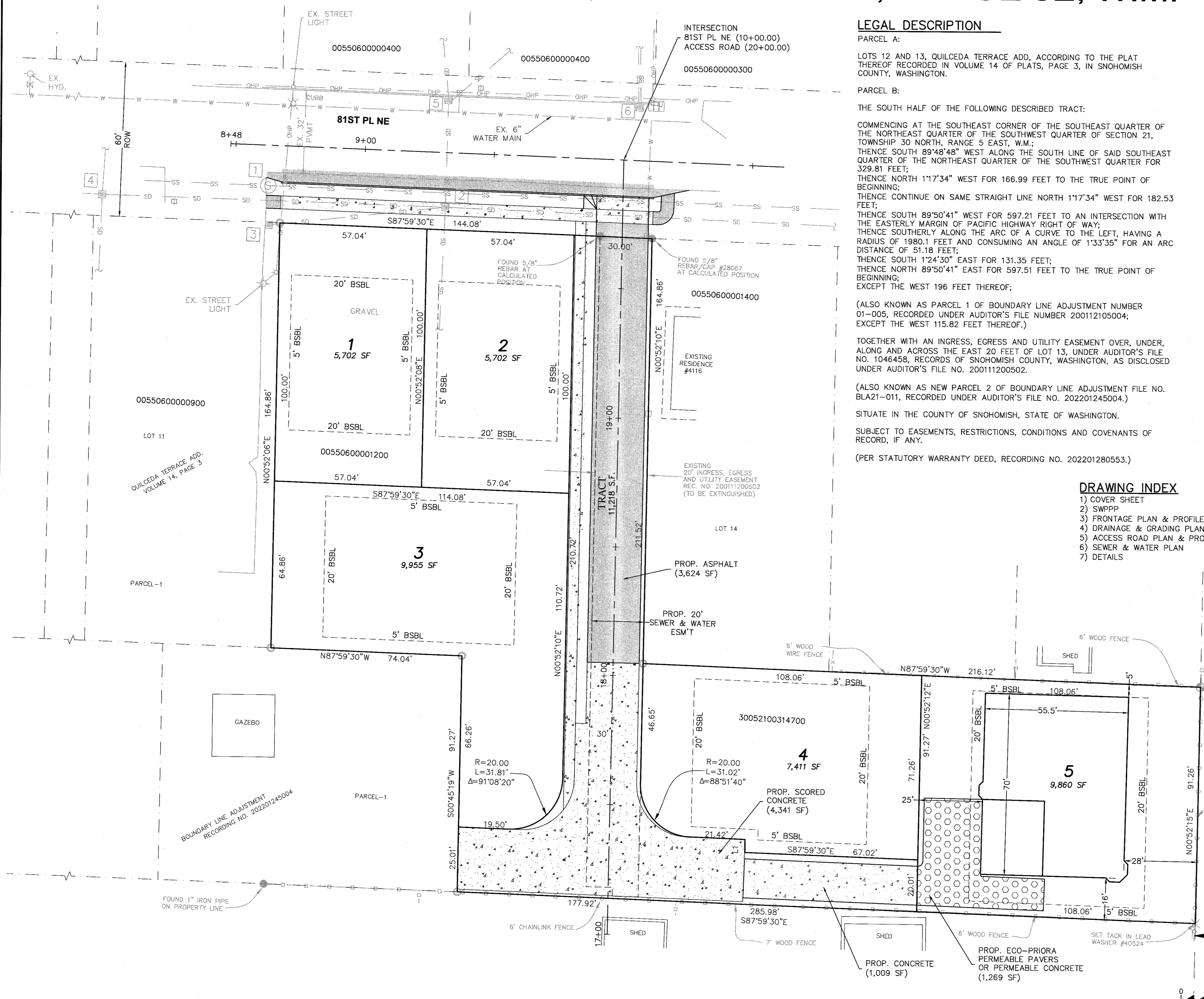


HSIAO SHORT PLAT

SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.



LEGAL DESCRIPTION

PARCEL A:
 LOTS 12 AND 13, QUILCEDA TERRACE ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 3, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
 THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;
 THENCE SOUTH 89°48'48" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 329.81 FEET;
 THENCE NORTH 117°34" WEST FOR 166.99 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE ON SAME STRAIGHT LINE NORTH 117°34" WEST FOR 182.53 FEET;
 THENCE SOUTH 89°50'41" WEST FOR 597.21 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF PACIFIC HIGHWAY RIGHT OF WAY;
 THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1980.1 FEET AND CONSUMING AN ANGLE OF 1°33'35" FOR AN ARC DISTANCE OF 51.18 FEET;
 THENCE SOUTH 1°24'30" EAST FOR 131.35 FEET;
 THENCE NORTH 89°50'41" EAST FOR 597.51 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE WEST 196 FEET THEREOF;

(ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE ADJUSTMENT NUMBER 01-005, RECORDED UNDER AUDITOR'S FILE NUMBER 200112105004; EXCEPT THE WEST 115.82 FEET THEREOF.)

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS THE EAST 20 FEET OF LOT 13, UNDER AUDITOR'S FILE NO. 1046458, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISCLOSED UNDER AUDITOR'S FILE NO. 200112105002.

(ALSO KNOWN AS NEW PARCEL 2 OF BOUNDARY LINE ADJUSTMENT FILE NO. BLA21-011, RECORDED UNDER AUDITOR'S FILE NO. 202201245004.)

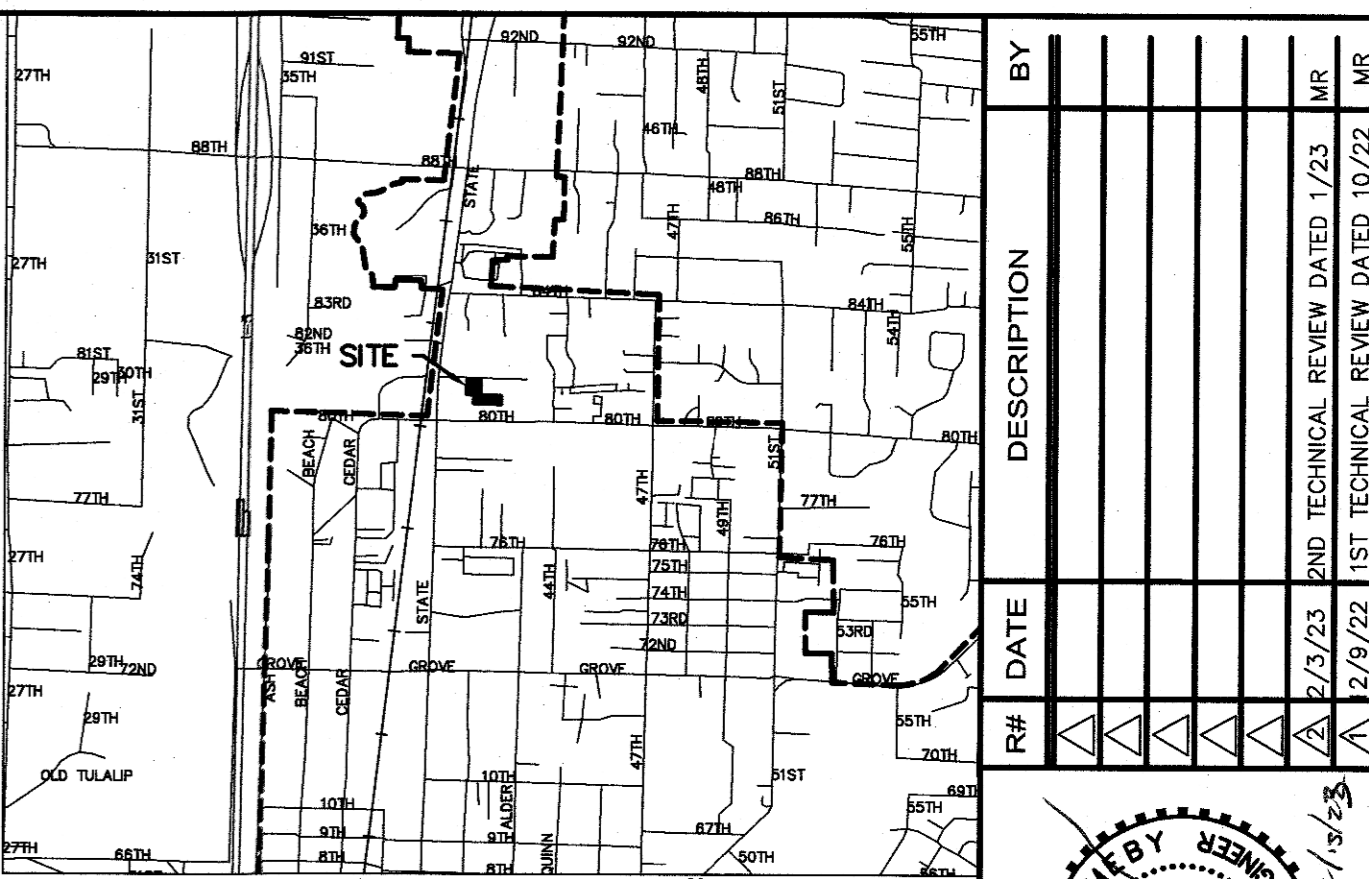
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.

(PER STATUTORY WARRANTY DEED, RECORDING NO. 202201280553.)

