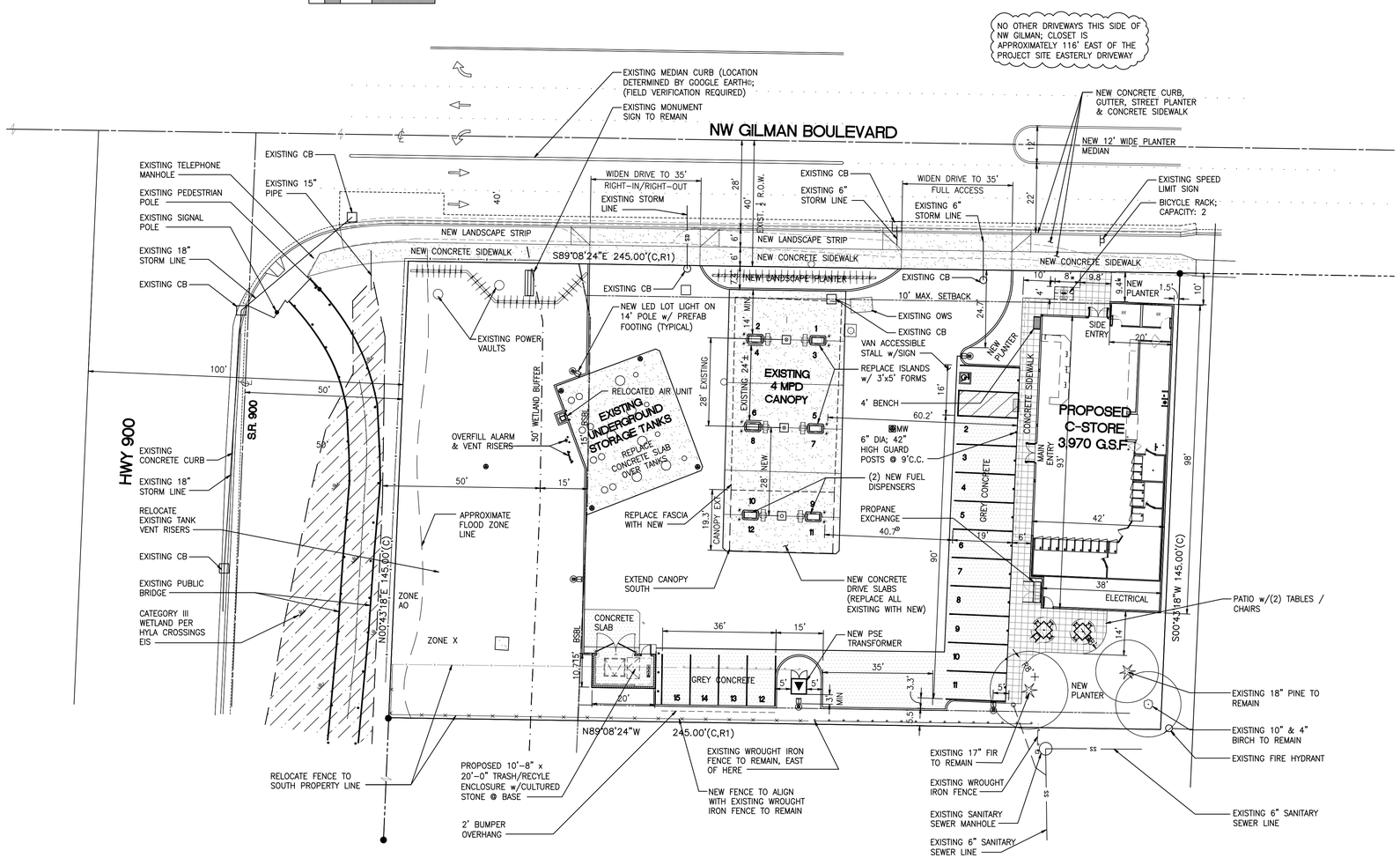
# PRELIMINARY SITE PLAN 04.18.16

1"=20'

0 10 20 40




## VICINTY MAP

## SITE DATA

ADDRESS/LOCATION: 1605 NW GILMAN BOULEVARD, ISSAQUAH, WA 98027
KING CO. PARCEL NO. 202406-9077

SITE AREA: 35,510 SF (0.82 ACRES) (SURVEY)

PROJECT DESCRIPTION: DEMOLISH THE EXISTING 1,845 SF CONVENIENCE STORE AND CAR WASH AND CONSTRUCT A NEW 42-FOOT BY 98-FOOT (3,970 SQUARE FOOT) JACKSONS FOOD STORE. EXTEND CANOPY OVER (2) NEW MPD'S. THE OTHER EXISTING 4 MPD'S AND THE UNDERGROUND STORAGE TANKS WILL REMAIN.

BUILDING SUMMARY:
NEW CONVENIENCE STORE: 3,831 NET SQUARE FEET (837SF OF EXCLUDED AREAS AS ALLOWED BY CH 8 CIDDS).
CONSTRUCTION TYPE: V-B; OCCUPANCY GROUP: M

SITE AND SURROUNDING ZONING: URBAN CORE/URBAN VILLAGE: ROWLEY

USE ANALYSIS:
CONVENIENCE STORE: ALLOWED (LEVEL 0 REVIEW)
GASOLINE SALES: ALLOWED (LEVEL 0 REVIEW)

BUILDING SETBACKS/HEIGHT LIMITATIONS:
FRONT: 0'-10' MAXIMUM (GILMAN BLVD)
SIDE STREET/SIDE YARD: 0-FEET
REAR YARD: 0-FEET (EAST)
CANOPY/PUMP ISLAND: (NOT SPECIFIED)
BUILDING HEIGHT: 40 FOOT BASE; 60 FOOT MAX

SIGNAGE: CH. 9.21 – CIDDS

PARKING REQUIREMENTS:
REQUIRED: MINIMUM 2 STALLS / 1,000SF NET FLOOR AREA; MAXIMUM 5 STALLS / 1,000SF NET FLOOR AREA REQUIRED: :
CALCULATION: 3,970 GFA – ELECT/MECH ROOM – JANITORIAL SINK – REST ROOMS = 3,133 NFA / 1,000 SF x 2 = 6 MINIMUM & 15 MAXIMUM STALLS REQUIRED
PROVIDED: 15
STANDARD STALL SIZE: 9 X 18.5 FEET (2-FOOT OVERHANG ALLOWED)
COMPACT STALL SIZE: 9 X 15 FEET
COMPACT PERCENTAGE ALLOWED: 60%
AISLE WIDTH (MIN) (2-WAY TRAFFIC): 24 FEET
BIKE PARKING: 2 SPACES MINIMUM

