

PROJECT TEAM

PROJECT CONTACT
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 LAKE STEVENS, WA 98258
 (425) 231-2718

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APPLICANT
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 PACIFIC COAST SURVEYS, INC.
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LANDSCAPE ARCHITECT
 ORIGIN DESIGN GROUP
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UTILITY PURVEYORS

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 CITY OF MARYSVILLE
 501 DELTA AVE
 MARYSVILLE, WA 98270
 (360) 363-8000

TELEPHONE
 FRONTIER
 5226 88TH ST NE
 MARYSVILLE, WA 98270
 (409) 275-5612

ELECTRICITY
 SNOHOMISH COUNTY PUD NO.1
 2320 CALIFORNIA STREET
 EVERETT, WA 98201
 (425) 783-1000

CABLE TV
 COMCAST
 7725 EVERGREEN WAY I-2
 EVERETT, WA 98203
 (800) 934-6489

GAS
 PUGET SOUND ENERGY
 355 - 110TH AVENUE NE
 BELLEVUE, WA 98004
 (800) 562-1482

LEGAL DESCRIPTION PER TITLE REPORT

LOT 177, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PART OF TRACT 161, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, LYING SOUTHEASTERLY OF COUNTY ROAD, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 40 FEET IN WIDTH BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
 THENCE NORTH 1°02'27" WEST ALONG THE WEST LINE OF SAID SECTION 36 FOR 585.12 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 54°33' EAST FOR 405.9 FEET TO A POINT IN THE CENTER LINE OF THE PRESENT PLATTED ROAD;
 SAID RIGHT OF WAY BEING SITUATED IN LOT 161 OF THE SUNNYSIDE FIVE ACRE TRACTS, SAID CENTER LINE IS AS STAKED UPON THE GROUND AND OF RECORD IN THE COUNTY ENGINEER'S OFFICE AS SURVEY NO. 1168, AND DEEDED TO SNOHOMISH COUNTY BY AUDITOR'S FILE NUMBER 527307;

TOGETHER WITH ALL THAT PORTION OF VACATED ROAD LYING THEREIN.

ALSO TOGETHER WITH TRACT 186, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

DATUM: NAVD88
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
 ELEVATION: 359.09'
 PER GPS OBSERVATIONS

BENCHMARK NOTE

PROJECT BENCHMARK:
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
 FOUND CASED CONC. MON. W/ 1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
 FOUND 2" IRON PIPE 0.6'(N) & 0.3'(W) OF CORNER. FENCE 0.5'(W) AT CORNER
 FOUND CASED CONC. MON. W/ 1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH DOWN 0.4'. VISITED 6-11-23

ELEVATION: 359.09 FEET
 DATUM: NAVD88

BASIS OF BEARINGS NOTE

SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20001010472 AS DETERMINED FROM THE MONUMENTED EAST-WEST CENTER OF SECTION LINE AS THE BEARING OF N 89°34'45" W.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HxGN SMARTNET NETWORK.

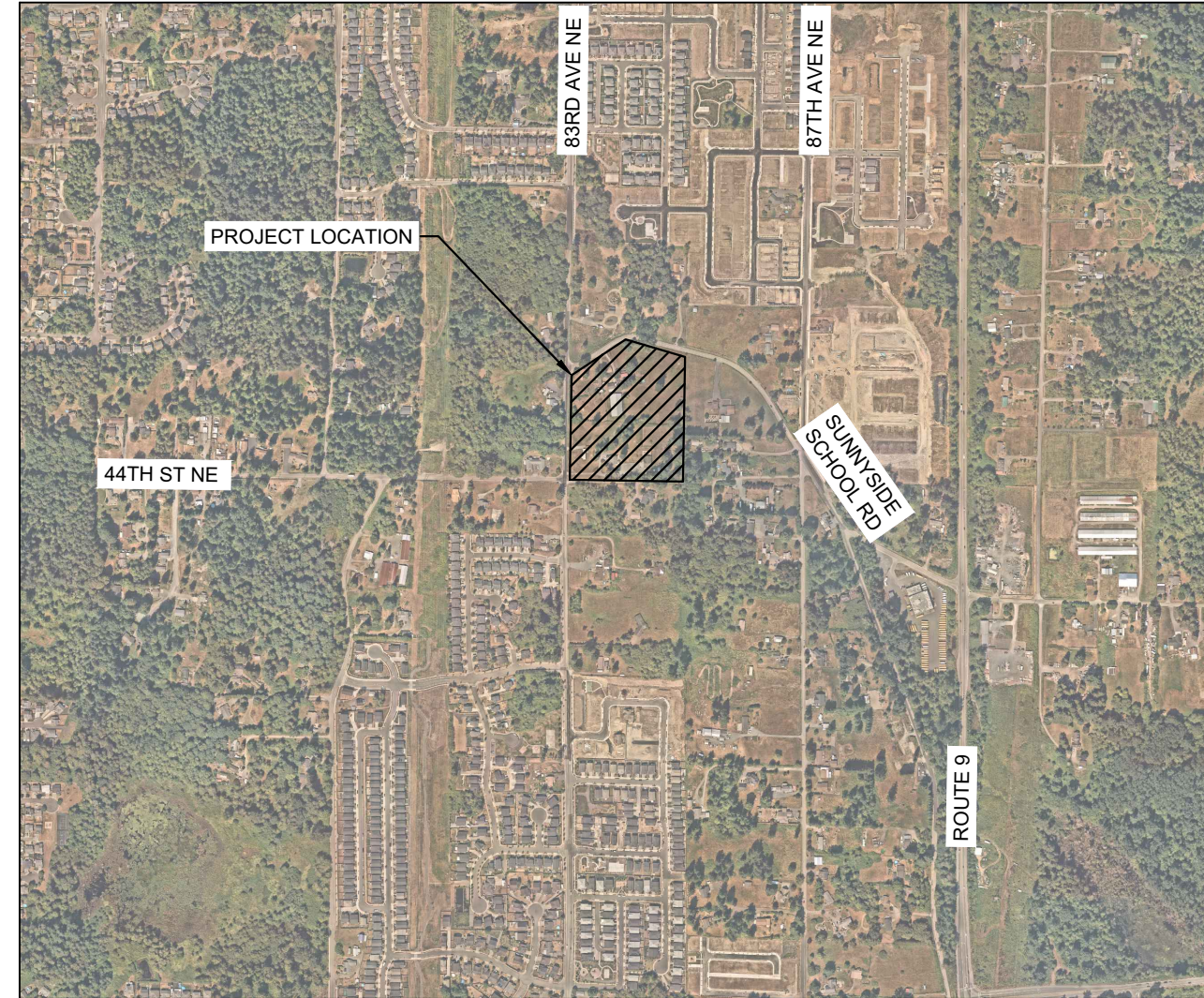
INSTRUMENTATION:
 LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
 LEICA VIVA GNSS GS08 RECEIVER
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 331-130-100.

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110.

REFERENCES

1. PLAT OF SUNNYSIDE FIVE ACRE TRACTS - VOL. 7, PG. 19
2. SNO. CO. BOUNDARY LINE ADJUSTMENT - A.F.#200010110472

PRD - PRELIMINARY SITE PLAN/BSP
 FOR
CORNELIUS AND LACEY PROPERTY
 8310 E SUNNYSIDE SCHOOL RD.
 MARYSVILLE, WA 98270



VICINITY MAP
 SCALE: 1"=1000'



PROJECT INFORMATION

SITE ADDRESS: 8310 E SUNNYSIDE SCHOOL RD.
 4427 83RD AVE NE
 MARYSVILLE, WA 98270

APN: 00590700017700
 00590700016102
 00590700018600

TOTAL SITE AREA: 10.3 AC
 ZONING CLASSIFICATION: WR-R-6-18
 CURRENT LAND USE: SINGLE FAMILY
 PROPOSED LAND USE: SINGLE FAMILY
 PROPOSED LOTS: 67
 AVERAGE LOT SIZE: 3,918 SF

IMPERVIOUS AREA

GROSS SITE AREA: 448,583 SF (10.3 AC)
 TOTAL SITE IMPERVIOUS AREA: 309,276 SF (7.10 AC)
 INTERNAL ROW, TRACTS, & ADDITIONAL SIDEWALK: 124,582 SF (2.86 AC)
 IMPERVIOUS FOR LOTS: 184,694 SF (4.24 AC)
 AVG IMPERVIOUSNESS PER LOT: 2,756 SF

OPEN SPACE AREA

PER MMC 22G.080.100
 REQUIRED OPEN SPACE: 53,929 SF (1.24 AC) = 15% OF NET SITE AREA
 REQUIRED ACTIVE OPEN SPACE: 18,840 SF (0.43 AC) = 35% OF REQUIRED OPEN SPACE

OPEN SPACE PROVIDED: 65,849 SF (1.51 AC)
 ACTIVE OPEN SPACE PROVIDED: 20,528 SF (0.47 AC)

LOT YIELD CALCULATIONS

GROSS SITE AREA: 448,583 SF (10.3 AC)
 LESS:
 R/W DEDICATION: 118,819 SF (2.73 AC)
 TRACT 999: 65,992 SF (1.51 AC)
 *NET SITE AREA: 358,866 SF (8.24 AC)

BASE DENSITY: 6 UNITS / ACRE
 BASE YIELD: 8.24 AC x 6 UNITS/ACRE = 49 UNITS
 RD DENSITY: 18 UNITS/ACRE
 RD YIELD: 8.24 AC x 18 UNITS/ACRE = 148 UNITS
 PROPOSED DENSITY: 8.13 UNITS/ACRE
 PROPOSED YIELD: 67 UNITS

*NET SITE AREA CALCULATED AS GROSS AREA REDUCED BY 20% PER MMC DEFINITION OF NET AREA.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. IN SEPTEMBER 2023. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SHEET INDEX	
SHEET NO.	TITLE
1	TITLE SHEET
2	TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	HORIZONTAL CONTROL PLAN
5	TESC PLAN
6	TESC DETAILS
7	PRELIMINARY DRAINAGE & GRADING PLAN
8	PRELIMINARY UTILITY PLAN
9	PROFILE - ROAD A
10	PROFILE - 83RD AVE
11	PROFILE - ROAD B
12	PROFILE - ROAD C
13	PROFILE - ROAD D
14	PROFILE - TRACT 995,996,997 & 998
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN

ESTIMATED EARTHWORK QUANTITIES

CUT: 29,300 CY
 FILL: 30,000 CY
 NET: 700 CY (FILL)
 STRIP & OFFHAUL: 8,000 CY
 DISTURBED AREA: 434,802 SF (9.98 AC)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

LEGEND

- PROPOSED CL
- . - . SECTION LINE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- ROCKERY WALL
- LOCK-N-LOAD WALL
- EASEMENT
- SS--- PROPOSED SEWER
- W--- PROPOSED WATER
- PROPOSED CURB
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED GATE VALVE
- ⊙ PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN
- PROPOSED STORM DETENTION VAULT
- S--- EXISTING SEWER MAIN
- W--- EXISTING WATER MAIN
- EOP--- EXISTING EDGE OF PAVEMENT
- EGR--- EXISTING EDGE OF GRAVEL ROAD
- X--- EXISTING FENCE
- OP--- EXISTING OVERHEAD POWER
- G--- EXISTING GAS LINE
- PAVEMENT
- EXISTING PAVEMENT
- ALLEYWAY
- MAINTENANCE PATH
- EXISTING DRIVEWAY
- CONCRETE SIDEWALK/DRIVEWAY

