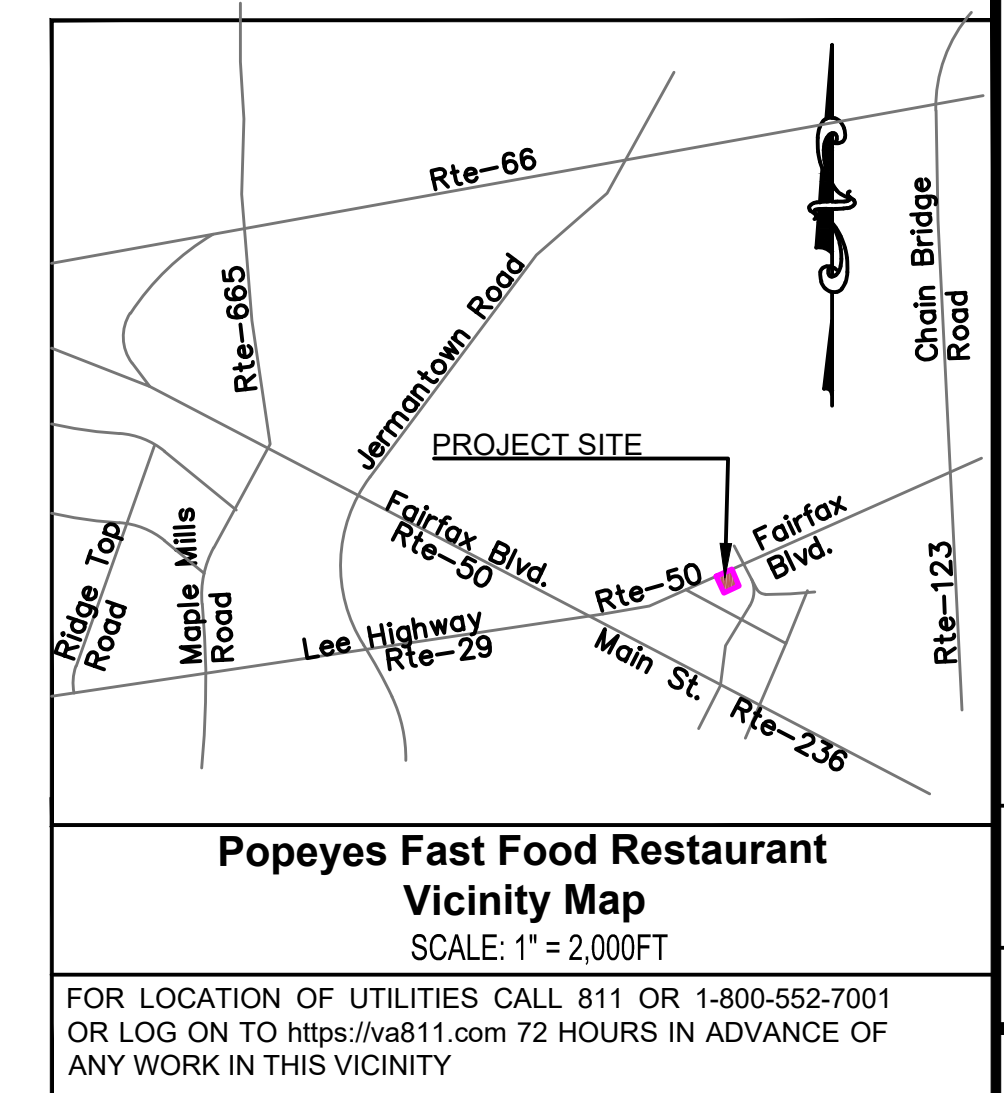


POPEYES FAST FOOD RESTAURANT

10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA-22030

SPECIAL USE PERMIT SET APPLICATION# _____



PLAN DATE	REV#	DATE	DESCRIPTION

SHEET INDEX
SHEET C-1 COVER SHEET
SHEET C-2 EXISTING CONDITIONS PLAN
SHEET C-3 DEMOLITION PLAN
SHEET C-4 SITE LAYOUT PLAN
SHEET C-5 LANDSCAPE PLAN
SHEET C-6 VEHICLE TURNING LAYOUTS

PROJECT SITE INFORMATION
PROJECT LOCATION: 10869 FAIRFAX BOULEVARD FAIRFAX, VA - 22030
PARCEL ID# 57 1 14 033 PROPERTY ACCOUNT# 11241 ZONING: COMMERCIAL RETAIL (CR)
EXISTING USE: RESTAURANT EXISTING RESTAURANT SIZE: 1740 SF
PROPOSED USE: FAST FOOD RESTAURANT PROPOSED RESTAURANT SIZE: 2275 SF
LEGAL REFERENCE: 26512-0359 LAND AREA: 0.48 ACRES LOTS 32-34
SUBDIVISION: FAIRFAX HEIGHTS DEED BOOK PAGE# 26512-0359



LOCATION MAP
SCALE
1" = 200'

PROJECT TEAM INFORMATION	
OWNER/APPLICANT	
NAME:	TAHOORA FOODS INC.
ADDRESS:	13036 PARK CRESCENT CIRCLE OAK HILL, VA - 20171
CONTACT :	MR. MANSOOR AWAN
PHONE#	703-989-6851
CIVIL ENGINEER	
NAME OF THE FIRM:	WAVE CIVIL LLC
CONTACT NAME:	MR. SRI APPANA, PE, PMP
ADDRESS:	5250 CHEROKEE AVENUE, SUITE#223 ALEXANDRIA, VA - 22312
CONTACT PHONE:	571-730-7569
CONTACT EMAIL:	SAPPANA@WAVECIVIL.COM
ARCHITECT	
NAME OF THE FIRM:	P.M. KATZ - ARCHITECT
CONTACT NAME:	PATRICIA KATZ
ADDRESS:	P.O BOX 823 STUARTS DRAFT, VA - 24477
CONTACT PHONE:	540-448-0589
CONTACT EMAIL:	PMKARCH@YAHOO.COM
TRAFFIC ENGINEER	
NAME OF THE FIRM:	WELLS AND ASSOCIATES
CONTACT NAME:	LESTER ADKINS, PE
ADDRESS:	11220 ASSETT LOOP SUITE# 202 MANASSAS, VA - 20109
CONTACT PHONE:	703-676-3646
CONTACT EMAIL:	LEADKINS@WELLSANDASSOCIATES.COM
LAND USE ATTORNEY	
NAME OF THE FIRM:	COOLEY LLP
CONTACT NAME:	MOLLY
ADDRESS:	11951 FREEDOM DRIVE 14TH FLOOR RESTON, VA - 20190
CONTACT PHONE:	703-456-8105
CONTACT EMAIL:	MNOVOTNY@COOLEY.COM

PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT 10869 FAIRFAX BOULEVARD IN THE CITY OF FAIRFAX, VIRGINIA. THE SITE IS LOCATED APPROXIMATE 1500 LF EAST OF THE INTERSECTION OF MAIN STREET (RTE-236) AND LEE HIGHWAY/FAIRFAX BLVD. (RTE 50/ RTE-29). THE SITE IS BOUNDED BY FAIRFAX BOULEVARD (RTE-50) ALONG THE FRONTAGE TO THE NORTH, BURGER KING FAST FOOD RESTAURANT TO THE WEST, SONA BANK TO THE EAST AND AN EXISTING OFFICE BUILDING SITE TO THE SOUTH.

THERE IS AN EXISTING APPROXIMATE 1740 SF RESTAURANT BUILDING ON-SITE ALONG WITH ASSOCIATED PAVED PARKING AREAS, OVERHEAD AND UNDERGROUND UTILITY CONNECTIONS, TREES, PLANTS AND SHRUBS, TWO (2) CONCRETE ACCESS DRIVEWAY APRONS, CONCRETE SIDE WALK, HVAC UNIT, LIGHT POLES, CURB STOPS AND TRASH RECEPTACLES.

THE PROJECT SCOPE INCLUDES THE DEMOLITION OF THE EXISTING BUILDING ON-SITE AND ASSOCIATED ABOVE AND UNDERGROUND SITE FEATURES AS IDENTIFIED ABOVE AND THE CONSTRUCTION OF A NEW 2275 SF POPEYES FAST FOOD RESTAURANT WITH A DRIVE THRU.

