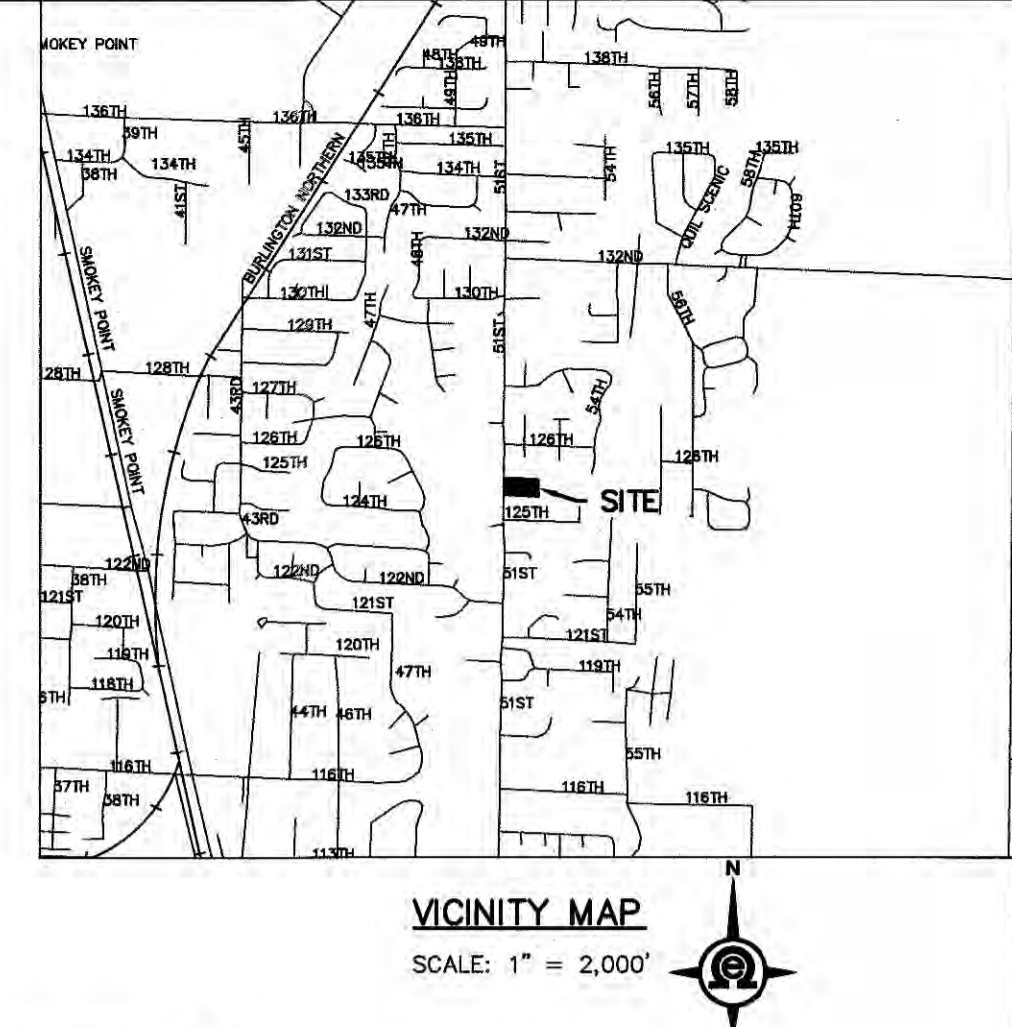
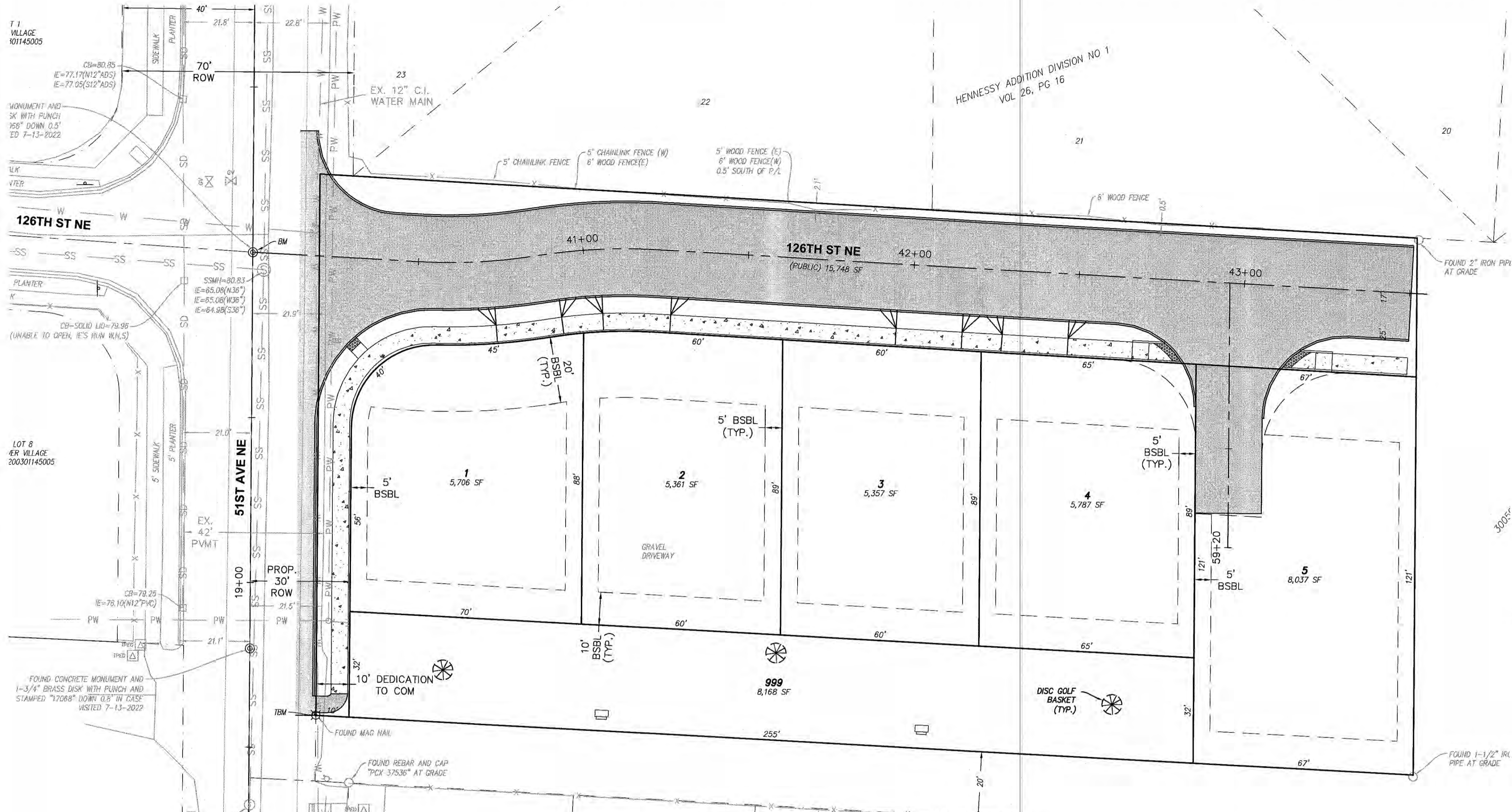


HIDDEN VALLEY SP

SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



LEGAL DESCRIPTION
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. THE WEST 351.53 FEET OF THE FOLLOWING DESCRIBED TRACT:
 ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 736.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 87°16'57" EAST A DISTANCE OF 1309.19 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE SOUTH 00°05' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 181.06 FEET;
 THENCE NORTH 87°33'18" WEST A DISTANCE OF 1309.19 FEET TO THE WEST LINE OF SAID SECTION 3;
 THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 184.17 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE SOUTH 20 FEET THEREOF;
 AND ALSO EXCEPT THE WEST 20 FEET THEREOF FOR ROAD.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM NAVD 88
BENCHMARK
 BENCHMARK: FOUND CONCRETE MONUMENT AND 1-3/4" BRASS DISK WITH PUNCH AND STAMPED "17068" DOWN 0.5' IN CASE, VISITED 7-13-2022. LOCATE AT THE INTERSECTION OF 126TH STREET NE AND 51ST AVENUE NE, OBTAINED BY GPS OBSERVATION EL=80.28
 TEMPORARY BENCHMARK: EXISTING MAG NAIL LOCATED IN THE SOUTHWEST CORNER OF SITE ELEVATION = 79.59'

SITE DATA
 SITE ADDRESS: 12527 51ST AVE NE MARYSVILLE, WA 98271
 TAX ACCOUNT NO.: 300503-003-026-00
 WATER SUPPLY: CITY OF MARYSVILLE
 SEWAGE DISPOSAL: CITY OF MARYSVILLE
 GROSS SITE AREA: 1.48 ACRES

APPLICANT
 JAMES FUNSTON
 19705 38TH DR NW
 STANWOOD, WA 98292

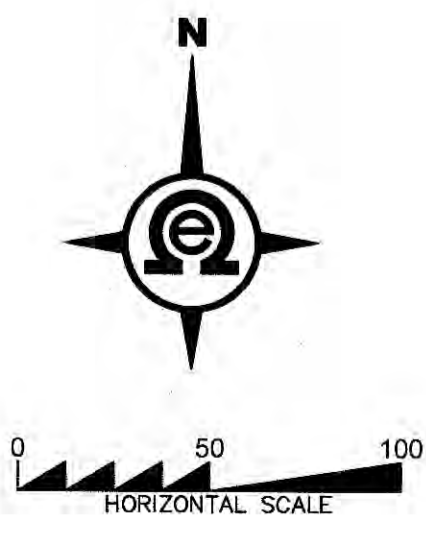
CIVIL ENGINEER
 OMEGA ENGINEERING, INC.
 JOSEPH SMEBY, PE
 2707 WETMORE AVE.
 EVERETT, WA 98201
 T: 425.903.4852
 F: 425.259.1958

OWNER
 MARK GILL & DARREN STRANGELAND
 12527 51ST AVE NE
 MARYSVILLE, WA 98271

GEOTECH
 NELSON GEOTECHNICAL ASSOCIATES, INC.
 17311 135TH AVE NE SUITE A-500
 WOODINVILLE, WA 98072
 WWW.NELSONGEOTECH.COM

SURVEYOR
 ORCA LAND SURVEYING
 3605 COLBY AVE
 EVERETT, WA 98201
 425.258.4438

PLANNER
 LAND RESOLUTIONS
 3605 COLBY AVE
 EVERETT, WA 98201
 425.258.4438
 ATTN: JEN HAUGEN



- DRAWING INDEX**
- 1) COVER SHEET
 - 2) SWPPP
 - 3) FRONTAGE PLAN & PROFILE
 - 4) GRADING PLAN
 - 5) DRAINAGE PLAN
 - 6) PROFILES
 - 7) UTILITY PLAN

PFN: CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT
 THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.
 THIS DAY OF _____, 201__
 BY: KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER
 THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL. PER MMC 22A.040.020 AND 22A.040.030.

