

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

MARYSVILLE, WASHINGTON

**SITE INFORMATION**

PARCEL NUMBER: 069070000501  
 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. 532-130.

**RESEARCH**

BINDING SITE PLAN AFN 202107205003

**LEGEND**

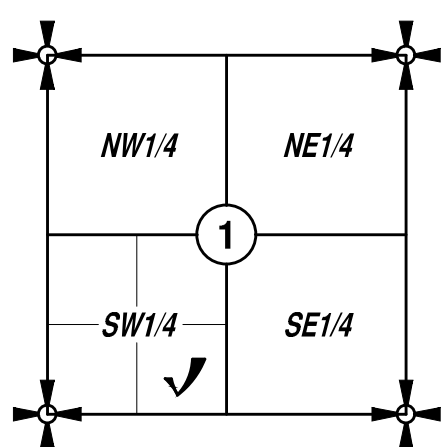
---	EXISTING RIGHT OF WAY LINE	+	PROPOSED SIGN
---	EXISTING ROAD CENTERLINE	SD	PROPOSED STORM DRAIN
---	EXISTING PROPERTY LINE	SC	PROPOSED STORM CATCH BASIN TYPE II
○	EXISTING PROPERTY CORNER	SS	PROPOSED STORM CATCH BASIN
SD	EXISTING STORM DRAIN	SS	PROPOSED SANITARY SEWER
PERF	EXISTING PERFORATED STORM DRAIN	SM	PROPOSED SANITARY MANHOLE
⊕	EXISTING TYPE 2 CB	SC	PROPOSED SANITARY SEWER CLEANOUT
□	EXISTING TYPE 1 CB	W	PROPOSED WATERLINE
SS	EXISTING SANITARY SEWER	WC	PROPOSED WATER VALVE
SM	EXISTING SANITARY MANHOLE	WH	PROPOSED WATER HYDRANT
W	EXISTING WATERLINE	WD	PROPOSED FIRE DEPARTMENT CONNECTION
WC	EXISTING WATER VALVE	WM	PROPOSED WATER SERVICE METER
WH	EXISTING FIRE HYDRANT	WO	PROPOSED BLOW-OFF ASSEMBLY
WD	EXISTING GAS LINE	CG	PROPOSED CURB AND GUTTER
WM	EXISTING POWERLINE	CC	PROPOSED CONCRETE
WO	EXISTING FENCELINE	CA	PROPOSED ASPHALT
CG	EXISTING EDGE OF ASPHALT	CP	PROPOSED PERMEABLE ASPHALT
CC	EXISTING CURB & GUTTER	CR	GRAVEL TRENCH BED
CA	EXISTING CONCRETE	TR	TO BE REMOVED
CP	EXISTING ASPHALT	SS	BUILDING SETBACK LINE
CR	EXISTING PERVIOUS PAVEMENT		
TR	EXISTING GRAVEL		
SS	EXISTING CONTOUR		