DRAWING INDEX

- 1) COVER SHEET
- 2) SWPPP
- 3) FRONTAGE PLAN & PROFILE
- 4) DRAINAGE & GRADING PLAN
- 5) ACCESS ROAD PLAN & PROFILE
- 6) SEWER & WATER PLAN
- 7) DETAILS



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

OWNER/APPLICANT
 JENNIFER HSIAO
 4100 81ST PL NE
 MARYSVILLE, WA 98270
 630.886.7285
 JHSIAO168@MSN.COM

SURVEYOR
 ALLIED LAND SURVEYING, INC.
 11811 AIRPORT ROAD SUITE B4
 EVERETT, WA 98204
 425.482.0223

LINE	BEARING	LENGTH
LT	N00°52'12"E	4.00'

DATUM NAVD 88

BENCHMARK
 CENTER SECTION MONUMENT EAST OF THE INTERSECTION OF 84TH ST NE AND STATE AVE (U.S. HIGHWAY 99)
 ELEV.=46.572

SITE DATA
 SITE ADDRESS: 4100 81ST PL NE MARYSVILLE, WA 98270
 TAX ACCOUNT NO.: 00550600001200, 00550600001300, 30052100314700
 GROSS SITE AREA: 1.14 ACRES = 49,852 SF

LEGEND

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #40524
- FOUND REBAR/CAP AS NOTED
- × SET TACK IN LEAD/WASHER #40524
- SET LINE STAKE
- ⊕ UTILITY POLE WITH LUMINAIRE
- ⊖ POWER POLE
- ⊕ WATER METER
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE BOX
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ GAS VALVE
- W - APPROX. WATER LINE LOCATION
- S - APPROX. SANITARY SEWER LINE LOCATION
- OH - APPROX. OVERHEAD UTILITY LINE LOCATION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (P) PLAT DIMENSION - QUILCEDA TERRACE ADD.
- DEED DIMENSION
- DECIDUOUS TREE
- ★ CONIFEROUS TREE

STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE
 RIM=42.75
 IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
 RIM=42.43
 IE(E)12"CMP=37.43
 IE(S)10"CMP=37.83
 IE(W)12"CMP=37.23
 IE(N)10"CMP=37.78
 IE(W)6"PVC=38.23
- 3 CATCH BASIN
 RIM=42.62
 IE(E)6"PVC=41.22
- 4 CATCH BASIN
 RIM=42.77
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 IE(S)10"CMP=37.67
 IE(W)12"CMP=36.11
 IE(N)10"CMP=37.62
- 5 CATCH BASIN
 RIM=42.97
 IE(E)10"CMP=38.22
 IE(S)10"CMP=38.07
 IE(N)10"CMP=38.77
- 6 CATCH BASIN
 RIM=42.69
 IE(N)10"PVC=40.39

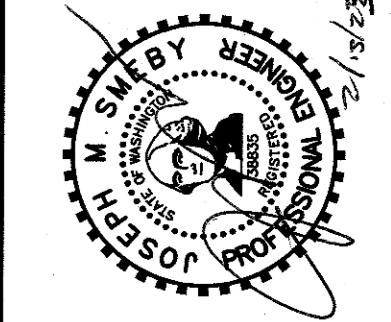
PFN: SP22004

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, WSDOT HYDRAULIC PROJECT APPROVAL (HPA), WSDOT NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 202____

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

R#	DATE	DESCRIPTION	BY
1	2/9/22	1ST TECHNICAL REVIEW	MR
2	2/23/23	END TECHNICAL REVIEW	MR
3	2/23/23	END TECHNICAL REVIEW	MR



COVER SHEET

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

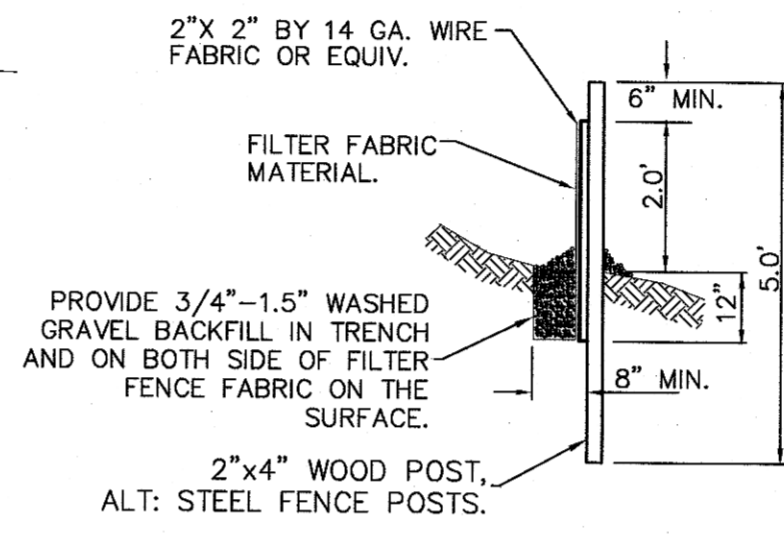
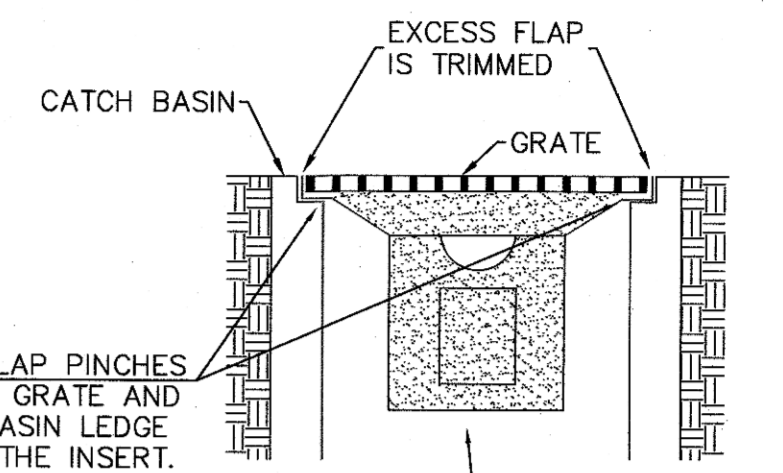
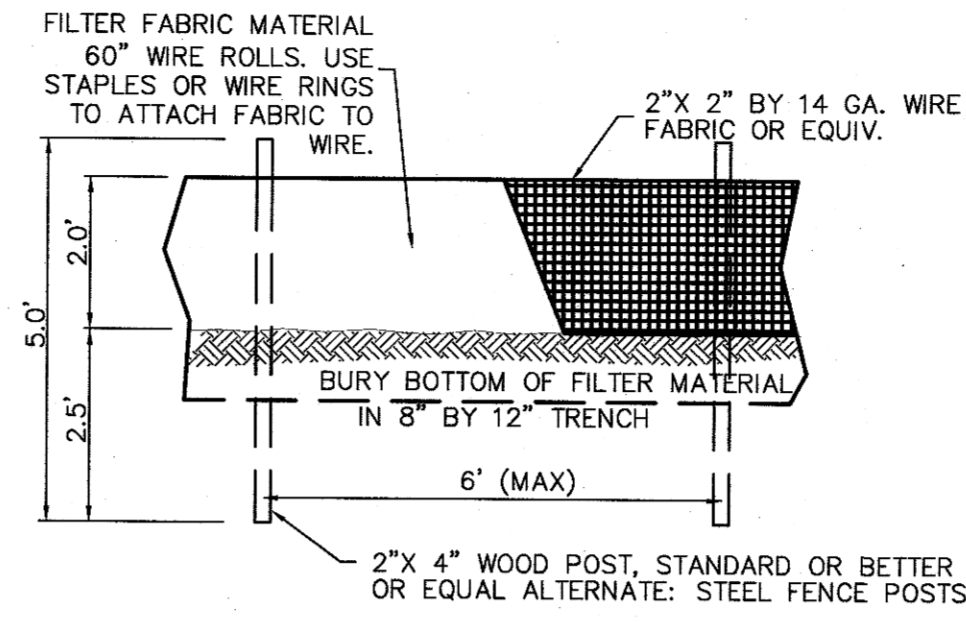
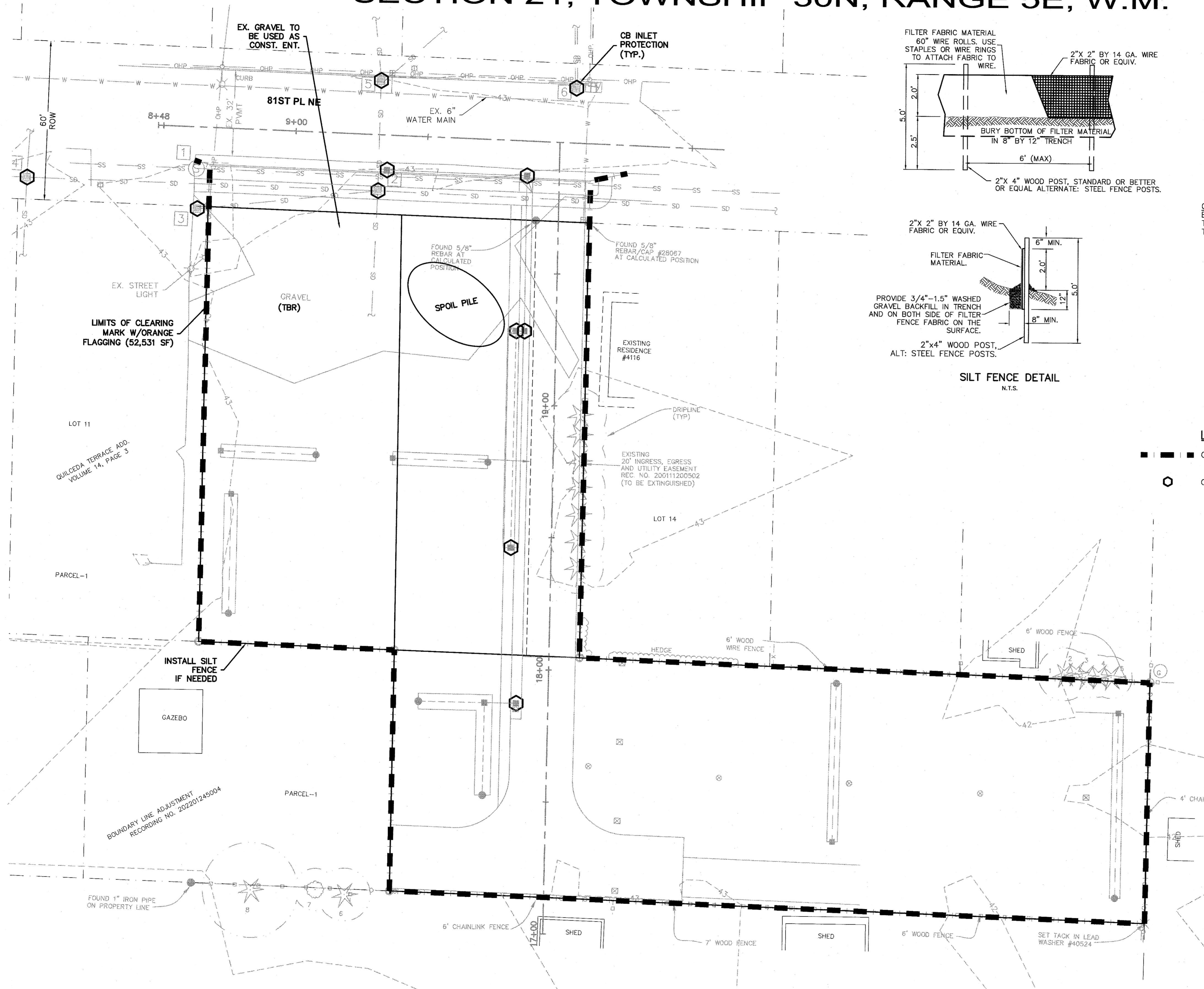
OMEGA ENGINEERING, INC.