THE NEW CONSTRUCTION ALSO INCLUDES THE INSTALLATION OF NEW PAVEMENT/PARKING AREAS, NEW SIDEWALK, LANDSCAPING, TREES, PLANTINGS & SHRUBS, NEW SITE LIGHT POLES, HVAC SYSTEMS, REFRIGERATION ENCLOSURE FOR STORAGE WITH A BUFFER FENCE, NEW DRY UTILITIES AND WATER/SEWER MAINS EXTENSIONS, STORMWATER PIPE SYSTEMS AND ON-SITE STORMWATER MANAGEMENT FACILITIES.

THE PROJECT SCOPE ALSO INCLUDES THE DEDICATION OF 10' RIGHT-OF-WAY AND THE CONSTRUCTION OF A 10' SIDEWALK AND LANDSCAPING ALONG THE FRONTAGE OF THE SITE ON FAIRFAX BOULEVARD.

SPECIAL USE PERMIT REQUEST:

THE APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU FOR THE PROPOSED POPEYES FAST FOOD AT THIS LOCATION.

SPECIAL EXCEPTION REQUEST:

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO ALLOW A SIDE SETBACK THAT WILL BE LESS THAN THE REQUIRED 10 FEET ALONG THE EAST PROPERTY LINE OF THE PROPOSED POPEYES SITE. AS SUCH, APPROVAL OF THE SPECIAL EXCEPTION TO ZONING ORDINANCE ARTICLE 3.6.2 (SIDE YARD SETBACKS) IS BEING REQUESTED BY THE APPLICANT.

RECEIVED
03/25/2021
Community Dev & Planning

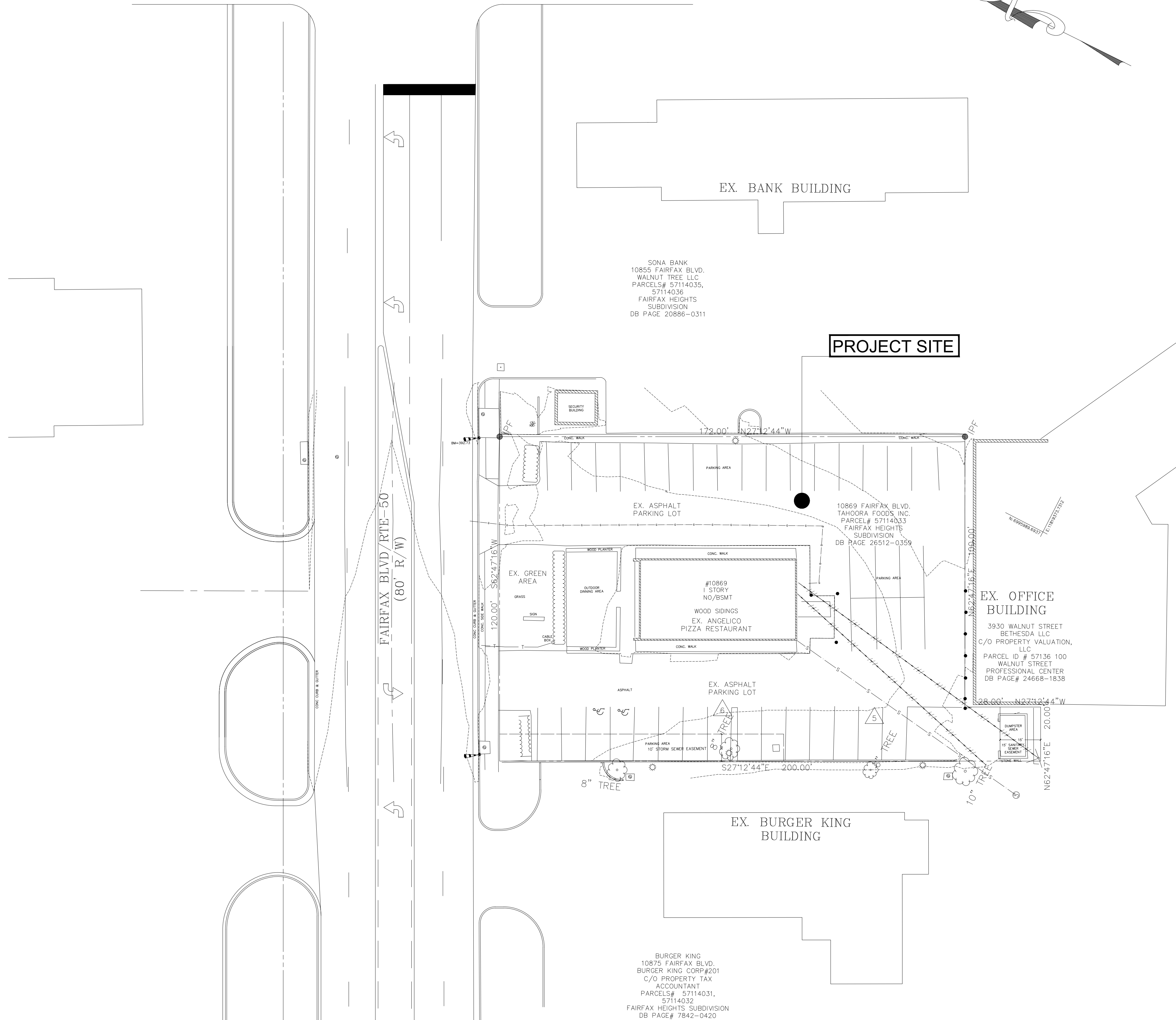
WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-749-2494
www.wavecivil.com

COVER SHEET
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA
DATE: **MARCH 2021**
SCALE: **NTS**
C.I. :

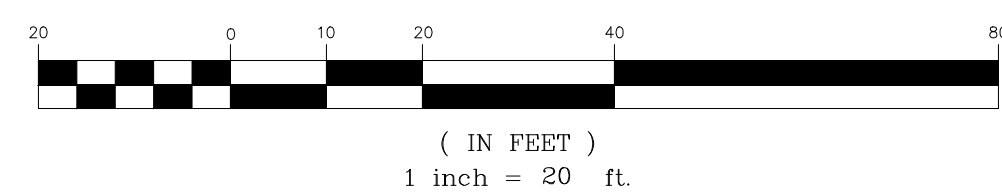
FAIRCHESTER DRIVE

EX. TRAFFIC SIGNAL

WALNUT STREET



GRAPHIC SCALE



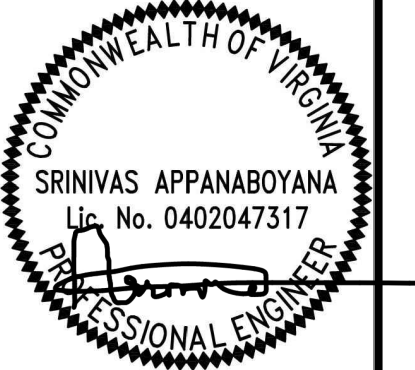
PROJECT NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE FIELD SURVEY DATED 09/21/2020 PREPARED BY LIGGIE SURVEYS INC.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANGE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY , FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155240003D, COMMUNITY PANEL 515524 00030 D, FOR THE FAIRFAX CITY , VIRGINIA DATED JNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), BY GPS PERFORMED BY LIGGIE SURVEYS INC.
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
5. CONTOUR INTERVAL SHOWN HEREON IS 1'
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY LIGGIE SURVEYS INC.
7. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT
9. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
10. UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY
11. THE EXISTING PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION.
12. THE CONTRACTOR SHALL NOT UTILIZE THESE SPECIAL USE PERMIT PLANS FOR CONSTRUCTION PURPOSES. THIS PLAN SET IS BEING PREPARED AND SUBMITTED TO THE CITY OF FAIRFAX REVIEW AND APPROVAL OF A SPECIAL USE PERMIT.

