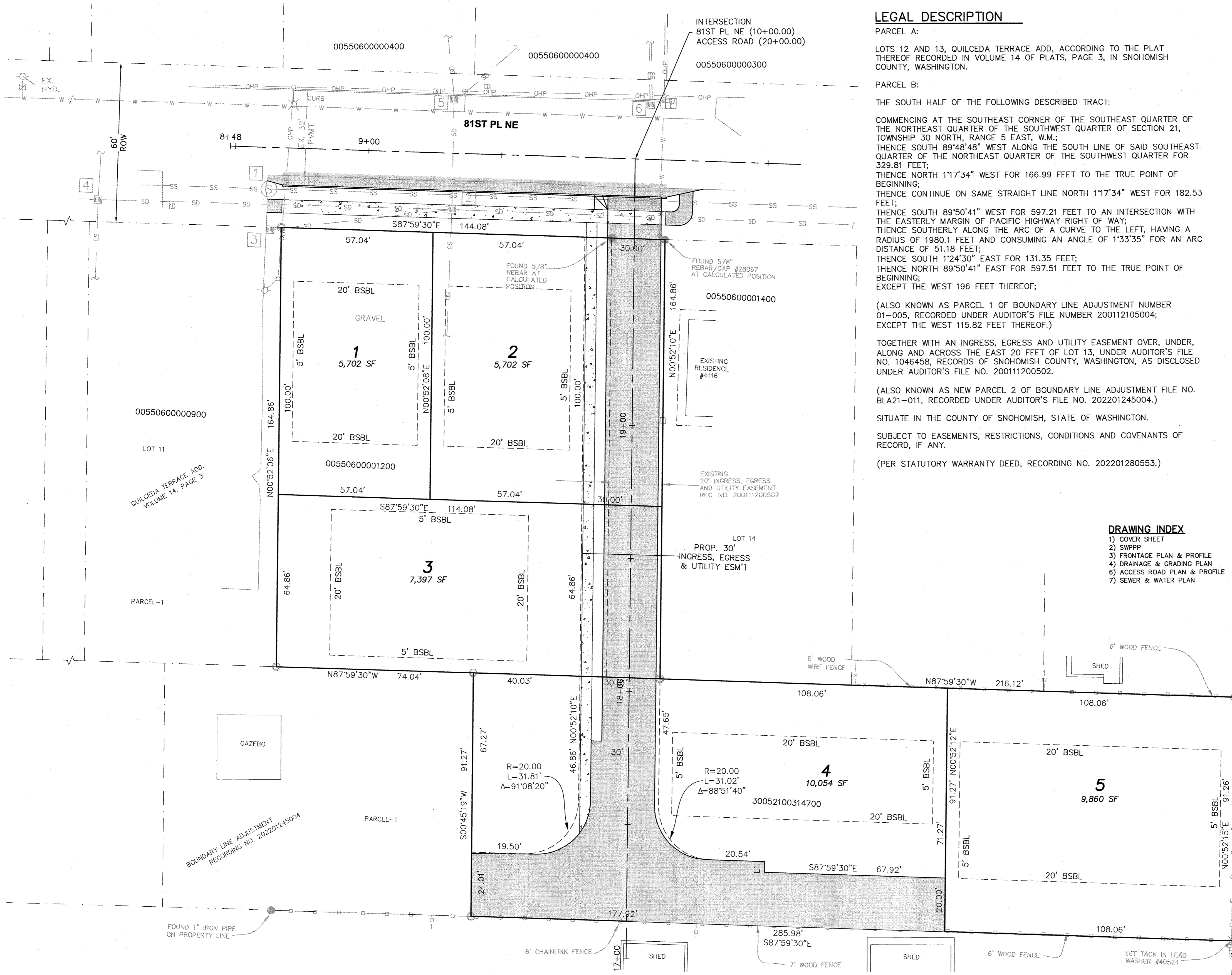


HSIAO SHORT PLAT

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 1°17'34" WEST FOR 166.99 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE ON SAME STRAIGHT LINE NORTH 1°17'34" 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.)

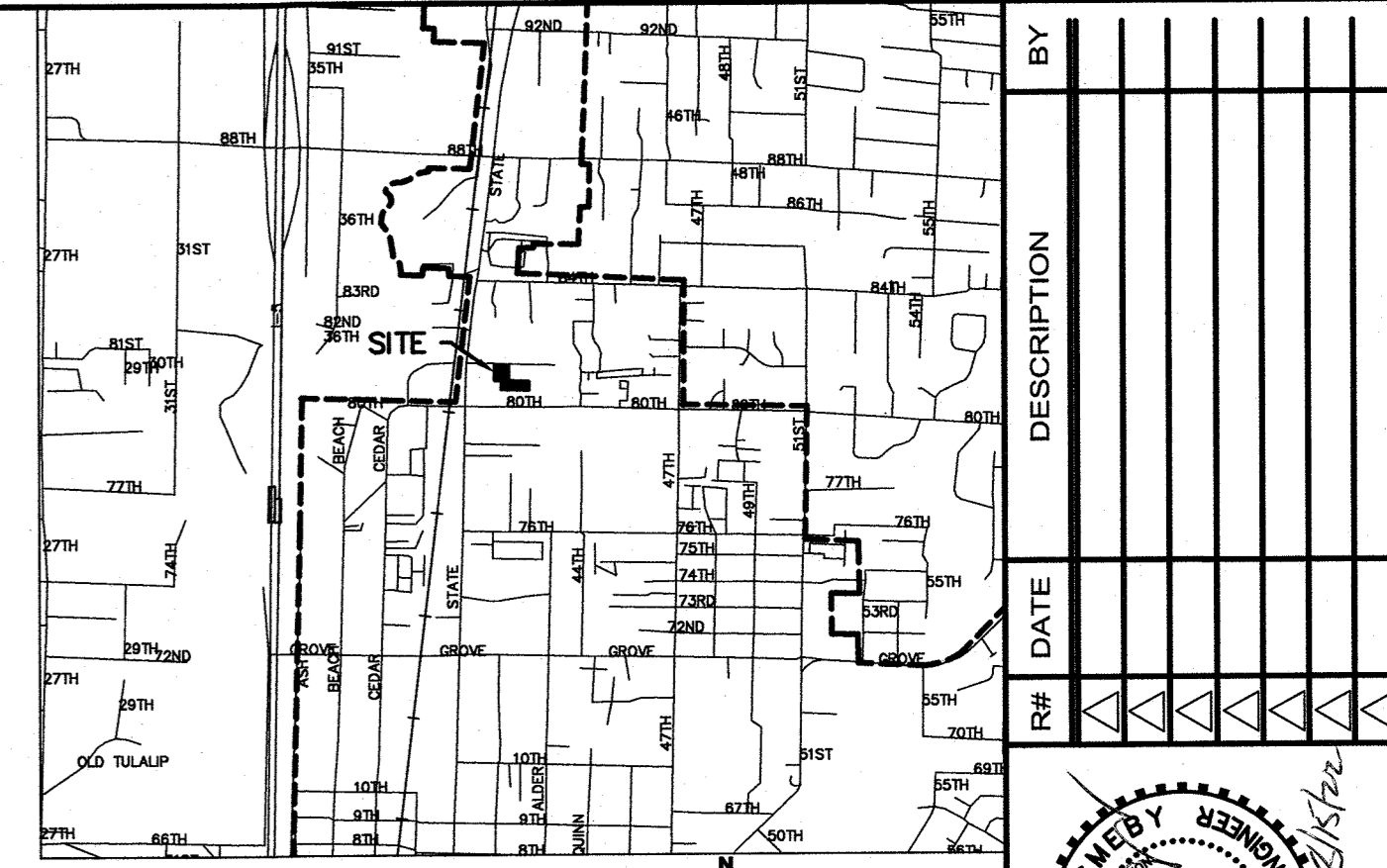
TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS THE EAST 20 FEET OF LOT 13, UNDER AUDITOR'S FILE NO. 1046458, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISCLOSED UNDER AUDITOR'S FILE NO. 200111200502.

(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.)



