

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

STACK SHORT PLAT PRELIMINARY PLANS

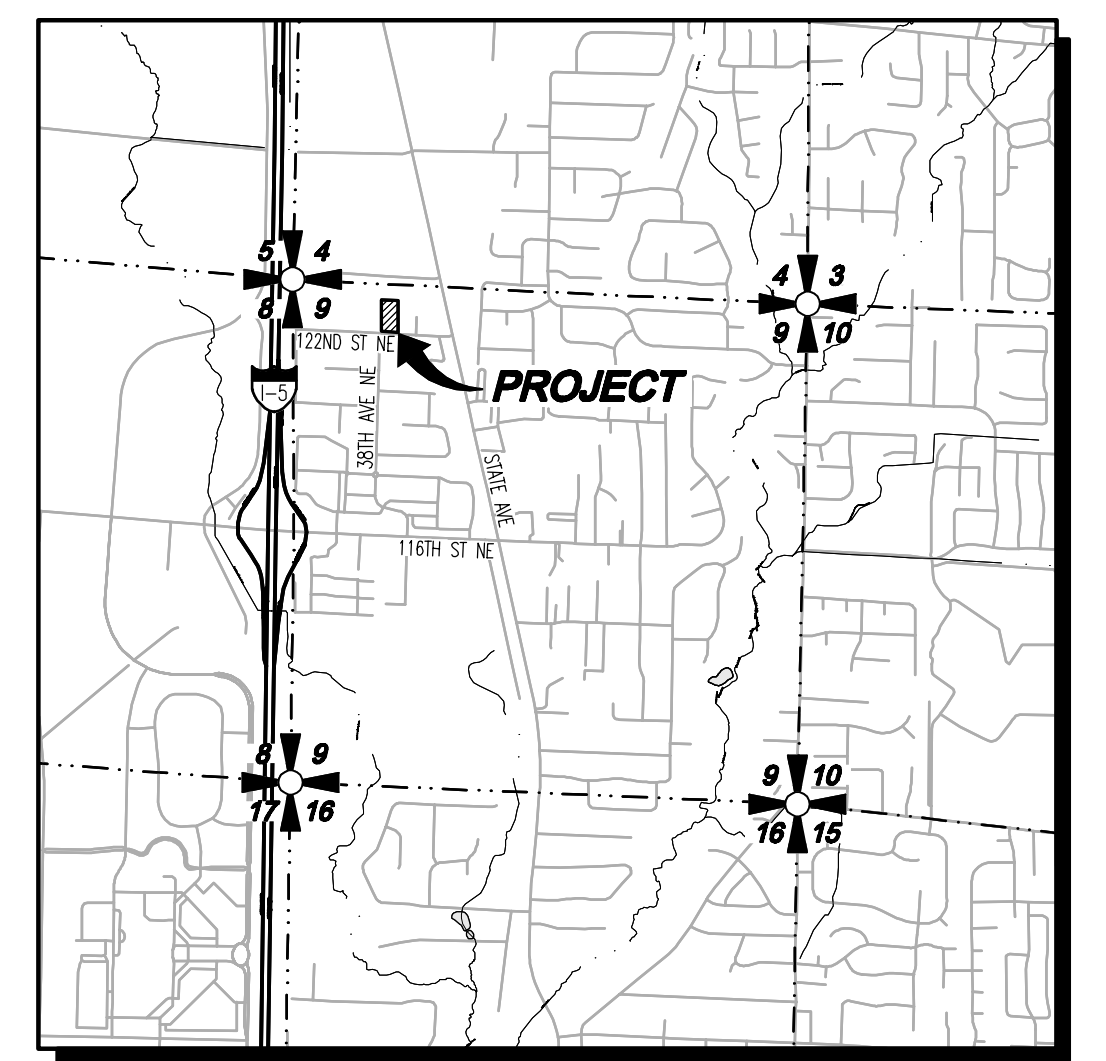
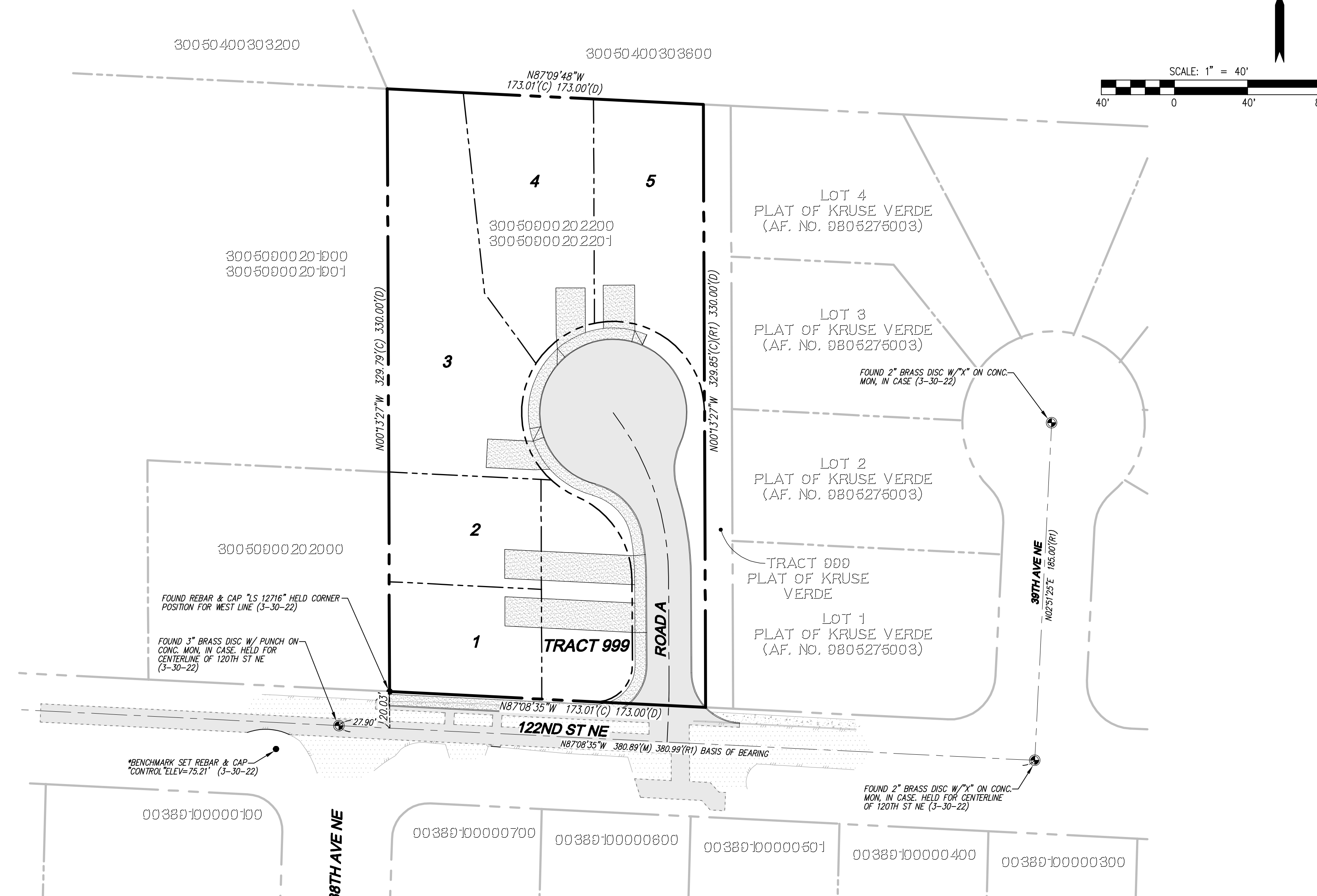
LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION		
●	MONUMENT FOUND	RCP	REINFORCED CONCRETE PIPE
●	FOUND REBAR AND CAP AS NOTED	CB	CATCH BASIN
(C)	CALCULATED	CL	CENTERLINE
(M)	MEASURED	CMP	CORRUGATED METAL PIPE
CB	CATCH BASIN	CPE	CORRUGATED POLYETHYLENE PIPE
SMH	STORM MANHOLE	CP	CONCRETE PIPE
SMH	SEWER MANHOLE	EL	ELEVATION
GM	GAS METER	EX	EXISTING
GV	GAS VALVE	FL	FLOWLINE
JB	JUNCTION BOX	IE	INVERT ELEVATION
PP	POWER POLE	OH	OVERHEAD
PT	POWER TRANSFORMER	PL	PROPERTY LINE
P	POWER VAULT	PP	POWER POLE
LP	LIGHT POLE W/ARM	PVC	POLYVINYL CHLORIDE PIPE
LA	LIGHT POLE	R/W	RIGHT-OF-WAY
GA	GUY ANCHOR	STA	STATION
TMH	TELECOM MANHOLE	SD	STORM DRAIN
TR	TELECOM RISER	SDM	STORM DRAIN MANHOLE
S	SIGN	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER	SMH	SANITARY SEWER MANHOLE
WV	WATER VALVE	TYP	TYPICAL
MW	MONITORING WELL	TBR	TO BE REMOVED
MB	MAILBOX		
TC	TREE CONIFEROUS		
TD	TREE DECIDUOUS		
AS	ADA PARKING STALL		

PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION
W	WATER CAP
CB	CONCRETE BLOCKING
BV	BUTTERFLY VALVE
B1	11" BEND
B2	45" BEND
B3	90" BEND
B4	22" BEND
V	VALVE
HA	HYDRANT ASSEMBLY
BOV	BLOW-OFF VALVE
R	REDUCER
AAS	AIR-VAC ASSEMBLY
WM	WATER METER
WP	WATER PIPE

PROPOSED STORM SYMBOLS	
SYMBOL	DESCRIPTION
SC	SD CAP
T1	TYPE 1 CATCH BASIN, GRATED LID
T2	TYPE 1 CATCH BASIN, SOLID LID
T3	TYPE 2 CATCH BASIN, GRATED LID
T4	TYPE 2 CATCH BASIN, SOLID LID
BM	BEEHIVE MANHOLE COVER
SYD	SQUARE YARD DRAIN
RYD	ROUND YARD DRAIN
SCO	STORM CLEAN OUT
SP	STORM PIPE

PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION
WC	SEWER CAP
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
SP	SEWER PIPE



SURVEY INFORMATION

LEGAL DESCRIPTIONS

CHICAGO TITLE COMPANY OF WASHINGTON
COMMITMENT NO. 300128856
COMMITMENT DATE: MARCH 10, 2022 AT 8:00AM

THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING 495 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 9;
THENCE EAST 924 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 173.25 FEET;
THENCE NORTH 330 FEET;
THENCE WEST 173.25 FEET;
THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING.
SITUATED IN SNOHOMISH COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED CENTER LINE OF 122ND STREET NE
(BEARING = N 87°08'35" W)

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

SITE BENCHMARK

PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM-1988)
SET REBAR & CAP "CONTROL" AS SHOWN ON MAP PER GPS STATIC OBSERVATION
OPUS SOLUTION ELEV=75.21 (NAVD88)

REFERENCES

- (R1) PLAT OF KRUSE VERDE
AF. NO. 9805275003
- (R2) RECORD OF SURVEY
AF. NO. 202110285001

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS
MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC
332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

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- PRELIMINARY WATER AND SEWER PLAN
- LANDSCAPE PLANS

PROJECT INFORMATION

SITE ADDRESS: 3807 122ND ST NE
MARYSVILLE, WA 98271
30050900202200 & 30050900202201
56,980 SF 1.31 AC

TAX PARCELS:
SITE AREA:
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
CURRENT ZONING: R-4.5 SFM
PROPOSED ZONING: R-4.5 SFM

WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD
GAS: PUGET SOUND ENERGY
TELEPHONE: VERIZON
CABLE: COMCAST

SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT
AVE. LOT SIZE: 7,723 S.F.
SMALLEST LOT SIZE: 5,000 S.F.

DIMENSIONAL STANDARDS

MINIMUM STREET SETBACK: 20'
MINIMUM SIDE YARD SETBACK: 5'
MINIMUM REAR YARD SETBACK: 20'
BASE HEIGHT: 30'
MAXIMUM BUILDING COVERAGE: 40%
MAXIMUM IMPERVIOUS COVERAGE: 50%
MINIMUM LOT AREA: 5,000 S.F.
MINIMUM LOT WIDTH: 60'
MINIMUM LOT FRONTAGE ON:
CUL-DE-SAC, SHARP CURVE OR PANHANDLE: 20'

DENSITY CALCULATION

GROSS SITE AREA: 56,980 SF (1.31 AC)
R/W DEDICATION: 13,185 SF (0.30 AC)
NET SITE AREA: 43,795 SF (1.01 AC)
DENSITY: 4.5 UNITS PER ACRE x 1.01 AC = 4.55 UNITS
ROUND UP TO 5 UNITS

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL, 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

EARTHWORK QUANTITIES

CUT: 0 CY
FILL: 2,250 CY
NET: 2,250 CY
DISTURBED AREA: 55,961 SF (1.29 AC)

CONTACT LIST

APPLICANT/OWNER:
STACK DESIGN, LLC
8825 34TH AVE NE, STE L-410
MARYSVILLE, WASHINGTON 98271
CONTACT: TERRY GROOMS
PHONE: (425) 508-1497
EMAIL: stackdesign@live.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-9105
EMAIL: oringidg@gmail.com

