

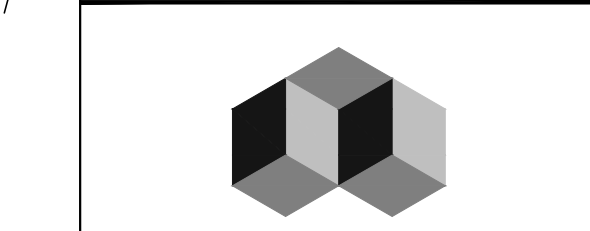
X:\Project\WRCK-WESTROCK\Green Meadows Circle #21\DWG\MS\WRCK20-02 PD Plan with P&Z.dwg PD PLAN

CITY CASE # PLD-00061-2021

| DATE | REVISIONS | BY |
|---------|----------------|-----|
| 2/17/21 | P&Z CONDITIONS | GAO |
| 1/27/21 | CITY COMMENTS | GAO |
| 1/25/21 | CITY COMMENTS | GAO |
| 1/15/21 | CITY COMMENTS | GAO |
| 1/28/20 | ORIGINAL | GAO |

REVISIONS

MIDLAND PD PLAN
LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2
GREEN MEADOWS RD, COLUMBIA, MO

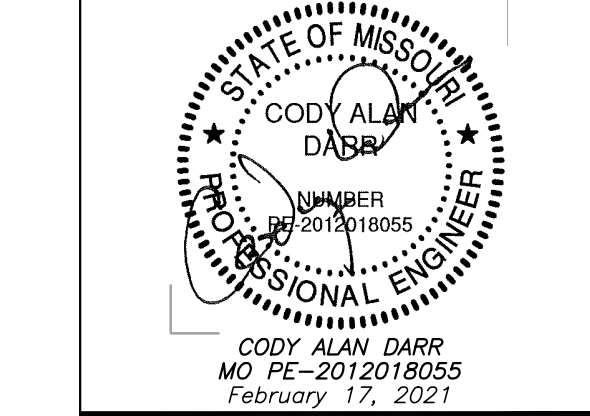


A CIVIL GROUP
 -CIVIL ENGINEERING-
 -PLANNING-
 -SURVEYING-

3401 BROADWAY
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

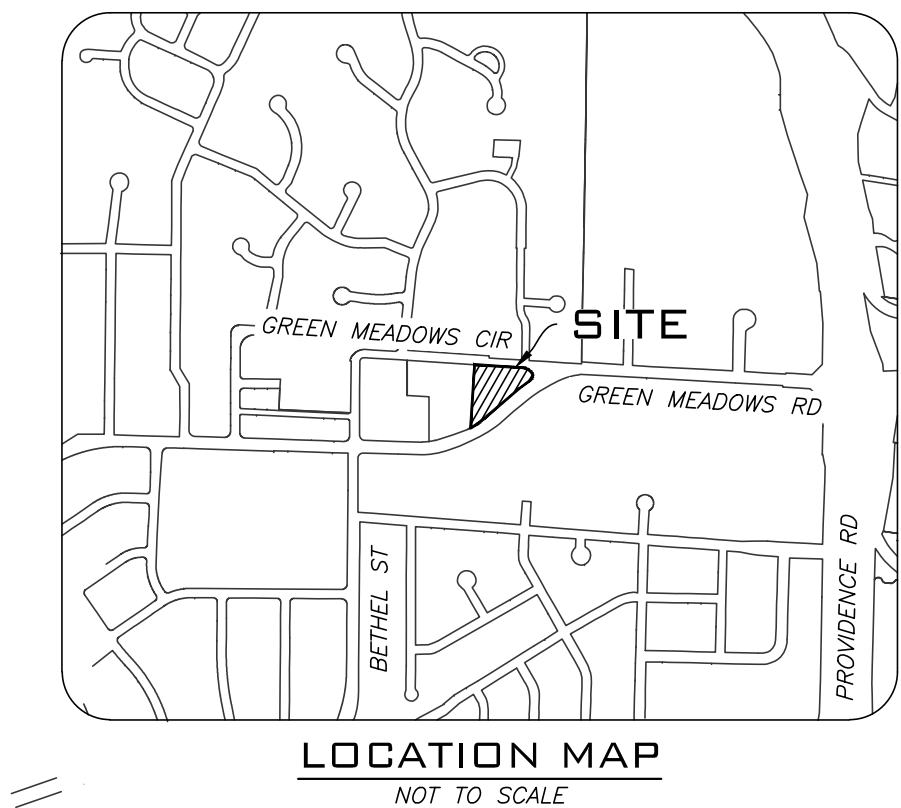


PROJECT # WRCK20.02

DRAWING # WRCK20.02 PD PLAN

DRAWN BY: BAB

SHEET C101
 SHEET 1 OF 2



SITE DATA
 ACREAGE: 1.45 ACRES
 SECTION-TOWNSHIP-RANGE:
 NW 1/4 25-48-13
 EXISTING ZONING: R-1
 PROPOSED ZONING: PD

OWNER
 WEST ROCK II, LLC
 P.O. BOX 714
 COLUMBIA, MO 65205
 C/O MATT KELLY

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT TWO HUNDRED TWO (202) OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 AS RECORDED IN PLAT BOOK 46, PAGE 18, RECORDS OF BOONE COUNTY, MISSOURI.

