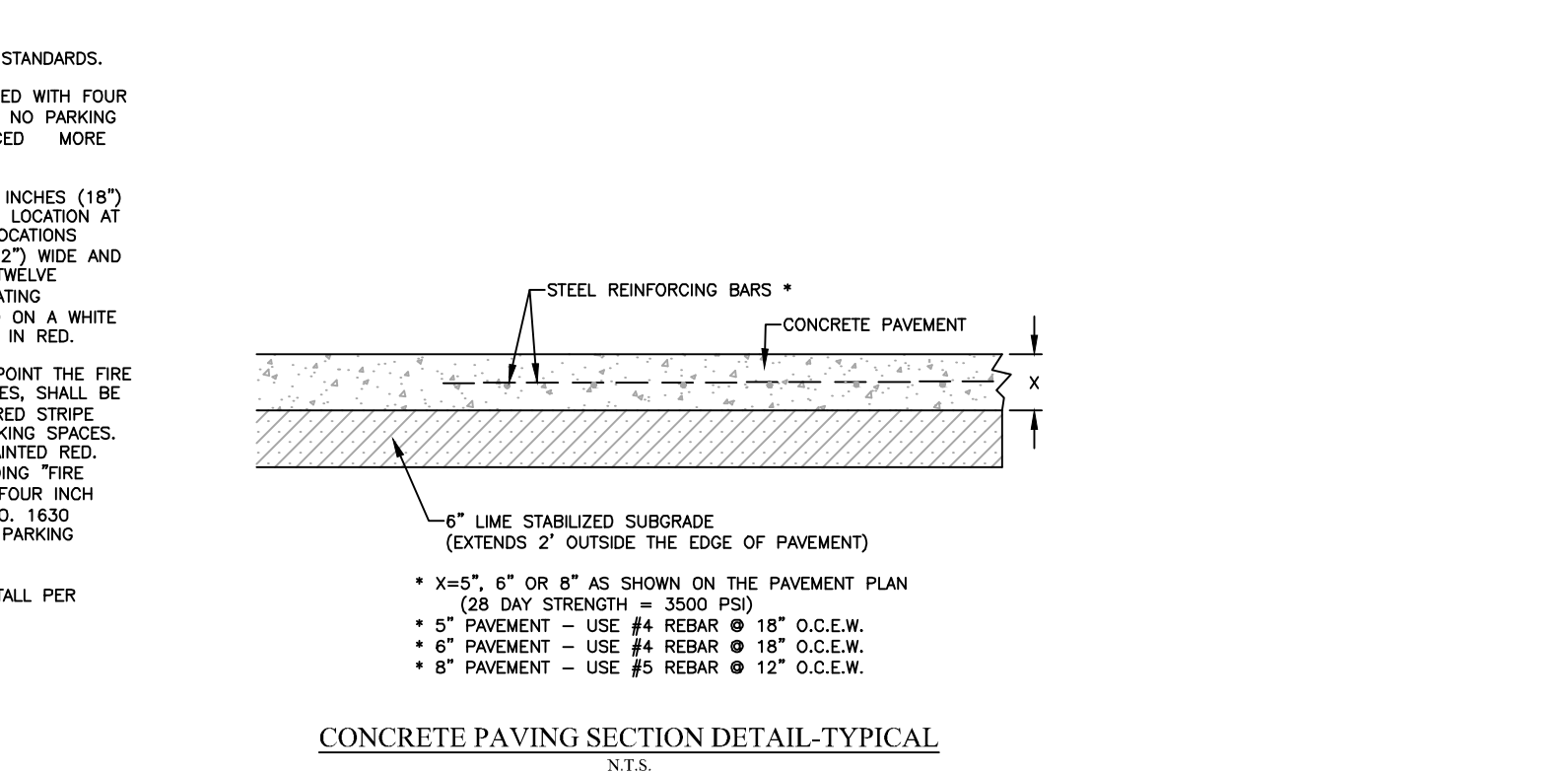
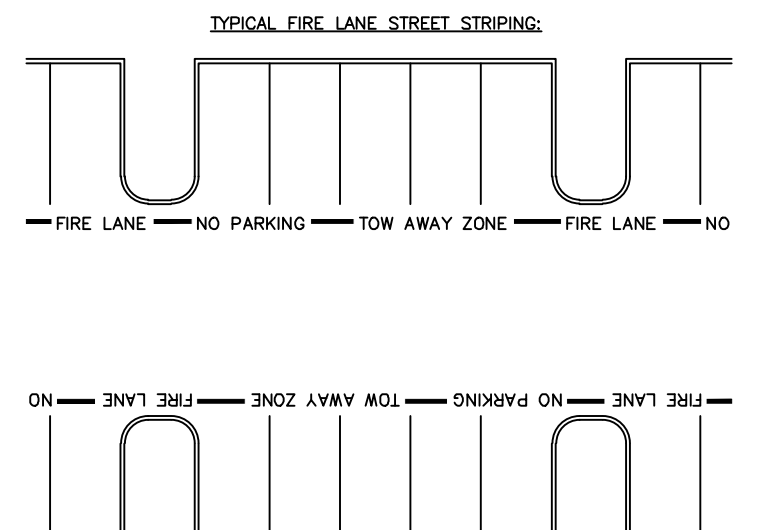
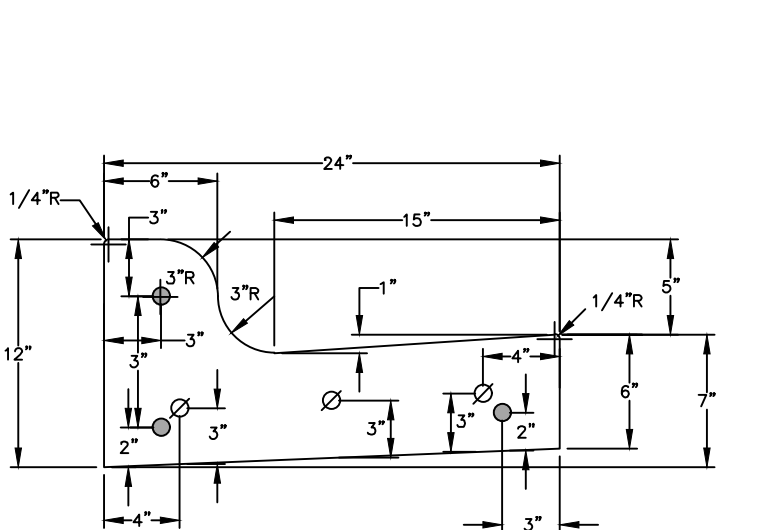
