LEGEND AND ABBREVIATIONS

<u>LEGEI</u>	<u>ND AND ABBREVIA I I</u>	<u>ONS</u>	
EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	СВ	CATCH BASIN
-	SECTION CORNER	C	CENTERLINE
	1 /4 CECTION CODNED	CMP	CORRUGATED METAL PIPE
	1/4 SECTION CORNER	CP	CONCRETE PIPE
	MONUMENT	EL	ELEVATION
•	SET REBAR/CAP LS#46315	EXIST.	EXISTING
0	FOUND REBAR	Æ	FLOWLINE
1	TELEPHONE VAULT	IE	INVERT ELEVATION
PV	POWER VAULT	LCPE	LINED CORRUGATED POLYETHYLENE PI
$\leftrightarrow $	LUMINAIRE	P	PROPERTY LINE
\bowtie	WATER VALVE	PP	POWER POLE
0	BOLLARD	PVC	POLYVINYL CHLORIDE PIPE
Ф	SIGN (AS NOTED)	R/W	RIGHT-OF-WAY
J	JUNCTION BOX	STA	STATION
	CATCH BASIN	SD	STORM DRAIN
(STORM MANHOLE	SS	SANITARY SEWER
0 	TRAFFIC SIGNAL	SSMH	SANITARY SEWER MANHOLE
Δ	TRAVERSE POINT	SWPE	SOLID WALL POLYETHYLENE PIPE
-0-	POWER POLE	TYP	TYPICAL
0	SEPTIC TANK LID	TBR	TO BE REMOVED
— w —	WATER LINE	TUIX	TO BE NEWOVED
—он—	POWER LINE	PROPOS	ED WATER SYMBOLS
— G —	GAS LINE	SYMBOL	DESCRIPTION
—UGT—	TELEPHONE LINE		WATER CAP
-X X -	BARBED WIRE FENCE		CONCRETE BLOCKING
	WOOD FENCE	M	BUTTERFLY VALVE
		Z	11' BEND
	D STORM SYMBOLS	1	45' BEND
SYMBOL	DESCRIPTION		90' BEND
С	SD CAP	∑ I	22' BEND
	TYPE 1 CATCH BASIN, GRATED LID	×	VALVE
	TYPE 1 CATCH BASIN, SOLID LID	-	HYDRANT ASSEMBLY
	TYPE 2 CATCH BASIN, GRATED LID	•	BLOW-OFF VALVE
\odot	TYPE 2 CATCH BASIN, SOLID LID	◀	REDUCER
	BEEHIVE MANHOLE COVER	`	AIR-VAC ASSEMBLY
	SQUARE YARD DRAIN	-	WATER METER
	ROUND YARD DRAIN		WATER PIPE

PROPOSED SEWER SYMBOLS DESCRIPTION

STORM PIPE

С	SEWER CAP
0	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

CONTACT LIST

OWNER/APPLICANT: TITANIUM OFFICE. LLC 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: PATRICK MCCOURT PHONE: (425) 308-5101 FAX: (425) 645-8103 EMAIL: pmccourt@landprogrp.com

OWNER REPRESENTATIVE: LAND PRO GROUP, INC. 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (425) 551-7600 FAX: (425) 645-8103 EMAIL: rlarsen@landprogrp.com

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

CIVIL ENGINEER:

LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: JOSEPH HOPPER, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jhopper@ldccorp.com

PROJECT INFORMATION

TAX PARCEL:

SITE AREA:

SEWER:

POWER:

TELEPHONE:

SCHOOL DISTRICT:

FIRE DISTRICT:

CURRENT ZONING:

PROPOSED ZONING:

PROPOSED LOTS:

BUILDING SETBACKS:

PROPOSED LAND USE:

8833 SOPER HILL ROAD

MARYSVILLE, WASHINGTON

54,767 SF 1.26 AC

00590700032001

COMMERCIAL

FRONTIER

COMCAST

10' PERIMETER

CITY OF MARYSVILLE

CITY OF MARYSVILLE

PUGET SOUND ENERGY

SNOHOMISH COUNTY PUD NO. 1

MARYSVILLE FIRE DISTRICT RFA

LAKE STEVENS SCHOOL DISTRICT NO. 4

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

ARCHITECT: MJ NEAL AND ASSOCIATES P.O. BOX 1945 WENATCHEE, WASHINGTON 98807 CONTACT: MARK NEAL, AIA PHONE: (509) 663-6455 EMAIL: mjn@mjnealaia.com