PLAN DATE



WAVE CIVIL
 CIVIL ENGINEERING AND CONSULTING
 5250 CHEROKEE AVENUE, SUITE#223
 ALEXANDRIA, VA - 22312
 PHONE# 571-749-2494
 www.wavecivil.com

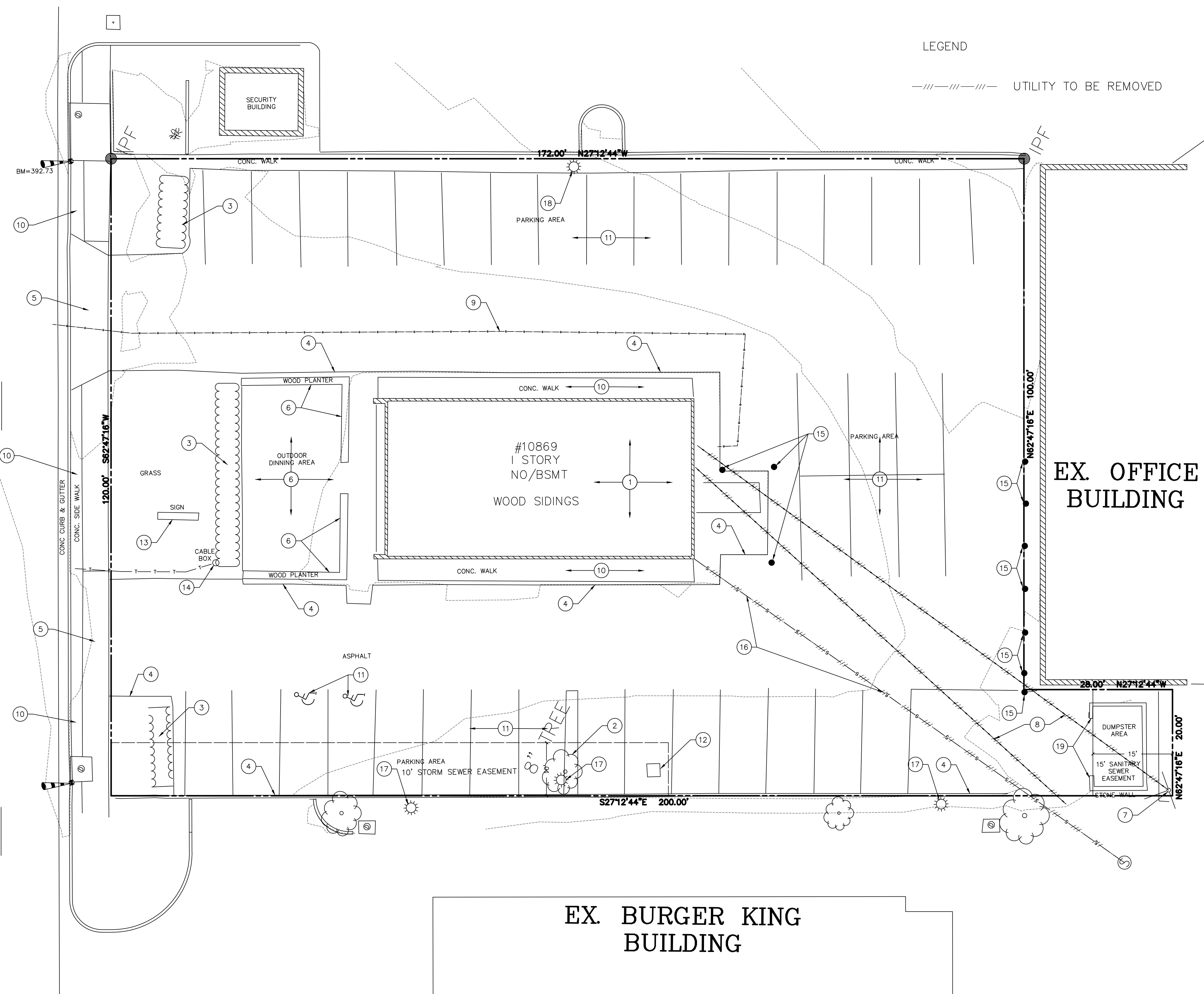


OVERALL EXISTING CONDITIONS PLAN
POPEYES FAST FOOD RESTAURANT
 10869 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VA
 DATE: MARCH 2021
 SCALE: 1" = 20'

REV#	DATE	DESCRIPTION

REVISION BLOCK

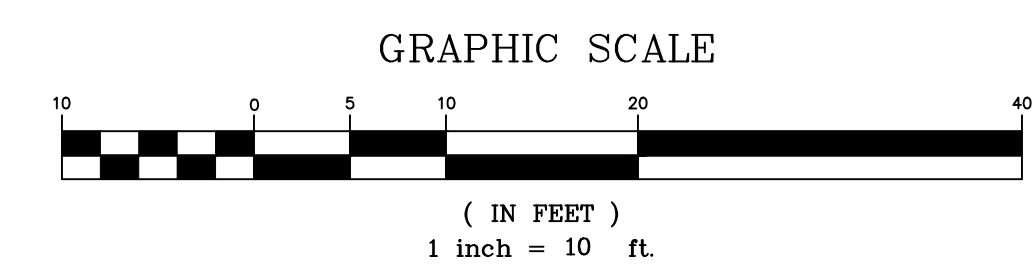
FAIRFAX BLVD/RTE-50
(80' R/W)



LEGEND
- - - - - UTILITY TO BE REMOVED

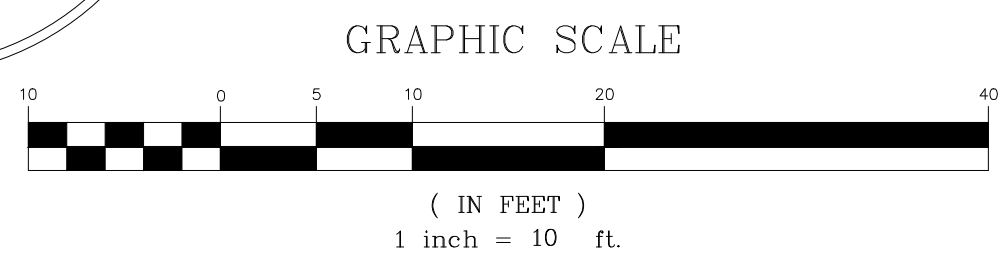
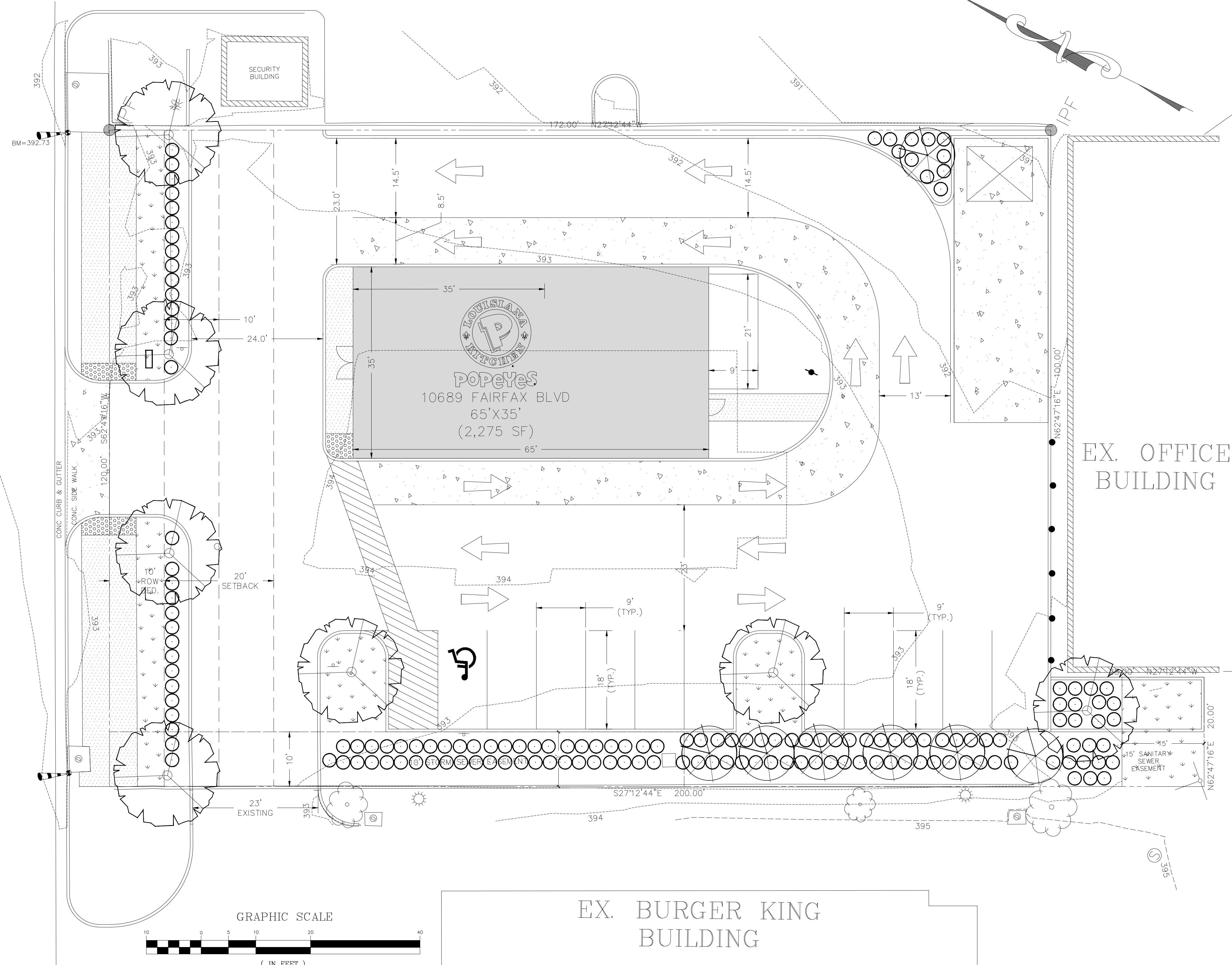
DEMOLITION KEYNOTES	
1	EX. BUILDING SHALL BE DEMOLISHED
2	EX. TREE TO BE REMOVED
3	EX. VEGETATION SHALL BE REMOVED
4	EX. ON-SITE ASPHALT AND CONCRETE SHALL BE REMOVED AS NECESSARY FOR SITE IMPROVEMENTS
5	EX. ENTRANCE AND CONCRETE APRON SHALL BE REMOVED
6	EX. PLANTERS AND OUTDOOR DINING AREA SHALL BE REMOVED
7	EX. UTILITY POLE SHALL REMAIN
8	EX. OVERHEAD WIRES SHALL BE REMOVED. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS PRIOR TO COMMENCING DEMOLITION ACTIVITIES
9	EX. GAS SHALL REMAIN AND BE REUSED FOR PROPOSED IMPROVEMENTS. CONTRACTOR SHALL PROTECT EXISTING GAS DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS
10	EX. SIDEWALKS SHALL BE REMOVED
11	EX. ON-SITE STRIPING SHALL BE REMOVED (TYP.)
12	EX. STORM DRAIN AND ASSOCIATED PIPES SHALL REMAIN. CONTRACTOR SHALL PROTECT DURING CONSTRUCTION ACTIVITIES
13	EX. SIGNAGE SHALL BE REMOVED
14	EX. CABLE BOX SHALL REMAIN
15	EX. BOLLARDS SHALL BE REMOVED
16	EX. SANITARY SEWER SERVICE CONNECTION TO BE REMOVED
17	EX. LIGHT POST SHALL REMAIN
18	EX. LIGHT POST SHALL BE REMOVED
19	EX. STONE WALLED DUMPSTER AREA SHALL BE REMOVED

