City of La Porte
Zoning Board of Adjustment Agenda

Notice is hereby given of a **Regular Meeting** of the La Porte Zoning Board of Adjustment to be held on **Thursday, March 26, 2015, at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.

2. Roll call of members.

3. A public hearing will be held to consider Variance Request 15-93000003, a request by La Porte Lodging Hospitality LLC to allow construction of a driveway for a new Fairfield Inn & Suites hotel at 711 Highway 146 South that is 26.5 feet from the intersection contrary to the provisions of Section 106-835, Figure 10-3 of the Code of Ordinances that requires a minimum distance of 40 feet from the intersection.
    a. Staff Presentation
    b. Applicant Presentation
    c. Public Comments
    d. Question and Answer

4. Administrative reports.

5. Board comments on matter appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

6. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting. However, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, March 26, 2015 agenda of items to be considered by the Zoning Board of Adjustment was posted on the City Hall bulletin board on the ___ day of _____, 2015.

_____ Title: _____

City of La Porte, Texas
Planning and Zoning Commission

March 26, 2015

AGENDA ITEM 3

Consider approval of a Variance request
to allow for construction of a driveway for a new Fairfield Inn & Suites hotel
that is 26.5 feet from the intersecting property lines
at the corner of Highway 146 and W. G. Street right-of-way
when the code requires a minimum 40-foot distance
for the property located at 711 Highway 146 South
(Applicant: La Porte Lodging Hospitality LLC).

Eric J. Ensey, City Planner

Planning and Development Department

City of La Porte, Texas

Planning and Development Department
Staff Report

ISSUE

Should the Board of Adjustment approve the requested variance by La Porte Lodging Hospitality LLC to allow construction of a driveway for a new Fairfield Inn & Suites hotel at 711 Highway 146 South that is 26.5 feet from the intersection when Section 106-835, Figure 10-3 of the Code of Ordinances requires a minimum distance of 40 feet from the intersection (case #15-93000003)?

DISCUSSION

Applicant:
La Porte Lodging Hospitality LLC.

Applicant's Request:
The applicant is seeking approval of variance request #15-93000003, to allow construction of a new hotel branded as a Fairfield Inn & Suites. The proposed hotel is 55,140 square feet of floor area with a total of 68 guest rooms. The building will be four stories in height.

The applicant is seeking approval of variance to allow for construction of a driveway on W. G Street that is 26.5 feet from the intersection of the Highway 146 and W. G Street rights-of-way. The attached Exhibit A is a copy of the application and site plan showing the location of the proposed hotel building as well as specifics on the distance of the driveway.

Subject Site:
The subject site is a 1.266 acre vacant tract of land located at the northeast corner Highway 146 and W. G Street. The property has been addressed as 711 Highway 146 South and is further described as Lot 1, Block A, Fairfield Addition. The attached Exhibit B is an area map that shows the existing conditions of the site as well as the surrounding area.

Notice of Public Hearing:
Section 106-194 of the Zoning Ordinance stipulates the various requirements for public notice of the public hearing. This variance included all of the necessary code requirements for a public hearing including the following:

- Notice of public hearing was posted in the newspaper of general circulation ten days prior to the date of the hearing.
- Mailed notices were sent to all owners of property lying within 200 feet of the site ten days prior to the date of the hearing.
- A sign was posted on the site ten days prior to the hearing date.

Additionally, in compliance with state law, notice of the public hearing was posted at City Hall and on the City's website at least ten days prior to the date of the public hearing.

Background Information:
The site is currently zoned GC, General Commercial, District and is a vacant and undeveloped parcel. The following table summarizes the surrounding zoning and land uses:

	Zoning	**Land Use**
North	GC, General Commercial	Days Inn (705 Highway 146 South)
South	GC, General Commercial	Bank of America branch bank (715 Highway 146 South)
West	GC, General Commercial	State Highway 146 right-of-way
East	GC, General Commercial	Holliday Inn Express & Suites (908 W. G Street)

Applicable Code Provisions:
Section 106-835, stipulates the curb and driveway criteria for commercial uses. The following is an excerpt from that section as applicable to this variance request (see highlighted):

FIGURE 10-3

CURB AND DRIVEWAY CRITERIA
COMMERCIAL AND INDUSTRIAL DISTRICTS
(MU, MS, NC, GC, BI, LI, HI)