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
 8503 63RD ST NE
 MARYSVILLE, WA 98270
 630.886.7285
 JHSIAO168@MSN.COM

SURVEYOR
 ALLIED LAND SURVEYING, INC.
 11611 AIRPORT ROAD SUITE B4
 EVERETT, WA 98204
 425.482.0223

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

- DRAWING INDEX**
- COVER SHEET
 - SWPPP
 - FRONTAGE PLAN & PROFILE
 - DRAINAGE & GRADING PLAN
 - ACCESS ROAD PLAN & PROFILE
 - SEWER & WATER PLAN
- 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**
- SANITARY SEWER MANHOLE
RIM=42.75
IE(E,W)CONCRETE=36.00
 - 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
 - CATCH BASIN
RIM=42.62
IE(E)6"PVC=41.22
 - CATCH BASIN
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IE(E)12" CMP=36.52
IE(S)10" CMP=37.67
IE(W)12" CMP=36.11
IE(N)10" CMP=37.62
 - CATCH BASIN
RIM=42.69
IE(C)10" CMP=38.22
IE(S)10" CMP=38.07
IE(N)10" CMP=38.77
 - CATCH BASIN
RIM=40.39
IE(N)10"PVC=40.39

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.

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DATE: 8/15/2022
 SCALE: 1" = 20'
 DRAWING NO: 1 OF 6

COVER SHEET

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

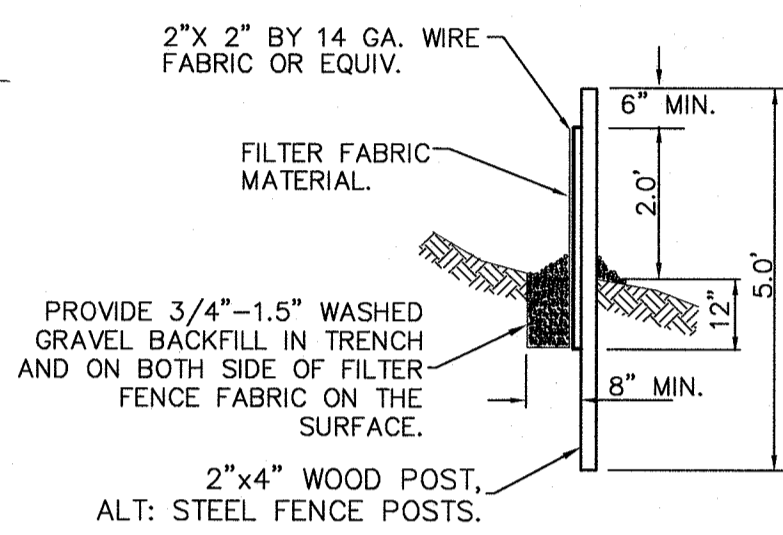
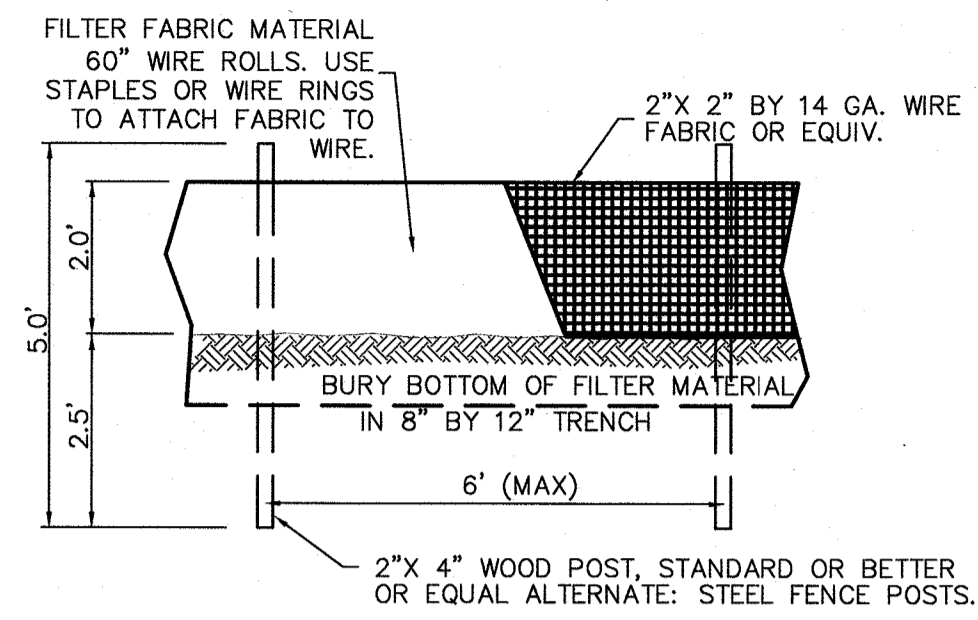
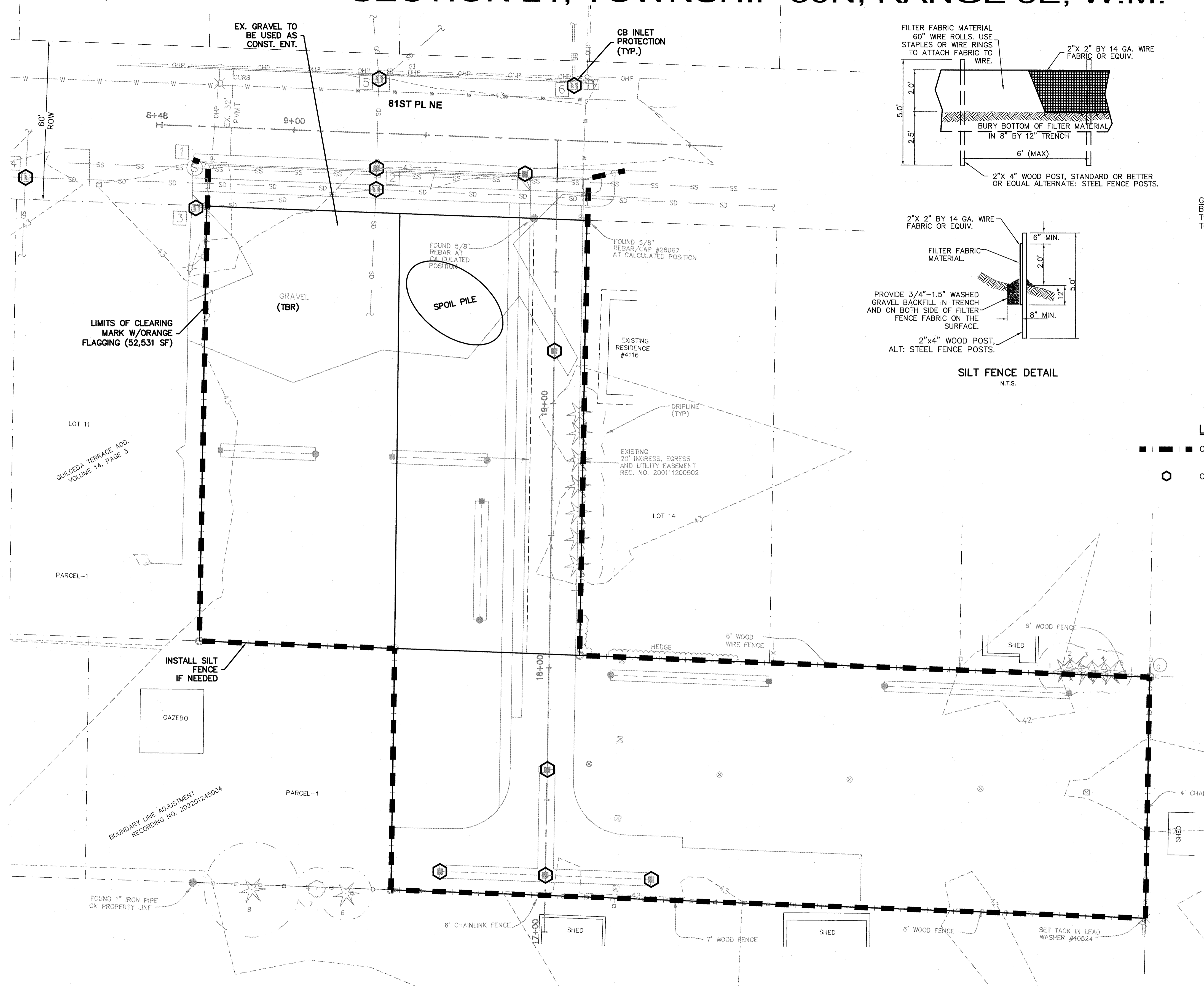
OMEGA ENGINEERING, INC.

