NOTES

GENERAL NOTES

1. LAYOUT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. TO INCORPORATE THE PROPOSED CONTRACT PLAIN alignment plan, a diagram shows the proposed construction limits within the right-of-way and the adjacent properties. The client shall inform the contractor of any changes to this plan prior to construction. The final design will be executed in coordination with property owners.

2. GENERAL CONDITIONS OF THE CONTRACTOR CONSTRUCTION SHALL COVER THE WORK OF THE CONTRACTOR, DETAILS REFER TO THIS AGREEMENT AS AN APPROVAL IN WRITING BETWEEN THE CONTRACTOR AND THE CLIENT.

3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS MANUFACTURERS OF PROJECT DRAWINGS, AS NOTED IN THE PROJECT SPECIFICATIONS, AND IN THE GENERAL CONDITIONS OF THE CONTRACTOR.

4. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE ADJACENT STATE AND LOCAL CODES. THE AGREEMENT FOR CONTRACTUAL ISSUES, AND ANY RULE OR REGULATION MAINTAINING OR ADEQUATE WORK SPACE. ALL MALFUNCTIONS OR DEFICIENCIES REPORTED BY THE CONTRACTOR SHALL BE NOTIFIED 24 HOURS IN HOSTILE TO THE SUBMITTAL OF CONTRACT DRAWING DOCUMENTS.

5. THE CONTRACTOR FOR THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND ENCLOSING THE WORK. ANY ITEMS NOT APPROVED BY THE CLIENT AND ARCHITECT, TO CONDUCT THE TEST REQUIRED BY THE LAW. ANY EXISTING ITEMS, EQUIPMENT, AND MATERIALS ON THE PROJECT SITE NOT BEING CONSTRUCTED, THE CONTRACTOR SHALL PATCH AND/OR REPAIR ALL CEMENT, STEEL, AND PAVING MATERIALS.


9. PRIOR TO BEGINNING WORK ON THE PROJECT, THE CONTRACTOR’S SURVEYOR SHALL BE PERMITTED TO COMPARE THE WORK TO THE PROJECT DRAWINGS, AS NOTED IN THE PROJECT SPECIFICATIONS, AND IN THE GENERAL CONDITIONS OF THE CONTRACTOR.

10. ALL COSTS ASSOCIATED WITH THE DELIVERY AND HANDLING OF THEIR MATERIALS TO THE PROJECT JOB SITE, INCLUDING BUT NOT LIMITED TO ALL WORK WITH ANY OTHER CONTRACTORS HIRED FOR THIS PROJECT, AND SHALL ARRANGE AND PAY FOR ALL NECESSARY EQUIPMENT AND FACILITIES REQUIRED FOR THE PERFORMANCE OF THE CONTRACT WORK. THE CONTRACTOR SHALL PAY FOR ALL COSTS AND EXPENSES INCURRED IN THE PERFORMANCE OF THE CONTRACT WORK.

11. PRIOR TO BEGINNING WORK ON THE PROJECT, THE CONTRACTOR’S SURVEYOR SHALL PERFORM A FIELD VERIFICATION OF ALL EXISTING DIMENSIONS, AND ANY RULE OR REGULATION MAINTAINING OR ADEQUATE WORK SPACE. ANY ITEMS NOT APPROVED BY THE CLIENT AND ARCHITECT, TO CONDUCT THE TEST REQUIRED BY THE LAW. ANY EXISTING ITEMS, EQUIPMENT, AND MATERIALS ON THE PROJECT SITE NOT BEING CONSTRUCTED, THE CONTRACTOR SHALL PATCH AND/OR REPAIR ALL CEMENT, STEEL, AND PAVING MATERIALS.


