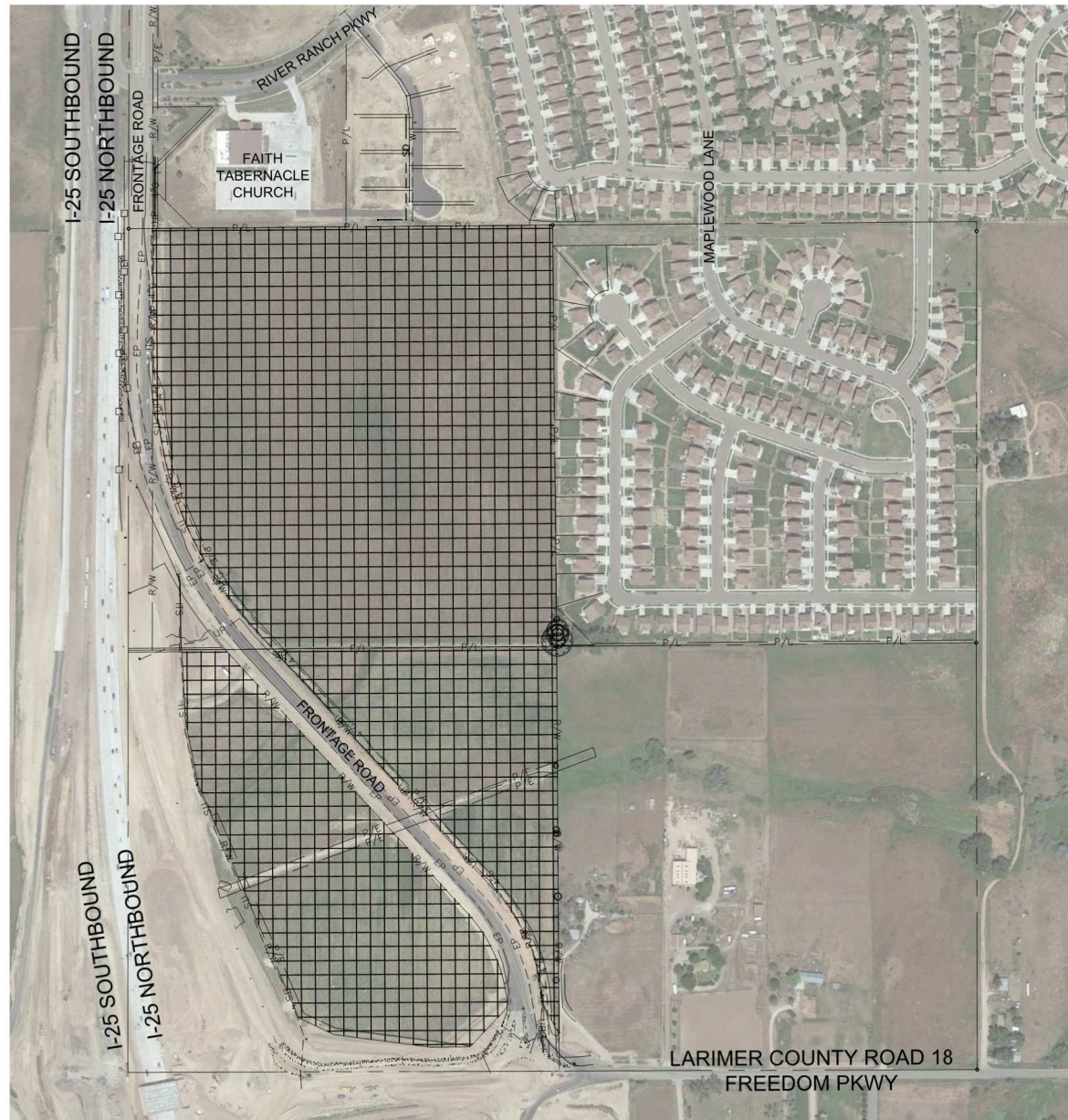


OUTLINE DEVELOPMENT PLAN NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



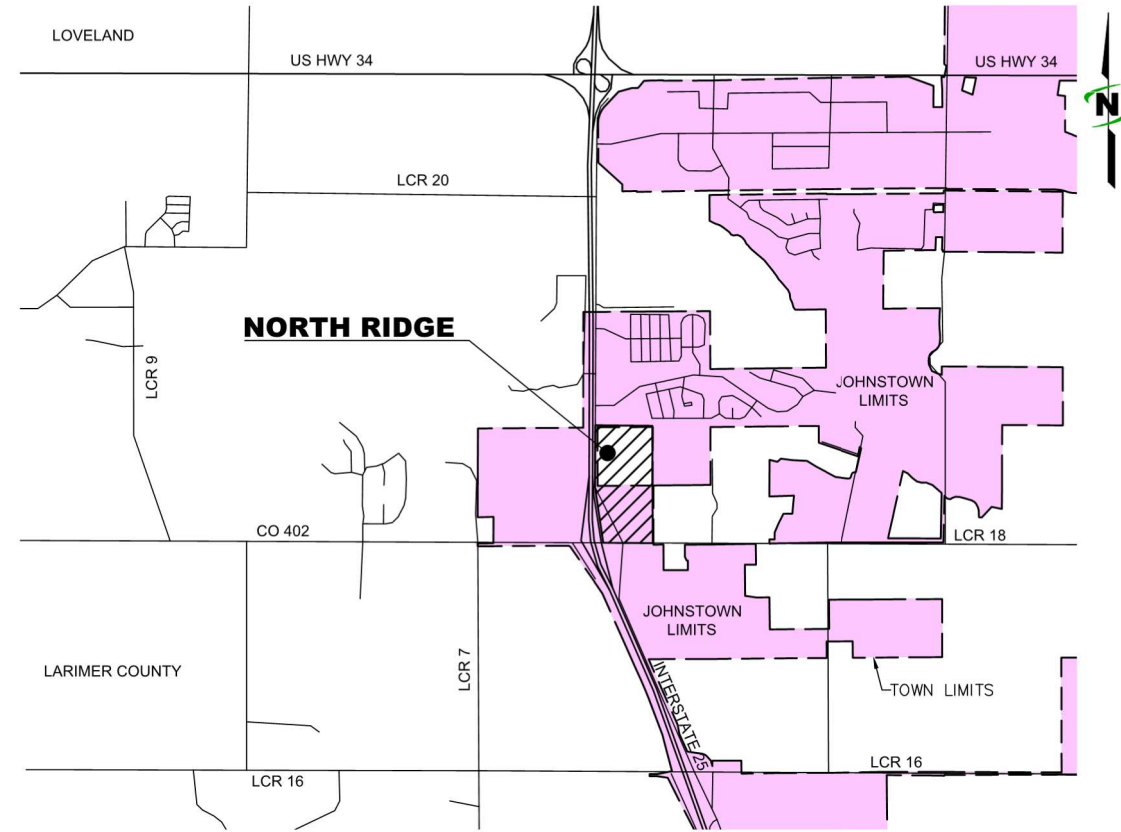
EXISTING ZONING
SCALE: 1" = 250'

GENERAL NOTES:

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS, FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE WILL NOT EXCEED 10 DU/AC. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF RESIDENTIAL PARCEL PLATTING.
- AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT AS USES THAT ARE ALLOWED.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE A DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION, AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.

DEVELOPMENT PHASING:

IT IS ANTICIPATED THAT NORTH RIDGE WILL DEVELOP SOUTH TO NORTH, COMMENCING ON THE 402, LLC PARCEL WITH ANTICIPATED LOT DELIVERIES IN 2021 AND BUILD-OUT BY 2022 OR EARLY 2023. CURRENT CONCEPT PLANS FOR COMMERCIAL, INCLUDE CONVENIENCE STORE WITH GAS, RETAIL SHOPS, OFFICE CONDOMINIUMS, AND A POTENTIAL HOTEL ALONG THE I-25 CORRIDOR. GARAGE CONDOMINIUMS WERE CONSIDERED IN CONCEPT DRAWINGS, BUT HAVE BEEN REJECTED IN FAVOR OF OTHER COMMERCIAL USES TO BE DETERMINED BY MARKET DEMAND. CURRENT CONCEPT PLANS FOR RESIDENTIAL INCLUDE 23.5 ACRES OF SINGLE FAMILY SMALL FOOT-PRINT (1,100 - 1,700 SQ. FT.) HOMES. INTEREST ON THE RESIDENTIAL COMPONENT IS BY A SINGLE DEVELOPER WHO HAS SUCCESSFULLY DEVELOPED OTHER PROJECTS WITHIN THE TOWN.



