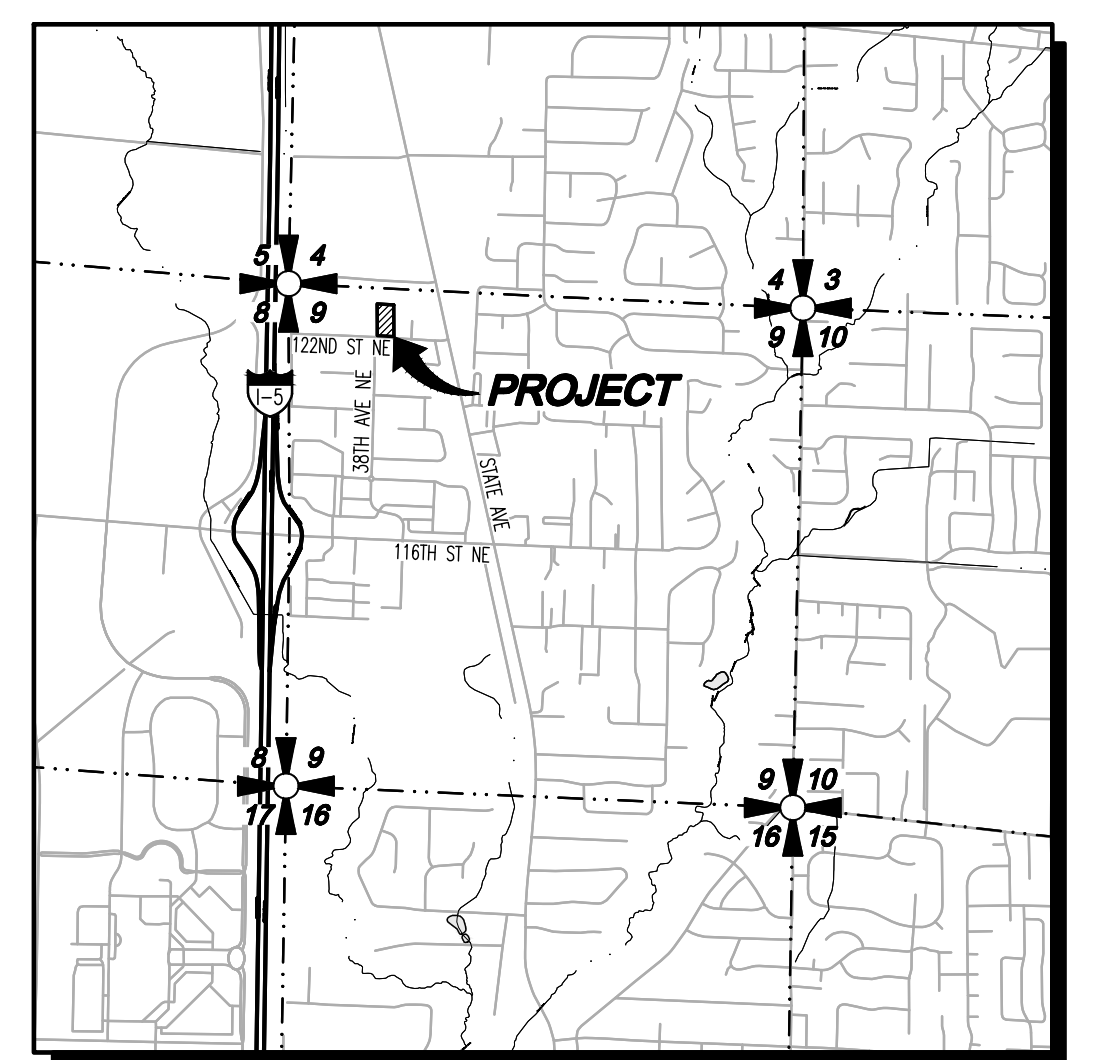
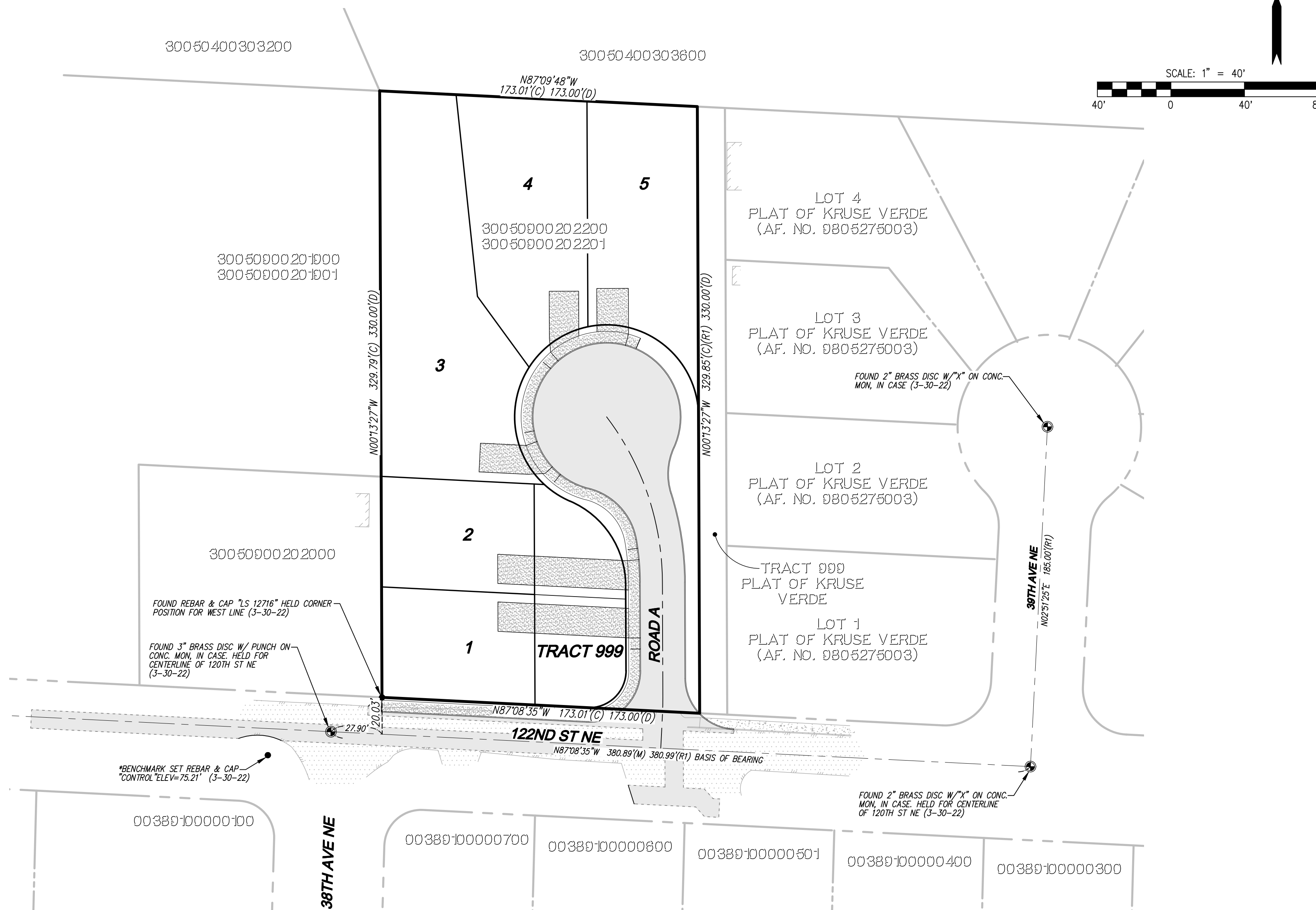


