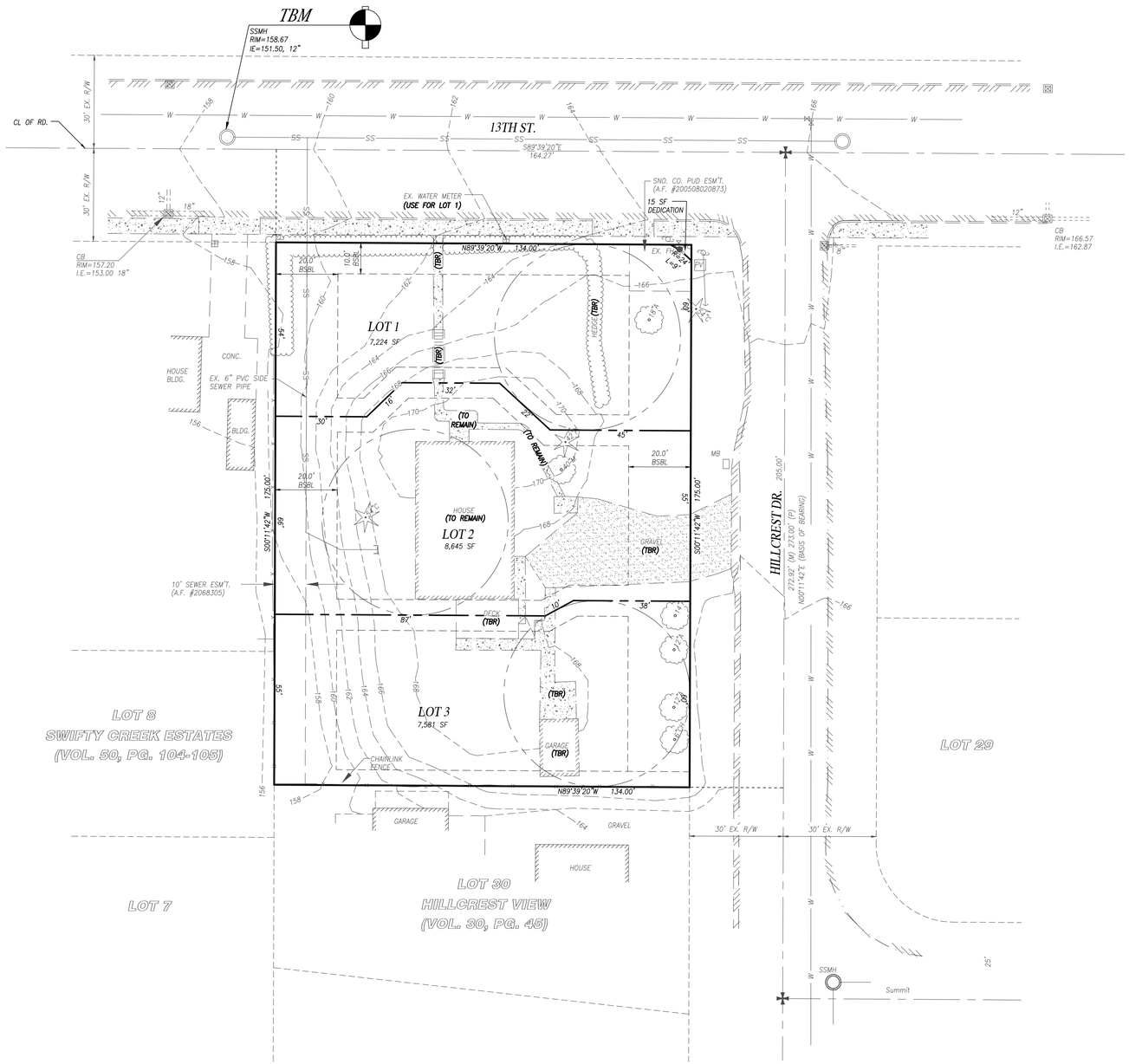
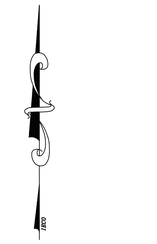
SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON

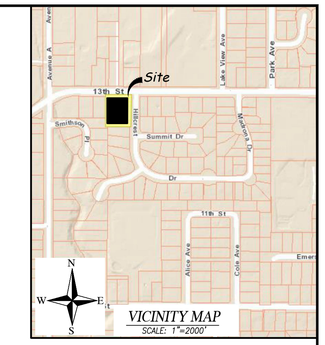


805 PROJECT



SCALE: 1" = 20'

20 10 0 20 40



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING MONUMENT (AS SHOWN)
- PROPOSED MONUMENT
- SECTION CORNER
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- TBR — TO BE REMOVED
- P.O.B. — POINT OF BEGINNING
- EOP — EDGE OF PAVEMENT
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- SDMH — STORM DRAIN MANHOLE
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- WM — WATER METER
- WV — WATER VALVE
- MB — MAILBOX
- FH — FIRE HYDRANT (2 NOZZLE)
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- EDGE OF PAVEMENT
- EXISTING CONTOURS
- XXX — PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN

EQUIPMENT AND PROCEDURE

LEICA TS 12, 3 SECOND TOTAL STATION FOR MONUMENTS VISITED 1/2020
PRECISION EXCEEDS STATE STANDARDS.

BASIS OF BEARING:
PLAT OF HILLCREST VIEW (VOL. 30, PG. 43)
MONUMENTED CENTERLINE HILLCREST DR.