VICINITY MAP
SCALE: 1" = 2000'

NARRATIVE:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE NORTH RIDGE JOHNSTOWN DEVELOPMENT. NORTH RIDGE JOHNSTOWN IS A CONTINUATION OF THE RIDGE AT JOHNSTOWN DEVELOPMENT, ALL OF WHICH WILL BRING NEEDED INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN.

THE ANNEXATION OF THE BATH PARCEL WILL COMPLETE NORTH RIDGE AND COMPLEMENT THE RIDGE DEVELOPMENT BRIDGING THE TWO PROJECTS TOGETHER THROUGH INTEGRATED CONCEPT DESIGN AND UNIFORM DEVELOPMENT STANDARDS. THE BATH PARCEL IS CONTIGUOUS TO AN EXISTING ANNEXED PARCEL IN THE TOWN ALLOWING INFRASTRUCTURE TO BE BROUGHT TO NORTH RIDGE FROM EITHER OR BOTH THE SOUTH AND THE NORTH IN COORDINATION WITH DEVELOPED PROJECTS. THE TOWN WILL BENEFIT FROM REVENUES GENERATED BY NEW BUSINESS, AND INCREASED EXPOSURE AND VISIBILITY ALONG I-25. THE COMMUNITY WILL HAVE ADDITIONAL COMMERCIAL RESOURCES NEEDED FOR A GROWING JOHNSTOWN.

APPROVALS:

RIDGE II HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER, AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

RIDGE II HOLDCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: RIDGE II MANAGECO, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: CALIBER SERVICES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: CALIBER COMPANIES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: CALIBERCO INC.
A DELAWARE CORPORATION
ITS: MANAGER

BY: _____
NAME: JENNIFER SCHRADER
ITS: PRESIDENT

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS _____, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PADDED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE _____ DAY OF _____.

BY: _____
GARY LEBSACK, MAYOR

ATTEST: _____
DIANA SEELE, TOWN CLERK



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J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
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Fort Collins, CO 80525

Phone: 970.377.3602
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FINAL
EXHIBIT

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW STATUTORY COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF J-U-B. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

OUTLINE DEVELOPMENT PLAN COVER

FILE: 87-20-003_ODPCOVER
JUB PROJ # 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 4/1/2021
SHEET NUMBER:
ODP-01

OUTLINE DEVELOPMENT PLAN NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

LEGEND	
	POTENTIAL FUTURE ACCESSES
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
	P/L PROPERTY BOUNDARY
	R/W RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±14.2	COMMERCIAL	70%
PA-B	±3.2	COMMERCIAL	60%
PA-C	±7.1	COMMERCIAL	50%
PA-D	±11.4	COMMERCIAL	50%
PA-E	±23.4	RESIDENTIAL	-

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

LAND USE SUMMARY:

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	36.5	60
RESIDENTIAL	16.4	30
OPEN SPACE	7.1	10
TOTAL	60.0	100

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	A: 130' B & C: 85' D: 50' ALL AREAS UP TO 150' W/ CONDITIONAL USE GRANT
LANDSCAPE REQUIREMENT	20% LANDSCAPING
BUILDING SETBACK FROM HIGHWAY	50'
BUILDING SETBACK FROM ARTERIAL	25'
BUILDING SETBACK FROM FRONTAGE ROAD	20'
PARKING SETBACK FROM ROW	20'

DEVELOPMENT STANDARDS: RESIDENTIAL

MINIMUM LOT SIZE	SINGLE FAMILY DETACHED 1,400 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15' MIN.
FRONT SETBACK TO GARAGE	10' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.
SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK (FRONT LOADED)	5' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.
BUILDING SEPARATION	PER FIRE CODE

NOTES:

- ADDITIONAL DESIGN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
- THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO RESIDENTIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.

