

# SITE ADDRESS

433 43RD AVE SW  
PUYALLUP, WA 98373

# PARCEL NUMBER

0419095003

# LEGAL DESCRIPTION

LOT 3 OF SHORT PLAT 79-557  
EASE OF RECORD OUT OF 1-900  
& 1-053 SEG M-1448

# OWNER

HC HOMES INC.  
20921 SNAG ISLAND DR.  
LAKE TAPPS, WA. 98391

# UTILITIES

WATER: FRUITLAND WATER  
SEWER: PUGET SOUND ENERGY  
POWER: PUGET SOUND ENERGY  
GAS: PUGET SOUND ENERGY  
COMMUNICATIONS: COMCAST / LUMEN

Line #	Direction	Length
L1	N70°37'29"W	15.05'
L2	N71°13'24"W	25.22'
L3	S49°52'29"W	19.72'
L4	S20°54'27"W	2.96'
L5	N65°18'51"E	21.03'
L6	S59°44'44"E	7.61'

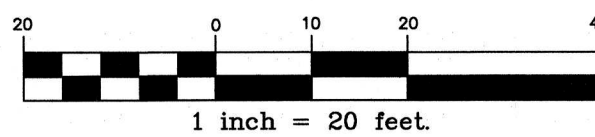
Curve #	Length	Radius	Delta
C1	17.59'	60.00'	16°48'05"
C2	30.33'	60.00'	28°58'03"
C3	8.64'	60.00'	8°14'45"

UTILITY CROSSING NOTE: FOR STORMWATER PIPE CROSSING OVER SANITARY SEWERS, A MINIMUM OF 12-INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SYSTEMS. IF THE STORMWATER PIPE IS CROSSING BELOW THE SANITARY SEWER, A MINIMUM OF 18-INCHES OF VERTICAL SEPARATION SHALL BE PROVIDED.

PERIMETER OF WETLAND BUFFER SHALL BE STAKED EVERY 50' WITH PERMANENT BUFFER SIGNS (TYP).  
SEE SIGN POSTING DETAIL SHEET C3.

# PUYALLUP DUPLEX - LOT 1

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,  
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



# GENERAL APPROVAL NOTES

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO CONTROL OF DOWNSPOUTS AND STORMWATER RUNOFF.

A RECORDED COPY OF THE APPROVED STORMWATER MAINTENANCE AGREEMENT MUST BE PROVIDED TO THE CITY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

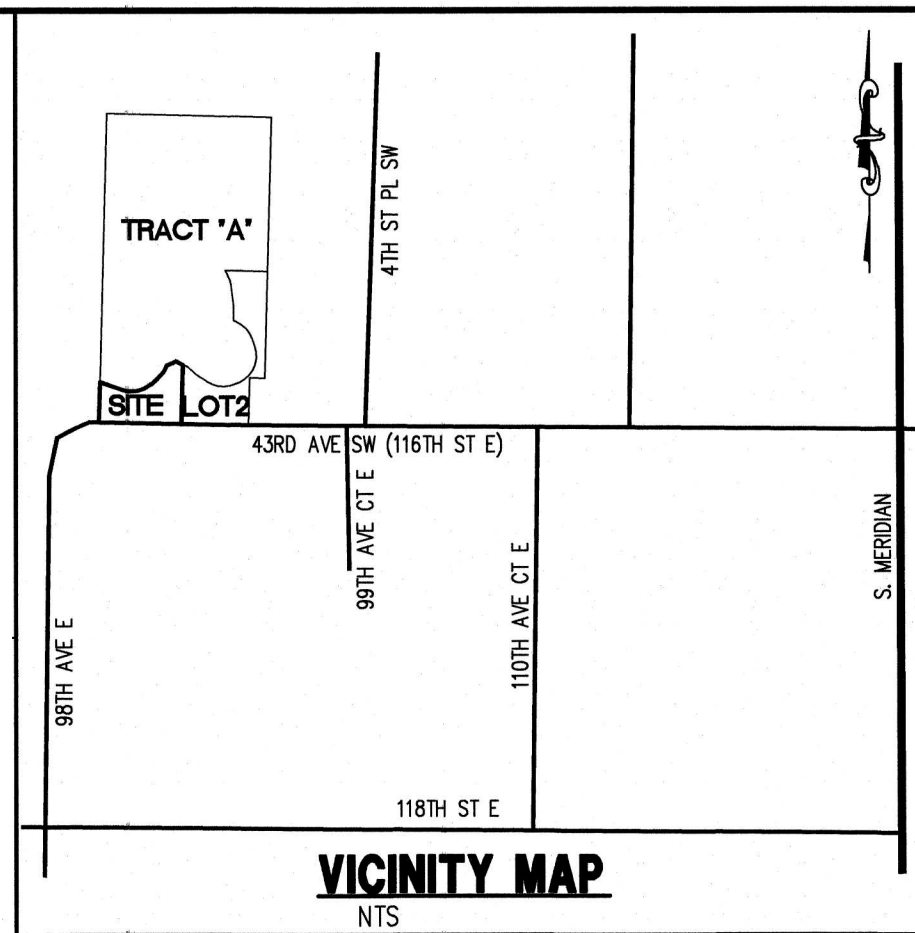
RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT INCLUDING BURIED FOOTINGS REQUIRE SEPARATE BUILDING PERMIT.

