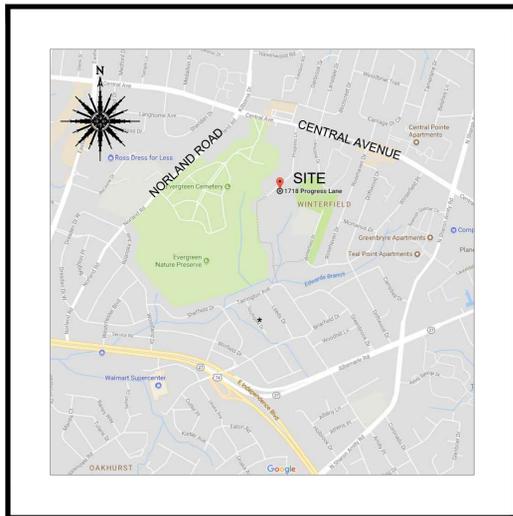


ROLSTON HERITAGE SUBDIVISION

1718 PROGRESS LANE - PID # 13103121
MECKLENBURG COUNTY
CHARLOTTE, NC



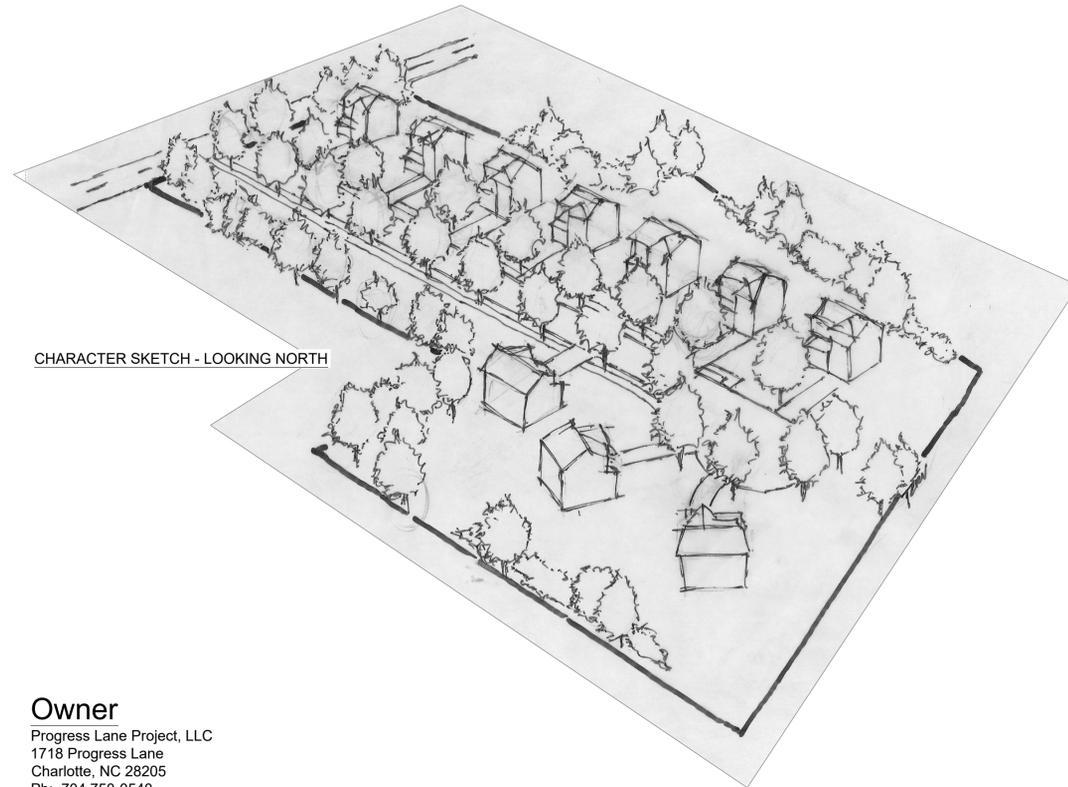
CLT GIS PARCEL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



AERIAL VIEW OF SITE
NOT TO SCALE



CHARACTER SKETCH - LOOKING NORTH

Owner
Progress Lane Project, LLC
1718 Progress Lane
Charlotte, NC 28205
Ph: 704.750-0540

Civil Engineer
CES Group Engineers, LLP
Firm License #: F-1240
274 N. Hwy. 16, Suite 300
Denver, NC 28037
Ph: 704.489.1500

Utilities
Water/Sewer:
Charlotte Water

Electric:
Duke

Phone / Cable / Etc...
T.B.D.

