#### **DEMOLITION:**

- 1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- 2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
- 3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUB-BASE MATERIALS.
- 4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY WILES MENSCH CORPORATION DATED: JANUARY 22, 2019 AND FROM AVAILABLE UTILITY COMPANY RECORDS.
- 5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
- 6. THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
- 7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER VIRGINIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS C-103 AND SEDIMENTATION AND EROSION CONTROL PLANS AND DETAILS.
- 8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
- 9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
- 10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
- 11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
- 12. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER TOWN OF VIENNA STANDARDS SPECIFICATIONS. COORDINATE REQUIREMENTS WITH TOWN OF VIENNA INSPECTOR. PAVEMENT TO BE REMOVED PER TOWN OF VIENNA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 13. CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING. SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
- 14. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY TOWN OF VIENNA AND FAIRFAX COUNTY.
- 15. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
- 16. CONTACT 'MISS UTILITY' AT 1-800-257-7777 48 HOURS PRIOR TO CONSTRUCTION.
- 17. USE MANHOLE ENTRY SEALS WHERE REQUIRED.

### ARREVIATIONS:

APPROX. ASPH.	APPROXIMATE BITUMINOUS CONCRETE	GRD GRNT IP	GUARD GRANITE
3C	BLUESTONE CURB BUILDING BACK-FLOW PREVENTION	ΙP	IRON PIPE
BLDG.	BUILDING	INV	INVERT
3FP	BACK-FLOW	LP	LIGHT POLE
	PREVENTION	MAT	MATCH
3OC		MAT MH MST	MANHOLE (STRUCTURE)
BRK	BRICK	MST	MEASURED
C	CONCRETE CURB	O/H OHE PCC	OVERHEAD
CG	CURB & GUTTER	OHE	OVERHEAD LINE ELECTRIC
CI	CURB INLET	PCC	PORTLAND CEMENT
J	CONTRACTION JOINT		CONCRETE
L N. F		PM	PARKING METER
LF NO		POB	POINT OF BEGINNING
0	CLEAN OUT CONCRETE	PROP	PROPOSED
CONC.	CONCRETE	RAD	RADIUS
OMB Y	CONGRETE  COMBINE(D)  CUBIC YARD  DRAIN INLET	REC SAN	RECORD SANITARY
Ī	DDAIN INLET	SAN	SEWER
I IP	DIAIN INLET	SEW SF	STORM FILTER
OM	DUCTILE IRON PIPE DOMESTIC	STD	STANDARD
WG		MT2	STORM
, ww.G	DRAWING(S) ELECTRICAL	STY S/W	STORY (FLOOR)
C	END OF CURB	S /W	SIDEWALK
LEC	ELECTRIC(AL)	3/ W T	TELEPHONE
LEV	` ,	TOC	TOP OF CURB
.LE V .J	EXPANSION JOINT	TYP	TYPICAL
.u .NT		ÜĞE	UNDERGROUND
X			ELECTRIC
H		W	WATER
R		WL	WATER LINE
S	FILTERRA SYSTEM	WM	WATER MAIN
. <u>T</u>	FEET/FOOT	WV	WATER VALVE
; }	GAS		

### SITE NOTES:

FINISHED GRADES.

- WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY
- DISCREPANCY TO THE ARCHITECT OR ENGINEER. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS, AND "MISS UTILITY" (1-800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
- WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE TOWN OF VIENNA AND FAIRFAX COUNTY PLUMBING CODE.
- 4. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED. 5. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW
- 6. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS. 7. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION
- SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER. 8. TEST PITS ARE REQUIRED AT ALL LOCATION(S) WHERE PROPOSED UTILITIES CROSS
- EXISTING UTILITIES. INVESTIGATION(S) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION. 9. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY
- 10. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND

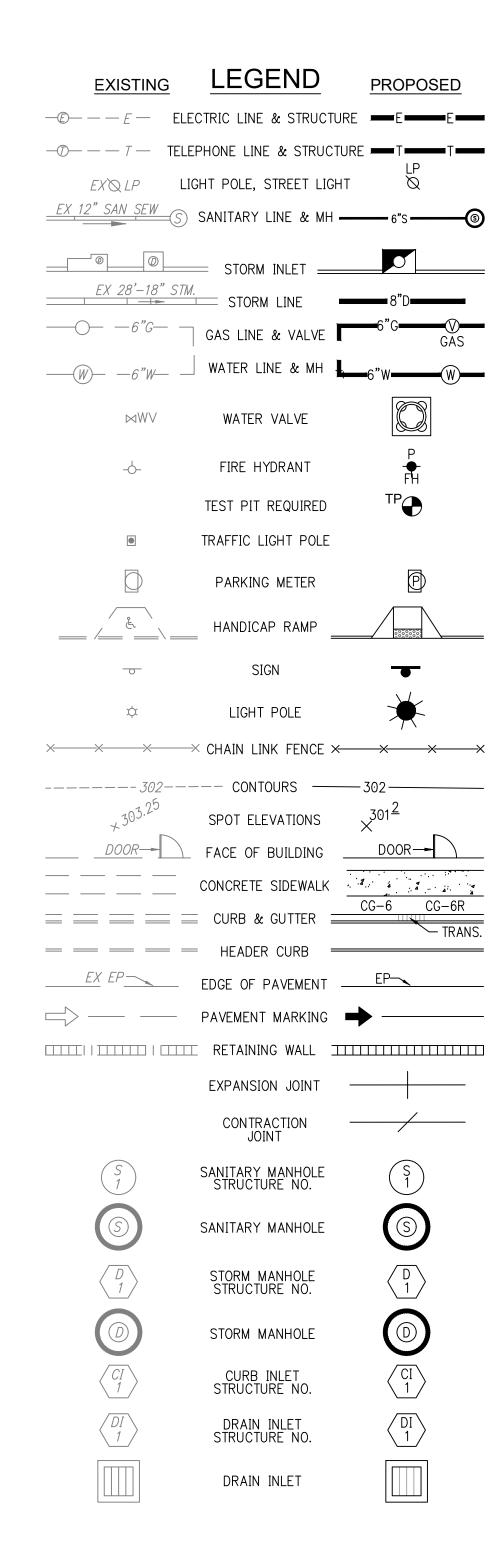
CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH

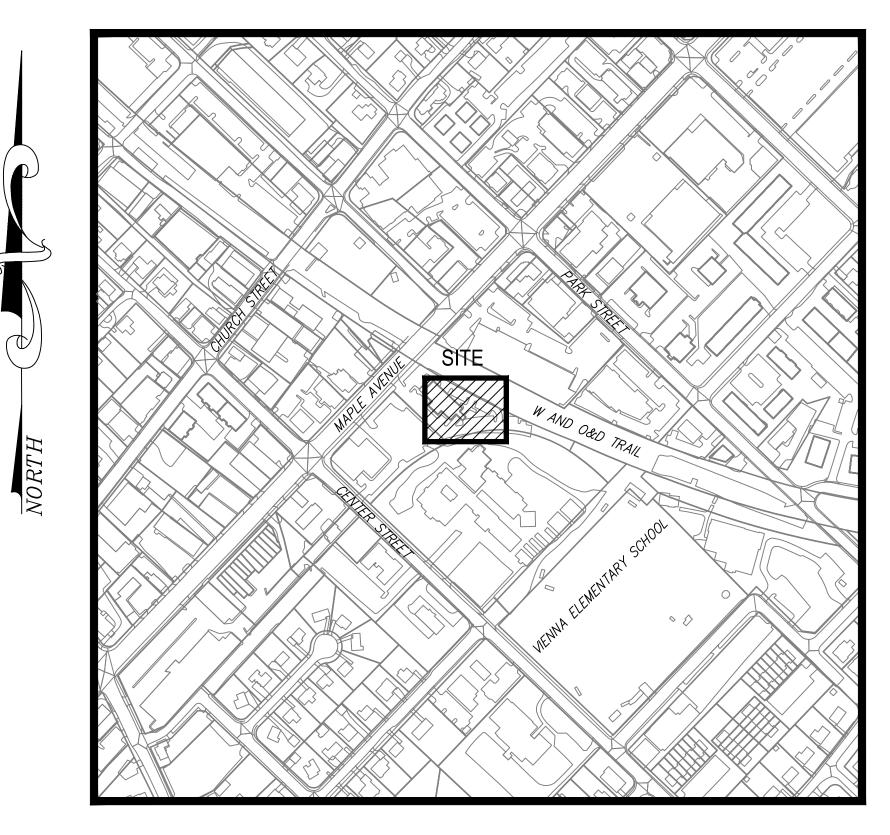
SHALL BE PROPERLY TIED AND ANCHORED, PER THE TOWN OF VIENNA AND

- ON GRADE OR AS DIRECTED BY ENGINEER. 11. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR
- AT AN APPROVED OFF-SITE LOCATION. 12. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS
- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS. 13. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED, THE EXISTING PAVEMENT SHALL BE SAW-CUT.
- 14. REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
- 15. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
- 16. NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITLEY AT WASHINGTON GAS AT 703-750-4205.
- 17. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
- 18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED
- 19. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF TH ETOWN OF VIENNA AND FAIRFAX COUNTY. 20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED
- DURING CONSTRUCTION. 21. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH THE TOWN OF VIENNA AND FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- 22. REFER TO SUBSURFACE EXPLORATION & GEO-TECHNICAL ENGINEERING ANALYSIS FOR GEO-TECH REPORT.

