

BELLE CREEK: A FAMILY CENTERED NEW TOWN

FIRST AMENDMENT – PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 10

TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF CLORADO

PUD AMENDMENT HISTORY

THE PURPOSE OF THE FIRST AMENDMENT IS TO REPLACE THE BELLE CREEK SIGN SCHEDULE SECTION DEFINED ON SHEET 12 OF 13 OF THE APPROVED BELLE CREEK: A FAMILY CENTERED NEW TOWN PUD WITH REVISIONS TO THE SIGNAGE CRITERIA OUTLINED ON SHEETS 12A AND 12B. THE GOAL OF THE AMENDMENT IS TO ENHANCE THE BELLE CREEK IDENTITY THROUGH UPDATE SIGNAGE DESIGN AVAILABLE FOR USE THROUGHOUT THE COMPREHENSIVE DEVELOPMENT.

REVISIONS INCLUDE:

1. TENANTS THAT OCCUPY THE END OF BUILDINGS WITH NON-STREET FRONTAGE WILL BE ALLOWED AN ADDITIONAL IDENTIFICATION SIGN ON THE NON-STREET FRONTAGE NOT TO EXCEED 30 SQ. FT. WITHIN THE OWNER'S DESIGNATED AREAS.
2. IF ACCESS IS PROVIDED TO THE TENANT SPACES ON THE REAR OF THE MULTI-TENANT BUILDING AND CUSTOMER PARKING IS PROVIDED AT THE REAR OF THE BUILDING, ADDITIONAL AWNING IDENTIFICATION SIGNAGE NOT TO EXCEED 30 SQ. FEET PER TENANT SPACE WILL BE PERMITTED. AWNING/REAR DOOR IDENTIFICATION SIGNAGE WILL NOT COUNT AGAINST SIGN ALLOWANCE IF THEY ARE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY.
3. INTERNALLY ILLUMINATED LOGOS ARE ALLOWED IN CONJUNCTION WITH OR IN LIEU OF CHANNEL LETTERS AS LONG AS THE AREA OF THE LOGO OR COMBINED AREA, IF USED WITH CHANNEL LETTERS, DOES NOT EXCEED THE ALLOWABLE TENANT SIGN AREA.
4. COMMERCIAL (AREA A – TOWN CENTER) – LOGOS MAY BE INTERNALLY ILLUMINATED CABINETS AS APPROVED BY THE OWNERS.
5. MOTOR VEHICLE FUELING FACILITIES WITH CONVENIENCE STORE AND CANOPY STRUCTURE CAN HAVE ONE FASCIA SIGN (INCLUDING LOGOS) PER STRUCTURE PER STREET FRONTAGE.
6. PROJECT MONUMENTATION SIGNS HAVE BEEN MODIFIED TO ALLOW THREE TYPES OF JOINT IDENTIFICATION SIGNS ALONG THE US HIGHWAY 85 AND 104TH AVENUE FRONTAGES AS SHOWN ON SHEET 12B. IN ADDITION, TWO SUBDIVISION SIGNS ARE ALLOWED AS DEFINED HEREIN.

SIGN SCHEDULE

COMMERCE CITY SIGN CODE SHALL APPLY, NOTWITHSTANDING THE FOLLOWING.

COMMERCIAL (AREA D)

IN-LINE OR MULTI-TENANT RETAIL BUILDINGS – FASCIA SIGN CRITERIA ALLOWED SIGN TYPES SHALL INCLUDE PAN CHANNEL, PROJECTING OR BLADE, AWNING, APPLIED METAL OR OTHER ARCHITECTURALLY COMPATIBLE MATERIALS AND SYSTEMS AS APPROVED BY OWNER. LOGOS MAY BE INTERNALLY ILLUMINATED CABINETS AS APPROVED BY OWNER. ALL TENANTS WILL BE ALLOWED ONE PRINCIPLE IDENTIFICATION SIGN MOUNTED WITHIN THE AREAS DESIGNATED BY THE OWNER. TENANTS WITH 100 OR MORE LINEAL FEET OF SHOP FRONTAGE AND SIGN FASCIA WILL BE ALLOWED TWO SUCH SIGNS WITHIN THE OWNER'S DESIGNATED AREAS. TENANTS THAT OCCUPY THE END OF BUILDINGS WITH STREET FRONTAGE WILL BE ALLOWED AN IDENTIFICATION SIGN ON THE ADDITIONAL STREET FRONTAGE NOT TO EXCEED 50 SQ. FT. WITHIN THE OWNER'S DESIGNATED AREAS. TENANTS THAT OCCUPY THE END OF BUILDINGS WITH NON-STREET FRONTAGE WILL BE ALLOWED AN ADDITIONAL IDENTIFICATION SIGN ON END BUILDING ELEVATIONS NOT TO EXCEED 30 SQ. FT. WITHIN THE OWNER'S DESIGNATED AREAS. IF ACCESS IS PROVIDED TO THE TENANT SPACES ON THE REAR OF THE MULTI-TENANT BUILDING AND CUSTOMER PARKING IS PROVIDED AT THE REAR OF THE BUILDING, ADDITIONAL AWNING IDENTIFICATION SIGNAGE NOT TO EXCEED 30 SQ. FEET PER TENANT SPACE WILL BE PERMITTED. AWNING/REAR DOOR IDENTIFICATION SIGNAGE WILL NOT COUNT AGAINST SIGN ALLOWANCE IF THEY ARE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY.

