

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
AGENDA
ROSE ROOM
CREEKMORE PARK COMMUNITY CENTER
5:30 P.M.
NOVEMBER 12, 2013**

I. ROLL CALL

II. APPROVAL OF MINUTES FROM OCTOBER 8, 2013

III. STAFF COMMENTS AND PROCEDURES

1. UDO Amendments
2. Preliminary Plat – Fort Smith Regional Airport Business Park – Lots 5 thru 14 – Morrison Shipley Engineers
3. A request by Pat Mickle, agent for Westphal Leasing, LLC, Riverfront Exploration, Ozark Oil & Gas, Inc., Widmer Place, Inc., Betsy and Bennie Westphal, Robin Clegg, Clayton Riverfront, LLC and US Marshals Museum, Inc., for a Master Land Use Plan Amendment from Mixed Use Employment & Park/Open Space to Mixed Use Employment located at 201 to 3201 Riverfront Drive. (companion item to item #4)
4. Rezoning #16-11-13; A request by Pat Mickle, agent for Westphal Leasing, LLC, Riverfront Exploration, Ozark Oil & Gas, Inc., Widmer Place, Inc., Betsy and Bennie Westphal, Robin Clegg, Clayton Riverfront, LLC and US Marshals Museum, Inc. from Residential Estate One Acre (RE-1) and Industrial Moderate (I-2) to a Planned Zoning District located at 201 to 3201 Riverfront Drive. (companion item to item #3)
5. Rezoning #17-11-13; A request by Mercy Health Fort Smith Communities, agent for First Asset Holdings, LLC, Michael Butler Living Trust and Cynthia Butler Farrell, from Residential Single Family-Duplex Low/Medium Density (RSD-2) and Residential Multi-Family High Density (RM-4 SPL) to a Planned Zoning District located at 1000 South Waldron Road.
6. Conditional Use #30-11-13; A request by Lee Ann Fager, agent for the City of Fort Smith, for a conditional use for a communications tower in Carol Ann Cross Park located at 1601 South 74th Street.
7. Conditional Use #31-11-13; A request by Alisha Dunn, agent for Janette Rainwater, for a conditional use for a daycare/preschool located at 7917 Highway 271 South.

623 Garrison Avenue
P.O. Box 1908
FORT SMITH, ARKANSAS 72902
(479) 784-2216
FAX (479) 784-2462

8. Conditional Use #32-11-13; A request by Ramiro Alvarez, agent for Bobby Goodwin, for a conditional use for a church located at 7100 Texas Road.
9. Conditional Use #33-11-13; A request by Joe Petree, agent for Victor Welding Supply Company, for a conditional use for a petroleum distribution facility located at 5410 South 66th Street.

**RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT**

10. Variance #35-11-13; A request by Ronald Watson for a variance from 10 feet to 2.5 feet rear yard setback located at 1712 South "I" Street.

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
MINUTES
ROSE ROOM
CREEKMORE PARK COMMUNITY CENTER
5:30 P.M.
OCTOBER 8, 2013**

On roll call, the following Commissioners were present: Brandon Cox, Marshall Sharpe, Vicki Newton, Don Keesee, Rett Howard, Michelle Hood, Bob Cooper, Jr., Richard Spearman and Jennifer Parks.

Motion was made by Commissioner Howard, seconded by Commissioner Parks and carried unanimously to approve the minutes from the September 10, 2013, Planning Commission meeting as written.

Mr. Wally Bailey spoke on the procedures.

1. UDO Amendments

Mr. Wally Bailey read the staff report indicating the following proposed amendments to the Unified Development Ordinance:

- Before the adoption of the Unified Development Ordinance, *Auto Parts and Accessory Sales* was permitted by right in the Commercial Light (C-2) zoning district and when the UDO was adopted, the use was removed from this zoning district thus creating several nonconforming businesses. Staff is requesting to make *Auto Parts and Accessory Sales* a conditional use in the Commercial Light zoning district.
- Section 27-704-4 (C) regarding outdoor advertising regulations uses the term street instead of right-of-way and this amendment simply makes that correction to make the ordinance consistent and clear.

No one was present to speak either in favor or in opposition to these proposed amendments.

Chairman Sharpe then called for the vote on the UDO amendments as proposed. The vote was 9 in favor and 0 opposed.

- 2. Master Land Use Plan Amendment from Unclassified to Office, Research and Light Industrial (ORLI) located at 12010 Old Highway 71 (companion item to items #3 & #8)**
- 3. Rezoning #15-10-13; A request by Alan Lewis, agent for KMW Properties, LLC for a zone change from Not Zoned to Industrial Light (I-1) by Classification located at 12010 Old Highway 71. (companion item to items #2 & #8)**
- 8. Variance #33-10-13; A request by Alan Lewis, agent for KMW Properties LLC, for a variance from major arterial to local street required minimum street access located at 12010 Old Highway 71 South. (companion item to items #2 & #3)**

Ms. Brenda Andrews read the staff reports indicating that the purpose of these requests is to facilitate the use of the property as storage for portable storage containers.

Ms. Andrews stated that a neighborhood meeting was held on Friday, October 4, 2013, at 3:00 p.m. at the site. She noted that staff had received an e-mail from Jimmy Didier, a surrounding property owner, who objects to the proposed master land use plan and zoning stating that the proposed industrial zoning would decrease the value of his commercial properties.

Ms. Andrews stated that prior to the annexation of this property in 2005, the property's land use classification was ETJ Light Industrial and the zoning was ETJ Open-1. At the time of annexation, the property was utilized as an office for storage for oil and gas field equipment and when the property was annexed into the City in 2005, the owners were not required nor did they request a zoning district designation for this property.

Ms. Andrews noted that without zoning on the property, the existing land use could continue as a legal nonconforming use; however, no expansions or intensifications of land use are permitted nor can any permits be issued for expansions or new construction without a proper zoning classification on the property. Ms. Andrews stated that recent discussions about an additional use or expansion/intensification of use on the property and the need for permits, is the reason for the request for a zoning classification at this time.

Mr. Alan Lewis was present to speak on behalf of these requests.

No one was present to speak in opposition to these requests.

It was noted that the variance would need to be voted on prior to the vote on the Master Land Use Plan or rezoning request.

**RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT**

- 8. Variance #33-10-13; A request by Alan Lewis, agent for KMW Properties, LLC, for a variance from major arterial to local street required minimum street access located at 12010 Old Highway 71 South. (companion item to items #2 & #3)**

Chairman Sharpe then called for the vote on the variance request. The vote was 9 in favor and 0 opposed.

- 2. Master Land Use Plan Amendment from Unclassified to Office, Research and Light Industrial (ORLI) located at 12010 Old Highway 71 (companion item to items #3 & #8)**

Chairman Sharpe called for the vote on the Master Land Use Plan Amendment. The vote was 9 in favor and 0 opposed.

- 3. Rezoning #15-10-13; A request by Alan Lewis, agent for KMW Properties, LLC, for a zone change from Not Zoned to Industrial Light (I-1) by Classification located at 12010 Old Highway 71. (companion item to items #2 & #8)**

Chairman Sharpe called for the vote on the rezoning request. The vote was 9 in favor and 0 opposed.

- 4. Conditional Use #28-10-13; A request by Craig Roberts, agent for KMW Properties, for a conditional use to increase in size from 378 square feet to 480 square feet for an outdoor advertising sign located at 4896 I-540.**
- 5. Conditional Use #29-10-13; A request by Craig Roberts, owner, for a conditional use to increase in size from 378 square feet to 480 square feet for an outdoor advertising sign located at 3971 I-540 North.**

Since these requests are virtually the same just at different locations, the Commission requested they be discussed together but voted on separately.

Ms. Maggie Rice read the staff reports indicating that the purpose of these requests is to allow the previously approved sign located at 4896 I-540 to be increased in size from 378

square feet to 480 square feet and the legal nonconforming 480 square foot sign located just north of the I-540 bridge to be converted to a 480 square foot digital outdoor advertising sign.

Ms. Rice stated that if the conditional use was approved for the sign at 4896 I-540 North, the double stacked two sided sign located on Highway 71 South (atop of Rye Hill) would be removed. Ms. Rice also noted that if the conditional use request was approved for the sign located at 3971 I-540 North, the sign would still be nonconforming because of the number of signs per statute mile but a nonconforming sign can be converted to a digital sign if the size of the sign meets the code requirements. Ms. Rice stated that with the Planning Commission's approval of the conditional use, the sign would be conforming with respect to its size.

Ms. Rice stated that Planning staff believes that the removal of the double stacked sign to allow for the conversion of this sign to digital is a reasonable request. She also stated that the AHTD Area Beautification Coordinator has stated that the sign located atop Rye Hill would have the option to remain indefinitely provided that the permits for the billboard are renewed every two (2) years and there are no major modifications to the existing billboard sign.

Mr. Craig Roberts was present to speak on behalf of these requests.

No one was present to speak in opposition to these requests.

Following a discussion by the Commission, Chairman Sharpe called for the vote on these conditional use requests.

4. Conditional Use #28-10-13; A request by Craig Roberts, agent for KMW Properties, for a conditional use to increase in size from 378 square feet to 480 square feet to an outdoor advertising sign located at 4896 I-540.

Chairman Sharpe called for the vote on the conditional use request. Motion was made by Commissioner Howard, seconded by Commissioner Cooper and carried unanimously to amend this request to make approval subject to the following:

- All construction must be built in accordance with the approved development plan.
- The applicant shall remove the entire structure of the double stacked sign (#7219) located on top of Rye Hill prior to the issuance of a permit for the new sign.

- The sign shall not be taller than 35 feet and shall receive airport approval prior to the issuance of a permit for the new sign.

Chairman Sharpe then called for the vote on the conditional use request as amended. The vote was 9 in favor and 0 opposed.

5. Conditional Use #29-10-13; A request by Craig Roberts, owner, for a conditional use to increase in size from 378 square feet to 480 square feet for an outdoor advertising sign located at 3971 I-540 North.

Chairman Sharpe called for the vote on the conditional use request. Motion was made by Commissioner Howard, seconded by Commissioner Parks and carried unanimously to amend this request to make approval subject to the following:

- All construction must be built in accordance with the approved development plan.
- The applicant shall remove the entire structure of the double stacked sign (#7219) located on top of Rye Hill prior to the issuance of a permit for the new sign.

Chairman Sharpe then called for the vote on the conditional use request as amended. The vote was 9 in favor and 0 opposed.

**RECESS PLANNING COMMISSION
RECONVENE BOARD OF ZONING ADJUSTMENT**

6. Variance #30-10-13; A request by Michael Martin, agent for Randall Stark, for a variance from 10 feet to 0 feet rear yard setback located at 5300 South “U” Street.

Ms. Maggie Rice read the staff report indicating that the purpose of this request is to allow for the construction of a canopy to be located on the rear property line with a 0 foot setback instead of the minimum required rear setback of 10 feet.

Mr. Michael Johnson, with Architecture Plus, was present to speak on behalf of this request.

No one was present to speak in opposition to this request.

Chairman Sharpe then called for the vote on the variance request. The vote was 8 in favor and 0 opposed. Commissioner Parks had left the meeting prior to the vote on this item.

7. Variance #32-10-13; A request by Max Myers, Jr., agent for Insite Towers, LLC, for a variance from 100 feet to 3.7 feet interior side yard setback located at 3117 State Line Road.

Ms. Maggie Rice read the staff report indicating that the purpose of the variance request is to allow for the construction of an approximately 104 square foot equipment building

on an existing concrete foundation proposed to be eight (8) feet by thirteen (13) feet in dimension.

Ms. Rice stated that a neighborhood meeting was held on Monday, September 23, 2013, at 3:00 p.m. on site with no neighboring property owners in attendance. Ms. Rice noted that even though the property is zoned Industrial Light (I-1) it is adjacent to a single family home which increases the side yard setback from 10 feet to 100 feet. She stated that the proposed storage building is approximately 115 feet from the rear of the house.

Mr. Max Myers was present to speak on behalf of this request.

No one was present to speak in opposition to this request.

Following a discussion by the Commission, Chairman Sharpe called for the vote on the variance request. The vote was 7 in favor and 1 opposed (Howard)

- 9. Variance #34-10-133; A request by Michael Johnson, agent for Barry Rowton, for a variance from: 1) 100 feet to 78 feet and 100 feet to 90 feet minimum separation between driveways; 2) from Section 27-602-3(B)(1) requiring a 10' wide landscape area located on the property parallel and adjacent to the public street right-of-way; and 3) from Section 27-602-3(B)(2) landscaping requirement for a portion of the east property frontage located at 4465 Savannah Street.**

Ms. Brenda Andrews read the staff report indicating that the purpose of the variance request is to facilitate the development of a Compressed Natural Gas (CNG) fueling station by allowing the project to utilize two driveways for a circle drive to facilitate large truck with trailers to maneuver easily when refueling; to allow the applicant to place the 10 feet landscaping strip behind an existing high pressure gas line and to eliminate approximately 68 feet of perimeter landscaping to avoid disturbing an existing gas well.

Ms. Andrews stated that a neighborhood meeting was held on Thursday, September 25, 2013, at 4:00 p.m. at 907 South 21st Street with one surrounding property owner attending the meeting and voicing no objections to the requested variances.

Mr. Michael Johnson was present to speak on behalf of this request.

Mr. Charles Jenkins, 4800 South 46th Street, was present to express his concerns relative to the safety aspects of this facility. Mr. Bailey stated that the Fire Department had been included in the review of this project and that it would have to meet all the fire codes under the Arkansas State Fire Code.

Following a discussion by the Commission, motion was made by Commissioner Newton, seconded by Commissioner Howard and carried unanimously to amend this request to make approval subject to the following:

- All construction must comply with the submitted development plan.

- The applicant shall receive an airport approval letter prior to the issuance of a building permit.

Chairman Sharpe then called for the vote on the variance request as amended. The vote was 8 in favor and 0 opposed.

10. Variance #35-10-13; A request by Bart Petray, agent for Sallye Parker, from 25' to 15' to amend a previously approved front yard setback to enclose a patio located at 5610 Enid Street.

Ms. Brenda Andrews read the staff report indicating that the purpose of the variance request is to allow the property owner to enclose an existing covered patio on the east side of the house (adjacent to South 57th Street) to allow for year-round use as a sunroom.

Ms. Andrews noted that on May 14, 2013, the property owner, Sallye Parker, received Board of Zoning approval for a front yard setback from 25' to 15' to place a cover over the existing patio on the east side of the house. Ms. Parker then decided to enclose the patio to use as a sunroom. Because the original application stated that the purpose of the variance was to construct only a cover over the patio, it was necessary to amend the variance to allow enclosing the patio. Ms. Andrews stated that in staff's opinion, enclosing the existing patio would not have any adverse impacts on setback encroachment.

Mr. Ryan Hannan was present to speak on behalf of this request.

No one was present to speak in opposition to the request.

Chairman Sharpe then called for the vote on the variance request. The vote was 8 in favor and 0 opposed.

Meeting Adjourned!

Memo

To: City Planning Commission
From: Planning Staff
Date: November 7, 2013
Subject: Zoning Ordinance Amendments – Unified Development Ordinance

Planning Staff noticed a need for clarification between the definitions of *Auto body and paint shop* and *Auto repair* land uses. This amendment makes the clarification. All changes are highlighted on the attached page.

Should the Planning Commission agree, we ask that a recommendation be made to the Board of Directors to amend the UDO.

empowered to act on behalf of other persons.

Auto (rental and leasing)

shall mean an area or structure for storing or displaying cars, trucks, trailers, RVs and recreational goods, which are offered for rent for a fee.

Auto auction

shall mean a facility for the sale of automobiles to the highest bidder.

Auto and vehicle dealer

shall mean a facility for display, service and sales of used or new automobiles, motorcycles, recreation vehicles, and travel trailers, excluding heavy equipment.

Auto and vehicle impoundment or holding yard (no salvage)

shall mean a parcel of land or a building that is used for the impoundment of vehicles and storage of inoperable vehicles usually awaiting insurance adjustment or transport to a repair shop and where vehicles are kept for a period not to exceed sixty (60) days.

Auto and vehicle towing (wrecker)

shall mean the operating of a truck for the towing of inoperable motor vehicles.

Auto body and paint shop

shall mean a facility which provides collision repair services, including body frame straightening, replacement of damaged parts, **and or** painting.

Auto detailing service

shall mean a facility for the cleaning, washing, waxing and polishing of motor vehicles including steam cleaning.

Auto glass, muffler and seatcover shop

shall mean an automotive service establishment specializing in assembly, fitting and installation of glass, seatcovers or mufflers in automobiles as a primary activity.

Auto insurance claims office

shall mean a branch office of a major auto insurance agency in which a liability adjuster assists in damage claims and adjustments to vehicles.

Auto manufacturing

see manufacturing, medium

Auto parts and accessory sales

shall mean a facility having auto parts, accessories and tools for sale (no repairing).

Auto quick lube

shall mean facilities which perform routine servicing of motor vehicles, including the replacement of elements and fluids which are expected to be routinely replaced on a

1B

frequent basis (such as engine oil and other lubrication; brake, transmission and power steering fluids; and air filters) generally while customers wait.

Auto repair

shall mean a facility for motor vehicle maintenance, service, and engine repair (not including painting or body and frame work).

Auto repair or assembly (salvage parts)

shall mean a facility which performs auto body, painting and engine repair and/or which assembles operable vehicles from salvage parts and components.

Auto salvage yard

see salvage yard.

Automatic teller machine (ATM)

shall mean an automated device that performs banking or financial functions (deposits, withdraws, fund transfers) at a location remote from the controlling financial institution.

Average Daily Trips (ADT)

ADT is determined in accordance with the Institute of Transportation Engineers, *Trip Generation* (7th ed. 2003), which is incorporated by reference.

Bail bonds office

financial establishment providing legal assistance for a fee in posting bonds to release customers from a detention facility.

Bait and tackle shop

shall mean retail sales of fishing supplies and general outdoor items to include live bait, tackle, camping supplies and food items.

Bakery and confectionary shop (neighborhood)

shall mean a place for preparing, cooking, baking, and selling of products on the premises.

Bakery (commercial and industrial)

see food and beverage processing.

Bank, credit union or savings institution

shall mean a completely enclosed facility, the primary use of which is the custody, loan, exchange or issue of money, the extension of credit and the transmission of funds.

Barge or ship manufacturing

see manufacturing, heavy

Bar or tavern

an establishment, also known as bars, taverns, or drinking places, primarily prepare and serve alcoholic beverages for immediate consumption. These establishments may also provide limited food and entertainment (primarily music) services.

10

SUBDIVISION COMMENTS
November 2013

2. Fort Smith Regional Airport Business Park, Lots 5-14 – Morrison Shipley Engineers

Zoning Designation: Commercial Heavy (C-5)

Land Use: Provides for adequate locations for retail uses and services that generate moderate to heavy automobile traffic.

Proposed Use: Commercial development

Staff recommends approval with the following conditions:

- 1) The developer must agree to meet all franchise and City utility easement requirements.
- 2) The preliminary and final plat must comply with the city's Subdivision Design and Improvement Standards and the Standard Specifications for Public Works Construction.

2A

**Master Land Use Plan
Amendment**

Memo

To: City Planning Commission
From: Planning Staff
Date: October 30, 2013
Re: Proposed Master Land Use Plan Amendment by Pat Mickle, agent, at 201-3201 Riverfront Drive from Mixed Use Employment & Park/Open Space to Mixed Use Employment (Companion to item #4)

ADJACENT LAND USE CLASSIFICATIONS AND USES

Land Use classification and use contiguous to the subject lot are as follows:

The area to the north is classified as Park/Open Space and is developed as a walking trail.

The area to the east is classified as Park/Open Space, Industry and Mixed Use Employment and is developed as a sewer treatment plant, freezer plant, waste paper company, railroad yard, pallet plant or undeveloped.

The area to the south is classified as Mixed Use Employment and is developed as the River Park.

The Arkansas River to the west has no classification.

The proposed Land Use classification of Mixed Use Employment is described as follows:

To provide for a dense, compatible mix of retail, residential, employment and production activities designed for all modes of transportation.

Characteristics and Use:

Criteria for Designation:

Compliance Noted

- | | |
|--|-----|
| • Compatible with and complimentary to surrounding uses. | Yes |
| • Located on high volume arterials and collectors | Yes |
| • Located as a cluster of like services | Yes |
| • Accessible by most modes of transportation | Yes |
| • Appropriately located for minimum impact of adjacent uses, and, by volume of activity and trips generated by use | Yes |

3.A

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies Riverfront Drive as Major Arterial.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Monday, October 28, 2013 at 121 Riverfront Drive. A few surrounding property owners were in attendance. A copy of the attendance record and meeting summary are enclosed.

Staff recommends approval of the application.

3. B

For a Minor, Standard or Major Master Land Use Plan Amendment, please attach the following information and answer the questions below. You may provide answers on a separate sheet and attach it to this application:

1. A legal description of the subject property that is to be amended (reclassified).
See Attached
2. A map of the property which includes the scaled distance, legal description, and general vicinity map inset showing the property's location. See property exhibit.
3. The area dimensions of the property in square feet or acres.
4. Describe existing road conditions and new roads to be included in the development and the effect of the proposed development on existing roads and traffic conditions:

The property is served by Riverfront Drive (AR Hwy 255) along its entire eastern side. The road is 24' wide, two lanes with paved shoulders. The property is also served by North "B", North "E", North "H", and North "P" Streets. The 2012 ADT (per Ark Hwy Dept) is 2600 vehicles per day. The City's Master Street Plan classifies Riverfront as a Major Arterial. Construction as a boulevard versus a five lane street will be more conducive to the planned uses and development. Additional access to the Riverfront area can be provided by the extension of Kelley Highway as is called for in the Master Street Plan. Conversion of Riverfront Drive to a multi-lane boulevard and the extension of Kelley Highway will provide adequate street capacity.

5. Describe the existing public utility services and infrastructure (such as water, sewer, fire/police) which are available to the property and the source/method of providing additional utilities and infrastructure to the property if necessary:

The area south of the May Branch Outfall is served by a 12" water line and an 8" to 12" sewer line along Riverfront from "B" to "P" Streets. A water line extension from May Branch north will be required. A sewer lift station and force main will be required for sewer service north of May Branch. Fire Station # 1 is five blocks off Riverfront Drive. The police station is about 15 blocks (3/4 mile) from Riverfront Drive. There is adequate power and gas in the area.

20

6. Provide a statement of the proposed build-out density and maximum potential build-out density (units per acre) permitted by the proposed land use classification:

It is anticipated that buildings will not occupy more than 20% of the surface acreage. Maximum possible building coverage is 60%.

7. Identify any known or anticipated environmental concerns:

None known or identified.