BM — SNOHOMISH CO. DB ID 16096
EL=163.31

TBM
SSMH
RIM=158.67
IE=151.50, 12"

DATUM:
NAVD 88

ENGINEER/CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR

WEST ALLIANCE
13614 ASH WAY
EVERETT, WA 98204
(509) 630-0783

APPLICANT/OWNER

KEVIN SHINN
731 2ND ST.
SNOHOMISH, WA 98290
PH. (425) 308-8635

LEGAL DESCRIPTION

THE WEST 134 FEET OF THE NORTH 175 FEET OF LOT 14, THE LAKE ADDITION TO SNOHOMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 10, RECORDS OF SNOHOMISH COUNTY WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CITY OF SNOHOMISH
APPROVED FOR CONSTRUCTION

FOR: . PUBLIC WORKS DIRECTOR DATE

TEXTUAL SITE DATA:

EXISTING ZONING:	CITY
PROPOSED LAND USE:	SINGLE FAMILY HOMES
PLAT AREA:	0.54 ACRES = 23,450 SF.
NUMBER OF LOTS PROPOSED:	3

RECEIVED
06/25/2020
PLANNING

REV. NO.	DESCRIPTION	INITIALS	DATE

DAVID G. WEST JR.
STATE OF WASHINGTON
40449
REGISTERED
PROFESSIONAL LAND SURVEYOR
06/12/2020

SHEET INDEX

PM1 PRELIMINARY PLAT MAP
S1 PRELIMINARY SITE PLAN

C1.0 PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN
C2.0 PRELIMINARY TESC & GRADING PLAN
C3.0 PRELIMINARY NOTES & DETAILS PLAN
C4.0 PRELIMINARY TREE PRESERVATION PLAN
C5.0 EXISTING FEATURES MAP

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SITE ADDRESS: 805 13TH STREET
SNOHOMISH, WA 98290

TAX ACCOUNT NO.'S: 00487700001401

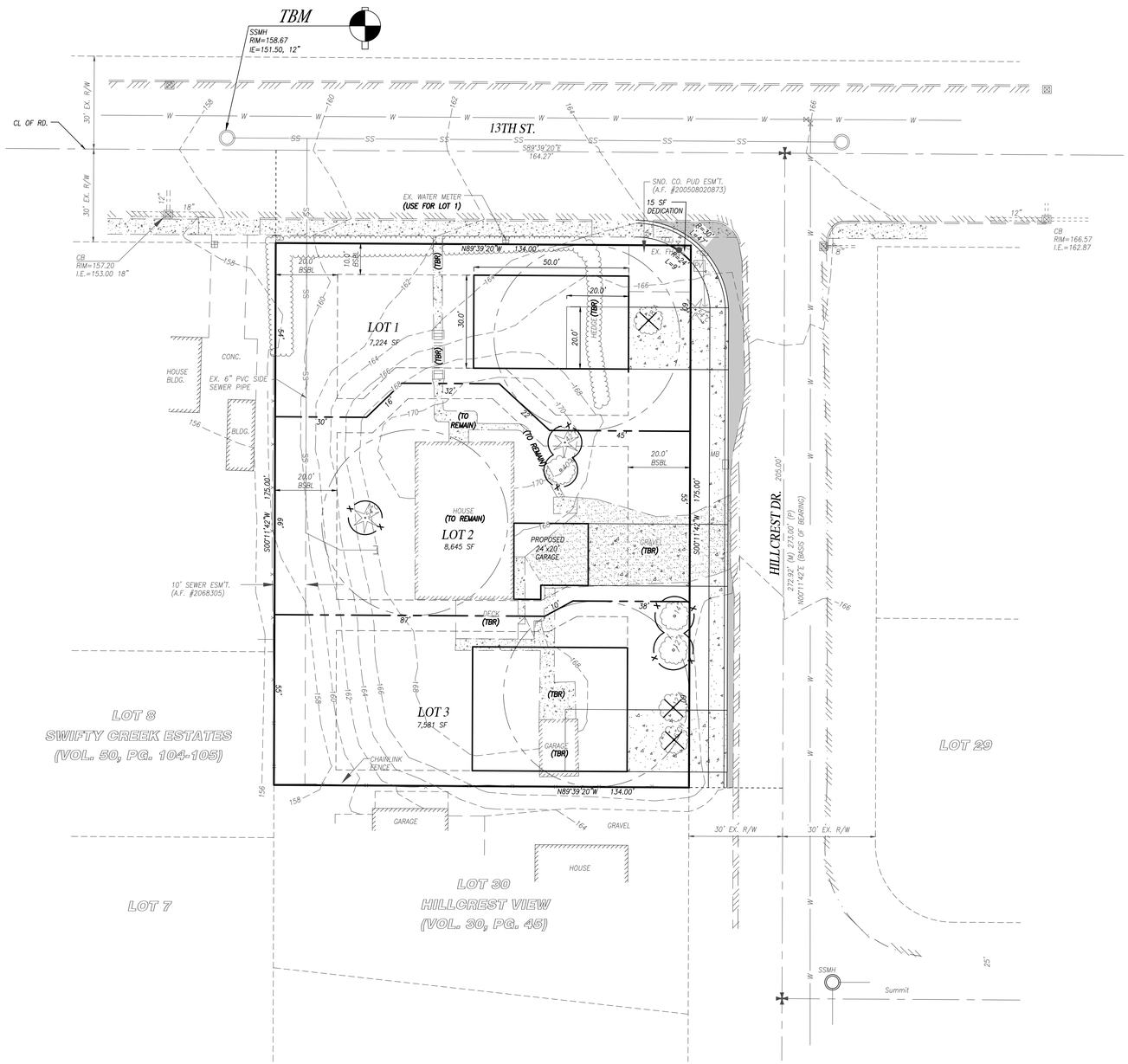
SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
805 PROJECT

