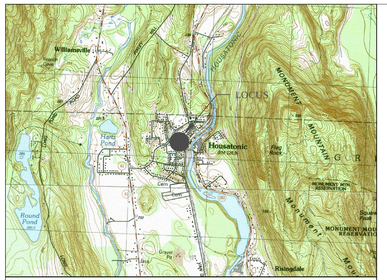
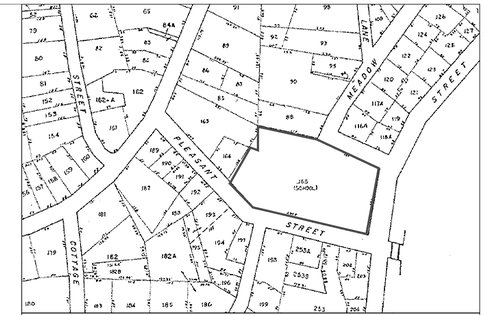
Housatonic School Site Improvements
Pleasant Street, Housatonic, MA



U.S.G.S. Locus Map
Scale: 1"=3000'



Locus Map
Not to Scale

GENERAL SITEWORK CONSTRUCTION NOTES

A. PROTECTION OF WETLANDS, WATER QUALITY, AND STORMWATER MANAGEMENT

1. WORK PROPOSED ON THIS PLAN MAY INCLUDE AREAS WHICH ARE SUBJECT TO REGULATION UNDER THE MASS. WETLANDS PROTECTION ACT (WPA), FEDERAL CLEAN WATERS ACT (CWA), NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND/OR OTHER STATUTES AND REGULATIONS PERTAINING TO WETLANDS, WATER QUALITY, AND STORMWATER MANAGEMENT.
2. CONTRACTOR SHALL PERFORM ALL PROPOSED WORK IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS AND AS OUTLINED BELOW.
3. CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE OR EXCESS EARTH MATERIALS EXCAVATED FROM THE SITE ("SPOIL MATERIAL") IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. UNLESS AN ON-SITE SPOIL AREA IS SPECIFIED, CONTRACTOR SHALL DISPOSE OF EXCESS CLEAN EARTH MATERIAL OFF-SITE IN AN UPLAND AREA OUTSIDE ANY WETLAND BUFFER ZONES OR RESOURCE AREAS.
4. CONTRACTOR SHALL DISPOSE OF ANY DEMOLITION DEBRIS, CONSTRUCTION DEBRIS, WOOD WASTES, CONTAMINATED SOILS, HAZARDOUS MATERIALS AND OTHER SPECIAL WASTES IN STRICT ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

B. WORK LIMITS AND PROTECTION FROM DAMAGE

1. SEWER AND WATER SERVICES: SITEWORK CONTRACTOR SHALL INSTALL SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES SUBJECT TO THE MASS. STATE PLUMBING CODE TO WITHIN TEN FEET (10') FROM THE BUILDING FOUNDATION. SITEWORK CONTRACTOR SHALL ALSO EXCAVATE AND BACKFILL THE TRENCHES TO THE BUILDING FOUNDATION, BUT THE PLUMBING CONTRACTOR SHALL MAKE THE FINAL INSTALLATION AND CONNECTION OF THE SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES WITHIN THE FINAL TEN FEET TO THE BUILDING FOUNDATION. (NOTE: BUILDING DRAINAGE LINES INCLUDES STORM DRAIN LINES SUCH AS ROOF LEADERS; IT DOES NOT INCLUDE FOUNDATION DRAINS, OR SURFACE DRAINS OUTSIDE THE BUILDING, WHICH ARE SITEWORK COMPONENTS.)
2. GRADING: SITEWORK CONTRACTOR SHALL PERFORM ALL EXCAVATION, GRADING, AND SUBGRADING OUTSIDE OF THE BUILDING ENVELOPE. UNLESS OTHERWISE INDICATED ON PLANS AND SPECIFICATIONS, SITEWORK CONTRACTOR SHALL PERFORM FINE GRADING WORK TO WITHIN FIVE FEET (5') FROM BUILDING, IN COORDINATION WITH THE BUILDING AND/OR LANDSCAPE CONTRACTOR. FINAL GRADING WITHIN THE FINAL FIVE FEET AROUND BUILDINGS SHALL BE PERFORMED BY THE BUILDING AND/OR LANDSCAPE CONTRACTOR. ALL FINAL GRADING SHALL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPING PLANS.
3. SITEWORK CONTRACTOR SHALL CONFINE ACTIVITIES TO THE WORK LIMITS SHOWN ON THE PLANS OR DIRECTED IN THE FIELD.
4. UNLESS OTHERWISE INDICATED, SITEWORK CONTRACTOR SHALL PROTECT ALL TREES, STRUCTURES, AND UTILITIES AGAINST DAMAGE, AND SHALL REPAIR OR REPLACE DAMAGED AREAS AT SITEWORK CONTRACTOR'S EXPENSE.
5. SITEWORK CONTRACTORS SHALL TAKE MEASURES NECESSARY TO PROTECT THE ROOTS OF TREES TO BE PROTECTED FROM DAMAGE DUE TO SITEWORK CONSTRUCTION ACTIVITIES. UNLESS OTHERWISE SPECIFIED, WHERE TRENCHES WILL CROSS UNDER THE CANOPY OF TREES TO BE PROTECTED, CONTRACTOR SHALL ARRANGE TO HAVE A QUALIFIED ARBORIST OR LANDSCAPER ROOT PRUNE AND/OR AIR SPADE THE ROOTS OF THE TREES ALONG BOTH SIDES OF THE TRENCH PRIOR TO BEGINNING THE TRENCHING.
6. IN ORDER TO AVOID DAMAGING TREE ROOTS BY COMPACTING THE SOIL, CONTRACTOR SHALL NOT ALLOW EQUIPMENT OR VEHICLES TO OPERATE UNDER TREE CANOPIES EXCEPT WHERE NECESSARY TO CARRY OUT THE WORK. NO MATERIALS SHALL BE STOCKPILED OR STAGED UNDER THE TREE CANOPIES.

