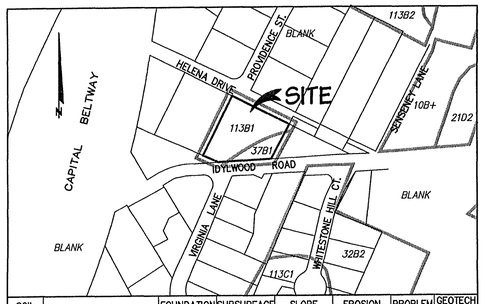
GENERALIZED DEVELOPMENT PLAN

HELENA DRIVE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2006-PR-012



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
37B1	BELTSVILLE	FAIR	MARGINAL	GOOD	MODERATE	B	NO
113B1	FAIRFAX (gr sil)	GOOD	MARGINAL	GOOD	HIGH	B	NO

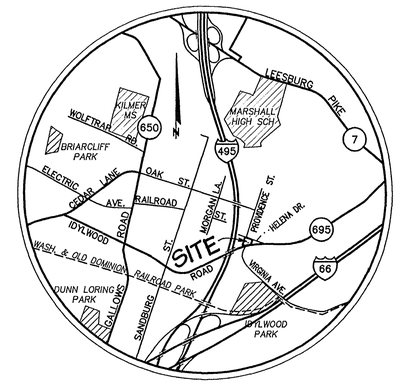
SOILS MAP/DATA

SCALE : 1" = 250'

SOILS MAPPING COURTESY OF TERRA ENGINEERING SERVICES, PLC

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 39-4((1)) LOT 219. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS R-2.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF PAUL WHEELER, ET AL IN DEED BOIOK 17735 AT PAGE 342 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY OLD DOMINION SURVEYS.
4. TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHINSON & ASSOCIATES, DATED NOVEMBER 2005. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
5. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIIRED FOR THIS PROJECT.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
10. SEE SHEET 3 FOR A DESCRIPTION OF EXISTING VEGETATION.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
12. EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1947.
13. THERE ARE NO ZONING OVERLAY DISTRICTS.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
15. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
16. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW :
    - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS. A MODIFICATION OF THE REQUIREMENT FOR 40% PHOSPHORUS REMOVAL MAY BE REQUESTED WITH THE FINAL PLANS
    - A WAIVER OF THE TRAIL REQUIREMENT ALONG IDYLWOOD ROAD IS HEREBY REQUESTED
17. PROPOSED PUBLIC IMPROVEMENTS :
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 6" MAIN LOCATED IN HELENA DRIVE
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN HELENA DRIVE AND ALONG THE EASTERN PROPERTY LINE
18. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
19. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. A TRAIL ALONG IDYLWOOD ROAD IS REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
23. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.



VICINITY MAP

SCALE : 1" = 2000'

Application No. RZ 2006-PR-012 Staff C. Lee
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-4-07
Date of (BOS) (PC) approval 5-21-07
Sheet 1 of 5

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-29-07
PROFESSIONAL ENGINEER

SITE TABULATIONS

SITE AREA :	
LOT AREA	36,171¢ (0.830 Ac)
RIGHT-OF-WAY DEDICATION	7,390¢ (0.170 Ac)
TOTAL	43,561¢ (1.000 Ac)

R-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	2 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX.)	2.0 DU/AC
MINIMUM LOT AREA	15,000¢	16,300¢ ±
AVERAGE LOT AREA	18,000¢	18,080¢ ±
MINIMUM LOT WIDTH	INTERIOR LOT – 100' CORNER LOT – 125'	INTERIOR LOT – 100' CORNER LOT – N/A
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS :		
FRONT	35'	35'
SIDE	15'	15'
REAR	25'	25'
OPEN SPACE	N/R	N/A
PARKING	3 SPACES/ UNIT	3 SPACES/ UNIT (6 TOTAL)

DEVELOPER

TRANS INVESTMENT DEVELOPMENT
1880 HOWARD AVENUE
SUITE 305
VIENNA, VIRGINIA 22182
(703) 626-0009

TABLE OF CONTENTS

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. CONCEPTUAL LANDSCAPE PLAN
4. EXISTING VEGETATION MAP
5. STORM OUTFALL ANALYSIS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : FEBRUARY 22, 2006
REVISED : JUNE 23, 2006
SEPTEMBER 1, 2006
JANUARY 25, 2007
JANUARY 29, 2007

RECEIVED
Department of Planning & Zoning
JAN 30 2007
Zoning Evaluation Division

HELENA DRIVE

Plotted: 1/29/07 15:46 Acad Dwg: N:\05554\DWG\05-02001.DWG
Kvistad

FILE # 05-554-201

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100'). minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet —.