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
- THIS DEVELOPMENT MAY BE BUILT IN MULTIPLE PHASES.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- 1 MONUMENT SIGN PROPOSED ALONG GREEN MEADOWS RD, BEING A MAXIMUM OF 16 SQUARE FEET IN AREA AND 4' HEIGHT. DIRECTIONAL SIGNS AS ALLOWED IN RESIDENTIAL DISTRICTS. ALL SIGNAGE TO BE COMPLIANT WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
- THE INTENT OF THIS PLAN IS TO ALLOW AS MUCH FLEXIBILITY AS POSSIBLE WITH RESPECT TO FUTURE SUBDIVISION OF THE PROPERTY. IT IS THE INTENT OF THE OWNER TO SUBDIVIDE THE PROPERTY UTILIZING "POSTAGE STAMP" LOTS AROUND EACH UNIT, INCLUDING ZERO LOT LINES ALONG ATTACHED STRUCTURES, WITH THE REMAINING PROPERTY CONTAINED IN A COMMON LOT (LOT C1 AS SHOWN ON THE PLAN).

DENSITY

TOTAL LOT AREA = 1.45 AC.
 PROPOSED # OF UNITS = 12
 PROPOSED DENSITY = 8 UNITS/AC.

IMPERVIOUS AREAS

TOTAL LOT AREA = 1.45 AC.
 TOTAL IMPERVIOUS AREA = 0.79 AC. (54%)

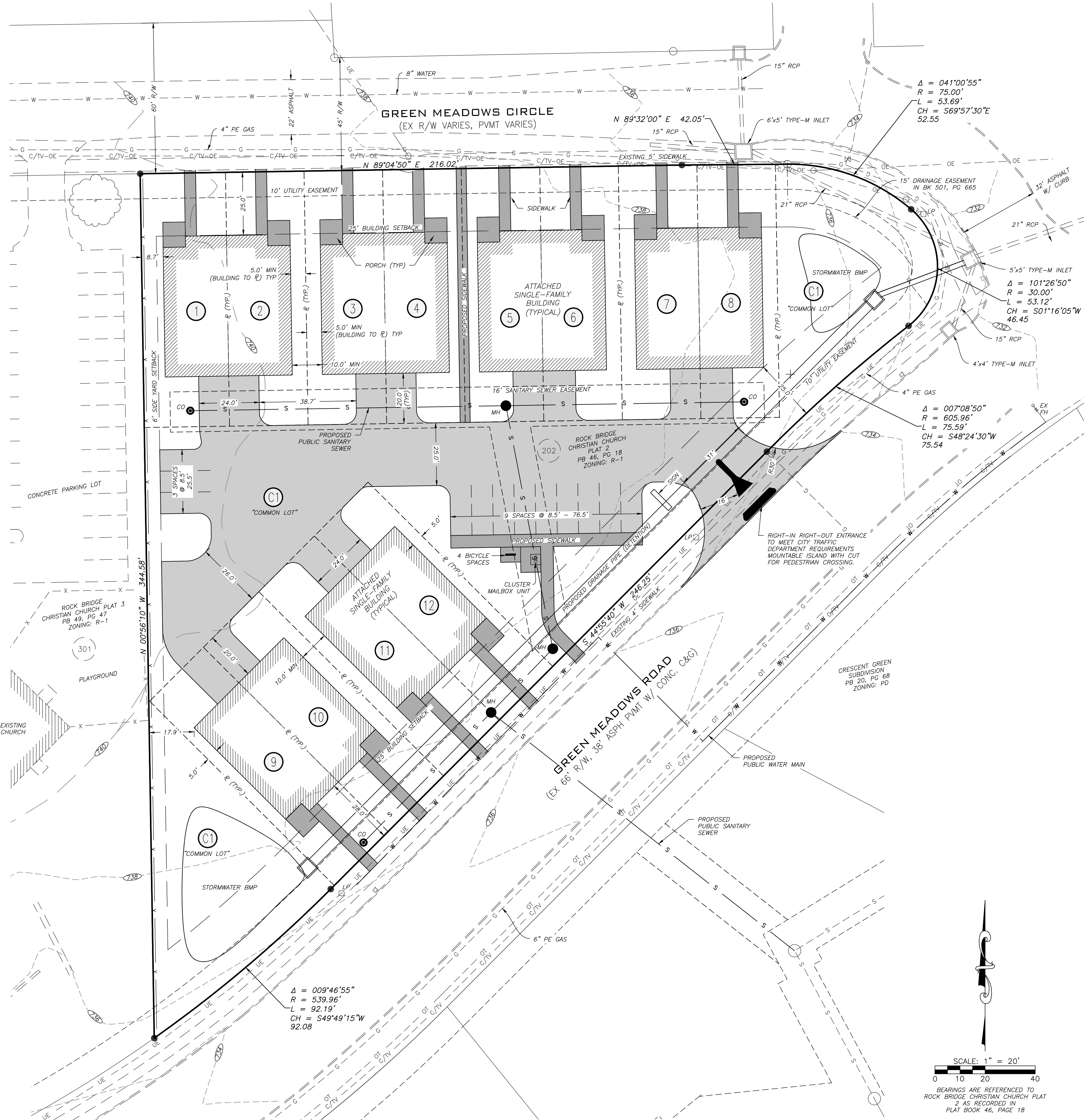
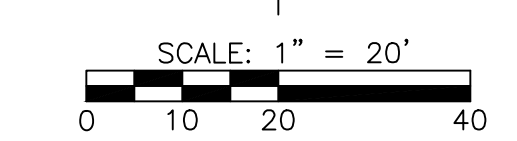
PARKING DATA