WHITE BARN - LOT 2

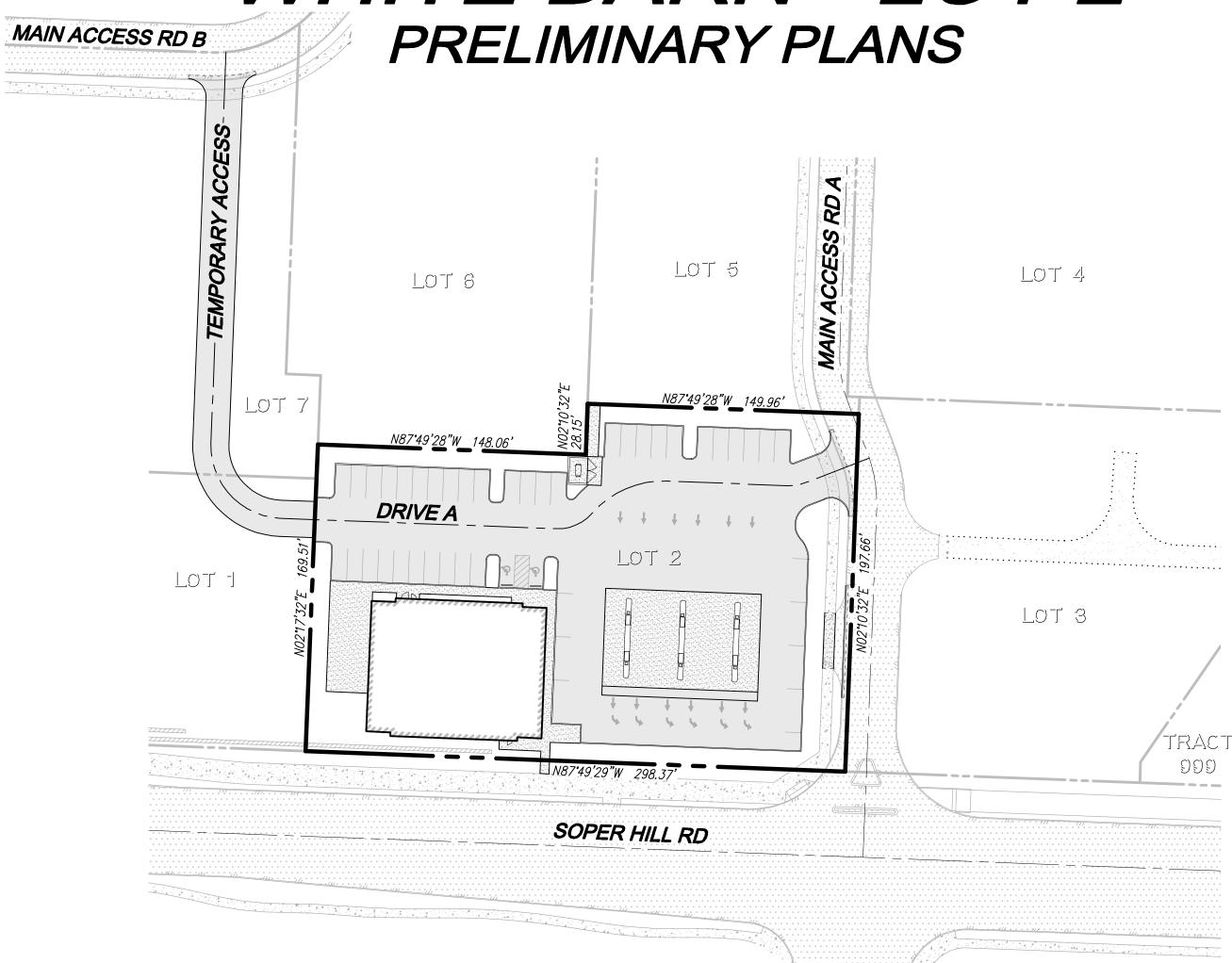


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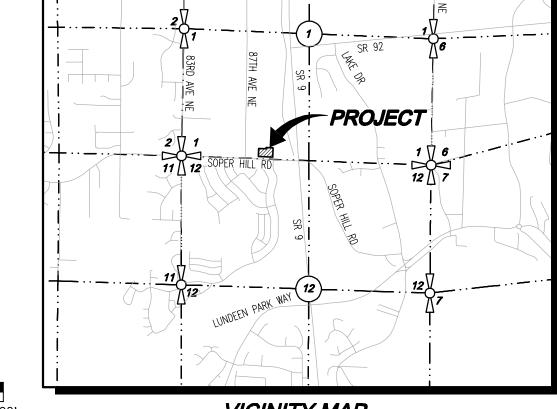
COVER SHEET

EXISTING CONDITIONS MAP

PRELIMINARY SITE PLAN

PRELIMINARY ROAD AND UTILITY PLAN

PRELIMINARY ROAD PROFILES PRELIMINARY ROAD SECTIONS



VICINITY MAP

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22003 RECORDED UNDER AUDITOR'S FILE NO. 202205135001 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF LOTS 305, 318, AND 319 SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19. RECORDS OF SNOHOMISH

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88. THE BENCHMARK USED IS WSDOT POINT GP31009-196, EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

HORIZONTAL DATUM - BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/91 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:

SURVEY PERFORMED BY A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, TRIMBLE 5800 GPS AND A "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS.