THE SIZE OF THE TENANT'S PRINCIPLE IDENTIFICATION SIGN SHALL BE COMPUTED AS FOLLOWS:

- A. 30" HIGH AND 3/4 OF TENANT LINEAL FRONTAGE IN LENGTH.
- B. NO TENANT SIGN SHALL EXCEED 75 SQ. FT. (UNLESS ANCHOR TENANT AS DESCRIBED HEREIN)
- C. EVERY TENANT IS ALLOWED A MINIMUM SIGN OF 40 SQ. FT.
- D. INTERNALLY ILLUMINATED LOGOS ARE ALLOWED IN CONJUNCTION WITH OR IN LIEU OF CHANNEL LETTERS AS LONG AS THE AREA OF THE LOGO OR COMBINED AREA, IF USED WITH CHANNEL LETTERS, DOES NOT EXCEED THE ALLOWABLE TENANT SIGN AREA.

ALL SIGNS WILL BE COMPOSED OF INDIVIDUALLY, INTERNALLY ILLUMINATED, PAN CHANNEL LETTERS (EXCEPT INTERNALLY ILLUMINATED LOGOS). THE INDIVIDUAL LETTERS OR SYMBOLS SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:

- A. THE LETTERS SHALL NOT EXCEED 36" IN HEIGHT; LOWER CASE LETTERS G, J, P, Q & Y MAY EXTEND BELOW THE TEXT LINE 6".
- B. EACH LETTER STROKE SHALL BE A MINIMUM OF 1-1/2"
- C. THE DEPTH OF THE LETTER SHALL NOT BE LESS THAN 4" NOR MORE THAN 6".
- D. LETTERS SHALL BE MOUNTED WITH THE HORIZONTAL BOTTOM LINE OF THE DISPLAY OR TEXT AT THE BOTTOM OF THE DESIGNATED SIGN AREA. BEST EFFORTS SHOULD BE MADE TO POSITION THE VERTICAL CENTERLINE OF THE DISPLAY AT THE CENTER OF THE BUILDING COLUMNS NEAREST THE TENANT'S ENTRANCE.
- E. ALL LETTERS SHALL BE INTERNALLY ILLUMINATED AND CONSTRUCTED SO THAT NO LIGHT IS DIRECTLY VISIBLE FROM ANY LOCATION IN THE SHOPPING CENTER.
- F. TRANSLUCENT LETTER FACES MAY BE OF ANY COLOR. PAN CHANNEL RETURNS AND TRIM CAPS SHALL BE PAINTED INDUSTRIAL ENAMEL MATTE FINISH TO MATCH THE ADJACENT SIGN FASCIA COLOR.
- G. LETTERS SHALL BE MOUNTED DIRECTLY TO THE FASCIA WITHOUT AN INTERVENING RACEWAY.

COMMERCIAL (AREA D)

IN-LINE OR MULTI-TENANT RETAIL BUILDINGS: FREESTANDING GROUND SIGNS IN ADDITION TO FASCIA SIGNAGE, IN-LINE RETAIL BUILDINGS ARE ALLOWED ONE 2-SIDED FREESTANDING GROUND SIGN, NOT TO EXCEED 50 SQ. FT. PER SIDE FOR EVERY STREET FRONTAGE. MEASUREMENTS SHALL NOT INCLUDE SIGN PEDESTAL OF 4' MAXIMUM HEIGHT. TOTAL HEIGHT SHALL NOT EXCEED 12'. MINIMUM PEDESTAL SETBACK OF 5'. SIGN AREA TO BE DIVIDED BETWEEN TENANTS AND BUILDING/CENTER COPY AS DETERMINED BY LANDLORD.

ANCHOR TENANTS

THE ANCHOR TENANT IN A MULTI-TENANT BUILDING SHALL BE ALLOWED 200 SQ. FT. OF TOTAL SIGNAGE WITH NO SINGLE SIGN EXCEEDING 100 SQ. FT. ANCHOR TENANT MAY OCCUPY UP TO 50% OF THE BUILDING'S ALLOTTED FREESTANDING GROUND SIGNAGE.