SURVEYOR:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vtownsend@ldccorp.com

GEOTECH ENGINEER:
TERRA ASSOCIATES
12220 113TH AVE NE, STE 130
KIRKLAND, WASHINGTON 98034
CONTACT: CAROLYN DECKER, PE
PHONE: (425) 821-7777
FAX: (425) 821-4334
EMAIL: cdecke@terra-associates.com

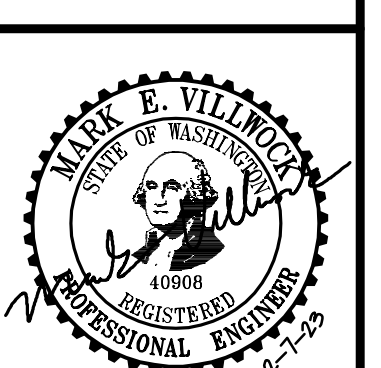
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1	12-15-22	REVISED PER CITY COMMENTS DATED 11/02/2022
2	2-7-23	REVISED PER CITY COMMENTS DATED 1/18/23

LDC
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Engineering
Planning

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20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com

Kent
Olympia
F 425-482-2893

STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
COVER SHEET



JOB NUMBER: C22144
DRAWING NAME: C22144P-CS-PL
DESIGNER: MEV
DRAFTING BY: RCR
DATE: 12-15-2022
SCALE: 1"=40'
JURISDICTION: CITY OF MARYSVILLE

SP22-003

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

SURVEY INFORMATION

LEGAL DESCRIPTIONS

CHICAGO TITLE COMPANY OF WASHINGTON
 COMMITMENT NO. 500132895
 COMMITMENT DATE: MARCH 10, 2022 AT 8:00AM

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REFERENCES

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 AF. NO. 20210285001

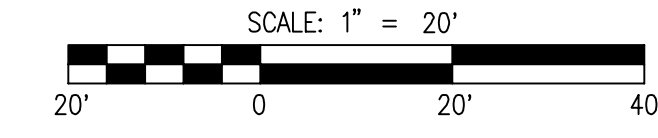
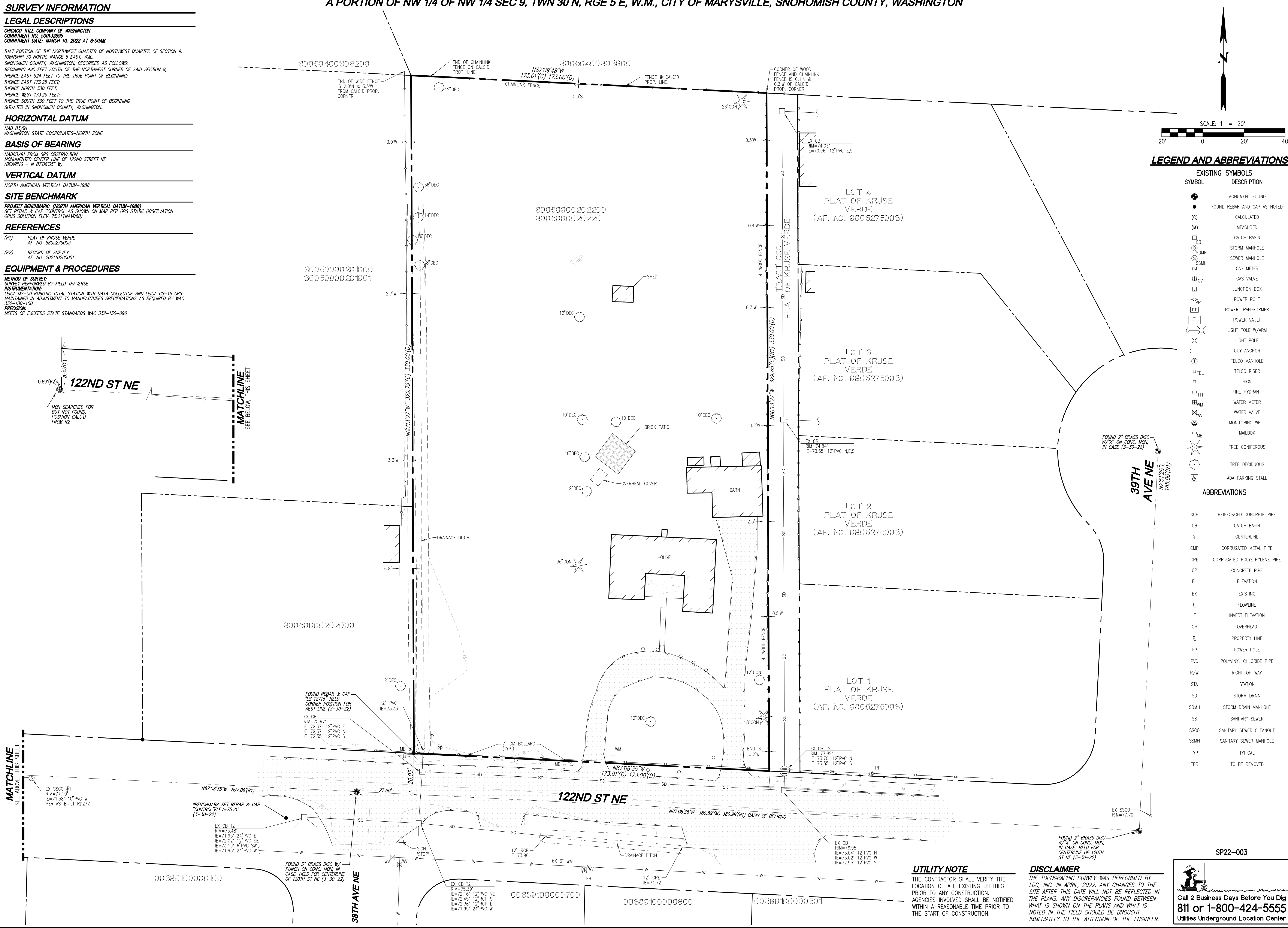
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 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

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LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	
SYMBOL	DESCRIPTION
●	MONUMENT FOUND
○	FOUND REBAR AND CAP AS NOTED
(C)	CALCULATED
(M)	MEASURED
CB	CATCH BASIN
SMH	STORM MANHOLE
SMH	SEWER MANHOLE
GM	GAS METER
GV	GAS VALVE
JB	JUNCTION BOX
PP	POWER POLE
PT	POWER TRANSFORMER
PV	POWER VAULT
LP	LIGHT POLE W/ARM
LP	LIGHT POLE
GA	GUY ANCHOR
TEL	TELCO MANHOLE
TEL	TELCO RISER
CH	SIGN
WH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MB	MONITORING WELL
MB	MAILBOX
★	TREE CONIFEROUS
○	TREE DECIDUOUS
AS	ADA PARKING STALL

