

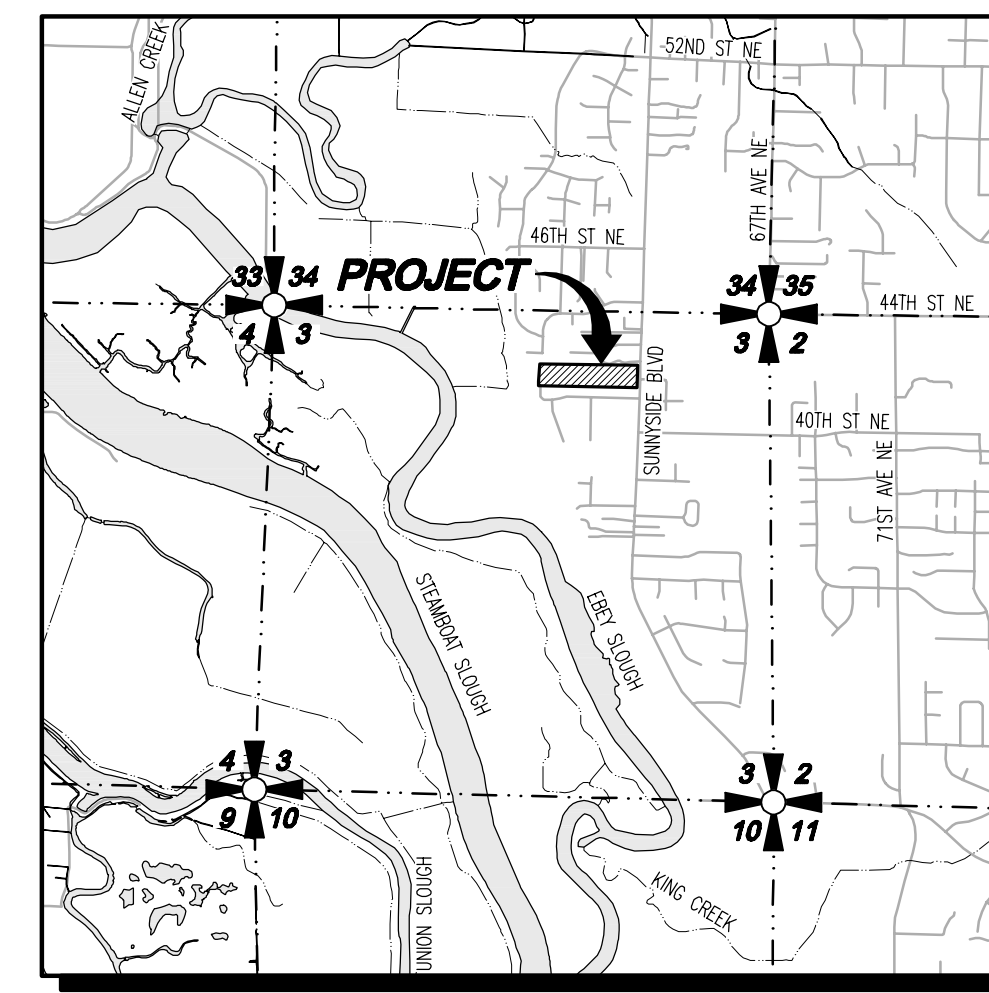
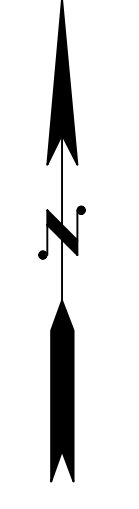
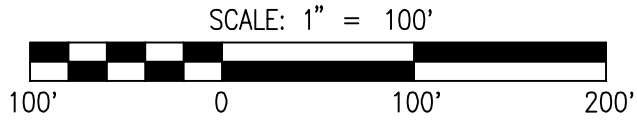
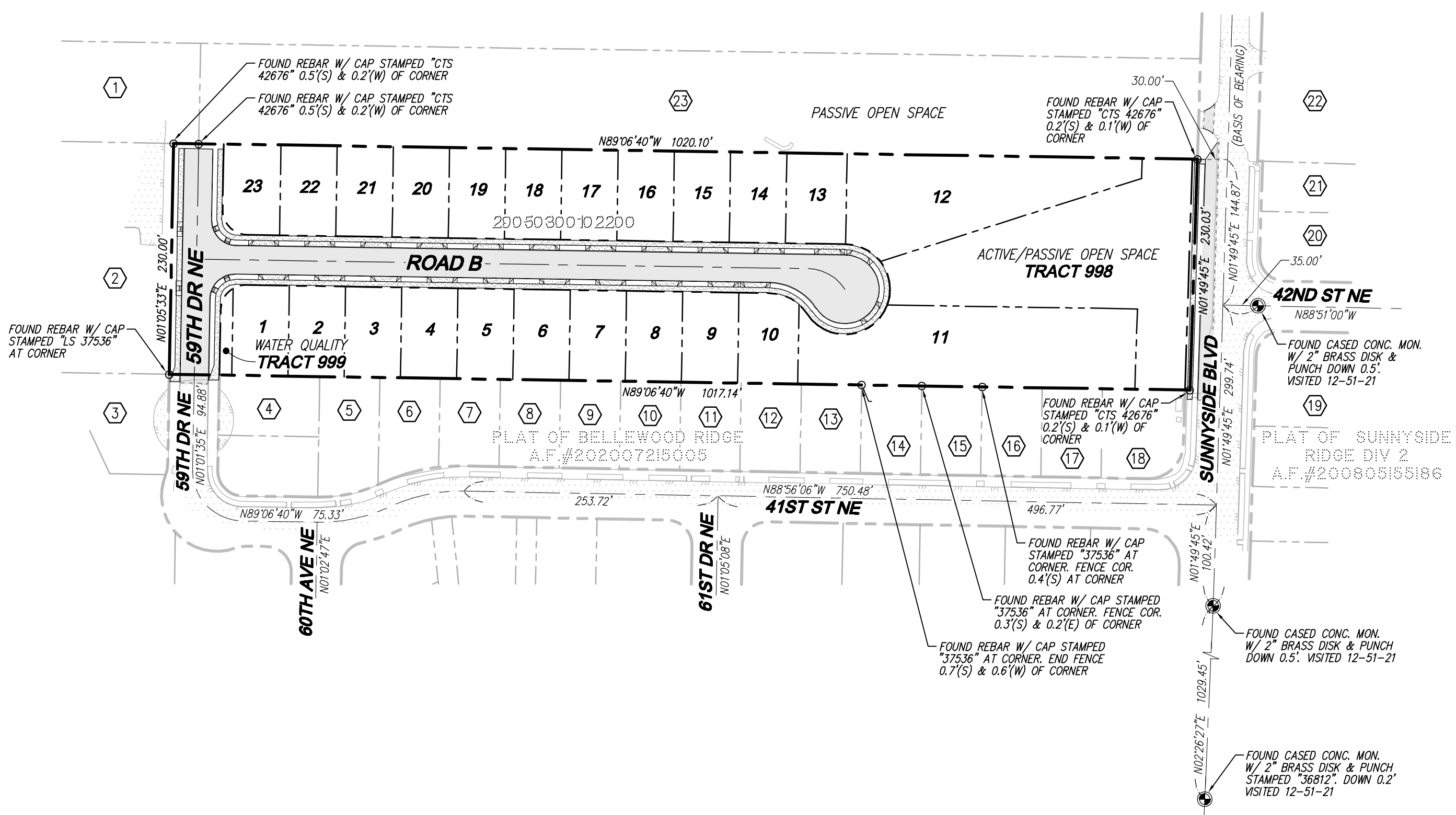
OLYMPIC VISTA PRD PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

| EXISTING SYMBOLS | | ABBREVIATIONS | |
|------------------|---|---------------|------------------------------|
| SYMBOL | DESCRIPTION | CB | CATCH BASIN |
| ● | SET 1/2" x 24" REBAR W/ CAP STAMPED "PCS 37536" | CL | CENTERLINE |
| ○ | REBAR W/ CAP, AS NOTED | CMP | CORRUGATED METAL PIPE |
| ⊕ | FOUND CONCRETE MONUMENT AS NOTED | CP | CONCRETE PIPE |
| ⊗ | STORM DRAIN MANHOLE | EL | ELEVATION |
| > | CULVERT | EXIST. | EXISTING |
| □ | CATCH BASIN | FL | FLOWLINE |
| ⊕ | WATER VALVE | IE | INVERT ELEVATION |
| ⊕ | FIRE HYDRANT | LCPE | LINE CORRUGATED POLYETHYLENE |
| ⊕ | WATER METER | R | PROPERTY LINE |
| ⊕ | HOSE BIB | PP | POWER POLE |
| ⊕ | SANITARY SEWER MANHOLE | PVC | POLYVINYL CHLORIDE PIPE |
| ⊕ | MAILBOX | R/W | RIGHT-OF-WAY |
| ⊕ | SIGN POST | STA | STATION |
| ⊕ | UTILITY/POWER POLE | SD | STORM DRAIN |
| ⊕ | POWER HAND HOLE | SS | SANITARY SEWER |
| ⊕ | GUY ANCHOR | SSMH | SANITARY SEWER MANHOLE |
| ⊕ | GUY ANCHOR POLE | SWPE | SOLID WALL POLYETHYLENE PIPE |
| ⊕ | POWER TRANSFORMER | TYP | TYPICAL |
| ★ | CONIFEROUS TREE | TBR | TO BE REMOVED |
| ○ | DECIDUOUS TREE | | |

| PROPOSED WATER SYMBOLS | | PROPOSED STORM SYMBOLS | |
|------------------------|-------------------|------------------------|--------------------------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| ⊕ | WATER CAP | ■ | TYPE 1 CATCH BASIN, GRATED LID |
| ⊕ | CONCRETE BLOCKING | ■ | TYPE 1 CATCH BASIN, SOLID LID |
| ⊕ | BUTTERFLY VALVE | ⊕ | TYPE 2 CATCH BASIN, GRATED LID |
| ⊕ | 11' BEND | ⊕ | TYPE 2 CATCH BASIN, SOLID LID |
| ⊕ | 45' BEND | ⊕ | BEESHIVE MANHOLE COVER |
| ⊕ | 90' BEND | ⊕ | SQUARE YARD DRAIN |
| ⊕ | 22' BEND | ⊕ | ROUND YARD DRAIN |
| ⊕ | VALVE | ⊕ | STORM CLEAN OUT |
| ⊕ | HYDRANT ASSEMBLY | — | STORM PIPE |
| ⊕ | BLOW-OFF VALVE | | |
| ⊕ | REDUCER | | |
| ⊕ | AIR-VAC ASSEMBLY | | |
| ⊕ | WATER METER | | |
| ⊕ | WATER PIPE | | |

| PROPOSED SEWER SYMBOLS | | PROPOSED SURVEY SYMBOLS | |
|------------------------|----------------|-------------------------|----------------------------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| ⊕ | SEWER CAP | ⊕ | SURVEY MONUMENT IN PROPOSED ROAD |
| ⊕ | SEWER CLEANOUT | | |
| ● | SEWER MANHOLE | | |
| — | SEWER PIPE | | |



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 455.34 FEET SOUTH OF THE QUARTER CORNER ON THE NORTH BOUNDARY OF THE SECTION; THENCE EAST 1294.3 FEET; THENCE SOUTH 00'05" WEST FOR 100 FEET; THENCE WEST 2032.9 FEET TO THE BANK OF EBEL SLOUGH; THENCE NORTH 53'51" WEST FOR 110 FEET; THENCE NORTH 40'22" WEST FOR 40 FEET; THENCE EAST FOR 857.5 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF SUNNYSIDE BOULEVARD;

TOGETHER WITH TRACT 998, WESTVIEW AT SUNNYSIDE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO.9808075002, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL UNDER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9207010592, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH MEASURES SOUTH 02°14'23" WEST, A DISTANCE OF 455.34 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 274.00 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF 59TH DRIVE N.E. (FORMERLY 44TH STREET N.E.), PER PLAT OF WESTVIEW AT SUNNYSIDE II AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE SOUTH 01°05'04" WEST, ALONG THE SOUTHERLY PROJECTED CENTERLINE OF SAID 59TH DRIVE N.E., A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89°07'08" WEST, A DISTANCE OF 1052.40 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE HIGH ORDINARY WATER MARK LINE OF EBEL SLOUGH AS FIELD LOCATED 5/3/2005;

THENCE NORTH 49°39'27" WEST, A DISTANCE OF 42.18 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE; THENCE CONTINUING ALONG SAID HIGH WATER MARK LINE NORTH 40°54'16" WEST, A DISTANCE OF 98.16 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 876.74 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 998, PLAT OF WESTVIEW AT SUNNYSIDE II, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID 59TH DRIVE N.E.;

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BENCHMARK

FOUND CASED CONC. MON. ON CENTERLINE, SUNNYSIDE BLVD.
ELEVATION=143.93'
PER GPS OBSERVATIONS

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF SUNNYSIDE ROAD, AS THE BEARING OF N02°26'27"E.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

(R1) PLAT OF BELLEWOOD (AFN. 202007215005)
(R2) PLAT OF SUNNYSIDE RIDGE (AFN. 201003025001)

NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.