PAD SITE SIGNAGE – SINGLE TENANT – FASCIA SIGN CRITERIA BUILDING FASCIA SIGNAGE SHALL NOT EXCEED 200 SQ. FT. WITH NO SINGLE SIGN EXCEEDING 100 SQ. FT. BUT CANNOT EXCEED THE TOTAL SIGN ALLOWANCE OF 300 SQ. FT. FOR COMBINED FASCIA AND FREESTANDING GROUND SIGNS. FOR ALL BUILDING SIGNS, THE SIGN CRITERIA SHALL BE THE SAME AS OUTLINED FOR THE FASCIA SIGN CRITERIA WITH THE FOLLOWING EXCEPTIONS:

- A. INDIVIDUAL LETTERS SHALL NOT EXCEED 36" IN HEIGHT.
- B. INTERNALLY LIGHTED CABINETS MAY BE USED PENDING APPROVAL BY OWNER.
- C. MOTOR VEHICLE FUELING FACILITIES WITH CONVENIENCE STORE AND CANOPY STRUCTURES ARE ALLOWED ONE FASCIA SIGN (INCLUDING LOGOS) PER STRUCTURE PER STREET FRONTAGE. NON-ILLUMINATED CANOPY STRIPING IS PERMITTED AND IS NOT CONSIDERED SIGNAGE.

PAD SITE SIGNAGE – SINGLE TENANT – FREESTANDING GROUND SIGNS

EACH PAD SITE WILL BE ALLOWED 300 SQ. FT. OF TOTAL SIGNAGE (FASCIA AND FREESTANDING GROUND SIGNS). EACH PAD SITE IS ALLOWED ONE 2-SIDED FREESTANDING GROUND SIGN PER STREET FRONTAGE NOT TO EXCEED 50 SQ. FT. PER SIDE. MEASUREMENT SHALL NOT INCLUDE SIGN PEDESTAL OF 4' MAXIMUM HEIGHT. TOTAL HEIGHT SHALL NOT EXCEED 12'. MINIMUM PEDESTAL SETBACK OF 5'.

COMMERCIAL (AREAS – TOWN CENTER)

EACH UNIT IS ALLOWED ONE SIGN PER EACH STREET FRONTAGE. ALLOWED SIGN TYPES SHALL INCLUDE PAN CHANNEL, AWNING, APPLIED METAL OR OTHER ARCHITECTURALLY COMPATIBLE MATERIALS AND SYSTEMS AS APPROVED BY OWNER. SIGNS SHALL NOT EXCEED 24 SQUARE FEET FOR WALL-MOUNTED SIGNS; 3 SQUARE FEET FOR A FREESTANDING SIGN, AND 6 SQUARE FEET FOR A PROJECTING SIGN. FOR A FREESTANDING SIGN, THERE IS NO MINIMUM SETBACK. SIGNS SHALL BE NO HIGHER THAN 15'. NOR SHALL THEY EXTEND ABOVE THE BASE OF THE SECOND FLOOR WINDOW SILL, PARAPET, EAVE OR BUILDING FAÇADE. IN ADDITION TO OTHER SIGNAGE, RESTAURANTS AND CAFES MAY HAVE A WALL-MOUNTED SIGN DISPLAYING THE MENU OR SPECIALS.

PROJECT MONUMENTATION

JOINT IDENTIFICATION SIGNAGE AND/OR ARCHITECTURAL FEATURES SHALL BE ALLOWED OFF 104TH AND HIGHWAY 85 AS SHOWN ON SHEET 12B. SIGN CABINETS / PANELS SHALL BE INTERNALLY ILLUMINATED. EXTERNAL LIGHTING SHALL BE PROVIDED ON MONUMENT BASE. THREE TYPES OF PROJECT MONUMENTATION SIGNS ARE ALLOWED AS FOLLOWS:

MONUMENT SIGN 1
 NUMBER ALLOWED: ONE, LOCATED AT 104TH & BELLE CREEK BLVD.
 SIGN AREA (MAXIMUM): 80 SQUARE FEET/FACE
 SIGN CABINET HEIGHT: 5'-0"
 OVERALL MONUMENT HEIGHT: 10'-4"
 SETBACK: MINIMUM 10' FROM SIDEWALK OR STREET CURB

MONUMENT SIGN 2 (REPLACES EXISTING JOINT IDENTIFICATION SIGNAGE)
 NUMBER ALLOWED: ONE, LOCATED AT HIGHWAY 85 & LONGS PEAK DR.
 SIGN AREA (MAXIMUM): 70 SQUARE FEET/FACE
 SIGN CABINET HEIGHT: 4'-0"
 OVERALL MONUMENT HEIGHT: 10'-4"
 SETBACK: MINIMUM 10' FROM SIDEWALK OR STREET CURB