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

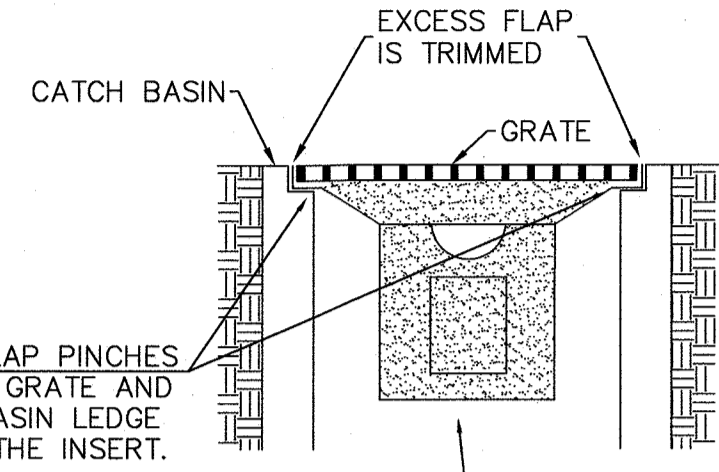
PROJ. NO: 22-0711
 DES. BY: EJTB
 DATE: 8/15/2022
 SCALE: 1" = 20'
 DRAWING NO: 1 OF 6

HSIAO SHORT PLAT

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



SILT FENCE DETAIL
N.T.S.



CB INLET PROTECTION (PAVED AREAS)
NOT TO SCALE

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

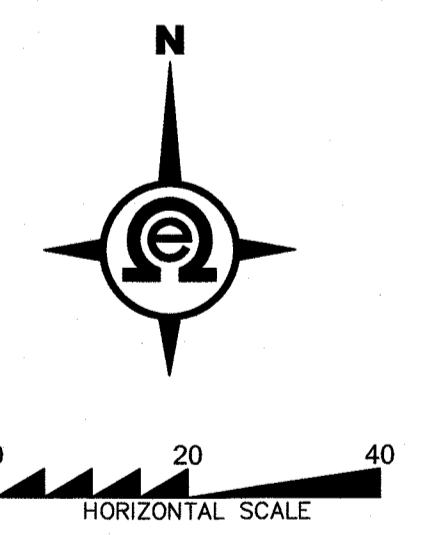
A LAYER OF FILTER FABRIC MAY BE PLACED OVER THE GRATES FOR ALL YARD DRAINS. CONTRACTOR SHALL ENSURE THAT NO GAPS EXIST TO ALLOW SEDIMENT LOADED RUNOFF TO ENTER THE YARD DRAIN. A 1/2" JUMP SHALL BE PROVIDED AROUND THE YARD DRAIN.

LEGEND

- CLEARING LIMITS
- CATCH BASIN (CB) INLET PROTECTION

STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE
RIM=42.75
IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
RIM=42.43
IE(E)12"OMP=37.43
IE(S)10"OMP=37.83
IE(W)12"OMP=37.23
IE(N)10"OMP=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
IE(E)12"OMP=36.52
IE(S)10"OMP=37.67
IE(W)12"OMP=36.11
IE(N)10"OMP=37.62
- 5 CATCH BASIN
RIM=42.97
IE(E)10"OMP=38.22
IE(S)10"OMP=38.07
IE(N)10"OMP=38.77
- 6 CATCH BASIN
RIM=42.69
IE(N)10"PVC=40.39



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

PFN:

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

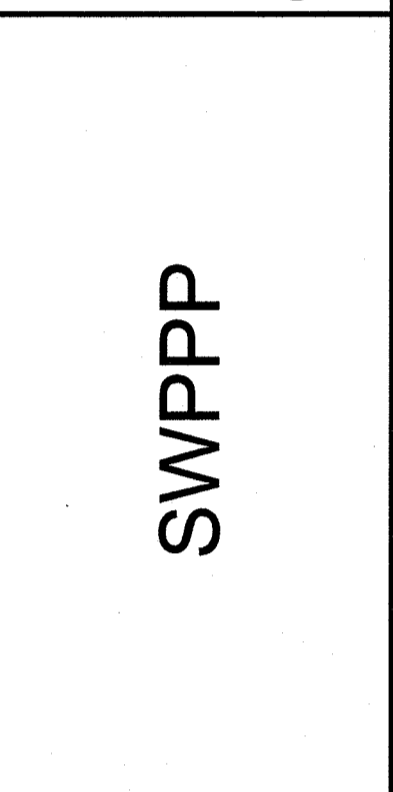
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THIS _____ DAY OF _____, 202____

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	DATE	DESCRIPTION



SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
f 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 DESN. BY: EJT

DATE: 8/15/2022

SCALE: 1" = 20'