☒ 3. Provide :

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
---	---	---	---	---	---	---

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet 5.

☒ 5. Maintenace (road) to stormwater management facility(ies) are shown on Sheet —. Type of maintenance access road surface noted on the plat is ---.

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet —.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square miles (640 acres) is provided on Sheet 5.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

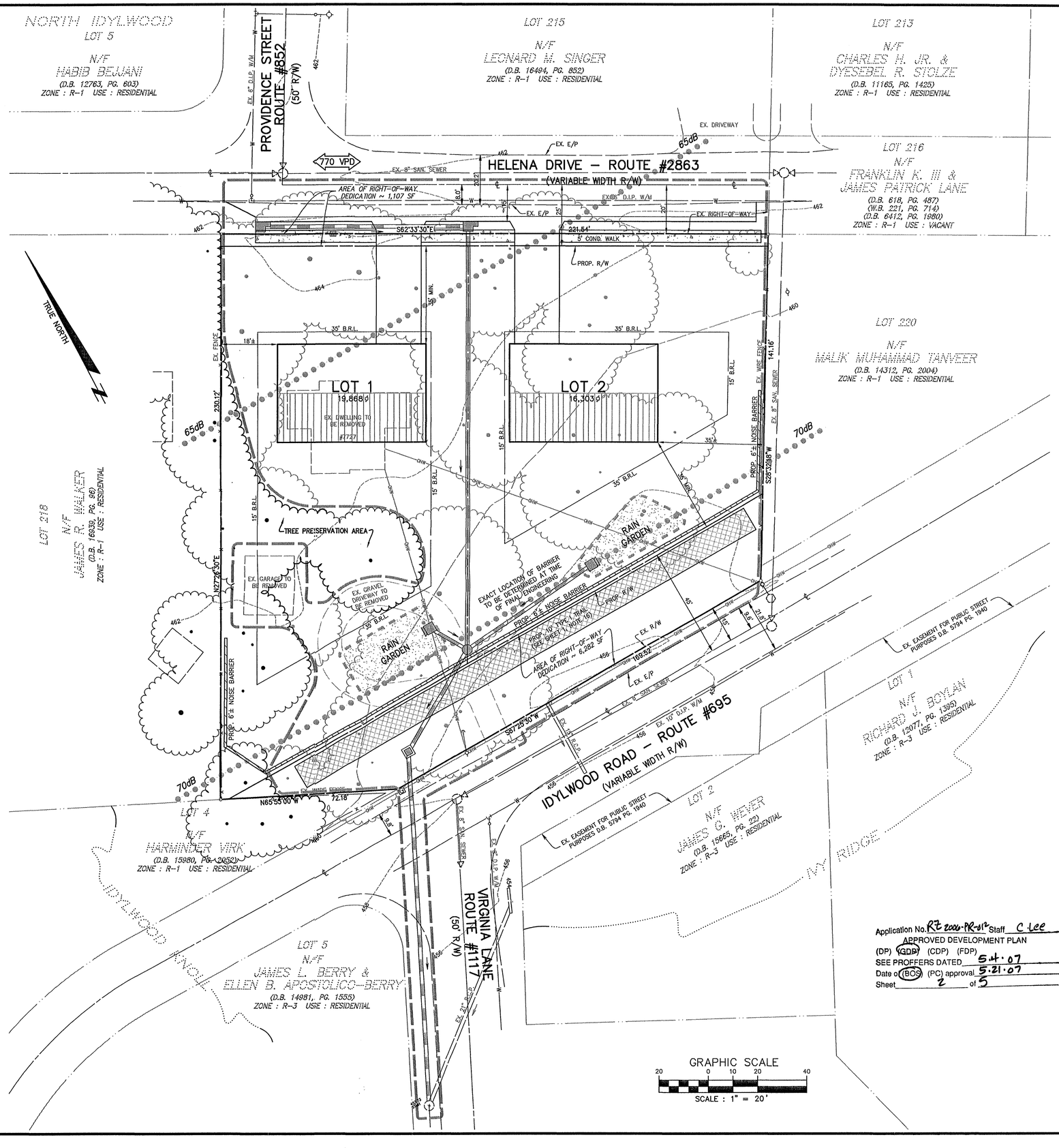
☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.

