

Standard Type II T.C.P. Notes

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.**
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. These signs shall remain in place for a period of two (2) years.

General Type II T.C.P. Notes

NARRATIVE

This Type II Tree Conservation Plan has been prepared for the 169.92 acre Edelen Village North and South and Park Property which is part of the Preserve at Piscataway development located in Prince George's County, Maryland. The plan identifies 46.77 acres of existing forest to be cleared for the placement of infrastructure and proposed single family residential housing. 29.68 acres of forest will be preserved. The remaining Woodland Conservation that is required will be addressed on future TCP/II's for The Preserve project. The goals of forest preservation at the Preserve at Piscataway property include:

- provide a biofiltering buffer for the existing wetlands
- provide a visual screen for the adjacent residential communities
- preserve wildlife habitat
- protect steep slopes

GENERAL NOTES

- This reforestation plan is provided in accordance with the requirements of the Prince George's County Woodland Conservation and Tree Preservation Acts (CB-106-1992 and CB-107-1992).
- These Type II plans are to be used for Tree Conservation purposes only.
- No tree cutting or clearing shall take place on this site without the expressed written consent of the Prince George's County Planning Board, its designee, or the approval of this Type II Tree Conservation Plan (TCP).
- The Prince George's County Department of Environmental Resources (DER) is in charge of enforcement of the Tree Conservation Plan. Any violation of the approved Type II TCP may result in the issuance of a stop work order and/or a mitigation fee of \$1.50 per square foot of woodland area destroyed unless otherwise agreed to by both DER and the Maryland-National Capital Park & Planning Commission (M-NCPPC).

TREE PROTECTION

- Following approval of the Type II TCP and prior to construction, the Limits of Disturbance (LOD) will be marked in the field.
- The Owner's representative will hold a pre-construction meeting before any grading or clearing activities. This meeting will include the construction manager, the chief equipment manager and operator, a representative of the Department of Environmental Resources Permits and Review Division/Inspection & Code Compliance Section (301-731-8790), and any other personnel involved in construction activities within 100 feet of the Limits of Disturbance (LOD). During this meeting, the LOD will be inspected and the location of all tree protection devices will be finalized. Adjustments to the LOD may be made at this time. In addition, the following items will be covered by the owner's representative:

- the importance and overall goal of the Tree Conservation Program
- the critical role of construction personnel in the success of the Tree Conservation Program
- the reasons for tree protection devices
- construction methods to ensure the protection of Woodland Conservation Areas

- Tree Protection Devices for this site will consist of orange safety fence with temporary tree protection signs. These devices will be installed along the LOD boundary prior to any disturbance or clearing activity. Typical details and installation methods for these devices appear on this sheet. Tree protection signs shall be freestanding and not attached in any fashion to existing trees. **The installation of tree protection signs and tree protection devices is the responsibility of the general contractor.**
- No equipment, vehicles, machinery, waste, or construction materials shall be stored or dumped within the Woodland Preservation Areas. Moreover, no disturbance to these areas shall be allowed. In the event of a violation of this approved Type II TCP, fines may be levied and/or enforcement action taken by the Prince George's County Department of Environmental Resources as specified above.

- The general contractor shall provide a "WASH-OUT" area for concrete trucks on site. This area shall be selected so that no run-off from this area may enter the Woodland Conservation Areas. The location of this "WASH-OUT" area shall be identified by the contractor during the pre-construction meeting.
- The owner's representative shall monitor the general contractor's construction from time to time to ensure the proper protection of the Woodland Conservation Areas and adherence to these plans and specifications. The owner may issue a "Stop Work Order" if, in the opinion of his representative, the general contractor is exercising procedures that are detrimental to the vitality of the trees within the Woodland Conservation Areas. At that time, the County Inspector shall determine if any trees have been damaged beyond repair. If the contractor has damaged trees beyond repair, then the general contractor shall be responsible for all forest mitigation required by the Prince George's County Department of Environmental Resources.

- All trees to be removed within 50 feet of designated Woodland Conservation Areas shall be felled away from Woodland Conservation Areas to avoid any damage to preserved trees. The stumps of trees removed within this 50 foot zone shall be ground out with a stump grinder or other method in order to minimize damage to root systems of trees to be preserved. This work shall be completed by a Maryland Licensed Tree Expert.
- Unless otherwise approved by Prince George's County, Tree Protection Devices shall be maintained in place until construction completion and final inspection by the Department of Environmental Resources Permits & Review Division.
- If damage to woodland preservation areas is found during final inspection, the owner may be required to perform the following:

- stress reduction measures (e.g., root pruning)
- tree or limb removal
- replacement planting

SPECIMEN TREES

Specimen Tree 2430 requires root pruning because of its proximity to the proposed LOD. The critical root zone has been calculated using a formula applicable to trees existing either in a forested and an isolated environment. The formula used for calculating the critical root zone for specimen trees located in a forested area is: one inch of trunk diameter at breast height equals a one foot radius of the critical root zone. The formula used for calculating the critical root zone for isolated specimen trees is: one inch of trunk diameter at breast height equals a one and one-half foot radius of the critical root zone.

SEQUENCE OF STRESS REDUCTION MEASURES

- These protection measures apply to specimen tree 2430.
- During the flagging of the Limits of Disturbance, every possible step shall be taken in the field to avoid disturbance to the CRZ of the above listed specimen tree. If avoidance of specimen tree 2430 is determined to be impossible, then a licensed arborist shall evaluate the benefit of root pruning considering the condition of the tree. Root pruning shall be conducted for specimen 2428, 2442, & 2427 only if recommended by the arborist.
- Root pruning and any other stress reduction measures recommended during the pre- or post-construction meetings shall be conducted by a Maryland Licensed Tree Expert.

General Type II T.C.P. Notes Con't

4. Root pruning:

- Trench the area 1' beyond the LOD and excavate approximately 24 inches deep with a 4-6 inch trencher. Refer to this sheet for the root pruning detail and notes.
- Immediately after trenching and cutting through all roots in the trench area, prune the root so as to provide good clean cuts. Backfill the trench with the excavated material or other high organic soil.
- Water the backfilled trench immediately, until trench overflows. Settled areas should be filled with backfill until level with the existing ground.
- Apply a 3" deep, 3' wide band of mulch to the tree's critical root zone at the limit of forest clearing (adjacent to the LOD).

