



**Site Plan Review Committee**  
Michael Thomas, City Manager

**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
360-330-7662

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatilo@cityofcentralia.com](mailto:mwatilo@cityofcentralia.com)

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360-330-7512

Kim Ashmore, PW Director  
[kashmore@cityofcentralia.com](mailto:kashmore@cityofcentralia.com)

Patty Page, City Engineer  
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360-330-7512  
ML Norton, CCL General Manager  
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**POLICE DEPARTMENT**  
360-330-7680  
Andy Caldwell, Interim Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
360-736-3975  
Kevin Anderson, Chief  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)

**LEGAL DEPARTMENT**  
360-330-7675  
Kyle Manley, City Attorney  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

## **SITE PLAN REVIEW COMMITTEE Meeting Agenda**

*Monday, January 6, 2025*

*Join Zoom meeting:*

<https://us02web.zoom.us/j/89118869218?pwd=11a9b4quXhUyVEgEEoUwe9dV7gehqr.1>

*Join by mobile: #1-253-215-8782*

*Meeting ID: 891 1886 9218      Passcode: 926458*

**All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public is invited to participate.**

**9:00 AM**

**STAFF REVIEW TIME**

1. Weekly Permit List (pg. 1)

### **10:00 AM – Pre-Application Conference (pgs. 2-7)**

<b>Project Name:</b>	<b>Pope's Kids Place</b>
<b>Applicant/Owner:</b>	Jacob Fabian, Revival Architects
<b>Property Address:</b>	230 Washington Way
<b>Contact Phone:</b>	360.338.6700
<b>Email:</b>	<a href="mailto:jacob@revivalarchitects.com">jacob@revivalarchitects.com</a>
<b>Zone:</b>	H-1, Health Services District
<b>Comp. Plan:</b>	MHC, Medical Health Care
<b>Parcel Information:</b>	023962-003-000, 3.75 acres
<b>Request:</b>	Phased expansion of medical complex and trail system construction.