BY	DATE	DESCRIPTION

COVER SHEET

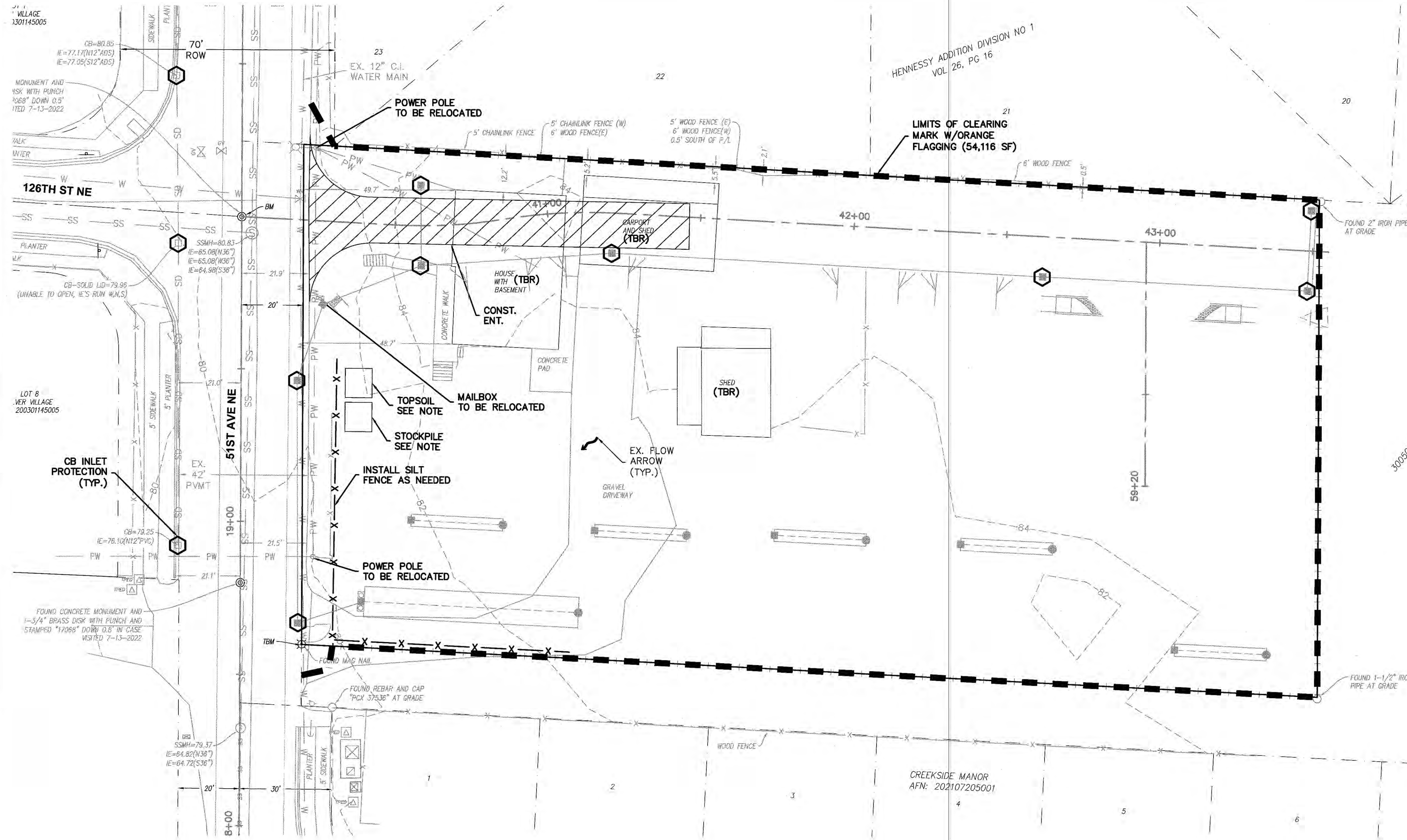
2707 WETMORE AVE.
 EVERETT, WA 98201
 T: 425.903.4852
 F: 425.259.1958
OMEGA ENGINEERING, INC.

HIDDEN VALLEY SP
 CITY OF MARYSVILLE, WASHINGTON
 PORTION OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO.	22-0903	DSN. BY:	EJT
DATE:	5/2/2023	SCALE:	1" = 20'
DRAWING NO.	1	OF	7

HIDDEN VALLEY SP

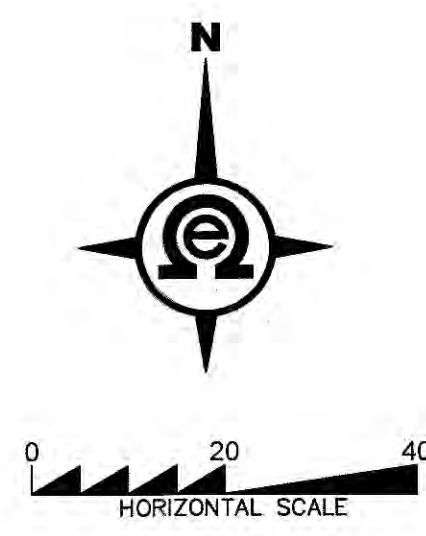
SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



- LEGEND**
- CLEARING LIMITS
 - SILT FENCE
 - CATCH BASIN (CB) INLET PROTECTION
 - CONSTRUCTION ENTRANCE

TOPSOIL/STOCKPILE NOTE:
PILES ARE TO BE COVERED W/ PLASTIC SHEETING WITHIN 24 HOURS.

CONTRACTOR TO INSTALL SILT FENCING WHERE NECESSARY ALONG PERIMETER IF VEGETATIVE BUFFER DOES NOT PROVIDE ADEQUATE PROTECTION.



GRADING QUANTITIES:
CUT = 650 C.Y.
FILL = 130 C.Y.

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

PFN:

**CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT**

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THIS _____ DAY OF _____, 201____

BY: _____
KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MWC 22A.040.020 AND 22A.040.030.

BY	DATE	DESCRIPTION

SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4652
1 425.259.1958

**OMEGA
ENGINEERING, INC.**

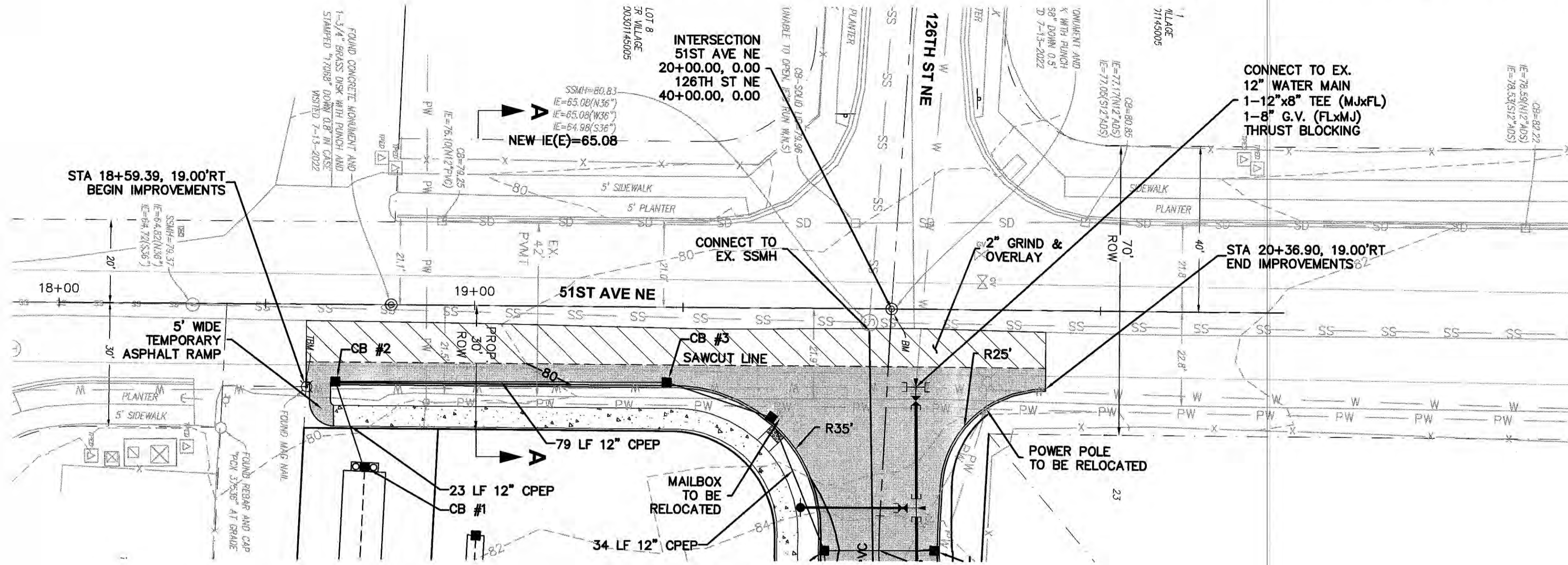
HIDDEN VALLEY SP

CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP
30 NORTH, RANGE 5 EAST, W.M.

