

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Rolling Road Associates Partnership, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-40 and R-6 zone to an R-6 zone for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ROLLING ROAD ASSOCIATES PARTNERSHIP

Contract purchaser: Samuel Goff, Legal Owner
General Partner
Address: Horizon House, 1101 N. Calvert St.
Baltimore, Md. 21201

James D. Nolan, Protestants' Attorney
823-7800
204 W. Penna. Ave.
Towson, Md. 21284

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of November, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on 16th day of February, 1968, at 2:00 o'clock

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

(over)

#70-155R
ROLLING ROAD ASSOCIATES PARTNERSHIP
1101 N. CALVERT ST.
BALTIMORE, MD. 21201

ORDER RECEIVED FOR FILING
DATE 2/17/68
BY [Signature]

RE: PETITION FOR RECLASSIFICATION BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY NO. 70-155-R (Item No. 52)

This case involves a substantial tract of ground situated on the north side of Dogwood Road, eleven hundred and eighty (1180) feet west of Rolling Road. Part of the subject property is zoned R-40, consisting of 79.77 acres, and the remaining portion is zoned R-6, consisting of 24.73 acres. The Petitioner is seeking a reclassification of the aforementioned parcels to R-A.

Plans call for the construction of fifteen hundred and seventy (1570) garden type apartment units with twenty-four hundred and sixty parking spaces. Extensive recreational facilities will also be provided. Seven (7) acres of ground will be given to the Board of Education for a future school.

A land surveyor described the property as being gently rolling country side. He stated that water facilities are available and adequate at the present time, but that it will be necessary to reinforce the existing sewer line and to construct a pumping station.

This tract of ground is situated in what could be described as a somewhat sparsely developed area so far as the west side of Rolling Road is concerned. However, on the other side of Rolling Road in a direction easterly to the Beltway is situated a vast complex of existing and proposed industrial uses. The Planning Board has recently recommended the creation of more industrial zoning diagonally just across Rolling Road from the subject premises. Between three (3) and four (4) thousand feet south will be the situs of one of the largest regional shopping centers of Baltimore County, which will lie between Rolling Road on the west and the Beltway on the east.

Plans for construction of the proposed shopping center call for the extension of Security Boulevard westerly to Rolling Road.

Just to the north of the Petitioner's property is the site of the proposed Rollingwood Junior High School. To the north of the high school site is another tract zoned for apartments but not yet developed and just to the north of this is the proposed route of Windsor Boulevard. To the west of the subject property is the Western Area Park.

A public highway will be required to traverse this property in a generally north-southwest direction and will ultimately extend from Dogwood Road to the proposed Windsor Boulevard. Another public highway will be required to extend from Rolling Road along the northernmost property line of the Rolling Road school site and will intersect the aforementioned public road near the northernmost corner of this property. Rolling Road, an existing County road, will be improved in the future as a fifty (50) foot closed roadway section with flexible type pavement construction within a seventy (70) foot right-of-way.

The Petitioner testified to the expansion of the Social Security complex, the planned extension of Security Boulevard, planned improvements to Rolling Road, the extension and reinforcement of utility lines as well as the various industrial changes and development in the general area. He also referred to the proposed shopping center referred to above. In short, the Petitioner is basing his case on the fact that these aforementioned industrial changes and Social Security expansion have resulted in a great demand and market for rental housing in this section of Baltimore County. He also refers to the change in living habits by many younger and older people who now prefer apartment living to individual home ownership. The Petitioner feels that the zoning map is in error because the County failed to foresee a need for rental housing in this section. He also argues that the numerous physical and zoning changes heretofore stated justify the Reclassification of the subject property to a R-A Zone. With these contentions, the Zoning Commissioner agrees. It might also be pointed out that this Petition complies

with the criteria established by the Office of Planning for the location of apartment zones.

An interesting aspect about this case is that one would think that a zoning request of this magnitude would meet with adverse reaction from the neighborhood. However, the few people who attended the hearing, as well as the Emmarts Methodist Church, an adjoining property owner, urged that this Petition be granted because it will generally improve the area, particularly with respect to bringing in badly needed utilities.