OPEN SPACE, PARKS, & WALKS/TRAILS:

OPEN SPACE:

- 30% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE OPEN SPACE.
- PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
- OPEN SPACE INCLUDES STREETSCAPES OUTSIDE OF ROW, HARDSCAPES, PLAZAS, FOUNTAIN AREAS, PONDS, AND AREAS SUCH AS SIDEWALKS WITH BENCH SEATING.
- SIDEWALKS ARE REQUIRED TO BE 10' WIDE AND 6" DEEP REINFORCED CONCRETE ALONG ARTERIAL STREETS. DETACHED AND MEANDERING SIDEWALKS PROPOSED AS FEASIBLE.

PARKS AND RECREATION:

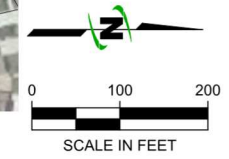
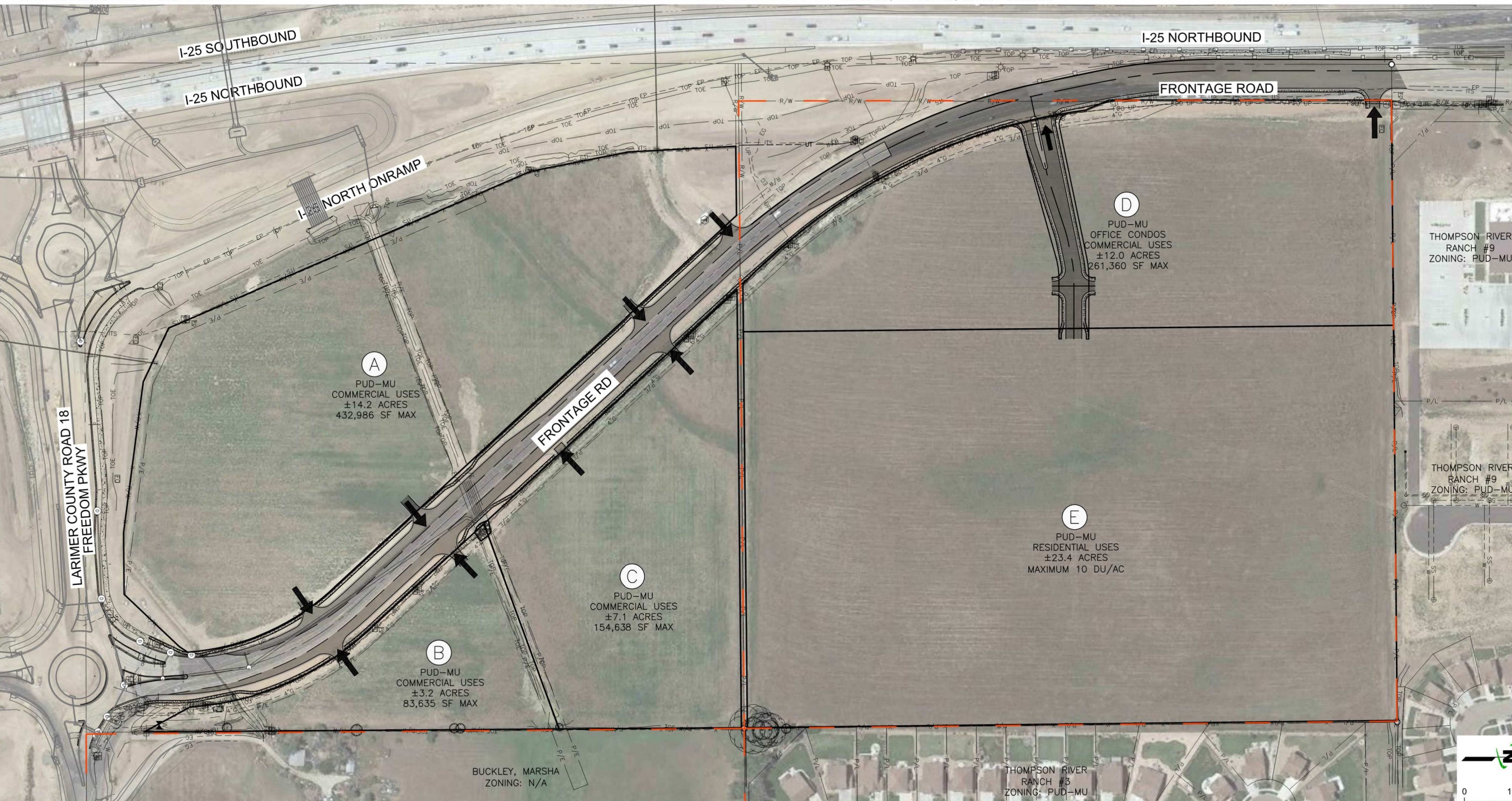
- 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PARCEL DESIGN INTENT:

PARCEL A, B, C, AND D: THE DESIGN INTENT FOR THE PLANNING AREAS A, B, C, AND D IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE VARIOUS OFFICE, RETAIL, PRIVATE GARAGE CONDOMINIUMS, HOTEL DEVELOPMENT OR SIMILAR USES.

PARCEL E:

THE DESIGN INTENT FOR PLANNING AREA E IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY, MULTI-FAMILY USES SUCH AS CONDOMINIUMS OR APARTMENTS, OR MIXED USE DEVELOPMENT.



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FINAL EXHIBIT

NO.	REVISION	DESCRIPTION	BY	DATE

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL BE REUSED IN ANY AND ALL FUTURE PROJECTS WITHOUT ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE OUTLINE DEVELOPMENT PLAN

FILE:	87-20-003 ODP
JUB PROJ #:	87-20-003
DRAWN BY:	ALM
DESIGN BY:	ALM
CHECKED BY:	##
SCALE:	ONE INCH = 100 FEET
AT FULL SIZE, IF NOT ONE INCH SCALE, AS INDICATED	
LAST UPDATED:	5/17/2021
SHEET NUMBER:	ODP-02

Plot Date: 7/12/2021 3:51 PM Plotted By: Amber Morse
Date Created: 4/1/2021 JUB.COM\CENTRAL CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003 NORTH RIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003 ODP.DWG

OUTLINE DEVELOPMENT PLAN NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



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FINAL EXHIBIT

NO.	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE MASTER GRADING AND DRAINAGE PLAN

- LEGEND:**
- 4900 --- EXISTING MAJOR CONTOUR
 - 4902 --- EXISTING MINOR CONTOUR
 - SD --- EXISTING STORM PIPE
 - BASIN BOUNDARY: ONSITE
 - BASIN BOUNDARY: OFFSITE
 - BASIN BOUNDARY: PROPERTY LINE
 - H-1 ○ BASIN ID
 - C-MINOR AREA
 - C-MAJOR
 - △ DESIGN POINT
 - DIRECT FLOW ARROW
 - OVERLAND FLOW ARROW

BASIN DESIGN DATA:

Basin	Total Area acres	Composite "C2" cfs	Composite "C100" cfs	Q2 cfs	Q100 cfs
P1-N	9.84	0.64	0.79	13.93	49.36
P1-S	11.77	0.64	0.79	14.93	48.00
P-2S	4.15	0.77	0.87	23.35	75.32
P-2N	7.86	0.77	0.87	14.93	48.00
P-3	12.84	0.76	0.86	23.35	75.32
P-4	23.48	0.64	0.80	31.67	112.01
Total:	69.94				
Combined Basins to Design Point (DP)					
P2	33.62	0.73	0.82	89.50	173.28

P2 is combined basins P1-N, P1-S, P2-N and P2-S.

