A PORTION OF SW ¼ OF SW ¼ SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

PRD - PRELIMINARY SITE PLAN/BSP
FOR
CORNELIUS AND LACEY PROPERTY
8310 E SUNNYSIDE SCHOOL RD.
MARYSVILLE, WA 98270

PROJECT TEAM

PROJECT CONTACT
LAND PRO GROUP, INC.
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

CIVIL ENGINEER
KIRK MYERS , PE
KIMLEY-HORN AND ASSOCIATES, INC.
1201 THIRD AVENUE , SUITE 2800
SEATTLE, WA 98104
(206) 207-4210
KIRK.MYERS@KIMLEY-HORN.COM

APPLICANT
KM CAPITAL, LLC
10515 20TH STREET SE,SUITE 202
LAKE STEVENS, WA 98258

SURVEYOR
DARREN J. RIDDLE, PLS
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WA 98082
(425) 512-7099

LANDSCAPE ARCHITECT
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WA 98290
(425) 346-9105

GEOTECH
CAROLYN S. DECKER, PE
TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 8034
(425) 821-7777

UTILITY PURVEYORS

WATER, SEWER, & TRASH
CITY OF MARYSVILLE
501 DELTA AVE
MARYSVILLE, WA 98270
(360) 363-8000

TELEPHONE
FRONTIER
5226 88TH ST NE
MARYSVILLE, WA 98270
(409) 275-5612

ELECTRICITY
SNOHOMISH COUNTY PUD NO.1
2320 CALIFORNIA STREET
EVERETT, WA 98201
(425) 783-1000

CABLE TV
COMCAST
7725 EVERGREEN WAY I-2
EVERETT, WA 98203
(800) 934-6489

GAS
PUGET SOUND ENERGY
355 - 110TH AVENUE NE
BELLEVUE, WA 98004
(800) 562-1482

LEGAL DESCRIPTION PER TITLE REPORT

LOT 177, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PART OF TRACT 161, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, LYING SOUTHEASTERLY OF COUNTY ROAD, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 40 FEET IN WIDTH BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 1°0'27" WEST ALONG THE WEST LINE OF SAID SECTION 36 FOR 585.12 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 54°33' EAST FOR 405.9 FEET TO A POINT IN THE CENTER LINE OF THE PRESENT PLATTED ROAD;
SAID RIGHT OF WAY BEING SITUATED IN LOT 161 OF THE SUNNYSIDE FIVE ACRE TRACTS, SAID CENTER LINE IS AS STAKED UPON THE GROUND AND OF RECORD IN THE COUNTY ENGINEER'S OFFICE AS SURVEY NO. 1168, AND DEEDED TO SNOHOMISH COUNTY BY AUDITOR'S FILE NUMBER 527307;

TOGETHER WITH ALL THAT PORTION OF VACATED ROAD LYING THEREIN.

ALSO TOGETHER WITH TRACT 186, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

DATUM: NAVD88
FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
ELEVATION: 359 09'
PER GPS OBSERVATIONS

BENCHMARK NOTE

PROJECT BENCHMARK:
FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
FOUND CASED CONC. MON. W/ 1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
FOUND 2" IRON PIPE 0.6'(N) & 0.3'(W) OF CORNER. FENCE 0.5'(W) AT CORNER
FOUND CASED CONC. MON. W/ 1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH DOWN 0.4'. VISITED 6-11-23

ELEVATION: 359.09 FEET
DATUM: NAVD88

BASIS OF BEARINGS NOTE

SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 200010110472 AS DETERMINED FROM THE MONUMENTED EAST-WEST CENTER OF SECTION LINE AS THE BEARING OF N 89°34'45" W.

EQUIPMENT & PROCEDURES

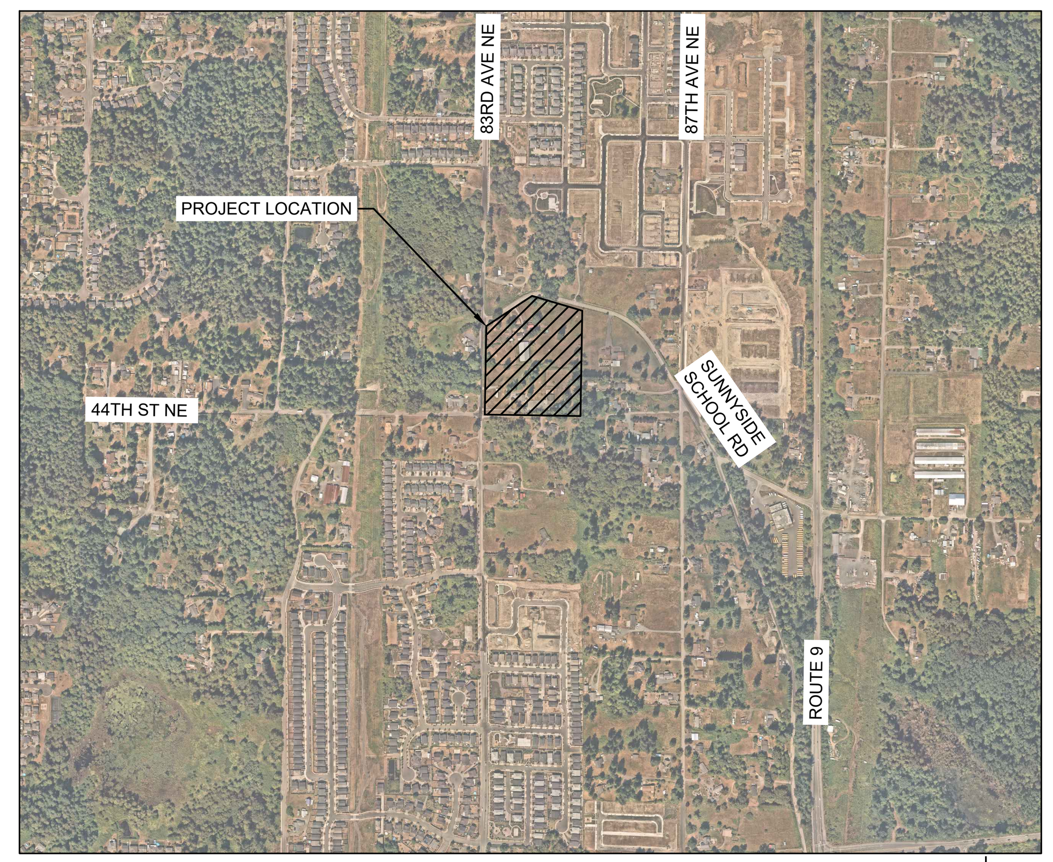
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HxGN SMARTNET NETWORK.

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
LEICA VIVA GNSS GS08 RECEIVER
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS 4S REQUIRED BY WAC 331-130-100.

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110.

REFERENCES

1. PLAT OF SUNNYSIDE FIVE ACRE TRACTS - VOL. 7, PG. 19
2. SNO. CO. BOUNDARY LINE ADJUSTMENT - A.F.#200010110472



VICINITY MAP
SCALE: 1"=1000'
NORTH

PROJECT INFORMATION

SITE ADDRESS:	8310 E SUNNYSIDE SCHOOL RD. 4427 83RD AVE NE MARYSVILLE, WA 98270
APN:	00590700017700 00590700016102 00590700018600
TOTAL SITE AREA:	10.3 AC
ZONING CLASSIFICATION:	WR-R-6-18
CURRENT LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	SINGLE FAMILY
PROPOSED LOTS:	67
AVERAGE LOT SIZE:	3,918 SF

IMPERVIOUS AREA

GROSS SITE AREA:	448,583 SF (10.3 AC)
TOTAL SITE IMPERVIOUS AREA:	288,890 SF (6.63 AC)
INTERNAL ROW, TRACTS, & ADDITIONAL SIDEWALK:	105,310 SF (2.42 AC)
IMPERVIOUS FOR LOTS:	183,580 SF (4.21 AC)
AVG IMPERVIOUSNESS PER LOT:	2,740 SF

OPEN SPACE AREA

PER MMC 22G.080.100

REQUIRED OPEN SPACE :	53,829 SF (1.24 AC) = 15% OF NET SITE AREA
REQUIRED ACTIVE OPEN SPACE:	18,840 SF (0.43 AC) = 35% OF REQUIRED OPEN SPACE
OPEN SPACE PROVIDED:	70,796 SF (1.63 AC)
ACTIVE OPEN SPACE PROVIDED:	22,466 SF (0.52 AC)

LOT YIELD CALCULATIONS

GROSS SITE AREA:	448,583 SF (10.3 AC)
LESS:	
R/W DEDICATION:	98,066 SF (2.25 AC)
TRACT 999:	70,796 SF (1.63 AC)
*NET SITE AREA:	358,866 SF (8.24 AC)
BASE DENSITY:	6 UNITS / ACRE
BASE YIELD:	8.24 AC x 6 UNITS/ACRE = 49 UNITS
RDI DENSITY:	18 UNITS/ ACRE
RDI YIELD:	8.24 AC x 18 UNITS/ACRE = 148 UNITS
PROPOSED DENSITY:	8.13 UNITS/ACRE
PROPOSED YIELD:	67 UNITS

*NET SITE AREA CALCULATED AS GROSS AREA REDUCED BY 20% PER MMC DEFINITION OF NET AREA.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. IN SEPTEMBER 2023. 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.

SHEET INDEX

SHEET NO.	TITLE
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2	TYPICAL SECTIONS
3	EXISTING CONDITIONS
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5	TESC PLAN
6	TESC DETAILS
7	PRELIMINARY DRAINAGE & GRADING PLAN
8	PRELIMINARY UTILITY PLAN
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10	PROFILE - 83RD AVE
11	PROFILE - ROAD B
12	PROFILE - ROAD C
13	PROFILE - ROAD D
14	PROFILE - TRACT 995,996,997 & 998
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L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN

ESTIMATED EARTHWORK QUANTITIES

CUT:	33,700 CY
FILL:	28,300 CY
NET:	5,400 CY (CUT)
STRIP & OFFHAUL:	8,000 CY
DISTURBED AREA:	434,802 SF (9.98 AC)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

LEGEND

- PROPOSED CL
- SECTION LINE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- ROCKERY WALL
- LOCK-N-LOAD WALL
- EASEMENT
- SS — PROPOSED SEWER
- W — PROPOSED WATER
- PROPOSED CURB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN
- PROPOSED STORM DETENTION VAULT
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- EOP — EXISTING EDGE OF PAVEMENT
- EGR — EXISTING EDGE OF GRAVEL ROAD
- X — EXISTING FENCE
- OP — EXISTING OVERHEAD POWER
- G — EXISTING GAS LINE
- PAVEMENT
- EXISTING PAVEMENT
- AUTO COURT
- STORM VAULT
- EXISTING DRIVEWAY
- CONCRETE SIDEWALK/DRIVEWAY

ABBREVIATIONS

AB	- AGGREGATE BASE	PU	- PUBLIC UTILITY EASEMENT
AC	- ASPHALT	PVC	- POLYVINYL CHLORIDE
AHJ	- AUTHORITY HAVING JURISDICTION	PVMT	- PAVEMENT
B	- BOTTOM OF WALL	R	- RADIUS OR RIDGE
BC	- BACK OF CURB	RD	- ROOF DRAIN
BS	- BOTTOM OF STAIR	RW	- RECLAIMED WATER
BLDG	- BUILDING	R/W	- RIGHT-OF-WAY
BV	- BOTTOM OF EXPOSED VAULT	S	- SEWER OR SOUTH
BW	- BACK OF WALK	SD	- STORM DRAIN
CAB	- COMPACTED AGGREGATE BASE	STA	- STATION
CB	- CATCH BASIN	SS	- SANITARY SEWER
CF	- CURB FACE	SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
C/L	- CENTERLINE	SW	- SIDE WALK
CONC.	- CONCRETE	SQ FT	- SQUARE FEET
CONST.	- CONSTRUCT, CONSTRUCTION	T	- TOP OF WALL
CSG	- COMPACTED SUBGRADE	TC	- TOP OF CURB
DF	- DEEPENED FOOTING	TS	- TOP OF STAIR
DI	- DRAIN INLET	TV	- TOP OF EXPOSED VAULT
DW	- DOMESTIC WATER	VIF	- VERIFY IN FIELD
E	- EAST	W	- WATER OR WEST
EG	- EDGE OF GUTTER	XXX.XX	- PROPOSED ELEVATION
ELEC	- ELECTRIC	(XXX.XX)	- EXISTING ELEVATION
EP	- EDGE OF PAVEMENT		
ESMT	- EASEMENT		
EV	- END OF EXPOSED VAULT		
EW	- END OF WALL		
FF	- FINISHED FLOOR		
FG	- FINISHED GRADE		
FL	- FLOW LINE		
FS	- FINISHED SURFACE		
FW	- FIRE WATER		
G	- GAS		
GB	- GRADE BREAK		
HP	- HIGH POINT		
INV	- INVERT		
IRR	- IRRIGATION WATER		
JS	- JUNCTION STRUCTURE		
LP	- LOW POINT		
ME	- MATCH EXISTING		
MMC	- MARYSVILLE MUNICIPAL CODE		
MH	- MANHOLE		
N	- NORTH		
PCC	- PORTLAND CEMENT CONCRETE		
P/L	- PROPERTY LINE		

APPROVED:

CITY OF MARYSVILLE – POST MASTER DATE

APPROVED:

CITY OF MARYSVILLE – ENGINEERING SERVICES MANAGER DATE

NOTE: APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

UTILITY NOTE

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Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-424-5555
WASHINGTON UTILITY LOCATES

No. | REVISIONS | DATE | BY

Kimley»Horn
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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL
KIRKPATRICK P. MYERS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