For a Standard or Major Master Land Use Plan Amendment only, please attach the following additional information and answer the questions below. You may provide answers on a separate sheet and attach it to this application:

8. An analysis of the impact of the amendment on surrounding properties and plans in terms of:

a. Describe potential changes to development patterns in terms of local and regional impacts:

We believe this plan is a step toward reconnecting the Riverfront to the residential & business areas to the east, especially south of "P" Street. We think over time the area east of the Riverfront will develop into residential & residential support type uses extending up to North 5th Street and south to Garrison Avenue. We also think it will become a destination, not only anchored by the USMM, but also by Kelley Park amphitheater, and the softball complex to the north.

b. Describe the consistency in zoning between existing and planned uses:

The proposed zoning does not match the existing Industrial zones, however, it does match the Comprehensive Plan goal of better utilization of the river. The Master Street Plan with the Arterial Street designation for Riverfront Drive and the projected extension of Kelley Highway will allow for the anticipated greater traffic capacity & access to the river.

2E

c. Provide explanation of the need for and demand in the proposed uses:

The river has been greatly underutilized. It has taken the landowners over 20 years to incrementally improve the property to a state that it can support development. It provides the opportunity for such unique uses as the Marshals Museum and walking trail along the river.

9. Provide an analysis of the long term development plan for the area (10-20 years) which incorporates a review of the land use, transportation, and infrastructure impact to both the City of Fort Smith and the property owner:

The development along the river will trigger the redevelopment of property along Riverfront Drive eastward to and beyond the Historic District. A significant section will be residential with traditional neighborhoods and walkable streets. The support services for residential will also develop. A walkable residential base will also support additional activity throughout the CBID but especially on Garrison Avenue. The upgrading of Riverfront Drive to a boulevarded arterial and the extension of Kelley Highway to Riverfront Drive will support the anticipated traffic. Consideration should be given to eliminating Riverfront Drive from the designated Truck Route.

For a Comprehensive Plan-Text Amendment only, please attach the following information. Provide answers on a separate sheet and attach it to this application:

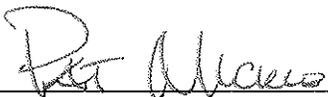
1. A typewritten copy of the proposed changes to the text in underline/strikeout (also known as "track changes") format.
2. A description of the reasons supporting the amendment and the special circumstances requiring the change:

2F

Certification

Once an application has been deemed complete, the applicant shall not modify it unless requested or agreed upon by the Planning Department. Should the applicant request a modification to the application after it has been advertised for public hearing, it shall be at the discretion of the Planning Commission to review or continue the application. A re-advertising fee may be required.

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I grant the appropriate City personnel permission to enter the subject property during reasonable hours so that they may investigate and review this application.



Signature (Agent/Owner)

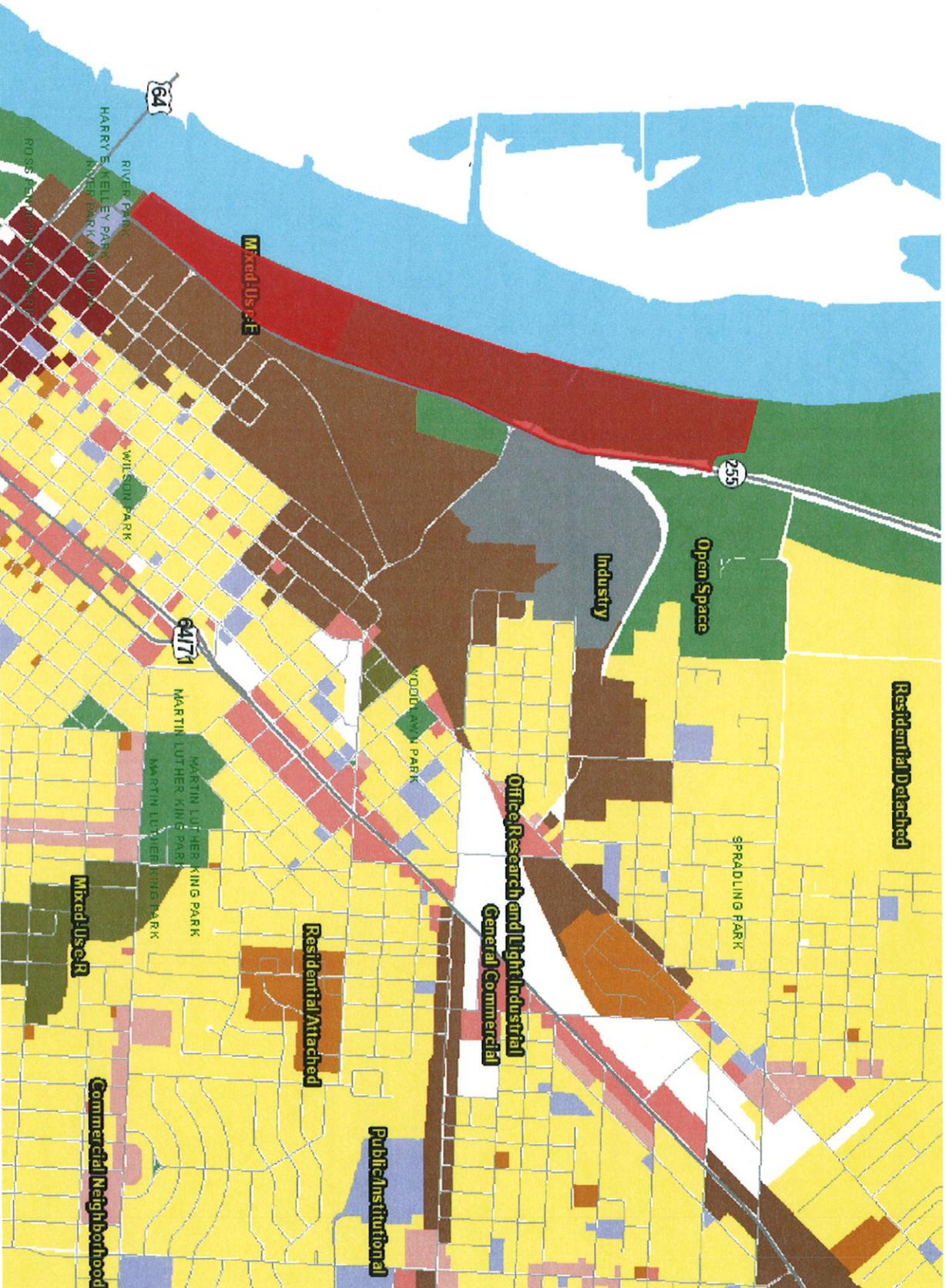


Date

The City of Fort Smith requires complete applications. If your application does not include all of the information required for submission, it will not be processed.

Master Land Use Amendment: From Mixed Use Employment and Park/Open Space to Mixed Use Employment

201-3201 Riverfront Drive



FE

Memo

To: City Planning Commission

From: Planning Staff

Date: October 29, 2013

Re: Rezoning #16-11-13 - A request by Pat Mickle, agent for Planning Commission consideration of a zone request from Residential Estate One Acre (RE-1) and Industrial Moderate (I-2) to a Planned Zoning District (PZD) at 201-3201 Riverfront Drive. (companion item # 3, Master Land Use Amendment)

LOT LOCATION AND SIZE

The subject property is on the west side of Riverfront Drive between the River Park and the walking trail. The tract contains an area of 115.5 acres with approximately 7000 feet of street frontage along Riverfront Drive.

EXISTING ZONING

The existing zoning on this tract is Industrial Moderate (I-2). Characteristics of this zone are as follows:

Purpose:

To provide for industrial land uses which can be operated in a clean and quiet manner that shall not be obnoxious to adjacent land uses, and shall have relatively limited environmental impacts. The land uses within an I-2 zoning district are primarily contained indoors and have heavier traffic generation than Industrial-1 uses. I-2 zoning is appropriate within the Industry classification of the Master Land Use Plan.

Permitted Uses:

Auto and boat related businesses, a variety of retail businesses, offices, animal and pet services, manufacturing and commercial communication towers are examples of permitted uses.

Conditional Uses:

Truck stop, pet cemetery, animal food processing, bus station, sports complex and police station are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 20,000 square feet
Minimum Parcel/Lot Size for Rezoning – New District (By Classification) - 10 acres
Existing District (By Extension) – 20,000 square feet
Minimum Lot Width – 100 feet
Front Yard Setback - 50 feet
Side Yard on Street Side of Corner Lot - 50 feet
Side Yard Setback – 25 feet
Rear Yard Setback - 20 feet
Side/Rear (adjoining SF Residential District/Development) – 100 feet (may be reduced to 60 feet with Planning Commission approval of screening and/or landscaping through the Development Plan approval process)
Minimum building separation – to be determined by current City building and fire code.
Required street access – Major Arterial or higher

and

The existing zoning on this tract is Residential Estate One (RE-1).
Characteristics of this zone are as follows:

Purpose:

The purpose of the Residential Estate One zoning district is to provide areas for low-density, large lot single family residential development. Property zoned RE-1 should include tracts that abut or are in close proximity to existing or approved large-lot single family development, making RE-1 an appropriate transition between rural and suburban uses.

Where public facilities and services are not yet available, development in this district shall be designed to allow for the future planned expansion of utilities and services where necessary. RE-1 zoning is appropriate in the Residential Detached, Mixed use Residential, and Mixed use Employment future land use classification of the Master Land Use Plan.

Permitted Uses:

Single-family dwellings and family group homes are examples of permitted uses.

Conditional Uses:

Commercial communication towers, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes and churches are examples of uses permitted as conditional uses.

4B

Area and Bulk Regulations:

Minimum Lot Size – 1 acres
Maximum Density – 1 Dwelling Units/Acre
Minimum Lot Width of Building Line – 100 feet
Minimum Street Frontage – 50 feet
Front Yard Setback - 40 feet
Side Yard on Street Side of Corner Lot - 40 feet
Side Yard Setback – 15 feet
Rear Yard Setback - 20 feet
Minimum building separation – 15 feet

Maximum Height - 35 feet (1+1)
Maximum Lot Coverage - 20%

REQUESTED ZONING

The applicant has requested a Planned Zoning District (PZD). The purpose of a planned zoning district is to assure control of certain development while providing the applicant a means of gaining commitment without undue financial risk. Specifically the purposes of a PZD are to encourage:

- Comprehensive and innovative planning and design of diversified yet harmonious development consistent with the comprehensive plan;
- Better utilization of sites characterized by special features of geographic location, topography, size, or shape;
- Flexible administration of general performance standards and development guidelines;
- Primary emphases shall be placed upon achieving compatibility between the proposed developments and surrounding areas to preserve and enhance the neighborhood through the use of enhanced site design, architecture, landscaping, and signage.
- Developments that utilize design standards greater than the minimum required by the UDO.

SURROUNDING ZONING AND LAND USE

The area to the north is zoned Industrial Moderate (I-2) and is developed with a walking trail.

The areas to the east are zoned Commercial Light (C-2) and Industrial Moderate (I-2) and are developed as a freezer plant, waster paper company, railroad yard, pallet plant, sewer treatment plant and undeveloped.

The area to the south is zoned Commercial Downtown (C-6) and is developed as the River Park.

The area to the west is not zoned and is the Arkansas River.

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as a Park/Open Space/Floodway. This classification is intended to provide for the open space and recreation needs of the region, and protect the regions natural resources, water quality and development investments. The *Unified Development Ordinance* also classifies the site as Mixed Use Employment. This classification is intended to provide for a dense, compatible mix of retail,

residential, employment and production activities designed for all modes of transportation. A companion item #3, is proposed to revise the land use to Mixed Use Employment. If this companion item is approved, the zone change will not conflict with the goals and objectives of the Unified Development Ordinance.

PROPOSED ZONING

The Planned Zoning District if approved will allow a building addition on the current industrial site for the retreading of tires. This would be the only use permitted that is permitted with this PZD that is in the Industrial Heavy (I-3) and not in the Industrial Moderate (I-2) zone as shown on the land use chart comparison table.

PROJECT BOOKLET

A copy of the project booklet is enclosed for your review. The following criteria shall be considered when reviewing the project booklet:

- A. Is the site capable of accommodating the building(s), parking areas and drives with the appropriate open space provided? **No site designs available at this time.**
- B. Does the plan provide for safe and easy ingress, egress and internal traffic circulation? **No site designs available at this time.**
- C. Is the plan consistent with good land use planning and site engineering design principles, particularly with respect to safety; **No site designs available at this time.**
- D. Are the architectural designs consistent with the City of Fort Smith policies and regulations and compatible with surrounding land use features; **No site designs available at this time. However, the design guidelines presented in the PZD will exceed the minimum Unified Development Ordinance requirements.**
- E. Does the Plan represent an overall development pattern that is consistent with the Comprehensive Plan, Master Street Plan, Master Land Use Plan, and other adopted planning policies; **No site designs available at this time. However, the design guidelines presented in the PZD will be consistent and exceed the minimum Unified Development Ordinance requirements.**
- F. The required right-of-way dedication has been identified by the City Engineering Department. **Yes**
- G. All easements and utilities shall meet the requirements of the approving departments and agencies. **YES**
- H. Articulate how the plan minimizes or mitigates the impact of increased traffic both in volume and vehicle size. **A traffic study was prepared and submitted suggesting the extension of Kelley Highway and increasing Riverfront Drive to four lanes.**

- I. Articulate how the plan exceeds the UDO requirements. (ex. increased landscaping, increased high quality materials, etc.) **This proposal is to increase the screening to the side yards around parking lots, higher percentage of quality materials, automatic irrigation, all mechanical equipment to be screened and more stringent sign regulations.**

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – The future developments will utilize Riverfront Drive.

Right-of-way dedication – Will be handled at the time of development.

Landscaping & Screening – Buffer areas and landscaping will follow City regulations. Screening adjacent lots from parking lots will be enhanced for larger parking lots.

Parking – The parking design will be done at the time of development.

Signage – Signage requirements are listed in the project booklet.

FACTORS TO BE CONSIDERED

If the Planning Commission approves this request, staff request that the Planning Commission consider the following factors as outlined in Section 27-341-3(E) of the UDO

1. Rezoning Application -- Approval, approval as amended, or denial of the rezoning application shall be based upon consideration of the following factors:
 - A. Compatibility with the Comprehensive Plan, Master Land Use Plan, Master Street Plan, and applicable area plans (e.g., corridor, neighborhood). **The plan will be compatible with the approval of the Master Land Use Amendment.**
 - B. Compatibility of the proposed development with the character of the neighborhood. **The design requirements for the buildings will be compatible with and exceed the character of the neighborhood.**
 - C. The zoning and uses of adjacent and nearby properties, and the compatibility of the proposed future uses with those existing uses. **The proposed uses listed in the project booklet will be compatible with adjacent properties.**
 - D. The extent to which the proposed land use would increase or change traffic volume or parking demand in documented evidence or engineering data, road conditions, road safety, or create parking problems in combination with any improvements that would mitigate these adverse impacts. **The proposed land uses will be a significant increase in change traffic volume or parking demands. The City is currently reviewing future street options.**

- E. The current availability of public utilities and services and the future capacity needed to adequately serve the proposed land use in combination with any improvements that would mitigate these adverse impacts. **The existing public utilities and services will adequately serve the existing and proposed land use for this property.**
- F. That the application complies with all relevant ordinance requirements (for example 27-200, 27-500, 27-600, and 27-700). **The proposal complies with and exceeds the relevant ordinance requirements for Section 27-200, 27-500, and 27-700 as the outlined development booklet.**

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Monday, August 5th, 2013 at 12:00 P.M. on site. Two neighboring property owners were present at the neighborhood meeting, no objections were voiced. A copy of the attendance record and meeting summary are enclosed.

Staff Comments

The project booklet that is enclosed appears to comply with the minimum requirements of the UDO and would present no significant issue for the area.

The proposed PZD will allow for the future development of higher quality growth of the riverfront.

PETITION FOR CHANGE IN ZONING MAP

Before the Planning Commission of the City of Fort Smith, Arkansas

The undersigned, as owner(s) or agent for the owner(s) of the herein described property, makes application for a change in the zoning map of the City of Fort Smith, Arkansas as follows:

- 1. The applicant is the owner or the agent for the owner(s) of real estate situated in the City of Fort Smith, Sebastian County, Arkansas, described as follows: (Insert legal description)

See Attached

- 2. Address of property: 201 to 3201 Riverfront Drive

- 3. The above described property is now zoned: Open-1 and Industrial-Moderate (Old I-3)

- 4. Application is hereby made to change the zoning classification of the above described property to a Planned Zoning District.

- 5. Explain why the Planned Zoning District is requested?

The owners wish to significantly limit the allowable uses of the property to insure
compatibility and to eliminate less desirable uses.

Signed:

Mickle Wagner Coleman, Inc.

~~Owner or Agent Name~~
(please print)

P.O. Box 1507, Ft Smith, AR 72902

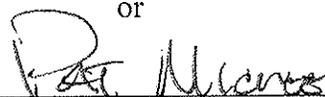
~~Owner or Agent Mailing Address~~

649-8484

~~Owner or Agent Phone Number~~

Owner .

or


Agent

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location River Park Events Building, West Room, 121 Riverfront Drive, Fort Smith, AR

Meeting Time & Date Monday, October 28, 2013 @ 5:30 p.m.

Meeting Purpose To discuss proposed Riverfront Development

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1. <u>Becky Griffin</u>	<u>610 Towson Fsm</u>	<u>479-783-5191</u>
2. <u>Rick Griffin</u>	<u>610 Towson Fsm</u>	<u>479-783-5191</u>
3. <u>Brenda Andrews</u>	<u>Fort Smith Planning Dept</u>	
4. <u>CALVIN ALLEY</u>	<u>1201 BALLMAN</u>	<u>479-806-2901</u>
5. <u>Marilyn Alley</u>	<u>"</u>	<u>"</u>
6. <u>JAMES GIPSON</u>	<u>2903 BLAIR AVE</u>	<u>479-783-0867</u>
7. <u>PAT MICKUS</u>	<u>3434 Country Club</u>	<u>649-8484</u>
8.		
9.		
10.		
11.		

**Neighborhood Meeting Minutes
Riverfront Drive Land Use and Zoning
October 28, 2013 5:30 PM**

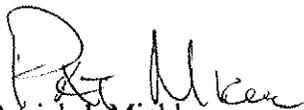
A neighborhood meeting to discuss the Riverfront Land Use and Zoning plan was held Monday, October 28, 2013 at 5:30 p.m. at the River Park Events Building, 121 Riverfront Drive, Fort Smith, Arkansas. The meeting was called to order at 5:30 p.m.

Amongst the seven attendees were the owners of two properties that were within the 300' notification boundary. The attendance list is attached.

Mickle with the aid of display boards defined the area in question, which lies between Riverfront Drive and the Arkansas River and extends from the River Park Events Building - northward 1 1/3 miles.

The U.S. Marshals Museum Board wants to move their site down river to a larger site which requires modification of the existing Land Use and Zoning Plan. Mickle noted that the combination of the U.S. Marshals Museum and the near completion of filling of the property to above flood levels has compelled the landowners to put together a coordinated land use plan. With the PZD, the uses will be limited. Mickle passed a chart around showing the land uses to be permitted.

The adjacent landowners did not object to the proposal and seemed favorable to the development of subject property. After several minutes of questions, answers and comments, the meeting adjourned at 6:20 p.m.


Patrick J. Mickle

Memo

To: City Planning Commission

From: Planning Staff

Date: October 31st, 2013

Re: Rezoning #17-11-13 - A request by Mercy Health Fort Smith Communities, agent for First Asset Holdings, LLC, Michael Butler Living Trust and Cynthia Butler Farrell, for Planning Commission consideration from Residential Single Family-Duplex Low/Medium Density (RSD-2) and Residential Multi Family High Density Special (RM-4-SPL) to a Planned Zoning District located at 1000 South Waldron Road.

LOT LOCATION AND SIZE

The subject property is on the southwest corner of Waldron Road and Free Ferry Road. The tract contains an area of 3.94 acres with approximately 360 feet of street frontage along Free Ferry Road, approximately 360 feet of street frontage along Fern Street, and approximately 446 feet of street frontage along Waldron Road.

EXISTING ZONINGS

The existing zonings on this tract are Residential Single Family – Duplex Low/Medium Density (RSD-2) and Residential Multifamily High Density (RM-4). Characteristics of the zones are as follows:

Zoning Characteristics of (RSD-2)

Purpose:

To provide for attached and detached homes in low-to-medium density neighborhoods where adequate public services and facilities are available. The RSD-2 zoning district is appropriate in suburban areas and primarily applies to the Residential Attached, Mixed Use Residential, and Mixed Use Employment category of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings and family group homes are examples of permitted uses.

Conditional Uses:

Commercial communication towers, amateur radio transmitting towers, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery

schools, police and fire stations, daycare homes and churches are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 10,500 square feet (1+1)	Maximum Height - 35 feet
Maximum Density – 4 Dwelling Units/Acre 50%	Maximum Lot Coverage -
Minimum Lot Width at Building Line – 75 feet	
Minimum Street Frontage – 50 feet	
Front Yard Setback - 30 feet	
Side Yard on Street Side of Corner Lot - 30 feet	
Side Yard Setback – 7.5 feet	
Rear Yard Setback - 10 feet	
Minimum building separation – 10 feet	

Zoning Characteristics of (RM-4)

Purpose:

To provide high density attached homes, including multi-story residential buildings in those areas where such building types already exist, or where such buildings would be consistent with an area's established development pattern and character. The RM-4 zoning district is appropriate in urban areas in the Residential Attached, Mixed Use Residential, Mixed Use Employment, Commercial Neighborhood, and General Commercial categories of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings, multifamily (apartment and condominiums), community residential facility, family and neighborhood group homes and retirement housing are examples of permitted uses.

Conditional Uses:

Assisted living, bed and breakfast inn, dormitory, sorority, fraternity, rooming or boarding house, commercial communication towers, amateur radio transmitting towers, community recreation center, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes, senior citizen center, churches and rectory, convent, monastery are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 5,000 square feet (1+1)	Maximum Height - 40 feet
Maximum Density – 30 Dwelling Units/Acre 70%	Maximum Lot Coverage -
Minimum Lot Width at Building Line – 50 feet	
Minimum Street Frontage – 20 feet	

5B

Front Yard Setback - 20 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 5 feet
Rear Yard Setback - 5 feet
Side/Rear adjacent to RS district/development – 40 feet
Minimum building separation – 10 feet

REQUESTED ZONING

The applicant has requested a Planned Zoning District (PZD). The purpose of a planned zoning district is to assure control of certain development while providing the applicant a means of gaining commitment without undue financial risk. Specifically the purposes of a PZD are to encourage:

- Comprehensive and innovative planning and design of diversified yet harmonious development consistent with the comprehensive plan;
- Better utilization of sites characterized by special features of geographic location, topography, size , or shape;
- Flexible administration of general performance standards and development guidelines;
- Primary emphases shall be placed upon achieving compatibility between the proposed developments and surrounding areas to preserve and enhance the neighborhood through the use of enhanced site design, architecture, landscaping, and signage.
- Developments that utilize design standards greater than the minimum required by the UDO.

SURROUNDING ZONING AND LAND USE

The area to the north is Commercial Light (C-2) and is undeveloped.

The areas to the east are zoned Transitional (T) and are developed as a doctor’s office and clinic, professional offices, and massage therapist.