ABBREVIATIONS	
RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EX	EXISTING
FL	FLOWLINE
IE	INVERT ELEVATION
OH	OVERHEAD
PL	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
TBR	TO BE REMOVED

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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SP22-003

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-15-22	REVISED PER CITY COMMENTS DATED 11/02/2022
2	2-7-23	REVISED PER CITY COMMENTS DATED 1/18/23

BY: MKO
 MEV

LDC
 Stack Design & Construction, LLC
 Surveying Engineering Planning
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 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
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STACK SHORT PLAT
 EXISTING CONDITIONS MAP

MARK E. VILLWICK
 40908
 PROFESSIONAL ENGINEER
 12-15-2022

JOB NUMBER: C22144
 DRAWING NAME: C22144P-TD-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

TO-01
 SHEET 2 OF 7

Drawing: P:\Civil\2023\C22-144_stack_short_plat\Drawings\preliminary\C22144P-TD-PL.dwg Plotfile: Feb 07, 2023 - 7:40am

PROJECT INFORMATION

SITE ADDRESS: 3807 122ND ST NE
 MARYSVILLE, WA 98271
 TAX PARCELS: 30050900202200 & 30050900202201
 SITE AREA: 56,980 SF 1.31 AC
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 CURRENT ZONING: R-4.5 SFM
 PROPOSED ZONING: R-4.5 SFM
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD
 GAS: PUGET SOUND ENERGY
 TELEPHONE: VERIZON
 CABLE: COMCAST
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT
 AVE. LOT SIZE: 7,723 S.F.
 SMALLEST LOT SIZE: 5,000 S.F.

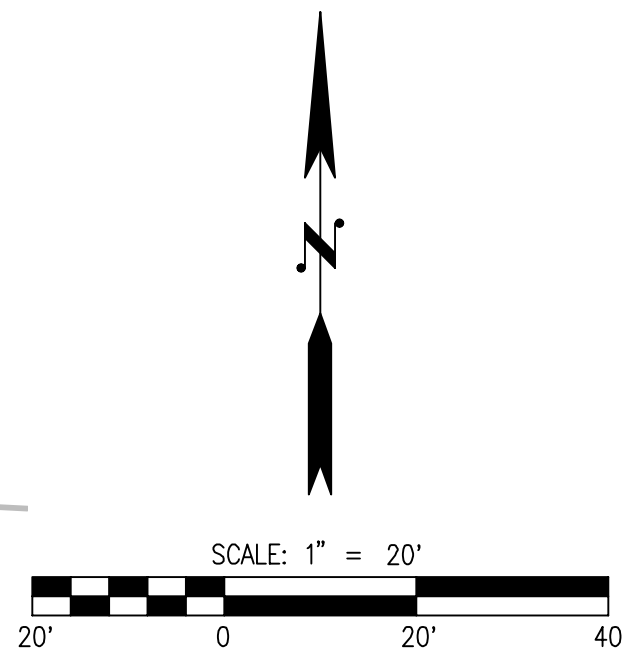
DIMENSIONAL STANDARDS

MINIMUM STREET SETBACK: 20'
 MINIMUM SIDE YARD SETBACK: 5'
 MINIMUM REAR YARD SETBACK: 20'
 BASE HEIGHT: 30'
 MAXIMUM BUILDING COVERAGE: 40%
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 MINIMUM LOT AREA: 5,000 S.F.
 MINIMUM LOT WIDTH: 60'
 MINIMUM LOT FRONTAGE ON: 20'
 CUL-DE-SAC, SHARP CURVE OR PANHANDLE

DENSITY CALCULATION

GROSS SITE AREA: 56,980 SF (1.31 AC)
 R/W DEDICATION: 13,185 SF (0.30 AC)
 NET SITE AREA: 43,795 SF (1.01 AC)
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 ROUND UP TO 5 UNITS

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

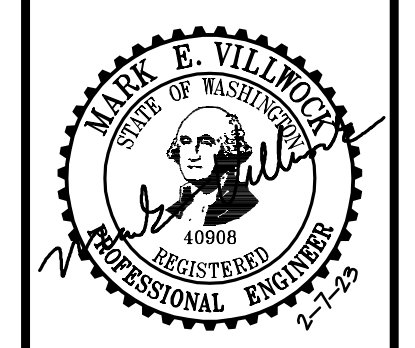
	STORM PIPE
	DRAIN LINE
	SEWER PIPE
	WATER PIPE
	FRENCH DRAIN
	TYPE I CB
	TYPE II CB
	SDCO
	SSMH
	FIRE HYDRANT
	WATER METER
	MONUMENT

REVISIONS

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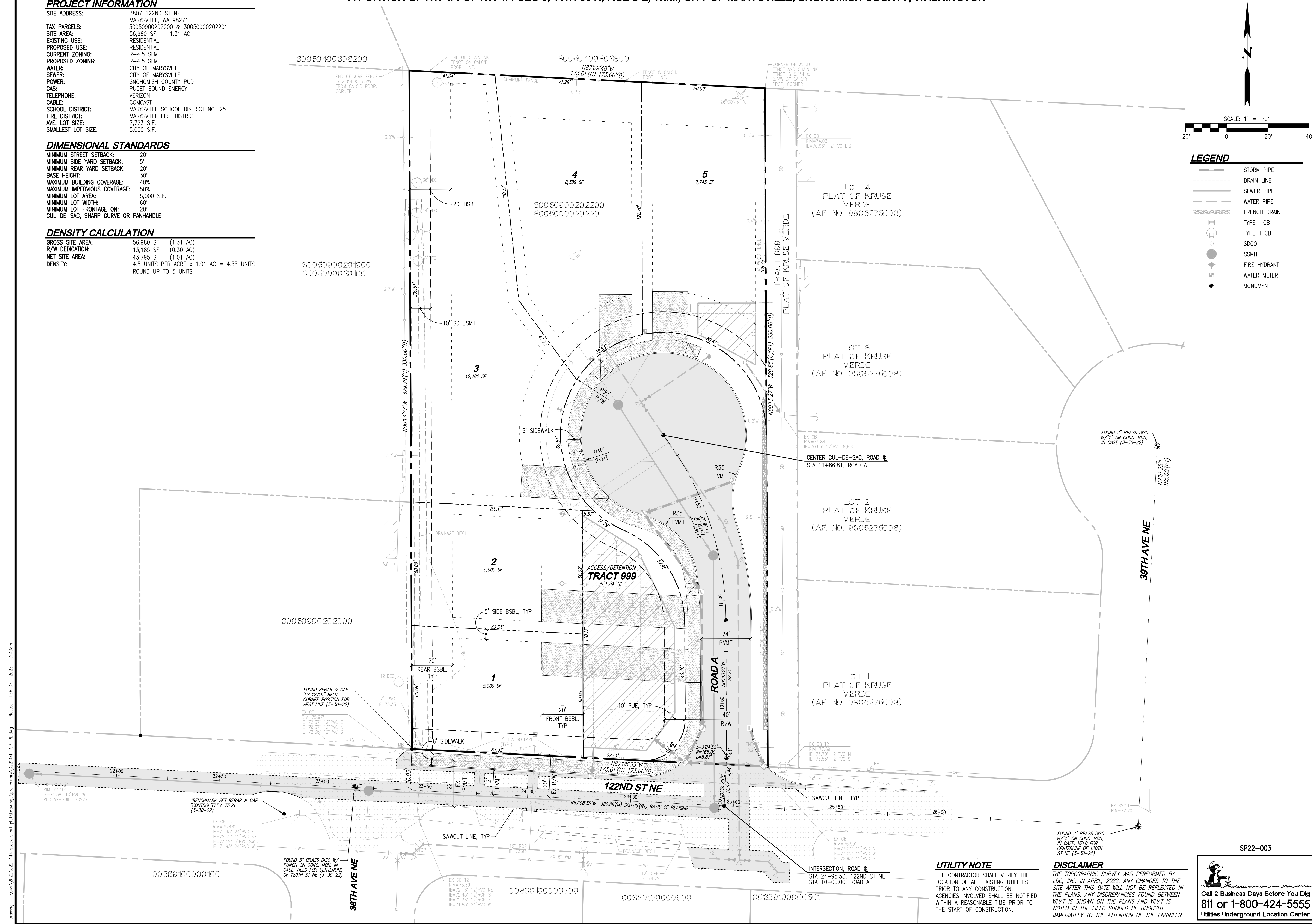
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STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY SITE PLAN



