

**SITE DATA**

PARCEL ID: R05620-004-008-000  
 CURRENT ZONING: CB (CD)  
 CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION  
 PROJECT ADDRESS: 6332 OLEANDER DR. WILMINGTON, NC 28403  
 CURRENT OWNER: INTRACOASTAL ANGLER OF NC INC 1516 DAWSON ST WILMINGTON, NC 28401

TOTAL ACREAGE IN PROJECT BOUNDARY: 45,900 S.F. (± 1.05 ac.)

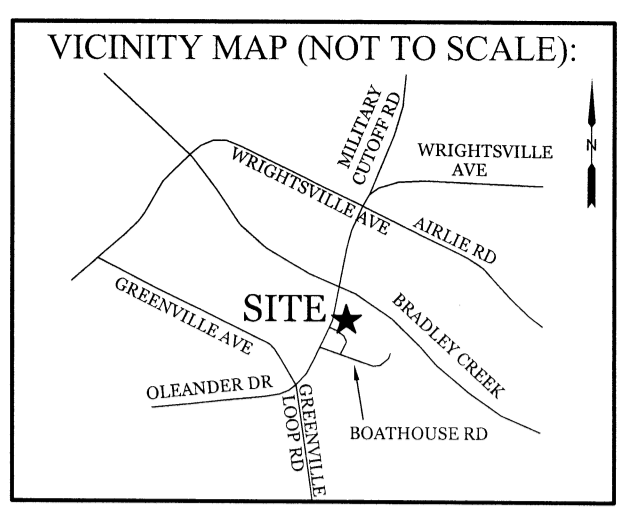
EXISTING BUILDING SIZE AND USES:  
 RETAIL: 2,000 S.F. (20' HEIGHT)  
 STOCKROOM: 1,872 S.F. (28' HEIGHT)  
 3,872 S.F. GFA

EXISTING ONSITE IMPERVIOUS AREAS:  
 BUILDINGS (ROOF): 4,493 S.F.  
 CONCRETE: 22,498 S.F.  
 ASPHALT: 3,411 S.F.  
 TOTAL: 30,402 S.F. (66.2%)

EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:  
 CONCRETE: 7,217 S.F.

SOIL TYPE: Cr (Craven fine sandy loam)