EX. BURGER KING BUILDING

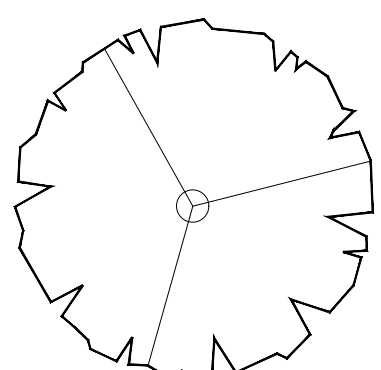


PLAN DATE	
REV#	DATE
<p>WAVE CIVIL CIVIL ENGINEERING AND CONSULTING 5250 CHEROKEE AVENUE, SUITE#223 ALEXANDRIA, VA - 22312 PHONE# 571-709-2494 www.wavecivil.com</p>	
<p>EXISTING CONDITIONS AND DEMOLITION PLAN POPEYES FAST FOOD RESTAURANT 10869 FAIRFAX BOULEVARD CITY OF FAIRFAX, VA</p>	
SCALE: 1" = 10'	DATE: MARCH 2021
<p>SHEET C-3 3 OF 6</p>	
<p>DESCRIPTION REVISION BLOCK</p>	

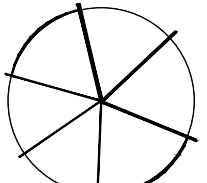
FAIRFAX BLVD/RTE-50
(80' R/W)




LEGEND



SHADE TREES



ORNAMENTAL TREES





SHRUBS

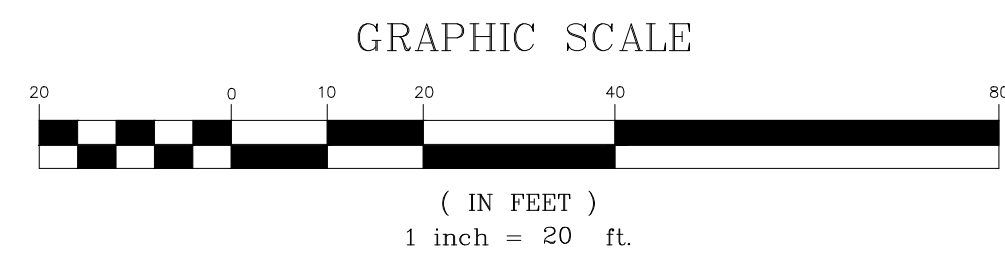
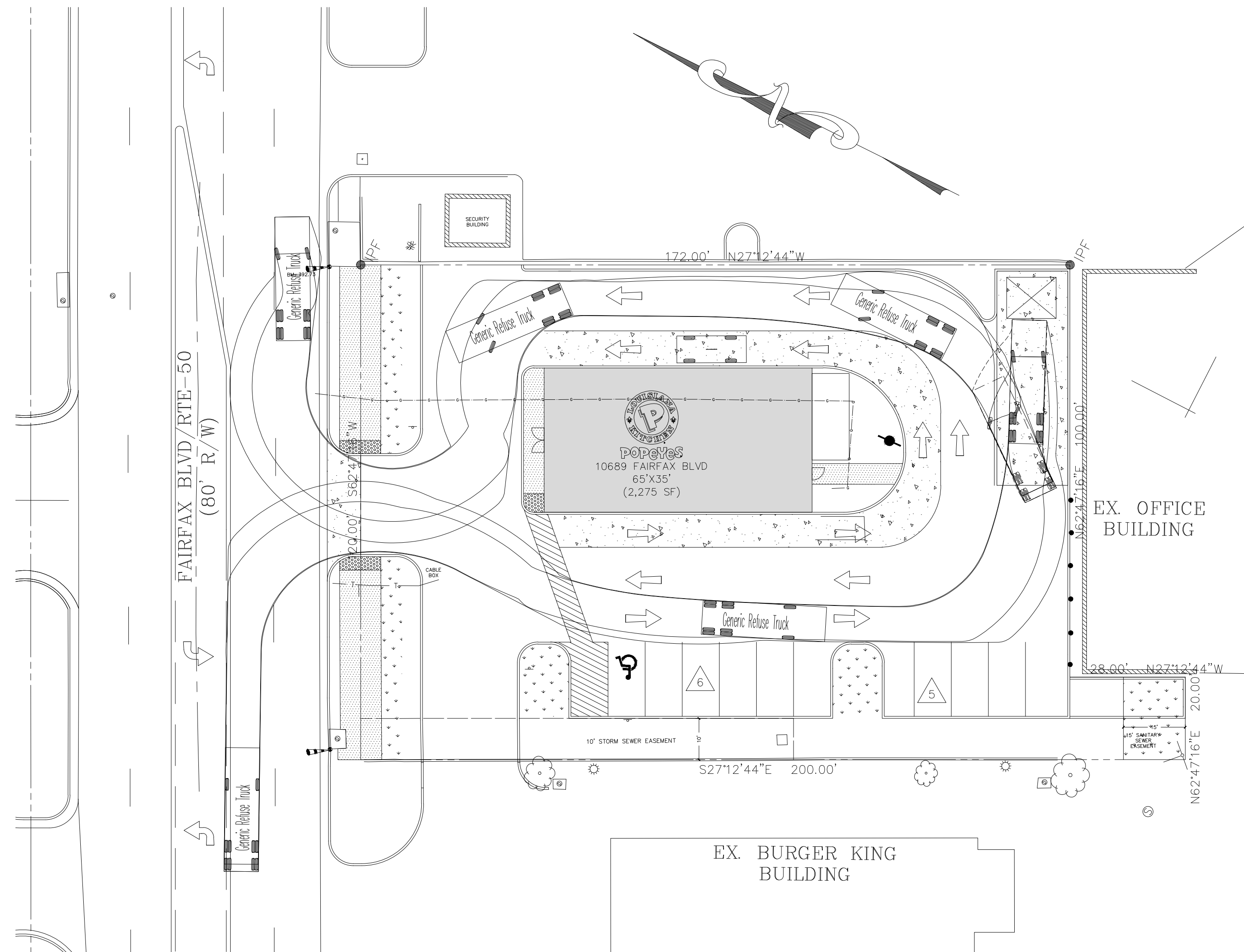
EX. BURGER KING BUILDING

