

▶ **FILE #:** 11-C-11-UR

**AGENDA ITEM #:** 19

**AGENDA DATE:** 11/10/2011

▶ **APPLICANT:** HUBER PROPERTIES, LLC

OWNER(S): Huber Properties, LLC

TAX ID NUMBER: 162 M B 1.02, 1.03, 1.04 & 1.05

JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of S. Northshore Dr., east side of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 13.27 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a pavement width of 21' within a 85' wide right-of-way, or Choto Rd., a minor collector street with pavement width of 21' within a 50' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Revised site plan

HISTORY OF ZONING: The property was rezoned to CN (Neighborhood Commercial) with conditions in 2010

SURROUNDING LAND USE AND ZONING:  
 North: Detached dwellings / PR residential  
 South: Detached dwellings / PR residential & A agricultural  
 East: Detached dwellings / PR residential & A agricultural  
 West: Detached dwellings / PR residential & A agricultural

NEIGHBORHOOD CONTEXT: The area is developed with agricultural, rural residential and low density residential uses under A (Agricultural) PR (Planned Residential) zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the plan for up 75,000 square feet of commercial/office space in up to 10 buildings as shown on the site plan subject to 8 conditions**

1. Meeting all applicable sign and parking requirements of the Knox County Zoning Ordinance or obtaining a variance to these requirements from the Knox County Board of Zoning Appeals (BZA). For any variances not approved by the BZA, the applicant shall submit a revised site plan showing compliance with the regulations to the Planning Commission Staff for approval.
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3. Completion of all road improvements as required by the Knox County Department of Engineering and Public Works prior to occupying any of the proposed structures.

4. Construction of a sidewalk at a minimum width of 8 feet, along the entire S. Northshore frontage of the site. The section from the eastern boundary of the proposed Weigel's site to Choto Rd. must be built prior to occupancy of the Weigel's store. The portion of the sidewalk east of the Weigel's site must be completed prior to occupancy of either building 9 or 10. All other internal sidewalk construction is to be undertaken as the project develops. Knox County Department of Engineering and Public Works shall determine the portions of the sidewalk plan that must be implemented with each phase of the development. All sidewalk construction must meet the requirements of the Americans With Disabilities Act.
5. Installation of all landscaping shown on the revised plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
6. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
8. A revised site plan reflecting the conditions of approval must be submitted to Planning Commission Staff for certification of approval prior to the issuance of any additional grading permits or building permits. Planning Commission Staff may require the applicant to submit a new Use on Review application if future site changes are deemed to be significant.

#### **COMMENTS:**

At the December, 2009 meeting MPC recommended approval of the application presented by Huber Properties to CN (Neighborhood commercial) for this site. As part of that recommendation, MPC conditioned its approval by requiring that all development within the site be considered through the use on review process. Additionally, the MPC stated that all future construction within the site would be required to use "residential building materials" and be architecturally compatible. This rezoning request was heard by the Knox County Commission on January 25, 2010 at which time that body, by a unanimous vote, approved the rezoning with the conditions as recommended by MPC.

At the time the site plan for the Weigel's store was being considered for a portion of the property (1-F-10-UR), Huber Properties presented a conceptual site plan that suggested that the overall development would consist of a mixture of retail and office uses that will cater to a limited market area. The property owners also included a short listing of the proposed "common architectural elements" that will be used to judge the compatibility of each building that is proposed for the site. At the May 12, 2011 MPC meeting Huber received use on review approval of a site plan (5-G-11-UR) that included 76,960 square feet of commercial/office space within eight buildings. At that meeting MPC recommended changes to the plan regarding the proposed drive-thru and the sidewalk and signage plans that were incorporated in the staff recommendation.

Huber Properties has now submitted a new use on review request seeking approval of their revised plans for the proposed commercial/office development. These new plans propose two additional buildings and a small decrease in the maximum allowable building square footage, a revision to the location and design of the drive thru lanes and a change in the sidewalk plan. Materials submitted with this request include a site plan, landscaping plan, signage plan, photometric plan along with architectural renderings of the proposed building. Additionally, the applicant had a traffic impact study prepared for the entire project at the time the convenience store was being considered last year. The traffic impact study identified the improvements that are being made to S. Northshore Dr. and the nearby Choto Rd. intersection. Additional road improvements may be required by the Knox County Dept. of Engineering and Public Works as this development moves forward.