INGRESS/EGRESS:
PRIMARY STREET DESIGNATION:NW GILMAN BOULEVARD
MAXIMUM CURB CUT WIDTH: 35 FEET
MINIMUM DISTANCE BETWEEN CURB CUTS: 200 FEET OFFSET FROM OPPOSITE SIDE OF STREET

DISCLAIMER:
THIS PRELIMINARY SITE PLAN IS BASED ON AN ALTA/ACSM SURVEY PREPARED BY TERRAMARK, INC., SIGNED/SEALED ON FEBRUARY 25, 2009 AND A TOPOGRAPHIC SURVEY PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED 2014-09-04.
ZONING AND SITE DEVELOPMENT STANDARDS USED TO DEVELOP THIS PLAN ARE BASED ON PRELIMINARY RESEARCH. THESE STANDARDS ARE SUBJECT TO CHANGE, AND ARE SUBJECT TO INTERPRETATION BY THE MUNICIPALITY DURING THE PLAN REVIEW PROCESS. THE SITE DEVELOPMENT FEASIBILITY IS THEREFORE NOT IMPLIED OR GUARANTEED. A PREDEVELOPMENT CONFERENCE IS RECOMMENDED WITH THE CITY OF ISSAQUAH PRIOR TO DESIGN.

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 3.28.16 | cjp | | | REDUCED SIZE OF NEW STORE, SHIFTED PARKING EAST, RECALCULATED PARKING. |

Title: PRELIMINARY SITE PLAN
JACKSONS STORE No. 625
1605 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON 98027

For: Jacksons
JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
ph 208.888.6061 | fx 208.888.3585
www.jacksons.com

10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal 1"=20' Vertical

Designed ____
Drawn ____
Checked ____
Approved ____
Date 02.15.16


BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WASHINGTON 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ARCHITECTURE and ENVIRONMENTAL SERVICES

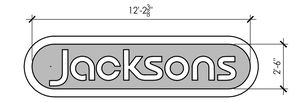

Job Number 15031.1
Sheet PS.1

File:P:\15000s\15031\preliminary\625_15031 1 PS.1 – PS.1–TR.dwg Date/Time:4/19/2016 3:43 PM Scale:1:1 CPNNER Xref: ----

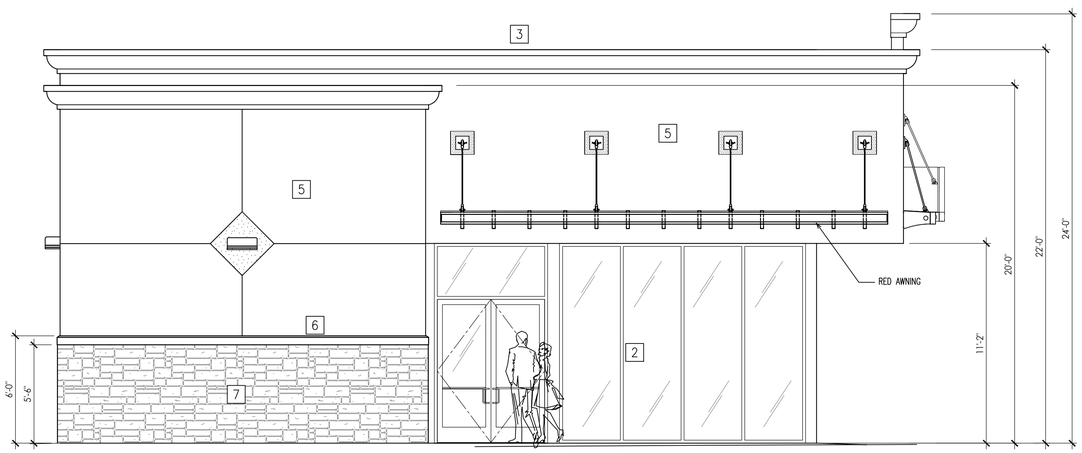
# EAST ELEVATION

0 2 4 8

SCALE: 1/4" = 1'-0"



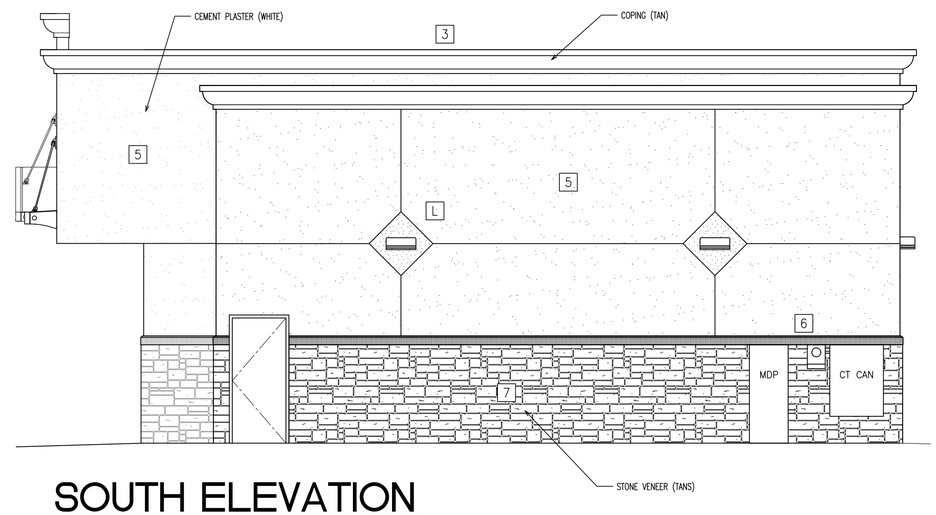

| | |
|---|---|
| L | WALL SCONCE, LSI "HILTON"; TYPE: UPLIGHT / DOWNLIGHT, OR DOWNLIGHT ONLY, COLOR: "WHITE" W/ SILVER BAND |
| 1 | WHITE: SHERWIN WILLAMS #SW7004 "SNOWBOUND" OR EQUAL |
| 2 | RED STOREFRONT DOOR, WINDOW FRAMES, AND SPACER TO BE COLOR : SEE SHEET A1.1a FOR FINISH |
| 3 | TAN: SHERWIN WILLIAMS #SW7720 "DEER VALLEY" OR EQUAL |
| 4 | 7/8" CEMENT PLASTER; SHERWIN WILLIAMS #SW7720 "DEER VALLEY" OR EQUAL |
| 5 | 7/8" CEMENT PLASTER; SHERWIN WILLIAMS #SW7004 "SNOWBOUND" OR EQUAL |
| 6 | 6" HIGH BAND, REF. DETAILS ON SHEET A3.5a MATCH COLOR 4 ABOVE |
| 7 | BORAL CULTURED STONE; LIMESTONE; COLOR: "BUCKS COUNTY" (MUTUAL MATERIALS) |