5. Install tree protection devices per these plans.

LONG TERM MANAGEMENT PLAN FOR WOODLAND PRESERVATION AREAS

- The objective of woodland preservation is to allow the forest community to develop naturally with little or no interference by man. Activities within these areas shall be limited to passive recreation.
- Any disturbance to these areas following construction must first be approved by Prince George's County Planning Director. Cutting or clearing of these areas without approval shall be subject to a \$1.50 per square foot mitigation fee.
- Upon the sale of each lot, the owner/developer or the owner's representative shall be responsible for notifying the purchaser of any Woodland Conservation Areas and the associated fines for unauthorized disturbances to these areas.

Tree Preservation Areas

Label	Acreage (±)	Label	Acreage (±)
A	8.41	E	4.31
B	0.88	F	7.65
C	0.00	G	0.85
D	3.66	H	3.65
Total:		29.41 acres (±)	

Individual TCPs for Phased Projects
Woodland Conservation Worksheet
for
Prince George's County

Zone: R/L
Gross Tract: 169.92
Floodplain: 62.26
Previously Dedicated Land: 0.00
Net Tract (NTA): 107.67

Property Description or Subdivision Name: TCP2-046-04/01 Edelen Village (The Preserve at Piscataway)
Owner: Bailey Associates, LP c/o GreenWest LLC
Address: 8614 Westwood Center Drive, Suite 900, Vienna, VA 22182
Phone: 703-442-8992
TCPI Number: TCP1-0059-94/02

Woodland Conservation Calculations	Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Acreage of Existing Woodland	76.45	51.46	0.00
Woodland Conservation Required for Phase	27.31%		
Area of Woodland Cleared per Overall	46.97	0.11	3.51
Area of Woodland Cleared per TCP2	47.00	0.11	3.51
Additional Woodland Cleared by TCP2	0.03		
Does the TCP1 show 2:1 replacement	n	0.00	0.00
Clearing above WCT	0.03	Additional 1/4:1 Replacement required =	0.01
Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
Total Woodland Conservation Required for this TCP2	29.42		

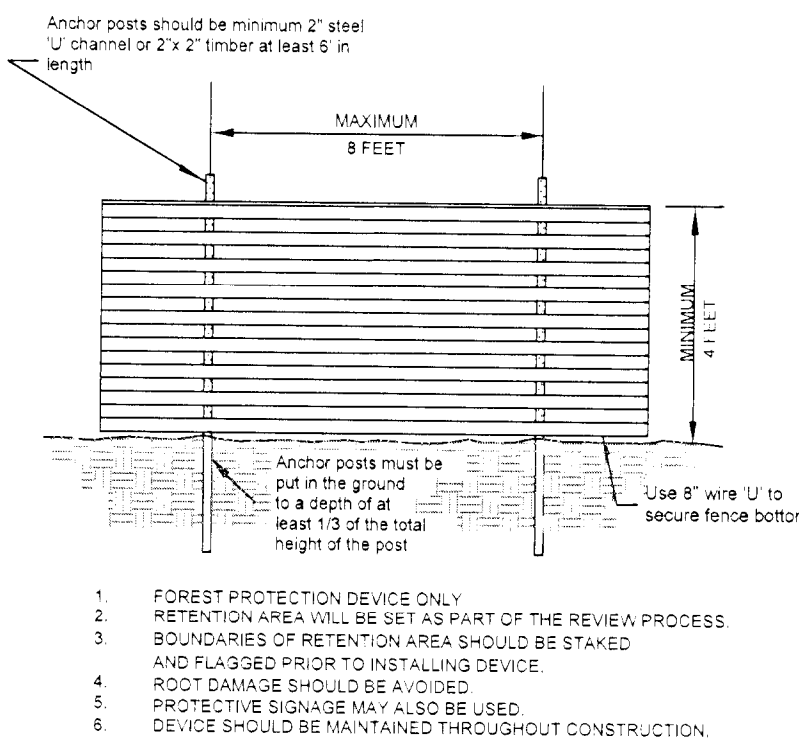
Woodland Conservation Provided	(acres)
Woodland Preservation	29.41
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	29.41

Area of net tract woodland not cleared: 29.45 acres

Prepared by: Leslie Wood
Address: Environmental Systems Analysis, Inc.
182 West Street, Annapolis, MD 21401
410-287-0465
Phone: 410-287-0465
License: Qualified Professional from DNR

