

MAR 22 2024

VILLAGE OF WILLIAMSVILLE  
RECEIVED

March 8, 2024

Re: 19 S. Long Street, Williamsville, NY 14221  
SBL 80.08-6-6

Dear Review Board:

I have been a Village resident, community volunteer for over thirty years. I have attached this letter to further explain my plan for 19 S. Long Street. This property has always been used as both a personal residence and business. Presently I operate my law office here with my wife, a paralegal, and part time secretary.

Over the years traffic on S. Long has become far busier. We have a bustling DPW next door which produces constant traffic all day; the Natale Development is now at full capacity; and the S. Long Park and Train Station due to recent improvements have many more users.

This has made safely pulling onto S. Long more challenging, especially when backing onto S. Long. Driver whip around Main Street at over 40mph and then accustomed to maintaining that speed accelerate up S. Long creating very challenging traffic patterns.

Presently when we are required to “stack” cars in the driveway. This is not ideal for the following reasons:

- This requires cars to back into S. Long Street which has become very busy and presents challenges to safely enter the roadway.
- Forces invitees and guests to park on the road which is challenging for many. There is no curb so they have to step into the mud, or into traffic which has become a busy road, and difficult for seniors.
- Stacking cars is not preferred per the Village code.
- This requires cars to be parked close to the sidewalk creating a visual impediment for pedestrians.
- It creates inconvenience when moving cars.



The plan is to continue the existing driveway into the back, behind the building. This will be beneficial for many reasons:

- It eliminates the need to stack cars.
- Eliminates the need to park in the front near the sidewalk
- Beautifies the area by “hiding” cars behind the building
- Reduces inconvenience to parkers.
- Allows clients and visitors to park off the street. This is very beneficial for seniors.
- Allows persons to turn around their vehicle to safely pull forward onto S. Long Street

The plan allows the existing 3'+ foot permeable soil buffer on the East, South and West side of the proposed area to remain in place. Multiple and various evergreen and deciduous plantings will be placed in the soil areas to create visual buffer and beautification. On the South, West, and East side there will be an additional 2'-3' foot buffer area for snow removal and deposits. There is no change to the existing topography. The surface area will be asphalt blacktop to match the existing driveway. There will be no changes or impact to the front of the property or the concrete sidewalk. There will be no change to the building appearance.

Please let me know if you have any questions

Sincerely,

Jeffrey F. Voelkl, Esq., LL.M.

# Village Of Williamsville

Building Department  
5565 Main Street  
Williamsville NY, 14221



Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewillamsville.com

## General Permit Application

### Part I: Project Property & General Information:

Property Address: 19 S. Long St., Williamsville Zoning: MU  
NY 14221 SBL #: 80.08-6-6

Applicant Name/Title: JFV Holdings LLC - Jeffrey F. Voelkl  
Applicant Address: 19 S. Long St.  
Williamsville NY 14221  
City State Zip  
Phone Number: 716 633 4030 Email Address: jvoelkl@voelklaw.com

Property Owner: JFV Holdings LLC  
Owner Address: 19 S. Long St.  
Williamsville NY 14221  
City State Zip  
Phone Number: 716 633 4030 Email Address: jvoelkl@voelklaw.com

### Type of Construction or Improvement:

- Residential Add. /Alter.     New Build 1 or 2 family     Commercial Add. /Alter.     Commercial New Bldg.

Description of Project: Extend existing driveway with space for turn around.

Estimated Project Cost: \$ 10,000

Proposed Sq. Ft.: 1720

**Part II: Designers & Contractors:**

Architect/Engineer: N/A  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number: \_\_\_\_\_

General Contractor: N/A  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Electrical Contractor: N/A  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Plumbing Contractor: N/A  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number: \_\_\_\_\_

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**Part III: Project Plans & Specifications:**

Supply three (3) sets of detailed design drawings with this application. Drawings should be detailed and show sufficient information to depict all scopes of the work to be performed for the project. Drawings must be prepared and stamped and certified by a licensed New York State Architect or Engineer. Please provide the following details should they pertain to the project. Additional drawings/specifications may be requested at the Building or Fire Inspector's request:

1. Site/Plot Plan (on survey acceptable – include setbacks to property lines and existing structures)
2. Foundation Plan
3. Floor Plans
4. Electrical/Plumbing Plans
5. HVAC specifications/Plans
6. Framing and Structural Plans/Specifications
7. Elevations
8. Typical Section(s)
9. Door & Window Schedules
10. Energy Code Compliance Checklists
11. Stamped Plan Review sheets