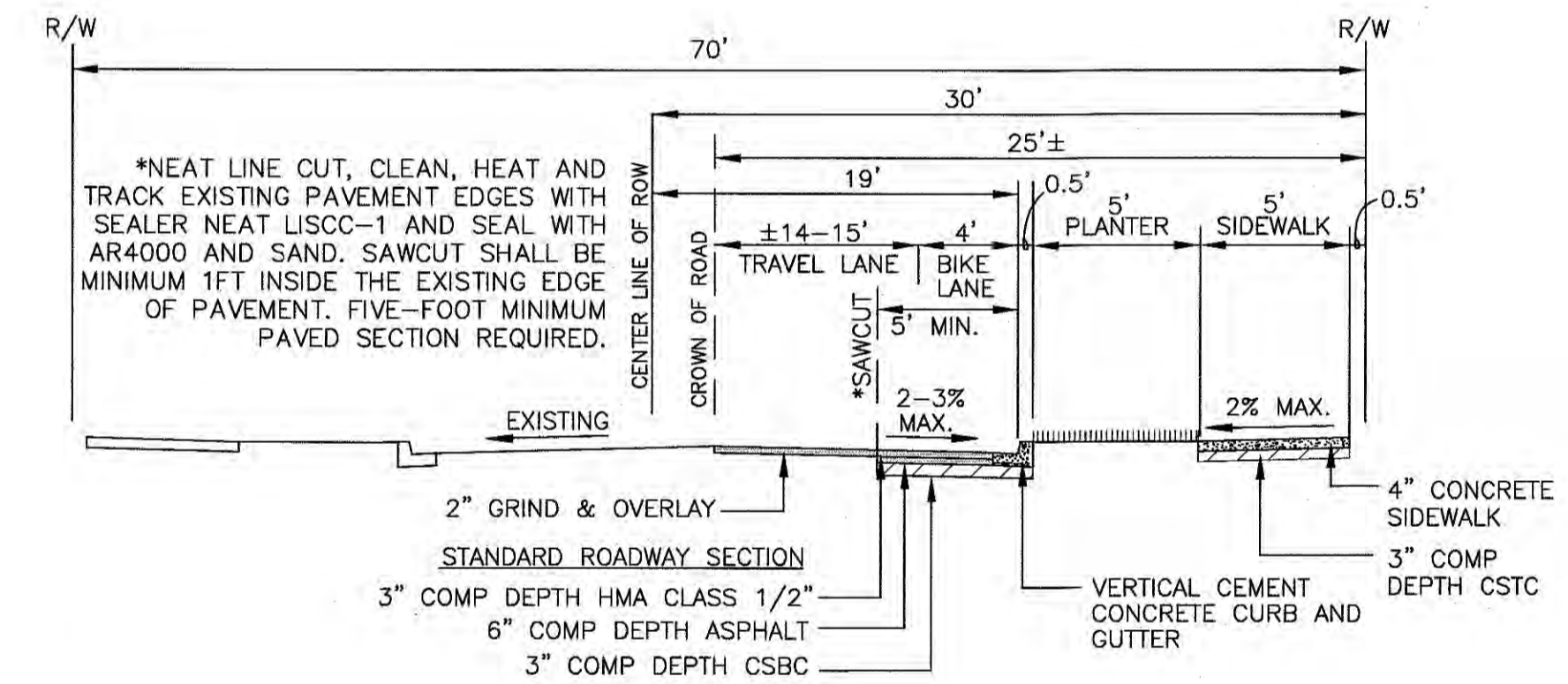
PROJ. NO. 22-0903	DSN. BY: EJT
DATE: 5/2/2023	
SCALE: 1" = 20'	
DRAWING NO. 2	OF 7

HIDDEN VALLEY SP

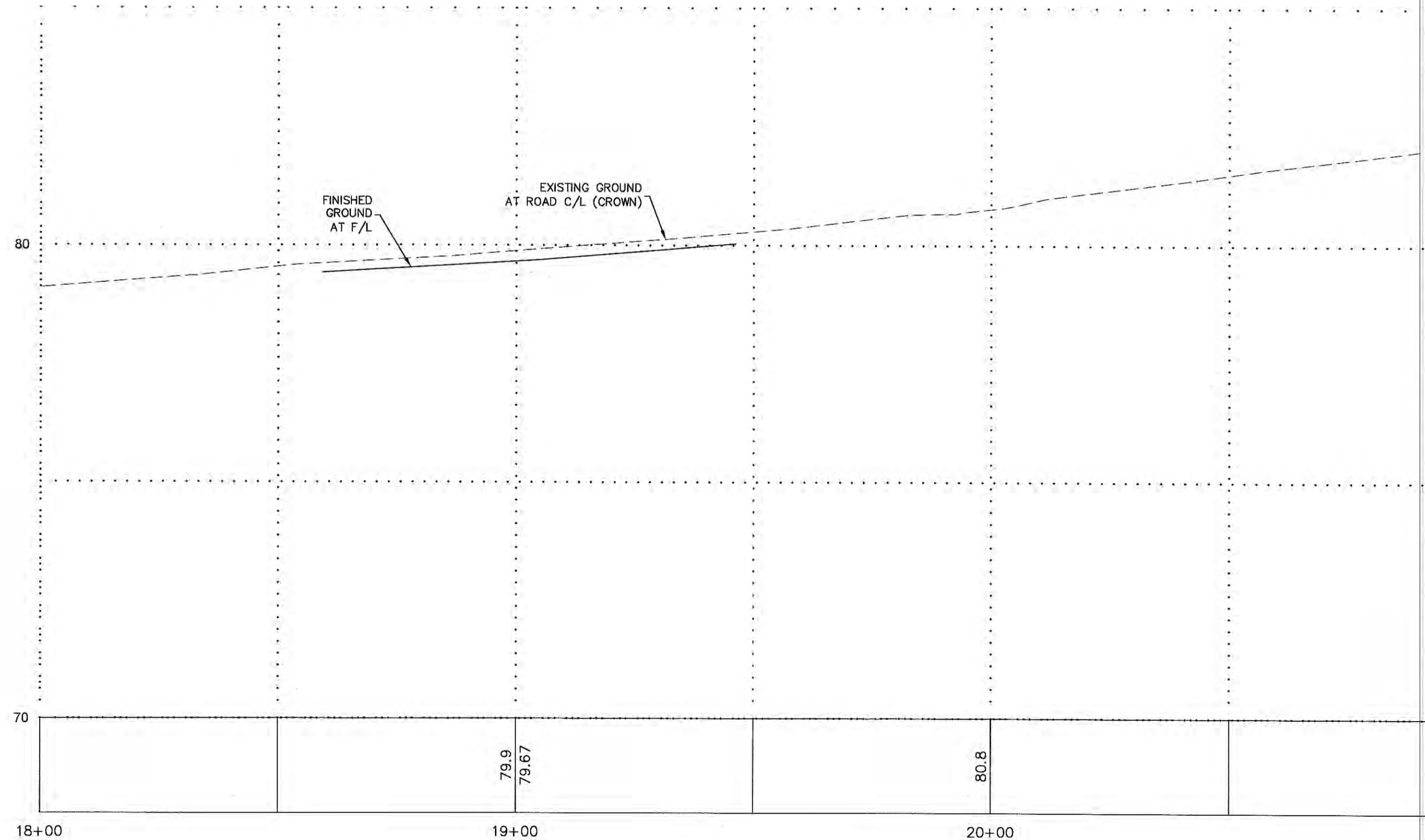
SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



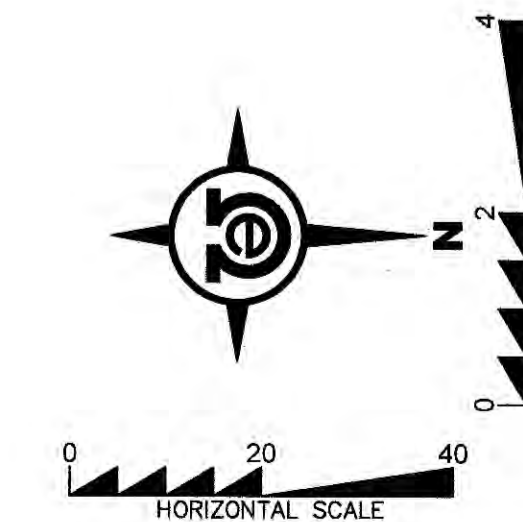
NOTE: UNDERGROUNDING OF OVERHEAD UTILITIES SHALL BE REQUIRED UPON FRONTAGE.