☒ 11. A submission waiver is requested for N/A

☒ 12. Stormwater management is not required because A separate waiver will be requested. Staff has indicated a willingness to grant the waiver. The storm outfall is adequate.

LEGEND

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- NOISE CONTOUR



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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5.4.07
Date of (BOS) (PC) approval 5.21.07
Sheet 2 of 5

NO.	DATE	DESCRIPTION	REVISED BY	APPROVD. DATE
4.	1-29-07	ADDED NOISE CONTOURS & WALL (KJV)		
3.	1-25-07	ADDRESS COUNTY COMMENTS (KJV)		
2.	9-11-06	REVISED LAYOUT PER COUNTY COMMENTS (CHANGED ZONING TO R-2 (KJV)		
1.	6-23-06	REVISED LAYOUT PER COUNTY COMMENTS (CHANGED ZONING TO R-3 (KJV)		

REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
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GENERALIZED DEVELOPMENT PLAN

HELENA DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2006-PR-012

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-29-07
PROFESSIONAL ENGINEER

DESIGN	DRAFT	APPROVED	DATE	SCALE
KJV	KJV	HMF	FEB. 2006	HORIZ: 1" = 20' VERT: ---

SHEET 2 OF 5

FILE NO.: 05-554-202

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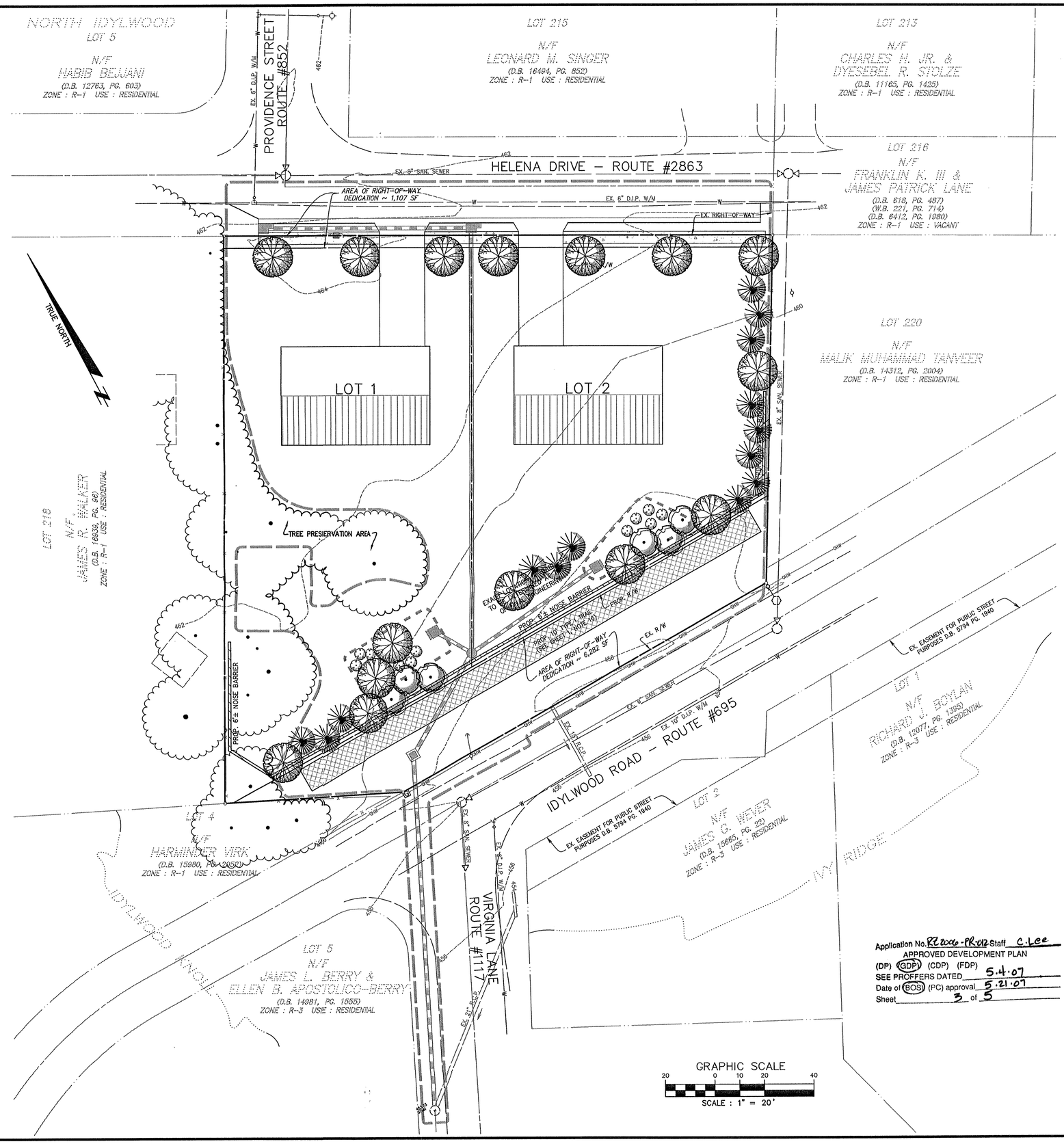