# Permit Report

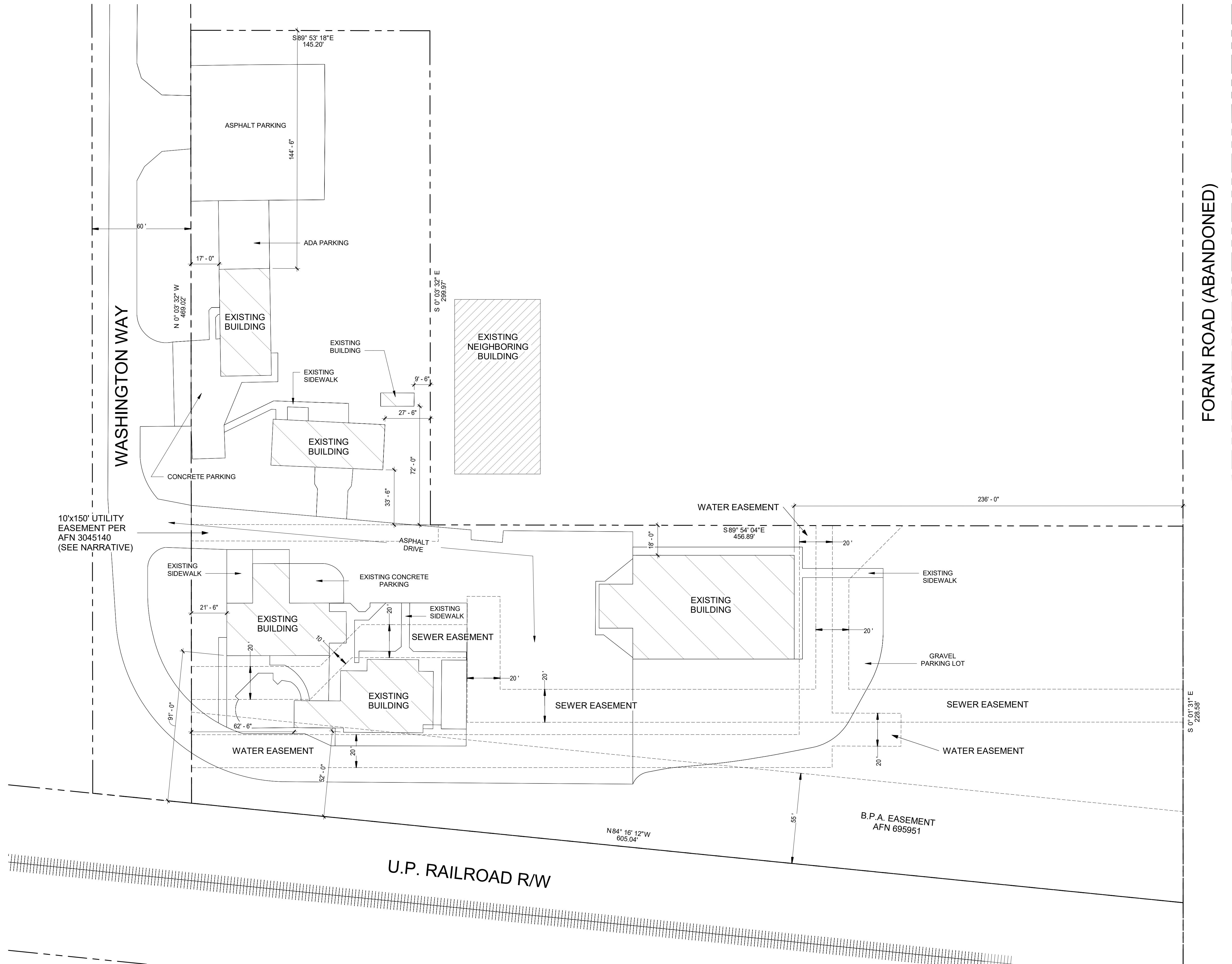
12/26/2024 - 01/02/2025

Permit #	Permit Date	Building/ Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240785	12/31/2024	Building Permit	Mechanical	514 Hemlock St	Replacing gas console heater	Elissa Carbajal
20240784	12/31/2024	Building Permit	Mechanical	102 S Barner Dr	Replacing electric air handler	Elissa Carbajal
20240782	12/31/2024	Building Permit	Single Family Residence - New	1114 Eckerson Rd	Rebuilding new residence on former home site	Victor Silva
20240781	12/30/2024	Building Permit	Mechanical	404 S Washington Ave	Replacing gas furnace	Elissa Carbajal
20240780	12/26/2024	Land Use Application	Boundary Line Adjustment	155 & 159 Northridge Drive	Boundary Line Adjustment	Gerald Allen

PROJECT DESCRIPTION	
ADDRESS:	230 WASHINGTON WAY CENTRALIA, WA 98531
COUNTY:	LEWIS
APN:	023962003000
PARCEL SIZE:	3.75 ACRES
OWNER:	POPE'S KIDS PLACE
230 WASHINGTON WAY	

REVIVAL  
ARCHITECTS

PO BOX 249, TENINO, WA 98589  
JOSH@REVIVALARCHITECTS.COM  
PHONE: 888-663-7199



1 SITE PLAN Existing  
1" = 30'-0"

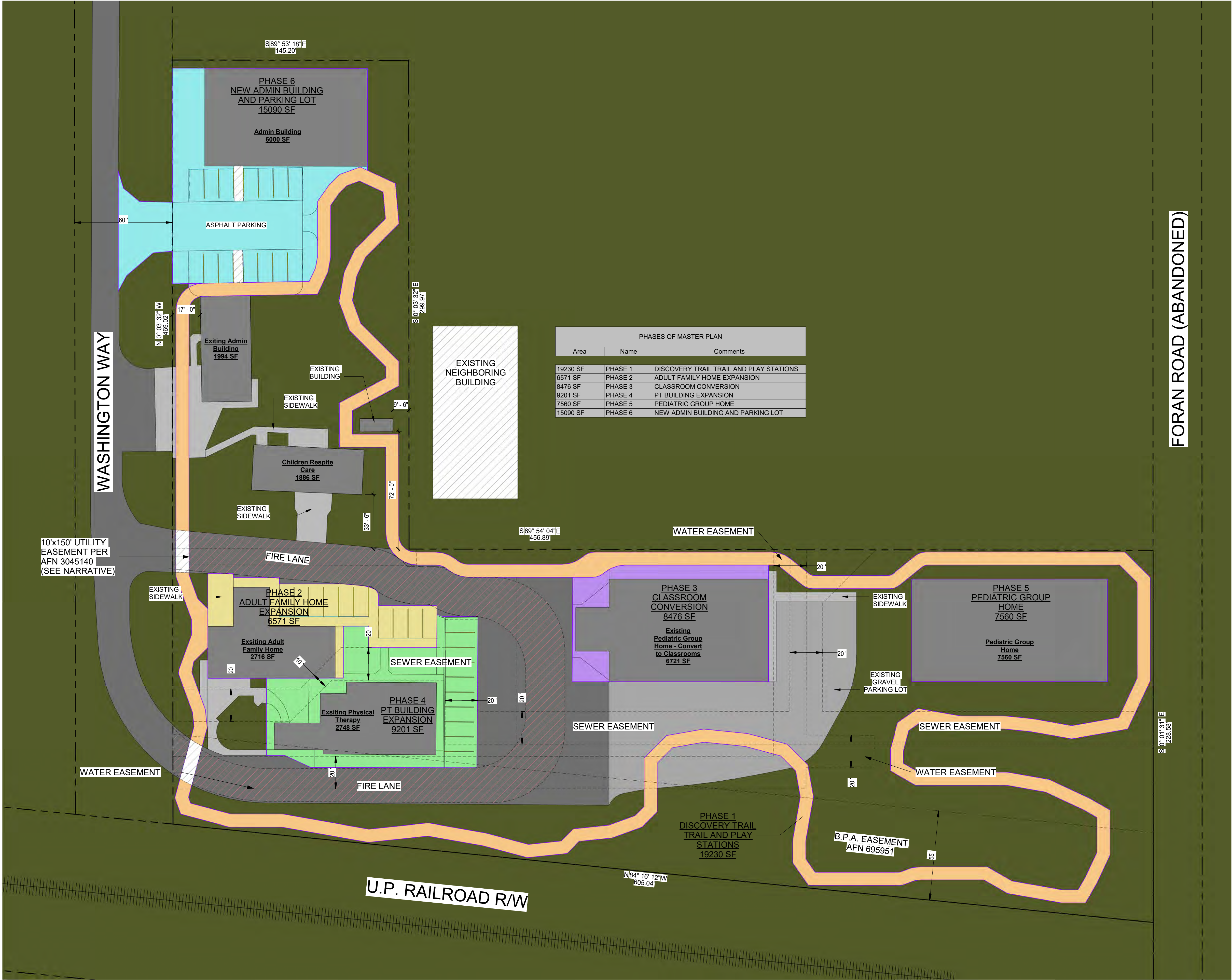
POPE'S KIDS PLACE  
POPE'S PLACE TRAIL PLAN  
230 WASHINGTON WAY  
CENTRALIA, WA 98531

