

RECEPTION #2022051432, 8/17/2022 5:05:51 PM
 JUB
 J-U-B ENGINEERS, INC.
 Angela Ayres, Clerk & Recorder, Larimer County, CO

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



ZONING
 SCALE: 1" = 250'

GENERAL NOTES:

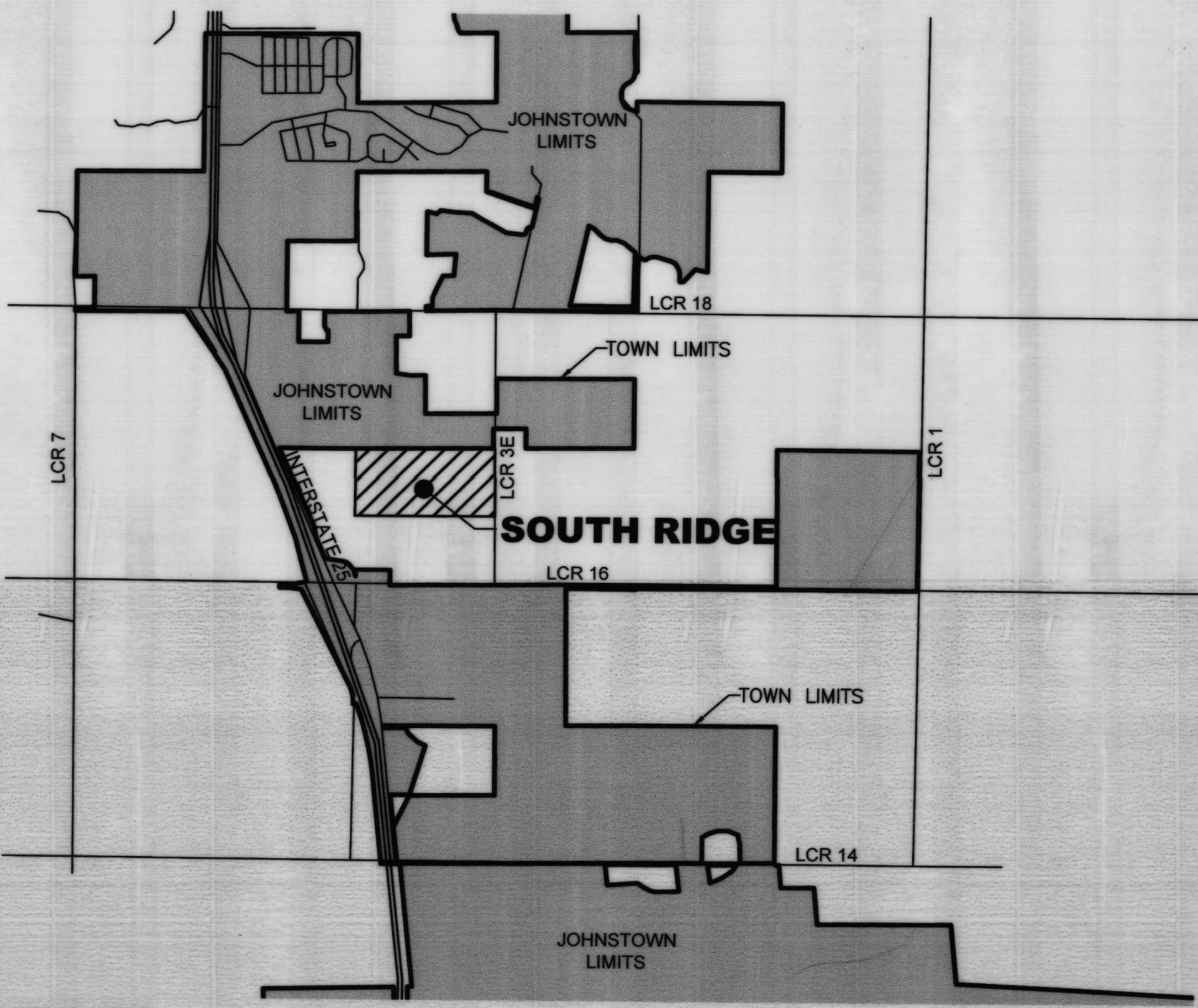
- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS 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. 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.
- 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 DESIGN GUIDELINES SPECIFIC FOR SOUTH RIDGE.