HSIAO SHORT PLAT
 PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO.: 22-0711
 DATE: 2/13/2023
 SCALE: 1" = 20'
 DRAWING NO.: 1 OF 7

HSIAO SHORT PLAT

SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.



GEOTEXTILE FLAP PINCHES BETWEEN THE GRATE AND THE CATCH BASIN LEDGE TO SUPPORT THE INSERT.

"GULLYWASHER" UNIVERSAL GEOTEXTILE CATCH BASIN INSERT OR APPROVED EQUAL
 CONTACT PRICE-MOON ENTERPRISES, INC
 360-563-6709 FAX: 360-563-5790

A LAYER OF FILTER FABRIC MAY BE PLACED OVER THE GRATES FOR ALL YARD DRAINS. CONTRACTOR SHALL ENSURE THAT NO GAPS EXIST TO ALLOW SEDIMENT LADEN RUNOFF TO ENTER THE YARD DRAIN. A 12" SUMP SHALL BE PROVIDED AROUND THE YARD DRAIN.

CB INLET PROTECTION (PAVED AREAS)
NOT TO SCALE

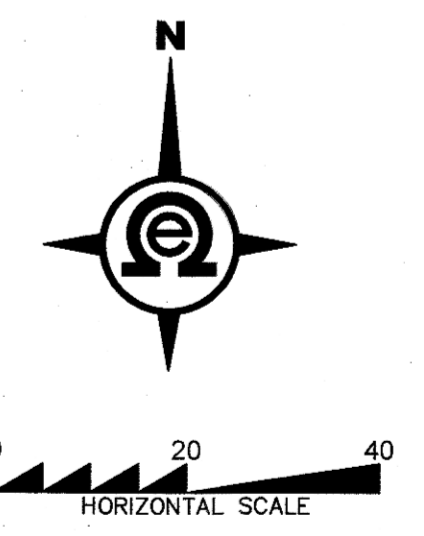
SILT FENCE DETAIL
N.T.S.

LEGEND

- CLEARING LIMITS
- ⊙ CATCH BASIN (CB) INLET PROTECTION

STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE
RIM=42.43
IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
RIM=42.43
IE(E)12" CMP=37.43
IE(S)10" CMP=37.83
IE(W)12" CMP=37.23
IE(N)10" CMP=37.78
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RIM=42.97
IE(E)10" CMP=38.22
IE(S)10" CMP=38.07
IE(N)10" CMP=38.77
- 6 CATCH BASIN
RIM=42.89
IE(N)10" PVC=40.39



PFN: SP22004

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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THIS _____ DAY OF _____, 202____

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	DESCRIPTION	DATE



SWPPP

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



HSIAO SHORT PLAT
 PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 22-0711	DES. BY: EJT
DATE: 2/13/2023	
SCALE: 1" = 20'	
DRAWING NO. 2 OF 7	