MONUMENT SIGN 3
 NUMBER ALLOWED: ONE, LOCATED ON HIGHWAY 85
 SIGN AREA (MAXIMUM): 80 SQUARE FEET /FACE
 SIGN CABINET HEIGHT: 8'-4"
 OVERALL MONUMENT HEIGHT: 12'-8"
 SETBACK: MINIMUM 5' FROM SIDEWALK OR STREET CURB

INDIVIDUAL LETTERS ON MONUMENTATION SIGNAGE SHALL NOT EXCEED 24" IN HEIGHT. SIGN CRITERIA ARE NOT APPLICABLE TO ARCHITECTURAL FEATURES. "BELLE CREEK" IDENTITY TEXT ON THE MONUMENT SIGN BASES SHALL NOT COUNT AGAINST THE ALLOWABLE SIGN AREA. ELECTRONIC READER BOARDS AND DIGITAL DISPLAYS SHALL BE ALLOWED AS USES BY RIGHT. THE CHANGEABLE COPY COMPONENT SHALL BE THE LESSER OF 30 SQUARE FEET OR ONE-THIRD OF THE TOTAL SIGN AREA.

SUBDIVISION SIGNAGE

SUBDIVISION SIGN A
 NUMBER ALLOWED: ONE, LOCATED ON HIGHWAY 85 / 104TH INTERSECTION
 SIGN AREA: 26 SQUARE FEET / LIMITED TO "BELLE CREEK CORNER SHOPS"

OVERALL MONUMENT HEIGHT: 10'-4"
 SETBACK: MINIMUM 5' FROM SIDEWALK OR STREET CURB

SUBDIVISION SIGN B

NUMBER ALLOWED: ONE, LOCATED ON HIGHWAY 85 AS SHOWN ON SHEET 12B

OVERALL MONUMENT HEIGHT: 10'-4"
 SETBACK: MINIMUM 5' FROM SIDEWALK OR STREET CURB

COMMUNITY IDENTIFICATION & DIRECTIONAL SIGNS

COMMUNITY IDENTIFICATION SIGNAGE WILL BE ALLOWED THROUGHOUT THE PROJECT AT A MAXIMUM AREA OF 24 SQ. FT. PER SIGN, NOT INCLUDING POSTS, ETC. DIRECTIONAL SIGNAGE WILL BE ALLOWED THROUGHOUT THE PROJECT AT A MAXIMUM AREA OF 32 SQ. FT. PER SIGN, NOT INCLUDING POSTS, ETC.

CHURCH SIGN

CHURCH TENANTS SHALL BE ALLOWED 500 SQ. FT. OF TOTAL SIGNAGE WITH NO SINGLE SIGN EXCEEDING 150 SQ. FT. THE MAIN FASCIA SIGN AND REMOTE GROUND SIGNS, ONE PER STREET FRONTAGE (100 SQ. FT., NOT TO EXCEED 50 SQ. FT. PER FACE) MAY ALSO BE INTERNALLY LIGHTED CABINETS, UPON OWNER'S APPROVAL. THE REMAINING FASCIA SIGNAGE SHALL CONFORM TO THE FASCIA SIGN CRITERIA.

APARTMENTS (AREAS A&B)

ONE SIGN IS ALLOWED FOR EACH STREET FRONTAGE. THIS SIGN SHALL NOT EXCEED 24 SQ. FT. THIS NUMBER IS APPLICABLE FOR WALL-MOUNTED SIGNS ONLY. FREESTANDING SIGNS SHALL NOT EXCEED 3 SQ. FT. AN ADDITIONAL DIRECTORY SIGN WILL BE ALLOWED FOR EACH BUILDING ENTRANCE. THIS SIGN SHALL NOT EXCEED 3 SQ. FT. FOR A FREESTANDING SIGN, THERE IS NO MINIMUM SETBACK. SIGNS SHALL BE NO HIGHER THAN 15'. NOR SHALL THEY EXTEND ABOVE THE BASE OF THE SECOND FLOOR WINDOW SILL, PARAPET, EAVE, OR BUILDING FAÇADE.

FLOOD PLAIN

1. ANY SIGN OR STRUCTURE LOCATED WITHIN OR ADJACENT TO A FLOODPLAIN MUST MEET ALL APPLICABLE CITY, STATE AND FEDERAL FLOODPLAIN REGULATIONS.
2. NO CONSTRUCTION, DEVELOPMENT OR STORAGE OF MATERIALS SHALL COMMENCE WITHIN ANY FLOODPLAIN UNTIL A FLOODPLAIN DEVELOPMENT PERMIT HAS BEEN OBTAINED FROM THE CITY.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION,

THIS _____ DAY OF _____, A.D., 2013.