DEVELOPMENT PHASING:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT MAY BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

PROJECT TEAM

DEVELOPER: J-25 LAND HOLDINGS LLC C/O CALIBER ROY BADE 16074 N. 78TH STREET STE B104 SCOTTSDALE, AZ 85260	SITE ENGINEER: J-U-B ENGINEERS AMBER MORSE 4745 BOARDWALK DRIVE BUILDING D, STE 200 FORT COLLINS, CO 80525	SURVEY: WASHBURN SURVEYING 4025 AUTOMATION WAY, STE C4 FORT COLLINS, CO 80525 PROJECT # 2021-005	TRAFFIC: HORROCKS ENGINEERS 5670 GREENWOOD PLAZA BLVD. GREENWOOD VILLAGE, CO 80111 PROJECT # 2020-054	GEOTECH: GROUND ENGINEERING CONSULTANTS, INC. 2468 EAST 9TH STREET LOVELAND, CO 80537 PROJECT # 20205022
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VICINITY MAP
 SCALE: 1" = 2000'

NARRATIVE/PROJECT INTENT:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE SOUTH RIDGE DEVELOPMENT. SOUTH RIDGE 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 PLANNED SITE USE IS FOR A SINGLE FAMILY SUBDIVISION.

THE ANNEXATION OF THE PARCEL 852600003 AND PARCEL 852600034 FOR SOUTH RIDGE WILL COMPLEMENT THE RIDGE AT JOHNSTOWN DEVELOPMENT TO THE NORTH BRIDGING THE TWO PROJECTS TOGETHER THROUGH INTEGRATED CONCEPT DESIGN AND UNIFORM DEVELOPMENT STANDARDS. THESE PARCELS ARE CONTIGUOUS TO AN EXISTING ANNEXED PARCEL IN THE TOWN ALLOWING INFRASTRUCTURE TO BE BROUGHT TO SOUTH RIDGE FROM EITHER OR BOTH THE NORTH AND THE EAST IN COORDINATION WITH DEVELOPED PROJECTS. THE COMMUNITY WILL HAVE ADDITIONAL RESIDENTIAL UNITS NEEDED FOR A GROWING JOHNSTOWN.




LEGAL DESCRIPTION:

PARCEL 1
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 01°02'40" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE NORTH 01°02'40" EAST 1320.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°02'40" EAST 658.65 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 88°50'34" EAST 2630.03 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26; THENCE ALONG SAID CENTERLINE SOUTH 01°09'59" WEST 661.08 FEET; THENCE DEPARTING COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 01°02'40" EAST AND WITH ALL BEARINGS CONTAINED HEREIN THERETO; THENCE ALONG SAID WEST LINE NORTH 01°02'40" EAST 1978.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°02'40" EAST 658.66 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 26 SOUTH 88°53'44" EAST 2631.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 SOUTH 01°09'59" WEST 661.08 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 88°50'34" WEST 2630.03 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

APPROVALS:

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

 
 GARY LEBSECK, MAYOR

 DIANA SEELE, TOWN CLERK



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 J-U-B ENGINEERS, INC.
 4745 Boardwalk Drive
 Building D, Suite 200
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**FINAL EXHIBIT
 FOR REVIEW**

NO.	REVISION	DESCRIPTION	BY	DATE

**SOUTH RIDGE DEVELOPMENT
 JOHNSTOWN**
 OUTLINE DEVELOPMENT PLAN
 COVER

FILE: 87-21-028 ODP/COVER
 JUB PROJ. #: 87-21-028
 DRAWN BY: DJW
 DESIGN BY: ALM
 CHECKED BY:
 ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH SCALE ACCORDINGLY
 LAST UPDATED: 2/17/2022
 SHEET NUMBER:
ODP-01