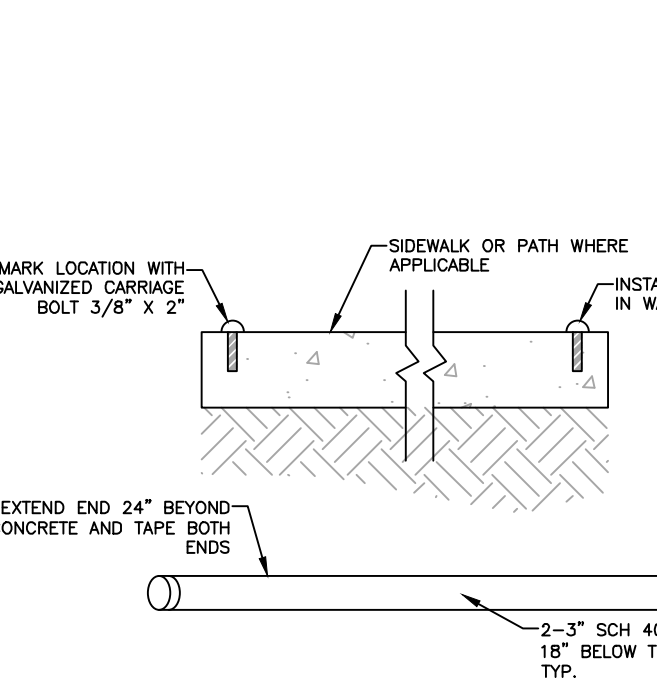
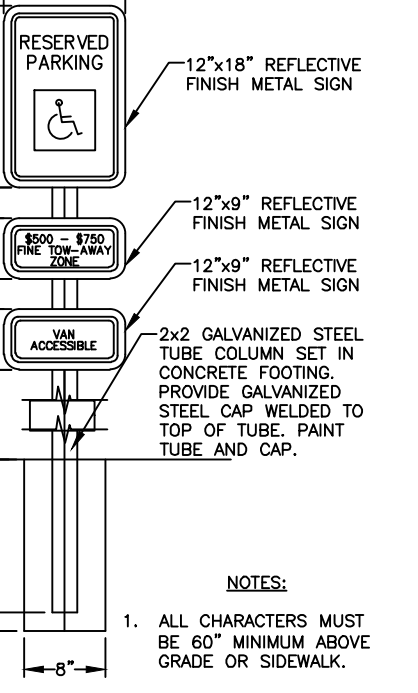
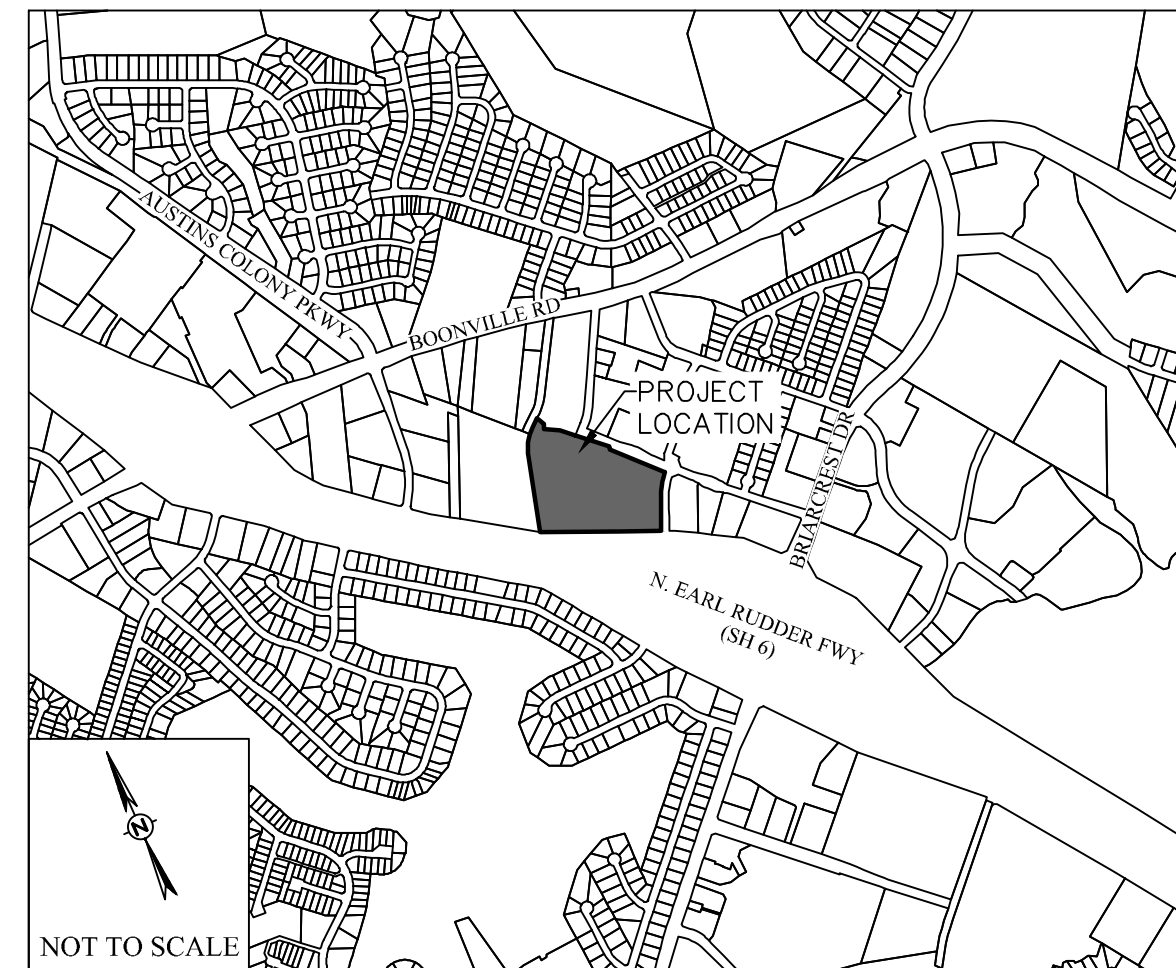


- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.  
 DIG TESTS: (800) 344-8377  
 ATMOS ENERGY: (979) 774-2266  
 SUGDEN LINK COMMUNICATIONS: (979) 268-2429  
 FRONTIER COMMUNICATIONS: (979) 821-4783  
 WATER/SEWER CITY OF BRYAN: (979) 209-5900  
 BTU: (979) 821-5700  
 CITY OF BRYAN: (979) 209-5900
  - THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY FLOOD SOODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. UNDEVELOPED AREAS WHERE PRESENT BLOCK SOOD WILL BE REQUIRED, BARED AREAS SHALL BE SEED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAYMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE WATER BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2394.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SET) FOR THIS PROJECT IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
  - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON OVER THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS PMG AUTO SALES OF BRAZOS COUNTY, LLC. THE SUBJECT PROPERTY IS W.C. DAVIS LOTS 1 AND 2, BLOCK 1. PROPERTY IS ZONED C-3.
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 3,783 ACRES (164,767 SF).
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREA. COMMENTARY NO. 40003, PANEL NO. 02124, MAP NO. 48041002124, EFFECTIVE DATE: 04-02-2014.
  - THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL RETAIL BUILDING IS 7.5 GPM OF THE REQUIRED FIRE FLOW BY 50% (\_\_\_\_ GPM). FIRE HYDRANTS ARE REQUIRED. THE \_\_\_\_\_ HYDRANTS WILL BE SUFFICIENT.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 866, TYPE 2 MARKING MATERIALS.
  - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA L1622 LOCKED LID AT MINIMUM. AN ALTERNATING LOCK LID SHALL BE PROVIDED BY THE FIRE MARSHALL OR HIS DESIGNEE.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR'S OWN SUPPLY OF CONTAINMENT.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE WATER BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATION PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C.W AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  - FIRE SPRINKLER SYSTEM - PORTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE VACUUM CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
  - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.