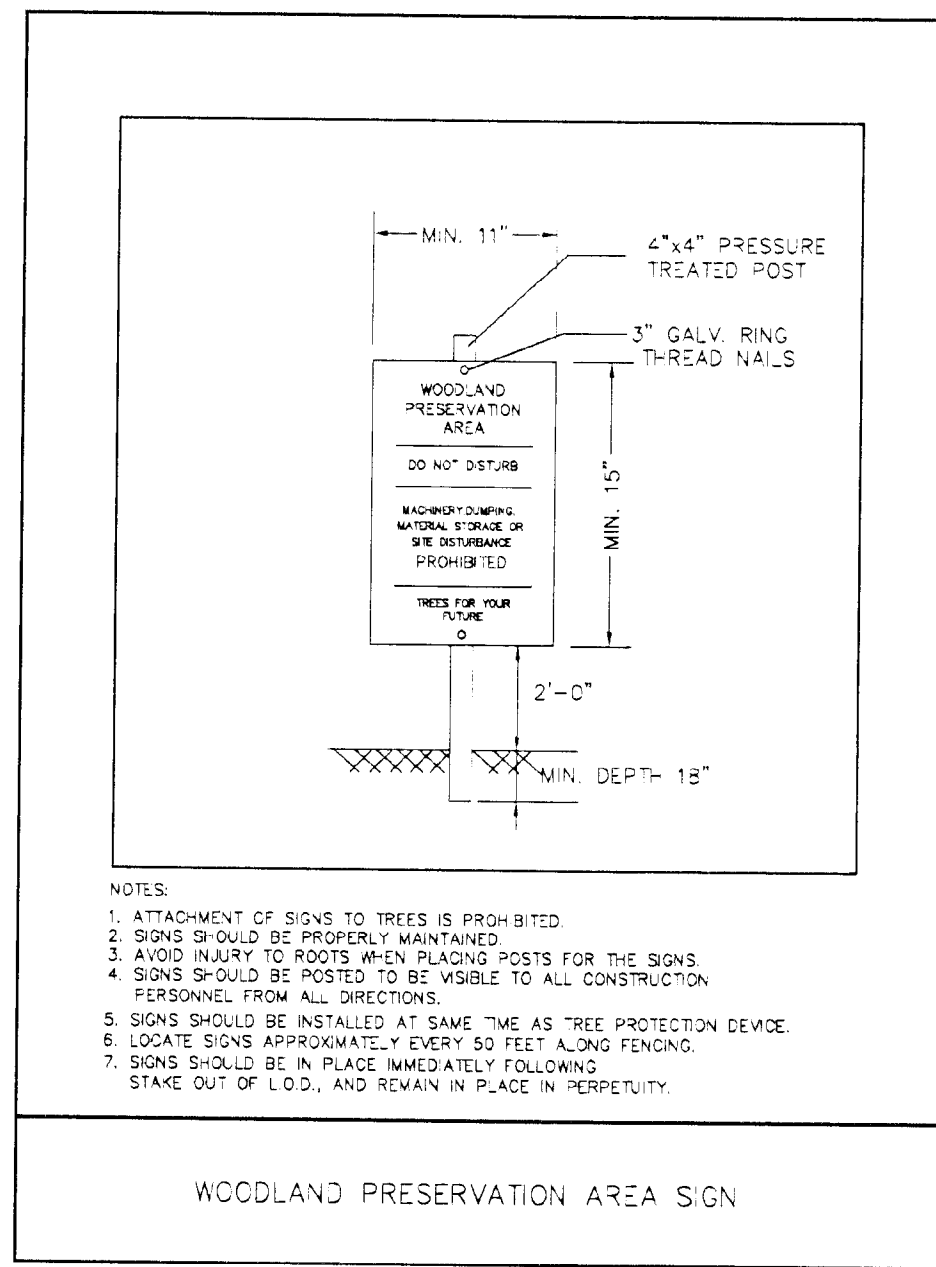
Tree Protection Fence

Blaze Orange Plastic Fence

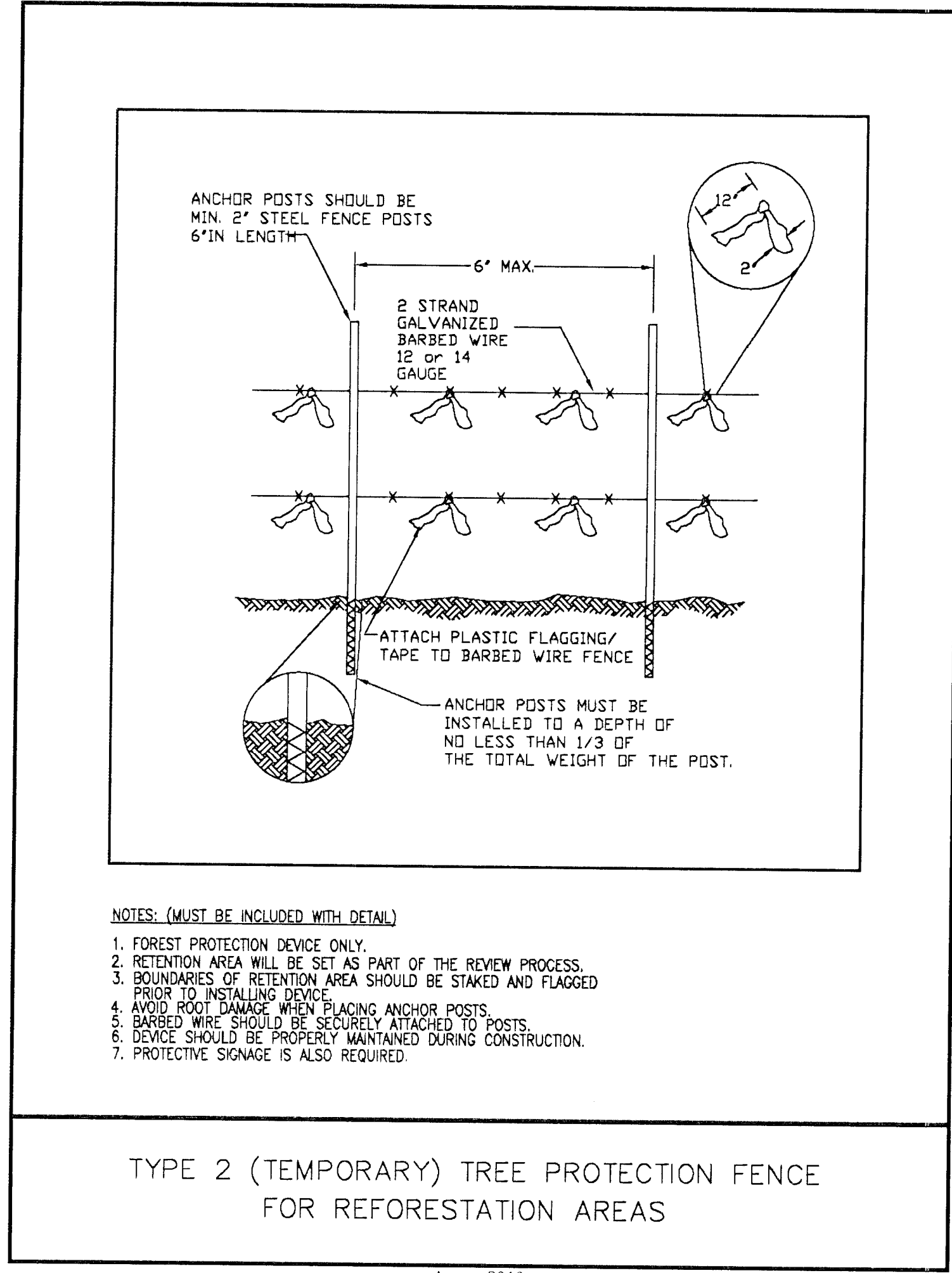


SIGNAGE

Forest Protection Signage



Type 2 (Temporary) Tree Protection Fence



Woodland Conservation Worksheet for Prince George's County, Maryland

Zone: R/L
Gross Tract: 169.92
Floodplain: 62.26
Previously Dedicated Land: 0.00
Net Tract (NTA): 107.67

Property Description or Subdivision Name: The Preserve at Piscataway - Overall Worksheet

Break-even Point (preservation acres) = 269.01
Acres of Net Tract clearing permitted w/o reforestation = 291.88

Woodland Conservation Requirement Calculations

Existing Woodland on Net Tract (acres): 560.89
Existing Woodland in Floodplain (acres): 74.72
Woodland Conservation Threshold (NTA) = 24.72%
Smaller of a or c: 196.04
Woodland above WCT (d): 364.85