Plot Date: 01/17/2023 11:19 AM Printed By: Angela Wright
 Data Checked: 11/20/21 U:\B\CONSTRUCTION\LOCAL\REVIEW\DEVELOPMENT\PROJECTS\87-21-028 SOUTH RIDGE\DESIGN\COVER\87-21-028 ODP/COVER.DWG

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

PARCEL DESIGN INTENT:

PARCEL A:
THE DESIGN INTENT FOR PLANNING AREA A IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.5 TO 5.0 DWELLING UNITS PER ACRE. RESIDENTIAL DEVELOPMENT IS ANTICIPATED TO INCLUDE NO MORE THAN 400 DWELLING UNITS CONSISTING OF AT LEAST TWO HOUSING TYPES WHICH MAY INCLUDE LARGE LOT HOMES, TRADITIONAL SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED. LAYOUT SHOWN IS CONCEPTUAL. FINAL LOCATIONS OF ROADWAYS, PARK, OPEN SPACE, AND DETENTION PONDS TO BE DETERMINED WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN PROCESS.

PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±80.7	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%)
RESIDENTIAL	56.5	70
OPEN SPACE	24.2	30
TOTAL	80.7	100

DEVELOPMENT STANDARDS: RESIDENTIAL

	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
MINIMUM LOT SIZE	5,300 SF	2,000 SF
MAXIMUM HEIGHT	35'	35'
FRONT SETBACK TO BUILDING	15' MIN.	15' MIN.
FRONT SETBACK TO GARAGE	20' MIN.	20' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	0' MIN.
REAR YARD SETBACK (FRONT LOADED)	10' MIN.	10' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.	15' MIN.
BUILDING SEPARATION	PER FIRE CODE	PER FIRE CODE

NOTES:

