



# ADMINISTRATIVE SITE PLAN APPROVAL

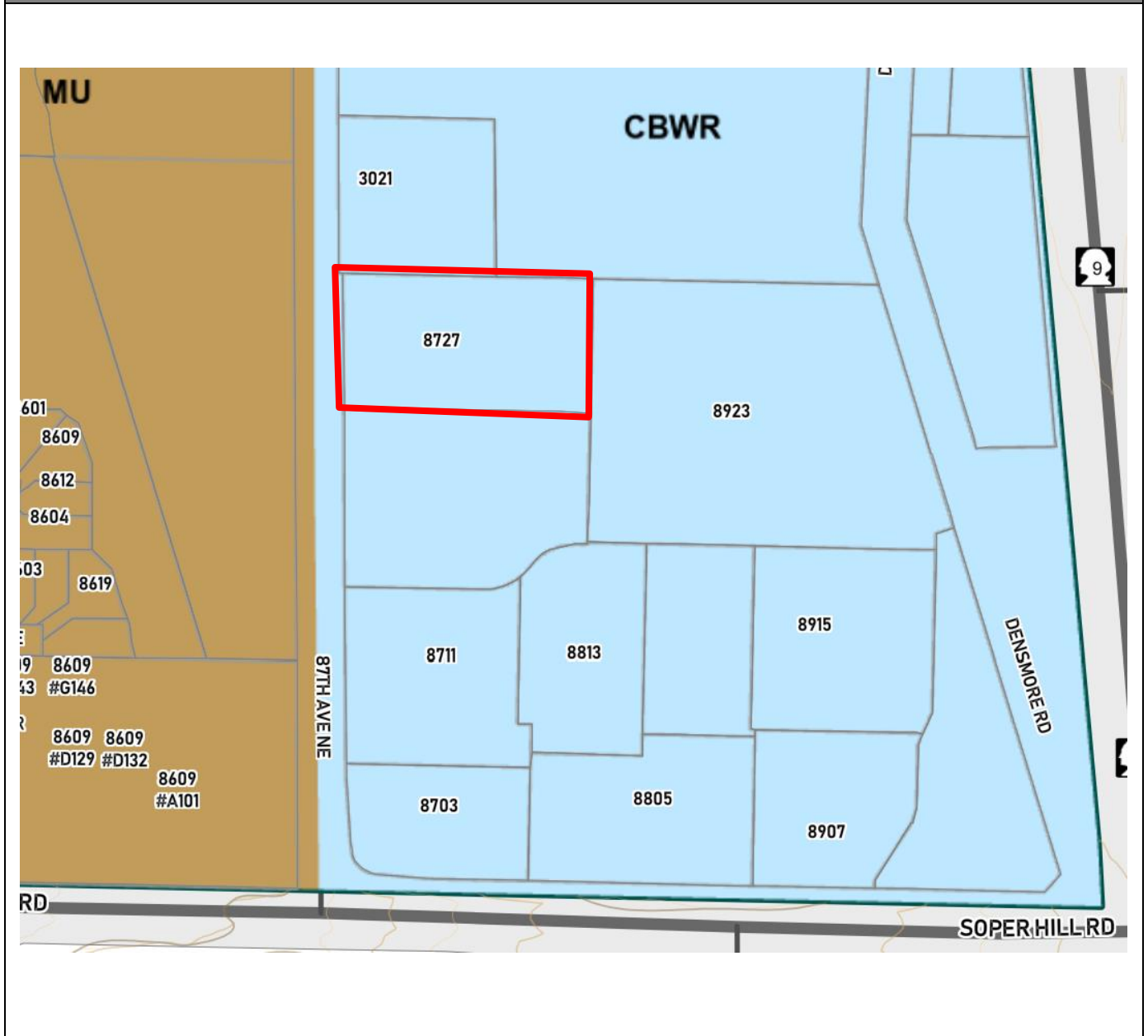
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270

