE ON THIS SITE.
3. BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS, LTD., APRIL 1997.
4. TOPOGRAPHY SHOWN AT 2-FOOT CONTOUR INTERVALS, PROVIDED BY A FIELD-RUN SURVEY BY CHRISTOPHER CONSULTANTS, LTD.
5. PUBLIC WATER IS AVAILABLE TO THE SITE BY THE CITY OF FALLS CHURCH WATER AUTHORITY.
6. PUBLIC SEWER WILL BE PROVIDED BY CONNECTION TO EXISTING SANITARY SEWER LOCATED IN ABUTTING RIGHTS-OF-WAY.
7. SILTATION AND EROSION CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND AS MODIFIED BY FAIRFAX COUNTY CODE 104-1.
8. IMPROVEMENTS TO EXISTING STREETS WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
9. TRASH REMOVAL WILL BE DONE ON A WEEKLY BASIS BY A PRIVATE CONTRACTOR AND DISPOSED OF AT AN APPROVED FAIRFAX COUNTY SITE.
10. ACCORDING TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN, AN 8' BICYCLE TRAIL IS REQUIRED ON THE SOUTH SIDE OF OLD DOMINION DRIVE AND 5' SIDEWALKS ARE REQUIRED ON BUENA VISTA DRIVE, INGLESIDE AVENUE AND PARK AVENUE.
11. THE MCLEAN CBC DISTRICT DESIGN GUIDELINES HAVE BEEN INCORPORATED INTO THIS PLAN WHICH INCLUDES 5 FOOT SIDEWALKS OR SCREENED PARKING AREAS.
12. FEATURES SUCH AS SUNROOMS, DECKS, PATIOS, CHIMNEYS, STAIRS, STOOPS AND SIDE ENTRANCES ARE OPTIONAL AND WILL BE SPECIFIED ON FINAL SITE PLAN AND WILL COMPLY WITH THE PROVISIONS OF THE ZONING ORDINANCE.
13. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY BE SUBJECT TO CHANGE WITH MARKET CONDITIONS.
14. PUBLIC IMPROVEMENTS IN BUENA VISTA DRIVE, PARK AVENUE AND INGLESIDE AVENUE, PRIVATE TRAVEL WAYS AND PARKING WILL BE CONSTRUCTED IN A TIMELY MANNER AND WILL COINCIDE WITH CONSTRUCTION OF PROPOSED DWELLINGS.
15. THIS PLAN IS CONCEPTUAL IN NATURE AND FINAL ENGINEERING MAY NECESSITATE MODIFICATIONS TO DESIGN SHOWN HEREON.
16. NO GRAVES ARE KNOWN TO EXIST ONSITE. IF ONE IS DISCOVERED DURING CONSTRUCTION, THE COUNTY WILL BE NOTIFIED IMMEDIATELY.
17. THIS PROPERTY IS LOCATED IN THE SIGN CONTROL AND HIGHWAY CORRIDOR OVERLAY DISTRICTS.
18. SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
19. ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.
20. THE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION WILL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICAL, BASED ON THIS DEVELOPMENT PLAN.
21. NO SPECIAL AMENITIES ARE PROPOSED WITH THIS DEVELOPMENT. (SEE WAIVERS AND MODIFICATIONS, #C).
22. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN A 500 YEAR FLOOD PLAIN. THERE IS NO FLOOD PLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OF FAIRFAX COUNTY OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC), RESOURCE PROTECTION AREA OR WETLANDS LOCATED ON THE SUBJECT PROPERTY.
23. A BIORETENTION FACILITY WILL BE USED TO PROVIDE BMP'S FOR THE SITE. THE HOMEOWNERS ASSOCIATION SHALL INCLUDE IN ITS BYLAWS A PROVISION TO ENSURE THE MAINTENANCE OF THE BIORETENTION FACILITY.
24. ALL KNOWN EXISTING WELLS SHALL BE LOCATED AND CLOSED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT REQUIREMENTS.
25. NO TITLE REPORT HAS BEEN FURNISHED.
26. THE SUBJECT PROPERTY IS LOCATED IN THE BLUE PLAINS - DEAD RUN SEWER SHED.
27. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND DISPOSED SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.
28. EXCEPT WHERE NOTED, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
29. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OR RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.
30. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
31. OPEN SPACE IS TO BE CONVEYED TO & MAINTAINED BY HOMEOWNERS ASSOCIATION.
32. PRIVATE STREET TO BE IN ACCORDANCE WITH FAIRFAX COUNTY DESIGN STANDARDS.
33. FRONT ELEVATIONS OF THE HOMES MAY INCLUDE AN INTERIOR COURTYARD , DESIGNED NOT TO EXTEND BEYOND THE BUILDING FOOTPRINTS AS SHOWN ON THIS PLAN , AND FRONT ELEVATIONS OF THE HOMES MAY ALSO INCLUDE COVERED PORCHES WHICH MAY EXTEND BEYOND THE BUILDING FOOTPRINTS SHOWN ON THIS PLAN AND INTO THE MINIMUM REQUIRED FRONT YARDS.