JOB NUMBER: C22144
 DRAWING NAME: C22144P-SP-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

SP-01
 SHEET 3 OF 7

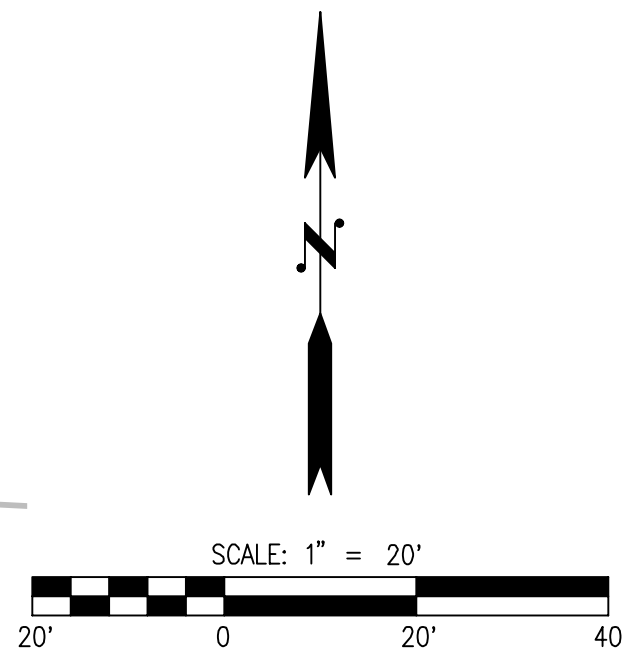


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SP22-003

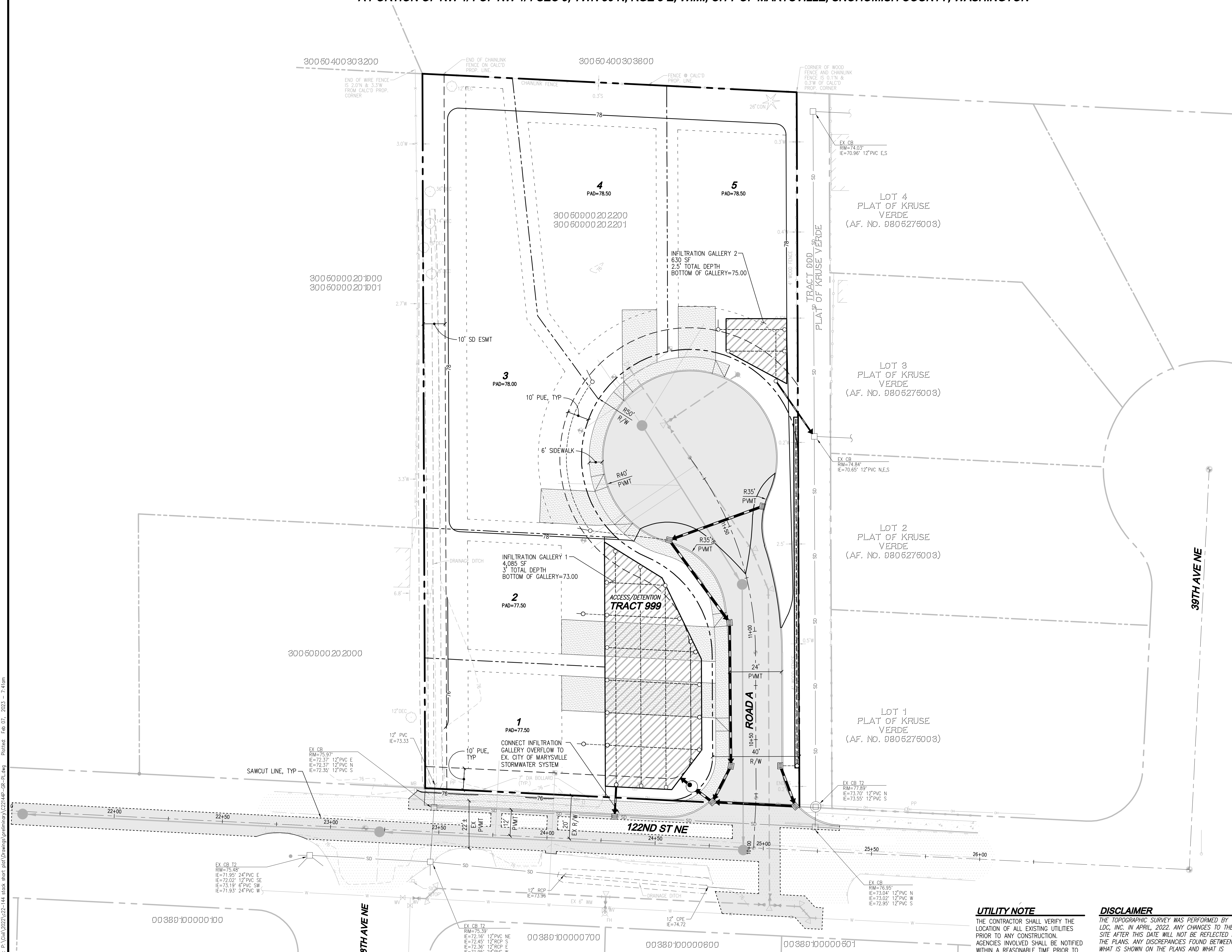
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A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN LINE
	SEWER PIPE
	WATER PIPE
	FRENCH DRAIN
	TYPE I CB
	TYPE II CB
	SDCO
	SSMH
	FIRE HYDRANT
	WATER METER