C. SOIL CONDITIONS

1. REFER TO SPECIFICATIONS FOR SOILS INFORMATION. ANY REFERENCES ON THE PLANS TO LEDGE, BEDROCK, OR GROUNDWATER LEVELS ARE FOR INFORMATION ONLY AND SITEWORK CONTRACTOR SHALL NOT RELY UPON THESE REFERENCES AS REPRESENTING THE LIMITS, QUANTITIES, PRESENCE OR ABSENCE OF THESE CONDITIONS.

GENERAL NOTES

1. Topographic Survey was performed by Foresight Land Services on May 24, 25 & 31 2017, using Electronic Total Station with Data Collector.

2. Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2014.

3. Contours are computer-generated interpolations, edited to generally conform to field observations. Contour interval = 1 (one) foot. Contractor shall verify critical elevations and grades in the field prior to construction.

4. Horizontal Datum is based upon plan entitled "Map Showing Division of Housatonic School Lot Pleasant Street in Housatonic MA, by Foresight Land Services dated May 2008" and filed in Berkshire Southern District Registry of Deeds, Plat File P, Page 109.

5. Vertical Datum is assumed. Temporary benchmark was established on site, TBM#1, Filed "X" in a Fire Hydrant, Elev. = 96.96'. TBM#2, Chiseled Square in a Concrete Pad, Elev. = 92.09'. TBM#3, Chiseled Square in a Concrete Sidewalk, Elev. = 101.55'.

6. The locations and information about underground pipes, utilities or other structures are compiled from available record data and visible field evidence and are not represented as being exact or complete. Prior to beginning excavation, the excavator shall give adequate advance notice to the Dig Safe Center, the municipal and/or state Public Works Department, and private utility companies, to allow for field location of facilities in the vicinity.

7. If Contractor observes any field conditions which vary significantly from what is shown on these plans, the contractor shall immediately notify the Owner and Engineer for resolution of the conflicting information.

8. The Contractor shall record tie measurements, depths, dimensions, materials, field conditions and other pertinent data about all underground pipes, utilities and structures encountered during the work, both existing and constructed. Contractor shall submit Record drawings with this information to the Owner and Engineer prior to completion of the work.

9. Contractor shall immediately report any damage to existing pipes, utilities, or structures to the Owner and Engineer, and obtain directions as to repair, replacement or abandonment.

AERIAL LOCUS MAP
Scale: 1" = 100'±

SHEET INDEX	
C-0	COVER SHEETS, NOTES, LEGEND & INDEX
C-1	EXISTING CONDITIONS PLAN
C-2	PROPOSED SITE PLAN
C-3	PROPOSED GRADING, DRAINAGE & ECB PLAN
C-4	PROPOSED SITE DETAILS
C-5	PROPOSED SITE DETAILS PG. 2

PRELIMINARY

LEGEND

BENCHMARK
BOULDER
BOUND FOUND
CATCH BASIN
DRAINAGE MANHOLE
DRILL HOLE
GAS VALVE
HAND HOLE
LIGHT POLE
MAILBOX
AIR CONDITIONER
EXISTING PAVEMENT
DASHING
PROPOSED BUILDING

MANHOLE
SEWER/SEPTIC MANHOLE
SIGN
TRAFFIC SIGNAL POLE
UTILITY PEDESTAL
UTILITY POLE
ANCHOR
WATER SHUT OFF VALVE
YARD DRAIN
WETLAND FLAG
STUMP
CONIFEROUS TREE
DECIDUOUS TREE
GATE POST
WATER VALVE
WATER METER PIT
LIGHT POLE

EDGE OF ASPHALT
EDGE OF GRAVEL
EDGE OF CURB
EDGE OF WATER
EDGE OF WOODS
FENCE
GAURDRAIL
FLAGGED WETLAND BOUNDARY
1' CONTOUR LINE
5' CONTOUR LINE
OVER HEAD WIRE
DRAIN LINE
GAS LINE
PROPERTY LINE
APPROXIMATE PROPERTY LINE
PROP EROSION CONTROLS
PROP 1' CONTOUR LINE
PROP 5' CONTOUR LINE
1' CONTOUR LINE
5' CONTOUR LINE

CB = CATCH BASIN
DMH = DRAINAGE MANHOLE
DAWL = DASHED WHITE LINE
DYL = DOUBLE YELLOW LINE
ELEV. = ELEVATION
HH = HAND HOLE
INV. = INVERT
MH = MANHOLE
SMH = SEWER MANHOLE
SWL = SINGLE WHITE LINE
TBM = TEMPORARY BENCHMARK
ADJ = ADJUST STRUCTURE