# SITE LEGEND:

TEST PITS ARE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS WITH ALL EXISTING UTILITY LINES TO DETERMINE THE EXACT HORIZONTAL LOCATION, ELEVATION AND ADD SIZE OF THE EXISTING UTILITIES. A MINIMUM OF ONE FOOT VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN EXISTING AND PROPOSED UTILITIES. TEST PITS SHOULD BE COMPLETED PRIOR TO ORDERING ANY STRUCTURES OR PIPE MATERIALS. NOTIFY ENGINEER OF ANY CONFLICT WITH PROPOSED PLANS.





# **VICINITY MAP**

SCALE 1" = 300'

**ADDRESS: 133 MAPLE AVENUE EAST VIENNA**, **VA** 20180

## PROJECT NARRATIVE:

THE PROJECT IS A RENOVATION TO THE BOTTOM FLOOR OF THE EXISTING BUILDING LOCATED AT 133 MAPLE AVENUE EAST IN THE TOWN OF VIENNA, FROM A BANK TO A RESTAURANT.

SITE-RELATED WORK SHALL BE LIMITED TO RECONFIGURATION OF 3 EXISTING PARKING SPACES AND A PARKING ISLAND TO ACCOMMODATE PROVIDING ADA-COMPLIANT ACCESSIBILITY TO THE MAIN ENTRANCE AT THE REAR OF THE BUILDING. CONSTRUCTION SHALL INCLUDE REMOVAL OF ASPHALT PAVING, CURB & GUTTER, AND CONCRETE SIDEWALK TO TOP OF SUB-GRADE. FILL SHALL BE BROUGHT IN TO RAISE GRADE IN SELECT LOCATIONS TO PROVIDE ADA-COMPLIANT SLOPES, AND THEN THE AREA REPAVED WITH NEW CURB & GUTTER.

THIS BUILDING IS CURRENTLY SERVICED BY A 2-INCH DOMESTIC WATER SUPPLY, A 4-INCH FIRE SUPPRESSION SUPPLY, AND A 5-INCH SANITARY SEWER LATERAL. THE EXISTING STORM DRAIN DISCHARGE SERVING THE BUILIDING IS CURRENTLY UNKNOWN. ATTEMPTS HAVE BEEN MADE TO VERIFY BY PHYSICAL SITE INPSECTIONS, RECORDS RESEARCH, AND INTERVIEWS WITH TOWN OF VIENNA STAFF. NONETHELESS, THERE ARE NO KNOWN FLOODING OR DRAINAGE ISSUES. NO CHANGES TO THE BUILDING'S EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE MADE. ALSO, THE PROPOSED RENOVATIONS WILL INCREASE THE IMPERVIOUS SURFACE AREA BY ONLY 180 SF DUE TO THE NEW PATIO PLINTH LOCATED AT THE FRONT OF THE BUILDNG. THEREFORE, IT IS THE ENGINEER'S OPINION NOTHING DOWNSTREAM WILL BE ADVERSLY AFFECTED BY THIS RENOVATION.

THIS PLAN DOES NOT INTEND TO DISTURB SUB-GRADE OTHER THAN TO INSTALL SUPPORT COLUMNS FOR THE NEW PATIO DECK AT THE REAR, AND TO CONSTRUCT THE CONCRETE PLINTH PATIO IN THE FRONT. THE SUM OF BOTH OPERATIONS SHALL BE LESS THAN 2,500 SF OF LAND DISTURBANCE. THEREFORE, THIS PLAN HAS EXCLUDED ANY NEW STORMWATER MANAGEMENT PROGRAM.

EXTERIOR ARCHITECTURAL FEATURES TO INCLUDE BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL, LIGHTING, LANDSCAPING, SIGNAGE & AWNING (FABRIC AND METAL).