| PROJECT INFORMATION   |   |  |   |                                    |  |                 |   |              |     |
|---|---|--|---|------------------------------------|--|-----------------|---|--------------|-----|
| <b>Project Title</b>  | White Barn Kids N Us  |  |   | <b>Date of Report</b>              | November 3, 2023   |                 |   |              |     |
| <b>File Number</b>  | PA23-013  |  |   | <b>Attachments</b>                 | Preliminary Site Plan (Exhibit 19)   |                 |   |              |     |
| <b>Administrative Recommendation</b>  | Approve the Commercial Site Plan subject to the provided Conditions of Approval.  |  |   |                                    |  |                 |   |              |     |
| BACKGROUND SUMMARY  |   |  |   |                                    |  |                 |   |              |     |
| <b>Applicant</b>  | Mel Maertz, M2 Architects   |  |   |                                    |  |                 |   |              |     |
| <b>Request</b>  | Administrative site plan approval for the construction of an approximately 12,000 sq. ft. day care facility with outdoor play areas. The facility would include classrooms for students ranging from nursery age to school age. With the proposed development, site improvements are to include parking areas, landscaping, and pedestrian oriented open space areas. |  |   |                                    |  |                 |   |              |     |
| <b>Project Location</b>   | 8727 Soper Hill Rd.   |  |   | <b>APN(s)</b>                      | 00590700030504   |                 |   |              |     |
| <b>Acreage (SF)</b>   | 1.35 acres  |  |   | <b>Section</b>                     | 01   | <b>Township</b> | 29N   | <b>Range</b> | 05E |
| <b>Comprehensive Plan</b>   | CB  | <b>Zoning</b>                                | WR-CB   | <b>Shoreline Environment</b>       |  |                 | N/A   |              |     |
| <b>Water Supply</b>   | <b>Current</b>  | <b>Proposed</b>                              |   | <b>Sewer Supply</b>                | <b>Current</b>   |                 | <b>Proposed</b>   |              |     |
|   | None  | Marysville                                   |   |                                    | None   | Marysville      |   |              |     |
| <b>Present Use of Property</b>  | Vacant  |  |   |                                    |  |                 |   |              |     |
| REVIEWING AGENCIES  |   |  |   |                                    |  |                 |   |              |     |
| <b>Marysville</b>   | <b>Local Agencies &amp; Districts</b>   |  | <b>State &amp; Federal</b>  |                                    | <b>County</b>  |                 | <b>Other</b>  |              |     |
| <input checked="" type="checkbox"/> Building<br><input checked="" type="checkbox"/> Fire District<br><input checked="" type="checkbox"/> Land Development<br><input checked="" type="checkbox"/> Planning<br><input checked="" type="checkbox"/> Police<br><input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Comcast<br><input type="checkbox"/> Lake Stevens SD<br><input type="checkbox"/> Lake Stevens (City)<br><input checked="" type="checkbox"/> PUD No. 1<br><input checked="" type="checkbox"/> Ziplly  |  | <input type="checkbox"/> BNSF<br><input type="checkbox"/> DAHP<br><input type="checkbox"/> DOE<br><input type="checkbox"/> WDFW<br><input checked="" type="checkbox"/> WSDOT<br><input type="checkbox"/> WUTC |                                    | <input type="checkbox"/> Health District<br><input type="checkbox"/> Planning<br><input checked="" type="checkbox"/> Public Works - Land Development |                 | <input checked="" type="checkbox"/> Tulalip Tribes<br><input checked="" type="checkbox"/> Stillaguamish Tribe |              |     |
| ACTION  |   |  |   |                                    |  |                 |   |              |     |
| <input checked="" type="checkbox"/> Administrative  | <input type="checkbox"/> City Council   | <input type="checkbox"/> Quasi-Judicial      | <input type="checkbox"/> Planning Commission  |                                    |  |                 |   |              |     |
| <b>Date of Action</b>   | November 7, 2023  | <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Denied   | <input type="checkbox"/> Continued |  |                 |   |              |     |
| STAFF CONTACT   |   |  |   |                                    |  |                 |   |              |     |
| <b>Name</b> Emily Morgan  | <b>Title</b> Senior Planner   | <b>Phone</b> 360.363.8216                    | <b>E-mail</b> emorgan@marysvillewa.gov  |                                    |  |                 |   |              |     |