The Zoning Commissioner takes judicial notice of the fact that the Baltimore County Planning Board has designated approximately thirty-five (35) acres of the subject property as R-A. on the new zoning map. However, one must bear in mind that this development will take at least ten (10) years to complete. It seems to the Zoning Commissioner that rather than give one-third (1/3) relief to the Petitioner, it would be more sensible to give complete relief. It is unreasonable to require the Petitioner to proceed on a piecemeal development basis. If he is going to retain an engineer, an architect, a landscaper, a landscape planner, etc., then the talents of these men should be spent at one time in creating a development embracing the entire tract and not just part of it. To do otherwise would be poor planning.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of January, 1971, that the herein described property or area should be and the same is hereby reclassified from R-40 and R-6 Zones to a R-A Zone, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 1/29/71
BY [Signature]



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: February 13, 1970

FROM: Mr. George E. Goumlis, Director of Planning

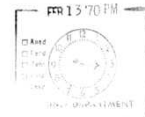
SUBJECT: Petition #70-155-R, North side of Dogwood Road 1180 feet west of Rolling Road. Petition for Reclassification from R-40 and R-6 to R-A. Rolling Road Associates Partnership, Petitioners.

2nd District
HEARING: Monday, February 16, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40, R-6 R-A zoning. We voice our considered opposition to the requested reclassification. Sanitary sewerage is not available or programmed to serve the majority of this tract - that portion which flows by gravity into the Potomac. As of the date of these comments, no additional study has been authorized by the County relative to the feasibility or approval of pumping sewage into the Dead Run system. That system is grossly overloaded in the City. No schools are programmed in the near future to accommodate what could be a considerable number of students resulting from development here. No program exists to widen and improve either Rolling Road or Dogwood Road to accommodate the potential and dramatic increase in traffic resulting from apartment development.

For the reasons noted above, the Planning Board would not recommend any change in zoning potentials for the subject property in connection with new, comprehensive rezoning maps. Because of the absence of any programmed improvements in the area of schools, roads, or utilities, the Planning Board felt strongly that the present zoning should be retained here.

CEG:bms



MALCOLM E. HUDKINS ASSOCIATES
BUSINESS AND LAND DEVELOPERS
305 W. CHESTER AVE.
TOWSON, MD. 21284
828-9060

DESCRIPTION R-40 to R-A

Beginning for the same at a point distant the three following courses and distances from the intersection formed by the north side of Dogwood Road with the west side of Rolling Road viz:

- Northerly 1180 feet more or less.
- N75°22'25"W 471.22 feet.
- N68°51'45"W 1050 feet more or less.
- thence N58°51'45"W 285.32 feet, thence N5°28'15"E 934.05 feet thence N60°W 1526.25 feet thence S2°45'W 360 feet thence S25°W 597.3 feet thence S6°30'W 2047 feet more or less thence N87°45'E 14 feet thence N15°W 425.70 feet more or less thence N85°E 436.10 feet thence N16°E 16.5 feet thence S83°45'E 495 feet thence S71°E 310.2 feet thence S63°30'E 600 feet more or less thence northerly 915 feet more or less to the point of beginning.

Containing 79.77 acres of land more or less.



Malcolm E. Hudkins Reg. L. S. #5093

MALCOLM E. HUDKINS ASSOCIATES
BUSINESS AND LAND DEVELOPERS
305 W. CHESTER AVE.
TOWSON, MD. 21284
828-9060

DESCRIPTION R-6 to R-A

Beginning for the same at a point distant northerly 1180 feet more or less from the intersection of the W side of Rolling Road and the N side of Dogwood Road thence N76°22'25"W 471.22 feet thence N68°51'45"W 1050 feet more or less thence southerly to meet a point measured westerly 1650 feet from the intersection of the centerline of Dogwood Road with the centerline of Rolling Road 911 feet more or less thence S63°30'E 40 feet more or less thence S15°E 230 feet more or less thence S79°30'E 47 feet more or less thence S71°E 459 feet more or less thence N13°20'E 274 feet thence due north 40 feet more or less thence N12°4'E 405 feet more or less thence S73°04'E 298.21 feet thence due north 70 feet more or less to the point of beginning.