SECTION A-A
51ST AVE NE
TYPICAL MINOR ARTERIAL ROAD
NOT TO SCALE



51ST AVE NE CENTERLINE PROFILE



PFN: **CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT**

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THIS _____ DAY OF _____, 201____

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BY	DESCRIPTION	DATE	R#

**FRONTAGE
PLAN &
PROFILE**

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
1 425.259.1958



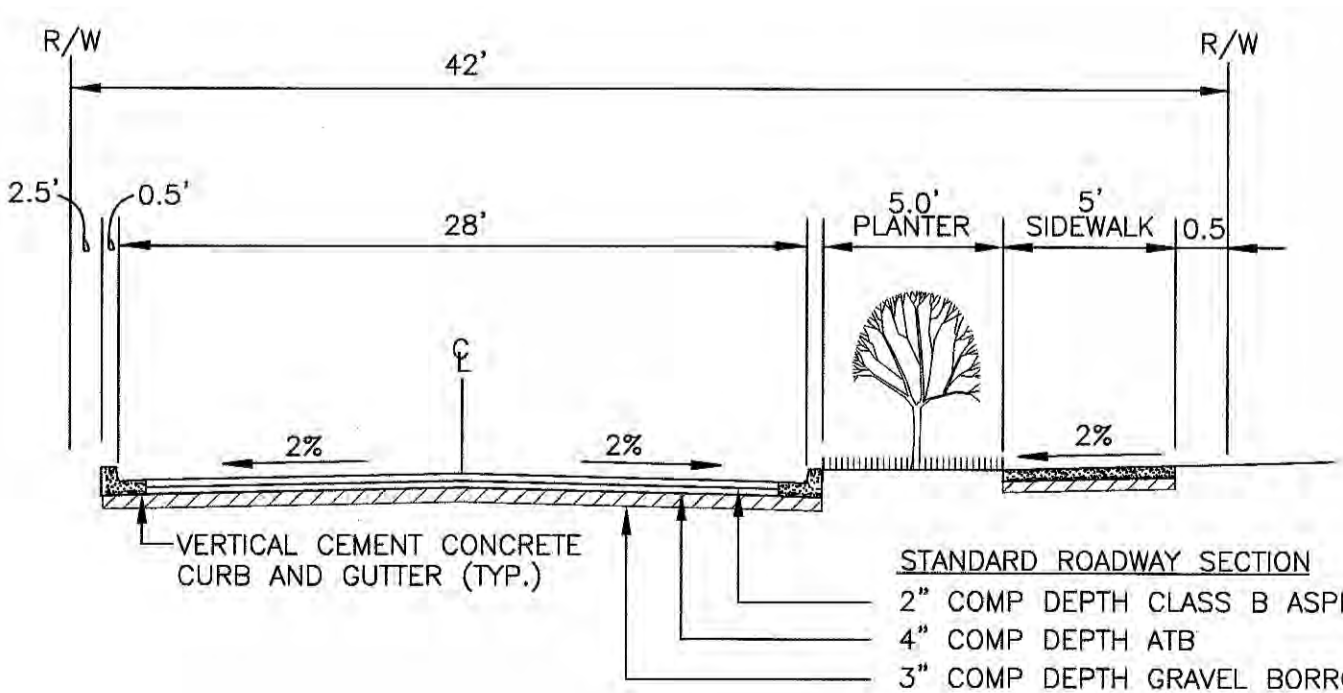
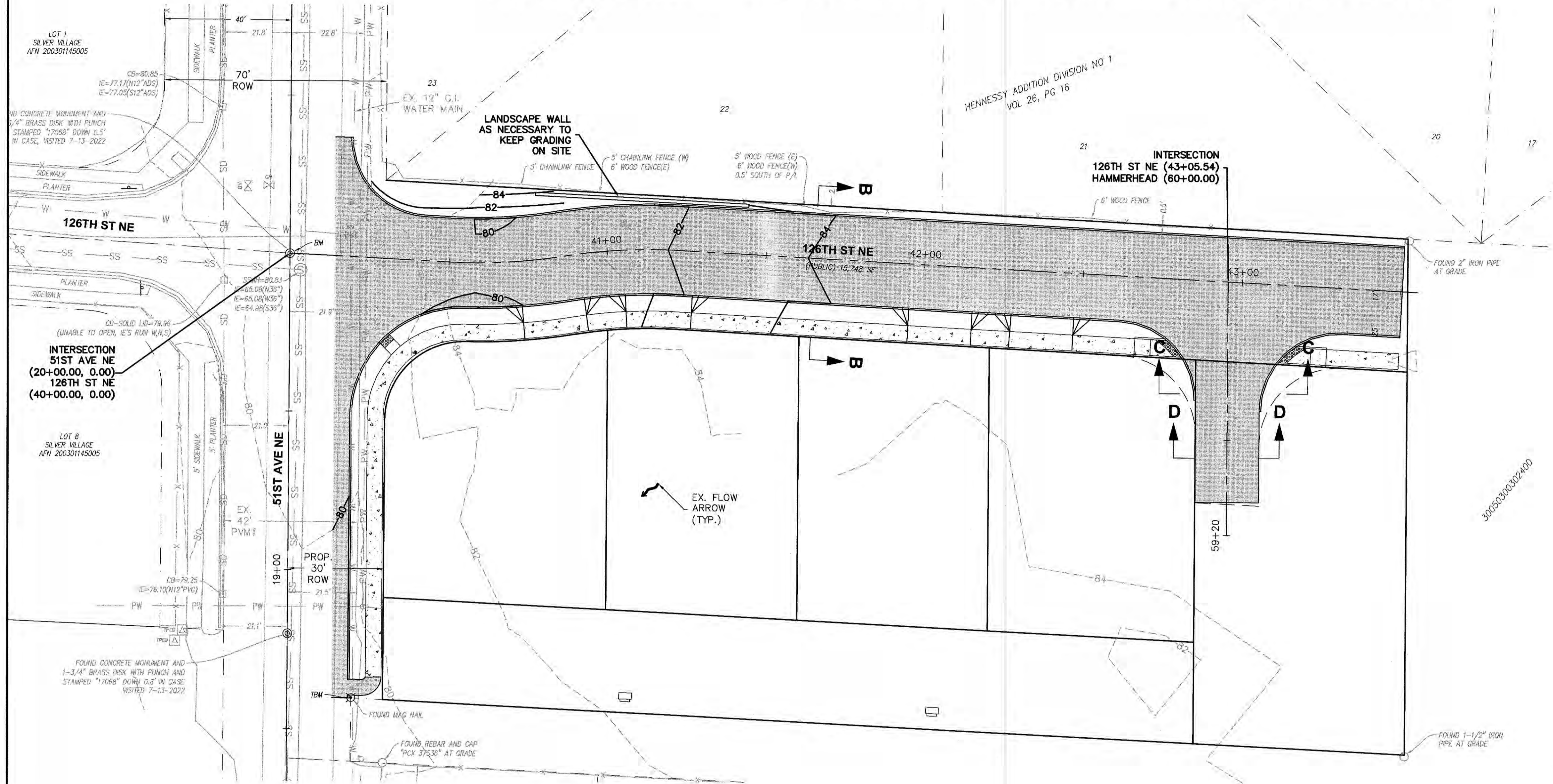
**HIDDEN
VALLEY SP**

CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP
30 NORTH, RANGE 5 EAST, W.M.

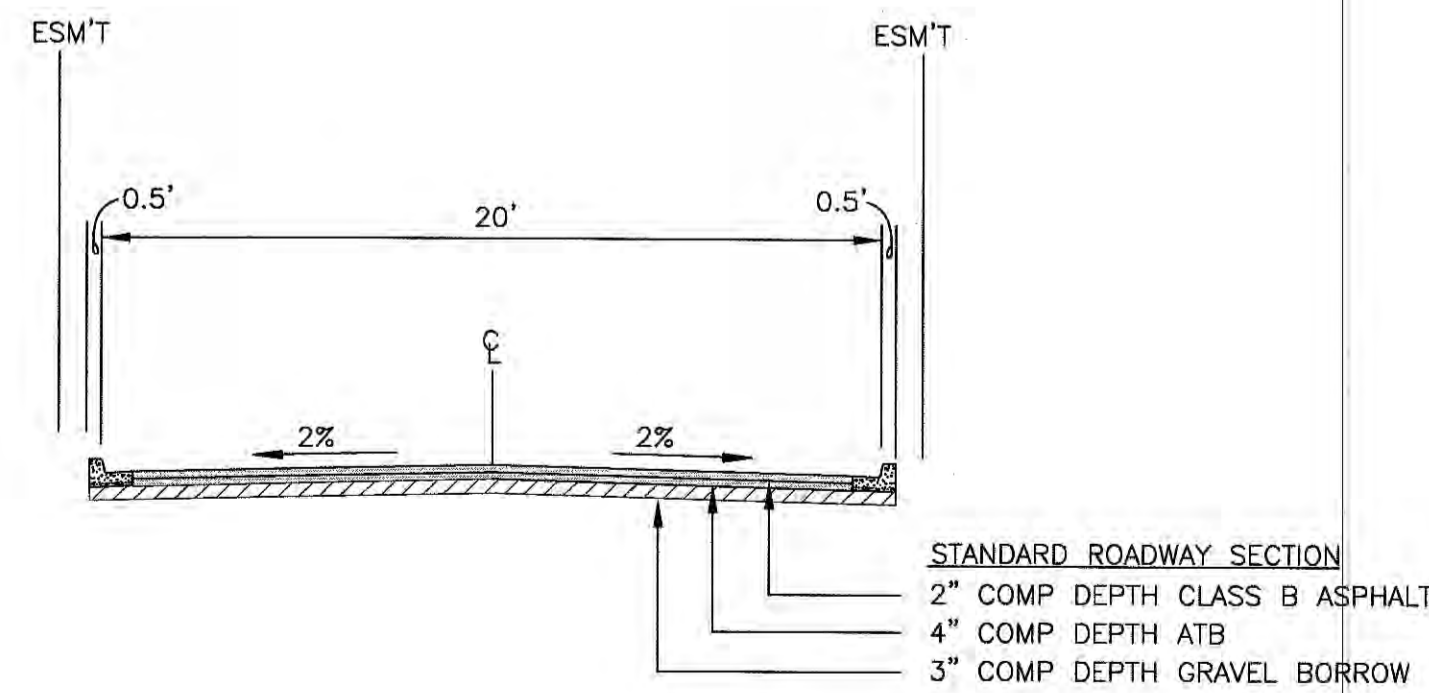
PROJ. NO.	22-0903	DESIGN BY	EJT
DATE	5/2/2023	SCALE	1" = 20'
DRAWING NO.	3	OF	7