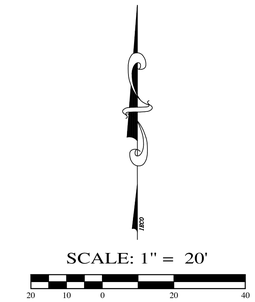
DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201040-PREUM.DWG	DNK	02/18/2020	1"=20'	20-1040

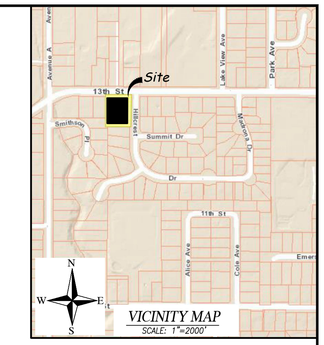
PRELIMINARY
PLAT MAP

SHEET PM1 of 1

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON







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TAX ACCOUNT NO.'S: 00487700001401

REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALAB — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — CERT. 36499
06/12/2020

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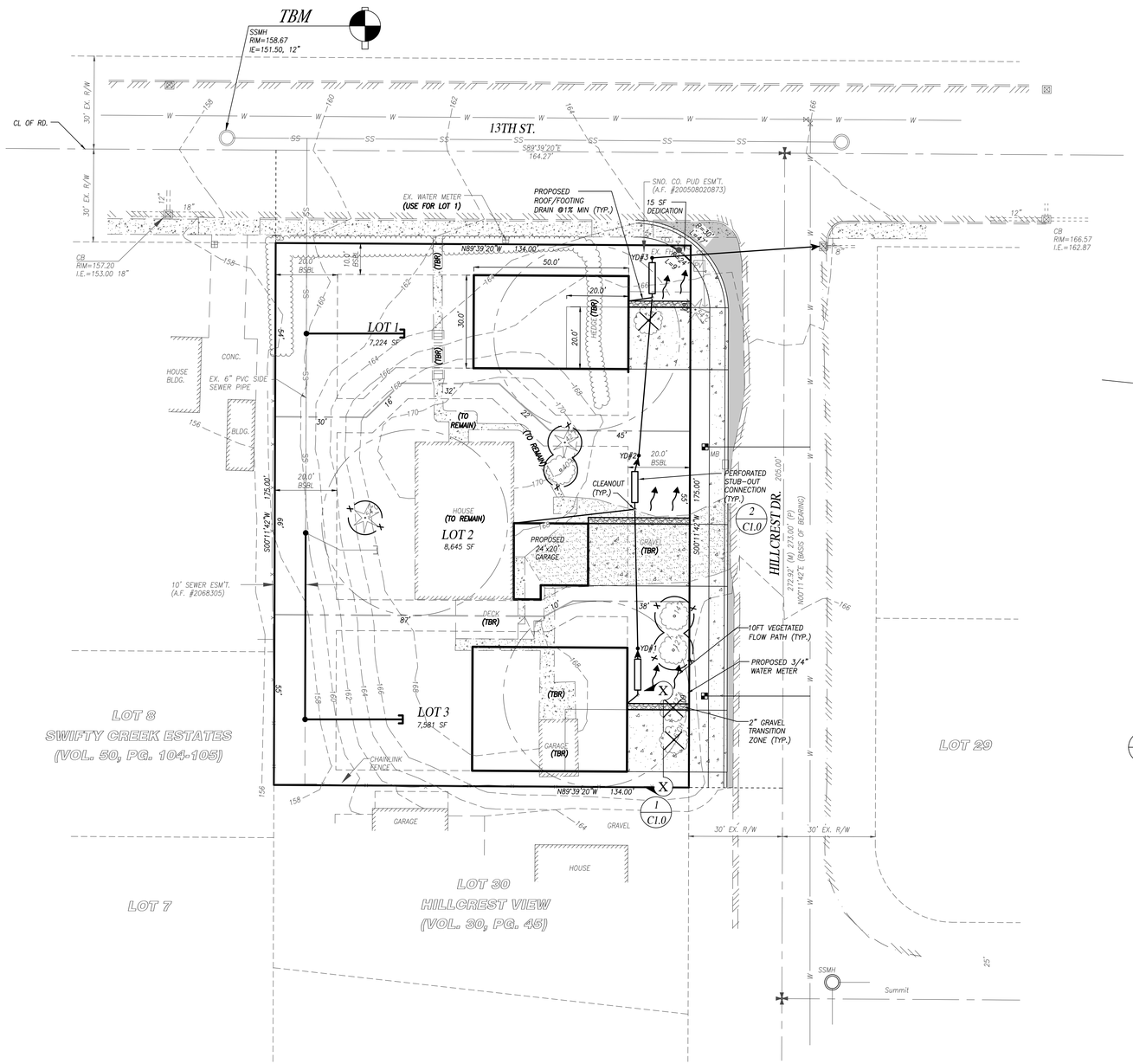
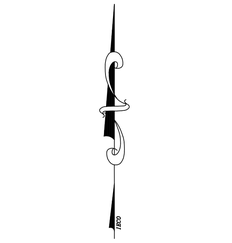
PRELIMINARY
SITE PLAN