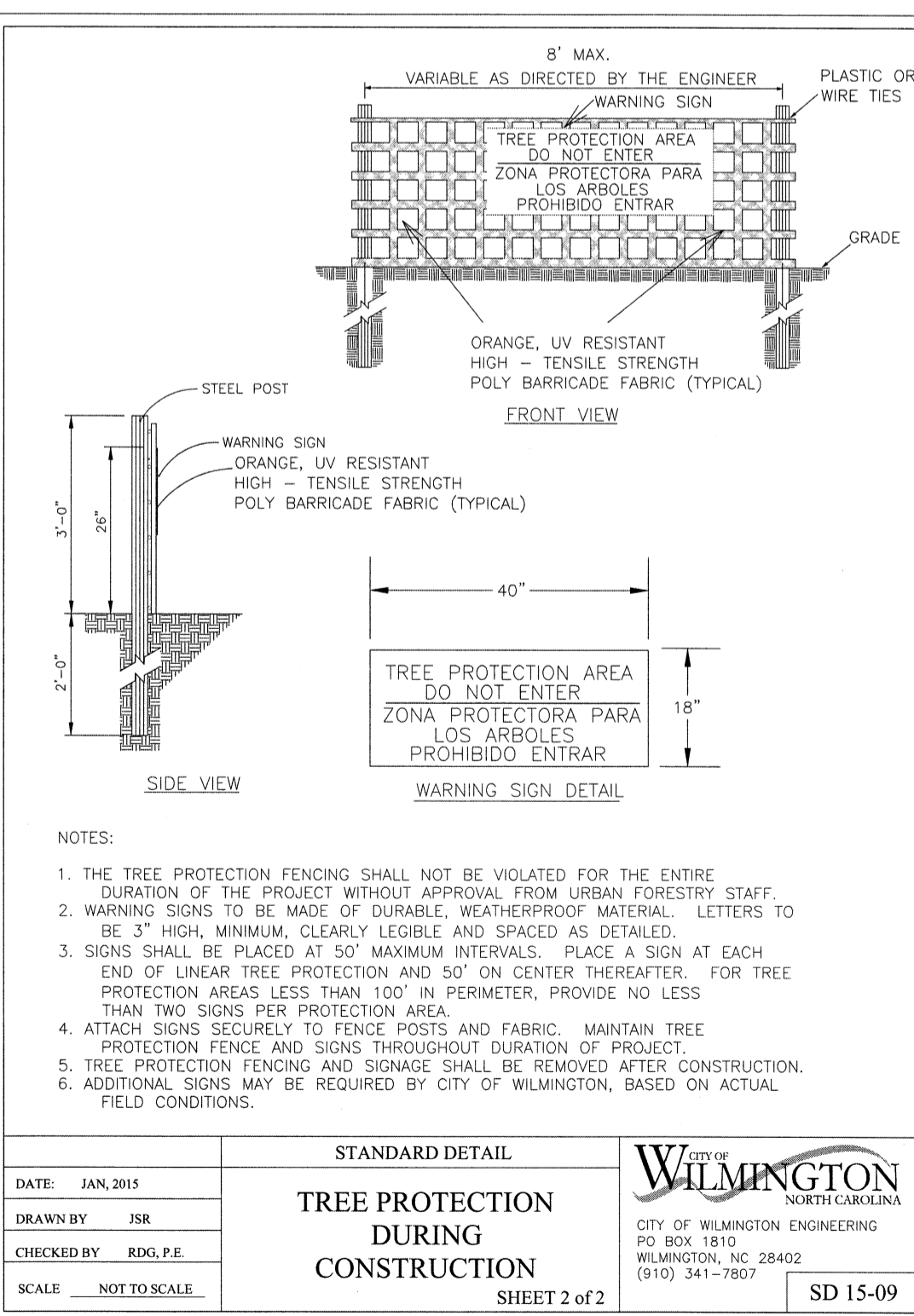
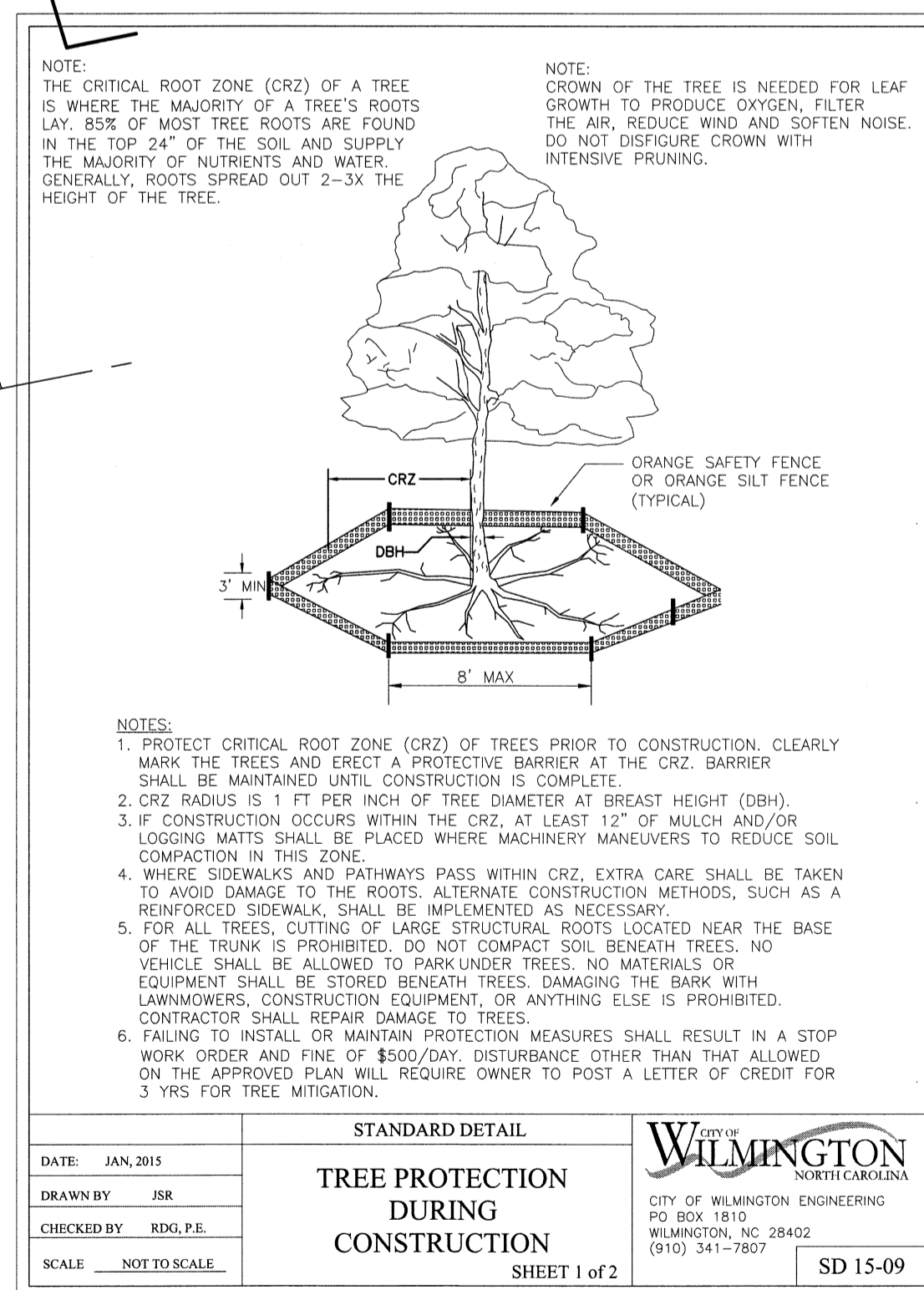
- SITE & SURVEY NOTES:**
- FLOOD ZONE LINE SHOWN PER DFIRM MAP# 3720315700K DATED 8/28/18.
  - EXISTING SURVEYING PERFORMED BY C.I. GLOVER COMPANY, NC LICENSE # C-2855
- TREE PRESERVATION NOTES:**
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
  - NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.



REVISIONS


**INTRACOASTAL ENGINEERING, PLLC**  
 5725 Oleander Dr. Unit E-7  
 Wilmington, North Carolina 28403  
 Phone: 910.859.8983  
 Email: charlie@intracoastalengineering.com  
 License Number: P-0662

EXISTING CONDITIONS & TREE PROTECTION PLAN  
 FOR  
**INTRACOASTAL ANGLER**  
 CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NC



**PROFESSIONAL SEAL**  
 NORTH CAROLINA  
 ENGINEER  
 032555  
 CHARLES D. COTLER  
 1/25/19

CLIENT INFORMATION:

Phillip David  
 1516 Dawson Street  
 Wilmington, NC 28401  
 (910) 251-8088

DRAWN: JAE SHEET SIZE: 24x36  
 CHECKED: CDC DATE: 1/25/2019  
 APPROVED: CDC SCALE: 1" = 30'  
 PROJECT NUMBER: 2018-038