HIDDEN VALLEY SP

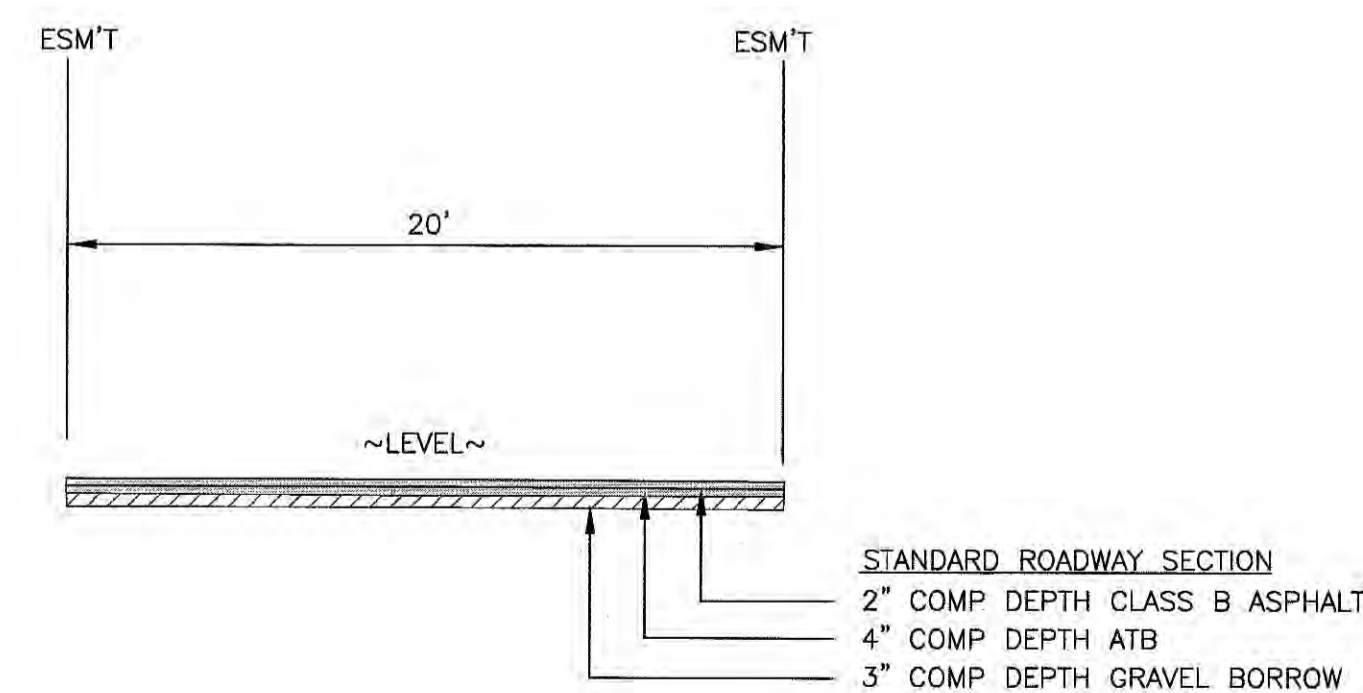
SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



SECTION B-B
126TH ST NE
LOCAL ACCESS STREET
DESIGN SPEED = 25 MPH
NOT TO SCALE



SECTION C-C
126TH ST NE
LOCAL ACCESS STREET
DESIGN SPEED = 25 MPH
NOT TO SCALE



SECTION D-D
126TH ST NE
LOCAL ACCESS STREET
DESIGN SPEED = 25 MPH
NOT TO SCALE



PFN: **CITY OF MARYSVILLE**
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT
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BY	DESCRIPTION	DATE	R#

ROAD & GRADING

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.289.1956



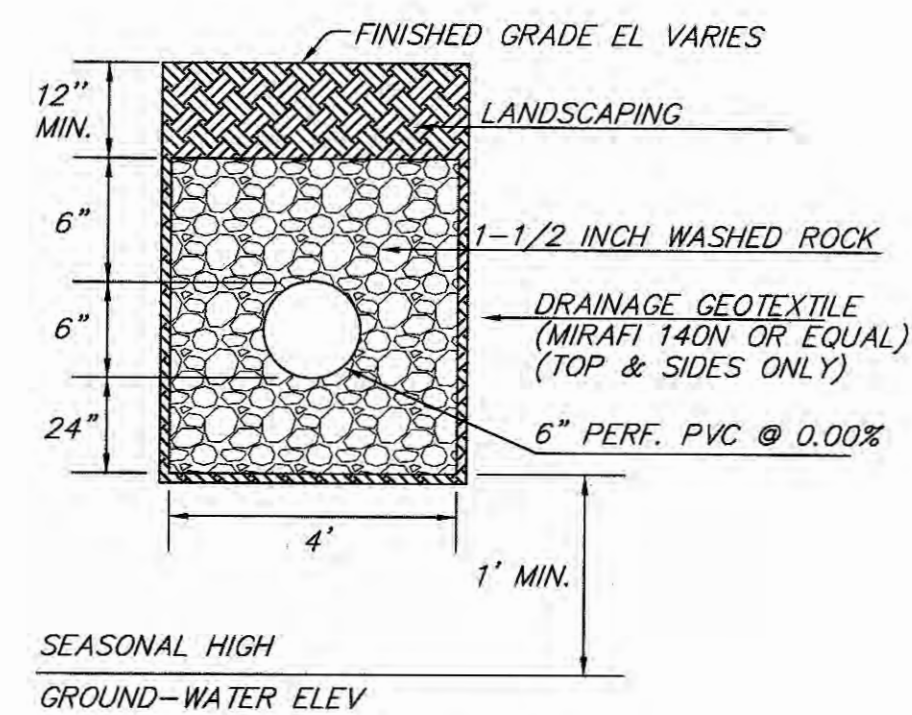
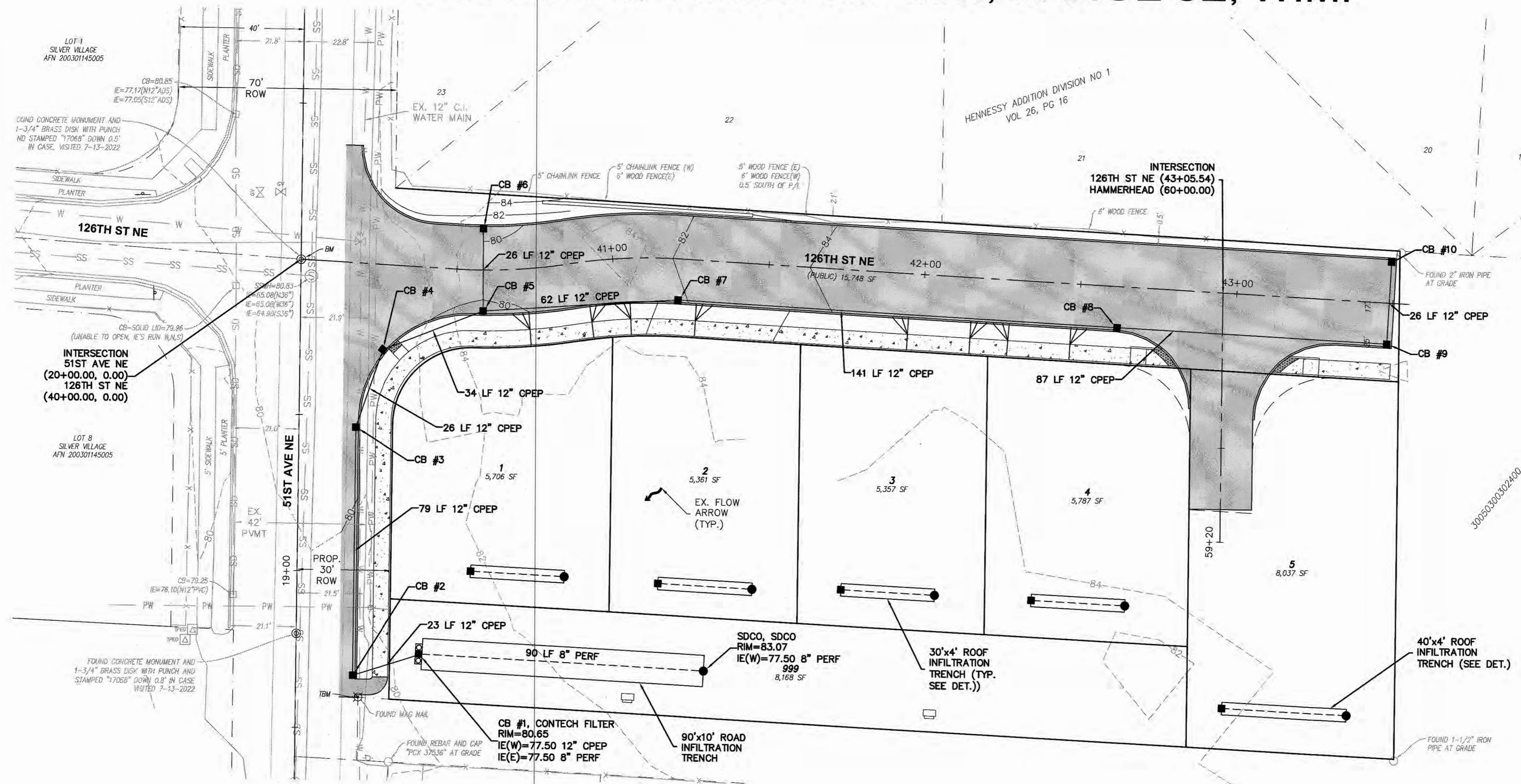
OMEGA ENGINEERING, INC.