ABBREVIATIONS

- | | |
|-------------------------------------|--|
| AB - AGGREGATE BASE | PU - PUBLIC UTILITY EASEMENT |
| AC - ASPHALT | PVC - POLYVINYL CHLORIDE |
| AHJ - AUTHORITY HAVING JURISDICTION | PVMT - PAVEMENT |
| B - BOTTOM OF WALL | R - RADIUS OR RIDGE |
| BC - BACK OF CURB | RD - ROOF DRAIN |
| BS - BOTTOM OF STAIR | RW - RECLAIMED WATER |
| BLDG - BUILDING | R/W - RIGHT-OF-WAY |
| BV - BOTTOM OF EXPOSED VAULT | S - SEWER OR SOUTH |
| BW - BACK OF WALK | SD - STORM DRAIN |
| CAB - COMPACTED AGGREGATE BASE | STA - STATION |
| CB - CATCH BASIN | SS - SANITARY SEWER |
| CF - CURB FACE | SPPWC - STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION |
| C/L - CENTERLINE | SW - SIDE WALK |
| CONC. - CONCRETE | SQ FT - SQUARE FEET |
| CONST. - CONSTRUCT. CONSTRUCTION | T - TOP OF WALL |
| CSG - COMPACTED SUBGRADE | TC - TOP OF CURB |
| DF - DEEPENED FOOTING | TS - TOP OF STAIR |
| DI - DRAIN INLET | TV - TOP OF EXPOSED VAULT |
| DW - DOMESTIC WATER | V/F - VERIFY IN FIELD |
| E - EAST | W - WATER OR WEST |
| EG - EDGE OF GUTTER | XXX.XX - PROPOSED ELEVATION |
| ELEC - ELECTRIC | (XXX.XX) - EXISTING ELEVATION |
| EP - EDGE OF PAVEMENT | |
| EMT - EASEMENT | |
| EV - END OF EXPOSED VAULT | |
| EW - END OF WALL | |
| FF - FINISHED FLOOR | |
| FG - FINISHED GRADE | |
| FL - FLOW LINE | |
| FS - FINISHED SURFACE | |
| FW - FIRE WATER | |
| G - GAS | |
| GB - GRADE BREAK | |
| HP - HIGH POINT | |
| INV - INVERT | |
| IRR - IRRIGATION WATER | |
| JS - JUNCTION STRUCTURE | |
| LP - LOW POINT | |
| ME - MATCH EXISTING | |
| MMC - MARYSVILLE MUNICIPAL CODE | |
| MH - MANHOLE | |
| N - NORTH | |
| PCC - PORTLAND CEMENT CONCRETE | |
| PL - PROPERTY LINE | |

APPROVED:

CITY OF MARYSVILLE -- POST MASTER DATE

APPROVED:

CITY OF MARYSVILLE -- ENGINEERING SERVICES MANAGER DATE

NOTE: APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



1-800-424-5555
 WASHINGTON UTILITY LOCATES

Plotted By: Channah, Taryn, Sheet Set: PRELIM - Cornelius and Lacey - Marysville, Layout: COVER, November 08, 2023 07:45:30am, K:\sea_civilSEA_DS\090144000 - cornelius and lacey - marysville\CAD\Drawings\PRELIM-COVER.dwg
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TITLE SHEET

KIMLEY-HORN
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1201 THIRD AVENUE, SUITE 2800
 SEATTLE, WA 98101

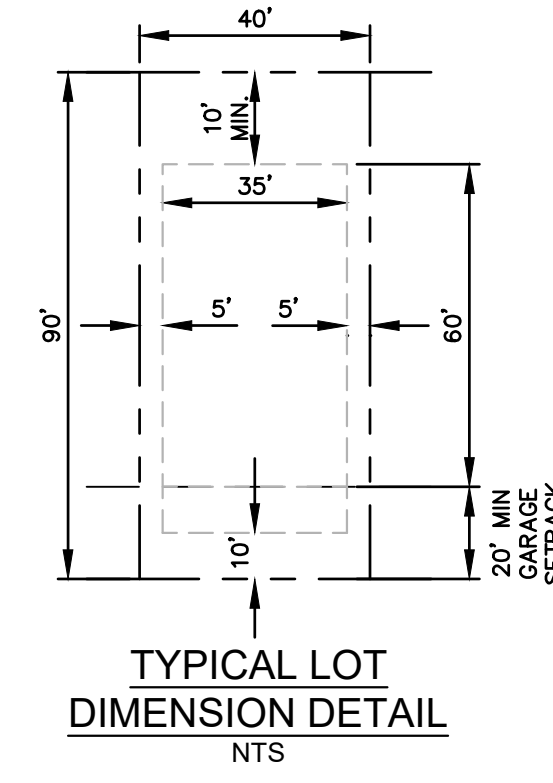
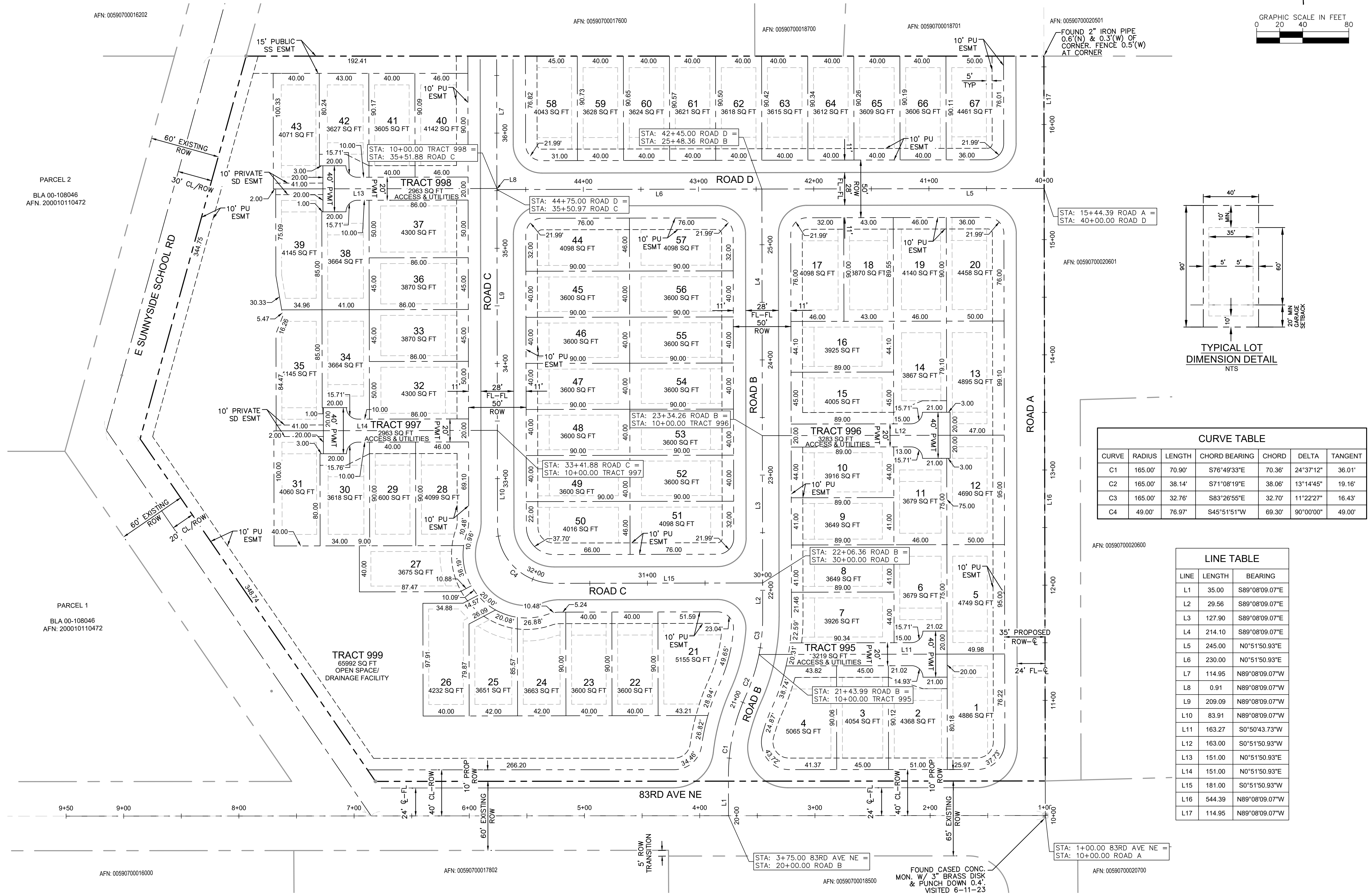
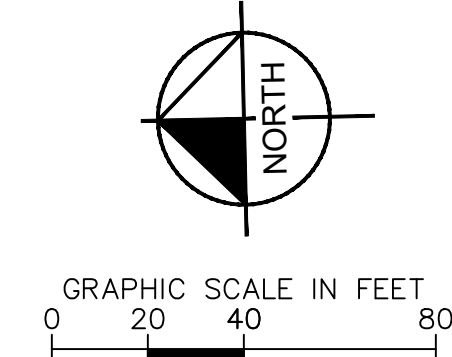
KIMLEY-HORN
 LICENSED PROFESSIONAL ENGINEER
 WASHINGTON STATE
 LICENSE NO. 11872

KHA PROJECT: 090014000
 DATE: 11/8/2023
 SCALE: AS SHOWN
 DESIGNED BY: HEK
 DRAWN BY: DAM
 CHECKED BY: KPW
 DATE: 11/8/2023

CORNELIUS AND LACEY PROPERTY
 PREPARED FOR:
 KM CAPITAL, LLC
 10515 20TH STREET SE, SUITE 202
 LAKE STEVENS, WA 98258
 (425) 231-2718

SHEET
1 OF 14

A PORTION OF SW ¼ OF SW ¼ SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	165.00'	70.90'	S76°49'33"E	70.36'	24°37'12"	36.01'
C2	165.00'	38.14'	S71°08'19"E	38.06'	13°14'45"	19.16'
C3	165.00'	32.76'	S83°26'55"E	32.70'	11°22'27"	16.43'
C4	49.00'	76.97'	S45°51'51"W	69.30'	90°00'00"	49.00'

LINE	LENGTH	BEARING
L1	35.00	S89°08'09.07"E
L2	29.56	S89°08'09.07"E
L3	127.90	S89°08'09.07"E
L4	214.10	S89°08'09.07"E
L5	245.00	N0°51'50.93"E
L6	230.00	N0°51'50.93"E
L7	114.95	N89°08'09.07"W
L8	0.91	N89°08'09.07"W
L9	209.09	N89°08'09.07"W
L10	83.91	N89°08'09.07"W
L11	163.27	S0°50'43.73"W
L12	163.00	S0°51'50.93"W
L13	151.00	N0°51'50.93"E
L14	151.00	N0°51'50.93"E
L15	181.00	S0°51'50.93"W
L16	544.39	N89°08'09.07"W
L17	114.95	N89°08'09.07"W

UTILITY NOTE
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NO.	REVISIONS	DATE	BY

Kimley & Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1201 THIRD AVENUE, SUITE 2800
 SEATTLE, WA 98101



KHA PROJECT 090014000
 DATE 11/7/2023
 SCALE AS SHOWN
 DESIGNED BY HEK
 DRAWN BY DAW
 CHECKED BY KPW DATE: 11/7/2023

HORIZONTAL CONTROL PLAN
 WASHINGTON
 MARYSVILLE

CORNELIUS AND LACEY PROPERTY
 PREPARED FOR KM CAPITAL LLC
 10515 20TH STREET SE, SUITE 202
 LAKE STEVENS, WA 98258
 (425) 231-2718

Plotted By: howison, John. Sheet: SAC:PRELIM - Cornelius and Lacey - Marysville. Layout: SITE PLAN. November 07, 2023. 07:17:59pm. K:\SEA\CM\SEA_DS\090144000 - Cornelius and Lacey - Marysville\CAD\PlanSheets\PRELIM\C-HORIZONTAL CONTROL PLAN.dwg
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PARCEL 2
 BLA 00-108046
 AFN: 200010110472

PARCEL 1
 BLA 00-108046
 AFN: 200010110472

AFN: 00590700016202

AFN: 00590700017600

AFN: 00590700018700

AFN: 00590700018701

AFN: 00590700020501

AFN: 00590700016000

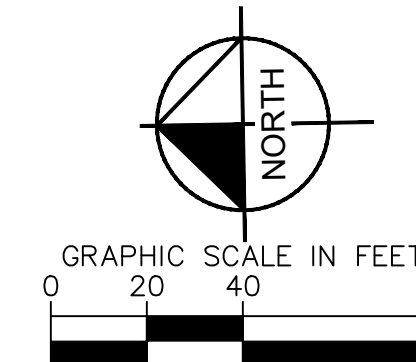
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A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