Containing 24.73 acres more or less.



Malcolm E. Hudkins Reg. L. S. #5093

TELEPHONE 823-9000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69251
DATE: Jan. 26, 1970

TO: George E. Goumlis, Planning and Zoning
305 W. Penna. Ave.
Towson, Md. 21284

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Reclassification for Rolling Road Associates Partnership #70-155-R	30.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: FEB 17 1970

Posted for: Rolling Road Associates Partnership

Petitioner: Rolling Road Associates Partnership

Location of property: 1180 feet west of Rolling Road, North side of Dogwood Road

Location of Sign: Rolling Road Associates Partnership

Remarks: Rolling Road Associates Partnership

Posted by: [Signature] Date of return: FEB 26 - 1970

05-21-71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 19, 1969

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland 21284

Re: Type of Hearing: Reclassification from an RD and R2 zone to an RA zone, and for Special Exception. Location: M/S of Rolling Rd., 1180' No. of Dogwood Rd. Petitioner: Rolling Road Associates/Partnership. Committee Meeting of September 9, 1969. 2nd District. Item 52.

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vacant, wooded area, which was formerly used as a farm. At the present time, the surrounding properties are residential in character, with some farm land; this would be an ill site. Dogwood Road and Rolling Road are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Since the subject property is "land locked", adequate access cannot be provided by the private entrances from Rolling Road. Therefore, the construction of other public highways traversing this property is required.

A public highway will be required to traverse this property in a generally north-south direction and will ultimately extend from Dogwood Road to proposed Windsor Boulevard. This road will be improved as a 50-foot closed roadway section with flexible type pavement constructed within a 70-foot right-of-way. The horizontal alignment shall generally parallel the property outline of the Diamond Ridge Golf Course and the easternmost right-of-way line should be not more than 300 feet from the golf course property, within the limits of this site.

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland 21204. Item 52 Page 2

September 19, 1969

Highways:

Another public roadway is required to extend from Rolling Road, along the northernmost property line of the Board of Education school site and subject property, and will intersect the above required public road near the northernmost corner of this property. This road will be improved as a 40-foot closed roadway section with flexible pavement constructed within a 60-foot right-of-way. Every effort should be made to coordinate the construction of this road between the developer of this site, the Board of Education and the developers of the adjacent tract of land previously reclassified to a R/A zone. It is the intention of this office that the right-of-way dedication will be divided equally between the adjoining properties. However, if such an agreement cannot be consummated, a 40-foot minimum right-of-way with 30 feet of partial pavement will be required along the limits of this property and that of the Board of Education.

Rolling Road is an existing County road which will be improved in the future as a 50-foot closed roadway section with flexible type pavement constructed within a 70-foot right-of-way. Highway improvements consisting of a partial roadway section will be required in connection with development of the subject property.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

The subject plan should be revised prior to setting the zoning hearing date to indicate the aforementioned highway improvements. The petitioner's engineer may contact the developers Design Approval Section of the Bureau of Engineering for any further information regarding the proposed highway improvements.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent property, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

A drainage study will be required in connection with the subsequent development of this property.

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland 21204. Item 52 Page 3

September 19, 1969

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property at this time; and since this property is situated within the Patuxent River Valley drainage area, it is indefinite when public sanitary sewers would become available. However, the Bureau of Engineering is currently negotiating a contract with a consulting engineer to obtain a study of the Dead Run drainage area sewage facilities to determine the feasibility of adding sewage flows from a portion of the Patuxent River Valley drainage area. Until this study is completed and a formal report is received and approved, we are unable to determine when sanitary sewers can be constructed to serve the subject property.

Water:

Public water supply will be available to serve this property when the proposed 24-inch water main is constructed in Rolling Road from Crossby Road to Hibernia Road. The proposed water main is shown on Baltimore County Bureau of Engineering drawings #65-1220 to 1223 inclusive, and early construction is anticipated. Construction of the proposed 20-inch water main will permit supplying the subject property with water from the Catonsville 4th water zone.