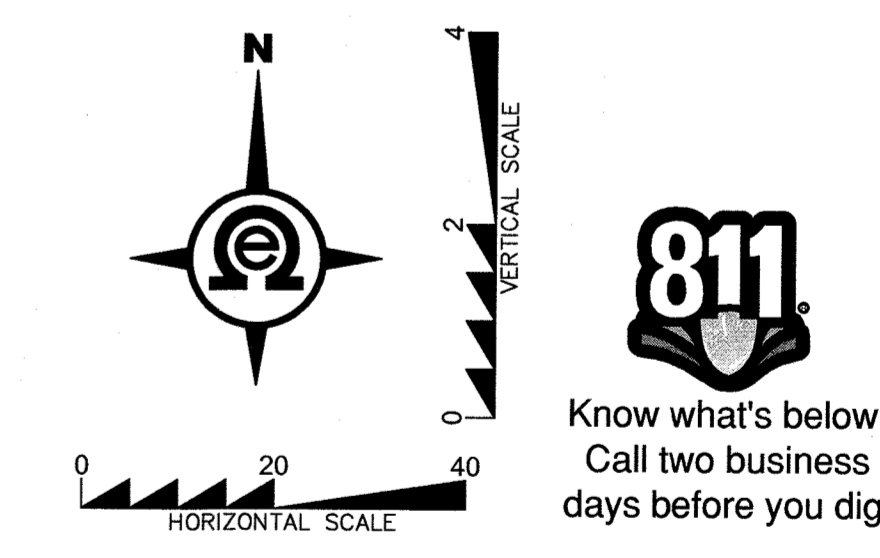
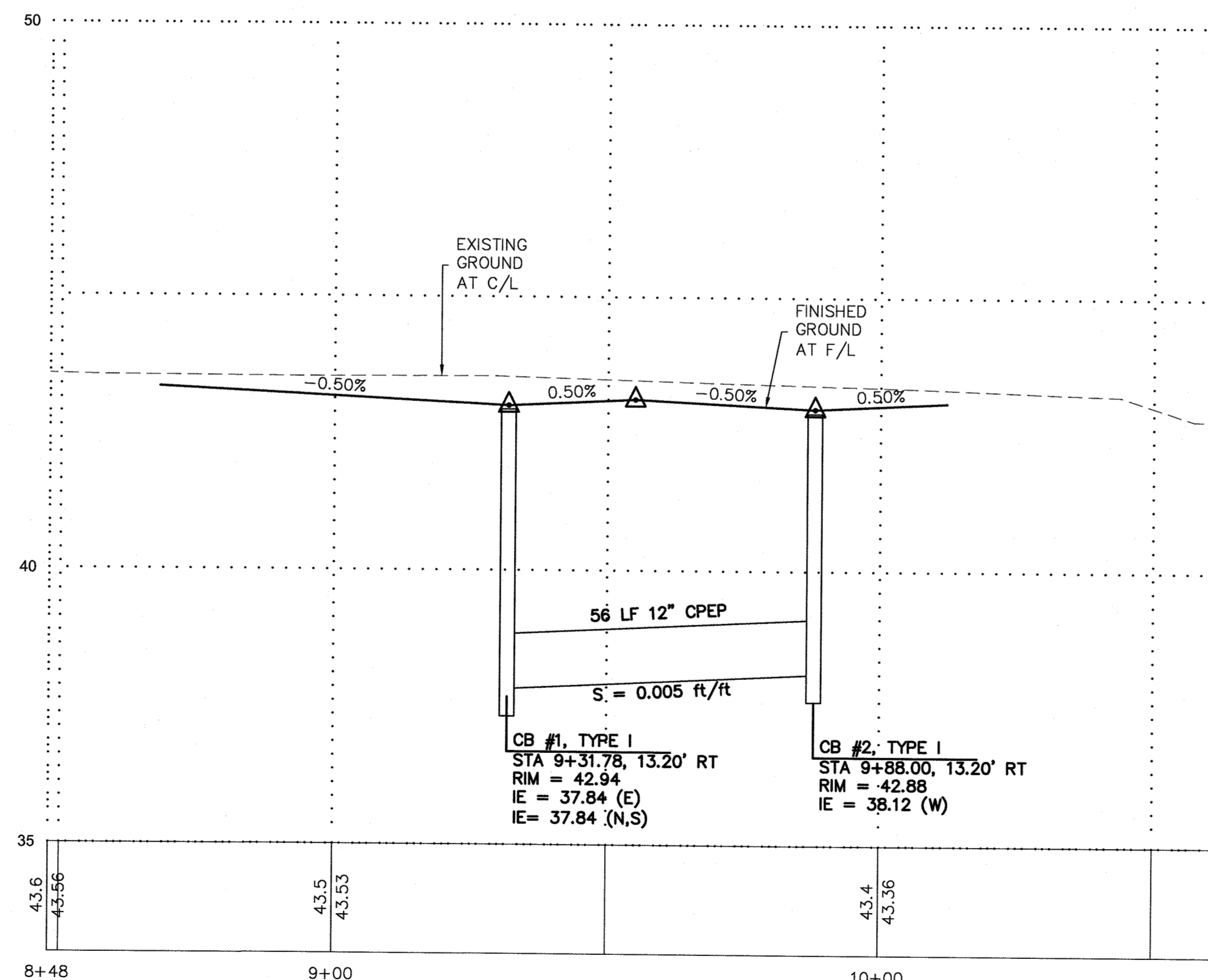
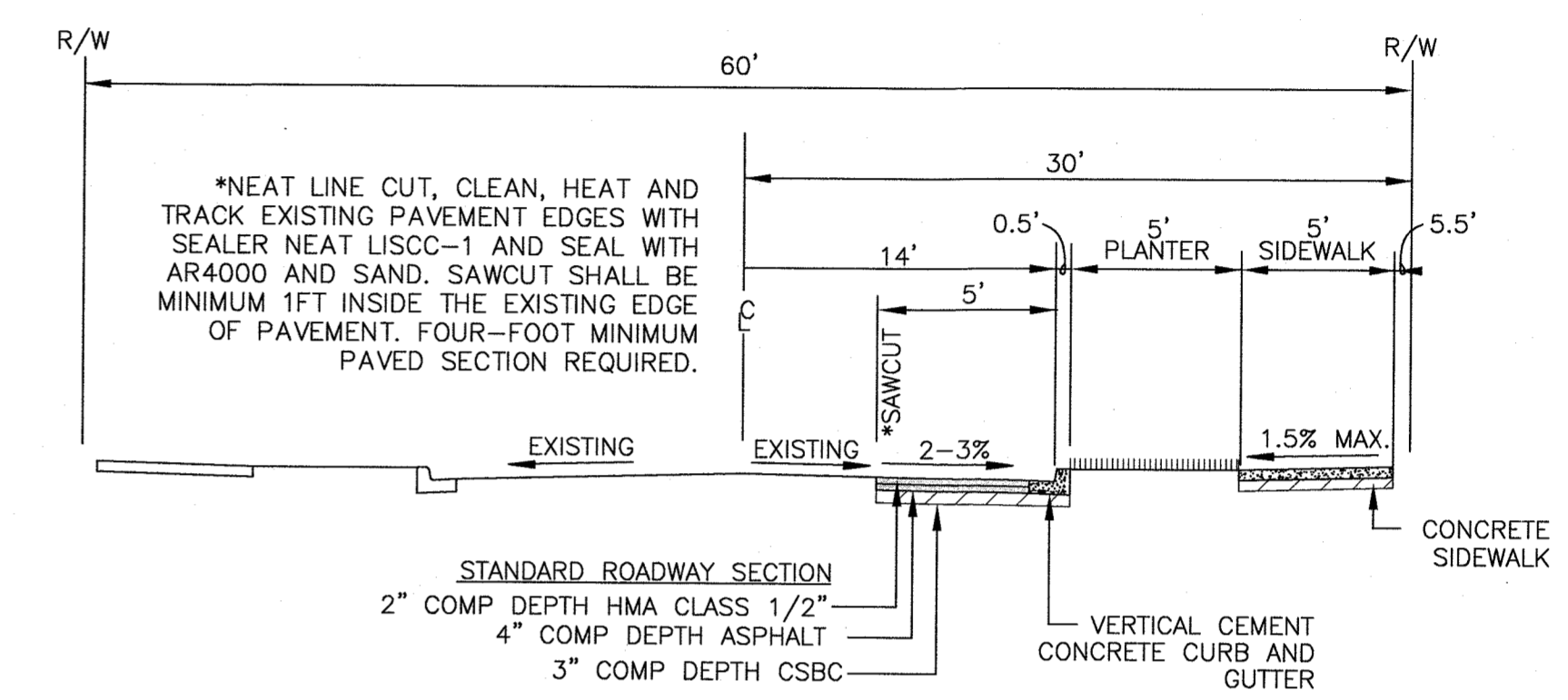
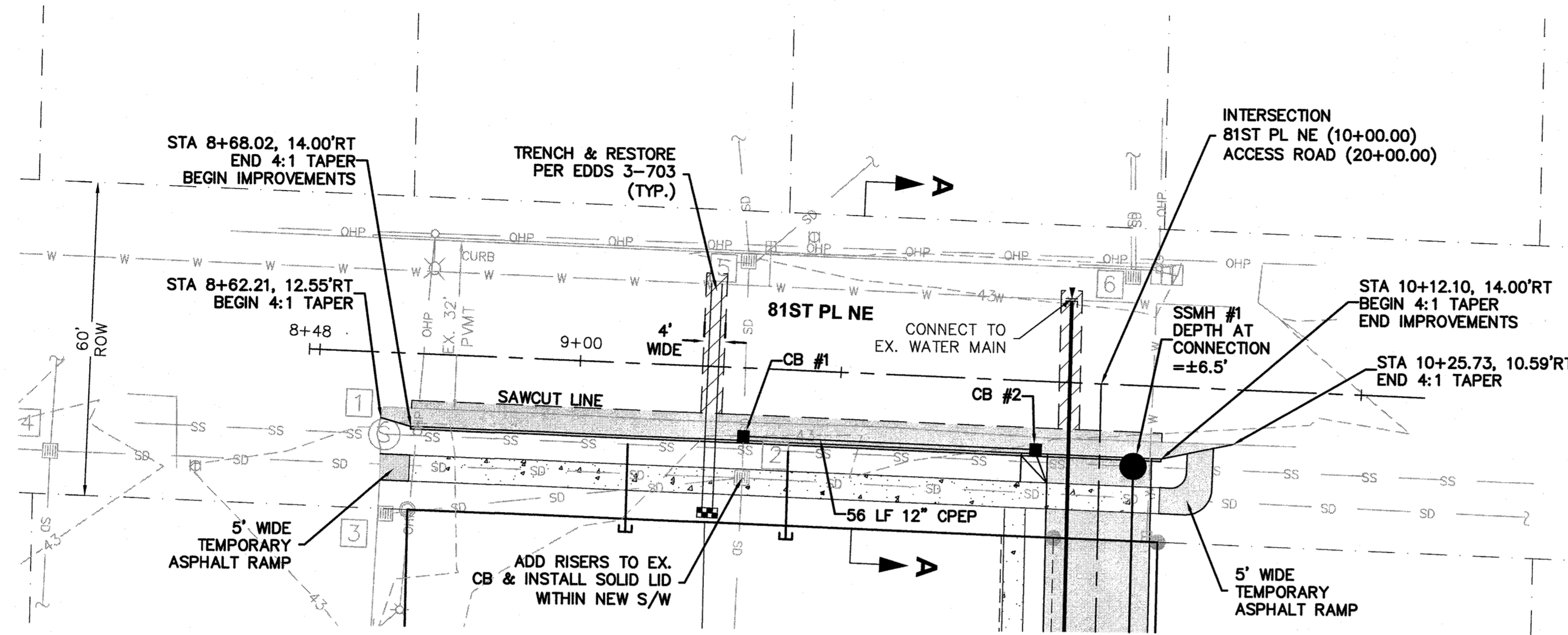
DRAWING NO. 2 OF 6