# EROSION CONTROL NOTES

THE APPLICANT SHALL REQUEST A SEDIMENT CONTROL AND EROSION INSPECTION WITH A CITY ENGINEERING INSPECTOR THROUGH THE CITYVIEW PORTAL AT LEAST 48 HOURS IN ADVANCE OF JOB START.  
SEE CITY STANDARDS 02.03.02 & 05.02.01.

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO EROSION AND SEDIMENTATION CONTROL.

ADD INLET PROTECTION ON ALL PROPOSED INLETS IF USED DURING CONSTRUCTION.  
SEE CB SEDIMENT PROTECTION DETAIL 2 ON SHEET C2.



# LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	CENTER LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN CLEANOUT	---
---	STORM DRAIN LINE	---
---	ROOF DRAIN LINE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	---
---	LUMINAIRE	---
---	OVER HEAD POWER	---
---	POWER/UTILITY POLE	---
---	GUY WIRE	---
---	POWER VAULT	---
---	GAS MAIN	---
---	GAS VALVE	---
---	TELEPHONE LINE	---
---	TELEPHONE RISER	---
---	MAIL BOX	---
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---
---	CLEARING LIMITS	---
---	SILT FENCE	---
---	WETLAND	---

PRRNSF20230919

The applicant shall request a sediment control and erosion inspection with a City Engineering Inspector through the CityView portal at least 48 hours in advance of job start. See City Standards 02.03.02 & 05.02.01

All methods outlined in the approved stormwater report dated December 2023 must be followed in regards to erosion and sedimentation control.

All methods outlined in the approved stormwater report dated October 2023 must be followed in regards to control of downspouts and stormwater runoff.

A RECORDED COPY OF THE APPROVED STORMWATER MAINTENANCE AGREEMENT MUST BE PROVIDED TO THE CITY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY

All civil work associated with civil permit PRCCP20240014 must be completed prior to occupancy

# FRONTAGE PLANS NOTE

SEE APPROVED FRONTAGE PLANS 051-052 FOR CONSTRUCTION INFORMATION RELATED TO INTERCEPTOR TRENCH STORM DRAINAGE SYSTEM AND 5' WIDE ASPHALT PAVED SIDEWALK. SIDEWALK SHALL BE INSTALLED AFTER ONSITE IMPROVEMENTS AND UTILITIES HAVE BEEN CONSTRUCTED.

# PAD ELEVATION NOTE

PAD ELEVATIONS ARE BASED ON THE FOLLOWING FINISH GRADE ASSUMPTIONS.

EXAMPLE:

PAD ELEVATION = 100.00  
FOOTING GRADE = 99.50  
TOP OF FOUNDATION = 102.00  
GARAGE FINISH GRADE = 101.75  
FINISH GRADE BACKFILL = 101.25

PRIOR TO CONSTRUCTION CONTRACTOR SHALL CONFIRM ASSUMPTIONS WITH PROJECT OWNER.

# SOIL AMENDMENT NOTE

PER FEMA FIRM MAP 53053C0343E THE PARCELS AND ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN ZONE X, WHICH IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD.