HIDDEN VALLEY SP
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

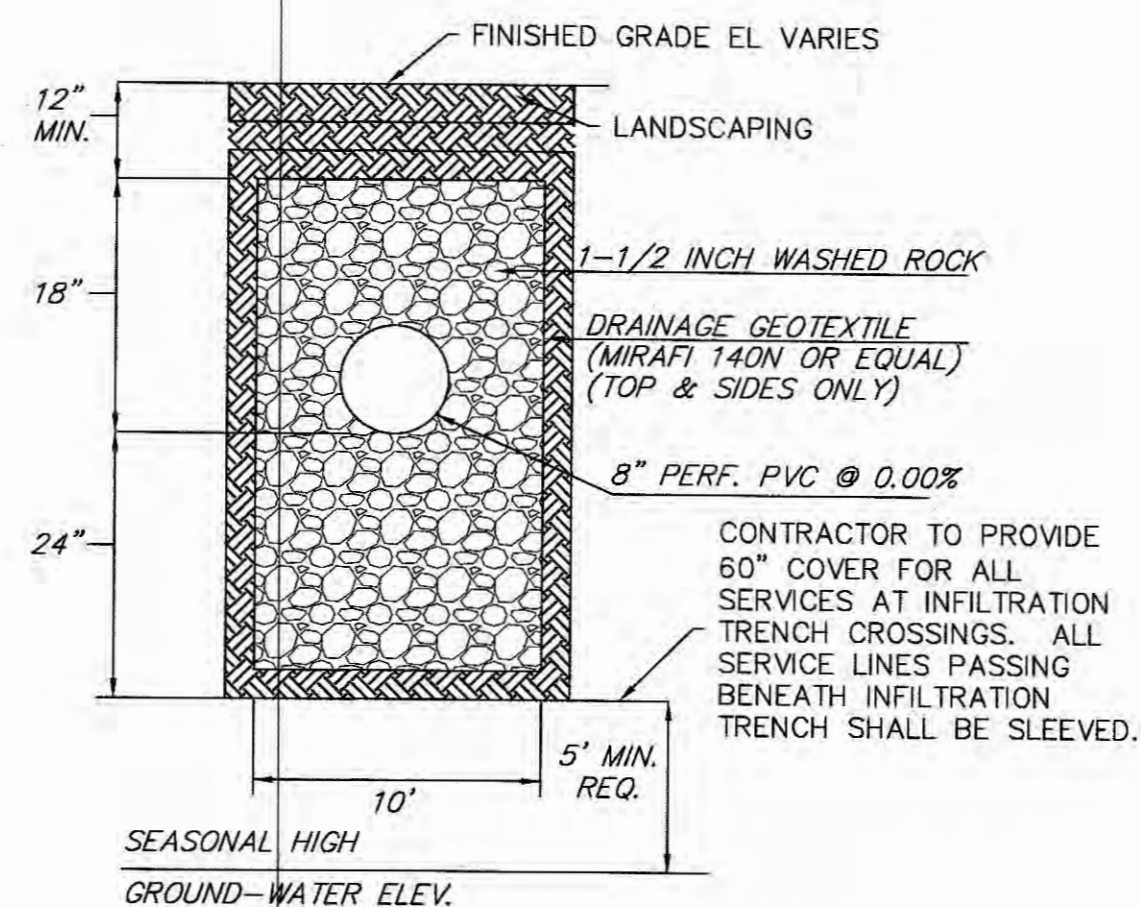
PROJ. NO.	22-0903	DES. BY	EJT
DATE	5/2/2023		
SCALE	1" = 20'		
DRAWING NO.	4 OF 7		

HIDDEN VALLEY SP

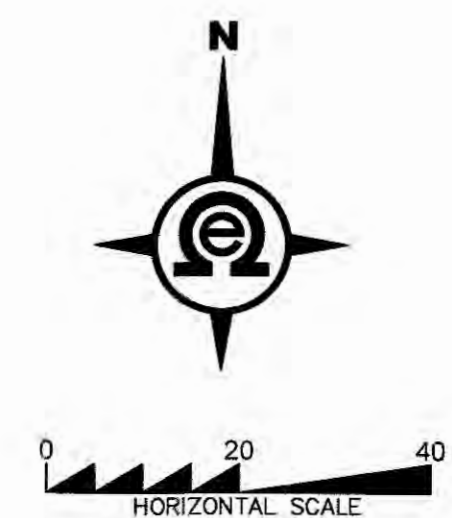
SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



ROOF INFILTRATION TRENCH
NOT TO SCALE



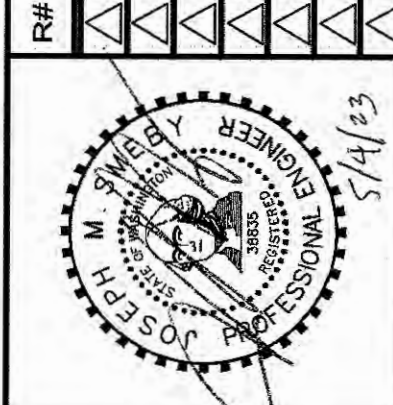
ROAD INFILTRATION TRENCH
NOT TO SCALE



Know what's below.
Call two business days before you dig.

PFN: CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT
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THIS DAY OF _____, 201__
BY: KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

BY	DESCRIPTION
DATE	



DRAINAGE PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
1 425 903 4852
1 425 258 1958

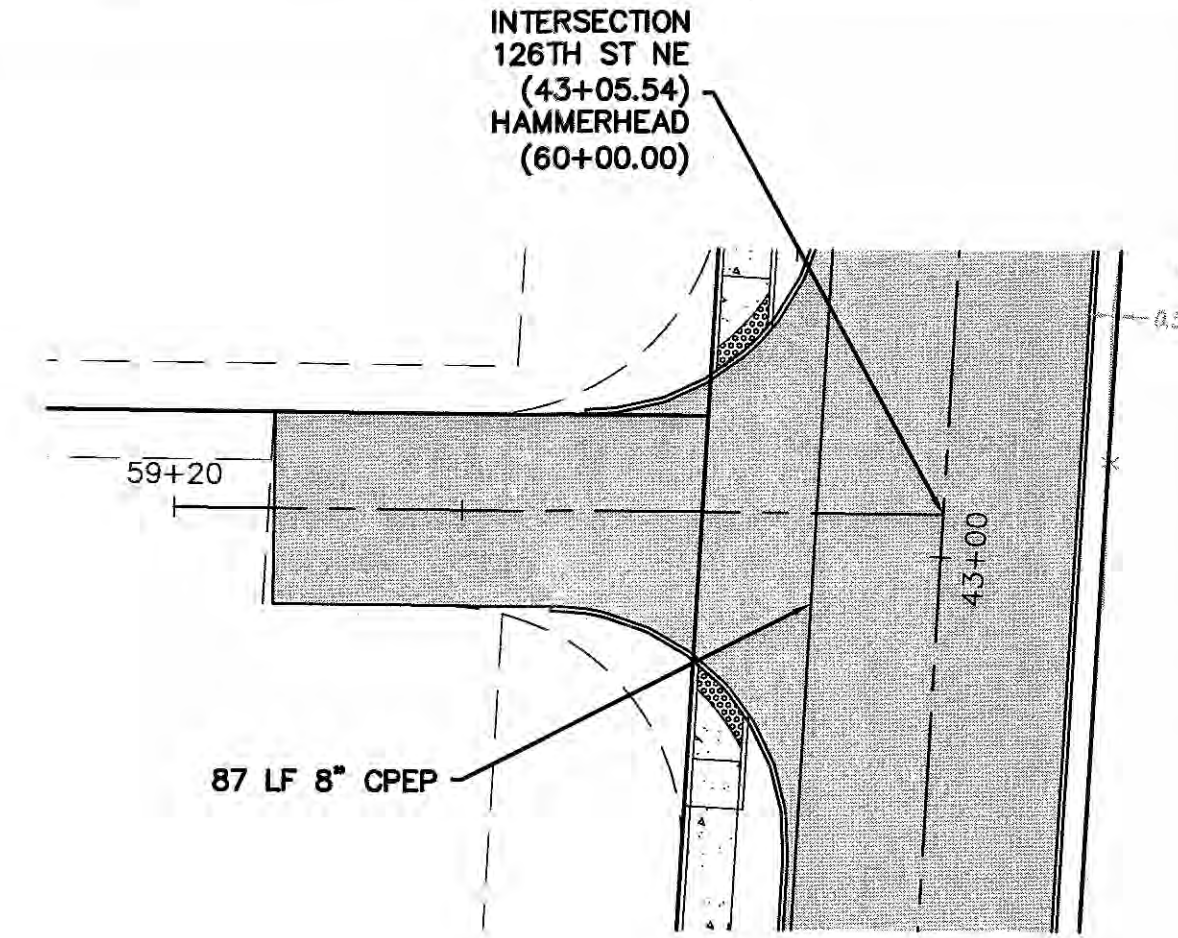
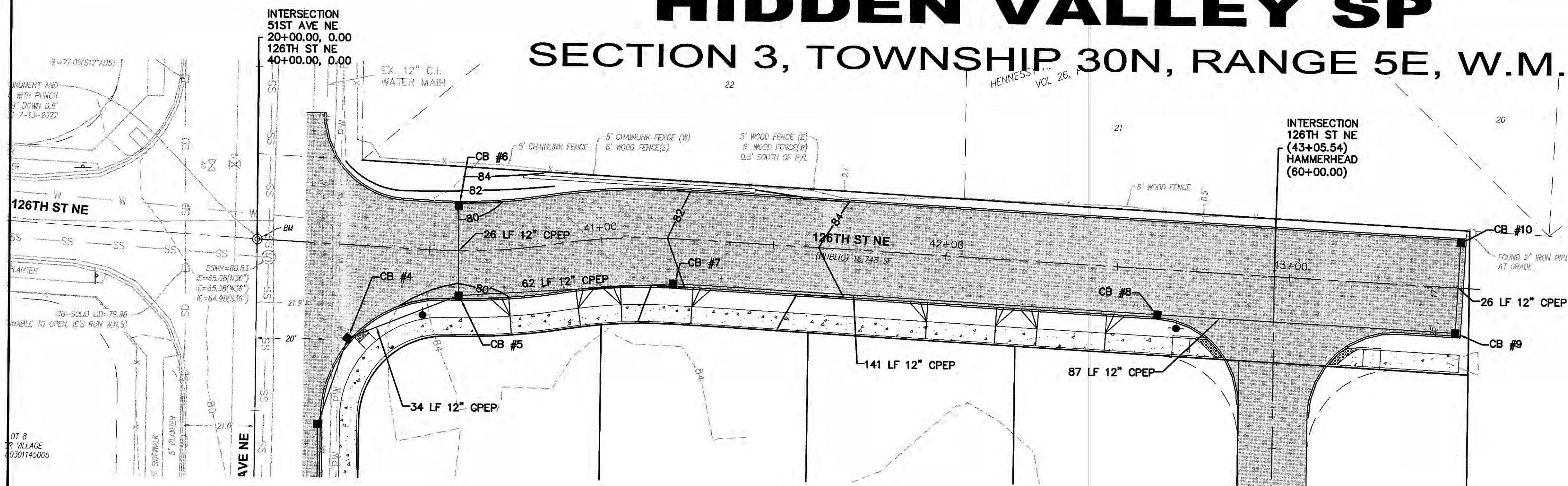
OMEGA ENGINEERING, INC.