# NORTH ELEVATION

0 2 4 8

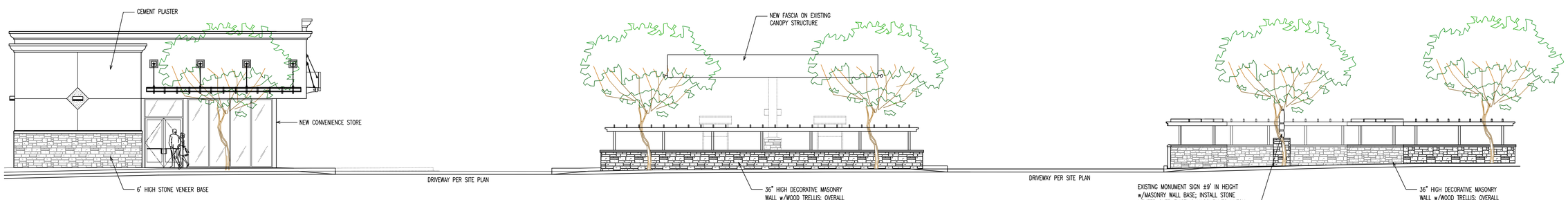
SCALE: 1/4" = 1'-0"




# SOUTH ELEVATION

0 2 4 8

SCALE: 1/4" = 1'-0"




# STREET VIEW ELEVATION @ GILMAN BOULEVARD

0 4 8 16

SCALE: 1/8" = 1'-0"

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: PRELIMINARY STORE ELEVATIONS
JACKSONS STORE No. 625
1605 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON 98027

For: Jacksons
JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
ph 208.888.6061 | fx 208.888.3585
www.jacksons.com

10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal As Noted Vertical

Designed — Drawn — Checked — Approved — Date 04.18.16

BERGHAUSEN & ASSOCIATES, INC. CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WASHINGTON 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ARCHITECTURE and ENVIRONMENTAL SERVICES

Job Number 15031.1
Sheet A2.0

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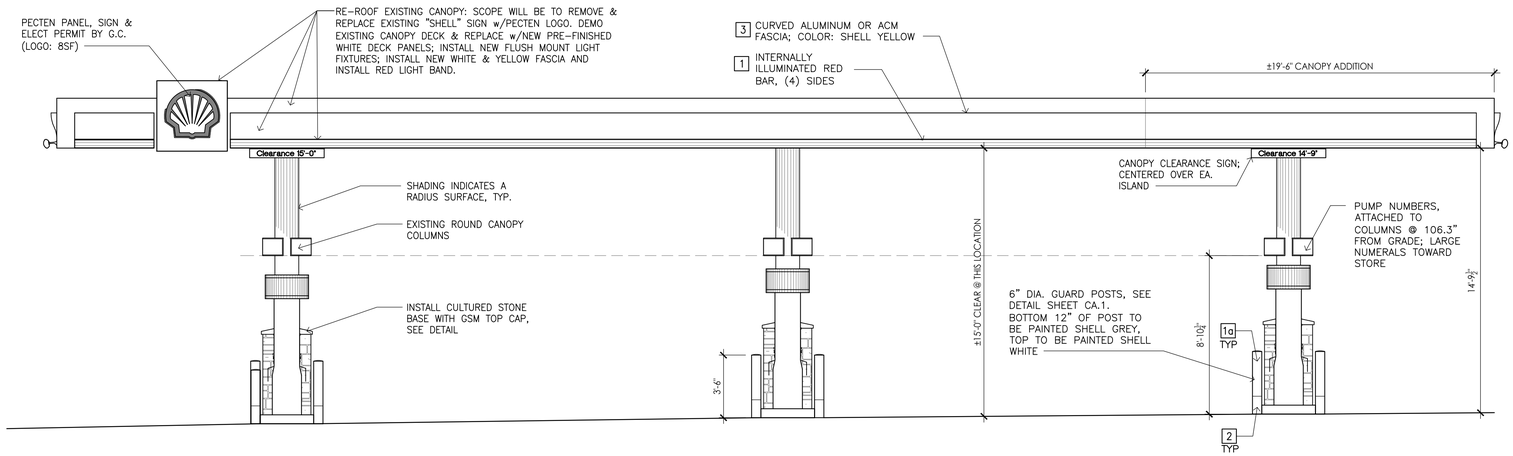
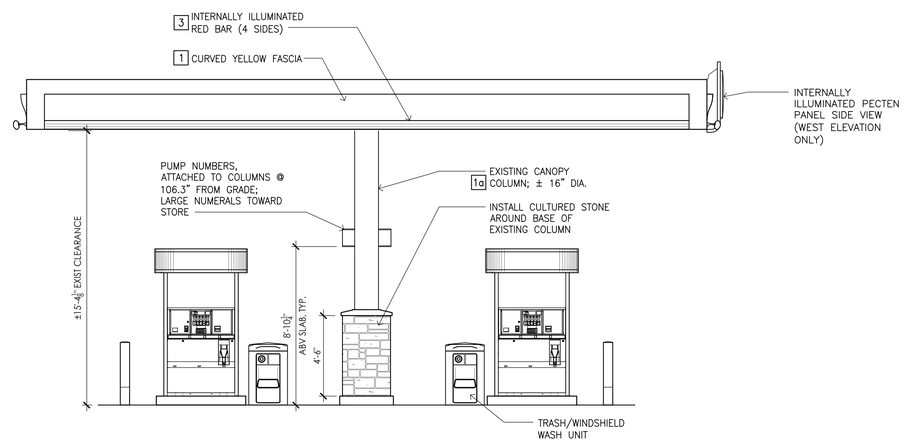