Plan Number	Twin Entry	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space
2	0	0	2	0	1	0	0
4/29/2004	2/16/1999	6/15/2005	4/4/2012	12/28/2004	12/28/2004	4/10/2008	3/9/2008
SDP-9804	SDP-9805	SDP-9806	SDP-0318	SDP-0320	SDP-0401	SDP-0319	SDP-0508
4	2	1	6	2	3	4	1
Pending	Pending	3/4/2004	In Review	1/28/2011	5/10/2012		
Pending	Approved	2/28/2005	Pending	In Review	1/28/2011	9/25/2012	Pending
Pending	Pending	2/28/2005	Pending	Certified	Pending	Pending	
79.66	11.11	29.98	169.92	145.32	114.82	23.01	304.90
0.03	0.00	0.00	62.26	3.33	3.43	0.25	16.38
79.63	11.11	29.98	107.67	141.99	111.39	22.76	288.52
17.86	0.96	9.32	76.45	141.26	110.15	0.35	204.54
0.03	0.00	0.00	51.46	3.33	3.43	0.26	16.22
10.27	0.17	1.11	46.58	74.73	65.96	0.30	24.58
0.00	0.00	0.00	0.11	0.61	0.41	0.25	1.79
0.08	0.00	0.00	3.51	1.22	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.27	11.04	12.15	56.73	133.46	219.42	219.72	244.30
0.00	0.00	0.00	0.11	0.72	1.13	1.38	3.17
10.27	11.04	12.15	56.73	133.46	219.42	219.72	244.30
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.57	2.78	3.04	14.83	33.37	54.86	54.93	61.08
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.86%							
198.69	198.88	199.16	214.42	234.94	256.84	257.16	265.10

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided	Total
Preservation	7.00
Afforestation/Reforestation	0.00
Natural Regeneration	0.00
Area approved for fee-in-lieu	0.00
Credit for Off-site Mitigation on another property	0.00
Off-site Preservation provided on this property	0.00
Off-site Afforestation/Reforestation provided on this property	0.00
Total Woodland Conservation Provided	7.00

Woodland Conservation Required	Total
Woodland saved on this phase but not counted	0.59
Existing Net Tract Woodland in later phases	543.03
Shortage / Surplus	543.03
Minimum Woodland Conservation Required (acres) - 35% of Net Tract	277.67
Woodland Conservation Provided	277.67
Surplus Natural Regeneration for Woodland Bank	80.08

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OR label certifies that this plan meets conditions of final approval by the Planning Board, as designed by the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: EDELEN VILLAGE, THE PRESERVE

PROJECT NUMBER: SDP-0318-07

Revised: 10/11/14

Revised: 10/11/14

PREPARED FOR:

NVR MS Cavalier Preserve, LLC.

8614 WESTWOOD CENTER DRIVE

SUITE 900

VIENNA, VIRGINIA 22182

08/11/14

Date

Leslie Wood

Qualified Professional as per the

1991 Maryland Forest Conservation Act

Issued July 1, 2004

M-NCPPC

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCPII - 046 - 04

JLS

Approved by

01 KIF

02 KIF

03 KIF

04 KIF

05 KIF

12/29/04

08/25/10

10/12/12

10/12/14

NOTES AND DETAILS

TYPE II TREE CONSERVATION PLAN THE PRESERVE AT PISCATAWAY Edelen Village North & Edelen Village South Fifth (5th) Election District Prince George's County, Maryland

REVISIONS

January 10, 2004

October 4, 2004

November 16, 2004

June 25, 2010

August 9, 2010

March 6, 2012

September 26, 2012

June 10, 2013

December 12, 2013

January 16, 2014

August 11, 2014

Date:

Date:

Checked

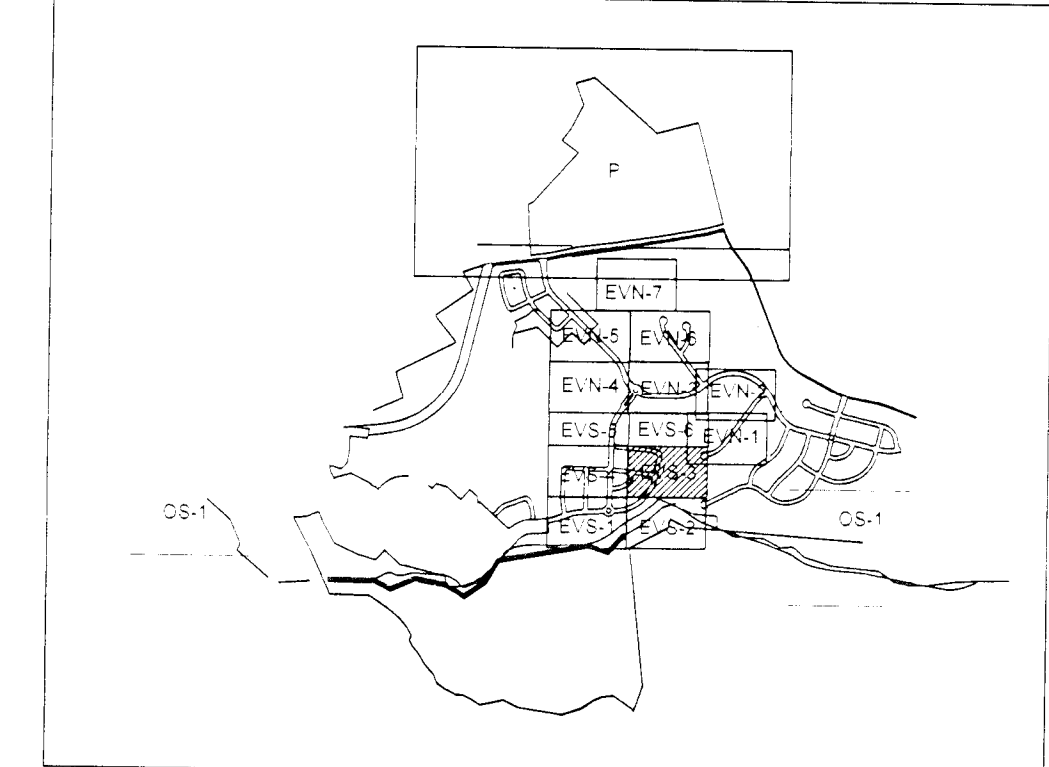
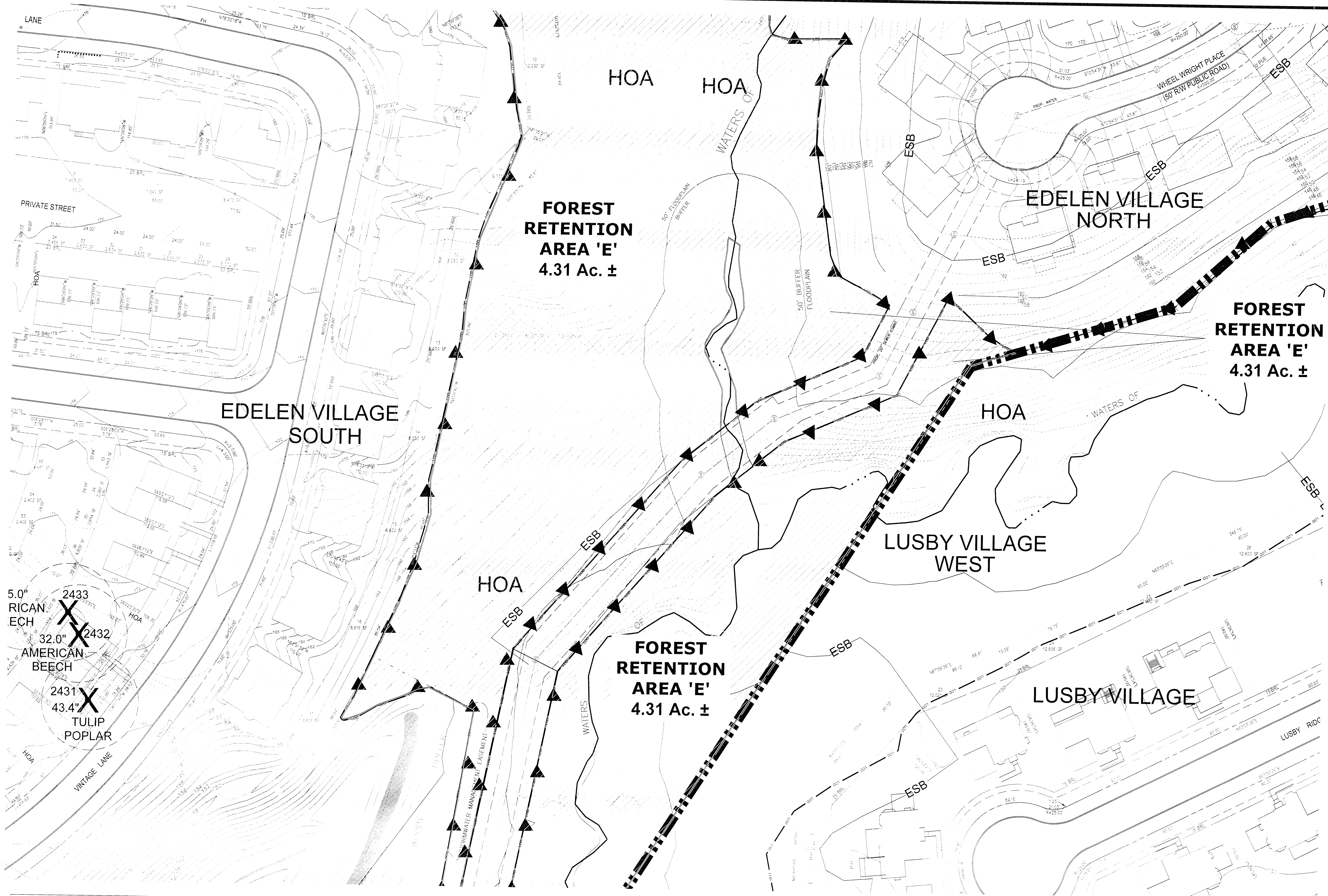
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Sheet No.

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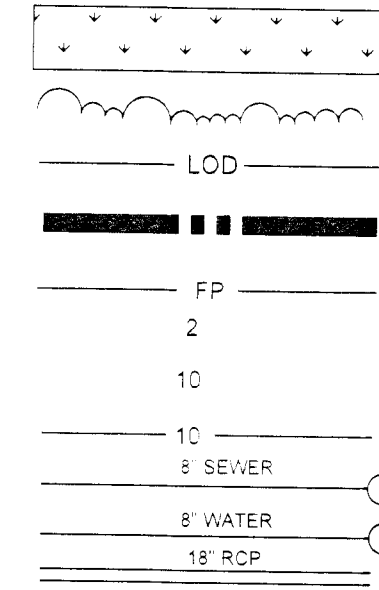
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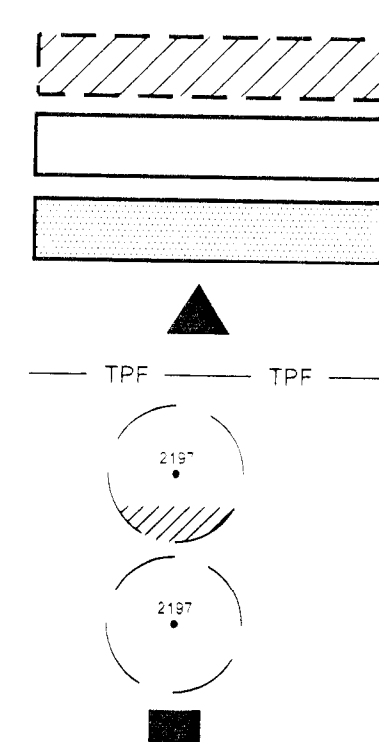
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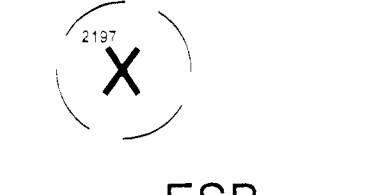
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- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- VILLAGE BOUNDARY
- 100-YEAR FLOOD PLAIN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- PROPOSED CONTOUR
- PROPOSED SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN



- PROPOSED TREE PRESERVATION
- EXISTING FOREST T.B.R.
- CLEARED FLOODPLAIN AREA
- TREE PROTECTION SIGNAGE
- TREE PROTECTION FENCE
- PROPOSED ROOT PRUNING
- SPECIMEN TREE
- SPECIMEN TREE SIGNAGE



- SPECIMEN TREE TO BE REMOVED
- EXPANDED STREAM BUFFER



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PROJECT NAME: EDELEN VILLAGE, THE PRESERVE
PROJECT NUMBER: SPP-0318-07
For Conditions of Approval and Other Project-Specific Information, Review the Project Manual.

