



Danielle Wendeburg, Chair
Douglas Cox
Don Tippit

Ray Balusek
Stan Garrett

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Approval of minutes of regular Planning & Zoning meeting on December 18, 2017. [MIN 18-009](#)

Recommended Action: Approval

Attachments: [PZ MR 121817](#)

2. Approval of minutes of Public Hearing on December 18, 2017 (Sanwood Investments) [MIN 18-008](#)

Recommended Action: Approval

Attachments: [PZ MH 121817 Sanwood Investments](#)

NEW BUSINESS

3. Consideration of and action on a request from CHI/Acquisitions for a Specific Use Permit to operate a bulk warehouse at 2851 East Pasadena Boulevard. [SUP 18-001](#)

Recommended Action: Public hearing can be scheduled for February 5, 2018 at 7:00 P.M.

Attachments: [2851 E. Pasadena Blvd. \(Chi-Acquisition, LP\)](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

4. Consideration of and action on a request from Deer Park Church of Christ to rezone 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to accommodate an Assisted Living/Memory Care Facility.

[ZNG 18-001](#)

Recommended Action: Public hearing can be scheduled for February 5, 2018 at 7:10 P.M.

Attachments: [DP Church of Christ- 2000 East Blvd](#)

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
January 4, 2018

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: MIN 18-009 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Planning & Zoning Commission
On agenda: 1/8/2018 **Final action:**
Title: Approval of minutes of regular Planning & Zoning meeting on December 18, 2017.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ_MR_121817](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Planning & Zoning Commission		

Approval of minutes of regular Planning & Zoning meeting on December 18, 2017.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON DECEMBER 18, 2017 BEGINNING AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPIT
DOUGLAS COX
RAY BALUSEK
STAN GARRETT

VICE CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON
SHANNON BENNETT

BUILDING OFFICIAL
CITY SECRETARY

1. MEETING CALLED TO ORDER – Vice Chairman Tippit called the meeting to order at 7:30 p.m.
2. INVOCATION – The invocation was given by Commissioner Garrett.
3. APPROVAL OF MINUTES - Motion was made by Commissioner Garrett and seconded by Commissioner Balusek to approve the minutes as follows:
 - a. Approval of minutes of regular meeting on December 4, 2017.
 - b. Approval of minutes of Public Hearing on December 4, 2017 (Oaklake Community Housing Development)

Motion carried 4 to 0.

4. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING ON THE REQUEST FROM SANWOOD INVESTMENTS LP FOR A SPECIFIC USE PERMIT TO CONSTRUCT A BULK WAREHOUSE TO BE LOCATED AT 4600 UNDERWOOD ROAD – Motion was made by Commissioner Balusek and seconded by Commissioner Garrett to make a recommendation to Council to grant the request from Sanwood Investments LP for a Specific Use Permit to construct a bulk warehouse to be located at 4600 Underwood Road. Motion carried 4 to 0.

Commissioner Tippit commented, “Merry Christmas everyone.”

5. ADJOURN – Vice Chairman Tippit adjourned the meeting at 7:42 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Don Tippit, Vice Chairman
Planning and Zoning Commission



Legislation Details (With Text)

File #: MIN 18-008 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Planning & Zoning Commission
On agenda: 1/8/2018 **Final action:**
Title: Approval of minutes of Public Hearing on December 18, 2017 (Sanwood Investments)
Sponsors:
Indexes:
Code sections:
Attachments: [PZ_MH_121817_Sanwood Investments](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Planning & Zoning Commission		

Approval of minutes of Public Hearing on December 18, 2017 (Sanwood Investments)

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DECEMBER 18, 2017 AT 7:00 P.M. ON THE REQUEST FROM SANWOOD INVESTMENTS FOR A SPECIFIC USE PERMIT TO CONSTRUCT A 400,000 SQUARE FOOT BULK WAREHOUSE AT 4600 UNDERWOOD ROAD, WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPIT
RAY BALUSEK
DOUG COX
STAN GARRETT

VICE CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT
LARRY BROTHERTON

CITY SECRETARY
BUILDING OFFICIAL

1. NOTICE OF PUBLIC HEARING - The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST - Chairman Garrett opened the hearing for those persons desiring to speak in favor of the request.
 - a. Randy Stockwell, 4913 College Park, commented, "This is another project we have in Deer Park. It is on a piece of property on Underwood, right behind the Food Town Grocery Store and right across from the best restaurant in La Porte. The land is zoned M1-Light Industrial, which is what this building requires, so this is not a zoning issue. For the bulk warehouse classification, it gives us a parking ratio of one car for every 2500 square feet of storage area. There will still be 260 parking spaces for the sight to meet code requirements. There will not be any storage of hazardous materials because the section of the road is for nonhazardous material transport. The zoning ordinance says we have to get a Specific Use Permit for this bulk warehouse classification and that is what we are here applying for."