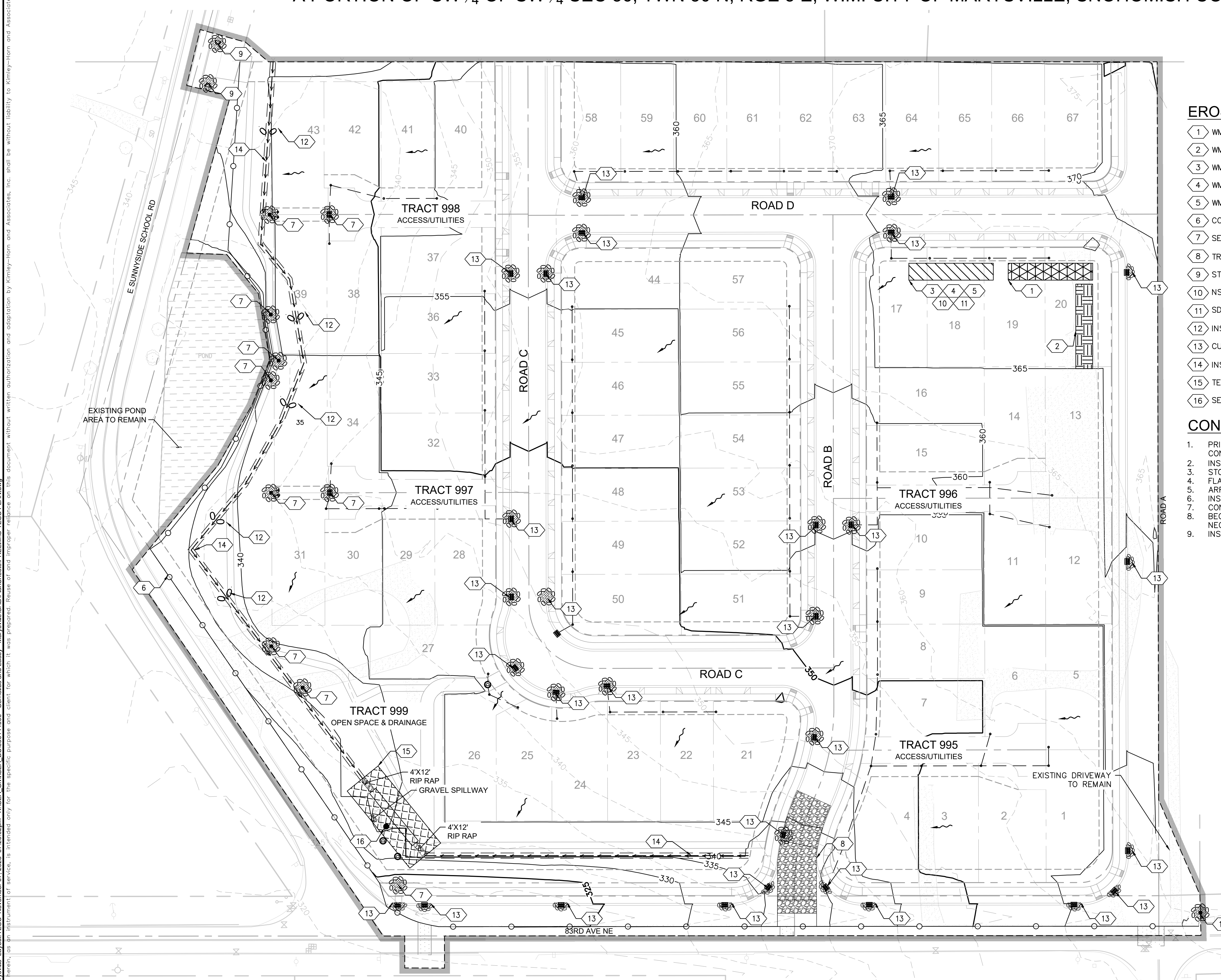
EROSION CONTROL NOTES

- 1 WM-1, MATERIAL DELIVERY AND STORAGE.
- 2 WM-3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
- 3 WM-5, SANITARY AREA.
- 4 WM-6, HAZARDOUS WASTE MANAGEMENT.
- 5 WM-8, CONCRETE WASTE MANAGEMENT.
- 6 CONSTRUCTION FENCE. CONTRACTOR TO MAINTAIN DURING ALL GRADING & MOBILIZATION ACTIVITIES.
- 7 SE-10, STORM DRAIN INLET PROTECTION. REFER TO DETAIL 4, PER SHEET 6.
- 8 TR-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; REFER TO DETAIL 5, PER SHEET 6.
- 9 STORM CULVERT PROTECTION
- 10 NS-10, VEHICLE AND EQUIPMENT MAINTENANCE.
- 11 SD-32, TRASH STORAGE AREA.
- 12 INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE. REFER TO DETAIL 6, PER SHEET 6.
- 13 CURB INLET PROTECTION. REFER TO DETAIL 3, PER SHEET 6.
- 14 INSTALL 4' WIDE CONVEYANCE SWALE.
- 15 TEMPORARY SEDIMENT POND. SEE TEMP SEDIMENT POND TABLE THIS SHEET.
- 16 SEDIMENT POND RISER. REFER TO DETAIL 7 SHEET 6

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESCL SHALL ATTEND THE CONFERENCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE(S).
3. STOCKPILE ALL EROSION MATERIALS ON SITE.
4. FLAG CLEARING LIMITS.
5. ARRANGE FOR CITY INSPECTOR TO INSPECT AND APPROVE CLEARING LIMITS FLAGGING PRIOR TO CLEARING.
6. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
7. CONSTRUCT TEMPORARY SEDIMENT PONDS AND OUTFALLS.
8. BEGIN CLEARING AND GRADING, CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION.
9. INSTALL FINAL PAVING, CURBING AND SIDEWALK.

TEMP SEDIMENT POND	
BOTTOM ELEVATION	336.00
BOTTOM AREA (SF)	306.00
TOP OF RISER ELEVATION	341.00
TOP AREA (SF)	3250.00
SIDE SLOPES	3H:1V
SPILLWAY ELEVATION	342.00
OUTLET INVERT ELEVATION	337.50
ORIFICE INVERT ELEV.	341
ORIFICE SIZE	0'-2 1/8"



LEGEND

	PROPERTY LINE		TEMPORARY SEDIMENT POND (75'X30')
	LOT LINE		STOCKPILE AREA
	CENTER LINE		SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
	EASEMENT OR SETBACK LINE		MATERIAL STORAGE AND DELIVERY
	SILT FENCE		DIRECTION OF FLOW
	CONVEYANCE SWALE		CLEARING AREA
	CHECK DAM		PROTECTED AREA
	INLET PROTECTION		
	CONSTRUCTION ENTRANCE		

