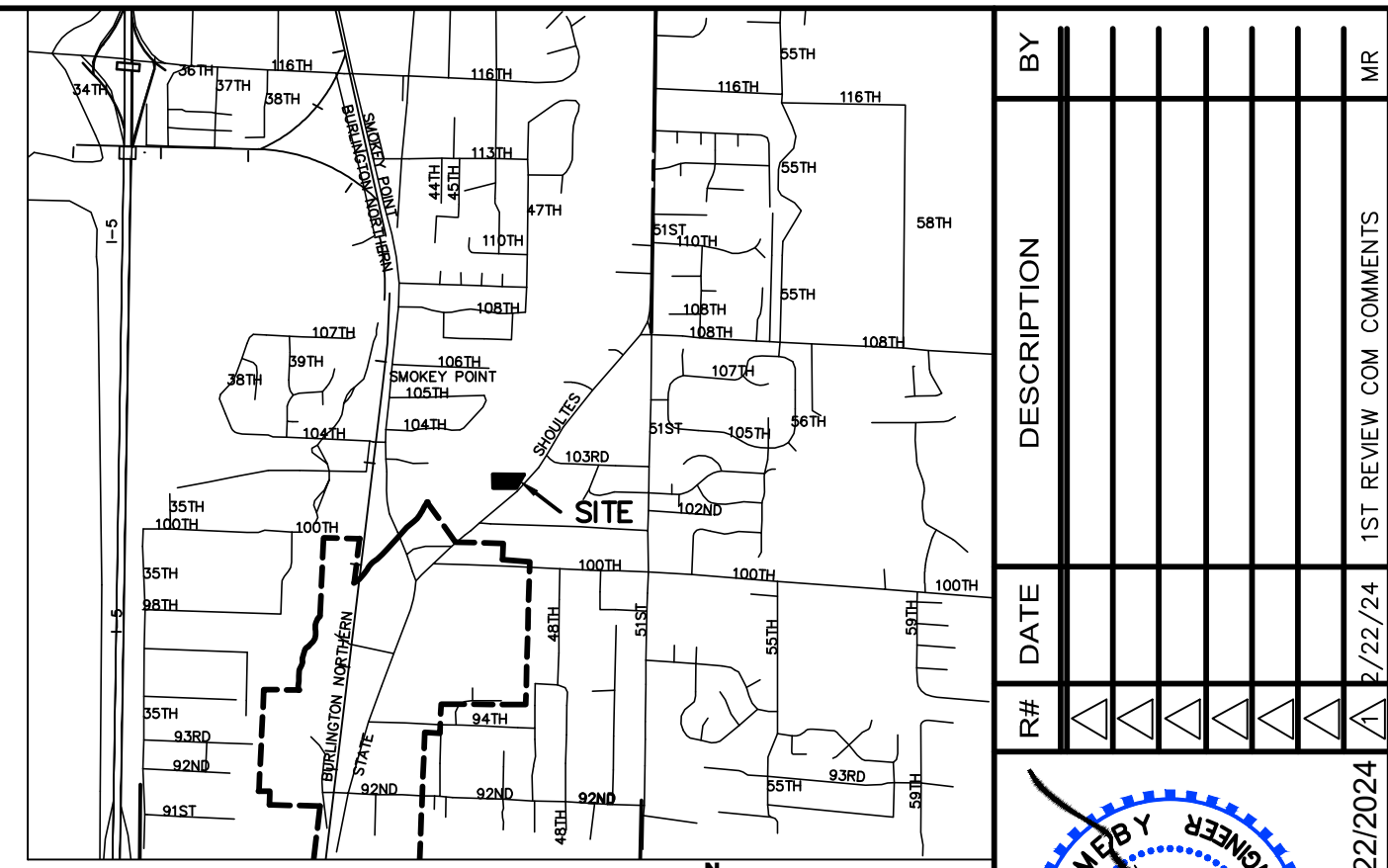


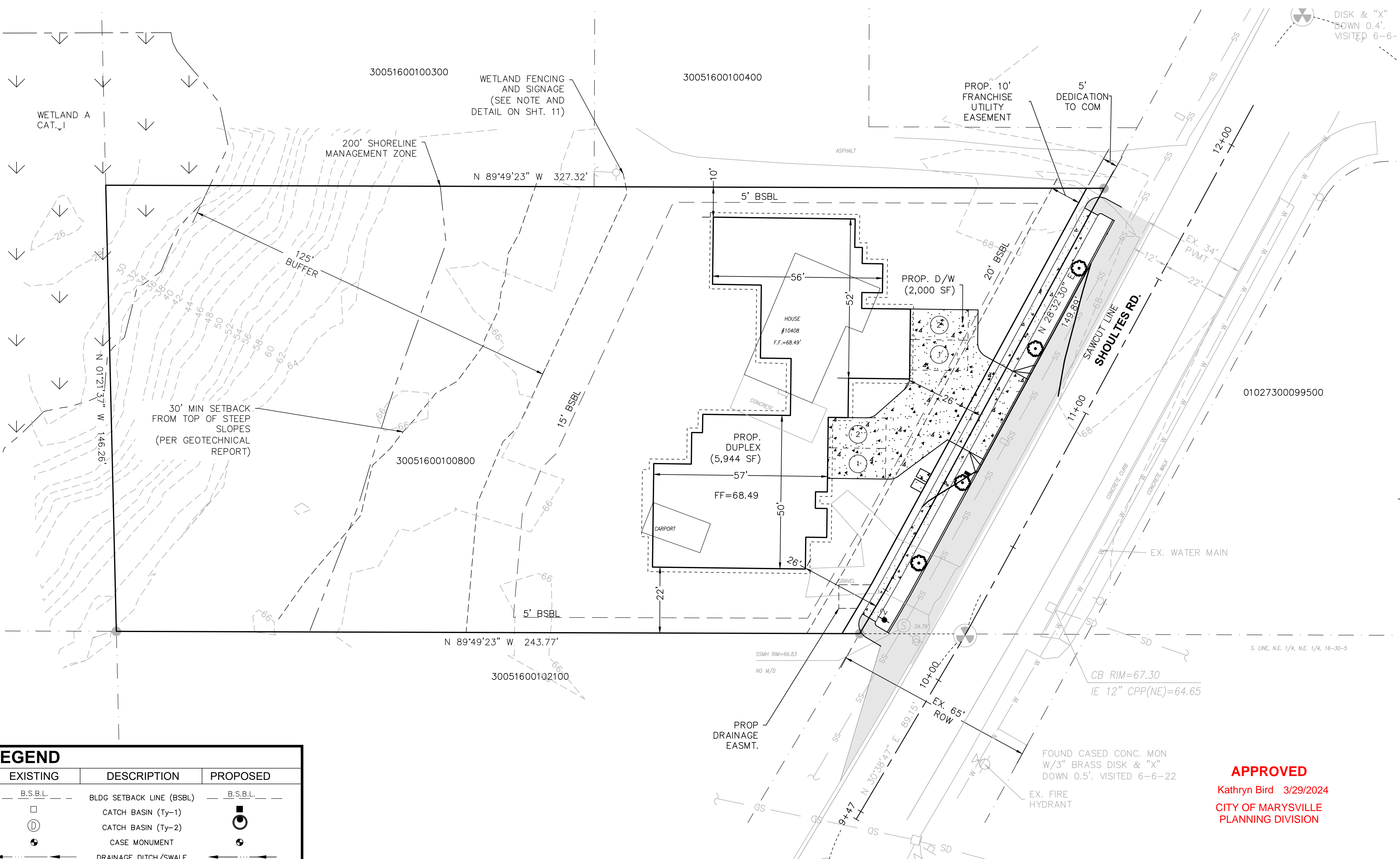
KRYKUN DUPLEX

SECTION 16, TOWNSHIP 30 N, RANGE 5E, W.M.



BY	DATE	DESCRIPTION

COVER SHEET



SURVEYOR
PACIFIC COAST SURVEYS, INC
PO BOX 13619
MILL CREEK, WA 98082
425.512.7099
CONTACT: DARREN RIDDLE

OWNER/APPLICANT
PAVEL AND JULIA KRYKUN
10408 SHOULTES RD
MARYSVILLE, WA 98270

CIVIL ENGINEER
OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.903.4852
F: 425.259.1958

GEOTECHNICAL ENGINEER
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98243
425.486.1669

LEGAL DESCRIPTION
SEC 16 TWP 30 RGE 05 - S 1 AC OF THAT PART OF NE1/4 NE 1/4 LY W OF CO RD & S OF A LN PLL TO & 308.5FT N OF S LN OF NE1/4 NE1/4

DATUM NAVD 88

BENCHMARK
FOUND CASED CONC. MON. AT THE INT. OF 104TH PL. N.E. & SHOULTES RD.
ELEV=68.57
PER GPS OBSERVATIONS

BASIS OF BEARING
THE MONUMENTED CENTERLINE OF 104TH PL. N.E. AS THE BEARING OF N 89°49'22" W.