NOT FOR CONSTRUCTION

ILLUSTRATIVE PLAN

1. CHESTNUT GATEWAY
2. CROSSWALKS WITH HISTORICAL TEMPORARY CROOK MOSS ART PARALLELS PARKING ZONES
3. SPECIMEN TREE CORNER FOLLIES FOR CURB & GRAY SECTIONS
4. EXTRUDED BENCHES
5. HURLEY PLAZA
6. STORMWATER PLANTINGS

Chestnut Place
Streetscape

Blue Moon Brewery
Welcome Inn
RiNo River Promenade
HURLEY PLAZA
HURLEY PLACE
IRONTON DISTILLERY
IRONTON STUDIOS
NUMBER 38
3500
36TH STREET
35TH STREET
38TH STREET
3300
HURLEY PLACE
BLUE MOON BREWERY

Scale: 1" = 50'
CIVIL ENGINEERING
S.A. Miro, Inc.
4562 S. Ulster St. #750
Denver, CO 80237
Tel. 303.741.3737
www.SAMiro.com

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

MATERIALS PLAN

CROSSING
DETECTABLE WARNING
PAVER, TYP

SITE PIECES BENCH

SCE 30% DESIGN SUBMITTAL

03/22/2019
1

30% DESIGN CHECK SET

09/09/2019
3

30% DESIGN SUBMITTAL 2

05/24/2022
4

30% DESIGN UPDATE SUBMISSION

08/2022
DRAFT

NOT FOR CONSTRUCTION

MATERIALS PLAN

SITE PIECES BENCH
SITE PIECES BENCH
SITE PIECES BENCH
SITE PIECES BENCH

CIP CONCRETE PAVING (GROOVED)
L2 - TYPE 2 RANK LIGHT POLE
CIP CONCRETE PAVING (BROOM FINISH)
DETECTABLE WARNING PAVERS
'SITE PIECES' BENCH
CIP CONCRETE PAVING (EXPOSED AGGREGATE)

REFERENCES SHEET NO. 02 AND 03

CIP CONCRETE PAVING

DETECTABLE WARNING PAVERS

'SITE PIECES' BENCH

L1.01
85217
JP, CC
AC
05.24.2022

SYMBOLS

DESCRIPTION

1) FOR LPA (LANDSCAPE PAVING ASSEMBLIES)

REFERENCES SHEET L002

STREETSCAPE

Chestnut Place
These trees shall be preserved. A TREE PROTECTION ZONE (TPZ) HAS BEEN ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO DEMOLITION/BUILDING PERMITS WILL BE ISSUED FOR PROPERTY OWNERS WITHIN THESE ZONES.

1. Existing Trees must be preserved in ROW and public place shall be protected per OCF standards and procedures. Tree protection shall be installed prior to issuance of building permit, approved by the OCF, and shall remain as approved throughout construction.
2. Property owner in or near a tree buffer zone must, within 30 days of issuance of building permit, submit the following:
   A. OCF approved tree removal plan in ROW or public place.
   B. A tree removal permit issued by the OCF is required prior to removal. Tree removal permits are not included with building permits or plan approvals and must be obtained separately from the OCF. Contact the OCF (forestry@denvergov.org) with name of licensed contractor or property owner performing removal. Include project number and project address.
   C. Existing ROW or public place trees approved for removal by the OCF must be protected in place until removed by an OCF licensed tree contractor. Failure to plant such trees until removed, or removing trees without a permit, will result in a violation of state and/or city law.
   D. A tree removal permit is not required for private property tree removals.