- A NEW DECK CONSTRUCTION ON THE REAR OF THE BUILDING WILL SIT ON TOP OF THE EXISTING ASPHALT WITH FOOTINGS.
- A NEW THREE SEASON SCREEN PORCH WILL BE PROPOSED IN THE REAR OF THE
- BUILDING DECK. • THE EXISTING BUILDING ENVELOPED WILL RECEIVE THREE NEW EXTERIORS DOORS.
- NEW MODIFICATIONS TO THE EXISTING FA HADE TO ACCOMMODATE PROPOSED SIGNAGE. • FIVE EXISTING WINDOW SYSTEM ARE TO BE REPLACED WITH NEW BI-FOLDING WINDOW
- NEW EXTERIOR LIGHTING IS PROPOSED.
- EXTERIOR SIGNAGE & AWNING (FABRIC AND METAL) WILL BE PROVIDED BY SIGNAGE
- MECHANICAL WORK TO INCLUDE NEW EXHAUST SYSTEM WITH EXTERNAL GREASE EXHAUST DUCT SYSTEM TO REACH HIGH ROOF, VARIABLE AIR VOLUME UNITS, AND MAKE-UP AIR UNIT.

# **CIVIL DRAWING INDEX:**

- C-001 COVER SHEET
- SK-01 EXISTING SITE PHOTOS
- SK-02 ARCHITECTURAL SITE PLAN SK-03 EXTERIOR SCOPE OF WORK FLOOR PLANS
- SK-04 AXONOMETRIC PERSPECTIVES
- SK-05 EXTERIOR PATIO PERSPECTIVES C-105 GRADING PLAN



NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS IN ADVANCE BEFORE COMMENCING THE WORK

HapstakDemetriou+ 2715 M St NW, 4th Fl.