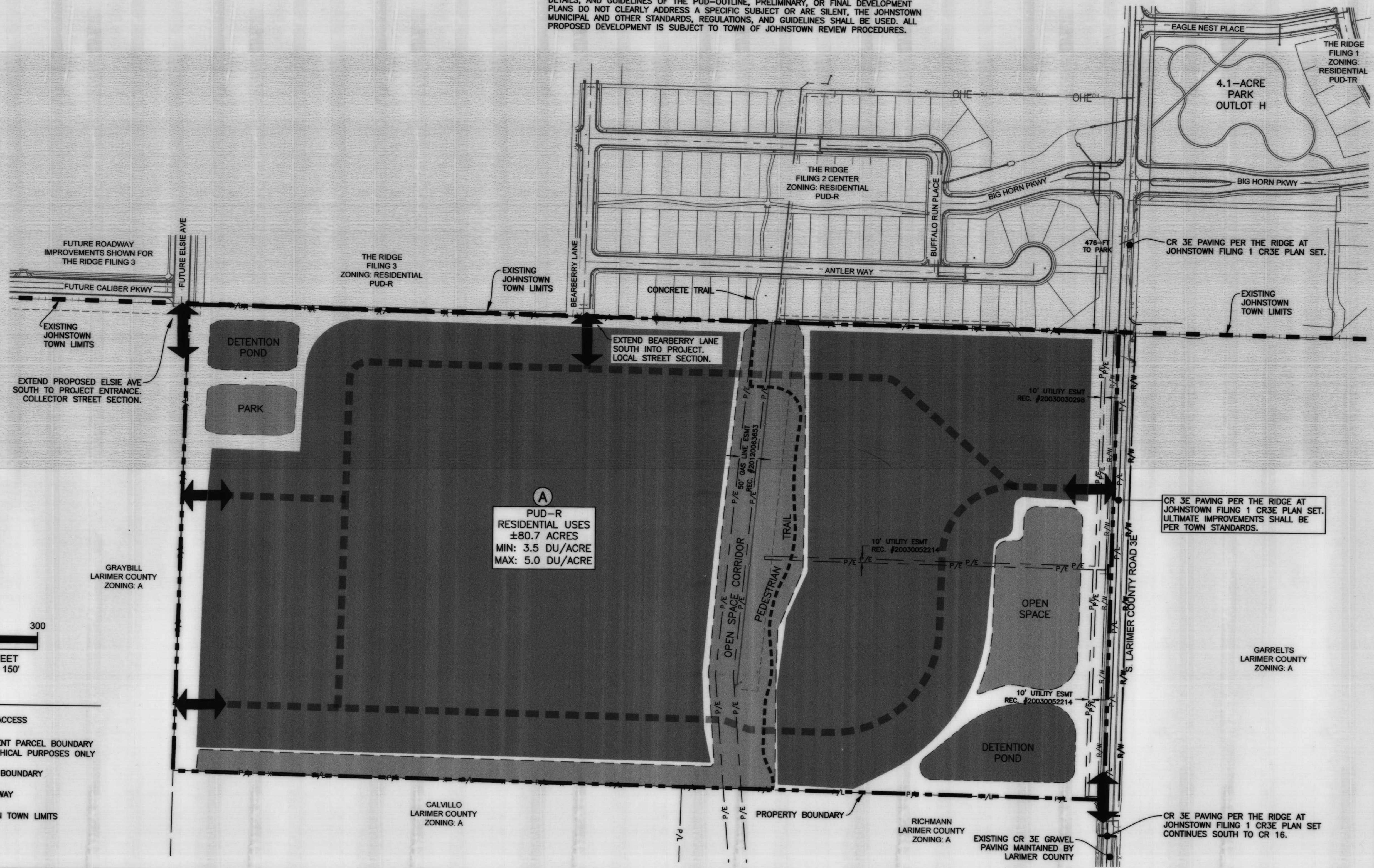
- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE SOUTH RIDGE DESIGN GUIDELINES; THE MORE RESTRICTIVE SHALL APPLY.
- THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD-OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

OPEN SPACE, PARKS, & WALKS/TRAILS:

- OPEN SPACE:**
- 30% OF ACREAGE IS REQUIRED TO BE OPEN SPACE.
 - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - OPEN SPACE REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
 - LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN SPACE REQUIREMENTS. NO MORE THAN 5% OF OPEN SPACE AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.
 - OPEN SPACE SHALL FOLLOW THE APPLICABLE STANDARDS IN THE SOUTH RIDGE DESIGN GUIDELINES.

PARKS AND RECREATION:

- DEVELOPMENT SHALL INCORPORATE CONNECTIVITY FROM PARKS, TRAILS, RECREATION AND OPEN SPACE MASTER PLAN FOR JOHNSTOWN/MILLIKEN.
- 10% OF GROSS 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.