**SURROUNDING USES**

|              | <b>Comprehensive Plan</b> | <b>Zoning</b> | <b>Land Use</b>   |
|--------------|---------------------------|---------------|---|
| <b>North</b> | Commercial Business       | WR-CB         | Single family residential and undeveloped acreage   |
| <b>East</b>  | Commercial Business       | WR-CB         | Everett Clinic Medical Office   |
| <b>South</b> | Commercial Business       | WR-CB         | Commercial businesses under construction (dental office, fast-food restaurant, gas station) |
| <b>West</b>  | Mixed Use                 | MU            | Townhome development / Multifamily  |

**VICINITY MAP**



## FINDINGS OF FACT

1. **Type of Review.** The proposed commercial site plan review is an Administrative decision.
2. **Project Description.** On May 23, 2023, M2 Architects on behalf of LBJ Soper Hill, LLC (applicant), requested an Administrative Commercial Site Plan review for the construction an approximately 12,000 sq. ft. day care facility.
  - 2.1. The proposed day care facility would include outdoor play areas, site landscaping, and on-site parking accommodations.
3. **Site Description.** The overall site has been modified with fill to level and raise grade to prepare for development.
4. **Letter of Completeness.** The application was determined to be complete on May 25, 2023 with a letter of completeness provided to the applicant in accordance with MMC 22G.010.050.
5. **Public Notice.** Public notice of the development application was provided in accordance with MMC 22G.010.090.
6. **Request for Review.** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received:

|   | <b>Nature of Comment</b>   |
|---|--|
| <b>Public Works, Developmental Services</b> | <ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i></li> <li>• <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i></li> </ul>                                    |
| <b>Public Works, Traffic Engineering</b>    | <i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance (Exhibit 24 and Exhibit 25).</i>   |
| <b>Marysville Fire District</b>             | <ul style="list-style-type: none"> <li>• <i>Fire alarm and sprinkler systems will be required for the shell building and tenant suites.</i></li> <li>• <i>Access for fire apparatus appears to be acceptable.</i></li> <li>• <i>The fire sprinkler FDC shall be located within 3 to 10 ft. from a fire hydrant.</i></li> </ul> |
| <b>Building Department</b>                  | <i>Provided requirements for the building permit submittal.</i>  |
| <b>City of Lake Stevens</b>                 | <i>If run off is being channeled to City of Lake Stevens drainage facility, coordination with the City is required as drainage impact fees would be needed.</i>  |
| <b>Snohomish County PUD</b>                 | <i>Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. Securing of easements for the necessary utilities would be required, if applicable.</i>  |

7. **SEPA Review.** The proposed development is exempt from SEPA Review pursuant to MMC 22E.030.090(1)(d).
8. **Access.** The subject property is proposed to be accessed by a private roadway system within the White Barn BSP (PA20-043). The overall development currently has (2) access points, one from

Soper Hill Road and one from 87<sup>th</sup> Ave NE. The internal road system dead ends to the north to allow for future connectivity.

9. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated July 28, 2023. According to the TIA, the proposed development would generate approximately 144 Average Daily Trips (ADT), 33 AM peak hour trips (AMPHT) and 34 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated October 24, 2023 informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation, with minor clarifying amendments, on November 2, 2023. The clarifying amendments are reflected in the subsequent conditions of approval on page 6. The conditions of the concurrency determination are as follows:

- 9.1. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. **Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 34), totaling \$74,800.**
- 9.2. Based on Section 4.2 of the TIA, the proposed development would generate 19 PMPHT affecting the intersection of 87<sup>th</sup> Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87<sup>th</sup> Avenue NE and Soper Hill Road.  
**If the roundabout has not been fully constructed and accepted by the City of Lake Stevens, prior to building permit issuance, the applicant's proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 19, totaling \$32,300).**
- 9.3. Roadway frontage improvements shall be per original White Barn roadway improvement plans. Decorative street lighting per White Barn requirements as set forth in civil construction plans shall be installed upon 87th Ave NE.
- 9.4. Based on Section 4.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
- 9.5. Based on Section 4.4 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed White Barn medical office; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development
10. **Utilities.** Utilities including water, sewer, and stormwater, are being provided by the overall site construction of the White Barn BSP.
  - 10.1. All utility and street improvements are to be extended along the street frontages of the proposed project site. Review of required utilities would be addressed during civil construction plan review to ensure compliance with all of the applicable MMCs.
11. **Site Plan Review.** MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- 11.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

**Staff Comment:** The site is currently zoned Whiskey Ridge – Community Business (WR-CB). Pursuant to MMC 22C.020.060 day care facilities are permitted outright in the WR-CB zone.