Chairman Garrett asked, "Is this strictly for bulk warehouse?"

Mr. Stockwell answered, "Yes."

Commissioner Balusek asked, "When do you anticipate building this warehouse?"

Mr. Stockwell answered, "I am hoping to get started in March. We actually have it 90% sold after it is completed. I know this Specific Use Permit takes a while, so I started on it before we signed the contract on it."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Vice Chairman Tippit opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Vice Chairman Tippit closed the public hearing at 7:03 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Don Tippit, Vice Chairman
Planning & Zoning Commission



Legislation Details (With Text)

File #: SUP 18-001 **Version:** 1 **Name:**
Type: Specific Use Permit Request **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Planning & Zoning Commission
On agenda: 1/8/2018 **Final action:**
Title: Consideration of and action on a request from CHI/Acquisitions for a Specific Use Permit to operate a bulk warehouse at 2851 East Pasadena Boulevard.
Sponsors:
Indexes:
Code sections:
Attachments: [2851 E. Pasadena Blvd. \(Chi-Acquisition, LP\)](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Planning & Zoning Commission		

Consideration of and action on a request from CHI/Acquisitions for a Specific Use Permit to operate a bulk warehouse at 2851 East Pasadena Boulevard.

Summary:

Fiscal/Budgetary Impact:

Public hearing can be scheduled for February 5, 2018 at 7:00 P.M.

CITY OF DEER PARK

Specific Use Permit



LN- 002647 -2017

PERMIT #: LN- 002647 -2017

ISSUED DATE:

PROJECT:

EXPIRATION DATE :

PROJECT ADDRESS: 2851 E PASADENA BLVD

OWNER NAME: Chi/Acquisitins, Lp

CONTRACTOR:

ADDRESS: 820 Gessner Rd

ADDRESS:

CITY: HOUSTON

CITY:

STATE : TX

STATE :

ZIP: 77024

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Specific Use Permit Request To Build
A Bulk Warehouse

VALUATION :

\$ 0.00

PERMIT FEES

TOTAL FEES : \$ 1,000.00

PAID:

BALANCE:

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING :

- ALL WORK MUST COMPLY WITH THE BUILDING , ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED .
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENTS.
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED .

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT . ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT . GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION .

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED BY

DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day .

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

CHI/ACQUISITIONS, L.P.

820 Gessner Road
Suite 760
Houston, TX 77024
cdriskill@chindustrial.com

P: 713-568-4996
C: 713-320-0626

December 12th, 2017

Deer Park City Council
C/O Larry Brotherton
710 E. San Augustine
Deer Park, TX 77536

Re: Specific Use Permit Request for Industrial Group 35 Bulk Warehouse designation regarding development of warehouse/distribution building located at 0 Pasadena Blvd., Deer Park, TX 77536.

2851 E. PASADENA BLVD

Dear City Council:

Crow Holdings Industrial ("CHI") is under contract to purchase 22.67 acres of land consisting of 1) 18.45 acres of land being tracts 532 and 533 of La Porte Outlots from the WD Phylas Lawther EST PRTP ("Lawther Family") and 2) 4.22 acres being tract 537 of La Porte Outlots from Roger and Janna Ponder ("Ponder Family").

CHI's proposed development is a 349,050 square foot cross-dock Class A tilt-wall dock high bulk warehouse/distribution building.

The proposed development is in conformance with the current M1 Industrial District zoning classification of both the Lawther Family and Ponder Family tracts.

Along with and on behalf of the Lawther Family and Ponder Family, CHI is requesting a Specific Use Permit for Industrial Group 35 classification for Bulk Warehouse in accordance with section 12.01.35 of the Code of Ordinances.

Thank you for your consideration of our request.

Sincerely,
CHI/ACQUISITIONS, L.P., a Delaware limited partnership

By:  _____

Name: Cory Driskill

Title: Managing Director

SITE AREA: 22.7 ACRES (990,399.3 SF)

BUILDING AREA: 349,050 SF

ASSUMED OFFICE AREA: 19,200 SF
WAREHOUSE AREA: 329,850 SF

SITE COVERAGE: 35.24%

PARKING TOTAL: 270 SPACES

REQUIRED FOR OFFICE - (1 PER 300 SF) = 64

REQUIRED FOR WAREHOUSE - (1 PER 2,500 SF) = 132

PASADENA BLVD.

a project for

CH

HOUSTON

12 DECEMBER 2017

TEXAS

17

**powers
brown
architect
ecture**



Legislation Details (With Text)

File #: ZNG 18-001 **Version:** 1 **Name:**
Type: Rezoning Request **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Planning & Zoning Commission
On agenda: 1/8/2018 **Final action:**
Title: Consideration of and action on a request from Deer Park Church of Christ to rezone 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to accommodate an Assisted Living/Memory Care Facility.