MEETS OR EXCEEDS STATE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090

SURVEY NOTES

- 1. BARBED WIRE FENCE ENCROACHES AT THE SOUTHEAST
- AND SOUTHWEST CORNERS OF THE SITE 2. THERE IS A POWER LINE AERIAL ENCROACHMENT AT THE
- SOUTHEAST AND SOUTHWEST CORNER OF THE SITE REFERENCE MAP — RECORD OF SURVEY AFN
- 200403035222 REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS,
- VOLUME 7 OF PLATS. PAGE 19
- 5. REFERENCE MAP SNOHOMISH ROAD MAP DATED MAY 13, 1913 (SURVEY NO 477)

FLOOD INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53061C0740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

TITANIUM



JOB NUMBER:	C22-14
DRAWING NAME	:: C22141P-CS-F
DESIGNER:	JM
DRAFTING BY:	DF
DATE:	6-27-2
SCALE:	1"=5
JURISDICTION:	CITY OF MARYSVIL

DISCLAIMER

EARTHWORK QUANTITIES

0 CY

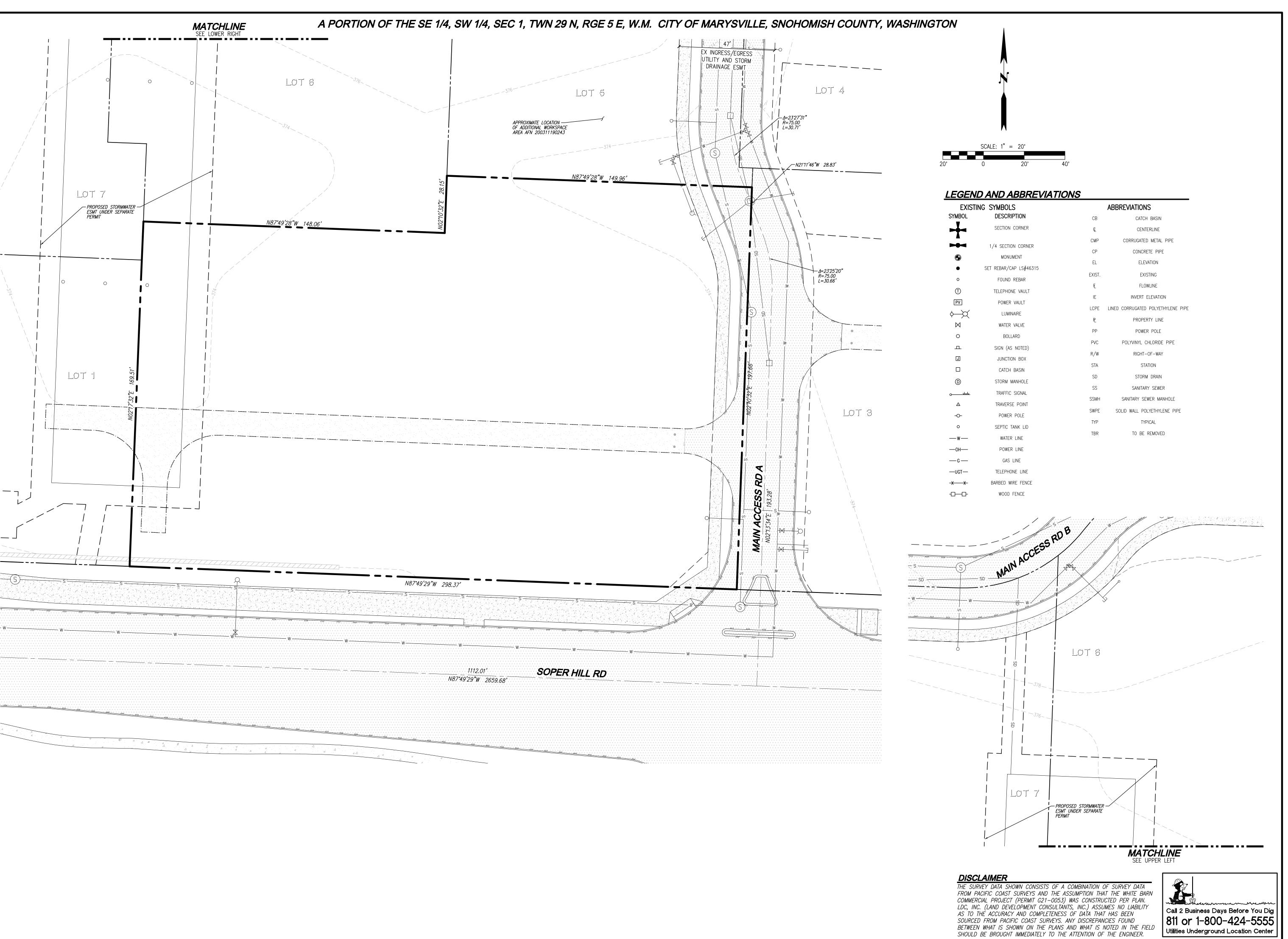
DISTURBED AREA: 70,889 SF (1.63 AC)

2,100 CY

2,100 CY

THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT G21-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. 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