BASIN OUTPUT DATA:

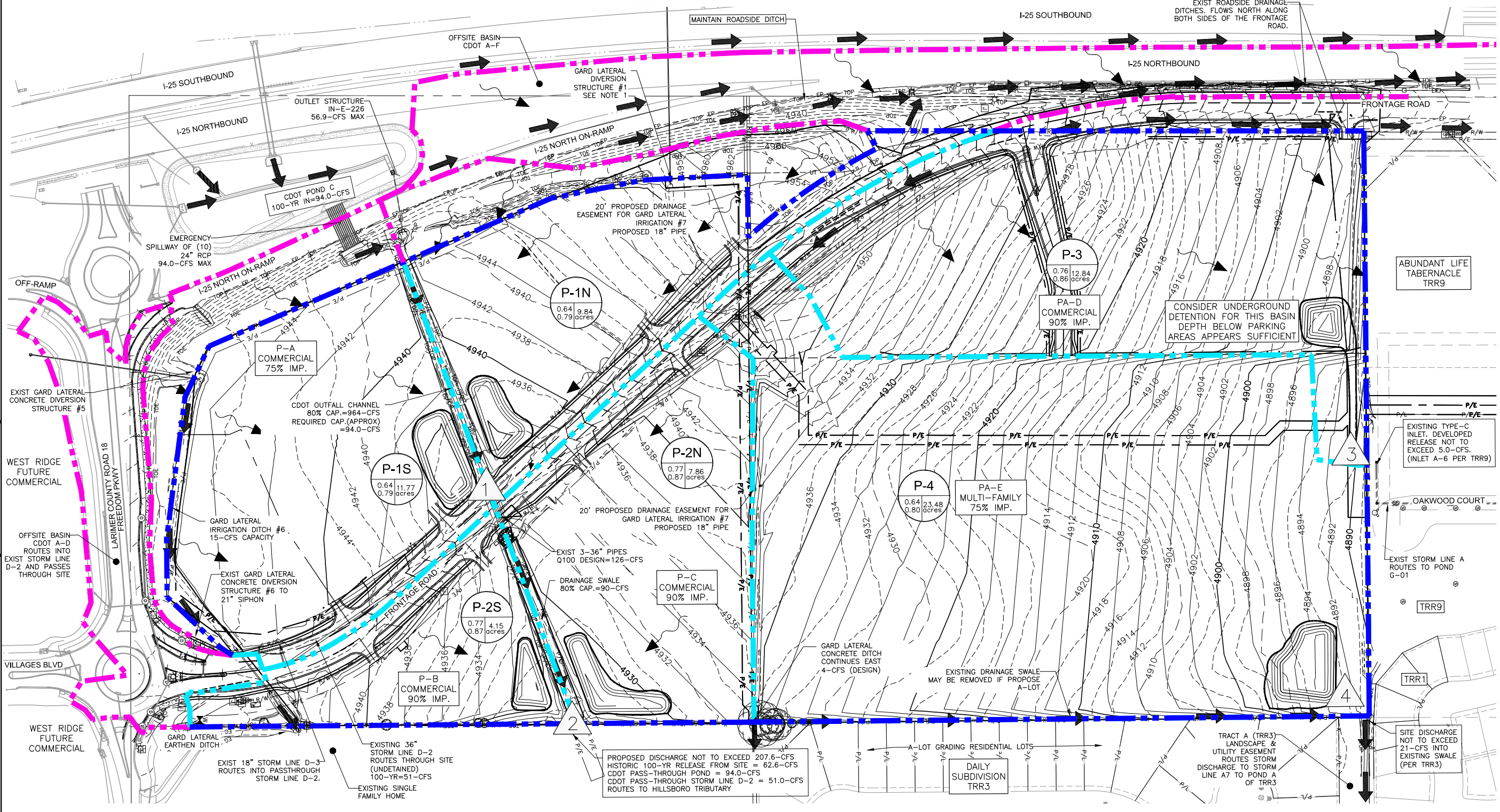
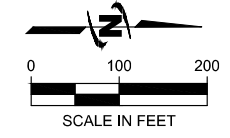
PROPOSED PONDS	100-YR RELEASE RATE (cfs)	WQCV (acre-ft)	100-YR VOLUME (acre-ft)	TOTAL VOLUME (acre-ft)	APPROX SURFACE AREA (area)
P1-N	9.84	0.64	0.79	13.93	49.36
P1-S	11.77	0.64	0.79	14.93	48.00
P-2S	4.15	0.77	0.87	23.35	75.32
P-2N	7.86	0.77	0.87	14.93	48.00
P-3	12.84	0.76	0.86	23.35	75.32
P-4	23.48	0.64	0.80	31.67	112.01

NOTES:
FOR 100-YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL.
ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES.