SITE DATA
SITE ADDRESS: 10408 SHOULTES RD. MARYSVILLE, WA 98270
TAX ACCOUNT NO.: 30051600100800
WATER SUPPLY: CITY OF MARYSVILLE
SEWAGE DISPOSAL: CITY OF MARYSVILLE
GROSS SITE AREA: 1.00 ACRES
ZONING: R4.5

EXISTING SOIL & VEGETATION NOTE:
THE SOIL ANALYSIS FOR THIS PROJECT FOUND THE EXISTING SOILS TO BE TOPSOIL, FINE TO MEDIUM GRAINED SAND WITH GROUNDWATER EXPECTED TO BE 40 FEET BELOW GRADE. THE SITE IN THE AREA OF DISTURBANCE CURRENTLY CONSIST OF LAWN, AND SOME TREES.

APPROVED
Kathryn Bird 3/29/2024
CITY OF MARYSVILLE
PLANNING DIVISION

OMEGA ENGINEERING, INC.

2707 WETMORE AVE.
EVERETT, WA 98201
1425.903.4852
1425.259.1958

EXISTING	DESCRIPTION	PROPOSED
--- B.S.B.L. ---	BLDG SETBACK LINE (BSBL)	--- B.S.B.L. ---
□	CATCH BASIN (Ty-1)	□
⊙	CATCH BASIN (Ty-2)	⊙
⊙	CASE MONUMENT	⊙
←→	DRAINAGE DITCH/SWALE	←→
↗ ↘	DRAINAGE FLOW PATTERNS	↗ ↘
---	EASEMENTS (ESM'T)	---
---	EDGE PAVEMENT (EOA)	---
⊙	FIRE HYDRANT (FH)	⊙
---	LOT LINE	---
MB, CBU	MAILBOXES (MB, CBU)	MB, CBU
P/L	PROPERTY LINE (P/L)	P/L
R/W	RIGHT OF WAY (R/W)	R/W
CTR	ROAD CENTER (CTR) LINE	CTR
⊙	SANITARY SEWER MANHOLE	⊙
⊙	YARD BASIN (YD)	⊙
SS	SANITARY SEWER LINE	SS
SD	STORM SEWER LINE	SD
---	SEWER STUBOUT	---
⊙	STORM STUBOUT	⊙
PP, UP	UTILITY POLE (PP, UP)	PP, UP
BO	BLOW-OFF (BO)	BO
WS	WATER SERVICE (WS)	WS
WV	WATER VALVE (WV)	WV

GRADING QUANTITIES:
CUT = 500 C.Y.
FILL = 500 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

FIRE SPRINKLER NOTE:
RESIDENTIAL FIRE SPRINKLER PROTECTION IS REQUIRED FOR ALL DWELLING UNITS AND FUTURE DEVELOPMENT.

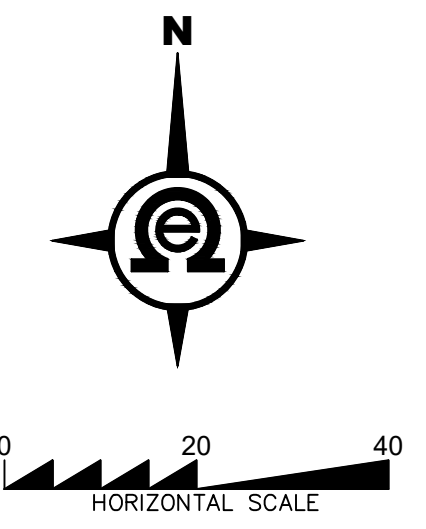
TOTAL AREA - 0.95 Ac = 41,796 SF

TOTAL HARD SURFACE AREA SUMMARY TABLE

	PGHS (sf)	NPGHS (sf)	Total (sf)
Existing	527	1,703	2,230
Removed	527	247	774
Replaced	0	1,456	1,456
New	3,952	5,221	9,173
New + Replaced	3,952	6,677	10,629
Total Hard Surfaces	3,952	6,677	10,629

FRONTAGE IMPROVEMENTS		SITE IMPROVEMENTS	
New PGIS	1,952	New PGIS	2,000
New NPGIS	733	New NPGIS	5,944
Total New	2,685	Total New	7,456

MAX BUILDING LOT COVERAGE: 40%
BUILDING LOT COVERAGE: 14%
IMPERVIOUS LOT COVERAGE: 18%



PFN: LDA23-013

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT	
PROJ. NO. 23-0911	DES. BY RR
DATE: 2/22/2024	SCALE: 1" = 20'
DRAWING NO. 1	OF 12

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE, OR UPON EXPIRATION OF PRELIMINARY PLAN OR SITE PLAN APPROVAL PER MMC 22A.040.030

KRYKUN DUPLEX

CITY OF MARYSVILLE, Washington
PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