TITLE SHEET
MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
1 OF 14

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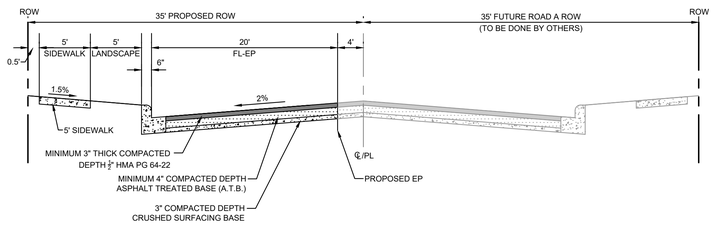
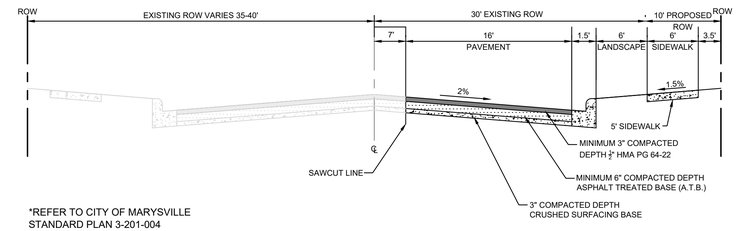
A PORTION OF SW ¼ OF SW ¼ SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



*REFER TO CITY OF MARYSVILLE
STANDARD PLAN 3-201-004
FOR ADDITIONAL NOTES

ROAD A SECTION

NTS



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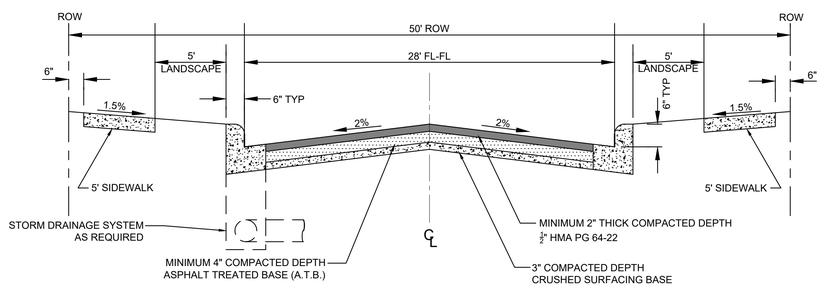
FOR ADDITIONAL NOTES

83RD AVE. NE SECTION

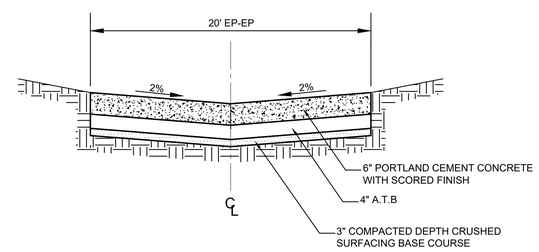
NTS



*REFER TO CITY OF MARYSVILLE
STANDARD PLAN 3-202-002
FOR ADDITIONAL NOTES

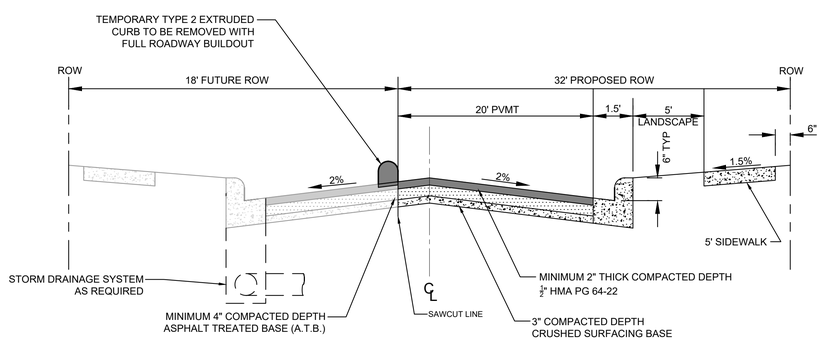
LOCAL STREET SECTION

NTS



RESIDENTIAL ALLEY SECTION

NTS



*REFER TO CITY OF MARYSVILLE
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FOR ADDITIONAL NOTES

ROAD B (STA 26+81.34 - 28+28.34) STREET SECTION

NTS

ADA RAMP NOTES

1. MINIMUM 4'X4' LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
2. ALL SIDEWALK RAMPS SHALL NOT EXCEED 8.33% WITH 2% CROSS SLOPE.
3. ALL SIDEWALKS CROSS SLOPE TO BE 1.75% ± 0.25%
4. ALL CURB ELEVATION AT FLOWLINE UNLESS OTHERWISE NOTED

UTILITY NOTE

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No.	REVISIONS	DATE	BY
7	----	----	----
6	----	----	----
5	----	----	----
4	----	----	----
3	----	----	----
2	----	----	----
1	----	----	----

Kimley»Horn
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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

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TYPICAL SECTIONS

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
2 OF 14

Plotted By:Kennedy, Hailey Sheet Set:PRELIM - Cornelius and Lacey - Marysville Layout:TYPICAL SECTIONS February 14, 2024 05:28:34pm K:\SEA_Civil\SEA_DS\090144000 - Cornelius and Lacey - Marysville\CAD\PlanSheets\PRELIM\C-TYPICAL SECTIONS.dwg
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NOTE: ALL EXISTING ONSITE STRUCTURES AND APPURTENANCES TO BE DEMOLISHED

LEGAL DESCRIPTION

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SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 200010110472 AS DETERMINED FROM THE MONUMENTED EAST-WEST CENTER OF SECTION LINE AS THE BEARING OF N 89°34'45" W.

VERTICAL DATUM

NAVD 88
FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
ELEV. = 359.09'
PER GPS OBSERVATIONS

SURVEY REFERENCES

(R1) PLAT OF SUNNYSIDE FIVE ACRE TRACTS - VOL. 7, PG. 19

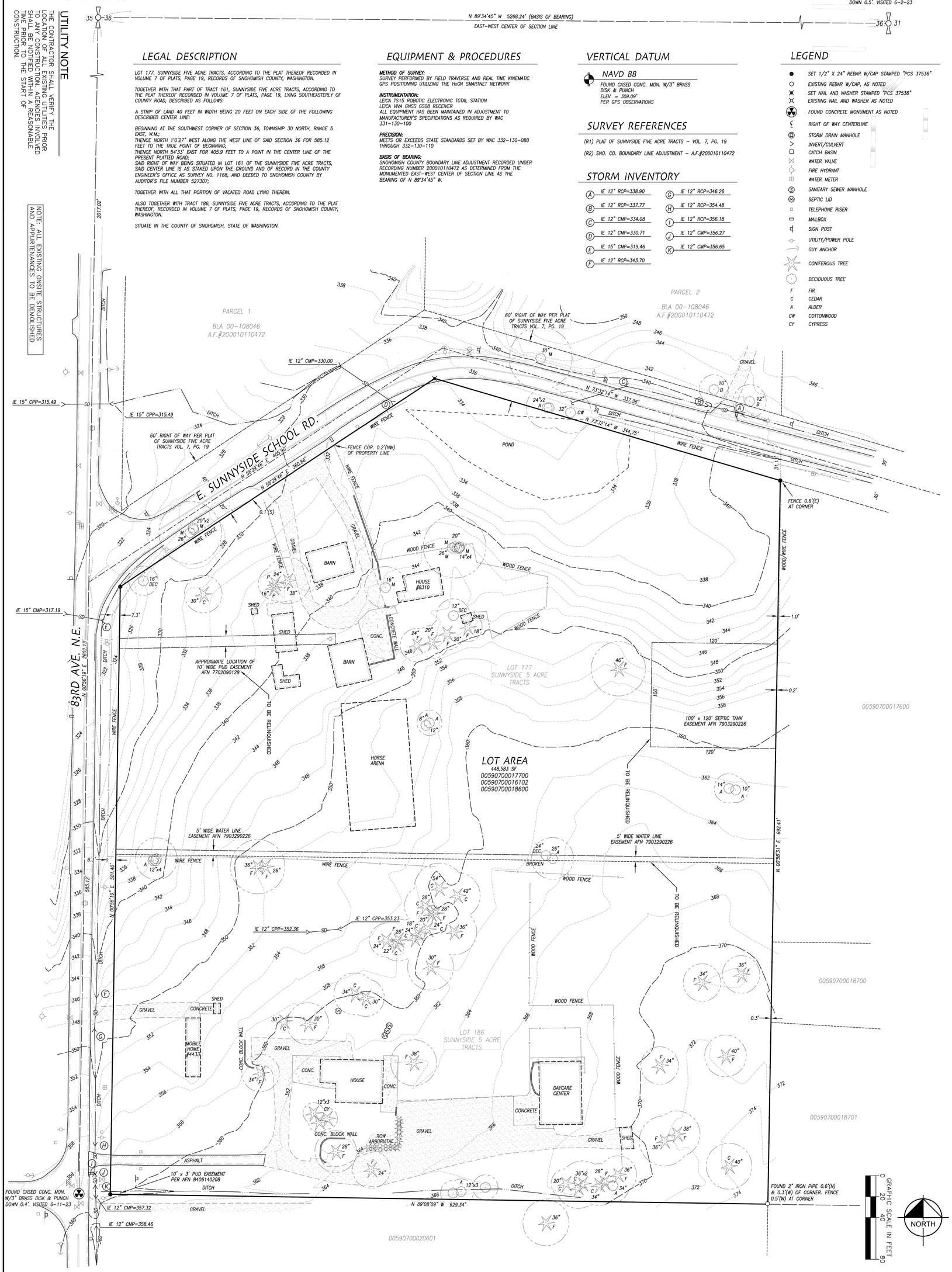
(R2) SNO. CO. BOUNDARY LINE ADJUSTMENT - A.F.#200010110472

STORM INVENTORY

A	IE 12" RCP=338.90	G	IE 12" RCP=346.26
B	IE 12" RCP=337.77	H	IE 12" RCP=354.48
C	IE 12" CMP=334.08	I	IE 12" RCP=356.18
D	IE 12" CMP=330.71	J	IE 12" CMP=356.27
E	IE 15" CMP=319.46	K	IE 12" CMP=356.65
F	IE 12" RCP=343.70		

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- SET NAIL AND WASHER STAMPED "PCS 37536"
- EXISTING NAIL AND WASHER AS NOTED
- FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE
- STORM DRAIN MANHOLE
- INVERT/CULVERT
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- SEPTIC LID
- TELEPHONE RISER
- MAILBOX
- SIGN POST
- UTILITY/POWER POLE
- GUY ANCHOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- F FIR
- C CEDAR
- A ALDER
- CW COTTONWOOD
- CY CYPRESS



SHEET 3 OF 14

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

EXISTING CONDITIONS

MARYSVILLE WASHINGTON

KHA PROJECT	090014000
DATE	2/14/2024
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAM
CHECKED BY	KPM
DATE: 2/14/2024	

LICENSED PROFESSIONAL
KAMPATRICK P. MEYER
STATE OF WASHINGTON
46-20211
REGISTERED PROFESSIONAL ENGINEER

Kimley»Horn

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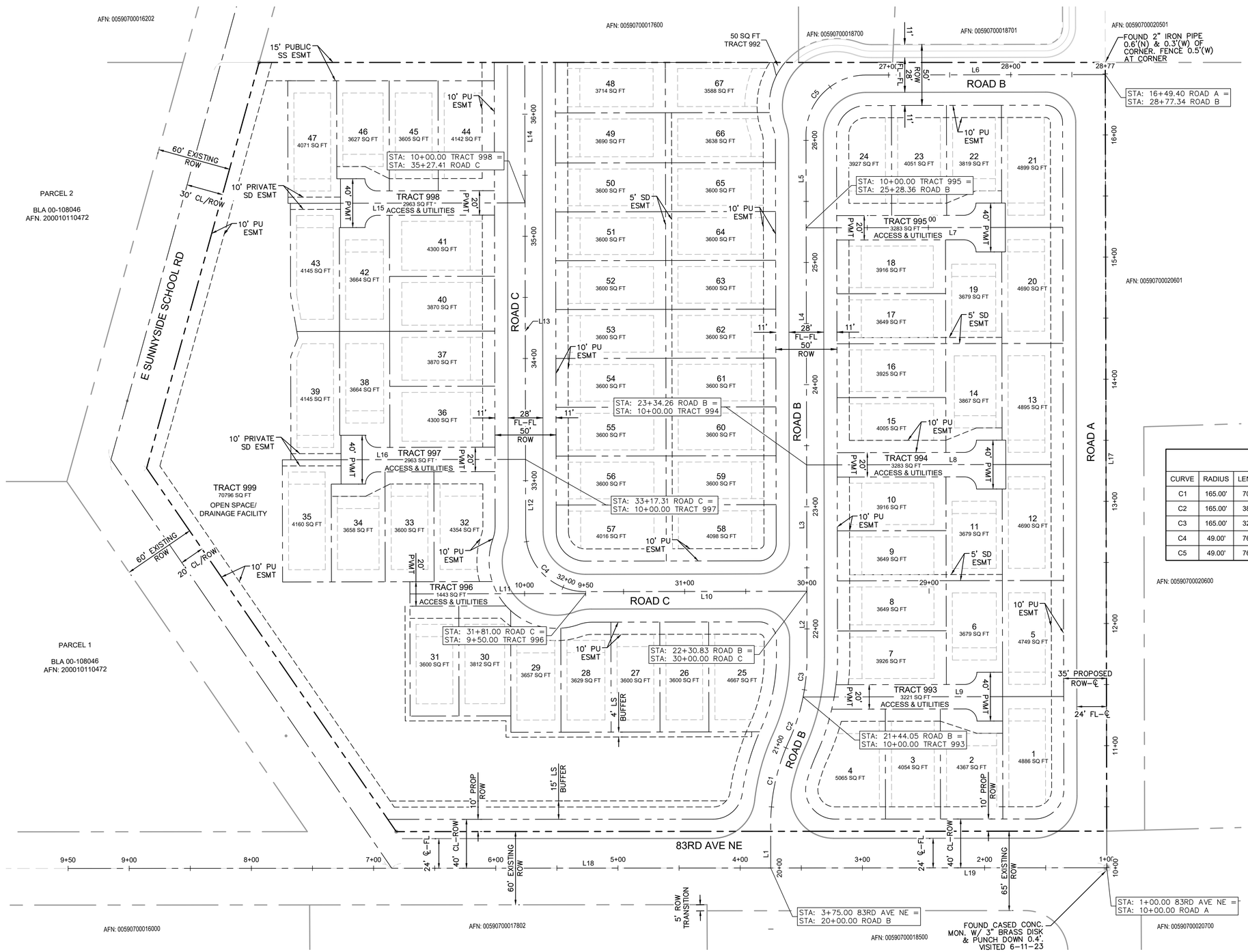
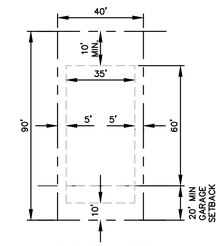
1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