 Surveying
 NO. DATE
 DESCRIPTION

 Engineering Planning
 NO. DATE
 DESCRIPTION

 Olympia
 Olympia
 Planning

 n
 F 425-482.2893
 Planning

72 woodinville Kel

TITANIUM OFFICE, LLC

'HITE BARN - LOT

M. M. MASHING WASHING WAND WASHING WASHING WAND WASHING WAND WASHING WAND WAND WAND WA

JOB NUMBER: C22-14

DRAWING NAME: C22141P-T0-F

DESIGNER: JM

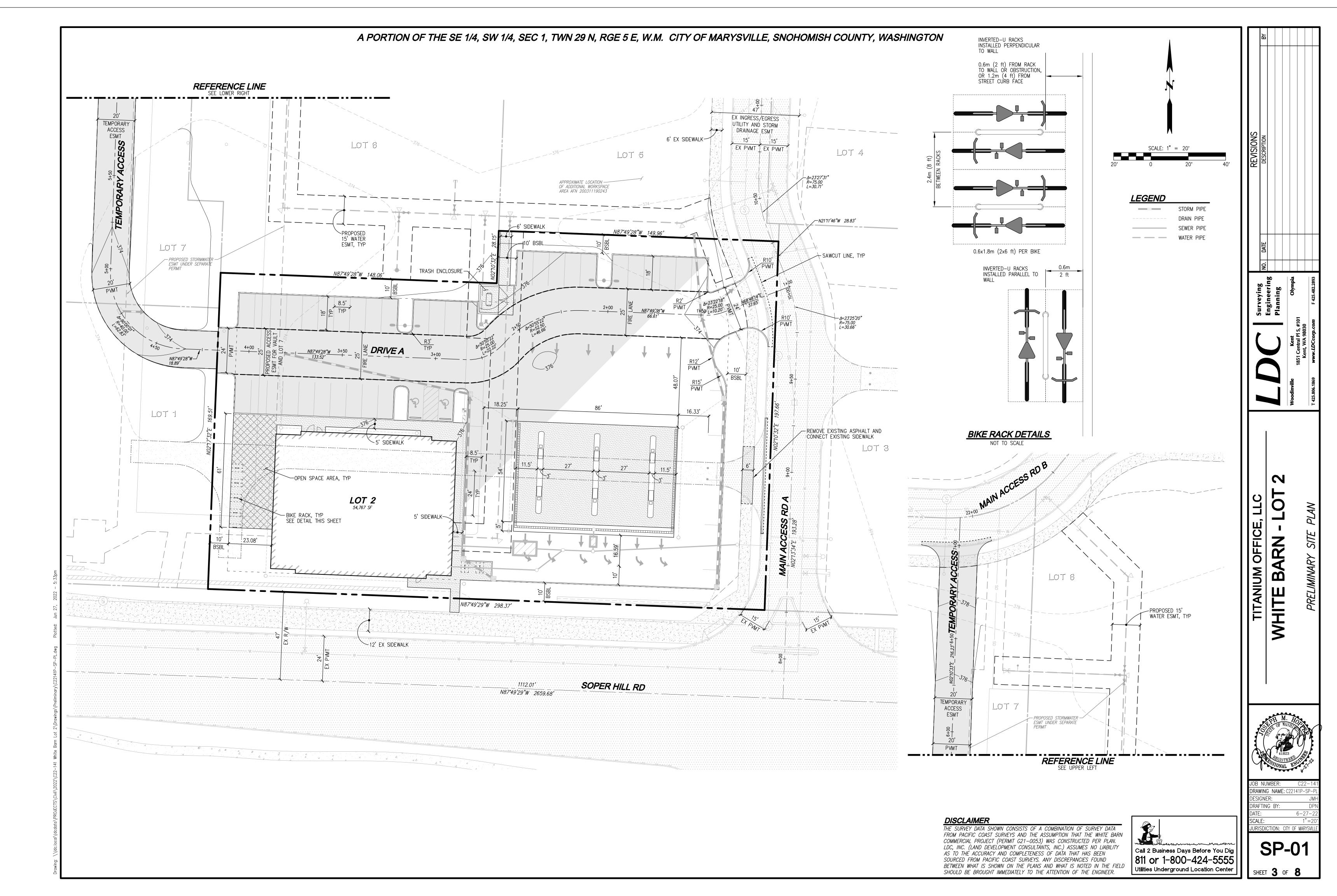
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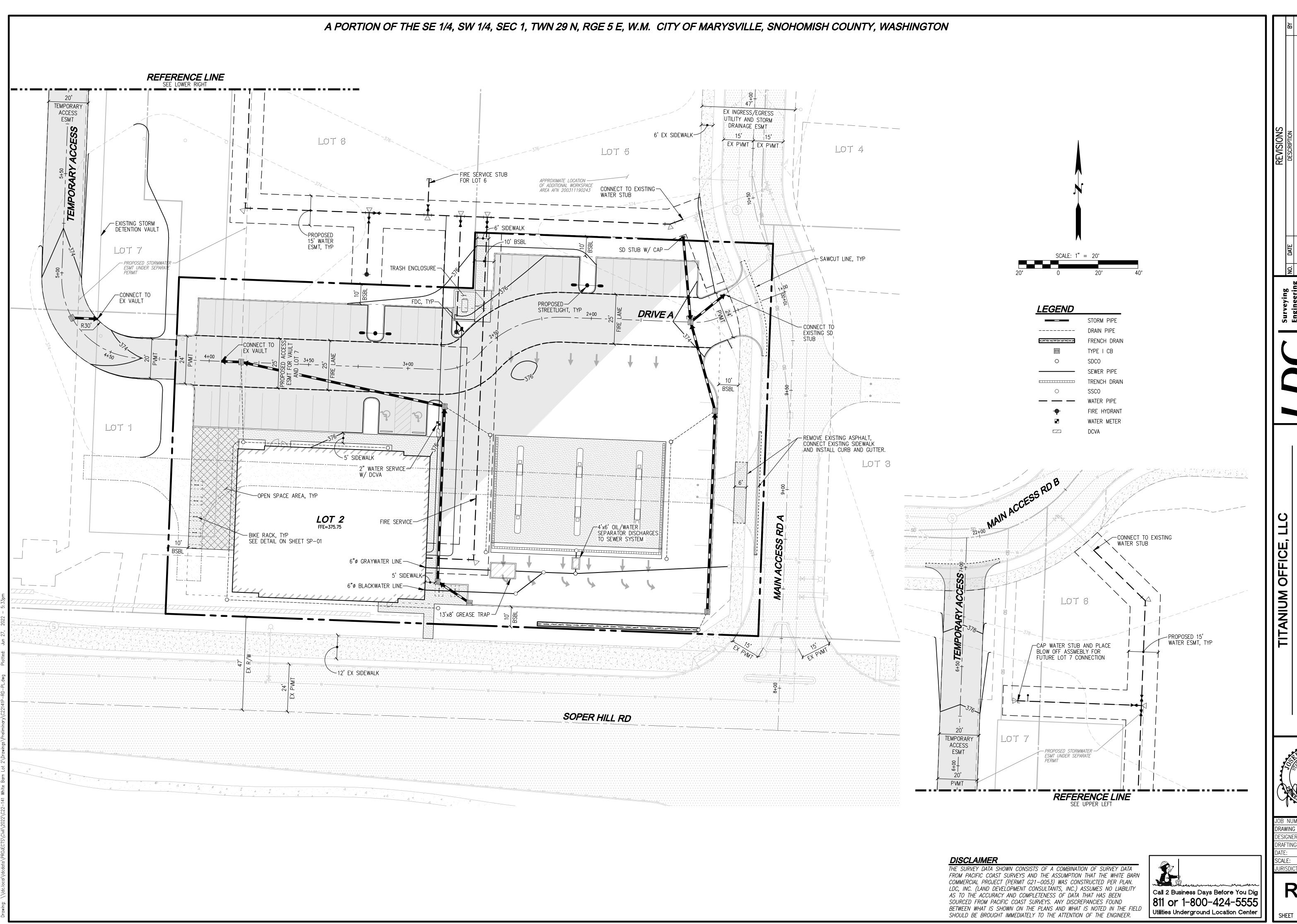
DATE: 6-27-2