As part of the new plan, the applicant is proposing the elimination of the sidewalk along the western boundary of their site adjacent to Choto Rd. Since approval in May, the applicant has begun the site development process. They have discovered that fiber optic cables are located in the area where the proposed sidewalk was to be located. They have stated that relocating the fiber optic cables would be cost prohibitive. As a result, Huber has proposed to construct a 6 foot wide sidewalk along the east side of Choto Rd. from S. Northshore Dr. to Amberset Dr. Due to the number of residences in the immediate area, staff believes this new sidewalk section would be beneficial for the development as well as the community. Knox County will hold a bond for the construction of this new sidewalk section. Construction of this new section is expected to be completed prior to the opening of the Weigel's store.

In order for the project to proceed as presented, the applicant will have to obtain variances from the Knox County Board of Zoning Appeals for the number and size of the signs proposed. The CN (Neighborhood Commercial) zone limits the number and size of signs in order to lessen their impact on surrounding residential development. The applicant is proposing two monument signs with one of these signs exceeding the permitted size of 50 square feet. Staff will not object to the second sign. However we will not support the sign

size variance. We believe the second sign can be accommodated without a negative impact on the area. Whereas, increasing the size of the sign could be a detriment to the area.

In addition to the sign variances, the applicant may need to seek a variance to the number of required parking spaces.. The need for the variance will be determined by the mix of uses in the development. Staff generally believes that the number of parking spaces required by the Zoning Ordinance exceeds the true needs for parking.

With regard to the overall development plan for the commercial development, staff has reviewed the plans and finds them to be compatible with the conditions of the rezoning. The buildings will be built using brick, stone and stucco. Extensive landscaping is proposed for the site. The lighting plan limits the amount of light "spillover" onto adjoining properties.

#### EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed commercial development will have a manageable impact on local services: All utilities are already in place to serve this building and road improvements are planned and or under construction to accommodate the project.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting, landscaping. Variances will be required for the proposed signage and parking.
2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.
3. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

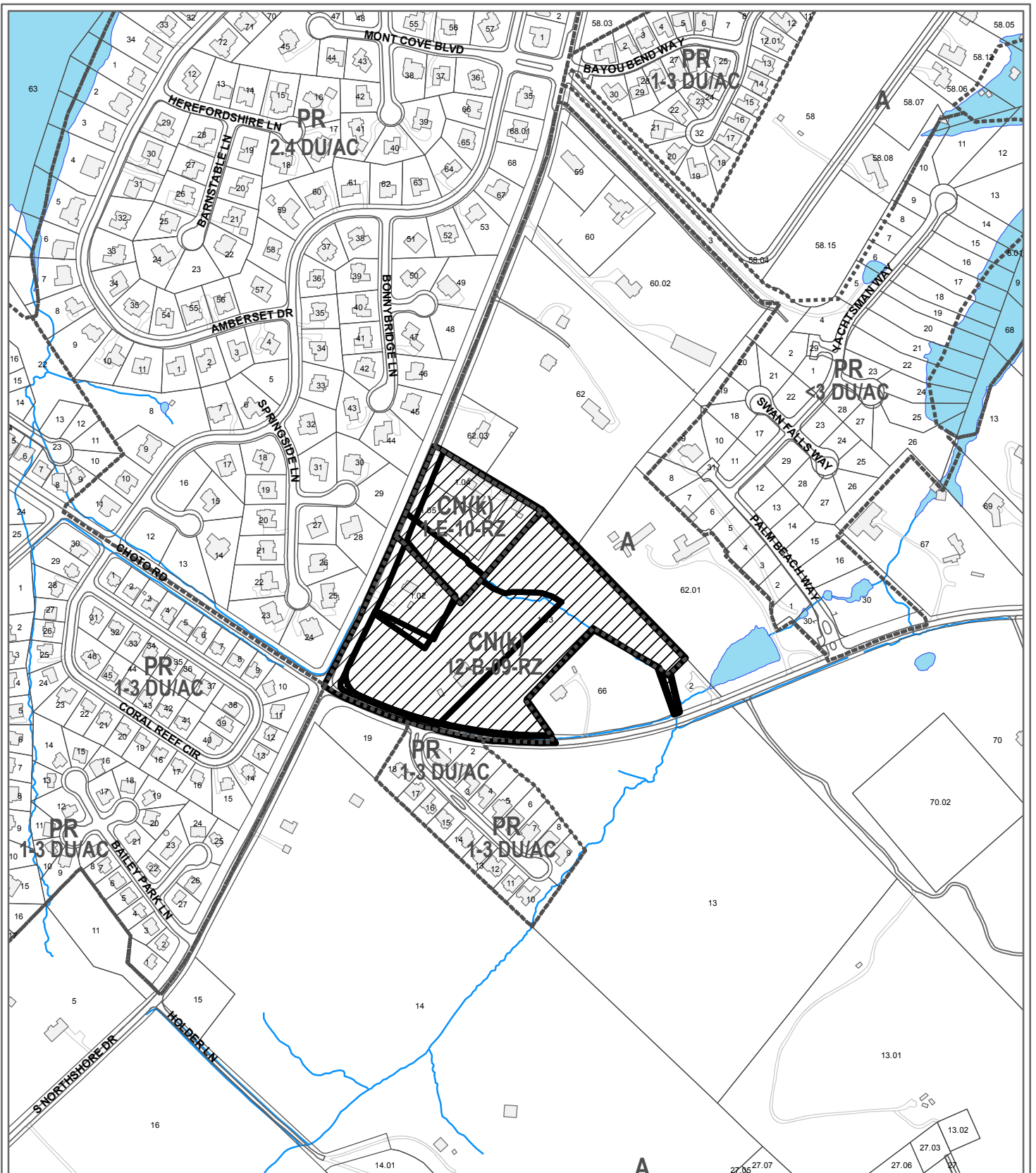
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.