No.	REVISIONS	DATE	BY

A PORTION OF SW ¼ OF SW ¼ SEC 36, TWN 30 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON





TYPICAL LOT DIMENSION DETAIL
NTS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	165.00'	70.90'	S76°49'33"E	70.36'	24°37'12"	36.01'
C2	165.00'	38.14'	S71°08'19"E	38.06'	13°14'45"	19.16'
C3	165.00'	32.76'	S83°26'55"E	32.70'	11°22'27"	16.43'
C4	49.00'	76.97'	S45°51'51"W	69.30'	90°00'00"	49.00'
C5	49.00'	76.97'	S44°08'09"E	69.30'	90°00'00"	49.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	35.00	S89°08'09.07"E
L2	54.02	S89°08'09.07"E
L3	103.43	S89°08'09.07"E
L4	194.10	S89°08'09.07"E
L5	76.01	S89°08'09.07"E
L6	196.00	S0°51'50.93"W
L7	163.00	N0°51'50.93"E
L8	163.00	S0°51'50.93"W
L9	163.26	S0°51'50.93"W
L10	181.00	S0°51'50.93"W
L11	143.85	N0°51'50.93"E
L12	59.45	N89°08'09.07"W
L13	210.00	N89°08'09.07"W
L14	114.95	N89°08'09.07"W
L15	151.00	N0°51'50.93"E
L16	151.00	N0°51'50.93"E
L17	659.34	N89°08'09.07"W
L18	310.12	S0°56'20.95"W
L19	275.00	S0°56'18.82"W

UTILITY NOTE

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WASHINGTON UTILITY LOCATES

No.	REVISIONS	DATE	BY

Kimley»Horn
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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
PATRICK J. MAYERS
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

HORIZONTAL CONTROL PLAN

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

Plotted By:Kennedy, Haley Sheet Set:PRELIM - Cornelius and Lacey - Marysville Layout:SITE PLAN February 14, 2024 09:28:54pm K:\SEA_Civil\SEA_DS\090014000 - Cornelius and Lacey - Marysville\CAD\PlanSheets\PRELIM\C-HORIZONTAL CONTROL PLAN.dwg
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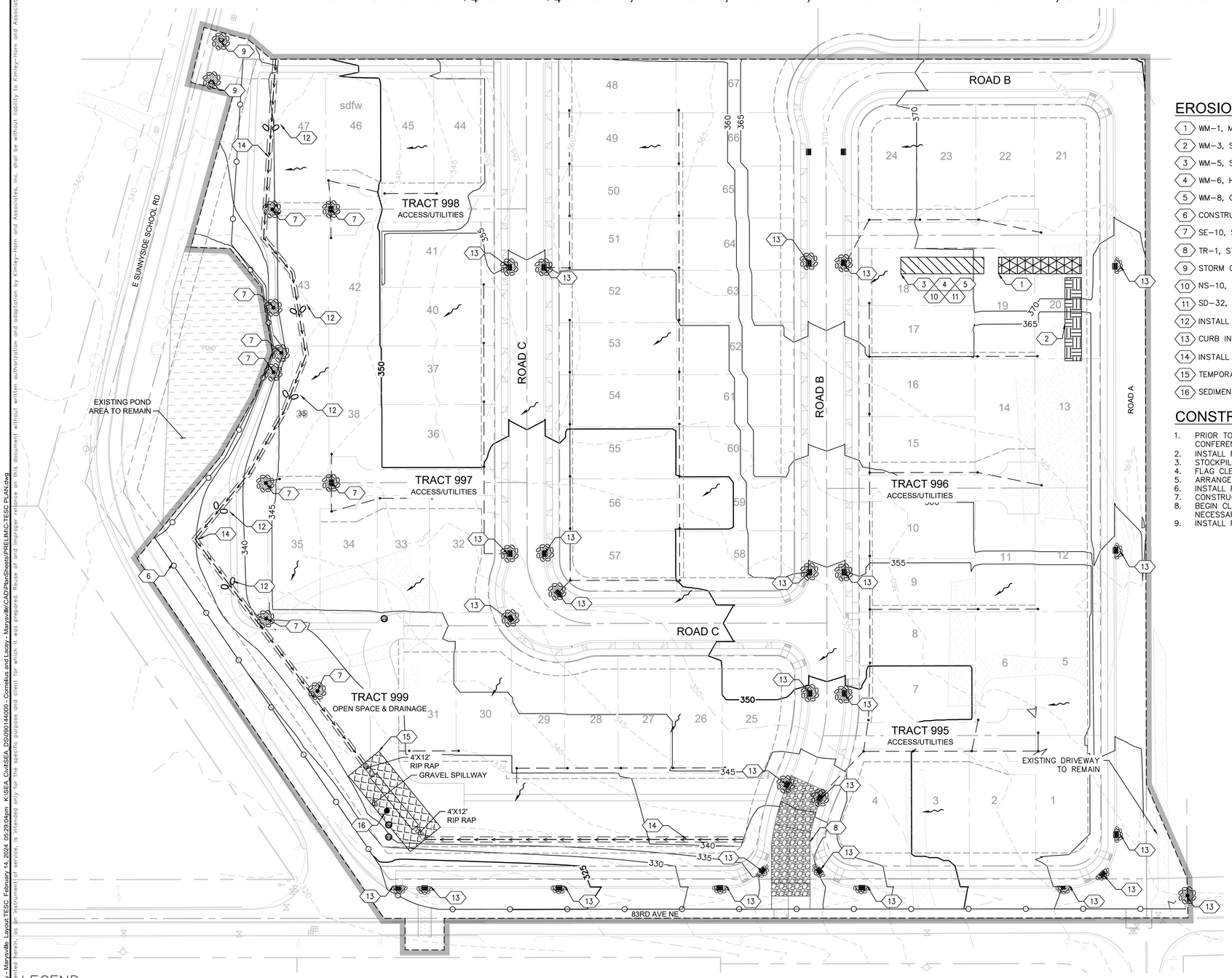

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

EROSION CONTROL NOTES

1. WM–1, MATERIAL DELIVERY AND STORAGE.
2. WM–3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
3. WM–5, SANITARY AREA.
4. WM–6, HAZARDOUS WASTE MANAGEMENT.
5. WM–8, CONCRETE WASTE MANAGEMENT.
6. CONSTRUCTION FENCE. CONTRACTOR TO MAINTAIN DURING ALL GRADING & MOBILIZATION ACTIVITIES.
7. SE–10, STORM DRAIN INLET PROTECTION. REFER TO DETAIL 4, PER SHEET 6.
8. TR–1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; REFER TO DETAIL 5, PER SHEET 6.
9. STORM CULVERT PROTECTION
10. NS–10, VEHICLE AND EQUIPMENT MAINTENANCE.
11. SD–32, TRASH STORAGE AREA.
12. INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE. REFER TO DETAIL 6, PER SHEET 6.
13. CURB INLET PROTECTION. REFER TO DETAIL 3, PER SHEET 6.
14. INSTALL 4' WIDE CONVEYANCE SWALE.
15. TEMPORARY SEDIMENT POND. SEE TEMP SEDIMENT POND TABLE THIS SHEET.
16. SEDIMENT POND RISER. REFER TO DETAIL 7 SHEET 6

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESCL SHALL ATTEND THE CONFERENCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE(S).
3. STOCKPILE ALL EROSION MATERIALS ON SITE.
4. FLAG CLEARING LIMITS.
5. ARRANGE FOR CITY INSPECTOR TO INSPECT AND APPROVE CLEARING LIMITS FLAGGING PRIOR TO CLEARING.
6. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
7. CONSTRUCT TEMPORARY SEDIMENT PONDS AND OUTFALLS.
8. BEGIN CLEARING AND GRADING, CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION.
9. INSTALL FINAL PAVING, CURBING AND SIDEWALK.

TEMP SEDIMENT POND

BOTTOM ELEVATION	336.00
BOTTOM AREA (SF)	306.00
TOP OF RISER ELEVATION	341.00
TOP AREA (SF)	3250.00
SIDE SLOPES	3H:1V
SPILLWAY ELEVATION	342.00
OUTLET INVERT ELEVATION	337.50
ORIFICE INVERT ELEV.	341
ORIFICE SIZE	0'–2 1/8"

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- SILT FENCE
- CONVEYANCE SWALE
- CHECK DAM
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT POND (75'X30')
- STOCKPILE AREA
- SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
- MATERIAL STORAGE AND DELIVERY
- EXISTING DIRECTION OF FLOW
- CLEARING AREA / PROTECTED AREA — CLEARING LIMITS

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT–OF–WAY.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

UTILITY NOTE

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No.	REVISIONS	DATE	BY

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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL
BRUCE A. MYERS
STATE OF WASHINGTON
46303
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

TESC PLAN

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

Plotted By:Kennedy, Haley Sheet Set:PRELIM - Cornelius and Lacey - Marysville Layout:TESC February 14, 2024 05:29:04pm K:\SEA Civil\SEA DS\090144000 - Cornelius and Lacey - Marysville\CAD\PlanSheets\PRELIM\C-TESC PLAN.dwg
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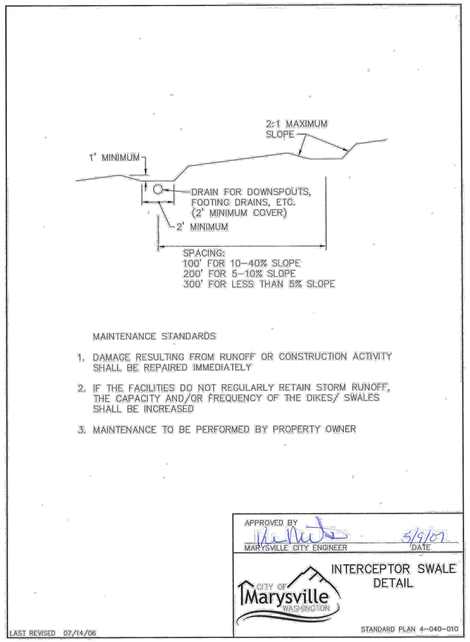
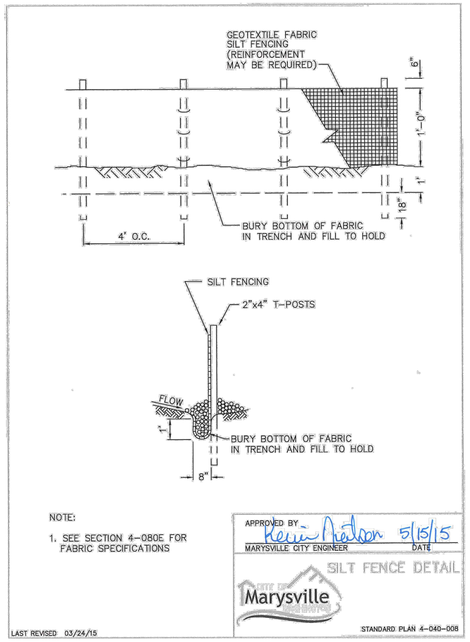


INTERCEPTOR SWALE DETAIL (1)
N.T.S. REV. DATE: 08.28.2015



SILT FENCE DETAIL (2)
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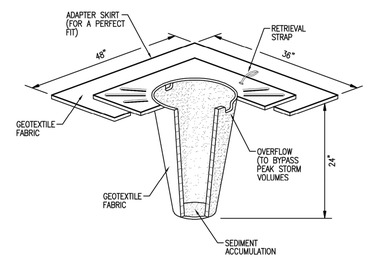

STORM DRAIN INLET PROTECTION (3)
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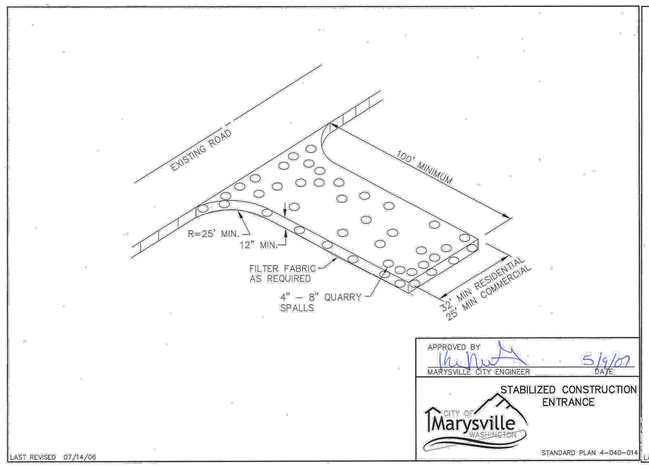

STABALIZED CONSTRUCTION ENTRANCE (5)
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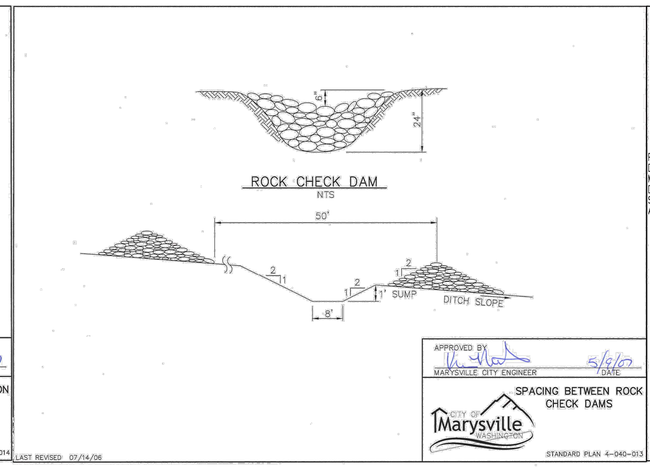
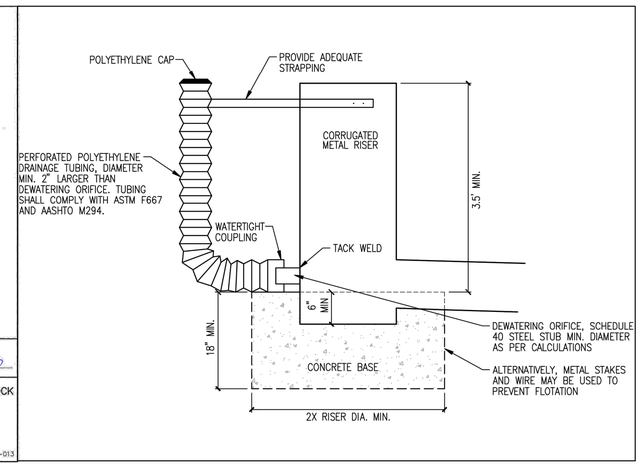