Washington, DC 20007



www. wilesmensch. com

Consultant 2

ST 00000 Consultant 3

1234 STREET CITY

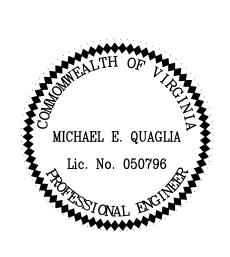
1234 STREET CITY,

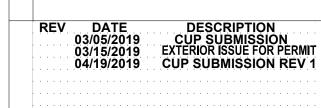
ST 00000

Project No.18039

BEAR **BRANCH TAVERN** 

133 MAPLE AVENUE EAST VIENNA, VA 22180





**COVER SHEET** 

C-001

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EXISTING ADDITION VESTIBULE TO BE REMOVED



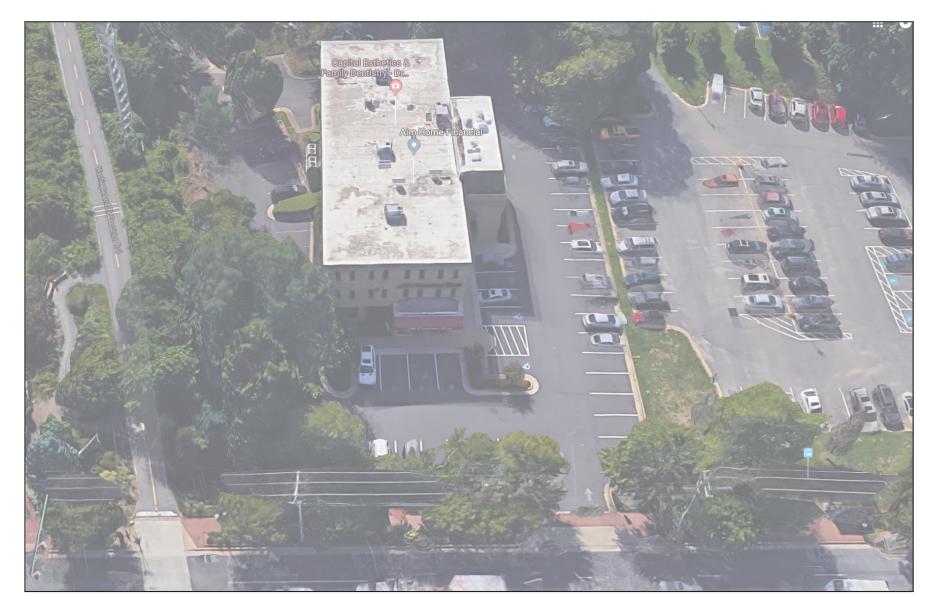
EXISTING FRONT ELEVATION

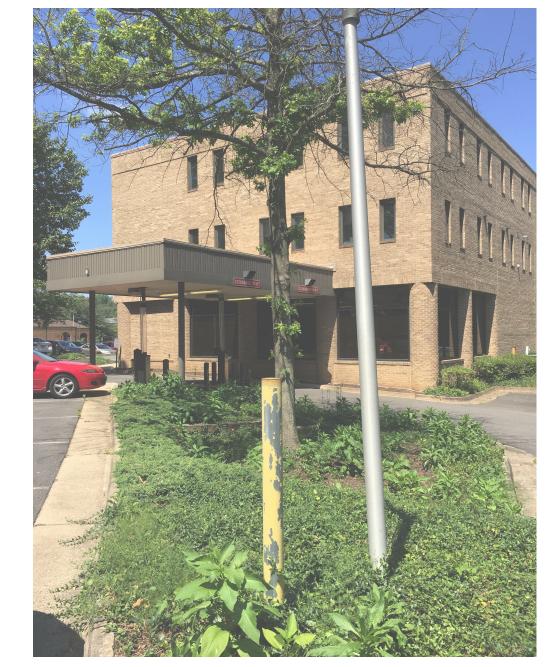


EXISTING VESTIBULE TO BE REMOVED



REAR ELEVATION WITH EXISTING AWNING TO REMAIN TO BE INFILLED AS NEW SCREENED PORCH EXISTING SITE PERSPECTIVE FROM MAPLE AVE