HIDDEN VALLEY SP
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 22-0903	DES. BY: EJT
DATE: 5/5/2023	
SCALE: 1" = 20'	
DRAWING NO. 5 OF 7	

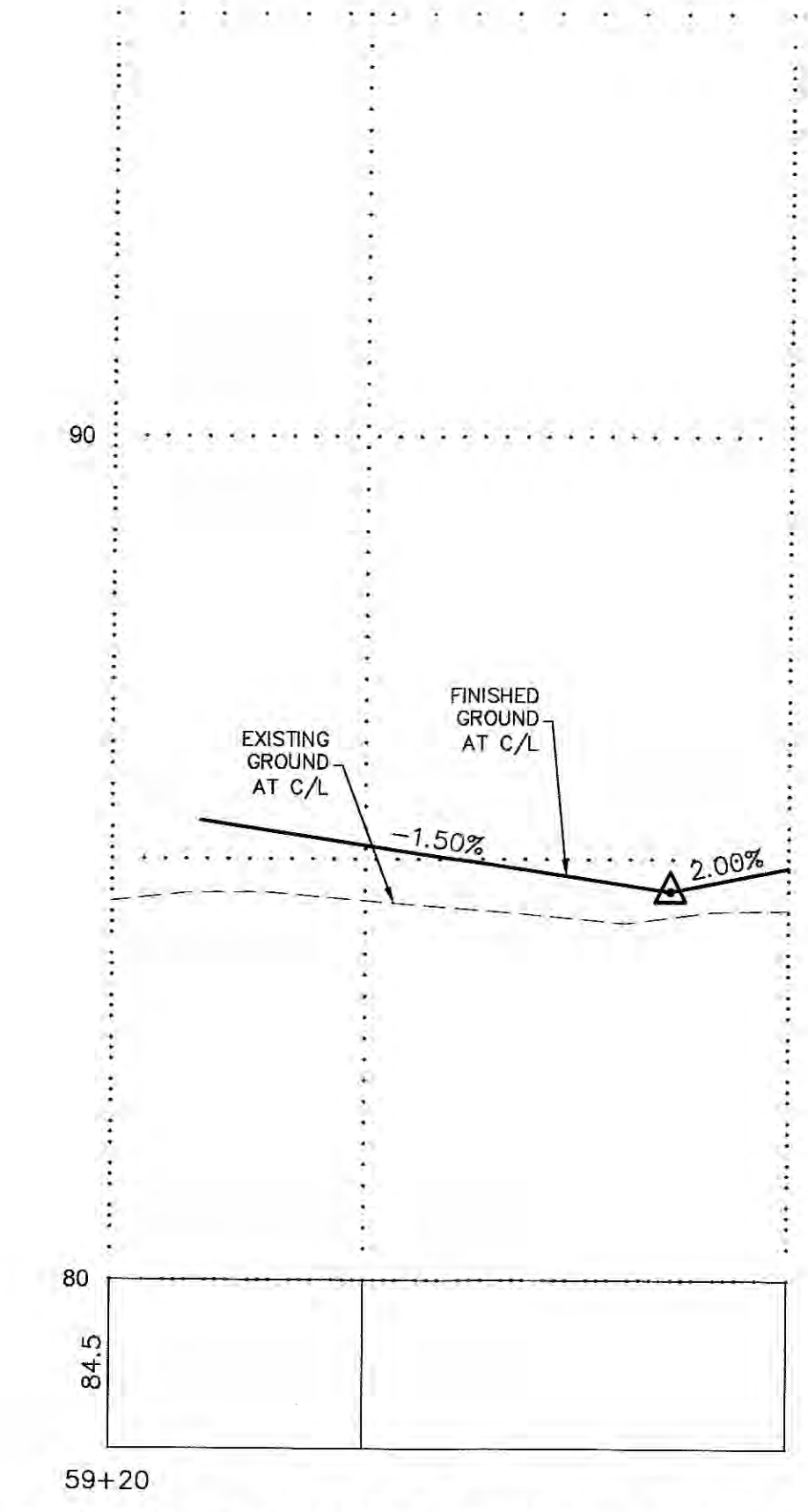
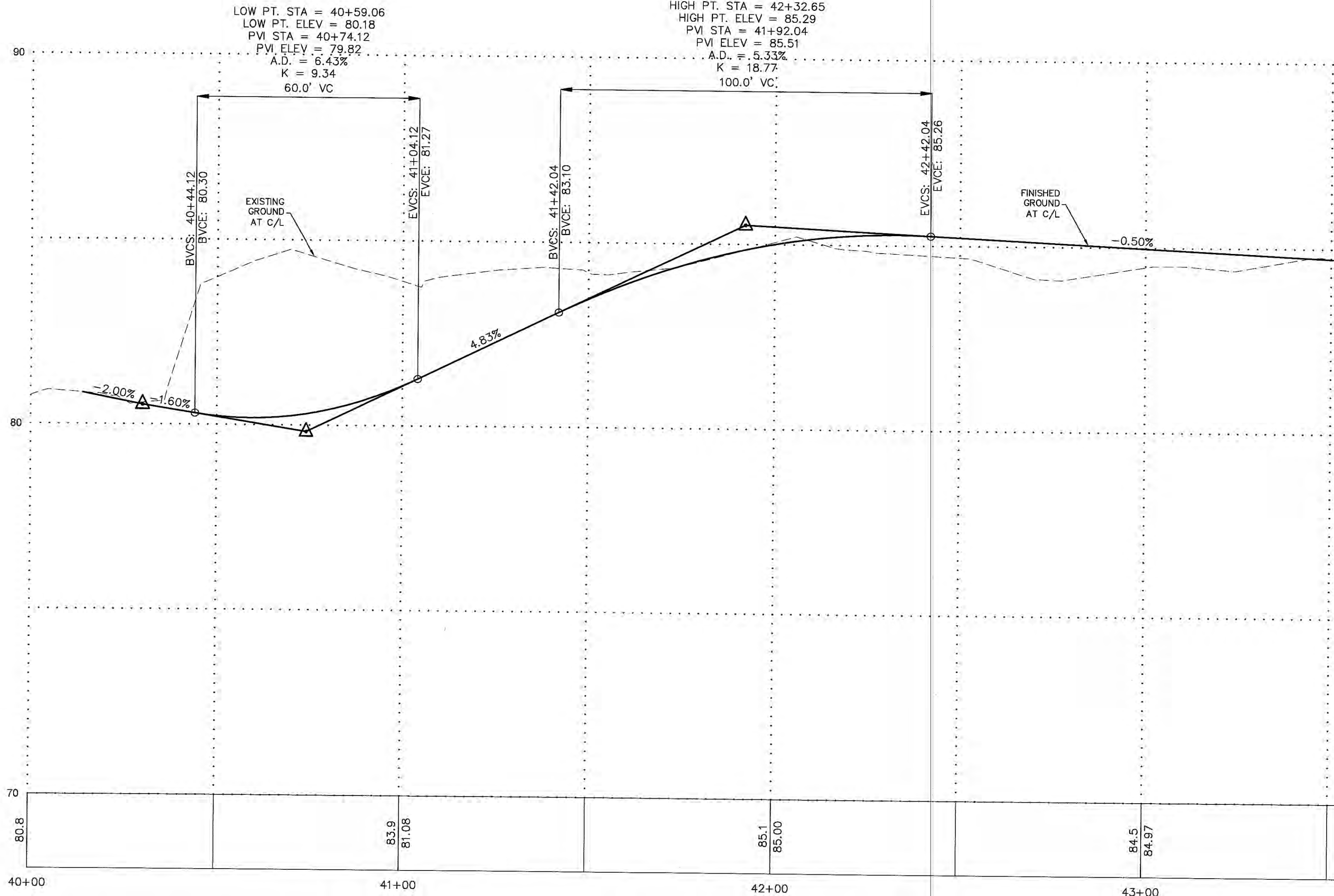
HIDDEN VALLEY SP

SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.