The area to the south is zoned Residential Single Family-Duplex Low/Medium Density (RSD-2) and Transitional (T) and is developed as single family residences and a business office.

The area to the west is zoned Residential Single Family-Duplex Low/Medium Density (RSD-2) and is developed as single family residences.

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as Residential Detached, Residential Attached, and (Commercial) Neighborhood Compatible Land Use Classification. Approval of the zone change will not conflict with the goals and objectives of the Unified Development Ordinance.

PROPOSED ZONING

The Planned Zoning District if approved will allow for the development of a doctor's office and clinic. It would also allow for the uses outlined in the Land Use & Zoning Chart. The Planned zoning district will adhere mostly to the Transitional district zoning standards.

PROJECT BOOKLET

A copy of the project booklet is enclosed for your review. The following criteria shall be considered when reviewing the project booklet:

- A. Is the site capable of accommodating the building(s), parking areas and drives with the appropriate open space provided? YES
- B. Does the plan provide for safe and easy ingress, egress and internal traffic circulation? YES
- C. Is the plan consistent with good land use planning and site engineering design principles, particularly with respect to safety; YES
- D. Are the architectural designs consistent with the City of Fort Smith policies and regulations and compatible with surrounding land use features; YES
- E. Does the Plan represent an overall development pattern that is consistent with the Comprehensive Plan, Master Street Plan, Master Land Use Plan, and other adopted planning policies; YES
- F. The required right-of-way dedication has been identified by the City Engineering Department. YES
- G. All easements and utilities shall meet the requirements of the approving departments and agencies. THE DEVELOPMENT COMPLIES WITH ALL APPROVING DEPARTMENTS.
- H. Articulate how the plan minimizes or mitigates the impact of increased traffic both in volume and vehicle size. THE PLAN DOES NOT HAVE ANY SIGNIFICANT IMPACT ON TRAFFIC. A TRAFFIC IMPACT STATEMENT HAS BEEN PROVIDED TO AND APPROVED BY THE ENGINEERING DEPARTMENT.
- I. Articulate how the plan exceeds the UDO requirements. (ex. increased landscaping, increased high quality materials, etc.) THE FACADES OF THE PROPOSED CLINIC WILL CONSIST OF ALL HIGH QUALITY MATERIALS. THE NUMBER OF REQUIRED PARKING SPACES EXCEEDS THE UDO PARKING REQUIREMENTS. NO VEHICULAR ACCESS WILL BE MADE ON FERN STREET.

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – The doctors clinic will utilize a proposed 24 feet driveway on Free Ferry Road, and a proposed 26 feet driveway on Waldron Road.

Right-of-way dedication – The existing right-of-way has been determined by the engineering department as adequate for the current classification.

Drainage – The plan has provided a detention pond at the southeast corner of the development adjacent to Waldron Road.

Landscaping – Perimeter landscaping, parking lot screening, and interior landscaping will be provided and comply with the Unified Development Ordinance standards.

Screening – The proposed development shows a screening fence, wall or vegetative screening along the west property line adjacent to the building. An existing screening fence is adjacent to the clinic property on the neighboring property. The owner has included a letter stating that if the neighbor removes the screening fence the owner will install an approved opaque screening fence.

Parking – The current development plan will utilize 84 parking spaces.

Signage – The current sign plan will follow the Transitional zoning standards. Two 32 square feet monument signs will be installed at the entrances, and a wall sign will be installed at the building entrance.

Setbacks – The proposed development has larger setbacks than what is permitted in the Transitional zoning.

FACTORS TO BE CONSIDERED

If the Planning Commission approves this request, staff request that the Planning Commission consider the following factors as outlined in Section 27-341-3(E) of the UDO

1. Rezoning Application -- Approval, approval as amended, or denial of the rezoning application shall be based upon consideration of the following factors:
 - A. Compatibility with the Comprehensive Plan, Master Land Use Plan, Master Street Plan, and applicable area plans (e.g., corridor, neighborhood). **The plan is compatible with the area plans.**
 - B. Compatibility of the proposed development with the character of the neighborhood. **The proposed development of the doctors office and clinic is compatible with the character of the surrounding developments to the south and east.**

- C. The zoning and uses of adjacent and nearby properties, and the compatibility of the proposed future uses with those existing uses. **The proposed use to allow a doctors office and clinic is a compatible use in the Transitional (T) Zoning district as outlined in the project booklet. Furthermore all the other uses for the PZD are allowed in the Transitional (T) zoning district.**
- D. The extent to which the proposed land use would increase or change traffic volume or parking demand in documented evidence or engineering data, road conditions, road safety, or create parking problems in combination with any improvements that would mitigate these adverse impacts. **The proposed land use will not be a significant increase or change in traffic volume or parking demands as outlined in the traffic information statement submitted in the project booklet.**
- E. The current availability of public utilities and services and the future capacity needed to adequately serve the proposed land use in combination with any improvements that would mitigate these adverse impacts. **The existing public utilities and services will adequately serve the existing and proposed land use for this property.**
- F. That the application complies with all relevant ordinance requirements (for example 27-200, 27-500, 27-600, and 27-700). **The property complies with the relevant ordinance requirements for Section 27-200, 27-500, and 27-700 as the outlined development booklet.**

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Tuesday, October 29th, 2013 at 6:00 P.M. on site. Three neighboring property owners were present at the neighborhood meeting. A copy of the attendance record and meeting summary are enclosed.

The project booklet that is enclosed appears to comply with the minimum requirements UDO and would present no significant issue for the area. Staff recommends approval.

PETITION FOR CHANGE IN ZONING MAP

Before the Planning Commission of the City of Fort Smith, Arkansas

The undersigned, as owner(s) or agent for the owner(s) of the herein described property, makes application for a change in the zoning map of the City of Fort Smith, Arkansas as follows:

1. The applicant is the owner or the agent for the owner(s) of real estate situated in the City of Fort Smith, Sebastian County, Arkansas, described as follows: (Insert legal description)

See Attached Exhibit A.

2. Address of property: 1000 South Waldron Road
Residential Single Family-Duplex
3. The above described property is now zoned: Low/Medium Density (RSD-2)
Residential Multi-Family High Density
4. Application is hereby made to change the zoning classification of the above described property to a Planned Zoning District. (RM-4 SPL)
5. Explain why the Planned Zoning District is requested?

Proposed Medical Clinic

Mercy Health
Fort Smith Communities

Owner or Agent Name
(please print)
7301 Rogers Avenue,
Fort Smith, AR 72903
Owner or Agent Mailing Address

479-314-5680
Owner or Agent Phone Number

Signed:

Owner

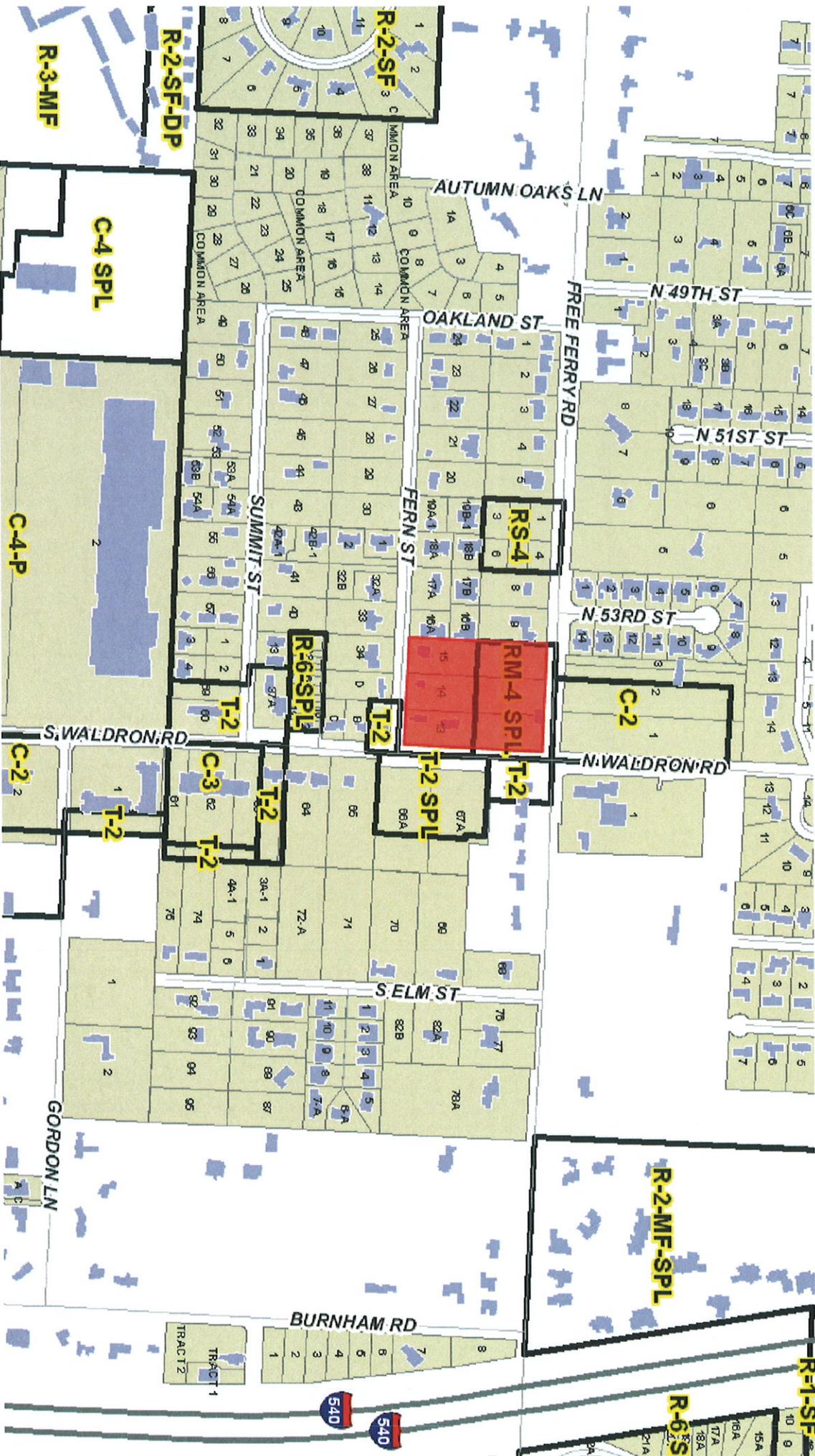
or


Agent

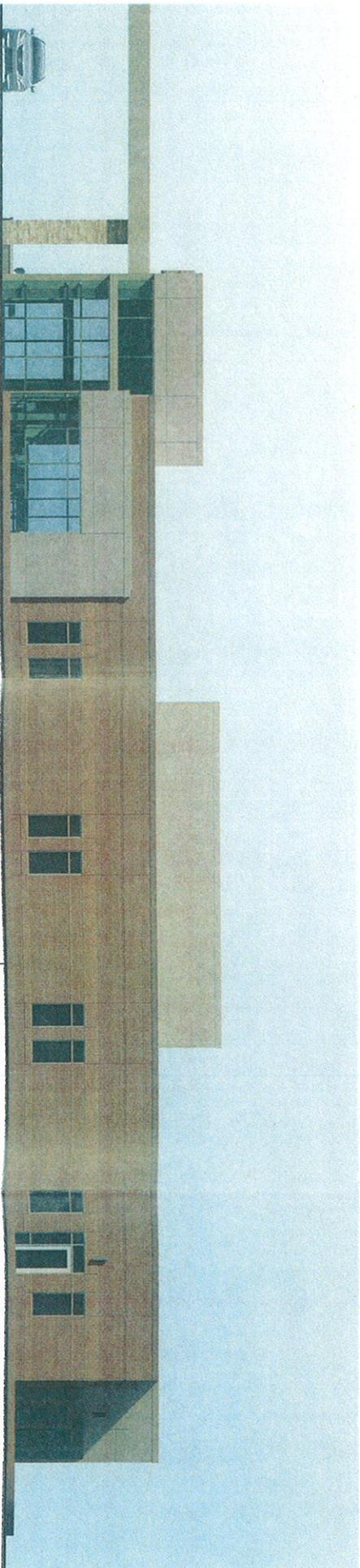
Rezoning #17-11-13: From Residential Single Family Duplex Low/Medium Density (RSD-2) and Residential Multifamily High Density Special (RM-4 SPL) to Planned Zoning District (PZD)

HS

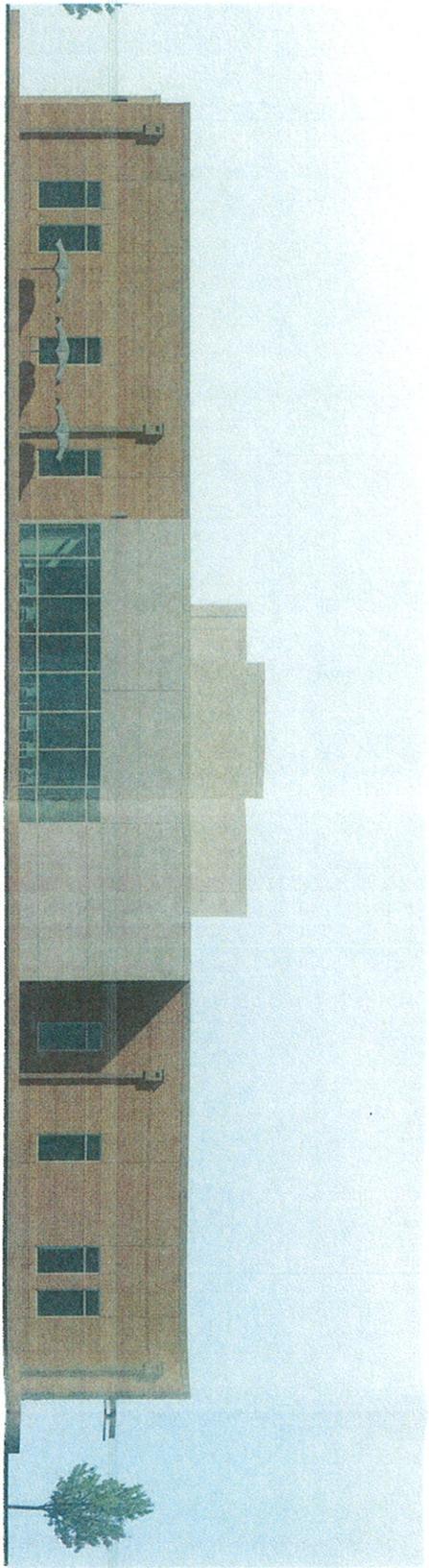
1000 South Waldron Road



NORTH ELEVATION



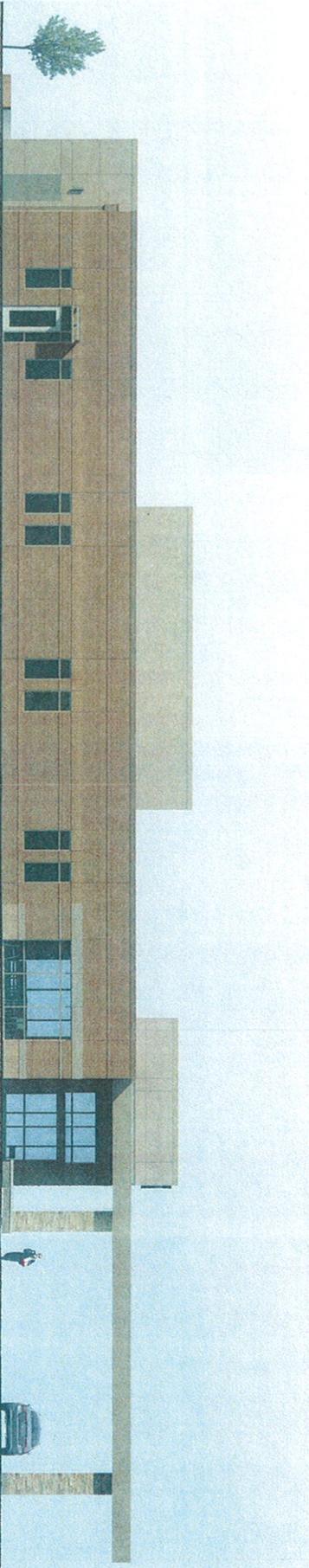
WEST ELEVATION





EAST ELEVATION

5K



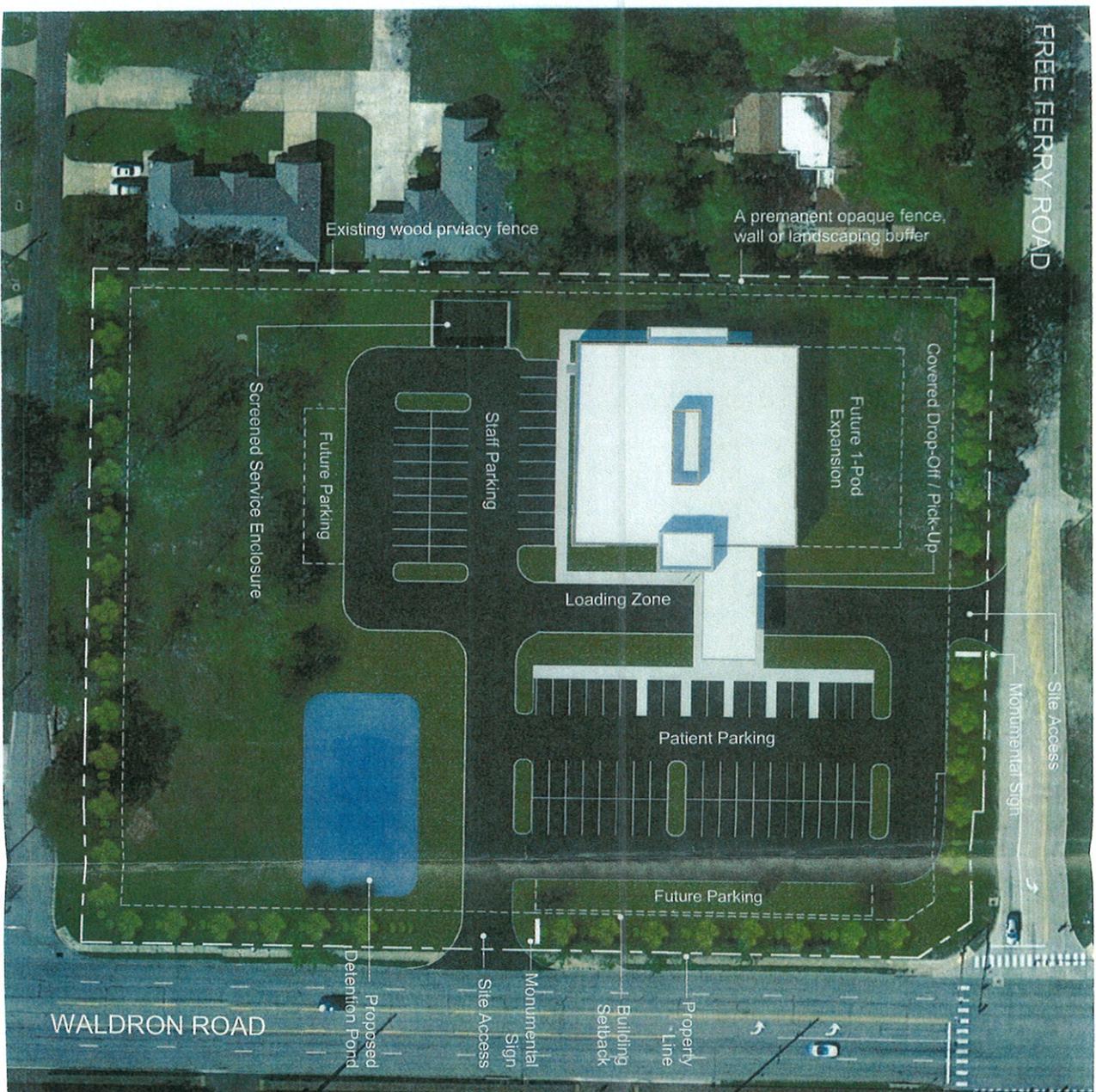
SOUTH ELEVATION



MERCY FREE FERRY CLINIC
ALTERNATE SITE



FREE FERRY ROAD



MERCY FREE FERRY ROAD CLINIC

FORT SMITH, ARKANSAS
CONCEPTUAL SITE PLAN (NOT TO SCALE)

PARKING DIMENSIONS
 Parking stall requirements - 9' x 18' with a 24' drive aisle; 1 loading zone(s) required @ 12' x 35' each.

SITE DATA
 Building Setback (for current RSD-2 and RM-4 S.P.L.) - RSD-2: Front: 30'; Side (Interior): 7.5'; Side (R.O.W.): 30'; Rear: 10'; RM-4 S.P.L.: Front: 20'; Side (Interior): 5'; Side (R.O.W.): 40'; Rear: 5'
 Building Setback for proposed PZD zoning (conforming to Transitional setback requirements) - Front: 20'; Side (Interior): 5'; Side (R.O.W.): 20'; Rear: 10'

PARKING CALCULATIONS
 Proposed Medical Office Building = 13,625 Gross SF
 Number of Required Parking Spaces = Gross SF / (1 Space per 200 SF)
 Number of Required Parking Spaces = 31,625 SF / 200 SF
 Number of Required Parking Spaces = 69
 Parking Spaces Provided = 74
 Total Accessible Spaces Provided = 10
 Total Number of Parking Spaces Provided = 84

SIGNAGE REQUIREMENTS
 - Maximum Signage Area along Waldron Road (major arterial) - 32 SF
 - Maximum Signage Area along Free Ferry Road (residential collector) - 32 SF
 - Building signage mounted directly to the facade will not be larger than 5% of the facade area.

LANDSCAPE REQUIREMENTS
 A 10'-0" wide perimeter strip will be provided adjacent to R.O.W. 3" caliper shade tree, such as Willow Oak or Ailce Elm, or substituted with any approved species by the U.D.O. shall be provided; 6 trees at no more than 50'-0" on center; Parking lot screening containing 24" minimum height evergreen shrub such as Dwarf Burford Holly or Glossy Abelia, or substituted with any approved species by the U.D.O. shall be provided; 3'-0" o.c. with minimum of 10 plants per 50'-0". Remainder of perimeter buffer strip will be solid sod. An automatic irrigation system will be provided.



**POLK
 STANLEY
 WILCOX**
 ARCHITECTS



Mercy Free Ferry Road Clinic - Neighborhood Meeting Minutes

Project Name: Mercy Cliff Drive
HWEI Project Number: 2013059
PSW Project Number: 592AS
Meeting Location Dallas Street Clinic, Fort Smith, AR
Meeting Date/Time: 6:00 pm, October 29, 2013
Attendees: Refer to the attached Attendance List

1. Introduction:

- a. Larry Young and Dr. Goodman with Mercy introduced the project and explained an overview of the project and Mercy's intent to bring quality physicians to Fort Smith. They also explained that there is a great need to recruit more physicians to the community.
- b. Kyle Salyer, P.E., P.S. with Hawkins-Weir Engineers presented the Development Site Plan and touched on the available on-site utilities, storm drainage design, grading, landscape buffers, and proposed screening along the west side of the property.