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	43,561 S.F.
RIGHT-OF-WAY DEDICATION	7,390 S.F.
NET SITE AREA	36,171 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	7,234 S.F.

TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	4,600 S.F.
25% CREDIT FOR TEN YEAR GROWTH	1,150 S.F.
AREA OF TREES TO BE PLANTED	5,000 S.F.
TOTAL TREE COVER PROVIDED (33%± OF SITE AREA)	10,750 S.F.

LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES ARE TO BE DETERMINED AT FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES ARE TO BE USED WHENEVER POSSIBLE.

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Sheet 3 of 5

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	1-25-07	ADDRESS COUNTY COMMENTS (KJV)
2.	9-1-06	REVISED LAYOUT (KJV)
1.	6-23-06	REVISED LAYOUT (KJV)

CPJ Associates
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COMMONWEALTH OF VIRGINIA
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No. 018450
1-25-07
PROFESSIONAL ENGINEER

CONCEPTUAL LANDSCAPE PLAN

HELENA DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2006-PR-012

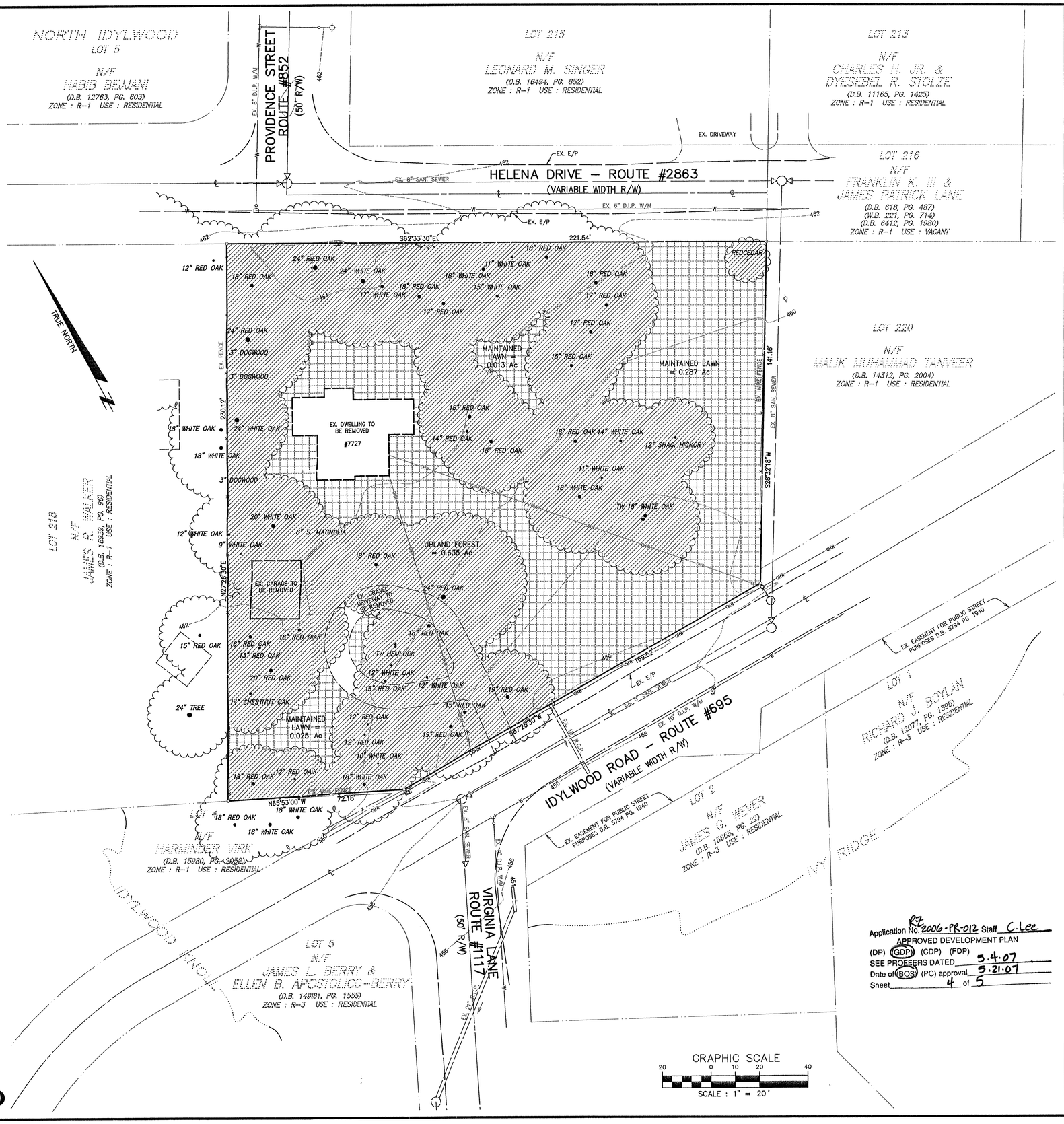
NO.	DESCRIPTION	REVIEW BY	APPROVD.	DATE
	REVISIONS			

DESIGN	DRAFT
BCH	BCH
APPROVED	
HMF	
DATE	
AUG. 2006	
SCALE	
HORIZ. 1" = 20'	
VERT. —	

SHEET 3 OF 5

FILE NO.: 05-554-203

Plotted: 1/23/07 16:07 Acad Dwg: N:\05554\DWG\00-GS601.DWG/00-G0401



COVER TYPE SUMMARY

	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
	Upland Forest	Red Oak, White Oak	good	0.635