PARKING ANALYSIS		UTILITY DEMAND	
REQUIRED PARKING:		WATER DEMAND:	
19,005 SF OF EXISTING AUTO REPAIR, GARAGE, OR SHOP	AVERAGE	32 GPM	
15,456 SF OF PROPOSED AUTO REPAIR, GARAGE, OR SHOP	MAXIMUM (PEAK)	127 GPM	
34,461 SF OF TOTAL AUTO REPAIR, GARAGE, OR SHOP	2" DOMESTIC WATER METER		
1 SPACE PER 200 SF	AVERAGE	18 GPM	
173 SPACES REQUIRED	MAXIMUM (PEAK)	72 GPM	
16,031 SF OF EXISTING AUTO SALES ENCLOSED SPACE	6" SANITARY SEWER LINE		
27,598 SF OF PROPOSED AUTO SALES ENCLOSED SPACE	Ø 1.04 % MIN. SLOPE		
43,619 SF OF TOTAL AUTO SALES ENCLOSED SPACE	FIXTURE UNITS = 228		
1 SPACE PER 400 SF	FIXTURE UNITS ALLOWED = 700		
110 SPACES REQUIRED	PIPE SLOPE OK		
TOTAL REQUIRED: 283 SPACES	<b>BENCHMARK INFORMATION</b>		
EXISTING AND PROPOSED PARKING	TBM 1 N: 10229090.38 E: 3555461.83 ELEV: 315.53	(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET AT THE WEST CORNER OF THE INTERSECTION OF HILLPOINT DRIVE AND HILLPOINT DRIVE, ~4.5' WEST OF THE SIDEWALK AND ~7' EAST OF THE END OF THE CHAINLINK FENCE)	
674 SPACES PARKING	TBM 2 N: 10228715.12 E: 35553258.79 ELEV: 303.45'	(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET AT THE NORTH CORNER OF THE INTERSECTION OF HILLPOINT DRIVE AND THE EARL RUDDER FREEWAY, ~22' NORTHWEST OF A STORM SEWER INLET MANHOLE AND ~41' NORTH OF A GATE INLET)	
9 SPACES ACCESSIBLE PARKING	TBM 3 N: 10229068.70 E: 3554474.18 ELEV: 316.08	(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET ON THE NORTHEAST SIDE OF THE EARL RUDDER FREEWAY, ~17.51' SOUTH OF A CHAINLINK FENCE AND ~65' NORTHWEST OF THE MOST WESTERLY DRIVE/ENTRANCE SHOWN HEREON)	
683 SPACES PROVIDED			