SCALE: 1"=20

JURISDICTION: CITY OF MARYSVILL

TO-01





 Surveying Engineering Kent tral PI S, #101
 Surveying Planning
 NO. DATE DESCRIPTION
 DESCRIPTION

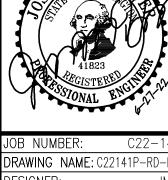
 Kent tral PI S, #101
 Olympia
 A 425.482.2893
 A 425.482.2893

Woodinville Kent Olympia

Kent, WA 98030

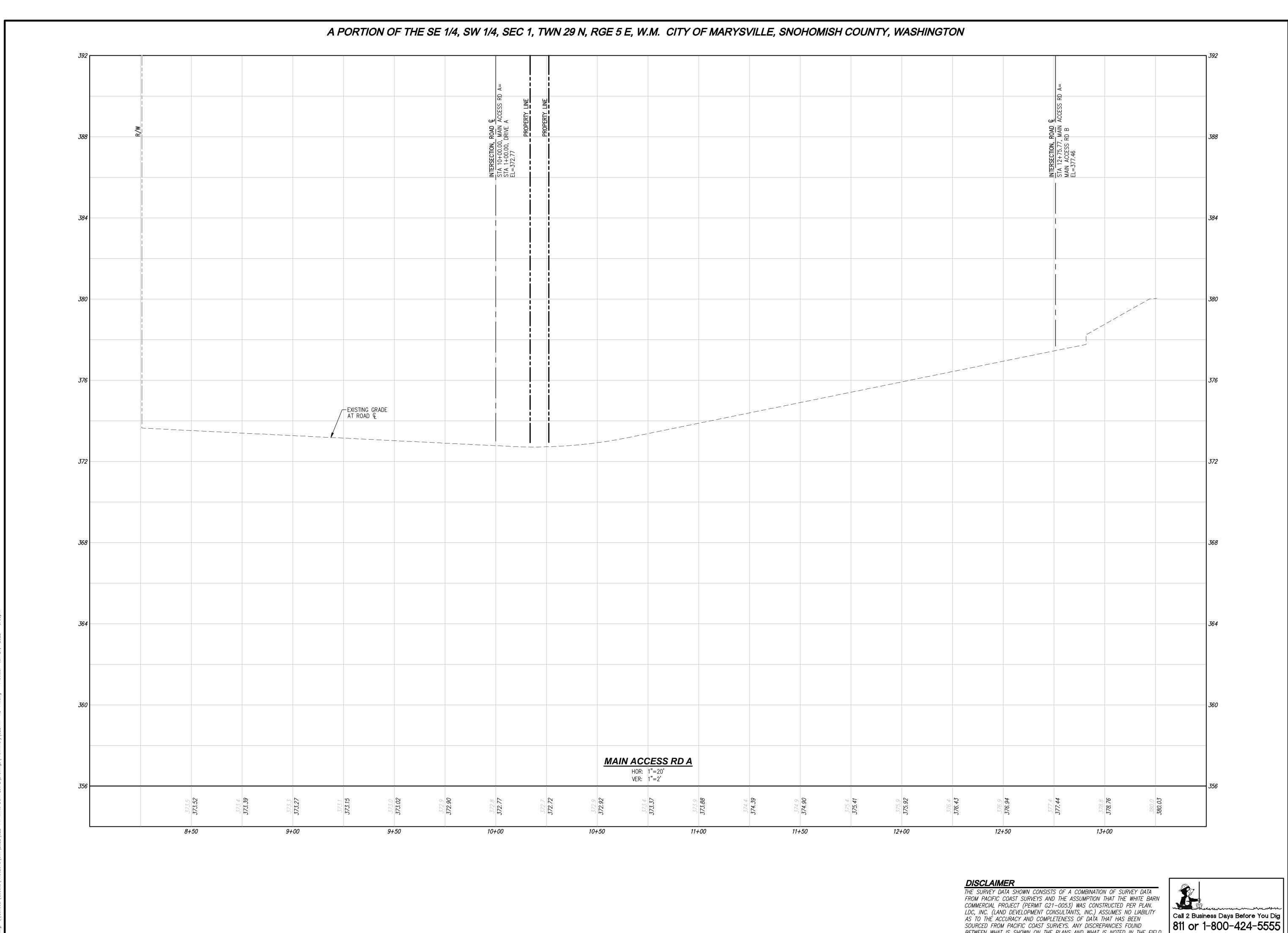