SPACING BETWEEN ROCK CHECK DAMS (6)
N.T.S. REV. DATE: 08.28.2015



SEDIMENT POND RISER DETAIL (7)
N.T.S. REV. DATE: 08.28.2015

UTILITY NOTE

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WASHINGTON UTILITY LOCATES

No.	REVISIONS	DATE	BY

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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL
PATRICK A. MAYERS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

TESC DETAILS

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
6 OF 14

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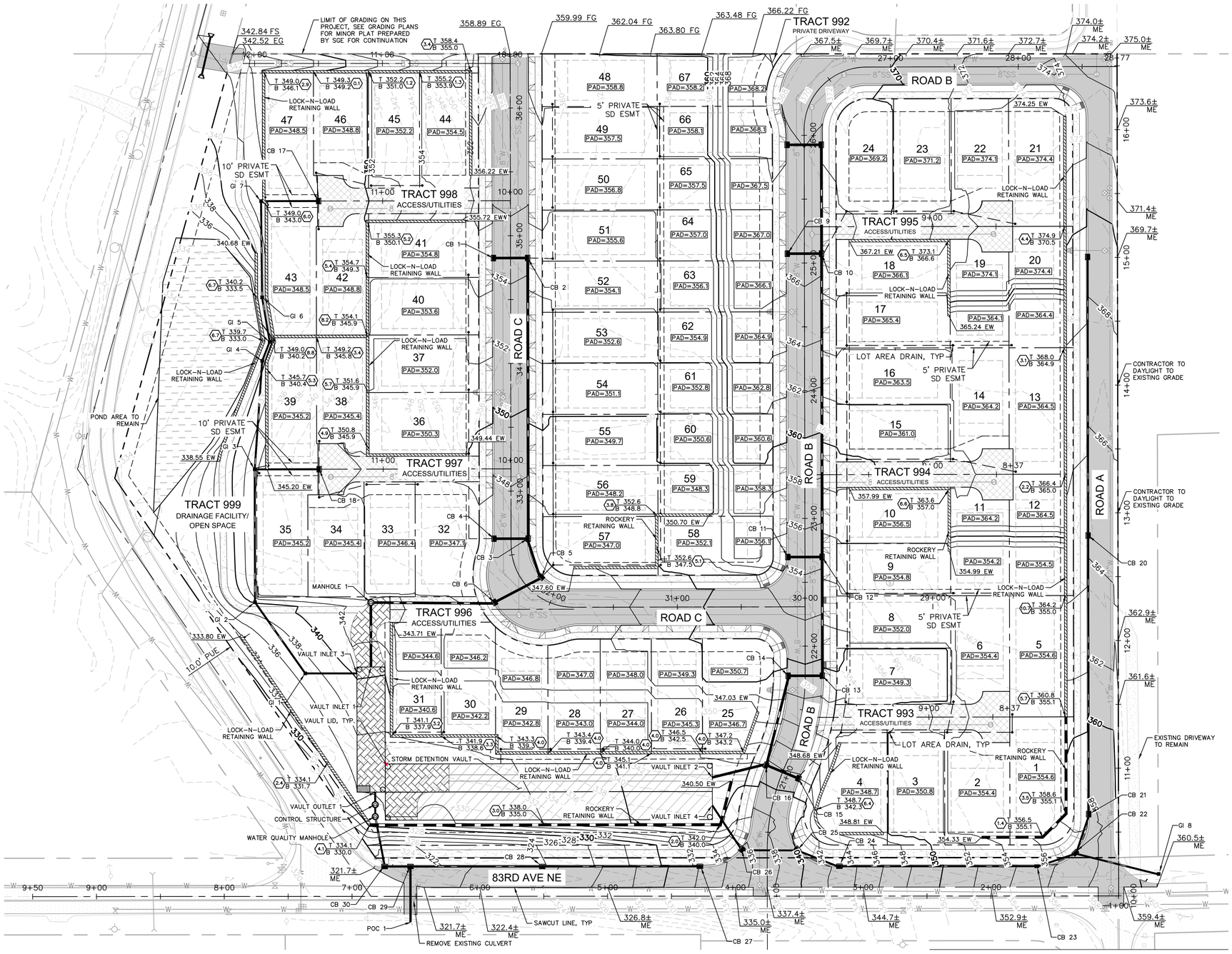

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SEATTLE, WA 98101

LICENSED PROFESSIONAL
KIRBY PATRICK MAYERS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT	090014000
DATE	2/14/2024
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAM
CHECKED BY	KPM

PRELIMINARY DRAINAGE & GRADING PLAN

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

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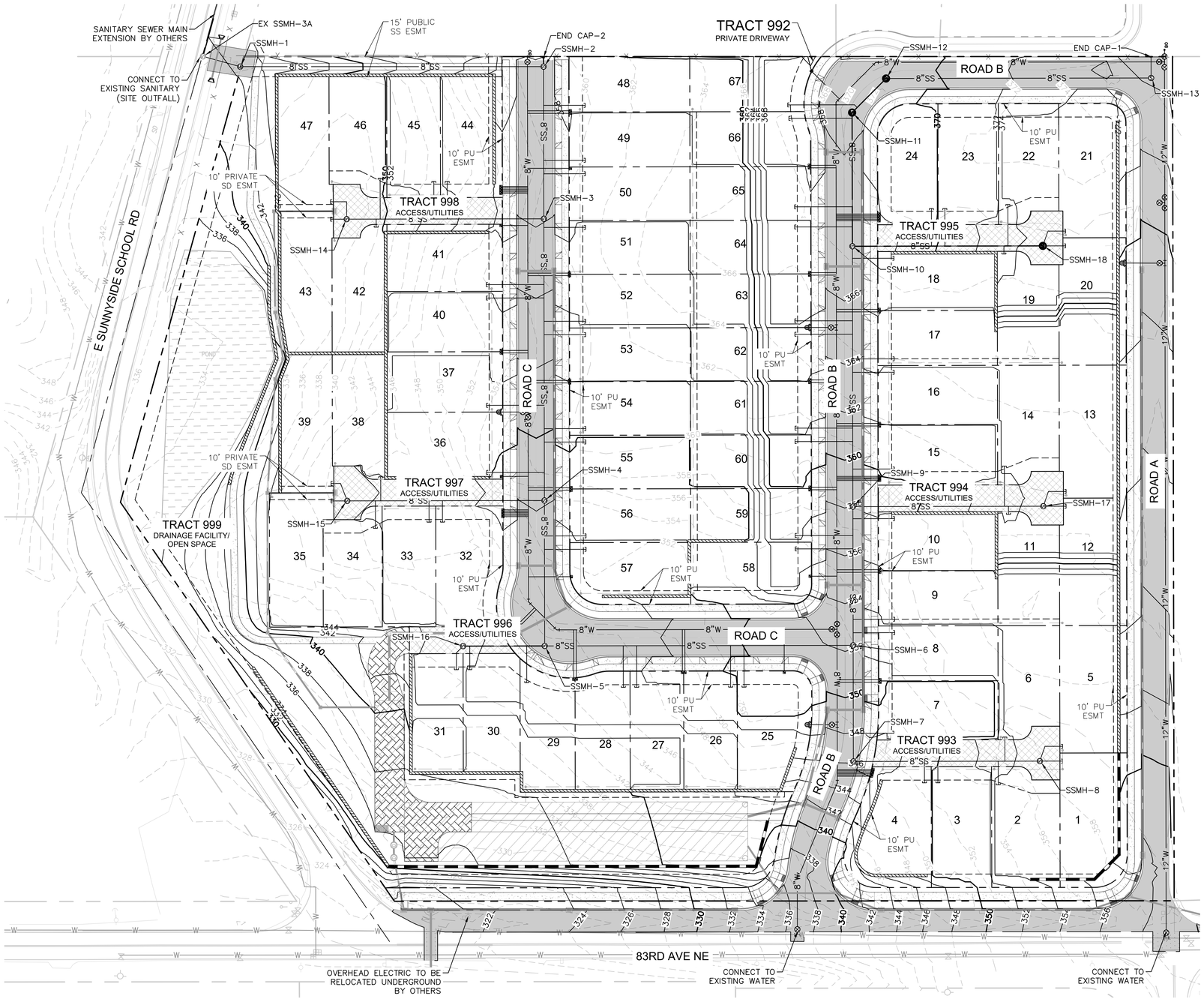

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NOTES:

- LOTS 1,5,12,13,20,21,35,39,43,47 TO BE FULLY SPRINKLERED.

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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL
BRADLEY A. MAYERT
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

PRELIMINARY UTILITY PLAN

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
8 OF 14

Plotted By:Kennedy, Haley Sheet Set:PRELIM - Cornelius and Lacey - Marysville Layout:UTIL-1 February 14, 2024 06:29:41pm K:\SEA_Civil\SEA_DS\090144000 - Cornelius and Lacey - Marysville\CAD\PlanSheets\PRELIM\C-UTILITY PLAN.dwg
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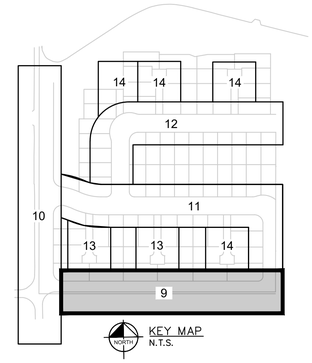

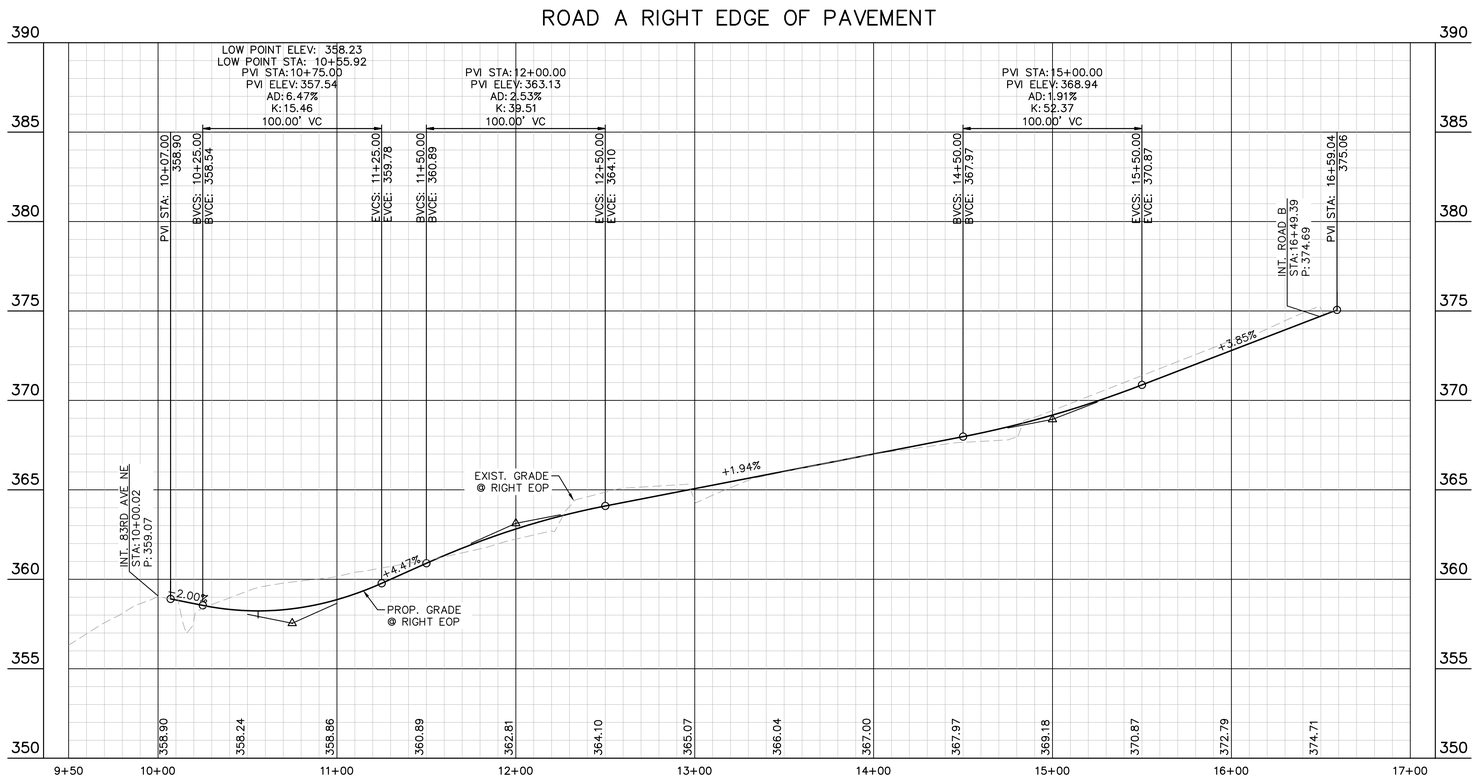

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

UTILITY NOTE

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SEATTLE, WA 98101

LICENSED PROFESSIONAL
BRADY K. MAYFIELD
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT	090014000
DATE	2/14/2024
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAM
CHECKED BY	KPM