	Maintained Grassland	----	good	0.325
	Developed Area	----	----	0.040
	TOTAL ACREAGE			1.000

COMMENTS :

UPLAND FOREST : The trees in this cover type were in good condition, although a few appear to have some minor insect damage.

TREE LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD-VERIFIED

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Sheet 4 of 5

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EXISTING VEGETATION MAP

HELENA DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2006-PR-012

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
9.5.06
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROV.	DATE

REVISIONS

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE FEB. 2006 | SCALE HORIZ: 1" = 20' VERT: ---

SHEET 4 OF 5

FILE NO.: 05-554-204

Plotted: 9/1/06 17:24 Acad Dwg: N:\05554\DWG\00-G7101.DWG/00-G0401

PRELIMINARY STORMWATER MANAGEMENT/BMP NARRATIVE

It is anticipated that a waiver of stormwater management will be approved. BMPs will be provided in on-lot rain gardens. In the event the rain gardens do not provide sufficient BMPs, they may be modified to to include a gravel detention/infiltration/underdrain system to provide partial stormwater management for each lot, subject to DPW&ES approval. The design of the rain gardens along with the provisions for SWM/BMP may be modified or waived during final engineering design, and is subject to DPW&ES approval.

OUTFALL NARRATIVE

The site drains into one concentrated outfall.