**Part IV: General Information & Requirements:**

1. Work conducted pursuant to this building permit must be visually inspected at certain intervals by the Code Enforcement Official. All work must conform to the New York State Uniform Fire Prevention and Building Code, the Code of the Village of Williamsville, and all other applicable codes, rules, or regulations.
2. Changes to the scope of work which may deviate from the plans which were approved for construction for the building permit, must be immediately reported to the Village of Williamsville Building Department for approval before any changes are completed. Revised drawings may be required depending on the extent of the revisions.
3. Any Demolition activities need to follow NYS Department of Labor guidelines regarding lead and asbestos handling, as well as receive a separate permit from the Village of Williamsville.
4. It is the owner/applicant's responsibility to contact the Village of Williamsville Building Department at least 24 hours before an inspection is needed.

PROVISIONS SHALL BE MADE FOR THE FOLLOWING ELEMENTS OF THE CONSTRUCTION PROCESS, WHERE APPLICABLE:

- A. Foundation Stake Out (Before excavation)
- B. Footing/Foundation Excavation (Before Plumbing)
- C. Floor Framing, Drain Tile, Plumbing, Floor Insulation
- D. Building System (Including Plumbing HVAC and Electrical by the Town of Amherst)
- E. Rough Framing (Before Insulation)
- F. Fire Resistant Construction
- G. Fire Resistant Penetrations
- H. Insulation (Before Drywall)
- I. Final Inspection – All work completed (Including Plumbing, Electrical, Mechanical, Fire Safety, Exterior and Interior)

DO NOT PROCEED TO THE NEXT STEP OF CONSTRUCTION IF THE PREVIOUS STEP HAS NOT BEEN INSPECTED.

Work will be ordered to be removed at the owner or contractor expense to conduct the previous required inspection.

- 5. All permitted electrical work to be performed is required to be inspected by the Town of Amherst Electrical Inspector at the owner's expense. Please apply for the permit at the Town of Amherst.
- 6. OWNER HEREBY AGREES TO ALLOW THE VILLAGE OF WILLIAMSVILLE BUILDING DEPARTMENT TO INSPECT THE WORK DONE PURSUANT TO THE BUILDING PERMIT, AND THAT THEY AGREE TO KEEP ALL BUILDINGS UP TO CODE AND COMPLY WITH ALL REQUIREMENTS PURSUANT TO THE UNIFORM CODE, VILLAGE OF WILLIAMSVILLE CODE AND ALL OTHER APPLICABLE CODES.
- 7. New York State law requires contractors to maintain Workers Compensation and Disability Insurance for their employees. No permit will be issued unless all appropriate insurance documents for Liability, Workers Compensation and Disability are supplied to the Building Department with this application. If the contractor believes that they are exempt, then the proper Worker's Compensation Exemption form should be submitted.
- 8. No new building or addition should be occupied without first having properly been issued a certificate of occupancy by the Village of Williamsville Building Inspector.
- 9. This permit does not include any privilege of encroachment in, over, under or upon any village, county or state street right-of-way.
- 10. The Building Permit card must be displayed so as to be visible from the street nearest to the site of work being conducted.

I, Jeffrey F. Voelkl, the above named applicant, hereby attest that I am the lawful owner of the property described within, or am the lawful agent of said owner and affirm under penalty of perjury that all statements made by me on this application are true to the best of my knowledge.

Owner Signature: Jeffrey F. Voelkl, President Date: 2-28-2024

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Official Use Only**

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Forwarded to: \_\_\_\_\_

Special Approval needed by:

- Zoning Board       Planning Board       Historic Preservation       Village Engineer       Other

Application Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Issued By: \_\_\_\_\_ Date: \_\_\_\_\_

Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Initials: \_\_\_\_\_

Application Denied By: \_\_\_\_\_ Date: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

