



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Administrative Site Plan	<input checked="" type="checkbox"/>	Reviewed by:
<input checked="" type="checkbox"/> Preliminary/Final Site Plan	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/>	Planning Board
<input checked="" type="checkbox"/> Preliminary/Final Subdivision		<input type="checkbox"/>	Town Board
		<input type="checkbox"/>	Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: Taco Bell - Empire Blvd (Webster NY)

Project Address: 1800 Empire Blvd

City, State, ZIP: Webster NY 14580

Project Description: Taco Bell is proposing to construct a +/- 2700 sqft (updated from initial town submission) restaurant with drive-thru. The proposed restaurant will require sub-division of the property to allow the Taco Bell to be built on the northern part of the lot with the existing Home Outlet to remain. The project will consist of the building, parking lot, utilities, lighting etc.

Parcel Tax ID#: 093.15-1-57

Zoning District: GB Project Size (acres): 1.9

Owner(s) Name: E.C. Barton & Company

Mailing Address: 2929 Brown's Lane, PO Box 16360, Jonesboro AR 72403

Email: tyson.teel@ecbarton.com

Phone: 870-336-6083

Applicant Name: Fairlane Dr LLC

Address: 290 Elwood Davis Road, Suite 320, Liverpool NY 13088

Email: mikem@hrgweb.com

Phone: 315-451-1957

Applicant Signature:  Date: 1/28/2022

Agent/Engineer: Stephanie Albright, PE

Company: APD Engineering & Architecture

Address: 615 Fishers Run, Victor NY 14564

Email: salbright@apd.com

Phone: 585-742-0204

APPLICATION FEES

Planning Review Fee	\$	
Engineering Review Fee	\$	
Check #	Total	0.00

- See **Required Fees Table** for \$\$ Amounts

FOR OFFICE USE ONLY

Application # _____ Date Received: _____



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- Sketch Plan
 Administrative Site Plan
- Preliminary/Final Site Plan
 Conditional Use Permit
- Preliminary/Final Subdivision

Reviewed by:

- Planning Board
- Town Board
- Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: Taco Bell - Empire Blvd (Webster NY)
 Project Address: 1800 Empire Blvd
 City, State, ZIP: Webster NY 14580
 Project Description: Minor site plan modifications of Home Outlet parking lot.

Parcel Tax ID#: 093.15-1-57
 Zoning District: GB Project Size (acres) 1.9

Owner(s) Name: E.C. Barton & Company
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FOR OFFICE USE ONLY

Application # _____ Date Received: _____

APD ENGINEERING & ARCHITECTURE

BRINGING YOUR DESIGN TO LIFE

Town of Penfield – Planning Board
3100 Atlantic Ave
Penfield, NY 14526

March 1, 2022

APD Project No.: 19-0124

RE: Taco Bell, Empire Blvd – Planning Board Submittal

Dear Planning Board Members,

We are pleased to submit on behalf of Hospitality Syracuse, Inc. for Site Plan, Subdivision and Conditional Use Permit (for restaurant use) for the parcel at 1800 Empire Boulevard. This project (Tax Parcel # 093.15-1-57) is proposing to subdivide the existing property to construct a Taco Bell with drive thru within the northern portion of the Home Outlet parking lot as depicted on the site plan. The property fronts on Empire Boulevard and Creek Street. The property is zoned General Business and is not located in any overlay districts.

Please refer to our Sketch Plan submittal dated December 3, 2021 for additional information regarding existing site conditions, proposed development, approvals, site photos, etc.

We have met with the Town PRC twice and the Planning Board (Sketch Plan) once to get us to this point in the project. We appreciate the opportunity to work with the Town to obtain preliminary project feedback. As is further described in our response to Sketch Plan comments and shown in our Site Development Plans, below is a brief summary of some of the items that have been modified based on our collaboration.

- A. Snow storage has been added to the plans
- B. The following agreements between the two property owners will be provided:
 - a. Cross access
 - b. Shared parking
 - c. Snow storage
- C. Dual drive thru lane/order point – Note that Taco Bell is proposing a 2nd drive thru lane for this project. Depending on coordination with Taco Bell corporate and advancements in technology for this component, the timeline for construction of this drive thru lane is unknown. We would like to ask the board to review this project with the 2nd drive thru, but with the understanding that construction may not happen at the same time. The impervious area for this drive thru has been included in the stormwater and lot coverage calculations.
- D. Internal circulation has been a main topic of conversation at our meetings. We feel that providing a 40' main drive, with the striping and signage as currently shown on the site plan, provides a significant benefit of traditional drive-thru facilities with a 24' drive aisle and parking on each site. We have provided painted arrows on the asphalt, stop bar, 'Do Not Block Intersection' signs, and minimized the center lane to 10' wide to aide in the internal circulation.
- E. A Contech CDS hydrodynamic unit has been designed to provide additional water quality treatment prior to discharge to the Irondequoit Bay watershed. This has been agreed to by the client as an additional benefit to the Town and is not part of the Town or State water quality requirements for this project.