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
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
IE(E) 12" CMP=36.52
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=42.89
IE(N) 10" PVC=40.39



PFN: CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

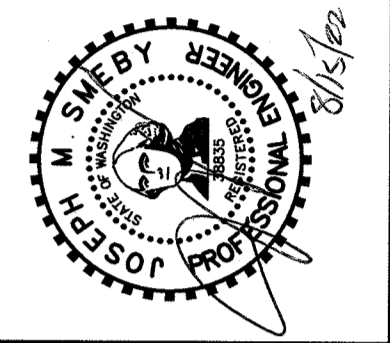
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THIS DAY OF _____, 202__

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

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

BY	DATE	DESCRIPTION



FRONTAGE PLAN & PROFILE

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

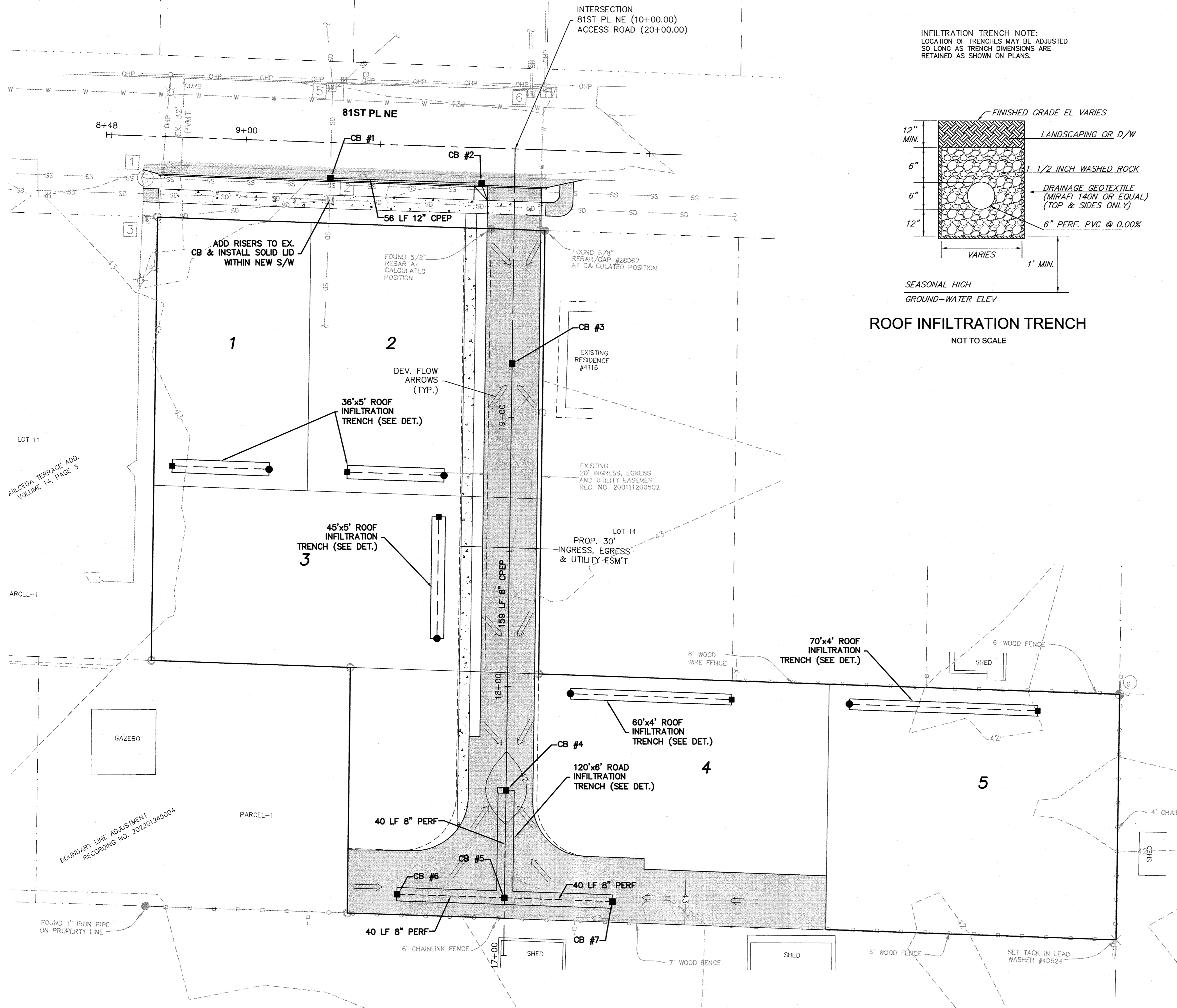


HSIAO SHORT PLAT
 CITY OF MARYSVILLE, WASHINGTON
 PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

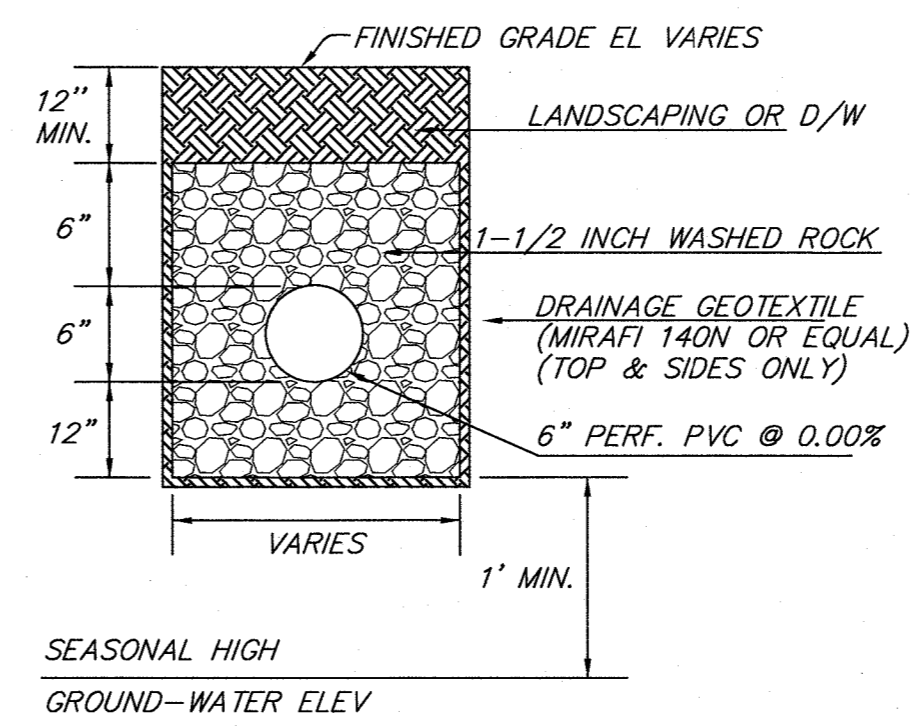
PROJ. NO. 22-0711	DSK BY: EJT
DATE: 8/15/2022	SCALE: 1" = 20'
DRAWING NO. 3	OF 6