REQUIRED:
 ONE-FAMILY ATTACHED - 2 SPACE/UNIT
 12 UNITS = 24 SPACES

TOTAL REQUIRED = 24 SPACES
 PLUS 4 REQUIRED BICYCLE SPACES

PROVIDED:
 ONE-FAMILY ATTACHED
 12 GARAGE SPACES
 12 TANDEM SPACES
 12 REGULAR SPACES

TOTAL PROVIDED = 36 SPACES
 PLUS 4 PROVIDED BICYCLE SPACES



LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- FH ○ EXISTING FIRE HYDRANT
- LP ○ EXISTING LIGHT POLE
- LP □ PROPOSED LIGHT POLE
- LP ○ EXISTING TELEPHONE SERVICE
- EM ○ EXISTING ELECTRIC METER
- EM ○ EXISTING GAS METER
- EM ○ EXISTING WATER METER
- EM ○ EXISTING CABLE BOX
- EM ○ EXISTING ELECTRIC TRANSFORMER
- EM ○ PROPOSED ELECTRIC TRANSFORMER
- EM ○ EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV ○ EXISTING WATER VALVE
- SS ○ EXISTING STREET SIGN
- PB ○ PLAT BOOK
- BK ○ BOOK
- PP ○ PAGE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- X --- EXISTING FENCE
- UE --- EXISTING UNDERGROUND ELECTRIC
- UE --- PROPOSED UNDERGROUND ELECTRIC
- OE --- EXISTING OVER-HEAD ELECTRIC
- UT --- EXISTING UNDERGROUND TELEPHONE
- OT --- EXISTING OVER-HEAD TELEPHONE
- FO --- EXISTING FIBER OPTIC CABLE
- G --- EXISTING GAS
- S --- EXISTING SANITARY
- S --- PROPOSED SANITARY LATERAL
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER SERVICE
- W --- EXISTING STORM SEWER
- W --- PROPOSED STORM SEWER
- CATV --- EXISTING CABLE TELEVISION
- ○ ○ EXISTING FLOWLINE OR WATER EDGE
- ○ ○ EXISTING CONTOUR
- LOT LINE
- PAVEMENT
- SIDEWALK
- 1 LOT #

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY BIOTENTION BASINS. EXACT SYSTEM, LOCATION, AND SIZE TO BE DETERMINED ON FINAL CONSTRUCTION PLANS. ALL OR SOME OF LOCATIONS INDICATED ON THE PLAN MAY BE UTILIZED TO MEET REQUIREMENTS.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO STREAM BUFFER EXISTS ON THIS SITE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (a)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #2901900267E, DATED APRIL 19, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, 2021.

SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ___ DAY OF _____, 2021.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

ORDINANCE # _____

LANDSCAPING NOTES

- PROPOSED AREAS**
TOTAL AREA OF SITE = 1.45 AC. = 63,160 SQ.FT.
TOTAL BUILDING AREA = 17,640 SQ.FT. (28%)
TOTAL PARKING PAVED AREA = 13,160 SQ.FT. (21%)
TOTAL IMPERVIOUS AREA = 34,355 SQ.FT. (54%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING = 28,805 SQ.FT. (46%)
- TREE PRESERVATION:**
NO CLIMAX FOREST EXISTS ON SITE.
- STREET FRONTAGE LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). ONE STRIP OF LAND ON THIS SITE MEETS THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:
GREEN MEADOWS RD. FRONTAGE = 420 L.F.
1 TREE / 60 FT = 420/60 = 7 TOTAL TREES

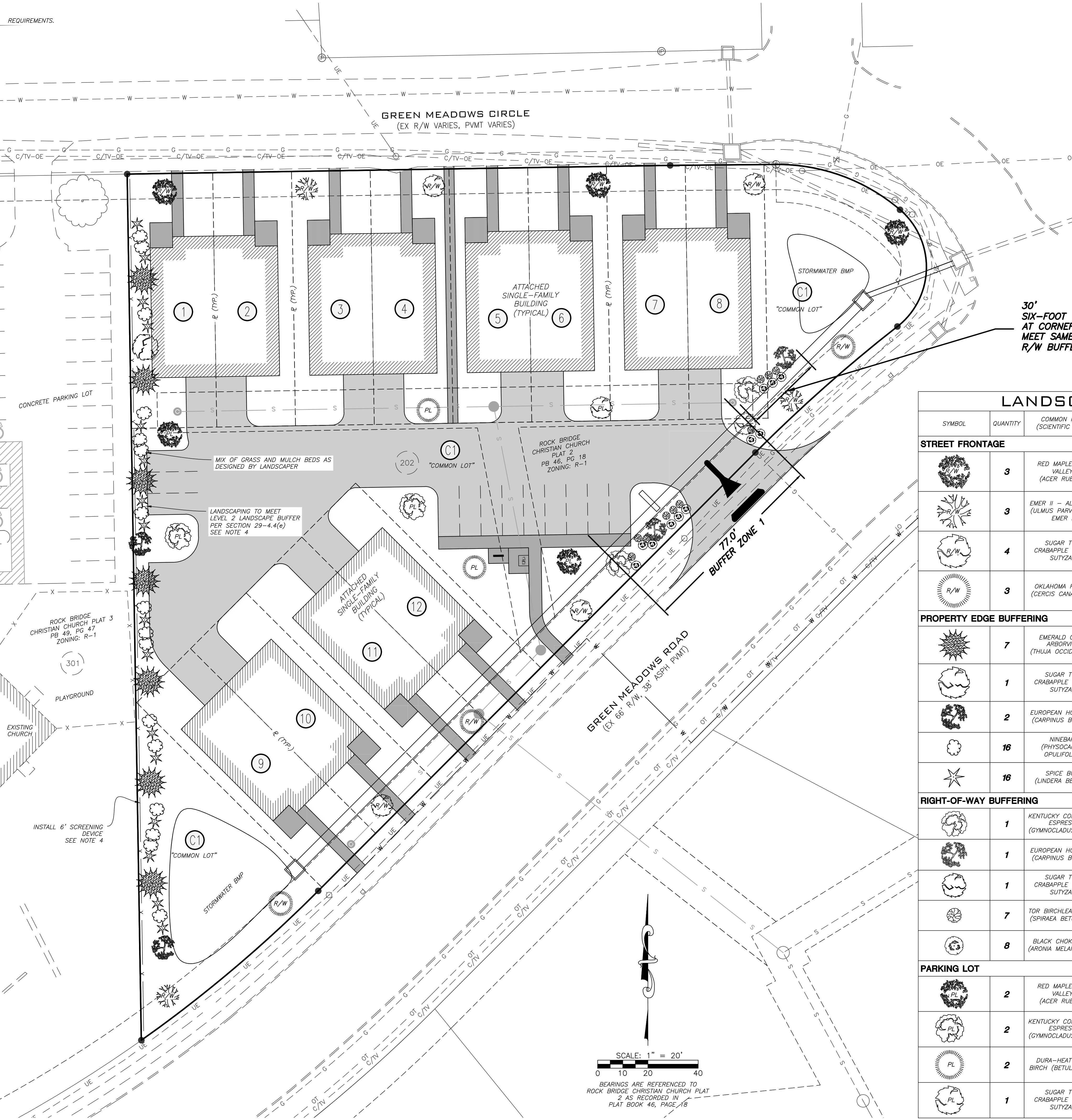
GREEN MEADOWS CIR. FRONTAGE = 340 L.F.
1 TREE / 60 FT = 340/60 = 5.7 OR 6 TOTAL TREES