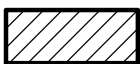
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-C-11-UR  
USE ON REVIEW**



Revised site plan in CN (Neighborhood Commercial)

Petitioner: Huber Properties, LLC

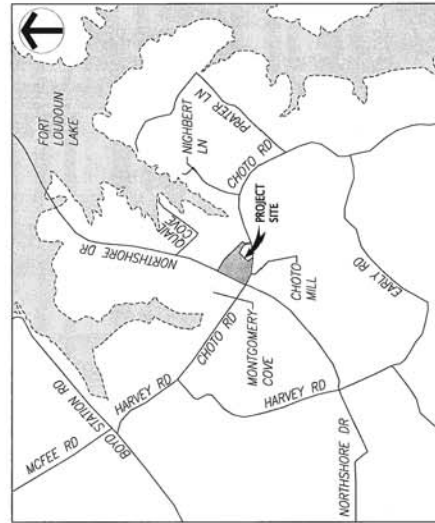
Map No: 162

Jurisdiction: County



Original Print Date: 10/26/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# THE MARKETS AT CHOTO NORTHSHORE DRIVE AT CHOTO ROAD KNOX COUNTY, TENNESSEE



LOCATION MAP  
(NOT TO SCALE)

## DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C1	12	10/25/11	COVER SHEET
C1	3	07/05/11	OVERALL SITE & DEMO PLAN
C3	11	10/25/11	SITE LAYOUT AND PAVING PLAN
C4	10	10/25/11	SITE GRADING AND EROSION CONTROL PLAN
C5	2	11/09/10	NORTHSHORE DRIVE PROFILE
C6	9	10/25/11	STORM DRAINAGE PLAN
C7	9	08/08/11	WATER AND SANITARY SEWER PLAN
C8	2	08/03/11	SANITARY SEWER PROFILES
C9	4	10/22/10	NORTHSHORE DRIVE CROSS SECTION
C10	4	10/08/10	NORTHSHORE DRIVE CROSS SECTION
C11	5	11/09/10	NORTHSHORE DRIVE CROSS SECTION
C12	5	10/22/10	NORTHSHORE DRIVE CROSS SECTION
C13	3	10/08/10	NORTHSHORE DRIVE CROSS SECTION
C14	3	10/08/10	NORTHSHORE DRIVE CROSS SECTION
C15	4	10/22/10	NORTHSHORE DRIVE CROSS SECTION
C16	4	10/22/10	NORTHSHORE DRIVE CROSS SECTION
C17	4	10/22/10	NORTHSHORE DRIVE CROSS SECTION
C18	5	11/09/10	SITE DETAILS
C19	3	04/01/11	SITE DETAILS
C20	3	04/01/11	SITE DETAILS
C21	2	10/25/11	SITE DETAILS

**REVISED**  
10/25/11  
10/21/11  
10/11/11

PREPARED BY:

LAND SURVEYOR:

**BENCHMARK ASSOCIATES, INC.**

Land Planners & Surveyors

BENCHMARK ASSOCIATES, INC.  
LAND PLANNERS / SURVEYORS  
CONTACT: BENNY MOORMAN  
10308 HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932  
TELEPHONE: 865.692.4090  
FAX: 865.692.4091