SHEET S1 of 1

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON





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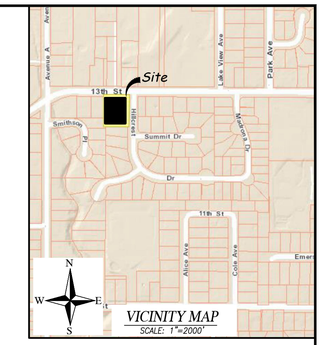

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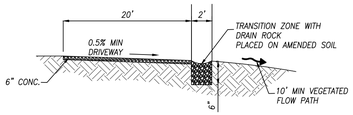
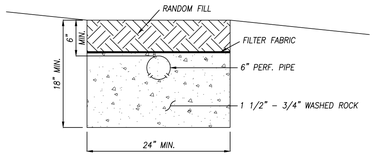
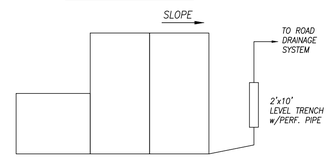


1 / C1.0 DRIVEWAY CROSS SECTION (X-X)
N.T.S.



TRENCH X-SECTION



PLAN VIEW OF ROOF

2 / C1.0 PERFORATED STUB-OUT CONNECTION
NOT TO SCALE

LEGEND

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- EXISTING CONTOURS
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- PRE-EXISTING DRAINAGE PATTERN

DRAINAGE NOTES:

1.) THE PROJECT IS EXEMPT FOR DETENTION AND WATER QUALITY.

2.) PERFORATED STUB-OUT CONNECTIONS ARE PROPOSED FOR ON-SITE STORM WATER MANAGEMENT.

3.) SHEET FLOW DISPERSION IS PROPOSED FOR DRIVEWAYS.

CITY OF SNOHOMISH
APPROVED FOR CONSTRUCTION

FOR: , PUBLIC WORKS DIRECTOR DATE

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REV. NO.	DESCRIPTION	INITIALS	DATE

06/12/2020

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SNOHOMISH, WA 98290

TAX ACCOUNT NO.'S: 00487700001401

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.

805 PROJECT

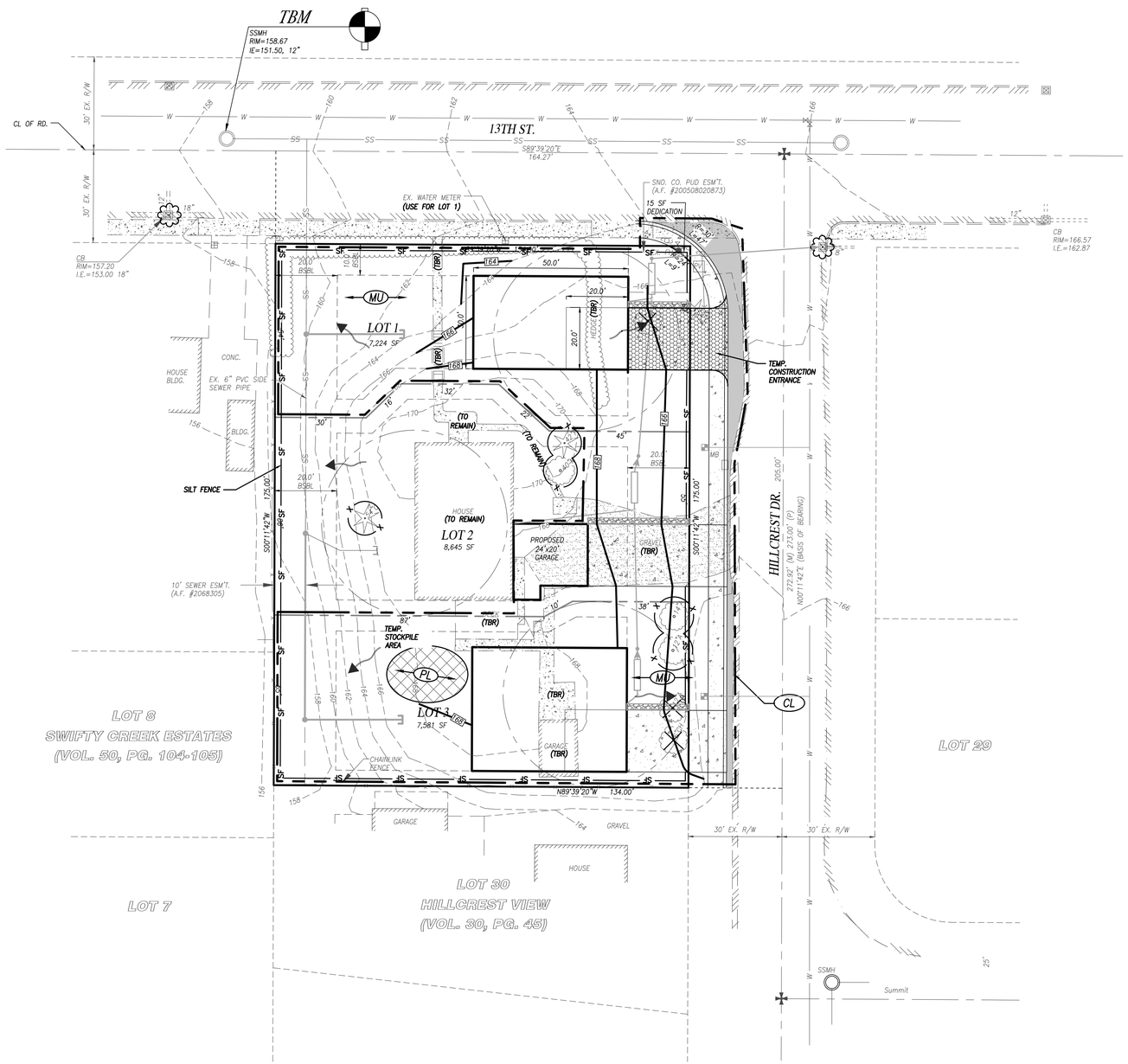
DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201040-PRELIM.DWG	DNK	02/18/2020	1"=20'	20-1040