3. All proposed landscaping in the ROW shall be per the Streetscape Design Manual with the exception of tree planting, which shall be in accordance with current OCF rules and regulations.
4. All electric, optical facilities, and utilities, including but not limited to cables and lights, shall be located at a distance parallel to tree lines, 20 ft from tree lines unless otherwise indicated. In tree streets, shall be at least 20 ft from curb.
5. An OCF approved tree removal permit is required for all trees to be planted in ROW or public place. Contact OCF (forestry@denvergov.org) with name of contractor or property owner performing work. Include project number and project address when requesting permit. Tree planting permits are not included with building permits and must be obtained separately from the OCF prior to installation.
6. Proposed tree planting in the Right-of-Way (ROW) or public place shall be pre-approved by the Office of the City Forester (OCF) and shall be at a minimum of:
   A. 30’ from outside edge of intersecting curb for right triangle
   B. 20’ from driveways
   C. 15’ from edge of vehicular way and hydrants.
7. All plant material must meet or exceed current American Standard for Nursery Stock ANSI 260 and the Colorado Nursery Act and accompanying Rules and Regulations.
8. Required soil remediation where damaging landscape conditions or poor soils to plant trees:
   A. Soil analysis, bulk density testing and remediation required when removing hardcover from plant trees, including but not limited to concrete, asphalt, pavers, brick.
   B. Deep soil analysis to 25’ depth required when federal, local or state laboratory with in place until removed by an OCF licensed tree contractor. Failure to protect such trees as required by the OCF and/or the City.
   C. Analysis must identify 1 ft soil test probe and pH, bulk density, salinity, organic matter (OM) percentage, and plant available nutrients.
   D. Soil remediation required based on soil analysis.
9. Contact the OCF if a minimum of five (5) business days before commencement of demolition and/or construction activity.

SIGHT TRIANGLES:
1. Pedestrian Sight Triangles - No items that are wider than 10” may be taller than 30” within this triangle.
2. Vehicle Sight Triangles - Must be at least 10’ on all sides 30” in height except for traffic control devices.
3. Bicycle Sight Triangles - No items that are wider than 18” may be taller than 30” within the triangle except for traffic control devices and equipment.

1. Drawing No: No.
2. Names of Trees: Asclepias tuberosa
3. Common Name: Milkweed
4. Location: Street
5. Size: 1"=20'
6. Drawing title: GROWN AROUND. NOTIFY LANDSCAPE ARCHITECT IF ANY FOREIGN OBJECT REMOVAL REQUIRES APPROVAL.
7. Dates: 8/15/22
8. Drawing Title: 1"=20'
9. ACS: AC
10. Checked By: D.R. Demarco
11. Drawn By: J.B. Demarco
12. This tree pruning work plan will be submitted to the landscape architect for review. This tree pruning work plan will not be designed or implemented without the approval of the landscape architect. The project arborist shall demonstrate that the tree pruning work plan is in accordance with current OCF arboricultural standards and procedures.
13. The project arborist will make recommendations for pruning all existing trees.
14. The contractor is responsible for all tree pruning work, including but not limited to, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects.
15. The Contractor is responsible for all tree pruning work, including but not limited to, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects, removal of any foreign objects.
**SYMBOLS**

<table>
<thead>
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<tr>
<td>SYRINGA RETICULATA (SR)</td>
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<tr>
<td>PLATANUS X ACERIFOLIA 'MORTON CIRCLE' (PAM)</td>
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<td>CERCIS CANADENSIS (CEC)</td>
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<tr>
<td>AMELANCHIER LAEVIS (JFS-ARB)</td>
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<tr>
<td>GYMNOCLADUS DIOICUS (GD)</td>
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**EXISTING TREES TO PRESERVE**

- Silvex Cell Extents
- Existing Trees

---

**Drawing Title:** Chestnut Place Streetscape

**Drawing No.:** L2.01

**Scale:** 1" = 20'
### LIMIT OF WORK

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<td>AMUR MAHOGANY (AMS)</td>
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<td>OSMIUS LAETEUS (EOL)</td>
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</table>

### EXISTING TREE

- SYRINGA RETICULATA (SR)
- ULMUS AMERICANA (UA)
- QUERCUS MUEHLENBERGII (QM)
- KOELREUTERIA PANICULATA (KP)
- PLATANUS X ACERIFOLIA 'MORTON CIRCLE' (PAM)
- QUERCUS ROBUR (QUR)
- ACER TATARICUM (AT)
- CERCIS CANADENSIS (CEC)
- GYMNOCALIDUS DIOICUS (GD)
- SOPHORA JAPONICA (SJ)
- AMUR MAHOGANY (AM)
- ULMUS 'MORTON' ACCOLADE (UMA)
- AMELANCHIER LAEVIS (JFS-ARB)
MATCHLINE, L1.02

RIGHT OF WAY LIMIT OF WORK

BLUE MOON WORK BY OTHERS. EXISTING TREES TO BE PRESERVED WHERE POSSIBLE.