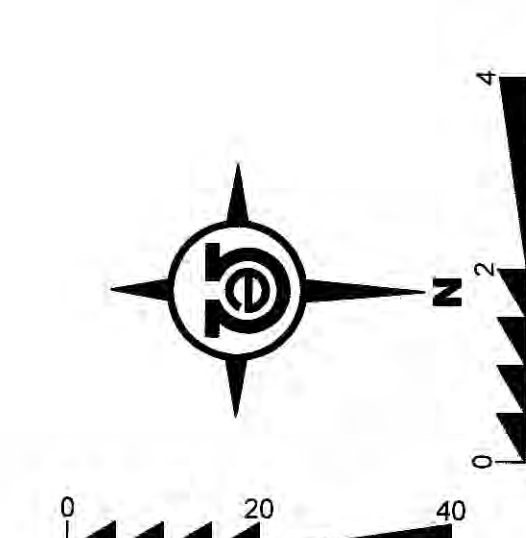
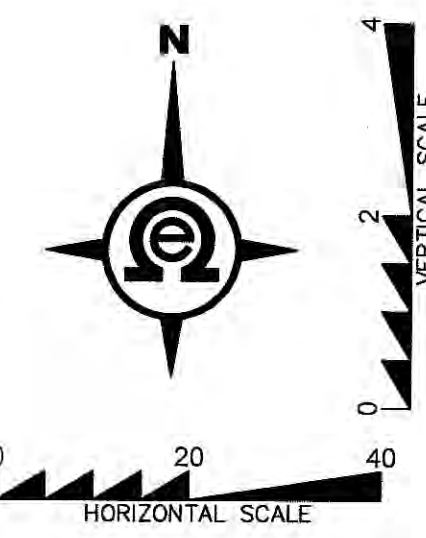


LOW PT. STA = 40+59.06
 LOW PT. ELEV = 80.18
 PVI STA = 40+74.12
 PVI ELEV = 79.82
 A.D. = 6.43%
 K = 9.34
 60.0' VC

HIGH PT. STA = 42+32.65
 HIGH PT. ELEV = 85.29
 PVI STA = 41+92.04
 PVI ELEV = 85.51
 A.D. = 5.33%
 K = 18.77
 100.0' VC



Know what's below.
 Call two business days before you dig.



126TH ST NE CENTERLINE PROFILE

HAMMERHEAD CENTERLINE PROFILE

PFN: CITY OF MARYSVILLE
 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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THIS _____ DAY OF _____, 201__

BY: KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

PROJ. NO. 22-0903

DATE: 5/2/2023

SCALE: 1" = 20'

DRAWING NO. 6 OF 7

BY	DESCRIPTION
DATE	
R#	

PROFILES

2707 WETMORE AVE.
 EVERETT, WA 98201
 1 425.903.4852
 1 425.259.1958

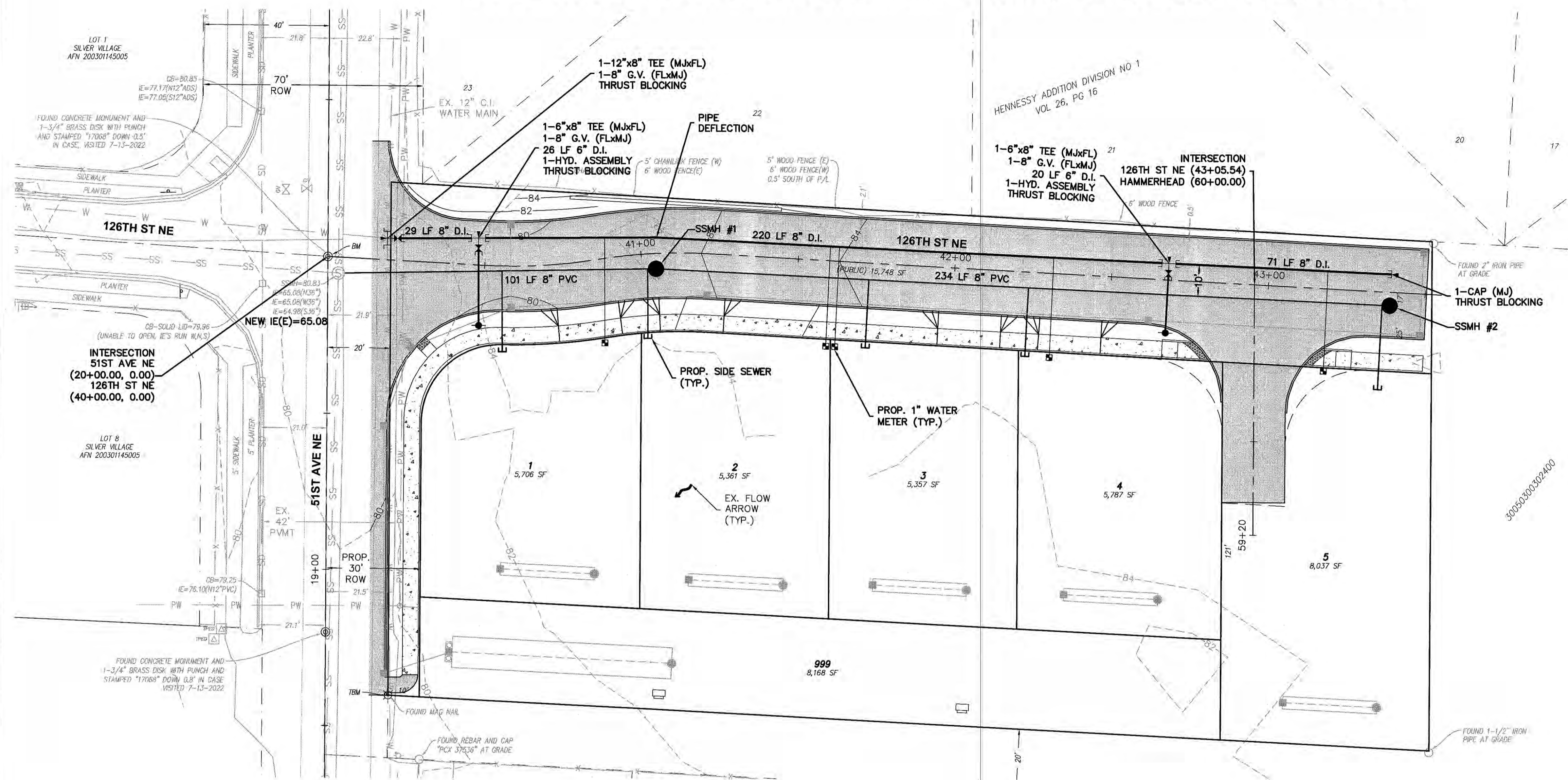
OMEGA ENGINEERING, INC.

HIDDEN VALLEY SP

CITY OF MARYSVILLE, WASHINGTON
 PORTION OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

HIDDEN VALLEY SP

SECTION 3, TOWNSHIP 30N, RANGE 5E, W.M.



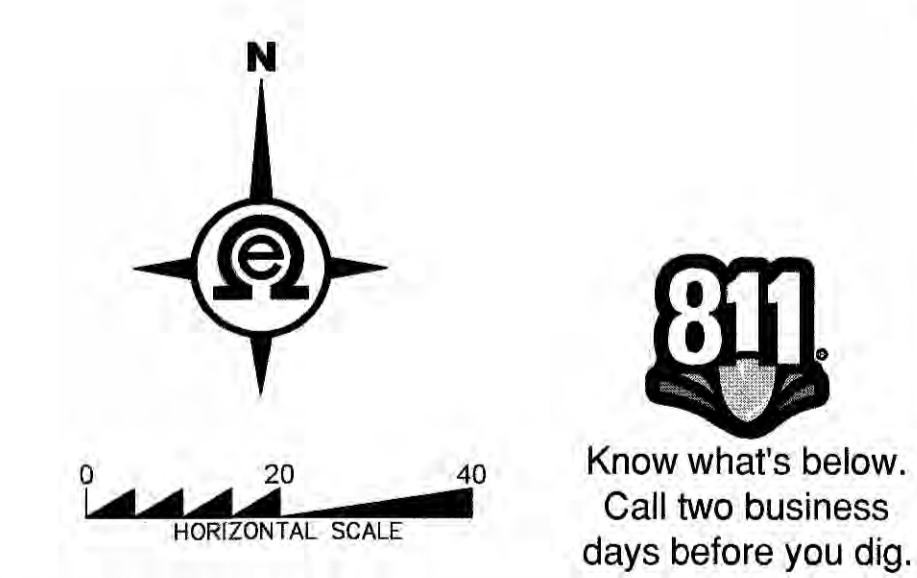
BY	DESCRIPTION	DATE	R#

SEWER &
WATER
PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
1-425-903-4852
1-425-259-1958

OMEGA ENGINEERING, INC.

HIDDEN VALLEY SP
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP
30 NORTH, RANGE 5 EAST, W.M.



PFN:

CITY OF MARYSVILLE
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THIS _____ DAY OF _____, 201__

BY:
KEN MONTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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PROJ. NO. 22-0903	DES. BY: EJT
DATE: 5/2/2023	
SCALE: 1" = 20'	
DRAWING NO. 7	OF 7