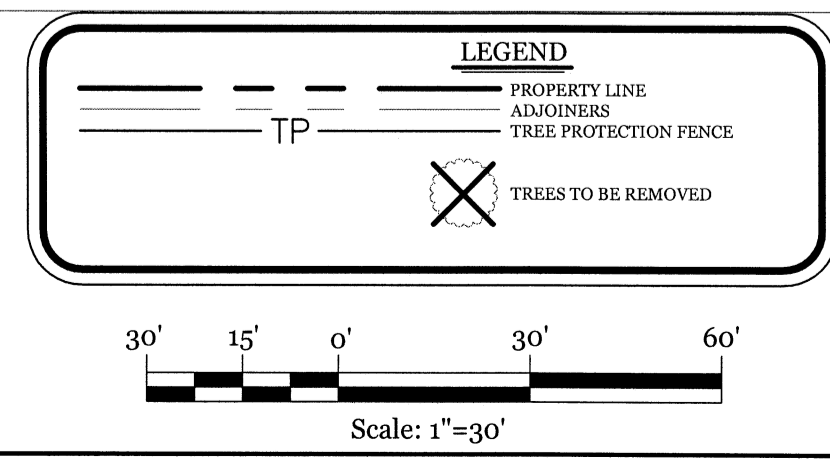
DRAWING NUMBER: **C-0**

Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_  
 Public Utilities: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

Public Services • Engineering Division  
**APPROVED PLAN - NO PERMIT REQUIRED**  
 Signed: \_\_\_\_\_





CD-7-1018 CONDITIONS:

- 1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in accordance with the plan and elevations approved by City Council.
5. The proposed use shall be limited to retail and a maximum gross floor area of 7,672 square feet.
6. Outdoor storage of merchandise shall be prohibited.
7. All existing protected trees not located within the building footprint or impacted by essential site improvements shall be preserved or mitigated.
8. Exterior site lighting shall be installed so as not to shine directly onto adjacent residential parcels.
9. Any freestanding sign(s) on the site shall be monument style with a maximum height of 6 feet and landscaping around the base of the sign; no pole signs shall be permitted.
10. The creative standard shall not be used to substitute the street yard landscaping requirements.
11. All city, state and federal regulations shall be followed.

GENERAL TRAFFIC NOTES:

- 1. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
2. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
3. ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
4. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
5. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. [SD 15-14 COFW TECH STDS]
6. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
9. SMALL/COMPACT VEHICLE PARKING SPACES SHALL BE DESIGNATED BY PROPER SIGNAGE ALERTING DRIVERS TO THE LIMITATION OF SPACE SIZE. [SEC. 18-529(C)(4)(B) COFW LDC]

Blue Chips Holdings, LLC
D.B. #834-1428
Zoning: O&I-1
Land Use: Restaurant

SITE DATA

Table with 2 columns: Field Name and Value. Includes Parcel ID (R05620-004-008-000), Current Zoning (CB (CD)), Current Owner (INTRACOASTAL ANGLER OF NC INC), Total Acreage (45,900 S.F.), Building Size and Uses (Retail, Admin, Stockroom), Building Height (2-STORY / 35' MAX), and Building Setbacks.

Table with 2 columns: Field Name and Value. Includes Calculation for Building Coverage (13.7%), Proposed Onsite Impervious Areas (2,423 S.F.), Total Onsite Impervious Areas (25,608 S.F.), Proposed Offsite Impervious Areas (864 S.F.), Parking Required (19-38 Spaces), Bicycle Parking (5 Spaces), Foundation Plantings (112-108 S.F.), and Sewer/Water Demand (200-400 GPD).

DEVELOPMENT NOTES:

- 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
3. CONTRACTOR TO COORDINATE WITH THE CITY ROW INSPECTOR ON EXISTING SIDEWALK COMPLIANCE, TO DETERMINE IF ANY PANELS SHOULD BE REPLACED.

UTILITY NOTES:

- 1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
4. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL" CALL 343-9910 FOR INFORMATION.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCOCHR OR ASSE.
6. IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
8. THE BELLSOUTH CONTACT IS STEVE DAVVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
9. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: \* FINAL GRADE WILL NEED TO BE ESTABLISHED. \* POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. \* BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP. SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.

FIRE & SAFETY NOTES:

- 1. CONSTRUCTION TYPE: V-B (COMMERCIAL)
2. BUILDINGS WILL NOT BE SPRINKLED
3. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
4. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
5. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
6. PROPOSED DRIVEWAY GATE TO BE SIREN ACTIVATED.
7. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

VICINITY MAP (NOT TO SCALE):

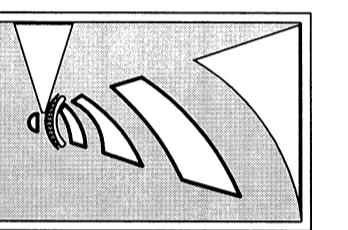


REVISIONS

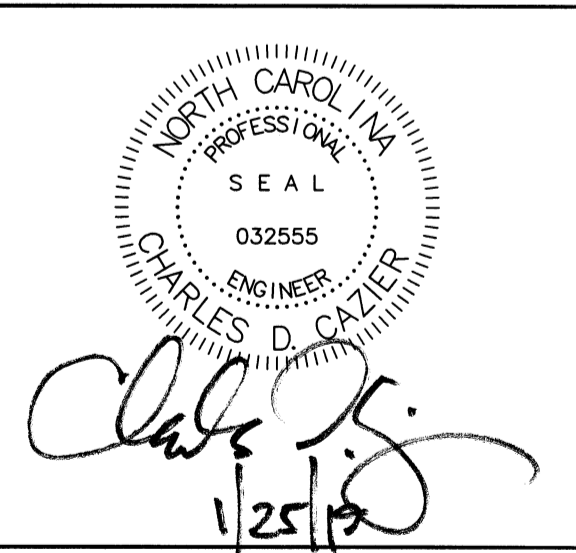
Table with 2 columns: Revision Number and Description. Currently empty.