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

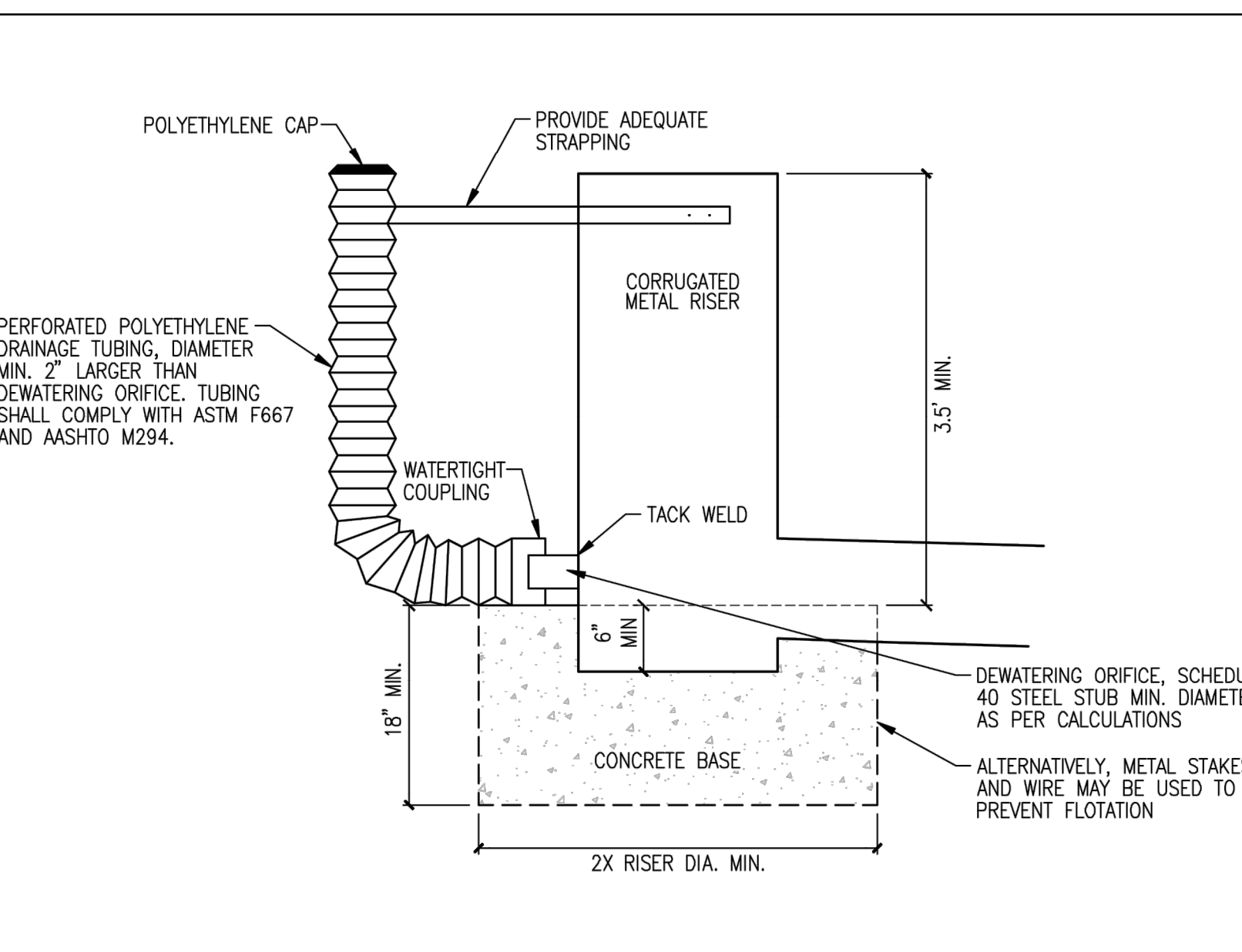
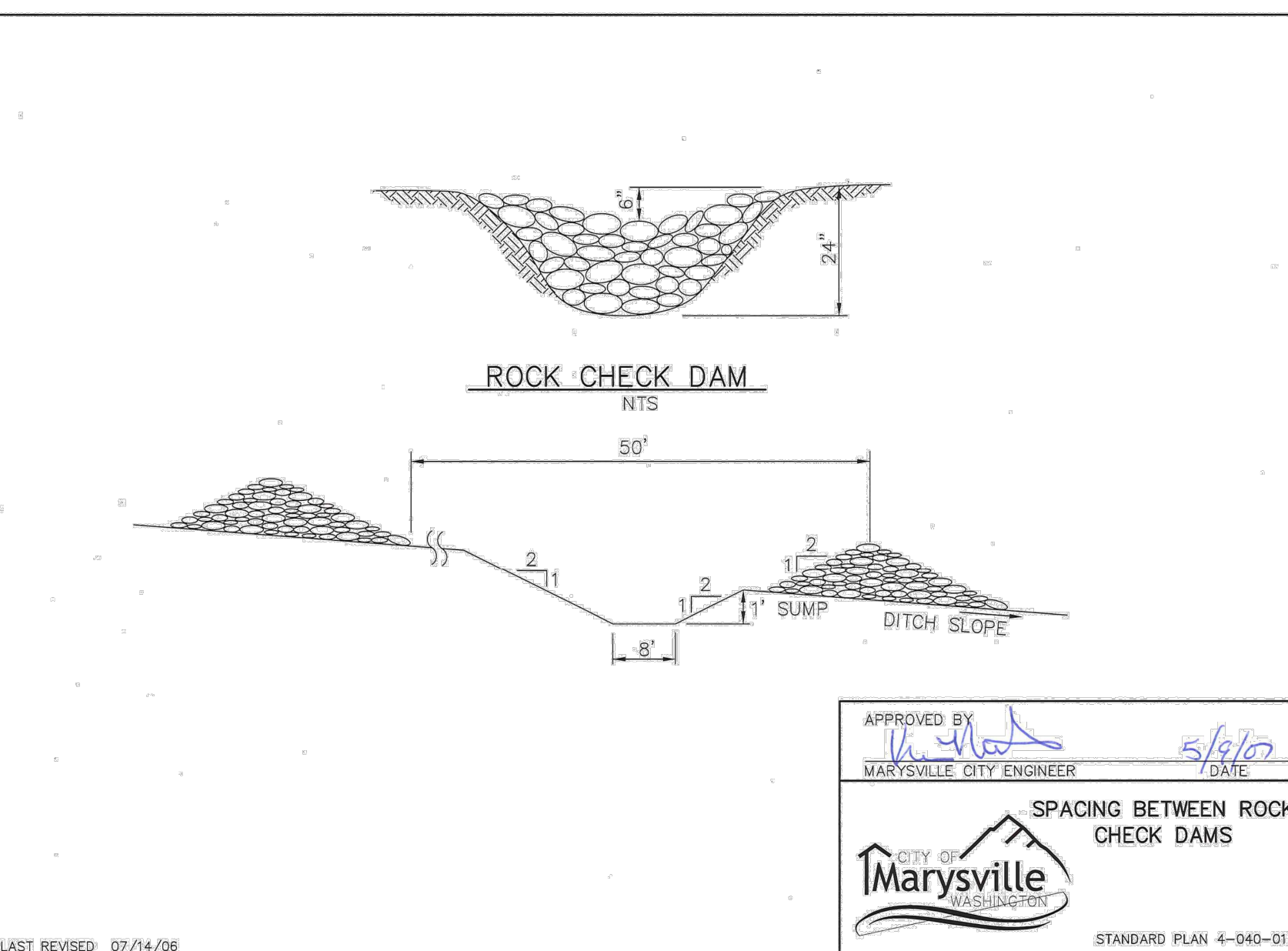
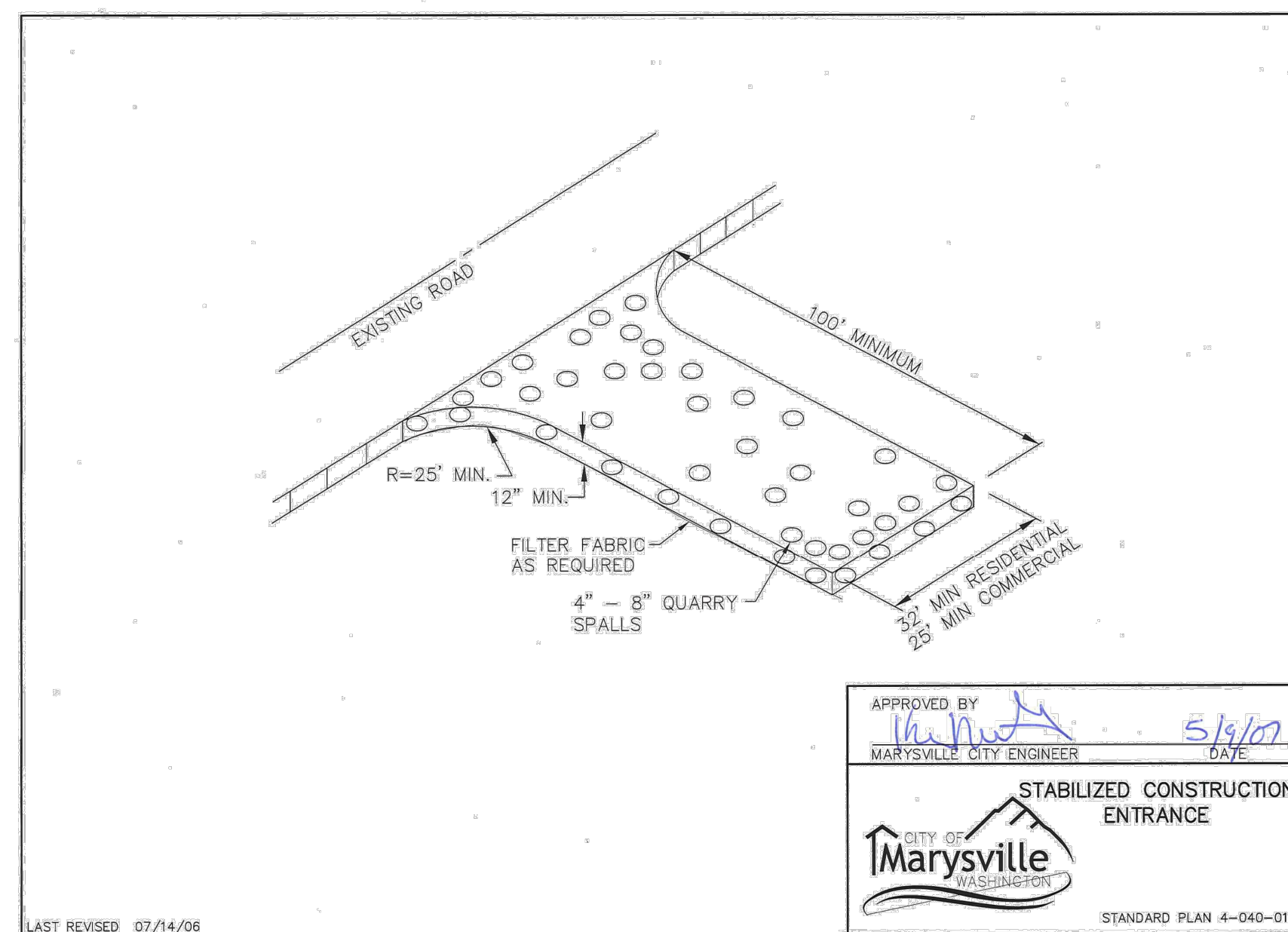
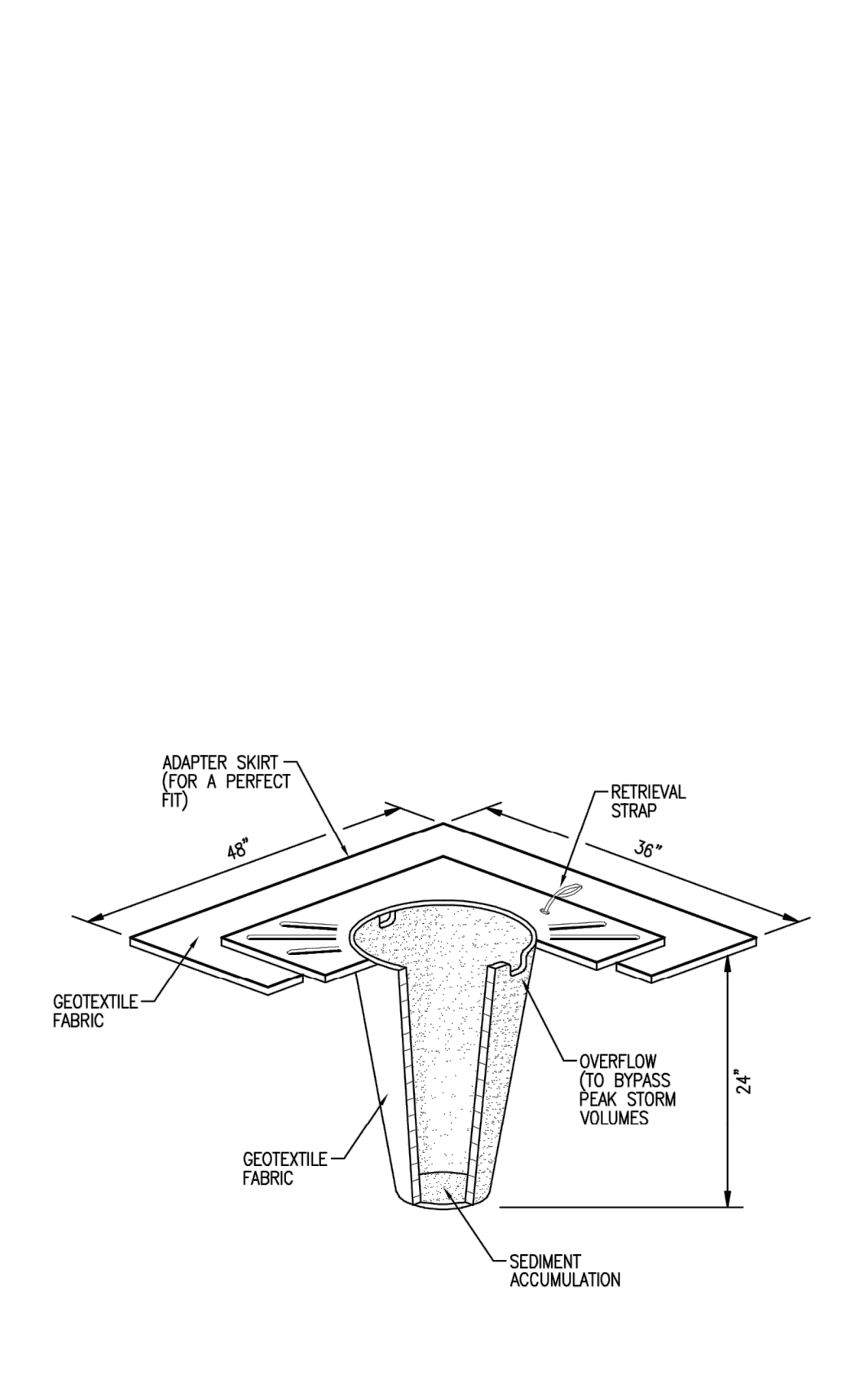
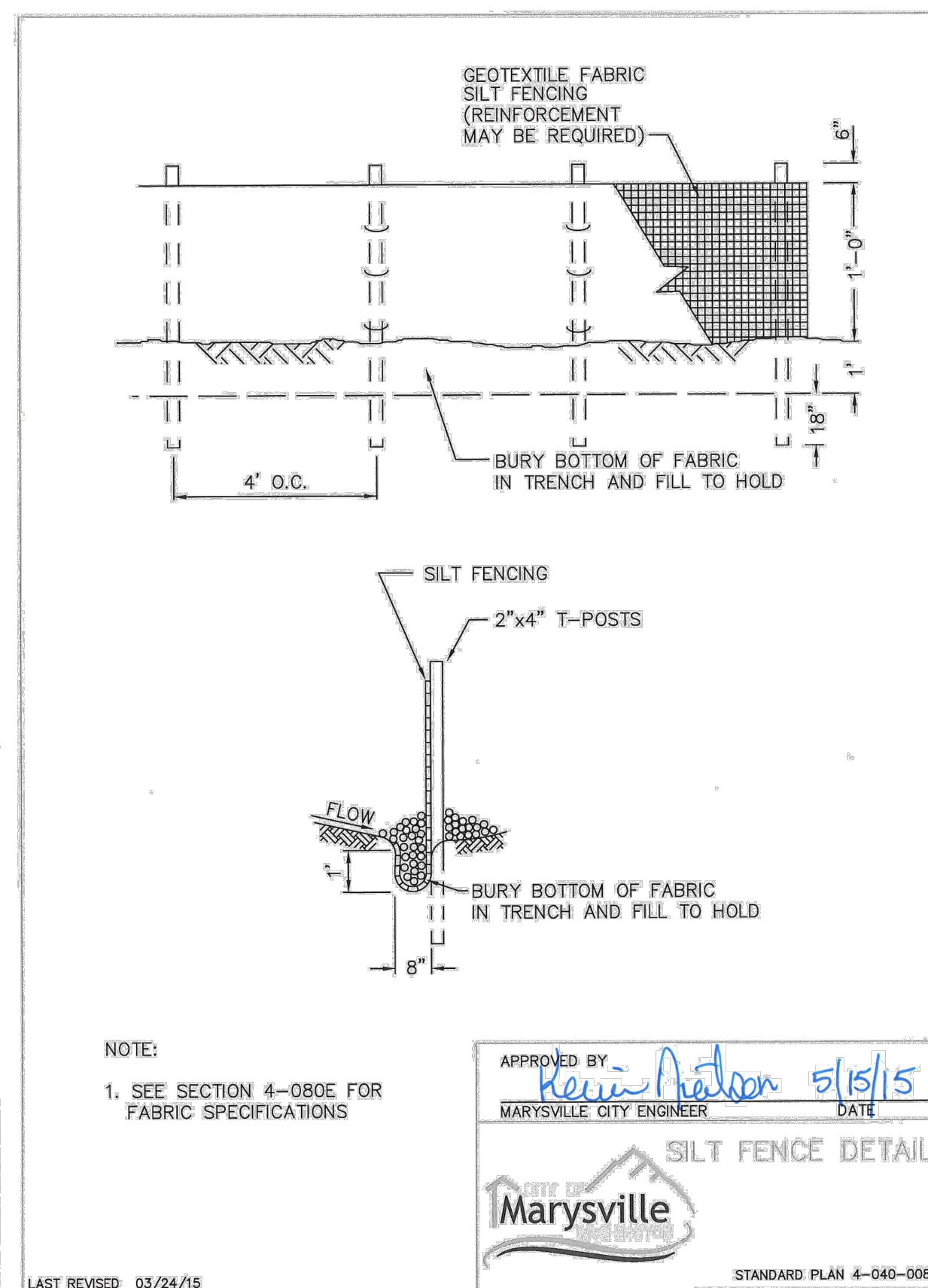
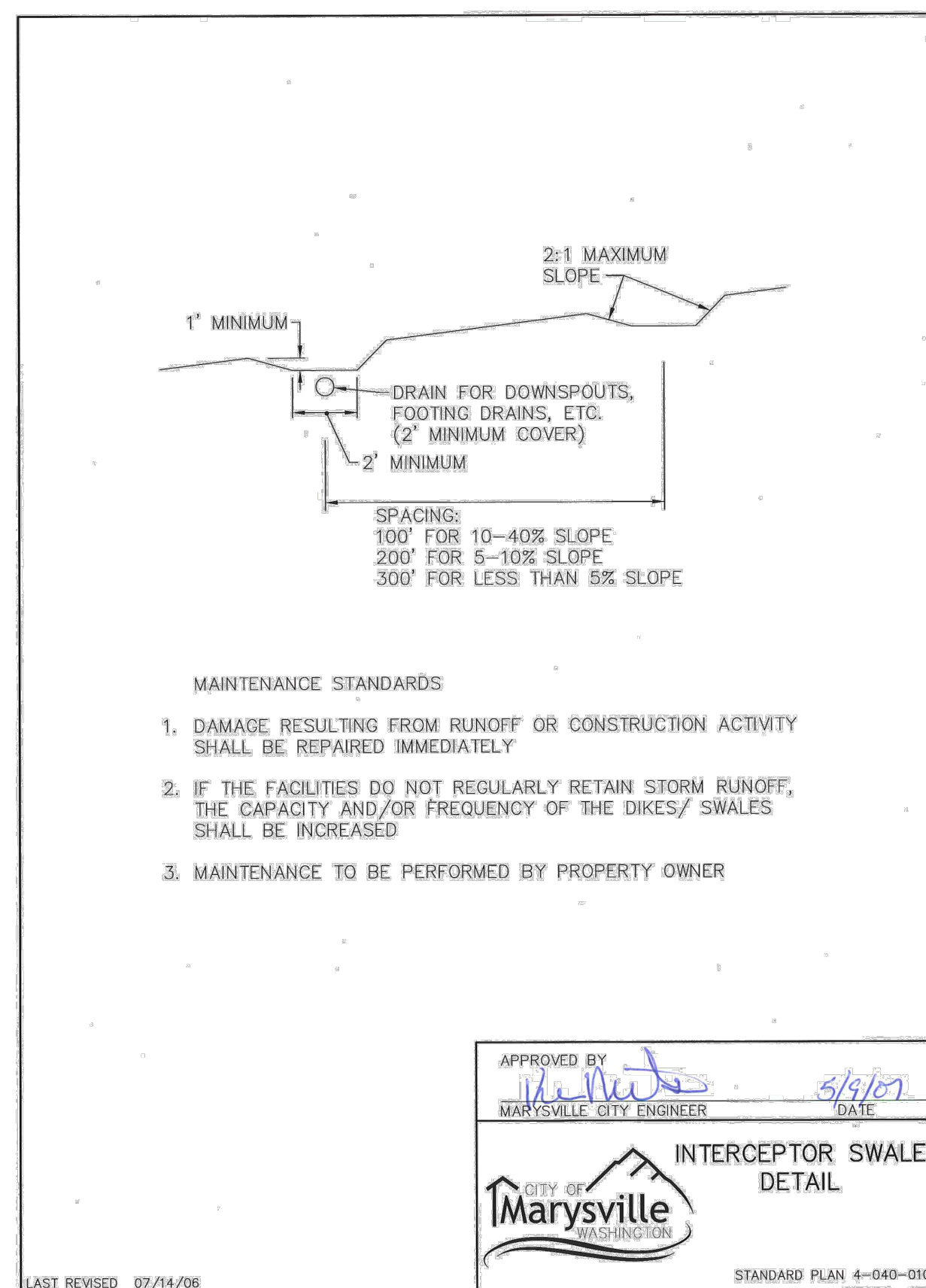
UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-424-5555
WASHINGTON UTILITY LOCATES