# FLOODPLAIN NOTE

# LOT STATISTICS

EXISTING ZONING: RM-CORE  
LOT AREA: 14,775 SF  
PROP. FOOTPRINT: 3,050 SF  
COVD PORCH/PATIO: 184 SF  
DRIVEWAY/CONC.: 2,168 SF  
TOTAL ROOF AREA: 3,639 SF  
CLEARING LIMIT AREA: 14,200 SF

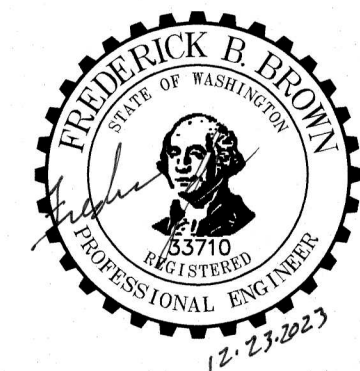
# GRADING QUANTITIES

CUT: 750 CY  
FILL: 750 CY  
NET: 0 CY  
NOTE: CONTRACTOR SHALL INDEPENDENTLY VERIFY THESE QUANTITIES. THEY ARE FOR PLANNING PURPOSES ONLY.

# SHEET INDEX

C1 GRADING, STORM, & TESC PLAN  
C2 TESC - NOTES & DETAILS  
C3 NOTES & DETAILS

No.	Revision	Int.	Date



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
429 - 29TH ST. NE, SUITE D  
PUYALLUP, WA 98372  
PH: (253) 848-4282  
ceservices@cesnwninc.com

**PUYALLUP DUPLEX - LOT 1**  
GRADING, STORM, & TESC PLAN

Project: HC HOMES INC.  
Client: P.O. BOX 7707, BONNEY LAKE, WA 98391  
Designed: ENO  
Drawn: MRL  
Checked: ENO  
Scale: 1"=20'  
Date: 10/31/2023  
Job No.: 20069

Sheet No.: **C1**  
1 of 3 Sheets

# CONSTRUCTION SEQUENCE

- THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
- CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
- PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
- PROVIDE SILT FENCING AS SHOWN ON THE APPROVED PLANS.
- GRADE SITE AS SHOWN ON THE APPROVED PLANS.
- CONSTRUCT THE DUPLEX FOUNDATION, SEPTIC, AND WATER SERVICE.
- CONSTRUCT THE DISPERSAL TRENCHES AND CLOSED CONVEYANCE SYSTEM.
- PAVE THE DRIVEWAY AND AMEND THE LANDSCAPE AND LAWN AREAS WITH SOIL AMENDMENTS.
- AMEND SOILS PER CS 01.02.08A ON SHEET C2.
- RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF PUYALLUP AND DEPARTMENT OF ECOLOGY EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS, INCLUDING STOCKPILES, THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- REQUEST FINAL INSPECTIONS ONLINE. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

# PLAN VIEW CALLOUTS

- ASPHALT PAVEMENT DRIVEWAY APPROACH PER DETAIL ON SHEET C3
- CEMENT CONCRETE DRIVEWAY APRON PER DETAIL ON SHEET C3
- CEMENT CONCRETE DRIVEWAY CURB PER DETAIL ON SHEET C3
- CB#1 - TYPE 1 RIM=433.05 IE=430.80 (12" W)
- SEE RESIDENTIAL TEMPORARY CONSTRUCTION ENTRANCE DETAIL ON SHEET C2.
- REMOVE CONSTRUCTION ENTRANCE AS NECESSARY TO CONSTRUCT PROPOSED ASPHALT PAVEMENT DRIVEWAY APPROACH.