(1) UA

(1) GD

(1) UA

(1) JD

(1) CSP

(1) GD

(1) GD

(1) KP

(1) JFS

(1) UMA

(1) UMA

8/15/22  2:24:46 PM

G:\85217.00\3.0_Working\3.9_CAD\1_SheetFiles\L2.00 PLANTING PLAN.dwg

Key Plan

Date

No.

Description

DWG ISSUE & REVISION HISTORY

Stamp

05/06/2019   2

30% DESIGN SUBMITTAL

Project Title:

Streetscape

Chestnut Place

Drawing Title:

Drawing No:

Scale:

Project No:

Drawn By:

Checked By:

Approved By:

Date:


CIVIL ENGINEERING
S.A. MIRO, INC.
4582 S ULSTER ST #750
DENVER, CO 80237
TEL. 303.741.3737
www.SAMIRO.com

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

PLANTING PLAN

1/10

NOT FOR CONSTRUCTION

SYMBOLS

DESCRIPTION

FULL SUN, DRY SOIL (FSD)

FULL SUN, MOIST SOIL (FMS)

PART SHADE, DRY SOIL (PSD)

PART SHADE, MOIST SOIL (PSM)

SILVA CELL EXTENTS

EXISTING TREE

SYRINGA RETICULATA (SR)

ULMUS AMERICANA (UA)

QUERCUS MUEHLENBERGII (QM)

KOELREUTERIA PANICULATA (KP)

ACER TATARICUM (AT)

PLATANUS X ACERIFOLIA 'MORTON CIRCLE' (PAM)

QUERCUS ROBUR (QUR)

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CATALPA SPECIOSA (CSP)

GYMNOCLADUS DIOICUS (GD)

AMUR MAAKIA (AM)

AMELANCHIER LAEVIS (JFS-ARB)

SOPHORA JAPONICA (SJ)

ULMUS 'MORTON' ACCOLADE (UMA)

03/22/2019   1

30% DESIGN CHECK-SET

09/09/2019   3

30% DESIGN SUBMITTAL 2

05/24/2022   4

30% DESIGN UPDATE SUBMISSION

08/2022  DRAFT
**Design Standards**

Includes:
- 8’ Minimum Concrete Sidewalk
- 8’ Minimum Planter Bed, Where Indicated
- Street trees spaced 25-35’
- Rain Gardens
- Enhanced paving at crossings
- Custom RiNo pedestrian lighting
- Art Pods and Art Installations
- Custom RiNo Seating

Takeaways:
- Greater Event Flexibility
- Greater Pedestrian Safety
- Integrated Stormwater Management
- Seating Options
- Integration of Art
- Long-term Tree Canopy Health
- Long-term Maintenance Reduction

**Typical Day**

**Potential Event Day Condition**
C Parking, Typ.
Note: Planter width to be increased where possible in future submissions

D. Section: Hurley Plaza and Park
Chestnut Place: Standards Adherence

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<td>Decorative Items</td>
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Implementation

- Code and Load
- Construction
- Site Lighting
- Street Furniture
- Bollards
- Street Furniture
- Site Furniture
- Decorative Items
- Site Lighting

A. LIGHTING

B. GATEWAY

C. BENCHES

SAMA LIGHT FITURE NOTE: 4.5M SINGLE LUMINAIRE WITH BLACK POWDERCOATED METAL FINISH BY LANDSCAPE FORME

SITE PRESS AND GLUE FLAT BENCH
1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.

2. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval from the OCF.

3. Fencing must be kept taut at all times.

4. Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

- Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF) for instruction.

- When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place.

- Fencing must be kept taut at all times.

- Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

- Tree Protection Zone (TPZ) shall be maintained in the location and condition in which approved.

- Tree Protection Zone (TPZ), including signage, shall be maintained in the location and condition in which approved.

- Trunk protection may be required and shall be installed at the direction of the OCF.

- When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place.