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FINAL EXHIBIT
FOR REVIEW

NO.	DESCRIPTION	BY	DATE

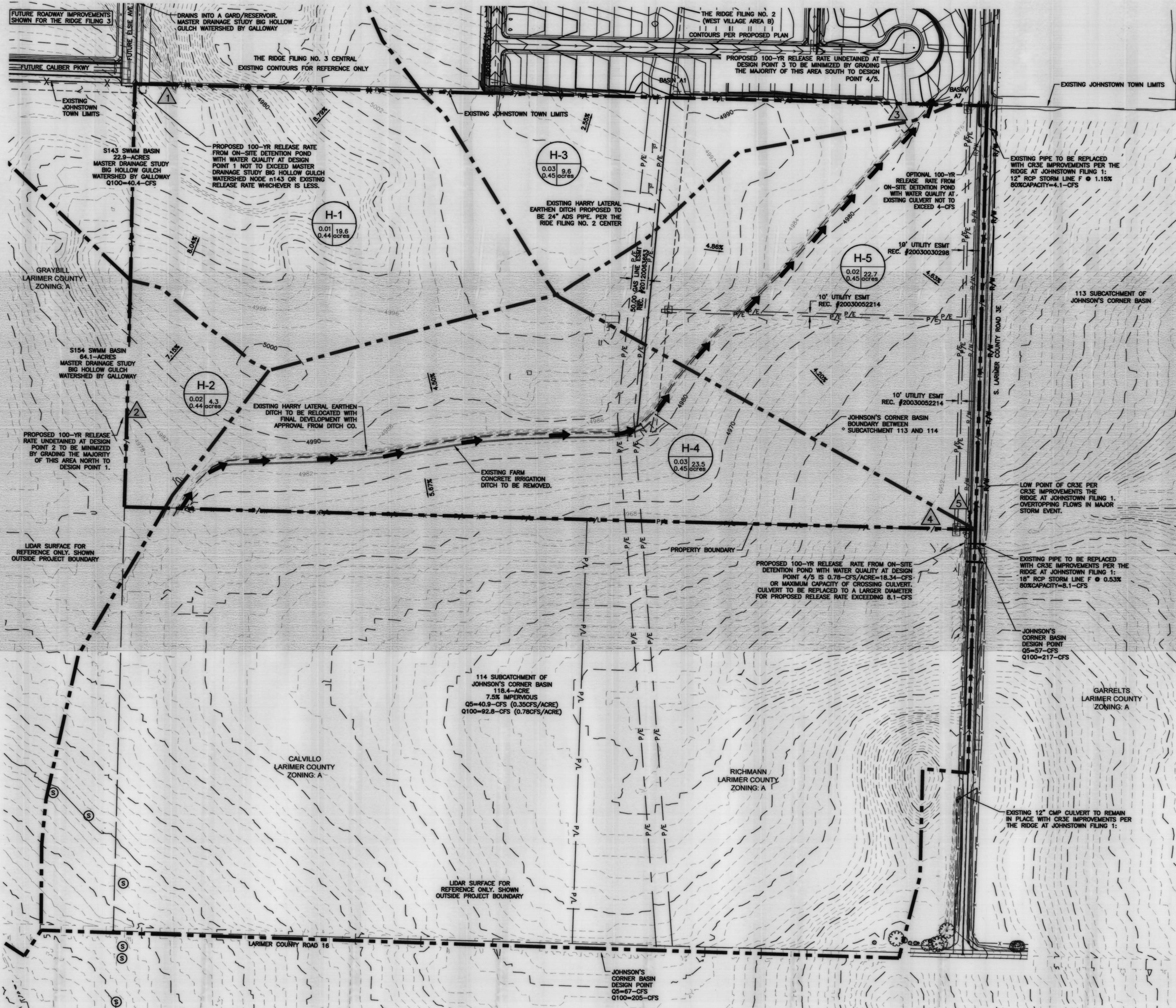
SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
LAND USE

FILE: 87-21-028 CDP
JUB PROJ #: 87-21-028
DRAWN BY: DJW
DESIGN BY: ALM
CHECKED BY:
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 2/17/2022
SHEET NUMBER:
ODP-02

Plot Date: 3/19/2022 8:26 AM Plotted By: Andrew Moberg
Date Created: 2/17/2022 JUB CONCENTRAL CLIENTS\DESIGN\PROJECTS\87-21-028 SOUTH RIDGE DEVELOPMENT\PROJECTS\87-21-028 CDP.DWG