CIVIL ENGINEER:



FULGHUM, MACINDOE, & ASSOCIATES, INC.  
CONTACT: WILLIAM C. FULGHUM, JR., P.E.  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
TELEPHONE: 865.690.6419  
FAX: 865.690.6448



THE MARKETS AT CHOTO RD  
NORTHSHORE DR @ CHOTO RD  
KNOX COUNTY, TENNESSEE

HUBER PROPERTIES LLC  
213 FOX ROAD, SUITE 100  
KNOXVILLE, TN 37922  
CONTACT: MR. JOHN HUBER  
EMAIL: JHUBER@CSOVC.COM  
TELEPHONE NO.: 865.966.1600

COVER SHEET

NO.	REVISION/NAME
10/22/11	ADDED CROWN MAIL
8/8/11	REVISED SEWER LAYOUT
8/2/11	REVISED PER OWNER COMMENTS
7/2/11	REVISED PER OWNER COMMENTS
4/1/11	REVISED PER OWNER COMMENTS
DATE	DESCRIPTION
10/22/11	DESIGNED BY: AMF
10/22/11	DRAWN BY: KLM

C1

Score

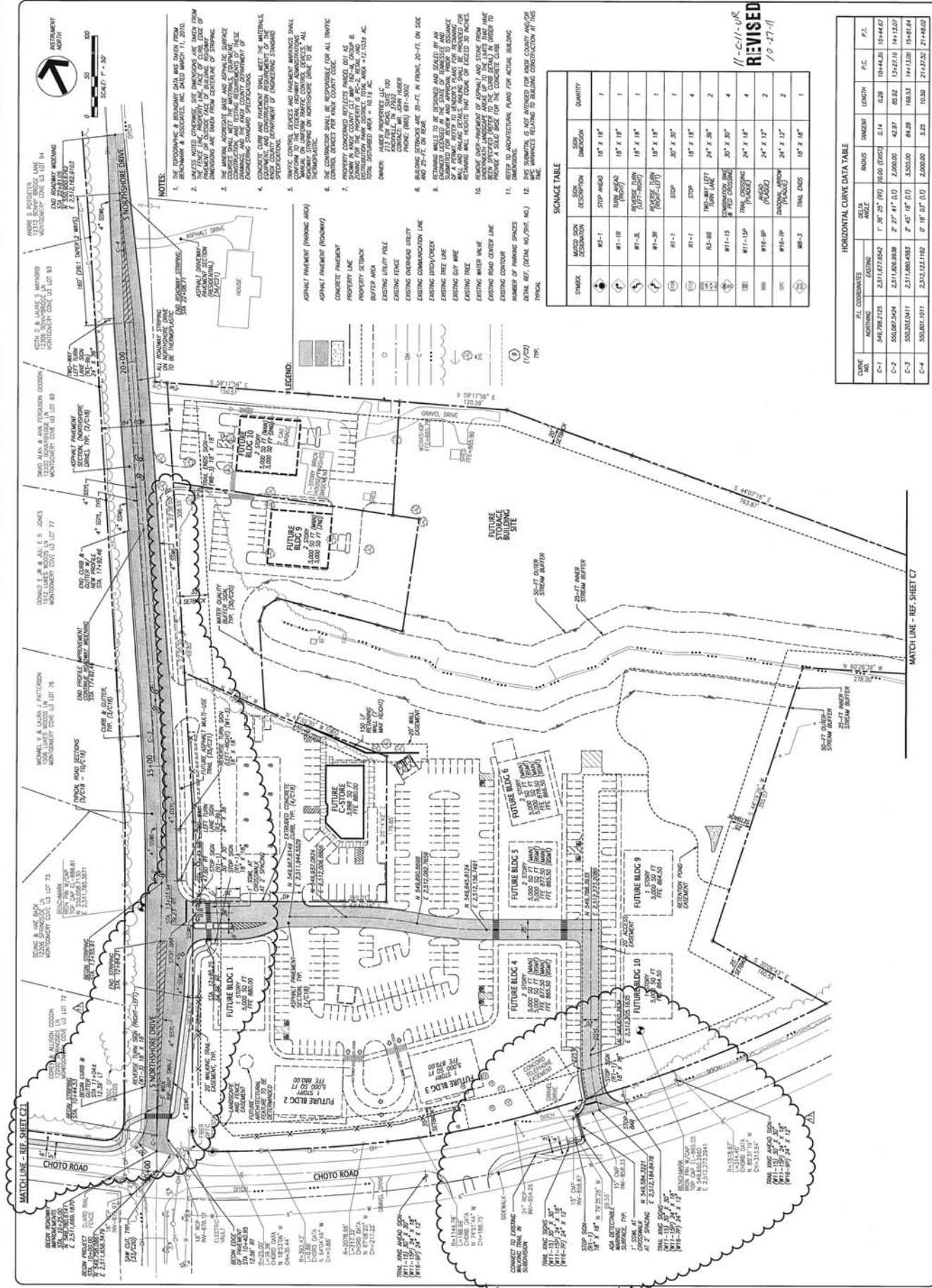


THE MARKETS AT CHOTO RD  
NORTHSHORE DR @ CHOTO RD  
KNOX COUNTY, TENNESSEE

HUBER PROPERTIES LLC  
212 FOX ROAD, SUITE 100  
KNOXVILLE, TN 37922  
CONTACT: MR. JOHN HUBBERT  
TELEPHONE NO. 865.966.1800  
EMAIL: JHUBBERT@HPC.COM

SITE LAYOUT & PAVING PLAN

19/07/11	REVISED	ASSET OWNERS COMMENTS
04/07/11	REVISED	ASSET OWNERS COMMENTS
12/07/11	REVISED	ASSET OWNERS COMMENTS
11/07/10	REVISED	ASSET OWNERS COMMENTS
11/07/10	REVISED	ASSET OWNERS COMMENTS



- NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, RECORDS & ASSOCIATED DATA AND MAINTAIN THEM THROUGHOUT THE PROJECT.
  2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TAKEN FROM THE FACE OF THE PROPERTY LINE, FACE OF CURB EDGE OF THE DRIVE, FACE OF THE SIDEWALK, FACE OF THE DRIVE, DIMENSIONS ARE TAKEN FROM CENTERLINE OF DRIVE.
  3. THE MATERIAL, AGGREGATE BASE AND ASPHALTIC SURFACE CONSTRUCTION AND FINISH REQUIREMENTS OF THESE DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARD SPECIFICATIONS.