STACK SHORT PLAT

PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION		
●	MONUMENT FOUND	RCP	REINFORCED CONCRETE PIPE
●	FOUND REBAR AND CAP AS NOTED	CB	CATCH BASIN
(C)	CALCULATED	CL	CENTERLINE
(M)	MEASURED	CMP	CORRUGATED METAL PIPE
□	CATCH BASIN	CPE	CORRUGATED POLYETHYLENE PIPE
⊙	STORM MANHOLE	CP	CONCRETE PIPE
⊙	SEWER MANHOLE	EL	ELEVATION
⊙	GAS METER	EX	EXISTING
⊙	GAS VALVE	FL	FLOWLINE
⊙	JUNCTION BOX	IE	INVERT ELEVATION
⊙	POWER POLE	OH	OVERHEAD
⊙	POWER TRANSFORMER	PL	PROPERTY LINE
⊙	POWER VAULT	PP	POWER POLE
⊙	LIGHT POLE W/ARM	PVC	POLYVINYL CHLORIDE PIPE
⊙	LIGHT POLE	R/W	RIGHT-OF-WAY
⊙	GUY ANCHOR	STA	STATION
⊙	TELCO MANHOLE	SD	STORM DRAIN
⊙	TELCO RISER	SDMH	STORM DRAIN MANHOLE
⊙	SIGN	SS	SANITARY SEWER
⊙	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
⊙	WATER METER	SSMH	SANITARY SEWER MANHOLE
⊙	WATER VALVE	TYP	TYPICAL
⊙	MONITORING WELL	TBR	TO BE REMOVED
⊙	MAILBOX		
⊙	TREE CONIFEROUS		
⊙	TREE DECIDUOUS		
⊙	ADA PARKING STALL		
PROPOSED WATER SYMBOLS		PROPOSED STORM SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	WATER CAP	⊙	CONCRETE BLOCKING
⊙	CONCRETE BLOCKING	⊙	BUTTERFLY VALVE
⊙	1" BEND	⊙	45° BEND
⊙	45° BEND	⊙	90° BEND
⊙	90° BEND	⊙	22° BEND
⊙	22° BEND	⊙	VALVE
⊙	VALVE	⊙	HYDRANT ASSEMBLY
⊙	HYDRANT ASSEMBLY	⊙	BLOW-OFF VALVE
⊙	BLOW-OFF VALVE	⊙	REDUCER
⊙	REDUCER	⊙	AIR-VAC ASSEMBLY
⊙	AIR-VAC ASSEMBLY	⊙	WATER METER
⊙	WATER METER	⊙	WATER PIPE
⊙	WATER PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SEWER CAP		
⊙	SEWER CLEANOUT		
⊙	SEWER MANHOLE		
⊙	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTIONS
 CHICAGO TITLE COMPANY OF WASHINGTON
 COMMITMENT NO. 500132889
 COMMITMENT DATE: MARCH 10, 2022 AT 8:00AM

THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING 450 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 9;
 THENCE EAST 924 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE EAST 173.25 FEET;
 THENCE NORTH 330 FEET;
 THENCE WEST 173.25 FEET;
 THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING;
 SITUATED IN SNOHOMISH COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
 MONUMENTED CENTER LINE OF 122ND STREET NE
 (BEARING = N 87°08'35" W)

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

SITE BENCHMARK

PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM-1988)
 SET REBAR & CAP CONTROL AS SHOWN ON MAP PER GPS STATIC OBSERVATION
 OPUS SOLUTION ELEV=75.21(NAD1988)

REFERENCES

- (R1) PLAT OF KRUSE VERDE
AF. NO. 0805275003
- (R2) RECORD OF SURVEY
AF. NO. 202110285001

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS MAINTAINED BY ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

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

PROJECT INFORMATION

SITE ADDRESS: 3807 122ND ST NE
 MARYSVILLE, WA 98271

TAX PARCELS: 30050900202200 & 30050900202201

SITE AREA: 56,980 SF 1.31 AC

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

CURRENT ZONING: R-4.5 SFM

PROPOSED ZONING: R-4.5 SFM

WATER: CITY OF MARYSVILLE

SEWER: CITY OF MARYSVILLE

POWER: SNOHOMISH COUNTY PUD

GAS: VERIZON

TELEPHONE: COMCAST

CABLE: COMCAST

SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25

FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

AVE. LOT SIZE: 7,723 S.F.

SMALLEST LOT SIZE: 5,000 S.F.

DIMENSIONAL STANDARDS

MINIMUM STREET SETBACK: 20'

MINIMUM SIDE YARD SETBACK: 5'

MINIMUM REAR YARD SETBACK: 20'

BASE HEIGHT: 30'

MAXIMUM BUILDING COVERAGE: 40%

MAXIMUM IMPERVIOUS COVERAGE: 50%

MINIMUM LOT AREA: 5,000 S.F.

MINIMUM LOT WIDTH: 60'

MINIMUM LOT FRONTAGE ON: 20'

CUL-DE-SAC, SHARP CURVE OR PANHANDLE

DENSITY CALCULATION

GROSS SITE AREA: 56,980 SF (1.31 AC)

R/W DEDICATION: 13,185 SF (0.30 AC)

NET SITE AREA: 43,795 SF (1.01 AC)

DENSITY: 4.5 UNITS PER ACRE x 1.01 AC = 4.55 UNITS
 ROUND UP TO 5 UNITS

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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL, 2022. 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.