BUREAU OF TRAFFIC ENGINEERING:

The subject site as presently zoned will generate approximately 4000 trips per acre. As RA, the subject site will generate approximately 11,500 trips per day. This type of trip density cannot be handled by the existing Rolling and Dogwood Roads.

COUNTY OFFICE BLDG., 111 W. Chesapeake Ave., Towson, Maryland 21284. JAMES D. NOLAN, Chairman. BUREAU OF ENGINEERING. DEPARTMENT OF TRAFFIC ENGINEERING. STATE ROADS COMMISSION. PUBLIC WORKS. HEALTH DEPARTMENT. PROJECT PLANNING. BUILDING DEPARTMENT. BOARD OF EDUCATION. ZONING ADMINISTRATION. INDUSTRIAL DEVELOPMENT.

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland 21204. Item 52 Page 4

September 16, 1969

BOARD OF EDUCATION:

The area as presently zoned could yield approximately 107 students, while a rezoning to apartments could range from 204 to 1328 students, depending on the types of units constructed. The factor used for RA was taken from a March 1968 study of the area around the Cheswick Elementary School; while the RD factor was taken from a February 1957 study of the Ourings Mills Elementary District. The RA factor for person type apartments was taken from a 1957 study of the Swope Plaza Apt., while the townhouse factor was taken from an October 1956 study of the Reisterstown Townhouse Apt.

HEALTH DEPARTMENT:

Public water and sewers are proposed. Special a Pool Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathroom must be submitted to the Baltimore County Department of Health for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1957 edition, Chapter 11, when construction plans are submitted for approval.

PROJECT PLANNING DIVISION:

This plan should be revised to indicate the proposed Public Road as this is planned to serve this property. The petitioner's engineer should contact this office for the necessary information.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are received in conformance with the above terms, by the several office agencies, namely the Bureau of Engineering and the Office of Planning, and Project Planning Division.

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland 21204. Item 52 Page 5

September 16, 1969

Very truly yours,

OLIVER L. MYERS, Chairman

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION. BOUNDARY: From T-14 and S-4 to R-1. LOCATION: North side of Dogwood Road, between Rolling Road and Hibernia Road. DATE: 11/16/69. PUBLIC HEARING: March 16, 1970. Petitioner: Rolling Road Associates/Partnership. Committee Meeting of September 9, 1969. 2nd District. Item 52.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 1970.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) successive weeks before the 12th day of March, 1970, the first publication appearing on the 12th day of February, 1970.

T. J. JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION. BOUNDARY: From S-14 and S-4 to R-1. LOCATION: North side of Dogwood Road, between Rolling Road and Hibernia Road. DATE: 11/16/69. PUBLIC HEARING: March 16, 1970. Petitioner: Rolling Road Associates/Partnership. Committee Meeting of September 9, 1969. 2nd District. Item 52.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1970.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) successive weeks before the 16th day of February, 1970, the first publication appearing on the 29th day of January, 1970.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION. BOUNDARY: From T-14 and S-4 to R-1. LOCATION: North side of Dogwood Road, between Rolling Road and Hibernia Road. DATE: 11/16/69. PUBLIC HEARING: March 16, 1970. Petitioner: Rolling Road Associates/Partnership. Committee Meeting of September 9, 1969. 2nd District. Item 52.

CERTIFICATE OF PUBLICATION

Pikesville, Md., February 12, 1970.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one (1) week before the 12th day of February, 1970, the first publication appearing on the 12th day of February, 1970.

THE NORTHWEST STAR, Manager.

Cost of Advertisement, \$.....

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Division of Collection and Receipts. COURT HOUSE, TOWSON, MARYLAND 21204. No. 69333. DATE: March 16, 1970. BILLED. TOTAL AMOUNT: \$6.44.

Rolling Road Associates, 1800 N. Calvert Street, Baltimore, Md. 21202. RETURN THIS SECTION WITH YOUR REMITTANCE TO BALTIMORE COUNTY. Advertisements posted of property 878-152-4. TOTAL AMOUNT: \$6.44.

James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Md. 21204. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21224. Your Petition has been received and accepted for filing this 12th day of November, 1969. Signed: Oliver L. Myers, Chairman, Advisory Committee.

