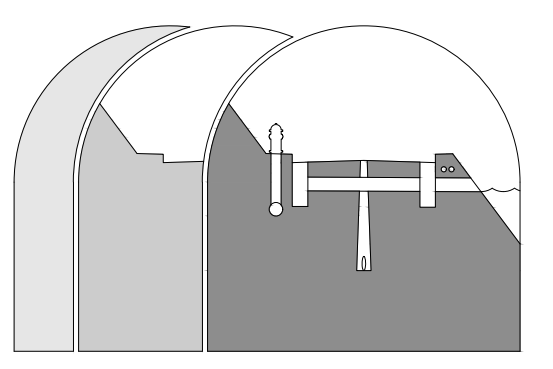
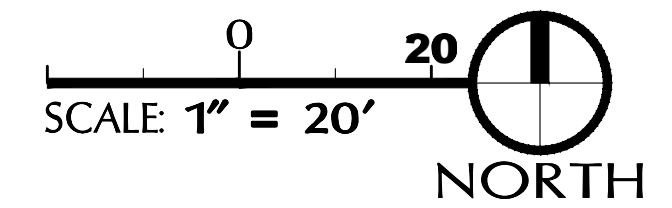


IN A PORTION OF THE SE QUARTER OF THE SW QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

MARYSVILLE, WASHINGTON



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
2	09.28.23	SITE PLAN REVISIONS	T.ZEMPEL/P.SEVERIN

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

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

SHEET DESCRIPTION:
EXISTING CONDITIONS

SITE INFORMATION

PARCEL NUMBER: 0089070002691
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. 332-130.

RESEARCH

BINDING SITE PLAN AFN 202107205003

LEGEND

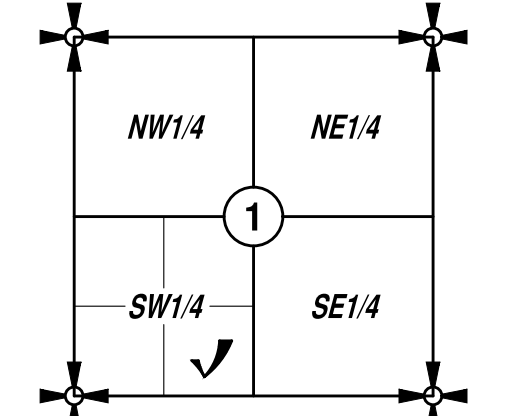
---	EXISTING RIGHT OF WAY LINE	SD	PROPOSED SIGN
---	EXISTING ROAD CENTERLINE	SD	PROPOSED STORM DRAIN
---	EXISTING PROPERTY LINE	SD	PROPOSED STORM CATCH BASIN TYPE II
○	EXISTING PROPERTY CORNER	SS	PROPOSED STORM CATCH BASIN
---	EXISTING STORM DRAIN	SS	PROPOSED SANITARY SEWER
PERF	EXISTING PERFORATED STORM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