If we are able to obtain all required approvals this winter, the applicant would be looking to begin construction in the Spring of 2022 and have the restaurant open by the end of 2022.

HEADQUARTERS

615 Fishers Run, Victor, NY 14564
Phone: 585.742.2222 • Fax: 585.924.4914
Website: www.apd.com • eMail: info@apd.com

OFFICE LOCATIONS

17961 Cowan, Irvine, CA 92614 • Phone/Fax: 714.987.1380

The following information is provided for your review and consideration:

1. Four (4) copies of Letter of Intent (this letter)
2. Four (4) copies of our response letter to sketch plan comments
3. Four (4) copies of the Final Site Plan Application (Taco Bell)
4. Four (4) copies of the Final Site Plan Application (Home Outlet)
5. Four (4) copies of the Factors for Consideration
6. Four (4) copies of the NYS Short Environmental Assessment Form
7. Four (4) copies of the Owners Authorization Letter
8. Four (4) copies of NYSDOT correspondence
9. Four (4) full size copies and seven (7) 11"x17" prints of Site Development Plans
10. Four (4) full size copies and seven (7) 11" x 17" prints of the LSI Photometric Plan
11. Four (4) full size copies and seven (7) 11" x 17" prints of the A4.0 Exterior Elevations Plan (color)
12. Four (4) full size copies and seven (7) 11"x17" prints of the Subdivision Plan
13. Two (2) copies of the Traffic Impact Study
14. Two (2) copies of the Post Construction Stormwater Management Plan
15. \$971 Taco Bell Application Fee ($\$500 + 175 * 2.689 = \971)
16. \$500 Home Outlet Application Fee (\$500) – Note that final verification is pending from the Town if any additional fees are required as no building is proposed with this application.
17. USB Flash Drive with PDF's of above referenced items

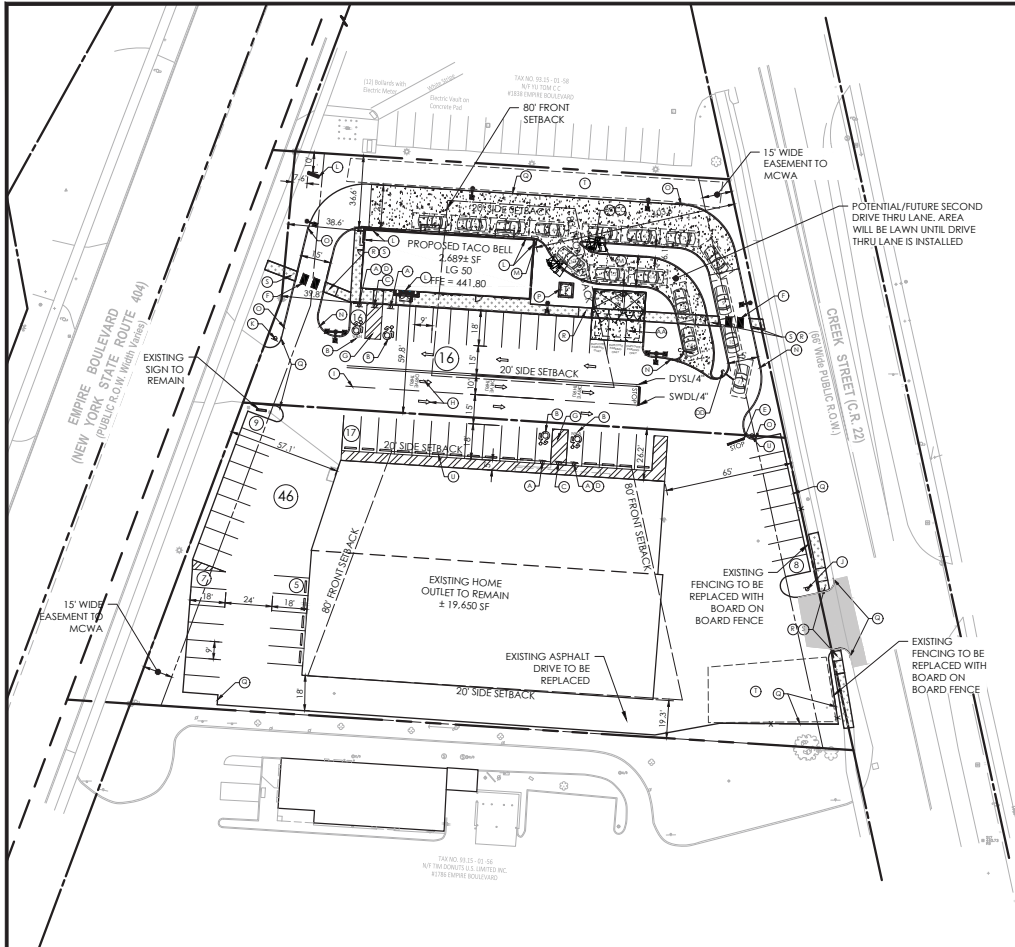
We respectfully request to be added to the agenda for the April 14, 2022 Planning Board meeting to discuss the potential subdivision, site plan applications, and conditional use permit.