# VILLAGE OF WILLIAMSVILLE



## APPLICATION FOR SITE PLAN/ ARCHITECTURAL REVIEW

<b><u>OFFICIAL USE ONLY</u></b>			
Project #:	Zoning District: <u>MU</u>	Date Received: _____	
<input checked="" type="checkbox"/> Planning Board		or	<input type="checkbox"/> Historic Preservation Commission
<b>Application Review Fee Schedule (Check all that apply)</b>			
Sketch Plan Review	\$0		<input type="checkbox"/>
Architectural Review – New Construction	\$1,000		<input type="checkbox"/>
Architectural Review – Building Modification	\$500		<input type="checkbox"/>
Site Plan Review- New Construction	\$1,000		<input type="checkbox"/>
Site Plan Review- Site Modification <i>gmp 3/4/24</i>	\$500		<input checked="" type="checkbox"/>
Sign Review	\$0		<input type="checkbox"/>
Engineering Review Fee*	\$2,000		<input type="checkbox"/>
Total \$			_____
* Engineering Review fees are required for most large projects and for projects triggering SWPPP. The amount of the fee can be increased by the Village of Williamsville to cover costs incurred by the Village in excess of \$2,000. Where costs are under \$2,000, the balance will be refunded to the applicant.			

### **COMPLETED BY APPLICANT**

**Project Location:** Address: 19 S. Long St., Williamsville NY 14221

SBL(s) #: 80.08-6-6

**Project Description:** Please describe the proposed scope of work below, or attach a letter  
Extend driveway with space for turn around

**Parcel Size:** 43 x 101

**Area of Disturbance:** 40 x 43

<b>Number of Parking Spaces:</b>	<u>3</u>	<u>3 (same)</u>	
	Existing	Proposed	Total

<b>Gross Floor Area:</b>	<u>1720</u>	<u>1720</u>	<u>1720</u>
	Existing	Proposed	Total

5565 Main Street, Williamsville NY, 14221 | 716-632-7747 | [www.walkablewilliamsville.com](http://www.walkablewilliamsville.com)

# VILLAGE OF WILLIAMSVILLE



**Applicant:**

Name: JFV Holdings LLC

Address: 19 S. Long St.

Williamsville NY 14221  
City State Zip

Phone: 716 633 4030 Email: jvoelkl@voelklaw.com

\* If applicant is **not** the property owner, provide a signed letter of authorization from the property owner as an attachment to this application\*

**Representative:**

Name: Jeffrey F. Voelkl

Address: 19 S. Long St.

Williamsville NY 14221  
City State Zip

Phone: 716 633 4030 Email: jvoelkl@voelklaw.com

**Owner:**

Name: Jeffrey F. Voelkl

Address: 19 S. Long St.

Williamsville NY 14221  
City State Zip

Phone: 716 633 4030 Email: jvoelkl@voelklaw.com

Signature of Preparer: \_\_\_\_\_

Date: 2-28-2024

Title of Preparer: \_\_\_\_\_

President

§ 112-16A(7)

TABLE 1: SUMMARY OF BUILDING AND AREA REQUIREMENTS

Building or Area Requirement	Regulation	Reference Standard in § 112-16
Front Yard Building Setback	0 to 10 feet on Main Street; 11-20 feet with approved public open space on Main Street; 0-20 feet on other streets; <u>21-30 feet</u> with approved public open space on other streets.	B(2)(c), B(2)(d), B(2)(e)
Side Yard Building Setback	0 to 20 feet combined width without driveways; 40 feet maximum with sideyard driveway.	B(2)(h), B(2)(i)
Rear Yard Building Setback	30 feet minimum where lot abuts district boundary; minimum; additional 5-foot setback for each additional 10 feet of building height above 30 feet.	B(2)(j), F(2)(i)
Parking/Driveway Setback	5 feet minimum sideyards; 5 feet minimum rear yards; 10 feet minimum from right-of-way in sideyards	D(2)(a)-(b)
Off-Street Parking Requirement	1.5 spaces per 1,000 square feet of leasable area; 1.5 spaces per residential unit; round up to nearest whole number.	D(4)(i)-(j)
Building Height	Minimum two usable stories; 15-foot minimum height for 1st floor, 50 feet maximum; 30 feet maximum at rear setback when <u>abutting district boundary</u> .	F(2)(f)-(j), B(2)(j)
Building Coverage	Maximum 15,000 gross square feet per story; 100 percent lot coverage permitted, unless lots abuts district boundary.	F(2)(c), B(2)(c)-(e)
Building Transparency	70 percent minimum between 3 feet and 10 feet above grade for first floors.	F(3)(c)

Handwritten note: → 16: VB property reduced from 50' to 38'