EX. OFFICE BUILDING

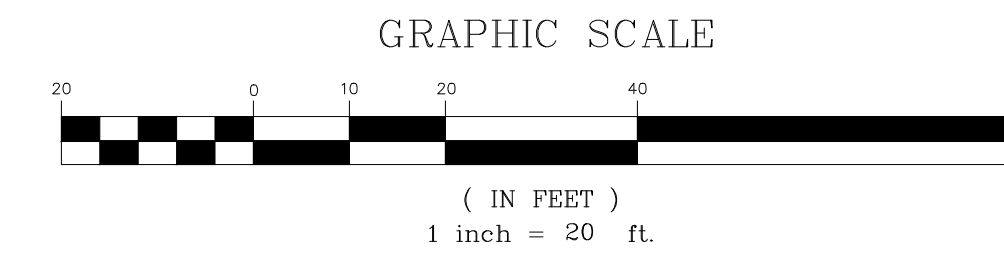
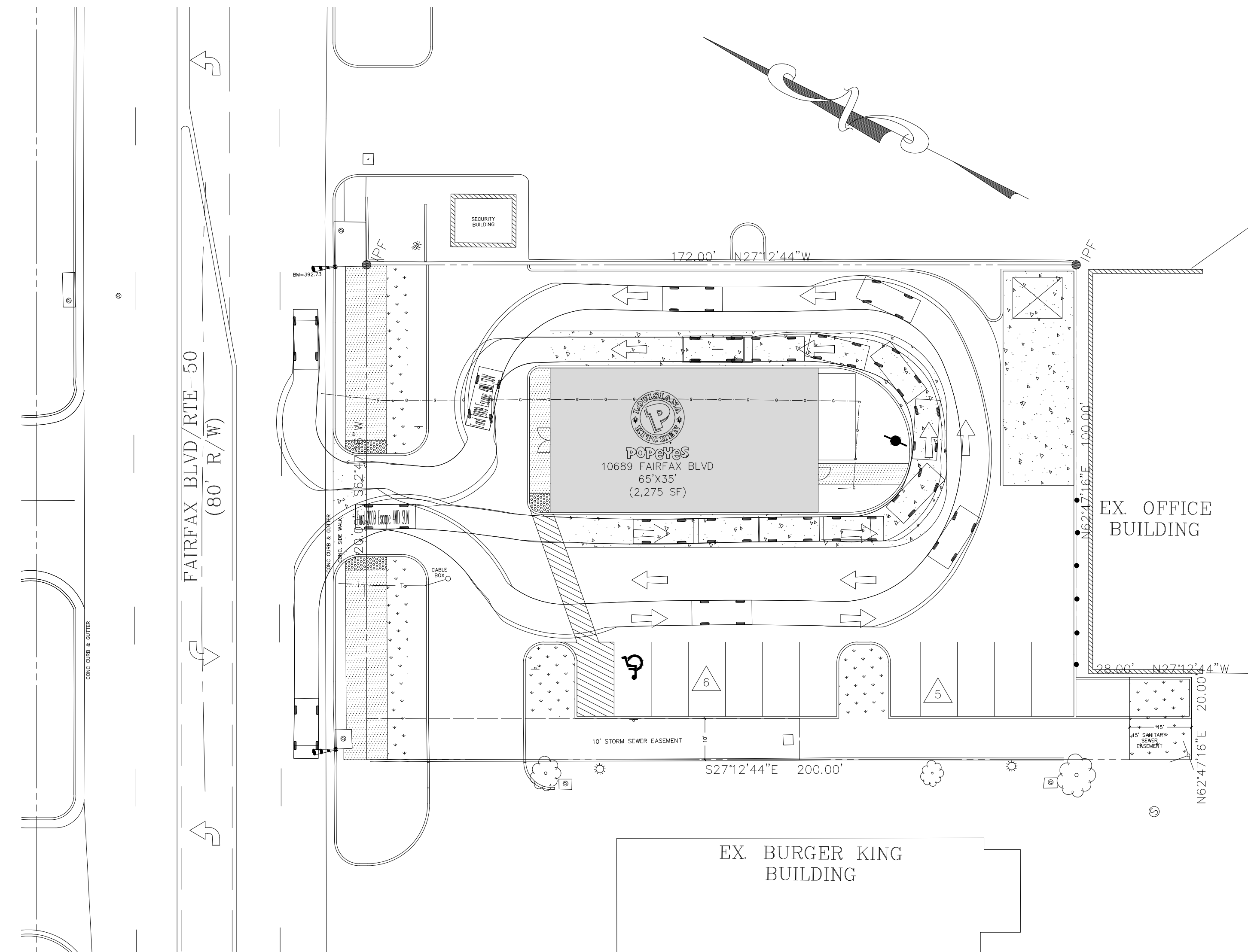
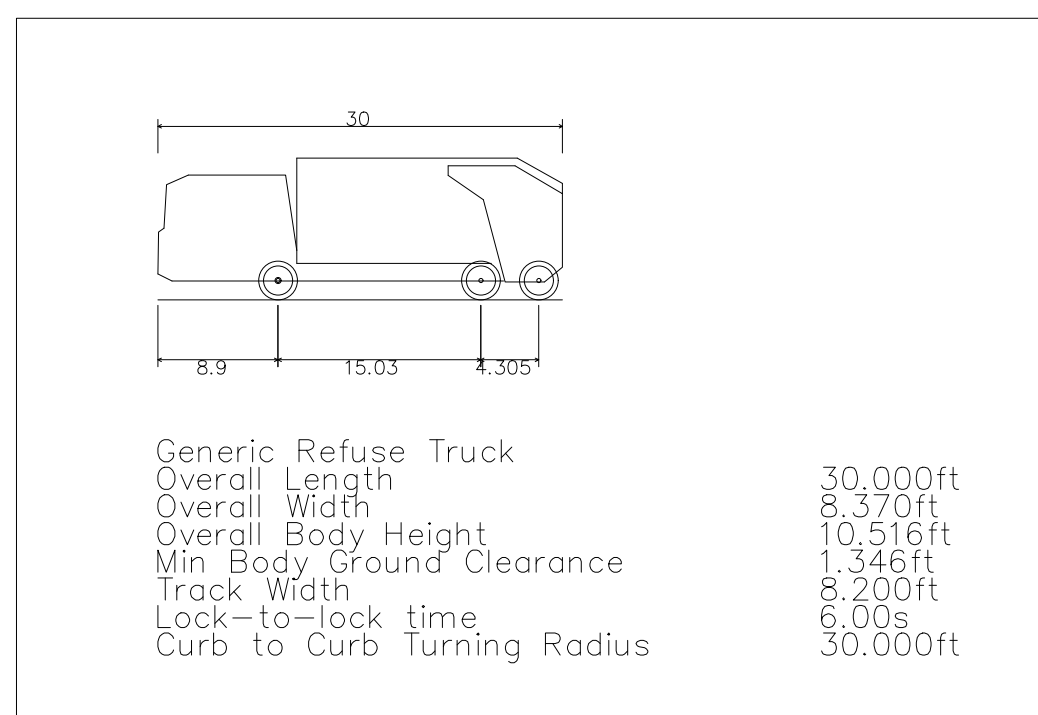
SITE TREE COVERAGE REQUIREMENTS
TREE CANOPY CALCULATIONS
TOTAL SITE AREA = 21,200 SF
TREE CANOPY REQUIRED (10%) = 2120 SF
- TREE CANOPY PROVIDED = 2750 SF (13%)
1. SEVEN (7) SHADE TREES @ 250 SF EACH = 250*7 = 1750 SF
2. EIGHT (8) ORNAMENTAL TREES @ 125 SF EACH = 125*8 = 1000 SF
TYPE OF TREES*:
SHADE TREES - QUERCUS PHELLOS (WILLOW OAK)
ORNAMENTAL TREES - MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA)
CORNUS KOUSA (KOUSA DOGWOOD)
SHRUBS - CORNUS SIBIRICA (TATARIAN DOGWOOD)
ITEA VIRGINICA (VIRGINIA SWEETSPIRE)
ILEX GLABRA (INKBERRY)
<small>* THE LIST OF THE TYPE OF TREES WILL BE FURTHER UPDATED DURING THE SITE PLAN PROCESS UPON THE APPROVAL OF THE SPECIAL USE PERMIT PLANS.</small>