Plotted By: Howison, John. Sheet Set: PRELIM - Cornelius and Lacey - Marysville. Layout: TESC November 07, 2023 07:20:02pm. K:\SEA_Civil\SEA_DS\090144000 - Cornelius and Lacey - Marysville\CAD\Drawings\PRELIM\TESC PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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	LICENSED PROFESSIONAL KHA PROJECT 090014000 DATE 11/7/2023 SCALE AS SHOWN DESIGNED BY HEK DRAWN BY DAW CHECKED BY KPW DATE: 11/7/2023
CORNELIUS AND LACEY PROPERTY PREPARED FOR KM CAPITAL LLC 10515 20TH STREET SE, SUITE 202 LAKE STEVENS, WA 98258 (425) 231-2718	WASHINGTON MARYSVILLE
TESC PLAN	SHEET 5 OF 14

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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TESC DETAILS
MARYSVILLE WASHINGTON

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PREPARED FOR
KM CAPITAL LLC
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LAKE STEVENS, WA 98658
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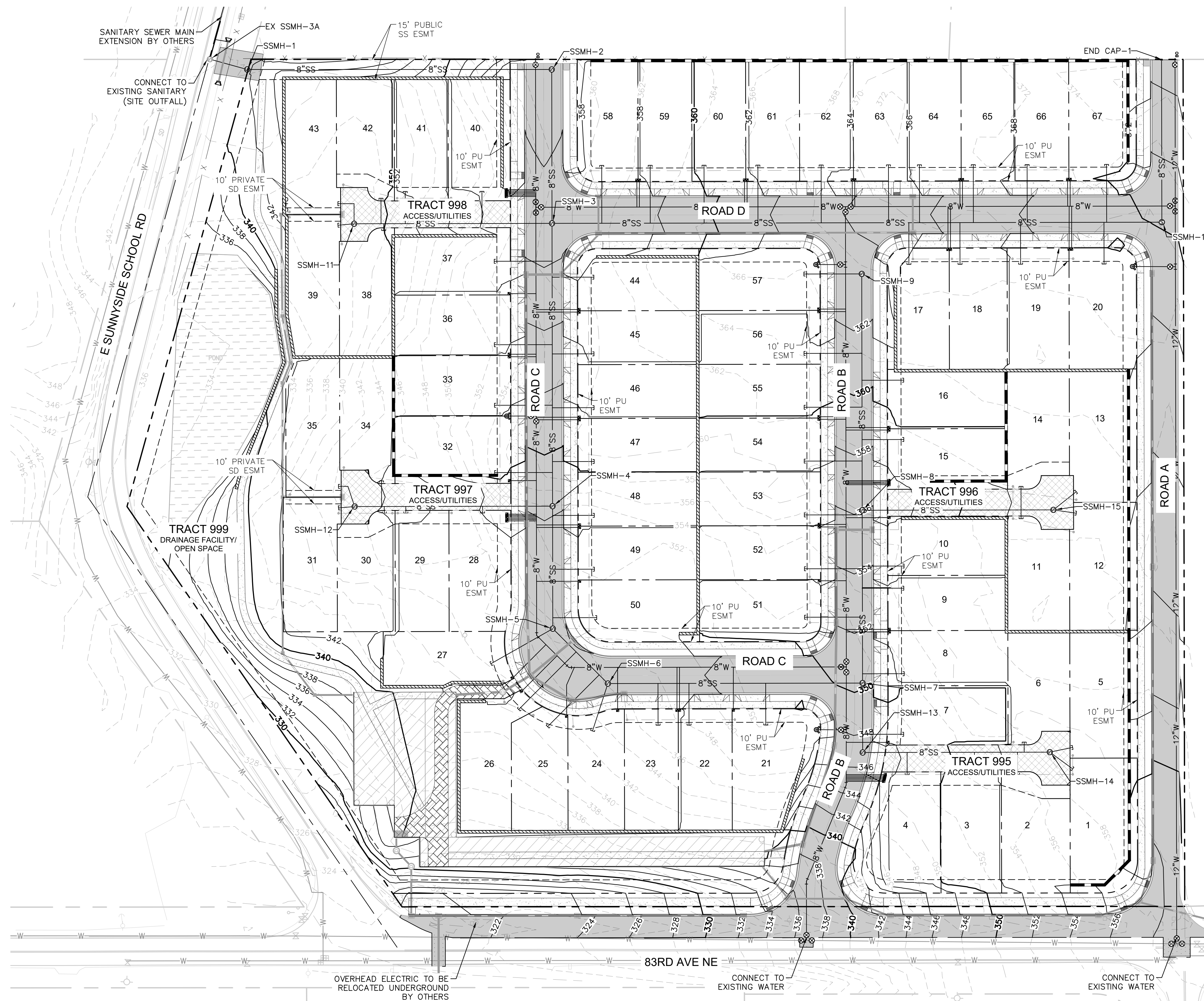
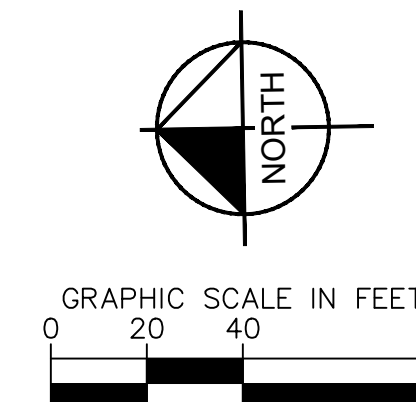


UTILITY NOTE
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WASHINGTON UTILITY LOCATES

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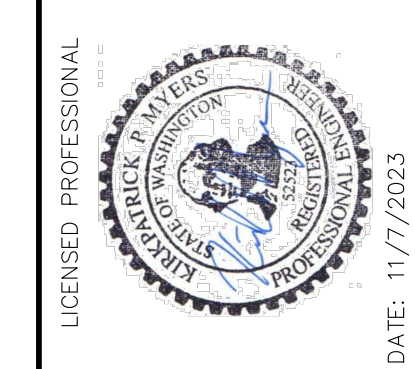
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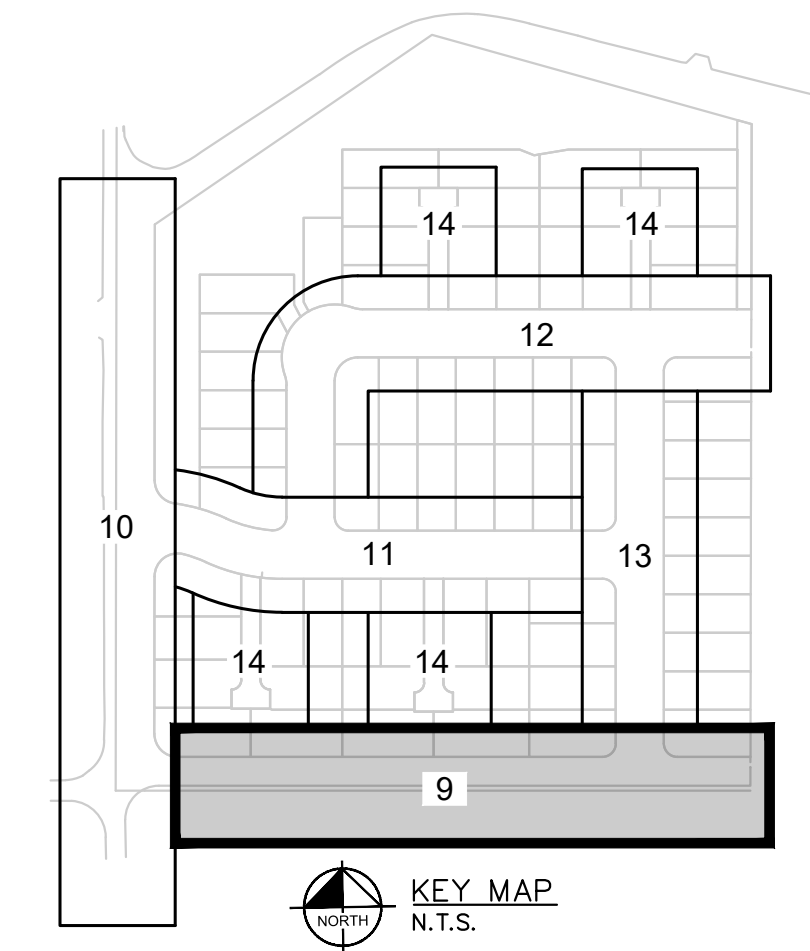
PRELIMINARY UTILITY PLAN
 WASHINGTON
 MARYSVILLE