ADJACENT TAX PARCEL NUMBERS

- ①.....29050300108500
- ②.....29050300108400
- ③.....01195300005300
- ④.....01195300000100
- ⑤.....01195300000200
- ⑥.....01195300000400
- ⑦.....01195300000500
- ⑧.....01195300000600
- ⑨.....01195300000700
- ⑩.....01195300000800
- ⑪.....01195300000900
- ⑫.....01195300001000
- ⑬.....01195300001100
- ⑭.....01195300001200
- ⑮.....01195300001300
- ⑯.....01195300001400
- ⑰.....01195300001500
- ⑱.....01195300001600
- ⑲.....01099000000400
- ⑳.....01099000000500
- ㉑.....01099000000600
- ㉒.....29050300100700
- ㉓.....29050300102100

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS MAP
- 3 PRELIMINARY HORIZONTAL CONTROL PLAN
- 4 PRELIMINARY ROAD, GRADING AND STORM DRAINAGE PLAN
- 5-6 PRELIMINARY ROAD PROFILES
- 7 PRELIMINARY ROAD SECTIONS
- 8 PRELIMINARY COMPOSITE UTILITY PLAN
- L-1 - L-3 LANDSCAPE PLANS

EARTHWORK QUANTITIES

CUT: 12,000 CY
 FILL: 12,000 CY
 DISTURBED AREA: 241,706 SF (5.55 AC)
 CUT/FILL ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO RUN EARTH CALCULATIONS FOR SPECIFIC DATA.

PROJECT INFORMATION

TAX PARCEL: 29050300102200
 SITE ADDRESS: 4128 SUNNYSIDE BLVD MARYSVILLE, WA 98270
 234,283 SF (5.38 AC)
 SITE AREA:
 CURRENT ZONING: R-4.5 (PRD)
 PROPOSED ZONING: R-4.5 (PRD)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LOTS: 23
 MAX IMPERVIOUS COVERAGE: 70% PER LOT
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD
 GAS: PUGET SOUND ENERGY
 TELEPHONE: FRONTIER
 CABLE: COMCAST
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
 BUILDING SETBACKS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 5 FEET
 PARKING REQUIREMENTS:
 PARKING REQUIRED: 2 PER DU=48 STALLS
 PARKING PROVIDED: 96 STALLS
 (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

CONTACT LIST

| | |
|--|--|
| OWNER/APPLICANT: KEYSTONE LAND, LLC 13805 SMOKEY POINT BLVD MARYSVILLE, WASHINGTON 98271 CONTACT: JOE LONG PHONE: (425) 288-6373 EMAIL: joe@cornerstonehomes.com | CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tabbott@ldcorp.com |
| SURVEYOR: PACIFIC COAST SURVEYS, INC. 16300 MILL CREEK BLVD, STE G4 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 508-4951 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net | LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 165TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origin@gmail.com |

GEOTECH:

LII & ASSOCIATES, INC.
 19213 KENLAKE PL NE
 KENMORE, WASHINGTON 98028
 CONTACT: JULIAN LIU, PE
 PHONE: (425) 483-9134
 FAX: (425) 486-2746
 EMAIL:

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.

Drawing: P:\Civil\2024\Olympic Vista\Drawings\Olympic Vista Preliminary\Olympic Vista Preliminary.dwg Plotted: Feb. 07, 2023 - 10:14am

| | |
|-------------|------|
| BY | |
| NO. | DATE |
| REVISIONS | |
| DESCRIPTION | |

| | |
|--------------------------------------|-----------------|
| Surveying Engineering Planning | Olympia |
| LDC | |
| WOODINVILLE | |
| 20210 142ND AVENUE NE | |
| WOODINVILLE, WA 98072 | |
| Kent | www.LDCcorp.com |
| T 425.806.1869 | F 425.482.2893 |

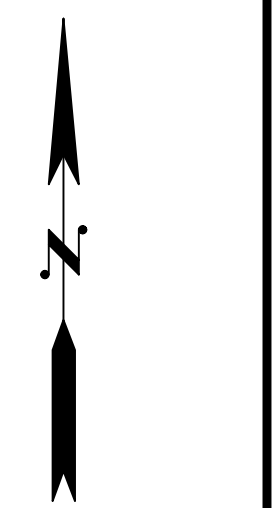
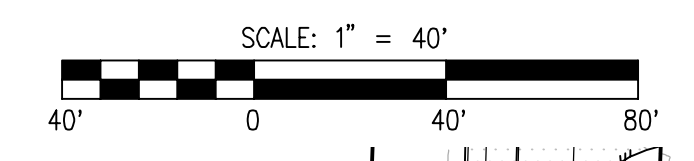
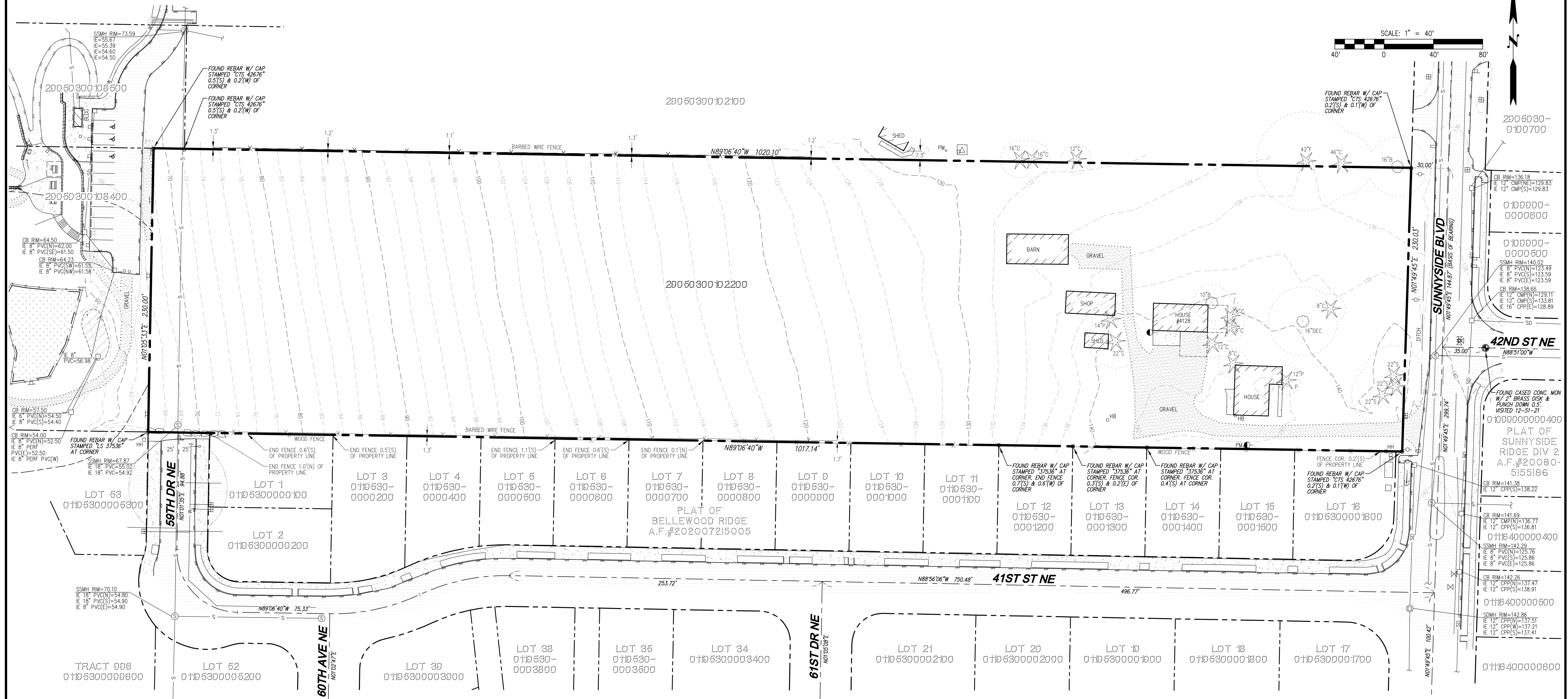
KEYSTONE LAND, LLC.
 OLYMPIC VISTA PRD
 COVER SHEET

| | |
|---------------|---------------|
| JOB NUMBER: | C21-210 |
| DRAWING NAME: | C21210P-CS-PL |
| DESIGNER: | TPA |
| DRAFTING BY: | BJN |
| DATE: | 2-07-23 |
| SCALE: | 1"=100' |
| JURISDICTION: | MARYSVILLE |

CS-01

SHEET 1 of 8

NW 1/4 OF THE NE 1/4, SEC 3, TWN 29 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



SURVEY INFORMATION

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 455.34 FEET SOUTH OF THE QUARTER CORNER ON THE NORTH BOUNDARY OF THE SECTION; THENCE EAST 1294.3 FEET; THENCE SOUTH 00'05" WEST FOR 100 FEET; THENCE WEST 2032.9 FEET TO THE BANK OF EBEL SLOUGH; THENCE NORTH 53'51" WEST FOR 110 FEET; THENCE NORTH 40'22" WEST FOR 40 FEET; THENCE EAST FOR 857.5 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF SUNNYSIDE BOULEVARD;

TOGETHER WITH TRACT 998, WESTVIEW AT SUNNYSIDE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 9808075002, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL UNDER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9207010592, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH MEASURES SOUTH 02°47'23" WEST, A DISTANCE OF 455.34 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 274.00 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF 59TH DRIVE N.E. (FORMERLY 44TH STREET N.E.), PER PLAT OF WESTVIEW AT SUNNYSIDE II AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE SOUTH 01°03'04" WEST, ALONG THE SOUTHERLY PROJECTED CENTERLINE OF SAID 59TH DRIVE N.E., A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89°07'08" WEST, A DISTANCE OF 1052.40 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE HIGH ORDINARY WATER MARK LINE OF EBEL SLOUGH AS FIELD LOCATED 5/3/2005;

THENCE NORTH 49°39'27" WEST, A DISTANCE OF 42.18 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE;

THENCE CONTINUING ALONG SAID HIGH WATER MARK LINE NORTH 40°54'16" WEST, A DISTANCE OF 98.16 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 876.74 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 998, PLAT OF WESTVIEW AT SUNNYSIDE II, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID 59TH DRIVE N.E.;

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BENCHMARK

FOUND Cased CONC. MON. ON CENTERLINE, SUNNYSIDE BLVD.
ELEVATION=143.93'
PER GPS OBSERVATIONS

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF SUNNYSIDE ROAD, AS THE BEARING OF N02°26'27"E.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