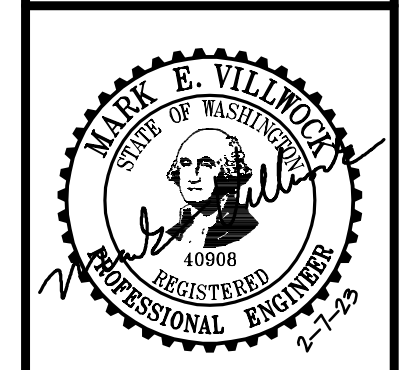
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STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY ROAD, GRADING AND STORM DRAINAGE PLAN



JOB NUMBER: C22144
 DRAWING NAME: C22144P-CR-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

RD-01
 SHEET 4 OF 7

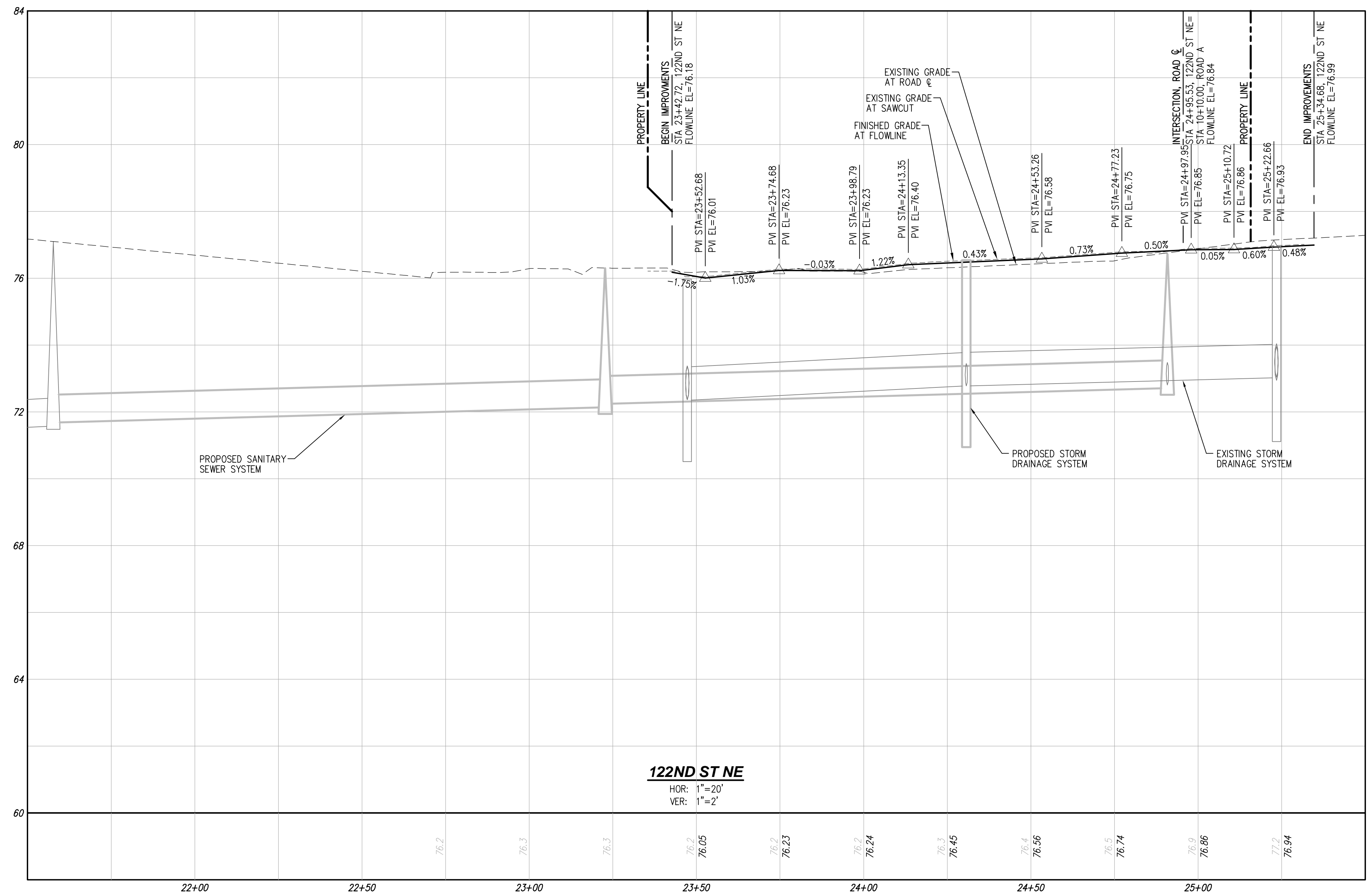
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SP22-003

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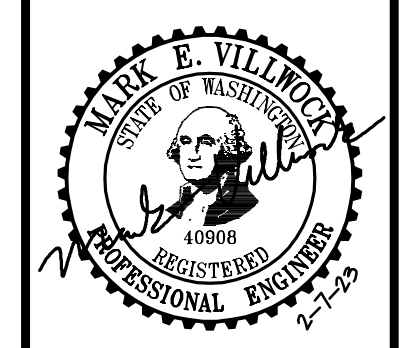
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LDC
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 Engineering
 Planning