PRELIMINARY
ROAD, DRAINAGE
AND UTILITY PLAN

SHEET C1 of 5

805 PROJECT

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON



SCALE: 1" = 20'

20 10 0 20 40

THE 13 ELEMENTS OF TESC BMP

ELEMENT #1 – MARK CLEARING LIMITS:
LIMITS OF CONSTRUCTION ARE CLEARLY MARKED.

ELEMENT #2 – ESTABLISH CONSTRUCTION ACCESS:
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.

ELEMENT #3 – CONTROL FLOW RATES:
FLOW IS MINIMAL.

ELEMENT #4 – INSTALL SEDIMENT CONTROLS:
SILT FENCE, INLET PROTECTION, AND MULCH.

ELEMENT #5 – STABILIZE SOILS:
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.

ELEMENT #6 – PROTECT SLOPES:
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.

ELEMENT #7– PROTECT DRAIN INLETS:
INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.

ELEMENT#8 – STABILIZE CHANNELS AND OUTLETS:
N/A

ELEMENT #9 – CONTROL POLLUTANTS:
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPERSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.

ELEMENT #10 – CONTROL DEWATERING:
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.

ELEMENT #11– MAINTAIN BMP's:
ALL TEST BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED.

ELEMENT #12 – MANAGE THE PROJECT:
THIS COULD BE ACHEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.

ELEMENT #13 – PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES: PROTECT PERFORATED STUBOUT CONNECTION DURING CONSTRUCTION. HIGH VISIBILITY FENCE SHALL BE USED TO PREVENT COMPACTION OF AREA WHERE THE PERFORATED STUB-OUT CONNECTIONS WILL BE PLACED.

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE AND ATTEND PRE-CONSTRUCTION CONFERENCE WITH THE SNOHOMISH COUNTY INSPECTION UNIT AND EROSION CONTROL SPECIALIST.
2. FLAG CLEARING LIMITS AND INSTALL SILT FENCE AS SHOWN.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.
4. GRADE AND STABILIZE ROAD WITH GRAVEL BASE. COVER EXPOSED SOILS WITH MULCH, HOG FUEL OR HYDROSEED.
5. CONSTRUCT WATER AND STORM UTILITIES. INSTALL GAS, POWER, TELEPHONE AND CABLE UTILITIES, AS REQUIRED.
6. PLACE AND POUR CURBS AND GUTTERS.
7. PAVE ROADS WITH ATB AND PLACE DETENTION SYSTEM INTO FULL OPERATION.
8. HYDROSEED REMAINING EXPOSED SOILS AND STABILIZE PROJECT.
9. FLUSH STORM DRAINAGE SYSTEM AND REMOVED SEDIMENTATION IN ALL CATCH BASINS.
10. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP's ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

SOIL AMENDMENT:

OPTION 4
AREA = 16,941 SF
AREA IN THOUSANDS = 16.94
AMOUTN OF TOPSOIL TO BE STOCKPILES AND REAPPLIED = 16.94 x 25 = 423 Cu. Yds.

ONSITE STORMWATER MANAGEMENT:
BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH:

SOIL RETENTION: THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVED AND STOCKPILE THE DUFF LATER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON A LOSS ON-IGNITION TEST) IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:

   A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: http://www.ecy.wa.gov/program/swfa/facilities/350.html. COMPOST USED IN BIORETENTION AREAS SHOULD BE STABLE, MATURE AND DERIVED FROM YARD DEBRIS, WOOD WASTE, OR OTHER ORGANIC MATERIALS THAT MEET THE INTENT OF THE ORGANIC SOIL AMENDMENT SPECIFICATIONS. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIO-AVAILABLE PHOSPHORUS THAN COMPOST DERIVED FROM YARD OR PLANT WASTE AND THEREFORE ARE NOT ALLOWED IN BIORETENTION AREAS DUE TO THE POSSIBILITY OF EXPORTING BIO-AVAILABLE PHOSPHORUS IN EFFLUENT. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND CARBON TO NITROGEN RATION BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

   B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

VEGETATIVE COVER

BEFORE DEVELOPMENT
RESIDENTIAL LANDSCAPE/LAWN WITH SEVERAL TREES

AFTER DEVELOPMENT
TYPICAL RESIDENTIAL LANDSCAPING

SOIL TYPE

TOKUL SOILS

GRADING QUANTITIES:

CUT: 100 Cu.Yds.
FILL: 100 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A COUNTY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE COUNTY, THE APPLICANT SHALL ESTABLISHED A PERMANENT VEGETATIVE GROUND COVER.