2. Neighbor Comments/Questions:

- a. How will the onsite drainage be handled near the northwest corner of the site that currently causes some drainage issues for nearby residents? Response: Kyle Salyer advised them that it is intended to reduce the amount of drainage leaving the site to the northwest near Free Ferry Road. Drainage along the back of the building (west side) will be conveyed north in an earthen swale to an existing drainage inlet along the south side of Free Ferry Road. The building's roof drainage and the vast majority of the remaining site will drain into the proposed Detention Pond near the Waldron Road entrance drive.
- b. Will there be a fence put up on the west side of the property? Response: Kyle Salyer and Larry Young addressed the question and advised the residents that the north half of the west line would have a new screening fence, wall, or vegetative screening. The southern half has an existing fence on the adjoining property. Mercy has agreed to erect a new fence in the future if the existing fence comes down.
- c. Will there be an entrance drive off of Fern Street? Response: Kyle Salyer and Larry Young also addressed this question by stating that it was considered early on in the planning stages, but was not seen as a viable option due to Fern Street being an unclassified local street. The City also supported the decision not to have an entrance onto Fern Street.

Enclosure: See Attached Project Milestone Schedule for Future Dates.

110 So. 7th Street • P.O. Box 648 • Van Buren, AR 72957 • Ph: (479) 474-1227 • (479) 474-8531

211 Natural Resources Drive • Little Rock, AR 72205 • Ph: (501) 374-4846 • Fax: (501) 374-4886

www.hawkins-weir.com

5M

Project Name: Mercy Free Ferry Clinic (Alternate Site)
 Hawkins Weir Project #: 2013059
 Date: Originally submitted 8/12/2013, revised 8/30/13

Phase 1 – Site Investigation and Site Utility Survey

Task	Begin Task	Complete Task	Duration of Task (Days)	Submission Deadline	Meeting Date	Additional Notes
Receipt of Signed Contract and Authorization to Proceed with Phase 1						
<u>Task 1</u>						
a. Call in utility locates with ARKUPS	8/21/2013	8/22/2013	24			
b. Perform Site Utility and Topographic Survey	8/21/2013	8/21/2013	4			
c. Prepare and deliver site-civil base map based on survey	8/27/2013	8/30/2013	8			
d. Assist Architect with Conceptual Site Plan of new clinic	8/30/2013	9/6/2013	19			
<u>Task 2</u>						
a. Prepare conceptual site drainage plan	8/28/2013	9/13/2013	17			
b. Prepare site-civil portion of Site Due Diligence Report	9/3/2013	9/13/2013	11			
c. Submit draft Site Due Diligence Report to Owner for review	9/13/2013	9/20/2013	8	9/13/2013		Assuming 8 day review period

Phase 2 – ALTA Survey and City Approval Process

Task	Begin Task	Complete Task	Duration of Task (Days)	Submission Deadline	Meeting Date	Application Fee
Receipt of Signed Contract and Authorization to Proceed with Phase 2						
<u>Task 1</u>						
a. Perform ALTA boundary survey	9/24/2013	9/25/2013	11			
<u>Task 2</u>						
a. Pre-application Meeting	9/24/2013	10/4/2013	11	10/18/2013	10/7/2013	\$200
b. Prepare Subdivision Plat (Major)	9/24/2013	10/4/2013	11	10/18/2013		\$350
c. Prepare Rezoning Application	9/24/2013	10/4/2013	11	10/18/2013	10/31/2013	\$100 (see Footnote #1)
d. Subdivision/Utility Coordination Meeting	9/24/2013	10/4/2013	11	10/18/2013	10/29/2013	\$100
e. Neighborhood Meeting	9/24/2013	10/4/2013	11	10/18/2013		\$250
f. Prepare Development Plan and Application	9/24/2013	10/4/2013	11	10/18/2013	11/5/2013	
g. Prepare Master Land Use Plan Amendment Application (if required)	9/24/2013	10/4/2013	11	10/18/2013	11/12/2013	
h. Prepare Zoning Variance Application (if required)	9/24/2013	10/4/2013	11	10/18/2013	12/3/2013	
i. Planning Commission Study Session						
j. Planning Commission Voting Meeting						
k. Board of Directors Meeting - Zoning Review and Approval						

Total Estimated Fees = \$1000

Footnotes:

1) \$300 or \$400 when submitted with another application

General Notes:

1. A pre-application meeting must be conducted with the City Department representatives at least 10 days in advance of the filing deadline.
2. Submission filing deadline (plans, variances, zoning, development plan, etc.) is before 5:00 pm. Submit to Planning Department, 623 Garrison Avenue, Room 331.
3. A neighborhood meeting must be conducted with area property owners. Notices must be sent 14 days in advance of meeting. Meeting is to be scheduled before the study session.
4. Planning Commission Study Session is held at 11:30 a.m. at the Creekmere Park Community Center.
5. Planning Commission Voting Meeting is held at 5:30 p.m. in the Rose Room of the Creekmere Park Community Center.
6. Fort Smith Board of Directors Meeting is held at 6:00 p.m. at the Fort Smith Public Schools Service Center, 3205 Jenny Lind, Building B (rezonings are first meeting of the month).
7. If any of the items require resubmission then the next Planning Commission submission deadline is November 15, 2013.

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location Mercy Clinic - 7800 Dallas Street

Meeting Time & Date 6:00 P.M. - October 29, 2013

Meeting Purpose Proposed Medical Clinic, 1000 South Waldron Road

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	Jean Pitteri	5318 Wrenway	452-3814
2.	Larry Williams	MERCY	
3.	Mike Malan	MERCY	
4.	Shirley		
5.	Colle Goodman	MERCY	
6.	KYLE SALYER	HWE	
7.	Brenda Andrews	Int Smith Plng Dept	784-2216
8.	Grant Mann	MERCY	
9.	Sean O'Brien	Mercy	
10.	Cheryl	MERCY	
11.	Kay McCarly	Mercy	
	Alla Khaternun	5300 Fenn St	452-5078

Memo

To: City Planning Commission

From: Planning Staff

Date: November 8, 2013

Subject: Conditional Use #30-11-13 - A request by Lee Ann Fager, agent for the City of Fort Smith, for Planning Commission consideration of a Conditional Use request to develop a Commercial Communication Tower at 1601 South 74th Street

Planning Staff recommends tabling the application based on the attached memorandum from Mike Alsup, Director of Parks and Recreation. If you have any questions please do not hesitate to ask.

LA



Memo:

November 8, 2013

To: Wally Bailey, Director of Development Services

From: Mike Alsup, Director of Parks and Recreation

Re: Carol Ann Cross Park, Conditional Use Permit, Cell Tower

I request that the Conditional Use Permit submitted to the Planning Commission for a cell tower at Carol Ann Cross Park be tabled at this time. The City and provider have not agreed upon a contract at this time.

Lee Ann Fager, Westtower Communications, and I have spoken about the request to table, and she concurs with this request.

cc: Lee Ann Fager
Park Commission

LB

Memo

To: City Planning Commission

From: Planning Staff

Date: November 29th, 2013

Re: Conditional Use #30-11-13 - A request by Lee Ann Fager, agent for the City of Fort Smith, for Planning Commission consideration of a Conditional Use request to develop a Commercial Communication Tower at 1601 South 74th Street

LOT LOCATION AND SIZE

The subject property is on the east side of South 74th Street in Carol Ann Cross Park. The proposed site will utilize an area of 50 feet by 40 feet located next to the bathrooms just south of the playground equipment area.

EXISTING ZONING

The existing zoning on this tract is Residential Single Family – Duplex Low/Medium Density (RSD-2).

Characteristics of this zone are as follows:

Purpose:

To provide for attached and detached homes in low-to-medium density neighborhoods where adequate public services and facilities are available. The RSD-2 zoning district is appropriate in suburban areas and primarily applies to the Residential Attached, Mixed Use Residential, and Mixed Use Employment category of the Master Land Use Plan.

Permitted Uses:

Single-family, duplex dwellings and family group homes are examples of permitted uses.

Conditional Uses:

Commercial communication towers, amateur radio transmitting towers, golf course, utility substation, country club, parks, college, primary and secondary schools, preschool, nursery schools, police and fire stations, daycare homes and churches are examples of uses permitted as conditional uses.

6C

Area and Bulk Regulations:

Minimum Lot Size – 10,500 square feet
(1+1)

Maximum Density – 4 Dwelling Units/Acre
50%

Minimum Lot Width at Building Line – 75 feet

Minimum Street Frontage – 50 feet

Front Yard Setback - 30 feet

Side Yard on Street Side of Corner Lot - 30 feet

Side Yard Setback – 7.5 feet

Rear Yard Setback - 10 feet

Minimum building separation – 10 feet

Maximum Height - 35 feet

Maximum Lot Coverage -

SURROUNDING ZONING AND LAND USE

The area to the north of the park is zoned Residential Estate Three Acres (RE-3) and is undeveloped.

The areas to the east are zoned Residential Multi-family Medium Density (RM-3) and are developed as single family residences.

The areas to the south are zoned Residential Single Family – Duplex Low/Medium Density (RSD-2) and Transitional and are developed as Bost School and retirement housing.

The areas to the west are zoned Residential Single Family – Duplex Low/Medium Density (RSD-2) and are developed as single family residences.

PURPOSE OF CONDITIONAL USE

Certain uses are defined as conditional uses because of the potential harmful effects the use can cause to nearby properties and because the requirements to eliminate harmful effects vary from site to site. In considering conditional uses, the Planning Commission will review the overall compatibility of the planned use with the surrounding property as well as specific items such as screening, parking, and landscaping to make sure that no harmful effects occur to nearby properties.

CONDITIONS FOR A CONDITIONAL USE

All requirements for a Conditional Use must be met before any part of the use may be utilized. If any specific condition is not met, the Conditional Use authorization may be revoked by the City of Fort Smith pursuant to Section 27-314.

The Conditional Use will expire if work is not completed within one (1) year of the authorization unless a special time limit has been imposed by the Planning Commission. An extension of time beyond one (1) year or that imposed by the Planning Commission may be granted by the Director one (1) time for up to ninety (90) days.

60

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as Park/Open Space/Floodway. This classification is intended to provide for the open space and recreation needs of the region, and protect the regions natural resources, water quality and development investments. Approval of the conditional use will not conflict with the goals and objectives of the Master Land Use Plan.

PROPOSED CONDITIONAL USE

If the conditional use is approved it will allow a Commercial Communication Tower to be installed at the southern end of Carol Ann Cross Park next to the restroom facility and parking location.

SITE DESIGN FEATURES

Landscaping – No landscaping is proposed at this time.

Screening – The applicant has stated in the application they will install fencing to match the exterior of the existing bathroom and pavilion in the park. The development plan shows a six (6) foot wood fence.

Lighting – No lighting is proposed at this time.

Architectural features – The applicant proposes utilizing a 160 foot monopole tower.

STAFF COMMENTS AND RECOMMENDATIONS

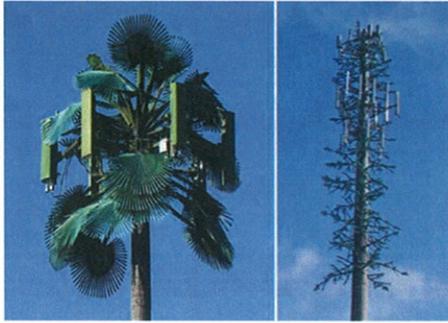
A neighborhood meeting was held Thursday, August 29th 2013 at Martin Luther King Park at 1901 North Greenwood Road. 29 neighbors signed in for the neighborhood meeting.

Two sites were discussed in the meeting. The first site was at the north end of the Park next to the tornado siren. The first location was abandoned because of the opposition the adjacent neighbors. The first site would cause an unwanted visual impact for the neighborhood. The second site that was chosen and is shown on the development plan next to the bathrooms is the preferred site by most of the neighbors. Several neighbors and emergency management services agreed that the need for additional communication coverage was necessary around this location. A few citizens were in opposition to the proposed communication tower site next to the pavilion and bathrooms stating that this would cause deforestation for the aesthetic of the Park. At the end of the meeting Ms. Fager asked how many present would prefer the communication tower to be located next to the bathrooms on the south end of the park and a majority of the neighbors agreed the site to the south would be the better location.

6E

Also, during the meeting several of the attendees ask about installing different designs of a tower. The attending neighbors asked if the tower could be designed to look like a tree, or to look like a flag pole. Please refer to the pictures below for the different type of towers. Most of the neighbors preferred the flag pole design. A copy of the attendance record and meeting summary are enclosed.

(TREE DESIGN)



(MONO POLE)



(FLAG POLE)



On September 11th, 2013 at the Parks Commission meeting a motion was recommend approval of the south location of Carol Ann Cross Park to the Board of Directors if approved by the Planning Commission. A copy of the meeting summary is enclosed.

Should the Planning Commission approve the Conditional Use request, staff recommends the approval be contingent upon the following and the reasons stated in the staff report.

1. All construction must be built in accordance with the approved development plan.
2. The fence installed around the site shall opaque and be a minimum of eight (8) feet.
3. No lights, signals or illumination shall be permitted unless required by the Federal Communication Commission (FCC), Federal Aviation Administration (FAA), or other federal, state, or city agency.
4. The tower design shall be of the flag pole design.

LF

Conditional Use = 30-11-13

APPLICATION FOR CONDITIONAL USE

Name of Property Owner City of Fort Smith

Name of Authorized Agent (if applicable) Lee Ann Fager, RETEL SERVICES

Legal Description of property included in the conditional use request:
see attached

Street Address of Property:
1601 S. 74th St

Existing Zoning Classification:
~~R-2 SF DP~~ RSD-2

Proposed Zoning Classification (if applicable):
same

Describe Proposed Conditional Use Request, including the development of any construction proposed of the property:

construct a 160' monopole & 40'x50' compound in Carol Ann Cross Park for cellular providers

What amenities are proposed such as landscaping and screening?

fencing to match exterior of existing restrooms & pavilions in Park

Lee Ann Fager, agent
Owner or Agent Name (please print)

3213 W Freeport
Owner or Agent Mailing Address
Broken Arrow, OK 74012

918-340-9820
Owner or Agent Phone Number

Signed:

Owner

Or

Lee Ann Fager
Agent
Lee Ann Fager

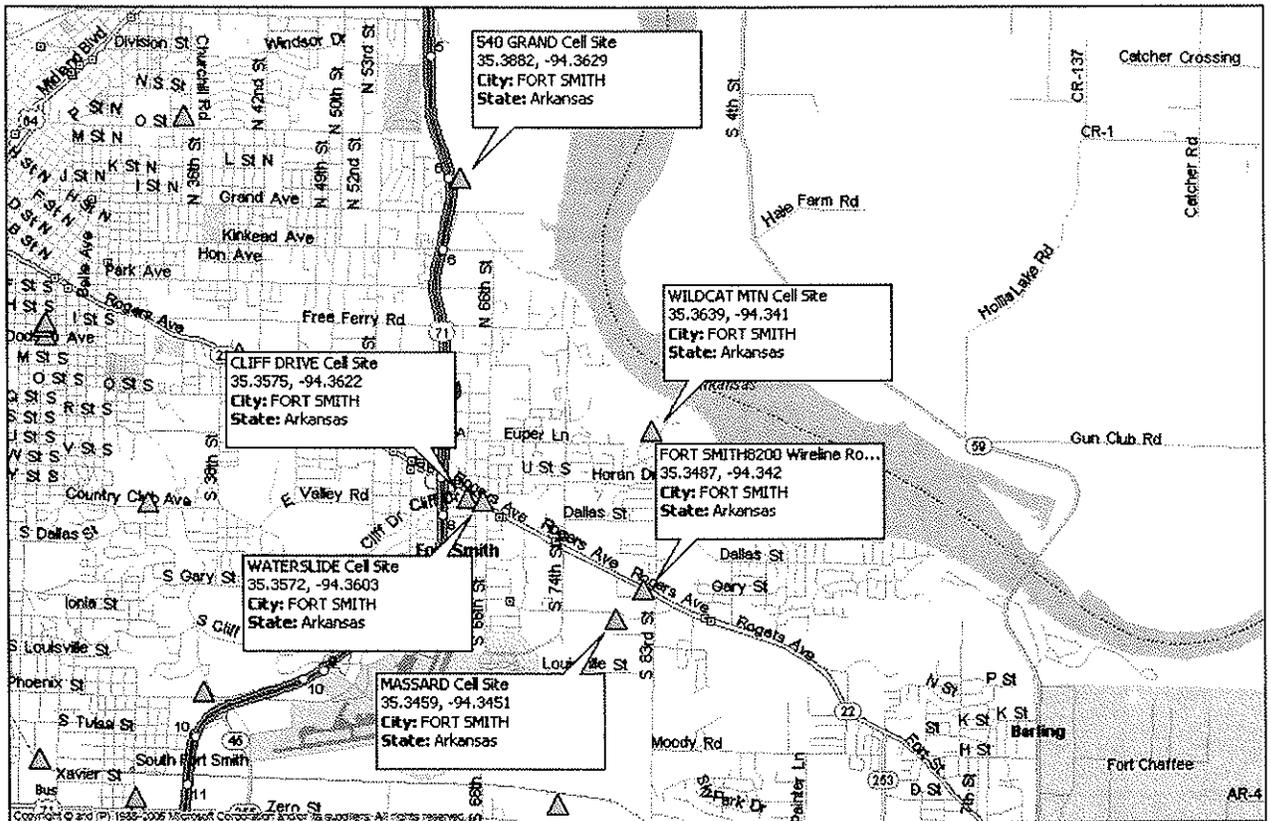
66

1. Whether any tower or suitable structural exists, within the geographic area to be serviced by the proposed new tower, which meets the applicant's engineering requirements.

There are no structures suitable for this site within the service area. AT&T looked at the water tank site on Wildcat Mountain a few years ago but would be limited in height due to FAA restrictions, thus limiting the service capacity. They were also told that the City could not grant access to the area due to deed restrictions. AT&T Engineering has determined that even those sites will not serve the residential and small commercial area along 74th Street as well as a site in the Park due to the hilly topography of the service area.

2. Whether existing towers or suitable structures are of sufficient height to meet the applicant's engineering requirements.

Below is a map showing existing towers nearby; AT&T is already a tenant on all of them. The proposed site is necessary to measurably augment signal strength in the service area.



6H

3. Whether existing towers or suitable structures have sufficient structural strength to support applicant's proposed antenna and related equipment

The above map shows all towers nearby and, as indicated previously, AT&T is a tenant on all. The proposed tower is still needed to augment service.

4. Whether the fees, cost, and/or contractual provisions required by the owner of an existing suitable site for collocation of the applicant's antenna are commercially reasonable.

No other sites exist for collocation so fees are irrelevant.

5. Other significant limiting factors make existing towers or structures unsuitable for collocation of the proposed antennas.

Water tanks are not feasible due to height limitation and topography of the intended service area. Also, dedicated right of way to that area is problematic.

61

NAME	ADDRESS	ZIP	PHONE NUMBER
Virginia Walden	PO Box 4385	72914	479-522-3743
Betsy Zuerlein	1174 So 74th	72903	452-1586
Mitch Flewell	✓	✓	✓
Bob Cochran	✓	✓	✓
Tyler Miller	11 Revelyn Drive	72903	4523023
Drew Harmon	City of Fred Smith		H79-784-2241
Miles Shopfner	7616 Westminster Pl, FSA	72903	479-420-6212
Jayco Shopfner	13 Riverlynde	72903	479-452-0056
Jayco Shopfner	13 Riverlynde	72903	479-452-0056
FRANK COZINS	1129 S - 74th	72903	479-452-3846
AUBREY COZINS	" "	"	479-452-3846
Mike Miller	1200 So. 74th	72903	479-484-5431
DAVID ARNOLD	7321 So. "Q" St.	72903	479-452-1359
Sudram Goodposter	1214 So 74th	72903	479-452-6868
Mil Goodposter	1214 So. 74th	72903	479-452-6868
Clark Nuchler	1201 So 74th St	72903	(479) 883-5848
Shane Walker	1201 So. 74th	72903	479-883-1832
Shannon Blatt	PO Box 1825	72903	6051-2378
Kreithlan	5112 Park	72903	806-7700
Paul Post	PO Box 10704	72917	452-5693
Bill Kirk	1514 N. 57 Terrace	72904	452-0022

NOTES FROM NEIGHBORHOOD MEETING
PROPOSED AT&T TOWER
CAROL ANN CROSS PARK

A meeting was held August 29, 2013, at 7 PM at the Elm Grove Community Center located at 1901 N. Greenwood Ave. The purpose of the meeting was to obtain comments and answer questions for neighbors surround Carol Ann Cross Park regarding AT&T's proposed tower in the Park.

Lee Ann Fager of RETEL Services, and John Beacham of WesTower Communications, both representing AT&T, conducted the meeting and presented the intended installation along with photo simulations. The meeting was required by both the City of Fort Smith in preparation for application for Conditional Use Permit for the tower as well as being requested by the Parks Commission at their August meeting.

The presentation started with the justification for the site. Specifically, a propagation map of the current signal strength in the area was shown followed by the signal strength that would result after the site was constructed. The results were dramatic, showing that customers would experience a much greater degree of wireless service. Dropped calls, call failure, delayed data transmissions and general service degradation would be reduced significantly. A photo simulation of the tower as it would look when constructed was then presented in 2 forms: normal monopole and stealth ("slick stick"), where no external antennas were visible. A photo simulation of the proposed fencing at the bottom of the tower was presented, showing that the fencing would match existing structures in the Park.

Two potential sites were discussed. Initially, a location on the north side of the park near 74th Street and just south of the existing tornado siren was presented. This site was preferably to AT&T due to its higher elevation than anywhere else in the Park (thus requiring a shorter tower to meet coverage objectives) and the fact that a vertical structure seemed to mirror the other ones across 74th Street (the OG&E transmission poles). The 2nd site was on the south end of the Park, south of the playground area and in between the restroom and picnic pavilion. A photo simulation of that south site was presented and Ms. Fager explained that it would need to be taller due to its lower topography.

The meeting was well attended and public comment was lively. Mr. Mitch Llewellyn, 1174 S. 74th Street, spoke first, indicating his opposition as a use that was not compatible and would devalue his property. Mr. Fred Cousins, 1129 S. 74th Street, next presented a list of questions (attached) that were answered and indicating his desire to place it somewhere else in the part that would not be so near residential. Mr. Chip Cates, 1218 S. 84th Street, had a PowerPoint presentation that showed the potential view from his home and stated his opposition. Ms. Shannon Blatt, 7101 S. Q Street, stated her adamant support for the site, even going so far as to offer her back yard for its placement. One of the City Board of Directors was present and indicated that his belief was that "this is not a matter of if but where" as to the approval of the site. Much discussion ensued about the alternate locales within the Park. Ms. Fager indicated that a location near a large picnic pavilion on the southeast corner of the lake had been considered but was abandoned because of how many large trees would have to be removed in order to build the site. The Parks Director, Mike Alsup, agreed that this location would cause deforestation that would be detrimental to the overall aesthetic of the Park. A member of the Fort Smith Emergency Management Services, Brian Weindel, indicated that communication is very compromised in this area when responding to 911 calls. Often, patients have to wait until they reach the hospital to be diagnosed for treatment vs other areas where vitals are communicated from the ambulance to the hospital, thus facilitating a direct route to treatment upon arrival. While several attendees expressed a support for the service, they were non-committal about the tower. Some asserted that they had Verizon service

6 M

and that it worked just fine, asking why we could not locate on their tower. Mr. Beacham presented the locations of the towers surrounding this area and explained the topographic challenges associated with covering the bottom of the "bowl."