TABLE OF CONTENTS

- COVER SHEET
 - EXISTING CONDITIONS MAP
 - PRELIMINARY SITE PLAN
 - PRELIMINARY GRADING AND STORM DRAINAGE PLAN
 - PRELIMINARY ROAD PROFILES AND SECTIONS
 - PRELIMINARY WATER AND SEWER PLAN
- L-1 - L-2 LANDSCAPE PLANS

EARTHWORK QUANTITIES

CUT: 0 CY

FILL: 2,250 CY

NET: 2,250 CY

DISTURBED AREA: 55,961 SF (1.29 AC)

CONTACT LIST

APPLICANT/OWNER:
 STACK DESIGN, LLC
 8825 34TH AVE NE, STE L-110
 MARYSVILLE, WASHINGTON 98271
 CONTACT: TERRY GROOMS
 PHONE: (425) 508-1497
 EMAIL: stackdesign@live.com

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: MARK VILLWOCK, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: mvillwock@ldccorp.com

SURVEYOR:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: VINCE TOWNSEND, PLS
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: vtownsend@ldccorp.com

LANDSCAPE ARCHITECT:
 ORIGIN DESIGN GROUP
 1031 185TH AVENUE NE
 SNOHOMISH, WASHINGTON 98290
 CONTACT: KRISTAL LOWE
 PHONE: (425) 346-9105
 EMAIL: origindg@gmail.com

GEOTECH ENGINEER:
 TERRA ASSOCIATES
 12220 113TH AVE NE, STE 130
 KIRKLAND, WASHINGTON 98034
 CONTACT: CAROLYN DECKER, PE
 PHONE: (425) 821-7777
 FAX: (425) 821-4334
 EMAIL: cdecke@terra-associates.com

SP22-006

PA ———

Call 2 Business Days Before You Dig
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REVISIONS

NO.	DATE	DESCRIPTION
1	2022/12/15	REVISED PER CITY COMMENTS DATED 11/02/2022

LDC
 Surveying
 Engineering
 Planning

Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 Kent
 www.LDCcorp.com
 F 425-482-2893

STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 COVER SHEET

MARK E. VILLWOCK
 PE
 4008
 PROFESSIONAL ENGINEER
 12/19/2022

JOB NUMBER: C22144
 DRAWING NAME: C22144P-CS-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYSVILLE

CS-01
 SHEET 1 OF 6

SURVEY INFORMATION

LEGAL DESCRIPTIONS

CHICAGO TITLE COMPANY OF WASHINGTON
 COMMITMENT NO. 3001228501
 COMMITMENT DATE: MARCH 10, 2022 AT 8:00AM

THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.,
 SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING 495 FEET SOUTH OF THE TRUE POINT OF BEGINNING;
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 THENCE NORTH 330 FEET;
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 THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING.
 SITUATED IN SNOHOMISH COUNTY, WASHINGTON.

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 AF. NO. 202110285001

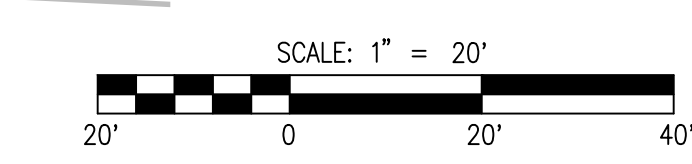
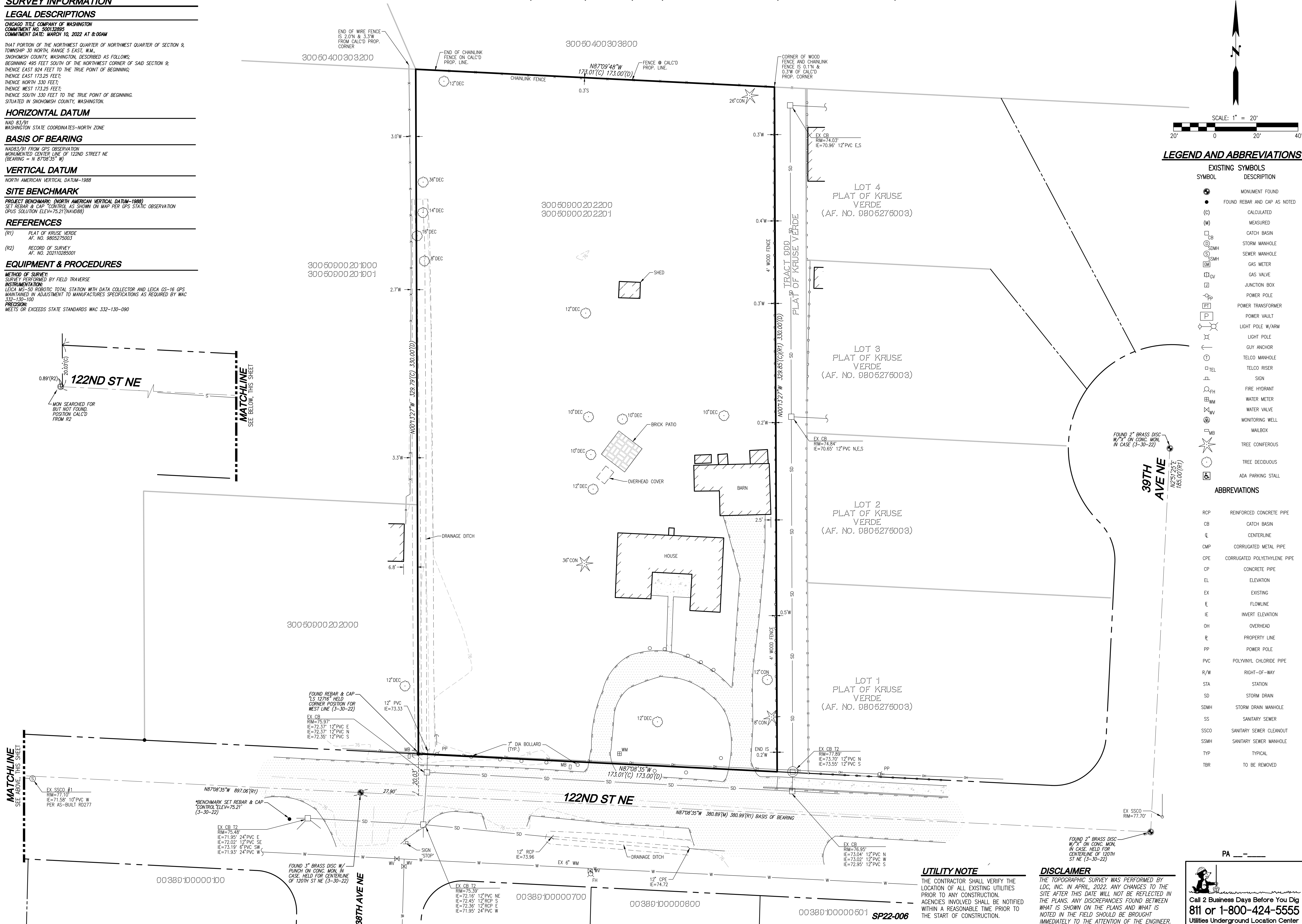
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
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INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS
 MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC
 332-130-100