Natural Gas:
T.B.D.



**CES GROUP
ENGINEERS, LLP**
NC FIRM LICENCE# F-1240
274 N. HWY. 16, SUITE 300
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FINAL APPROVAL

PROJECT NUMBER:

SDRSF-2017-00089

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED
By Jack Fulghum at 10:52 am, Mar 14, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED

CDOT

Isaiah Washington

APPROVED

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 3-16-2018

DRAWING INDEX

SHEET #	TITLE / DATA
	COVER SHEET
C 1	LEGEND AND NOTES
C 2	EXISTING CONDITIONS
C 3.1	EROSION CONTROLS (PHASE 1)
C 3.2	EROSION CONTROLS (PHASE 2)
C 4	SITE PLAN
C 5	GRADING PLAN
C 5.1	STORM PROFILES
C 6	UTILITY PLAN
C 6.1	SANITARY PROFILE
C 7	ROADWAY PROFILES
C 7.1	SIGHT VIEW PROFILES
DE 1	CONSTRUCTION DETAILS
DE 2	CONSTRUCTION DETAILS
DE 3	CONSTRUCTION DETAILS
DE 4	CONSTRUCTION DETAILS
DE 5	CONSTRUCTION DETAILS
DE 6	CONSTRUCTION DETAILS