T.E.S.C. LEGEND

- SF — SF — SILT FENCE (3 / C3.0)
- TEMPORARY CONSTRUCTION ENTRANCE (1 / C3.0)
- CATCH BASIN INSERT PROTECTION (TYP.) (2 / C3.0)
- CL — CLEARING LIMITS
- VEG — VEGETATION
- MU — MULCH &/OR STRAW MATTING
- PL — PLASTIC COVER
- FLOW ARROW (EX.)

CITY OF SNOHOMISH
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STATE OF WASHINGTON
36499
REGISTERED PROFESSIONAL ENGINEER
06/12/2020

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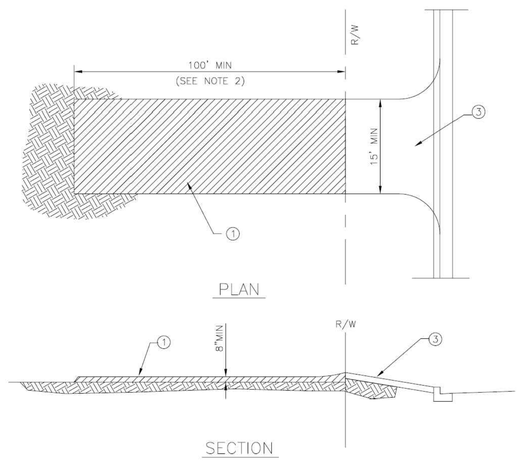
PRELIMINARY
TESC & GRADING PLAN

SHEET C2 of 5

805 PROJECT



NOTES:

1. QUARRY SPALLS AS SPECIFIED IN: SECTION 9-13.6 OF THE WSDOT/APWA STANDARD SPECIFICATIONS.

GRADING REQUIREMENTS

SIEVE SIZE	% PASSING
8"	100
3"	40
3/4"	10

2. THE 100' MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE

3. EXISTING DRIVEWAY RAMP, OR SITE ACCESS ROAD 15' WIDE MIN. MATERIAL MUST BE EQUAL TO OR BETTER THAN SPECIFIED IN NOTE 1.

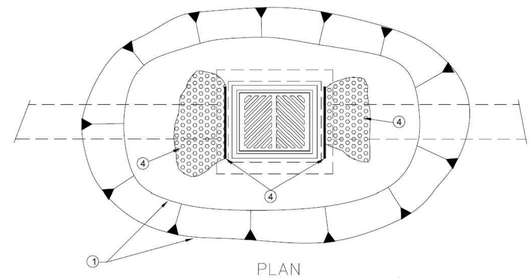
SNOHOMISH WASHINGTON

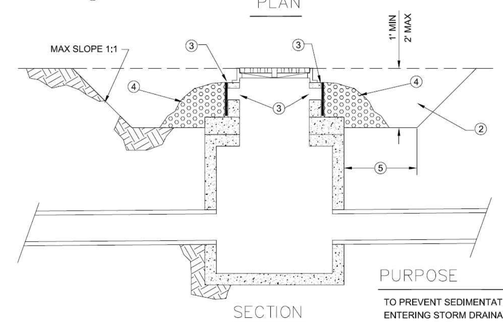
TEMPORARY CONSTRUCTION ENTRANCE

Approved By: City Engineer
Date: May 30, 2004
208 Number

City of Snohomish Public Works Department

1 / C3.0 *TEMPORARY CONSTRUCTION ENRANCE DETAIL*
NOT TO SCALE





PURPOSE

TO PREVENT SEDIMENTATION FROM ENTERING STORM DRAINAGE SYSTEM AT CATCH BASIN/INLETS DURING CONSTRUCTION.

NOTES

1. SHAPE OF SEDIMENTATION POND MAY VARY TO FIT DRAINAGE AREA AND TERRAIN. MODIFY AS NECESSARY TO ENSURE SATISFACTORY TRAPPING OF SEDIMENT.HALF-CIRCLE POND MAY BE USED WHEN CURB AND GUTTER ARE INSTALLED DURING STREET CONSTRUCTION.
2. CLEAN OUT WHEN SEDIMENT REACHES 6" BELOW GRATE
3. TEMPORARILY LEAVE OUT BLOCK. COVER OPENING WITH WIRE SCREEN.
4. PLACE GRAVEL IN FRONT OF SCREEN TO FILTER SEDIMENT.
5. SIZE POND BASED ON EXPECTED FLOWS DURING CONSTRUCTION.