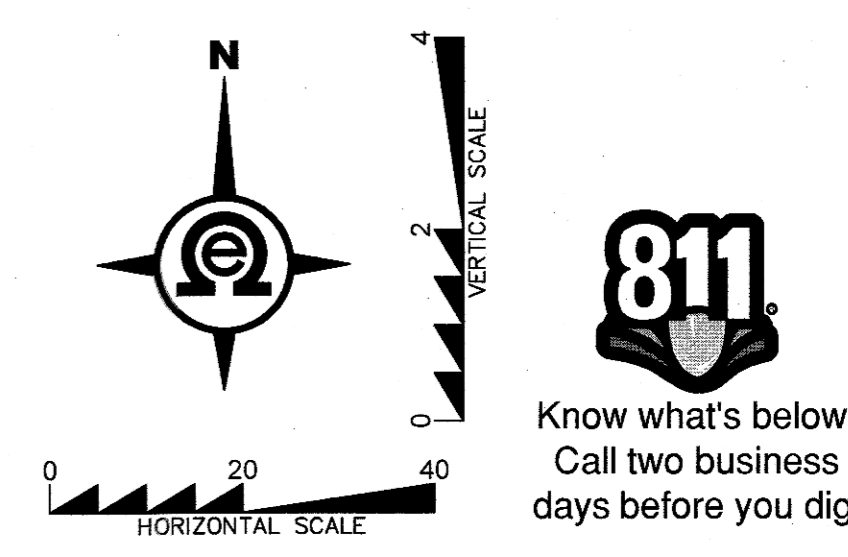
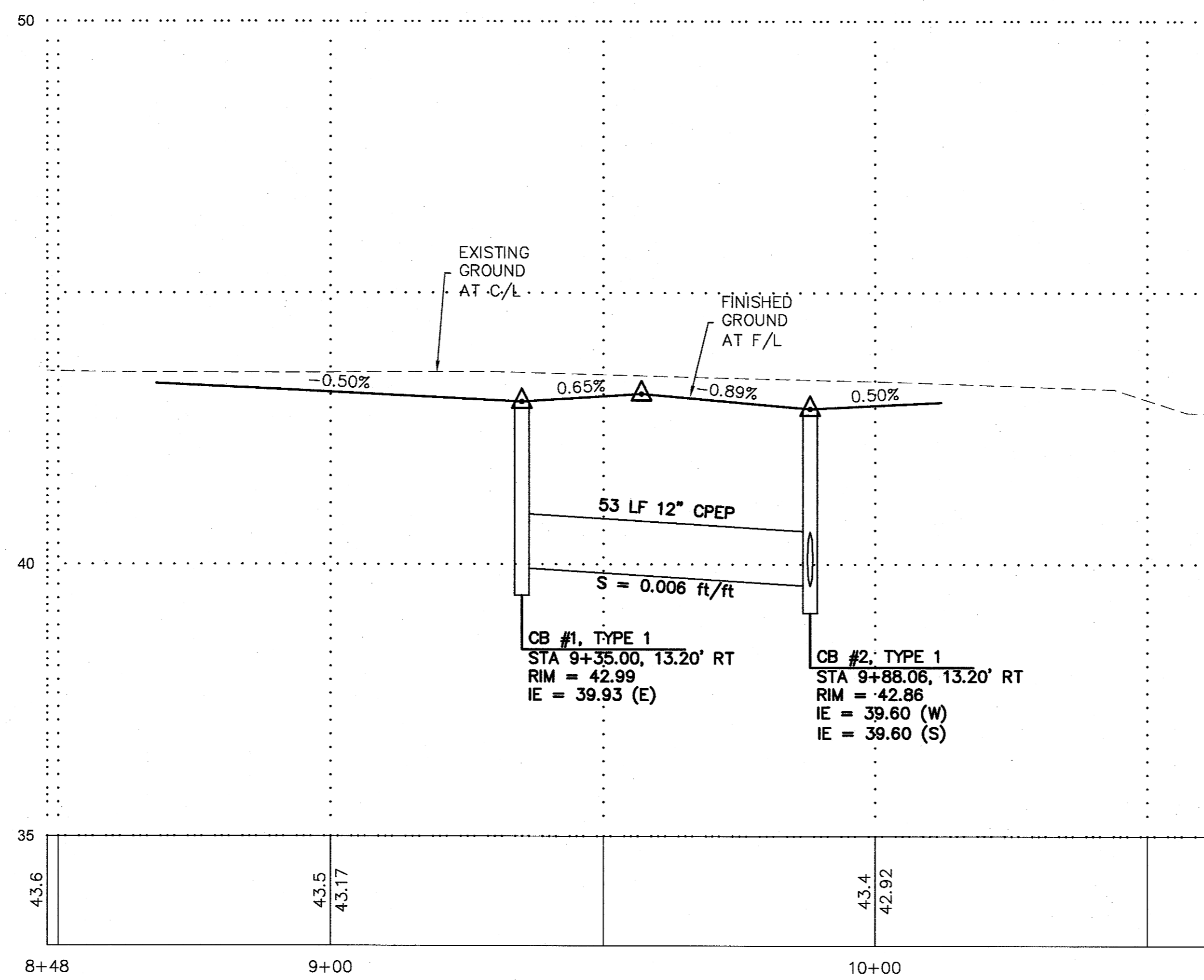
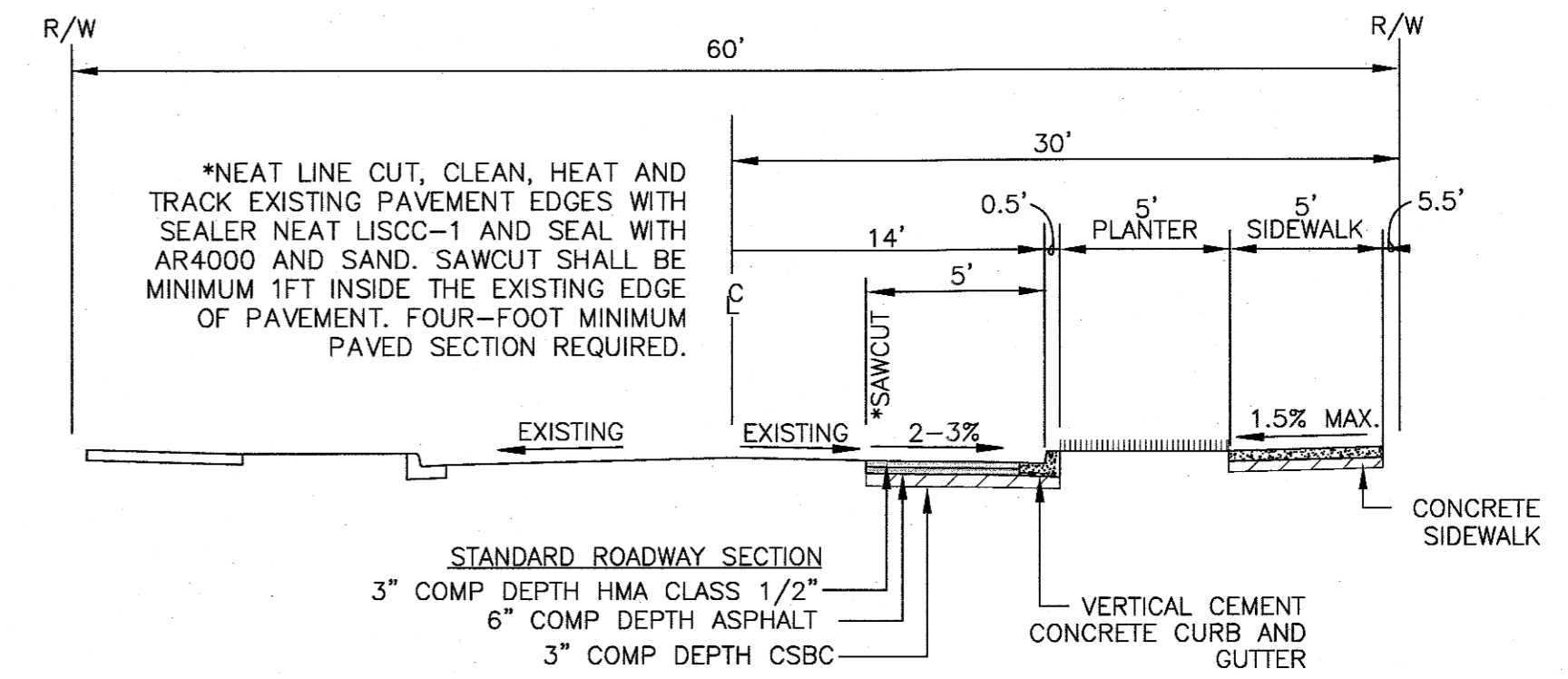
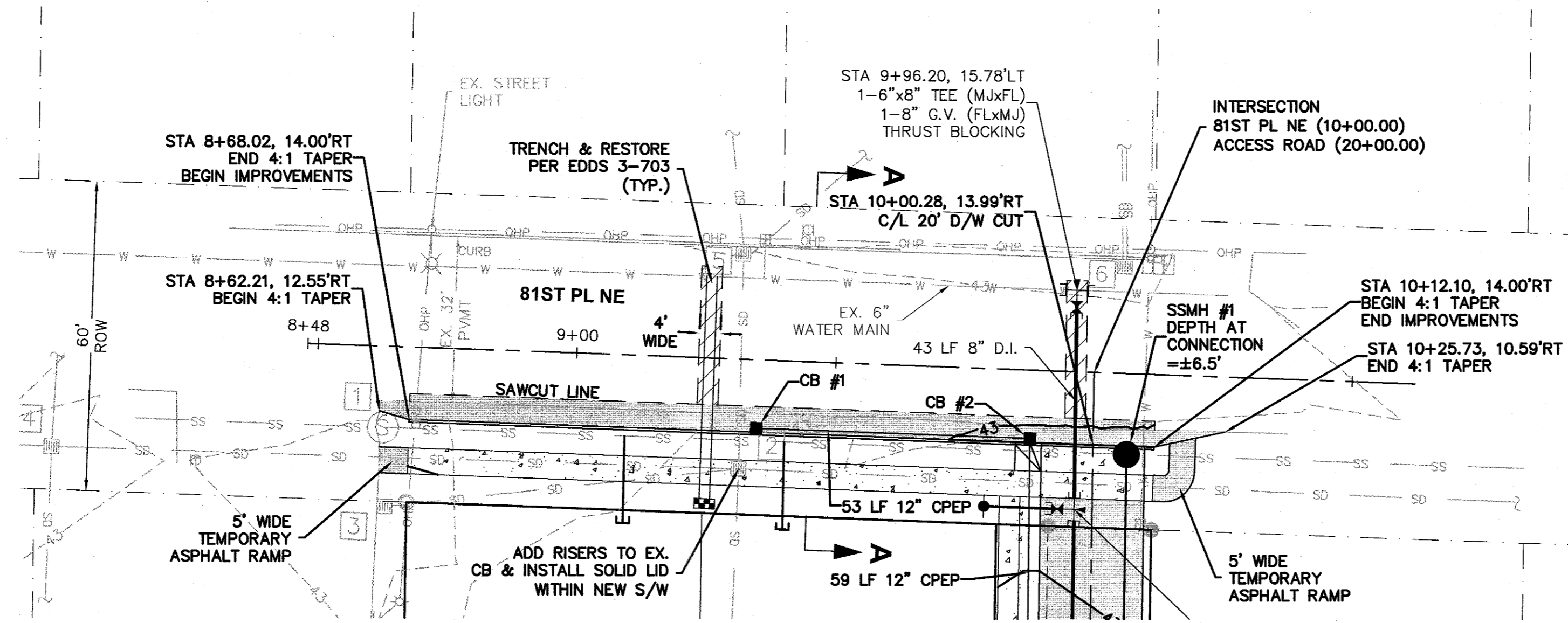
HSIAO SHORT PLAT

SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.

STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE
RIM=42.75
IE(E,W)CONCRETE=36.00
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IE(E)12"CMP=37.43
IE(S)10"CMP=37.83
IE(W)12"CMP=37.23
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IE(S)10"CMP=38.07
IE(N)10"CMP=38.77
- 6 CATCH BASIN
RIM=42.89
IE(N)10"PVC=40.39

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



PFN: SP22004

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

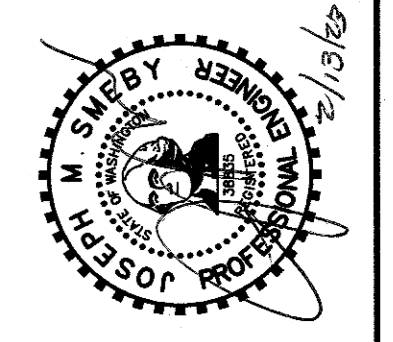
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THIS _____ DAY OF _____, 202__

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

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R#	DATE	DESCRIPTION	BY



FRONTAGE PLAN & PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958



HSIAO SHORT PLAT

CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 21, TOWNSHIP
30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO.	22-0711	DSN. BY	EJT
DATE	2/13/2023		
SCALE	1" = 20'		
DRAWING NO.	3 OF 7		