05-21

ZONING PLAT
 ROLLING ROAD ASSOCIATES
 ELECT. DIST. NO. 2 BALTIMORE CO. MD.
 SCALE: 1"=100'
 10/16/69
 Rev. 10/21/69,
 11/24/69.

OWNERS:
 ROLLING ROAD ASSOCIATES
 HORIZON HOUSE, SUITE 1907
 1101 N CALVERT STREET
 BALTIMORE CITY, MD. 21202

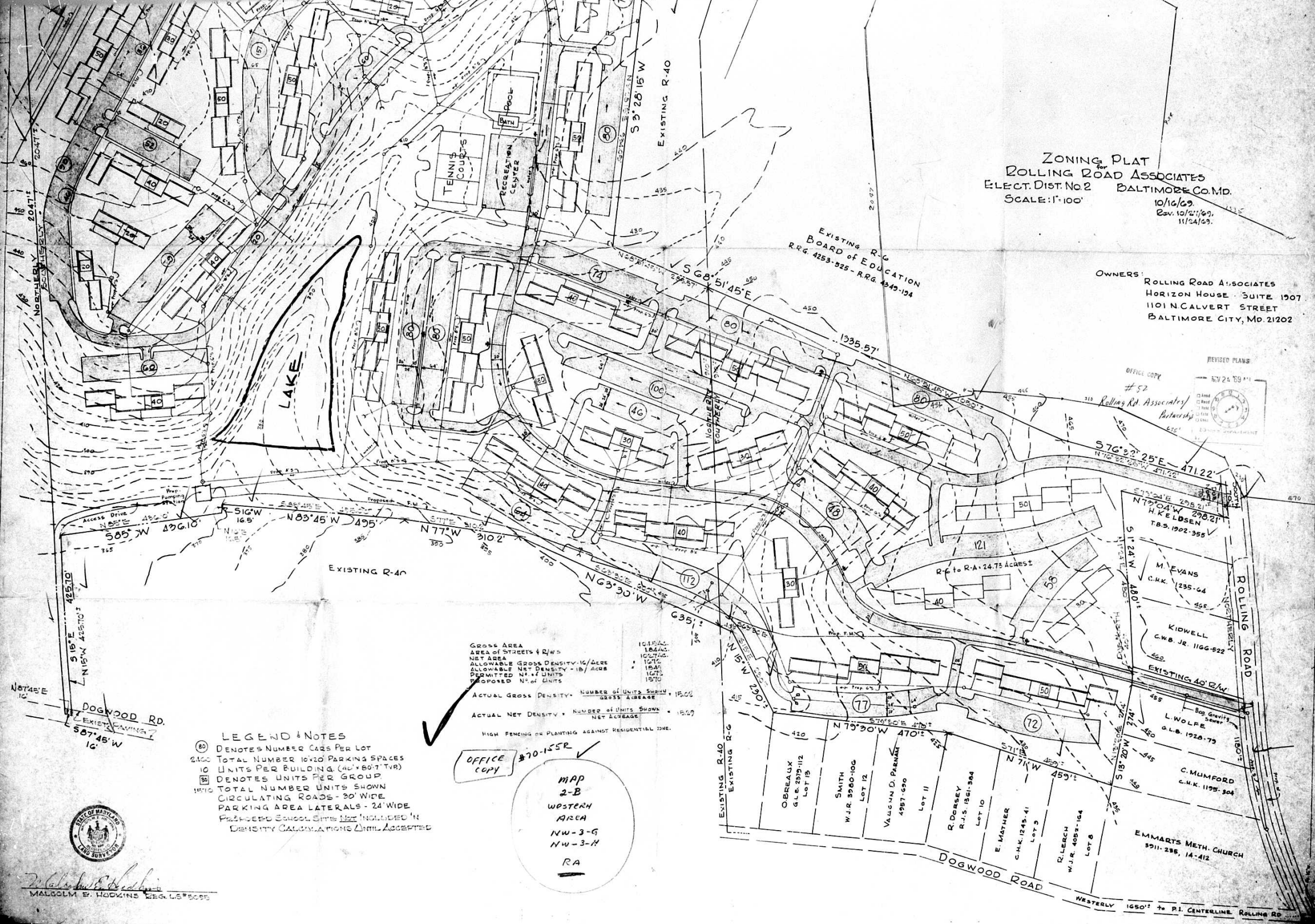
EXISTING R-6
 BOARD OF EDUCATION
 R.R.G. 4253-325 - R.R.G. 4349-194