Sincerely,



Stephanie Albright, P.E.
Senior Civil Engineer

cc: M. McCracken (Hospitality Syracuse)
B. Brugg (Woods Oviatt)



SITE LEGEND:

- (A) ACCESSIBLE PARKING SIGN, POST & BOLLARD (REFER TO DETAIL)
- (B) PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAIL)
- (C) "NO PARKING ANY TIME" SIGN, POST & BOLLARD (REFER TO DETAIL)
- (D) "VAN ACCESSIBLE" SIGN (REFER TO DETAIL)
- (E) STOP SIGN, PAINTED STOP BAR, & "STOP" LETTERING (REFER TO DETAIL)
- (F) PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- (G) SYS1/4" PARKING STALL STRIPING
- (H) PAVEMENT MARKINGS - ARROWS (REFER TO DETAIL)
- (I) PAVEMENT MARKINGS - CENTERLINE (DYSL)
- (J) TACO BELL ENTRANCE SIGN (PROVIDED BY SIGN VENDOR)
- (K) TACO BELL EXIT SIGN (PROVIDED BY SIGN VENDOR)
- (L) TACO BELL LOGO SIGN (PROVIDED BY SIGN VENDOR)
- (M) BOLLARDS (REFER TO ARCH. PLAN DETAIL)
- (N) CONCRETE CURB (REFER TO DETAIL)
- (O) TRANSITION CURB (REFER TO DETAIL)
- (P) TRANSFORMER PAD, INSTALL PER ELECTRIC COMPANY REQUIREMENTS, INCLUDE BOLLARDS AS NECESSARY.
- (Q) EDGE OF PAVEMENT
- (R) ADA RAMP (REFER TO DETAIL)
- (S) DETECTABLE WARNING (REFER TO DETAIL)
- (T) SNOW STORAGE AREA
- (U) "DO NOT BLOCK INTERSECTION" SIGN (REFER TO DETAIL)
- (V) CONCRETE DUMPSTER PAD (REFER TO ARCH. PLANS)
- (W) MENU BOARD (REFER TO DETAIL)
- (X) SPEAKER BOX (REFER TO DETAIL)
- (Y) CLEARANCE BAR (REFER TO DETAIL)

ABBREVIATIONS:

- 1. SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- 2. DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- 3. TYP. - TYPICAL
- 4. P.D.C. - PROTECT DURING CONSTRUCTION
- 5. SF - SQUARE FEET

REFERENCE:

- 1. 1343-16BASE.DWG, PRELIMINARY ALTA-NSPS LAND TITLE SURVEY, LAST REVISED ON DECEMBER 10, 2021, PREPARED BY MCMAHON LARUE ASSOCIATES, P.C.
- 2. CONNECTEXPLORER ONLINE ORTHOGRAPHIC HI-RES IMAGERY BY EAGLEVIEW.



AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT TIG SAFETY NEW YORK (TFSO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

LEGEND OF EXISTING FEATURES

REFER TO THE SURVEY PREPARED BY MCMAHON LARUE ASSOCIATES, P.C.