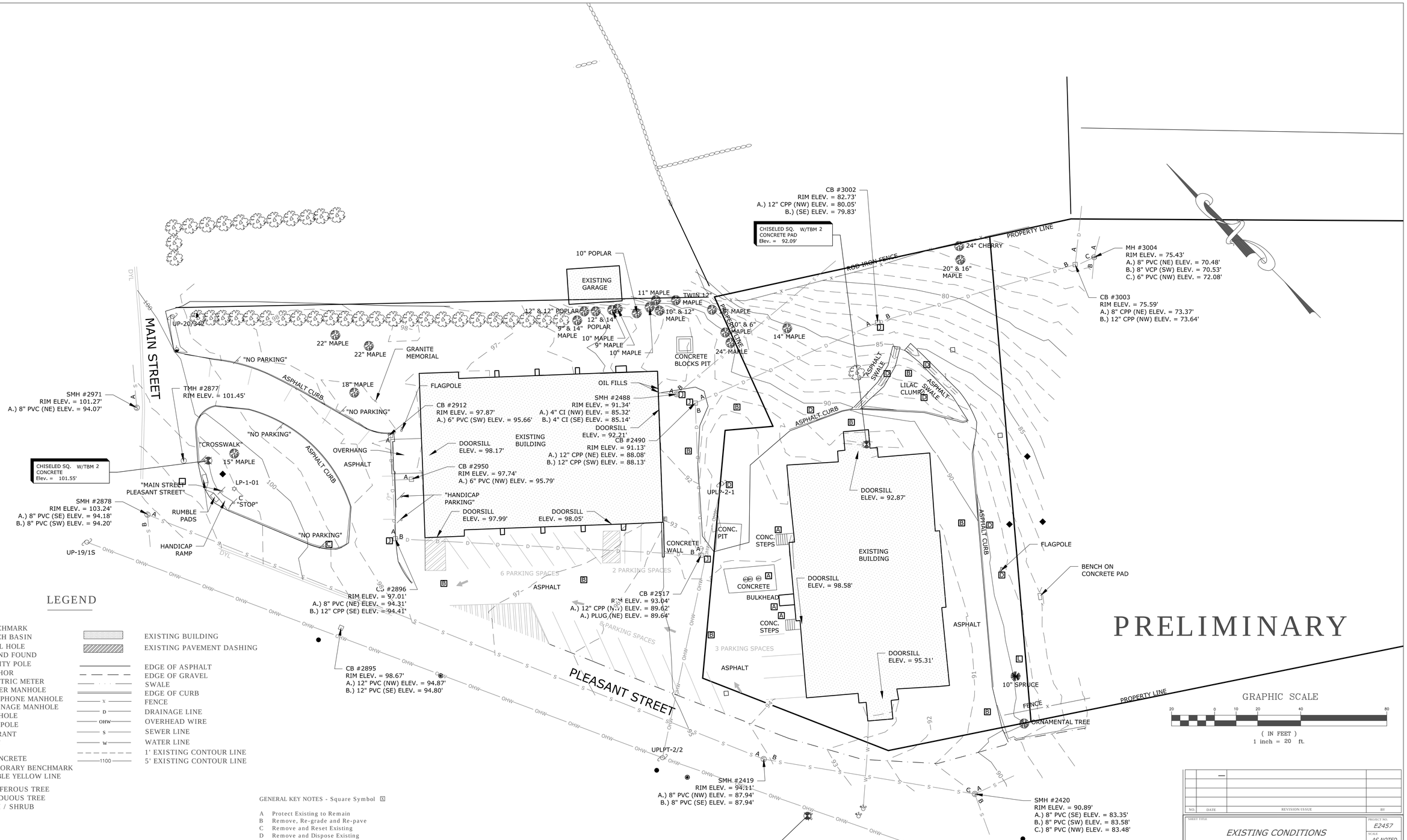
NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE: COVER SHEET NOTES, LEGEND & INDEX

PROJECT TITLE: HOUSATONIC SCHOOL
Pleasant Street
HOUSATONIC, MA.

PROJECT NO: E2457
SCALE: N/A
DATE: 8/1/2017
DESIGNED BY: SAM
DRAWN BY: PTW
CHECKED BY:
SHEET NO.: C-0
OF ___ SHEETS
JOB NO.: E2475001

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM



LEGEND

- BENCHMARK
- CATCH BASIN
- DRILL HOLE
- BOUND FOUND
- UTILITY POLE
- ANCHOR
- ELECTRIC METER
- SEWER MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FLAGPOLE
- HYDRANT
- SIGN

CONC. CONCRETE
TBM TEMPORARY BENCHMARK
DYL DOUBLE YELLOW LINE

- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH / SHRUB

- EXISTING BUILDING
- EXISTING PAVEMENT DASHING
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- SWALE
- EDGE OF CURB
- FENCE
- DRAINAGE LINE
- OVERHEAD WIRE
- SEWER LINE
- WATER LINE
- 1' EXISTING CONTOUR LINE
- 5' EXISTING CONTOUR LINE

GENERAL KEY NOTES - Square Symbol

A Protect Existing to Remain
B Remove, Re-grade and Re-pave
C Remove and Reset Existing
D Remove and Dispose Existing
E Remove and Stack Existing
F Remodel Existing
G Match New Work to Existing Line & Grade / Ensure HCP Accessible Standards where Applicable
H Limits of Site Demolition
I Existing to be Removed by Others (Light Poles Only)
J Adjust Structure as Required
K Remove & Replace
L Tree Protection
M Clearing & Grubbing
N Remove & Relocate

NO.	DATE	REVISION/ISSUE	BY
		—	

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT TITLE
HOUSATONIC SCHOOL
Pleasant Street
HOUSATONIC, MA.