LANDSCAPING REQUIREMENTS
TREE REQUIREMENTS ALONG STREETS AND RIGHT-OF-WAY
REQUIRED ALONG FAIRFAX BLVD. = 1 TREE FOR EVERY 40 LF OF FRONTAGE
- SITE FRONTAGE ALONG FAIRFAX BLVD. = 120 FEET
- REQUIRED NUMBER OF TREES = 4 TREES
- NUMBER OF SHADE TREES PROVIDED ALONG FAIRFAX BLVD. = 4
TRANSITIONAL LANDSCAPE YARDS REQUIREMENT
THE EXISTING ZONES ADJACENT TO THE PROPOSED POPEYES SITES ARE ALL COMMERCIAL RETAIL (CR) ZONES. NO INDUSTRIAL LIGHT (IL) OR INDUSTRIAL HEAVY (IH) ZONES ZONE EXISTS IMMEDIATELY ADJACENT TO THE PROPOSED SITE.
AS SUCH NO TRANSITIONAL YARDS ARE REQUIRED FOR THIS SITE.

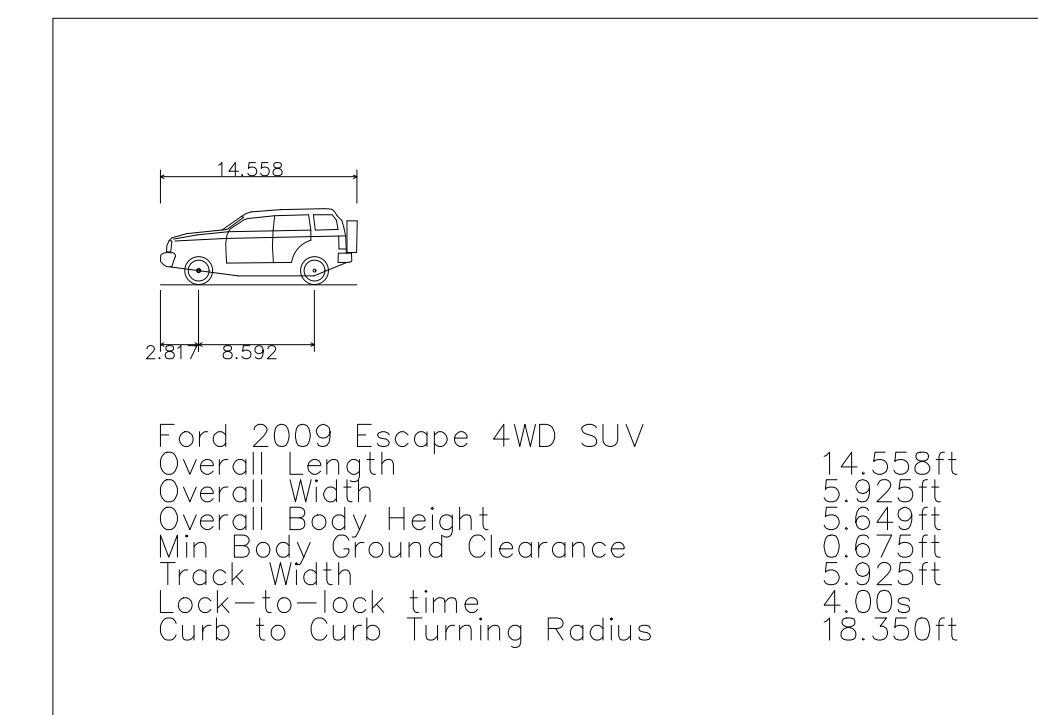
 WAVE CIVIL CIVIL ENGINEERING AND CONSULTING 5250 CHEROKEE AVENUE, SUITE#223 ALEXANDRIA, VA - 22312 PHONE# 571-749-2494 WWW.WAVECIVIL.COM	 COMMONWEALTH OF VIRGINIA SRINIVAS APPANABOYANA Lic. No. 0402047317 PROFESSIONAL ENGINEER	LANDSCAPE PLAN POPEYES FAST FOOD RESTAURANT 10869 FAIRFAX BOULEVARD CITY OF FAIRFAX, VA DATE: MARCH 2021 SCALE: 1" = 20' C.I.:																
SHEET C-5	5 OF 6	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PLAN DATE</th> <th>REV#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	PLAN DATE	REV#	DATE	DESCRIPTION												
PLAN DATE	REV#	DATE	DESCRIPTION															



FRONT LOAD TRASH TRUCK



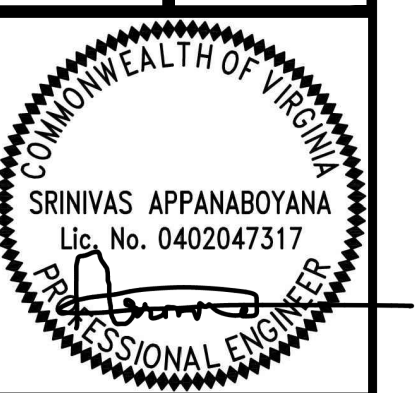
PASSENGER VEHICLE (SUV)



REV#	DATE	DESCRIPTION	REVISION BLOCK

PLAN DATE

WAVE CIVIL
 CIVIL ENGINEERING AND CONSULTING
 5250 CHEROKEE AVENUE, SUITE#223
 ALEXANDRIA, VA - 22312
 PHONE# 571-749-2494
 WWW.WAVECIVIL.COM



VEHICLE TURNING MOVEMENTS PLAN
POPEYES FAST FOOD RESTAURANT
 10869 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VA