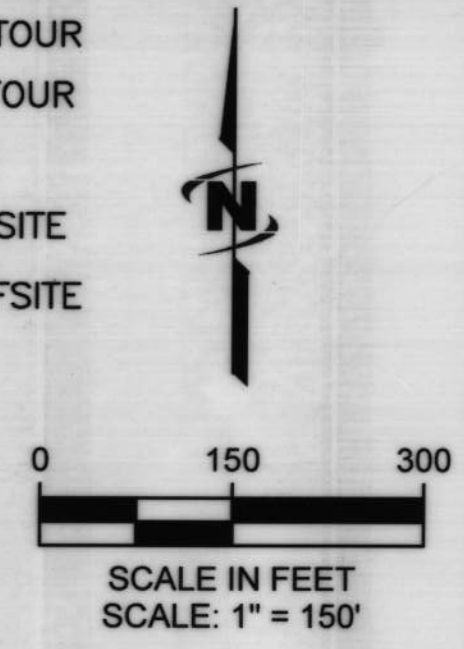
OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



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
- △ 3 DESIGN POINT
- DIRECT FLOW ARROW
- OVERLAND FLOW ARROW
- CDOT ACCESS CONTROL LINE



EXISTING BASIN DESIGN DATA:

BASIN ID	AREA (acres)	IMPERVIOUS (%)	Q5 (cfs)	Q100 (cfs)
H-1	19.58	2%	0.47	39.01
H-2	4.25	3%	0.19	9.04
H-3	9.64	4%	0.62	19.03
H-4	23.52	5%	1.46	40.10
H-5	22.67	3%	1.16	45.91
Combined Basins to Design Point (DP)				
H-4/H-5	46.19	4%	2.68	86.25

ULTIMATE CONCEPTUAL BASIN DESIGN DATA:

DESIGN POINT	AREA (acres)	IMPERVIOUS (%)	Q5 (cfs)	Q100 (cfs)
1	21.6	60%	32.6	83.4
2	0.9	20%	0.8	4.3
3	1.6	20%	1.3	7.5
4/5	55.6	60%	75.9	194.3

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

THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE) FOR RESIDENTIAL SUBDIVISION DIRECTLY NORTH OF THIS PROJECT DID NOT ACCOUNT FOR EXISTING OFFSITE DRAINAGE INTO THE SITE. OPTION TO REVIEW AS-BUILT DRAINAGE OF FILING NO. 2 FOR ADDITIONAL CAPACITY AND PROPOSE DETAINED RELEASE AT THE AVAILABLE CAPACITY NOT TO EXCEED HISTORIC RELEASE RATE. IF AS-BUILT CONDITION OF FILING NO. 2 DOES NOT HAVE CAPACITY FOR OFFSITE FLOWS TO BE PASSED THROUGH, PROPOSED AREA OF BASIN H-3 MAY ROUTE SOUTH TO DESIGN POINT 4/5.

ULTIMATE CONCEPTUAL BASINS LISTED ABOVE ASSUME IMPERVIOUS AND AREA OF ULTIMATE SITE LAYOUT. ULTIMATE BASINS TO BE DEFINED WITH PRELIMINARY AND FINAL PLAN.

TYPE B SOIL TYPE.



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FINAL EXHIBIT
FOR REVIEW

NO.	DESCRIPTION	BY	DATE

SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
GRADING

FILE: 87-21-028 MASTERGRADING.PLAN
JUB PROJ # 87-21-028
DRAWN BY: DJW
DESIGN BY: ALM
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 2/17/2022