Sponsors:

Indexes:

Code sections:

Attachments: [DP Church of Christ- 2000 East Blvd](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Planning & Zoning Commission		

Consideration of and action on a request from Deer Park Church of Christ to rezone 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to accommodate an Assisted Living/Memory Care Facility.

Summary:

Fiscal/Budgetary Impact:

Public hearing can be scheduled for February 5, 2018 at 7:10 P.M.

December 12, 2017

Deer Park City – Planning & Zoning Commission
710 E. San Augustine St.
Deer Park, TX 77536

Dear Planning and Zoning Commission,


Please accept this as our letter of intent for the rezoning of HCAD parcel No. 0231440000698, currently owned by Deer Park Church of Christ and located at the southwest corner of X Street and East Boulevard. The subject property is a total of 8.5397 acres located in the Nicholas Clopper Survey Abstract No 198, Harris County, Texas.

Attached to this letter of intent is a signed and sealed copy of the land survey, a \$1,000 check, a recent title policy, and an application for amendment to the Deer Park Zoning Ordinance, signed by a representative of the Deer Park Church of Christ.

The property is currently undeveloped, and is zoned Single Family (SF-1). Proposed development of the site is expected to include an Assisted Living/ Memory Care Facility, detention, and unknown commercial development along X Street. We are hereby requesting the 8.5397 acre property be re-zoned to General Commercial (GC).

If you require additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Benjamin Bunker', with a long horizontal flourish extending to the right.

Benjamin Bunker, P.E.
Project Manager

CITY OF DEER PARK

ReZoning



LN- 002653 -2017

PERMIT #: LN- 002653 -2017

ISSUED DATE :

PROJECT:

EXPIRATION DATE :

PROJECT ADDRESS: 2000 EAST BLVD

OWNER NAME: Deer Park Church Of Christ

CONTRACTOR:

ADDRESS: P.O. Box 636

ADDRESS:

CITY: DEER PARK

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezone Request From Single Family
1 (Sf1) To General Commercial (Gc)
Fro Assisted Living & Memory Care

SQ FT:

0

VALUATION :

\$ 0.00

PERMIT FEES

TOTAL FEES : \$ 1,000.00

PAID: \$ 1,000.00

BALANCE: \$ 0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED BY

DATE

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710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

**Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 11/17/2017

(I and/or We) Jimmy Burke (Representative of Deer Park Church of Christ) hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

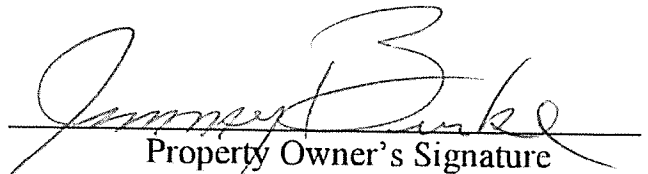
Being 8.5397 acres of land out of Outlot 586 of the Outlots to the Town of La Porte, as recorded in
Volume 1, Page 33, of the Map Records of Harris County, Texas, said 8.5397 acres being situated
in the Nicholas Clopper Survey, Abstract No 198, Harris County, Texas.

Currently zoned as Single Family Request to be zoned to General Commercial

Deed Restrictions on the above described property are as follows:

(I and/or We) Jimmy Burke (Representative of Deer Park Church of Christ) have paid the application fee of \$1,000.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

November 10, 2017
Date


Property Owner's Signature

Owner's Designated Representative (if any)

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application

DESCRIPTION

Being 8.5397 acres of land out of Outlot 586 of the Outlots to the Town of LaPorte, as recorded in Volume 1, Page 33, of the Map Records of Harris County, Texas. Said 8.5397 acres being situated in the Nicholas Clopper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows: (note: All bearings are based on the west line of East Boulevard H.C.C.F. No. F941889)

BEGINNING at a 5/8" iron rod with cap set for corner at the intersection of the south line of "X" Street based on a 80' R.O.W. (Vol. 1, Pg. 33 H.C.M.R.) with the west line of East Boulevard based on a 150' R.O.W. (H.C.C.F. No. F941889)

THENCE South 00° 00' 44" East, along the west line of East Boulevard, for a distance of 767.12 feet to a 5/8 inch iron rod found for corner in the north line of a called 300' Houston Lighting and Power Company right-of-way as recorded in Volume 1847, Page 219 of the Deed Records of Harris County, Texas;

THENCE South 89° 59' 16" West, along the north line of said Houston Lighting and Power Company right-of-way, for a distance of 483.52 feet (called 484.00') to a 1" iron pipe found for corner in the east line of Outlot 587 of said Outlots to the Town of LaPorte;

THENCE North 00° 08' 22" West, along the common line of Outlots 586 and 587, for a distance of 769.57 feet to a 3/8 inch iron rod found for corner in the south line of said "X" Street, from which a 5/8 inch iron rod was found 0.08' south;

THENCE South 89° 43' 22" East, along the south line of said "X" Street, for a distance of 484.78 feet (called 484.00') to the **PLACE OF BEGINNING** of herein described tract of land and containing within these calls 8.5397 acres or 371, 990 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 12TH DAY OF FEBRUARY, 2004

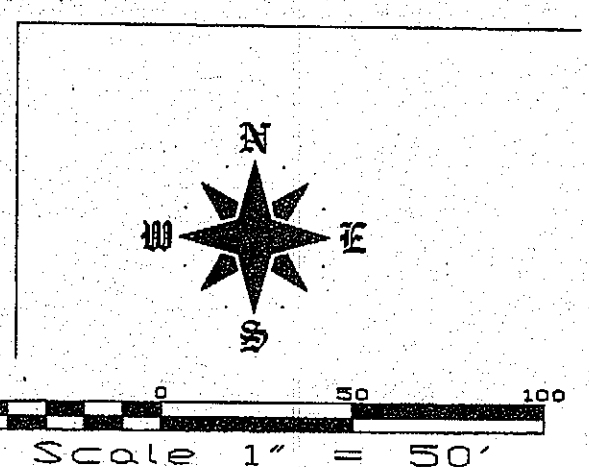
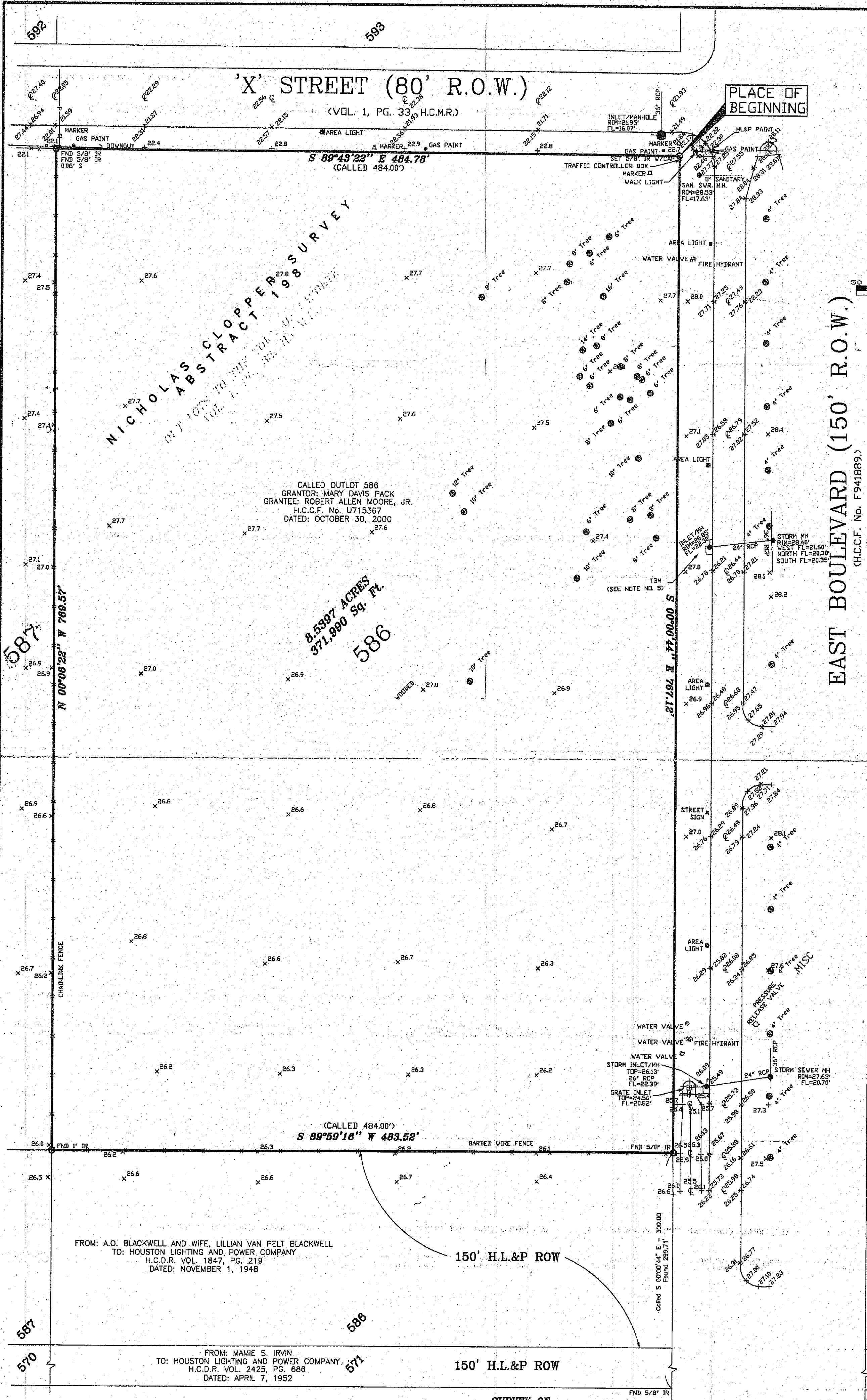