SITE TABULATION

SITE AREA: 3.27 AC OR 142,443 SF

NUMBER OF PROPOSED UNITS: 29 (13 SFD, 16 SFA)

PARKING REQUIRED:
DETACHED DWELLING - 2 SPACES / DWELLING UNIT 26 SPACES
ATTACHED DWELLING - 2.3 SPACES / DWELLING UNIT 37 SPACES
PARKING PROVIDED = 58 GARAGE SPACES + 9 SURFACE SPACES = 67 SPACES

DENSITY CALCULATION:
MAXIMUM DENSITY = 39 D.U. (12 DU./AC.)
PROPOSED DENSITY = 29 D.U. (8.9 DU./AC.)
LOT SIZE - DETACHED DWELLINGS - RANGING FROM 2500 - 3000 SF ±
LOT SIZE - ATTACHED DWELLINGS - RANGING FROM 2000 - 2700 SF ±

OPEN SPACE: (TO BE CONVEYED TO HOMEOWNERS ASSOCIATION)
REQUIRED OPEN SPACE = 30% (42,733 SF)
PROVIDED OPEN SPACE = 24% (33,954SF)
(SEE WAIVERS AND MODIFICATIONS)

ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM DISTRICT SIZE:	2 AC	3.7 AC
MINIMUM LOT AREA:	NO REQUIREMENT	-
PRIVACY YARD:	200 SF / D.U.	NOT LESS THAN 200 SF / D.U.
MINIMUM LOT WIDTH:	NO REQUIREMENTS	
RECREATIONAL FACILITIES:	SEE WAIVER C.	-
MINIMUM YARDS:	NO REQUIREMENT(INTERIOR)	
MINIMUM YARDS: (PERIPHERAL) SEE WAIVER	FRONT YARD: CONTROLLED BY 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5 FEET SIDE YARD: CONTROLLED BY 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET REAR YARD: CONTROLLED BY 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET	
MAXIMUM BUILDING HEIGHT:	35 FEET (PER 3-1207)	NOT TO EXCEED 35'

AREA TABULATION

SITE AREA:	142,443 SF
AREA IN LOTS:	76,900 SF ±
DEDICATION:	13,000 SF ±
OPEN SPACE:	33,954 SF ±
PRIVATE STREET:	18,000 SF ±

WAIVERS AND MODIFICATIONS

WAIVERS ARE HEREBY REQUESTED FOR THE MODIFICATION OF THESE REQUIREMENTS:

A. TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE ZONING ORDINANCE:
   I. ALONG THE SOUTHERN BOUNDARY, BETWEEN THE PROPOSED ATTACHED DWELLINGS AND THE EXISTING ATTACHED DWELLINGS ZONING ORDINANCE: JUSTIFICATION REFERENCE 13-304-5 & 3.
   II. WITHIN PROPOSED DEVELOPMENT, BETWEEN THE SINGLE FAMILY DETACHED AND THE SINGLE FAMILY ATTACHED DWELLINGS ZONING ORDINANCE: JUSTIFICATION REFERENCE 13-304-1 & 2.
   III. ALONG PARK AVENUE, WHERE PROPOSED SINGLE FAMILY ATTACHED DWELLINGS ABUT THE EXISTING SINGLE FAMILY DWELLINGS ON OTHER SIDE OF THE STREET ZONING ORDINANCE: JUSTIFICATION REFERENCE 13-305-5.

B. TO ALLOW A REDUCTION IN THE REQUIRED OPEN SPACE IN ACCORDANCE WITH ZONING ORDINANCE SECTION 9-612.

C. TO PROVIDE RECREATIONAL FACILITIES ON NEARBY PUBLIC LAND, OR MONETARY CONTRIBUTION AS SET FORTH IS ZONING ORDINANCE SECTION 6-110-2 AND 16-404.