HSIAO SHORT PLAT

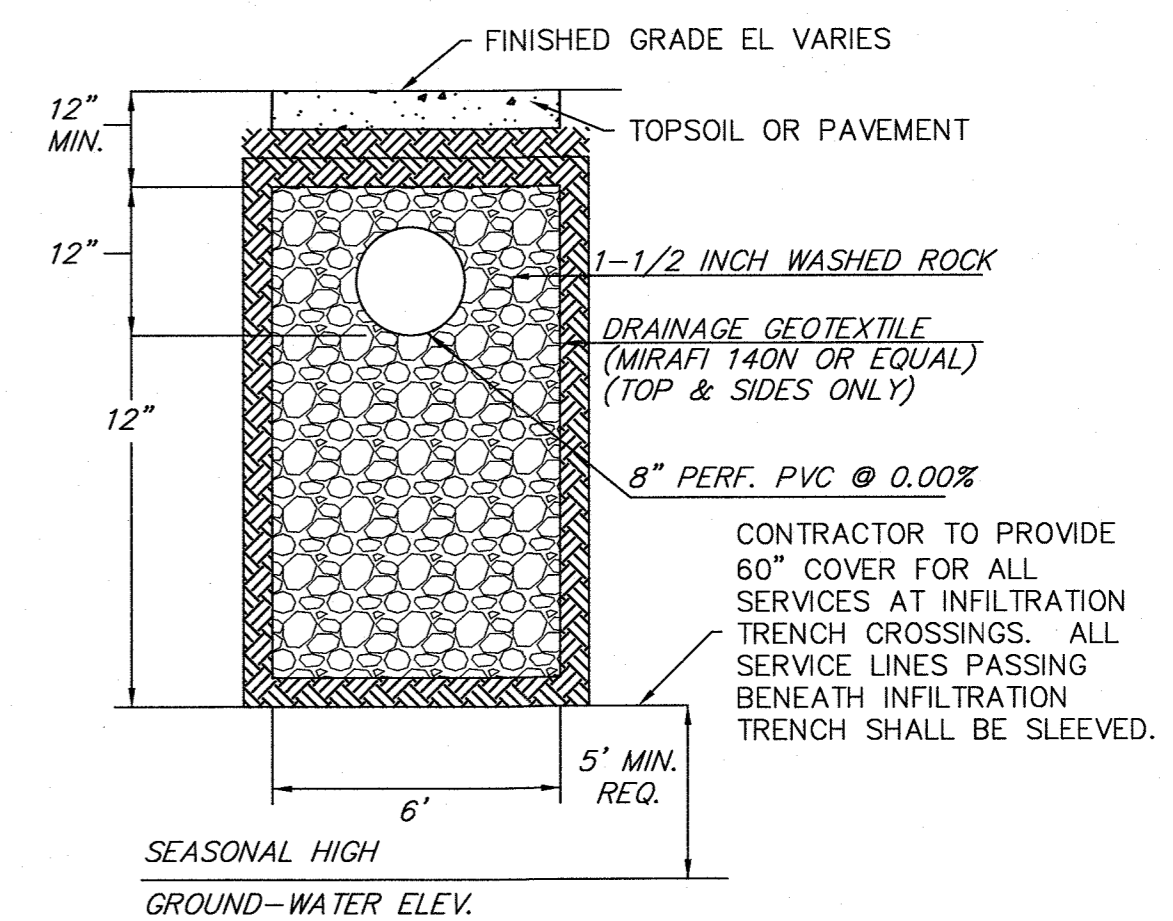
SECTION 21, TOWNSHIP 30N, RANGE 5E, W.M.



INFILTRATION TRENCH NOTE:
 LOCATION OF TRENCHES MAY BE ADJUSTED
 SO LONG AS TRENCH DIMENSIONS ARE
 RETAINED AS SHOWN ON PLANS.



ROOF INFILTRATION TRENCH
 NOT TO SCALE

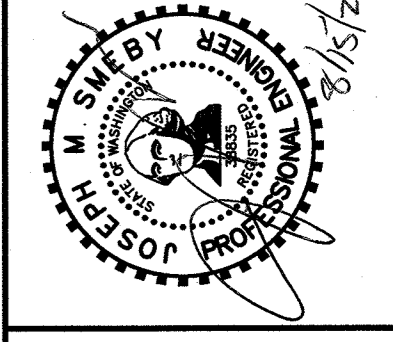


ROAD INFILTRATION TRENCH
 NOT TO SCALE

STRUCTURE LEGEND

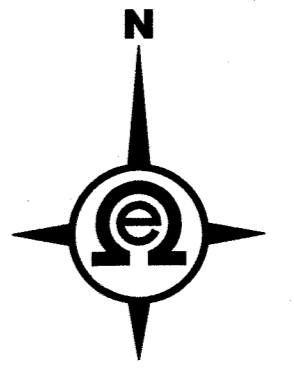
- 1 SANITARY SEWER MANHOLE
 RIM=42.75
 IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
 RIM=42.43
 IE(E)12\"/>