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

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

- EXISTING SYMBOLS**
- | SYMBOL | DESCRIPTION |
|--------|------------------------------|
| ● | MONUMENT FOUND |
| ○ | FOUND REBAR AND CAP AS NOTED |
| (C) | CALCULATED |
| (M) | MEASURED |
| □ | CATCH BASIN |
| ⊕ | STORM MANHOLE |
| ⊕ | SEWER MANHOLE |
| ⊕ | GAS METER |
| ⊕ | GAS VALVE |
| ⊕ | JUNCTION BOX |
| ⊕ | POWER POLE |
| ⊕ | POWER TRANSFORMER |
| ⊕ | POWER VAULT |
| ⊕ | LIGHT POLE W/ARM |
| ⊕ | LIGHT POLE |
| ⊕ | GUY ANCHOR |
| ⊕ | TELCO MANHOLE |
| ⊕ | TELCO RISER |
| ⊕ | SIGN |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER METER |
| ⊕ | WATER VALVE |
| ⊕ | MONITORING WELL |
| ⊕ | MAILBOX |
| ⊕ | TREE CONIFEROUS |
| ⊕ | TREE DECIDUOUS |
| ⊕ | ADA PARKING STALL |
- ABBREVIATIONS**
- | | |
|------|------------------------------|
| RCP | REINFORCED CONCRETE PIPE |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CPE | CORRUGATED POLYETHYLENE PIPE |
| CP | CONCRETE PIPE |
| EL | ELEVATION |
| EX | EXISTING |
| FL | FLOWLINE |
| IE | INVERT ELEVATION |
| OH | OVERHEAD |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| R/W | RIGHT-OF-WAY |
| STA | STATION |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |
| TBR | TO BE REMOVED |

UTILITY NOTE

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DISCLAIMER

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PA

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NO.	DATE	DESCRIPTION
1	2022/12/15	REVISED PER CITY COMMENTS DATED 11/02/2022

Stack Design & Construction, LLC
 Engineering
 Planning

LDC
 Kent
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
 F 425.886.1869
 F 425.882.2893

Stack Short Plat
 EXISTING CONDITIONS MAP

JOB NUMBER: C22144
 DRAWING NAME: C22144P-10-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

TO-01
 SHEET 2 OF 6

Drawing: P:\CADD\2022\C22-144 Stack Short Plat\Drawings\Pre\Initial\C22144P-10-PL.dwg Plotdate: Dec 15, 2022 10:06am

PROJECT INFORMATION

SITE ADDRESS: 3807 122ND ST NE
 MARYSVILLE, WA 98271
 TAX PARCELS: 30050900202200 & 30050900202201
 SITE AREA: 56,980 SF 1.31 AC
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 CURRENT ZONING: R-4.5 SFM
 PROPOSED ZONING: R-4.5 SFM
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD
 GAS: PUGET SOUND ENERGY
 TELEPHONE: VERIZON
 CABLE: COMCAST
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT
 AVE. LOT SIZE: 7,723 S.F.
 SMALLEST LOT SIZE: 5,000 S.F.

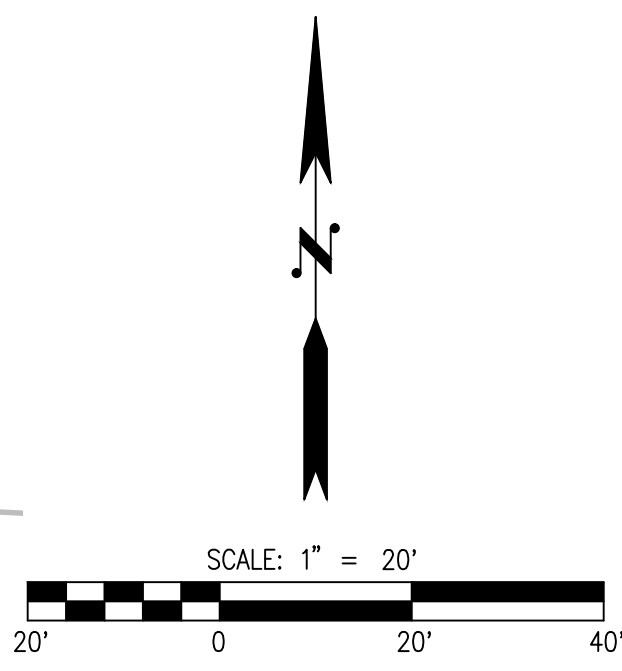
DIMENSIONAL STANDARDS

MINIMUM STREET SETBACK: 20'
 MINIMUM SIDE YARD SETBACK: 5'
 MINIMUM REAR YARD SETBACK: 20'
 BASE HEIGHT: 30'
 MAXIMUM BUILDING COVERAGE: 40%
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 MINIMUM LOT AREA: 5,000 S.F.
 MINIMUM LOT WIDTH: 60'
 MINIMUM LOT FRONTAGE ON: 20'
 CUL-DE-SAC, SHARP CURVE OR PANHANDLE

DENSITY CALCULATION

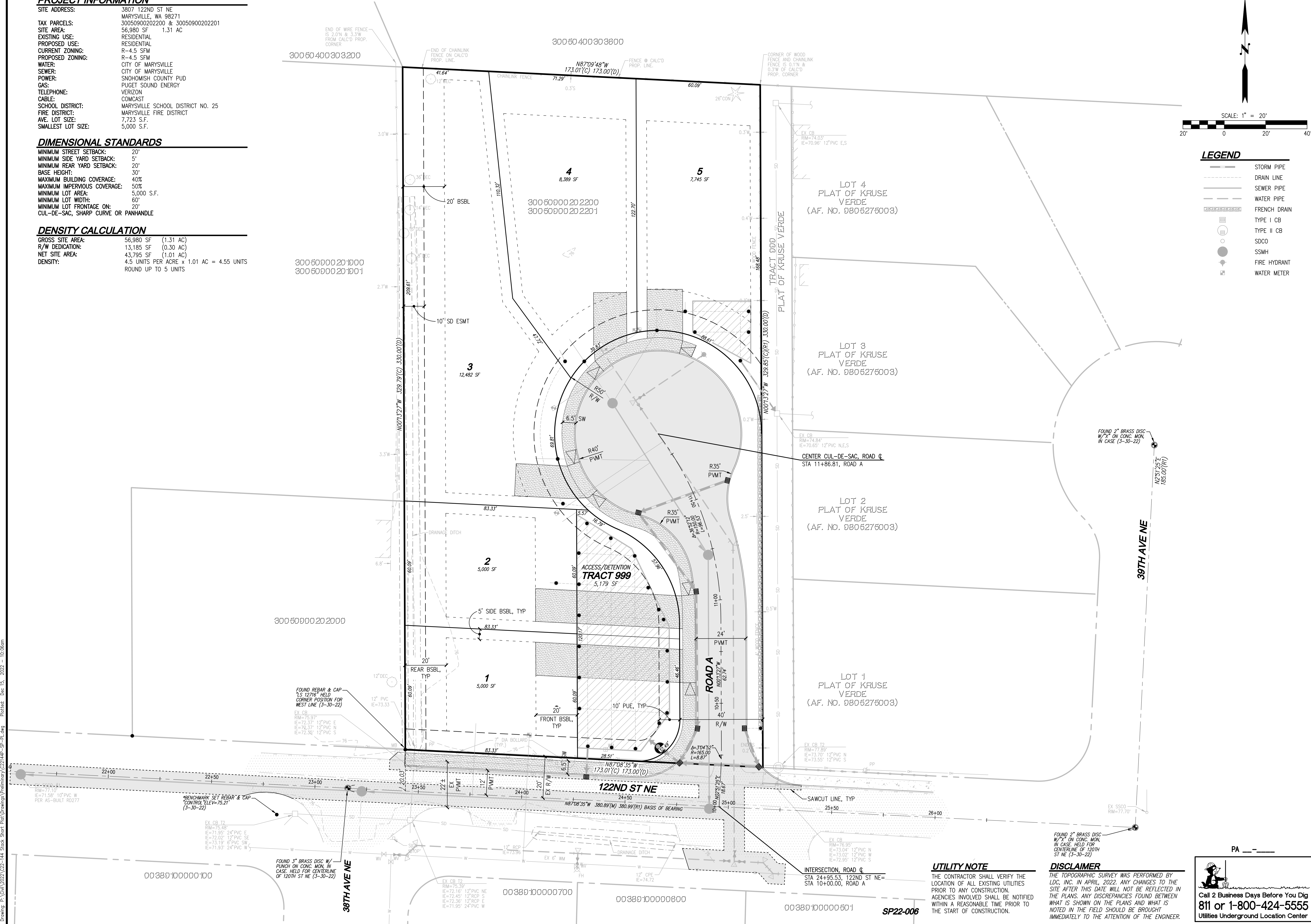
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 NET SITE AREA: 43,795 SF (1.01 AC)
 DENSITY: 4.5 UNITS PER ACRE x 1.01 AC = 4.55 UNITS
 ROUND UP TO 5 UNITS