- 11.2. *Density of residential development in urban growth areas.*

**Staff Comment:** The proposed use does not include residential development; therefore, this provision would not apply.

- 11.3. *Availability and adequacy of public facilities identified in the Comprehensive Plan.*

**Staff Comment:** The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to Community Business designation, including the specific criteria for the East Sunnyside – Whiskey Ridge Neighborhood of Planning Area 4.

Planning Area 4 for East Sunnyside – Whiskey Ridge Neighborhood of the Land Use Element, identifies the Community Business designation as an area to develop commercial uses, auxiliary to downtown, to serve the needs of various areas. Per Land Use Figures 4-58 and 4-59, the proposed development is located in an area to be provided with upgraded water and sewer systems to adequately serve the project.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- 11.4. *Development Standards.*

**Staff Comment:** The project site is currently zoned CB-WR (Community Business-Whiskey Ridge). The purpose of the CB-WR zone is to provide convenience and comparison retail and personal services for local service areas which exceeds the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

Per MMC 22C.070.080, building location and orientation is required to be facing adjacent streets to provide an enhanced pedestrian environment and interactive streetscape. However, due to the proposed use of day care facility, the necessity to have the main façade facing south towards the parking/drop off location is desired. Per MMC 22C.070.080(2)(c)(iii), departures may be considered by the Director provided that the proposed building configuration and design elements enhance the pedestrian environment of the neighborhood. As proposed, the applicant has provided a “false” façade facing towards 87<sup>th</sup> Ave NE along with design elements and landscaping that appears to meet the intent of MMC 22C.070.080(1), specifically (b), *to enhance the visual character and definition of streets within the neighborhood*. A subsequent review and approval of the proposed deviation would be provided at formal civil plan and building permit review.

The proposed development and subsequent use of the property would comply with the intent of the CB-WR zone, and as conditioned herein, would meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*. The proposed development, as conditioned herein, would make appropriate provisions for the public use and interest, health, safety, and general welfare.

12. **In House Days.** Pursuant to MMC 22G.010.200, a decision on this application was made within 120 days from the date of the letter of completeness. A decision on this application was made (52) in-house calendar days from the date of completeness.

### **CONDITIONS OF APPROVAL**

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Department hereby grants preliminary Commercial Site Plan approval for the White Barn Dental development, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on October 2, 2023 (Exhibit 19) shall be the approved preliminary site plan layout or as amended and approved during civil plan or building permit review.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable Landscaping and Screening Standards of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines per MMC 22C.070.210 and MMC 22C.070.220.
  - 3.1. The frontage along 87<sup>th</sup> Ave NE shall be designed, landscaped, and screened in a manner to enhance the pedestrian environment of the neighborhood. Final approval of the proposed frontage design shall be provided at landscape plan review with formal civil construction plan review.
4. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
5. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
  - 5.1. Based on Section 4.2 of the TIA, the proposed development would generate 19 PMPHT affecting the intersection of 87th Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road.

If the roundabout has not been fully constructed and accepted by the City of Lake Stevens, prior to building permit issuance, the applicant's proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 19, totaling \$32,300).
6. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in MMC 22C.070.160.
7. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Standards outlined in MMC 22C.070 Article VII. Building Design.
8. Pursuant to MMC 22C.070.220(2)(d), prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street

level or the public street. Mechanical equipment shall be screened by a primary building element or structure.


9. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.
10. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 34), totaling \$74,800.