Driveway Criteria	Requirements	
	Commercial	Industrial
Drive width	20′ minimum to 35’ maximum; when adjacent roadway speed limit is 55 MPH or greater minimum 30’ to maximum 45’	30′ minimum to 50’ maximum
Curb return radius	10′ minimum to 25’ maximum Curb return cannot cross property line.	10′ minimum to 30’ maximum Curb return cannot cross property line.
Distance from intersection	40′ min.*	40′ min.*
Spacing between driveways	40′ min.	40′ min.
Number of accesses	1/80′; 2/150′	1/80′; 2/150′
% of property frontage	40%	40%
Intersecting angle	90	90
Approach grade	5% max.	5% max.
Expansion joint	At prop. line	At prop. line
Curbs	Curbs disappear at property line if no curb is present at existing street.	Curbs disappear at property line if no curb is present at

		existing street.
Obstruction clearance	5′ min.	5′ min.
Distance from side lot line	10′ min.	10′ min.

* *The distance shall be measured from the intersection of property lines common with the street right-of-way lines.*

Analysis:
The request is to allow for a driveway that is located 26.5 feet from the intersection of the Highway 146 and W. G Street right-of-way. Section 106-835 requires a minimum 40 distance from the intersection of property lines common with the street right-of-way lines. In this case there is additional right-of-way along Highway 146 as a result of the original Town of La Porte plat where the S. 9th Street right-of-way would have been originally platted. It was incorporated into the Highway 146 right-of-way when it was acquired for the highway. The applicant asserts that the actual distance from the driveway to the curb of the intersection is 71 feet. Staff is unaware of any plans by TXDOT to widen the Highway 146 feeder road in this location.

Section 106-192 of the Zoning Ordinance states that the term "variance" represents a deviation from the literal interpretation of the code approved by the Board subject to the fact that enforcement of the provisions of the code would cause an unnecessary hardship because of circumstances unique to the subject property. The Board is authorized to grant a variance when the Board finds that a number of criteria are met. The following table outlines those criteria and staff's analysis of those criteria.

Criterion:	**Staff Finding:**
a. That the granting of the variance will not be contrary to the public interest.	*The proposed variance would allow for a driveway within the minimum 40′ distance from the right-of-way intersection of property lines. The distance from the paved roadway will be 71′. Staff does not know of any TXDOT plans to widen Highway 146 at this time. However there is possibility that this could happen in the future if the demand warrants such improvements.* *Notice was sent to all property owners within a 200-foot radius from the subject site in accordance with code requirements. At the time this staff report was drafted, no responses for or against the variance were received by staff.*
b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property	*Staff cannot find an exceptional hardship unique to this property that would warrant the granting of the variance as one driveway would provide sufficient circulation for the site. The applicant asserts that they requested a curb cut from TXDOT on Highway 146 and was denied due to proximity to the on-ramp from the feeder road to the*

itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions.	*highway.*
c. That by granting the variance, the spirit of this chapter will be observed.	*The authorization of the variance could be considered in the spirit of the chapter as the city is unaware of any TXDOT plans to widen the Highway 146 feeder road. If there is no widening of the highway, then the location of the driveway would not provide a safety concern as the driveway would be 71' from the paved intersection of Highway 146 and W. G Street.*

Appeal Procedure:

Sec. 106-196. - Appeals from the board of adjustment.

Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board of adjustment.

ATTACHMENTS

Exhibit A: Application and site plan for the proposed improvements
Exhibit B: Area map

EXHIBIT A

City of La Porte
604 W. Fairmont Pkwy.
La Porte, TX 77571

Planning & Development Department

VARIANCE APPLICATION

Phone: 281.470.5058
Fax: 281.470.5005
www.laportetx.gov

3. PROPERTY DESCRIPTION (for which Variance is requested):

HCAD PARCEL NO(s) 13-digit Tax ID(s): 0232380420001 & 0232370410001

PROPERTY ADDRESS (If existing): NEC OF SH 146 & WEST G STREET, LA PORTE, TEXAS

PROPERTY LEGAL DESCRIPTION: LOT 1, BLOCK A, FAIRFILED ADDITION

1. PROPERTY OWNER INFORMATION:

OWNER NAME: LA PORTE LODGING HOSPITALITY LLC PHONE: 562-260-3658

FAX #: _____ E-MAIL: jpatel@nexxrad.com

MAILING ADDRESS: 16331 WILDFIRE CIRCLE, HUNTIGTON BEACH, CA 92649

2. *AGENT REPRESENTING PROPERTY OWNER (If Applicable):