PROFILE - ROAD A

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
9 OF 14

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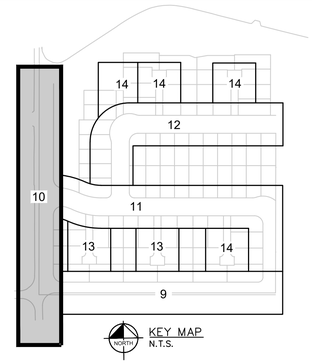

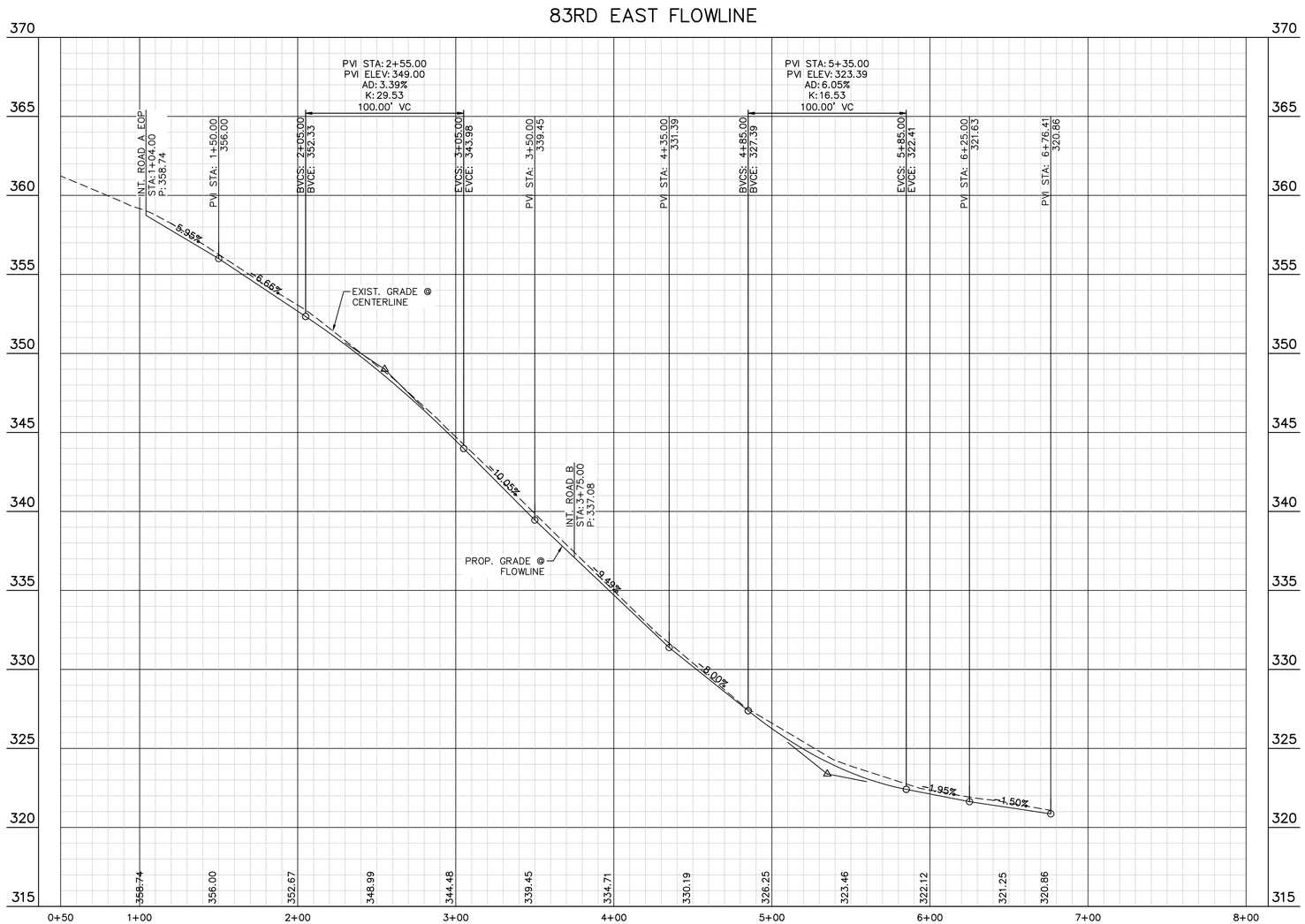

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SEATTLE, WA 98101

LICENSED PROFESSIONAL
BRUCE A. MYERS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

PROFILE - 83RD AVE

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

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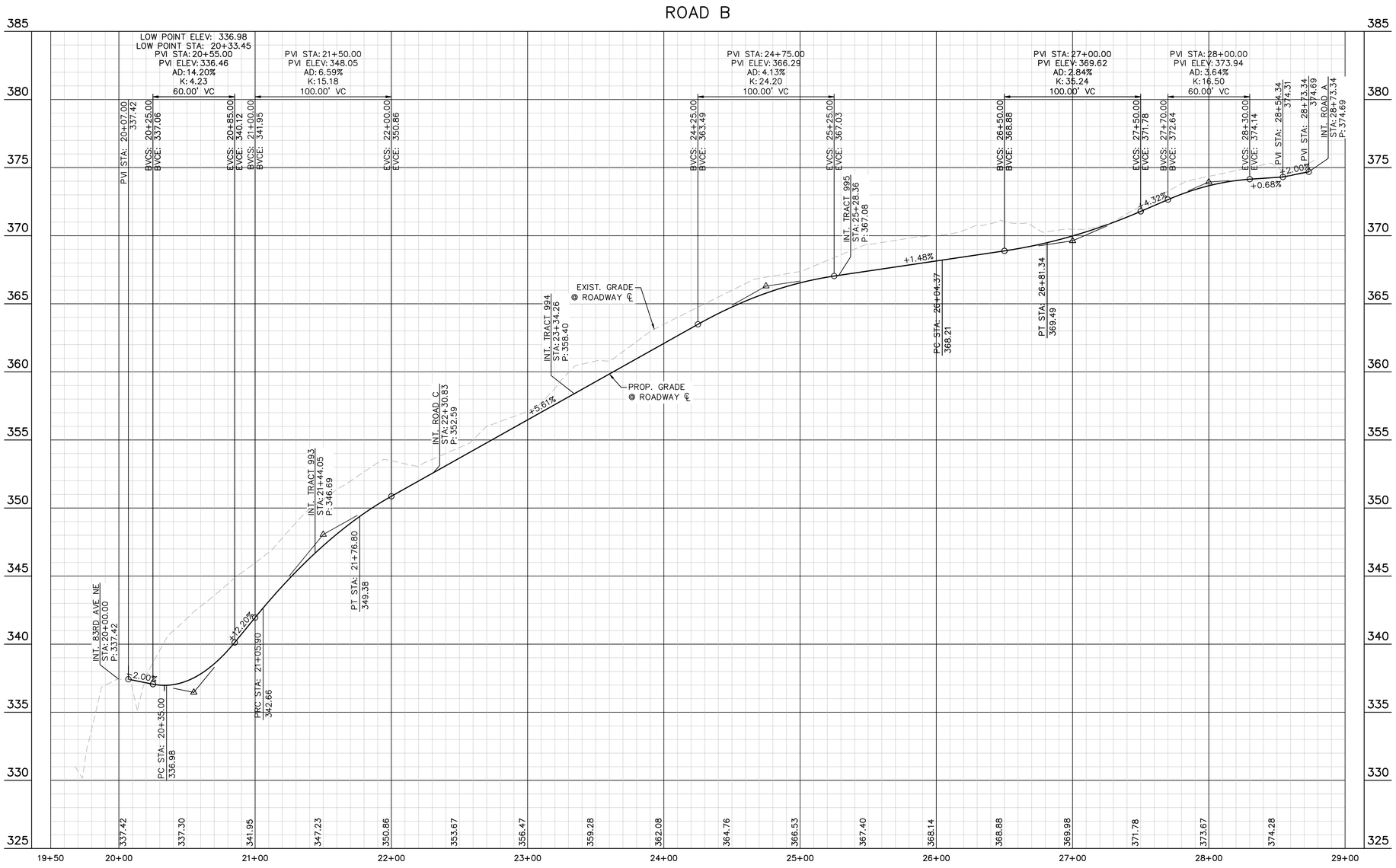

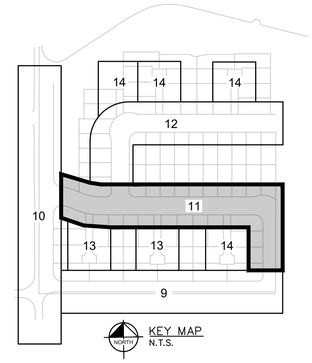

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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.

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WASHINGTON UTILITY LOCATES

No.	REVISIONS	DATE	BY

Kimley»Horn

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1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

LICENSED PROFESSIONAL
BRUCE A. MAYERS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

PROFILE - ROAD B

MARYSVILLE WASHINGTON

CORNELIUS AND LACEY PROPERTY
PREPARED FOR
KM CAPITAL, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

SHEET
11 OF 14

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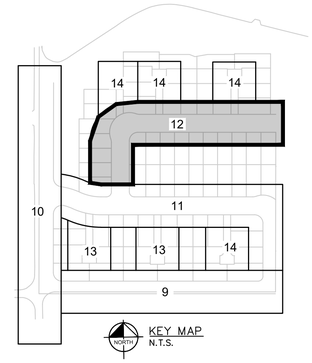

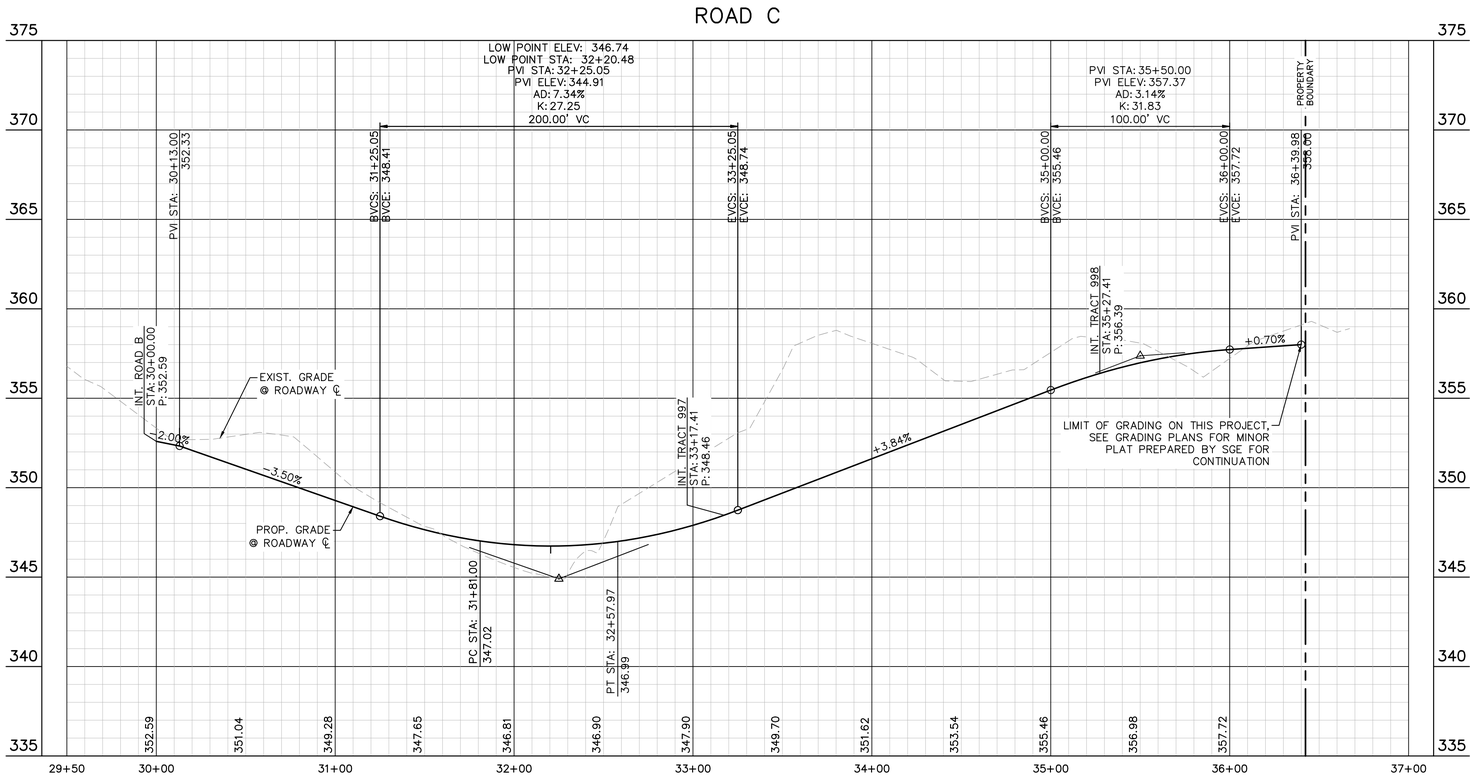

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SEATTLE, WA 98101

LICENSED PROFESSIONAL ENGINEER
PATRICK M. MAYFIELD
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000

DATE	2/14/2024
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAM
CHECKED BY	KPM

PROFILE - ROAD C

MARYSVILLE WASHINGTON

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10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
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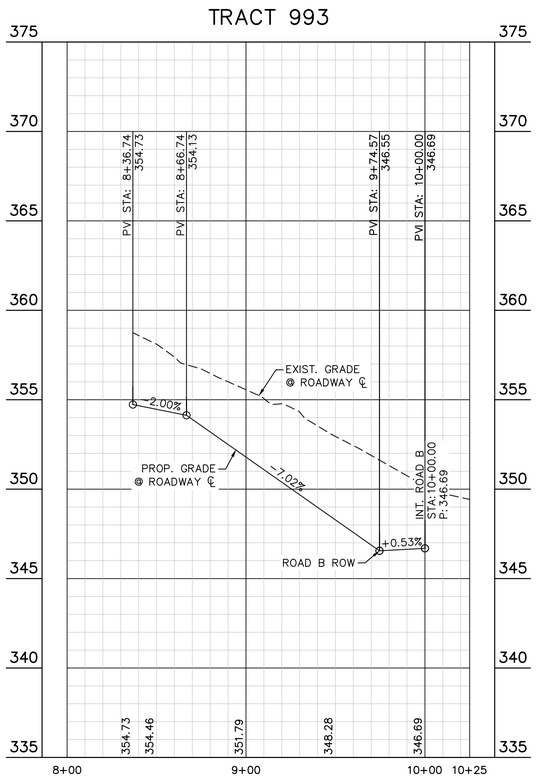