TRR - THOMPSON RIVER RANCH
CDOT - COLORADO DEPARTMENT OF TRANSPORTATION

PROPOSED POND SIZING IS APPROXIMATE USING RATIONAL FAA PROCEDURE BASED ON SITE CONDITIONS AND ASSUMPTIONS SHOWN ON THIS EXHIBIT AND 2-FEET OF FREEBOARD. FINAL POND SIZING SHALL BE UPDATED AS SITE DEVELOPMENTS ARE FINALIZED.

TYPE B SOIL TYPE.



Plot Date: 7/2/2021 5:16 PM Plotted By: Amber Morse
User: amorse@jub.com CENTRAL CLIENTS \2018\2018\03\NORTH RIDGE DEVELOPEMNT PROJECT\87-20-003_NORTH RIDGE DESIGN CAD EXHIBITS\03\87-20-003_MASTER GRADING PLAN.DWG

FILE: 87-20-003_MASTER GRADING PLAN
JUB PROJ # 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ALM
ONE INCH
AT FULL SIZE. IF NOT ONE INCH SCALE, APPROXIMATELY.
LAST UPDATED: 6/15/2021
SHEET NUMBER:
ODP-03

OUTLINE DEVELOPMENT PLAN NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



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FINAL
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NO.	REVISION	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE MASTER UTILITY PLAN

FILE: 87-20-003_MASTERUTILITYPLAN
JUB PROJ. # 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ##
SCALE: ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 4/1/2021
SHEET NUMBER:
ODP-04

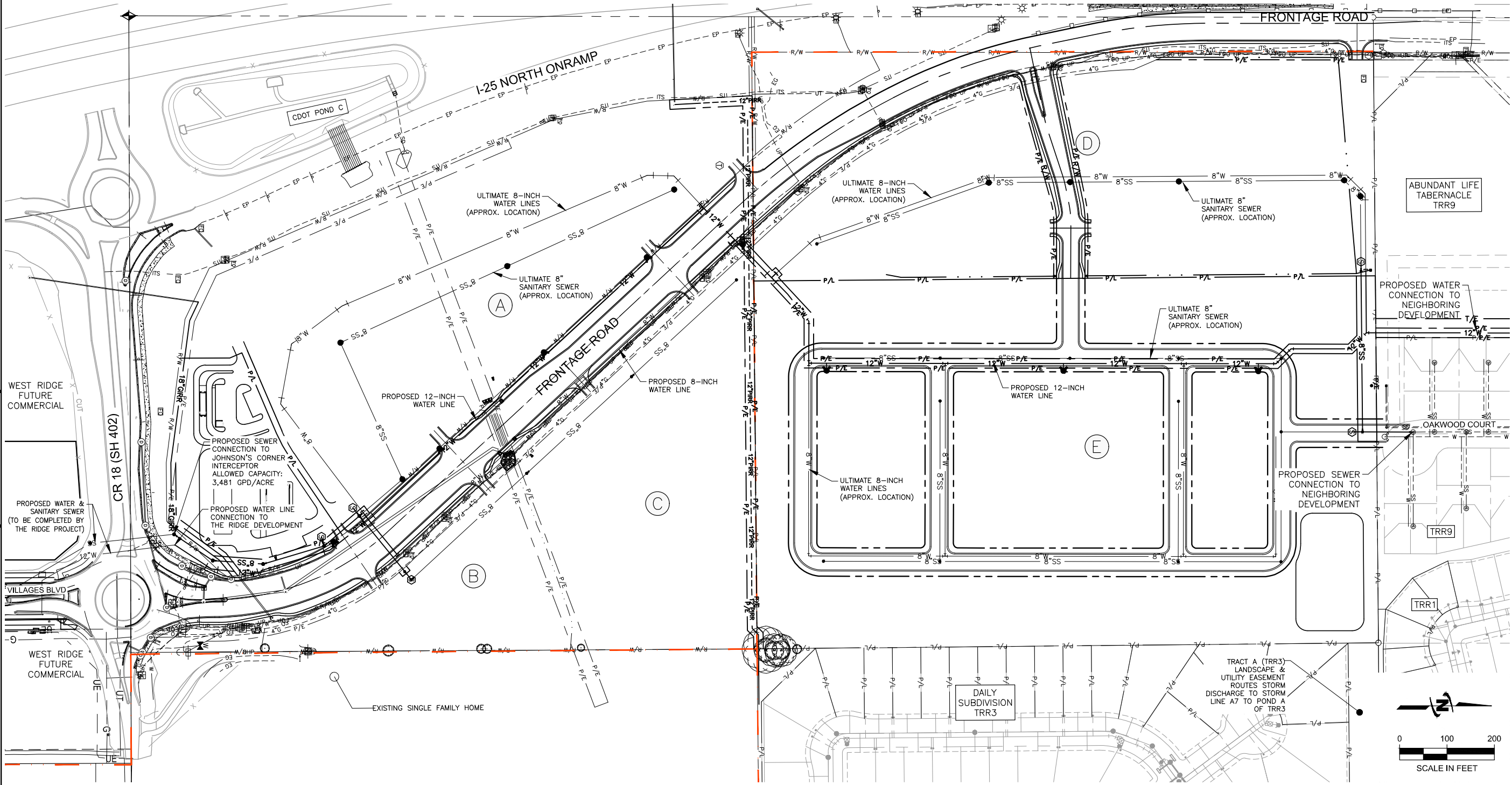
LEGEND	
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
	P/L PROPERTY BOUNDARY
	R/W RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS
	DOMESTIC WATER
	SANITARY SEWER