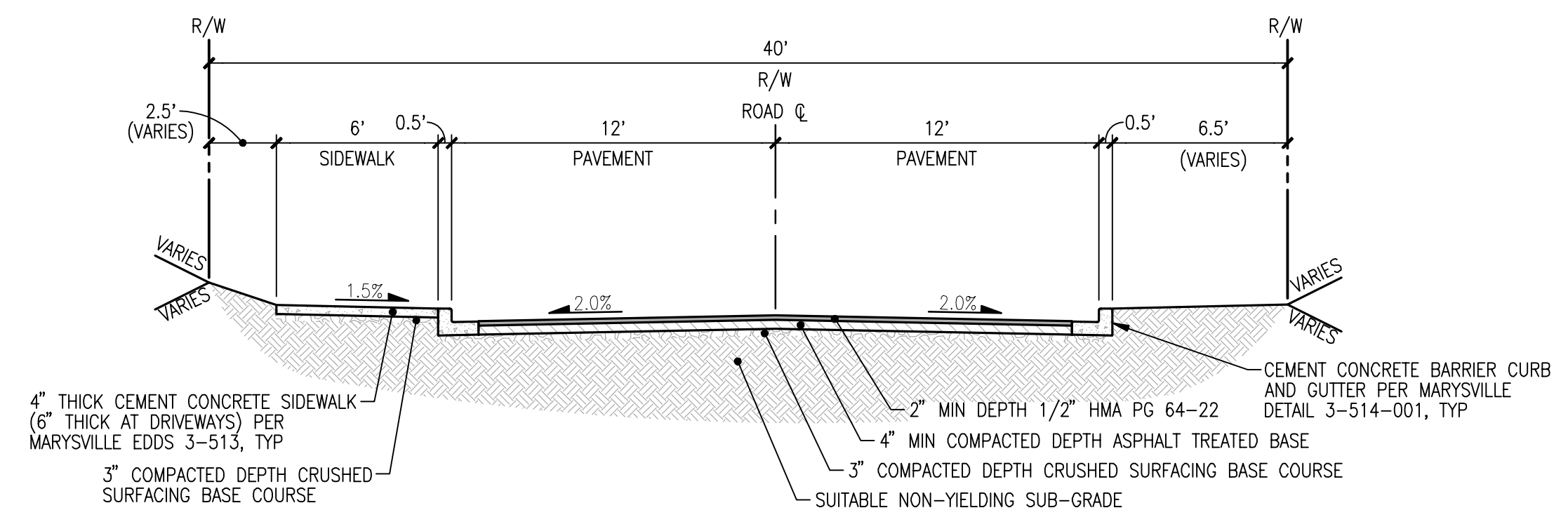
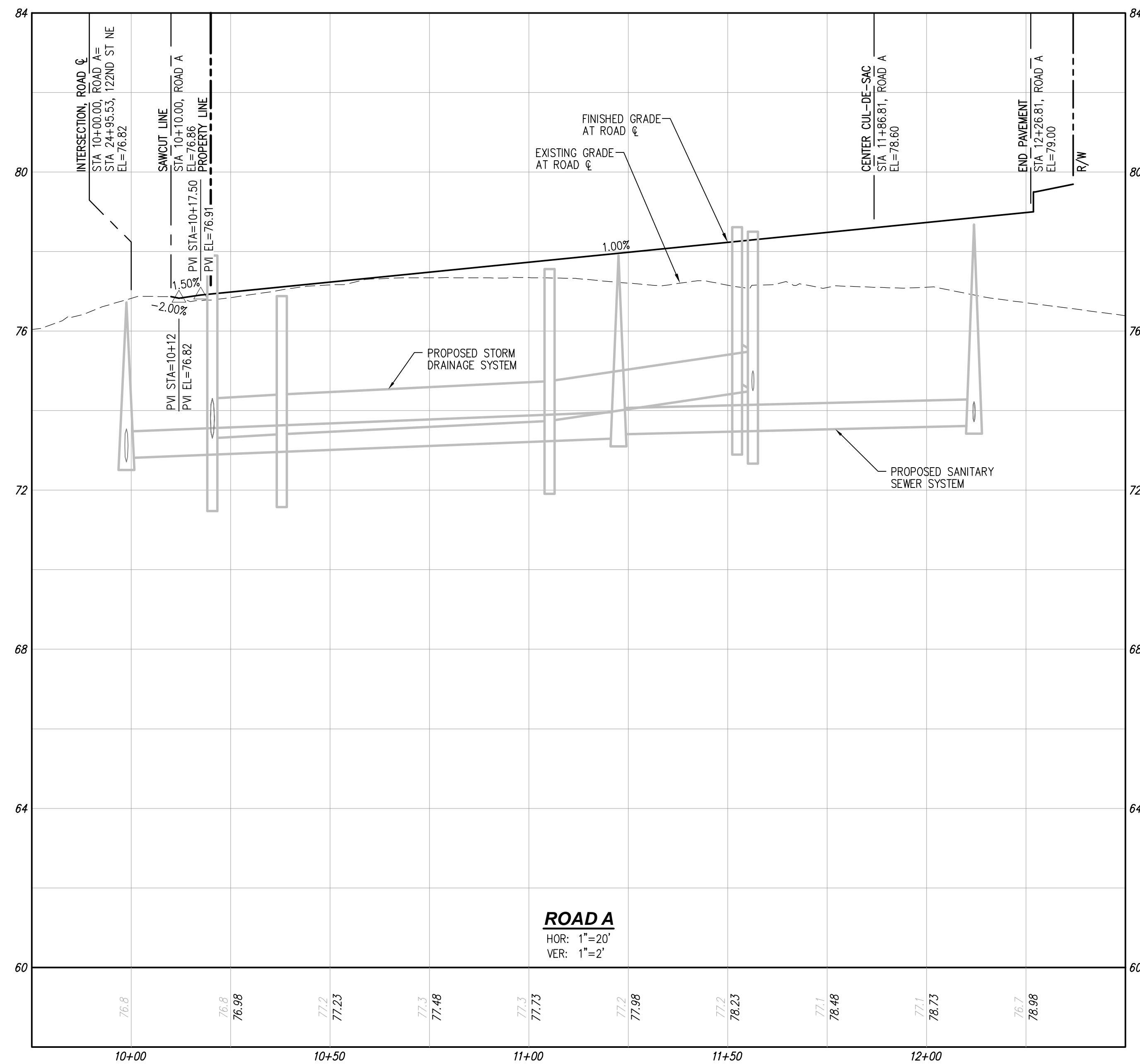
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STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY ROAD PROFILE



JOB NUMBER:	C22144
DRAWING NAME:	C22144P-RD-PR
DESIGNER:	MEV
DRAFTING BY:	RCR
DATE:	12-15-2022
SCALE:	1"=20'
JURISDICTION:	CITY OF MARYSVILLE



ROAD A TYPICAL ROAD SECTION

SCALE: 1"=5'
CLASSIFICATION: RESIDENTIAL
DESIGN SPEED: 20 MPH

SP22-003

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

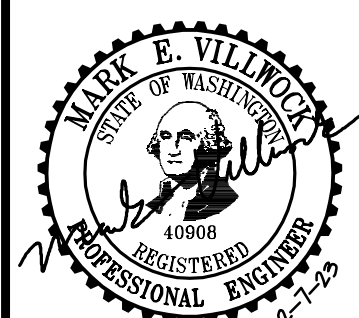
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL, 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	12-15-22	REVISED PER CITY COMMENTS DATED 11/02/2022
2	2-7-23	REVISED PER CITY COMMENTS DATED 01/18/23