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- STORM PIPE
- DRAIN LINE
- SEWER PIPE
- WATER PIPE
- FRENCH DRAIN
- TYPE I CB
- TYPE II CB
- SDO
- SSMH
- FIRE HYDRANT
- WATER METER



UTILITY NOTE
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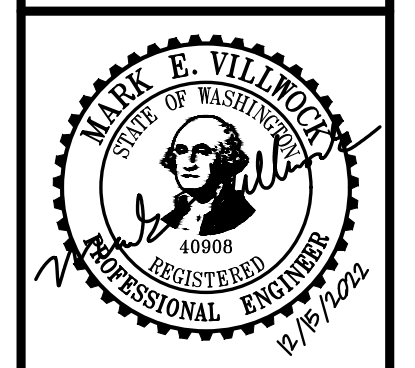
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NO.	DATE	DESCRIPTION
1	2022/12/15	REVISED PER CITY COMMENTS DATED 11/02/2022

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 Olympia
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
 T 425.866.1869 F 425.482.2893

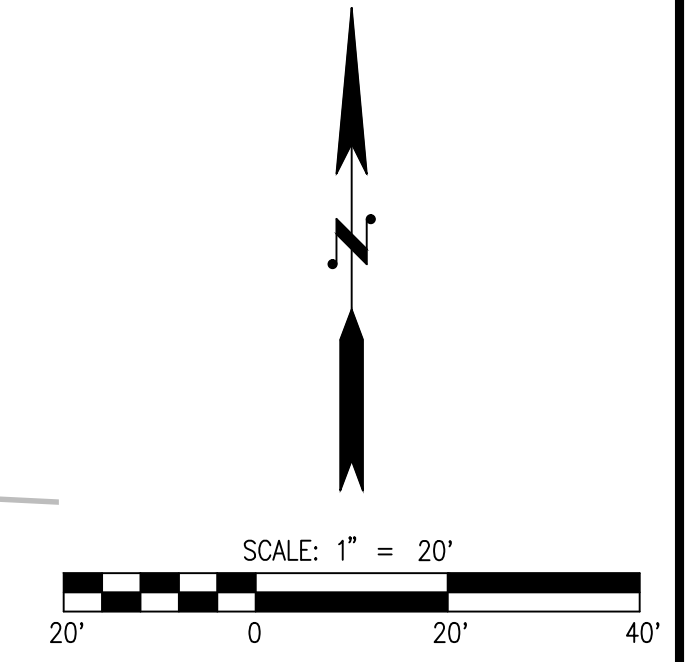
STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY SITE PLAN



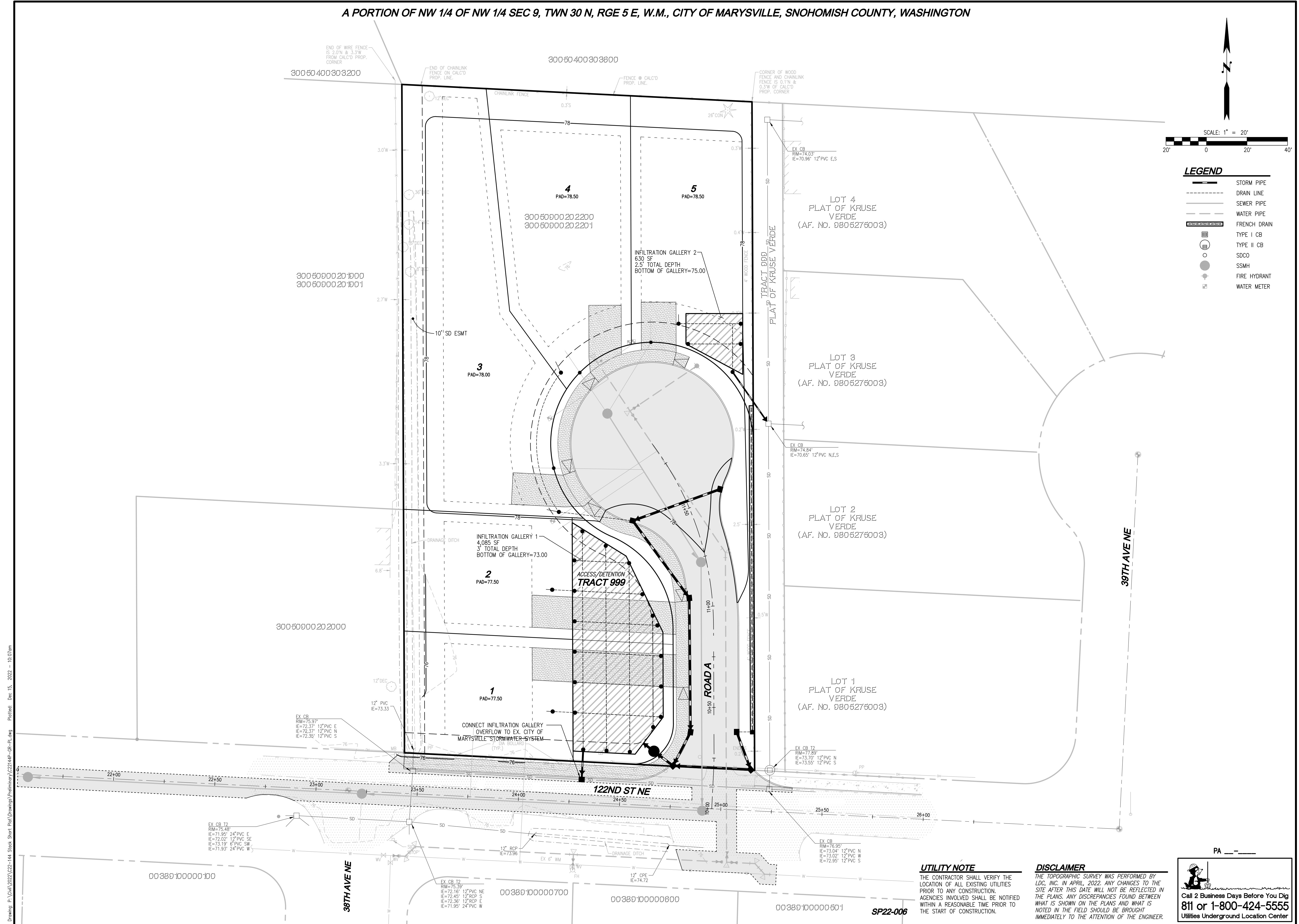
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 DRAWING NAME: C22144P-SP-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\CADD\2022\C22-144 Stack Short Plat\Drawings\Preliminary\C22144P-SP-PL.dwg Plotdate: Dec 15, 2022 10:06am