WHITE BARN - LOT 2

M. HOW WASH



DRAWING NAME: C22141P-RD-F
DESIGNER: JM
DRAFTING BY: DP
DATE: 6-27-2
SCALE: 1"=20
JURISDICTION: CITY OF MARYSVILL

RD-01



TITANIUM OFFICE, WHITE

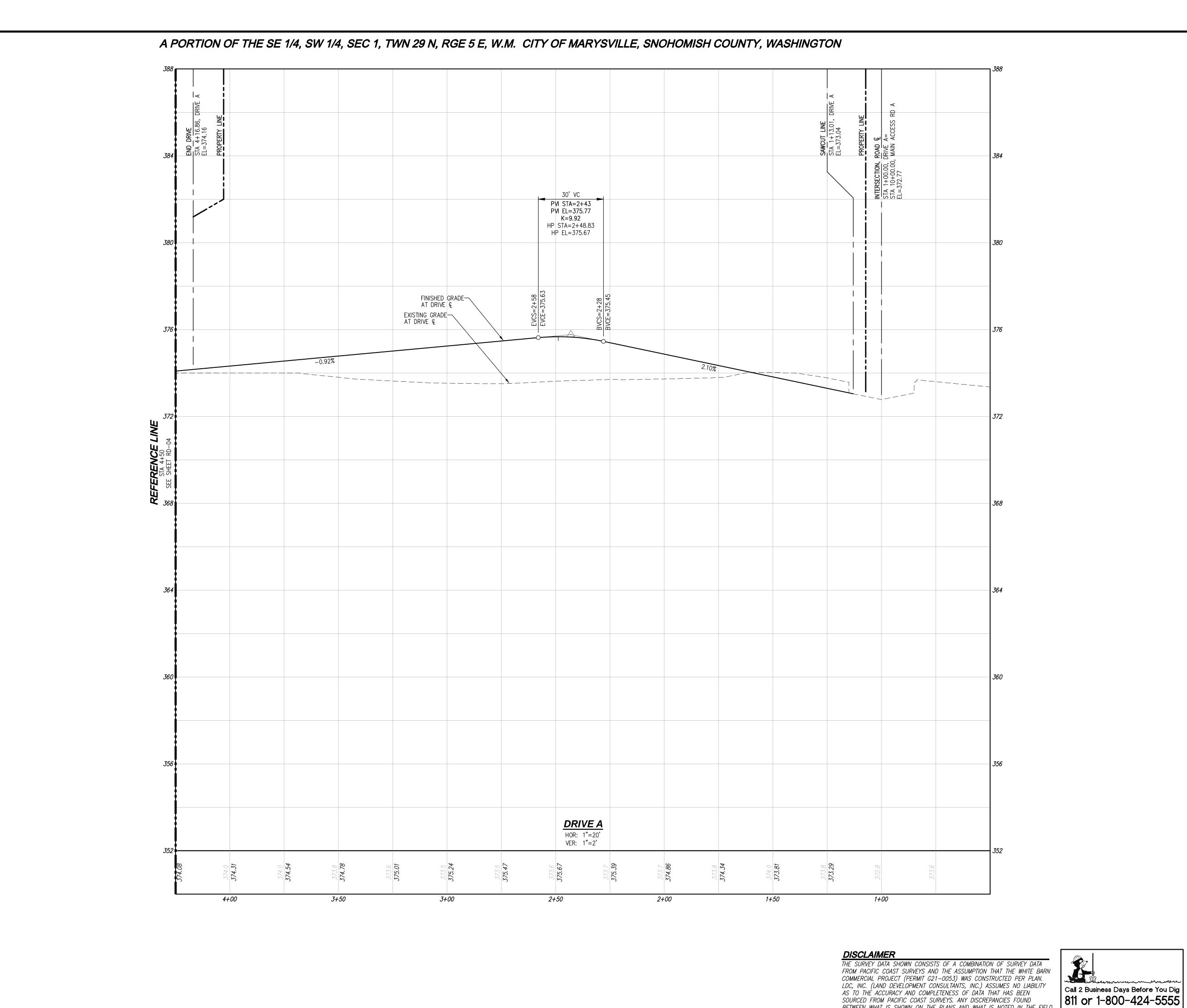
DRAWING NAME: C22141P-RD-F DESIGNER: DRAFTING BY: JURISDICTION: CITY OF MARYSVILL