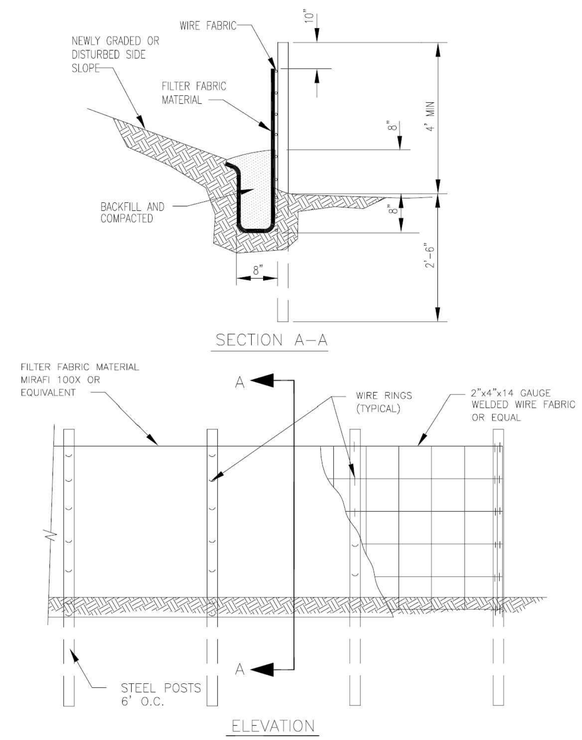
SNOHOMISH WASHINGTON

CATCH BASIN INLET SEDIMENTATION TRAP-TYPE C

Approved By: City Engineer
Date: May 30, 2004
213 Number

City of Snohomish Public Works Department

2 / C3.0 *CATCH BASIN INLET DETAIL*
NOT TO SCALE



SNOHOMISH WASHINGTON

TEMPORARY SILT FENCE

Approved By: City Engineer
Date: May 30, 2004
205a Number

City of Snohomish Public Works Department

3 / C3.0 *TEMPORARY SILT FENCE DETAIL*
NOT TO SCALE

CITY OF SNOHOMISH
APPROVED FOR CONSTRUCTION

FOR: , PUBLIC WORKS DIRECTOR DATE

REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALAB — STATE OF WASHINGTON — 36490 — REGISTERED PROFESSIONAL ENGINEER

06/12/2020

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 805 13TH STREET SNOHOMISH, WA 98290

TAX ACCOUNT NO.'S: 00487700001401

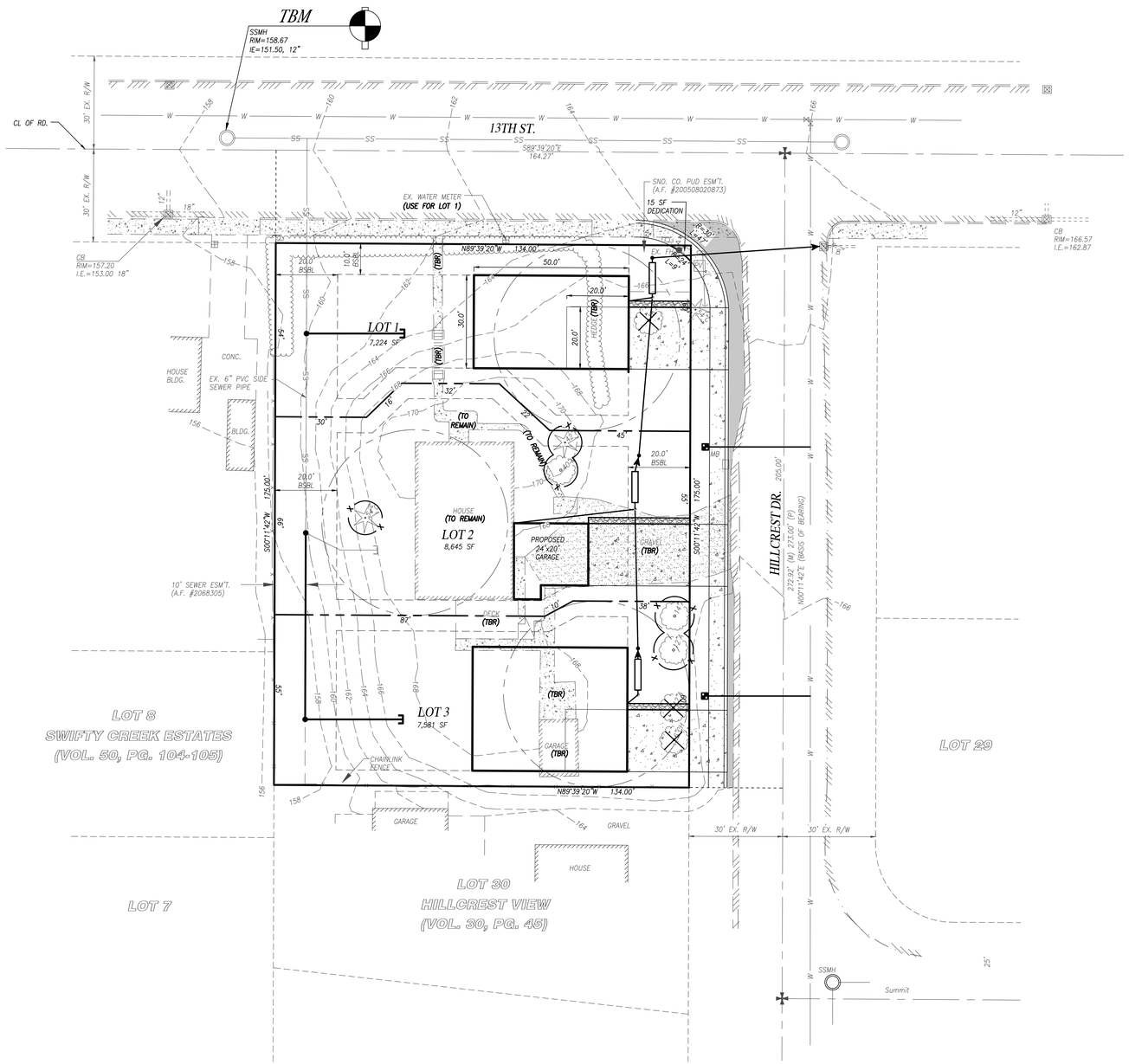
SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
805 PROJECT

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201040-PRELIM.DWG	DNK	02/18/2020	1"=20'	20-1040

PRELIMINARY
NOTES & DETAILS PLAN

SHEET C3 of 5

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON



SCALE: 1" = 20'