PERSPECTIVE OF NEW DECK LOCATION



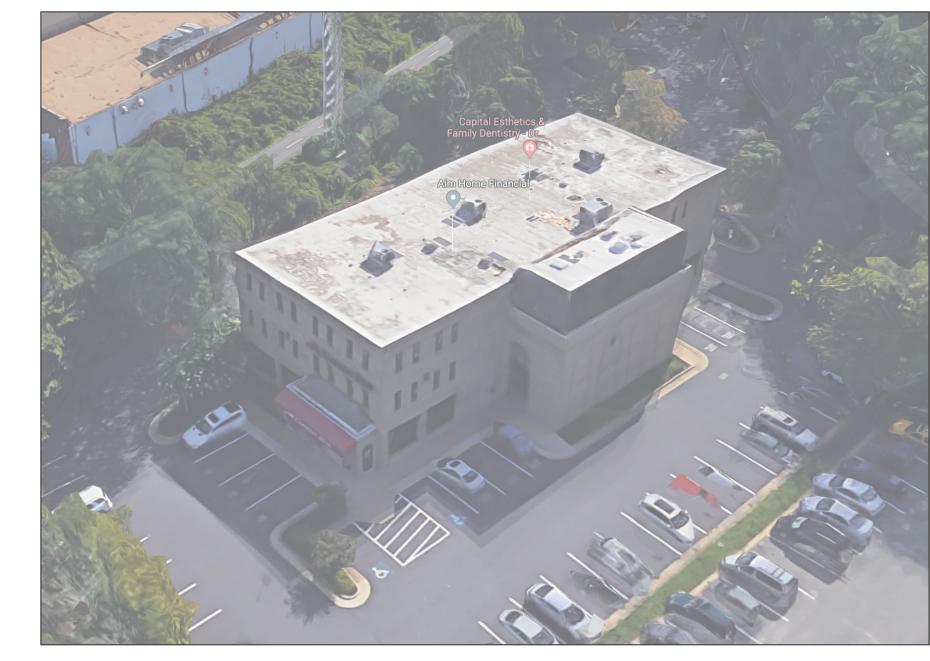
EXISTING BANK DRIVE-THRU STRUCTURE



BUILDING AC UNITS LOCATED ALONG SIDE ELEVATION



RESTAURANT AC UNITS LOCATED ALONG SIDE ELEVATION TO BE REPLACED



EXISTING FRONT PERSPECTIVE



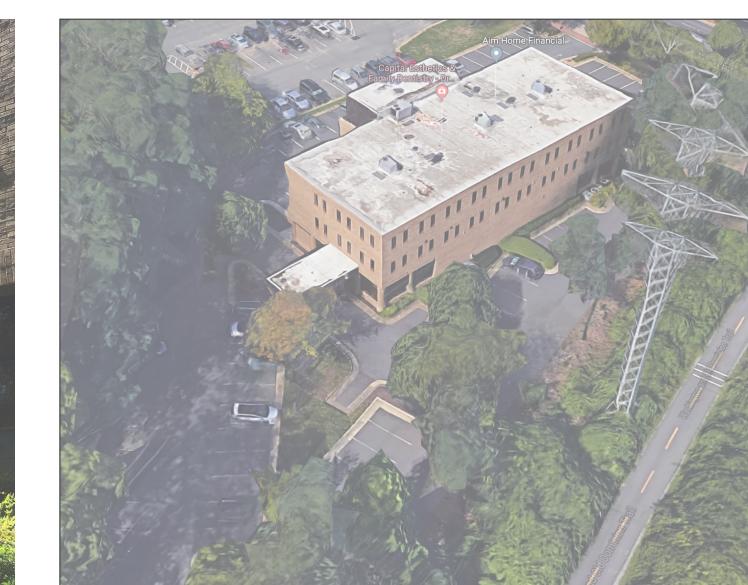
EXISTING XFMR LOCATION



PROPOSED LOCATION FOR NEW ADA PARKING



SIDE ELEVATION AND FUTURE VENTILATION LOCATION



EXISTING REAR BACK PERSPECTIVE

Project No.18039

**BEAR BRANCH TAVERN** 

2715 M St NW, 4th Fl. Washington, DC 20007

133 MAPLE AVENUE EAST VIENNA, VA 22180



PROFESSIONAL CERTIFICATION:

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Commonwealth of Virginia,

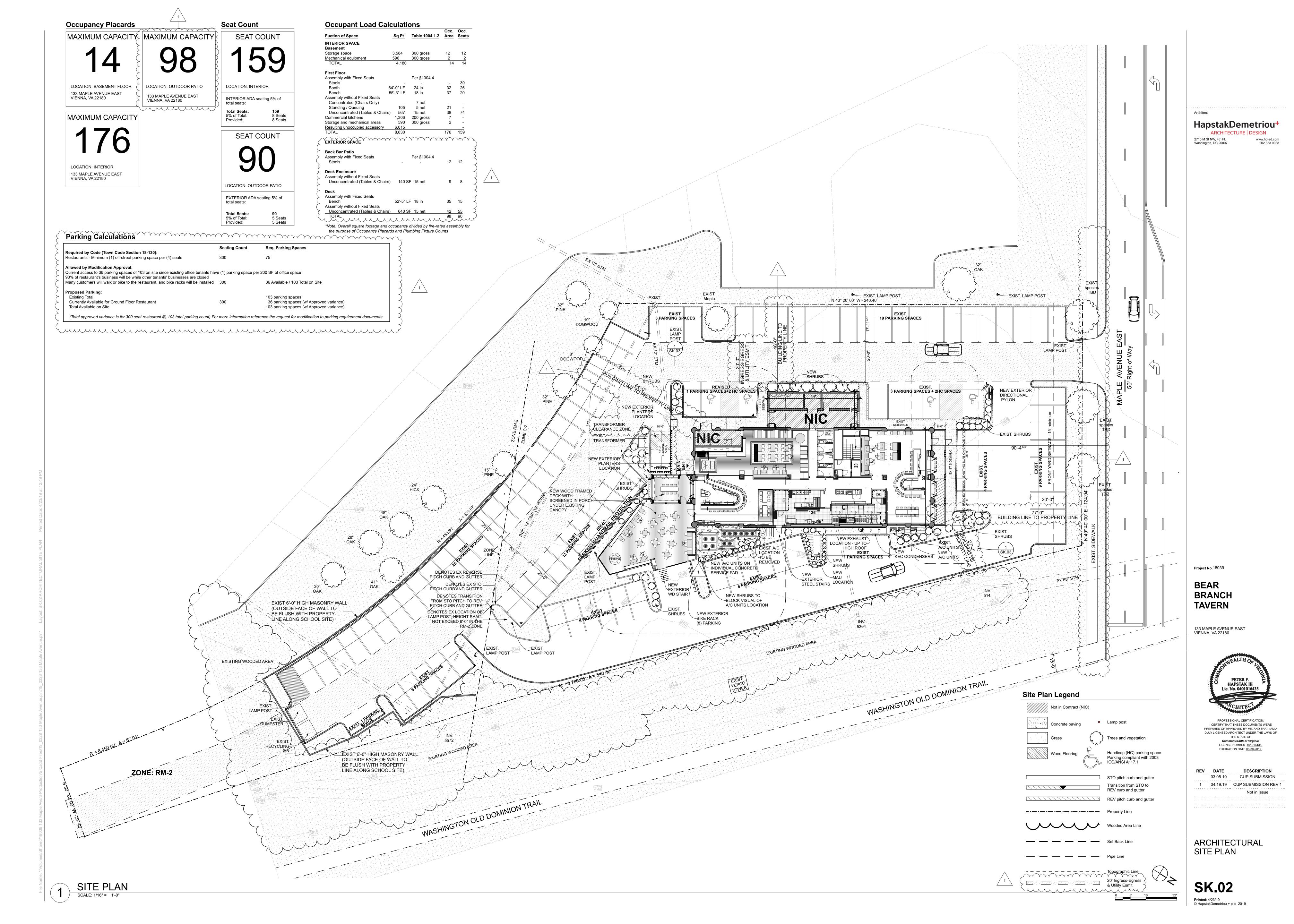
LICENSE NUMBER 401016435,

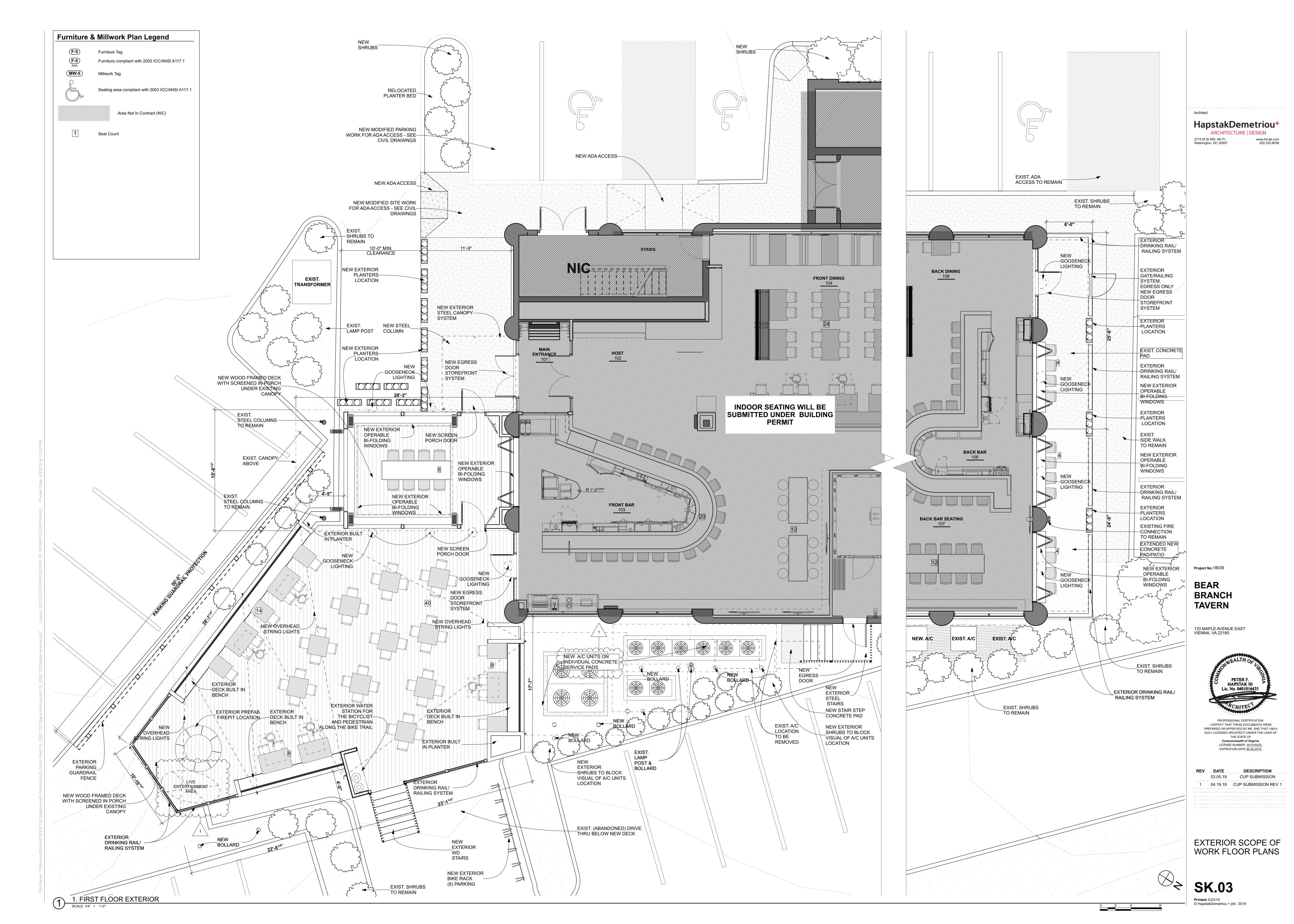
EXPIRATION DATE 06-30-2019.