### VICINITY MAP



**BCS TOYOTA EXPANSION**  
 728 N. EARL RUDDER FREEWAY

TOTAL DISTURBED AREA = 3,783 ACRES  
 W C DAVIS  
 LOTS 1 AND 2, BLOCK 1  
 TOTAL AREA = 14,480  
 VOL. 11071, PG. 227  
 JOHN AUSTIN, A - 2  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'      DECEMBER 2024

OWNER/DEVELOPER:  
 PMG AUTO SALES OF BRAZOS COUNTY LLC  
 728 N EARL RUDDER FWY  
 BRYAN, TX

SURVEYOR:  
 J. DILLON MEANS, RPLS NO. 6770  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TX 77803  
 (979) 268-3195

ENGINEER:  
 SCHULTZ ENGINEERING, LLC.  
 PO BOX 11995  
 COLLEGE STATION, TX 77842  
 (979)764-3900

MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	24-211	OCTOBER 2024

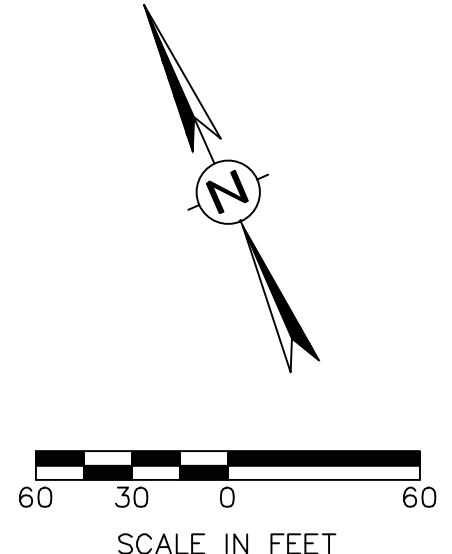
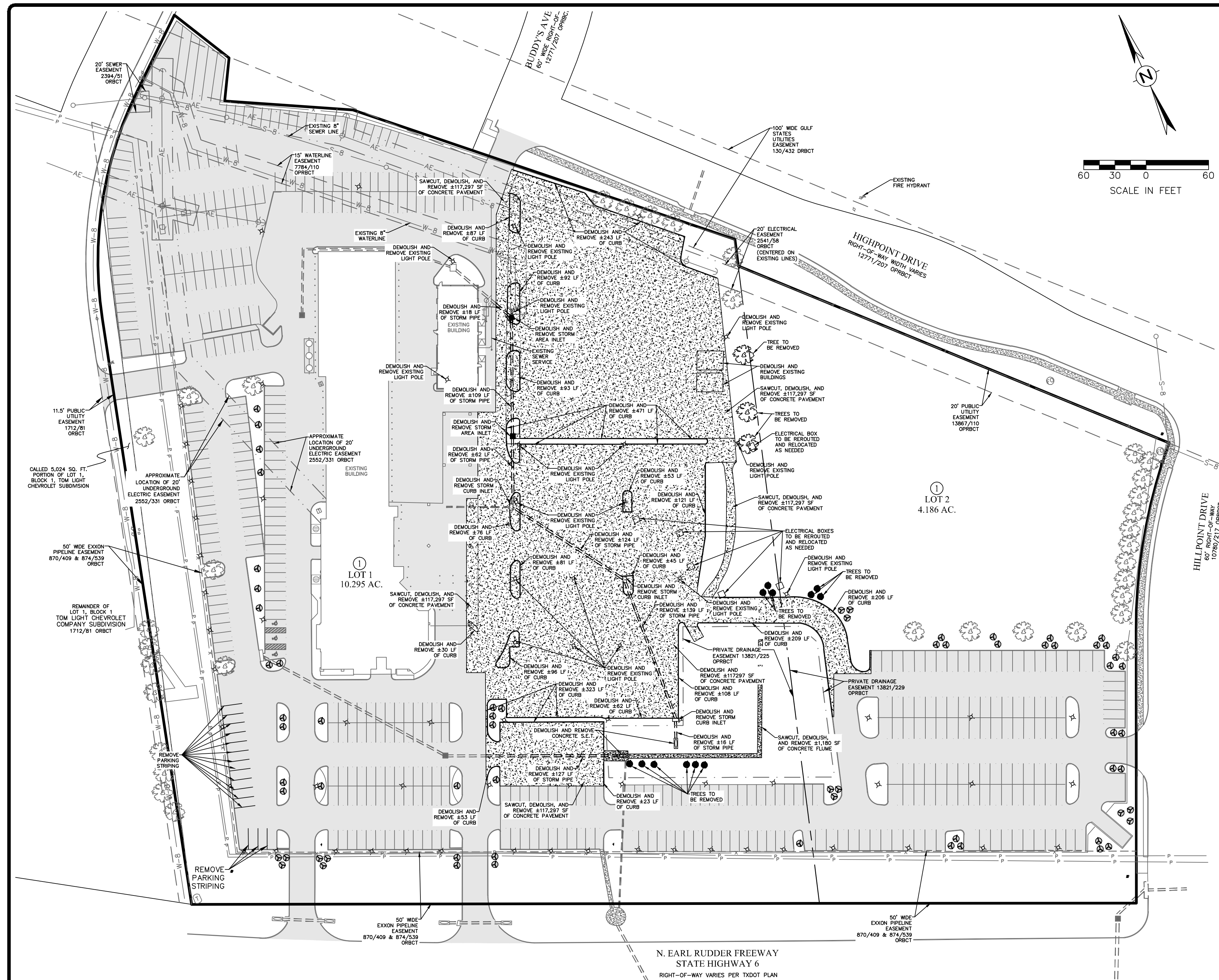
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**BCS TOYOTA EXPANSION**  
 W.C. DAVIS BLOCKS 1 AND 2, LOT 1  
 BRYAN, TX