SHEET NUMBER:
ODP-03

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



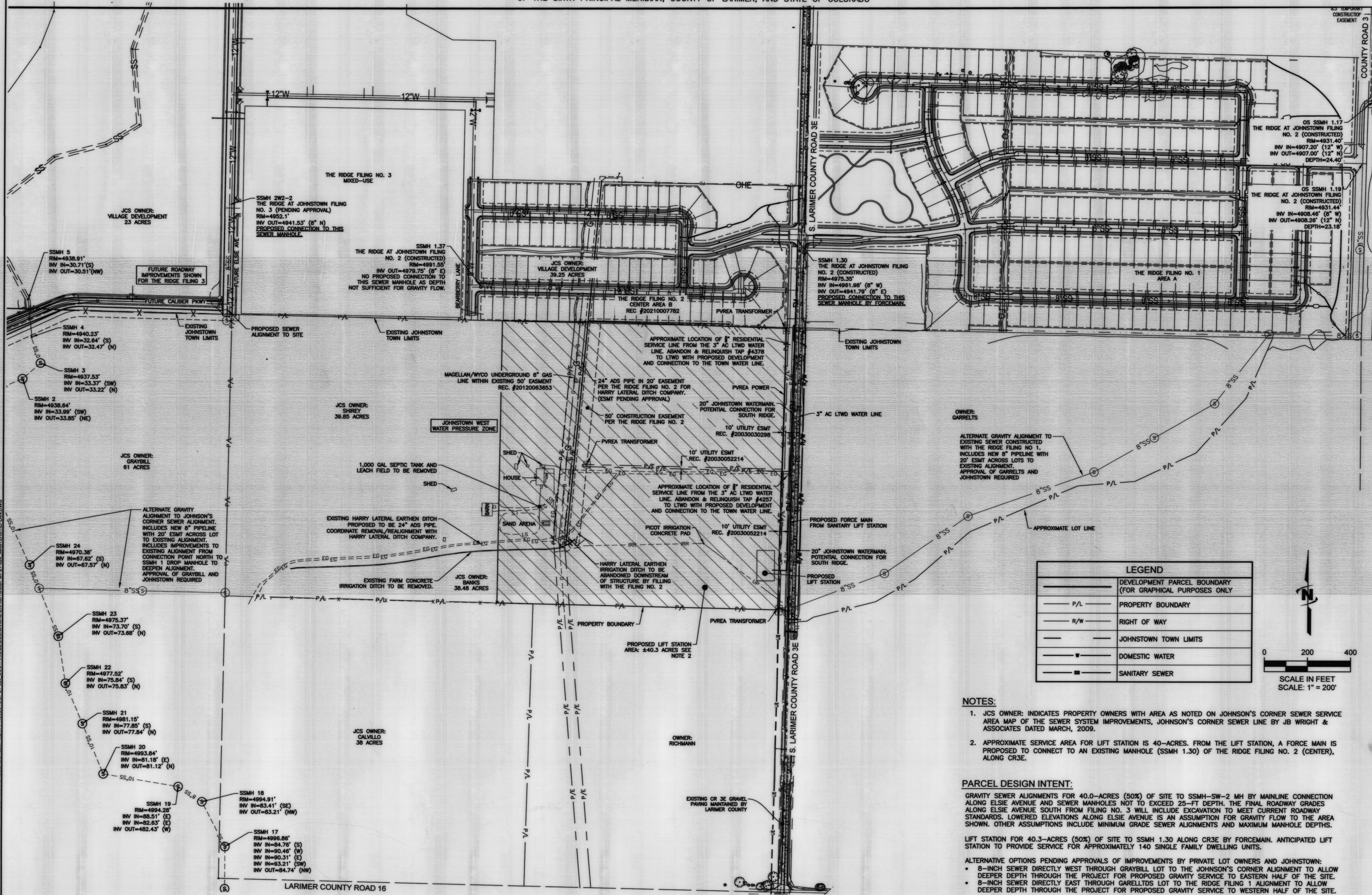
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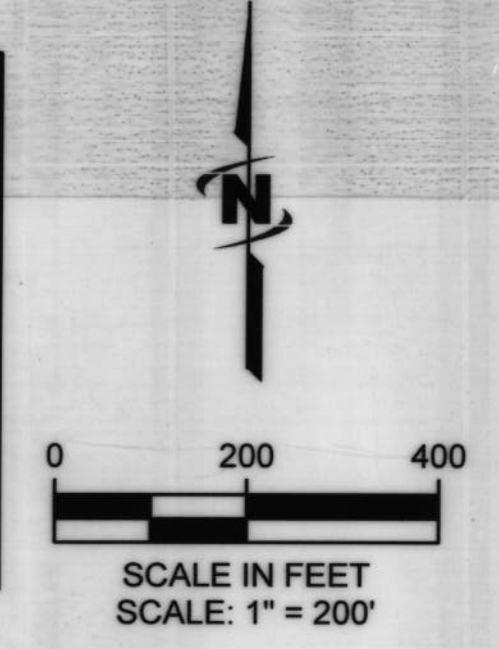
FINAL EXHIBIT
FOR REVIEW