This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such

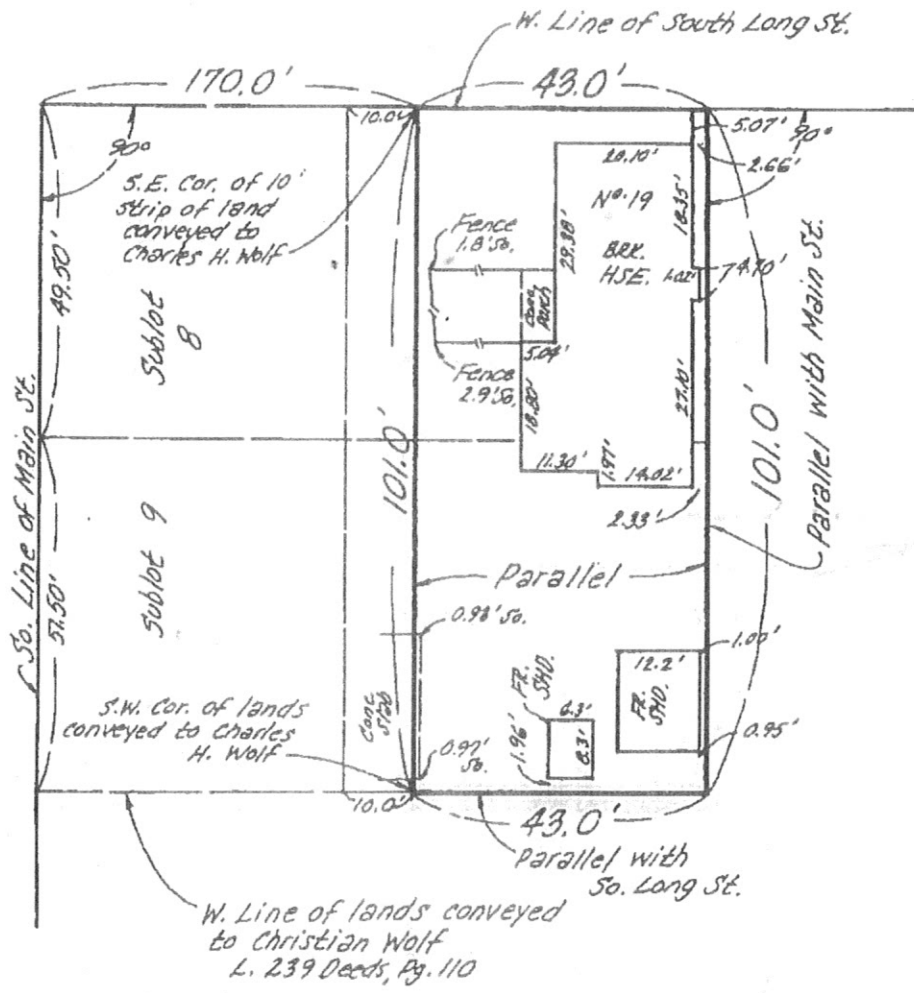
Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law

*Kenneth M. Hahn*



**50. LONG ST.**  
49.5' WIDE  
(a.k.a. Long St.)

**MAIN ST.**  
99.0' WIDE



Village of Williamsville  
Town of Amherst  
County of Erie, New York  
Part of Lot 25, Twp. 12, Rge. 7  
Part of Sublots 8 & 9  
according to a map filed in  
E.C.C.O. in Liber 181 of Deeds  
at Pg. 502