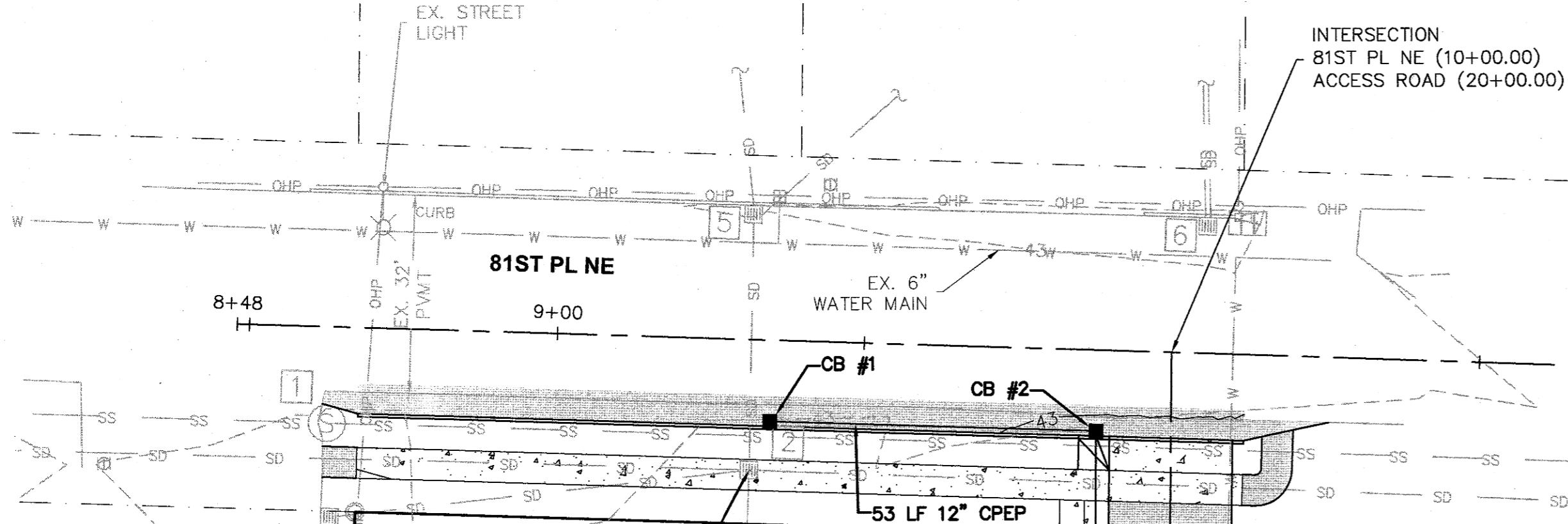
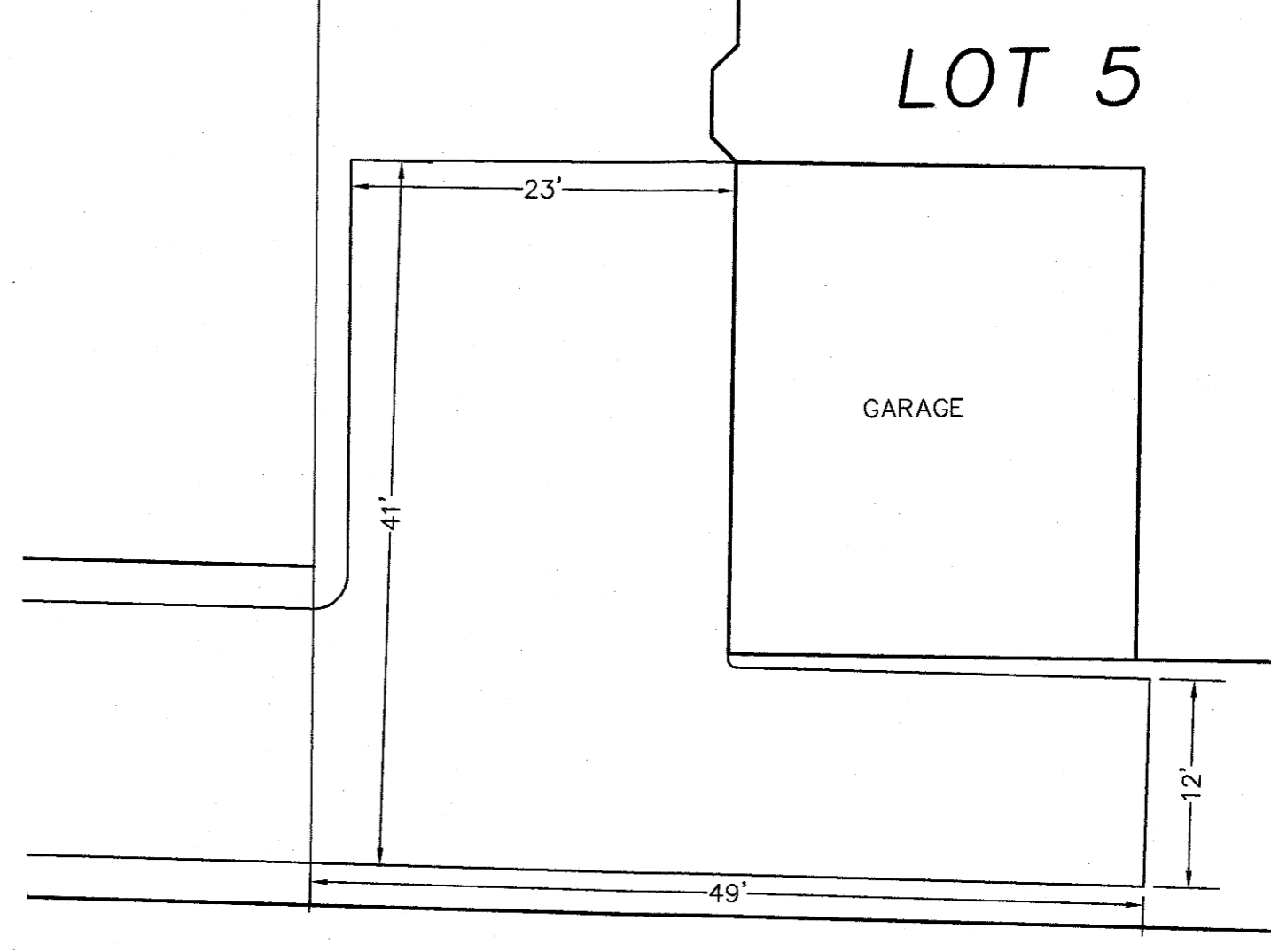
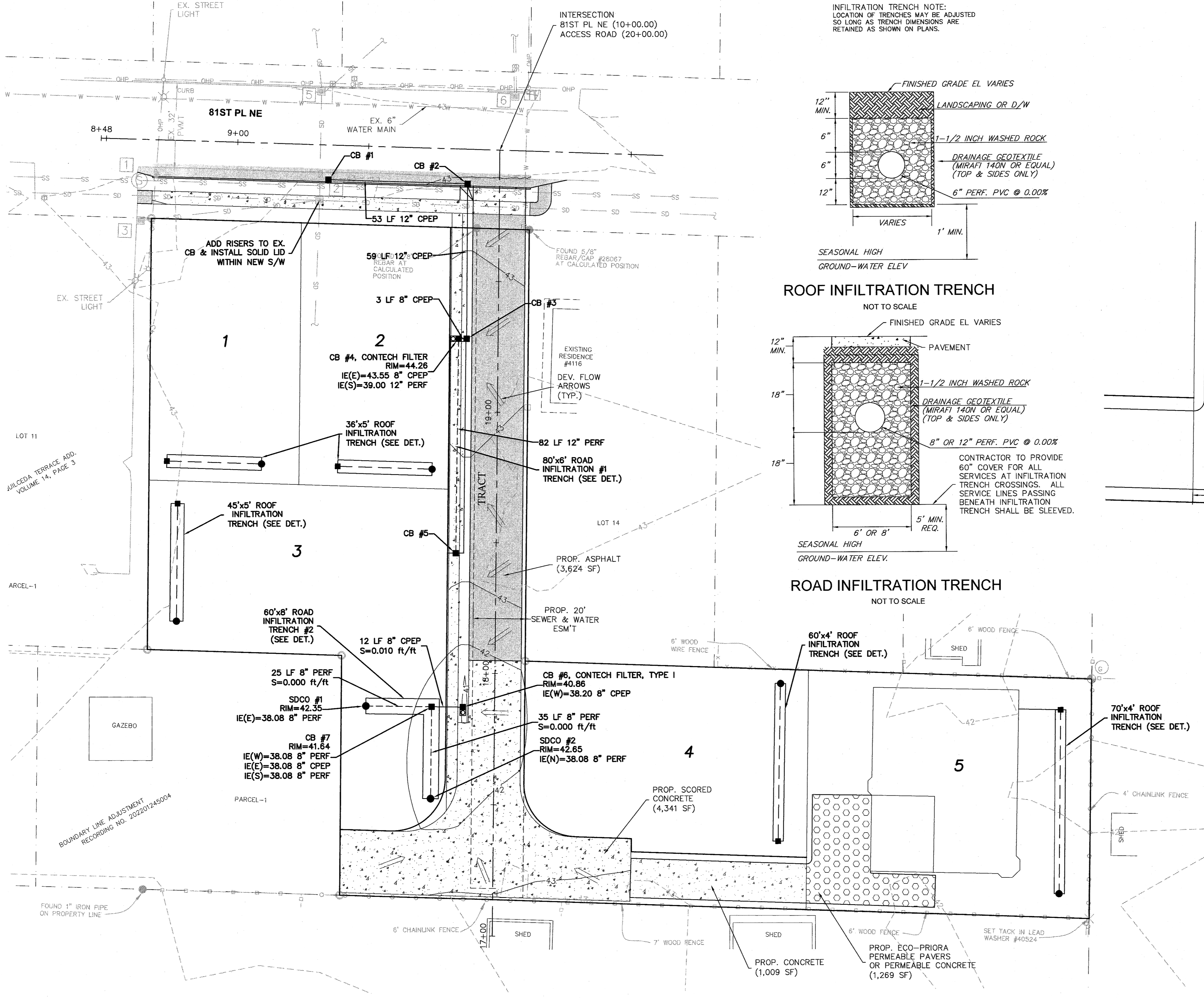
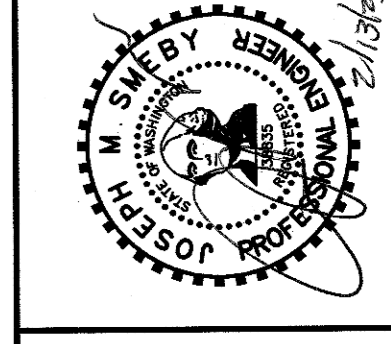
HSIAO SHORT PLAT

SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.