  4. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, FINISH, CONTROL JOINTS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH CONTROL JOINTS PER KNOX COUNTY CODE.
  6. CONCRETE SHALL BE PLACED AND FINISHED TO THE FINISH SURFACE.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH CONTROL JOINTS PER KNOX COUNTY CODE.
  8. BUILDING SETBACKS ARE 25'-0" IN FRONT, 20'-0" ON SIDE AND 25'-0" ON REAR.
  9. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED PRIOR TO DISMANTLING. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
  10. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
  11. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

- LEGEND:**
- ASPHALT PAVEMENT (PARKING AREA)
  - ASPHALT PAVEMENT (ROADWAY)
  - CONCRETE PAVEMENT
  - PROPERTY SETBACK
  - BUFFER AREA
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD UTILITY
  - EXISTING OVERHEAD LINE
  - EXISTING DITCH/CREAK
  - EXISTING DRIVE WAY
  - EXISTING OFF WALK
  - EXISTING FENCE
  - EXISTING WALKER WALK
  - EXISTING ROAD CENTER LINE
  - EXISTING CONTOUR
  - NUMBER OF PARKING SPACES
  - DETAIL REF. (DETAIL NOT SHOWN)
  - TYPE

**SIGNAGE TABLE**

SYMBOL	MATCH SIGN DESCRIPTION	SOON DESCRIPTION	QUANTITY
1	STOP	STOP 18" X 18"	1
2	STOP	STOP 18" X 18"	1
3	STOP	STOP 18" X 18"	1
4	STOP	STOP 18" X 18"	1
5	STOP	STOP 18" X 18"	1
6	STOP	STOP 18" X 18"	1
7	STOP	STOP 18" X 18"	1
8	STOP	STOP 18" X 18"	1
9	STOP	STOP 18" X 18"	1
10	STOP	STOP 18" X 18"	1
11	STOP	STOP 18" X 18"	1
12	STOP	STOP 18" X 18"	1
13	STOP	STOP 18" X 18"	1
14	STOP	STOP 18" X 18"	1
15	STOP	STOP 18" X 18"	1
16	STOP	STOP 18" X 18"	1
17	STOP	STOP 18" X 18"	1
18	STOP	STOP 18" X 18"	1
19	STOP	STOP 18" X 18"	1
20	STOP	STOP 18" X 18"	1