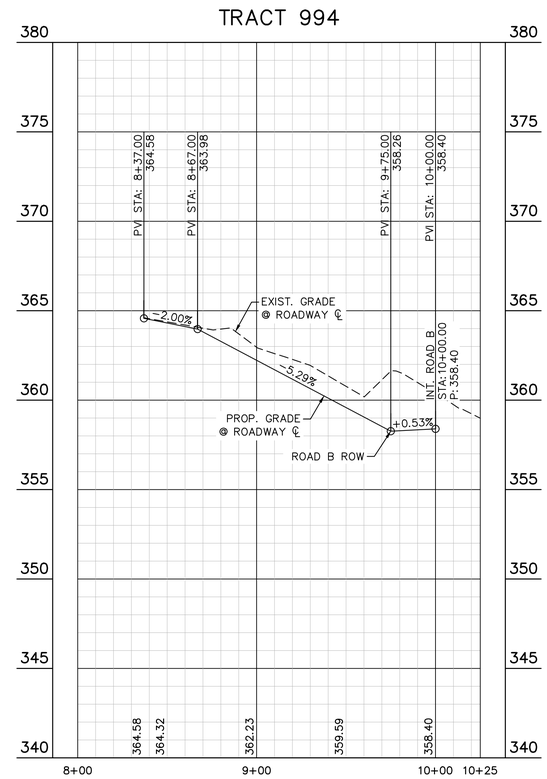

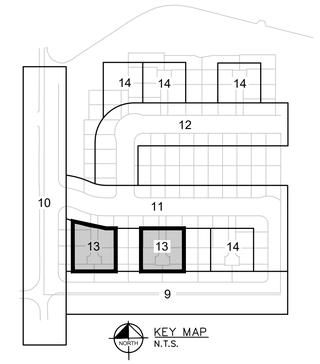

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SEATTLE, WA 98101

LICENSED PROFESSIONAL
PATRICK A. MAYERS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000
DATE 2/14/2024
SCALE AS SHOWN
DESIGNED BY HEK
DRAWN BY DAM
CHECKED BY KPM

PROFILE - TRACT 993 & 994

MARYSVILLE WASHINGTON

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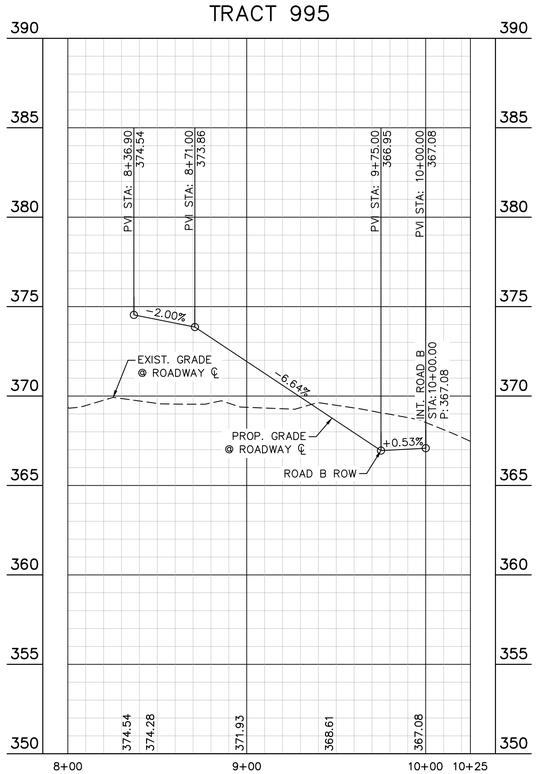
TRACT 995



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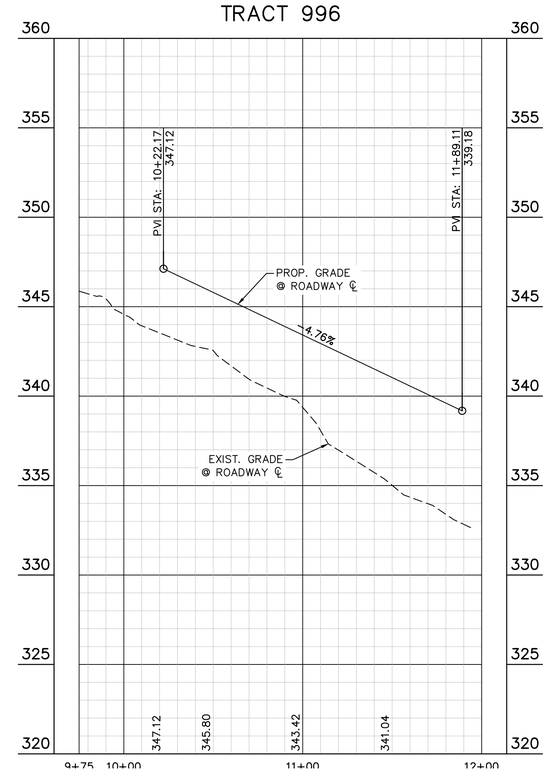

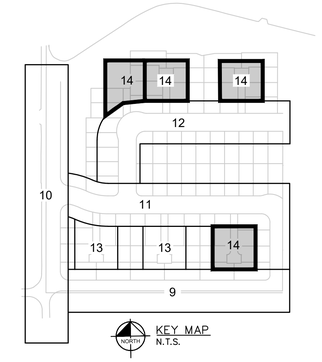

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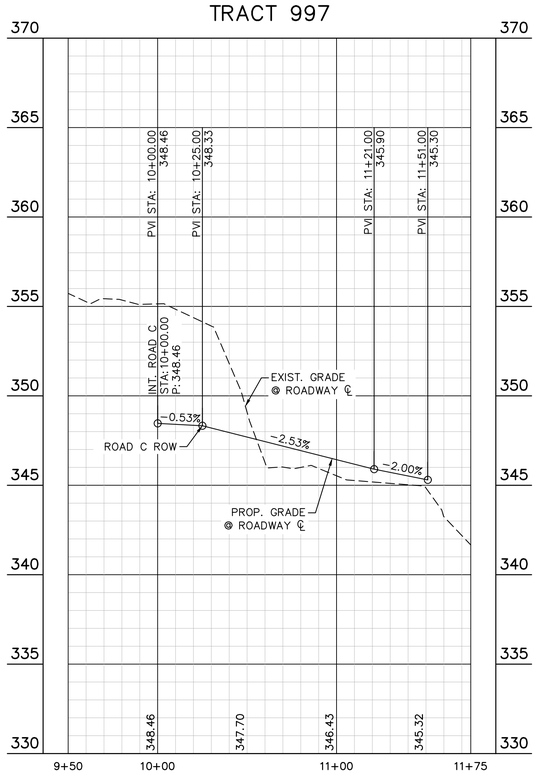

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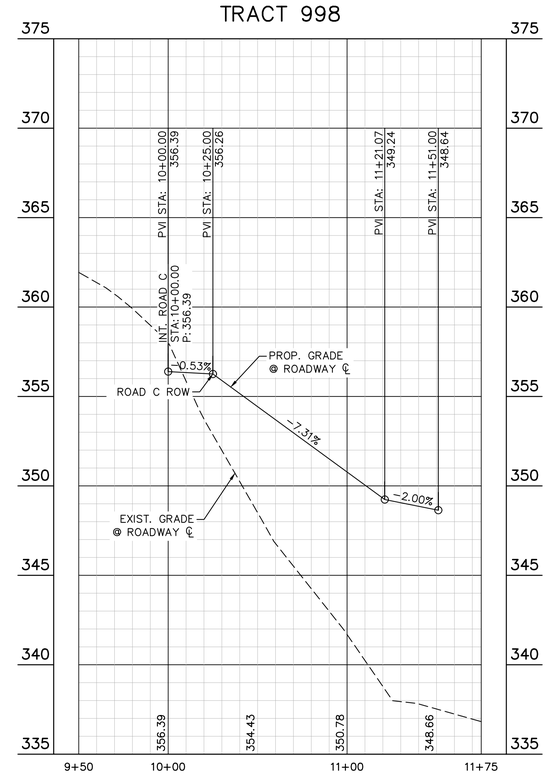

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SEATTLE, WA 98101

LICENSED PROFESSIONAL
PATRICK J. MAYERS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/14/2024

KHA PROJECT 090014000	
DATE 2/14/2024	
SCALE AS SHOWN	
DESIGNED BY HEK	
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PROFILE - TRACT 995,996,997 & 998

MARYSVILLE WASHINGTON

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CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

GENERAL NOTES

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 provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.

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 per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.

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.

Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

OPEN SPACE AND RECREATION REQUIRED

Per MMC 22G.080.100
Total Site Area: 448,583 SF (10.30 acres)
ROW Dedication: 118,819 (2.73 acres) (includes all roadways and access tracts)
Net Site Area: 358,866 (8.24 acres) The 20% reduction for roads was used to determine Net Site Area as allowed by Code.
A minimum of 15% of the net project area shall be established as open space.
358,866 SF x 15% = 53,829 SF Required open space
70,796 SF provided open space

35% of the required open space shall be active open space
53,829 SF x 35% = 18,840 SF (0.43 acres) Required active open space
22,466 SF Provided active open space.

(4e) Include a minimum of one large or two small recreational amenities per one-quarter acre of active recreation.
0.43 acres / 0.25 acres = 2 acres (2 large or 4 small amenities required)

4 Small amenities provided: 1 play structure, 1 horseshoe pitch, 2 picnic tables and 2 benches.

OPEN SPACE
Takeoff: 70,796 sf

ACTIVE OPEN SPACE
Takeoff: 22,466 sf

RESIDENTIAL DENSITY INCENTIVES

Per MMC 22G.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES

INCENTIVE	INCENTIVE BONUS	AMOUNT PROVIDED	ACHIEVED UNITS
3. Community Image and Identity a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	$25,000 per bonus unit. Bonus units may only be claimed in whole numbers or 0.5 bonus unit increments.	$450,000.00	18 units

BMP T5.13 DESIGN GUIDELINES

SOIL RETENTION
THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
   a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS:
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFICS TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.

IRRIGATION ASSESSMENT

All landscaped areas shall be provided with a irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor and shall comply with all city standards.

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

(1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.

(2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.

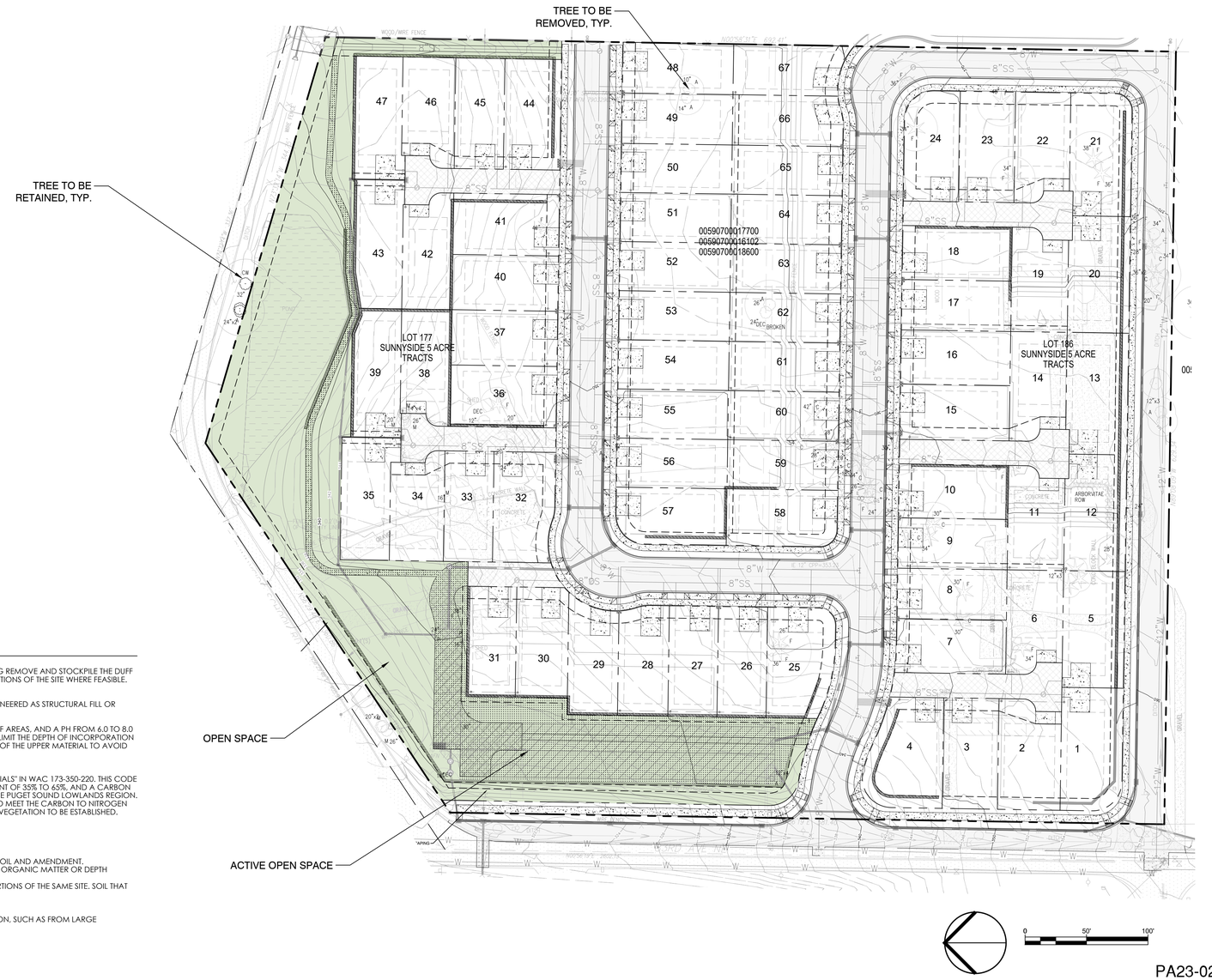
(3) All landscaped areas must be kept free of debris and weeds.