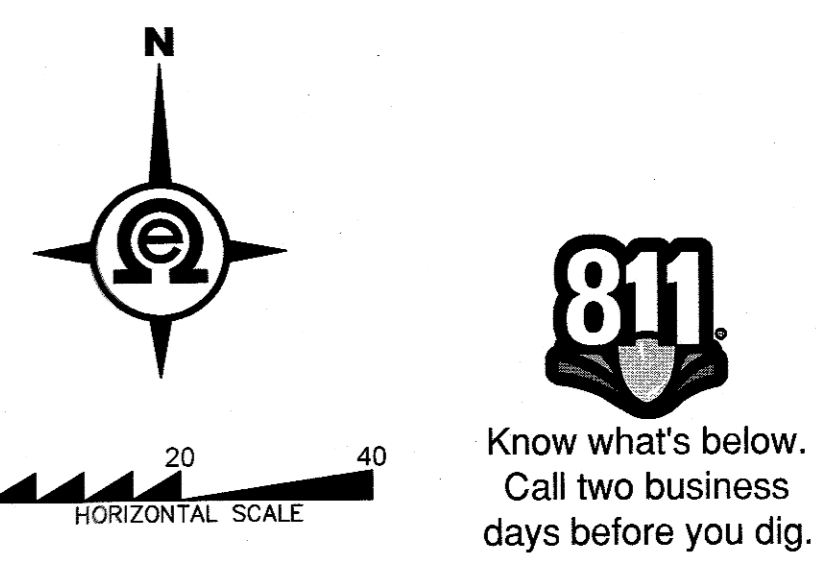
STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE
RIM=42.75
IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
RIM=42.43
IE(E)12" CMP=37.43
IE(S)10" CMP=37.83
IE(W)12" CMP=37.23
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IE(N)10" CMP=38.77
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RIM=42.69
IE(N)10" PVC=40.39

BY	DESCRIPTION	DATE	R#



ON-SITE TURNAROUND DETAIL
1" = 10'



PFN: SP22004

**CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT**

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PROJ. NO. 22-0711 DES. BY: EJT
DATE: 2/13/2023
SCALE: 1" = 20'
DRAWING NO. 4 OF 7

DRAINAGE & GRADING PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
1 425.258.1958



HSIAO SHORT PLAT
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

JULCEDA TERRACE ADD.
VOLUME 14, PAGE 3

ARCEL-1

BOUNDARY LINE ADJUSTMENT
RECORDING NO. 202201245004

PROP. CONCRETE (1,009 SF)
PROP. ECO-PRIORA PERMEABLE PAVERS OR PERMEABLE CONCRETE (1,269 SF)
PROP. ASPHALT (3,624 SF)
PROP. 20" SEWER & WATER ESM'T

SDCO #1 RIM=42.35 IE(E)=38.08 8" PERF
SDCO #2 RIM=42.65 IE(N)=38.08 8" PERF
CB #6, CONTECH FILTER, TYPE I RIM=40.86 IE(W)=38.20 8" CPEP
CB #7 RIM=41.64 IE(W)=38.08 8" PERF IE(E)=38.08 8" CPEP IE(S)=38.08 8" PERF
25 LF 8" PERF S=0.000 ft/ft
12 LF 8" CPEP S=0.010 ft/ft

ADD RISERS TO EX. CB & INSTALL SOLID LID WITHIN NEW S/W
53 LF 12" CPEP
59 LF 12" CPEP REBAR AT CALCULATED POSITION
3 LF 8" CPEP
CB #4, CONTECH FILTER RIM=44.26 IE(E)=43.55 8" CPEP IE(S)=39.00 12" PERF
36'x5' ROOF INFILTRATION TRENCH (SEE DET.)
82 LF 12" PERF
80'x6' ROAD INFILTRATION #1 TRENCH (SEE DET.)

45'x5' ROOF INFILTRATION TRENCH (SEE DET.)
60'x8' ROAD INFILTRATION TRENCH #2 (SEE DET.)

60'x4' ROOF INFILTRATION TRENCH (SEE DET.)
70'x4' ROOF INFILTRATION TRENCH (SEE DET.)
6" WOOD FENCE
6" CHAINLINK FENCE
SHED
SHED
SET TACK IN LEAD WASHER #40524

FOUND 5/8" REBAR/CAP #26067 AT CALCULATED POSITION

EXISTING RESIDENCE #4116
DEV. FLOW ARROWS (TYP.)

PROP. ASPHALT (3,624 SF)
PROP. 20" SEWER & WATER ESM'T

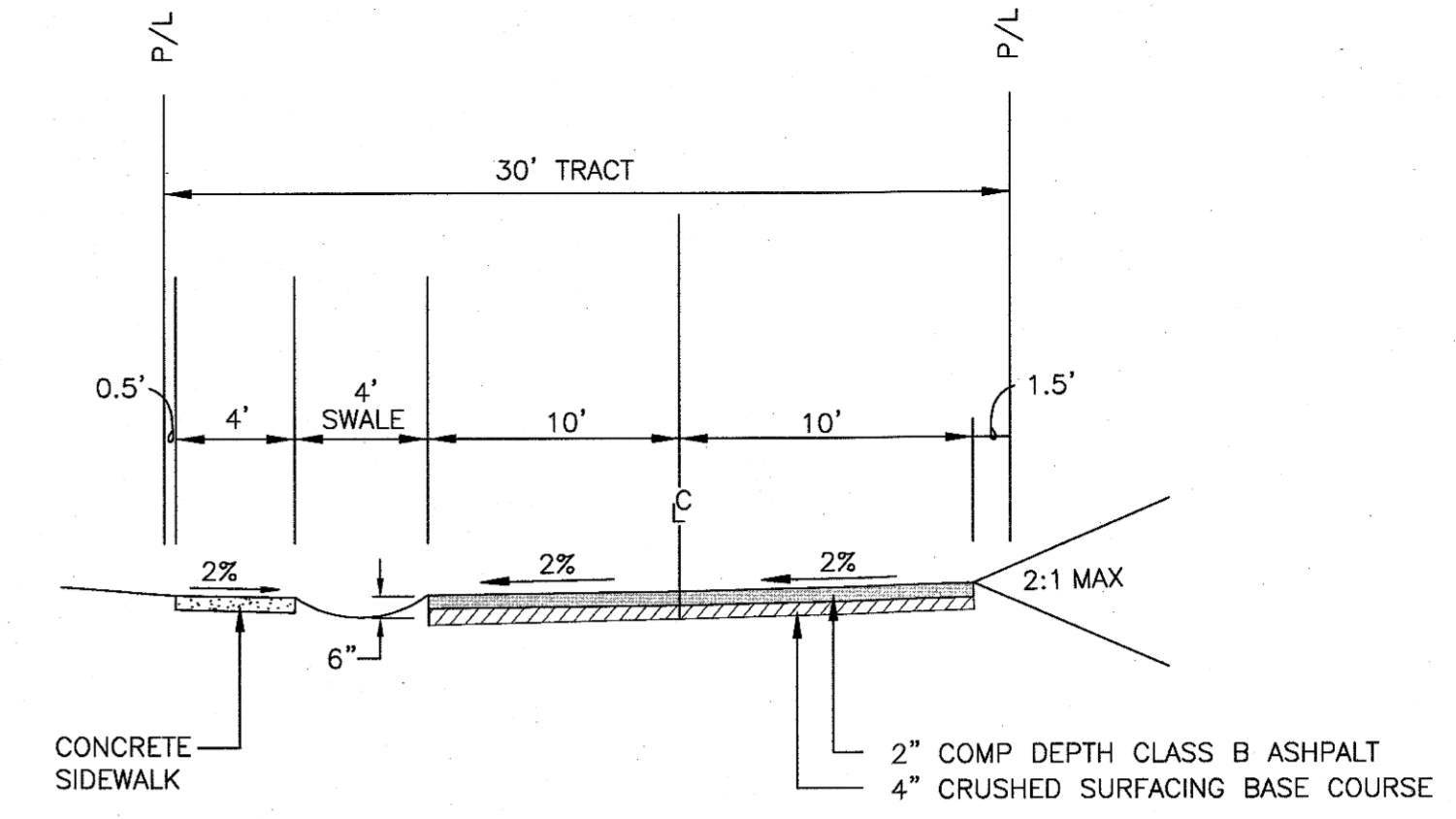
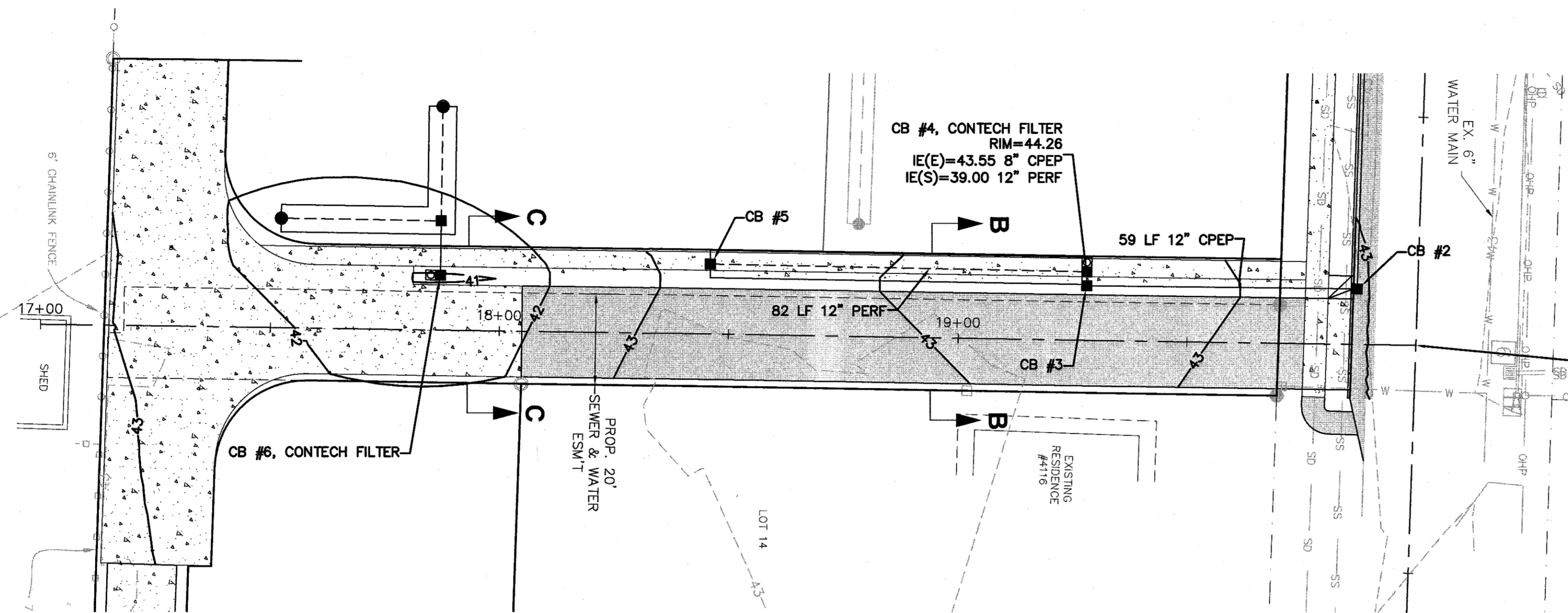
PROP. SCORED CONCRETE (4,341 SF)