STANDARD ABBREVIATION TABLE

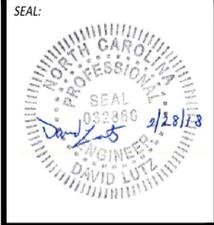
AB	ANCHOR BOLT	EXIST	EXISTING	PERP	PERPENDICULAR
ABAN	ABANDON OR ABANDONED	EXP	EXPANSION JOINT	PI	POINT OF INTERSECTION
ABUT	ABUTMENT	EXT	EXTERIOR	PIV	POST INDICATOR VALVE
ABVT	ABOVE	FR	FRAME	PL	PLATE PROPERTY LINE
ACT	ACOUSTICAL	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ADD	ADDITIONAL	FDN	FOUNDATION	POL	POINT ON LINE
ADJ	ADJACENT	FES	FLARED END SECTION	PP	POWER POLE
AFF	ABOVE FINISH FLOOR	FF	FINISH FLOOR	POT	POINT ON TANGENT
AGGR	AGGREGATE	FFE	FINISHED FLOOR ELEVATION	PRC	POINT OF REVERSE CURVE
ALUM	ALUMINUM	FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH
ALT	ALTERNATE	FIG	FIGURE	PT	POINT OF TANGENT
ANC	ANCHOR BOLT	FIN	FINISH	PVI	POINT OF VERTICAL INTERSECTION
APPROX	APPROXIMATE	FIXT	FIXTURE	PVC	POLYVINYL CHLORIDE
ARCH	ARCHITECTURAL	FL	FLOOR	PVMT	PAVEMENT
AWWA	AMERICAN WATER WORKS ASSOCIATION	FLEX	FLEXIBLE	PVT	PRIVATE
AVG	AVERAGE	FLG	FLANGE	R	RADIUS RISER
BIT	BITUMINOUS	FT	FOOT	RAS	RETURN ACTIVATED SLUDGE
BJ	BELL JOINT	FTG	FOOTING	RR	RAIL ROAD
BL	BASE LINE	FUT	FUTURE	RCP	REINFORCED CONCRETE PIPE
BEG	BEGIN OR BEGINNING	GAL	GALLON	RD	ROOF DRAIN, ROAD
BLDG	BUILDING	GALV	GALVANIZED	RDCR	REDUCER
BLKG	BLOCKING	GAR	GARAGE	RECPT	RECEPTACLE
BM	BENCH MARK, BEAM	GND	GROUND	RECT	RECTANGULAR
BOTT	BOTTOM	GR	GRAVEL	REINF	REINFORCE, REINFORCEMENT
BP	BYPASS	GOVT	GOVERNMENT	REF	REFERENCE
BRG	BEARING	GPM	GALLONS PER MINUTE	REL	RELOCATED
BMT	BASEMENT	GRTG	GRATING	REOD	REQUIRED
BV	BUTTERFLY VALVE	GV	GATE VALVE	REV	REVISION
C	CHANNEL, COLD	GW	GRAY WATER	RTE	ROUTE
C/C, C TO	CENTER TO CENTER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RTE	RIGHT
CAB	CABINET	HT	HIGH TENSILE	R/W	RIGHT-OF-WAY
CAP	CAPACITY	HM	HOLLOW METAL	S	SOUTH, SWITCH
CE	CONSTRUCTION EASEMENT	HOR,HORIZ	HORIZONTAL	SAN	SANITARY
CF	CUBIC FEET	HP	HORSE POWER	SCH	SCHEDULE
CG	CHANGE OF GRADE	HPT	HIGH POINT	SD	STORM DRAIN
C & G	CURB AND GUTTER	HYD	HYDRANT	SDE	STORM DRAIN EASEMENT
CI	CAST IRON	ID	INSIDE DIAMETER	SECT	SECTION
CIRC	CIRCULAR	IN	INCH	SER	SERVICE
CKT	CIRCUIT	INSUL	INSULATION	SF	SILT FENCE
CL	CENTER LINE	INV	INVERT	SH	SHEET
CLR	CLEAR	IPS	IRON PIN SET	SHTG	SHEETING
CONST	CONSTRUCTION	IS	IRON PIPE SET	SIM	SIMILAR
COR	CORNER	JT	JOINT	SPEC	SPECIFICATION
CMP	CORRUGATED METAL PIPE	JB	JUNCTION BOX	SQ	SQUARE
CMU	CONCRETE MASONRY UNITS	L	LENGTH, LONG	SS	SANITARY SEWER
CND	CONDUIT	LAT	LATERAL	SSE	SANITARY SEWER EASEMENT
CO	CLEAN OUT	LCUE	LINCOLN COUNTY UTILITY EASEMENT	ST	STREET
COMB	COMBINATION	LF	LINEAL FOOT	STA	STATION
CONC	CONCRETE	LOG	LONG	STD	STANDARD
CONN	CONNECT, CONNECTION	LP	LIMITS OF DISTURBANCE	STL	STEEL
CONT	CONTINUOUS, CONTROL	LR	LONG RADIUS	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LT	LEFT	STY	STORY
CONV	CONVEYOR	LTG	LIGHTING	SUR	SURVEY
CP	COORDINATE POINT	MACH	MACHINERY	SURF	SURFACE
CR STONE	CRUSHED STONE	MAS	MASONRY	S/W	SIDEWALK
CTR	CENTER	MATL	MATERIAL	SYMM	SYMMETRICAL
CULV	CULVERT	MAX	MAXIMUM	T	TREAD, TOP
CY	CUBIC YARD	MECH	MECHANICAL	T & B	TOP AND BOTTOM
D	DEPTH OR DEGREE OF CURVE	MFR	MANUFACTURER	TDC	TURNED DOWN CURB
DEPT	DEPARTMENT	MH	MANHOLE, MOUNTING HEIGHT	TELE	TELEPHONE
DF	DRINKING FOUNTAIN	MIN	MINIMUM	TEMP	TEMPORARY
DI	DROP INLET, DUCTILE IRON	MISC	MISCELLANEOUS	THK	THICK
DIA	DIAMETER	MJ	MECHANICAL JOINT	TP	TRAVERSE POINT
DIM	DIMENSION	MO	MASONRY OPENING	TRTD	TREATED
DIP	DUCTILE IRON PIPE	MON	MONUMENT	TS	TOP OF SLAB
DISC	DISCONNECT	MTD	MOUNTED	TV	TELEVISION
DMH	DROP MANHOLE	MTL	METAL	TW	TOP OF WALL
DN	DOWN	MV	MUD VALVE	TYP	TYPICAL
DR	DRIVE	N & C	NAIL AND CAP	UG	UNDERGROUND
DS	DOWN SPOUT	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
DTL	DETAIL	NO	NUMBER	U.S.C.&G.	UNITED STATES COAST AND GEODETIC SURVEY
DW,D/W	DRIVEWAY	NTS	NOT TO SCALE	V, VAL	VALVE
DWL	DWELLING	NCDOT	NORTH CAROLINA DEPT. OF TRANSPORTATION	VAP BAR	VAPOR BARRIER
DWG	DRAWING	OC	ON CENTERS	VC	VERTICAL CURVE
E	EAST	OD	OUTSIDE DIAMETER	VERT	VERTICAL CURVE
EA	EACH	OPER	OPERATOR	VOL	VOLUME
EBL	EASTBOUND LANE	OPNG	OPENING	V.S.D.	VERTICAL SIGHT DISTANCE
EF	EACH FACE	OPP	OPPOSITE	W.B.L.	WEST BOUND LANE
EJ	EXPANSION JOINT	OU	OVERHEAD UTILITIES	W.B.L.	WIDE FLANGE, WIDE WITH
EL,ELEV	ELEVATION	PC	POINT OF CURVE	W/	WOOD
ELEC	ELECTRICAL	PCC	POINT OF COMPOUND	WE	WATER EASEMENT
ENGR	ENGINEER	P.D.E.	PERMANENT DRAINAGE EASEMENT	WL	WATER LINE
ENTR	ENTRANCE	PER	PERIMETER	W/O	WITHOUT
EOL	END OFFLINE	PE	PERMANENT EASEMENT	WS	WATER SURFACE
EP	EDGE OF PAVEMENT	PERF	PERFORATED	WT	WATERTIGHT, WEIGHT
EQ	EQUAL			WWF	WELDED WIRE FABRIC
ESMH	EXIST-SANITARY SEWER MH				
EW	EACH WAY				