PREPARED FOR:
NVR MS Cavalier Preserve, LLC,
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

Leslie Wood
Date
08/11/14
Date
10/12/12
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL		
TREE CONSERVATION PLAN TCPII - 046 - 04		
JLS	Approved by	Date
01	KIF	08/25/10
02	KIF	10/12/12
03	KIF	10/11/14
04		
05		

REVISIONS

January 10, 2004
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Sheet No.	5 of 17

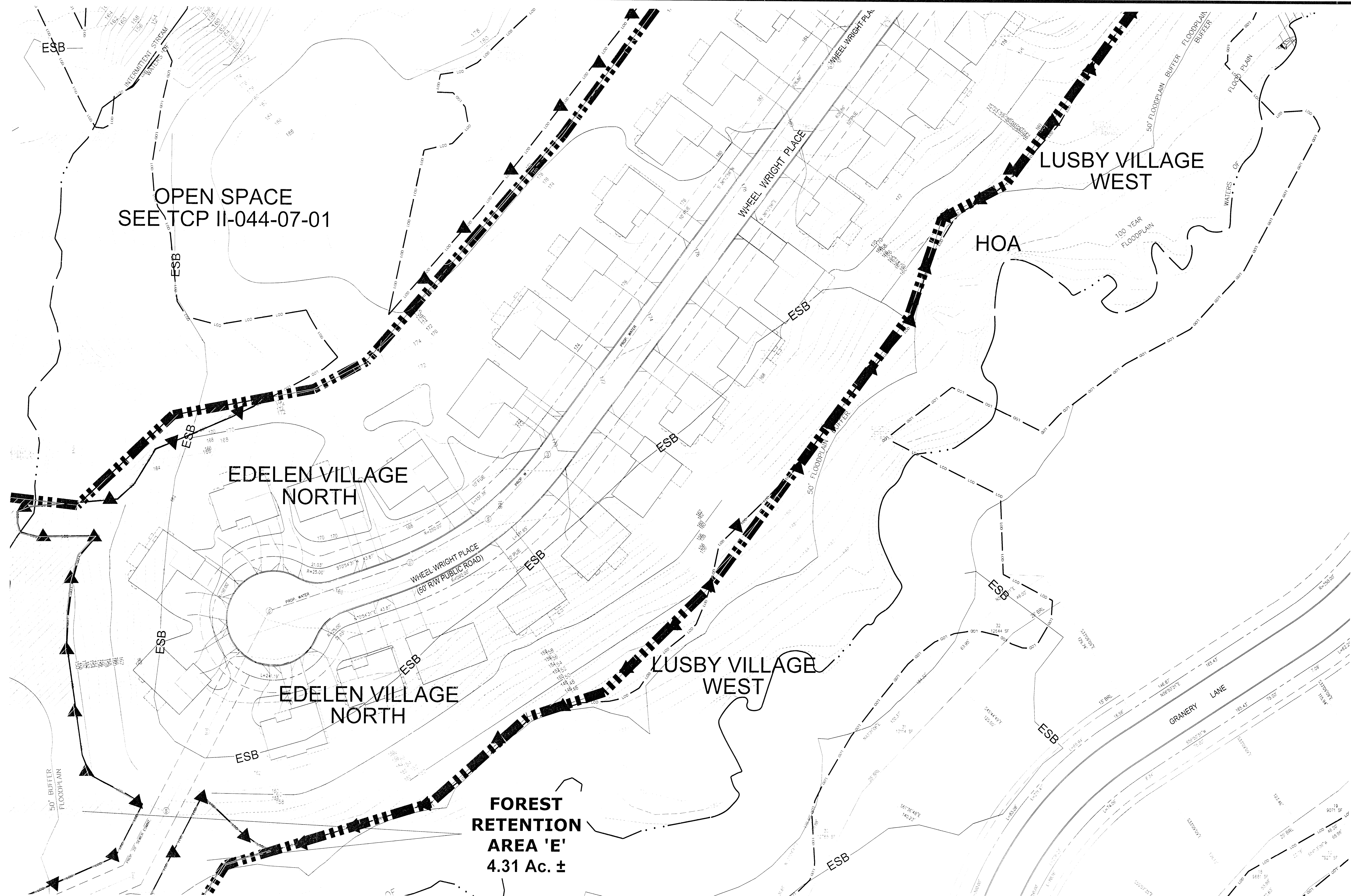
TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edele Village North & Edele Village South
Fifth (5th) Election District
Prince George's County, Maryland

PLAN VIEW
EVS-3

Environmental
Systems
Analysis, Inc.
Arlington, Maryland 22201
(410) 697-6495
www.esaonline.com

GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 200, Baltimore, Maryland 21206

ENGINEER:



OPEN SPACE
SEE TCP II-044-07-01

EDELEN VILLAGE
NORTH

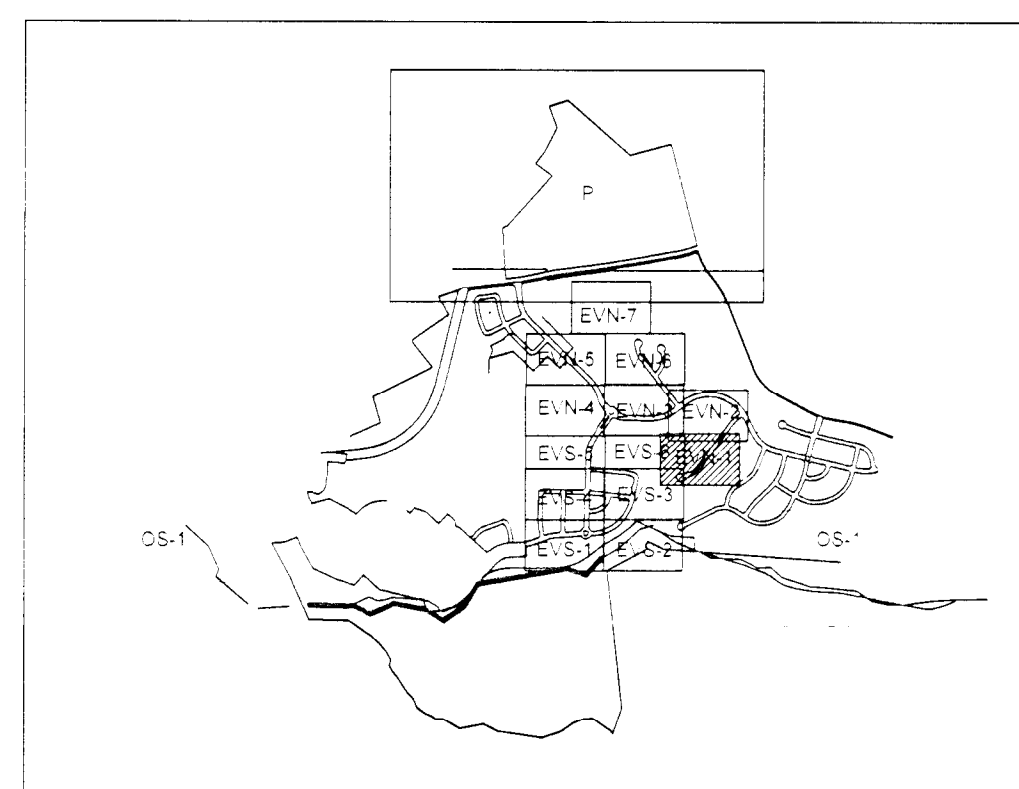
EDELEN VILLAGE
NORTH

LUSBY VILLAGE
WEST

LUSBY VILLAGE
WEST

HOA

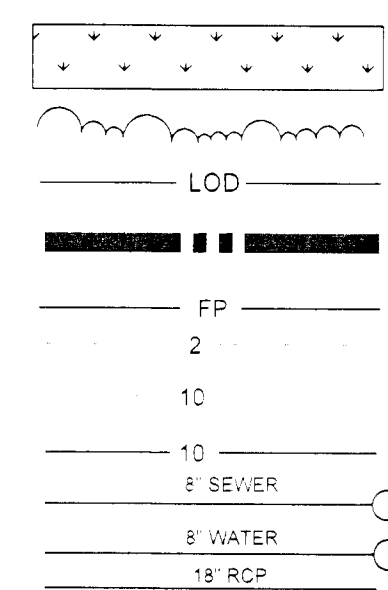
FOREST
RETENTION
AREA 'E'
4.31 Ac. ±



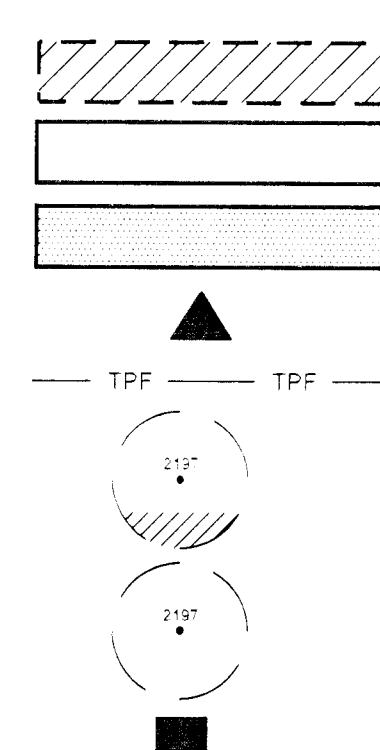
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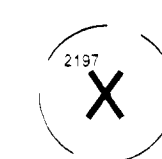
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SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



ESB

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meets conditions of final approval
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M-NCPPC
APPROVAL
PROJECT NAME: EDELEN VILLAGE, THE PRESERVE
PROJECT NUMBER: SDP-0318-07
For Conditions of Approval, see the "Tree Care Sheet" or "Approval Sheet".
Reserve Conditions must be included in the Project Number.



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Date
10/11/14
Date
10/11/14
Date

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11 - 046 - 04			
	JLS	12/29/04	
01	KIF	08/25/10	
02	KIF	10/12/12	
03	KIF	10/11/14	
04			
05			

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edele Village North & Edele Village South
Fifth (6th) Election District
Prince George's County, Maryland