**Kenneth M. Hahn**  
Licensed Land Surveyor  
N.Y.S. License No. 050151

35 Gresham Drive  
Amherst, N.Y. 14226  
Phone (716) 832-2909



Scale: 1" = 20' Job No. 00-1473  
Survey Date: 5-14-00 SBL No. 80.08-6-6

# Short Environmental Assessment Form

## Part 1 - Project Information

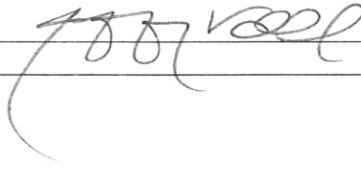
### Instructions for Completing

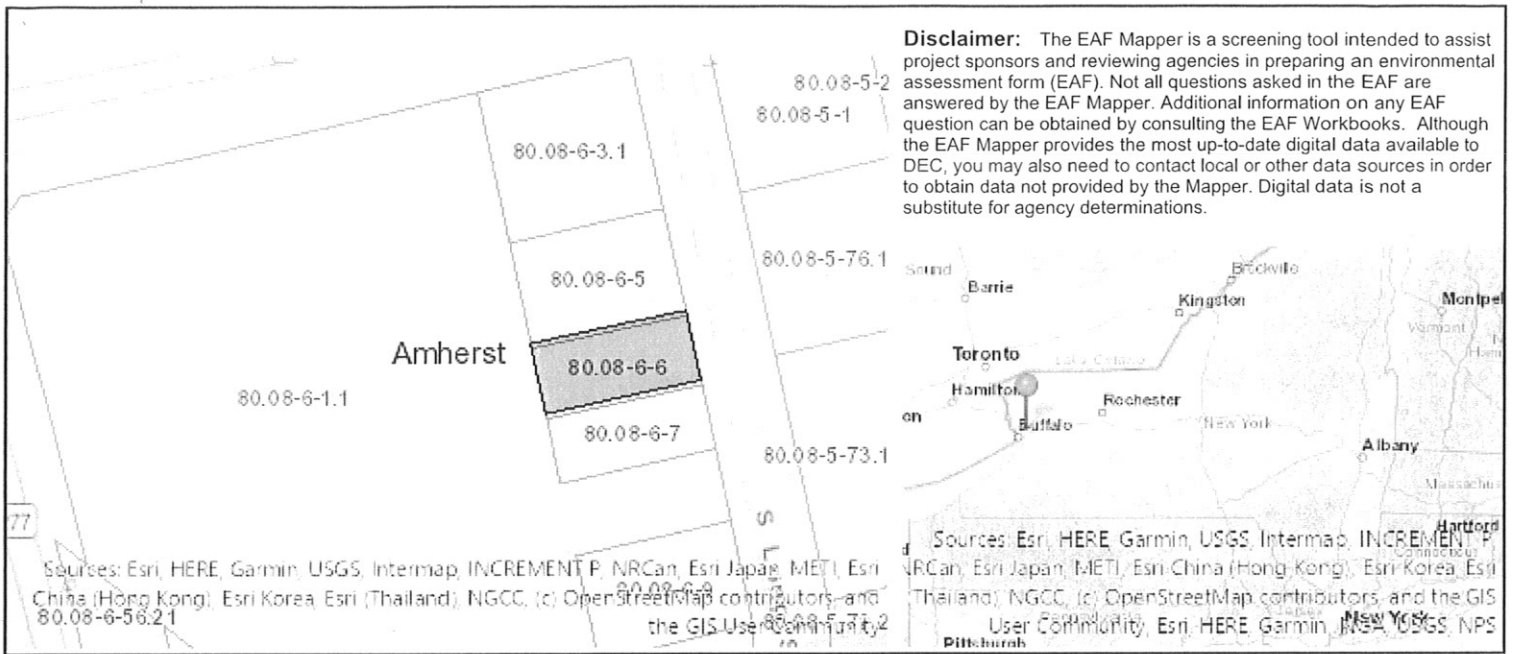
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

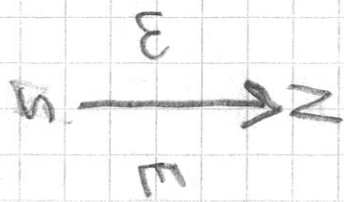
<b>Part 1 – Project and Sponsor Information</b>			
JFV Holdings LLC			
Name of Action or Project: <i>Driveway Extension</i>			
Project Location (describe, and attach a location map): <i>19 S. Lang Street</i>			
Brief Description of Proposed Action: <i>Add onto existing driveway to back yard.</i>			
Name of Applicant or Sponsor: <i>Jeffrey F. Voelkl</i>		Telephone: <i>716-633-4030</i>	
		E-Mail: <i>jvoelkl@voelklaw.com</i>	
Address: <i>19 S. Lang St.</i>			
City/PO: <i>Williamsville</i>		State: <i>NY</i>	Zip Code: <i>14221</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a <u>permit</u> approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>Williamsville Permit</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1720 acres sq. ft.</i>	
b. Total acreage to be physically disturbed?		<i>1720 acres sq. ft.</i>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>None acres</i>	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO

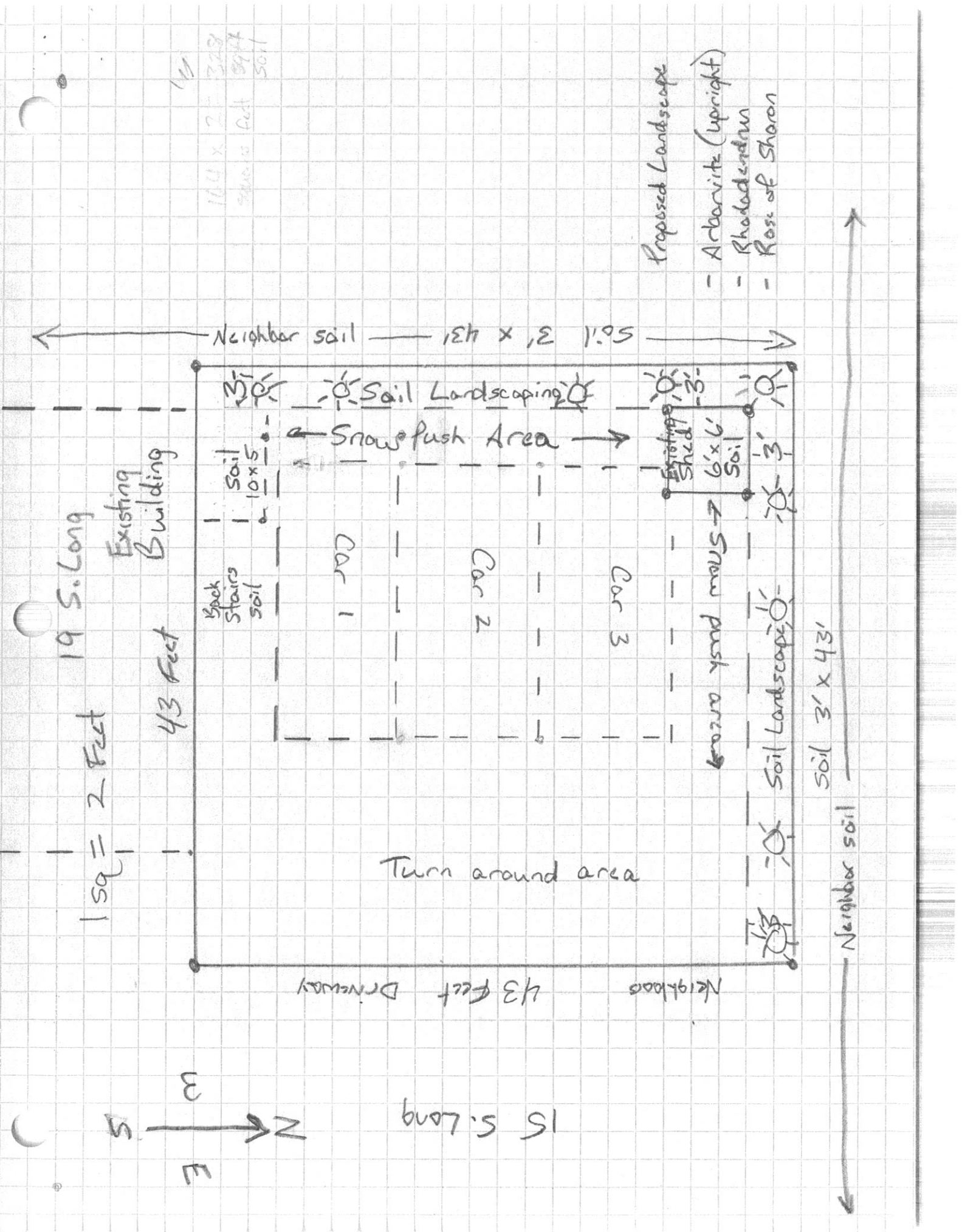
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Jeffrey F. Voelkl</u> Date: <u>3-5-2024</u>		
Signature: <u></u> Title: <u>Member/Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



15 S. Long



- Proposed Landscape
- Arborvitae (Upright)
  - Rhododendrum
  - Rose of Sharon

114 x 2 = 328  
 50000 Acft  
 Soil

Neighbor soil — 127 x 2 105

Soil Landscaping

Snow Push Area

Existing Building

Soil 10x5

Back Stairs soil

Car 1

Car 2

Car 3

Existing Shed

Snow push area

Soil 6x6

Soil Landscaping

Soil 3' x 43'