CHAIRPERSON _____

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL,

THIS _____ DAY OF _____, A.D., 2012

ATTEST: _____ CITY CLERK _____ MAYOR

CLERK AND RECORDERS CERTIFICATE:

THIS PUD ZONE DOCUMENT MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO.

AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, A.D., 2013.

CLERK AND RECORDER _____

OWNERS CERTIFICATE:

THE FOLLOWING, REPRESENTING THE OWNER(S) OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, CITY OF COMMERCE CITY, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AMENDMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

BELLE CREEK COMMERCIAL PROPERTIES LLC

RANDALL S. WARREN _____ DATE _____

ACKNOWLEDGEMENT: _____

STATE OF COLORADO _____)

COUNTY OF ADAMS _____) SS

CITY OF COMMERCE CITY _____)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ OF _____, A.D., 2013.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

BELLE CREEK METROPOLITAN DISTRICT NO. 1 _____

DATE _____

ACKNOWLEDGEMENT: _____

STATE OF COLORADO _____)

COUNTY OF ADAMS _____) SS

CITY OF COMMERCE CITY _____)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ OF _____, A.D., 2013.

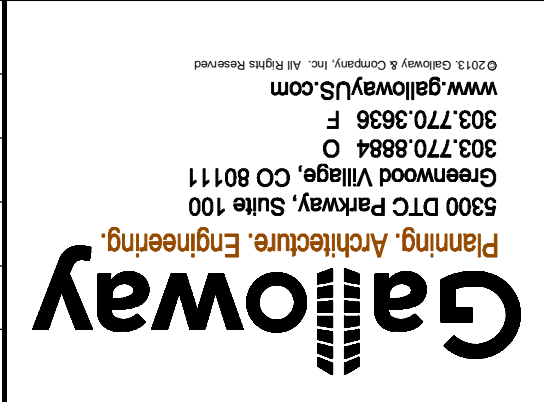
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SIGN STANDARDS

Disk File: BCC001_PUD-12A-1 of 2

DES. BY	DATE		
PSF	12/20/2012	1	2
PER CITY DRT	REVIEW 12/3/12	PER CITY COMMENTS	PSF
			1/8/2013



PUD ZONE DOCUMENT FIRST AMENDMENT

LANDOWNERS
 BELLE CREEK COMMERCIAL PROPERTIES LLC
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 DENVER, CO 80202-5663
 PH: 303.628.3800
 FAX: 303.628.3834

APPLICANT
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 DENVER, CO 80202-5663
 PHONE: 303.628.3800
 FAX: 303.628.3834

PREPARERS

ENGINEERS:

GALLOWAY AND COMPANY, INC.
 5300 DTC PARKWAY, SUITE 100
 GREENWOOD VILLAGE, CO 80111
 PHONE: 303.770.8884
 FAX: 303.770.3636