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 (425) 231-2718

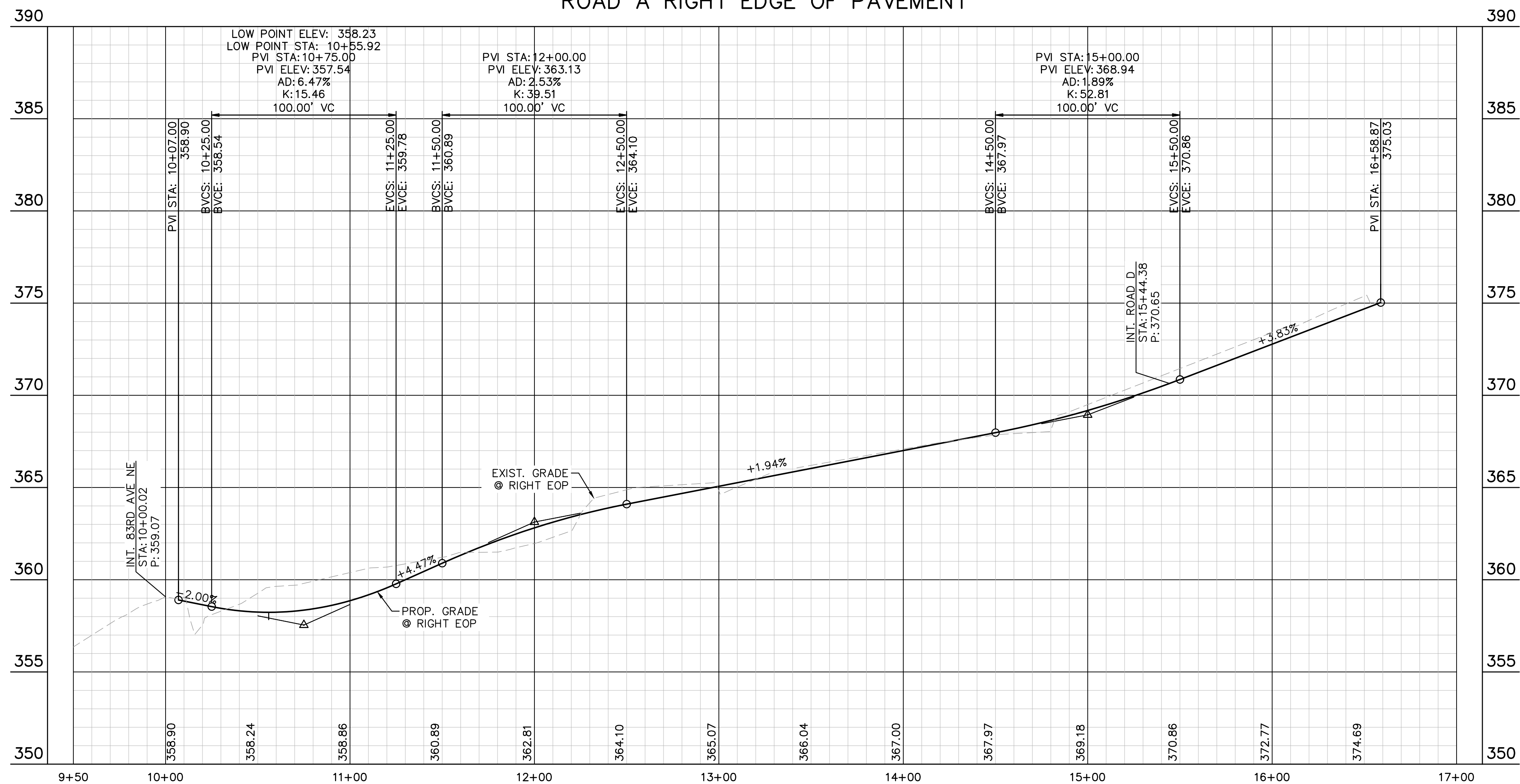
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SHEET
8 OF 14