SITE PLAN

SCALE 1" = 30'-0"  
DATE 06/23/22

A1.01





1 FINISH GRADE  
1" = 30'-0"

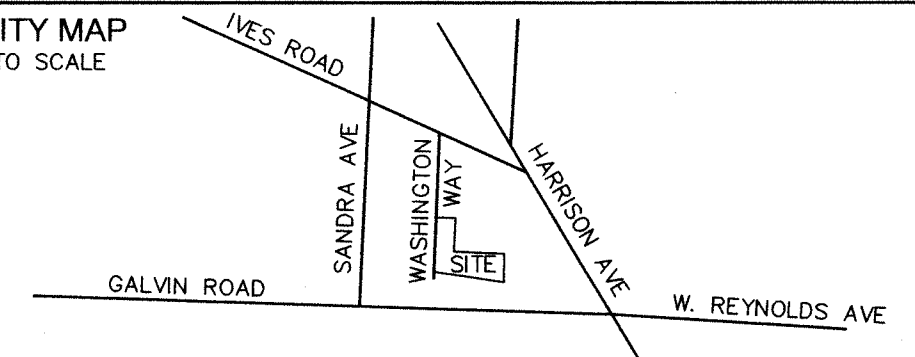
POPE'S KIDS PLACE  
POPE'S PLACE TRAIL PLAN  
230 WASHINGTON WAY  
CENTRALIA, WA 98531

MASTER SITE  
PLAN PHASED

SCALE 1" = 30'-0"  
DATE 06/23/22

A1.08  
PROJECT NO. 23-08





## GENERAL NOTES

1. THIS BOUNDARY LINE ADJUSTMENT SHALL NOT CREATE ANY ADDITIONAL BUILDING LOT, TRACT, PARCEL, BUILDING SITE OR DIVISION, NOR CREATE ANY BUILDING LOT, TRACT, PARCEL, BUILDING SITE OR DIVISION WHICH CONTAINS INSUFFICIENT AREA AND DIMENSION TO MEET MINIMUM REQUIREMENTS FOR A BUILDING SITE. THE PORTION BEING TRANSFERRED SHALL BE COMBINED WITH THE GRANTEE'S PARCEL. ALL NEWLY CONFIGURED LOTS MUST COMPLY WITH APPLICABLE STANDARDS FOR SEWAGE DISPOSAL AND PROVISIONS OF WATER CONTAINED IN TITLE 8, LCC AND TITLE 70 RCW.
2. THIS BOUNDARY LINE ADJUSTMENT WAS REVIEWED FOR COMPLIANCE WITH THE LIGHT INDUSTRIAL DISTRICT (M1) ZONING.
3. IF SEASONAL DRAINAGE CROSSES THE SUBJECT PROPERTY; FILLING OR DISRUPTION OF THE NATURAL FLOW IS PROHIBITED.
4. ALL BUILDING PLANS AND SITE DESIGN MUST MEET THE FOLLOWING: INTERNATIONAL FIRE CODE, THE INTERNATIONAL BUILDING CODE, CITY OF CENTRALIA DESIGN AND DEVELOPMENT GUIDELINES AND THE CITY OF CENTRALIA MUNICIPAL CODE AS WELL AS ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

## CITY OF CENTRALIA ENGINEER'S APPROVAL

*Jan St...*  
CITY OF CENTRALIA ENGINEER

12/15/16  
DATE

## LEWIS COUNTY TREASURER'S STATEMENT

ALL APPLICABLE TAXES HAVE EITHER BEEN PAID OR PAYMENT HAS NOT BEEN REQUIRED AS A CONDITION OF FINAL APPROVAL

*CB*  
LEWIS COUNTY TREASURER

12-2-16  
DATE

## CITY OF CENTRALIA COMMUNITY DEVELOPMENT

*Emil Pri...*  
PLANNING ADMINISTRATOR

12/19/2016  
DATE

**SCHINNELL SURVEYING & MAPPING, PLLC**  
P.O. Box 1614 Ph. (360) 736-0394  
918 Centralia College Blvd. Fax (360) 736-3009  
Centralia, WA 98531

16-169 BLA.DWG (11/29/2016) S. OHNEMUS

## SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF: POPE'S KIDS PLACE



*Shannon L. Ohnemus*  
SHANNON L. OHNEMUS (LS 42919)

11/29/16

11/29/16  
DATE

## AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SCHINNELL SURVEYING & MAPPING, PLLC, THIS 21<sup>st</sup> DAY OF December 2016 AND RECORDED IN BOOK 3 OF BOUNDARY LINE ADJUSTMENTS AT PAGE 177 RECORDS OF LEWIS COUNTY, WASHINGTON.

*Shannon L. Ohnemus*  
COUNTY AUDITOR

*Shannon L. Ohnemus*  
DEPUTY

## AUDITORS INDEXING INFORMATION

SE4 SE4, SEC 36, T 15 N, R 3 W, W.M.  
LOTS 12, 13 AND 14 OF PLAT OF TRAVERA

THIS BOUNDARY LINE ADJUSTMENT IS REQUESTED AND APPROVED BY THE UNDERSIGNED WHO CERTIFY THAT THEY ARE THE RESPONSIBLE PARTY/AGENT FOR THE OWNERS OF THE RESPECTIVE PARCEL IDENTIFIED IN THIS BOUNDARY LINE ADJUSTMENT.

*Kristie Worthey* 12/1/16  
GRANTOR: KRISTIE WORTHEY, EXECUTIVE DIRECTOR DATE

*Kristie Worthey* 12/1/16  
GRANTEE: KRISTIE WORTHEY, EXECUTIVE DIRECTOR DATE



0' 200' 400'

BASIS OF BEARING IS RECORD OF SURVEY  
BOOK 17, PAGE 158 AT AUDITOR'S FILE NO.  
3043208, RECORDS OF LEWIS COUNTY,  
WASHINGTON

## LEGEND

- FOUND 1/2" REBAR AND CAP  
LS 18896
- FOUND 1/2" REBAR AND CAP  
LS 36792
- ⊕ CALCULATED POINT, NOT SET
- PARCEL LINES TO BE REMOVED

## NEW PARCEL DESCRIPTION

A PART OF LOTS 12, 13 AND 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, WILLAMETTE-MERIDIAN, LEWIS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH A DISTANCE OF 150 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE EAST A DISTANCE OF 145.2 FEET; THENCE SOUTH A DISTANCE OF 150 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE SOUTH A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 456.89 FEET TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH ALONG THE EAST LINE OF LOTS 13 AND 14 A DISTANCE OF 228.58 FEET TO THE NORTH LINE OF THE GRAYS HARBOR AND PUGET SOUND RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 605.04 FEET TO THE WEST LINE OF LOTS 13 AND 14; THENCE NORTH ALONG THE WEST LINE OF LOTS 13 AND 14 A DISTANCE OF 318.94 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORD.