# WEST ELEVATION

0 2 4 8




# NORTH ELEVATION

0 2 4 8

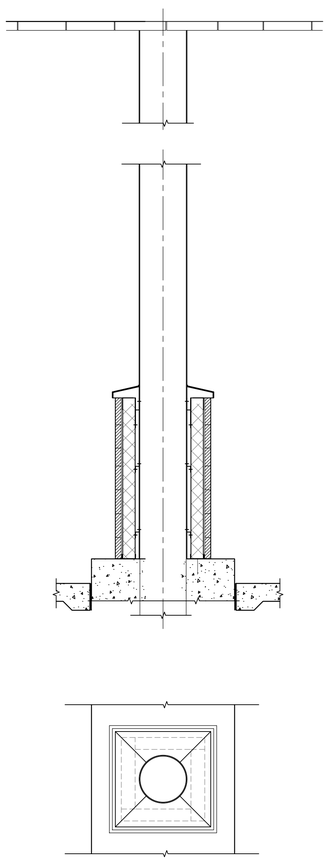
## COLOR LEGEND

1a SHELL-WHITE

1 SHELL-RED

2 SHELL-DARK GREY

3 SHELL-YELLOW



# STONE VENEER DETAIL

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: CANOPY REMODEL ELEVATIONS
JACKSONS STORE No. 625
1605 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON 98027

For: JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
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10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal 1/4"=1'-0" Vertical

Designed ___ Drawn ___ Checked ___ Approved ___ Date 04.18.16

BARGHAUSEN CONSULTING ENGINEERS, INC.
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Job Number 15031.1
Sheet CA.1

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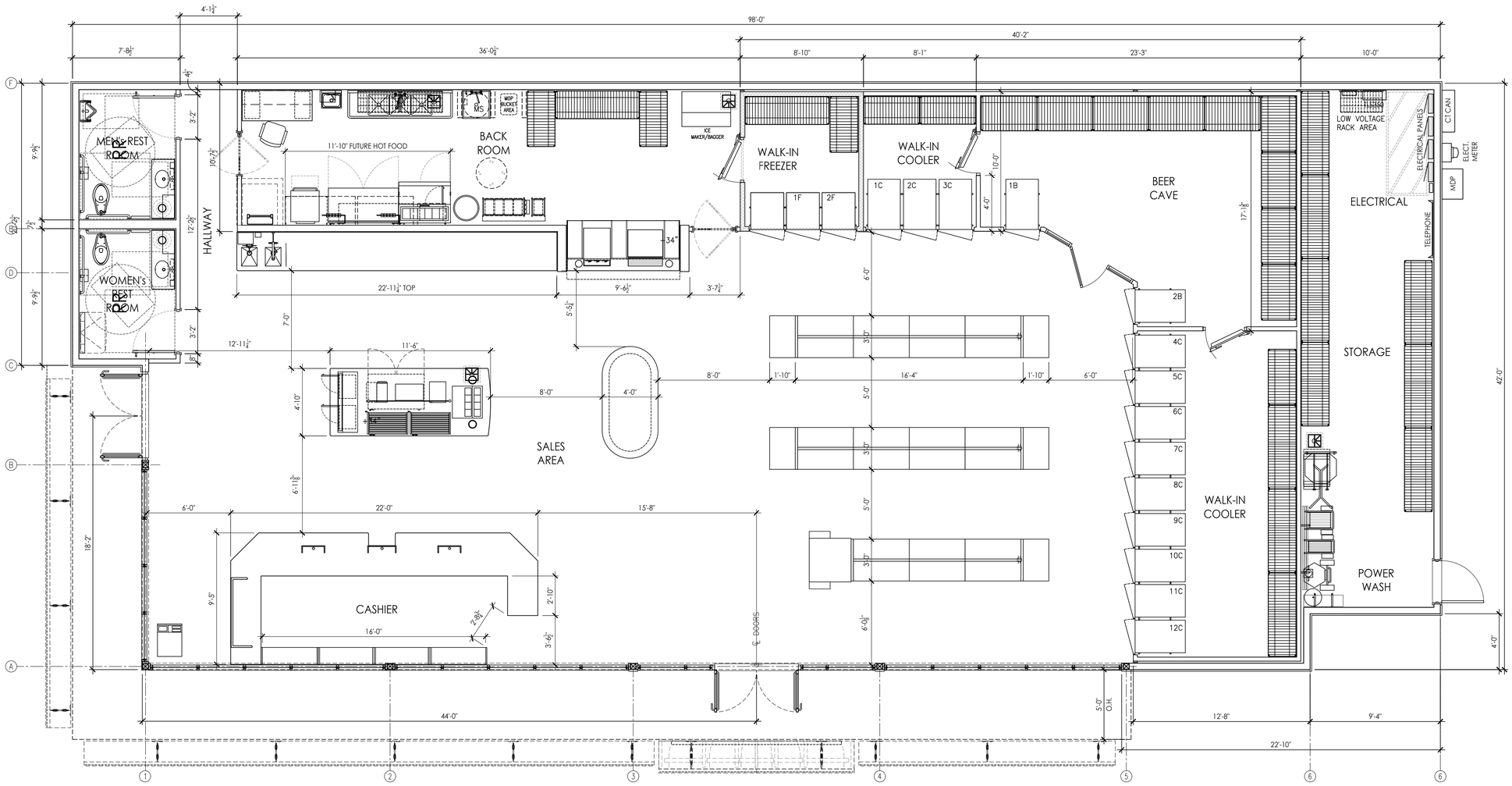


1/4"=1'-0"

0 2 4 8

# PRELIMINARY FLOOR PLAN 04.18.16

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

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10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal 1/4"=1'-0" Vertical