ARCHITECTS

RJA ARCHITECTS, INC
 19 S. TEJON STREET, SUITE 300
 COLORADO SPRINGS, CO 80903
 PHONE: 719.471.7566
 FAX: 719.471.1174

SUBMISSION DATE: _____

OCTOBER 29, 2012

REISSUE DATE: _____

OCTOBER 29, 2012

SIGN STANDARDS

Project No: BCC000001

Sheet Scale: AS NOTED

Designed By: PSF

Drawn By: EVR

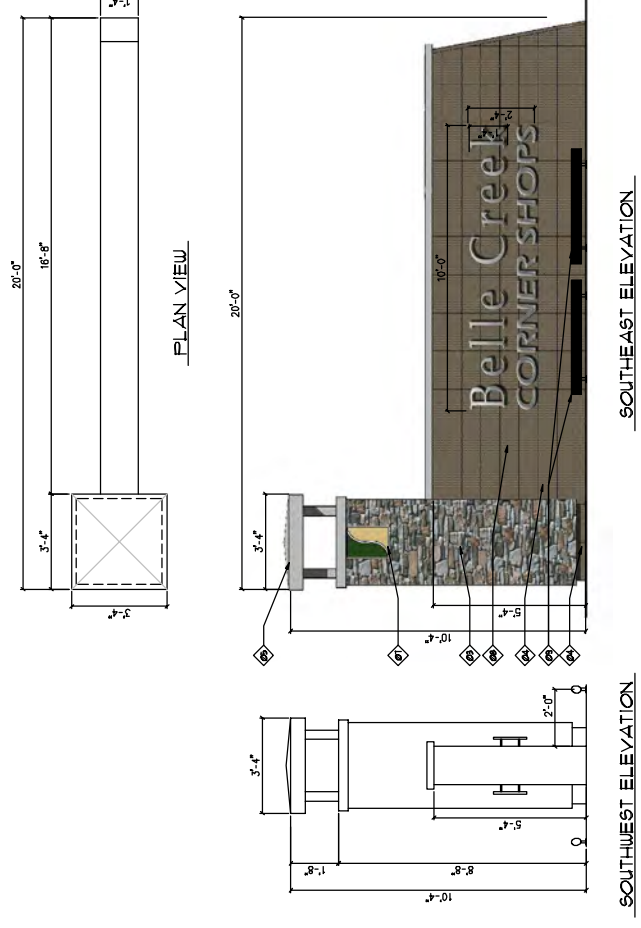
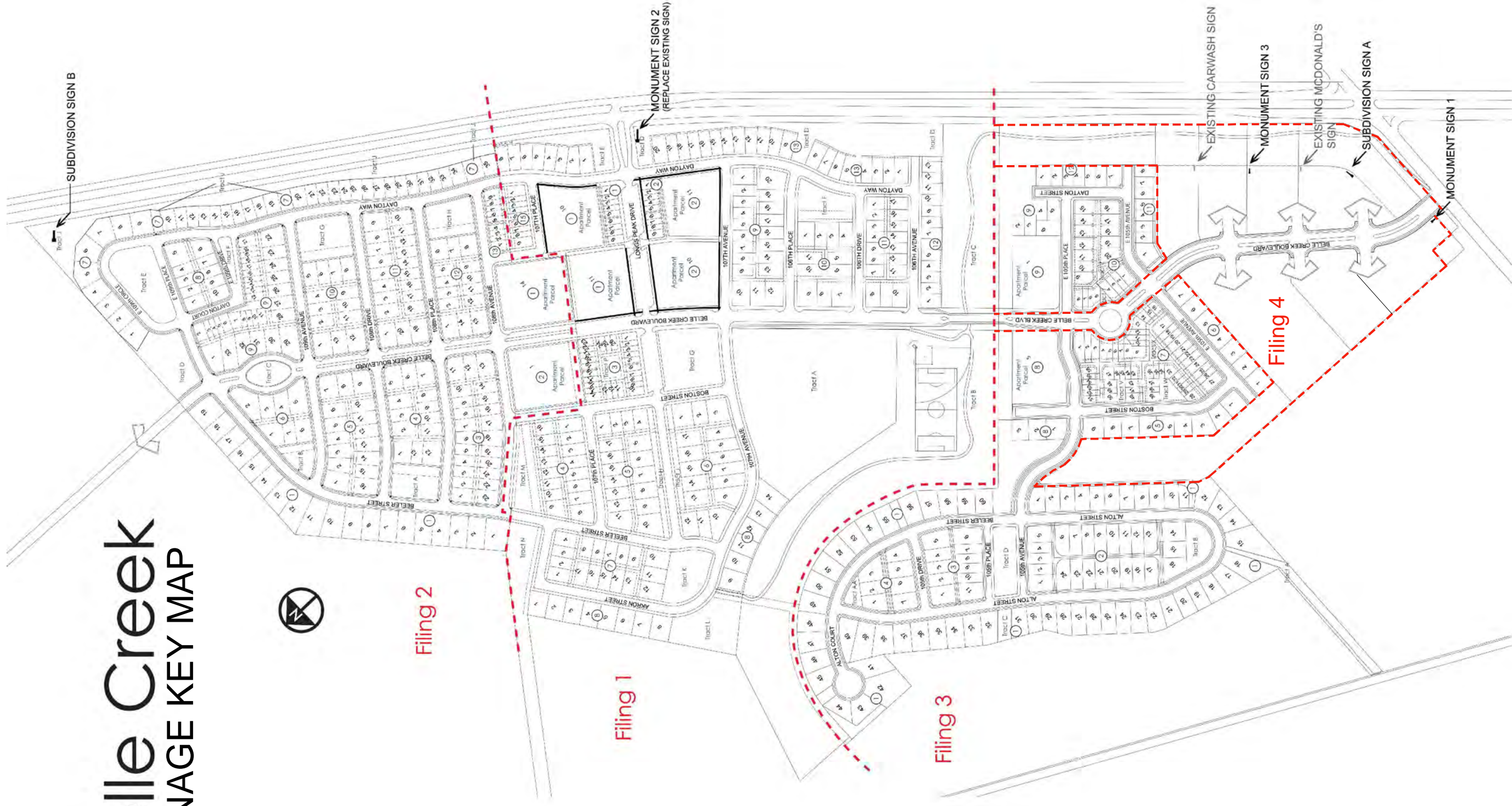
Date: AUGUST 2012