(4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.

(5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

(6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

(7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



PA23-026

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	2/12/2024

CORNELIUS-LACEY PRD
8310 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA
PARCEL: 00590700017700
AND 00590700018601

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
KM CAPITAL, LLC
C/O LAND PRO GROUP INC.
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

DRAWING INFORMATION
ODG PROJECT #: 23-492
DRAWN BY: KL
CHECKED BY: KL

DATE:
NOVEMBER 7, 2023

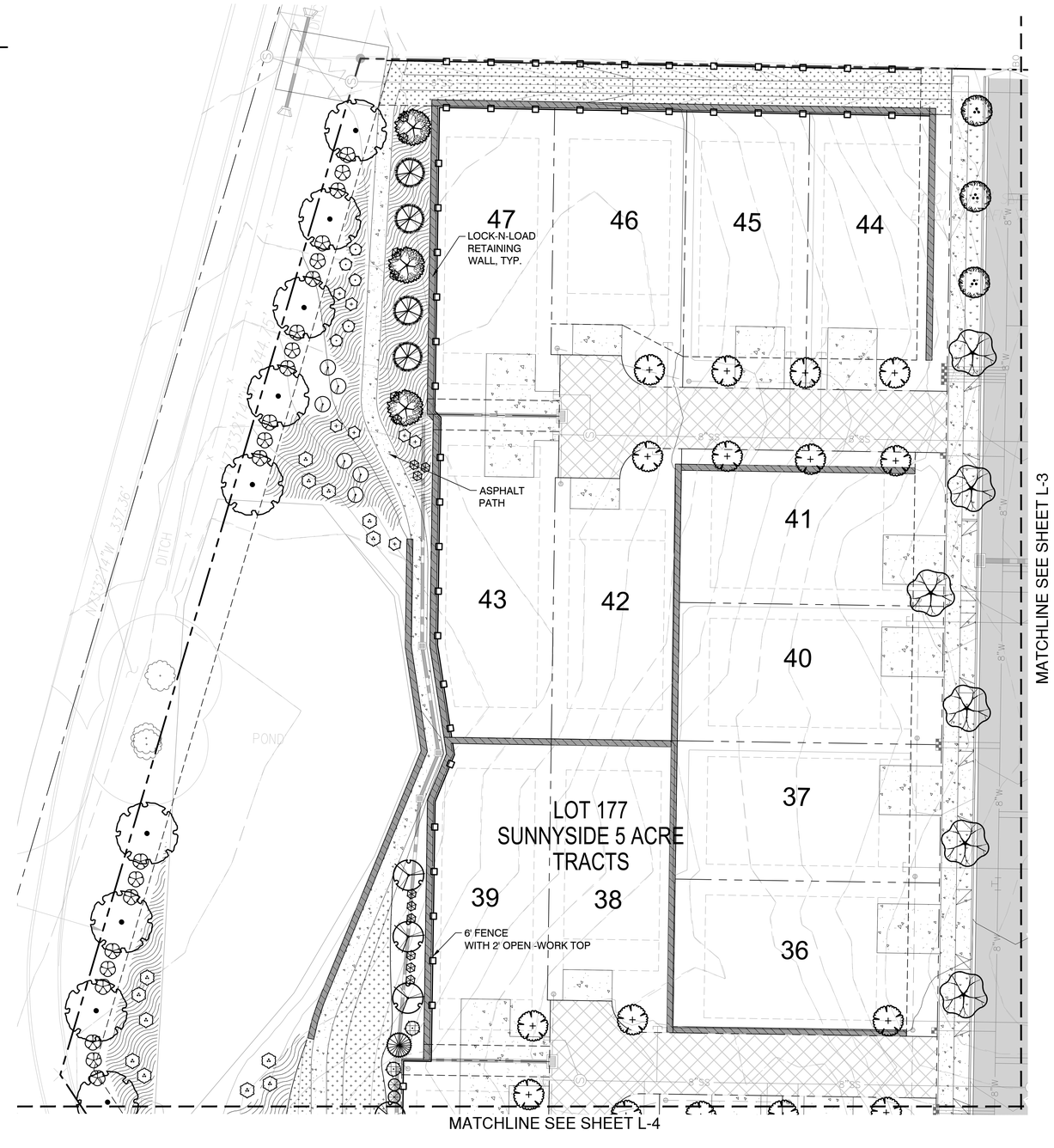
SHEET NO.
L-1
OF 7

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CONIFEROUS TREES						
	4	Chamaecyparis nootkatensis `Pendula`	Weeping Nootka Cypress	6` Ht. Min.	B&B	SPACING AS SHOWN
	83	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6` Ht.	B&B	3` O.C.
	4	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6` Ht.	B&B	SPACING AS SHOWN
	20	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	6` Ht. Min.	B&B	SPACING AS SHOWN
DECIDUOUS TREES						
	6	Cornus nuttalii x florida 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2" CAL. MIN.	B&B	SPACING AS SHOWN
	14	Fagus sylvatica 'Fastigiata'	Fastigiate European Beech	2" CAL. MIN.	B&B	SPACING AS SHOWN
	13	Nyssa sylvatica	Sour Gum	2" CAL. MIN.	B&B	SPACING AS SHOWN
STREET TREES						
	28	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" CAL. MIN.	B&B	30` O.C.
	16	Acer rubrum `Bowhall`	Bowhall Red Maple	2" Cal. Min.	B&B	30` O.C.
	18	Acer x freemanii `Jeffersred` TM	Autumn Blaze Freeman Maple	2" Cal. Min.	B&B	30` O.C.
	23	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" CAL. MIN.	B&B	SPACING AS SHOWN
	26	Malus x `Prairifire`	Prairifire Crabapple	2" Cal. Min.	B&B	30` O.C.
	25	Zelkova serrata `Village Green`	Village Green Sawleaf Zelkova	2" Cal. Min.	B&B	30` O.C.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	4	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 gal.	Pot	24" o.c.
	24	Cornus sericea	Red Twig Dogwood	2 gal.	Pot	60" o.c.
	1	Cornus sericea `Flaviramea`	Yellow Twig Dogwood	2 gal.	Pot	60" o.c.
	6	Cotinus coggygria	Smoke Tree	2 gal.	Pot	96" o.c.
	4	Hydrangea paniculata 'Dvp Pinky' TM	Pinky Winky Panicle Hydrangea	2 gal.	Pot	60" o.c.
	9	Physocarpus opulifolius 'Monlo'	Diabolo® Ninebark	2 gal.	Pot	72" o.c.
	42	Physocarpus opulifolius 'SMPOTW'	Tiny Wine® Ninebark	2 gal.	Pot	48" o.c.
	37	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot	48" o.c.
	3	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	48" o.c.
	4	Symphoricarpos albus	Common White Snowberry	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS						
	5	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	36" o.c.
	47	Arbutus unedo `Compacta`	Dwarf Strawberry Tree	2 gal.	Pot	60" o.c.
	29	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	4	Ilex crenata 'Compacta'	Dwarf Japanese Holly	2 gal.	Pot	48" o.c.
	28	Myrica californica	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
	73	Nandina domestica `Gulf Stream` TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	6	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
	61	Prunus laurocerasus `Otto Luyken`	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
ORNAMENTAL GRASSES						
	35	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
GROUND COVERS						
	1,575	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
	335	Erica carnea	Winter Heath	1 gal.	Pot	24" o.c.
	20,095 sf	Turf Hydroseed	Sun/Shade Mix	seed		
	14,239 sf	Turf Sod	Sun/Shade Mix	sod		
		PLAYCHIPS				
		Takeoff: 1,785 sf				



0 20' 40'

PA23-026

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	2/12/2024

CORNELIUS-LACEY PRD
8310 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA
PARCEL: 00590700017700
AND 00590700018601

DRAWING TITLE:
LANDSCAPE PLAN

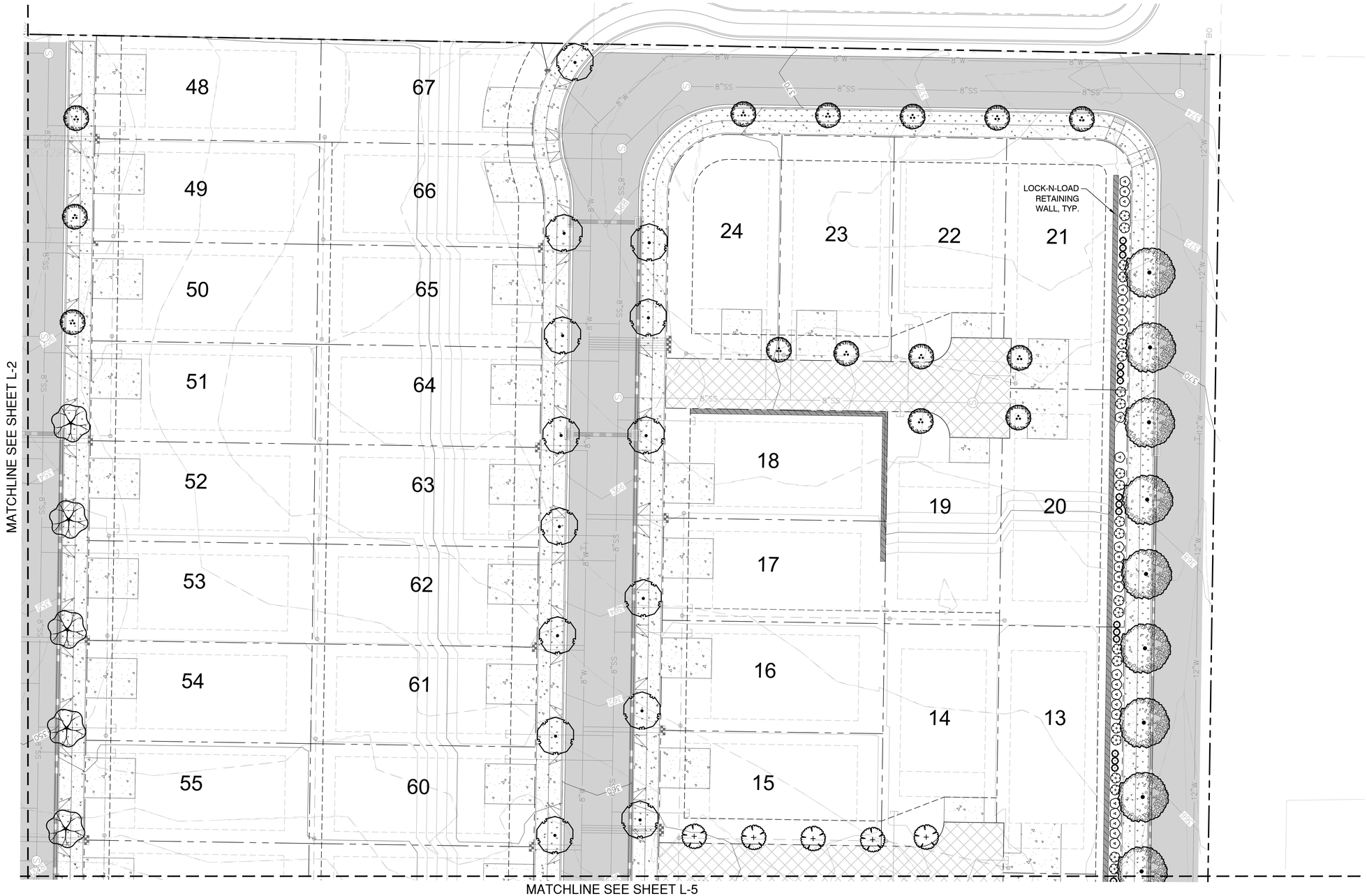
APPLICANT:
KM CAPITAL, LLC
C/O LAND PRO GROUP INC.
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

DRAWING INFORMATION
ODG PROJECT #: 23-492
DRAWN BY: KL
CHECKED BY: KL

DATE:
NOVEMBER 7, 2023

SHEET NO.
L-2
OF 7

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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DRAWN BY: KL
CHECKED BY: KL