Prepared by: *Emily*

Reviewed by: *Chris*

### DETERMINATION

This **Administrative Commercial Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

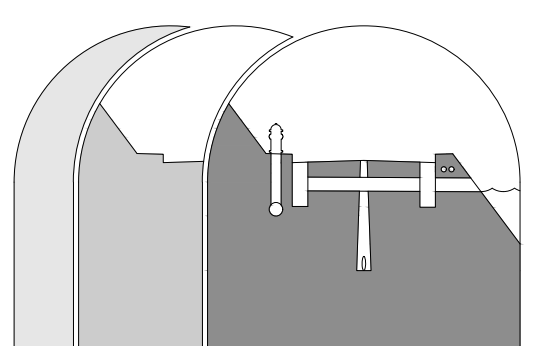
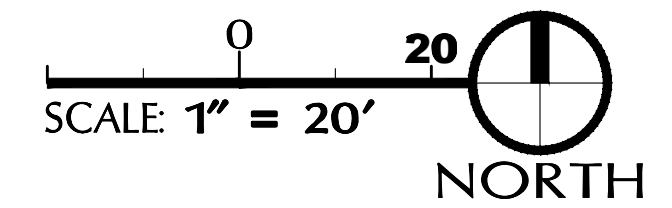
Signature:  Date: November 7, 2023  
*Haylie Miller, CD Director*

***The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.***



IN A PORTION OF THE SE QUARTER OF THE SW QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

MARYSVILLE, WASHINGTON



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273 Tel: 360-404-2010

| NO. | DATE     | DESCRIPTION         | APPROVED           |
|-----|----------|---------------------|--------------------|
| 2   | 09.28.23 | SITE PLAN REVISIONS | T.ZEMPEL/P.SEVERIN |

**CALL 48 HOURS BEFORE YOU DIG**  
**1.800.424.5555**

**KIDS' N US SITE PLAN FOR LJB SOPER HILL, LLC**

**EXISTING CONDITIONS**

**SITE INFORMATION**

PARCEL NUMBER: 0089070002691  
SITE ADDRESS: UNKNOWN, MARYSVILLE, WA 98205  
SITE ZONING: COMMUNITY BUSINESS - WHISKEY RIDGE

**LEGAL DESCRIPTION**

LOT 10 OF BINDING SITE PLAN AFN 202301045002

**BASIS OF BEARING**

THE MONUMENTED CENTERLINE OF 83RD AVENUE NORTHEAST, BEARING OF NORTH 01°10'09" EAST.

**VERTICAL DATUM**

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. PROJECT BENCHMARK IS THE NORTHWEST NORTH TOP BONNET BOLT IN THE SOUTHEAST CORNER OF THE SITE AS SHOWN HEREON. RIM ELEVATION = 384.79' NAVD 88, FEET. ELEVATIONS DERIVED FROM FIELD OBSERVATIONS AND WSRN TIES.

**HORIZONTAL DATUM**

WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/2011) USING W.S.R.N.

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS.

**FIELD EQUIPMENT**

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE SS" AND A TRIMBLE R 10-2 GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

**RESEARCH**

BINDING SITE PLAN AFN 202107205003

**LEGEND**

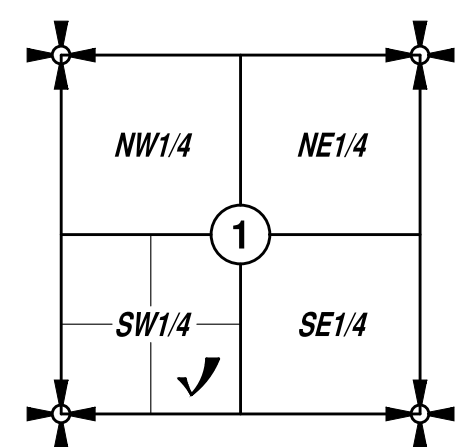
|      |                                 |    |                                     |
|------|---------------------------------|----|-------------------------------------|
| ---  | EXISTING RIGHT OF WAY LINE      | SD | PROPOSED SIGN                       |
| ---  | EXISTING ROAD CENTERLINE        | SD | PROPOSED STORM DRAIN                |
| ---  | EXISTING PROPERTY LINE          | SD | PROPOSED STORM CATCH BASIN TYPE II  |
| ○    | EXISTING PROPERTY CORNER        | SS | PROPOSED STORM CATCH BASIN          |
| ---  | EXISTING STORM DRAIN            | SS | PROPOSED SANITARY SEWER             |
| PERF | EXISTING PERFORATED STORM DRAIN | SS | PROPOSED SANITARY MANHOLE           |
| ⊕    | EXISTING TYPE 2 CB              | W  | PROPOSED SANITARY SEWER CLEANOUT    |
| ⊖    | EXISTING TYPE 1 CB              | W  | PROPOSED WATERLINE                  |
| ---  | EXISTING SANITARY SEWER         | W  | PROPOSED WATER VALVE                |
| ---  | EXISTING SANITARY MANHOLE       | W  | PROPOSED FIRE HYDRANT               |
| ---  | EXISTING WATERLINE              | W  | PROPOSED FIRE DEPARTMENT CONNECTION |
| ---  | EXISTING WATER VALVE            | W  | PROPOSED WATER SERVICE METER        |
| ---  | EXISTING FIRE HYDRANT           | W  | PROPOSED BLOW-OFF ASSEMBLY          |
| ---  | EXISTING GAS LINE               | W  | PROPOSED CURB AND GUTTER            |
| ---  | EXISTING POWERLINE              | W  | PROPOSED EXTRUDED CURB              |
| ---  | EXISTING FENCELINE              | W  | PROPOSED CONTOUR                    |
| ---  | EXISTING EDGE OF ASPHALT        | W  | PROPOSED CONCRETE                   |
| ---  | EXISTING CURB & GUTTER          | W  | PROPOSED ASPHALT                    |
| ---  | EXISTING CONCRETE               | W  | PROPOSED PERMEABLE ASPHALT          |
| ---  | EXISTING ASPHALT                | W  | GRAVEL TRENCH BED                   |
| ---  | EXISTING PERVIOUS PAVEMENT      | W  | TO BE REMOVED                       |
| ---  | EXISTING GRAVEL                 | W  | BSL                                 |
| ---  | EXISTING CONTOUR                | W  | BUILDING SETBACK LINE               |