Ultimately, Ms. Fager asked how many present would support the south location for the tower. An overwhelming majority raised their hands and it was decided that the application that would go before the Parks Commission at their next meeting would be for that location. Afterward, most had favorable comments and would support the application at Planning Commission.

Mr. Bobby Aldridge, Chairman of the Parks Commission, said he would be much in favor of the "rusted" pole, one that is slick and painted brown to look like a tree. He indicated that this matter would be voted on at the next scheduled Parks Commission meeting.

The meeting concluded at 8 PM.

6N

City of Fort Smith
Parks and Recreation Commission
Minutes of Meeting
September 11, 2013

The Parks and Recreation Commission met at noon on September 11, 2013 at the Creekmore Community Center.

Park Commission members present: Bobby Aldridge, Billy Bob Williams, Madeline Marquette, Bryan Merry, Lorie Robertson, Chris Chaney and Sherry Toliver

Park Commission members absent: None

Staff members present: Jeff Dingman, Mike Alsup, Jim Mackey and Aaron Lee

Others present: Lee Ann Fager, Chad Hunter and David Harris

Merry made a motion to approve the August 14 minutes as written. The motion was seconded by Robertson and unanimously approved.

Aldridge suggested that the Commission discuss the private park agreement with Joe Hartgraves first. Alsup mentioned that Hartgraves would like to continue his agreement. We have not had any issues arise. Staff recommends that the agreement be extended to five years instead of three. The park is located on the northwest side of Martin Luther King Jr. Park. Marquette made a motion to recommend approval of the Joe Hartgraves agreement to the Board of Directors. The motion was seconded by Merry and unanimously approved.

Alsup briefed the Commission regarding the proposed cell phone tower at Carol Ann Cross Park. He noted that AT&T has had a public meeting and some of the Commissioners were able to attend. Citizens at that meeting favored a location at the south end of the park. Lee Ann Fager from AT&T was present and addressed the Commission regarding the need for the tower in that area. Much of this area has poor cell phone coverage. AT&T will also have to go to the Planning Commission for approval. The site would then be recommended to the Board of Directors. After much discussion Robertson made a motion to recommend approval of the proposed cell phone tower at the south location of Carol Ann Cross Park to the Board of Directors. It will first need to be approved by the Planning Commission. The motion was seconded by Marquette and unanimously approved.

Aldridge noted that he needed to resign from the Park Commission due to the City's Code of Business Conduct stating conflict of interest with his work and needing to spend more time with family. The Commission discussed the election of officers. Marquette nominated Robertson as chairman. Robertson then nominated Marquette as vice-chairman. They both agreed to serve in these positions and the Commission unanimously approved.

The Commission and staff welcomed Sherry Toliver as the oncoming Commission member. She replaced Derek Goodson when his term expired at the end of August.

Alsup discussed the need for a liaison to serve on the Sports Council. A council currently exists and has expressed interest in passing this task on to the city. No appointment was made at this time. The Commission agreed to discuss in the future. Alsup reminded the Commission about the Belle Grove Center questionnaire that was emailed to them last week. He asked that they be submitted as quickly as possible.

The meeting was adjourned at 12:50 p.m.

Bobby Aldridge, Chairman

Aaron Lee, Secretary

Miller, Perry

From: Miller, Perry
Sent: Monday, August 19, 2013 4:55 PM
To: Bailey, Wally
Cc: Andrews, Brenda; Monaco, Tom; Striplin, Bill; Rice, Maggie
Subject: Cell Tower at Carol Ann Cross Park

Linda Hollis 479-414-4721 called me today to make it a note that she is against the cell phone tower being proposed at this location. She does not live next to the park, but utilizes the park. She believes the tower will look out of place at this location and will show up to the neighborhood meeting voicing her concerns.

We do not have a date set for the C.U. I assume we will get more information after the neighborhood meeting.

I will add this to the file.

Thank you,

Tyler Miller
Planner City of Fort Smith
623 Garrison Avenue
Fort Smith, AR 72901
479-784-2241

6Q

Miller, Perry

From: Jeff Adams [Jeff.Adams@uafs.edu]
Sent: Thursday, September 12, 2013 10:03 AM
To: Planning Email Group
Cc: Chad Hunter
Subject: suggested carol ann gross park cell tower

We live in that area and should benefit from the signal. However while we cannot see the park from where we live and therefore are not too worried about the size and design of the tower I understand the views of those who will look at it every day. And also we visit that park often and would be nice if the tower did blend into the landscape. A quick google image search on "cellphone towers disguised" returns a variety of differing methods...so has anyone asked the question of ATT can they hide the tower?? Making it look like a tree or loblolly pine would not be impossible and fit in....like this...



Regards

Jeff
xt 7221

 Like on Facebook.com/UAFSLifelongLearning

"Anyone who stops learning is old whether at twenty or eighty." Henry Ford

Miller, Perry

From: Tim Shields [tim@shieldsfs.com]
Sent: Thursday, August 29, 2013 11:51 AM
To: Alsup, Mike; bobby.frontiereng@gmail.com; iamfortsmith@yahoo.com; dgoodson@uafortsmith.edu; lorie@rightmindads.com; madqs@sbcglobal.net; bryan.merry@ajg.com; Keith Lau (Board of Directors); Good, Andre (Board of Directors); Mike Lorenz (Board of Directors); Catsavis, George (Board of Directors); Weber, Pam (Board of Directors); Settle, Kevin (Board of Directors); Philip Merry (Board of Directors); msharpe@okfoods.com; Planning Email Group
Subject: RE: Cell Tower Issues

As you may recall, I sent the email below in June of this year. This email addressed my support for a proposed cell tower on the Carol Ann Cross property. I realize that there is a meeting this evening for public comments, questions, etc. As with most public meeting, most people that attend are the ones that are in opposition. Please realize that there are a lot of citizens that are in favor of this and I am one of them. Unlike most of those that are not in opposition, I have taken the time to communicate my support. I have a conflict and won't be able to attend the meeting, but I still want you to know of my support for this.

I have driven by the proposed location (near the weather siren tower) to see how many residences this tower will really impact (view from their house). I have come to the following conclusion (my personal opinion). The two houses across 74th Street from the proposed site, could have an additional tower to look at. Due to the high traffic volume along 74th Street, these citizens already have good reason to use the back side of their residences for outdoor activities, rather than the front of their residences. Other residences along 74th should have little or no impact. I also suspect that these residences have adequate cell coverage as they are located on the higher area.

Again, my primary concern is for safety and emergency. Secondary needs are business and social. We all live in a world that is now dependent on cell coverage. Currently, the cell coverage in this part of town is poor. I have very sporadic coverage within my own home. This cell tower will have a positive effect on many, many residences and citizens in this part of Fort Smith. I also realize that it will have a negative visual effect on a very small number of residence. When you weigh the positives versus the negatives, I hope that you also conclude that the number of people that will benefit from this tower far outweigh the few people that oppose it.

Thanks again for taking the time to receive my comments and opinions.

Tim M. Shields

tim@shieldsfs.com
Phone (479) 785-1222
Cell (479) 806-5201
Fax (479) 782-4375

SHIELDS COMPANIES

*John P. Shields, Inc.
Shields Operating, Inc.*

From: Tim Shields
Sent: Wednesday, June 19, 2013 1:23 PM
To: 'malsup@fortsmithar.gov'; 'bobby.frontiereng@gmail.com'; 'iamfortsmith@yahoo.com'; 'dgoodson@uafortsmith.edu'; 'lorie@rightmindads.com'; 'madqs@sbcglobal.net'; 'bryan.merry@ajg.com'; 'keithlauward1@gmail.com'; 'good4ward2@gmail.com'; 'directorlorenz@hotmail.com'; 'georgecatsavis@gmail.com'; 'pweber5469@aol.com'; 'kevinsettle6@aol.com'; 'philip_merry@ajg.com'; 'msharpe@okfoods.com';

'planning@fortsmithar.gov'

Subject: Cell Tower Issues

Dear Parks Department Director, Commissioners, Planning Commissioners and Board of Directors,

I am a lifelong resident of Fort Smith, currently living on Windhaven Drive (7 blocks west of Carol Ann Cross Park). I am contacting you to share my support of the cell tower that has been proposed to be located on the Carol Ann Cross Park property along South 74th Street. Many parts of this area of Fort Smith have poor cell phone service. As you all know, cell phones are vital to our daily needs (Social, Business, Emergency/Safety, etc.). Adequate cell service coverage is something that we all desire and need.

When making your decisions on the location of this proposed tower, please know that I am in support of this location. Thank you for your time in reviewing my comments.

Tim M. Shields

tim@shieldsfs.com

Phone (479) 785-1222

Cell (479) 806-5201

Fax (479) 782-4375

SHIELDS COMPANIES

John P. Shields, Inc.

Shields Operating, Inc.

Miller, Perry

From: lee ann fager [leeann.fager@cox.net]
Sent: Wednesday, October 23, 2013 11:56 AM
To: Miller, Perry
Subject: FW: "Shot Clock" letter-AT&T
Attachments: AR2194 Wildcat Mtn Shot Clock letter.docx

Here is the required notice I am supposed to present. I know this application will be decided far in advance of this.

Lee Ann Fager
918-340-9820
leeann.fager@cox.net

October 23, 2013

Mr. Tyler Miller, City Planner
City of Fort Smith
623 Garrison Ave, Room 331
Fort Smith, AR 72901

Re: Application for Use Permit to Construct New Wireless Communications Facility
AT&T Site Name: Wildcat Mountain
Site Address: 1601 S. 74th St, Fort Smith, AR 72903
AT&T Project No.: AR2194/10131802

Dear Tyler:

On behalf of New Cingular Wireless PCS, LLC, a Delaware limited liability company, doing business as AT&T Mobility ("AT&T") we are pleased to submit AT&T's application ("Application") seeking a use permit to construct a new wireless communications facility at the site referenced above (the "Site") in accordance with the attached construction plans and Application pursuant to Section 704 of the Telecommunications Act of 1996 (the "1996 Act") and the Federal Communications Commission ("FCC") Declaratory Ruling [WT Docket No. 08-165 (FCC 09-99)] (the "Ruling"), the provisions of which requires the City of Fort Smith to review the Application for completeness within 30 days of filing, and approve within a maximum of 150 days from the date of filing, provided, however, that the time it takes for AT&T to respond to a request for additional information will not count toward the 150 days if it is notified within the first 30 days that its application is incomplete. A more detailed explanation of the 1996 Act and the Ruling are outlined below.

THE 1996 ACT

The 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services [47 U.S.C. §332(c)(7)(B)(i)]. Any person that is adversely affected by a State or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts [47 U.S.C. §332(c)(7)(B)(v)].

The 1996 Act expressly preempts State and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC's regulations concerning such emissions [47 U.S.C. §332(c)(7)(B)(iv)].

The 1996 Act also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a "reasonable time". Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record [47 U.S.C. §332(c)(7)(B)(ii),(iii)].

THE RULING

The Ruling declared that a review period of 30 days gives State and local governments sufficient time for reviewing applications for completeness, and that a "presumptively

6V

Application Filing
October 23, 2013
Page 2

reasonable period of time" to act on wireless applications is 90 days for a collocation application and 150 days for all other applications (the "Shot-Clock Rule"). Failure to meet the Shot-Clock Rule" deadlines will create a legal presumption that the zoning agency "failed to act" under federal law and will give an applicant the ability to bring legal action within 30 days after the deadline has passed. This action was taken to assist in speeding the deployment of next generation wireless networks while respecting the legitimate concerns of local authorities and preserving local control over zoning and land use policies.

AT&T looks forward to working with the City of Fort Smith on this vitally important project which will vastly improve wireless telecommunication in your community. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Lee Ann Fager
Site Acquisition
RETEL Services, agent for AT&T Mobility

Enclosures
cc:

GW

Conditional Use #30-11-13: Communications Tower

1789 South 74th Street

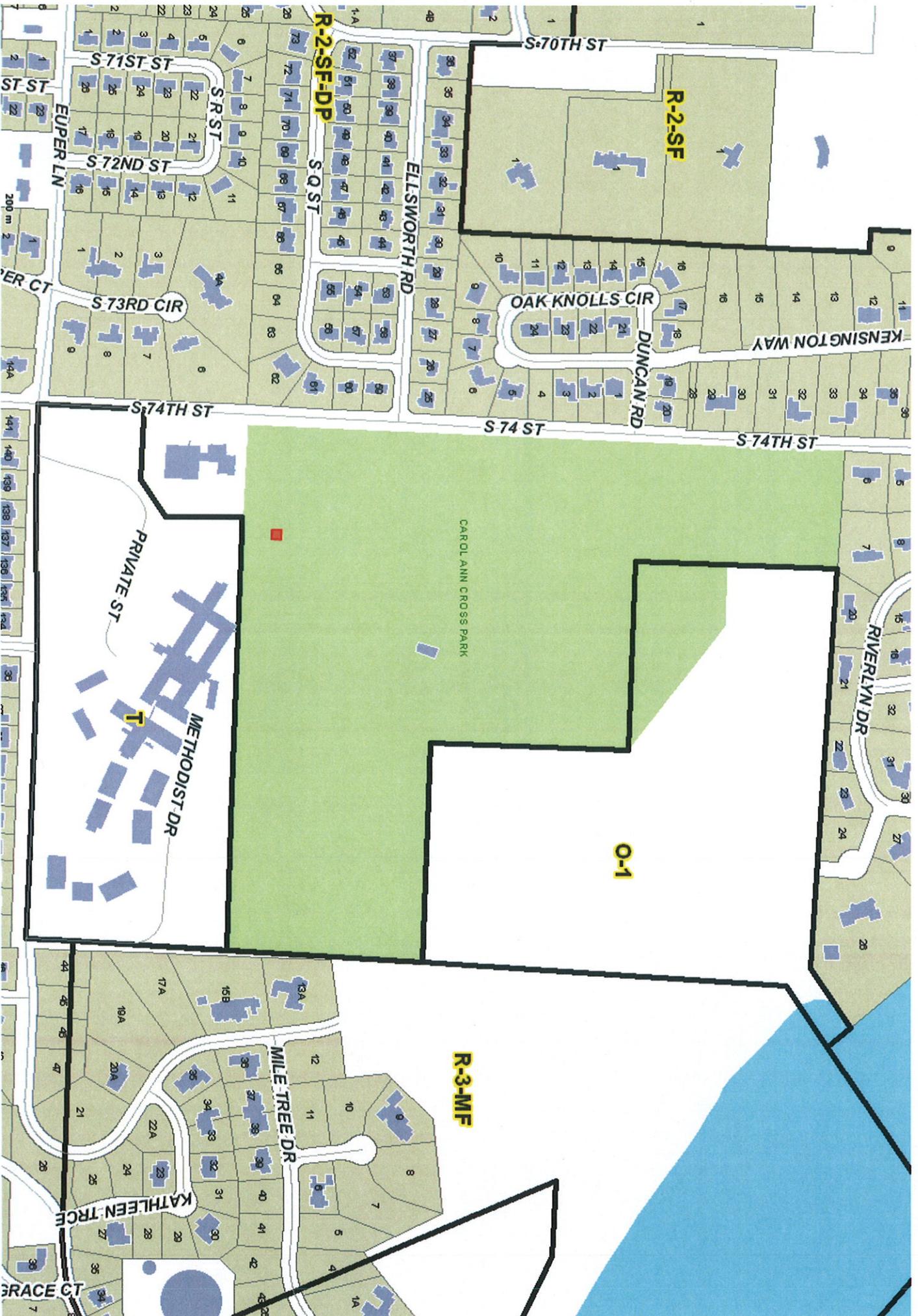


6X

Conditional Use #30-11-13: Communications Tower

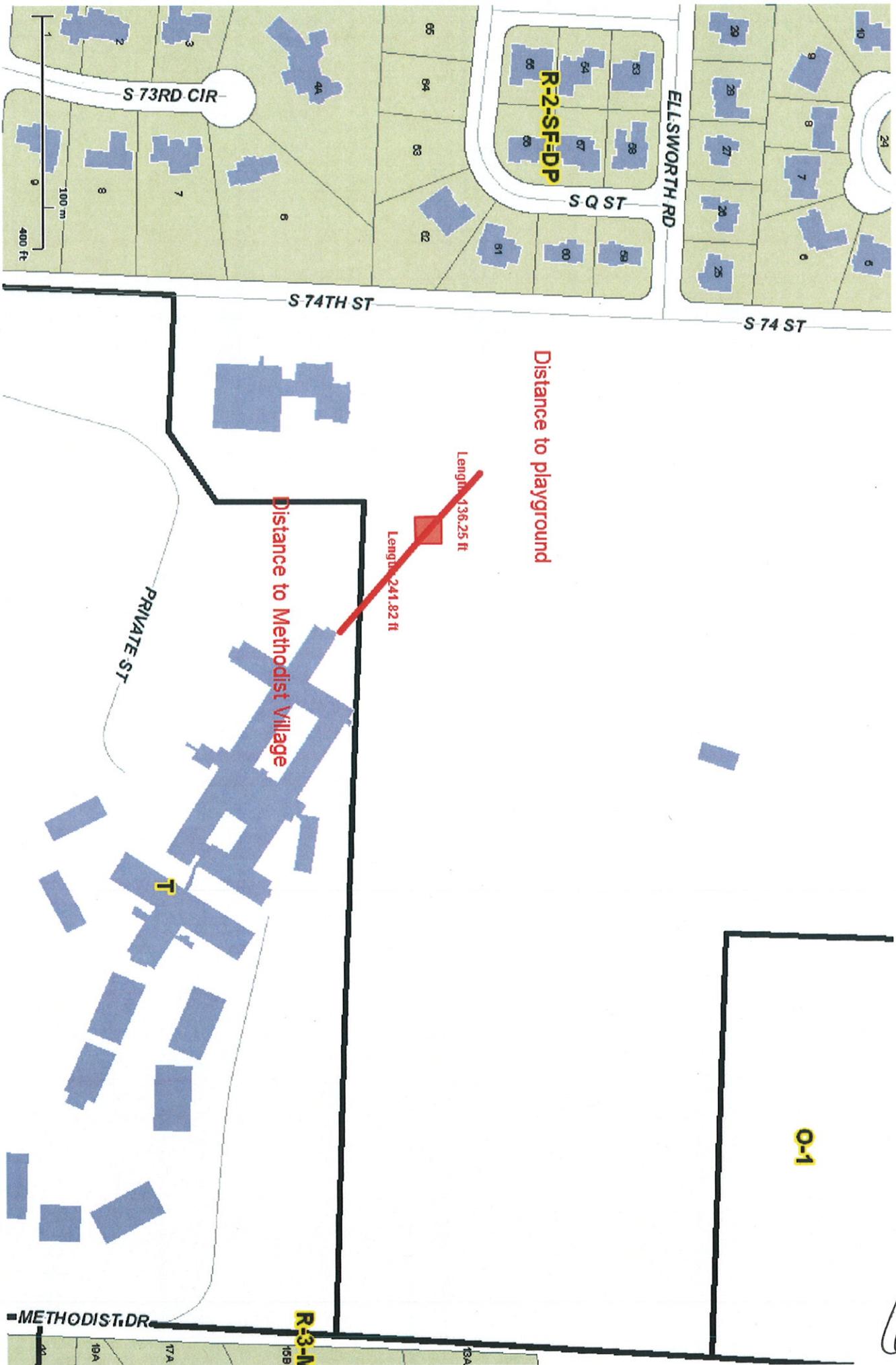
1789 South 74th Street

64



Communications Tower

1789 South 74th Street



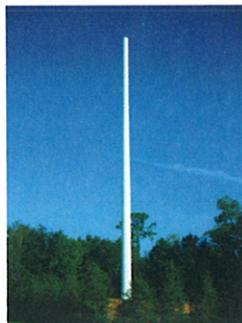
(TREE DESIGN)



(MONO POLE)



(FLAG POLE)



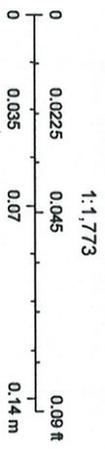
62-1

Communications Tower - 160' radius around tower
1789 South 74th Street



November 8, 2013

: : Fort Smith City Limits



62-3

Memo

To: City Planning Commission

From: Planning Staff

Date: October 28, 2013

Re: Conditional Use #31-11-13 - A request by Alisha Dunn, agent, for Planning Commission consideration of a Conditional Use request to develop a Daycare/Preschool at 7917 US Highway 271

LOT LOCATION AND SIZE

The subject property is on the east side of US Highway 271, south of School Street. The tract contains an area of 1.17 acres with approximately 123 feet of street frontage along US Highway 271.

EXISTING ZONING

The existing zoning on this tract is Commercial Heavy (C-5). Characteristics of this zone are as follows:

Purpose:

To provide adequate locations for retail uses and services that generate moderate to heavy automobile traffic. The C-5 zoning district is designed to facilitate convenient access, minimize traffic congestion, and reduce visual clutter. The C-5 zoning district is appropriate in the General Commercial, Office, Research, and Light Industrial, Mixed Use Residential, and Mixed Use Employment classification of the Master Land Use Plan.

Permitted Uses:

A wide variety of retail uses including clothing stores, specialty shops and restaurants. Commercial-5 zones also allow professional offices and multi-family apartments, community residential facility and neighborhood group homes are examples of permitted uses.

Conditional Uses:

Orphanage, dormitory, sorority, fraternity, auto vehicle impoundment or holding yard, auto body shop, medical laboratory, beer garden, restaurants with outdoor dining, pet cemetery, bus station, utility substations, museum, parks, educational facilities, police station, community food service, nursing home and churches are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 14,000 square feet
Minimum Parcel/Lot Size for Rezoning – New District (By Classification) - 2 acres
Existing District (By Extension) – 14,000 square feet
Minimum Lot Width – 100 feet
Front Yard Setback - 25 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 20 feet
Rear Yard Setback - 20 feet
Side/Rear (adjoining SF Residential District/Development) – 30 feet
Minimum building separation – to be determined by current City building and fire code.
Required street access – Minor Arterial or higher

Maximum Height - 45 feet (1+1)

Maximum Lot Coverage - 75%

SURROUNDING ZONING AND LAND USE

The area to the north is zoned Commercial Heavy (C-5) and is developed as a transmission repair business.

The areas to the east are zoned Residential Single Family – Duplex Low/Medium Density (RSD-2) and are developed as single family residences.