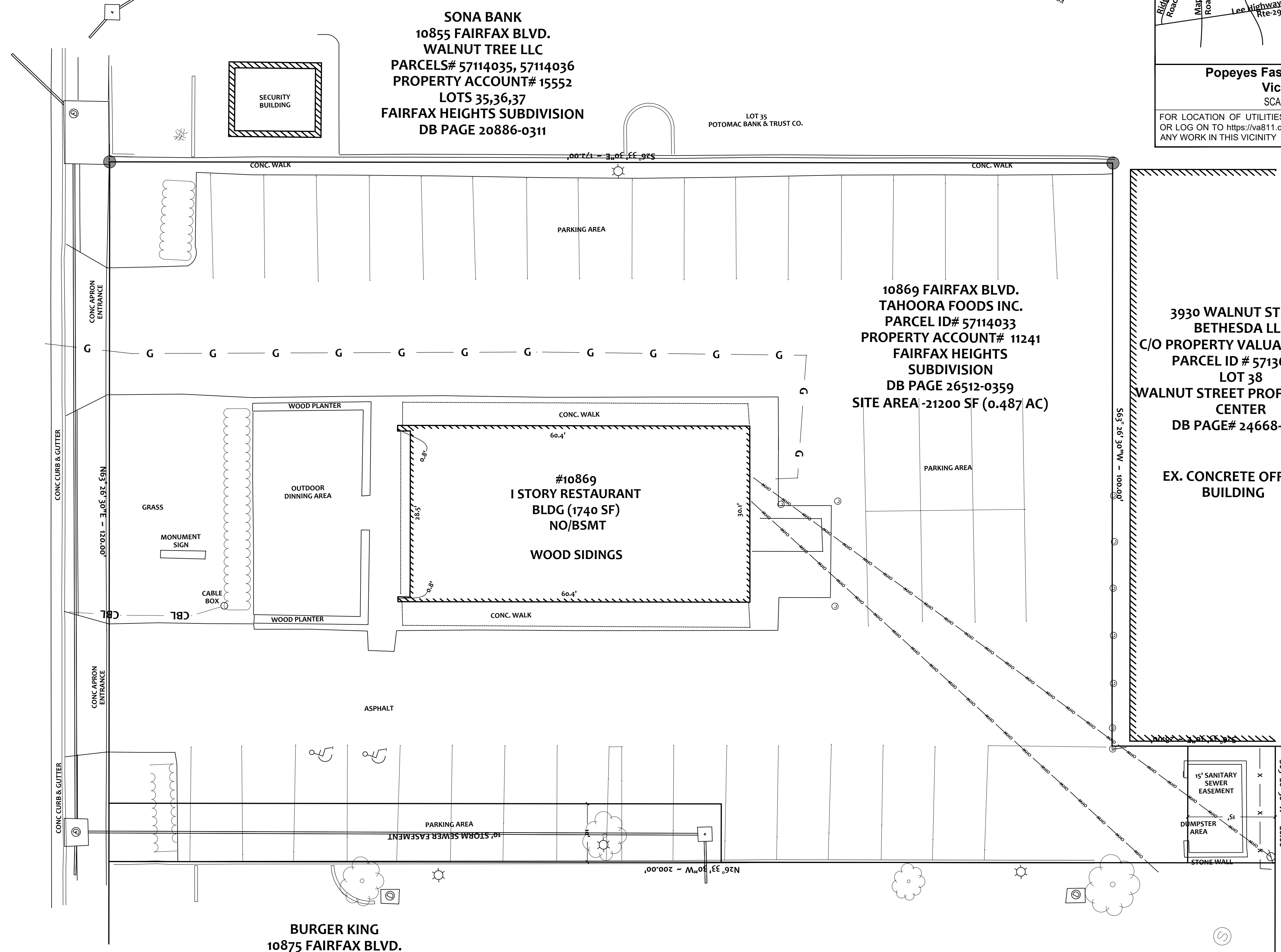
SCALE: 1" = 20'
 DATE: MARCH 2021
 C.I.:

- NOTES:**
1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX CITY TAX MAP AS TAX MAP #58-1-02-021 AND IS ZONED R
 2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155240003D, COMMUNITY PANEL 515524 00030 D, FOR THE FAIRFAX CITY, VIRGINIA DATED JNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), BY GPS PERFORMED BY LIGGIE SURVEYS INC.
 4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
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 7. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT
 9. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
 10. UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY
 11. THE PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. LIGGIE SURVEYS INC DOES NOT CERTIFY THAT THE SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

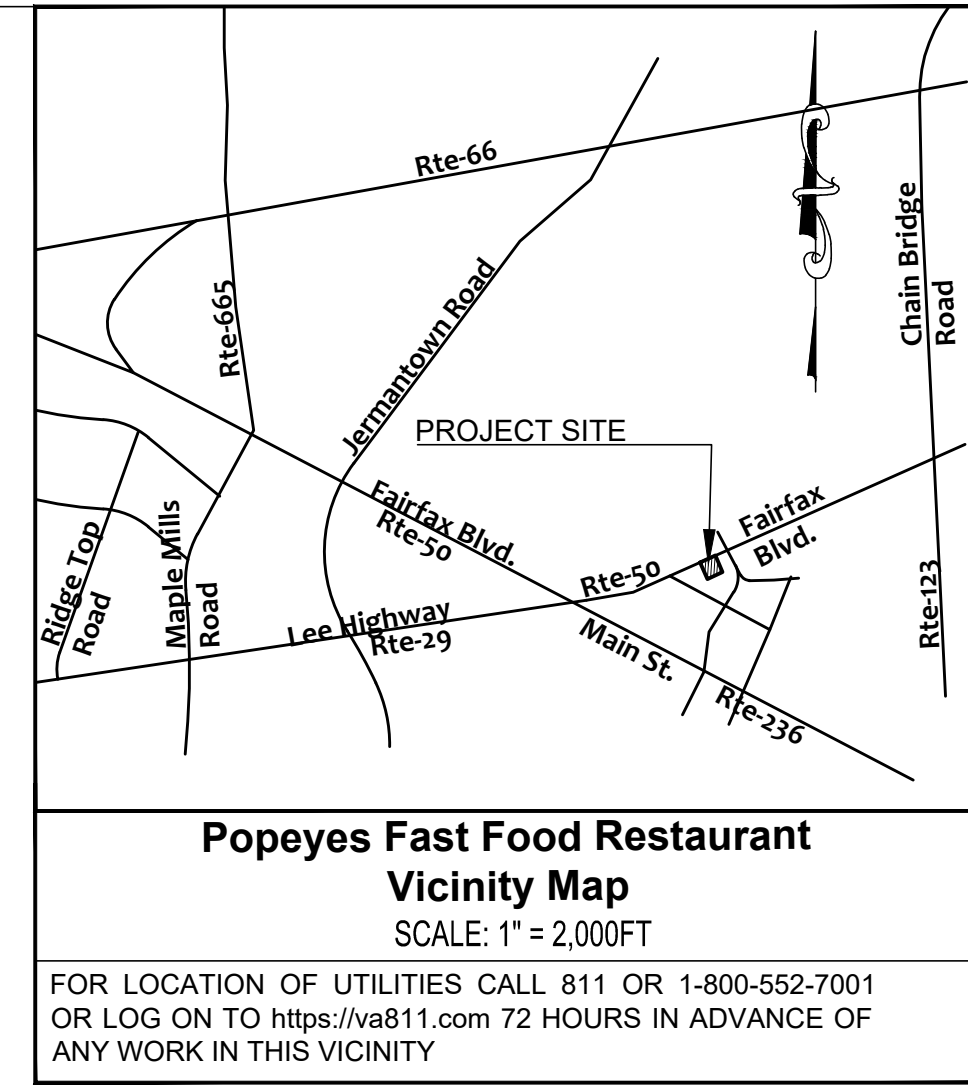
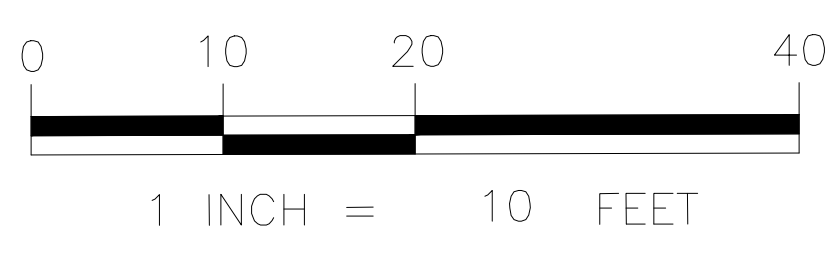
LEGEND

⊕	STORM MH
⊙	GROUND LIGHT
⊖	WATER SHUT OFF
⊕	SON
⊕	UTILITY MH
⊕	LIGHT POLE
⊕	ELEC. MH
⊕	GAS VALVE
⊕	GAS METER
⊕	SANITARY MH
⊕	YARD GRATE INLET
⊕	WATER MH
⊕	WATER VALVE
⊕	WATER METER
⊕	PARKING METER
⊕	CHAIN LINK FENCE
⊕	BOLLARD
⊕	TREE
⊕	BUSH
⊕	TRAILER
⊕	S/W
⊕	TYPICAL
⊕	CONC.
⊕	RETAINING WALL
⊕	IRON PIPE FOUND
⊕	ROOF BRK
⊕	MAL BOX
⊕	TOP OF WALL ELEVATION
⊕	BM
⊕	BOTTOM OF WALL ELEVATION
⊕	EXTENSION
⊕	HANDICAP RAMP
⊕	TELEPHONE POLE
⊕	TRAFFIC LIGHT POLE
⊕	GUY
⊕	EXIST.
⊕	REC.
⊕	MEASURED INFORMATION
⊕	ROOF DRAIN W/CONC BASE
⊕	EXT. FIRE HYDRANT
⊕	CLB & GUTTER
⊕	CHAIN LINK FENCE
⊕	WOODEN FENCE
⊕	PLANTER
⊕	CLEAN OUT
⊕	GENERATOR
⊕	REBAR FOUND
⊕	REBAR WITH CAP
⊕	FOUND
⊕	OPEN END
⊕	BENCHMARK