- SEPTIC SYSTEM UNDER SEPARATE PERMIT
- WATER SERVICES AND METERS INSTALLED UNDER SEPARATE PERMIT WITH FRUITLAND MUTUAL WATER COMPANY
- PRIVATE STORM DRAINAGE EASEMENT RECORDED UNDER SHORT PLAT AMENDMENT PLSPH20220104
- PROPOSED FINISH GRADE SPOT ELEVATIONS CREATES AN INVERTED CROWN FOR THE PROPOSED 24' WIDE x 40' LONG SHARED ACCESS WHICH PROVIDES POSITIVE DRAINAGE FOR THE CONTRIBUTING DRIVEWAYS AND LANDSCAPE AREAS TO CB#1
- RADIUS = 10' (TYP)

# ROOF DRAIN CALLOUTS

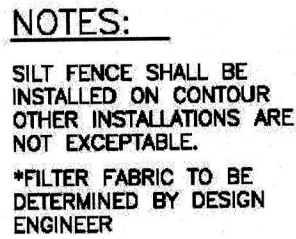
- 8LF 6" SD @ 10.00%
- STORM DRAIN CLEANOUT#1 (SDCO#1) RIM=435.00 IE=431.10
- 36LF 6" SD @ 5.28%
- SDCO#2 RIM=435.00 IE=433.00
- 100LF 6" SD @ 0.50%
- SDCO#3 RIM=435.00 IE=433.50
- 3LF 6" SD @ 5.00%
- SDCO#4 RIM=435.00 IE=431.25
- 100LF 6" SD @ 2.25%
- SDCO#5 RIM=435.00 IE=433.50
- 10LF 6" SD @ 15.40%±
- SDCO#6 RIM=435.00 IE=433.50
- 10LF 6" SD @ 6.70%±
- SDCO#7 RIM=435.00 IE=433.50

**CITY OF PUYALLUP**  
Planning Division Approved Site Plan  
(253) 864-4165  
MINIMUM SETBACK REQUIREMENTS  
Front Yard: 10 ft Rear Yard: 0 ft  
Interior Side Yard: Left: 0 ft Right: 0 ft  
Street Side Yard: N/A  
Zoning District: RM-Core  
Permit #:  
Additional Conditions/Comments  
Staff: RNBrown  
Date: 10/15/2024  
Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.

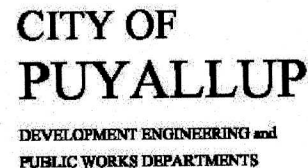
**CALL 48 HOURS BEFORE YOU DIG DIAL 811**



**A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,  
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON**

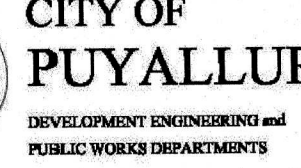
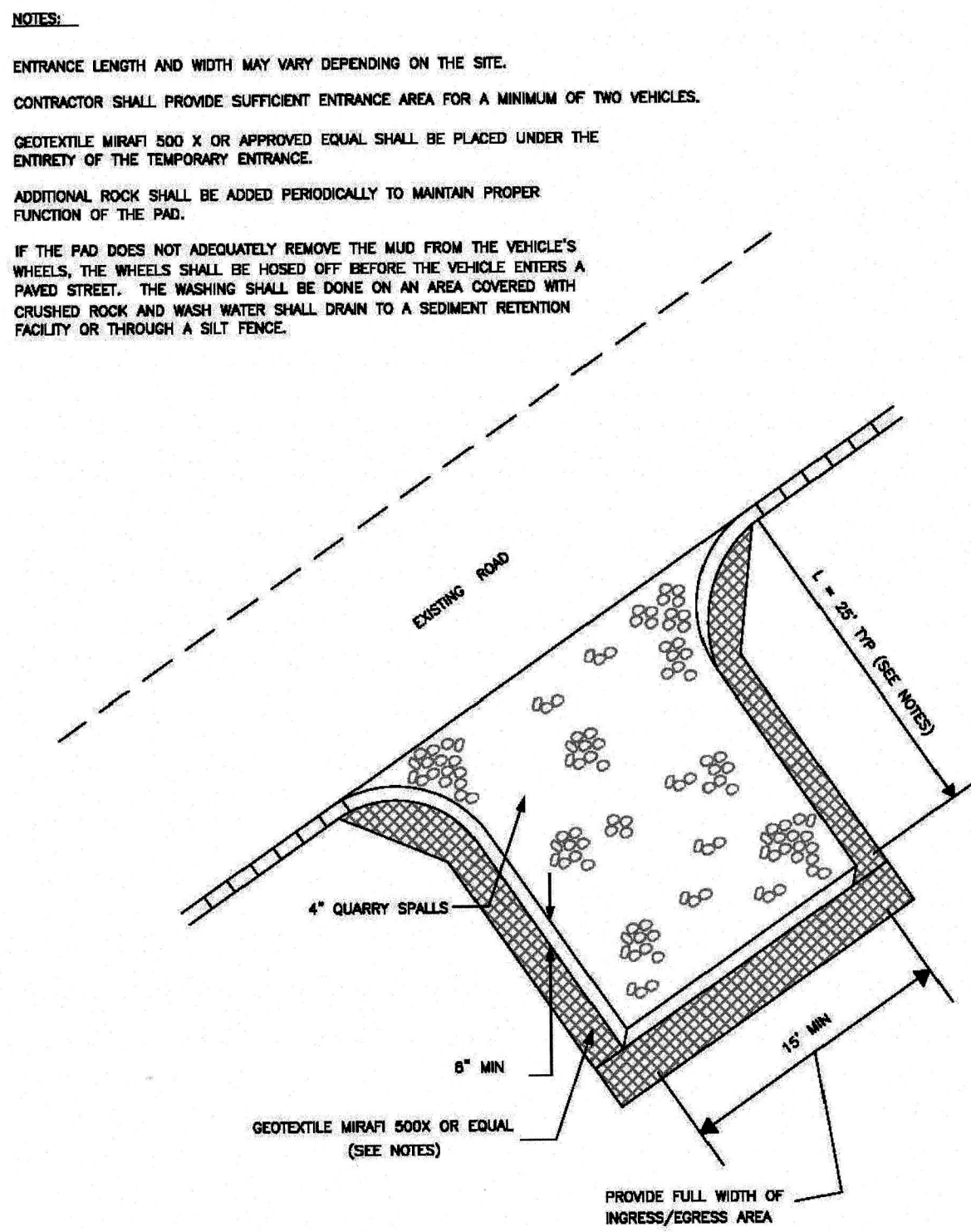