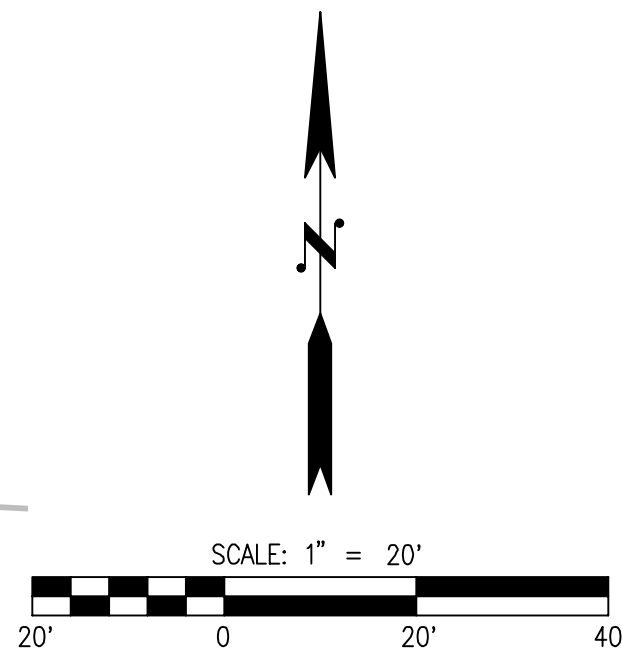
LDC | Surveying Engineering Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
T 425.846.1869 F 425.482.2893

STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
PRELIMINARY ROAD PROFILE AND SECTION



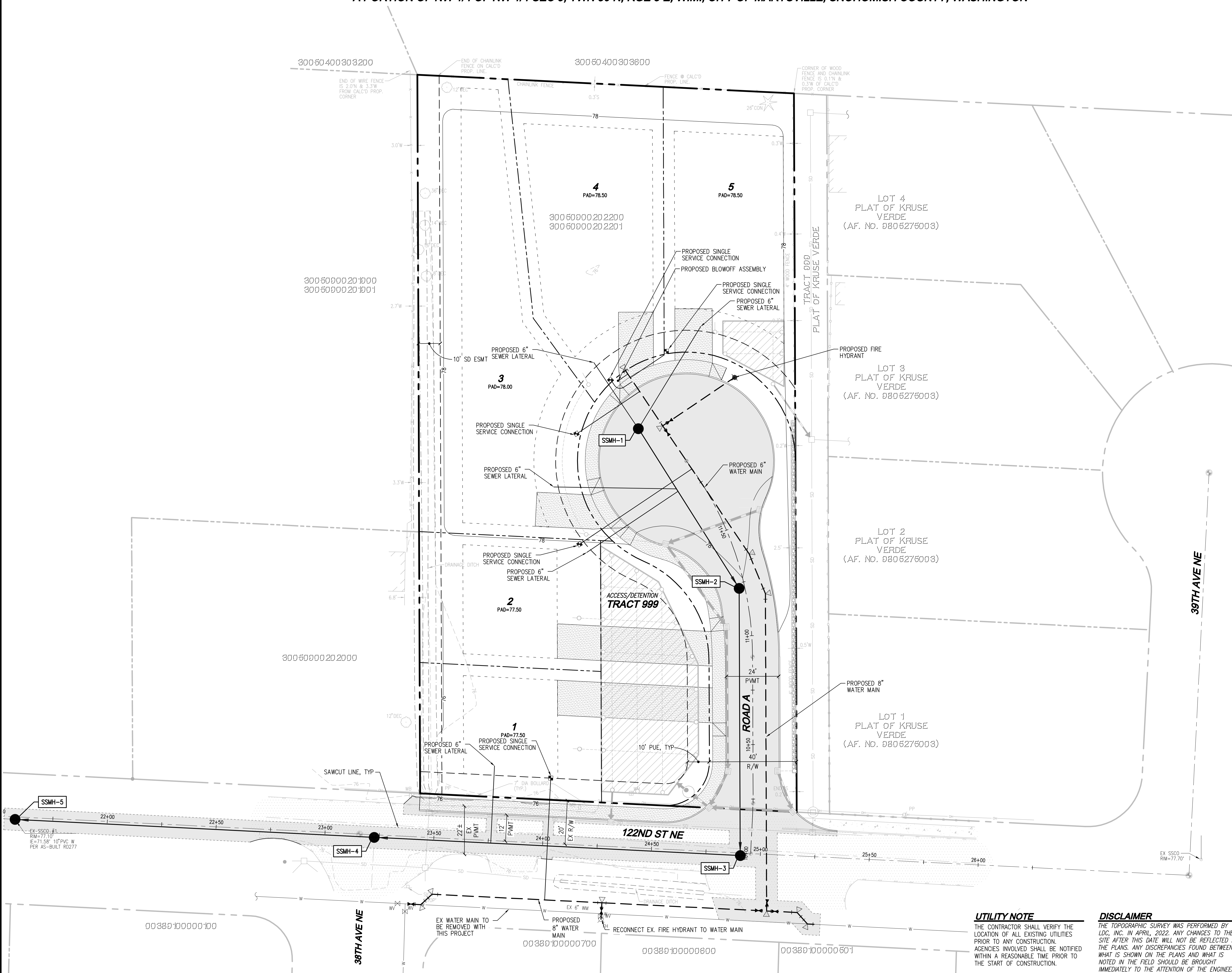
JOB NUMBER: C22144
DRAWING NAME: C22144P-RD-PR
DESIGNER: MEV
DRAFTING BY: RCR
DATE: 12-15-2022
SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN LINE
	SEWER PIPE
	WATER PIPE
	FRENCH DRAIN
	TYPE I CB
	TYPE II CB
	SDCO
	SSMH
	FIRE HYDRANT
	WATER METER

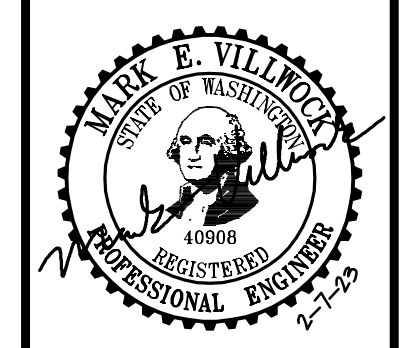


REVISIONS

NO.	DATE	DESCRIPTION
1	12-15-22	REVISED PER CITY COMMENTS DATED 11/02/2022
2	2-7-23	REVISED PER CITY COMMENTS DATED 01/18/23

LDC | Surveying Engineering Planning
 Kent
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com

STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY WATER AND SEWER PLAN



JOB NUMBER: C22144
 DRAWING NAME: C22144P-WS-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

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SP22-003

 Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

Drawing: P:\Civil\2022\C22-144_stack_short_plat\Drawings\preliminary\C22144P-WS-PL.dwg Plotted: Feb 07, 2023 - 7:41am
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