**LEE HIGHWAY
(80' R/W)**

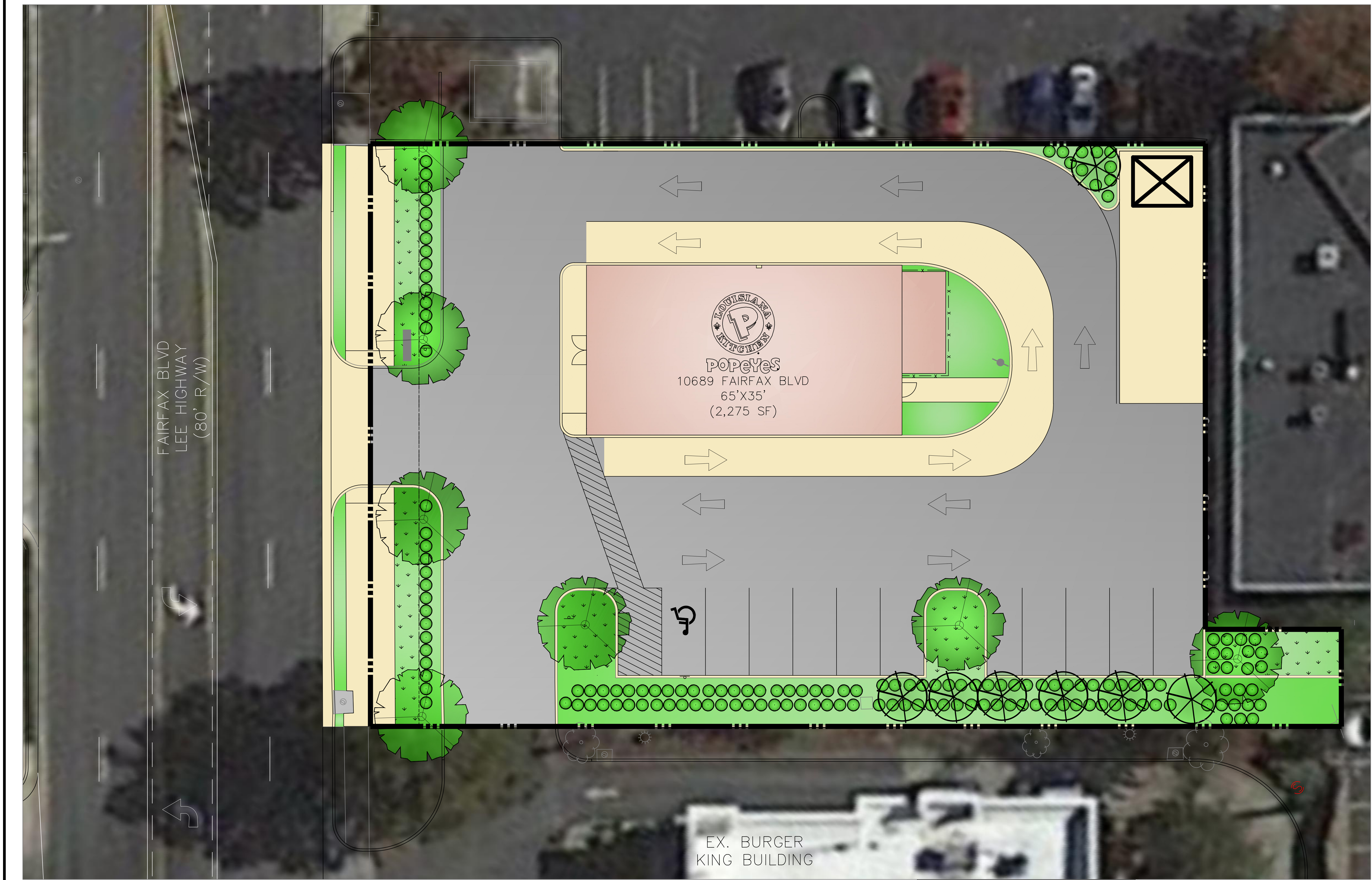


BURGER KING
 10875 FAIRFAX BLVD.
 BURGER KING CORP#201
 C/O PROPERTY TAX ACCOUNTANT
 PROPERTY ACCOUNT# 40768
 PARCELS# 57114031, 57114032
 LOT 31 & PORTION OF LOT 32
 FAIRFAX HEIGHTS SUBDIVISION
 DB PAGE# 7842-0420



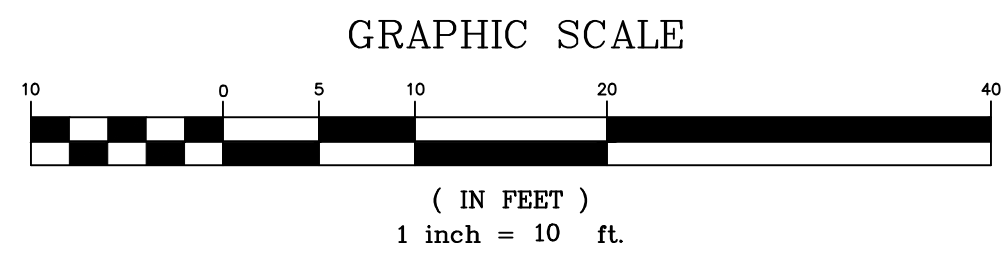
3930 WALNUT STREET
 BETHESDA LLC
 C/O PROPERTY VALUATION, LLC
 PARCEL ID # 57136 100
 LOT 38
 WALNUT STREET PROFESSIONAL
 CENTER
 DB PAGE# 24668-1838

**EX. CONCRETE OFFICE
BUILDING**



FAIRFAX BLVD
LEE HIGHWAY
(80' R/W)

EX. BURGER
KING BUILDING



ZONING TABULATIONS

EXISTING ZONING	CR (COMMERCIAL RETAIL)
PROPOSED ZONING	CR (COMMERCIAL RETAIL)
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUILDING AREA	2,275 SF
PARKING REQUIRED	1 SPACE PER 200 SF OF FLOOR AREA
PARKING PROPOSED	2,275 / 200=11.37 = 11 SPACES
LOADING REQUIRED	NONE FOR BUILDINGS UNDER 10,000 SF
LOADING PROVIDED	NONE
DRIVE-THRU STACKING SPACES REQUIRED	10 STACKING SPACES REQUIRED
DRIVE-THRU STACKING SPACES PROVIDED	10 STACKING SPACES PROVIDED

ZONING COMPLIANCE

	REQUIRED	PROPOSED
BUILDING YARDS		
FRONT (FAIRFAX BLVD)	93' (MAX.); 20' (MIN.)	34.5'
SIDE INTERIOR (EAST)	10' (MIN.)	1'*
SIDE INTERIOR (WEST)	10' (MIN.)	10'
SIDE INTERIOR (SOUTH)	0' (MIN.)	0'
MINIMUM LOT AREA	20,000 SF (MIN.)	21,200 SF
MAXIMUM BUILDING COVERAGE (%)	60	11
MAXIMUM LOT COVERAGE (%)	85	83
MAXIMUM BUILDING HEIGHT	60'	23.25'

*A SPECIAL EXCEPTION IS BEING REQUESTED TO ALLOW A SIDE YARD LESS THAN 10' ALONG THE EAST PROPERTY LINE OF THE SUBJECT PROPERTY.

SITE LAYOUT & SPECIAL USE PERMIT PLAN
POPEYES FAST FOOD RESTAURANT
10869 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

**SHEET
RENDER**
1 OF 1

WAVE CIVIL
CIVIL ENGINEERING AND CONSULTING
5250 CHEROKEE AVENUE, SUITE#223
ALEXANDRIA, VA - 22312
PHONE# 571-749-2494
www.wavecivil.com

PLAN DATE: _____
REV# _____ DATE _____ DESCRIPTION REVISION BLOCK

SCALE: 1" = 10' DATE: MARCH 2021