ESTIMATED WASTEWATER FLOW:					
PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpd)	PEAK FLOW (gpd)
PA-A	COMMERCIAL	6 UNITS/ACRE	±14.2	22,010	44,020
PA-B	COMMERCIAL	6 UNITS/ACRE	±3.2	4,960	9,920
PA-C	COMMERCIAL	6 UNITS/ACRE	±7.1	11,005	22,010
PA-D	COMMERCIAL	6 UNITS/ACRE	±12.0	18,600	37,200
PA-E	RESIDENTIAL	15 UNITS/ACRE	±23.4	77,220	282,057

ESTIMATED WATER DEMAND:						
PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpm)	MAX DAY DEMAND + FIRE FLOW (gpm)	PEAK FLOW (gpm)
PA-A	COMMERCIAL	6 UNITS/ACRE	±14.2	16.8	3025	37.8
PA-B	COMMERCIAL	6 UNITS/ACRE	±3.2	3.8	3,006	8.6
PA-C	COMMERCIAL	6 UNITS/ACRE	±7.1	8.4	3,013	18.9
PA-D	COMMERCIAL	6 UNITS/ACRE	±12.0	14.2	3,021	32.0
PA-E	RESIDENTIAL	15 UNITS/ACRE	±23.4	109.7	3,219	329.1

WASTEWATER CALCULATIONS AND ASSUMPTIONS:
 RESIDENTIAL AVERAGE DAILY FLOW (ADF) = 220 GPD/SFE*
 *INCLUDES ALLOWANCE FOR 1/1
 COMMERCIAL AVERAGE FLOW = 1,550 GPD/ACRE
 COMMERCIAL PEAKING FACTOR = 2
 RESIDENTIAL PEAKING FACTOR = 2.6 * Q_A^{-0.16}
 Q_A = AVERAGE FLOW IN CFS

WATER CALCULATIONS AND ASSUMPTIONS:
 RESIDENTIAL AVERAGE DAY FLOW (ADF) = 150 GPCD (450 GPD/SFE)
 COMMERCIAL AVERAGE DAY FLOW (ADF) = 1,700 GPD/ACRE
 FIRE FLOW AVAILABILITY = 3,000 GPM FOR 3 HOURS
 MAXIMUM DAY FLOW (MDF) = 2 x ADF
 PEAK HOUR FLOW = 1.5 x MDF



Plot Date: 7/12/2021 5:12 PM Plotted By: Amber Morse
User: C:\Users\alm\OneDrive\Documents\87-20-003_NORTH RIDGE DEVELOPEMNT PROJECT\87-20-003_MASTER UTILITY PLAN.DWG