LEGEND OF IMPROVEMENTS

- BACK OF CURB
- FACE OF CURB
- FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PROPOSED BUILDING
- TRANSFORMER PAD
- HEAVY DUTY ASPHALT (REFER TO DETAIL)
- HEAVY DUTY CONCRETE (REFER TO DETAIL)
- SIDEWALK (REFER TO DETAIL)
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- LIGHT POLES
- SITE SIGN, PAINTED STOP BAR & "STOP" LETTERING
- WHEEL STOPS (REFER TO DETAIL)

PLANNING BOARD CHAIRPERSON	DATE
ENGINEERING AND PLANNING	DATE
DIRECTOR OF PUBLIC WORKS	DATE
TOWN CLERK	DATE
FIRE MARSHAL	DATE
TOWN SUPERVISOR	DATE
DIRECTOR OF DEVELOPMENT SERVICES	DATE

SIGN DATA:

BULK REQUIREMENTS	ALLOWED	PROPOSED	VARIANCE
BUILDING SIGN - AREA	2 SF PER LINEAR FOOT OF BUSINESS FRONTAGE (30 FT 11 IN ON EMPIRE BL & 30 FT 6 IN CREEK (61 SF) SO 122.8 SF TOTAL)	122.82 SF	NO
DIRECTIONAL SIGNAGE	NO LOGO	2 SIGNS W/ LOGOS	YES
BUILDING SIGN - NUMBER	ONE SIGN PER BUSINESS	5 SIGNS	YES
FREESTANDING SIGN - AREA	20 SF	83.4 SF	YES
FREESTANDING SIGN - HEIGHT	20'	20'	NO
FREESTANDING SIGN - FRONT SETBACK (TACO BELL)	20'	7.8'	YES
FREESTANDING SIGN - FRONT SETBACK (HOME OUTLET)	20'	7.6'	NO
FREESTANDING SIGN - SIDE SETBACK (HOME OUTLET)	25'	23'	YES
FREESTANDING SIGN - SIDE SETBACK (TACO BELL)	25'	10'	YES

SITE DATA:

LOCAL JURISDICTION:	Town of Penfield
ZONING CLASSIFICATION:	General Business (GB)
PERMITTED USE:	RESTAURANT (CONDITIONAL USE PERMIT REQUIRED)
CURRENT OWNER:	E.C. BARTON & COMPANY (TO RETAIN HOME OUTLET PORTION OF SITE)
PROPOSED OWNER:	FAIRLANE DRIVE LLC (TO PURCHASE TACO BELL PARCEL AFTER SUBDIVISION)

SUBDIVISION:	42.7 AC
PARCEL # 1 (TACO BELL)	42.7 AC
PARCEL # 2 (HOMERUN OUTLET)	41.77 AC
TOTAL PROPERTY	84.47 AC

BULK REQUIREMENTS	REQUIRED	EXISTING	HOME OUTLET	TACO BELL	Variance Required
FRONT YARD (L/W)	80 FT	N/A	56.5 FT (EAST)	110.6 FT (EAST)	YES
REAR YARD	30 FT	N/A	N/A	N/A	NO
SIDE YARD (N/S)	20 FT	N/A	126.2' (SOUTH)	136.6' (SOUTH)	YES
MINIMUM LOT COVERAGE	45%	49.3%	49.3%	27.1%	NO
PAVING AND PARKING LOT	40 FT	80	80	24 FT	NO
MINIMUM BUILDING HEIGHT	1.5 FT FOR EACH 2 PERSON OF LEGAL OCCUPANCY PLUS 1' FOR EACH EMPLOYEE	N/A	N/A	16 SPACES	YES
PARKING REQUIREMENT FOR TACO BELL	60 OCCUPANCY AND 7 EMPLOYEES = 36 SPACES	N/A	N/A	16 SPACES	YES
PARKING REQUIREMENT FOR HOME OUTLET	5 PARKING SPACE FOR 1000 SF 19,650 SF = 99 SPACES	42 SPACES	46 SPACES	N/A	NO
PARKING ISLAND WIDTH	9 FT	9 FT	9 FT	9 FT	NO
PARKING ISLAND LENGTH	18 FT	18 FT	18 FT	18 FT	NO

NOTE: ITEMS IN BOLD ABOVE A VARIANCE IS REQUIRED. IT IS ASSUMED THAT HOME OUTLET SIGN CONCERNING ITEMS THAT ARE NOT RESULTING IN A MAJOR RESTRICTIVE CHANGE WILL NOT REQUIRE A VARIANCE.