UTILITIES SERVING THE SITE

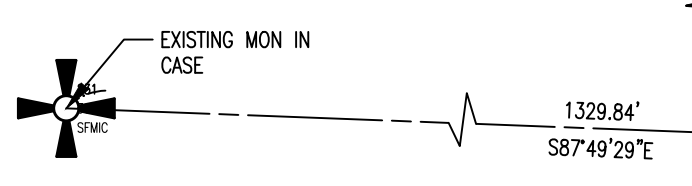
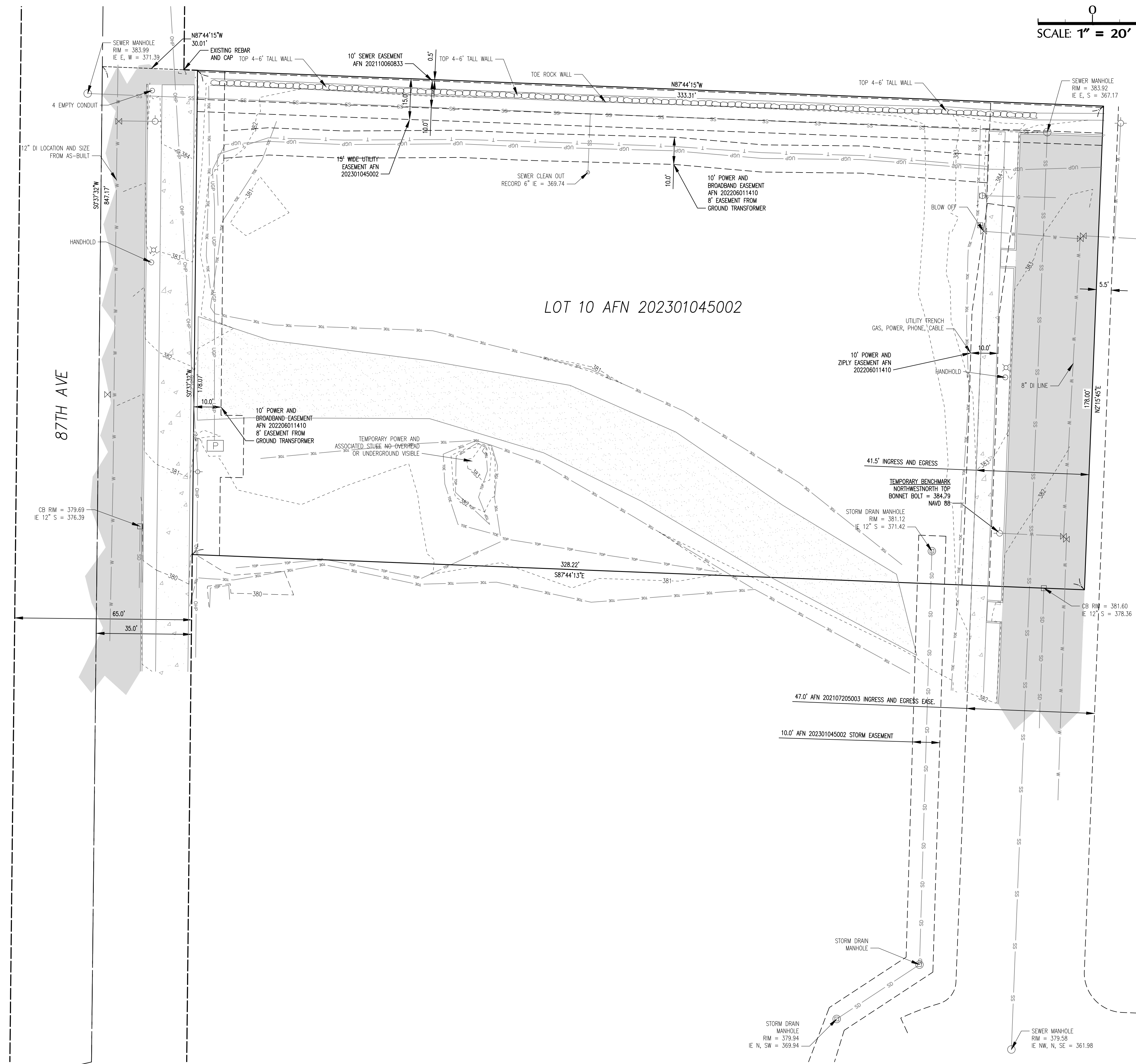
WATER: CITY OF MARYSVILLE (360) 363-8100	TELEPHONE: VERIZON CONTACT: DEAN DUPREE (360) 653-5360	GAS: PUGET SOUND ENERGY CONTACT: PATTY NESS C/O PILCHUCK CONTRACTORS (206) 418-4237
SANITARY SEWER: CITY OF MARYSVILLE (360) 363-8100	CABLE: COMCAST CONTACT: BUSINESS SERVICES GROUP (877) 824-2288	POWER: SNOHOMISH 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
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INDEX MAP