20 10 0 20 40

LEGEND

TREES TO BE REMOVED

TREES TO BE PRESERVED

805 PROJECT

CITY OF SNOHOMISH
APPROVED FOR CONSTRUCTION

FOR: PUBLIC WORKS DIRECTOR DATE

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P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 805 13TH STREET
SNOHOMISH, WA 98290

TAX ACCOUNT NO.'S: 00487700001401

REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALLAB
STATE OF WASHINGTON
36493
REGISTERED
PROFESSIONAL ENGINEER
06/12/2020

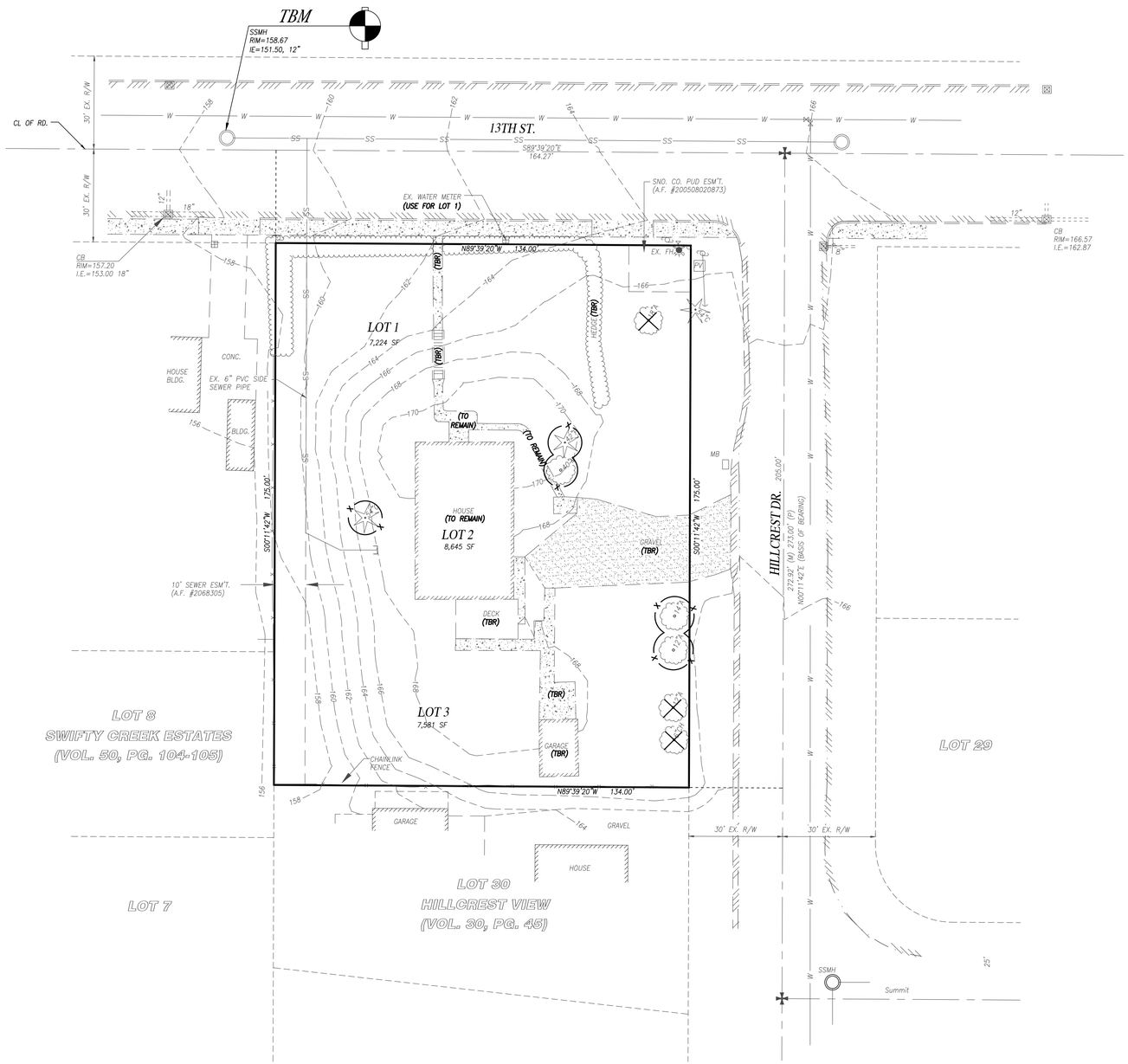
SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
805 PROJECT

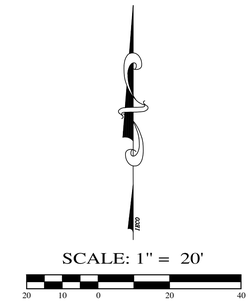
DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201040-PRELIM.DWG	DNK	02/18/2020	1"=20'	20-1040

PRELIMINARY
TREE PRESERVATION PLAN

SHEET C4 of 5

SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.
CITY OF SNOHOMISH, WASHINGTON





805 PROJECT

REV. NO.	DESCRIPTION	INITIALS	DATE

06/12/2020

CITY OF SNOHOMISH
APPROVED FOR CONSTRUCTION

FOR: , PUBLIC WORKS DIRECTOR DATE

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SITE ADDRESS: 805 13TH STREET
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SW 1/4, SEC. 07, T. 28 N., R.06 E., W.M.

805 PROJECT

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201040-PRELIM.DWG	DNK	02/18/2020	1"=20'	20-1040

EXISTING FEATURES MAP

SHEET C5 of 5