REVISED PLANS

OFFICE COPY

57

Rolling Rd. Associates
 Partnership



GROSS AREA
 AREA OF STREETS & R/W'S
 NET AREA
 ALLOWABLE GROSS DENSITY 16/ACRE
 ALLOWABLE NET DENSITY 18/ACRE
 PERMITTED NO. OF UNITS
 PROPOSED NO. OF UNITS

ACTUAL GROSS DENSITY - NUMBER OF UNITS SHOWN / GROSS AREA = 15.00
 ACTUAL NET DENSITY - NUMBER OF UNITS SHOWN / NET AREA = 15.69

HIGH FENCING OR PLANTING AGAINST RESIDENTIAL ZONE.

LEGEND & NOTES

(80) DENOTES NUMBER CARS PER LOT
 2100 TOTAL NUMBER 10'x20' PARKING SPACES
 10 UNITS PER BUILDING (40'x80' TYP)
 (30) DENOTES UNITS PER GROUP
 1870 TOTAL NUMBER UNITS SHOWN
 CIRCULATING ROADS - 30' WIDE
 PARKING AREA LATERALS - 24' WIDE
 PROPOSED SCHOOL SITES NOT INCLUDED IN DENSITY CALCULATIONS UNLESS ACCEPTED

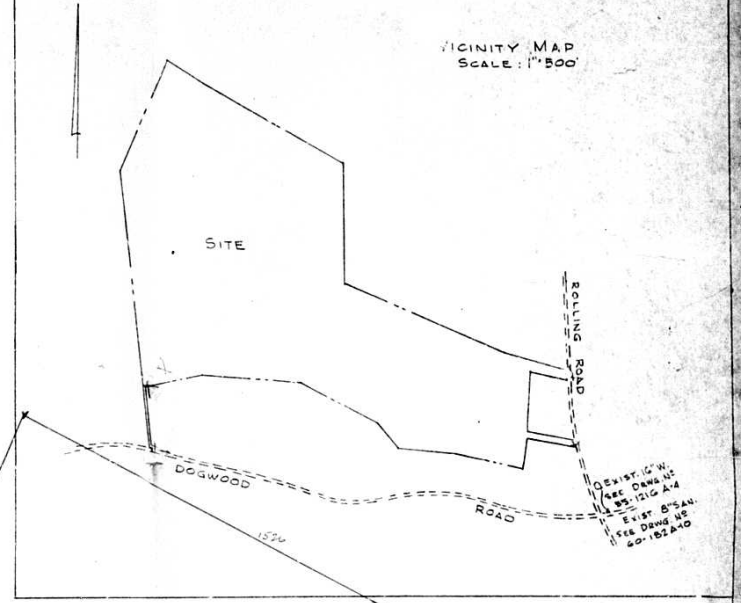
OFFICE COPY #70-155R

MAP
 2-B
 WESTERN
 AREA
 NW-3-G
 NW-3-H
 RA



MALCOLM B. HODKINS REGISTERED





ZONING PLAT
 ROLLING ROAD ASSOCIATES
 ELECT. DIST. No 2 BALTIMORE CO. MD.
 SCALE: 1"=100'
 10/16/69
 Rev. 10/27/69,
 11/24/69.

EXISTING R-G
 BOARD OF EDUCATION
 R.R.G. 4253-525 - R.R.G. 1345-134

OWNERS:
 ROLLING ROAD ASSOCIATES
 HORIZON HOUSE - SUITE 1907
 1101 N CALVERT STREET
 BALTIMORE CITY, MD. 21202



REVISED PLANS



576°32'25"E - 471.22'
 11/24/69

513°04'E 209.21'
 N 17°04'W 278.21'
 11/24/69