Scot Lowe R.P.L.S. No. 5007

(Metes and Bounds Description prepared
in conjunction with Survey Plat dated
February 12, 2004. Project No. 04003)



2-14-04

M.



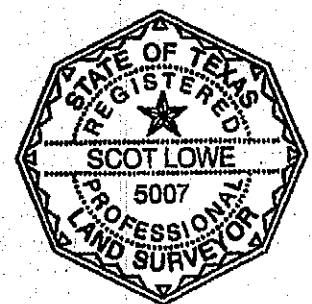
FLOOD STATEMENT
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 482100P01, DATED JUNE 18, 2007, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

- NOTES:**
- SUBJECT TO THE ZONING AND/OR BUILDING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS.
 - TITLE COMMITMENT FURNISHED BY AMERICAN TITLE COMPANY G.F. NO. 538-650-C, ISSUED FEBRUARY 10, 2004.
 - BEARINGS BASED ON WEST LINE OF EAST BLVD., H.C.C.F. NO. F941889.
 - SURVEY PREPARED IN CONJUNCTION WITH LEGAL DESCRIPTION OF 8.5397 ACRES DATED FEBRUARY 12, 2004.
 - TBM SQUARE CUT IN INLET LOCATED AT EDGE OF PAVEMENT NEAR THE WESTERLY R.O.W. LINE OF EAST BLVD. ELEVATION = 26.79' (NAVD 88 2001 ADJ.) BASED UPON FLOODPLAIN REFERENCE MARK 070430 NAVD88 2001 ADJUSTED, ELEVATION 28.09' LOCATED FROM SH 225 AND CENTER, TRAVEL SOUTH ON CENTER 11+/- MILES TO EAST X STREET, THEN EAST ON EAST X STREET 10+/- MILES TO CONCRETE DITCH. MONUMENT IS NORTH OF EAST X STREET AND EAST SIDE OF HEADWALL.

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF MAY, 2007.

SCOT LOWE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5007



FROM: A.O. BLACKWELL AND WIFE, LILLIAN VAN PELT BLACKWELL
TO: HOUSTON LIGHTING AND POWER COMPANY
H.C.D.R. VOL. 1847, PG. 219
DATED: NOVEMBER 1, 1948

FROM: MAMIE S. IRVIN
TO: HOUSTON LIGHTING AND POWER COMPANY
H.C.D.R. VOL. 2425, PG. 686
DATED: APRIL 7, 1952

SURVEY OF
8.5397 ACRES OUT OF OUTLOT 586 OF THE
OUT LOTS TO THE TOWN OF LAPORTE, VOL.
1, PG. 33, H.C.M.R., AND BEING OUT OF THE
NICHOLAS CLOPPER SURVEY, ABSTRACT 198,
HARRIS COUNTY, TEXAS

Land Surveying, Inc.
7438 Evie
Deer Park TX 77536
Phone: (281) 930-0201
Fax: (281) 930-0220

DRAWN BY: mbk/SAL	APPROVED BY: SAL
DATE: 2/12/04	PROJ. NO. 04003 (REF. 94001B-ROWMAP)
FIELD BK #5138P11-12	DWG. Z:\DWG\04003\04003B.DWG

REVISED TO TOPOGRAPHIC SURVEY 5/18/07