- (R1) PLAT OF BELLEWOOD (AFN. 2002007215005)
- (R2) PLAT OF SUNNYSIDE RIDGE (AFN. 201003025001)

NOTES

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- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY; NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED; THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

LEGEND AND ABBREVIATIONS

| EXISTING SYMBOLS | DESCRIPTION | ABBREVIATIONS |
|------------------|--|-----------------------------------|
| ● | SET 1/2" x 4" REBAR W/ CAP STAMPED "CTS 37536" | CB CATCH BASIN |
| ○ | REBAR W/ CAP, AS NOTED | CL CENTERLINE |
| ⊙ | FOUND CONCRETE MONUMENT AS NOTED | CMP CORRUGATED METAL PIPE |
| ⊕ | STORM DRAIN MANHOLE | CP CONCRETE PIPE |
| ∨ | CULVERT | EL ELEVATION |
| ⊠ | CATCH BASIN | EXIST. EXISTING |
| ⊞ | WATER VALVE | IE INVERT ELEVATION |
| ⊕ | FIRE HYDRANT | LCPE LINE CORRUGATED POLYETHYLENE |
| ⊕ | WATER METER | R PROPERTY LINE |
| ⊕ | HOSE BIB | PP POWER POLE |
| ⊕ | SANITARY SEWER MANHOLE | PVC POLYVINYL CHLORIDE PIPE |
| ⊕ | MAILBOX | R/W RIGHT-OF-WAY |
| ⊕ | SIGN POST | STA STATION |
| ⊕ | UTILITY/POWER POLE | SD STORM DRAIN |
| ⊕ | POWER HAND HOLE | SS SANITARY SEWER |
| ⊕ | GUY ANCHOR | SSMH SANITARY SEWER MANHOLE |
| ⊕ | GUY ANCHOR POLE | SWPE SOLID WALL POLYETHYLENE PIPE |
| ⊕ | POWER TRANSFORMER | TYP TYPICAL |
| ⊕ | CONFEROUS TREE | TBR TO BE REMOVED |
| ⊕ | DECIDUOUS TREE | |

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.

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

LDC
Surveying
Engineering
Planning

Woodinville
Woodinville, WA 98072
www.LDCcorp.com

Kent
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.866.1869 F 425.482.2893

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
EXISTING CONDITIONS MAP

THOMAS P. ARBERRY
PROFESSIONAL ENGINEER
68921

JOB NUMBER: C21-210
DRAWING NAME: C21210P-T0-PL.dwg
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 2-07-23
SCALE: 1"=40'
JURISDICTION: MARYSVILLE

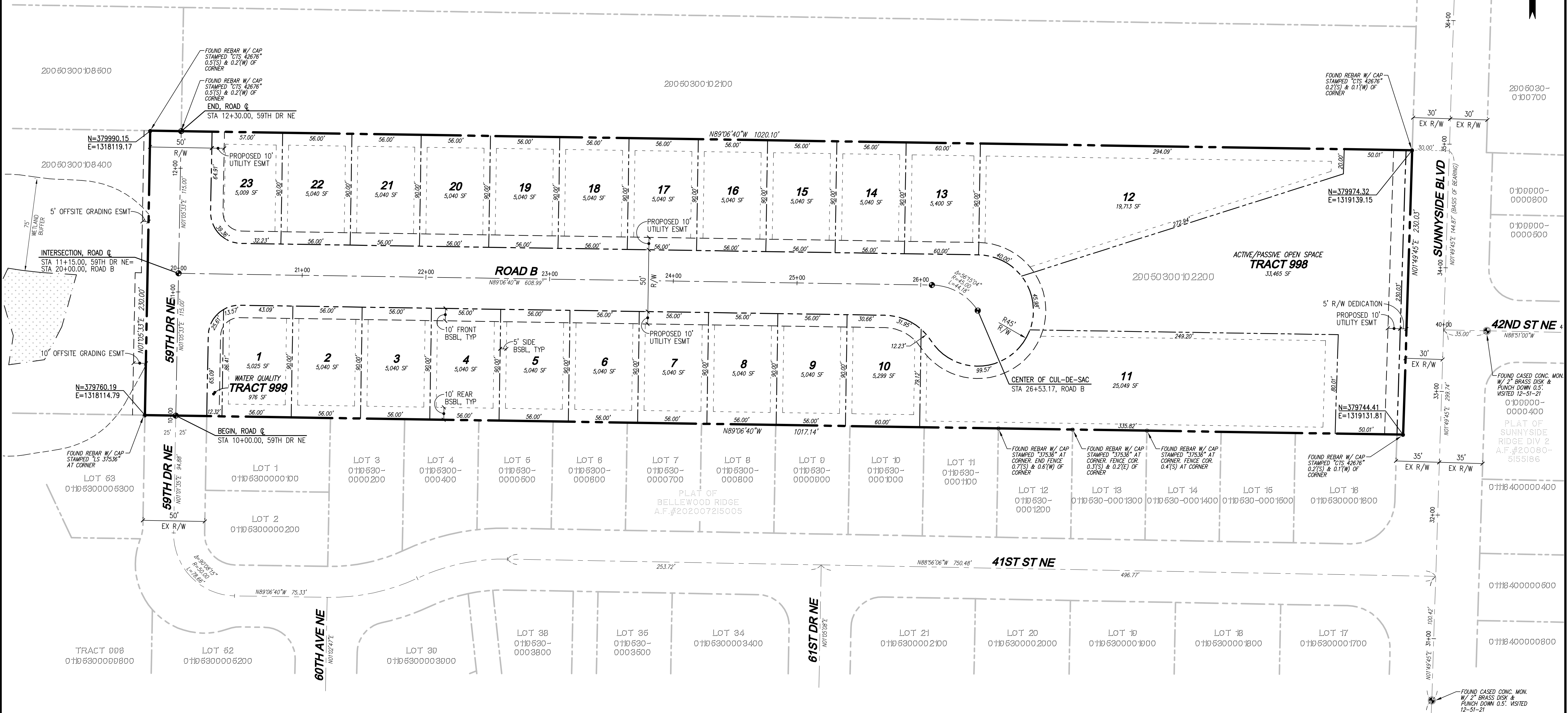
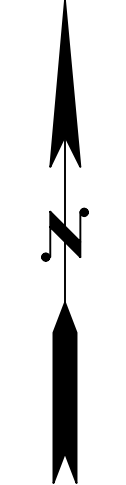
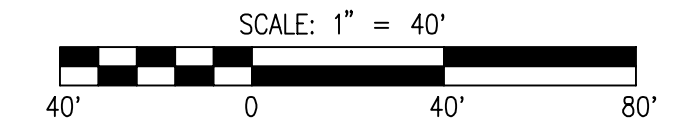
TO-01
SHEET 2 OF 8

Drawing: P:\City\2023\C21-210 Olympic Vista\Drawings\Preliminary\C21210P-T0-PL.dwg Plotted: Feb. 07, 2023 - 10:15am

NW 1/4 OF THE NE 1/4, SEC 3, TWN 29 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND

MONUMENT



PROJECT INFORMATION

TAX PARCEL: 29050300102200
 SITE ADDRESS: 4128 SUNNYSIDE BLVD, MARYSVILLE, WA 98270
 SITE AREA: 234,283 SF (5.38 AC)
 CURRENT ZONING: R-4.5 (PRD)
 PROPOSED ZONING: R-4.5 (PRD)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LOTS: 23
 MAX IMPERVIOUS COVERAGE: 70% PER LOT
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD
 GAS: PUGET SOUND ENERGY
 TELEPHONE: FRONTIER
 CABLE: COMCAST
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
 BUILDING SETBACKS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 5 FEET
 PARKING REQUIREMENTS:
 PARKING REQUIRED: 2 PER DU=48 STALLS
 PARKING PROVIDED: 96 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

UTILITY NOTE

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DISCLAIMER

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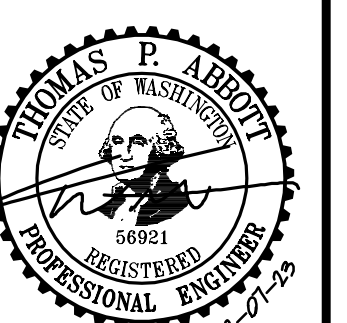


REVISIONS

| NO. | DATE | DESCRIPTION |
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LDC Surveying Engineering Planning
 Olympia
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
 T: 425.806.1869 F: 425.482.2893

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 PRELIMINARY HORIZONTAL CONTROL PLAN

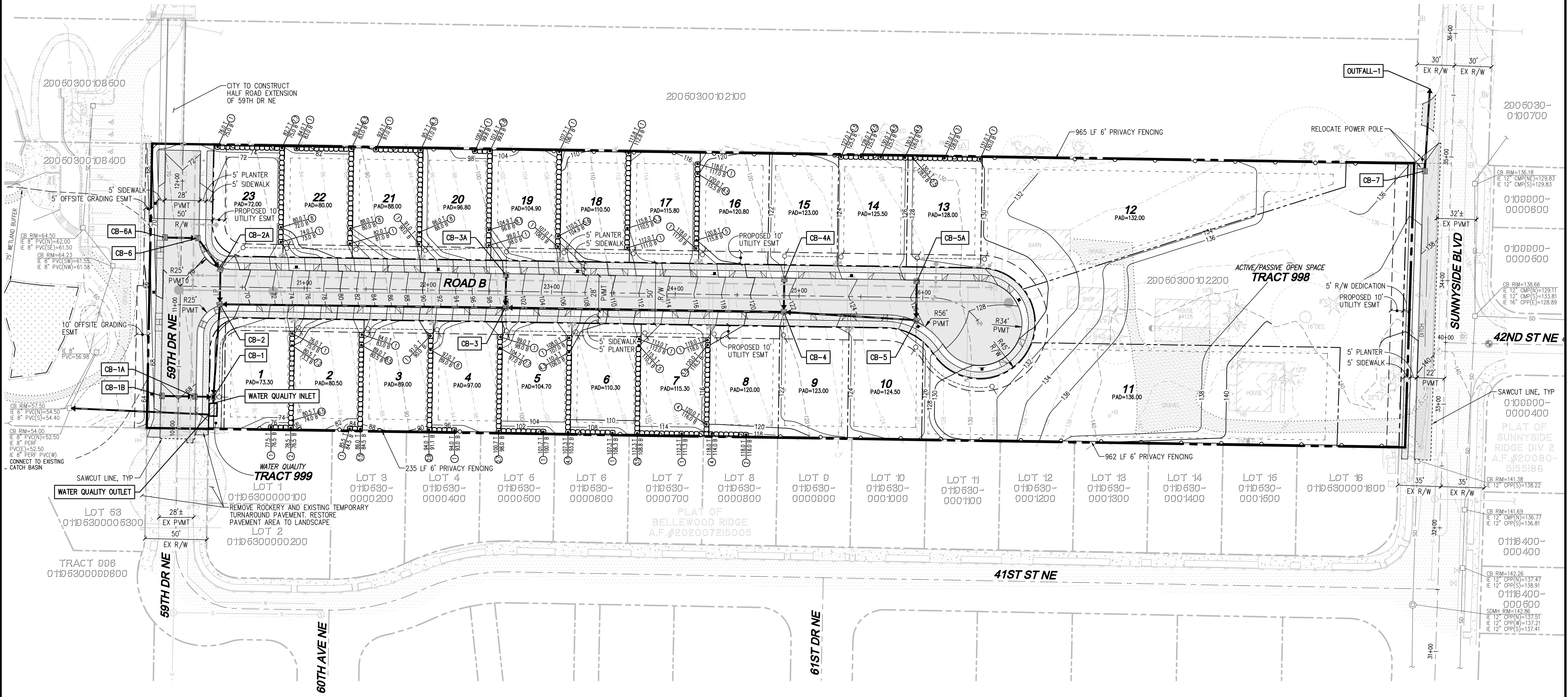
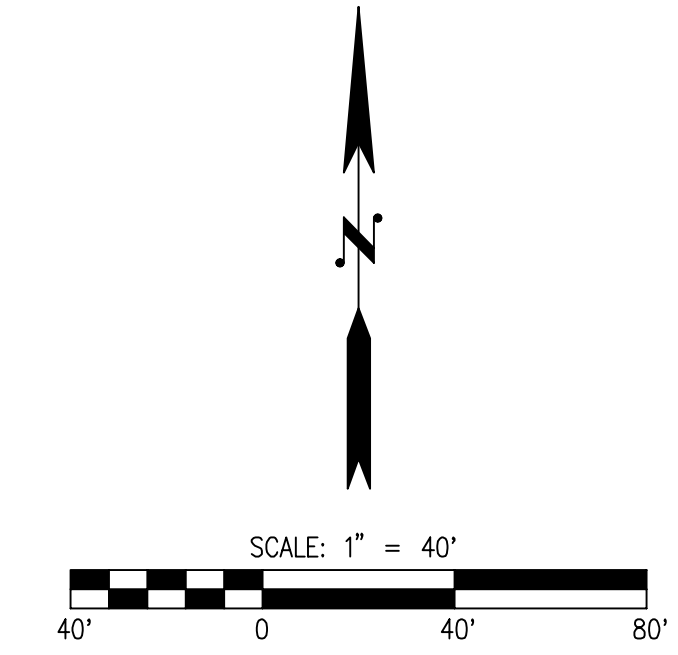
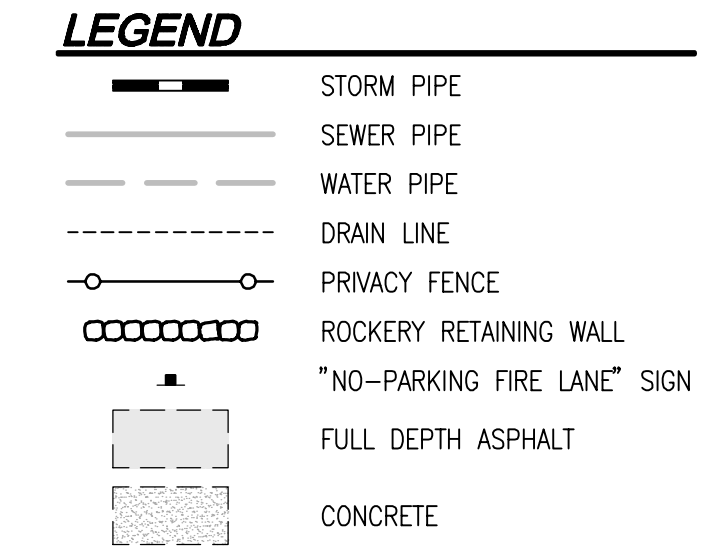