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- STORM PIPE
 - DRAIN LINE
 - SEWER PIPE
 - WATER PIPE
 - FRENCH DRAIN
 - TYPE I CB
 - TYPE II CB
 - SDCO
 - SSMH
 - FIRE HYDRANT
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UTILITY NOTE
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PA

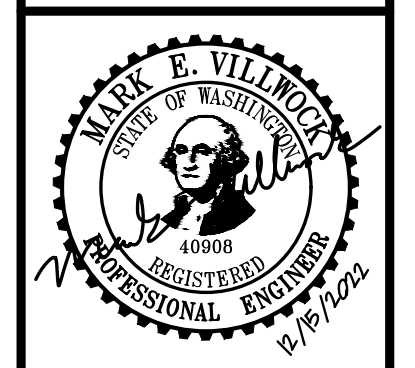
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NO.	DATE	DESCRIPTION
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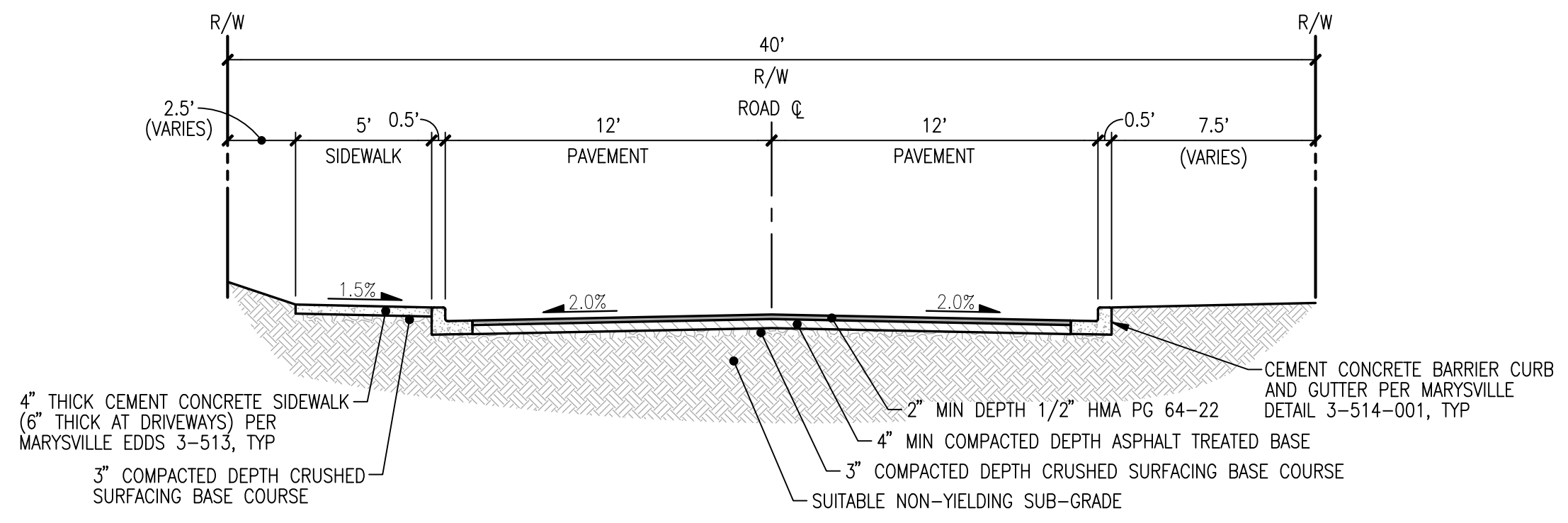
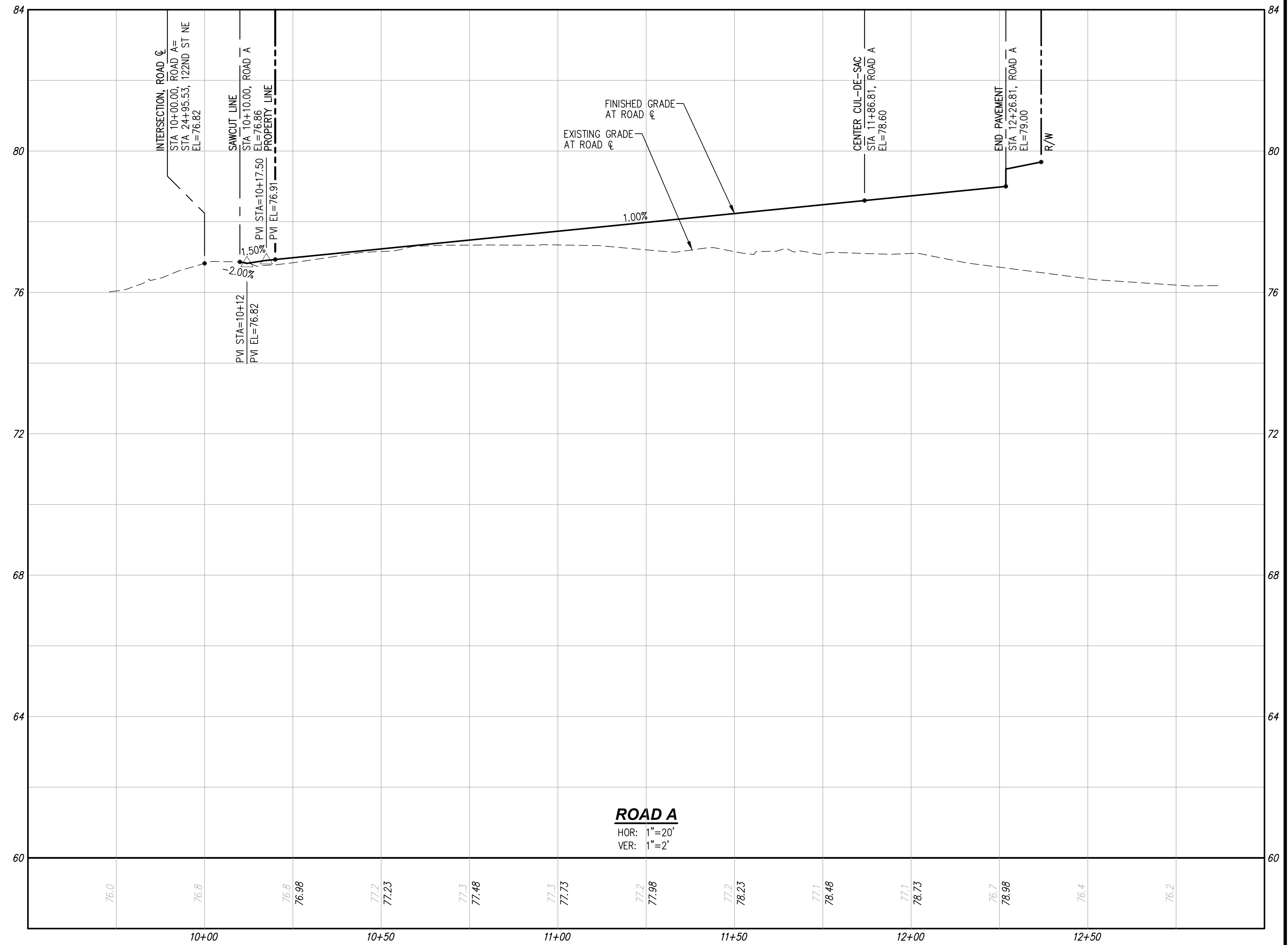