Before development, the site sheet flows predominately southerly towards a culvert that conveys flow across Idylwood Road into the Virginia Lane and Nottingham Street drainage system. The drainage system is a closed conduit system that conveys flow from and through the Shrevecrest development and towards the Interstate 66 & Capital Beltway interchange. Presently, three sections of storm sewer have estimated flows during a ten-year storm that exceed their estimated conveyance capacity. Detention at the proposed site, however, corrects this condition.

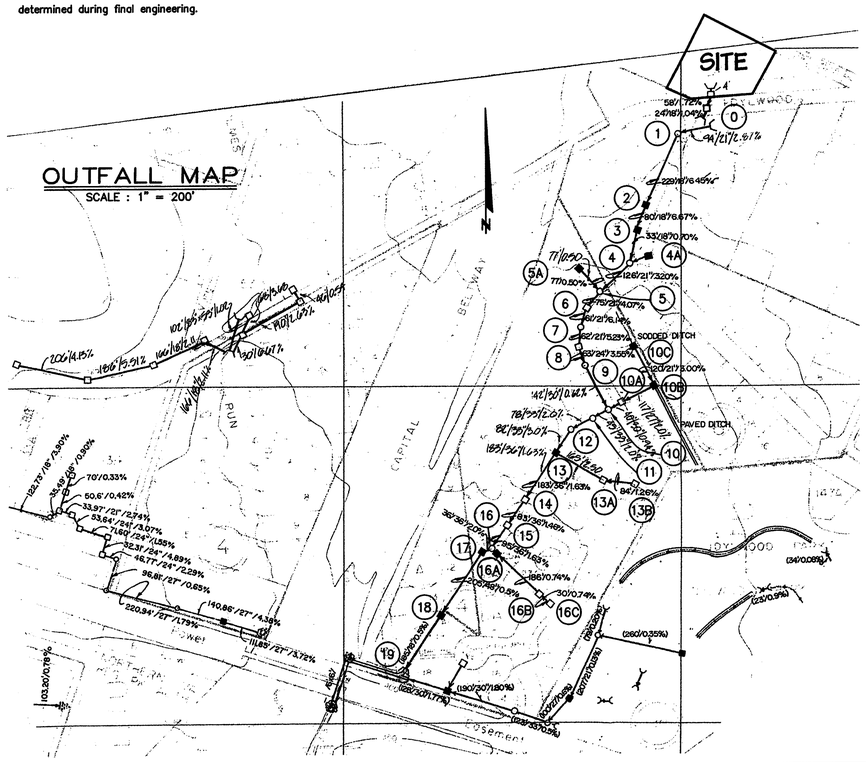
After the development of the site, some off-site flows (0.37 acres) and the majority of on-site flows may be routed through on-lot rain gardens for detention and treatment. The remaining flows from the site will continue to sheet flow from the site into a new, larger culvert across Idylwood Road and into the Virginia Lane storm sewer system. After detention, the pond will discharge at a peak flow of 1.68 cfs during the ten-year storm into the existing Virginia Lane storm sewer system.