D. TO ALLOW USE OF A BIORETENTION FACILITY.

E. TO WAIVE STORMWATER MANAGEMENT REQUIREMENTS.

F. TO PERMIT THE EXTENSION OF COVERED FRONT PORCHES INTO THE MINIMUM REQUIRED FRONT YARDS IN ACCORDANCE WITH ZONING ORDINANCE SECTION 2-418.

G. TO PERMIT THE MODIFICATION OF THE PAVEMENT WIDTH ALONG BUENA VISTA AVENUE FROM THE REQUIRED NINETEEN (19) FEET FROM CENTERLINE TO TWELVE (12) FEET FROM CENTERLINE , AS SHOWN ON THE CDP/FDP.

OUTFALL NARRATIVE

THE WEST MCLEAN ASSEMBLAGE PROJECT CONSISTS OF ROAD AND UTILITY CONSTRUCTION FOR THE DEVELOPMENT OF A TOTAL OF 29 SINGLE FAMILY HOUSES ON A TOTAL OF 3.27 ACRES. THERE IS ONE MAJOR OUTFALL FOR THIS PROJECT.

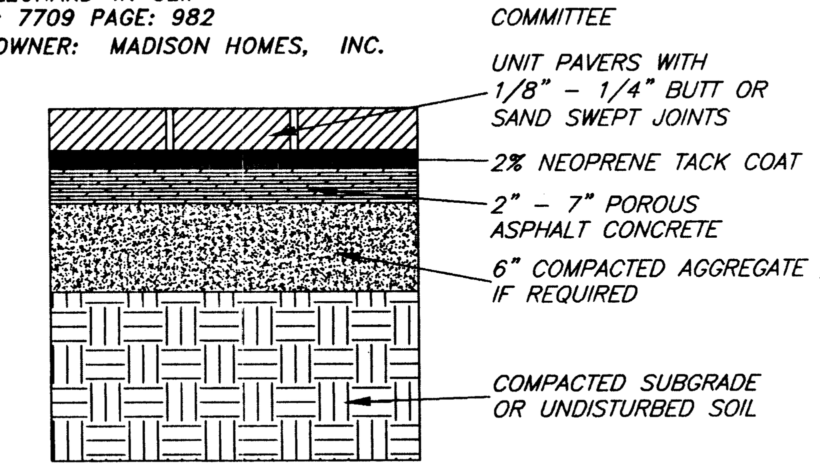
THE SITE DRAINS INTO A BIORETENTION FACILITY WHICH IS DESIGNED TO MEET THE COUNTY BMP REQUIREMENTS. STORMWATER PONDING WILL OCCUR WITHIN THE BIORETENTION FACILITY AND THE EXISTING STORM SEWER SYSTEM WILL CONVEY THE TWO AND TEN YEAR STORM EVENTS. ANY NECESSARY IMPROVEMENTS TO THE EXISTING STORM SEWER SYSTEM, DUE TO THE DEVELOPMENT IMPACT OF WEST MCLEAN ASSEMBLAGE , WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

THE EXISTING STORM SYSTEM OUTFALLS INTO AN EXISTING FLOOD PLAIN WITH BED AND BANKS. BASED ON THIS INFORMATION WE FEEL THAT THE DRAINAGE IS PROPERLY CONVEYED THROUGH THE STORM SWER SYSTEM TO AN EXISTING CHANNEL AND WILL HAVE NO ADVERSE IMPACT DOWNSTREAM. THEREFORE , IT IS OUR OPINION THAT THIS OUTFALL IS ADEQUATE.