## ORIGINAL PARCEL DESCRIPTIONS

PARCEL A:  
STATUTORY WARRANTY DEED AFN 3031265

THE WEST 145.2 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 13 AND THAT PART OF LOT 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 68, RECORDS OF SAID COUNTY, LYING NORTH OF THE GRAYS HARBOR AND PUGET SOUND RAILROAD RIGHT OF WAY. EXCEPTING THEREFROM THE NORTH 150 FEET OF SAID LOT 13. ALSO THAT PORTION OF LOT 13 AND LOT 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 150 FEET OF THE WEST 145.2 FEET OF SAID LOT 13; THENCE SOUTH 64 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 13 TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13 AND LOT 14 TO THE NORTH LINE OF THE GRAYS HARBOR AND PUGET SOUND RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE WEST 145.2 FEET OF SAID LOTS 13 AND 14; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 145.2 FEET TO THE POINT OF BEGINNING.

PARCEL B:  
STATUTORY WARRANTY DEED AFN 3074836

THE SOUTH 64 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 13, AND THAT PART OF LOT 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 68, RECORDS OF SAID COUNTY, LYING NORTH OF THE GRAYS HARBOR AND PUGET SOUND RAILWAY RIGHT OF WAY. EXCEPTING THEREFROM THE NORTH 150 FEET OF THE WEST 145.2 FEET THEREOF. ALSO EXCEPT THE WEST 145.2 FEET OF LOT 13, AND THAT PART OF LOT 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 68, RECORDS OF SAID COUNTY, LYING NORTH OF THE GRAYS HARBOR AND PUGET SOUND RAILWAY RIGHT OF WAY. EXCEPTING THEREFROM THE NORTH 150 FEET.

ALSO EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 150 FEET OF THE WEST 145.2 FEET OF SAID LOT 13; THENCE SOUTH 64 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 13 TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13 AND LOT 14 TO THE NORTH LINE OF THE GRAYS HARBOR AND PUGET SOUND RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE WEST 145.2 FEET OF SAID LOTS 13 AND 14; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 145.2 FEET TO THE POINT OF BEGINNING.

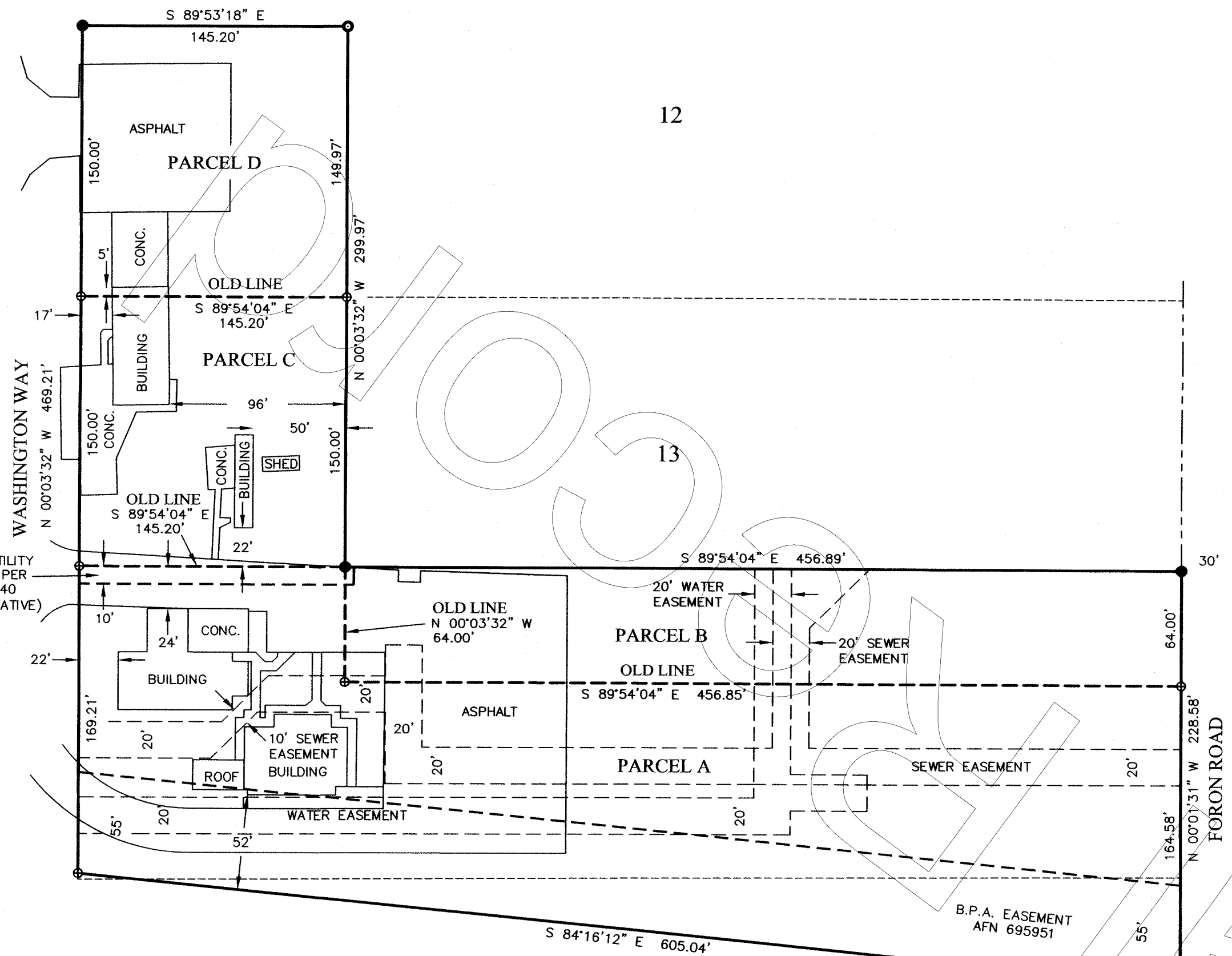
PARCEL C:  
PARCEL A OF STATUTORY WARRANTY DEED AFN 3140366

THAT PORTION OF LOT 13 OF STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 13; THENCE SOUTH 150 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE EAST 145.2 FEET; THENCE NORTH 150 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE WEST 145.2 FEET TO THE POINT OF BEGINNING.

PARCEL D:  
PARCEL B OF STATUTORY WARRANTY DEED AFN 3140366

THAT PART OF LOT 12 OF STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 631.92 FEET WEST AND 660.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST QUARTER\* OF SAID LOT 12; THENCE EAST 145.20 FEET; THENCE NORTH 150.00 FEET; THENCE WEST 145.20 FEET; THENCE SOUTH 150.00 FEET TO THE PLACE OF BEGINNING.

\* I BELIEVE QUARTER SHOULD READ CORNER FOR THE DESCRIPTION TO READ PROPERLY.



**SURVEY REFERENCES**

1. PLAT OF STATE SUBDIVISION, BOOK 1, PAGE 68, S. BERRY (1894)
2. RECORD OF SURVEY, BOOK 5, PAGE 289, K. FRAZIER LS 16908 (1983)
3. RECORD OF SURVEY, BOOK 8, PAGE 297, K. FRAZIER LS 16908 (1989)
4. RECORD OF SURVEY, BOOK 12, PAGE 177, K. FRAZIER LS 16908 (1994)
5. RECORD OF SURVEY, BOOK 17, PAGE 158, E. BUTLER LS 18896 (1998)
6. BOUNDARY LINE ADJUSTMENT 01-0054, BOOK 1, PAGE 87, K. FRAZIER LS 16908 (2001)
7. RECORD OF SURVEY, BOOK 21, PAGE 186, E. BUTLER LS 18896 (2002)

**DEED REFERENCES**

1. STATUTORY WARRANTY DEED, AFN 3031265, ENGLAND TO LEWIS COUNTY CHILDREN WITH SPECIAL NEEDS (1997)
2. STATUTORY WARRANTY DEED, AFN 3040165, BUNDY TO STANFIELD (1998)
3. QUIT CLAIM DEED, AFN 3056676, ZANDECKI TO ESTATE OF LAWRENCE ZANDECKI (1998)
4. STATUTORY WARRANTY DEED, AFN 3074836, ESTATE OF LAWRENCE ZANDECKI TO LEWIS COUNTY CHILDREN WITH SPECIAL NEEDS (1999)
5. STATUTORY WARRANTY DEED, AFN 3140366, STANFIELD TO LEWIS COUNTY CHILDREN WITH SPECIAL NEEDS (2002)

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCELS A, B, C AND D INTO ONE CONTIGUOUS PARCEL THROUGH THE CITY OF CENTRALIA LOT CONSOLIDATION PROCESS. THE SURVEY WAS REQUESTED BY KRISTIE WORTHY, EXECUTIVE DIRECTOR OF POPE'S KIDS PLACE. THE WORK WAS PERFORMED IN NOVEMBER OF 2016.

THE SUBDIVISION GUARANTEE FOR THIS BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION WAS SUPPLIED BY LEWIS COUNTY TITLE ORDER NO. LE4675, GUARANTEE NO. SGW-08002198, DATED NOVEMBER 1, 2016.

THE 10'x150' EASEMENT SHOWN ON THIS BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION IS PER GRANT OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 3045140. THE DOCUMENT DESCRIBES THE EASEMENT AS BEING 10' IN WIDTH AND FOR A DISTANCE OF 150' WITHIN AN AREA BEING 10' WIDE AND 155' LONG.

METHOD OF SURVEY: FIELD TRAVERSE USING A GTS 225 (5-SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY AND PRECISION STANDARDS AS OUTLINED IN W.A.C. 332-130-090.