Neighbor soil

Neighbor driveway

43 Feet

sq = 2 Feet

19 S. Long

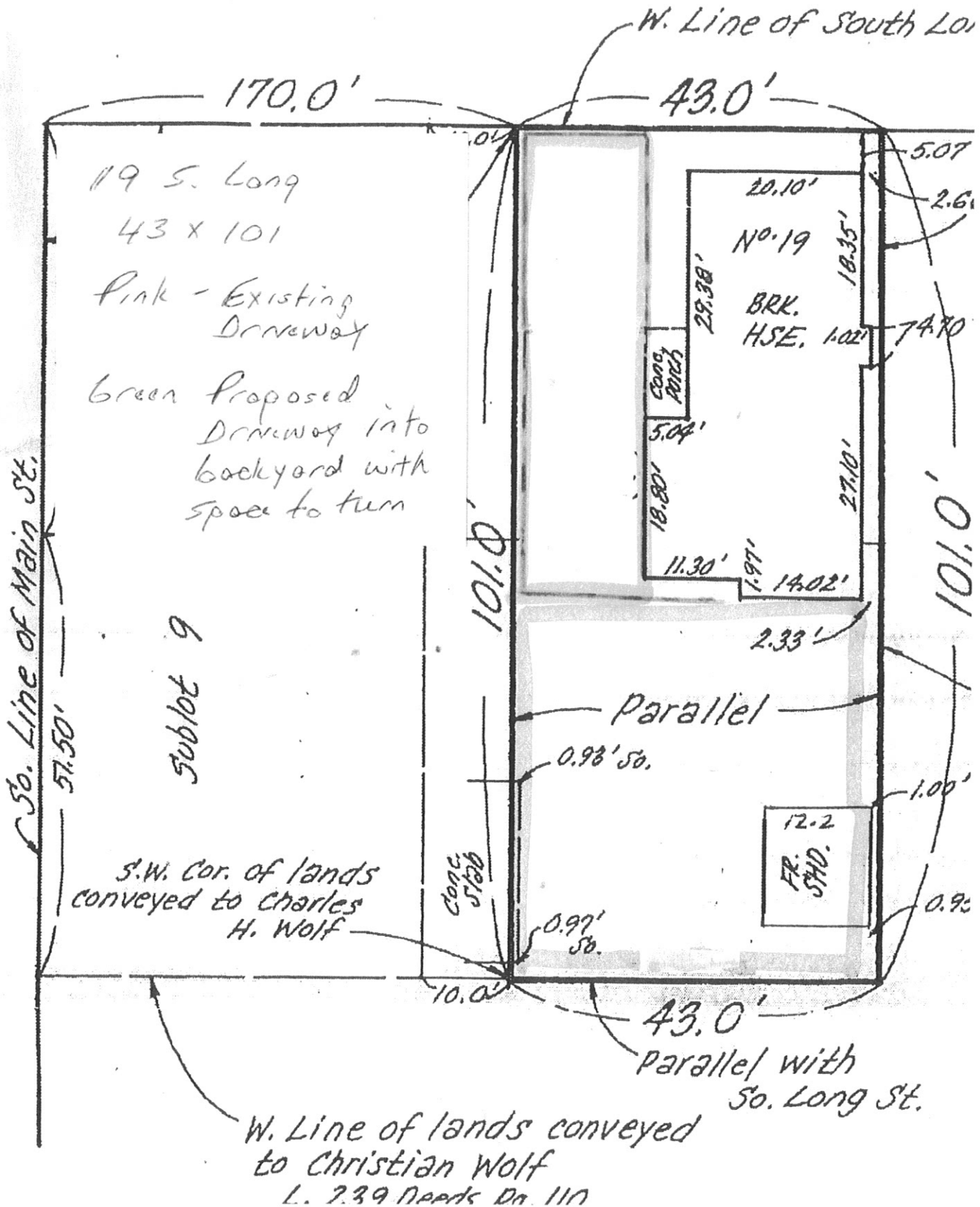
Turn around area

*Handwritten scribbles*

# 19 SO. LONG ST.

49.5' WIDE  
(a.k.a. Long St.)

MAIN 99.0' WIDE ST.