PROP. CONCRETE (1,009 SF)

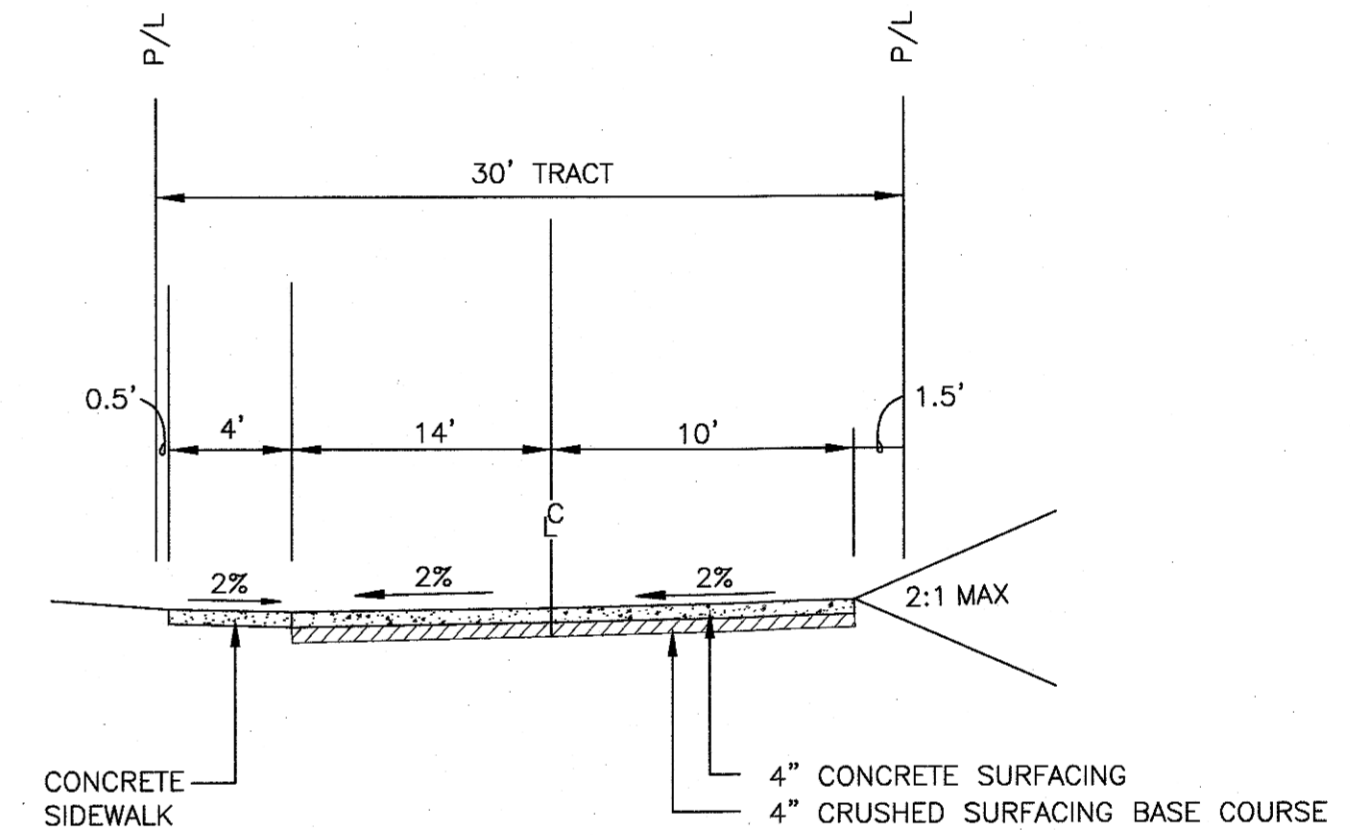
PROP. ECO-PRIORA PERMEABLE PAVERS OR PERMEABLE CONCRETE (1,269 SF)

HSIAO SHORT PLAT

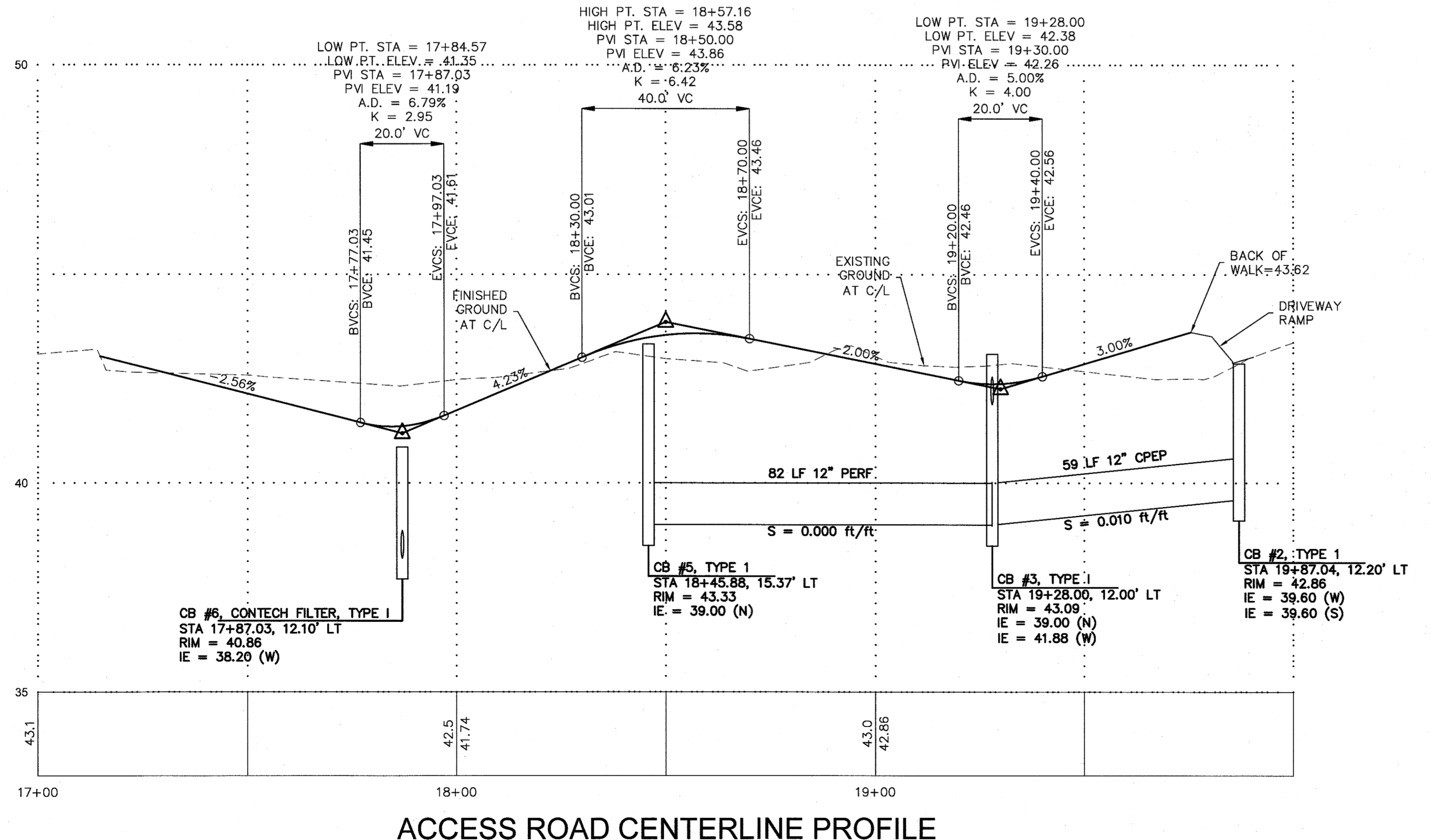
SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.