GENERAL NOTES:

- 1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND/OR THE APPROPRIATE WATER, SEWER, AND/OR DRAINAGE DISTRICTS, AND/OR OTHER AUTHORITIES HAVING JURISDICTION.
- 2. ALL EXISTING BUILDING(S), SITE, ROADWAY, UTILITY, BOUNDARY, AND TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS REPRESENTED BASED ON USE OF THE LISTED REFERENCES. CONTRACTOR TO VERIFY LOCATION AND LIMITS OF WORK PRIOR TO STARTING. ANY CHANGES OR CONFLICTS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. ALL PAVING, CURBING, FLATWORK, SIDEWALKS, FENCING, BOLLARDS, ETC., WHICH CONFLICT WITH NEW CONSTRUCTION ARE TO BE DEMOLISHED AND DISPOSED OF IN ACCORDANCE WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.
- 5. APD ENGINEERING AND ARCHITECTURE, PLLC (APD) IS ONLY RESPONSIBLE FOR THE PROPOSED SITE IMPROVEMENTS RELATED TO THIS TACO BELL CONSTRUCTION AND MINOR MODIFICATIONS TO THE HOME OUTLET PARKING LOT, AS SHOWN ON THE PLANS. APD DID NOT PERFORM THE ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS. CONTRACTOR SHALL REVIEW EXISTING SITE FEATURES PRIOR TO PREPARATION OF BID.

SITE NOTES:

- 1. ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
- 2. CONTRACTOR SHALL PROVIDE TOUCH-UP PAINT FOR ALL FIRE HYDRANTS, BOLLARDS, LIGHT POLE BASES, VALVE COVERS, AND CURBS WHICH ARE CURRENTLY PAINTED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REVIEW EXISTING SITE FEATURES PRIOR TO PREPARATION OF BID. COST SHALL BE INCLUDED IN THE BASE BID.
- 3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREIN ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PENFIELD AS OF THE DATE OF THIS PLAN AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- 5. REFER TO LIGHTING PLAN, SHEET CS, FOR LIGHT POLE AND BUILDING MOUNTED LIGHT LOCATIONS, AND FIXTURE TYPE. REFER TO PLAN BY LSI LIGHTING UNDER SEPARATE COVER FOR PHOTOMETRIC LAYOUT.
- 6. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS, BUT ELECTRIC SERVICE TO THE PYLON SIGN SHALL BE INCLUDED IN THE CONTRACT.
- 6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC., OUTSIDE OF WORK LIMITS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE HOME OUTLET BUILDING AND UTILITY INTERRUPTIONS WITH THE STORE MANAGER A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES OF WORK TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO THE HOME OUTLET STORE. THE HOME OUTLET SHALL REMAIN IN OPERATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPLICABLE AGENCIES TO MAINTAIN EMERGENCY ACCESS TO THEIR SATISFACTION. ALL WORK THAT WILL IMPACT TRUCK DELIVERIES, ACCESS, AND/OR PARKING SHALL BE PHASED IN SUCH A WAY AS TO MAINTAIN OPERATION AND ACCESS TO THE STORE.
- 7. APD ENGINEERING AND ARCHITECTURE, PLLC (APD) IS ONLY RESPONSIBLE FOR THE PROPOSED SITE IMPROVEMENTS RELATED TO THIS TACO BELL CONSTRUCTION AND MINOR MODIFICATIONS TO THE HOME OUTLET PARKING LOT, AS SHOWN ON THE PLANS. APD DID NOT PERFORM THE ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS. CONTRACTOR SHALL REVIEW EXISTING SITE FEATURES PRIOR TO PREPARATION OF BID.
- 8. ANY EXISTING STRIPING WHICH IS TO REMAIN IN PLACE AND WHICH MAY BECOME OBSCURED OR DAMAGED DUE TO THE CONSTRUCTION OF IMPROVEMENTS SHALL BE REPLACED AND/OR REPAINTED AS NECESSARY.
- 9. REFER TO THE SURVEY FOR THE PROPERTY BOUNDARY INFORMATION (E.G. LOT AREA, BEARINGS, DISTANCES, ETC.).

Issued:	Date:
A Town of Penfield	03/01/22
B	
C	
D	
E	
F	
G	
H	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	



Civil Engineer of Record
Name: Stephanie L. Albright
New York License No.: 087051
Term Reg. No.: 0014815
Exp. Date: December 31, 2023

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DO NOT SCALE PLANS
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Taco Bell - Penfield, NY

Empire Blvd, Webster NY 14580
Town of Penfield, NY
Marion County
Project Name & Location:

Site Plan

Drawing Name:	Project No.
Date: 12/13/21	19-0124
Type: LG 50	
Drawn By: SLA	C2
Scale: 1" = 30'	Drawing No.