BELLE CREEK: A FAMILY CENTERED NEW TOWN

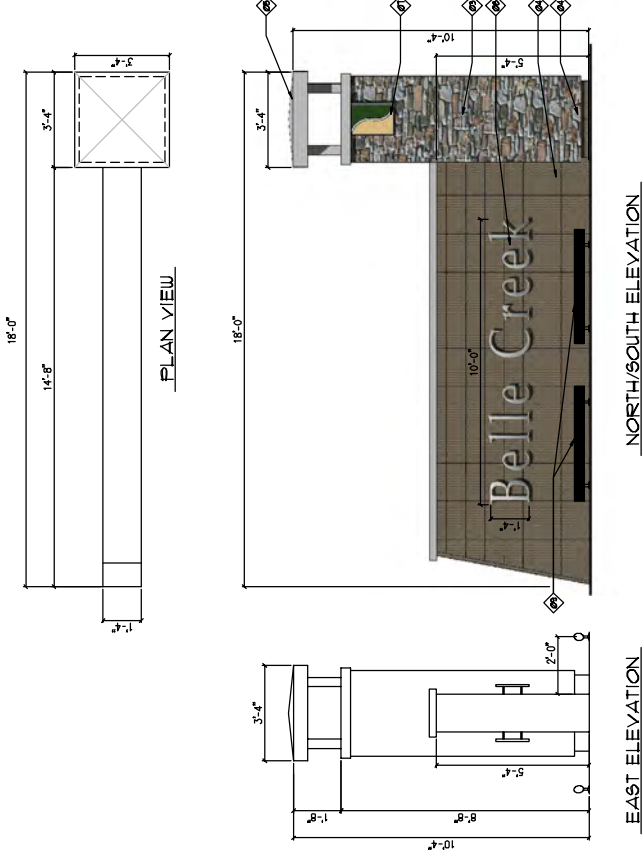
FIRST AMENDMENT – PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 10
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

Belle Creek SIGNAGE KEY MAP



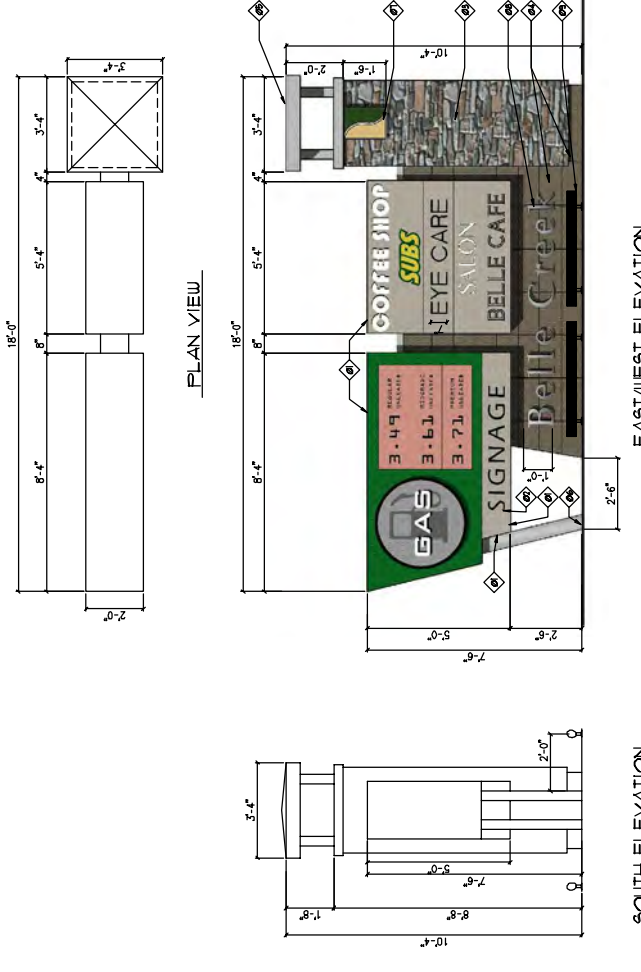
A SUBDIVISION SIGN A – 26 S.F.
12B NOT TO SCALE