PROJECT NO. E2457
SCALE AS NOTED
DATE 8/1/2017
DESIGNED BY SAM
DRAWN BY PTW
CHECKED BY

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING

SHEET NO. C-1
OF ___ SHEETS

FORESIGHT LAND SERVICES, INC.
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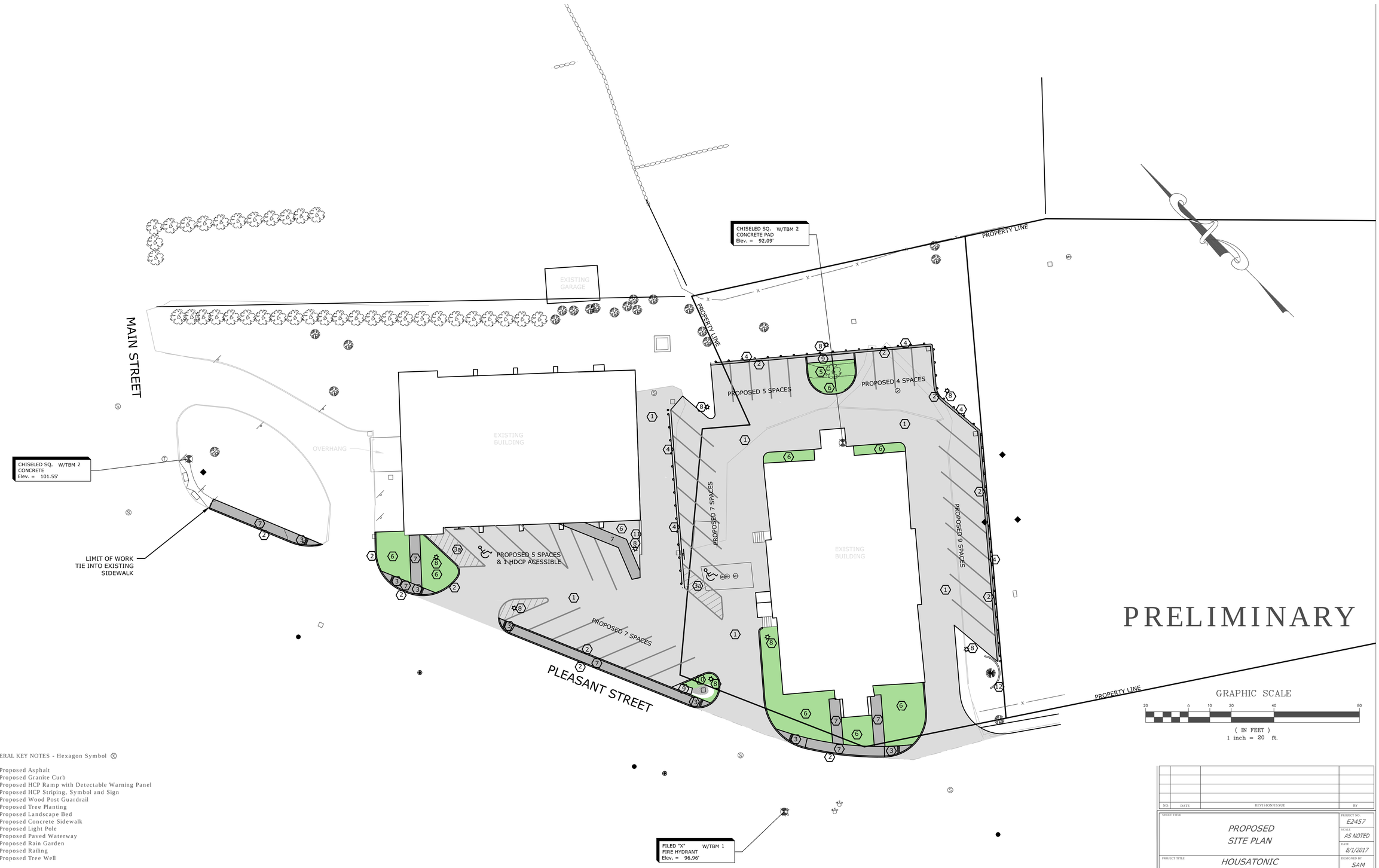
CADFILE NO. E2475J01



PRELIMINARY

GENERAL KEY NOTES - Hexagon Symbol

1 Proposed Asphalt
2 Proposed Granite Curb
3 Proposed HCP Ramp with Detectable Warning Panel
3a Proposed HCP Striping, Symbol and Sign
4 Proposed Wood Post Guardrail
5 Proposed Tree Planting
6 Proposed Landscape Bed
7 Proposed Concrete Sidewalk
8 Proposed Light Pole
9 Proposed Paved Waterway
10 Proposed Rain Garden
11 Proposed Railing
12 Proposed Tree Well