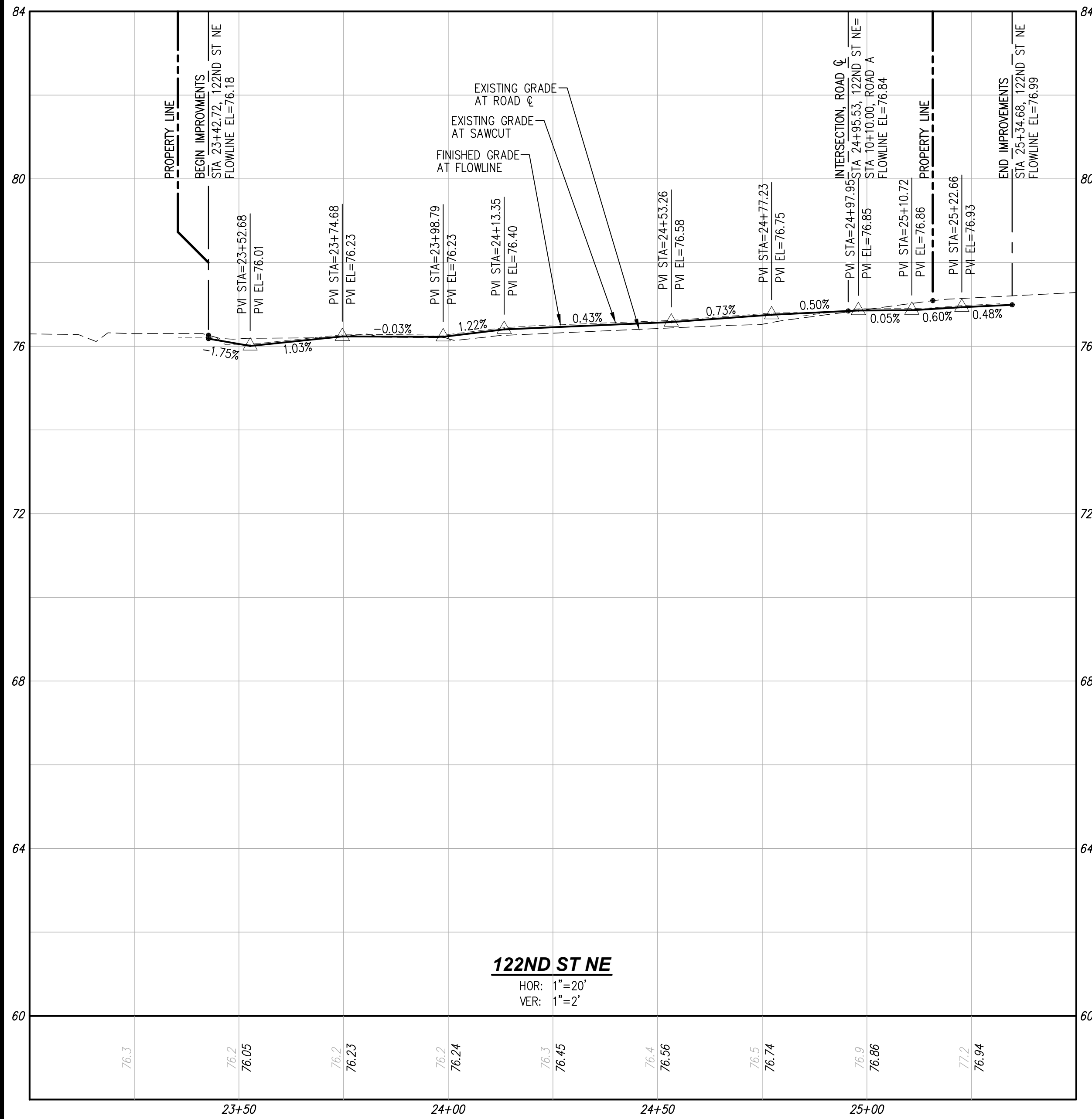
STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY ROAD, GRADING AND STORM DRAINAGE PLAN



JOB NUMBER: C22144
 DRAWING NAME: C22144P-GR-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\GWA\2022\C22-144 Stack Short Plat\Drawings\Pre\Drawings\C22144P-GR-PL.dwg Plotlet: Dec 15, 2022 - 10:07am

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE

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STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY ROAD PROFILES AND SECTIONS