NO.	DESCRIPTION	BY	DATE

SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
UTILITY



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



- NOTES:**
- JCS OWNER: INDICATES PROPERTY OWNERS WITH AREA AS NOTED ON JOHNSON'S CORNER SEWER SERVICE AREA MAP OF THE SEWER SYSTEM IMPROVEMENTS, JOHNSON'S CORNER SEWER LINE BY JB WRIGHT & ASSOCIATES DATED MARCH, 2009.
 - APPROXIMATE SERVICE AREA FOR LIFT STATION IS 40-ACRES. FROM THE LIFT STATION, A FORCE MAIN IS PROPOSED TO CONNECT TO AN EXISTING MANHOLE (SSMH 1.30) OF THE RIDGE FILING NO. 2 (CENTER), ALONG CR3E.

- PARCEL DESIGN INTENT:**
- GRAVITY SEWER ALIGNMENTS FOR 40.0-ACRES (50%) OF SITE TO SSMH-SW-2 MH BY MAINLINE CONNECTION ALONG ELSIE AVENUE AND SEWER MANHOLES NOT TO EXCEED 25-FT DEPTH. THE FINAL ROADWAY GRADES ALONG ELSIE AVENUE SOUTH FROM FILING NO. 3 WILL INCLUDE EXCAVATION TO MEET CURRENT ROADWAY STANDARDS. LOWERED ELEVATIONS ALONG ELSIE AVENUE IS AN ASSUMPTION FOR GRAVITY FLOW TO THE AREA SHOWN. OTHER ASSUMPTIONS INCLUDE MINIMUM GRADE SEWER ALIGNMENTS AND MAXIMUM MANHOLE DEPTHS.
- LIFT STATION FOR 40.3-ACRES (50%) OF SITE TO SSMH 1.30 ALONG CR3E BY FORCEMAIN. ANTICIPATED LIFT STATION TO PROVIDE SERVICE FOR APPROXIMATELY 140 SINGLE FAMILY DWELLING UNITS.
- ALTERNATIVE OPTIONS PENDING APPROVALS OF IMPROVEMENTS BY PRIVATE LOT OWNERS AND JOHNSTOWN:
- 8-INCH SEWER DIRECTLY WEST THROUGH GRAYBILL LOT TO THE JOHNSON'S CORNER ALIGNMENT TO ALLOW DEEPER DEPTH THROUGH THE PROJECT FOR PROPOSED GRAVITY SERVICE TO EASTERN HALF OF THE SITE.
 - 8-INCH SEWER DIRECTLY EAST THROUGH GARELTDS LOT TO THE RIDGE FILING 1 ALIGNMENT TO ALLOW DEEPER DEPTH THROUGH THE PROJECT FOR PROPOSED GRAVITY SERVICE TO WESTERN HALF OF THE SITE.

Plot Date: 3/13/2022 12:56 PM Plotted By: Amber Moore
Date Created: 1/12/2022 JUB.COM/CENTRAL/ENGINEERING/PROJECTS/87-21-026 SOUTH RIDGE DEVELOPMENT PROJECT/87-21-026 MASTER UTILITY PLAN.DWG

FILE: 87-21-026 MASTER UTILITY PLAN
JUB PROJ. #: 87-21-026
DRAWN BY: DJW
DESIGN BY: ALM
CHECKED BY:
SHEET NUMBER:
ODP-04