A PORTION OF SW ¼ OF SW ¼ SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



ROAD A RIGHT EDGE OF PAVEMENT



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

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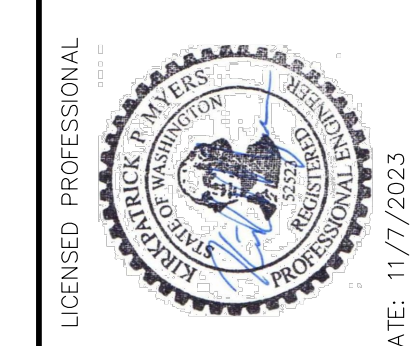
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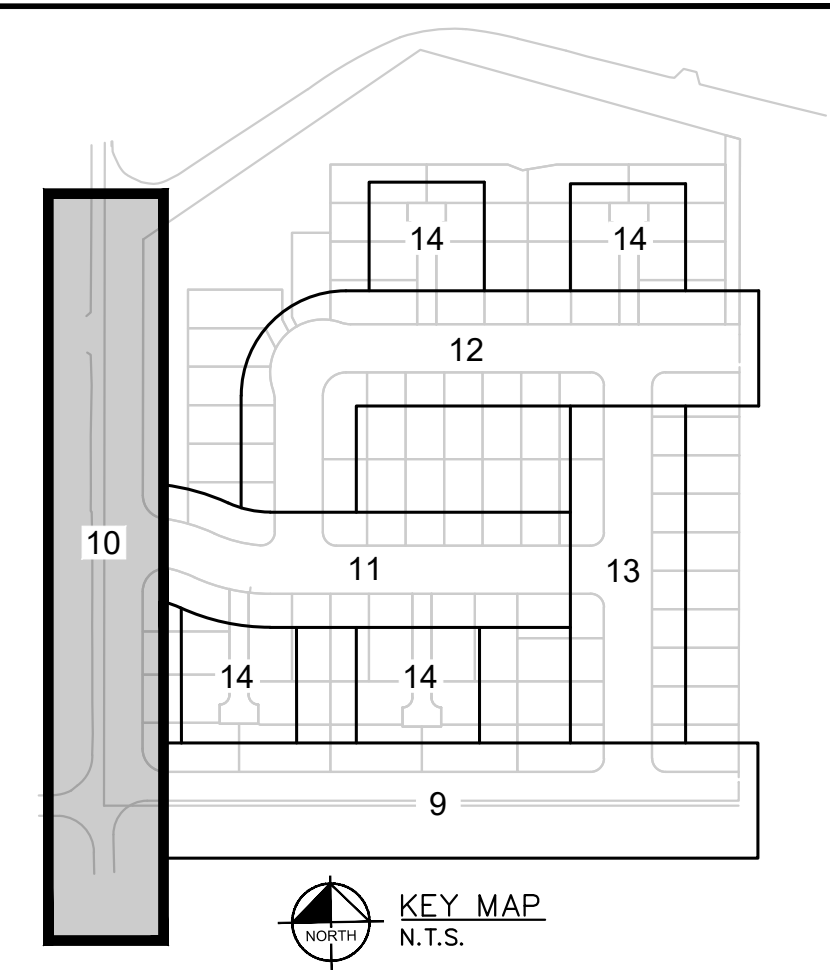
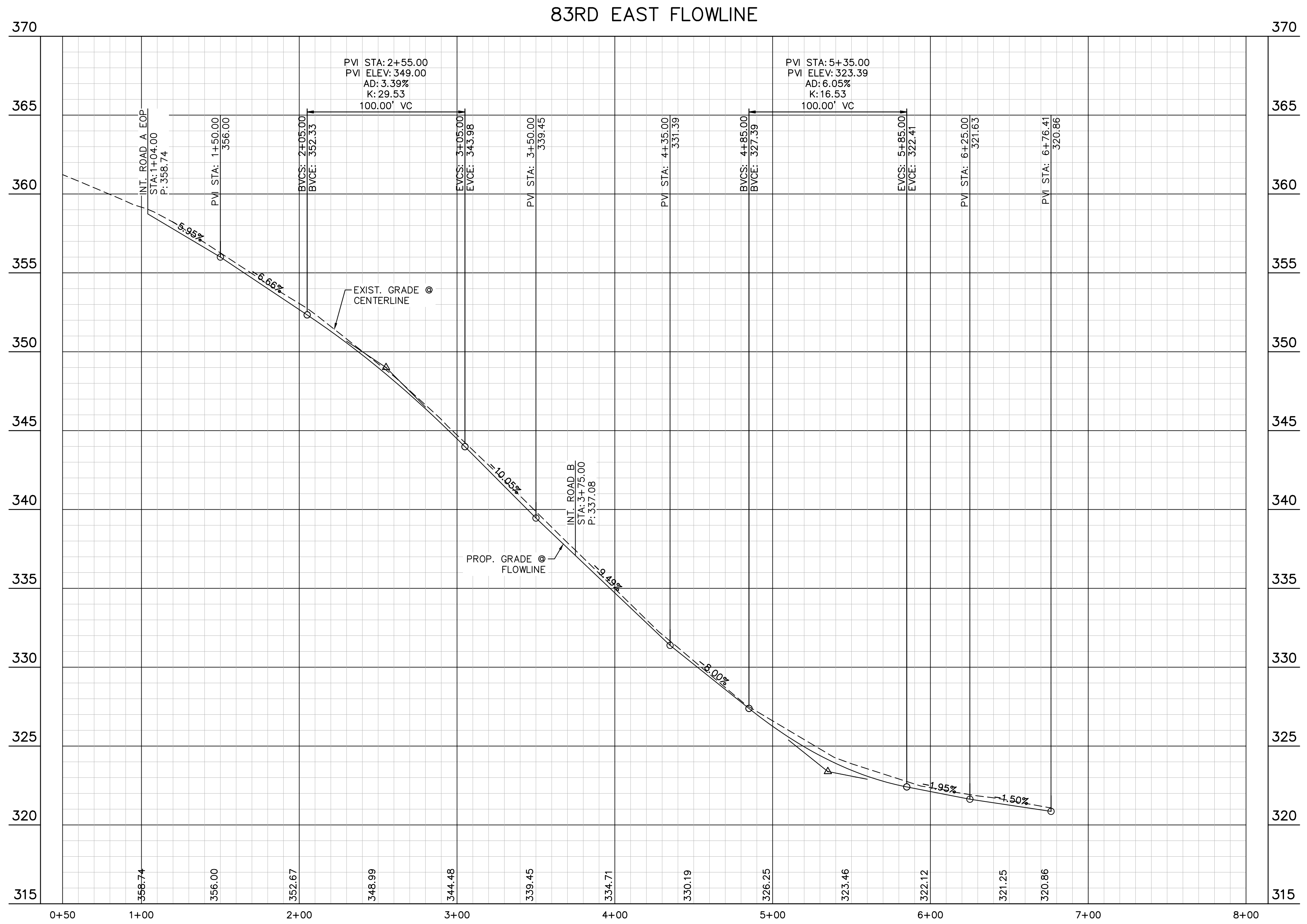
KHA PROJECT	090014000
DATE	11/7/2023
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PROFILE - ROAD A
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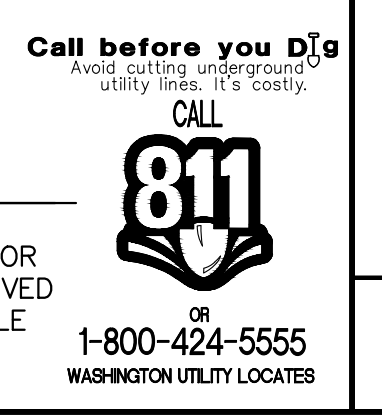
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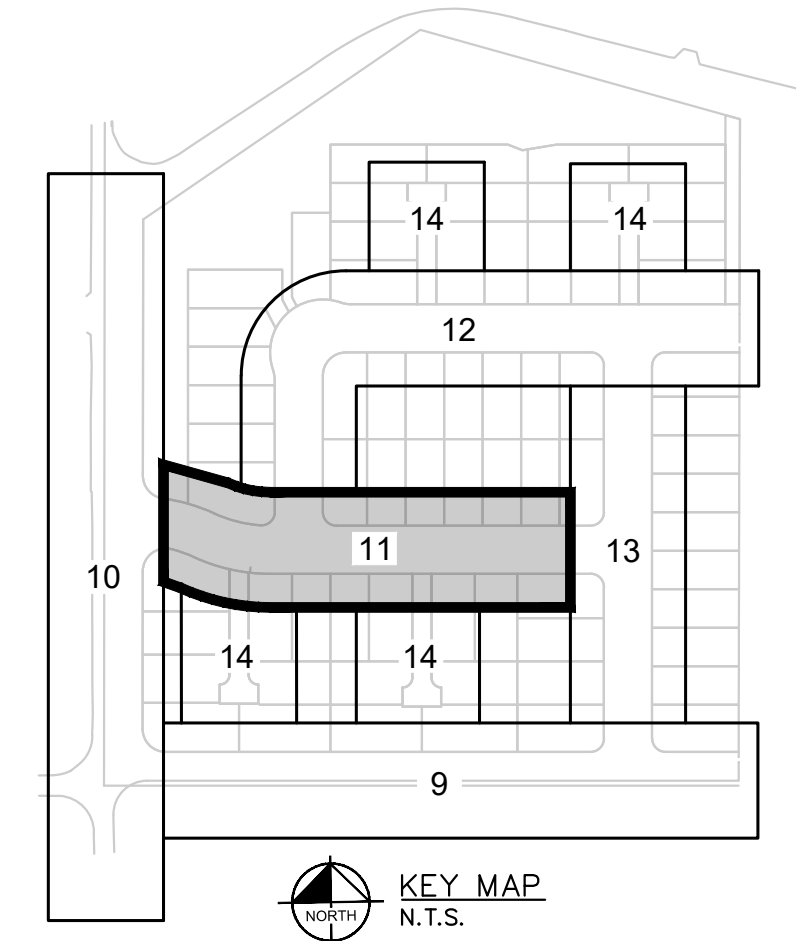
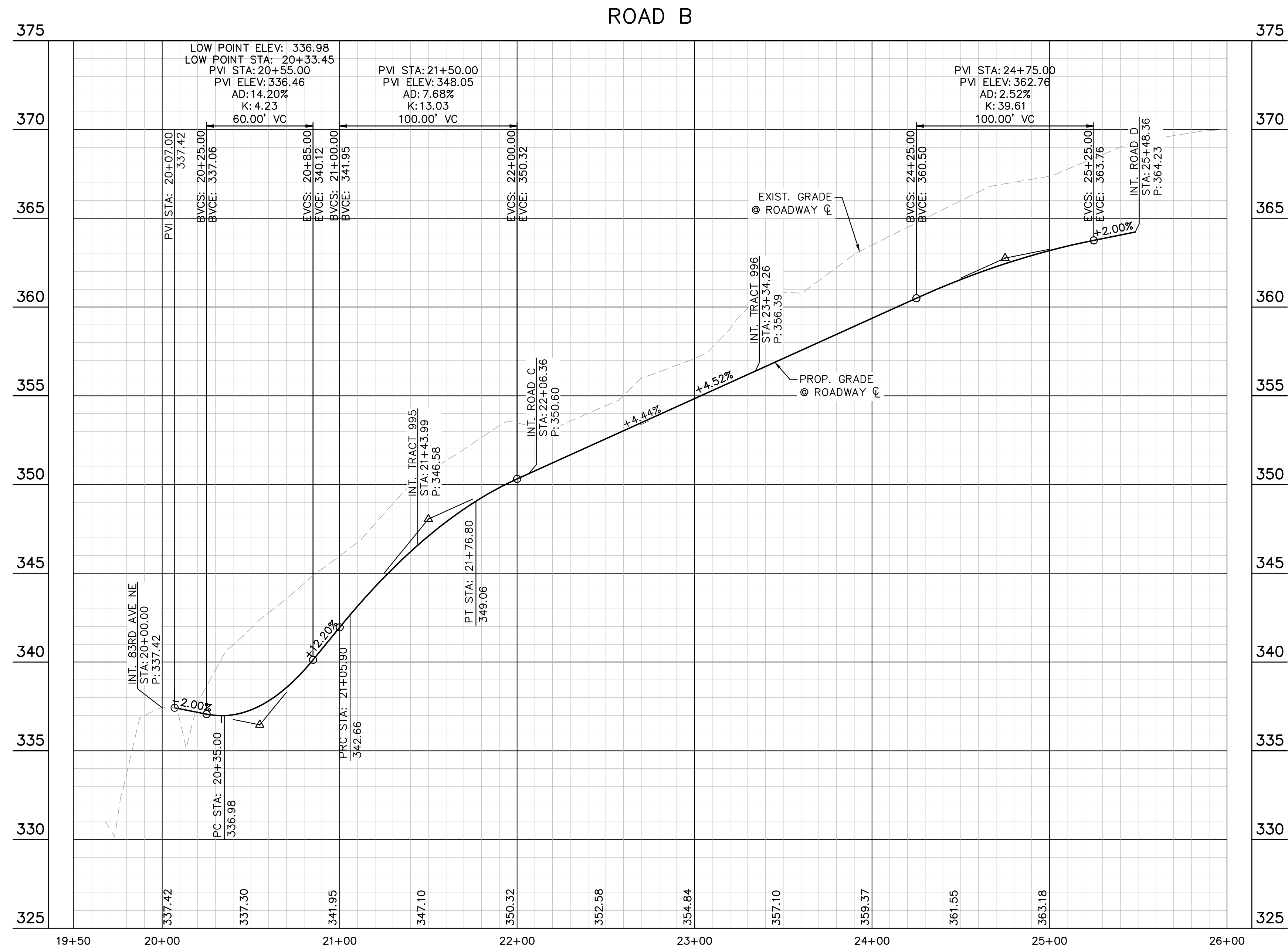
KHA PROJECT	09001-4000
DATE	11/7/2023
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAW
CHECKED BY	KPW
DATE	11/7/2023

PROFILE - 83RD AVE
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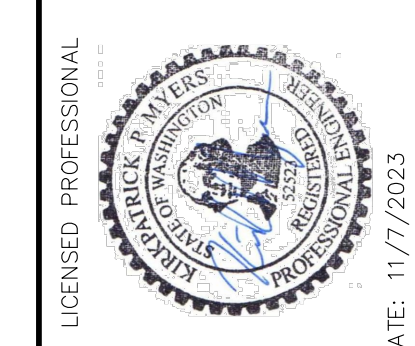
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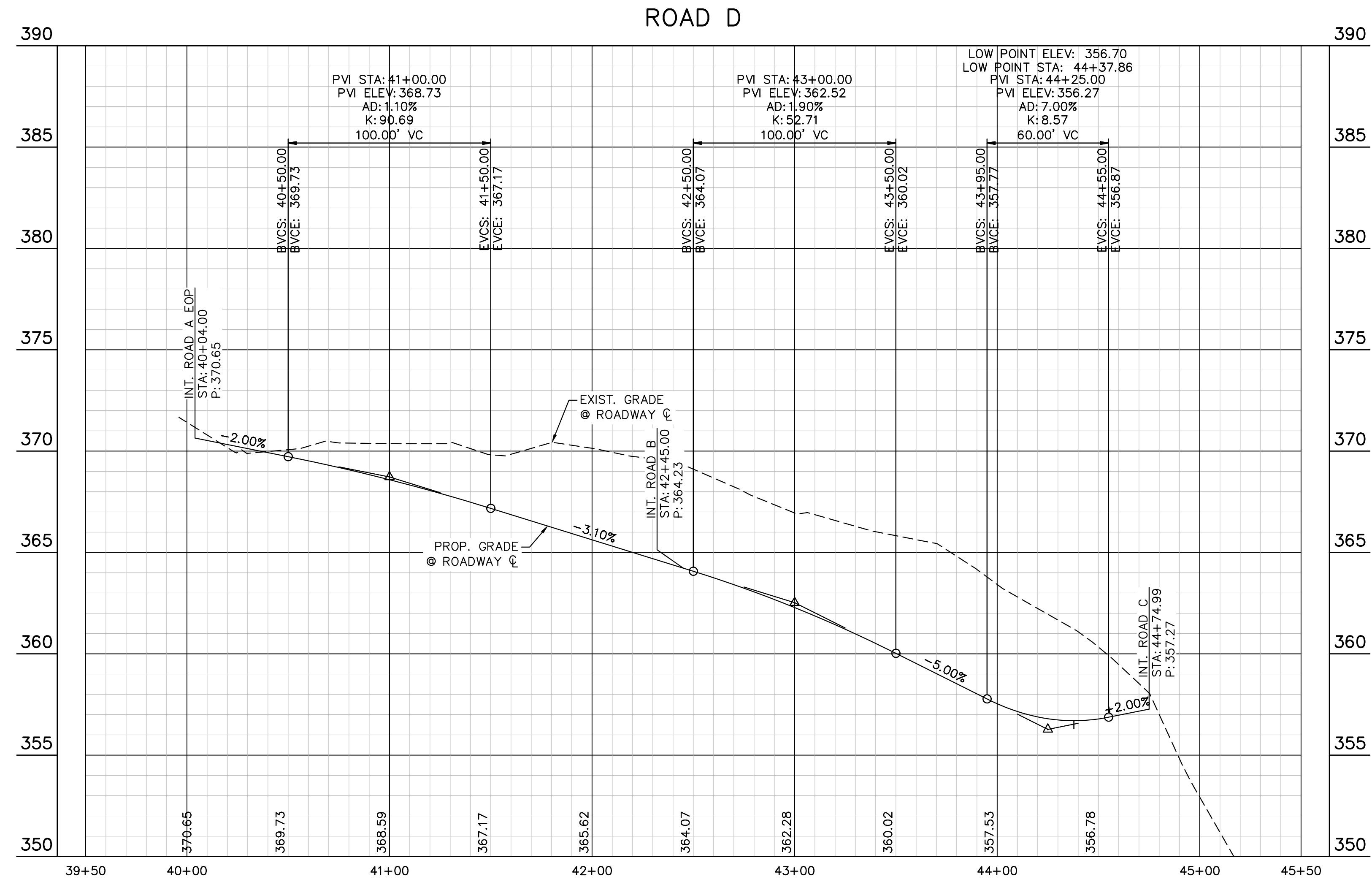
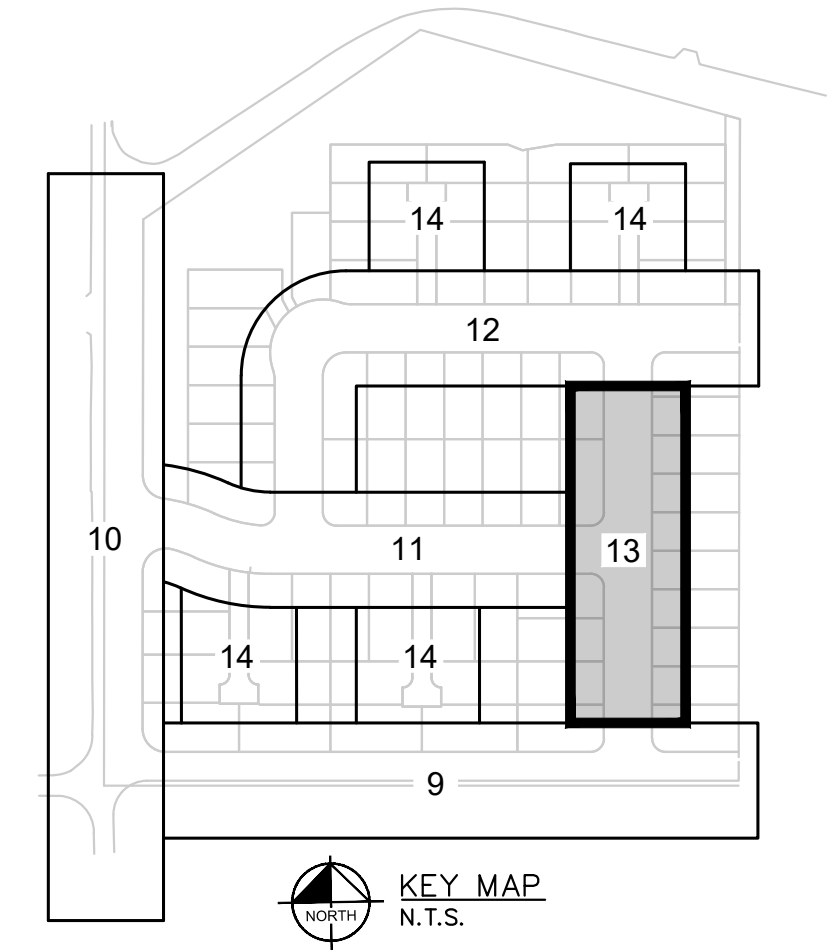
PROFILE - ROAD B
 WASHINGTON
 MARYSVILLE