NO MORE THAN 30% ONE SPECIES: 0.3 * 13 = 3.9 OR 4 TREES (4 SPECIES SHOWN)
- PROPERTY EDGE BUFFERING:**
 - THE PROPERTY ADJACENT TO THE WEST OF THE SUBJECT PROPERTY IS ZONED R-1 WITH A NON-RESIDENTIAL USE (CHURCH). THIS PROPERTY EDGE REQUIRES A LEVEL 0 BUFFER IN ACCORDANCE WITH TABLE 29-4.4-4 OF THE UDC. LEVEL 2 IS BEING PROVIDED AS A FOUR FOOT WIDE LANDSCAPE BUFFER AND A 6-FOOT SCREENING DEVICE.

LANDSCAPING BUFFER
A.o. LANDSCAPE BUFFER SHALL BE DESIGNED SO THAT AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION.
A.b. THE LANDSCAPE BUFFER SHALL INCLUDE THE FOLLOWING PLANT MIX:
A.b.o. 4 CATEGORIES CONTAINED IN SECTION 29-4.4(C)(6). 4 CATEGORIES ARE GRASS, SHRUBS, CONIFERS, AND MEDIUM SHADE TREES.
A.b.b. 1 TREE, 10" HEIGHT, 2" CALIPER AT TIME OF INSTALLATION REQUIRED FOR EVERY 200 SQ. FT. OF BUFFER AREA.
TOTAL BUFFER AREA = 344.6 * 4' WIDTH = 1378 S.F. AREA
1378 / 200 = 6.89 = 7 TREES (CONIFERS)
A.b.c. SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS:
50% AREA = 1378*0.5 = 689 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 689/25 = 28 SHRUBS
MINIMUM (32 SHOWN)
25% AREA = 1378*0.25 = 345 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 345/25 = 14 SHRUBS
MINIMUM (16 SHOWN)

SCREENING
A.c. SCREEN TO BE IN ACCORDANCE WITH SECTION 29-4.4(E)(3):
i. THE SCREEN SHALL BE LOCATED ALONG THE PROPERTY LINE OF THE SUBJECT LOT, AND SHALL NOT EXTEND INTO THE ESTABLISHED SETBACK OF THE ADJOINING LOT.
ii. THE SCREEN SHALL BE CONSTRUCTED OF WOOD, MASONRY, BRICK, STONE, WROUGHT IRON, COMPACT EVERGREEN HEDGINGS, AN EARTH BERM, OR SOME COMBINATION OF THOSE MATERIALS.
iii. THE COMBINED HEIGHT OF THE SCREENING METHODS SHALL NOT BE LESS THAN SIX (6) FEET.
- RIGHT-OF-WAY BUFFERING:**
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIP HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:
BUFFER_ZONE 1 (GREEN MEADOWS RD. - 77' L.F.)
77' LENGTH * 6' WIDTH = 462 S.F. BUFFER AREA
CATEGORY 1: 462 S.F./200 S.F. = 2.3 TREES. 3 TREES PROVIDED
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 3 S.F. SHRUBS
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 3 S.F. SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 231 SQ. FT.
SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS
50% AREA = 462*0.5 = 231 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 231/25 = 10 SHRUBS
25% AREA = 462*0.25 = 116 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 116/25 = 5 SHRUBS
PERCENTAGE TREES IN BUFFER_ZONE 1
TOTAL TREES IN BUFFER = 3
2 TREES X 0.3 MED TREES = 1 TREES (1 MEDIUM SHOWN)
2 TREES X 0.3 LARGE TREES = 1 TREES (1 LARGE SHOWN)
2 TREES X 0.3 ONE SPECIES = 1 TREE (MAX OF ANY ONE SPECIES SHOWN IS 1, OKAY)
- PARKING AREA LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 13,115 SQ. FT. / 4,000 = 3.3 OR 4 TREES REQUIRED.
 - IN ACCORDANCE WITH SECTION 29 4.4(F)(5), OF THE 4 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
B.o. 4 TREES X 0.3 MEDIUM TREES = 1.2 (2 SHOWN)
B.b. 4 TREES X 0.4 LARGE TREES = 1.6 (4 SHOWN)
B.c. TOTAL 7 TREES SHOWN X 0.4 ONE SPECIES = 2.8 (MAX OF ANY ONE SPECIES SHOWN IS 2 < 2.8 OK)
 - 2 MEDIUM SHADE TREES AND 4 LARGE SHADE TREES & 1 ORNAMENTAL TREE, FOR A TOTAL OF 7 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
- PRESERVATION OF EXISTING LANDSCAPING:**
NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION. PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