REV DATE DESCRIPTION
03.05.19 CUP SUBMISSION 1 04.19.19 CUP SUBMISSION REV 1

EXISTING SITE PHOTOS

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Project No.18039

**BEAR** 

**BRANCH** 

**TAVERN** 

133 MAPLE AVENUE EAST VIENNA, VA 22180

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AXONOMETRIC PERSPECTIVES

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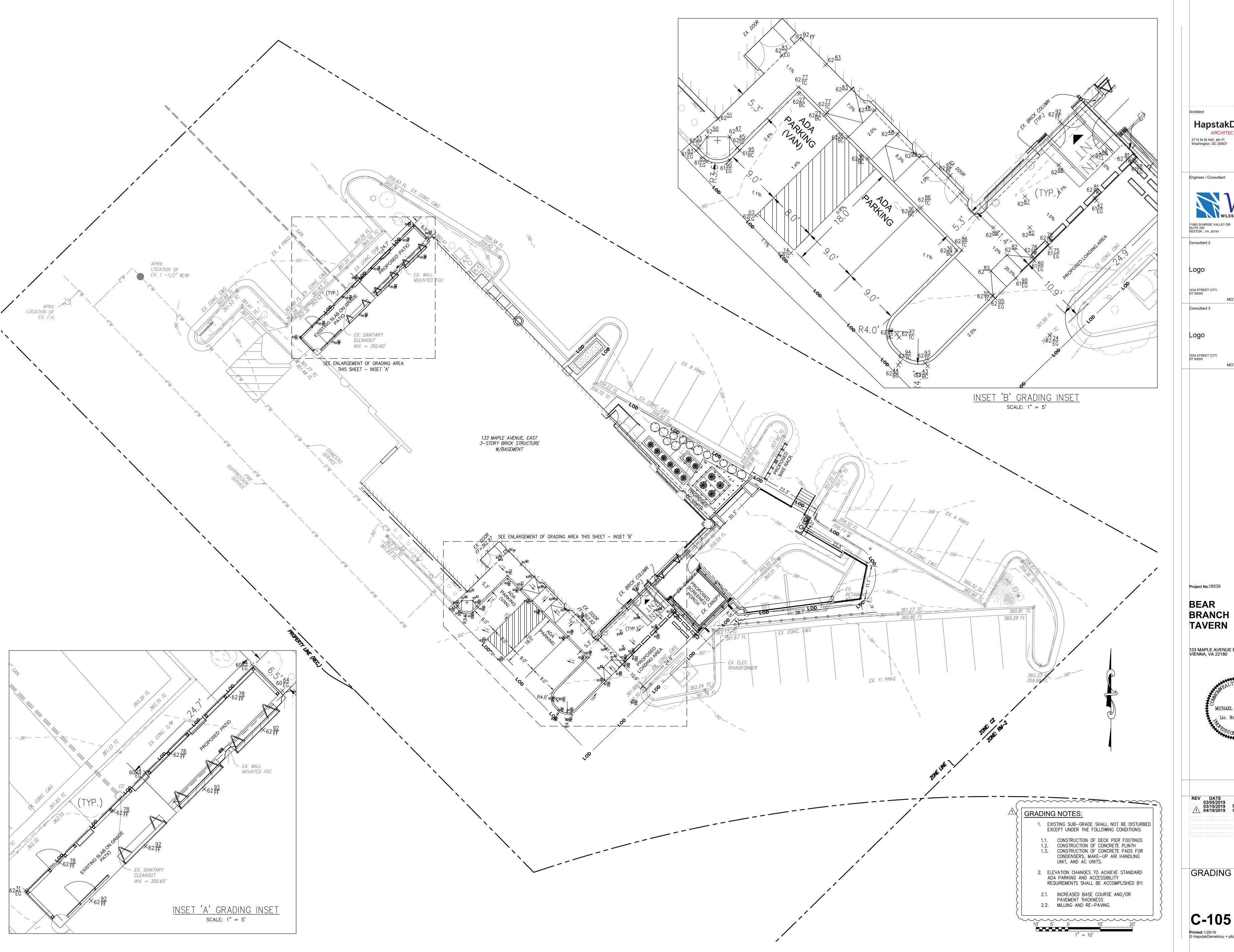
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EXTERIOR PATIO PERSPECTIVES

SK.05

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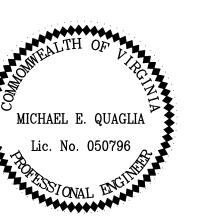
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Engineer / Consultant

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BEAR BRANCH TAVERN

133 MAPLE AVENUE EAST VIENNA, VA 22180



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GRADING PLAN

C-105

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