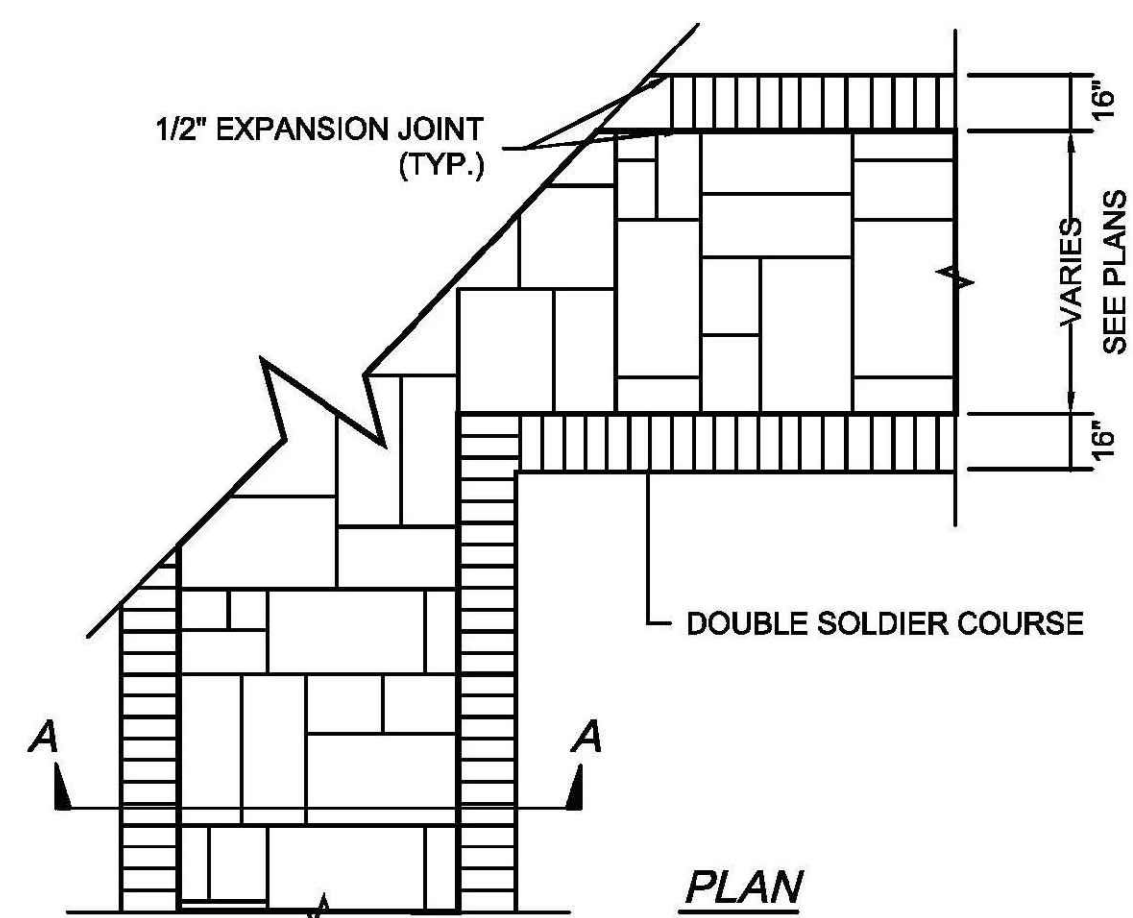


SE 1/4 OF THE SW 1/4 OF SECTION 1, TWP. 29 N., RGE. 5 E., W.M.