REVISIONS

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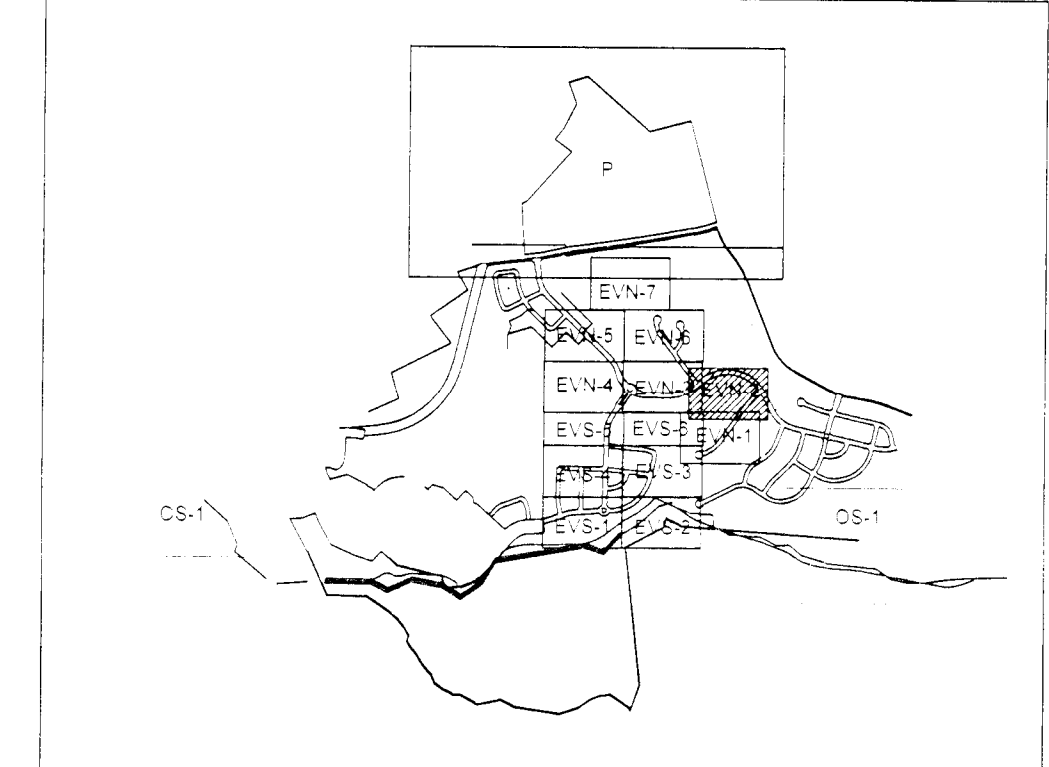
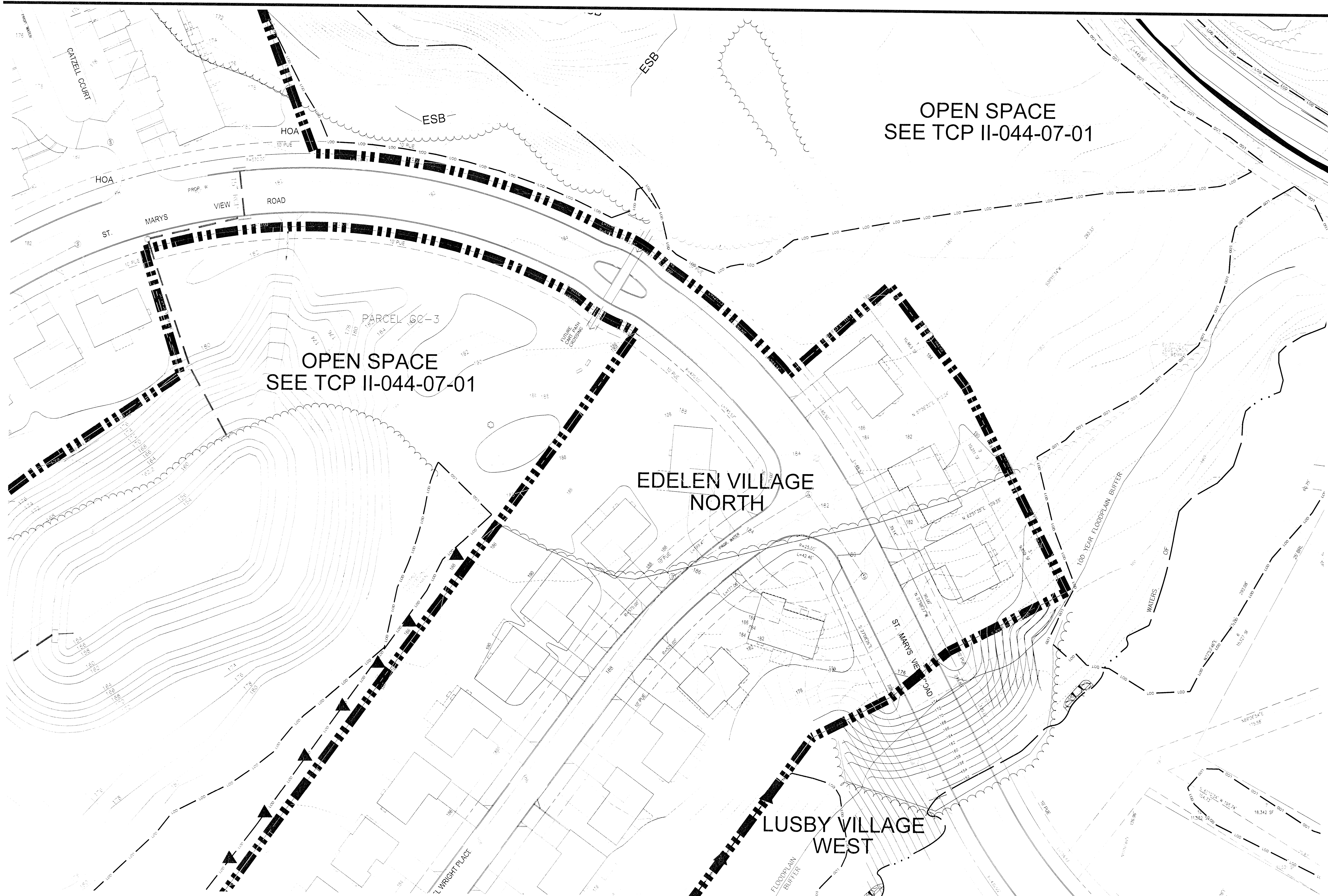
Sheet No.
9 of 17

ENGINEER:
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3907 National Drive, Suite 250, Baltimore, Maryland 21066

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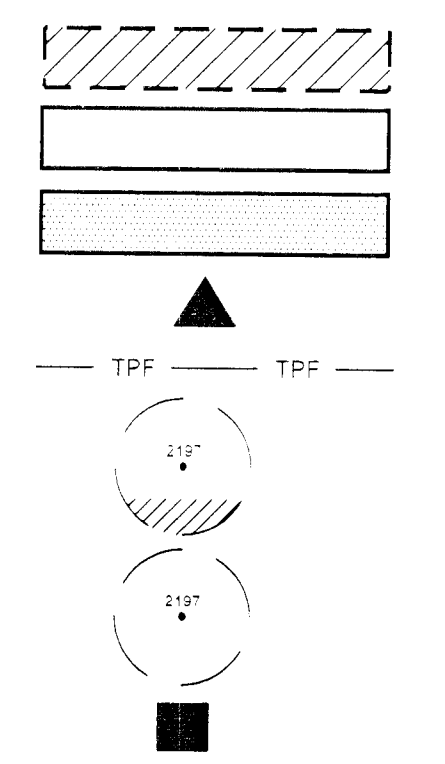
PLAN VIEW
EVN-1



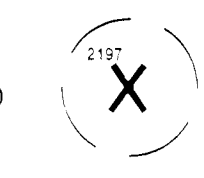
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ESB

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

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QIR Label certifies that this plan meets conditions of final approval by the Planning Board, as designed by the District Council.
M-NCPPC APPROVAL
PROJECT NAME: EDELEN VILLAGE, THE PRESERVE
PROJECT NUMBER: SDP-0318-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
"Revised" numbers must be included in the Project Number

08/11/14
Date
Leslie Wood
Qualified Professional as per the 1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II - 046 - 04		
JLS	Approved by	12/29/04
01	KIF	08/25/10
02	KIF	10/12/12
03	<i>Katherine Shuler</i>	10/11/14
04		
05		

ENGINEER:
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PLAN VIEW
ENV-2

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Lusby Village South
Fifth (5th) Election District
Prince George's County, Maryland

REVISIONS

January 10, 2004
October 4, 2004
November 16, 2004
June 25, 2010
August 9, 2010
March 6, 2012
September 26, 2012
June 10, 2013
December 12, 2013
January 16, 2014
August 11, 2014

Date: _____
Checked: _____

Scale: _____

Project/File No. _____

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