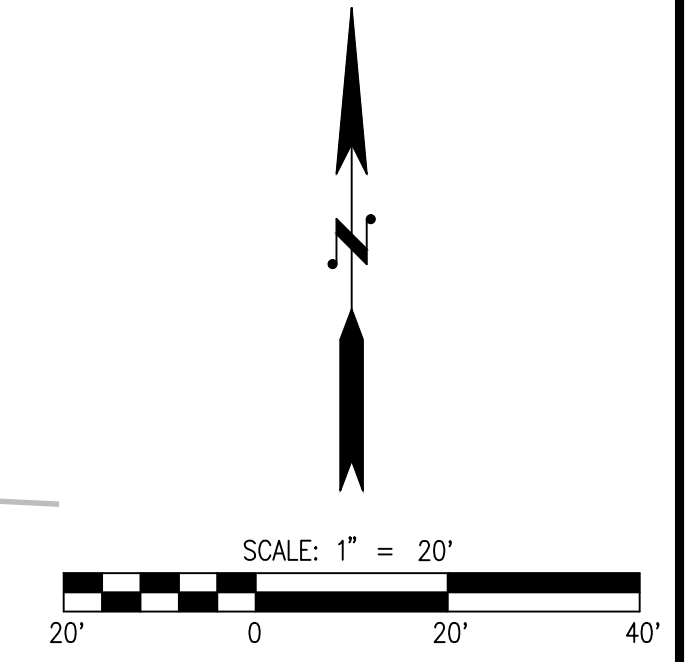
MARK E. VILWOCK
 40908
 PROFESSIONAL ENGINEER
 12/19/2022

JOB NUMBER: C22144
 DRAWING NAME: C22144P-RD-PR
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

RD-02
 SHEET 5 OF 6

Drawing: P:\GWA\2022\C22-144 Stack Short Plat\Drawings\Preliminary\C22144P-RD-PR.dwg Plotfile: Dec 15, 2022 - 10:07am

A PORTION OF NW 1/4 OF NW 1/4 SEC 9, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN LINE
	SEWER PIPE
	WATER PIPE
	FRENCH DRAIN
	TYPE I CB
	TYPE II CB
	SDCO
	SSMH
	FIRE HYDRANT
	WATER METER

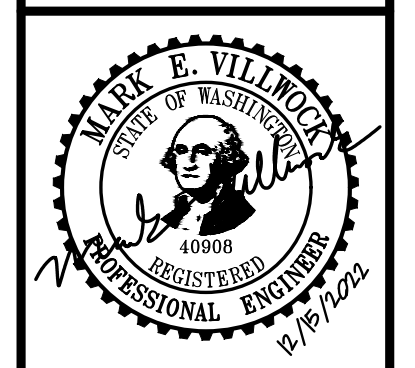
REVISIONS

NO.	DATE	DESCRIPTION
1	2022.12.15	REVISED PER CITY COMMENTS DATED 11/02/2022

LDC
 Surveying
 Engineering
 Planning

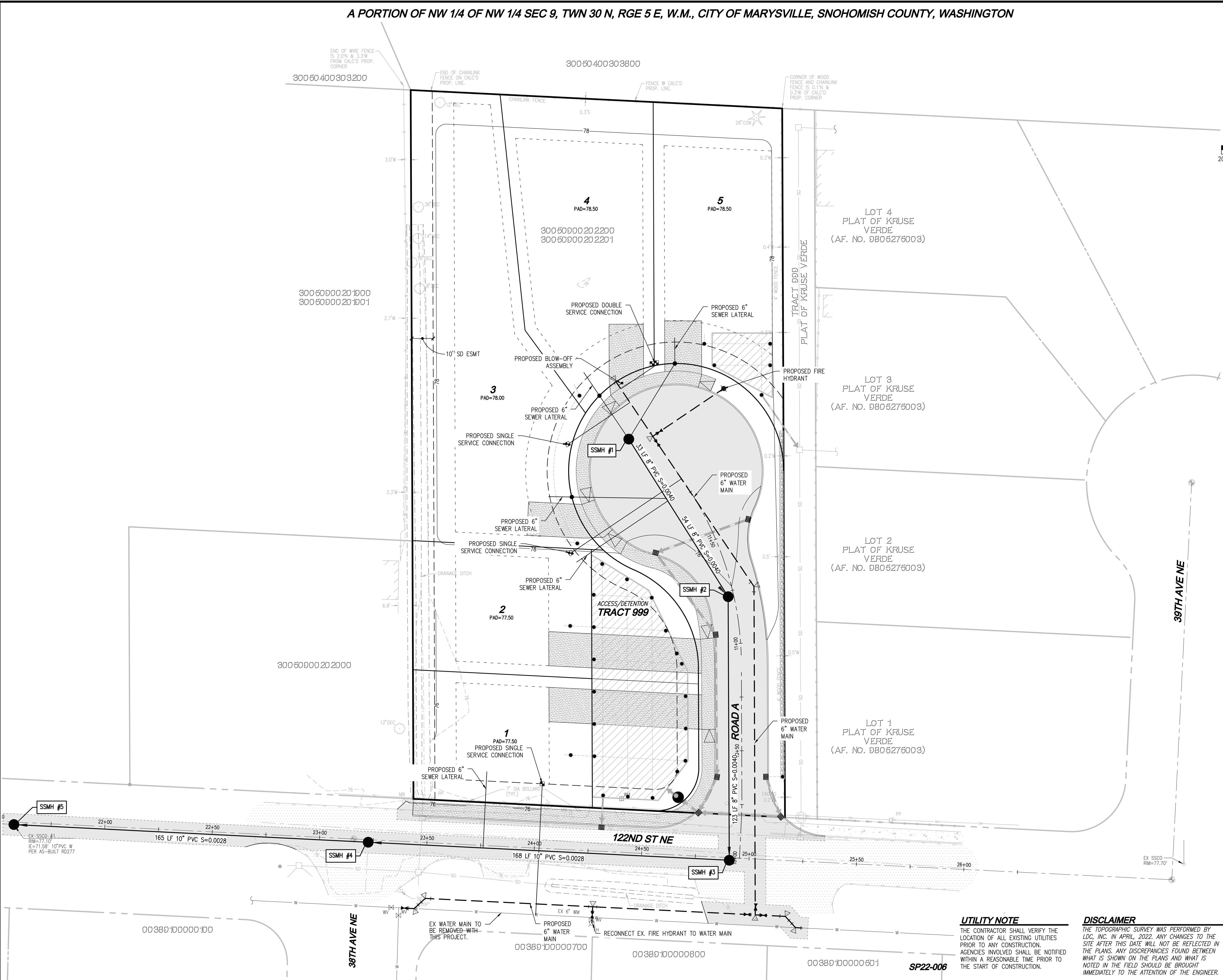
Kent
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
 T 425.886.1869
 F 425.482.2893

STACK DESIGN & CONSTRUCTION, LLC
STACK SHORT PLAT
 PRELIMINARY WATER AND SEWER PLAN



JOB NUMBER: C22144
 DRAWING NAME: C22144P-WS-PL
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 12-15-2022
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\CADD\2022\C22-144 Stack Short Plat\Drawings\Preliminary\C22144P-WS-PL.dwg Plotter: Dec 15, 2022 - 10:07am



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
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL, 2022. 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.

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

SP22-006