BY	DESCRIPTION	DATE	R#



DRAINAGE & GRADING PLAN

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



PFN:
 CITY OF MARYSVILLE
 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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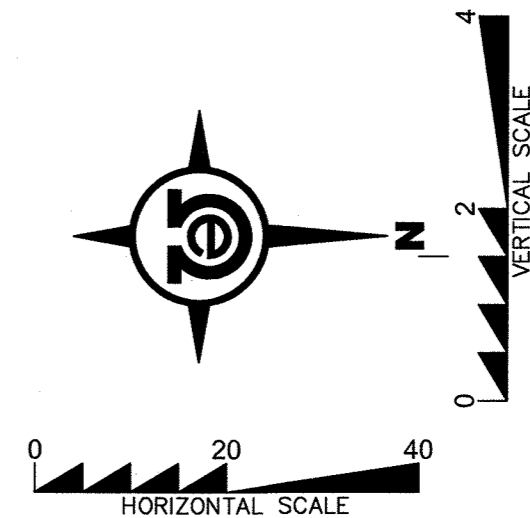
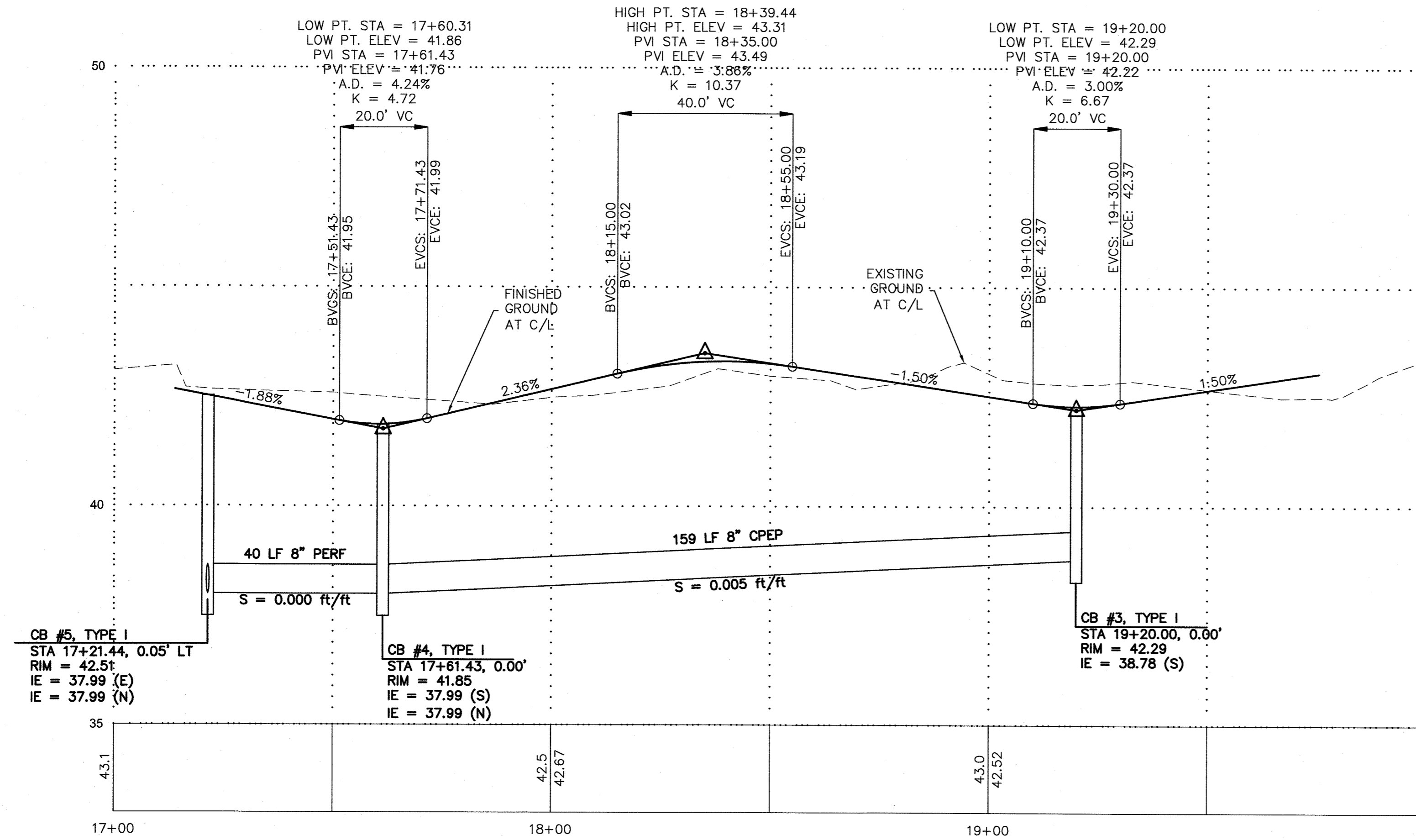
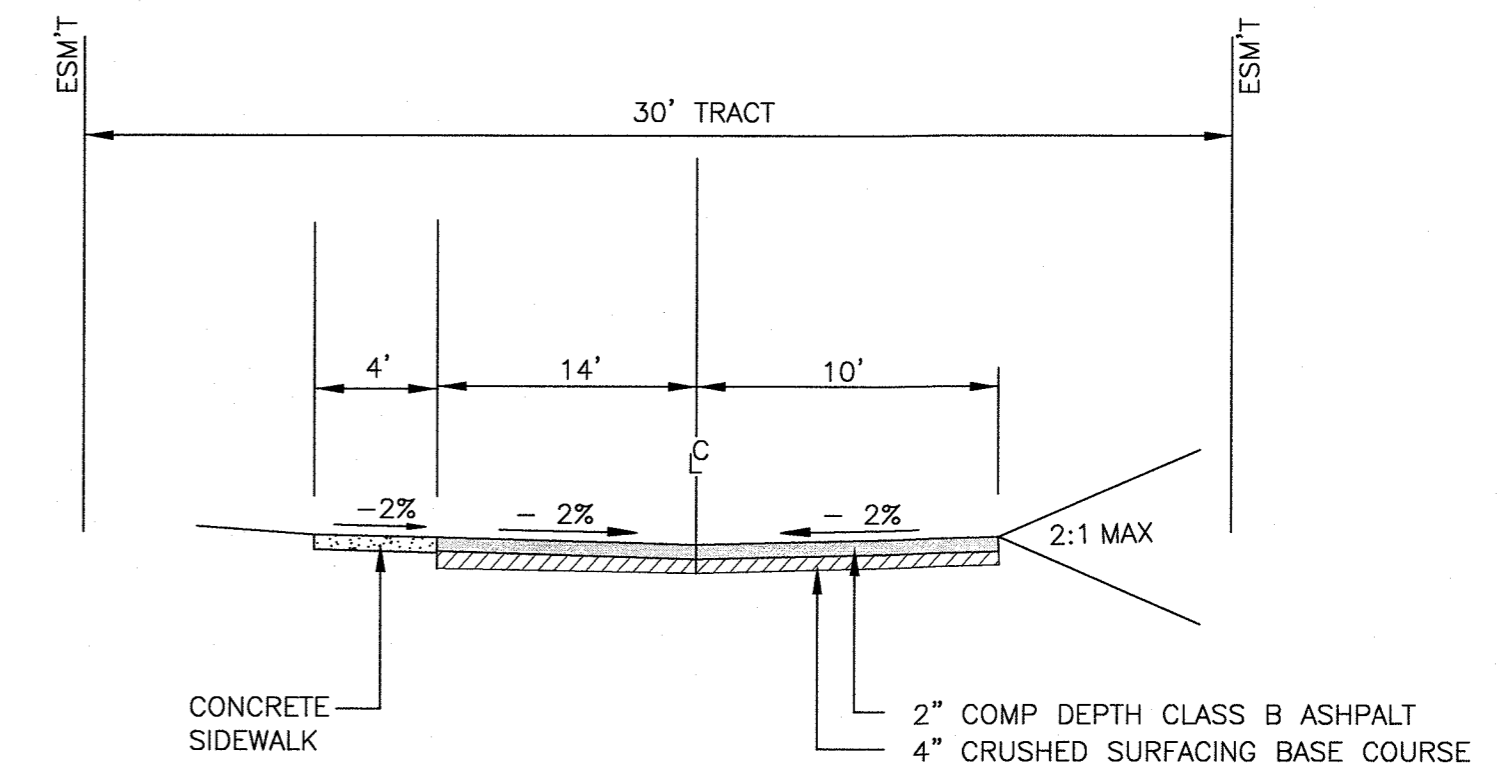
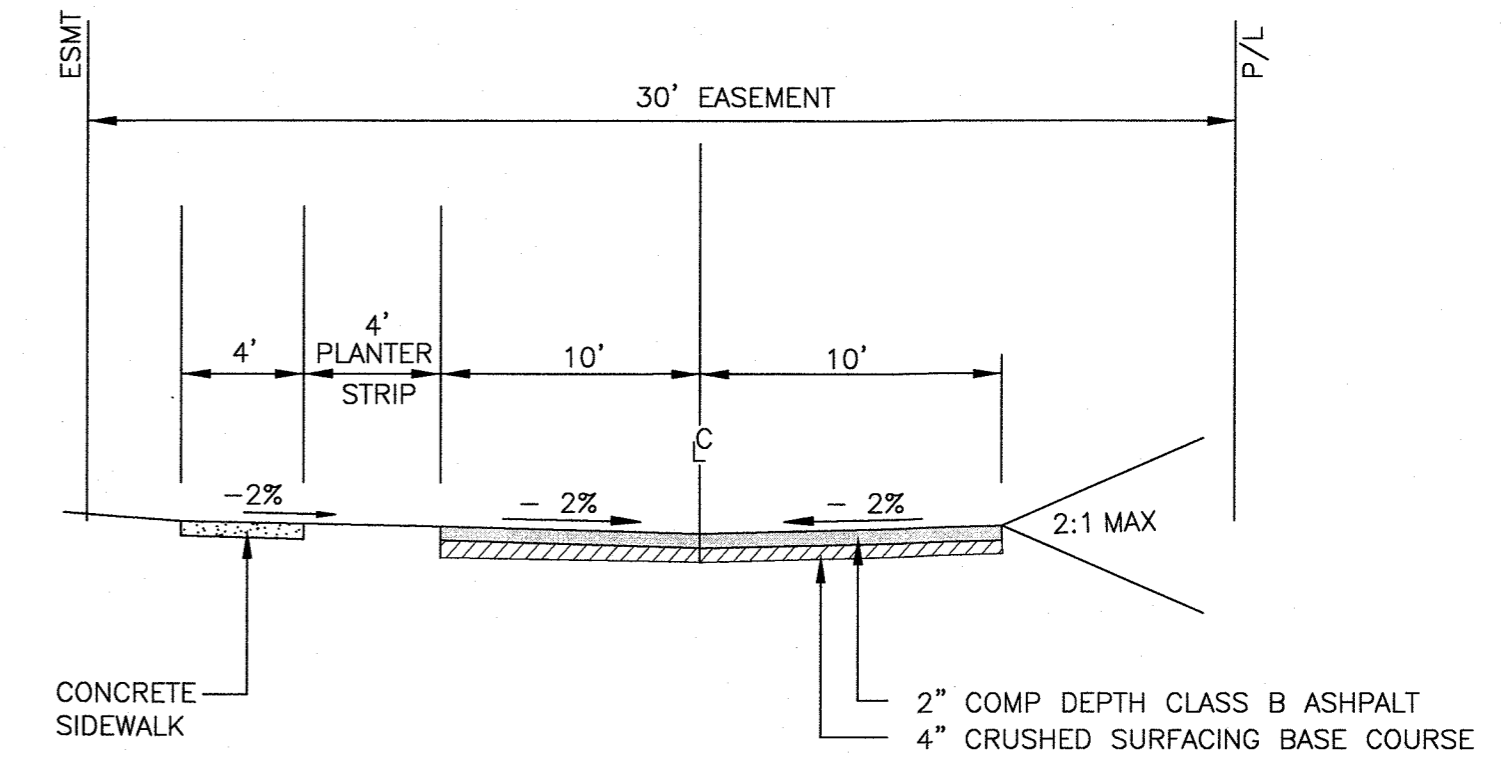
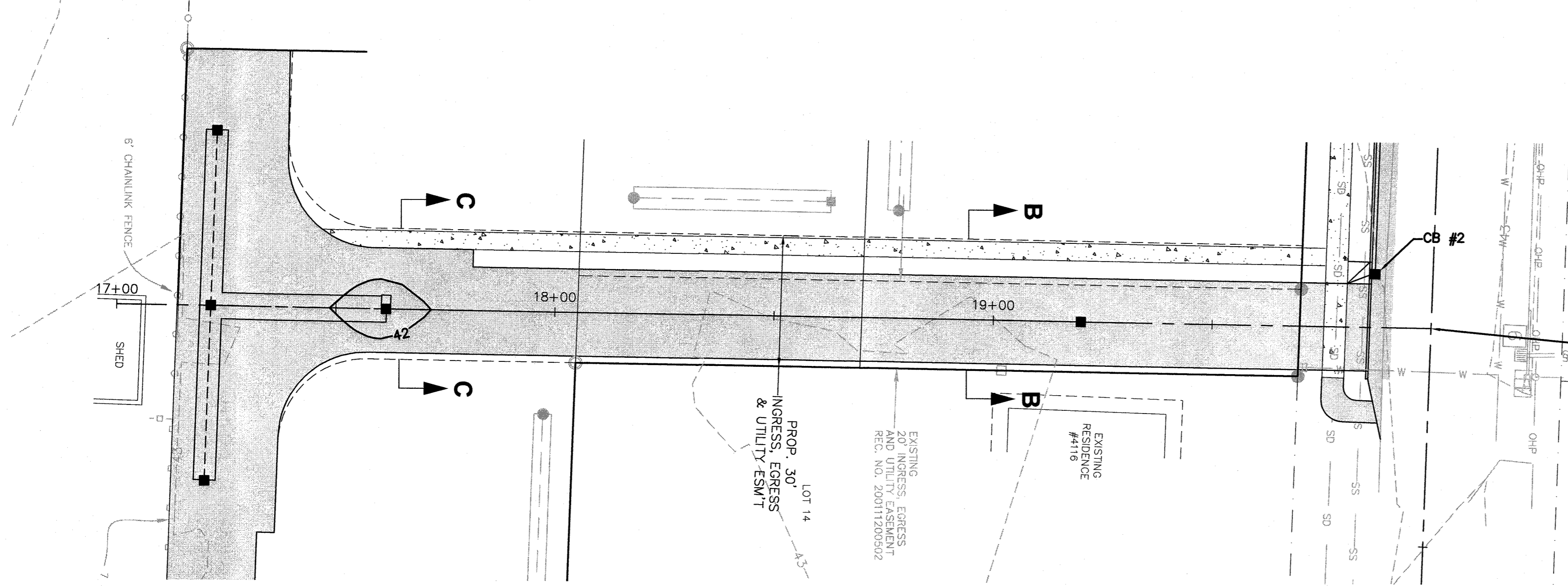
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HSIAO SHORT PLAT
 CITY OF MARYSVILLE, WASHINGTON
 PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