INTRACOASTAL ENGINEERING, PLLC

5725 Olander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662



SITE, GRADING & DRAINAGE PLAN FOR INTRACOASTAL ANGLER CITY OF WILMINGTON NEW HANOVER COUNTY, NC



CLIENT INFORMATION:

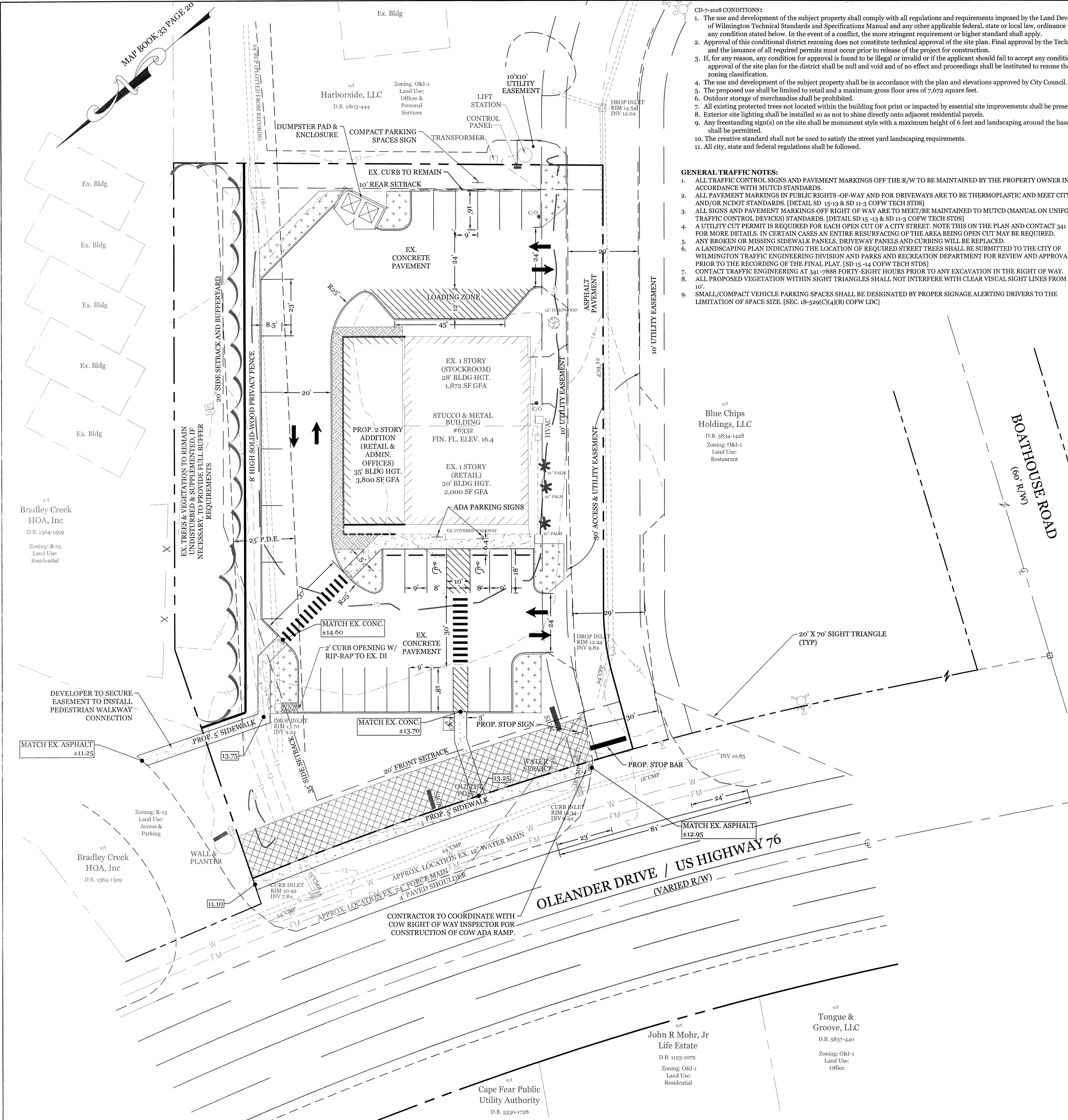
Phillip David
1516 Dawson Street
Wilmington, NC 28401
(910) 251-8088

Table with 2 columns: Field Name and Value. Includes Drawn (JAE), Checked (CDC), Approved (CDC), Project Number (2018-038), Sheet Size (24x36), Date (1/25/2019), Scale (1" = 20').