The areas to the south are zoned Commercial Heavy (C-5) and are undeveloped.

The areas to the west are zoned Commercial Heavy (C-5) and are developed as convenience store and single family residences.

PURPOSE OF CONDITIONAL USE

Certain uses are defined as conditional uses because of the potential harmful effects the use can cause to nearby properties and because the requirements to eliminate harmful effects vary from site to site. In considering conditional uses, the Planning Commission will review the overall compatibility of the planned use with the surrounding property as well as specific items such as screening, parking, and landscaping to make sure that no harmful effects occur to nearby properties.

CONDITIONS FOR A CONDITIONAL USE

All requirements for a Conditional Use must be met before any part of the use may be utilized. If any specific condition is not met, the Conditional Use authorization may be revoked by the City of Fort Smith pursuant to Section 27-314.

The Conditional Use will expire if work is not completed within one (1) year of the authorization unless a special time limit has been imposed by the Planning Commission. An extension of time beyond one (1) year or that imposed by the Planning Commission may be granted by the Director one (1) time for up to ninety (90) days.

7B

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as General Commercial. This classification is intended to provide opportunities for business transactions and activities, and meet the consumer needs of the community. Approval of the conditional use will not conflict with the goals and objectives of the Master Land Use Plan.

PROPOSED CONDITIONAL USE

If this Conditional Use is approved it would allow the existing facilities to be used for a daycare/preschool. The number of students would be limited to a maximum of fifty (50) children. The hours of operation will be from 7:30 – 5:30.

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – The existing driveway along US Highway 271 will be used with no changes proposed.

Easement/utilities – The developer must agree to meet all franchise and city utility easement requirements. Additionally, the development must comply with the City's Subdivision Design and Improvement Standards and the Standard Specification for Public Works Construction.

Drainage – No drainage improvements are proposed.

Right-of-way dedication – No right-of-way dedication will be required.

Multi-Use bike path – No bike path will be required.

Landscaping – No landscaping proposed.

Screening – No screening proposed due to the fact that there is a natural wooded buffer to the east separating this property from the single family subdivision to the east.

Parking – No parking improvements proposed.

Signage – All new signage proposed to be installed on site will require a separate application and review prior to the issuance of the building permit.

Lighting – No lighting improvements proposed.

Setbacks – The structures are existing, with no additions proposed.

Architectural features – No exterior improvements proposed.

Height and Area – The existing building is one story in height.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Monday, October 28, 2013 at 7917 US Highway 271. No neighboring property owners were in attendance. A copy of the attendance record and meeting summary are enclosed.

7C

Staff recommends approval of the application contingent upon the following:

1. All parking spaces to be used for this facility shall have bumper blocks installed to protect the property lines and to delineate the parking spaces in accordance with the requirements of the UDO, Section 27-601-12.
2. No maneuvering areas visible on site, the grass has grown up through the gravel. It shall be clear where the vehicles are to circulate internally on site.
3. All signs proposed to be installed shall require a building permit. The applicant shall submit the required applications for review and obtain a building permit.
4. The natural wooded buffer to the east shall be maintained. If removed a permanent opaque six-foot screening fence, wall or landscape buffer shall be provided.

Conditional Use # 31-11-13

APPLICATION FOR CONDITIONAL USE

Name of Property Owner: Janette Rainwater

Name of Authorized Agent (if applicable) Alisha Dunn

Legal Description of property included in the conditional use request:
See attached

Street Address of Property:
7917 Hwy 271 south

Existing Zoning Classification:
C5

Proposed Zoning Classification (if applicable):

Describe Proposed Conditional Use Request, including the development of any construction proposed of the property:

Daycare / Preschool
max capacity 50 730-530

What amenities are proposed such as landscaping and screening?
not any at this time

Alisha Dunn
Owner or Agent Name (please print)

710 Varner Drive
Owner or Agent Mailing Address
muldrow OK 74948

479 769 4945
Owner or Agent Phone Number

Signed: _____

Owner

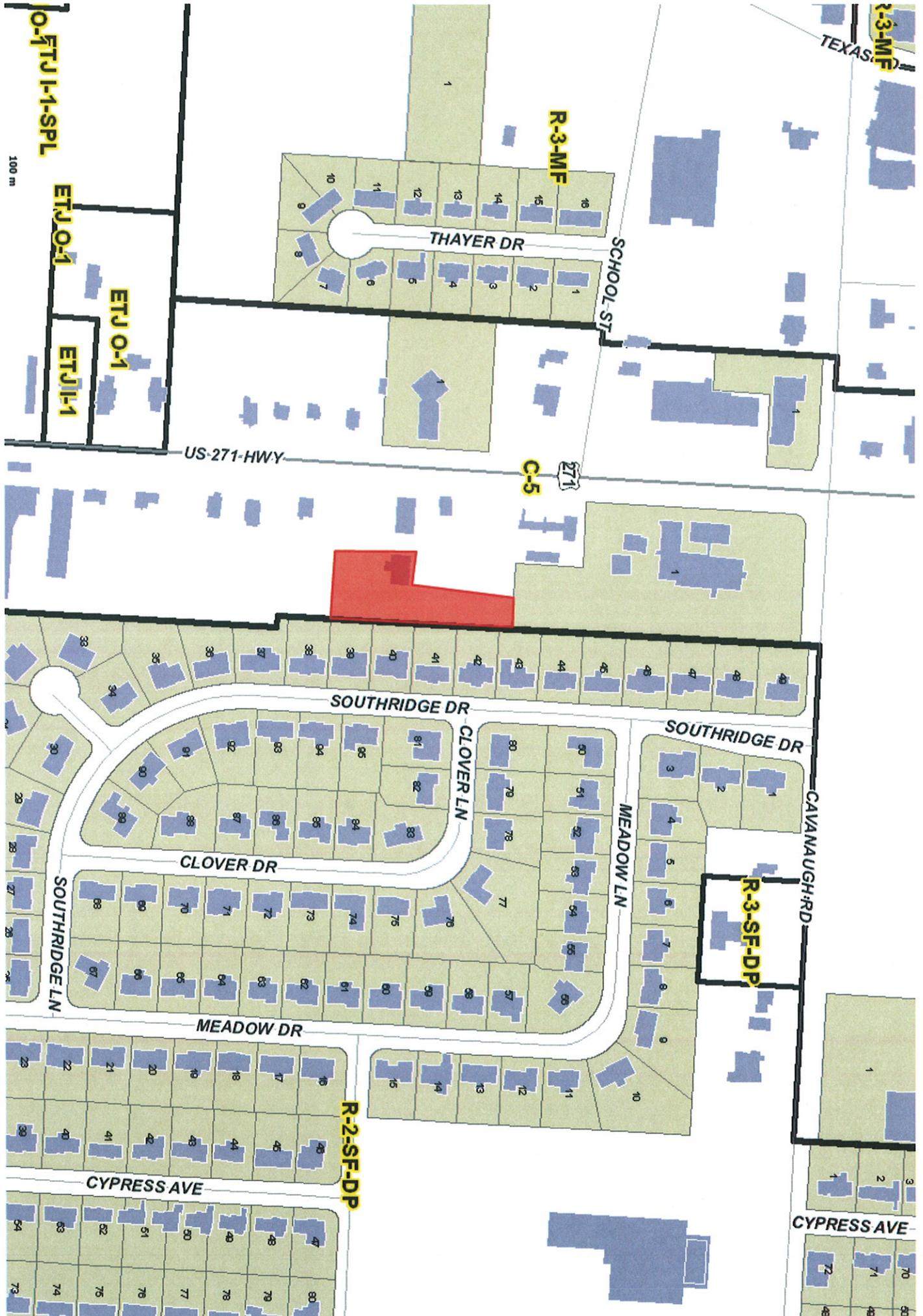
Or

Alisha Dunn
Agent

7E

Conditional Use #31-11-13: Daycare/Preschool

7917 Highway 271 South



Handwritten initials or mark.

Legal

Site Plan- Part 1/2 NW Section 9 T 7 N R 32 E,
 Fort Smith, Arkansas as follows: Beginning
 at a point 950.0 feet South of the NW
 corner of said 1/2 NW; thence East a
 distance of 320.0 feet to a point on the
 West boundary line of South. Haver Co. 1;
 thence North along said boundary line a
 distance of 323.0 feet; thence West a
 distance of 47.0 feet; thence bearing
 South 6 degrees 57 minutes West a distance
 of 201.5 feet; thence West a distance of
 248.5 feet to a point on west line of
 1/2 NW 9-7-32; thence South along said
 west line a distance of 123.0 feet to the
 point of beginning; containing 1.17 Acres
 and excepting r/w for U.S. Hwy 271.

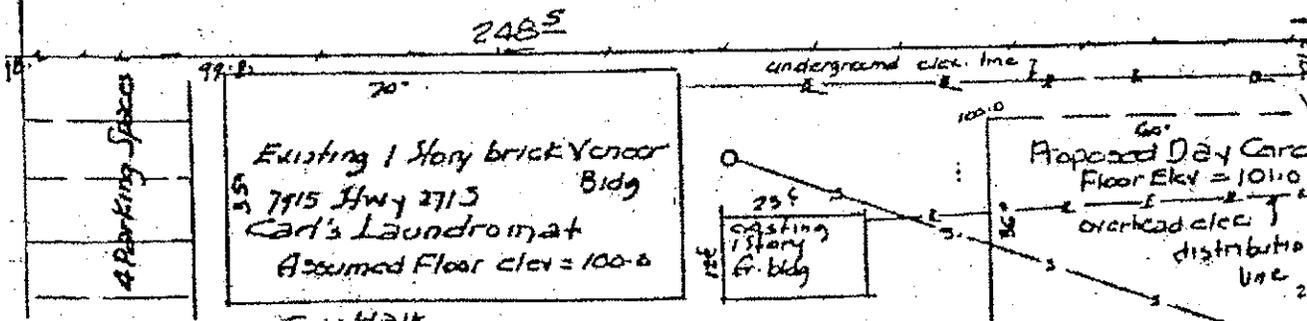
30 May, 1987
 Scale 1"=30'

Prepared for Doyle Rainwater

Dominic Leraris

By: DOMINIC LERARIS, Land Surveyor #274

R/W

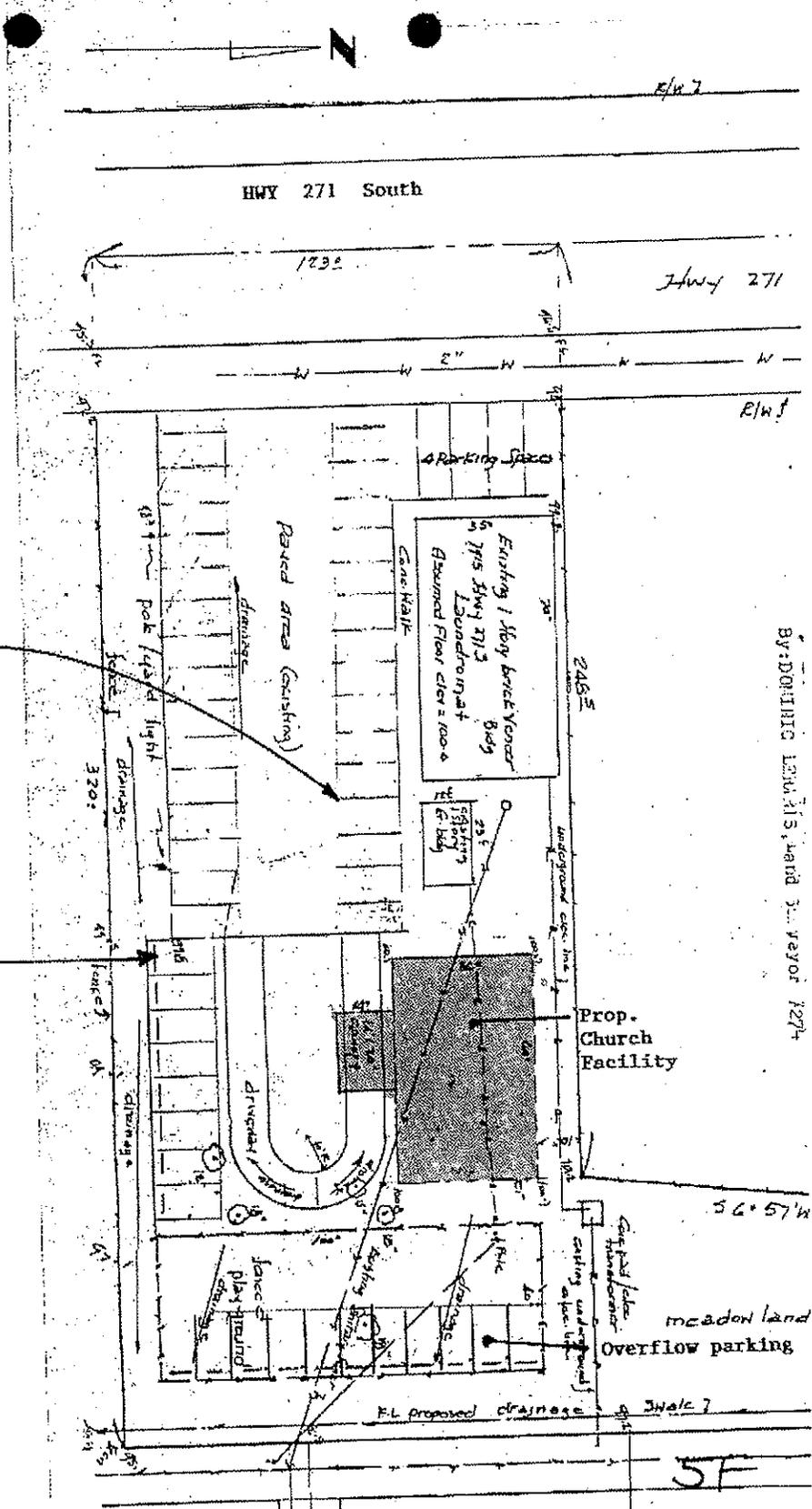


76

Restrip for two (2) accessible parking spaces

Install wheel-stops

SITE PLAN
C.U. #32-12-08
7917 Hwy. 271 South
DO NOT SCALE



BY: DOMINIC LEMAS, Land Surveyor 1274

71

Memo

To: City Planning Commission
From: Planning Staff
Date: October 28, 2013
Re: Conditional Use #32-11-13 - A request by Ramiro Alvarez, agent, for Planning Commission consideration of a Conditional Use request to develop a Church at 7100 Texas Road

LOT LOCATION AND SIZE

The subject property is on the west side of Texas Road, just south of Hillside Drive. The tract contains an area of a half acre with approximately 135.16 feet of street frontage along Texas Road.

EXISTING ZONING

The existing zoning on this tract is Commercial Heavy (C-5). Characteristics of this zone are as follows:

Purpose:

To provide adequate locations for retail uses and services that generate moderate to heavy automobile traffic. The C-5 zoning district is designed to facilitate convenient access, minimize traffic congestion, and reduce visual clutter. The C-5 zoning district is appropriate in the General Commercial, Office, Research, and Light Industrial, Mixed Use Residential, and Mixed Use Employment classification of the Master Land Use Plan.

Permitted Uses:

A wide variety of retail uses including clothing stores, specialty shops and restaurants. Commercial-5 zones also allow professional offices and multi-family apartments, community residential facility and neighborhood group homes are examples of permitted uses.

Conditional Uses:

Orphanage, dormitory, sorority, fraternity, auto vehicle impoundment or holding yard, auto body shop, medical laboratory, beer garden, restaurants with outdoor dining, pet cemetery, bus station, utility substations, museum, parks, educational facilities, police station, community food service, nursing home and churches are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

Minimum Lot Size – 14,000 square feet
Minimum Parcel/Lot Size for Rezoning – New District (By Classification) - 2 acres
Existing District (By Extension) – 14,000 square feet
Minimum Lot Width – 100 feet
Front Yard Setback - 25 feet
Side Yard on Street Side of Corner Lot - 15 feet
Side Yard Setback – 20 feet
Rear Yard Setback - 20 feet
Side/Rear (adjoining SF Residential District/Development) – 30 feet
Minimum building separation – to be determined by current City building and fire code.
Required street access – Minor Arterial or higher

Maximum Height - 45 feet (1+1)

Maximum Lot Coverage - 75%

SURROUNDING ZONING AND LAND USE

The area to the north is zoned Commercial Heavy (C-5) and is developed as a vacant commercial building.

The areas to the east are zoned Commercial Heavy (C-5) and Residential Multifamily Medium Density (RM-3) and are developed as a pawn shop and single family residences.

The areas to the south are zoned Commercial Heavy (C-5) and Residential Multifamily Medium Density (RM-3) and are developed as a pest control business and apartments.

The areas to the west are zoned Commercial Heavy (C-5) and Residential Multifamily Medium Density (RM-3) and are developed as an industrial hose and fittings company and vacant property.

PURPOSE OF CONDITIONAL USE

Certain uses are defined as conditional uses because of the potential harmful effects the use can cause to nearby properties and because the requirements to eliminate harmful effects vary from site to site. In considering conditional uses, the Planning Commission will review the overall compatibility of the planned use with the surrounding property as well as specific items such as screening, parking, and landscaping to make sure that no harmful effects occur to nearby properties.

CONDITIONS FOR A CONDITIONAL USE

All requirements for a Conditional Use must be met before any part of the use may be utilized. If any specific condition is not met, the Conditional Use authorization may be revoked by the City of Fort Smith pursuant to Section 27-314.

The Conditional Use will expire if work is not completed within one (1) year of the authorization unless a special time limit has been imposed by the Planning Commission. An extension of time beyond one (1) year or that imposed by the Planning Commission may be granted by the Director one (1) time for up to ninety (90) days.

8B

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as General Commercial. This classification is intended to provide opportunities for business transactions and activities, and meet the consumer needs of the community. Approval of the conditional use will not conflict with the goals and objectives of the Master Land Use Plan.

PROPOSED CONDITIONAL USE

With the approval of this Conditional Use a church will relocate into this vacant building.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Wednesday, October 16, 2013 onsite. Six (6) people were present at the neighborhood meeting. There were no objections to the proposed project. A copy of the attendance record and meeting summary are enclosed.

Staff recommends approval of the application contingent upon the following:

1. All signs proposed to be installed shall require a building permit. The applicant shall submit the required applications for review and obtain a building permit.
2. All trash receptacles which are used for the Church shall be enclosed as required by the UDO, Section 27-602-4(C).
3. The parking requirements were based on the occupant load of the church. If the occupant load for the church increases, parking will have to be re-evaluated.

Conditional Use # 32-11-13

APPLICATION FOR CONDITIONAL USE

Name of Property Owner: Bobby Goodwin

Name of Authorized Agent (if applicable) Ramiro ALVAREZ

Legal Description of property included in the conditional use request:

C SEC-attach

Street Address of Property:

71000 Texas Rd.

Existing Zoning Classification:

C-5

Proposed Zoning Classification (if applicable):

N/A

Describe Proposed Conditional Use Request, including the development of any construction proposed of the property:

chuck.

What amenities are proposed such as landscaping and screening?

NONE

Ramiro ALVAREZ
Owner or Agent Name (please print)

4023 Kinkoad AV
Owner or Agent Mailing Address

479 2083056
Owner or Agent Phone Number

Signed:

[Signature]
Owner

Or

Agent

80

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location 7100 Texas Road

Meeting Time & Date 3:00 10-15-2013

Meeting Purpose Conditional Use Church

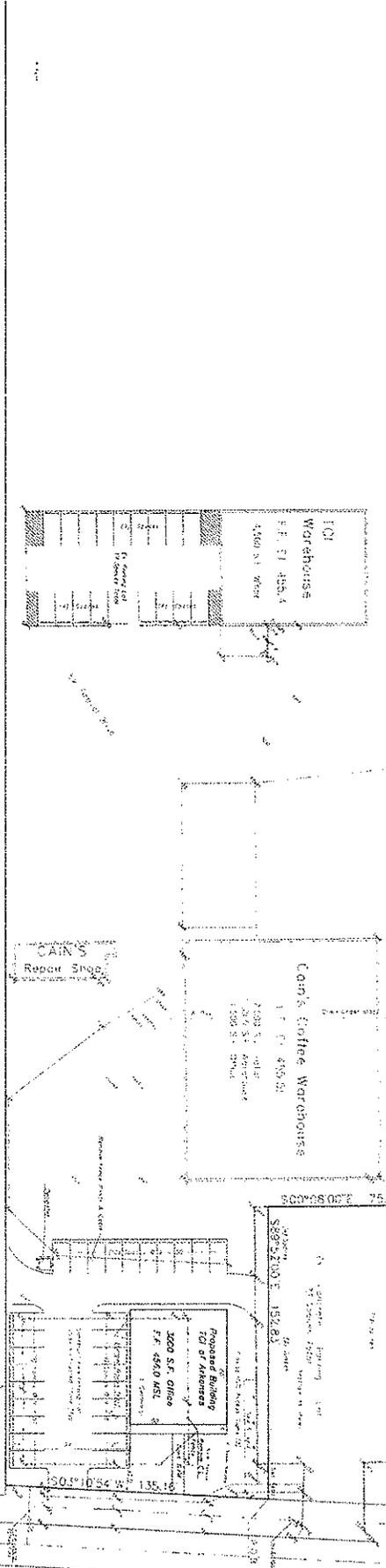
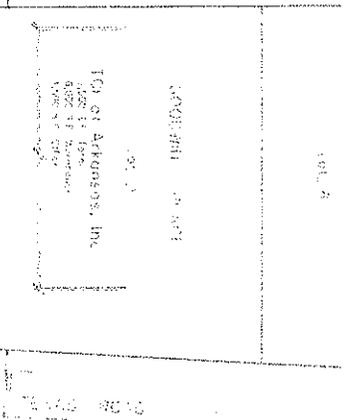
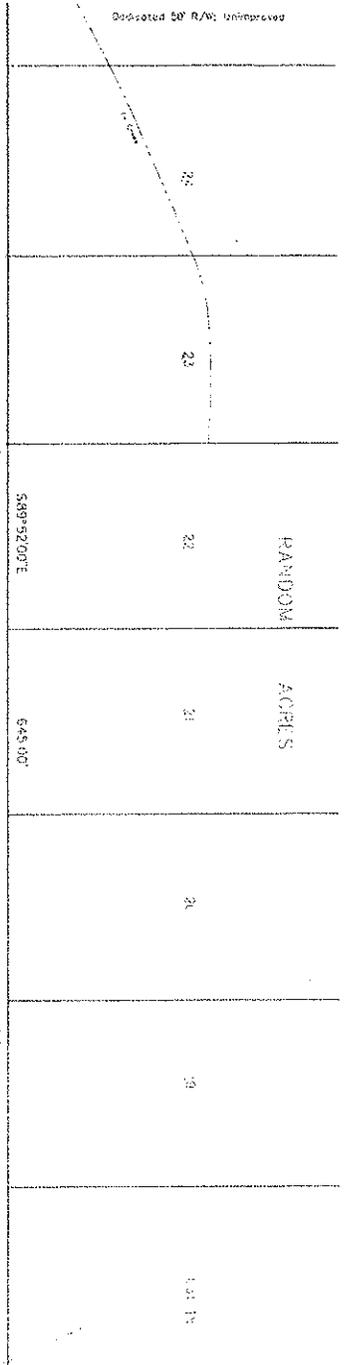
	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	<u>Tyler Miller</u>	<u>City of Fort Smith</u>	<u>784-2241</u>
2.	<u>Rosanna Hernandez</u>		
3.	<u>Bobby Hoodwin</u>		
4.	<u>Jesse Ray Sherman</u>	<u>7115 TEXAS RD.</u>	<u>431-9843</u>
5.	<u>Melissa McCammon</u>	<u>8205. 17th #214</u>	<u>650-5546</u>
6.	<u>Jesse D Sherman</u>	<u>7115 TEXAS</u>	<u>831-7888</u>
7.			
8.			
9.			
10.			
11.			