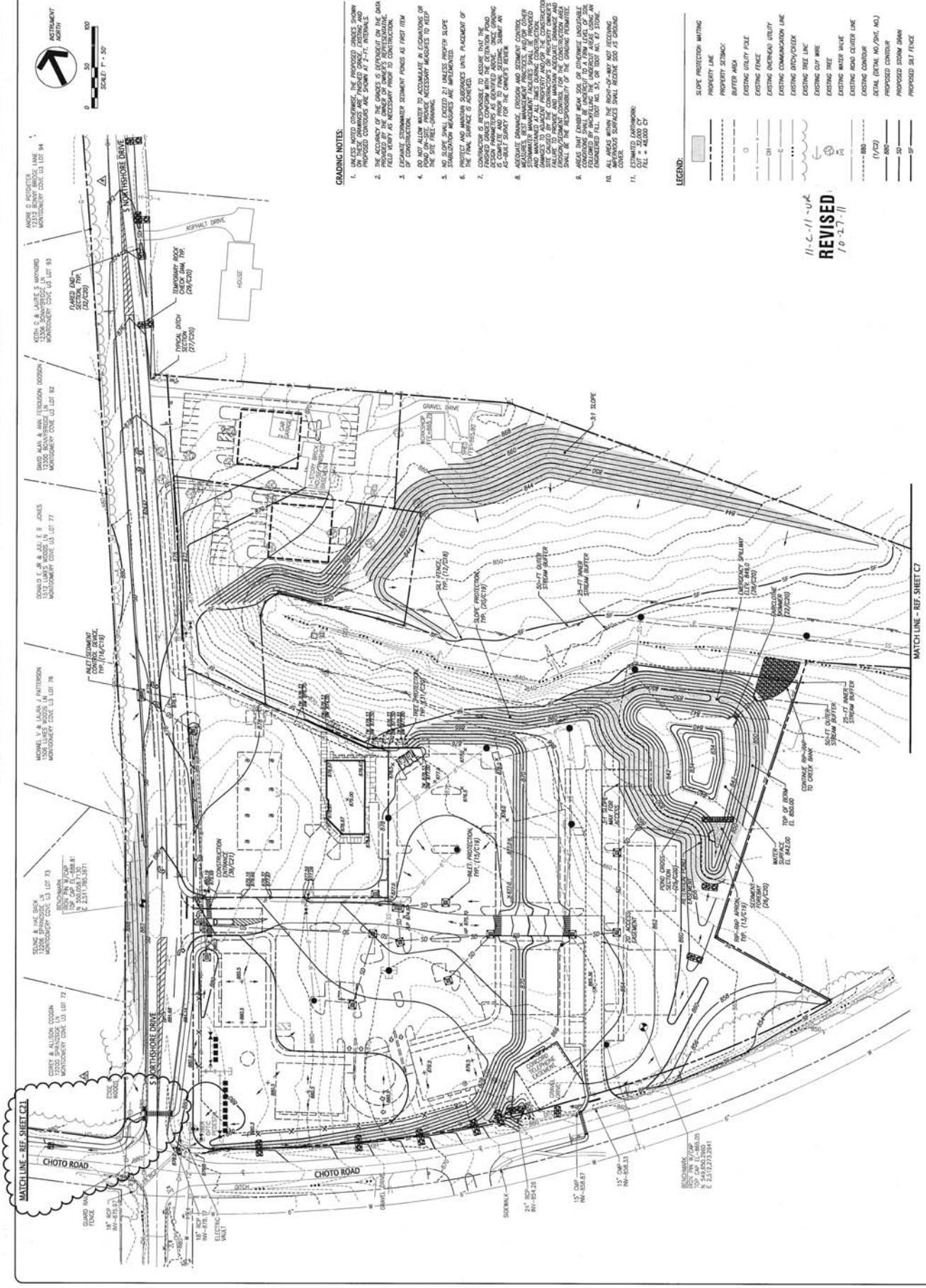
**HORIZONTAL CURVE DATA TABLE**

CRANE NO.	P.L. COORDINATES	BEARING	BEARING ANGLE	RADIUS	LENGTH	P.I.
C-1	548,796.725	251.6776542	1° 30' 27" (0)	10,000 (0.000)	0.14	10144.67
C-2	550,087.549	251.6828938	2° 27' 41" (0)	2,000.00	42.97	14127.16
C-3	550,000.041	251.6828938	2° 45' 18" (0)	5,000.00	86.53	14112.09
C-4	550,007.191	251.6212812	2° 18' 03" (0)	2,000.00	3.25	21322.28