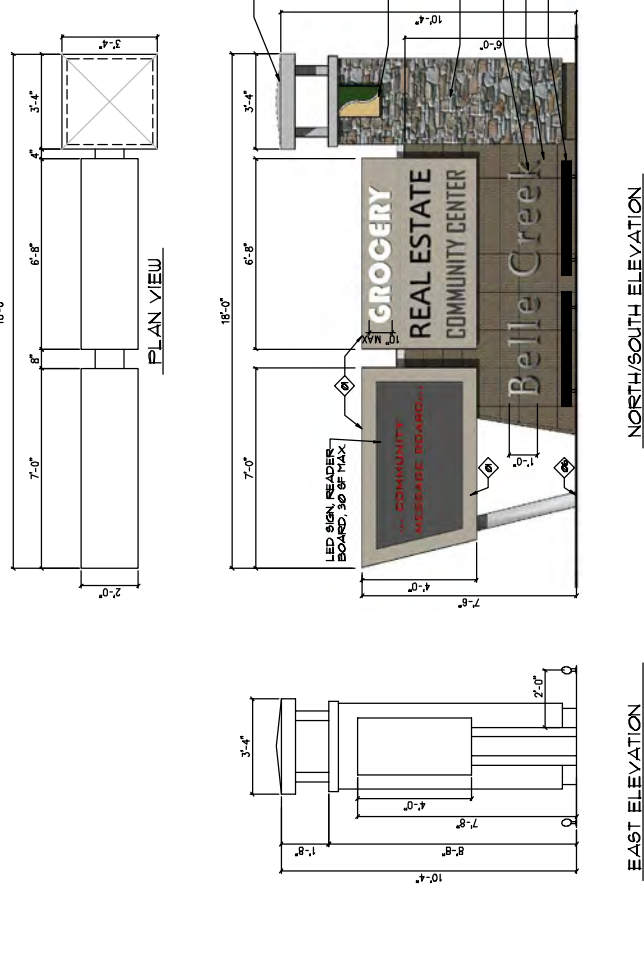
B SUBDIVISION SIGN B – 16 S.F.
12B NOT TO SCALE

◇ KEY NOTE LEGEND

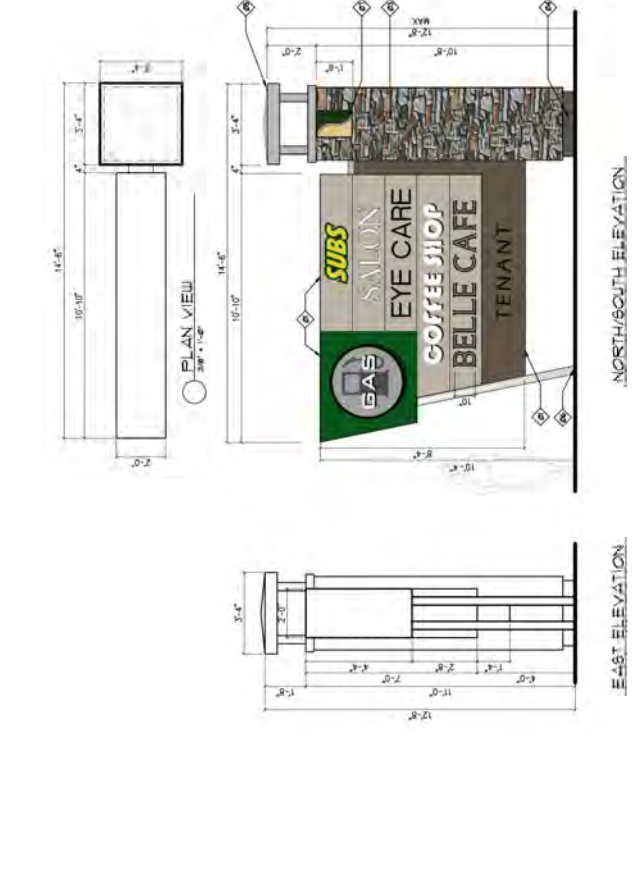
- 01 ALUMINUM SIGN CABINET
- 02 INTERNALLY ILLUMINATED SIGN TEXT
- 03 STONE: BORAL PROSTONE VENEER, CHARCOAL MIST
- 04 STACK BOND CMU: BORAL #607 CHARCOAL
- 05 CAP: PREWEATHERED GALVALUME
- 06 ALUMINUM COLUMN (PAIR)
- 07 INTERNAL ILLUMINATED SCENCE: BELLE CREEK BRAND
- 08 ALUMINUM PIN MOUNTED LETTERS
- 09 EXTERNAL MONUMENT BASE LIGHT



1 MONUMENT SIGN 1 – 78 S.F.
12B NOT TO SCALE



2 MONUMENT SIGN 2 – 69 S.F.
12B NOT TO SCALE



3 MONUMENT SIGN 3 – 80 S.F.
12B NOT TO SCALE

No.	REVISION	DES. BY	DATE
1	PER CITY DRT REVIEW 12/3/12	PSF	12/20/2012
2	PER CITY COMMENTS	PSF	1/8/2013

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Project No:	BCC000001
Sheet Scale:	AS NOTED
Designed By:	PSF
Drawn By:	EVR
Date:	AUGUST 2012
Disk File:	BCC001_PUD_12B-2 of 2

GRAPHIC SHEET