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- Trunk protection may be required and shall be installed at the direction of the OCF.
NOTE: PROPOSED LOCATION SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARDS AND FINAL APPROVALS SUBMITTED TO THE CITY AND COUNTY OF DENVER.

1. PROPOSED STREET SIDE STORMWATER PLANTER
2. PROPOSED LANDSCAPING
3. PROPOSED SILVA CELL
4. PROPOSED 6" MIN. CONCRETE PAVEMENT W/ EXPOSED AGGREGATE
5. PROPOSED 9" FULL DEPTH ASPHALT
6. PROPOSED 6" CATCH CURB AND GUTTER
7. PROPOSED 6" SPILL CURB AND GUTTER
8. PROPOSED MOUNTABLE CURB AND GUTTER
9. PROPOSED FLUSH CURB AND GUTTER
10. PROPOSED PATCHBACK
11. PROPOSED 6" MIN. CONCRETE PAVEMENT
12. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GEOTECHNICAL REPORT.
13. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED CHESTNUT PLACE MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
14. REFER TO SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.
NOTES:
1. CONTOURS WILL TIE IN TO EXISTING AS DESIGN DEVELOPS.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED CHESTNUT PLACE MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
3. FINAL CHESTNUT STREET TIE IN TO BE COORDINATED WITH PROMENADE AND 35TH STREET DESIGNS.

LEGEND:
EX SD
- Existing Subdivision
D
- Drainage Structures

EXISTING GRADE
@ ROADWAY CL

VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

THIS DOCUMENT IS SUBJECT TO CHANGE AS A RESULT OF PENDING JURISDICTIONAL APPROVALS. CONSTRUCTION DOCUMENTS SHALL CONTAIN THE APPROVAL SIGNATURES OF THE CITY AND REVIEWING ENTITIES. THIS DOCUMENT IS NOT FOR CONSTRUCTION.
**CHESTNUT PLACE PLAN AND PROFILES**

**STREETSCAPE**

**NOTES:**

1. CONTOURS WILL TIE IN TO EXISTING AS DESIGN DEVELOPS.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED CHESTNUT PLACE MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE CoORDINATED WITH PROPERTY OWNERS.

**LEGEND:**

- **Directional Flow Arrow**

**SCALE:** 1" = 20'

**VERTICAL SCALE:** 1" = 2'

**HORIZONTAL SCALE:** 1" = 20'

**CHESTNUT PLACE PLAN (CONTINUED)**

**CHESTNUT PLACE PROFILE (CONTINUED)**

**PROJECT TITLE:** CHESTNUT PLACE

**DRAWING TITLE:** STREETSCAPE

**DRAWING NO:** C-332

**SCHEDULE #0227108036000**

IRONTON DISTILLERY - LIMIT OF WORK BY OTHERS

HURLEY PLACE - LIMIT OF WORK BY OTHERS

RIGHT OF WAY - LIMIT OF WORK

**SCALE:** 1" = 20'

**CONSTRUCTION DOCUMENTS SHALL CONTAIN THE APPROVAL SIGNATURES OF THE CITY AND REVIEWING ENTITIES. THIS DOCUMENT IS NOT FOR CONSTRUCTION.**
CHESTNUT PLACE PLAN (CONTINUED)

CHESTNUT PLACE PROFILE (CONTINUED)

NOTES:

1. CONTOURS WILL TIE IN TO EXISTING AS DESIGN DEVELOPS.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED CHESTNUT PLACE MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

LEGEND:

- DIRECTIONAL FLOW ARROW

SCALE: 1" = 20'

PVIS: 23+49.85
PVIE: 5172.63
PVI STA: 22+10.00
PVI ELEV: 5173.75
L=100.00
K=65.94
BVCS: 21+60.00
BVCE: 5173.39
EVCS: 22+60.00
EVCE: 5173.35

EXISTING GRADE @ ROADWAY CL
PROPOSED GRADE @ ROADWAY CL

Parcels:
- 0227109016000
- Owner: KARL M. CDEBACA
- 3759 CHESTNUT PL.

Scale:
- 1" = 20'