11-01-10  
REVISED  
10-27-11



No.	Revision/Issue	Date
1	REVISION PER OWNER COMMENTS	11/20/10
2	REVISION PER OWNER COMMENTS	4/7/11
3	REVISION PER OWNER COMMENTS	7/2/11
4	REVISION PER OWNER COMMENTS	8/2/11
5	REVISION PER OWNER COMMENTS	10/18/11



- GRADING NOTES:**
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADINGS SHOWN ON THIS PLAN ARE BASED ON THE DATA PROVIDED BY THE OWNER'S SURVEYING ENGINEER. THE ACCURACY OF THE GRADINGS IS DEPENDENT ON THE DATA PROVIDED BY THE OWNER'S SURVEYING ENGINEER. THE USER SHALL VERIFY THE DATA PRIOR TO CONSTRUCTION.
  - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR OTHER AREAS. NECESSARY MEASURES TO KEEP AREAS DRY SHALL BE INSTALLED AS PART OF THE CONSTRUCTION.
  - NO SLOPE SHALL EXCEED 2:1 UNLESS PROPOSED SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
  - PROTECT AND MAINTAIN EXISTING UTILITIES. PLACE OF PROTECTION IS INDICATED BY THE DASHED LINE. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - CONSTRUCTION IS TO BE COMPLETED WITHIN THE DESIGNATED PERIOD OF TIME. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
  - AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNDESIRABLE SOIL CONDITIONS SHALL BE STABILIZED PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE STABILIZATION OF SUCH AREAS.
  - ALL AREAS WITHIN THE SHOT-SPRAY NOT DESIGNATED AS SUCH SHALL BE STABILIZED WITH SEED AND MULCH.
  - ESTIMATED DRAINAGE: FILL = 45,000 CY

**LEGEND:**

[Symbol]	SLOPE PROTECTION MATING
[Symbol]	PROPERTY SETBACK
[Symbol]	PROPOSED BUFFER AREA
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING OVERHEAD UTILITY
[Symbol]	EXISTING COMMUNICATION LINE
[Symbol]	EXISTING DITCH/CHANNEL
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING COT WIRE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING ROAD CENTER LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED STREAM BANK
[Symbol]	PROPOSED SILT FENCE

11-C-11-UP  
**REVISED**  
 10-2-7-11

THIS DOCUMENT IS THE PROPERTY OF FULSUM MACINDOE ENGINEERS, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FULSUM MACINDOE ENGINEERS, P.C. A COMPLETE SET OF DRAWINGS IS REQUIRED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