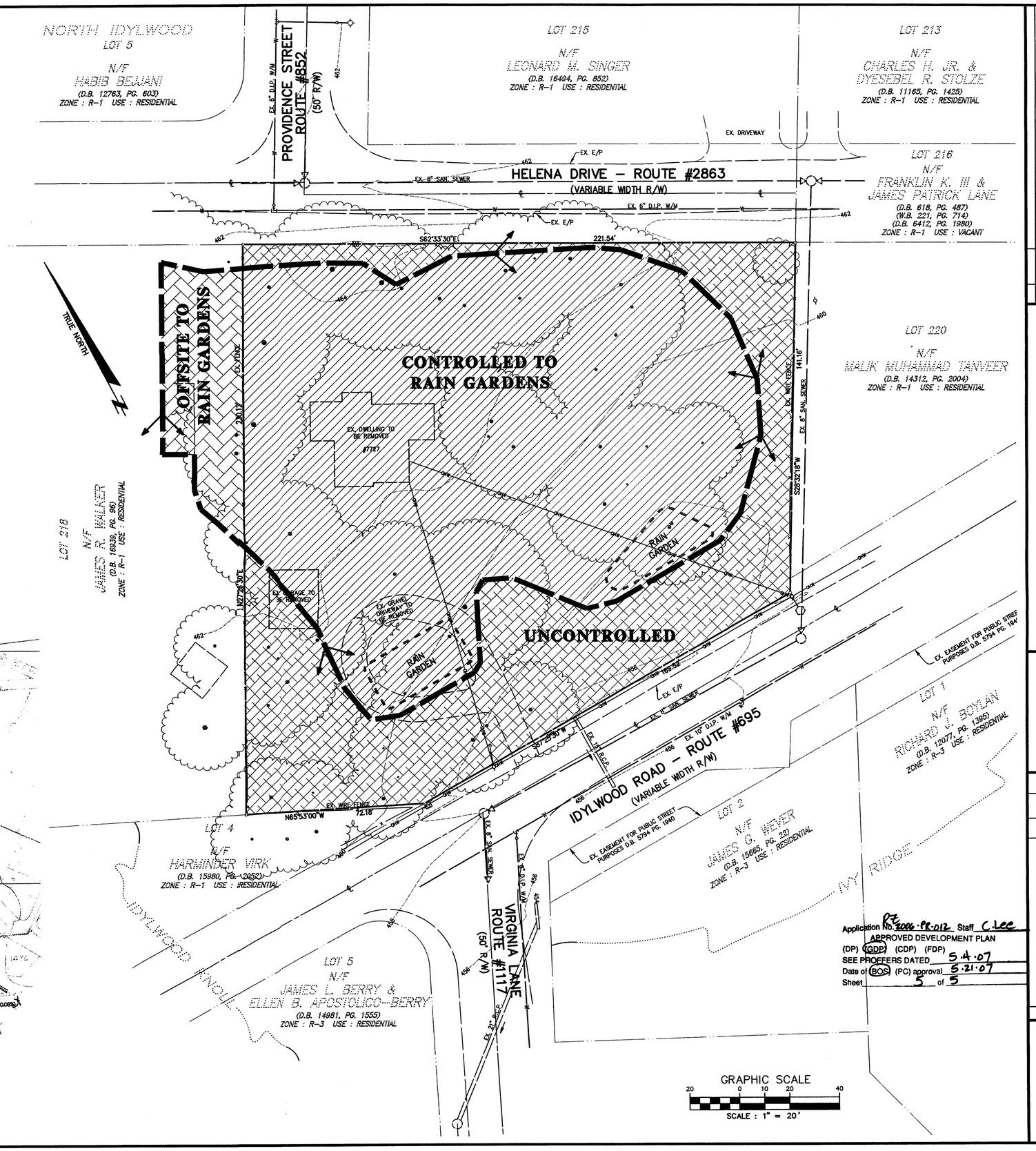
Before development, the flows during the two-year storm exceed the existing 15" culvert under Idylwood Road. With the development of the site, the culvert will be replaced with a larger pipe to convey ten-year flows across Idylwood Road.

Detention of the ten-year flows from the site reduces the peak discharge from the site. Below structure 19, the outfall enters the I-495/I-66 interchange right-of-way. At this point the drainage area becomes greater than 100 times the site area. Because of the reduction of peak discharge, it is the engineer's opinion that an adequate outfall exists within the existing Shrevecrest development storm system to convey stormwater from the site to the interchange drainage system.