DATE:
NOVEMBER 7, 2023

SHEET NO.
L-3
OF 7

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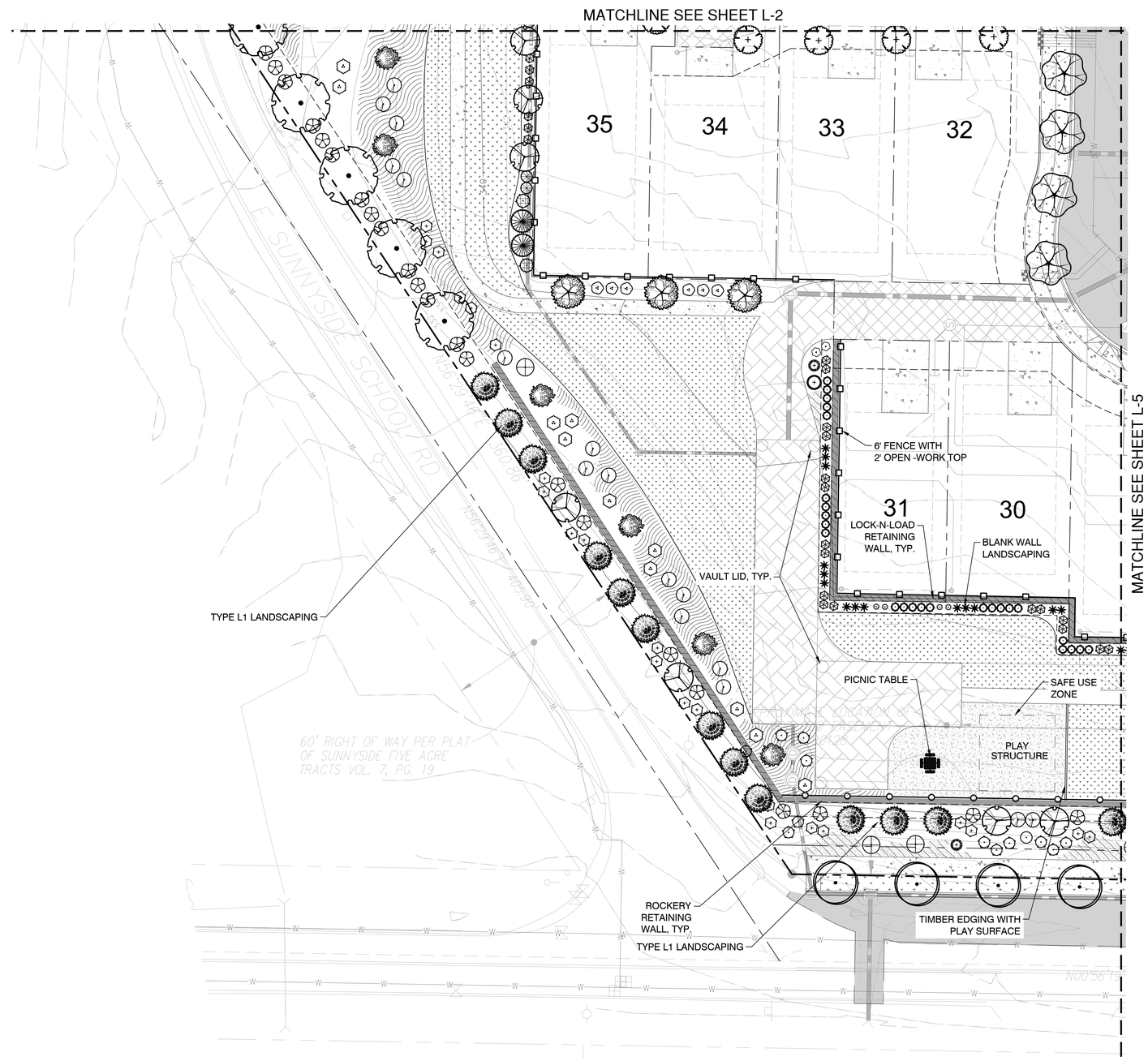
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



PA23-026

ORIGIN
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1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE
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AND 00590700018601

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APPLICANT:

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C/O LAND PRO GROUP INC.
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(425) 231-2718

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SHEET NO.

L-4
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CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

PA23-026

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

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APPLICANT:

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(425) 231-2718

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CHECKED BY: KL

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NOVEMBER 7, 2023

SHEET NO.

L-5
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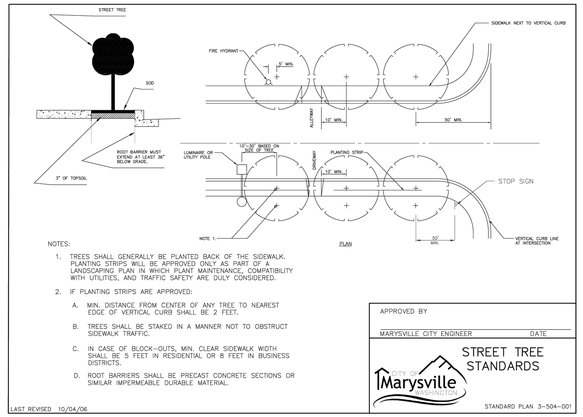
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



NOTES:

1. TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
2. IF PLANTING STRIPS ARE APPROVED:
   - A. MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 2 FEET.
   - B. TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
   - C. IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
   - D. ROOT BARRIERS SHALL BE PRECAST CONCRETE SECTIONS OR SIMILAR IMPERMEABLE DURABLE MATERIAL.

APPROVED BY

MARYSVILLE CITY ENGINEER DATE

STREET TREE STANDARDS

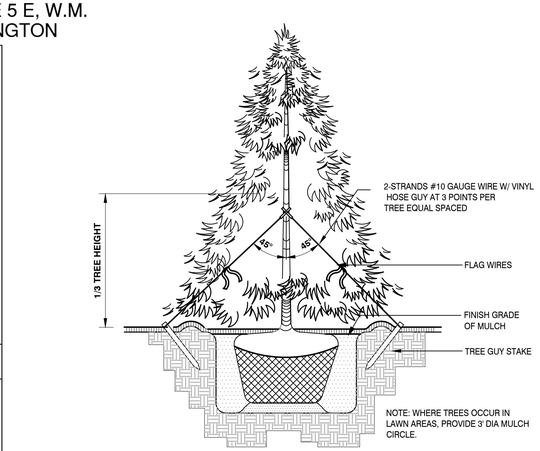
Marysville

STANDARD PLAN 3-504-001

LAST REVISED 10/04/06

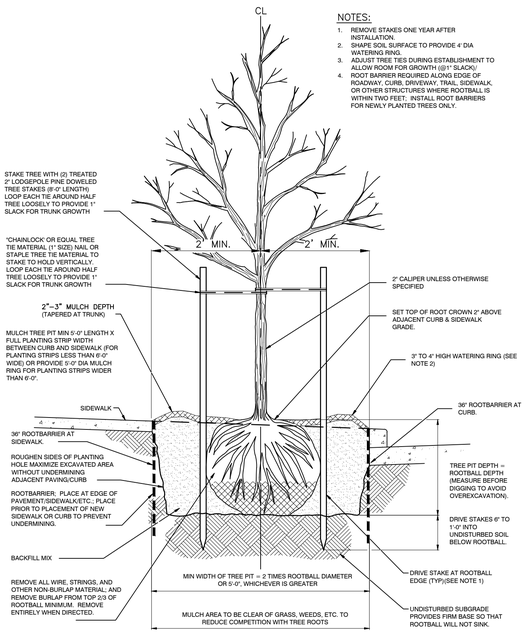
2 STREET TREE STANDARDS 3-504

329301.04-01



3 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



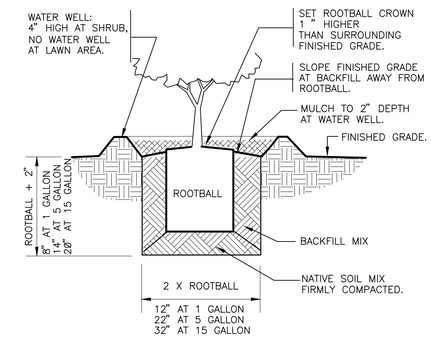
NOTES:

1. REMOVE STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA WATERING RING.
3. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK).
4. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.

1 ROOT BARRIER TREE PLANTING

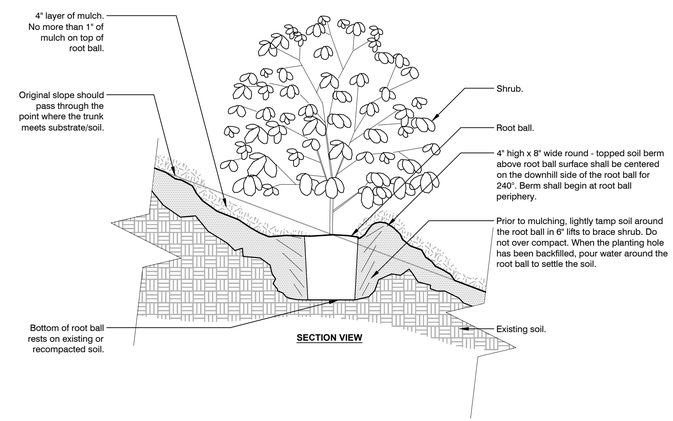
1" = 1'-0"

329301.04-02



4 SHRUB PLANTING

1" = 1'-0"

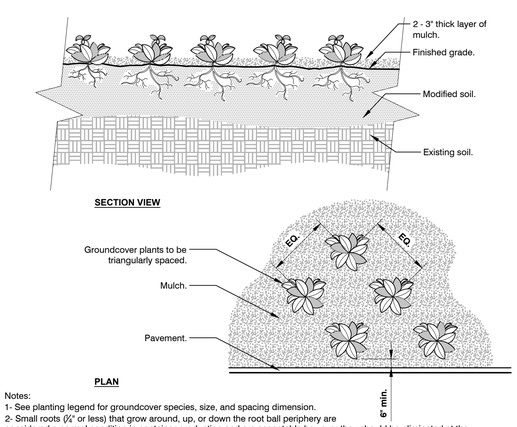


URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

5 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL

3/4" = 1'-0"

FX-PL-FX-SHRB-01



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.

6 GROUNDCOVER

3/4" = 1'-0"

PRODUCT CODE: SE-5165
QUANTITY: 2
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000
OR EQUIVALENT

7 BENCH - SURFACE MOUNT

N.T.S.

129343-01

PACIFIC OUTDOOR PRODUCTS
INSTALLATION: IN GROUND MOUNT
PRODUCT CODE: SE-5335
QUANTITY: 2
(425) 432-6000
OR EQUIVALENT

8 PICNIC TABLE

PA23-026

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L-6
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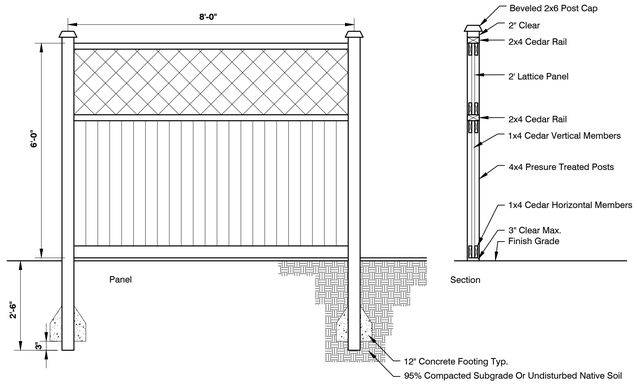
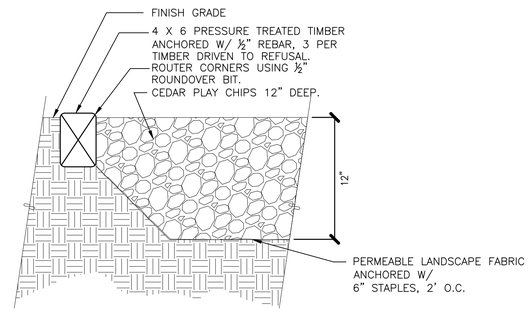


1 6' FENCE WITH TOP 2' AS OPEN-WORK FENCE

NTS Per MMC 22G.080.100 Open spaces
(2d) Fences on individual lots abutting the open space area may be up to six feet tall only if the top two feet are constructed as an open-work fence.

323129.23-05



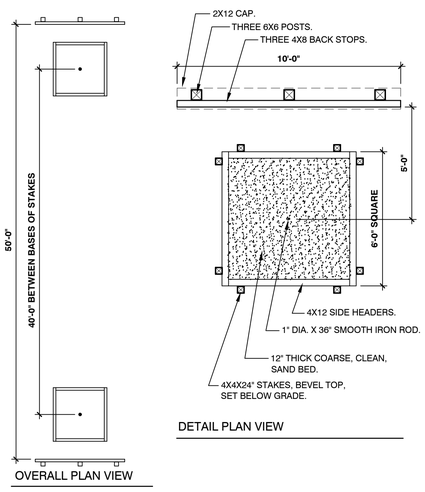
2 TOT LOT SURFACING-PLAY CHIPS

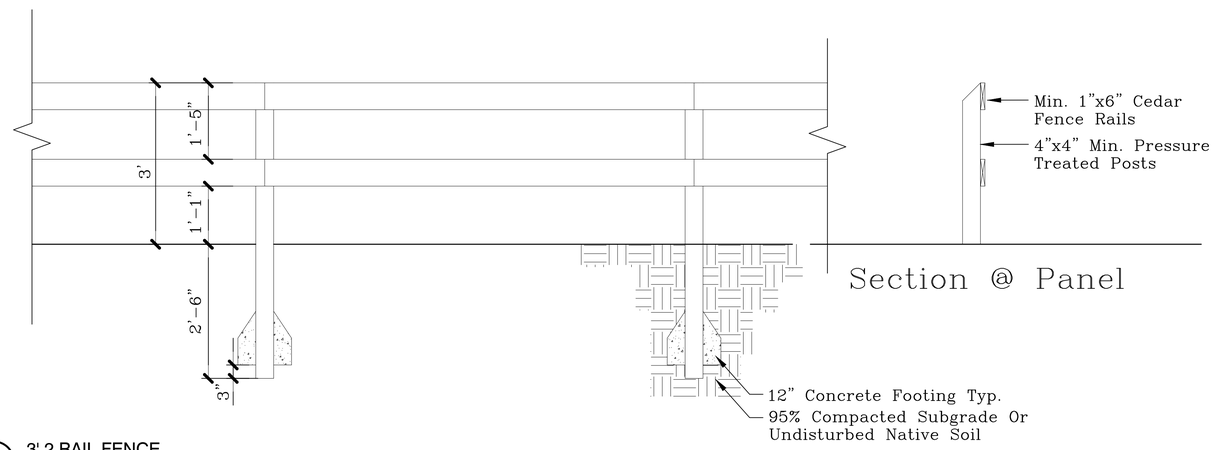
PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: PE-7780
SAFE USE ZONE: 26' X 26'
(425) 432-6000

OR EQUIVALENT

3 PLAY STRUCTURE

NTS

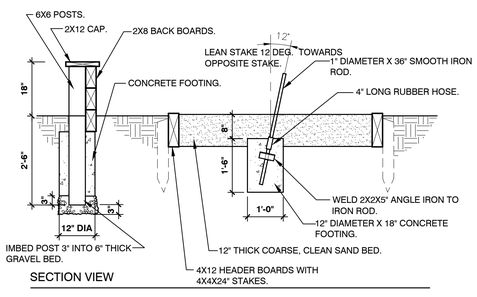




5 3' 2 RAIL FENCE

3/4" = 1'-0"

323129.13-03



4 HORSESHOE COURT

1/2" = 1'-0"

FX-SI-FX-PLA-01

PA23-026

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