Designed ____
Drawn ____
Checked ____
Approved ____
Date 02.15.16

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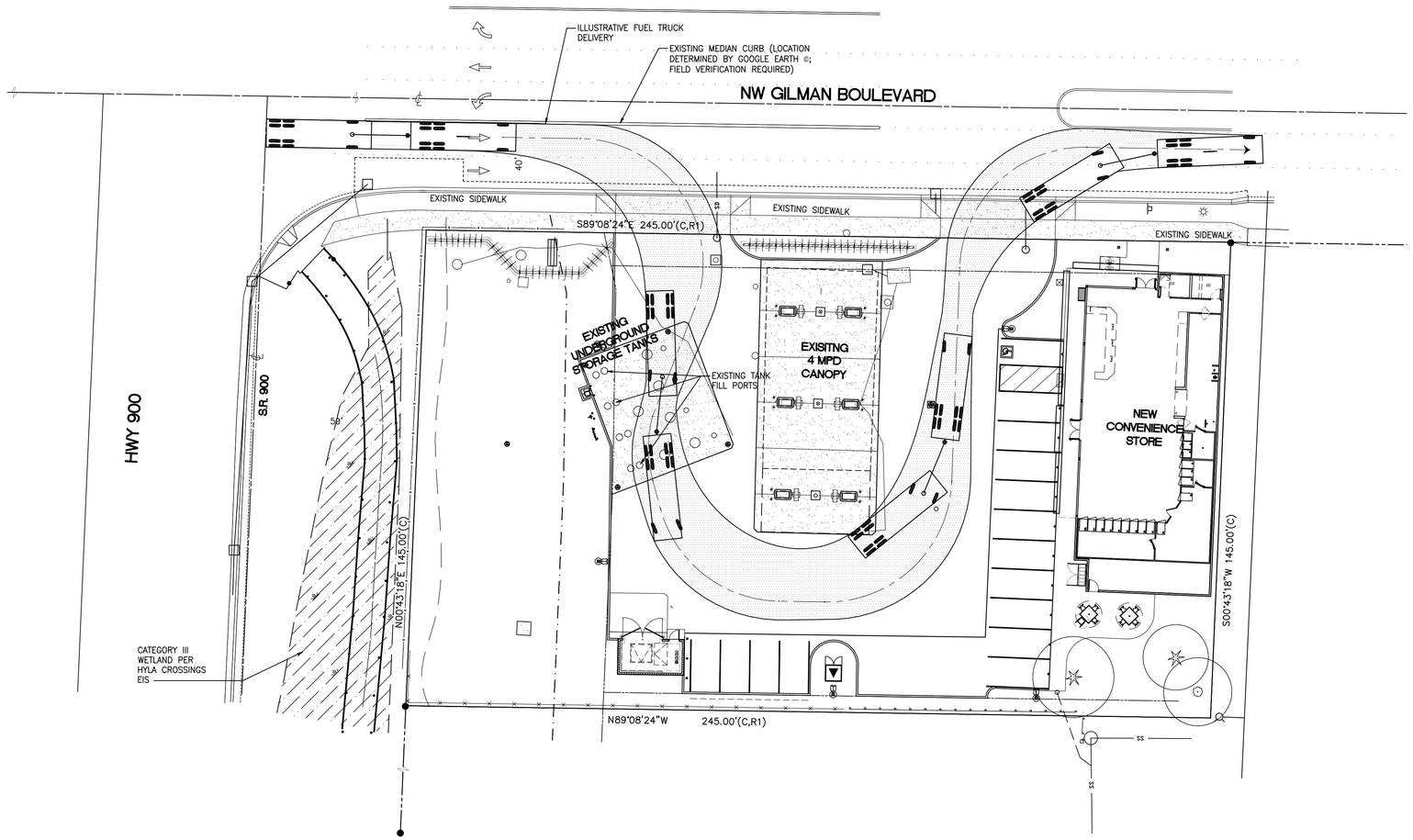
Job Number 15031.1
Sheet PFP.1

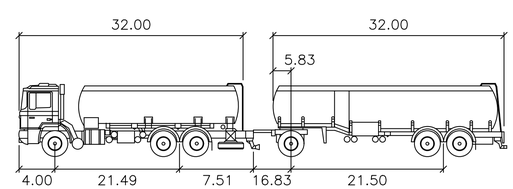
File:P:\15009s\15031\preliminary\625_15031 A1.1.dwg Date/Time:4/19/2016 3:38 PM Scale:1:1 CPINNER Xref: ----

# FUEL TRUCK PATH

1"=20'

0 10 20 40




Jacksons
feet

| | | | |
|---|---|---|---|
| First Part Width | : 8.50 | Lock to Lock Time | : 6.0 |
| Trailer Width | : 8.50 | Steering Angle | : 34.4 |
| First Part Track | : 8.50 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 | | |

## VICINTY MAP

## SITE DATA

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: FUEL TRUCK PATH
JACKSONS STORE No. 625
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10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal 1"=20' Vertical

Designed ___ Cjb.
Drawn ___ Cjb.
Checked ___
Approved ___
Date 02.15.16

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KENT, WASHINGTON 98032
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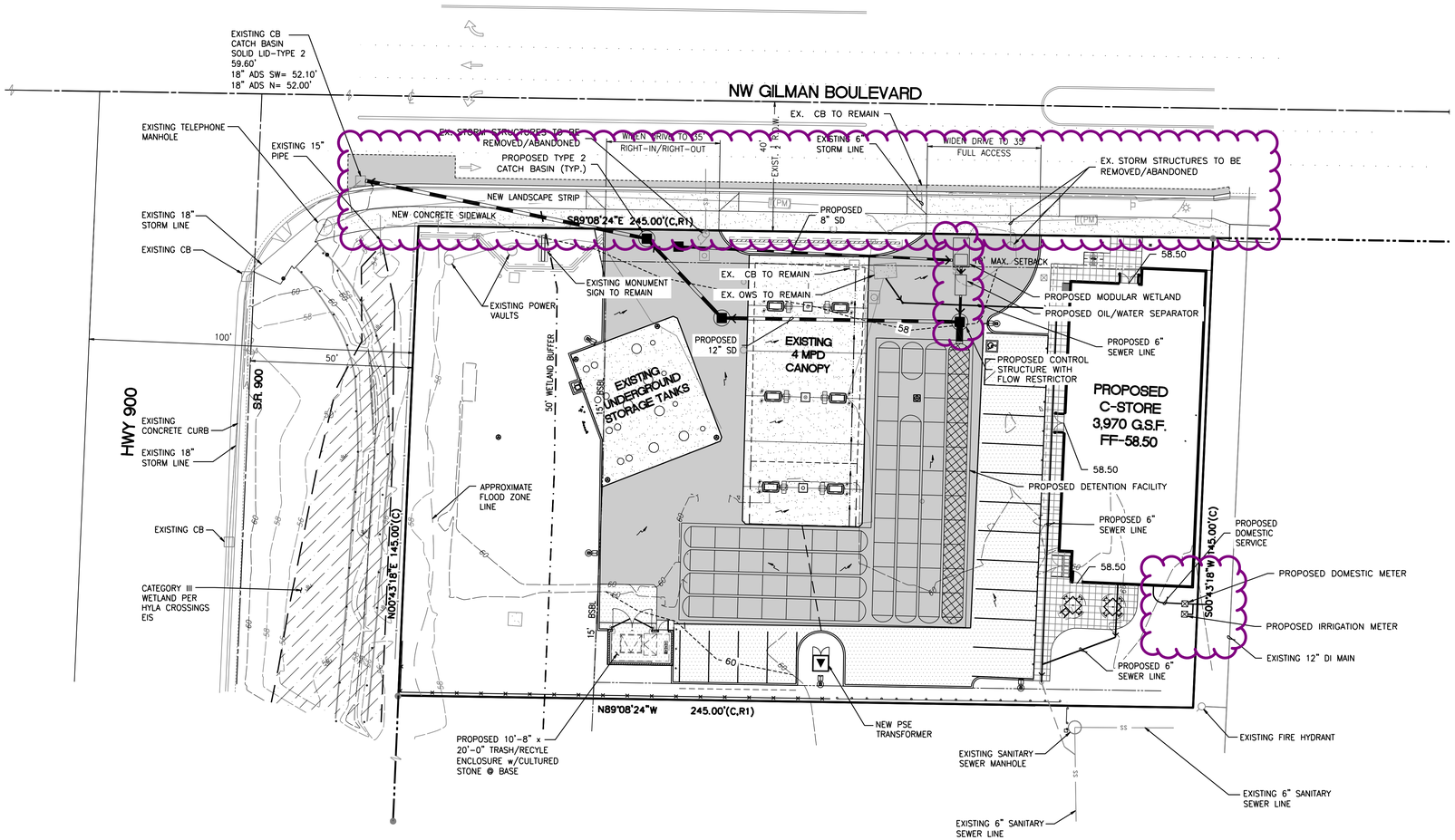
Job Number 15031.1
Sheet PS.1-TR