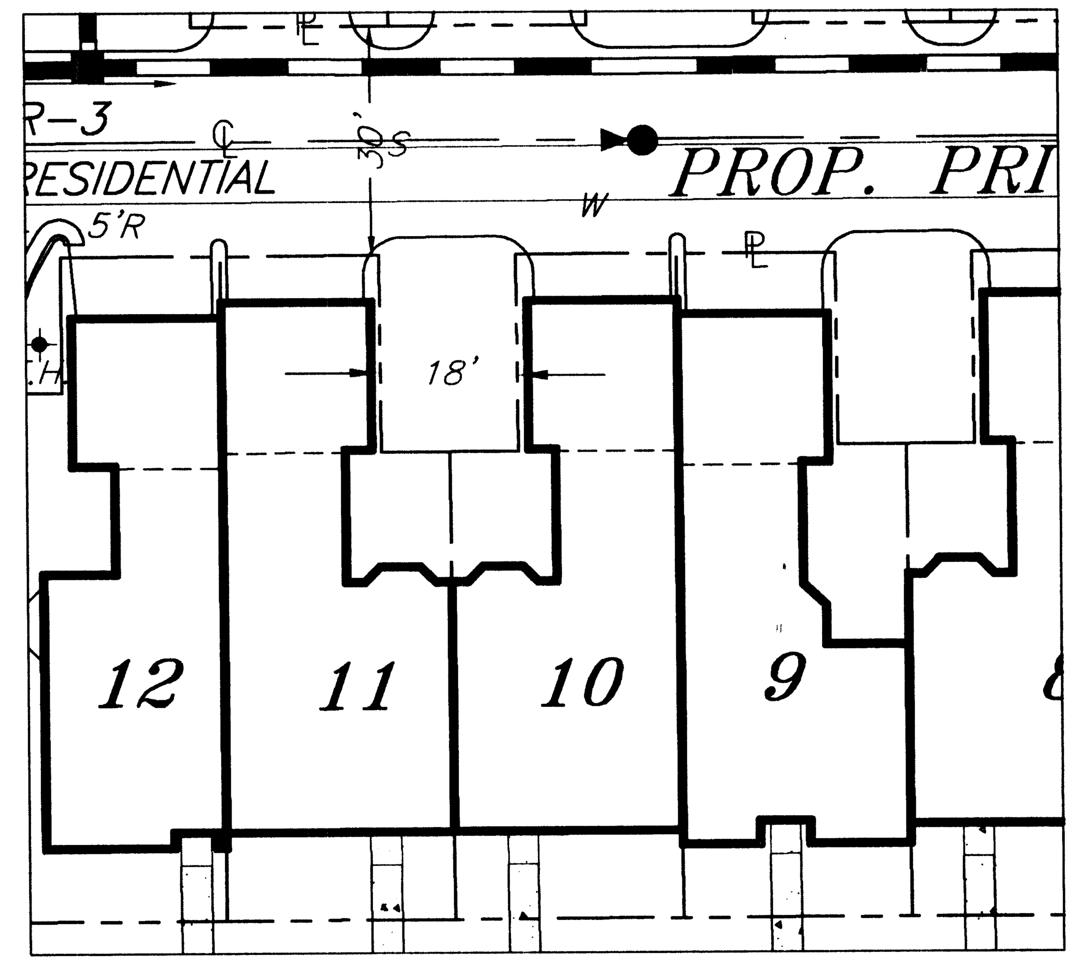
OWNERSHIP SUMMARY

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON ASSESSMENT MAP NUMBER 30-2 ((7)) (1) LOTS 34 THRU 56 AND 88 THRU 107, 96A AND IS ZONED R-3.
2.) CURRENT OWNERS:
(LOT 34-37) LEONARD R. AND MARY C. DARNE
DEED BOOK: A14 PAGE: 436
(LOT 38-40) FITZ FOLLY FARM LP C/O MCLEAN MNTNC & MGT CO.
DEED BOOK: 9528 PAGE: 1126
(LOT 41) FRANCIS L. KOENIG TRUST ET AL
DEED BOOK: 8661 PAGE: 1318
(LOT 42-44) FRANCIS L. KOENIG TRUST ET AL
DEED BOOK: 8661 PAGE: 1322
(LOT 45-52) NICHOLAS T. AND DIANE D. YAWORSKI
DEED BOOK: 6307 PAGE: 1655
(LOT 53-55) LEONARD W. AND MARY E. SEIP
DEED BOOK: 1938 PAGE: 400
(LOT 56) LEONARD W. SEIP
DEED BOOK: 7709 PAGE: 982
(LOT 88-90) LEONARD R. AND MARY C. DARNE
DEED BOOK: 2623 PAGE: 306
(LOT 91-93) LEONARD W. AND MARY E. SEIP
DEED BOOK: 1941 PAGE: 472
(LOT 94-96) LEONARD W. AND MARY E. SEIP
DEED BOOK: 1941 PAGE: 472
(LOT 96A) LEONARD W. AND MARY E. SEIP
DEED BOOK: 7762 PAGE: 1010
(LOT 97-101) PATRICIA L. TURMAN
DEED BOOK: 2541 PAGE: 339
(LOT 102-106) PATRICIA L. TURMAN
DEED BOOK: 5950 PAGE: 731
(LOT 107) LEONARD W. SEIP
DEED BOOK: 7709 PAGE: 982
3.) CONTRACT OWNER: MADISON HOMES, INC.