LINE	INC. AREA (AC)	CUM.AREA (AC)	RAT. C	INC. CxA	InletTime (MIN.)	Tc (MIN.)	INT. (IN/HR)	LINE Q (CFS)	ADD'L Q (CFS)	CUM. Q (CFS)	Q CAP. (CFS)	SIZE (IN.)	LENGTH (FT)	SLOPE (%)
Pond	1.02	1.02	--	--	--	--	7.27	0.00	3.04	3.04	10.53	18	--	1.00
0-1	4.8	5.82	0.43	2.50	5	5	7.27	3.04	15.01	18.05	26.92	21	94.0	2.87
1-2	0.00	5.82				8.3	7.27	18.05	0.00	18.05	26.75	18	229.0	6.45
2-3	1.20	7.02	0.43	0.52	5	9.8	7.27	18.05	3.75	21.80	27.20	18	90.0	6.67
3-4	0.24	7.26	0.43	0.10	5	6.6	7.27	21.80	0.75	22.55	32.91	21	71.0	4.29
4a-4	2.70	2.70	0.43	1.16	5	6.5	7.27	0.00	8.44	8.44	8.81	18	37.0	0.70
4-5	0.00	9.96						30.99	0.00	30.99	28.64	21	126.0	3.25
5a-5	1.10	1.10	0.29	0.32	5	5	7.27	0.00	2.32	2.32	4.58	15	77.0	0.50
5-6	0.00	11.06						33.31	0.00	33.31	32.05	21	75.0	4.07
6-7	0.20	11.26	0.90	0.18	5	5	7.27	33.31	1.31	34.62	39.37	21	61.0	6.14
7-8	0.00	11.26						34.62	0.00	34.62	36.33	21	62.0	5.23
8-9	0.70	11.96	0.43	0.30	5	5	7.27	34.62	2.19	36.80	42.74	24	63.0	3.55
9-10	0.00	11.96						36.80	0.00	36.80	32.38	30	142.0	0.62
10C-10B	1.00	1.00	0.28	0.28	5	5	7.27	0.00	2.04	2.04	27.52	21	120.0	3.00
10B-10A	0.80	1.80	0.28	0.22	5	5	7.27	2.04	1.63	3.66	43.92	27	117.0	2.00
10A-10	5.80	7.60	0.34	1.97	5	5	7.27	3.66	14.34	18.00	39.87	30	40.0	0.94
10-11	0.00	19.56						54.80	0.00	54.80	74.99	33	45.0	2.00
11-12	0.00	19.56						54.80	0.00	54.80	74.99	33	78.0	2.00
12-13	0.00	19.56						54.80	0.00	54.80	91.85	33	82.00	3.00
13B-13A	0.90	0.90	0.43	0.39	5	5	7.27	0.00	2.81	2.81	7.27	15	84.00	1.26
13A-13	0.20	1.10	0.90	0.18	5	5	7.27	2.81	1.31	4.12	10.24	15	165.00	2.50
13-14	1.50	20.66	0.25	0.38	5	5	7.27	58.93	2.73	61.65	85.38	36	183.00	1.63
14-15	1.40	22.06	0.30	0.42	5	5	7.27	61.65	3.05	64.71	80.81	36	83.00	1.46
15-16	1.90	23.96	0.23	0.44	5	5	7.27	64.71	3.18	67.88	85.38	36	95.00	1.63
16C-16B	1.20	1.20	0.43	0.52	5	5	7.27	0.00	3.75	3.75	5.57	15	30.00	0.74
16B-16A	0.20	1.40	0.43	0.09	5	5	7.27	3.75	0.63	4.38	5.57	15	186.00	0.74
16A-16	0.20	1.60	0.90	0.18	5	5	7.27	4.38	1.31	5.69	5.57	15	15.00	0.74
16-17	0.00	25.56	0.90	0.00				73.57	0.00	73.57	94.58	36	36.00	2.00
17-18	1.50	27.06	0.36	0.54	5	5	7.27	73.57	3.9258	77.49	101.84	48	205.00	0.50
18-19	2.20	29.26	0.36	0.79	5	5	7.27	77.49	5.75784	83.25	101.84	48	185.00	0.50

In the event that stormwater management is waived or modified, several segments of pipe may need to be upgraded. A preliminary hydraulic grade line analysis indicates that one of the three pipe segments (Str. 4-5) will operate under pressure flow in accordance with PFM requirements. However the analysis also indicates that segments 6-7 and 7-8 may need to be upgraded to 24" pipe. The actual pipe upgrades, if required, will be determined during final engineering.





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STORM OUTFALL ANALYSIS

HELENA DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
9-5-06
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPROV.	DATE

DESIGN: DRAFT KJV
APPROVED HMF
DATE FEB. 2006
SCALE HORIZ: 1" = 20' VERT: ---

SHEET 5 OF 5

FILE NO.: 05-554-205

RZ 2006-PR-012

Plotted: 9/1/06 17:23 Acad Dwg: N:\05554\DWG\00-G2401.DWG/00-G2401