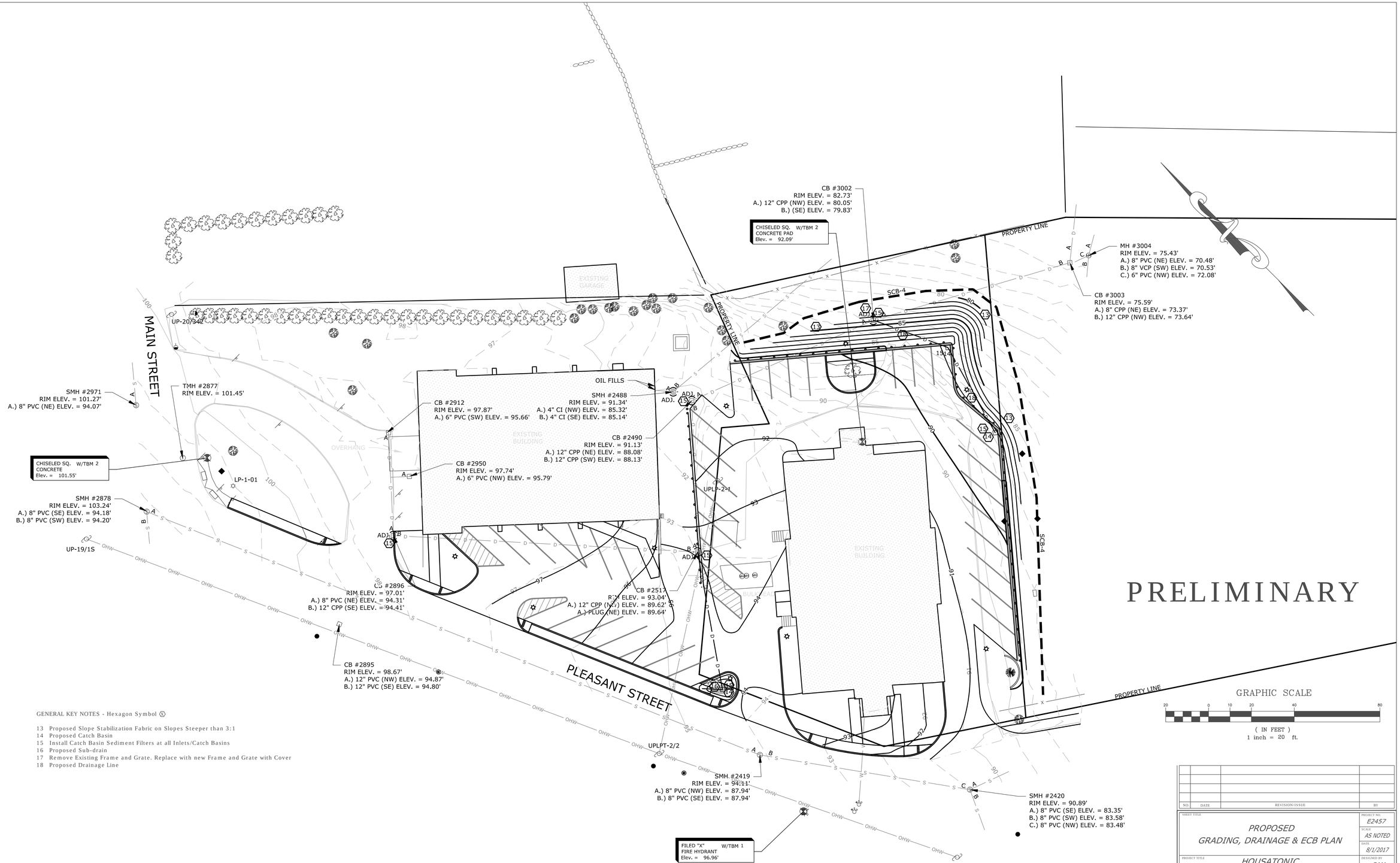
NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE
PROPOSED SITE PLAN

PROJECT TITLE
HOUSATONIC SCHOOL
Pleasant Street
HOUSATONIC, MA.

PROJECT NO. E2457
SCALE AS NOTED
DATE 8/1/2017
DESIGNED BY SAM
DRAWN BY PTW
CHECKED BY
SHEET NO. C-2
OF ___ SHEETS
DRAWING NO. E2475d01

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1580 FAX: (413) 499-3207 WWW.FORESIGHTLAND.COM



GENERAL KEY NOTES - Hexagon Symbol (X)

13 Proposed Slope Stabilization Fabric on Slopes Steeper than 3:1
14 Proposed Catch Basin
15 Install Catch Basin Sediment Filters at all Inlets/Catch Basins
16 Proposed Sub-drain
17 Remove Existing Frame and Grate. Replace with new Frame and Grate with Cover
18 Proposed Drainage Line

NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE
PROPOSED
GRADING, DRAINAGE & ECB PLAN

PROJECT TITLE
HOUSATONIC
SCHOOL
Pleasant Street
HOUSATONIC, MA.

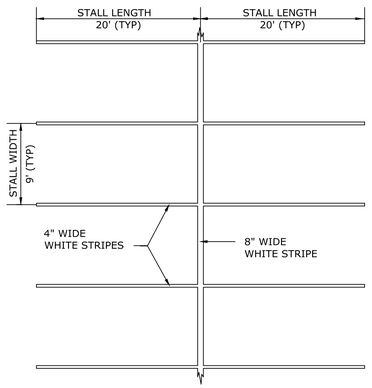
PROJECT NO. E2457
SCALE AS NOTED
DATE 8/1/2017
DESIGNED BY SAM
DRAWN BY PTW
CHECKED BY

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING

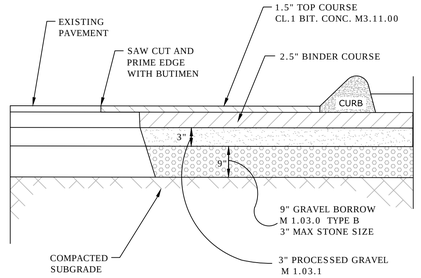
SHEET NO. C-3
OF ____ SHEETS

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET · PITTSFIELD, MA 01201
TEL: (413) 499-1580 FAX: (413) 499-3207 WWW.FORESIGHTLAND.COM