Conditional Use #32-11-13: Church

7100 Texas Road



85



DESCRIPTION OF PROPERTY

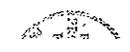
THESE PLANS WERE PREPARED BY THE ARCHITECT, ENGINEER AND SURVEYOR, AND THE CLIENT HAS AGREED TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT, ENGINEER AND SURVEYOR HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY. THE ARCHITECT, ENGINEER AND SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER PLANS OR RECORDS AFFECTING THE PROPERTY. THE ARCHITECT, ENGINEER AND SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION AFFECTING THE PROPERTY. THE ARCHITECT, ENGINEER AND SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION AFFECTING THE PROPERTY.

Parking Requirements

- 1. 10 spaces per 1,000 sq. ft. of building area.
- 2. 10 spaces per 1,000 sq. ft. of building area.
- 3. 10 spaces per 1,000 sq. ft. of building area.
- 4. 10 spaces per 1,000 sq. ft. of building area.
- 5. 10 spaces per 1,000 sq. ft. of building area.
- 6. 10 spaces per 1,000 sq. ft. of building area.
- 7. 10 spaces per 1,000 sq. ft. of building area.
- 8. 10 spaces per 1,000 sq. ft. of building area.
- 9. 10 spaces per 1,000 sq. ft. of building area.
- 10. 10 spaces per 1,000 sq. ft. of building area.

Available Features

- 1. 10 spaces per 1,000 sq. ft. of building area.
- 2. 10 spaces per 1,000 sq. ft. of building area.
- 3. 10 spaces per 1,000 sq. ft. of building area.
- 4. 10 spaces per 1,000 sq. ft. of building area.
- 5. 10 spaces per 1,000 sq. ft. of building area.
- 6. 10 spaces per 1,000 sq. ft. of building area.
- 7. 10 spaces per 1,000 sq. ft. of building area.
- 8. 10 spaces per 1,000 sq. ft. of building area.
- 9. 10 spaces per 1,000 sq. ft. of building area.
- 10. 10 spaces per 1,000 sq. ft. of building area.



86

Memo

To: City Planning Commission

From: Planning Staff

Date: October 29, 2013

Re: Conditional Use #33-11-13 - A request by Joe Petree, agent, for Planning Commission consideration of a Conditional Use request to develop a Petroleum Distribution Facility at 5410 South 66th Street

LOT LOCATION AND SIZE

The subject property is on the west side of South 66th Street, north of South Zero Street. The tract contains an area of 14.3 acres with approximately 60 feet of street frontage along South 66th Street.

EXISTING ZONING

The existing zoning on this tract is Industrial Light (I-1).
Characteristics of this zone are as follows:

Purpose:

To provide for a mixture of light manufacturing, office park, research and development, and limited retail/service retail land uses in an attractive, business park setting. The Industrial Light district may be used as a zoning buffer between mixed uses, commercial uses and heavier industrial uses. The I-1 zoning district is appropriate with the Office, Research, and Light Industrial (ORLI) and Industry classifications of the Master Land Use Plan.

Permitted Uses:

Auto and boat related businesses, a wide variety of retail businesses, indoor flea market, pawnshop, financial services, offices, bar or tavern, restaurant, animal and pet services, manufacturing and commercial communication towers are examples of permitted uses.

Conditional Uses:

Homeless shelter, truck stop, outdoor flea market, beer garden, restaurant with outdoor dining, pet cemetery, animal food processing, petroleum distribution facility, bus station, recycling center, sports complex, educational facilities and police station are examples of uses permitted as conditional uses.

9A

Area and Bulk Regulations:

Minimum Lot Size – 20,000 square feet

Maximum Height - 45 feet (1+1)

Maximum Lot Coverage - 75%

Minimum Parcel/Lot Size for Rezoning – New District (By Classification) - 2 acres

Existing District (By Extension) – 20,000 square feet

Minimum Lot Width – 100 feet

Front Yard Setback - 25 feet

Side Yard on Street Side of Corner Lot - 15 feet

Side Yard Setback – 10 feet

Rear Yard Setback - 10 feet

Side/Rear (adjoining SF Residential District/Development) – 100 feet (may be reduced to 60 feet with Planning Commission approval of screening and/or landscaping through the Development Plan approval process)

Minimum building separation – to be determined by current City building and fire code.

Required street access – Major Arterial or higher

SURROUNDING ZONING AND LAND USE

The areas to the north are zoned Industrial Light and are developed as railroad tracks and undeveloped airport property.

The area to the east is zoned Industrial Light and is developed as Allied Rubber & Gasket.

The areas to the south are zoned Industrial Light and are developed as a fabrication facilities and a vacant warehouse.

The areas to the west are zoned Industrial Light and is undeveloped.

PURPOSE OF CONDITIONAL USE

Certain uses are defined as conditional uses because of the potential harmful effects the use can cause to nearby properties and because the requirements to eliminate harmful effects vary from site to site. In considering conditional uses, the Planning Commission will review the overall compatibility of the planned use with the surrounding property as well as specific items such as screening, parking, and landscaping to make sure that no harmful effects occur to nearby properties.

CONDITIONS FOR A CONDITIONAL USE

All requirements for a Conditional Use must be met before any part of the use may be utilized. If any specific condition is not met, the Conditional Use authorization may be revoked by the City of Fort Smith pursuant to Section 27-314.

The Conditional Use will expire if work is not completed within one (1) year of the authorization unless a special time limit has been imposed by the Planning Commission. An extension of time beyond one (1) year or that imposed by the Planning Commission may be granted by the Director one (1) time for up to ninety (90) days.

9B

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as Office, Research and Industrial. This classification is intended to provide opportunities for clean, indoor, minimum impact, research, development, assembly, manufacturing, warehousing, distribution, and supportive goods and services. Approval of the conditional use will not conflict with the goals and objectives of the Master Land Use Plan.

PROPOSED CONDITIONAL USE

The approval of this Conditional Use will allow Victor Welding Supply Company to construct a propane fuel storage tank for their use only. This facility will not be open to the public.

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – The existing driveway from South 66th Street will be used as it.

Easement/utilities – The developer must agree to meet all franchise and city utility easement requirements. Additionally, the development must comply with the City's Subdivision Design and Improvement Standards and the Standard Specification for Public Works Construction.

Drainage – All drainage improvements will be reviewed upon building permit submittal.

Right-of-way dedication – No right-of-way dedication required at this time.

Multi-Use bike path – No bike path requirements at this time.

Landscaping – No landscaping is proposed with this project. The only property frontage is a Mutual Access Easement, leaving no room for landscaping.

Screening – Fencing will be provided around the fuel tank.

Parking – No defined parking will be provided, the truck will pull up to the tank and refill there.

Signage – No signage noted on this submittal.

Lighting – Lighting is proposed to be added to the site.

Setbacks – The tank will meet the minimum required setbacks.

Height and Area – The tank height will be approximately 10 feet.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Friday, October 11, 2013 at 5410 South 66th Street. No neighboring property owners were in attendance. A copy of the attendance record and meeting summary are enclosed.

Staff recommends approval of the application contingent upon the following:

1. All construction must be built in accordance with the submitted Development Plan.

9C

2. Any signs proposed to be installed will require a separate plan review and building permit application.
3. All lighting installed on the property will have to comply with the UDO, Section 27-602-5, shall be designed, installed, and maintained to prevent light trespass. Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

Conditional Use # 33-11-13

APPLICATION FOR CONDITIONAL USE

Name of Property Owner: VICTOR WELDING SUPPLY CO.

Name of Authorized Agent (if applicable) JOE PETREE

Legal Description of property included in the conditional use request:

TRACT 2C, ELMS INDUSTRIAL PARK, ADDITION TO THE
CITY OF FORT SMITH, SEBASTIAN COUNTY, AR

Street Address of Property:

5410 S 66TH STREET, FORT SMITH, AR

Existing Zoning Classification:

E1

Proposed Zoning Classification (if applicable):

SAME E1

Describe Proposed Conditional Use Request, including the development of any construction proposed of the property:

TO SET BULK PROPANE STORAGE TANKS, TANKS!

What amenities are proposed such as landscaping and screening?

Victor Welding Supply To Add Penning & lighting!
To said Property.

Joe Petree
Owner or Agent Name (please print)

Signed:

900 Wheeler Ave Fort Smith AR
Owner or Agent Mailing Address 72901

Owner

Or

(479) 784-2165
Owner or Agent Phone Number

650-5833

[Signature]
Agent

9E

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location 5410 S. 66th St.

Meeting Time & Date 10/11/2013 @ 5:00 P.M.

Meeting Purpose TO GIVE A FULL DESCRIPTION OF PROPOSED PLANS.

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	Joe Petree	900 Wheeler Ave Ft. Smith, AR	474-784-2765
2.	Robert Brown	900 WHEELER AVE FORT SMITH, AR	784-2765
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			



**VICTOR WELDING SUPPLY COMPANY
900 WHEELER AVE**

**Neighborhood Meeting
Summary**

October 11 2013

On October 11, 2013 at 3:00 P.M Victory Welding Supply Co. held a Neighborhood Meeting at 5410 South 66th Street Fort Smith, Arkansas 72903. To present a full and accurate description of Victor Welding Supply Co proposed plan to set a bulk propane storage at said location, and to discuss any questions or comments by any parcels owners, homeowner association, neighborhood association or merchants association. There was no question or comments at this meeting.

Sincerely



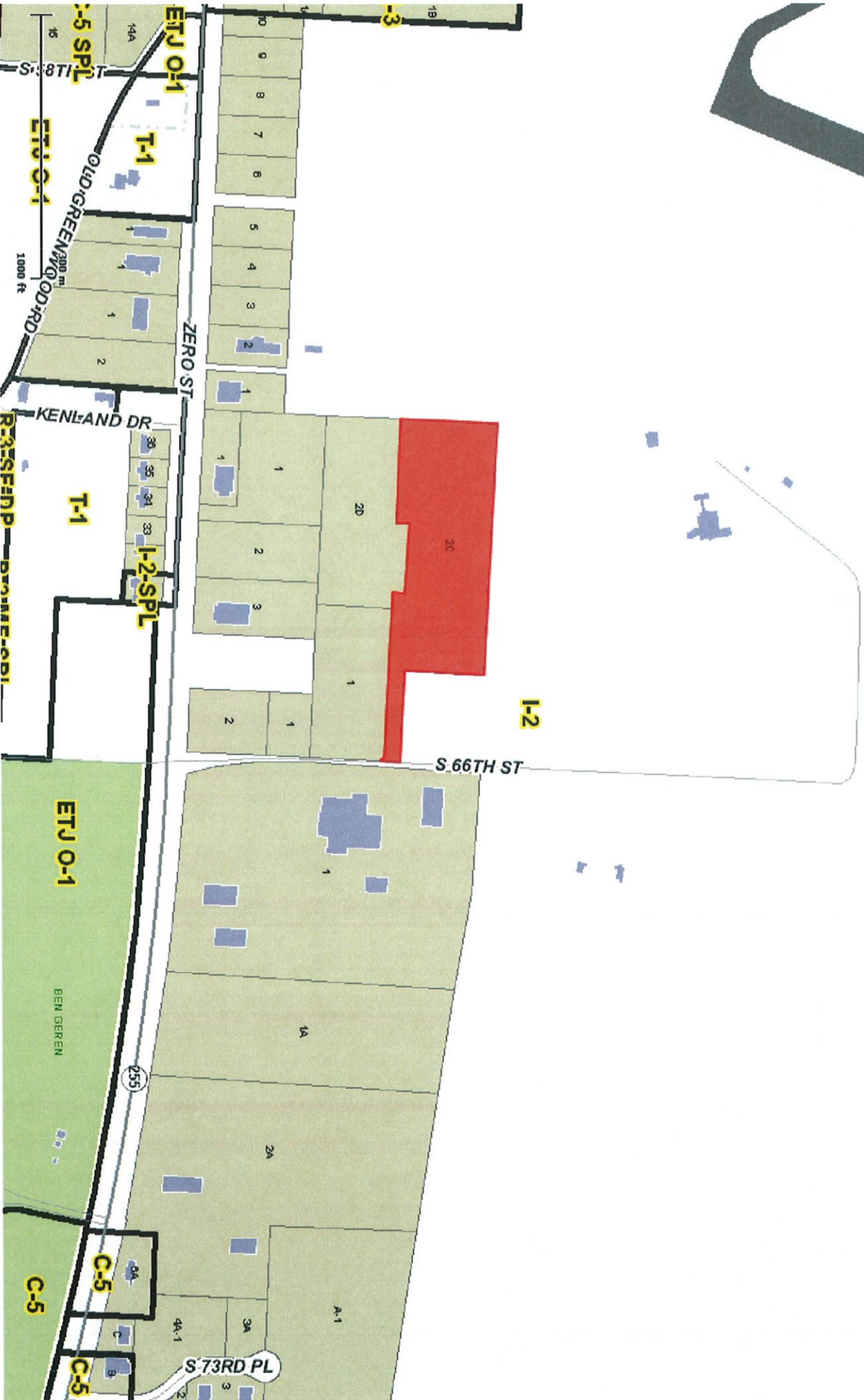
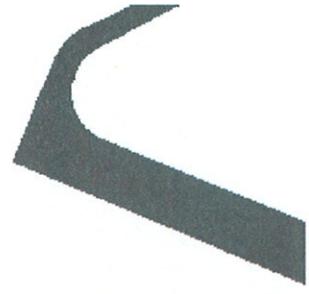
Joe Petree

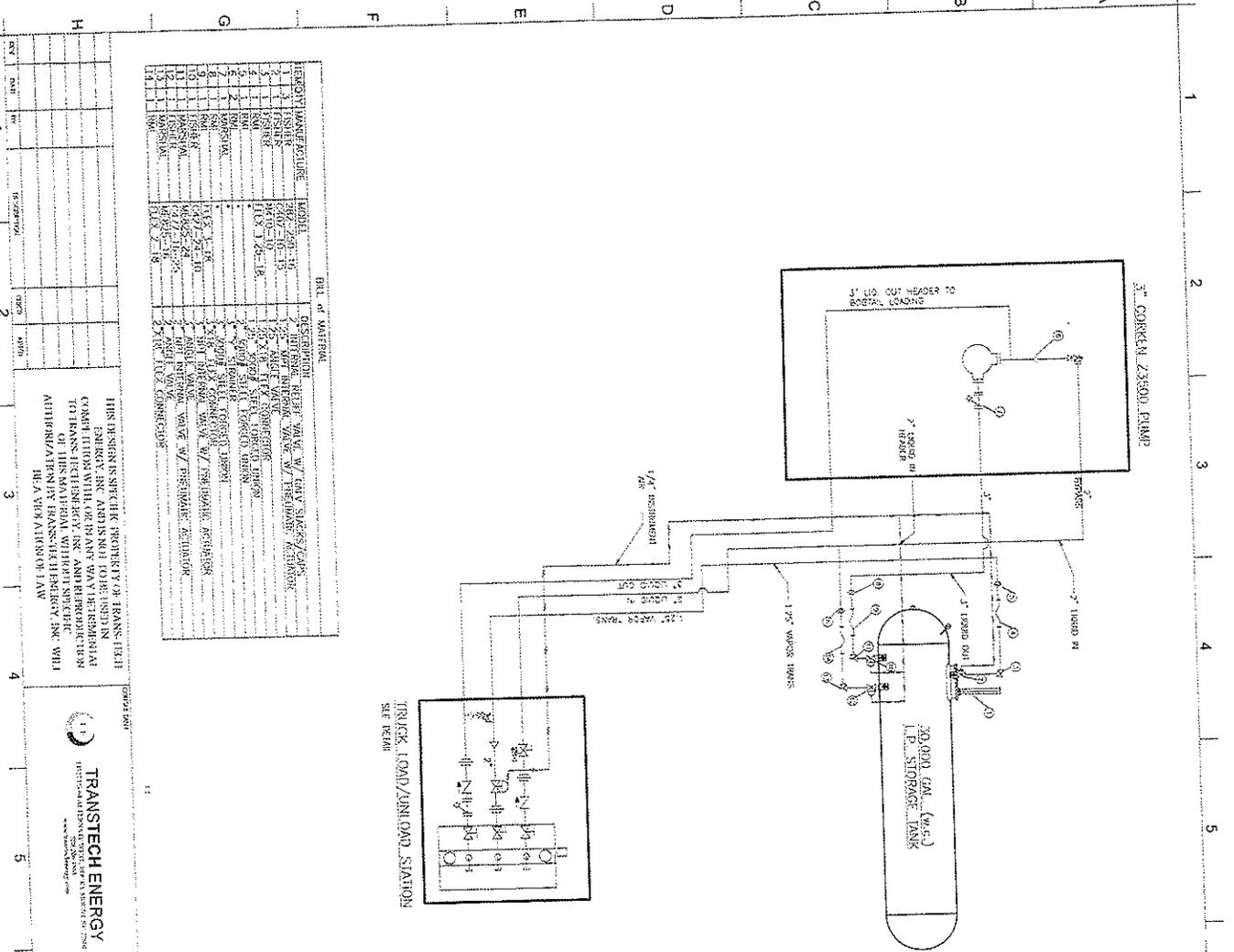
Victory Welding Supply Co.

Conditional Use #33-11-13: Petroleum Distribution Facility

5410 South 66th Street

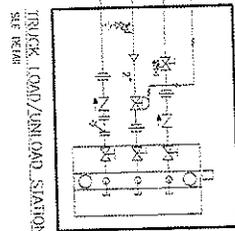
9#





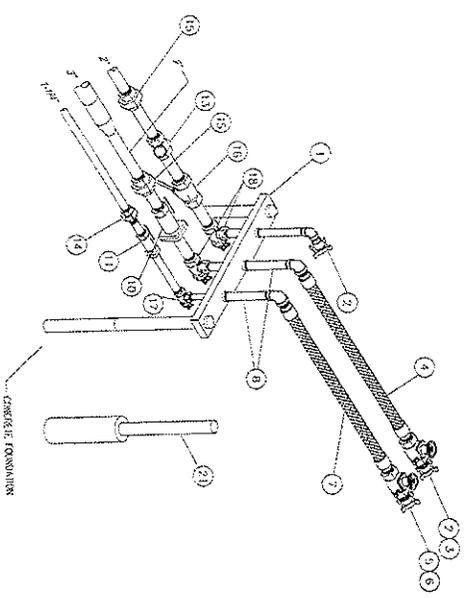
BILL OF MATERIALS

ITEM NO.	QUANTITY	DESCRIPTION
1	1	3\"/>



BILL OF MATERIALS - (1) ONE TRANSPORT LOADING STATIONS

ITEM #	QTY	MANUFACTURER	ITEM NO.	DESCRIPTION																																																																																															
1	1	ASME	4131	1-1/2\"/>																																																																																															
2	2	ASME	4131	3-1/2\"/> <tr><td>3</td><td>1</td><td>SMITH & BOND</td><td>105-708</td><td>2\"/> <tr><td>4</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	3	1	SMITH & BOND	105-708	2\"/> <tr><td>4</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	4	1	SMITH & BOND	CF-115-39-B13	2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	5	1	ASME	4120	3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	6	2	WATSON	4120	1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>
3	1	SMITH & BOND	105-708	2\"/> <tr><td>4</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	4	1	SMITH & BOND	CF-115-39-B13	2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	5	1	ASME	4120	3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	6	2	WATSON	4120	1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>					
4	1	SMITH & BOND	CF-115-39-B13	2\"/> <tr><td>5</td><td>1</td><td>ASME</td><td>4120</td><td>3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	5	1	ASME	4120	3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	6	2	WATSON	4120	1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>										
5	1	ASME	4120	3-1/2\"/> <tr><td>6</td><td>2</td><td>WATSON</td><td>4120</td><td>1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	6	2	WATSON	4120	1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>															
6	2	WATSON	4120	1-1/2\"/> <tr><td>7</td><td>1</td><td>SMITH & BOND</td><td>CF-115-39-B13</td><td>1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																				
7	1	SMITH & BOND	CF-115-39-B13	1-1/2\"/> <tr><td>8</td><td>1</td><td>16000 SPLIT</td><td>16000 SPLIT</td><td>30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																									
8	1	16000 SPLIT	16000 SPLIT	30\"/> <tr><td>9</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																														
9	1	EPNER	4000-14	1-1/2\"/> <tr><td>10</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																			
10	1	EPNER	4000-14	1-1/2\"/> <tr><td>11</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																								
11	1	WATSON	4120	2\"/> <tr><td>12</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																													
12	1	WATSON	4120	2\"/> <tr><td>13</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																		
13	1	WATSON	4120	2\"/> <tr><td>14</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																							
14	1	WATSON	4120	2\"/> <tr><td>15</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																												
15	1	WATSON	4120	2\"/> <tr><td>16</td><td>1</td><td>WATSON</td><td>4120</td><td>2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																	
16	1	WATSON	4120	2\"/> <tr><td>17</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr></td></tr>	17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																						
17	1	EPNER	4000-14	1-1/2\"/> <tr><td>18</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr></td></tr>	18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																											
18	1	EPNER	4000-14	1-1/2\"/> <tr><td>19</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr></td></tr>	19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																																
19	1	EPNER	4000-14	1-1/2\"/> <tr><td>20</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr></td></tr>	20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																																					
20	1	EPNER	4000-14	1-1/2\"/> <tr><td>21</td><td>1</td><td>EPNER</td><td>4000-14</td><td>1-1/2\"/> </td></tr>	21	1	EPNER	4000-14	1-1/2\"/>																																																																																										
21	1	EPNER	4000-14	1-1/2\"/>																																																																																															