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 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=40'
 JURISDICTION: MARYSVILLE

HC-01
 SHEET 3 OF 8

Drawing: P:\City\2023\City\210 Olympic Vista\Drawings\Preliminary\C21210P-HC-PL.dwg Plotted: Feb 07, 2023 - 10:15am

NOTES
 1. SEE SHEETS PR-01 AND PR-02 FOR ROAD PROFILES.
 2. SEE SHEET PR-02 FOR ROAD SECTIONS.



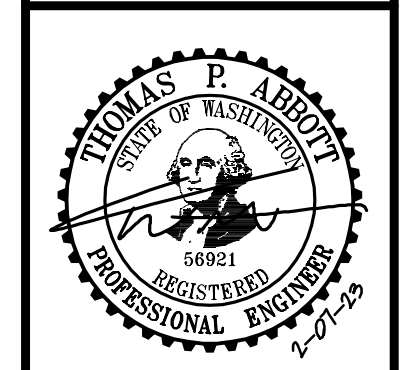
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Kent
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 20210 142nd Avenue NE
 Woodinville, WA 98072
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 T 425.806.1869 F 425.482.2893

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 ROAD, STORM DRAINAGE AND GRADING PLAN



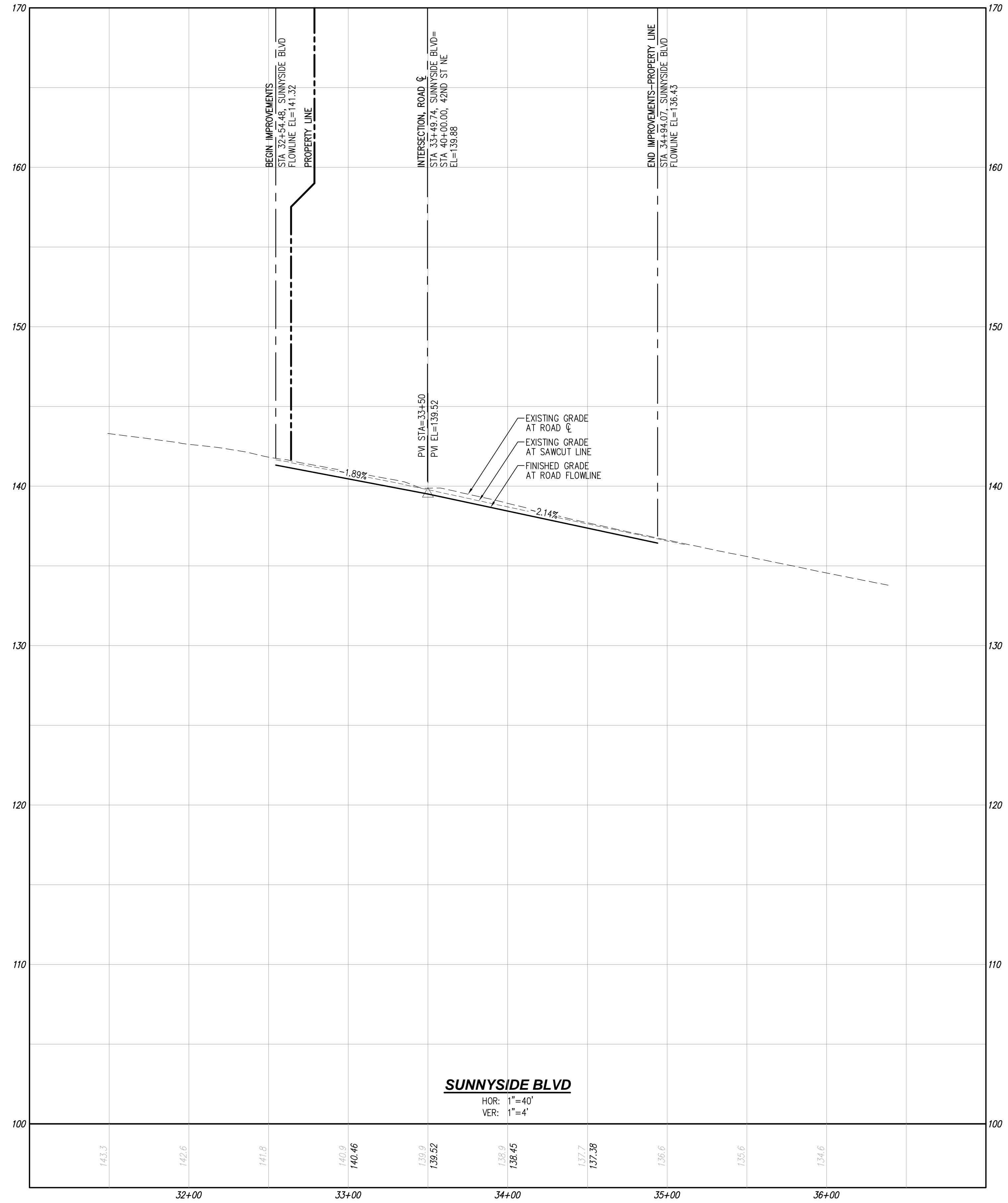
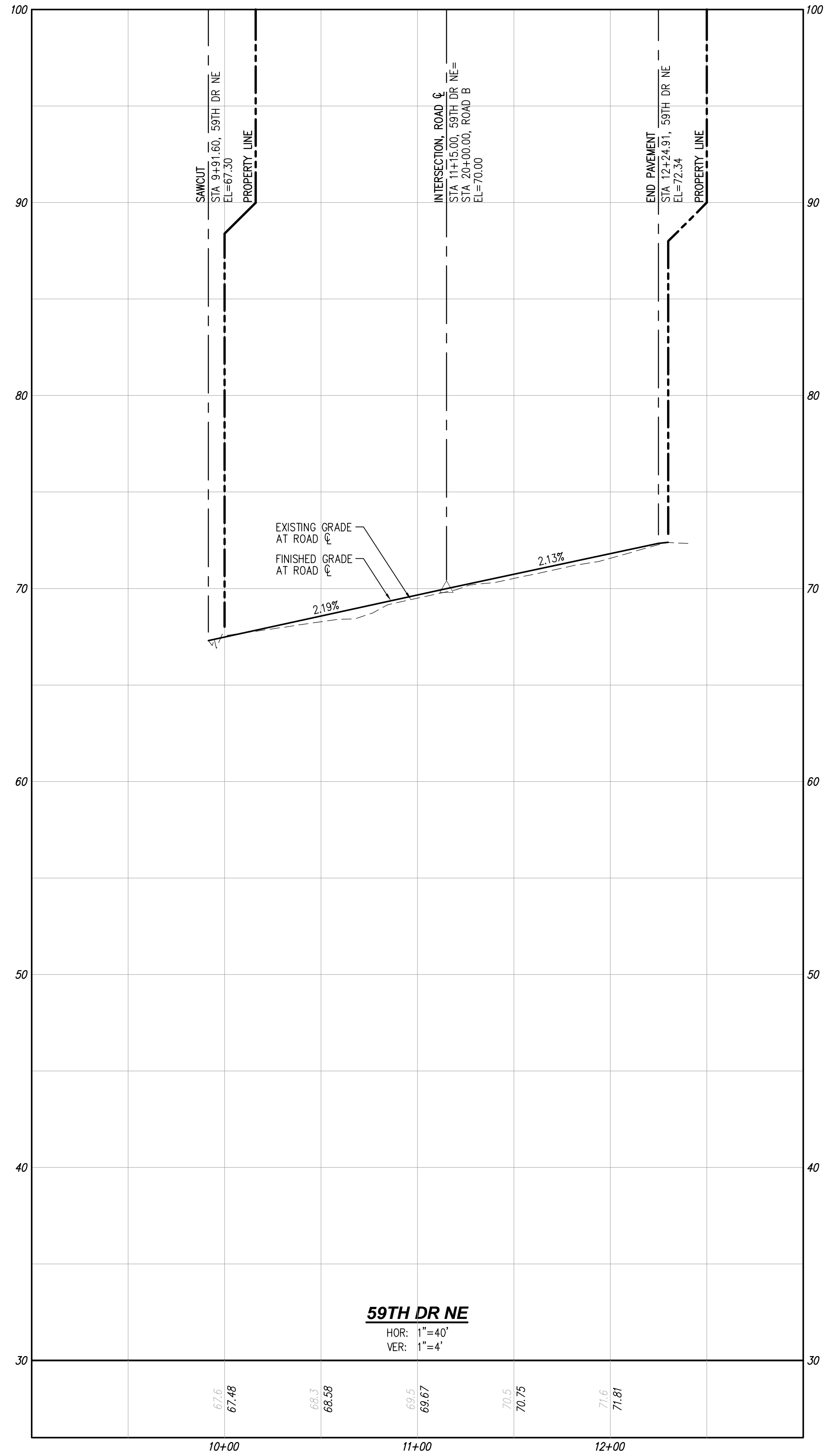
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 DRAWING NAME: C21210P-RD-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=40'
 JURISDICTION: MARYSVILLE

UTILITY NOTE
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DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NW 1/4 OF THE NE 1/4, SEC 3, TWN 29 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE

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DISCLAIMER

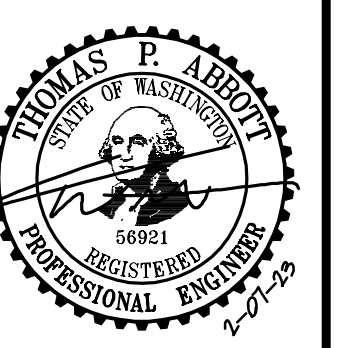
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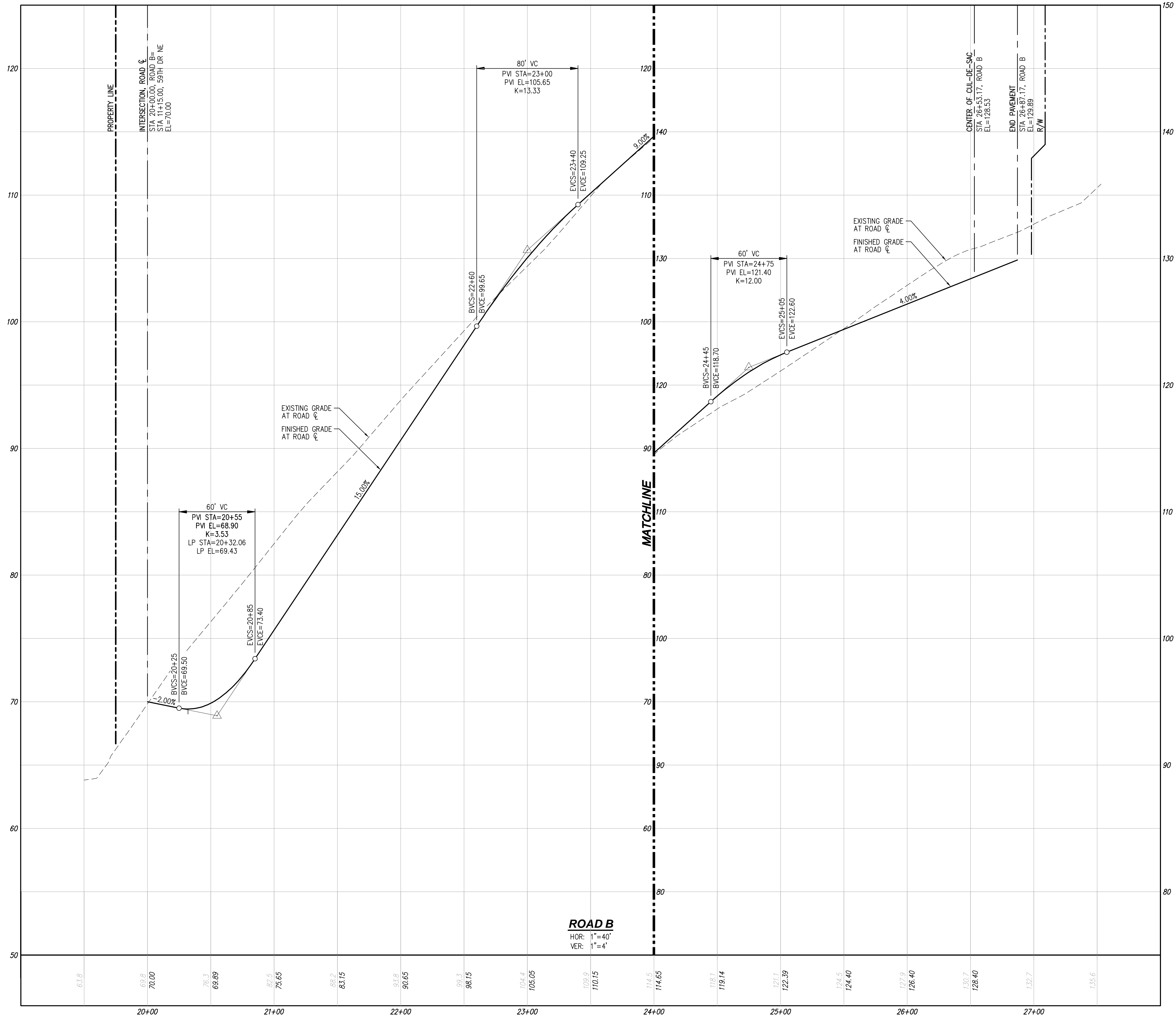
KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C21-210
 DRAWING NAME: C21210P-RD-PR
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=40'
 JURISDICTION: MARYSVILLE

Drawing: P:\C\1\2023\C21-210 Olympic Vista\Drawings\Preliminary\C21210P-RD-PR.dwg Plotted: Feb 07, 2023 - 10:15am

NW 1/4 OF THE NE 1/4, SEC 3, TWN 29 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



ROAD B
HOR: 1"=40'
VER: 1"=4'

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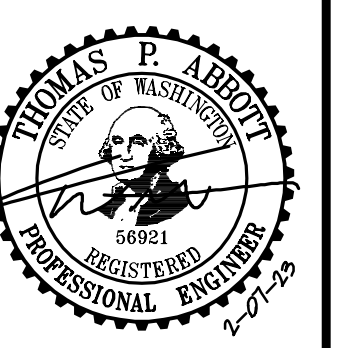


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811 or 1-800-424-5555
Utilities Underground Location Center

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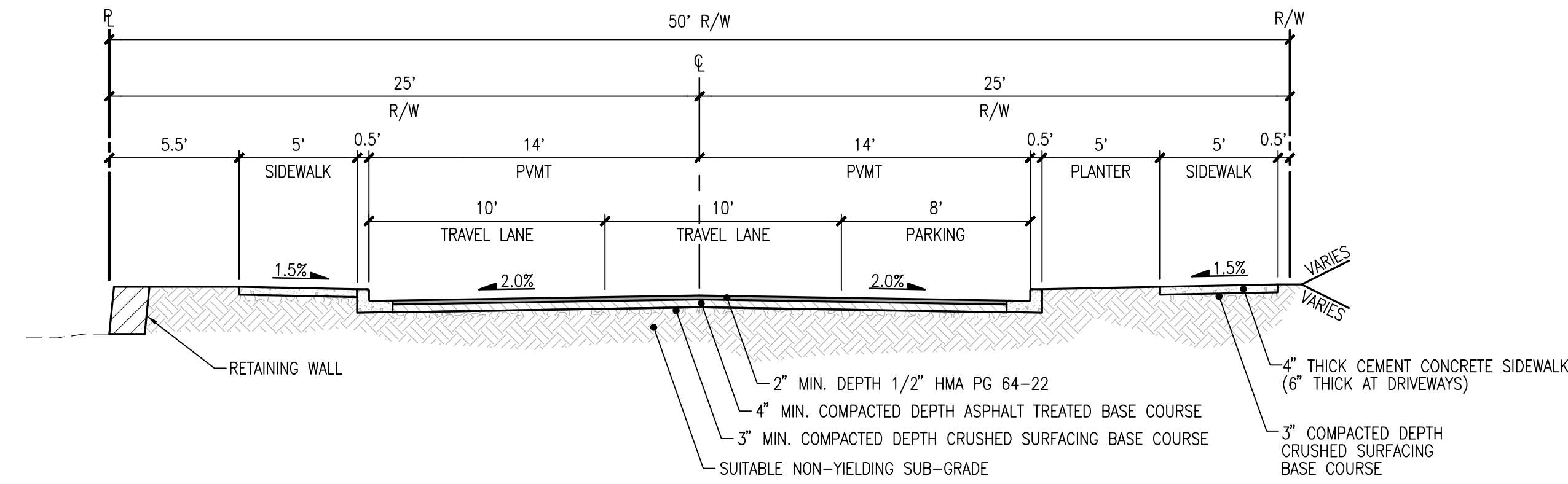
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KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
PRELIMINARY ROAD PROFILES

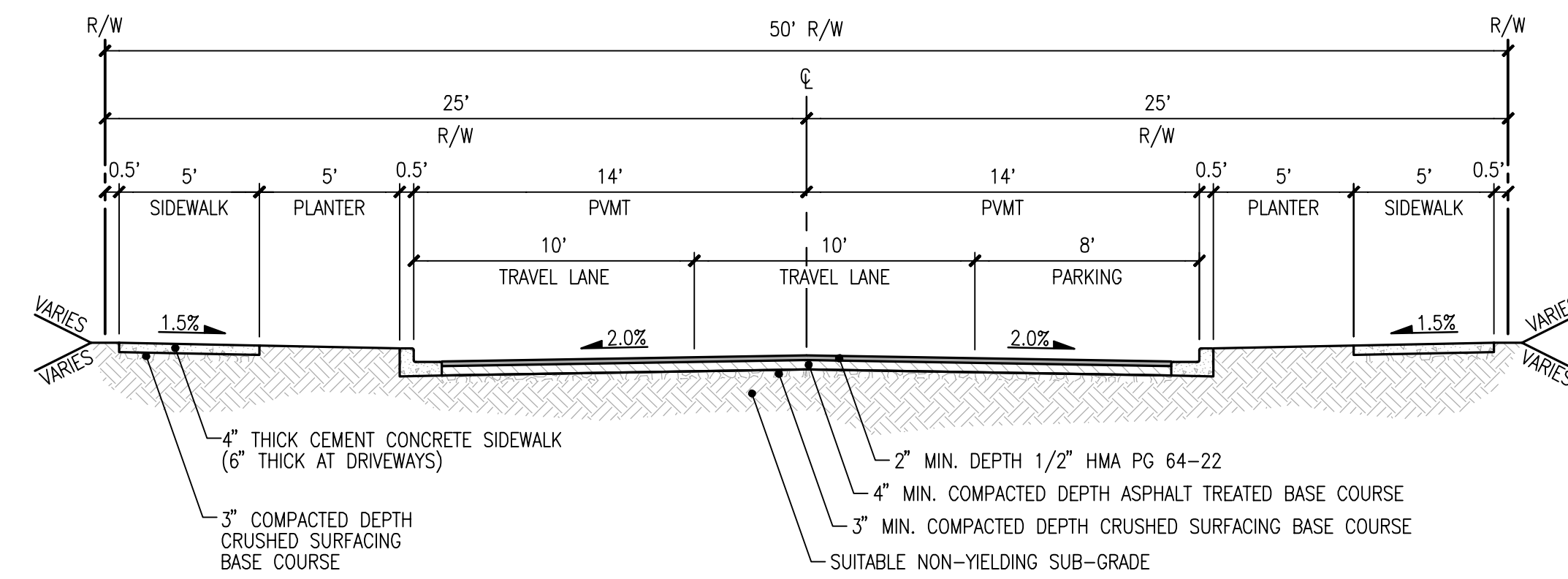


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DRAWING NAME: C21210P-RD-PR
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DRAFTING BY: BJN
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JURISDICTION: MARYSVILLE