CADD file E2475d01



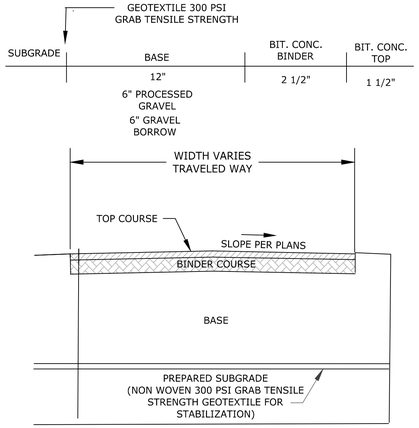
PARKING STALL STRIPING DETAIL



- LIMITS OF PAVEMENT REPAIR SHALL BE REVIEWED BY HIGHWAY SUPERINTENDENT AND APPROVED PRIOR TO START OF ANY WORK BY CONTRACTOR.
- CONTRACTOR TO OBTAIN LOCAL AND STATE PERMITS PRIOR TO WORK IN TOWN WAY AS APPLICABLE.
- PROVIDE TRAFFIC CONTROLS PER TOWN REQUIREMENTS.
- WORKMANSHIP & MATERIALS TO CONFORM TO MassDOT STANDARD SPECIFICATIONS FOR HIGHWAYS & BRIDGES UNLESS OTHERWISE SPECIFIED.
- GRAVEL BASE MATERIALS TO BE COMPACTED TO 95% MAS. DRY DENSITY PER ASTM D1557.
- TRENCHES IN PAVED AREAS TO BE COMPACTED IN MAX. 9" LIFTS TO 95% M.D.D.

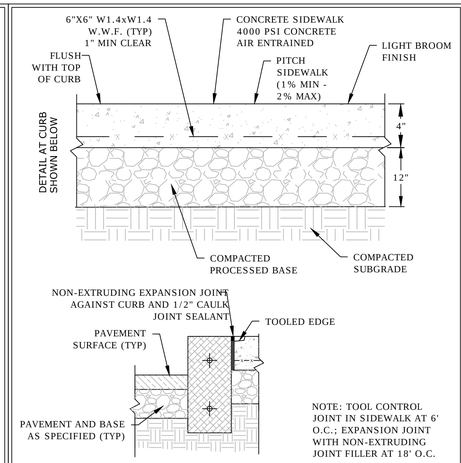
PAVEMENT REPAIR DETAIL

36038a
01/21/92
REV# 1



PAVEMENT DETAIL

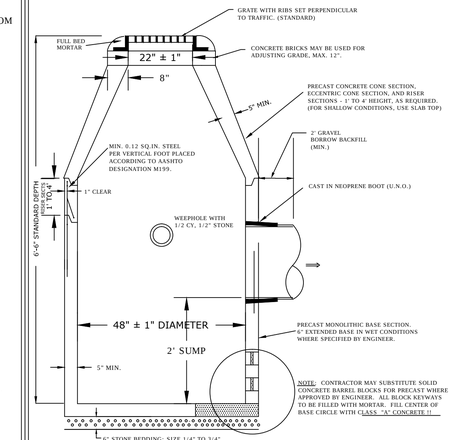
36015E
REV# 0



NOTE: TOOL CONTROL JOINT IN SIDEWALK AT 6' O.C.; EXPANSION JOINT WITH NON-EXTRUDING JOINT FILLER AT 18' O.C.

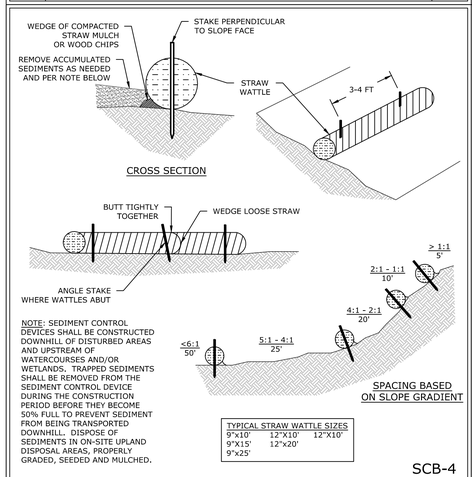
CONCRETE SIDEWALK

36026B
2/25/92
REV#



PRECAST CONCRETE CATCH BASIN

32111A
12/15/93
REV# 1



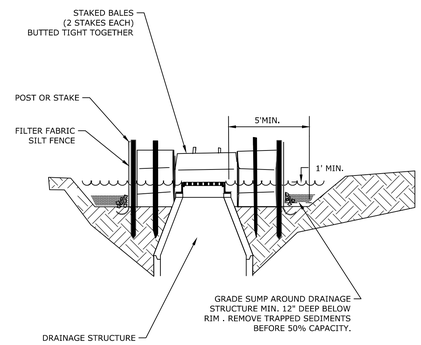
NOTE: SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED DOWNHILL OF DISTURBED AREAS AND UPSTREAM OF WATERCOURSES AND/OR WETLANDS. TRAPPED SEDIMENTS SHALL BE REMOVED FROM THE SEDIMENT CONTROL DEVICE DURING THE CONSTRUCTION PERIOD BEFORE THEY BECOME 50% FULL TO PREVENT SEDIMENT FROM BEING TRANSPORTED DOWNHILL. DISPOSE OF SEDIMENTS IN ON-SITE UPLAND DISPOSAL AREAS, PROPERLY GRADED, SEEDED AND MULCHED.