File:P:\15000s\15031\preliminary\625_15031 1 PS.1 - PS.1-TR.dwg Date/Time:4/19/2016 3:44 PM Scale:1:1 CPNNER Xref: ----

# PRELIMINARY GRADING AND UTILITY PLAN

1"=20'

0 10 20 40




| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: PRELIMINARY GRADING AND UTILITY PLAN
JACKSONS STORE No. 625
1605 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON 98027

For: JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
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10697 REGISTERED ARCHITECT
DANIEL B GOALWIN
STATE OF WASHINGTON
EXP: 08/05/16

Scale: Horizontal 1"=20' Vertical N/A

Designed CLS
Drawn CLS
Checked CRJ
Approved CRJ
Date 02.15.16

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WASHINGTON 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ARCHITECTURE and ENVIRONMENTAL SERVICES

Job Number 15031.1
Sheet PGU.1

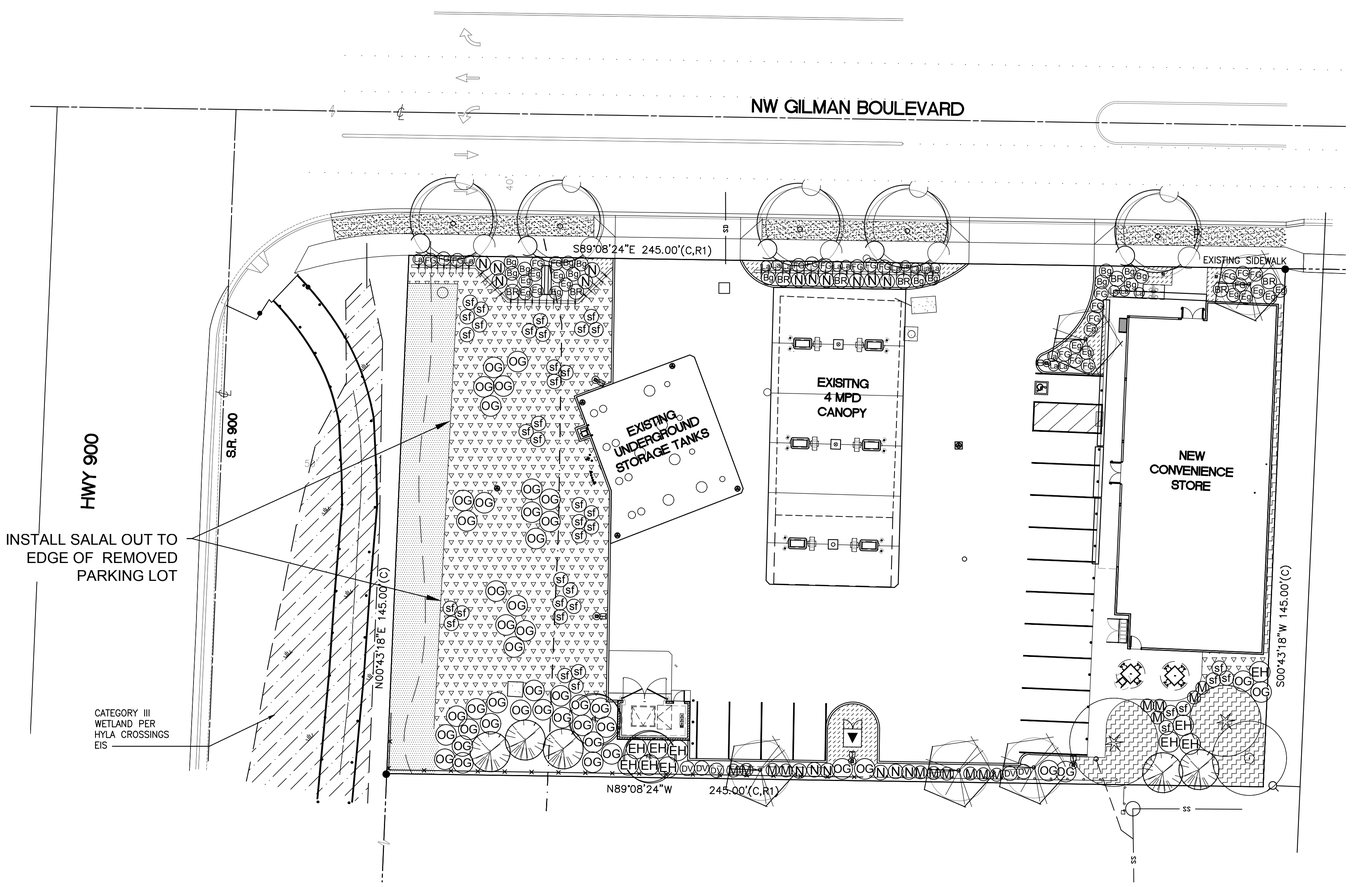
File:P:\15000s\15031\preliminary\15031-PG.dwg Date/Time:4/19/2016 3:34 PM Scale:1:1 CSANTIAGO Xref: ----

# PRELIMINARY LANDSCAPE SET

1"=20'