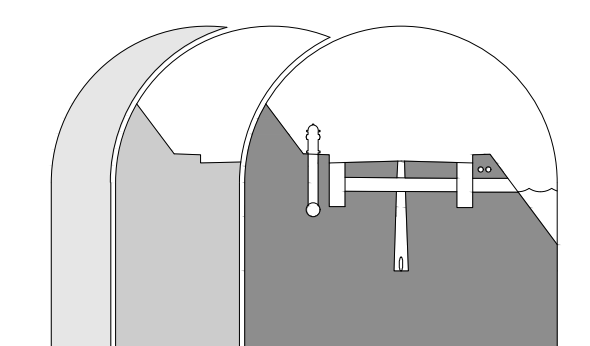
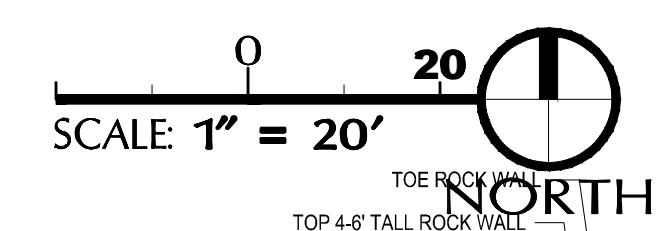
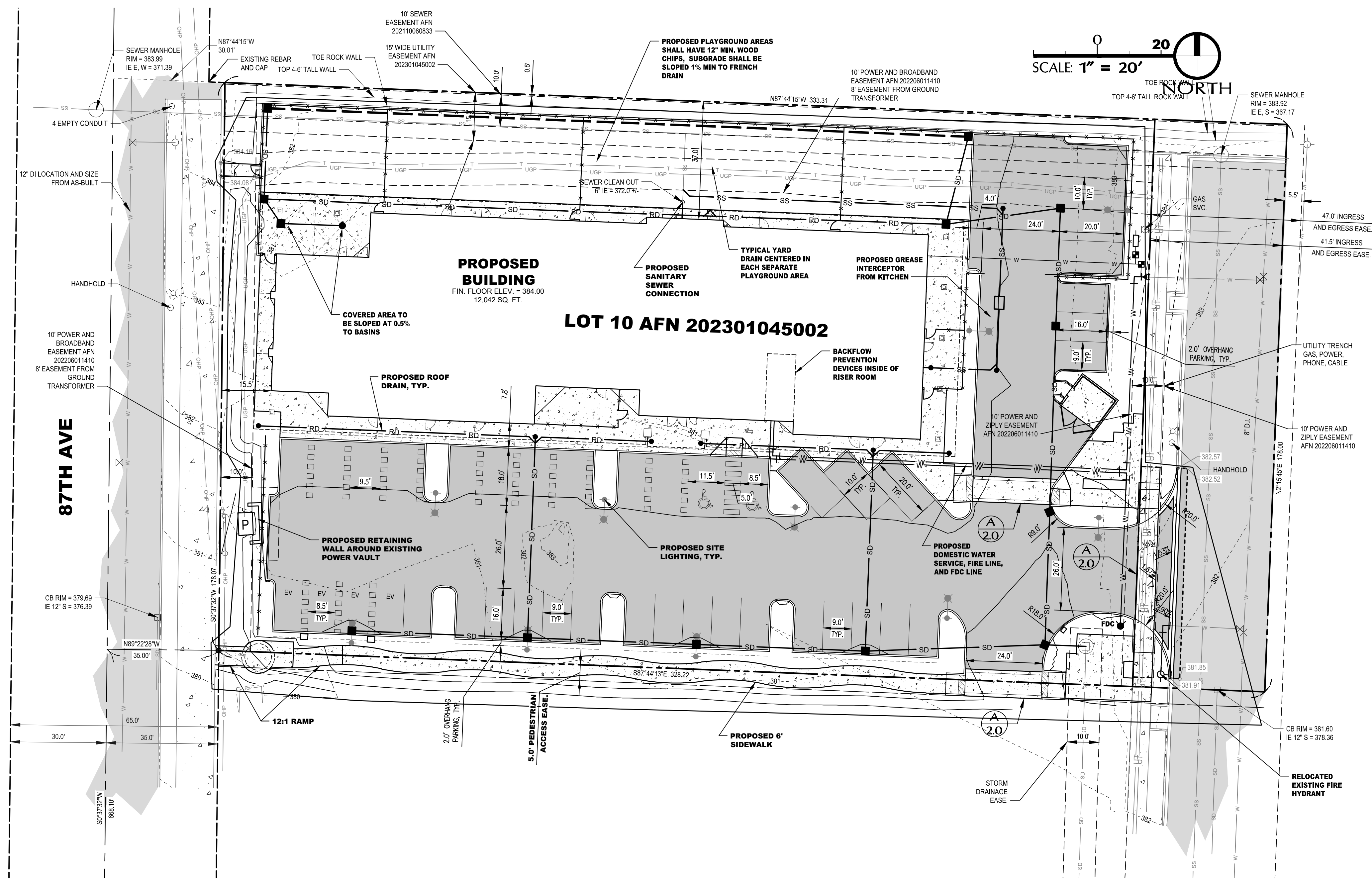


SCALE:	1" = 20'
DRAWN BY:	P.LAU
DESIGNED BY:	P.SEVERIN
DATE:	09.28.2023
JOB NUMBER:	22076
DWG NAME:	22076 TOPO-2.DWG
SHEET NUMBER:	

C-1.0



ACCENT CONCRETE IN CROSSWALK
NO SCALE



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P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:

NO.	DATE	DESCRIPTION	APPROVED
1	07.24.23	CIVIL PLAN SET	T.ZEMPEL/P.SEVERIN
2	09.28.23	SITE PLAN REVISIONS	T.ZEMPEL/P.SEVERIN

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

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:	09.20.2023
JOB NUMBER:	22076
DWG NAME:	22076.PLN.DWG
SHEET NUMBER:	

C-2.0