COMMITTEE



BRICK PAVER DETAIL
NOT TO SCALE



TYPICAL PRIVACY YARD
(ATTACHED UNITS ONLY)

SCALE: 1" = 20'

MINIMUM PRIVACY YARD AREA = 200 S.F.
THIS DETAIL IS ILLUSTRATIVE IN NATURE
AND DOES NOT REPRESENT FINAL DESIGN

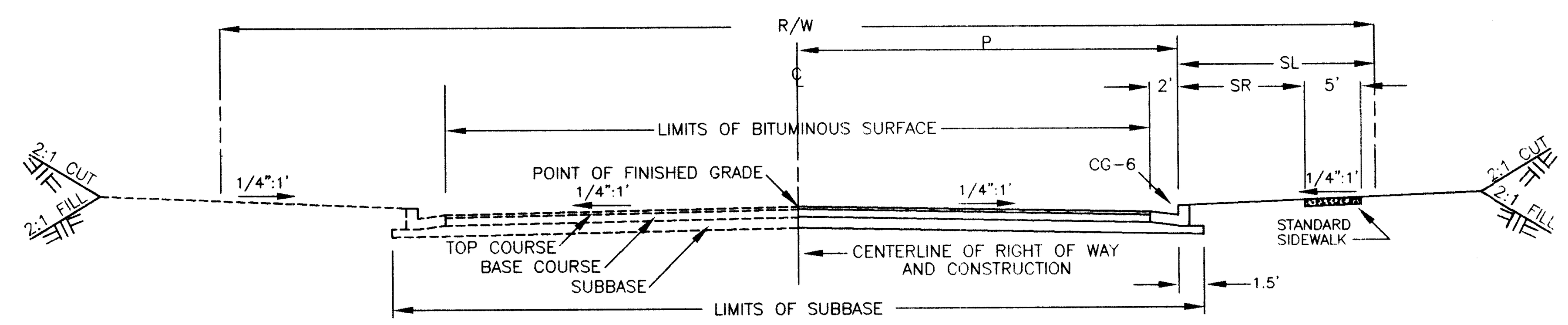
PLANTING LIST

QUANTITY	TREE TYPE	CANOPY	TOTAL
51	LARGE DECIDUOUS	250 SF	12,750 SF
19	MEDIUM EVERGREEN	150 SF	2,850 S.F.
25	MEDIUM ORNAMENTAL	175 SF	3,500 S.F.
			19,100 SF
66	SHRUBS	N/A	N/A

TREE COVER CALCULATIONS

GROSS SITE AREA	=	142,443	SF.
SUBTRACT BUILDING FOOTPRINT AREA:	=	49,100	SF.
ADJUSTED SITE AREA: 142,443 -	=	93,343	SF.
MULTIPLIED BY PERCENTAGE OF TREE COVER REQUIRED (PDH-12 = 15%): 93,343 (0.15) = TREE COVER REQUIRED:	=	14,001	SF.
CANOPY AREA OF TREES TO BE PLANTED:	=	19,100	SF.
TOTAL CANOPY AREA PROVIDED:	=	19,100	SF.

CANOPY AREA PROVIDED EXCEEDS REQUIRED.



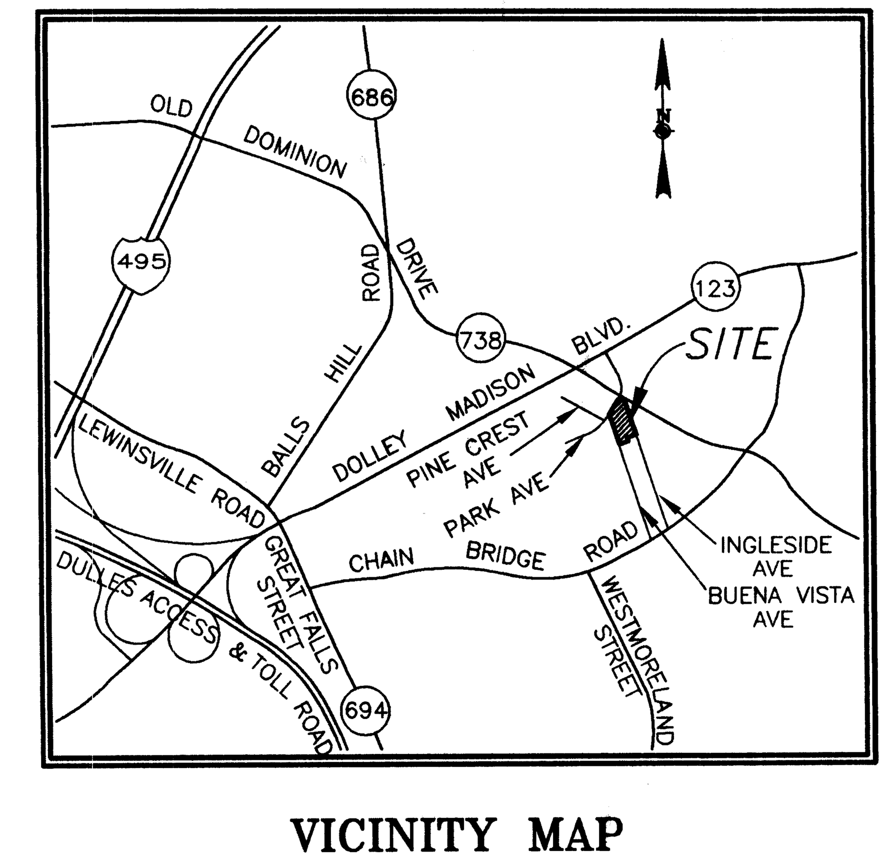
SUBBASE DEPTH FOR SUBGRADE BASED ON CBR VALUE OF 10, BASED ON AN ACTUAL DETERMINATION PER SOIL TEST (OR) AN ESTIMATE WHICH WILL BE REVISED ONCE THE SOIL TESTS OF SUBGRADE ARE PERFORMED.

SOIL TEST OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION.

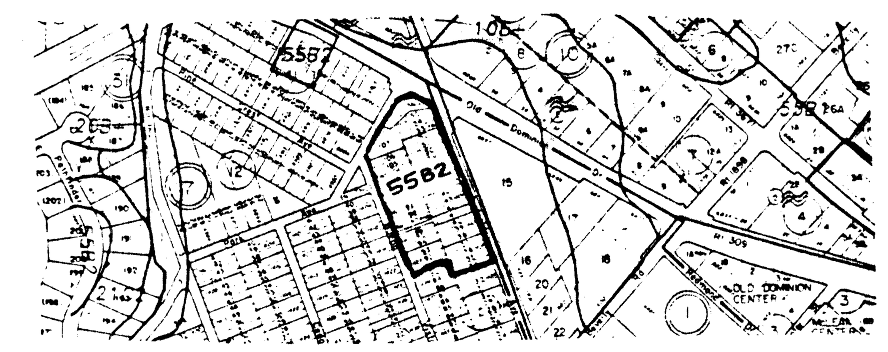
TYPICAL SECTION
NOT TO SCALE

STREET NAME	SL	P	SR	21-A SUBBASE	BM-2 BASE COURSE	SM-2A TOP COURSE	R/W	DESIGN SPEED
INGLESIDE AVENUE	7'	19'	.5'	8"	3"	2 1\2"	52'	30
PARK AVENUE	7'	19'	.5'	8"	3"	2 1\2"	52'	30
BUENA VISTA DRIVE	14'	12'	VARIES	8"	3"	2 1\2"	52'	30

THE PAVEMENT WIDTH ON BUENA VISTA DRIVE WILL HAVE A WIDTH OF TWELVE FEET (12) FROM THE CENTERLINE TO THE FACE OF CURB PER COORDINATION WITH VDOT & OT & OCP IN AN EFFORT TO SAVE TREES.



VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP
SCALE: 1" = 500'

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
55B2	GLENELG	GOOD	MODERATE TO GOOD	2-7%	MODERATE	NO

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS, SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

Application No. RZ/FDP 1998-DR-018 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/23/98
Date of (BOS) (PC) approval 3/9/98
Sheet 2 of 2
See CDP Conditions in Clerk's letter

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

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THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
11/5/97	REV. PLANTING LIST, TREE COVER CALC. & TYP. SEC.
12/19/97	REVISE PLAN TO COMPLY W/ COUNTY COMMENTS
1/29/98	ADD WAIVER NOTES F&G

christopher consultants ltd.
engineering · surveying · land planning
9900 main street
suite 400
fairfax, va. 22031
(703) 273-6820

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

WEST MCLEAN ASSEMBLAGE

DRANESVILLE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 07-30-97
DESIGN: DL
DRAWN: CA-DM
CHECKED: LK
SHEET No. 2 OF 2

C - 3256