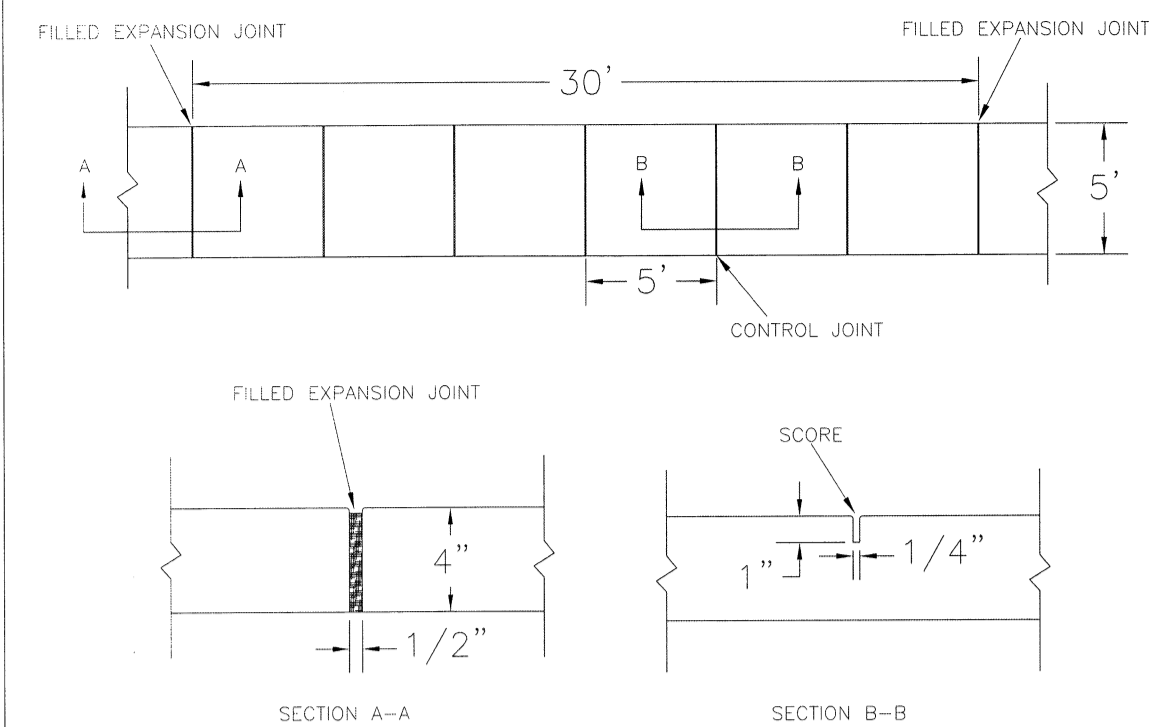
DRAWING NUMBER: C-1 2 OF 3

City of Wilmington logo and 'Approved Construction Plan' stamp with fields for Name and Date.

Legend for symbols used in the plan (Property Line, Adornment, Runoff Direction, etc.) and a graphic scale bar (1" = 20').

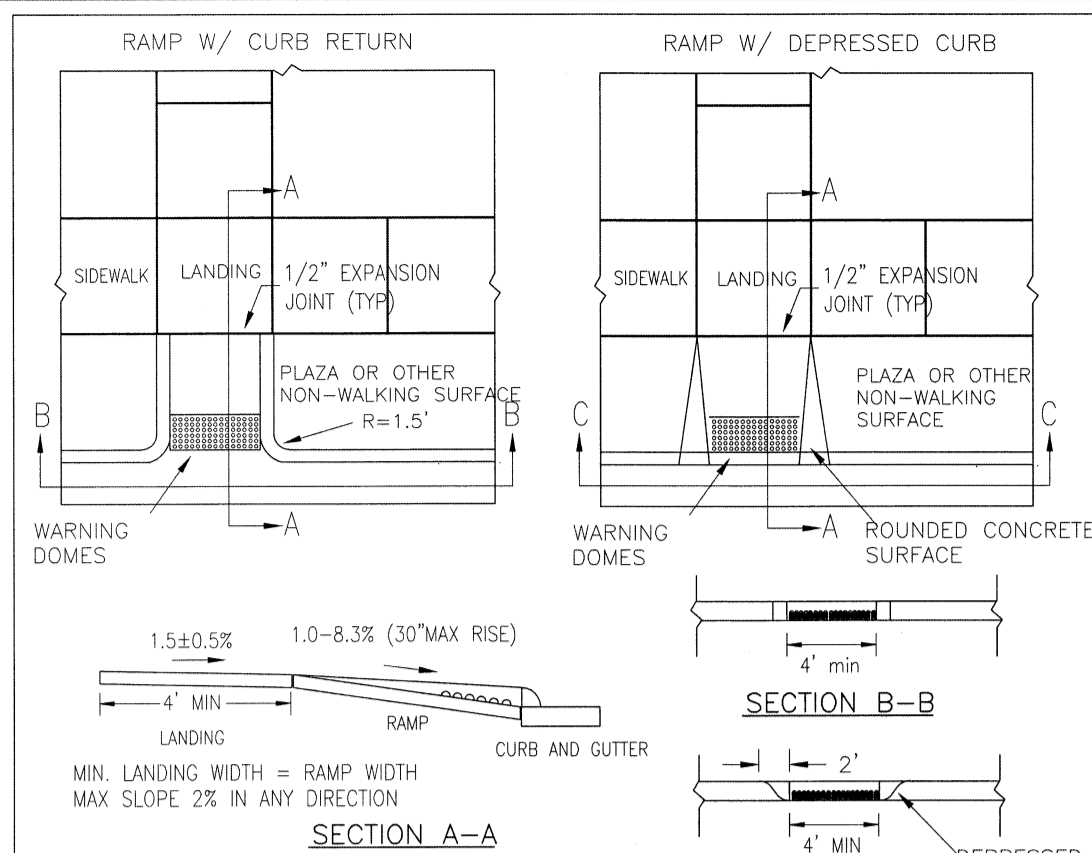






- NOTES:
- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
  - SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
  - MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
  - CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
  - MINIMUM REPLACEMENT FOR REPAIRS IS 4' x 5' x 5" PANEL.
  - 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
  - MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
  - MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
  - MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

DATE: OCTOBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON NORTH CAROLINA PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7907</p>	SD 3-10
DRAWN: FBJSR	SIDEWALK		
CHECKED: DEC			
SCALE: NOT TO SCALE			

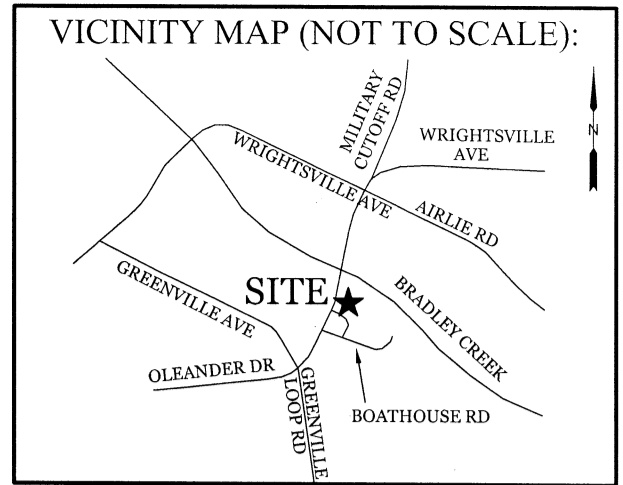


- WARNING DOME NOTES:
- USE CONTRASTING COLORS, RED OR BLACK ON WHITE PAVEMENT.
  - USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.
  - RUBBER MATS ARE PERMITTED FOR RETROFITS.
  - LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER.