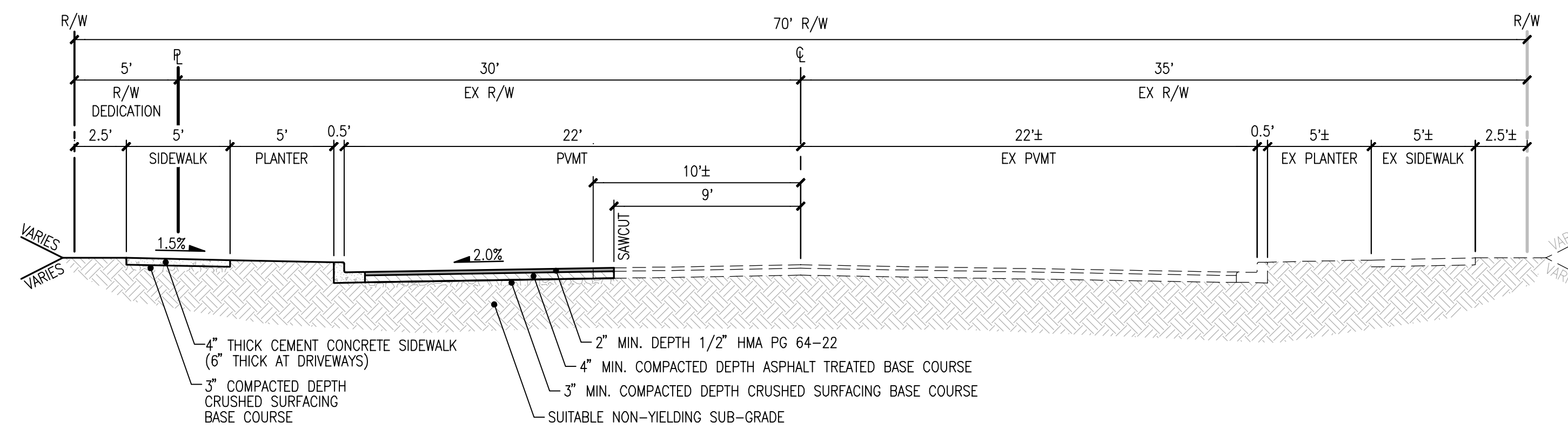
PR-02
SHEET 6 OF 8



59TH DR NE ROAD SECTION
SCALE: 1"=5'
CITY OF MARYSVILLE STD PLAN 3-202-002



ROAD B ROAD SECTION (PARKING LOCATION VARIES)
SCALE: 1"=5'
CITY OF MARYSVILLE STD PLAN 3-202-002



SUNNYSIDE BLVD ROAD SECTION
SCALE: 1"=5'

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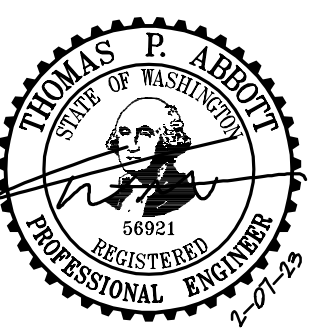


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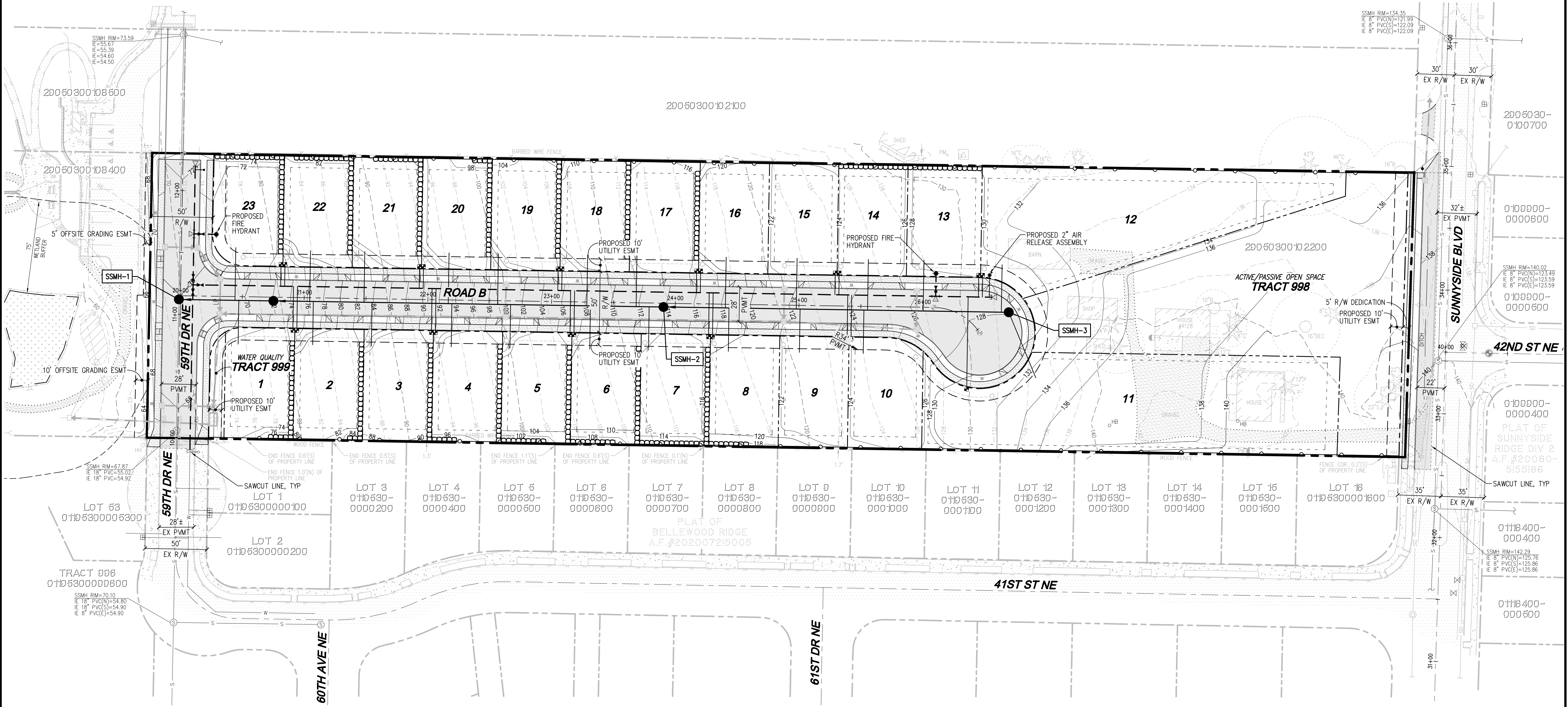
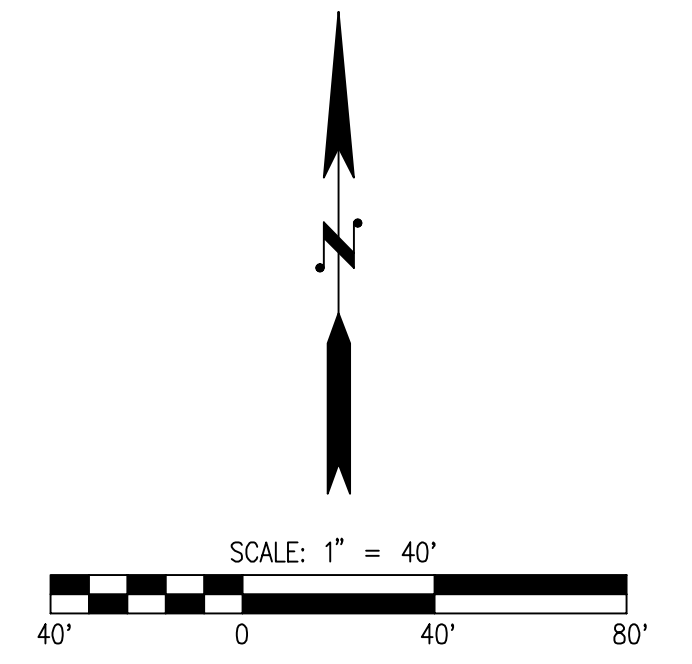
KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 PRELIMINARY ROAD SECTIONS



JOB NUMBER: C21-210
 DRAWING NAME: C21210P-RD-PR
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=5'
 JURISDICTION: MARYSVILLE

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- PRIVACY FENCE
- ROCKERY RETAINING WALL
- "NO-PARKING FIRE LANE" SIGN
- FULL DEPTH ASPHALT
- CONCRETE

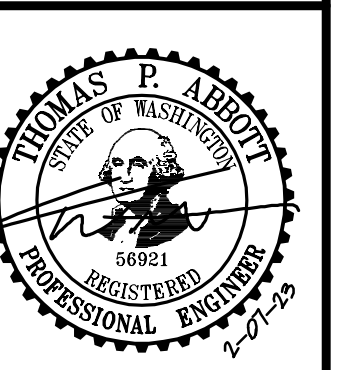


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LDC | Surveying Engineering Planning

Kent Woodinville Olympia
 20210 142nd Avenue NE Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 PRELIMINARY WATER AND SANITARY SEWER PLAN



JOB NUMBER: C21-210
 DRAWING NAME: C21210P-UI-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=40'
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Drawing: P:\CMT\2023\C21-210 Olympic Vista\Drawings\Preliminary\C21210P-UI-PL.dwg Plotted: Feb. 07, 2023 - 10:15am

GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.
 ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.
 ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.
 TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.
 TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.
 TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

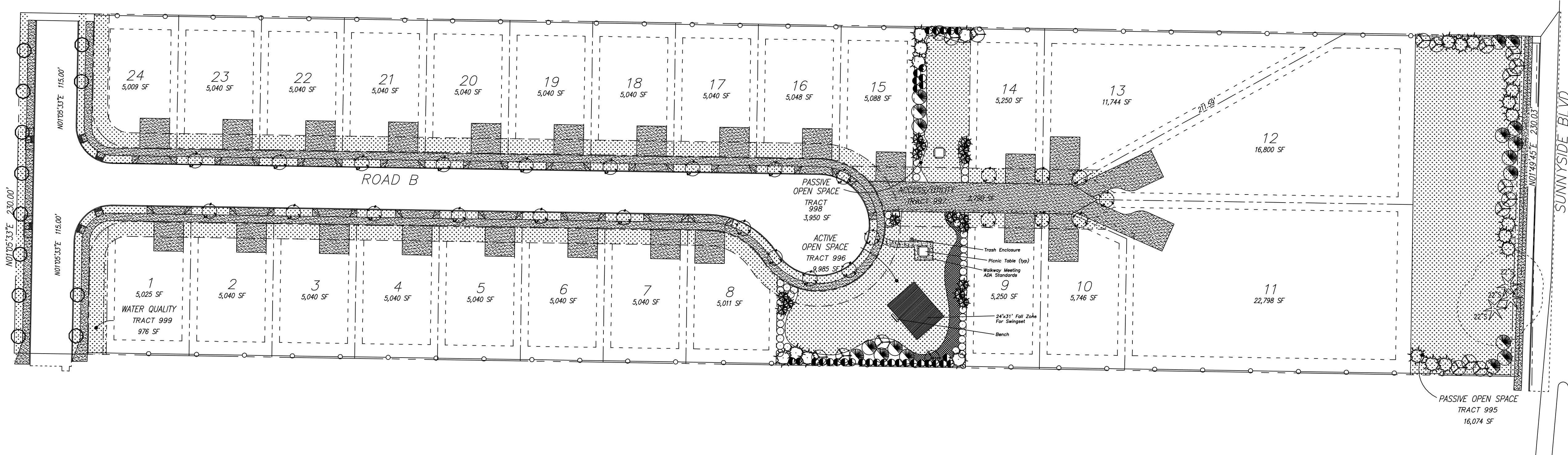
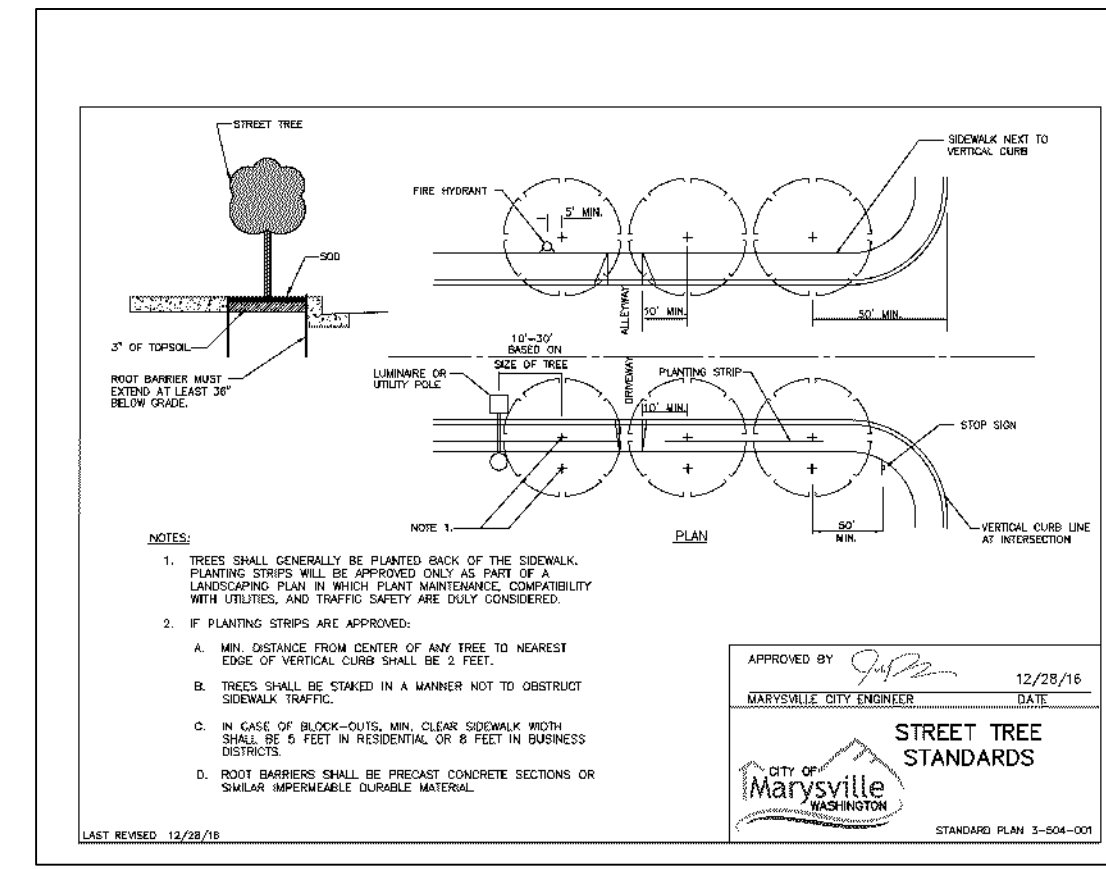
THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