AGENT / CONTRACTOR: KARTAVYA PATEL (KEVIN PATEL) PHONE: 214-609-9271

E-MAIL: KPATEL@TRIANGLE-ENGR.COM FAX: 469-359-6709

MAILING ADDRESS: 1503 ASTORIA DRIVE, ALLEN,TEXAS 75013

4. BASIS FOR VARIANCE REQUEST:

A "Variance" constitutes a deviation from the literal provisions of the Zoning Ordinance and is granted by the board when strict conformity to the Zoning Ordinance would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted.

Check applicable box for Variance request based on exceptional:

☐ Narrowness ☐ Shallowness ☐ Shape ☐ Topography

☒ Other extraordinary or exceptional physical situation unique to property: _____

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION (check boxes indicating items submitted with your application):

☒ COMPLETE ITEMS 1-5 OF APPLICATION ☒ SUBMIT $150 APPLICATION FEE (Non-Refundable)

☒ ATTACH SEPARATE SHEET WITH INFORMATION HELPFUL IN CONSIDERING YOUR REQUEST:
(Specify the facts involved, relief desired, and the grounds for the request.)

☒ WRITTEN AUTHORIZATION FROM PROPERTY OWNER AUTHORIZING AGENT TO ACT ON HIS/HER BEHALF (If applicable)

NOTE: It is the responsibility of the applicant to prove that his/her request meets conditions established for a Variance from the ZBOA.

NAME: KARTAVYA PATEL (Print) SIGNATURE: [signature] (Sign) SUBMITTED: 02/23/2015 (Date)

(STAFF USE ONLY):

DATE APPLICATION REC'D.: 2/24/2015 *REC'D BY:* [signature]

☒ *$150 APPLICATION FEE* ☒ *SUPPORTING DOCUMENTATION* ☒ *OWNER AUTHORIZATION*

ZBOA MEETING DATE: 3/26/2015 *VARIANCE GRANTED?* ☐ *YES* ☐ *NO*

APPLICATION NO: 15-93000003

EXHIBIT A

TRIANGLE ENGINEERING LLC.
Kartavya Patel, P.E., CFM
1503 Astoria Drive
Allen, Texas 75013
Phone: (214) 609-9271
E-mail: kpatel@triangle-engr.com

ATTN: Eric J. Ensey, City Planner
City of La Porte Planning & Development
604 W. Fairmont Parkway
La Porte, Texas 77571
Phone: 281-470-5063

Date: February 24th, 2015

RE: Driveway Spacing Variance Request for the Proposed Fairfield Inn & Suites by Marriott at NEC of SH 146 & West G Street, City of La Porte, Texas

Dear Eric,

The purpose of this letter is to request driveway spacing variance for the Proposed FairField Inn & Suites Development at the referenced location. Fairfield Inn & Suites is a high end hotel chain within the Marriott family of brands. As an "Inn & Suites" hotel, their focus is on offering extended stay services and with high end luxury amenities. Luxury amenities lean toward the convenient and practical which cater to business travelers and long-term stays. This Hotel Development will enhance the area and will create approximately 12 permanent jobs.

Per section 106-835, Figure 10-3, the proposed western most driveway on West G Street supposed to be at 40' from the Property corner. For this particular development the proposed western most driveways on West G Street is 26.50'from the property corner. However the proposed western most driveway is almost 71.11' from the existing face of the curb on SH 146, which provides adequate staking if there is any need. The proposed driveway location provides efficient fire lane circulations throughout the site. Also considering the size of the site and to comply with parking requirements, I believe the proposed driveway is shown at the optimum location.

Therefore you are kindly requested to consider above mentioned facts and approve proposed western most driveway location as shown on enclosed site plan for the Proposed Fairfield Inn & Suites Development.

Should you have any questions, please do not hesitate to contact me.

Thanks

Sincerely
(Kartavya (Kevin) Patel, P.E.)

EXHIBIT A

LA PORTE LODGING HOSPITALITY LLC
16331 WILDFIRE CIRLCE
HUNTINGTON BEACH, CA 92649

LETTER OF AUTHORIZATION

DATE:02/25/2015

Referenced: Proposed Fair Field Inn Project at [redacted] of SH 146 & West G Street, City of La Porte, Texas

To whom it may concern:

I the undersigned, hereby authorize Kartavya Patel to act as an Authorized agent on our behalf in all manners relating to application for proposed driveway variance spacing request application.