**UTILITIES SERVING THE SITE**

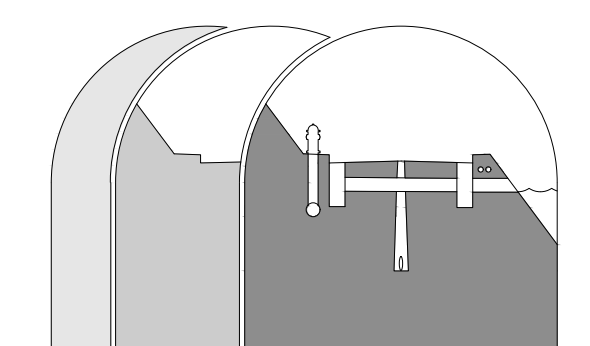
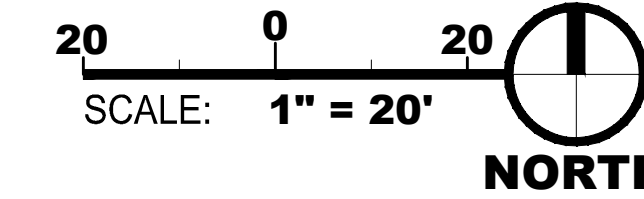
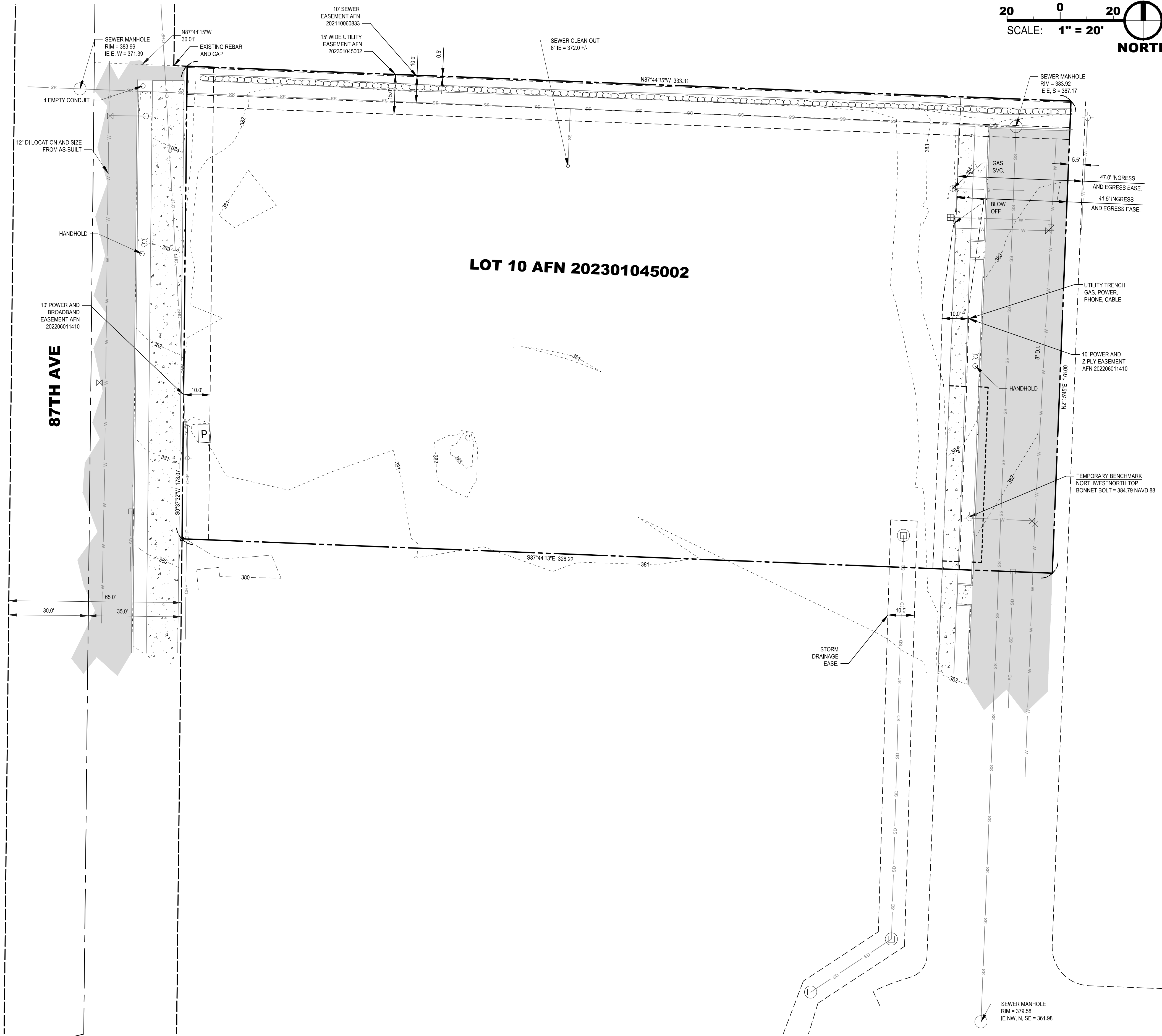
**WATER:** CITY OF MARYSVILLE (360) 363-8100  
**TELEPHONE:** VERIZON CONTACT: DEAN DUPREE (360) 653-5390  
**GAS:** PUGET SOUND ENERGY CONTACT: PATTY NESS C/O PILCHUCK CONTRACTORS (206) 418-4237  
**SANITARY SEWER:** CITY OF MARYSVILLE (360) 363-8100  
**CABLE:** COMCAST CONTACT: BUSINESS SERVICES GROUP (877) 824-2288  
**POWER:** SNOHOMISH COUNTY PUD CONTACT: DANA LIM (425) 783-8296