SCHINNELL SURVEYING & MAPPING, PLLC MAKES NO WARRANTIES TO CLAIMS OF OWNERSHIP RESULTING FROM UNWRITTEN TITLE SUCH AS BUT NOT LIMITED TO ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, OR BONA FIDE RIGHTS.

THE 20' WIDE SEWER AND WATER EASEMENTS SHOWN ON PARCELS A AND B ARE FROM THE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 3132485. THE LOCATION SHOWN IS PER PLAN WHICH WAS SUPPLIED BY GIBBS AND OLSON CIVIL ENGINEERS AND SURVEYORS. THE RECORDED INSTRUMENT STATES THAT THE EASEMENTS ARE TO BE 10' EACH SIDE OF THE EXISTING WATER AND SEWER MAINS AS CONSTRUCTED. THERE WAS NO EFFORT AT THIS TIME TO ASCERTAIN THE LOCATION OF THESE MAINS. IT SHOULD BE NOTED THAT THE PORTION OF EASEMENT LOCATED BETWEEN THE BUILDINGS ON PARCEL A IS 10' WIDE, THIS DEVIATES FROM THE SAID 20' WIDE EASEMENT AND IS SHOWN AS 10' ON THE EXHIBIT PAGE OF THE EASEMENT DOCUMENT.

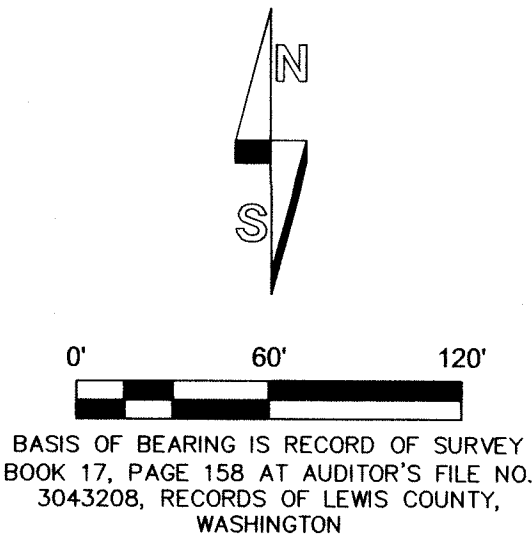
PARCEL A ADDRESS:  
230 WASHINGTON WAY  
CENTRALIA, WA 98531

PARCEL A:  
OWNER: POPE'S KIDS PLACE  
PARCEL NO. 023962003000  
OLD AREA= 90,506 SQ FT 2.08 ACRES  
NEW AREA= 163,301 SQ FT 3.75 ACRES

PARCEL B:  
OWNER: POPE'S KIDS PLACE  
PARCEL NO. 023962004002  
OLD AREA= 29,241 SQ FT 0.67 ACRES

PARCEL C:  
OWNER: POPE'S KIDS PLACE  
PARCEL NO. 023962001000  
OLD AREA= 21,744 SQ FT 0.50 ACRES

PARCEL D:  
OWNER: POPE'S KIDS PLACE  
PARCEL NO. 023961004000  
OLD AREA= 21,815 SQ FT 0.50 ACRES



**LEGEND**

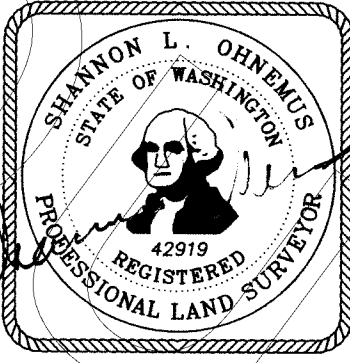
- FOUND 1/2" REBAR AND CAP LS 18896
- FOUND 1/2" REBAR AND CAP LS 36792
- ⊕ CALCULATED POINT, NOT SET
- PARCEL LINES TO BE REMOVED

36 31  
1 6 POSITION CALCULATED FROM  
RECORD OF SURVEY BOOK 17,  
PAGE 158

**SCHINNELL SURVEYING & MAPPING, PLLC**  
P.O. Box 1614 Ph. (360) 736-0394  
918 Centralia College Blvd. Fax (360) 736-3009  
Centralia, WA 98531  
16-169 BLA.DWG (11/29/2016) S. OHNEMUS