STANDARD LEGEND

EXISTING	NEW	DESCRIPTION
		BUILDING WITH PORCH OR STOOP
		FOUNDATION ONLY
		CONTOUR, CONTOUR WITH ELEVATION
		SPOT ELEVATION
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONCRETE SIDEWALK
		PAVEMENT
		UNGRADED OR GRAVEL ROAD
		TREE LINE
		SILT FENCE
		DITCH
		PROPERTY LINE
		CENTERLINE OR BASELINE
		LIMITS OF DISTURBANCE
		BENCHMARK
		STORM DRAIN AND ENDWALL
		GRAVITY SANITARY SEWER
		FORCE MAIN - PROFILE
		FORCE MAIN - PLAN
		GAS MAIN OR SERVICE LINE
		WATER MAIN OR SERVICE LINE
		OVERHEAD ELECTRICAL LINE
		UNDERGROUND ELECTRICAL LINE
		PIPE FITTINGS
		FIRE HYDRANT
		GATE VALVE
		CLEAN OUT
		MANHOLE
		BLOW OFF
		DROP INLET (CURB AND GRATING TYPES)
		G.M. - GAS METER. W.M. - WATER METER
		TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		TELEPHONE POLE GUY AND ANCHOR
		POWER POLE GUY AND ANCHOR
		LIGHT POLE
		TELEPHONE PEDESTAL
		BURIED TELEPHONE VAULT
		CABLE TV
		ELECTRIC LIGHT
		PROPERTY MARKER
		MAILBOX
		NATURAL GAS MARKER
		ABANDON OR REMOVE
		PAVED DITCH
		DRIVEWAY CULVERT
		CULVERT WITH FLARED END SECTION
		CULVERT WITH OUTLET PROTECTION AND LEVEL SPREADER
		WATER VALVE
		CONTROL POINT/TRaverse POINT
		COORDINATE POINT SIGN
		WETLAND
		RETAINING WALL
		PARKING COUNT

GENERAL NOTES

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT PROGRESS LANE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO PROGRESS LANE FROM LOT 1 IS PROHIBITED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG ROLSTON PLACE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100-1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100-1 FLOOD ANALYSIS.)
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET+MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street+maintenance/home.htm)
- NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS.
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.



NO.	ISSUE:	DATE:
1	ADDRESS CITY COMMENTS	1/29/18
2	ADDRESS CITY COMMENTS	2/28/18

CES GROUP ENGINEERS, LLP
 NC FIRM LICENSE# F-1240
 DENVER, NC 28037
 T 704. 489.1500
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PROJECT DESCRIPTION:
ROLSTON HERITAGE SUBDIVISION
 1718 PROGRESS LANE - PID # 13103121
 MECKLENBURG COUNTY
 CHARLOTTE, NC

DRAWN BY:
SMC
 CHECKED BY:
DSL
 PROJECT NO:
6923
 COMMENTS:

DATE APPROVED:
 SCALE:
1" = 40'
 DRAWING TITLE:
LEGEND AND NOTES

DRAWING NUMBER:
C1



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