### TYPICAL CROSS SECTION



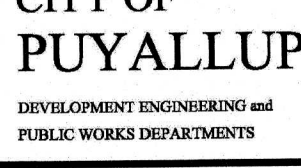
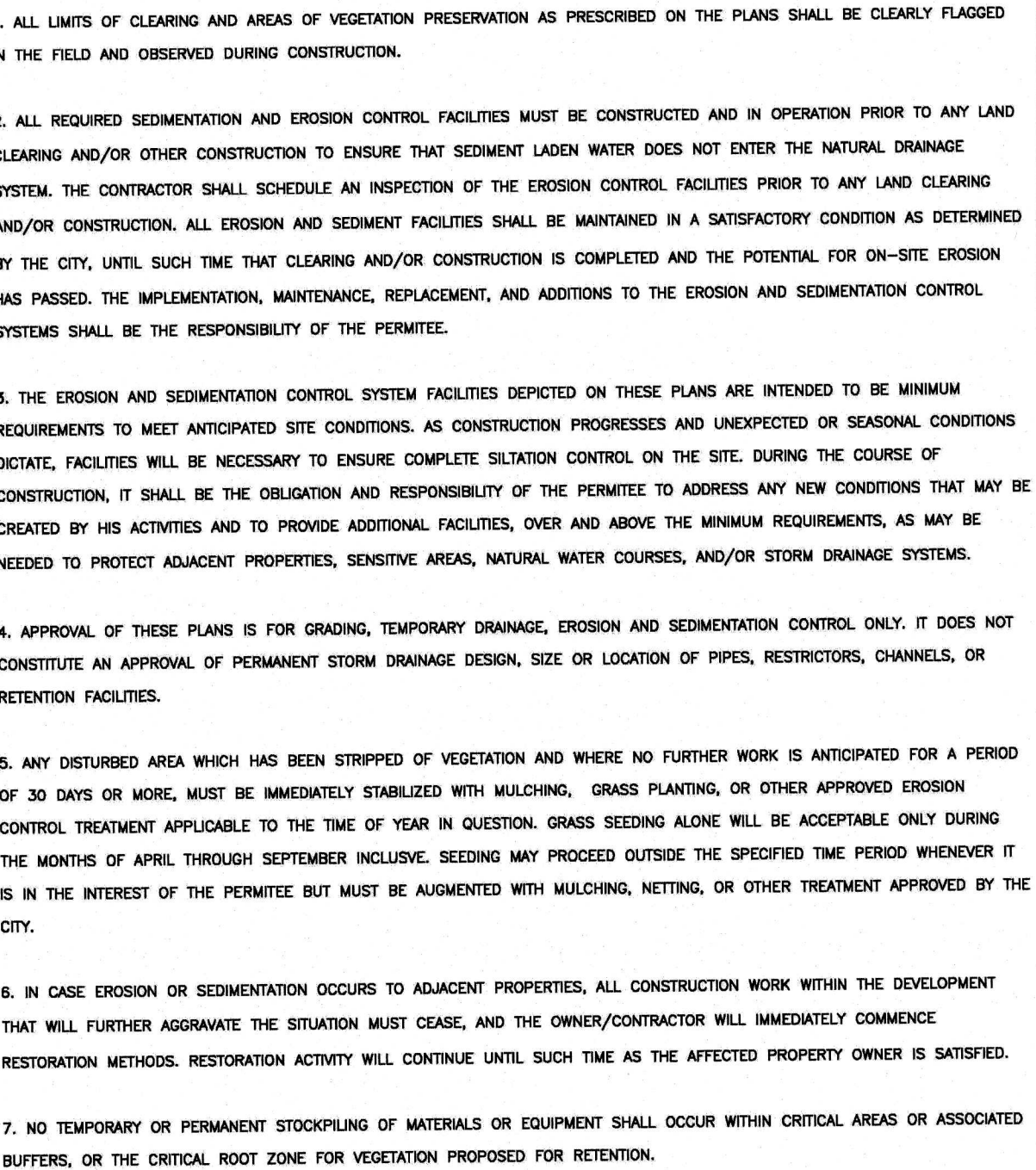
## SILTATION FENCE