DATE: DECEMBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON NORTH CAROLINA PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7907</p>	SD3-08
DRAWN: FBJSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA		
CHECKED: DEC			
SCALE: NOT TO SCALE			

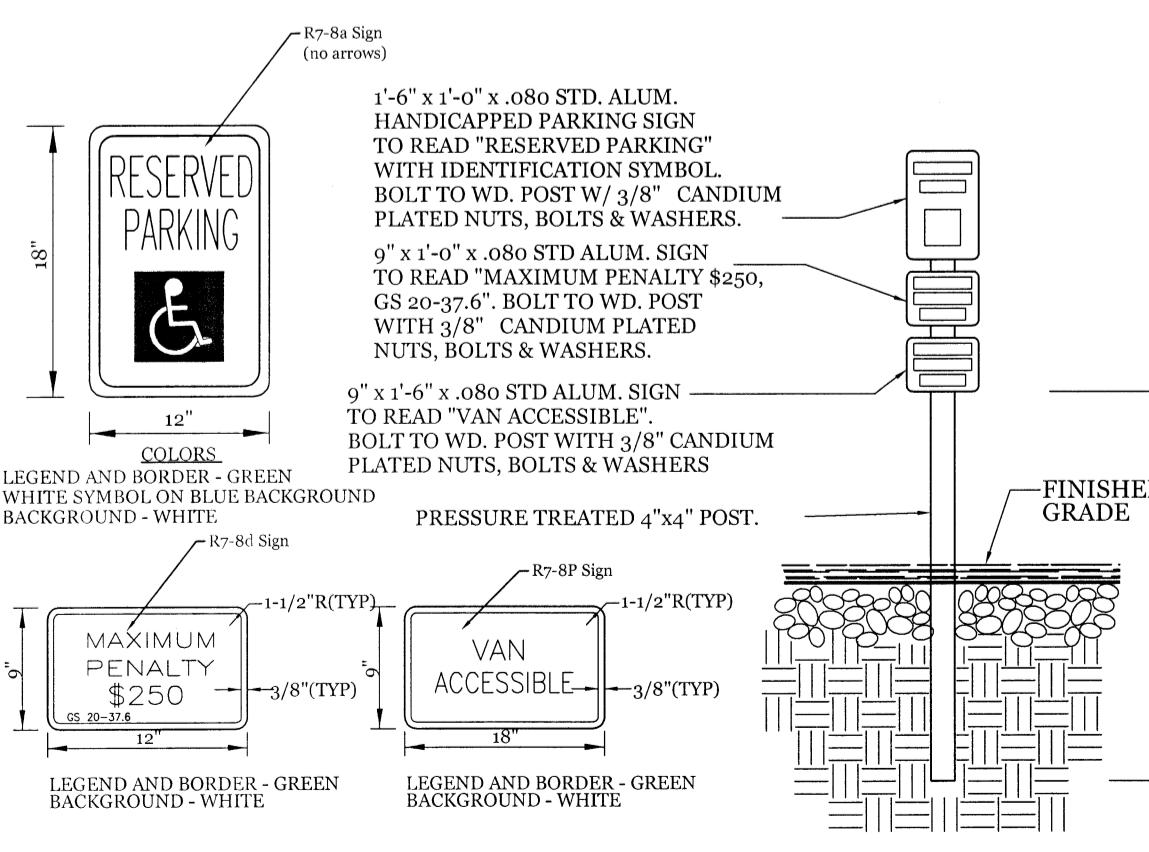
**SITE WORK NOTES:**

- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS OR IN ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING SURVEYING PERFORMED BY C.I. GLOVER COMPANY, NC LICENSE # C-2855
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPWA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