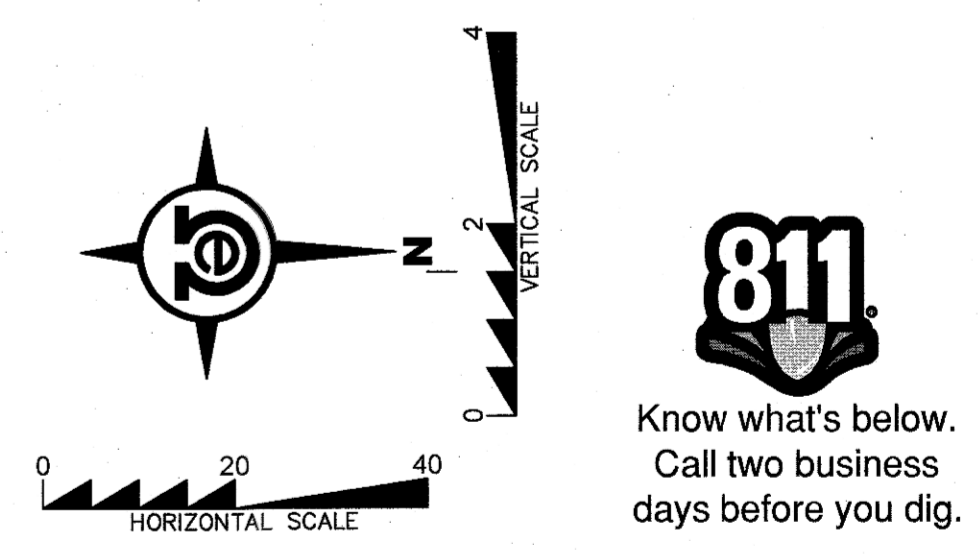
SECTION B-B
ACCESS ROAD
NOT TO SCALE



SECTION C-C
ACCESS ROAD
NOT TO SCALE



ACCESS ROAD CENTERLINE PROFILE



PFN: SP22004

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 _____, 202__

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

R#	DATE	DESCRIPTION	BY

ACCESS
PROFILE

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



HSIAO
SHORT PLAT

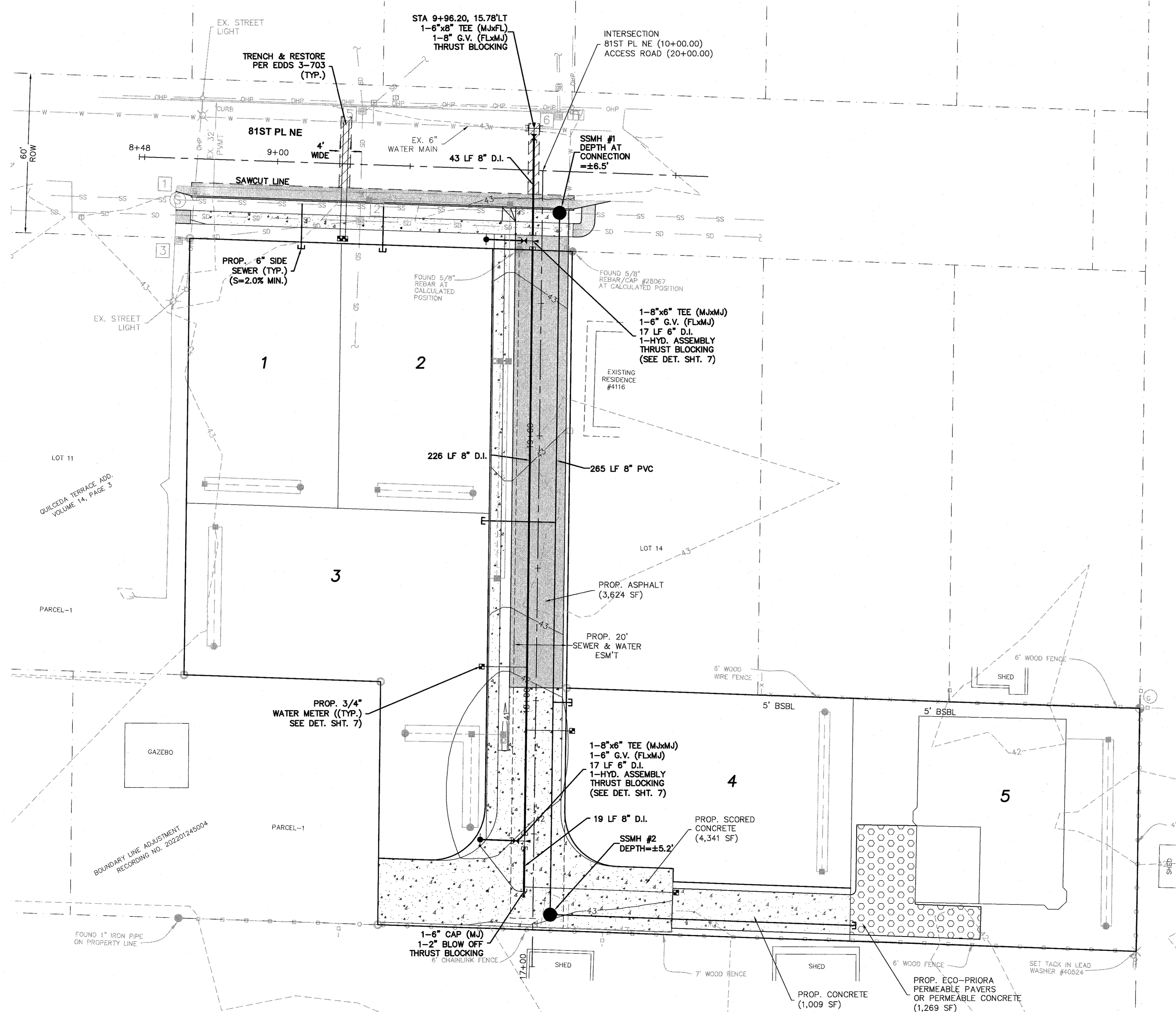
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 21, TOWNSHIP
30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 22-0711	DSN. BY. EJT
DATE: 2/13/2023	
SCALE: 1" = 20'	
DRAWING NO. 5	OF 7

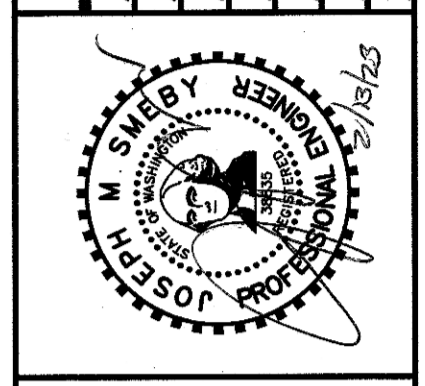
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

HSIAO SHORT PLAT

SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.



BY	DATE	DESCRIPTION



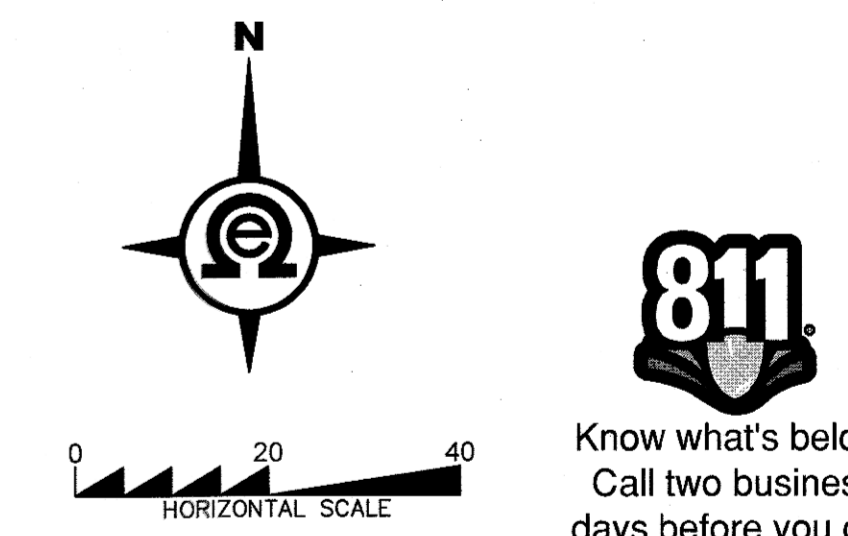
SEWER & WATER PLAN

2707 WETMORE AVE.
 EVERETT, WA 98201
 1.425.903.4852
 1.425.259.1958
OMEGA ENGINEERING, INC.

HSIAO SHORT PLAT

CITY OF MARYSVILLE, WASHINGTON
 PORTION OF SECTION 21, TOWNSHIP
 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 22-0711
 DES. BY. EJT
 DATE: 2/13/2023
 SCALE: 1" = 20'
 DRAWING NO. 6 OF 7



PFN: SP22004

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT
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 THIS DAY OF _____, 202__
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