0 10 20 40

ON A 24"x36" SHEET




## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAMES | SIZE CONDITION | SPACING | QUANTITY | REMARKS |
|---|---|---|---|---|---|
| | TREES: | | | | |
| | MALUS FLORIBUNDA / JAPANESE FLOWERING CRABAPPLE | 2" CALIPER B & B | AS SHOWN | 5 | NURSERY GROWN, UN-CUT LEADER, GROWN FOR STREET TREE USE |
| | CORNUS SP. 'EDDIE'S WHITE WONDER' / FLOWERING DOGWOOD | 2" CALIPER B & B | AS SHOWN | 5 | NURSERY GROWN, UN-CUT LEADER, GROWN FOR STREET TREE USE |
| | THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR | 6' HEIGHT B & B | AS SHOWN | 5 | NURSERY GROWN, UN-CUT LEADER |
| | ACER CIRCINATUM / VINE MAPLE | 6'-8' HT B & B | AS SHOWN | 2 | NURSERY GROWN, MIN. 3 STEMS |
| | SHRUBS: | | | | |
| OG | MAHONIA AQUIFOLIUM / TALL OREGON GRAPE | 2 GALLON | AS SHOWN | 45 | FULL AND BUSHY |
| sf | POLYSTICHUM MUNITUM / SWORD FERN | 2 GALLON | AS SHOWN | 39 | FULL AND BUSHY |
| M | MAHONIA NERVOSA / LOW OREGON GRAPE | 2 GALLON | AS SHOWN | 15 | FULL AND BUSHY |
| EH | VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY | 2 GALLON | AS SHOWN | 10 | FULL AND BUSHY |
| N | NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO | 2 GALLON | AS SHOWN | 15 | FULL AND BUSHY |
| Bg | HELICTOTRICHON SEMP. 'SAPPHIRE' / BLUE OAT GRASS | 2 GALLON | AS SHOWN | 14 | FULL AND BUSHY |
| DV | VIBURNUM DAVIDII / DAVID VIBURNUM | 2 GALLON | AS SHOWN | 5 | FULL AND BUSHY |
| FG | PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS | 2 GALLON | AS SHOWN | 21 | FULL AND BUSHY |
| La | LAVANDULA STOECHAS 'HIDCOTE BLUE' / SPANISH LAVENDER | 2 GALLON | AS SHOWN | 18 | FULL AND BUSHY |
| Eg | EUONYMUS FORTUNEI 'EMERALD N GOLD' / EUONYMUS | 2 GALLON | AS SHOWN | 15 | FULL AND BUSHY |
| BR | BERBERIS THUNBERGII 'CONCORDE' / REDLEAD BARBERRY | 2 GALLON | AS SHOWN | 8 | FULL AND BUSHY |
| | GROUNDCOVER: | | | | |
| | LAWN | SEED OR SOD | | COVER | LOCAL COMMERCIAL SEED MIX |
| | GAULTHERIA SHALLON / SALAL | 1 GALLON | 36" O.C. | | HOLD 24" FROM BORDERS, SHRUBS, AND TREES |
| | BERGENIA SP. 'BRESSINGHAM RUBY' / ELEPHANT EAR | 1 GALLON | 18" O.C. | | HOLD 12" FROM BORDERS, SHRUBS, AND TREES |
| | 3"-4" DEPTH ARBORIST WOOD CHIP MULCH ONLY. TAPER MULCH DOWN TO BASE OF TREES | | | | |
| | EXISTING VEGETATION TO REMAIN | | | | |

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE No. 774

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|

Title: PRELIMINARY LANDSCAPE PLAN
JACKSONS STORE No. 625
1605 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON 98027

For: Jacksons
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3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
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Scale: Horizontal 1"=20' Vertical

Designed JMV. Drawn JMV. Checked — Approved — Date 02.15.16

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KENT, WASHINGTON 98032
(425) 251-6222
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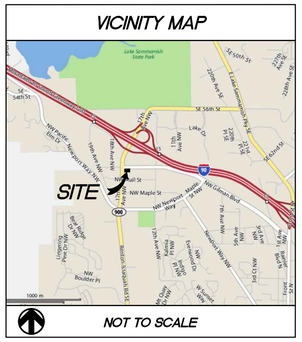
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ARCHITECTURE and ENVIRONMENTAL SERVICES