TYPICAL STRAW WATTLE SIZES		
9"x10'	12"X10'	12"X10'
9"X15'	12"x20'	
9"x25'		

SCB-4

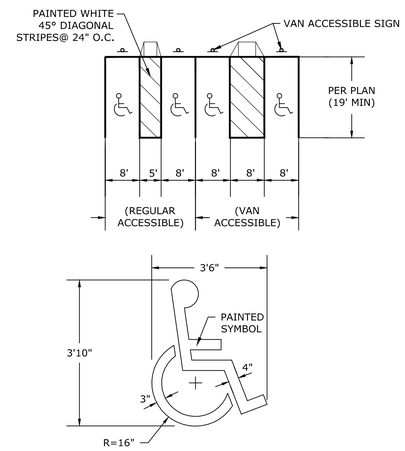
TYPICAL STRAW WATTLE INSTALLATION

REV# 0



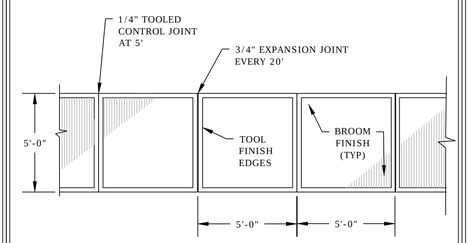
INLET SEDIMENT TRAP (BALES)

32708A
11/3/08
REV# 1



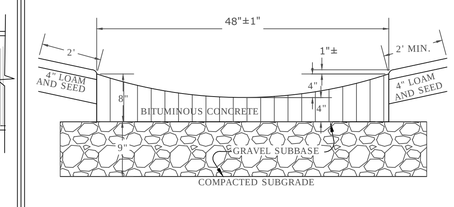
HANDICAP PARKING STALL STRIPING

36025A
10/00
REV# 1



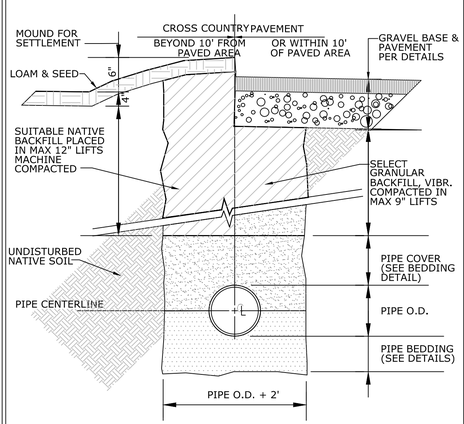
CONCRETE SIDEWALK PLAN

36036a
5/22/98
REV# 0



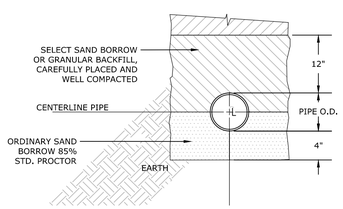
BITUMINOUS PAVED WATERWAY

32105F
4-11-08
REV# 0

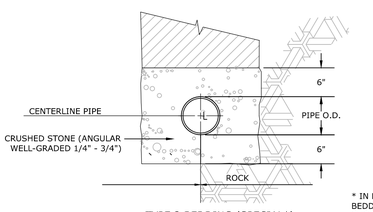


TRENCH CROSS SECTION

34003A
7/6/93
REV# 0



TYPE 1 BEDDING (NORMAL)

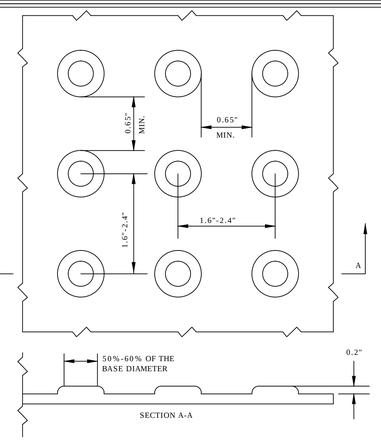


TYPE 2 BEDDING (SPECIAL*)

* IN LEDGE BEDDING OR GROUNDWATER

PIPE BEDDING

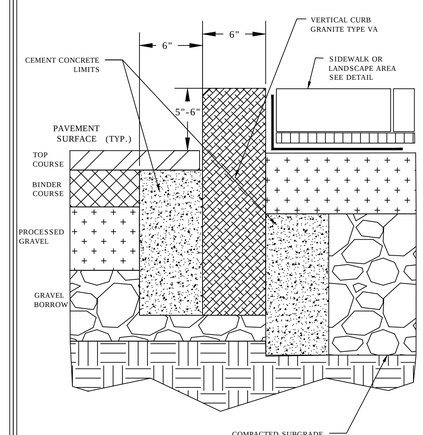
34004A
1/20/05
REV# 3



NOTE: PANELS TO BE CONCRETE UNIT PAVERS PER SPECS OR OTHER AS NOTED.
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

DETECTABLE WARNING PANEL DETAIL

36034E
11/04/08
REV# 0



GRANITE CURB

PRELIMINARY

NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE: PROPOSED SITE DETAILS

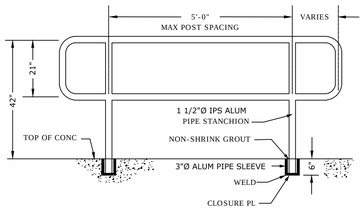
PROJECT TITLE: HOUSATONIC SCHOOL
Pleasant Street
HOUSATONIC, MA.

PROJECT NO. E2457
SCALE N/A
DATE 8/1/2017
DESIGNED BY SAM
DRAWN BY PTW
CHECKED BY

FORESIGHT LAND SERVICES — ENGINEERING SURVEYING PLANNING

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

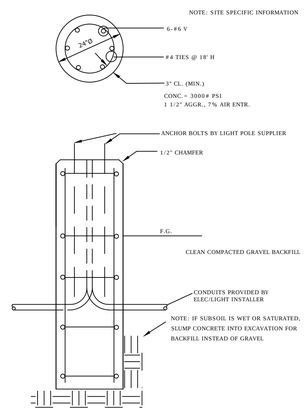
SHEET NO. C-4 OF ___ SHEETS
JOB NO. E2475001



NOTE: LOCATE CENTER OF POST
5 1/2" FROM NEAREST EDGE
OF CONCRETE

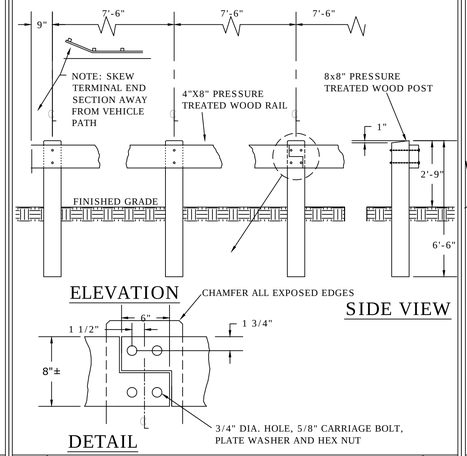
PIPE HANDRAIL DETAIL - TYPICAL

REV#



LIGHT POLE BASE

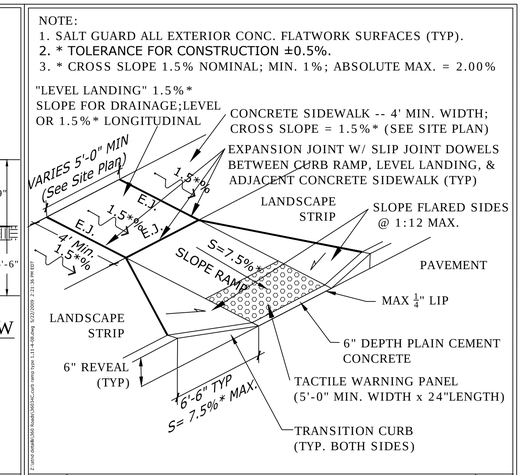
35802A
1/8/02
REV# 1



HEAVY TIMBER GUARD RAIL

36030A
7/14/09
REV# 1

NOTE:
1. SALT GUARD ALL EXTERIOR CONC. FLATWORK SURFACES (TYP).
2. * TOLERANCE FOR CONSTRUCTION ±0.5%.
3. * CROSS SLOPE 1.5% NOMINAL; MIN. 1%; ABSOLUTE MAX. = 2.00%

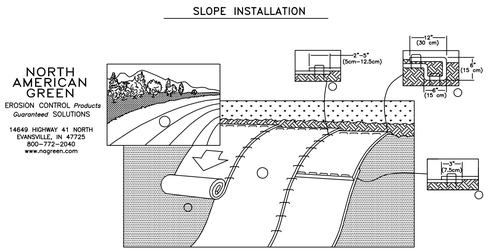


ACCESSIBLE CURB RAMP TYPE 1

Construction Keynote # _____

REV#1

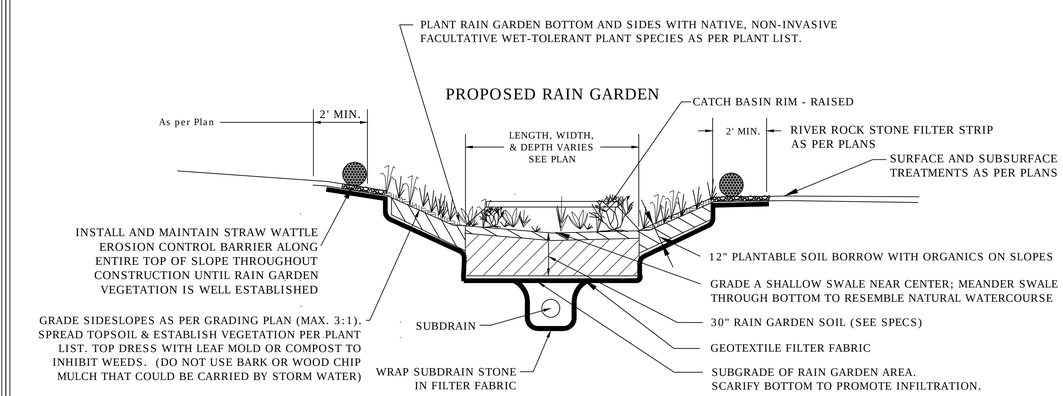
SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

SLOPE STABILIZATION FABRIC

REV#



NOT TO SCALE

RAIN GARDEN/BIO-RETENTION AREA

32721C
3/10/10
REV.2

PRELIMINARY

NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE: PROPOSED SITE DETAILS PG. 2

PROJECT TITLE: HOUSATONIC SCHOOL
Pleasant Street
HOUSATONIC, MA.

PROJECT NO. E2457
SCALE N/A
DATE 8/1/2017
DESIGNED BY SAM
DRAWN BY PTW
CHECKED BY
SHEET NO. C-5
OF SHEETS
CADFILE NO. E2475601

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ENGINEERING SURVEYING PLANNING
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