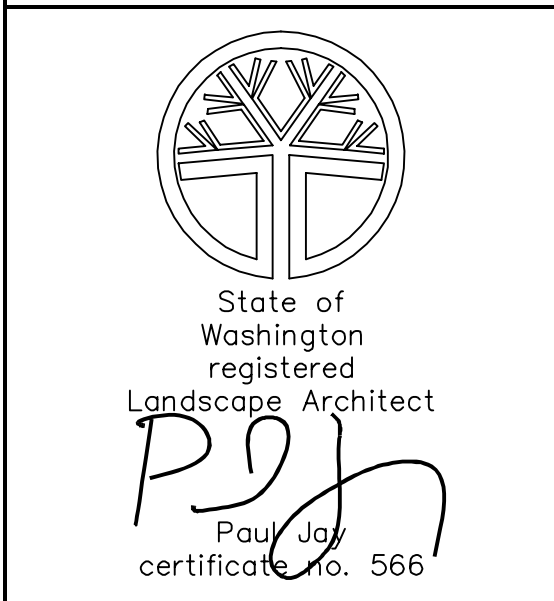
IRRIGATION ASSESSMENT

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.



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Paul Jay
 Landscape Architect
 1115 Bridge Road
 Eastham, MA 02642
 p. 360.659.8159
 c. 425.210.1986
 e. pauljaya@gmail.com



Olympic Vista PRD
 Keystone Land LLC
 LANDSCAPE PLAN

APPLICANT:
LDC

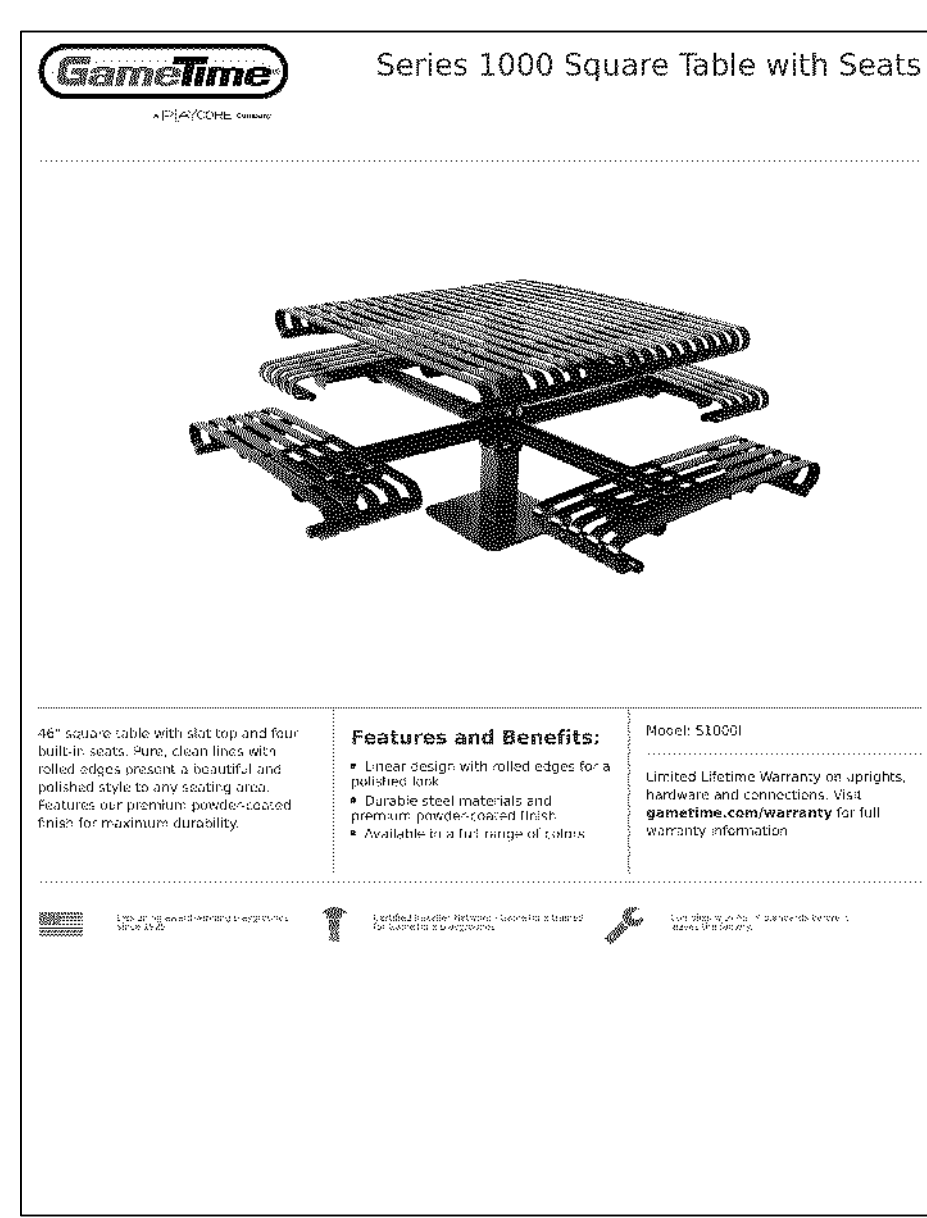
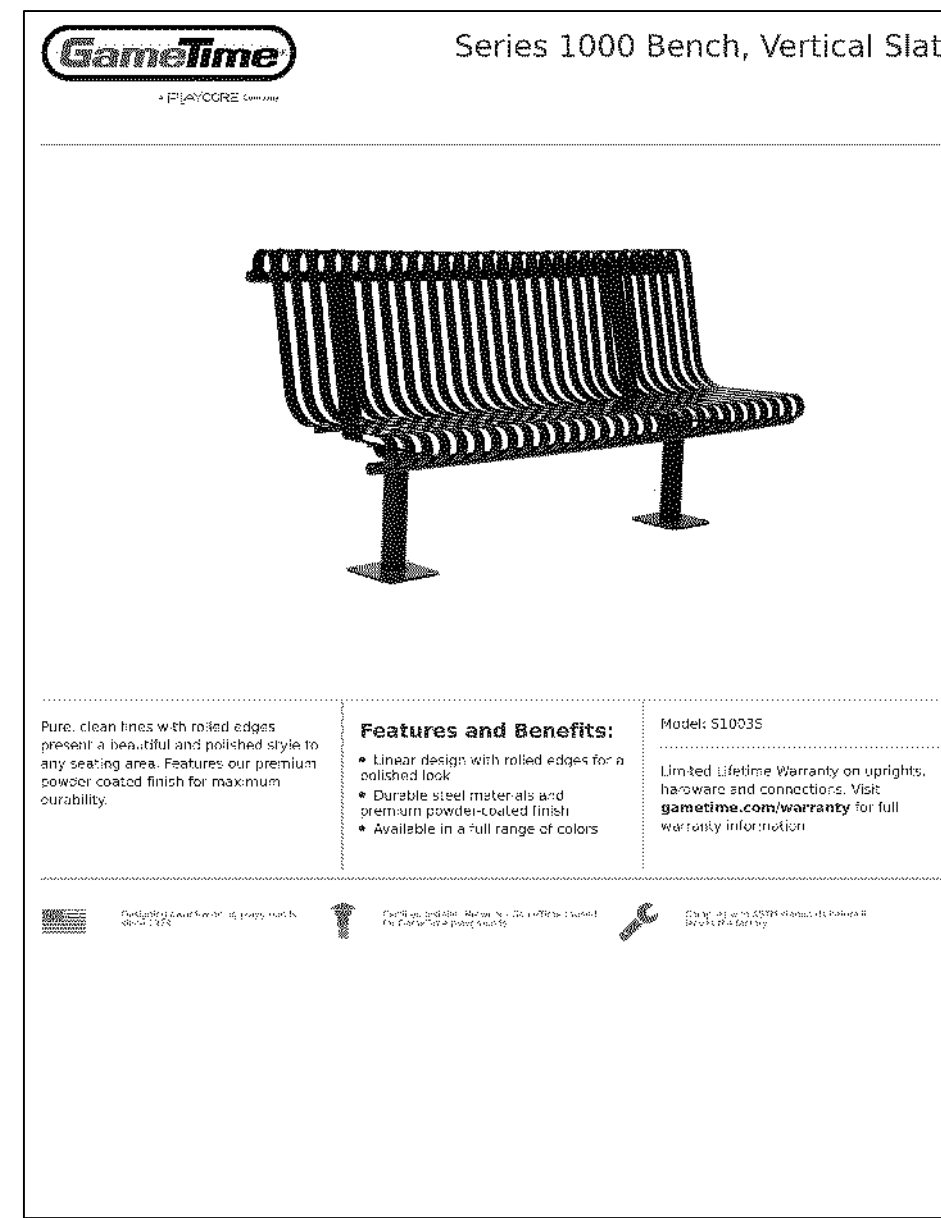
DATE:
10.25.22