**SURVEYORS CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF: POPE'S KIDS PLACE



Shannon L. Ohnemus (LS 42919) 11/29/16  
DATE

**AUDITORS INDEXING INFORMATION**

SE4 SE4, SEC 36, T 15 N, R 3 W, W.M.  
LOTS 12, 13 AND 14 OF PLAT OF TRAVERA





12/20/2024

Sewer System Web Layer - Sewer Structure

- Standard Manhole
- Wet Well

Sewer System Web Layer - Sewer Pump Station

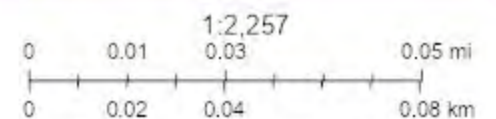
Sewer System Web Layer - Sewer Main

PVC

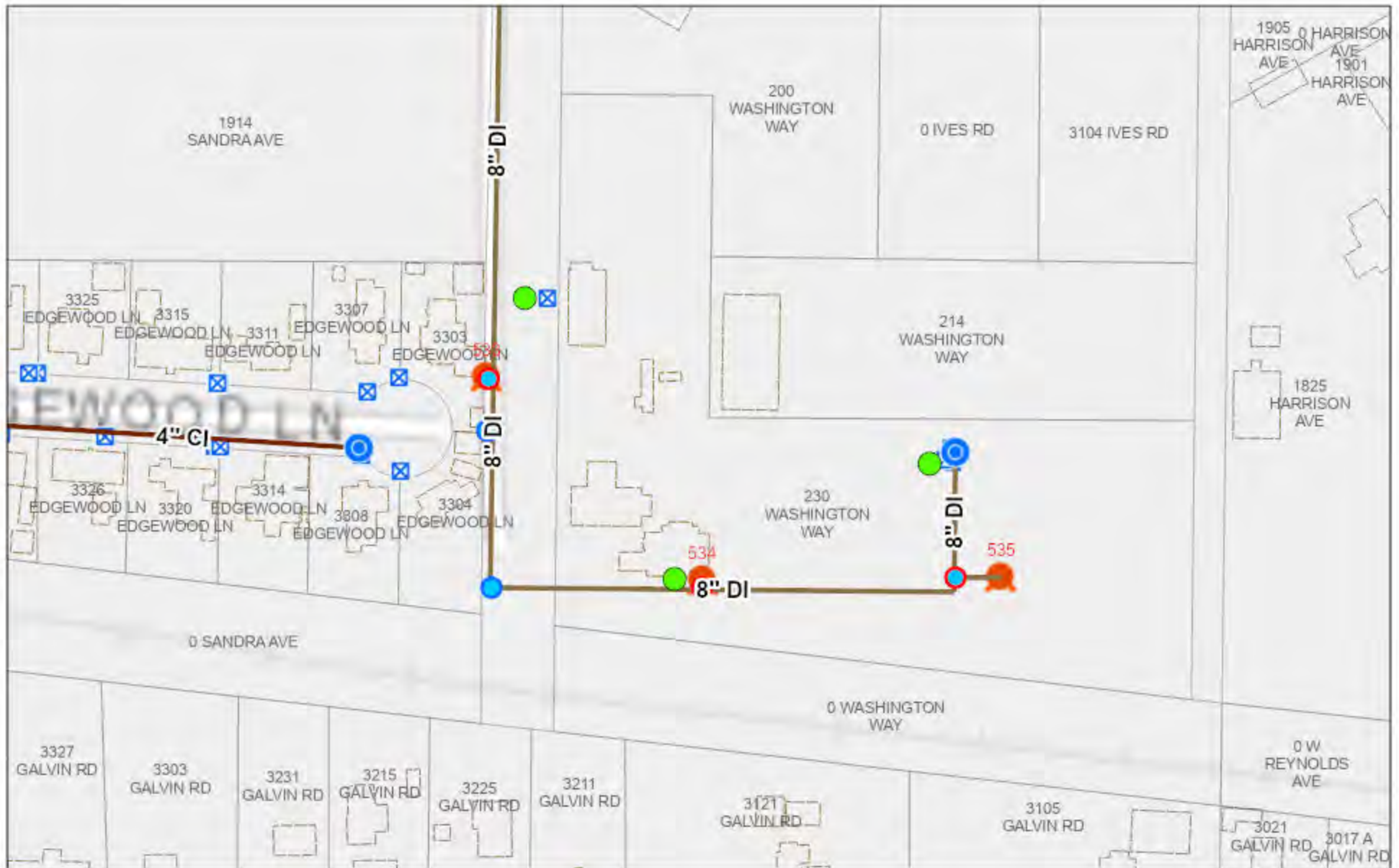
PVC

Parcels 092524

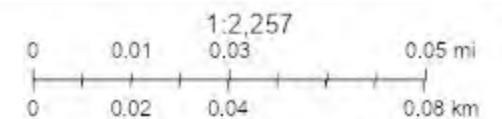
Building Outlines



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



12/20/2024



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the