**UTILITIES SERVING THE SITE**

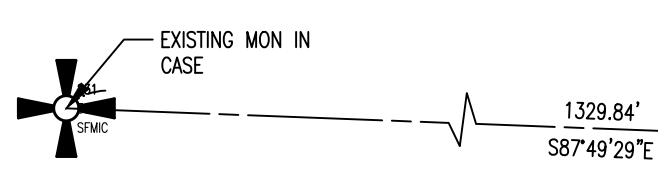
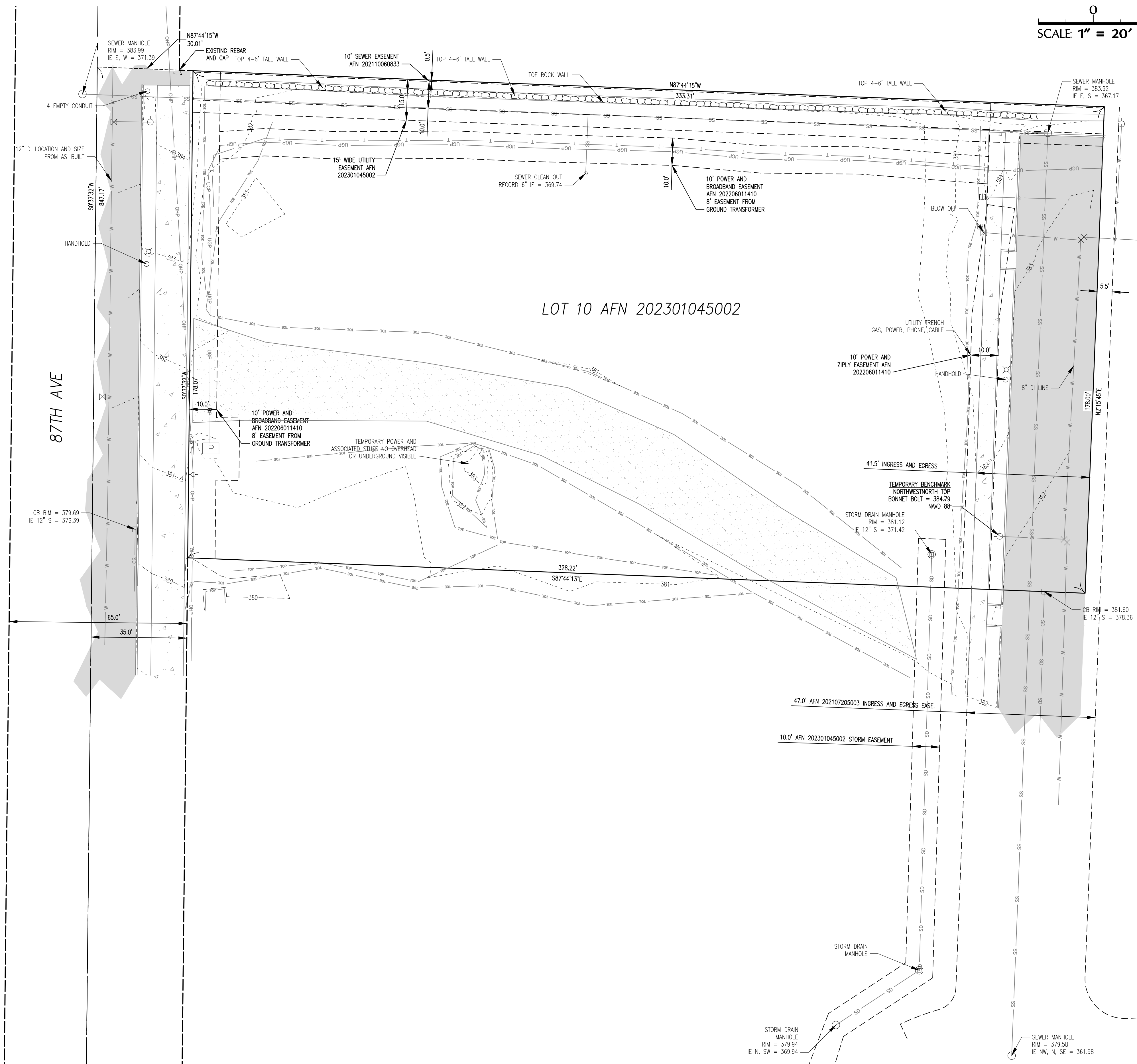
|  |  |  |
|--|--|--|
| <b>WATER:</b><br>CITY OF MARYSVILLE<br>(360) 363-8100          | <b>TELEPHONE:</b><br>VERIZON<br>CONTACT: DEAN DUPREE<br>(360) 653-5360         | <b>GAS:</b><br>PUGET SOUND ENERGY<br>CONTACT: PATTY NESS<br>C/O PILCHUCK CONTRACTORS<br>(206) 418-4237 |
| <b>SANITARY SEWER:</b><br>CITY OF MARYSVILLE<br>(360) 363-8100 | <b>CABLE:</b><br>COMCAST<br>CONTACT: BUSINESS SERVICES GROUP<br>(877) 824-2288 | <b>POWER:</b><br>SNOHOMISH COUNTY PUD<br>CONTACT: DANA LIM<br>(425) 783-8296                           |

|  |  |  |
|--|--|--|
| <b>DEVELOPER:</b><br>LJB SOPER HILL, LLC<br>LORI BLADES<br>16717 9TH AVE. S.E.<br>MILL CREEK, WA 98012 | <b>ENGINEER/SURVEYOR:</b><br>SOUND DEVELOPMENT GROUP, L.L.C.<br>PAT SEVERIN, P.E.<br>P.O. BOX 1705<br>MOUNT VERNON, WA 98273<br>PHONE: (360) 404-2010<br>FAX: (360) 404-2013<br>EMAIL: PAT@SDG-LLC.COM | <b>ARCHITECT:</b><br>M2 ARCHITECTS<br>MEL A. MAERTZ, A.I.A., PRINCIPAL<br>1111 CLEVELAND AVENUE, SUITE 102<br>MOUNT VERNON, WA 98273<br>PHONE: 206.354.7100<br>EMAIL: MMAERTZ@M2ARCHITECTS.NET |
|--|--|--|

**INDEX MAP**



SE 1/4 OF THE SW 1/4 OF SECTION 1, TWP. 29 N., RGE. 5 E., W.M.



PROJECT:

SHEET DESCRIPTION:

|               |                  |
|---------------|------------------|
| SCALE:        | 1" = 20'         |
| DRAWN BY:     | P.LAU            |
| DESIGNED BY:  | P.SEVERIN        |
| DATE:         | 09.28.2023       |
| JOB NUMBER:   | 22076            |
| DWG NAME:     | 22076 TOPO-2.DWG |
| SHEET NUMBER: |                  |

**C-1.0**