REQUIREMENTS.



30' SIX-FOOT WIDE LANDSCAPING BUFFER AT CORNER OF BUILDING INSTALLED TO MEET SAME SPECIFICATIONS FOR R/W BUFFER PER SECTION 29-4.4(E)(2)

| LANDSCAPING TABLE | | | | | |
|--------------------------------|----------|---|-------------------------|-------------|--|
| SYMBOL | QUANTITY | COMMON NAME (SCIENTIFIC NAME) | CONTAINER/SIZE | SPACING | CATEGORY |
| STREET FRONTAGE | | | | | |
| [Symbol] | 3 | RED MAPLE "SUN VALLEY" (ACER RUBRUM) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| [Symbol] | 3 | EMER II - ALLEE ELM (ULMUS PARVIFOLIA - EMER II) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| [Symbol] | 4 | SUGAR TYLE CRABAPPLE (MALUS SUTYZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| [Symbol] | 3 | OKLAHOMA REDBUD (CERCIS CANADENSIS) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| PROPERTY EDGE BUFFERING | | | | | |
| [Symbol] | 7 | EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS) | 2" CAL - B&B 10" HEIGHT | 15' CENTERS | CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10' |
| [Symbol] | 1 | SUGAR TYLE CRABAPPLE (MALUS SUTYZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| [Symbol] | 2 | EUROPEAN HORNBREAM (CARPINUS BETULUS) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |
| [Symbol] | 16 | NINEBARK (PHYSOCARPUS OPULOLIFOLIUS) | 24" | 5' CENTERS | DECIDUOUS FLOWERING SHRUB VARIETY 1 |
| [Symbol] | 16 | SPICE BUSH (LINDERA BENZOIN) | 5 GAL | 5' CENTERS | DECIDUOUS/EVERG REEN SHRUB VARIETY 2 |
| RIGHT-OF-WAY BUFFERING | | | | | |
| [Symbol] | 1 | KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| [Symbol] | 1 | EUROPEAN HORNBREAM (CARPINUS BETULUS) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |
| [Symbol] | 1 | SUGAR TYLE CRABAPPLE (MALUS SUTYZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| [Symbol] | 7 | TOR BIRCHLEAF SPIREA (SPIRAEA BETULIFOLIA) | 5 GAL | 5' CENTERS | DECIDUOUS/EVERG REEN SHRUB VARIETY 2 |
| [Symbol] | 8 | BLACK CHOKEBERRY (ARONIA MELANOCARPA) | 24" | 5' CENTERS | DECIDUOUS FLOWERING SHRUB VARIETY 1 |
| PARKING LOT | | | | | |
| [Symbol] | 2 | RED MAPLE "SUN VALLEY" (ACER RUBRUM) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| [Symbol] | 2 | KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| [Symbol] | 2 | DURA-HEAT RIVER BIRCH (BETULA NIGRA) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |
| [Symbol] | 1 | SUGAR TYLE CRABAPPLE (MALUS SUTYZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |

CITY CASE # PLDW-000061-2021

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MIDLAND PD PLAN

LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2

GREEN MEADOWS RD, COLUMBIA, MD

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CODY ALAN DARR
MO PE-201018055
February 17, 2021

| | |
|-------------------|-------------------|
| PROJECT # | WRCK20.02 |
| DRAWING # | WRCK20.02 PD PLAN |
| DRAWN BY: | BAB |
| SHEET C102 | |
| SHEET 2 OF 2 | |