TRANSTECH ENERGY

INDUSTRIAL DEPARTMENT

11

PRODUCT TITLE: LPG BULK PLANT

PROJECT NO: 2010-001

DATE: 01/15/10

SCALE: AS SHOWN

DESIGNED BY: JAC

CHECKED BY: JAC

APPROVED BY: JAC

LPG BULK SYSTEM

OVERALL PAID

PROJECT NO: 2010-001

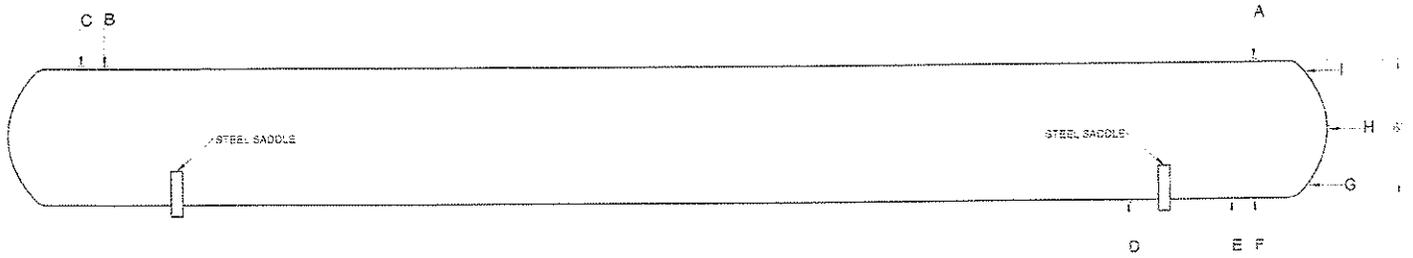
DATE: 01/15/10

SCALE: AS SHOWN

DESIGNED BY: JAC

CHECKED BY: JAC

APPROVED BY: JAC



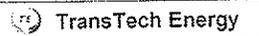
NOZZLE SCHEDULE

NO.	SIZE	TYPE	GRADE
1	2" NPT	FLANGE	304
2	2" NPT	FLANGE	304
3	2" NPT	FLANGE	304
4	2" NPT	FLANGE	304
5	2" NPT	FLANGE	304
6	2" NPT	FLANGE	304
7	2" NPT	FLANGE	304
8	2" NPT	FLANGE	304
9	2" NPT	FLANGE	304
10	2" NPT	FLANGE	304
11	2" NPT	FLANGE	304
12	2" NPT	FLANGE	304
13	2" NPT	FLANGE	304
14	2" NPT	FLANGE	304
15	2" NPT	FLANGE	304
16	2" NPT	FLANGE	304
17	2" NPT	FLANGE	304
18	2" NPT	FLANGE	304
19	2" NPT	FLANGE	304
20	2" NPT	FLANGE	304
21	2" NPT	FLANGE	304
22	2" NPT	FLANGE	304
23	2" NPT	FLANGE	304
24	2" NPT	FLANGE	304
25	2" NPT	FLANGE	304
26	2" NPT	FLANGE	304
27	2" NPT	FLANGE	304
28	2" NPT	FLANGE	304
29	2" NPT	FLANGE	304
30	2" NPT	FLANGE	304
31	2" NPT	FLANGE	304
32	2" NPT	FLANGE	304
33	2" NPT	FLANGE	304
34	2" NPT	FLANGE	304
35	2" NPT	FLANGE	304
36	2" NPT	FLANGE	304
37	2" NPT	FLANGE	304
38	2" NPT	FLANGE	304
39	2" NPT	FLANGE	304
40	2" NPT	FLANGE	304
41	2" NPT	FLANGE	304
42	2" NPT	FLANGE	304
43	2" NPT	FLANGE	304
44	2" NPT	FLANGE	304
45	2" NPT	FLANGE	304
46	2" NPT	FLANGE	304
47	2" NPT	FLANGE	304
48	2" NPT	FLANGE	304
49	2" NPT	FLANGE	304
50	2" NPT	FLANGE	304

ALL DIMENSIONS REFLECT U1A

VESSEL INFORMATION

ITEM	DESCRIPTION	UNIT	QUANTITY
1	STEEL SADDLE	EA	2
2	FLANGE	EA	40
3	NOZZLE	EA	40
4	WELDING ROD	LB	100
5	WELDING ROD	LB	100
6	WELDING ROD	LB	100
7	WELDING ROD	LB	100
8	WELDING ROD	LB	100
9	WELDING ROD	LB	100
10	WELDING ROD	LB	100
11	WELDING ROD	LB	100
12	WELDING ROD	LB	100
13	WELDING ROD	LB	100
14	WELDING ROD	LB	100
15	WELDING ROD	LB	100
16	WELDING ROD	LB	100
17	WELDING ROD	LB	100
18	WELDING ROD	LB	100
19	WELDING ROD	LB	100
20	WELDING ROD	LB	100
21	WELDING ROD	LB	100
22	WELDING ROD	LB	100
23	WELDING ROD	LB	100
24	WELDING ROD	LB	100
25	WELDING ROD	LB	100
26	WELDING ROD	LB	100
27	WELDING ROD	LB	100
28	WELDING ROD	LB	100
29	WELDING ROD	LB	100
30	WELDING ROD	LB	100
31	WELDING ROD	LB	100
32	WELDING ROD	LB	100
33	WELDING ROD	LB	100
34	WELDING ROD	LB	100
35	WELDING ROD	LB	100
36	WELDING ROD	LB	100
37	WELDING ROD	LB	100
38	WELDING ROD	LB	100
39	WELDING ROD	LB	100
40	WELDING ROD	LB	100
41	WELDING ROD	LB	100
42	WELDING ROD	LB	100
43	WELDING ROD	LB	100
44	WELDING ROD	LB	100
45	WELDING ROD	LB	100
46	WELDING ROD	LB	100
47	WELDING ROD	LB	100
48	WELDING ROD	LB	100
49	WELDING ROD	LB	100
50	WELDING ROD	LB	100



THIS DESIGN IS SPECIFIC PROPERTY OF TRANSTECH ENERGY INC AND IS NOT TO BE USED IN COMPETITION WITH OR IN ANY WAY SUBSTITUTED TO TRANSTECH ENERGY INC AND REPRODUCTION OF THIS MATERIAL WITHOUT SPECIFIC AUTHORIZATION BY TRANSTECH ENERGY INC WILL BE A VIOLATION OF LAW

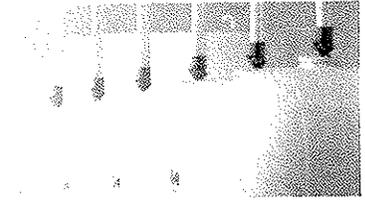
1876 MISSISSIPPI SOUND BALLON STORAGE VESSEL

916



TRANSTECH ENERGY

LPG & NGL STORAGE SYSTEMS



NGL Storage Tank

Equipment:

(1) 30,000 gallon 1982 Flint Steel LPG and NGL storage tank. 250 psi. 132" OD x 47' OAL. National Board #. U1A Available. manway

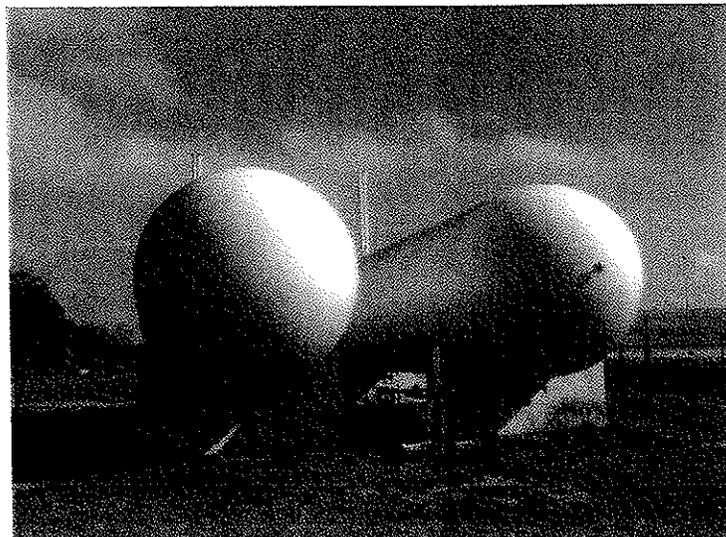
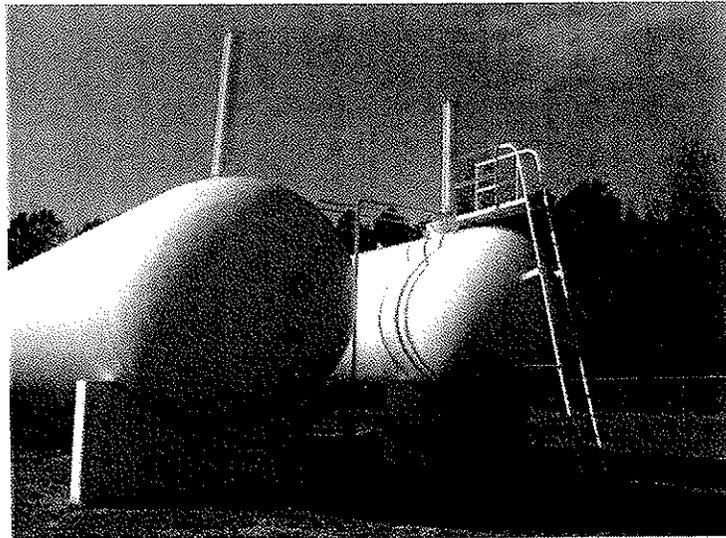
Location:

Florence, SC

Description:

(1) 30,000 gallon NGL/LOG storage tank, '62 Flint Steel 250 psi. 132" OD x 47' OAL. National Board #. (1) 1.25", (1) 3" (2) 2", (2) 2" relief openings. Good structural and cosmetic condition

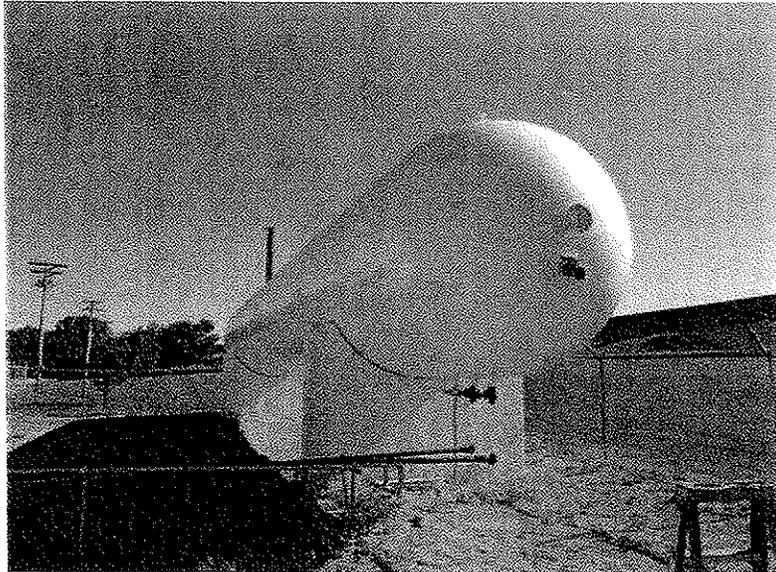
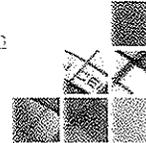
Photo:



9M

Call 888-206-4563 begin_of_the_skype_highlighting 888-206-4563 end_of_the_skype_highlighting or email our office at sales@transtechenergy.com

- LPG Bulk Plant and Rail & Transport Supply Terminal Design, Engineering, and Construction
- Propane/Air System Design, Engineering, & Construction
- Sale of Used Pressure Vessels and Other Equipment
- Precast Pier Sales & Installation



© 2013 TransTech Energy, Inc. All Rights Reserved. Tel.: +1 252.446.4357 Toll Free: +1 888.206.4563

9N

Memo

To: City Planning Commission

From: Planning Staff

Date: October 29th, 2013

Re: Variance #35-11-13 - A request by Ronald Watson, owner, for Board of Zoning Adjustment consideration of a zoning variance request from 10 feet to 2.5 feet rear yard setback located at 1712 South I Street.

LOT LOCATION AND SIZE

The subject property is on the southwest corner of South I Street and South 18th Street. The tract contains an area of 0.3 acres with approximately 145 feet of street frontage along South I Street and 100 feet of street frontage along South 18th Street.

EXISTING ZONING

The existing zoning on this tract is Transitional (T).

Characteristics of this zone are as follows:

Purpose:

To provide small scale areas for limited office, professional service, and medical services designed in scale with surrounding residential uses. The transitional zoning district applies to the Residential Attached, Institutional, Neighborhood Commercial and General Commercial categories of the Master Land Use Plan.

Permitted Uses:

Single family detached, duplexes, family group home, retirement housing, bridal shop, banking establishments and offices are examples of permitted uses.

Conditional Uses:

Assisted living, bed & breakfast inn, utility substation, country club, park or playground, college, library, primary and secondary school, business professional schools, fire and rescue station, emergency response station, police substation, diagnostic laboratory testing facility, hospital, daycare homes, substance abuse treatment facility, senior citizen center and churches are examples of uses permitted as conditional uses.

10A

Area and Bulk Regulations:

Minimum Lot Size – 5,000 square feet (1+1)	Maximum Height - 35 feet
Maximum Lot Size – 40,000 square feet 65%	Maximum Lot Coverage -
Minimum Lot Width at Building Line – 50 feet	
Minimum Street Frontage – 50 feet	
Front Yard Setback - 20 feet	
Side Yard on Street Side of Corner Lot - 20 feet	
Side Yard Setback – 5 feet	
Rear Yard Setback - 10 feet	
Minimum building separation – 10 feet (residential), non residential to be determined by current City building and fire code.	

SURROUNDING ZONING AND LAND USE

The areas to the north are zoned Residential Multi-family High Density (RM-4) and are developed as a duplex and single family dwelling.

The areas to the east and south are zoned Residential Multi-family High Density (RM-4) and are developed as single family residences.

The area to the west is zoned Residential Multi-family High Density (RM-4) and is developed as a single family dwelling.

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies South I Street and South 18th Street as local street classifications.

LAND USE PLAN COMPLIANCE

The *Unified Development Ordinance* currently classifies the site as General Commercial. This classification is intended to provide opportunities for business transactions and activities, and meet the consumer needs of the community. Approval of the variance will not conflict with the goals and objectives of the Unified Development Ordinance.

REQUESTED VARIANCE

The variance is from 10 feet to 2.5 feet rear yard setback at 1712 South I Street. Approval of this variance will allow for the building, if damaged, to be replaced at the same location and will make the current building a legal conforming structure.

10B

APPLICANT HARDSHIP

The applicant states that without the variance approval, he will not have the option to rebuild the house if destroyed thus not allowing for a reverse mortgage. The applicant will not be able to obtain a reverse mortgage without the approval to rebuild if the house is destroyed.

STAFF COMMENTS AND RECOMMENDATIONS

A neighborhood meeting was held Friday, November 1st, 2013 on site. No neighboring property owners attended the meeting. There were no objections to the proposed project or explain the objections.

100

Var. # 35-11-13

APPLICATION FOR VARIANCE

Notice is hereby given that the undersigned, as owner(s) of the following property in the Fort Smith District of Sebastian County, Arkansas, to-wit: (Legal Description)

Address of property 1712 SOI STREET, Existing or Proposed

Zoning Classification T-1, has filed with the Planning Department a written application pursuant to Article 5-6 of Ordinance 2324 of the City of Fort Smith, Arkansas, to secure a variance from the literal provisions of the zoning ordinance as follows:

<u>Office Use Only-List the Specific Variance Requested and Applicant Stated Hardship</u>	
_____	_____
_____	_____
_____	_____
_____	_____

FROM

TO

- _____ - _____ Front Yard Setback or Minimum Distance from Right-of-Way
- _____ - _____ Exterior Side Yard Setback
- _____ - _____ Interior Side Yard Setback
- 10' - 2.5' Rear Yard Setback
- _____ - _____ Maximum Height of Structure
- _____ - _____ Minimum Distance Between Structures on the Same Lot
- _____ - _____ Minimum Lot Area (Square Feet)
- _____ - _____ Minimum Lot Frontage
- _____ - _____ Maximum Size of a Sign
- _____ - _____ Other: _____

The undersigned will present said application to the Board of Zoning Adjustment at the first regular City Planning Commission meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Board of Zoning Adjustment will conduct a public hearing on

100

VARIANCE INFORMATION FORM

The following paragraph (Section 27-337-2) of the Fort Smith Unified Development Ordinance defines the criteria for granting a variance:

The Board of Zoning Adjustment shall hear requests for variances from the literal provision of the zoning chapter in instances where strict enforcement of the zoning chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and shall grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning chapter. The Board of Zoning Adjustment shall not permit, as a variance, any use in a zone that is not permitted under the chapter. The Board of Zoning Adjustment may impose conditions in the granting of a variance to insure compliance and to protect adjacent property.

1. To aid the Board of Zoning Adjustment in arriving at a decision on your application, please note the lot information requested and check the appropriate answer to each of the questions that follow.

<u>Yes</u>	<u>No</u>	
_____	<input checked="" type="checkbox"/>	Is this variance needed because of previous actions taken by yourself?
_____	<input checked="" type="checkbox"/>	Is this variance needed because of previous actions taken by a prior owner?
<input checked="" type="checkbox"/>	_____	A zoning hardship is present only when a property has no reasonable use without a variance. Do you have use of your property without a variance?
<input checked="" type="checkbox"/>	_____	Is the variance needed due to the unique circumstances of the property (such as lot area, lot width, setbacks, yard requirements, or building height)? If yes, please explain on the following page.
_____	<input checked="" type="checkbox"/>	Is the lot of an odd or unusual shape?
_____	<input checked="" type="checkbox"/>	Does the lot have "radical" topography (steep, unbuildable slopes - streams or bodies of water - unstable or eroded area)?
_____	<input checked="" type="checkbox"/>	Does the lot contain required easements other than those that might be located on its perimeter?
_____	<input checked="" type="checkbox"/>	Is any part of the lot in a flood plain or flood way?
_____	<input checked="" type="checkbox"/>	Is the lot smaller than minimum lot area or minimum frontage for its zoning classification?
<input checked="" type="checkbox"/>	_____	Is the lot developed with structures in violation of current zoning requirements?
_____	<input checked="" type="checkbox"/>	Does the lot front any street classified as an arterial or collector on the Master Street Plan?

10E

Explanation of question #4 (if applicable)

I HAVE REDESIGNED VON HOTTENS'
BAKERY INTO A RESIDENCE

2. Describe how the strict enforcement of the zoning code causes an undue hardship for your project:

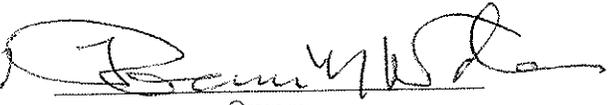
ONLY HARSHIP IS I CAN NOT
OBTAIN A REBUILD WHICH IS A REQUIRE-
MENT FOR REVERSE MORTGAGE

3. List any special circumstances/conditions which exist that have not been created by the owner/applicant and do not apply to other properties in your area:

THERE ARE NONE I OWN ALL
LOTS ADJACENT TO MINE

said application. All interested persons are invited to attend and are entitled to be heard. This notice is published this 15 day of OCT, 2013.

Signed:

RONALD N WATSON 
Owner or Agent Name (please print) Owner

479-414-5555 _____
Owner or Agent Phone Number Agent

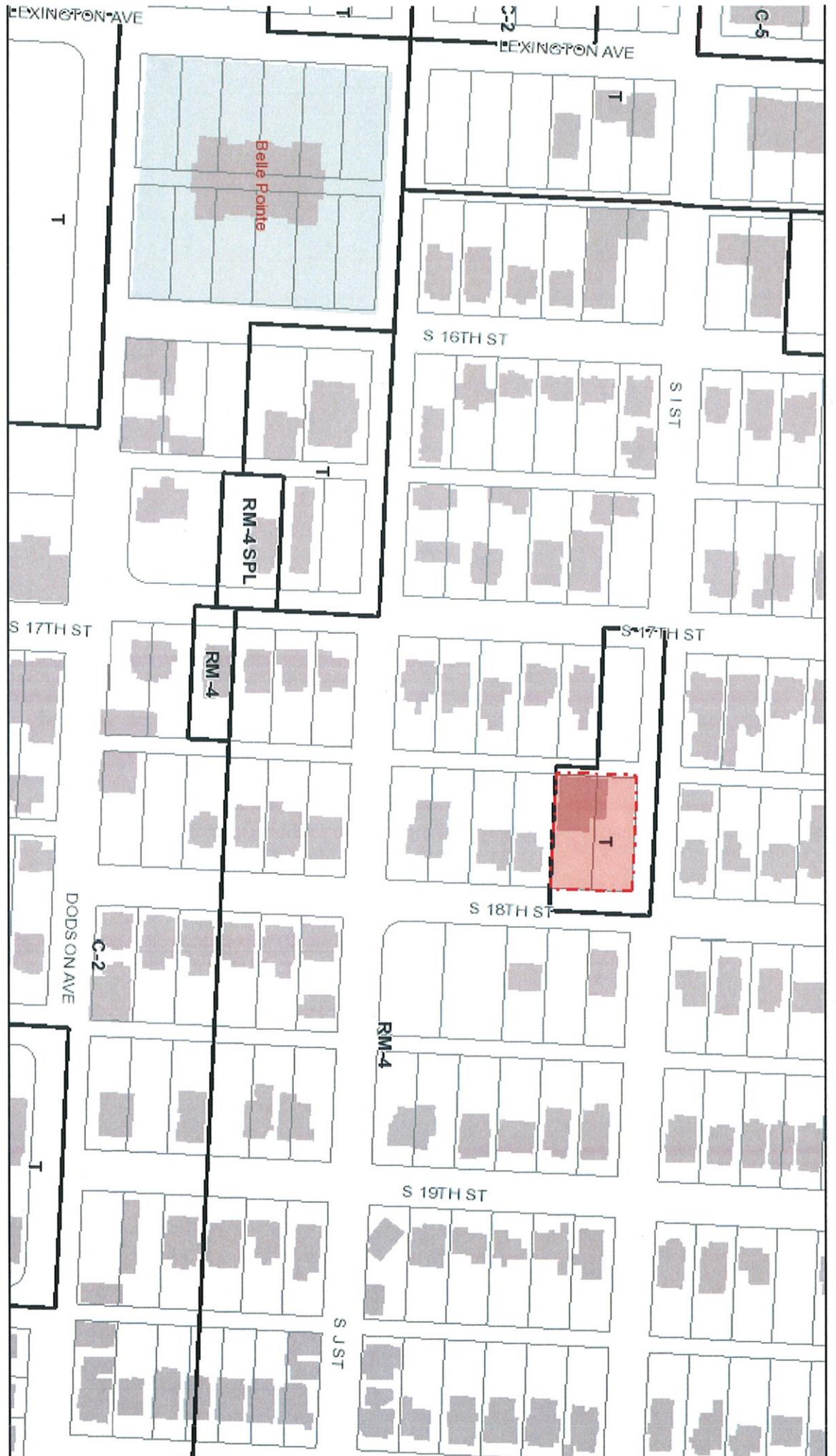
1712 SC I FHS A 72901
Owner or Agent Mailing Address

Variance # _____

106

Variance #35-11-13: From 10' to 2'-6" rear yard setback 1712 South "I" Street

10H



October 24, 2013

-  Fort Smith City Limits
-  Building Footprints
-  Zoning
-  Subdivisions