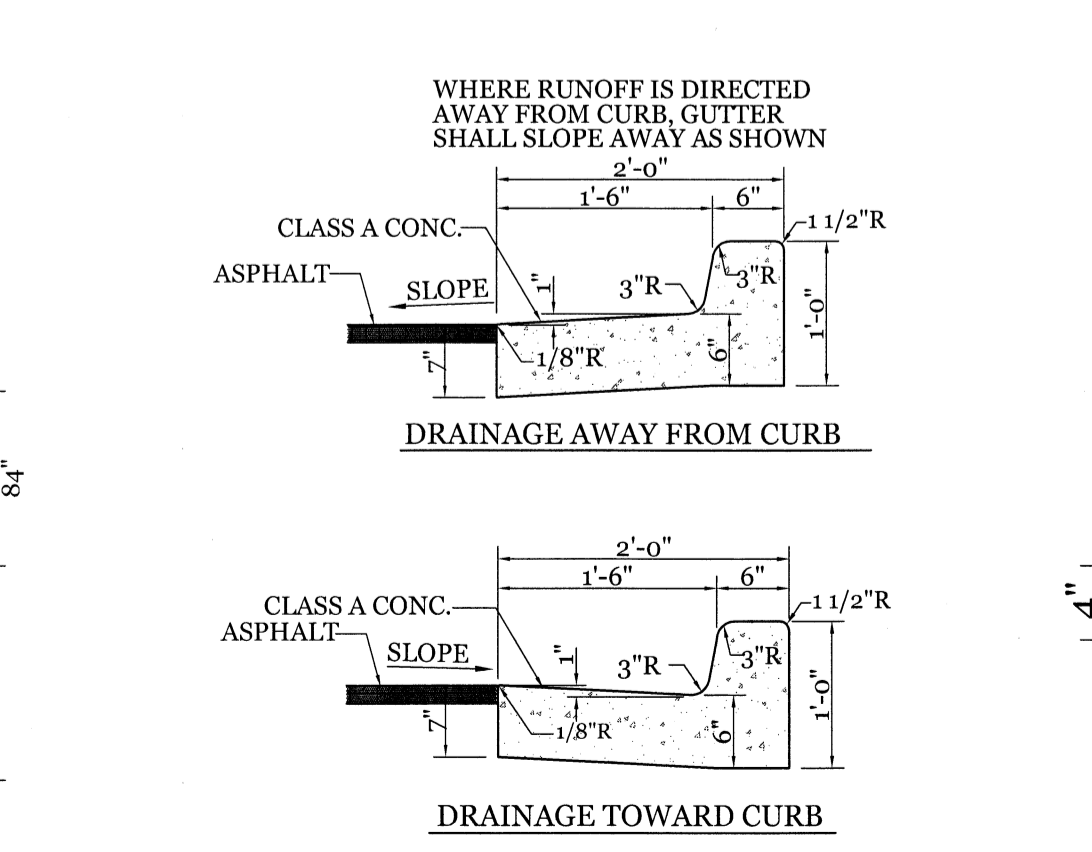


REVISIONS

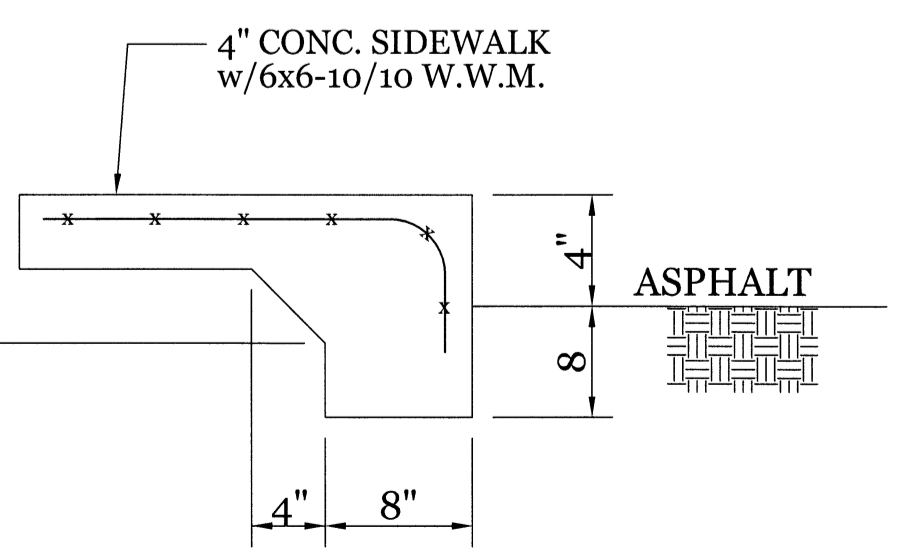
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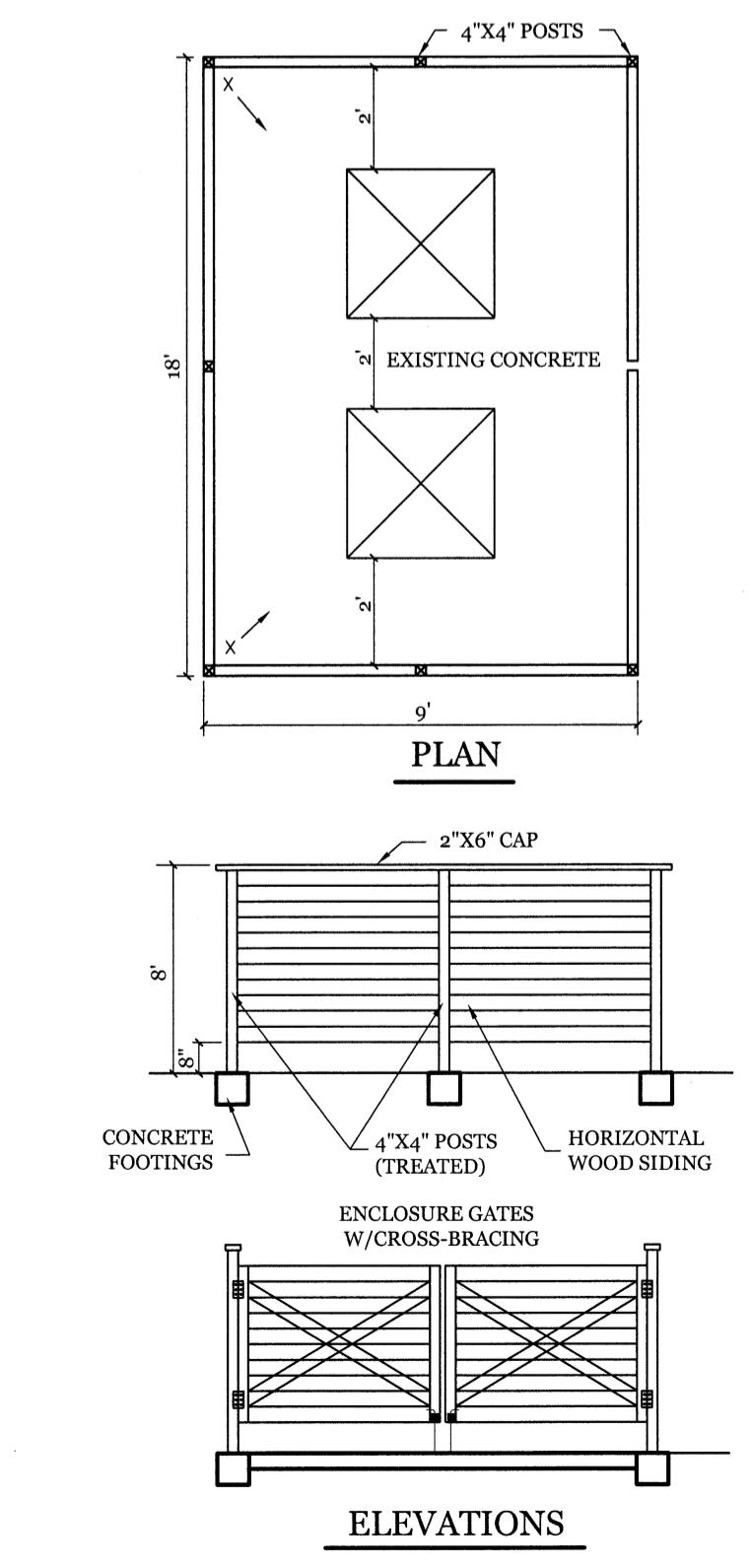
**TYPICAL HANDICAPPED SIGN DETAIL**  
NTS