Sincerely,

(Jagdish Patel, President)

EXHIBIT A

FAIRFIELD INN & SUITES

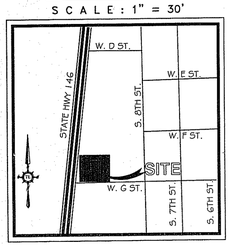
1.266 ACRES OF LOT 1, BLOCK A

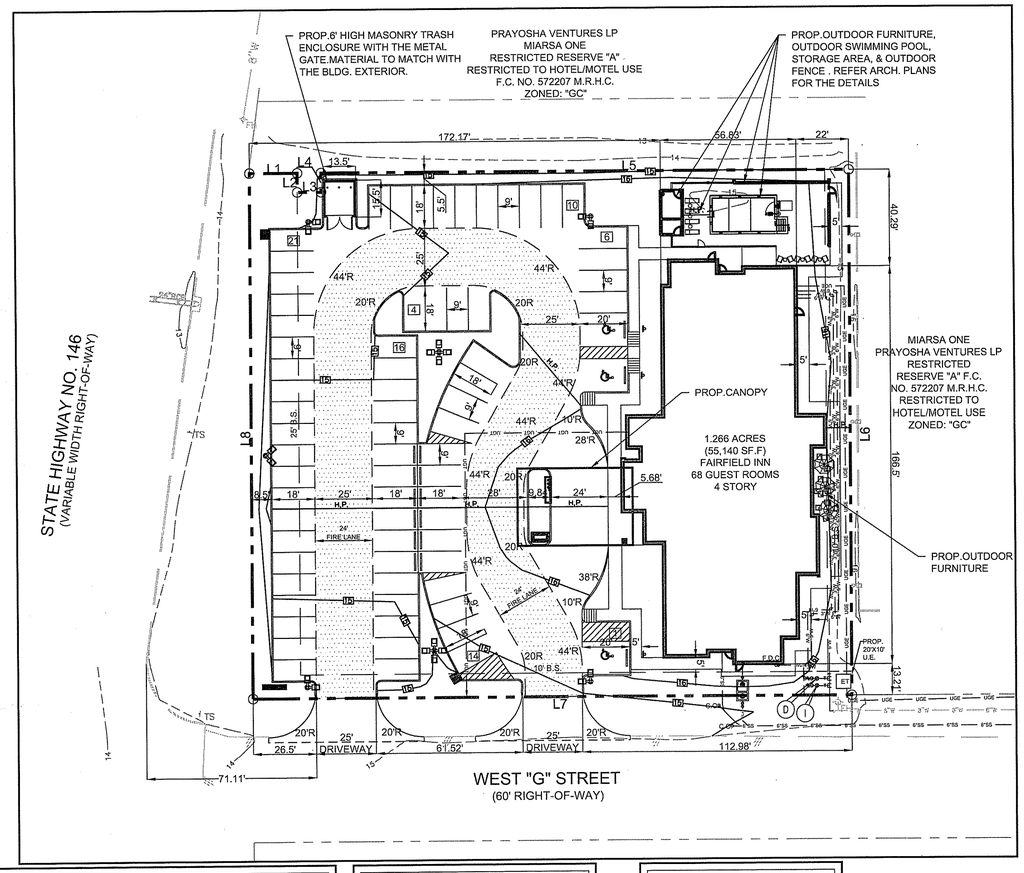
FAIRFIELD INN ADDITION

CITY OF LA PORTE HARRIS COUNTY, TEXAS

0 30 60

SCALE: 1" = 30'





GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF LA PORTE.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA

NUMBER OF LOTS	1
EXISTING ZONING	" GC"
PROPOSED USE	" GC"
GROSS ACREAGE	1.266 ACRES (55,140 S.F.)
PROPOSED BLDG. 1 ST FLOOR	10,615 S.F.
PROPOSED BLDG. HEIGHT	53'-5"
NUMBER OF ROOMS	68
REQUIRED PARKING (1 PER EA. ROOM)	68
REQUIRED HANDICAP PARKING	3
EMPLOYEE PARKING REQUIRED	4
TOTAL PARKING REQUIRED	72
TOTAL PARKING PROVIDE	72 (INCLUDING 3 HANDICAP)
PERCENTAGE OF SITE COVERAGE	19.25%
IMPERVIOUS COVERAGE	44,041 S.F. OR 79.87%
OPEN SPACE/LANDSCAPE AREA	11,099 S.F. OR 20.13%