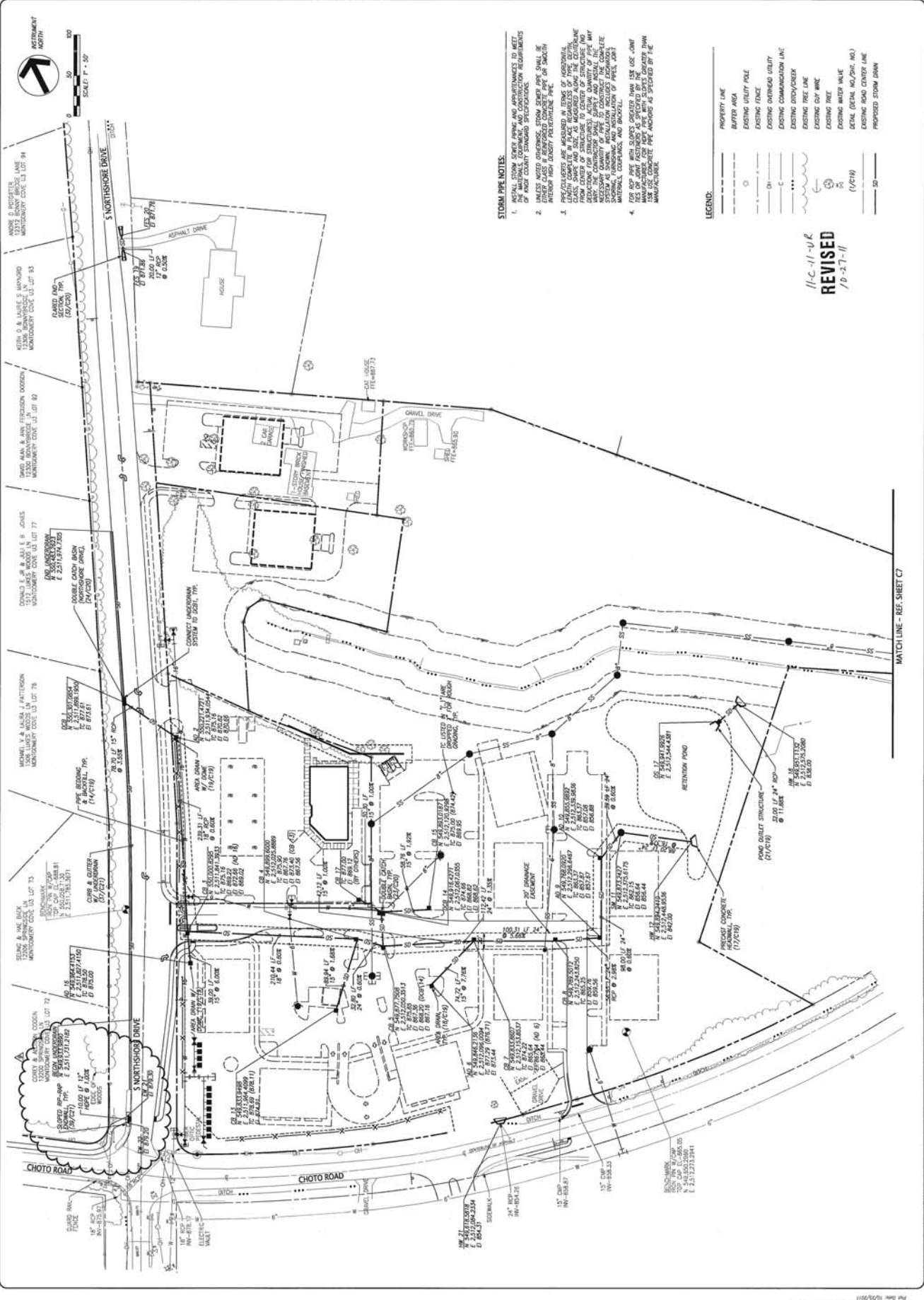


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 KNOXVILLE, TN 37922  
 CONTACT: MR. JOHN HUBER  
 TELEPHONE NO.: 865.966.1600  
 EMAIL: JHUBER@CDVC.COM

STORM DRAINAGE  
 PLAN

NO.	REVISION/DATE
1	10/22/10
2	4/1/11
3	7/2/11
4	8/3/11
5	10/18/11
6	11/1/11

Project: 2901008  
 Date: 4/27/10  
 Sheet: C6  
 Scale: 1"=50'



- STORM PIPE NOTES:**
1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET ALL APPLICABLE LOCAL AND STATE REQUIREMENTS OF KNOX COUNTY STANDARD SPECIFICATIONS.
  2. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE 15" DIA. 15' SLOPE PER 100' LENGTH PIPE OR SLOPE INDICATED BY THE DRAWING.
  3. PIPE CATCHERS ARE REQUIRED IN TERMS OF RESIDENTIAL LOTS TO BE COMPLETE IN PLACE, REGARDLESS OF PIPE SIZE, FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (AND FROM CENTER OF STRUCTURE TO CENTER OF DRIVEWAY) AND MUST BE CONSTRUCTED WITH 18" DIA. 15' SLOPE PER 100' LENGTH PIPE TO CENTER OF STRUCTURE. THE COMPLETE SYSTEM SHALL BE INSTALLED TO THE COMPLETE SYSTEM, INCLUDING AND INCLUDING OF PIPES, JOINTS, MANHOLES, AND APPURTENANCES.
  4. PER 800 PIPE WITH SLOPE GREATER THAN 1.5% USE JOINT TIES OR JOINT FITTINGS AS SPECIFIED BY THE MANUFACTURER. PER 15" CONCRETE PIPE MANHOLES AS SPECIFIED BY THE MANUFACTURER.

**LEGEND:**

---	PROPERTY LINE
---	SETBACK AREA
○	EXISTING UTILITY POLE
○	EXISTING FENCE
○	EXISTING OVERHEAD UTILITY
○	EXISTING COMMUNICATION LINE
○	EXISTING DRAIN/CREEK
○	EXISTING TREE LINE
○	EXISTING CUP WIRE
○	EXISTING TREE
○	EXISTING WATER WALK
○	DETAIL (DETAIL NO./SHT. NO.)
○	EXISTING ROAD CENTER LINE
○	PROPOSED STORM DRAIN

11-C-11-V-R  
 REVISED  
 7-2-7-11

MATCHLINE - REF. SHEET C7