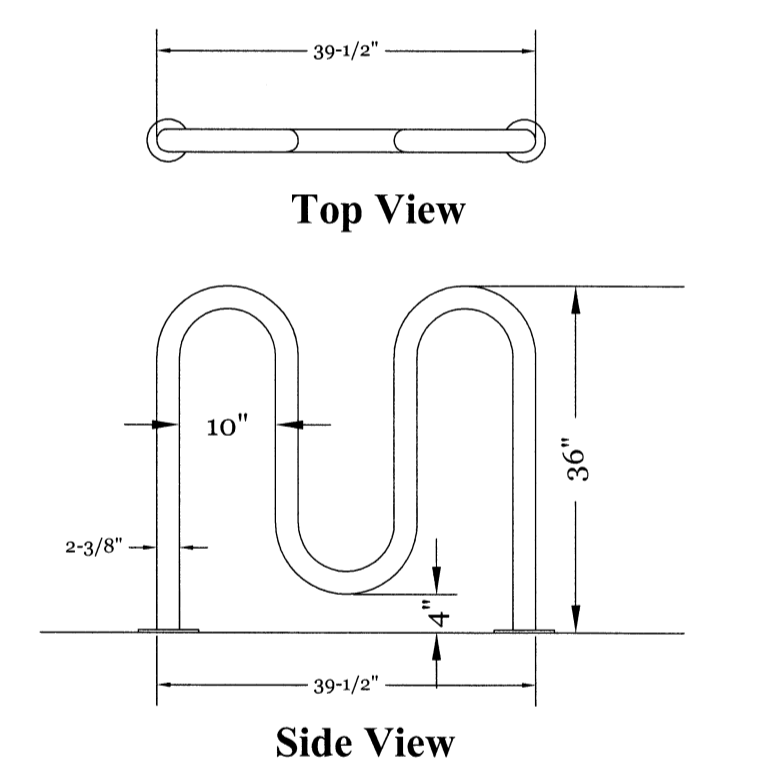
**24" CURB SECTION**  
NTS



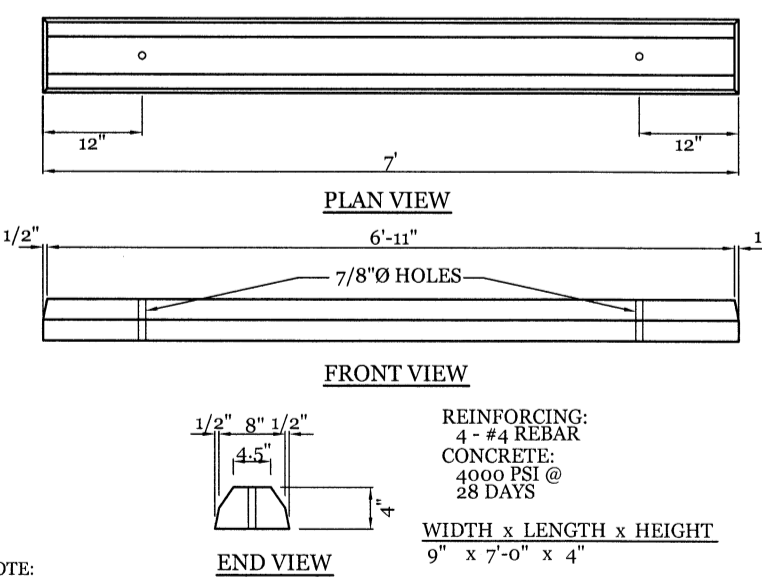
**TURNDOWN SIDEWALK**  
NTS



**DUMPSTER PAD & ENCLOSURE DETAIL**  
NTS



**WAVE STYLE BIKE RACK DETAIL**  
5 BIKE RACK  
NTS



**WHEEL STOP DETAIL**  
NTS

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED PLAN - NO PERMIT REQUIRED

Signed: \_\_\_\_\_

**DETAILS FOR INTRACOASTAL ANGLER**  
CITY OF WILMINGTON  
NEW HANOVER COUNTY, NC

**CLIENT INFORMATION:**  
Phillip David  
1516 Dawson Street  
Wilmington, NC 28401  
(910) 251-8088

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 1/25/2019
APPROVED: CDC	SCALE: NTS
PROJECT NUMBER: 2018-038	

DRAWING NUMBER: **C-2** 3 OF 3