PJLA JOB NO.:
DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-1
OF 3



LANDSCAPE PLANTING SCHEDULE

TREES

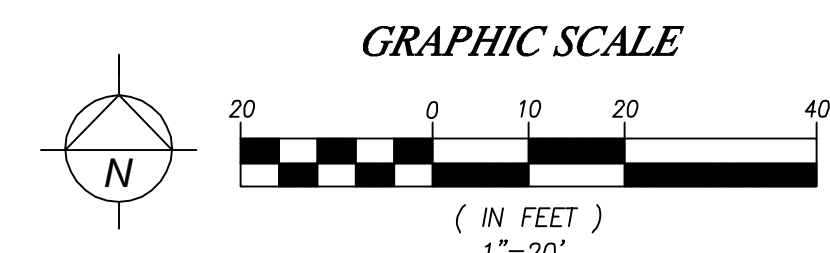
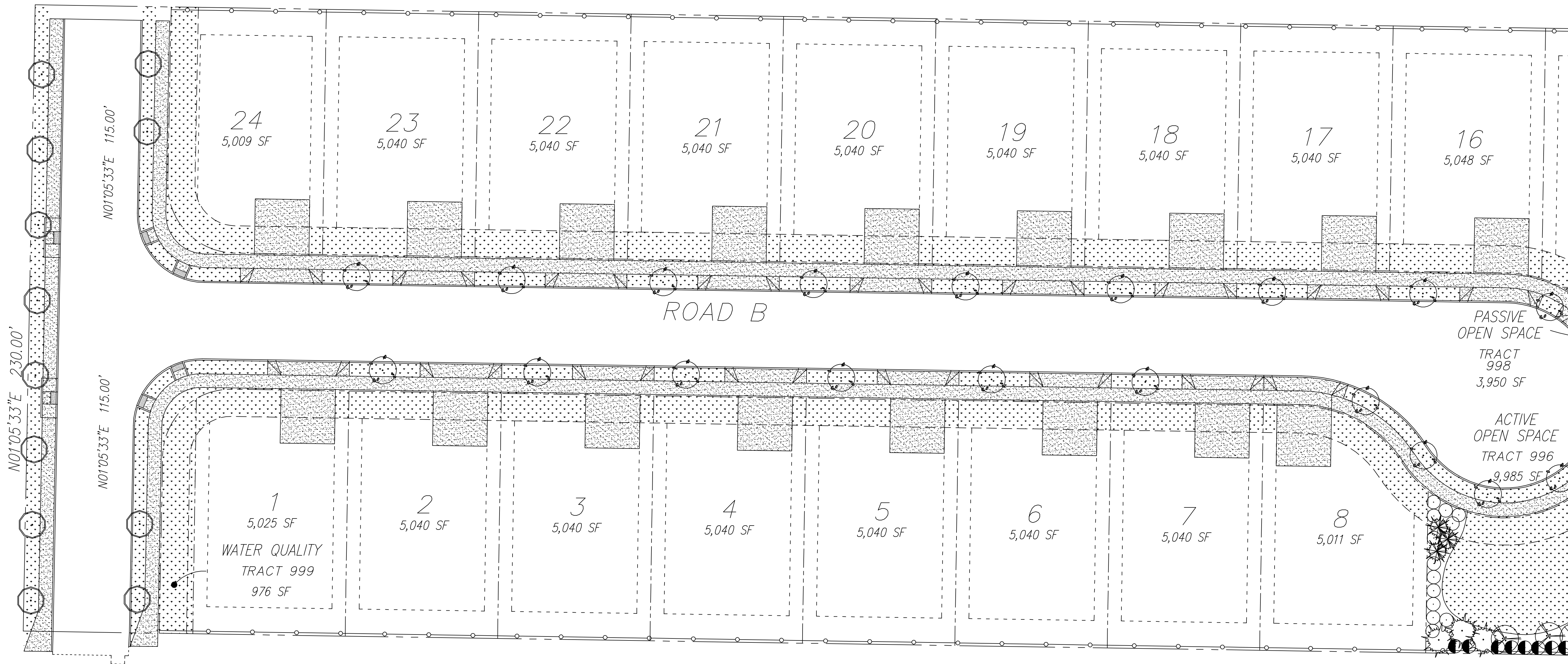
| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | CONDITION |
|--------|-----|--|--------------|-----------|
| | 27 | Parrotia persica / Persian Parrotia | 1 1/4" CGAL. | B&B |
| | 12 | Crataegus lavalli / Lavalle Hawthorn | 2" Cal. | B&B |
| | 19 | Cercidiphyllum japonicum / Katsura Tree | 6' MIN. HT. | B&B |
| | 20 | Thuja plicata 'Excelsa' / Excelsa Cedar | 6' MIN. HT. | B&B |
| | 18 | Pinus nigra / Austrian Pine | 6' MIN. HT. | B&B |
| | 16 | Chamaecyparis nootkatensis 'Pendula' / WEEPING ALASKAN CEDAR | 6' MIN. HT. | B&B |

SHRUBS

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | CONDITION |
|--------|-----|--|--------------|-----------------|
| | 33 | Viburnum x burkwoodii / N.C.N. | 21" MIN. HT. | Container Grown |
| | 40 | Prunus laurocerasus 'Otto Luyken' / OTTO LUYKEN LAUREL | 21" MIN. HT. | Container Grown |

GROUND COVER

| SYMBOL | BOTANICAL / COMMON NAME | SIZE | CONDITION |
|--------|---|----------|---------------|
| | Hydroseeded Lawn Area | | |
| | Lonicera pileata / Box Leafed Honeysuckle | 1 gallon | 36" on center |



| DATE | REVISION | BY |
|------|----------|----|
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Paul Jay
Landscape Architect

1115 Bridge Road
Eastham, MA 02642
p. 360.659.8159
c. 425.210.1986
e. pauljaya@gmail.com



Olympic Vista PRD

Keystone Land LLC
LANDSCAPE PLAN

APPLICANT:
LDC

DATE:
10.25.22

PJLA JOB NO.:
DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-2
OF 3

GameTime Series 1000 Receptacle, Solid Top

Features and Benefits:

- Pure, clean lines with rolled edges prevent accidental and unintended injury to any seating area. Features our premium powder-coated finish for maximum durability.
- Linear design with rolled edges for a polished look.
- Durable steel materials and premium powder-coated finish.
- Available in a full range of colors.

Model: S1005

Limited Lifetime Warranty on uprights, hardware and connections. Visit gametime.com for full warranty information.

GameTime Xscape Swing - 3 1/2" x 8'

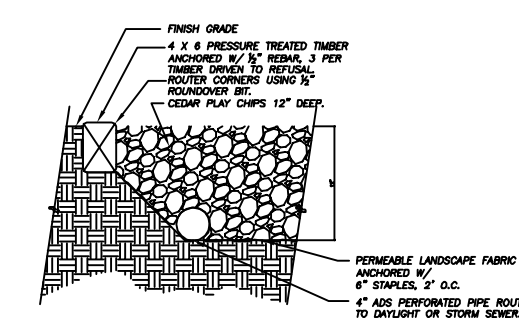
Features and Benefits:

- 2 1/2" diameter cast steel and 2" x 2" square steel tubing.
- Heavy-duty 1/2" diameter galvanized steel chain for maximum safety.
- Patented safety stop for full range of motion.
- Available in a full range of colors.

Model: S2105

Limited Lifetime Warranty on uprights, hardware and connections. Visit gametime.com for full warranty information.

Surfacing Material for Fall Zone Area: Playground Chips



LANDSCAPE PLANTING SCHEDULE

TREES

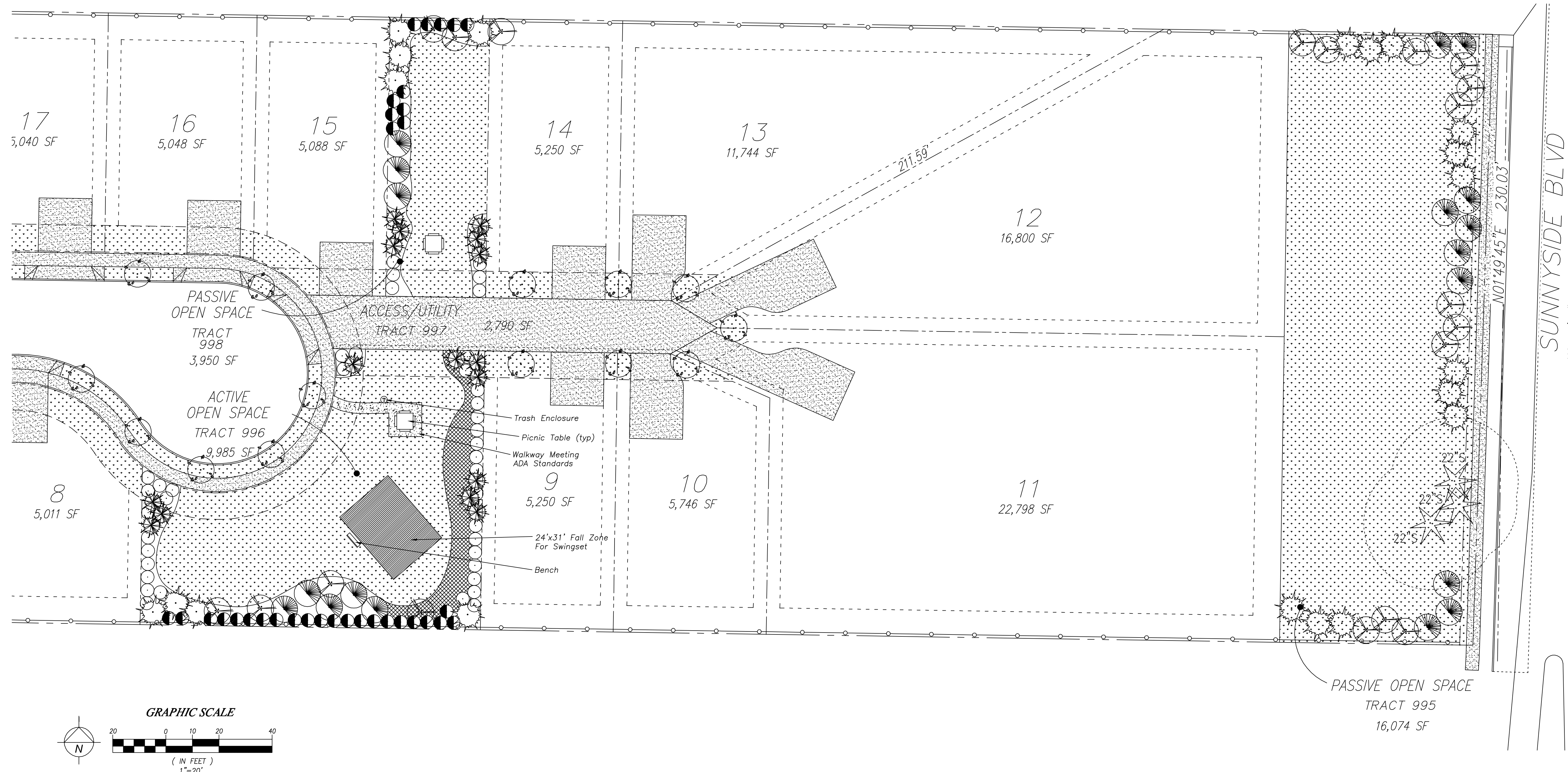
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| | 12 | <i>Crataegus lavalli</i> / Lavalle Hawthorn | 2" Cal. | B&B |
| | 19 | <i>Cercidiphyllum japonicum</i> / Katsura Tree | 6' MIN. HT. | B&B |
| | 20 | <i>Thuja plicata</i> 'Excelsa' / Excelsa Cedar | 6' MIN. HT. | B&B |
| | 18 | <i>Pinus nigra</i> / Austrian Pine | 6' MIN. HT. | B&B |
| | 16 | <i>Chamaecyparis nootkatensis</i> 'Pendula' / WEEPING ALASKAN CEDAR | 6' MIN. HT. | B&B |

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GROUNDCOVER

| SYMBOL | BOTANICAL / COMMON NAME | SIZE | CONDITION |
|--------|--|----------|---------------|
| | Hydroseeded Lawn Area | | |
| | <i>Lonicera pileata</i> / Box Leafed Honeysuckle | 1 gallon | 36" on center |



BY: _____

REVISION: _____

DATE: _____

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p. 360.656.8159
e. pauljaya@gmail.com

State of Washington registered Landscape Architect
PJ
Paul Jay
certificate no. 566

Olympic Vista PRD
Keystone Land LLC
LANDSCAPE PLAN

APPLICANT: LDC

DATE: 10.25.22

PJLA JOB NO.: _____

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET **L-3** OF 3

Oct 26, 2022 - 2:10pm Paul E:SiteData\Company\Projects\2020 cape ocd\Olympic Vista PRD\Plans\L-3.dwg Layout Name: L-3