<b>DRAWN BY</b> LINDA LANSING	<b>CHECKED BY</b> LINDA LIAN	<b>APPROVED BY</b> COLLEEN HARGRE	<b>REVISED BY</b> XXXXX	<b>CITY STANDARD</b>
<b>FILE NAME</b> D:\LOCAL\DATA\DRAWINGS\00000000_000000.DWG		<b>DATE APPROVED</b> 06/01/2007	<b>DATE REVISION</b> 06/01/2008	<b>SCALE</b> NTP
				02.03.02



**TEMPORARY CONSTRUCTION  
ENTRANCE (RESIDENTIAL ONLY)**

DRAWN BY JIM ERWIN-SV0302A	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	EXTENDED BY XXXX	CITY STANDARD
FILE NAME PNDWYCOM\UNSTDB\CITY2009\05_ORD\65.01\65.01.05		DATE APPROVED 07/01/2009	DATE EXTENDED XX/XX/XX	SCALE 1:10
				05.01.02



## GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES

JIM HEWITT-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	STANDARD
FILE NAME PADWCTCOMMONSTDSCITY200945_ORD465.01/05.02.01		DATE APPROVED 07/01/2009	DATE REVISED 11/18/2014	SCALE 1:1
				05.02.0

## STORMWATER NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.

2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.

9. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.

10. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.02.

11. CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE

12. CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.

13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).

14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.

- A. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
- B. PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
- C. CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
- D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
- E. POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.

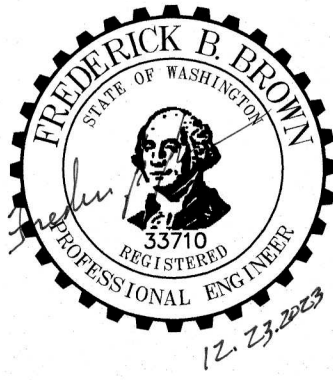
15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.

16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEM STANDARDS.

18. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

**CALL 48 HOURS  
BEFORE YOU DIG  
DIAL 811**



**C.E.S. NW INC.**  
**CIVIL ENGINEERING & SURVEYING**

**PUYALLUP DUPLEX - LOT 1**  
**TESC - NOTES & DETAILS**

Project:	
Client:	

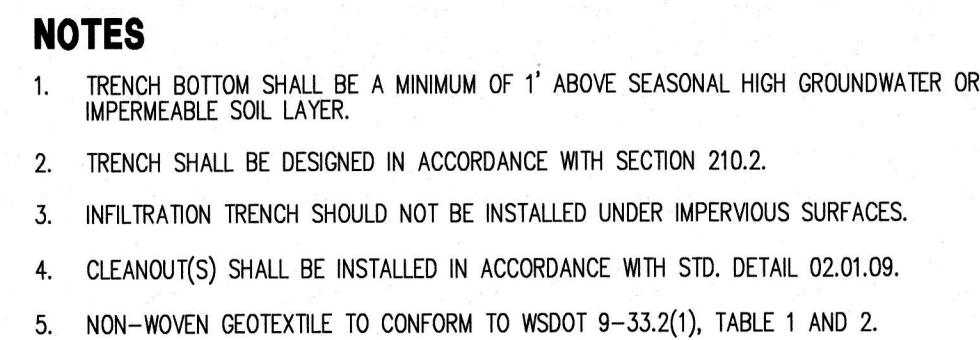
Designed:	EN
Drawn:	MR
Checked:	EN

Scale: N.T.  
Date: 10/31/202  
Job No.: 2006

Sheet No.:  
**C2**  
2 of 3 Sheets



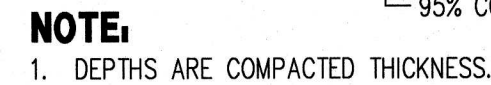
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WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON**



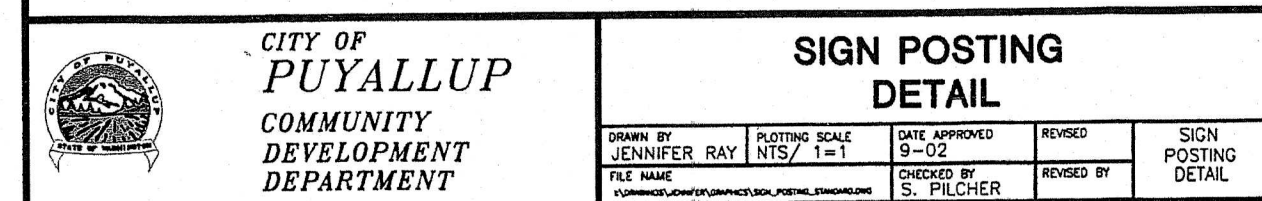
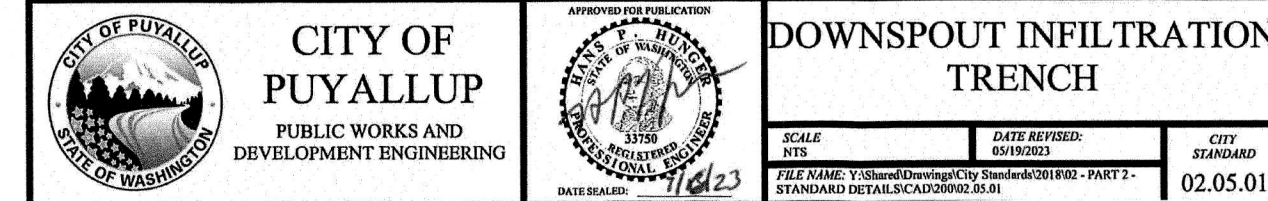
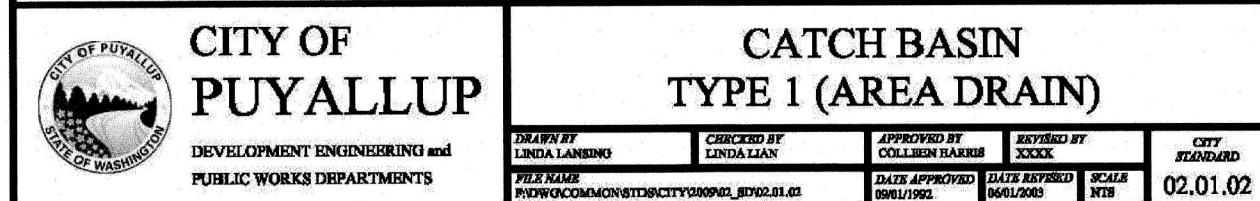
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Sheet No.: **C3**