SHEET **5** OF **8**

Utilities Underground Location Center

BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD

SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



WHITE

TITANIUM OFFICE,

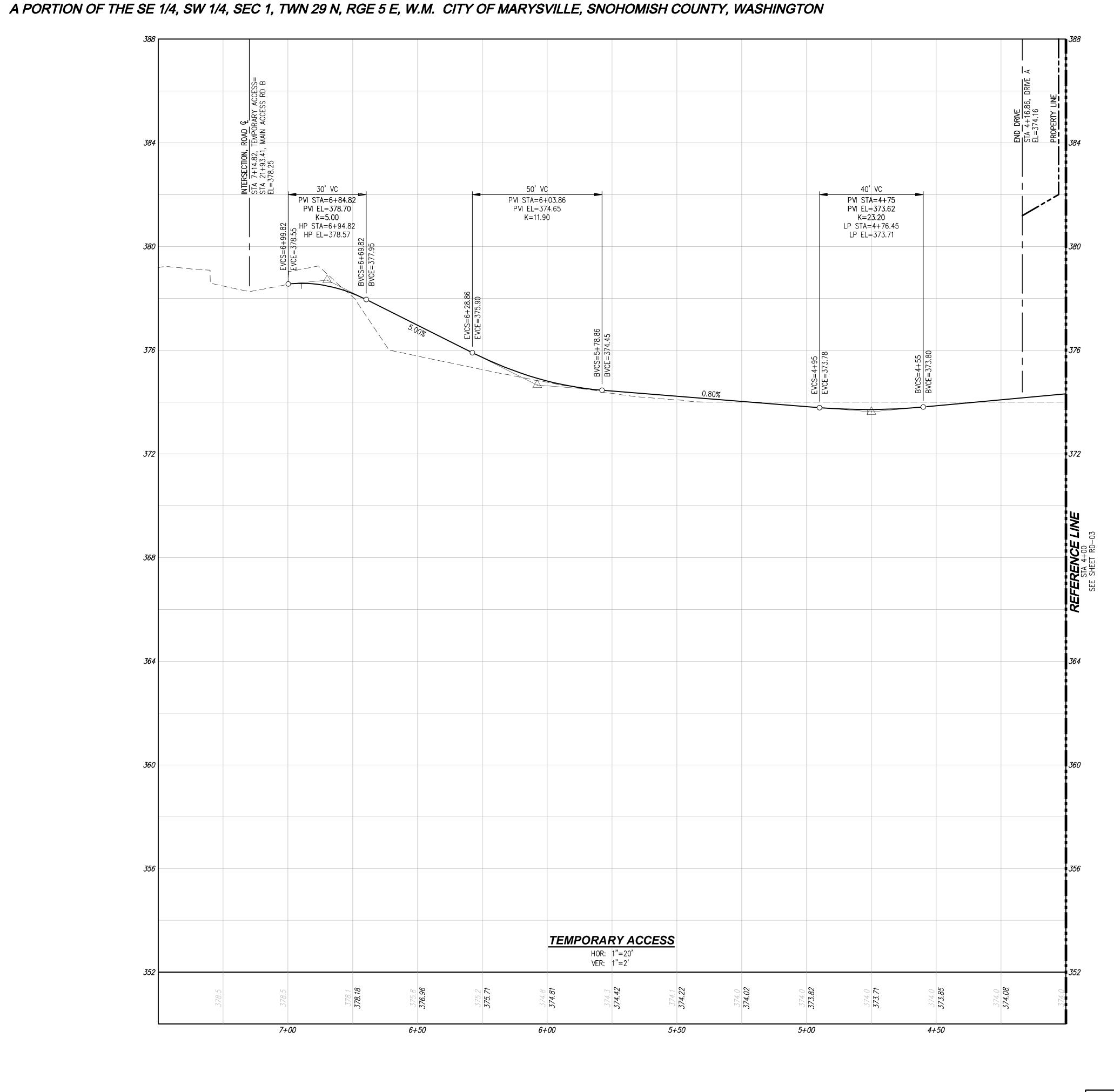
DRAWING NAME: C22141P-RD-F DESIGNER: DRAFTING BY: JURISDICTION: CITY OF MARYSVILL