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PROFILE SCALE
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 DESIGNED BY: HEK
 DRAWN BY: DAW
 CHECKED BY: KPW
 DATE: 11/7/2023

PROFILE - ROAD D
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CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

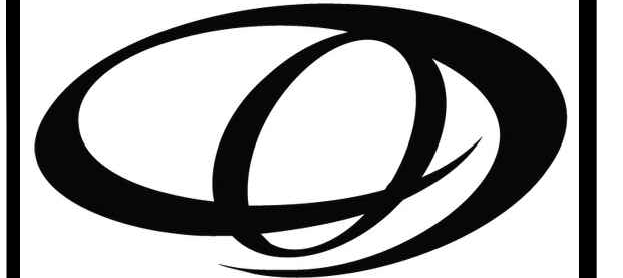
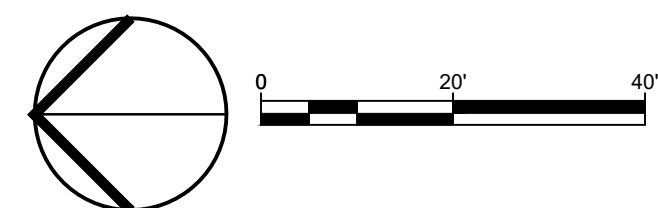
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CONIFEROUS TREES						
	4	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Nootka Cypress	6' Ht. Min.	B&B	SPACING AS SHOWN
	45	<i>Juniperus scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper	6' Ht.	B&B	3' O.C.
	4	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lamber Pine	6' Ht.	B&B	SPACING AS SHOWN
	12	<i>Thuja plicata</i> 'Excelsa'	Excelsa Western Red Cedar	6' Ht. Min.	B&B	SPACING AS SHOWN
DECIDUOUS TREES						
	6	<i>Cornus nuttallii</i> x <i>florida</i> 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2' CAL. MIN.	B&B	SPACING AS SHOWN
	15	<i>Fagus sylvatica</i> 'Fastigiata'	Fastigiata European Beech	2' CAL. MIN.	B&B	SPACING AS SHOWN
	20	<i>Nyssa sylvatica</i>	Sour Gum	2' CAL. MIN.	B&B	SPACING AS SHOWN
STREET TREES						
	28	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Norway Maple	2' CAL. MIN.	B&B	30' O.C.
	16	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	2' Cal. Min.	B&B	30' O.C.
	17	<i>Acer x freemanii</i> 'Jeffersred'™	Autumn Blaze Freeman Maple	2' Cal. Min.	B&B	30' O.C.
	23	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2' CAL. MIN.	B&B	SPACING AS SHOWN
	22	<i>Malus x 'Prairifire'</i>	Prairifire Crabapple	2' Cal. Min.	B&B	30' O.C.
	25	<i>Zelkova serrata</i> 'Village Green'	Village Green Sawleaf Zerkova	2' Cal. Min.	B&B	30' O.C.
DECIDUOUS SHRUBS						
	4	<i>Berberis thunbergii</i> 'Orange Rocket'	Orange Rocket Japanese Barberry	2 gal.	Pot	24" o.c.
	20	<i>Cornus sericea</i>	Red Twig Dogwood	2 gal.	Pot	60" o.c.
	5	<i>Cotinus coggygria</i>	Smoke Tree	2 gal.	Pot	96" o.c.
	4	<i>Hydrangea paniculata</i> 'Dvp Pinky'™	Pinky Winky Panicle Hydrangea	2 gal.	Pot	60" o.c.
	9	<i>Physocarpus opulifolius</i> 'Monte'	Diabolo® Ninebark	2 gal.	Pot	72" o.c.
	33	<i>Ribes sanguineum</i>	Red Flowering Currant	2 gal.	Pot	48" o.c.
	3	<i>Symphoricarpos albus</i>	Common White Snowberry	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS						
	3	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	36" o.c.
	59	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	2 gal.	Pot	60" o.c.
	25	<i>Euonymus japonicus</i> 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	12	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Holly	2 gal.	Pot	24" o.c.
	4	<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	2 gal.	Pot	48" o.c.
	26	<i>Myrica californica</i>	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
	58	<i>Nandina domestica</i> 'Gulf Stream'™	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	5	<i>Pinus mugo</i> 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
	11	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
ORNAMENTAL GRASSES						
	39	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
GROUND COVERS						
	2,028	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal.	Pot	24" o.c.
	339	<i>Erica carnea</i>	Winter Heath	1 gal.	Pot	24" o.c.
	14,243 sf	Turf Hydroseed	Sun/Shade Mix	seed		
	14,403 sf	Turf Sod	Sun/Shade Mix	sod		
PLAYCHIPS						
						Takeoff: 1,791 sf

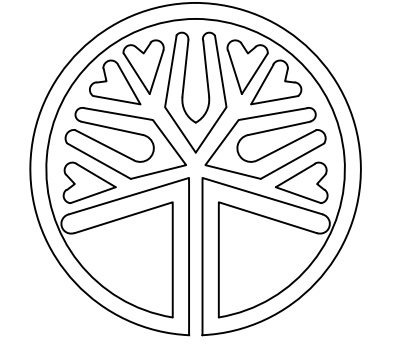


MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-4



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STATE OF WASHINGTON
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KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE

CORNELIUS-LACEY PRD
8310 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA
PARCEL: 00590700017700
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DRAWING TITLE:
LANDSCAPE PLAN

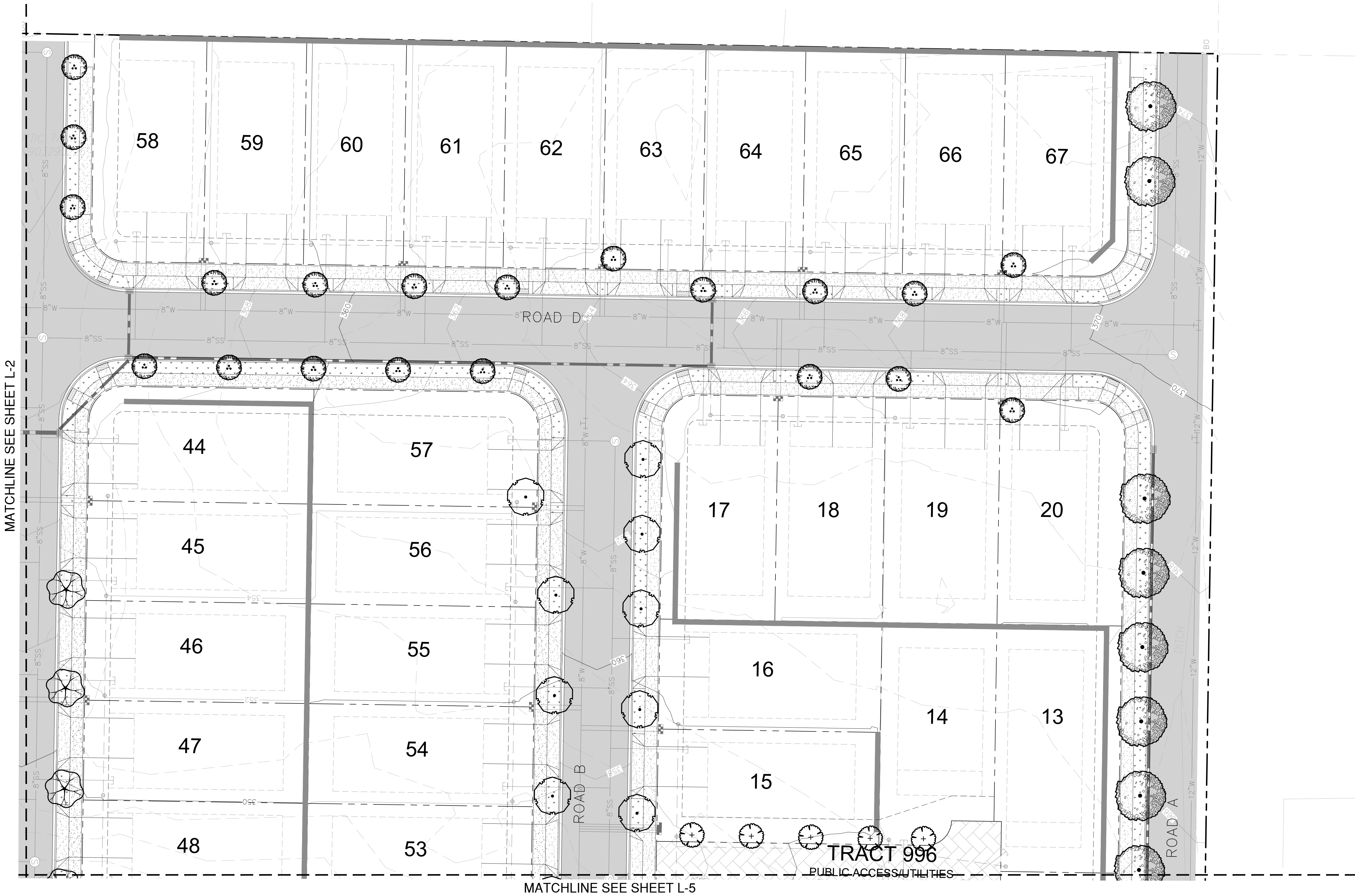
APPLICANT:
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(425) 231-2718

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ODG PROJECT #: 23-492
DRAWN BY: KL
CHECKED BY: KL

DATE:
NOVEMBER 7, 2023

SHEET NO:
L-2
OF 7

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CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

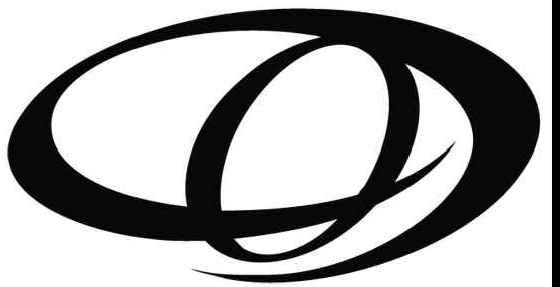


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MATCHLINE SEE SHEET L-5

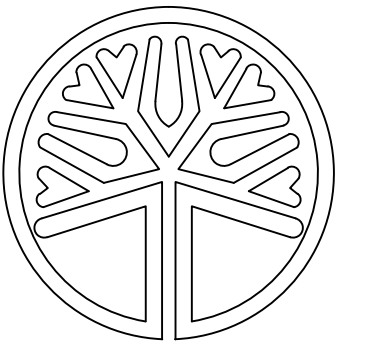
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Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS:

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DRAWING TITLE:
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OF 7