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



**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

**SHEET REVISIONS:**

NO.	DATE	DESCRIPTION	APPROVED

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

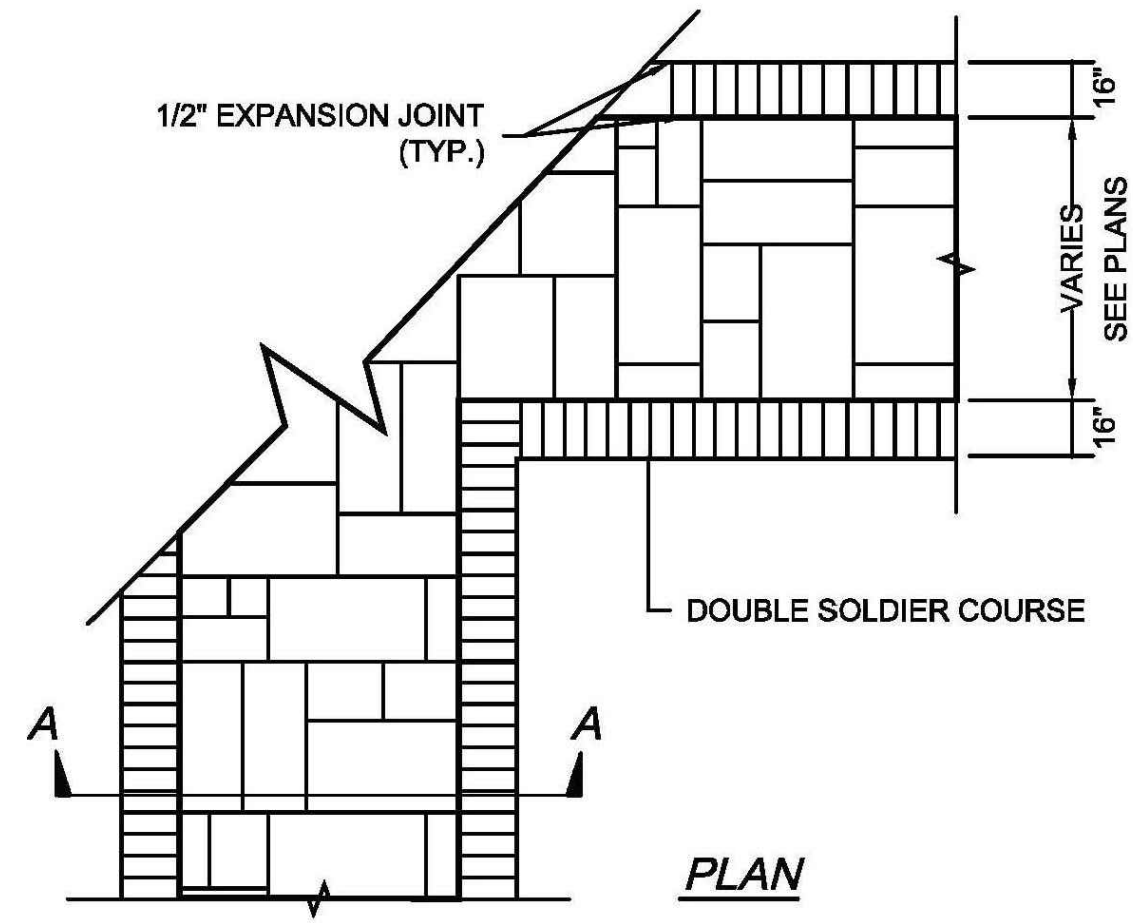
**KIDS' N US SITE PLAN**  
 FOR  
**LJB SOPER HILL, LLC**