LEGEND

- EXISTING BOUNDARY
- EXISTING ASPHALT PVMT.EDGE
- EXISTING CURB & GUTTER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING ELECTRIC
- EXISTING POWER POLE EXISTING
- STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING STORM INLET
- EXISTING FENCE
- EXISTING WATER METER
- EXISTING GAS METER
- EX.TELEPHONE
- EXISTING TELEPHONE PAD
- EXISTING FENCE
- EXISTING CONTOURS
- BOUNDARY LINE
- PROPOSED CURB
- PROPOSED SAW-CUT
- PROPOSED STORM INLETS
- PROPOSED SITE LIGHT POLE
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP LOGO
- PROPOSED WATER METER
- PROP.CONCRETE WHEEL STOP
- PROP.POWER POLE
- PROP.MONUMENT/POLE SIGN
- PROP.BACK FLOW PREVENTER
- PROP.FIRE DEPARTMENT CONNECTION
- PROP.BLOCK RETAINING WALL
- PROP.SANITARY SEWER MH
- PROPOSED CLEAN OUTS
- PROP. OUTDOOR FURNITURE
- PROP.ROCK RIP RAP
- PROP.CONTOURS
- PROP.TRANSFORMER

PROP. SEWER LINE	8"W
PROP. WATER LINE	6"SS
PROP. UNDERGROUND ELECTRICAL	UGE
PROP. UNDERGROUND TELEPHONE	UGT
PROP. UNDERGROUND GAS	UGT
PROP. FIRE LANE	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	EAST	20.00'
L2	SOUTH	8.00'
L3	EAST	10.00'
L4	NORTH	8.00'
L5	EAST	221.00'
L6	SOUTH	220.00'
L7	WEST	251.00'
L8	NORTH	220.00'

LEGEND

PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMNET	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE EASEMENT	L.E.
PRESSURE REDUCING VALVE	PRV
PROPOSED 24' WIDE FIRE LANE	
FIRE DEPARTMENT CONNECTION	F.D.C.

OWNER
LA PORTE LODGING HOSPITALITY LLC
16331 WILDFIRE CIR. HUNTINGTON BEACH, CA 9264
PHONE: (562) 240-3658
CONTACT: jpatel@nexxrad.com

ENGINEER
TRIANGLE ENGINEERING LLC
1503 ASTORIA DRIVE
ALLEN, TEXAS 75013
CONTACT:KARTAVYA PATEL
TEL: 214-609-9271

SURVEYOR
B&B SURVEYING CO.
7218 HOLER FOREST CT
HOUSTON, TEXAS 77088
TEL: 713-942-2000

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	3"	1	6"
I	IRR.	1"	1	N/A

FLOOD STATEMENT

THE TRACT IS IN FLOOD ZONE X AND NOT WITHIN THE 100-YEAR PLAIN ACCORDING TO THE FEMA MAP# 48201C0945L DATED JUNE 18, 2007.

CITY APPROVING AUTHORITY CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF _____ IN CONFORMANCE WITH THE ORDINANCE OF THE CITY OF LA PORTE.

BY: _____
DIRECTOR, PLANNING DEPARTMENT

SITE PLAN ACCURACY CERTIFICATE

I KEVIN PATEL AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESWSION OF ENGINEERING AND HEREBY CERTIFY THAT ABOVE PLAT OR SITE PLAN IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADIUSES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

_____

P.E. **KARTAVYA PATEL**

TEXAS REGISTRATION NO. 11525

TRIANGLE ENGINEERING,L.L.C.
TX PE # 11525
1503 ASTORIA DRIVE, ALLEN, TX 75013 PHONE: 214-609-9271

NO.	DATE	DESCRIPTION	BY
1	01/31/2015	REVISED PER MEP COMMENT	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
01/30/2015

FAIRFIELD INN & SUITES
NEC OF SH 146
& WEST G STREET
LA PORTE, TEXAS

SITE PLAN

PROJECT No:	044-14
DATE:	01/31/2015
DRAWN BY:	KP
CHECKED BY:	KP

SHEET # 3

REVISION #

AREA MAP

EXHIBIT B