19 S. Long  
43 x 101

Pink - Existing Driveway

Green Proposed Driveway into backyard with space to turn

Sublot 9

S.W. Cor. of lands conveyed to Charles H. Wolf

W. Line of lands conveyed to Christian Wolf  
L. 239 Needs Dr. 117

W. Line of South Long

W. Line of Main St.

Parallel

Parallel with So. Long St.

Conc. Slab

20.10'  
Nº. 19  
BRK. HSE. 1.002'  
29.38'  
5.04'  
18.80'  
11.30'  
1.97'  
14.02'

FR. SHD. 12.2

10.00'

43.0'

5.07'

2.61'

74.70'

27.10'

18.35'

1.00'

0.90'

101.0'

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such

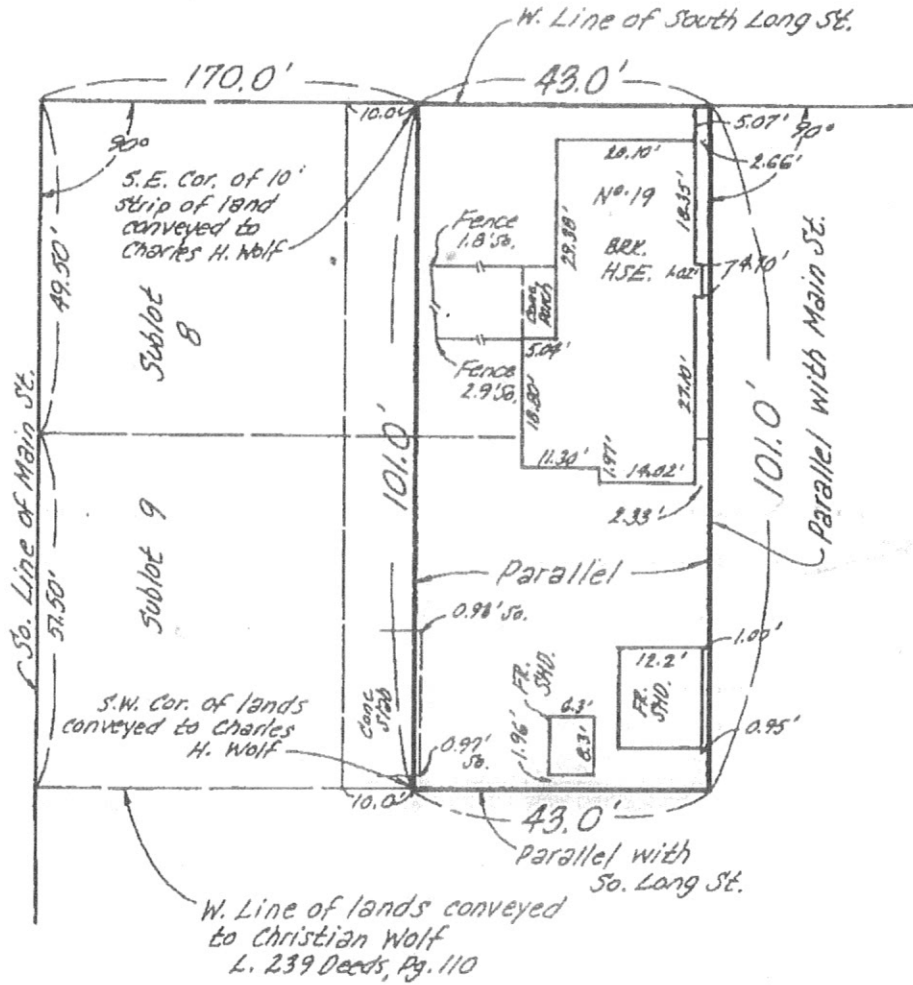
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*Kenneth M. Hahn*



**50. LONG ST.**  
49.5' WIDE  
(a.k.a. Long St.)

**MAIN 99.0' WIDE ST.**



Village of Williamsville  
Town of Amherst  
County of Erie, New York  
Part of Lot 25, Twp. 12, Rge. 7  
Part of Sublot's 8 & 9  
according to a map filed in  
E.C.C.O. in Liber 181 of Deeds  
at Pg. 502

**Kenneth M. Hahn**  
Licensed Land Surveyor  
N.Y.S. License No. 050151

35 Gresham Drive  
Amherst, N.Y. 14226

Phone (716) 832-2909



Scale: 1" = 20' Job No. 00-1473  
Survey Date: 5-14-00 SBL No. 80.08-6-G

*Marking parking stalls 19 x 9*