Utilities Underground Location Center

SOURCED FROM PACIFIC COAST SURVEYS. 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.



JOB NUMBER: C2

Call 2 Business Days Before You Dig 811 or 1-800-424-5555

Utilities Underground Location Center

TITANIUM OFFICE,

WHITE

DRAWING NAME: C22-14

DRAWING NAME: C22141P-RD-PI

DESIGNER: JMH

DRAFTING BY: DPI

DATE: 6-27-22

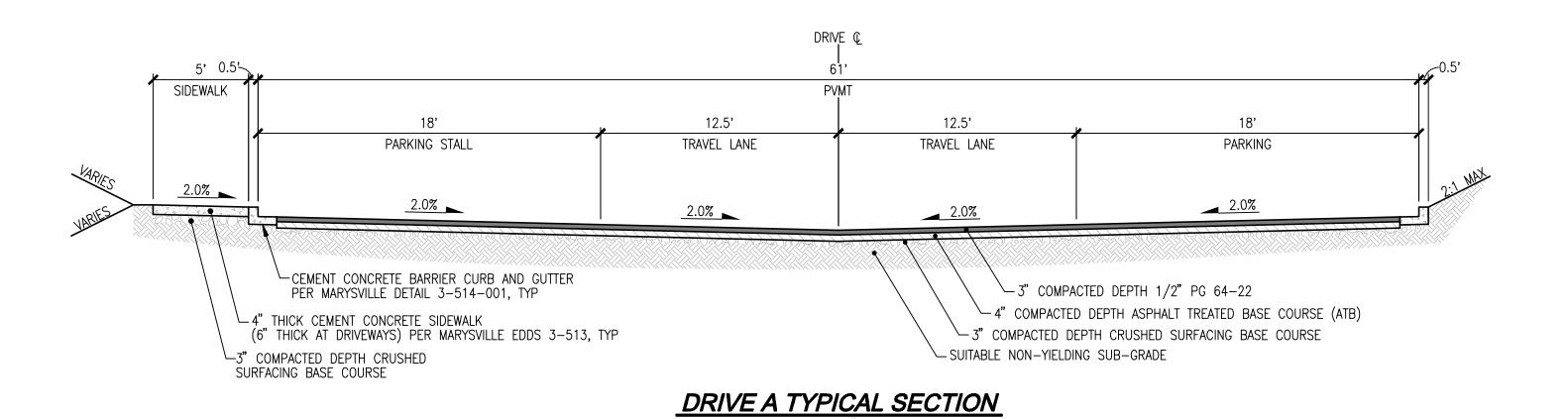
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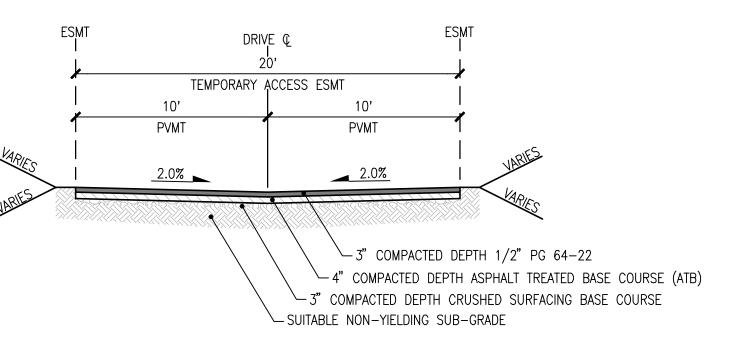
JURISDICTION: CITY OF MARYSVILL

|| RD-04

DISCLAIMER

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TEMPORARY ACCESS TYPICAL SECTION

DISCLAIMER

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

JURISDICTION: CITY OF MARYSVILL

RD-05

SHEET 8 OF 8

DRAWING NAME: C22141P-RD-F

DESIGNER: DRAFTING BY:

TITANIUM OFFICE,

WHITE