**EXISTING CONDITIONS**

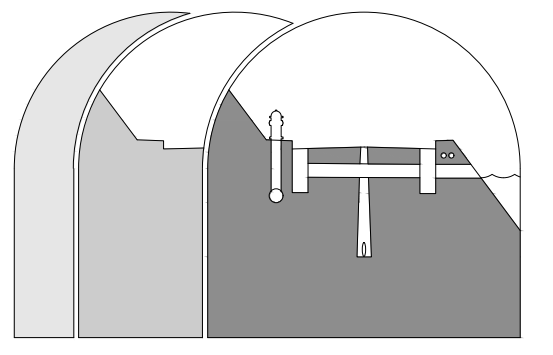
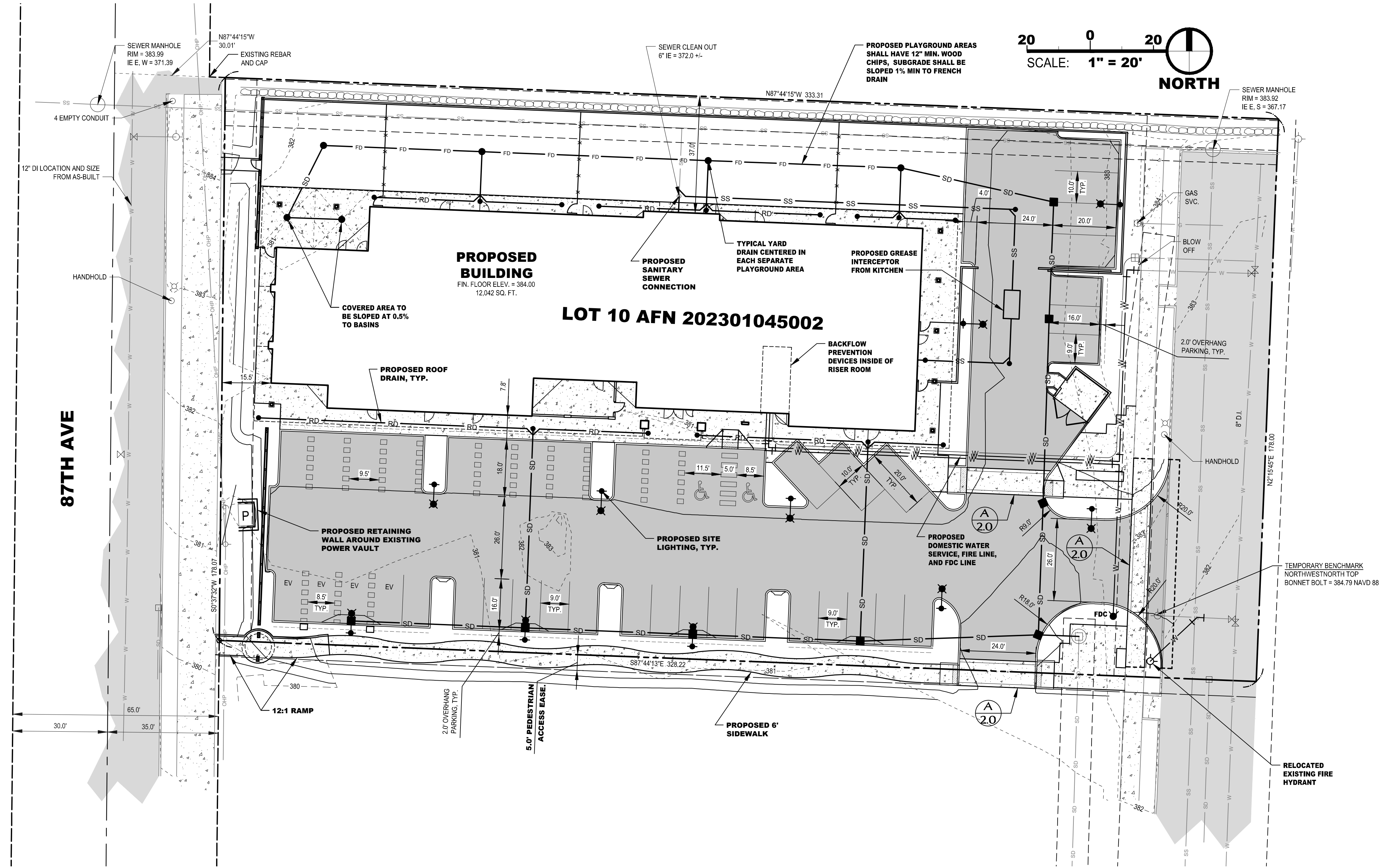
SCALE: 1" = 20'  
 DRAWN BY: P.LAU  
 DESIGNED BY: P.SEVERIN  
 DATE: 05.15.2023  
 JOB NUMBER: 22076  
 DWG NAME: 22076ENG.DWG  
 SHEET NUMBER:

**C-1.0**

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



ACCENT CONCRETE IN CROSSWALK  
NO SCALE  
A 2.0



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

SHEET DESCRIPTION:  
**PRELIMINARY SITE PLAN**

SCALE: 1" = 20'  
DRAWN BY: P.LAU  
DESIGNED BY: P.SEVERIN  
DATE: 05.15.2023  
JOB NUMBER: 22076  
DWG NAME: 22076ENG.DWG  
SHEET NUMBER: