

APPLICANT INFORMATION

LIBERTY COMMERCIAL DEVELOPMENT CORP. LTD.
 ONE S. MAIN ST., SUITE 3
 SELLERSVILLE, PA 18960

UNDERGROUND UTILITY NOTE

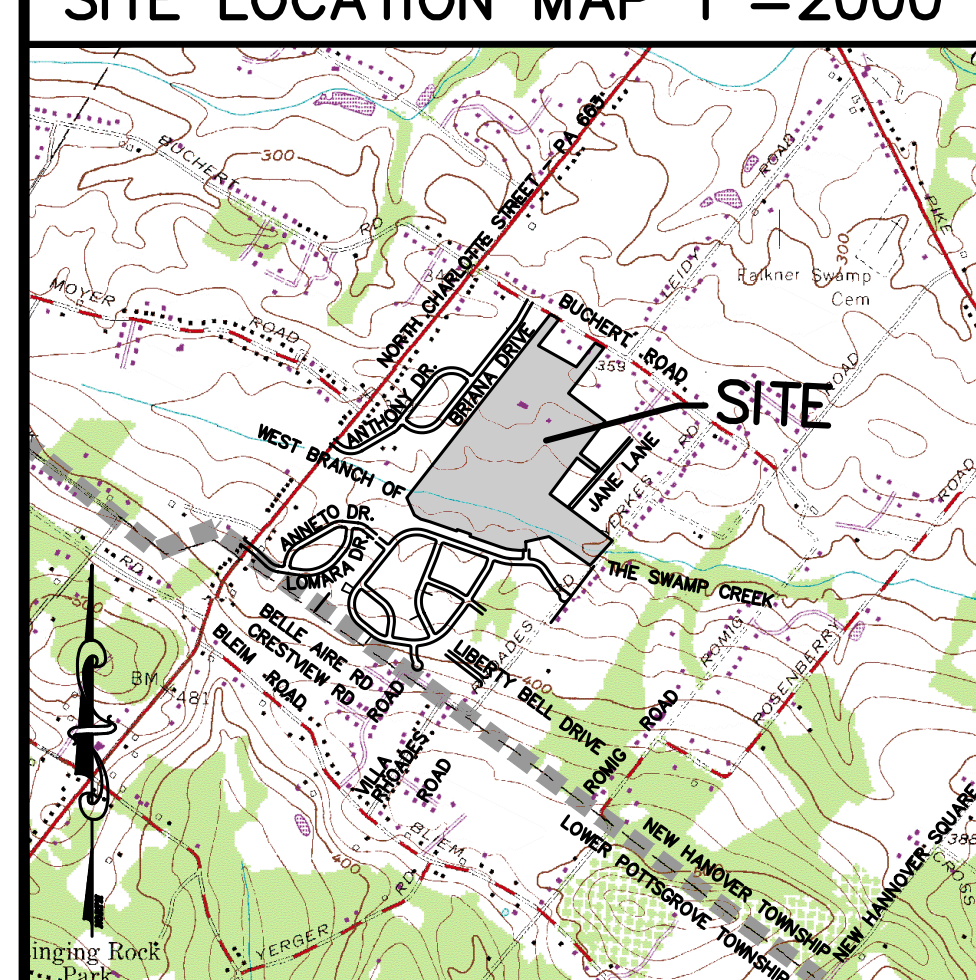
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETED OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1778 OR 811). NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR REMEDIATION WORK FOR THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.:
 (REFER TO USERS LIST ON SHEET 4)

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PENNSYLVANIA
 RECORDING BOOK/PAGE
 RECORD OWNER
 TRACT AREA

SITE LOCATION MAP 1"=2000'



GENERAL NOTES

1. BOUNDARY LINE INFORMATION SHOWN HEREON BASED ON EXISTING DEEDS AND PLANS OF RECORD AND AN ACTUAL FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C. IN MARCH 2002.
 2. TOPOGRAPHIC INFORMATION OBTAINED BY STEREO PHOTOGRAMMETRIC COMPILATION BY L. ROBERT KIMBALL AND ASSOCIATES, INC., BASED ON EXISTING PHOTOGRAPHY. ALL ELEVATIONS HAVE BEEN CONFIRMED IN THE FIELD.
 3. CONCRETE MONUMENTS SHALL BE SET AT ALL CORNERS OF THE ORIGINAL TRACT AND AT ALL OTHER POINTS INDICATED ON THE PLANS AFTER FINAL GRADING IS COMPLETED. ALL OTHER PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS. ALL CONCRETE MONUMENTS SHALL BE 24 INCHES LONG AND 4 INCHES SQUARE WITH A STEEL REINFORCING BAR TO ENABLE LOCATION WITH A METAL DETECTOR. WHERE MONUMENTS FALL IN A DRIVEWAY, P.K. NAILS SHALL BE USED TO MARK CORNER.
 4. THE PROPOSED USE SHALL BE SERVED BY PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA, INC., AND PUBLIC SEWER PROVIDED BY THE NEW HANOVER TOWNSHIP AUTHORITY.
 5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF NEW HANOVER TOWNSHIP, THE MONTGOMERY COUNTY CONSERVATION DISTRICT, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, WHICHEVER MAY BE APPLICABLE.
 6. ALL NEW UTILITY SERVICES, BOTH MAIN AND SERVICE LINES, SHALL BE UNDERGROUND SERVICE AND INSTALLED ACCORDING TO THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER ENTITIES PROVIDING SUCH SERVICE.
 7. THE AREA LOCATED BETWEEN THE ULTIMATE RIGHTS-OF-WAY OF RHOADS ROAD AND GIBBERT ROAD AND THE RESPECTIVE TITLE LINES ARE OFFERED TO NEW HANOVER TOWNSHIP FOR DEDICATION, OR THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF DEDICATION.
 8. WATERS AND WETLANDS SHOWN HEREON WERE FIELD PREVIOUSLY DELINEATED BY PIEDMONT ENVIRONMENTAL GROUP, INC., IN 2002, AND SURVEY LOCATED BY RICHARD C. MAST ASSOCIATES, P.C. IN JULY 2002. NOVA CONSULTANTS CONFIRMED THE DELINEATION IN SEPTEMBER 2016.
 9. ALL PROPOSED ROADS (INCLUDING THE JANE DRIVE EXTENSION) AS SHOWN ON THE PLAN SHALL BE DEDICATED TO NEW HANOVER TOWNSHIP.
 10. PUBLIC WATER AND SANITARY SEWER SYSTEMS ARE PROPOSED. ALL SANITARY SEWERS WITHIN PROPOSED RIGHTS-OF-WAY AND WITHIN SANITARY SEWER OR UTILITY EASEMENTS AS SHOWN ON THIS PLAN SHALL BE DEDICATED TO NEW HANOVER TOWNSHIP AUTHORITY. ALL WATER MAINS WITHIN PROPOSED RIGHTS-OF-WAY SHALL BE DEDICATED TO AQUA PENNSYLVANIA, INC.
 11. ALL STORM SEWER EASEMENTS AS SHOWN ON THIS PLAN SHALL BE DEDICATED TO NEW HANOVER TOWNSHIP.
 12. HANDICAPPED RAMPWAYS SHALL BE PROVIDED AT ALL INTERSECTIONS OF SIDEWALKS AND ROADWAYS.

GENERAL NOTES

13. TRASH COLLECTION SHALL BE CURBSIDE PICKUP AS DISPOSED BY EACH HOMEOWNER. ALL TRASH TO BE COLLECTED BY PRIVATE SERVICE.
 14. THE RETENTION/DETENTION BASINS AND STORMWATER FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF NEW HANOVER, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN, BY THE HOMEOWNERS ASSOCIATION. THE TOWNSHIP OF NEW HANOVER AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION SAID RETENTION/DETENTION BASINS IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE ASSOCIATION. IN THE EVENT THAT MAINTENANCE AND STRUCTURAL INTEGRITY ARE NOT MAINTAINED BY THE ASSOCIATION AS REQUIRED BY THE TOWNSHIP, THE ASSOCIATION HEREBY GRANTS TO THE TOWNSHIP THE RIGHT TO ENTER UPON SUCH PROPERTY AND TO PERFORM ANY AND ALL IMPROVEMENTS, REVISIONS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY BY THE TOWNSHIP AND TO RECOVER THE COSTS THEREOF FROM THE ASSOCIATION BY ALL LAWFUL MEANS INCLUDING, BUT NOT LIMITED TO, THE IMPOSITION OF A MUNICIPAL LIEN ON THE SUBJECT PROPERTY. A BLANKET EASEMENT IN FAVOR OF NEW HANOVER TOWNSHIP SHALL BE PROVIDED OVER ALL OPEN SPACE AREAS FOR THIS PURPOSE.
 15. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD OR FURTHER DEVELOPED OR SUBDIVIDED.
 16. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE NEW HANOVER TOWNSHIP ZONING ORDINANCE (CHAPTER 27) AS LAST AMENDED.
 17. IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS FOR THE OFF-CENTER LOTS, THE DEVELOPER SHALL INSTALL ONLY FENCES AND NOT WALLS OR SHRUBS IN THE WIDER SIDE YARDS WHERE EASEMENTS ARE SHOWN.
 18. ALL PROPOSED SIDEWALK THAT IS ALONG OPEN SPACE AREAS OR OTHER STONE AND PAVED PATHWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 19. THE THIRTY (30) FEET WIDE PEDESTRIAN PATH EASEMENT LEADING FROM RHOADS ROAD TO KINGSTON HILL PHASE II SHALL BE OFFERED FOR DEDICATION TO NEW HANOVER TOWNSHIP OR MONTGOMERY COUNTY. ALL SANITARY SEWERS WITHIN PROPOSED RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 20. NO STRUCTURES ARE ALLOWED WITHIN THE AREA OF THE BUFFER YARDS, INCLUDING FENCES, FLOOD SHEETS, ETC.
 21. ALL OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 22. SHEETS 1 THROUGH 6, INCLUSIVE, ARE TO BE RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS.
 23. ALL LOTS SHALL BE PROVIDED WITH A PRIVATE DRIVEWAY LAMP POST

GENERAL NOTES

1. BENCH MARK: USGS STANDARD DISC STAMPED "B 108 1935" ELEVATION: 481.367 NGVD 1929.
 2. DESCRIPTION: ABOUT 1.85 MILES SOUTHWEST ALONG STATE HIGHWAY 563 FROM THE MAIN ROAD CROSSING AT NEW HANOVER, MONTGOMERY COUNTY, ABOUT 50 YARDS NORTHEAST OF THE TOP OF A GRADE, AT A CULVERT, IN THE TOP OF SOUTHWEST CONCRETE HEADWALL, AND 13 FEET SOUTHWEST OF THE CENTERLINE OF THE ROAD.
 3. LOCAL BENCHMARK: SANITARY SEWER MANHOLE NO. 438 R/W LOCATED IN RHOADS ROAD.
 4. LOCAL BENCHMARK ELEVATION: 315.33

GENERAL NOTES

1. TOTAL SITE AREA: 115,969 AC.
 2. BASE SITE AREA: 4,642 AC.
 3. EQUALS THE BASE SITE AREA.

GENERAL NOTES

1. TOTAL LAND WITH RESOURCE RESTRICTIONS: 30,233 AC.
 2. RECREATION LAND: 24,281 AC.
 3. BASE SITE AREA: 111,232 AC.
 4. ADD RECREATION LAND: 8,499 AC.
 5. RECREATION LAND: 8,499 AC.

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SITE CAPACITY CALCULATIONS

RESOURCE	ACRES	RESOURCE PROTECTION LAND (ACRES)
AREAS WHERE TWO OR MORE RESOURCES OVERLAP	1.00	16,400
FLOODPLAIN	0.00	0
100-YEAR FLOOD	0.00	0
BOUNDARY	0.00	0
15-25% SLOPES	0.70	0,678
25% SLOPES	0.00	0
WOODLANDS	0.50	11,091
WATERCOURSES	1.00	0
POND SHORES	0.80	0,846
RIPARIAN CORRIDOR	1.00	0,878
TOTAL LAND WITH RESOURCE RESTRICTIONS:	30,233	24,281
RECREATION LAND:	24,281	24,281
BASE SITE AREA:	111,232	111,232
ADD RECREATION LAND:	8,499	8,499
RECREATION LAND:	8,499	8,499

ZONING DATA - SITE

OBTAINED FROM THE NEW HANOVER TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED.

DISTRICT CLASSIFICATION: "R-15" - RESIDENTIAL DISTRICT

REQUIREMENT	ALLOWED/REQUIRED	ACTUAL/PROPOSED
MINIMUM SITE AREA:	10 ACRES	116,306 AC
MAXIMUM DENSITY:	4.0 D.U./ACRE	4.00 D.U./AC
MINIMUM OPEN SPACE:	39.511% ACRES	39.591% ACRES
MAXIMUM IMPERVIOUS SURFACE:	30 %	24.97 %
MAXIMUM LOT TYPE:	40	58
MINIMUM UNIT TYPE:	4	5
MINIMUM NUMBER OF DWELLING TYPES:	1	1
MINIMUM RECREATION LAND:	10.7325 ACRES	PARTIAL FEE-IN-LIEU

GENERAL NOTES

1. ACTUATED BY PHOTO-CELL AND SET BACK FIVE FEET FROM THE STREET RIGHT-OF-WAY.
 2. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE CONSISTENT IN DESIGN AND SPECIFICATIONS WITH THOSE IN GENERAL USE BY THE TOWNSHIP. SIGN TYPES, LOCATIONS AND INSTALLATION SHALL BE SUBJECT TO THE DETERMINATION, APPROVAL AND INSPECTION OF THE TOWNSHIP ENGINEER AND INSTALLED AT THE COST OF THE DEVELOPER. THE STREET NAME SIGNS SHALL BE INSTALLED AT THE TIME OF THE COMPLETION OF THE ROAD BINDER COURSE OR AT THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST. PLANS WILL NOT BE RECORDED AND NO PERMIT SHALL BE ISSUED FOR ANY INDIVIDUAL BUILDING LOT OR LOTS OR SITE IMPROVEMENTS UNTIL DEVELOPMENT AGREEMENTS, INCLUDING A STORMWATER MANAGEMENT AND MAINTENANCE AGREEMENT, WITH NEW HANOVER TOWNSHIP HAS BEEN DULY EXECUTED.
 3. 50' CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED AT ROADWAY INTERSECTIONS AS PER 20. SECTION 27-1412 (TOWNSHIP ZONING ORDINANCE IN EFFECT AS OF OCTOBER 11, 2004 [DATE OF PRELIMINARY PLAN APPROVAL]). NO STRUCTURE, FENCE, PLANTING OR OTHER OBSTRUCTION SHALL BE PLACED BETWEEN VERTICAL PLANES 2 FEET TO 7 FEET ABOVE CURB LEVEL.
 4. 350' CORNER SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED AT ROADWAY INTERSECTIONS AS PER S.U.D.O. SECTION 22-816.1. THE AREA OF THE CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VIEW ACROSS IT TO A VERTICAL DISTANCE OF 3.5 FEET ABOVE THE CARTWAY MEASURED AT EACH END.

WETLANDS CERTIFICATION

THE DELINEATION AS SHOWN, REPRESENTS AN ACCURATE DEPICTION OF A FIELD DELINEATION OF THE REGULATED WETLANDS AND/OR WATERCOURSE BOUNDARY PERFORMED IN ACCORDANCE WITH THE ARMY CORP OF ENGINEERS WETLANDS DELINEATION MANUAL OF 1987 AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES AND STANDARDS PER PA CODE TITLE 25, CHAPTER 105.

JOHN F. SZCZEPANSKI, Ph.D. DATE

OVERALL PROJECT STATISTICS

1. LOT STATISTICS	TOTAL (PHASES 1-10)
DETACHED DWELLINGS - SINGLE FAMILY	29 LOTS (245)
DETACHED DWELLINGS - VILLAGE	7 LOTS (65)
DETACHED DWELLINGS - OFF CENTER	85 LOTS (706)
TOTAL LOTS	121 LOTS

OVERALL PROJECT STATISTICS

2. OPEN SPACE STATISTICS	TOTAL OPEN SPACE AREA:
SPRING MANOR BOULEVARD	1,970 LF.
WORTHINGTON DRIVE	794 LF.
MELROSE DRIVE	1,673 LF.
EVROGREN DRIVE	457 LF.
LONGVIEW DRIVE	804 LF.
JANE LANE (EXTENSION)	110 LF.
TOTAL STREET LENGTH	6,788 LF.

RECORDING ACKNOWLEDGMENTS

OWNER CERTIFICATION
 LIBERTY COMMERCIAL DEVELOPMENT, A PENNSYLVANIA LIMITED CORPORATION, DOES HEREBY CERTIFY THAT THE SUBDIVISION PLAN WAS MADE AT THE OFFICE OF THE RECORDER OF DEEDS IN SELLERSVILLE, PENNSYLVANIA, ON THE _____ DAY OF _____, 20____, AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF LIBERTY COMMERCIAL DEVELOPMENT, BY HIMSELF AS PRESIDENT.

BY: _____ WITNESS: _____

GRAIG EDWARDS, PRESIDENT
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GRAIG EDWARDS, WHO ACKNOWLEDGES HIMSELF TO BE PRESIDENT OF LIBERTY COMMERCIAL DEVELOPMENT, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF LIBERTY COMMERCIAL DEVELOPMENT, BY HIMSELF AS PRESIDENT.

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

TOWNSHIP GOVERNING AGENCY CERTIFICATION
 AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE BOARD OF SUPERVISORS OF NEW HANOVER TOWNSHIP, BY RESOLUTION _____, DID ENACT AND APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN AS SHOWN HEREON.

TOWNSHIP SECRETARY: _____ CHAIRMAN OF THE BOARD OF SUPERVISORS: _____

TOWNSHIP PLANNING AGENCY CERTIFICATION
 AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE BOARD OF PLANNING AND ZONING OFFICERS OF NEW HANOVER TOWNSHIP, BY RESOLUTION _____, DID ENACT AND APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN AS SHOWN HEREON.

TOWNSHIP ENGINEER CERTIFICATION
 REVIEWED BY THE TOWNSHIP ENGINEER ON THE _____ DAY OF _____, 20____.

TOWNSHIP AUTHORITY CERTIFICATION
 AT A MEETING HELD ON _____, THE NEW HANOVER TOWNSHIP AUTHORITY APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN AS SHOWN HEREON.

CHAIRMAN: _____ TOWNSHIP AUTHORITY'S SECRETARY: _____

COUNTY RECORDING NOTE
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS
 M.C.P.C. No. 02-134-01

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
 Montgomery County Planning Commission

ENGINEER'S CERTIFICATE

I, RICHARD C. MAST, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE PRELIMINARY PLAN, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT I AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF LIBERTY COMMERCIAL DEVELOPMENT, BY HIMSELF AS PRESIDENT.

D44720-E
 REGISTRATION NO. RICHARD C. MAST, P.E.
 EXPIRES _____

SURVEYOR'S CERTIFICATE

EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONS AND GEODETIC DETAILS ARE CORRECT.

SO-040378-R
 REGISTRATION NO. EDWARD M. HUBER, P.L.S.
 EXPIRES _____

FINAL - TO BE RECORDED

RECORD PLAN 1 OF 6

NO.	DESCRIPTION	DATE
7	WETLAND REVISION AND CONSULTANT REVIEWS	MARCH 16, 2017
6	ENTECH LTR. (6/13/2016), MCS LTR. (6/7/2016), MCMAHON LTR. (6/6/2016)	SEPTEMBER 9, 2016
5	REVISION AS PER TOWNSHIP ENGINEER LETTER (4/28/2016)	APRIL 29, 2016
4	IN HOUSE REVIEW FOR FINAL PLAN SUBMISSION	MARCH 18, 2016
3	REVISION E&S AND PCGM PLANS AS PER MCOCD LTR. (10/09/2015)	FEBRUARY 3, 2016
2	REVISION E&S AND PCGM PLANS AS PER MCOCD LTR. (04/07/2015)	JULY 31, 2015
1	REVISION E&S AND PCGM PLANS FOR PREPARATION OF NPDES APPLICATION	FEBRUARY 27, 2015

PLAN ORIGINATION DATE: APRIL 22, 2014

MASTER PLAN OF SUBDIVISION

PREPARED AS PART OF
WOODFIELD
 PREPARED FOR
LIBERTY COMMERCIAL DEVELOPMENT CORP. LTD.
 SITE SITUATE IN
 NEW HANOVER TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

Richard C. Mast Associates, P.C.
 Consulting Engineers and Surveyors

Graphic Scale
 1"=150'

The Village at Ledech
 658 Hartselle Pike, Suite 150
 Sellersville, PA 18968
 Phone: (215) 513-2100
 Fax: (215) 513-2101

DRAFTED BY	PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.M.D.	R.C.M.		
PROJECT NO. 2833	FILE NAME MSUB	1"=150'	1 OF 48