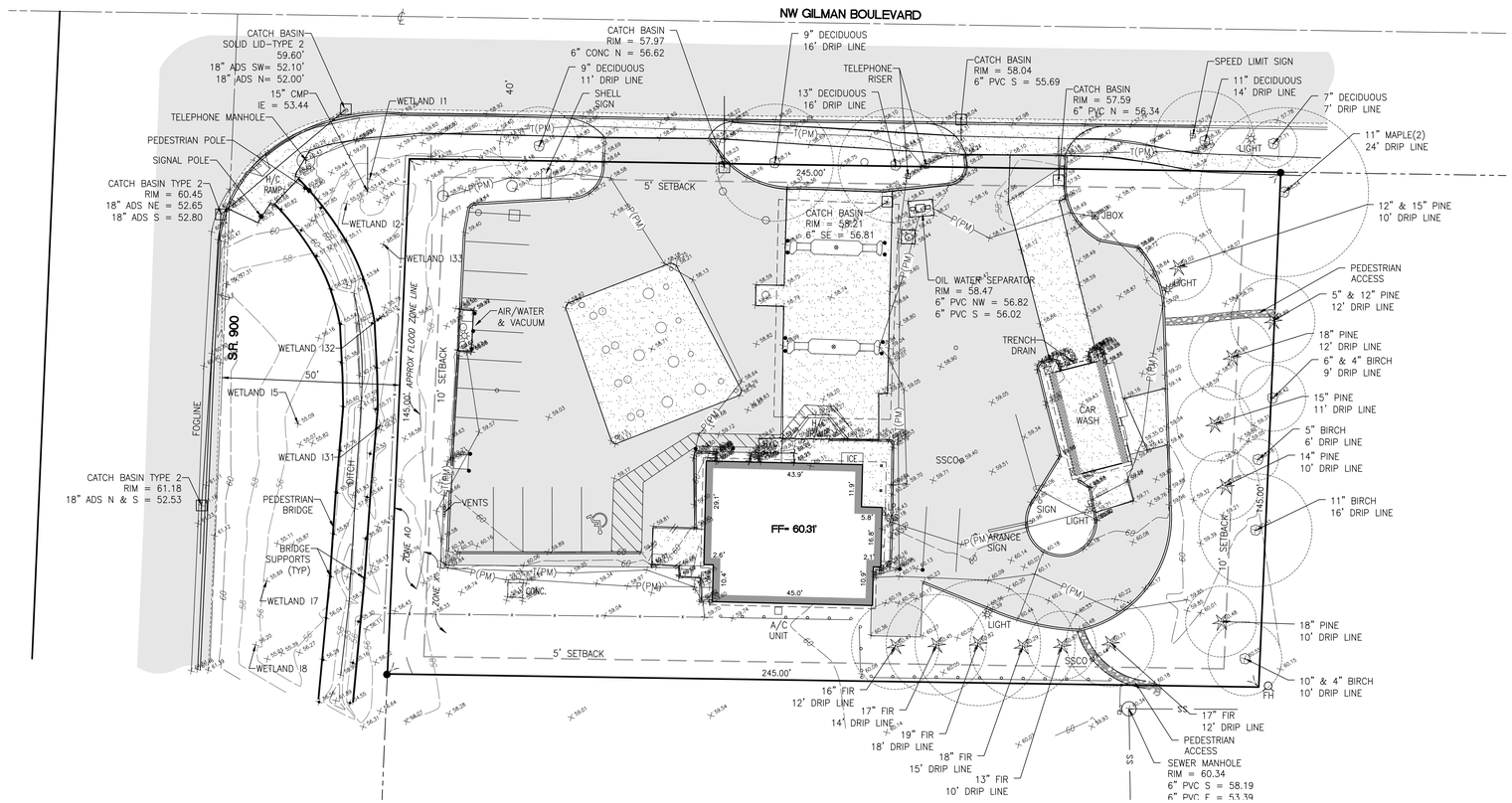
Job Number 15031.1

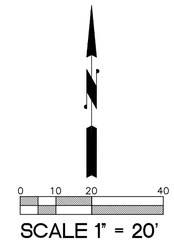
Sheet L-1 of 3

File:P:\15000s\15031\preliminary\15031-L.dwg Date/Time:4/19/2016 7:03 PM Scale:1:1 CPINNER Xref: ----

# TOPOGRAPHIC SURVEY




## LEGEND

| | |
|---|---|
| LIGHT | ASPHALT |
| CATCH BASIN | CONCRETE |
| FIRE HYDRANT | |
| TELEPHONE RISER | CHAIN LINK FENCE |
| SANITARY SEWER MANHOLE | IRON FENCE |
| JBOX | T(PM) TELEPHONE PAINT MARK |
| TELEPHONE MANHOLE | P(PM) POWER PAINT MARK |
| SIGN | SEWER LINE |
| CONIFEROUS TREE W/ DRIP LINE | 58 CONTOURS |
| DECIDUOUS TREE W/ DRIP LINE | X 58.54 SPOT ELEVATION |

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE FR-2 LINE RIGHT OF WAY "SOUTHEAST 63RD STREET" AS SHOWN ON STATE HIGHWAY ENGINEERS MAP "PSH 2 SR 90 LAKE SAMMAMISH TO EAST ISSAQUAH INTERCHANGE, SHEET 6 OF 27 SHEETS", WITH THE EAST LINE OF THE SR 900 LINE RIGHT OF WAY "SECONDARY STATE HIGHWAY 2D" AS SHOWN ON SAID STATE HIGHWAY ENGINEERS MAP;
THENCE SOUTH 89° 05' 06" EAST ALONG SAID SOUTH LINE 245.00 FEET;
THENCE SOUTH 2° 31' 00" WEST PARALLEL WITH SAID SR 900 LINE 145.00 FEET;
THENCE NORTH 89° 05' 06" WEST 245.00 FEET TO THE EAST LINE OF SAID SR 900 LINE RIGHT OF WAY;
THENCE NORTH 2° 31' 00" EAST ALONG SAID EAST LINE 145.00 FEET TO BEGINNING.

## PROCEDURE / NARRATIVE

A FIELD TRAVERSE USING A "TRIMBLE 5600 DR200" TOTAL STATION, TOPCON GR3 GPS RECEIVER COLLECTING NETWORK CORRECTIONS FROM THE WSRN GPS REFERENCE NETWORK AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. A "ZEISS NI30" AUTOMATIC LEVEL WAS USED TO AND ESTABLISH THE ELEVATION OF BENCHMARKS AND CONTROL POINTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

**BASIS OF BEARINGS/DATUM: (NAD83/COR)**
BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/CORS PER RTK OBSERVATION ON SITE CONTROL TIED TO THE WASHINGTON STATE REFERENCE NETWORK USING NETWORK RTK.

**BASIS OF ELEVATION/DATUM: (NAVD88)**
NAVD88 ELEVATION WAS DETERMINED BY HOLDING THE PUBLISHED VERTICAL POSITION OF KING COUNTY BENCHMARK 2307 AT THE NORTHEAST CORNER OF SECTION 33, T24N, R06E, W.M., LOCATED IN THE INTERSECTION OF SUNSET DRIVE AND FRONT STREET. NAVD88 ELEVATION= 94.15'

**NOTES**
1. THIS SURVEY DOES NOT PURPORT TO REPRESENT AN ACCURATE SURVEY OF THE SITE BOUNDARY. BOUNDARY SURVEY WAS PERFORMED BY OTHERS.

2. NO TITLE INFORMATION OR EASEMENTS OF RECORD ARE SHOWN HEREON.

3. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FEET.

## PROJECT AREA

35,510 SQ. FT. (0.82 AC.)

## TAX PARCEL

202406-9077

## ADDRESS:

1605 NW GILMAN BLVD.
ISSAQUAH, WA 98027

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY BARGHAUSEN CONSULTING ENGINEERS AND REFLECTS EXISTING CONDITIONS IN THE FIELD AS SURVEYED IN FEBRUARY AND APRIL IN 2011.

9/4/2014
OWEN B. HILLE, PLS NO. 40016

OWEN B. HILLE · STATE OF WASHINGTON · 40016 · REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 9/4/2014

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 9/4/14 | OBH | | | ADDED OIL WATER SEPERATOR TEXT AND SYMBOL |

Title: TOPOGRAPHIC SURVEY
SE1/4 OF SE1/4, SECTION 20, T24N-R6E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WA.

For: JACKSON'S - STORE #625
ISSAQUAH, WASHINGTON

Scale: Horizontal 1" = 20' Vertical

Designed ____ Drawn PCW/KAM Checked TSL Approved TSL Date 04/29/11

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15031
Sheet 1 of 1

File:P:\15000s\15031\survey\15031WK01.dwg Date/Time:9/4/2014 10:36 AM Scale:1" = 1.67' OWEN HILLE Xref: ----