PROJ. NO.	22-0711	DES. BY:	EJT
DATE:	8/15/2022		
SCALE:	1" = 20'		
DRAWING NO.	4	OF	6

HSIAO SHORT PLAT

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



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

PFN:

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

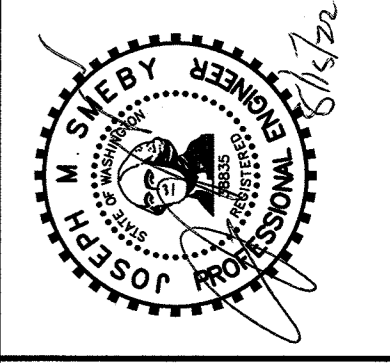
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THIS DAY OF _____, 202__

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

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BY	DESCRIPTION



ACCESS PROFILE

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



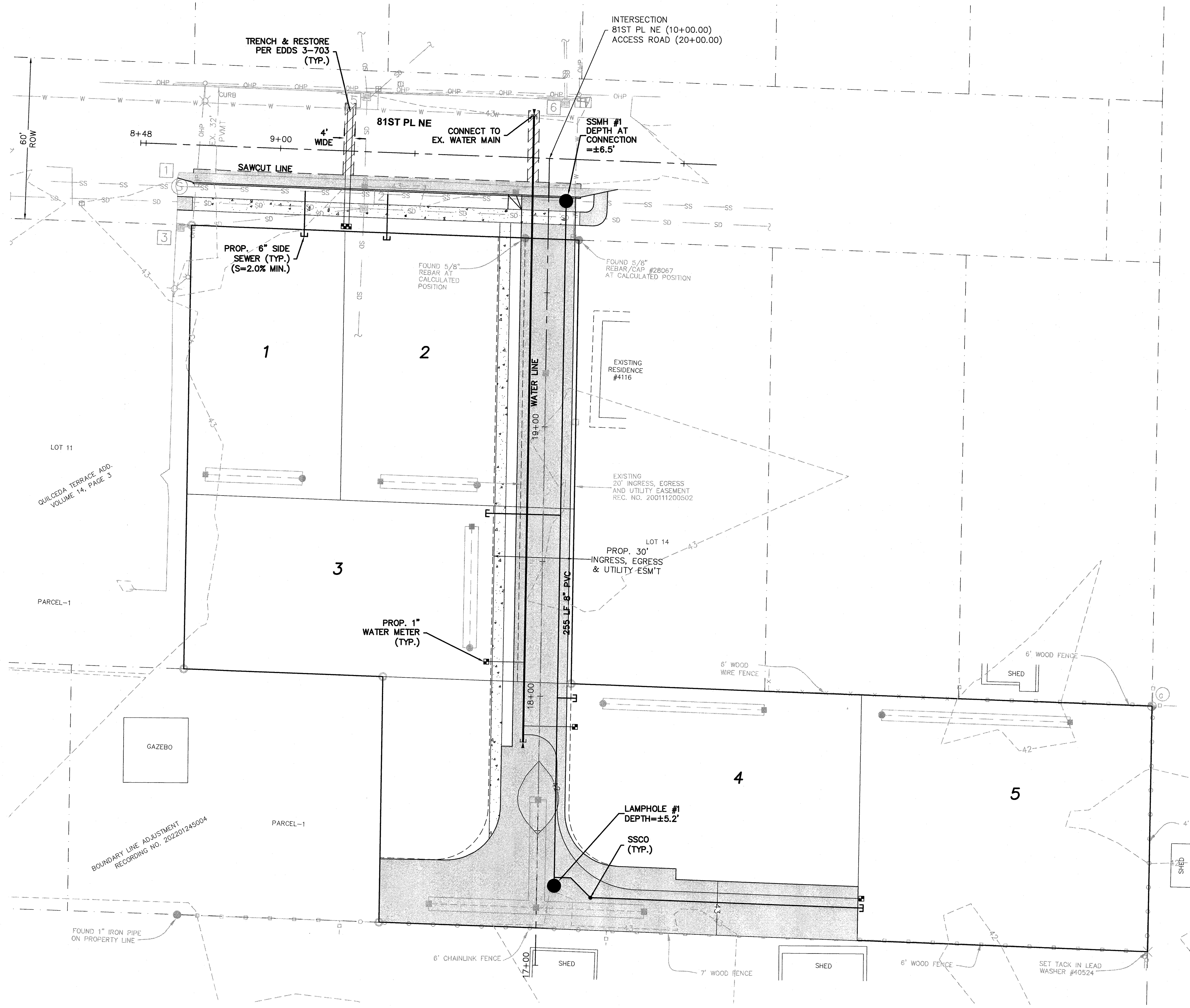
HSIAO SHORT PLAT

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

PROJ. NO.	22-0711	DES. BY.	EJT
DATE:	8/15/2022	SCALE:	1" = 20'
DRAWING NO.	5	OF	6

HSIAO SHORT PLAT

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



STRUCTURE LEGEND

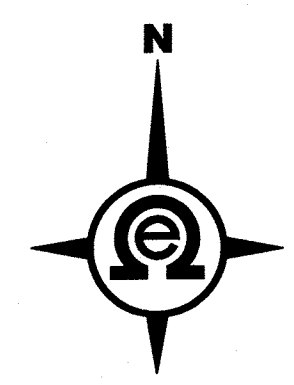
- 1 SANITARY SEWER MANHOLE
RIM=42.75
IE(E,W)CONCRETE=36.00
- 2 CATCH BASIN
RIM=42.43
IE(E)12\"/>

BY	DESCRIPTION	DATE	R#



SEWER & WATER PLAN

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



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

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, WSDOE 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**

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.

PROJ. NO. 22-0711	DSN. BY: EJT
DATE: 8/15/2022	
SCALE: 1" = 20'	
DRAWING NO. 6	OF 6