**SITE PLAN**

SCALE: VERTICAL: N/A, HORIZONTAL: 1"=60', PLOTTING SCALE: 1:1, FILE NAME: 24-211

**SHEET C1**



**LEGEND**

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	EXISTING PUBLIC UTILITY EASEMENT
---	EXISTING PRIVATE ACCESS EASEMENT
---	EXISTING PUBLIC DRAINAGE EASEMENT
---	EXISTING PRIVATE DRAINAGE EASEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING STORM PIPE
W-8	EXISTING WATERLINE, SIZE NOTED
S-8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	EXISTING UNDERGROUND ELECTRIC LINE
AC	EXISTING OVERHEAD ELECTRIC LINE

- DEMOLITION NOTES:**
- DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT LIMITED TO TREE ROOTS, FOUNDATION SYSTEMS, OLD PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.
  - DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
  - ALL PAVEMENT EDGES, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE NEATLY SAW CUT, UNLESS GRAVEL FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.
  - THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
  - THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
  - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER/ DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
  - THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
  - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.
  - ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
  - SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
  - ALL CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.

MARK	REVISION	BY	DATE

**SCHULTZ Engineering, LLC**  
 911 Southwest Pkwy E.  
 College Station, Texas 77840  
 979.764.3900  
 TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-211	OCTOBER 2024

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**BCS TOYOTA EXPANSION**  
 W.C. DAVIS BLOCKS 1 AND 2, LOT 1  
 BRYAN, TX

**DEMOLITION PLAN**

**SCALE**

VERTICAL: N/A  
 HORIZONTAL: 1"=60'  
 PLOTTING SCALE: 1:1  
 FILE NAME: 24-211

**SHEET**  
**C2**