

M-51 INDUSTRIAL EARLY CLEARING AND GRADING PLANS

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 139 FEET; THENCE ALONG AN ANGLE TO THE RIGHT 90° A DISTANCE OF 20.0 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY MARGIN OF THE COUNTY ROAD RIGHT OF WAY (51ST AVENUE NORTHEAST, AKA SHOULTES ROAD), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST ON THE LAST DESCRIBED COURSE A DISTANCE OF 250 FEET; THENCE ALONG AN ANGLE TO THE LEFT 90° A DISTANCE OF 80.67 FEET; THENCE ALONG AN ANGLE TO THE LEFT 90° A DISTANCE OF 250 FEET TO A POINT OF INTERSECTION WITH THE EAST MARGIN OF THE COUNTY ROAD RIGHT OF WAY (51ST AVENUE NORTHEAST, AKA SHOULTES ROAD); THENCE ALONG AN ANGLE TO THE LEFT 90° A DISTANCE OF 80.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN MARYSVILLE AND NORTHERN RAILROAD RIGHT OF WAY.

PARCEL C:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN MARYSVILLE AND NORTHERN RAILROAD RIGHT OF WAY.

PARCEL D:
LOT 1, CITY OF MARYSVILLE SHORT PLAT RECORDED UNDER RECORDING NUMBER 200712125008, IN SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

HORIZONTAL DATUM:

NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK (WSRN)

BASIS OF BEARING

BASIS OF BEARINGS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: 48.135448787
LONGITUDE: -122.174384233
HEIGHT: 34.00'
PROJECT COMBINED SCALE: 1.0000593275

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM—1988 PER WSRN TIED TO GEOID18

NAVOD88 VERTICAL DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS AND TYING TO GEOID18

(NGVD29 = NAVD88 - 3.72')

BENCHMARK

AS SHOWN ON THIS SURVEY

FLOOD INFORMATION

PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. PER FEMA PANEL NUMBER 53061C0395 E, DATED 11/08/1999.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R6 & R10 NETWORK RTK GPS ROVER

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

REFERENCES

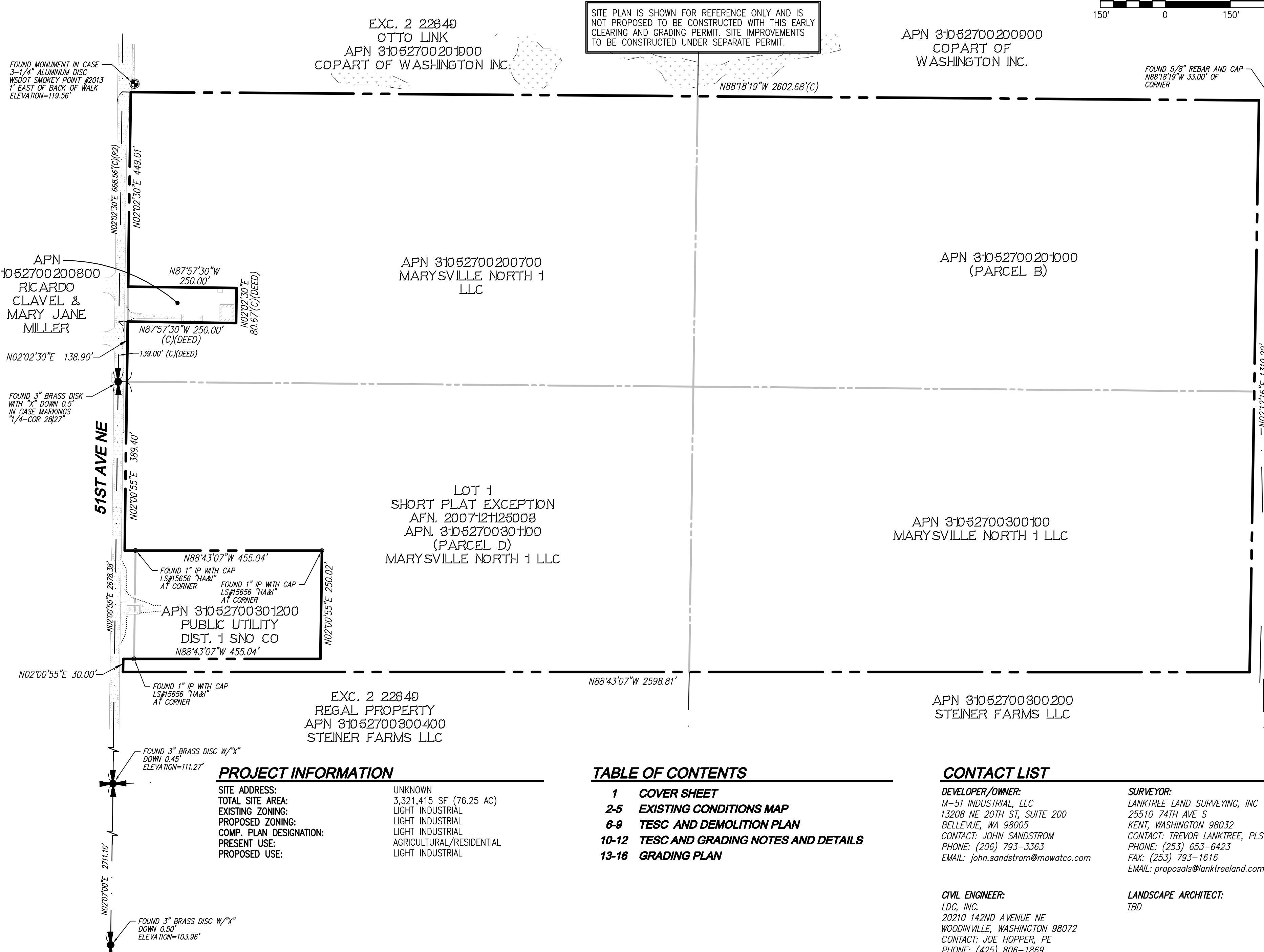
- R1) CITY OF MARYSVILLE SHORT PLAT EXCEPTION APN 200712125008
- R2) ROS APN 200205015004

SURVEY NOTES

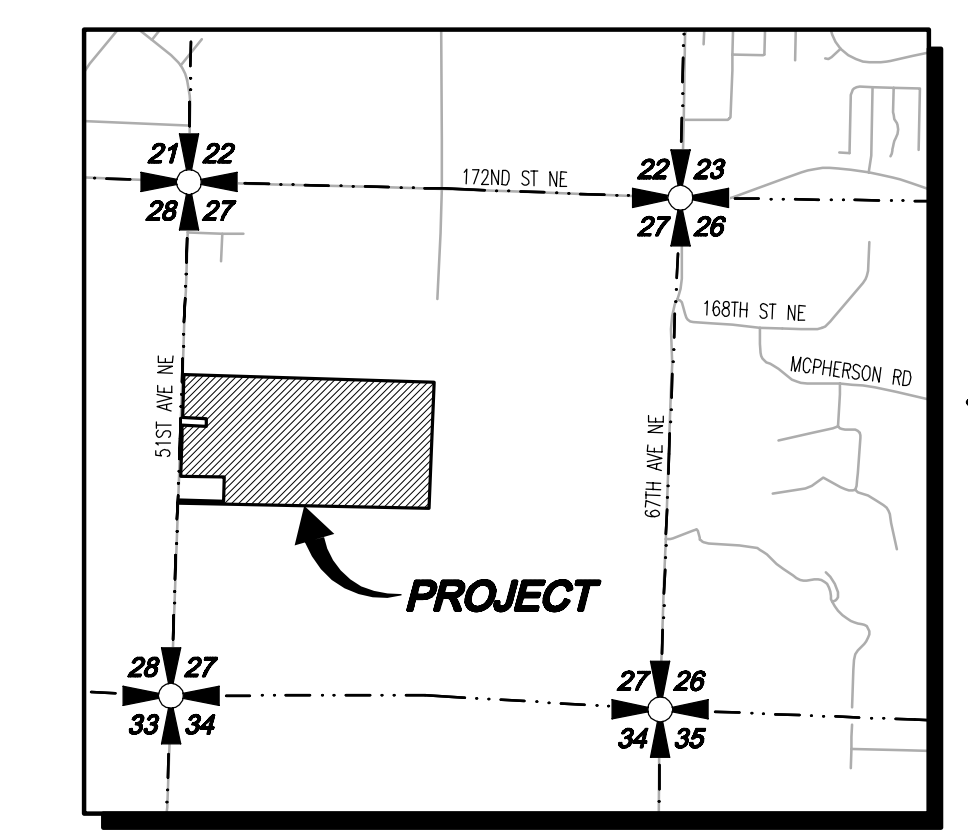
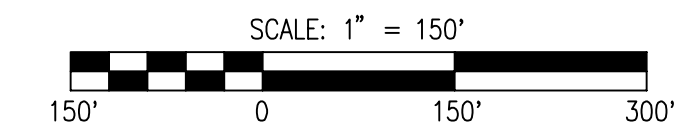
- ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
- UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO US UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLING BE PERFORMED.
- FIELD SURVEY WAS COMPLETED IN JULY 2020 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
- THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 193955, DATED OCTOBER 1, 2019 WAS RELIED UPON FOR TITLE AND RECORD INFORMATION SHOWN ON THIS SURVEY.

SPECIAL EXCEPTIONS

FOR SPECIAL EXCEPTIONS, SEE SHEET TO-01.



SITE PLAN IS SHOWN FOR REFERENCE ONLY AND IS NOT PROPOSED TO BE CONSTRUCTED WITH THIS EARLY CLEARING AND GRADING PERMIT. SITE IMPROVEMENTS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
SECTION CORNER (AS NOTED)		CL	CENTERLINE
SURVEY MONUMENT (AS NOTED)		CMP	CORRUGATED METAL PIPE
FOUND REBAR/CAP (AS NOTED)		CP	CONCRETE PIPE
PP	POWER POLE	EL	ELEVATION
PV	POWER VAULT	EXIST.	EXISTING
GUY POLE		E	FLOWLINE
SANITARY SEWER MANHOLE		IE	INVERT ELEVATION
FIRE HYDRANT		LCPE	LINE CORRUGATED POLYETHYLENE
WATER METER		R	PROPERTY LINE
WATER VALVE		PP	POWER POLE
STORM CATCH BASIN		PVC	POLYVINYL CHLORIDE PIPE
CULVERT		R/W	RIGHT-OF-WAY
ROCKERY		STA	STATION
DECIDUOUS TREE		SD	STORM DRAIN
CONIFEROUS TREE		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SD CAP		WATER CAP	
TYPE 1 CATCH BASIN, GRATED LID		CONCRETE BLOCKING	
TYPE 1 CATCH BASIN, SOLID LID		BUTTERFLY VALVE	
TYPE 2 CATCH BASIN, GRATED LID		11" BEND	
TYPE 2 CATCH BASIN, SOLID LID		45° BEND	
BEEHIVE MANHOLE COVER		90° BEND	
SQUARE YARD DRAIN		22° BEND	
ROUND YARD DRAIN		VALVE	
STORM CLEAN OUT		HYDRANT ASSEMBLY	
STORM PIPE		REDUCER	
		AIR-VAC ASSEMBLY	
PROPOSED SEWER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SEWER CAP		SURVEY MONUMENT	
SEWER CLEANOUT		IN PROPOSED ROAD	
SEWER MANHOLE			
SEWER PIPE			

TABLE OF CONTENTS

- 1 COVER SHEET
- 2-5 EXISTING CONDITIONS MAP
- 6-9 TESC AND DEMOLITION PLAN
- 10-12 TESC AND GRADING NOTES AND DETAILS
- 13-16 GRADING PLAN

CONTACT LIST

DEVELOPER/OWNER:
M-51 INDUSTRIAL, LLC
13208 NE 20TH ST, SUITE 200
BELLEVUE, WA 98005
CONTACT: JOHN SANDSTROM
PHONE: (206) 793-3363
EMAIL: john.sandstrom@mowatco.com

SURVEYOR:
LANKTREE LAND SURVEYING, INC
25510 74TH AVE S
KENT, WASHINGTON 98032
CONTACT: TREVOR LANKTREE, PLS
PHONE: (253) 653-6423
FAX: (253) 793-1616
EMAIL: proposals@lanktreeand.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVENUE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: JOE HOPPER, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: jhopper@ldccorp.com

LANDSCAPE ARCHITECT:
TBD

WETLAND BIOLOGIST:
TBD

ARCHITECT:
TBD

TRAFFIC ENGINEER:
TBD

PROJECT INFORMATION

SITE ADDRESS: UNKNOWN
TOTAL SITE AREA: 3,321,415 SF (76.25 AC)
EXISTING ZONING: LIGHT INDUSTRIAL
PROPOSED ZONING: LIGHT INDUSTRIAL
COMP. PLAN DESIGNATION: AGRICULTURAL/RESIDENTIAL
PRESENT USE: LIGHT INDUSTRIAL
PROPOSED USE: LIGHT INDUSTRIAL

UTILITIES / SURVEYORS:

WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD NO.1
NATURAL GAS: PSE
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

EARTHWORK QUANTITIES

CUT: 715 CY
FILL: 836,440 CY
STRIPPINGS: 0 CY
DISTURBED AREA: 3,109,182 SF (71.38 AC)

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY LANKTREE LAND SURVEYING, INC. LDC INC (LAND DEVELOPMENT CONSULTANTS, INC) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.



CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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 AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT 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, WSRW HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

REVISIONS

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
Woodinville | Kent
20210 142nd Avenue NE | 1851 Central Pl S, #101
Woodinville, WA 98072 | Kent, WA 98030
T 425.806.1869 | www.LDCcorp.com

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
COVER SHEET

JOB NUMBER: C21170
DRAWING NAME: C21170EC-CS-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=150'
JURISDICTION: CITY OF MARYSVILLE

CS-01
SHEET 1 OF 16

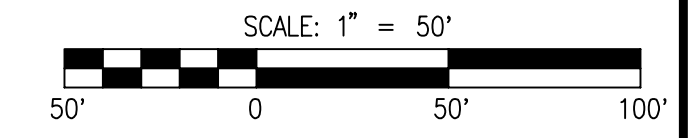
PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SPECIAL EXCEPTIONS

- RIGHT TO ENTER SAID PREMISES TO CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF THE MARYSVILLE AND NORTHERN RAILROAD RIGHT OF WAY AS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 97421 AND 97708 (200' EASEMENT, AS WELL AS CONVEYANCE SHOWN ON EAST LINE OF PARCEL B).
- DRAINAGE DITCH AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDING NO.: 226649 (AGREEMENT TO MAINTAIN DITCHES-NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE CO OF THE NORTHWEST, INC PURPOSE: A SINGLE LINE OF POLES AND/OR STRUCTURES WITH NECESSARY BRACES, GUYS AND ANCHORS RECORDING NO.: 1990898 (BLANKET EASEMENT OVER PARCEL A-NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF MARYSVILLE, WASHINGTON, A MUNICIPAL CORPORATION PURPOSE: SEWER PIPELINE RECORDING NO.: 2091334 (AS SHOWN ON PARCEL D)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC DISTRIBUTION LINE FACILITIES CONSISTING OF POLES AND/OR STRUCTURES AND/OR UG FACILITIES, OR COMBINATIONS THEREOF RECORDING NO.: 9005110536 (BLANKET EASEMENT-APPROXIMATELY AS SHOWN PER SKETCH AND FACILITIES ON PARCEL A) AFFECTS: PORTION OF SAID PREMISES
- HEALTH OFFICER'S ORDER NO. 02-90: CLANDESTINE DRUG LABORATORY, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDING DATE: SEPTEMBER 26, 2002 RECORDING NO.: 200209260702 (NOT PLOTTABLE-AFFECTS PARCELS A AND D) AMENDED HEALTH OFFICER'S ORDER NO. 02-90 RECORDED UNDER RECORDING NUMBER 200805080590 (NOT PLOTTABLE) PARTIAL REVISION OF HEALTH OFFICER'S ORDER NO. 02-90 RECORDED UNDER RECORDING NUMBER 200805200345 (NOT PLOTTABLE-STILL AFFECTS PARCEL A)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS ON CITY OF MARYSVILLE SHORT PLAT: RECORDING NO.: 200712125008 (NO PLOTTABLE EASEMENT)
- HEALTH OFFICER'S ORDER NO. 08-074 - ORDER PROHIBITING USE AND REQUIRING DECONTAMINATION OF CONTAMINATED PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDING NO.: 200807160351 (NOT PLOTTABLE- AFFECTS PARCEL A)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY PURPOSE: HIGH-VOLTAGE DISTRIBUTION LINE AND FACILITIES RECORDING NO.: 201002230776 (AS SHOWN ON PARCELS C AND D) SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 200906170737.
- RIGHTS OF THE PUBLIC TO THAT PORTION OF 51ST AVENUE NORTHEAST, AKA SHOULTES ROAD THAT HAS NOT BEEN CONVEYED TO THE COUNTY.
20. TAX, FINANCIAL AND GENERAL EXCEPTIONS NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

EXC. 2 22649 APN 31052700201000
OTTO LINK COPART OF WASHINGTON INC.

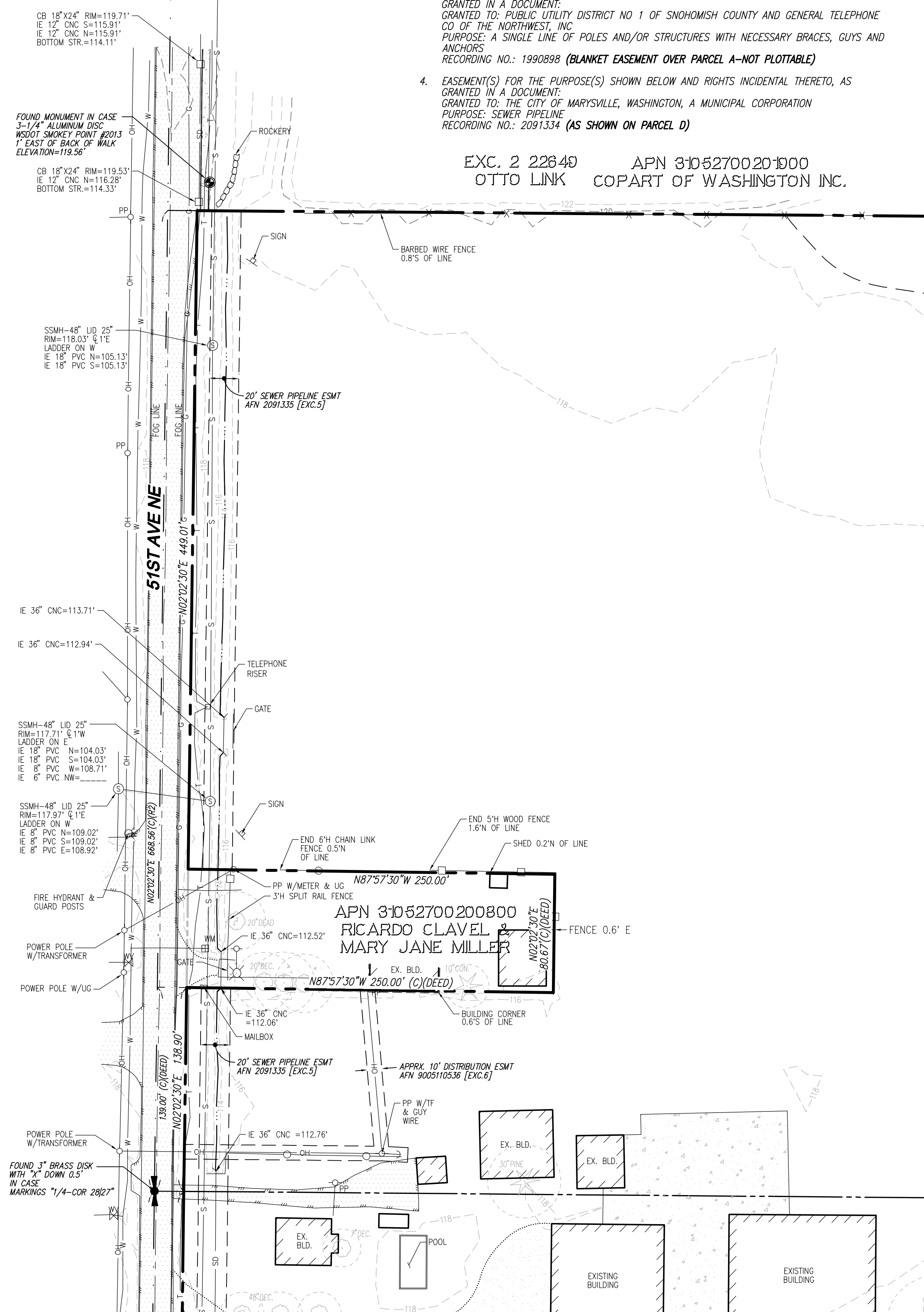
APN 31052700200700
MARYSVILLE NORTH 1 LLC



REFERENCE LINE
SEE SHEET TO-02

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
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LEGEND AND ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Circle with dot)	SECTION CORNER (AS NOTED)	(Circle with cross)	SANITARY SEWER MANHOLE	(Star)	ROCKERY	CB	CATCH BASIN	IE	INVERT ELEVATION	SD	STORM DRAIN	SS	SANITARY SEWER
(Circle with crosshair)	SURVEY MONUMENT (AS NOTED)	(Circle with dot)	FIRE HYDRANT	(Circle with cross)	DECIDUOUS TREE	CL	CENTERLINE	LOPE	LINE CORRUGATED POLYETHYLENE	SSMH	SANITARY SEWER MANHOLE	TYP	TYPICAL
(Circle with dot)	FOUND REBAR/CAP (AS NOTED)	(Circle with cross)	WATER METER	(Star)	CONIFEROUS TREE	CMP	CORRUGATED METAL PIPE	PP	PROPERTY LINE	SWPE	SOLID WALL POLYETHYLENE PIPE	TBR	TO BE REMOVED
PP	POWER POLE	(Square with cross)	WATER VALVE			EL	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE				
(Square with dot)	POWER VAULT	(Square with cross)	STORM CATCH BASIN			EXIST.	EXISTING	R/W	RIGHT-OF-WAY				
(Circle with dot)	GUY POLE	(Triangle)	CULVERT			E	FLOWLINE	STA	STATION				

REFERENCE LINE
SEE SHEET TO-04

PFN

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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By: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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

NO.	DATE	DESCRIPTION

LDC
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.846.1869

**Surveying
Engineering
Planning**
Kent
1851 Central Pt. S., #101
Kent, WA 98030
F 425.482.2893
www.LDCorp.com

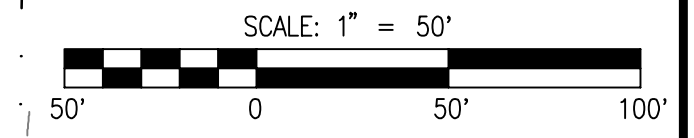
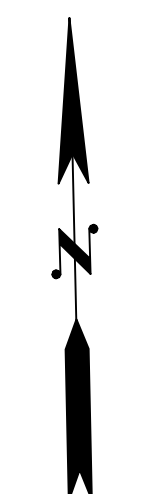
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
EXISTING CONDITIONS MAP

JOSEPH M. HODGERS
1823
PROFESSIONAL ENGINEER

JOB NUMBER: C21170
DRAWING NAME: C21170CC-TO-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

TO-01
SHEET 2 OF 16

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



APN 31052700200000
COPART OF WASHINGTON INC.

N88°18'19"W 2602.68'(C)

FOUND 5/8" REBAR AND CAP
N88°18'19"W 33.00' OF
CORNER

33' CONVEYED TO
STINSON HILL
COMPANY
APN 97708 [EXC. 1]

200'
RIGHT TO CUT DANGEROUS TREES
APN 97421 [EXC. 1]

APN 31052700201000
(PARCEL B)

REFERENCE LINE
SEE SHEET TO-03

APN 31052700100300
STEINER FARMS LLC

PFN

REFERENCE LINE
SEE SHEET TO-01

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Utilities Underground Location Center

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THIS DAY OF _____

BY: _____
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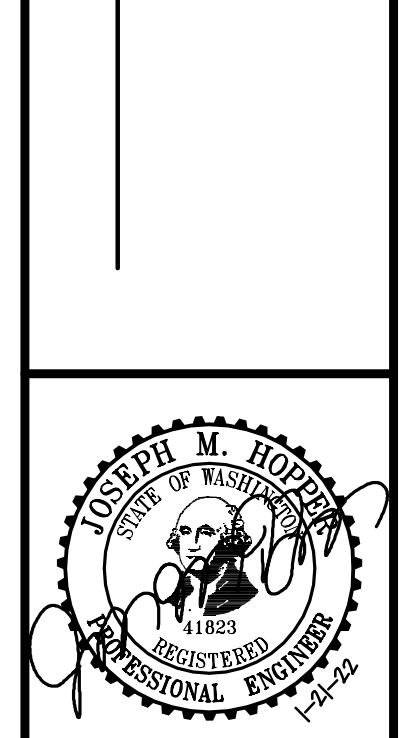
NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

Kent
1851 Central Pl S, #101
Kent, WA 98030
F 425.482.2893

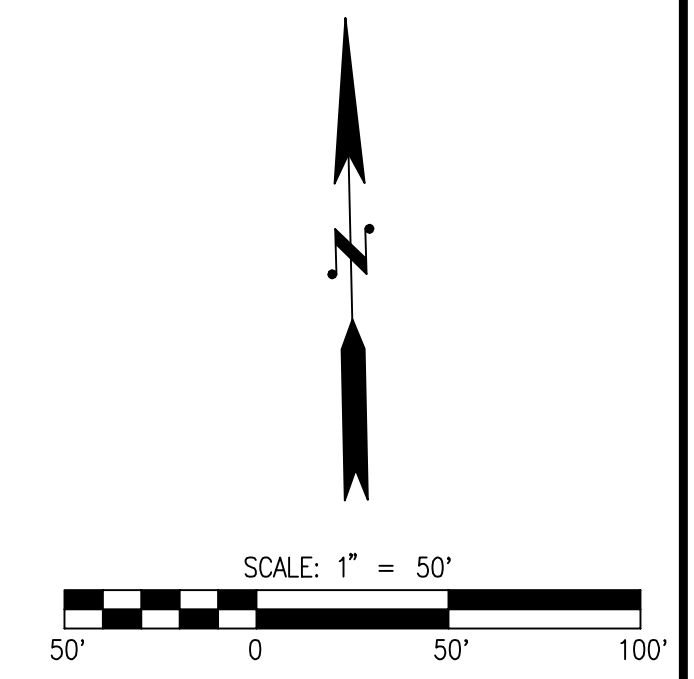
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
EXISTING CONDITIONS MAP



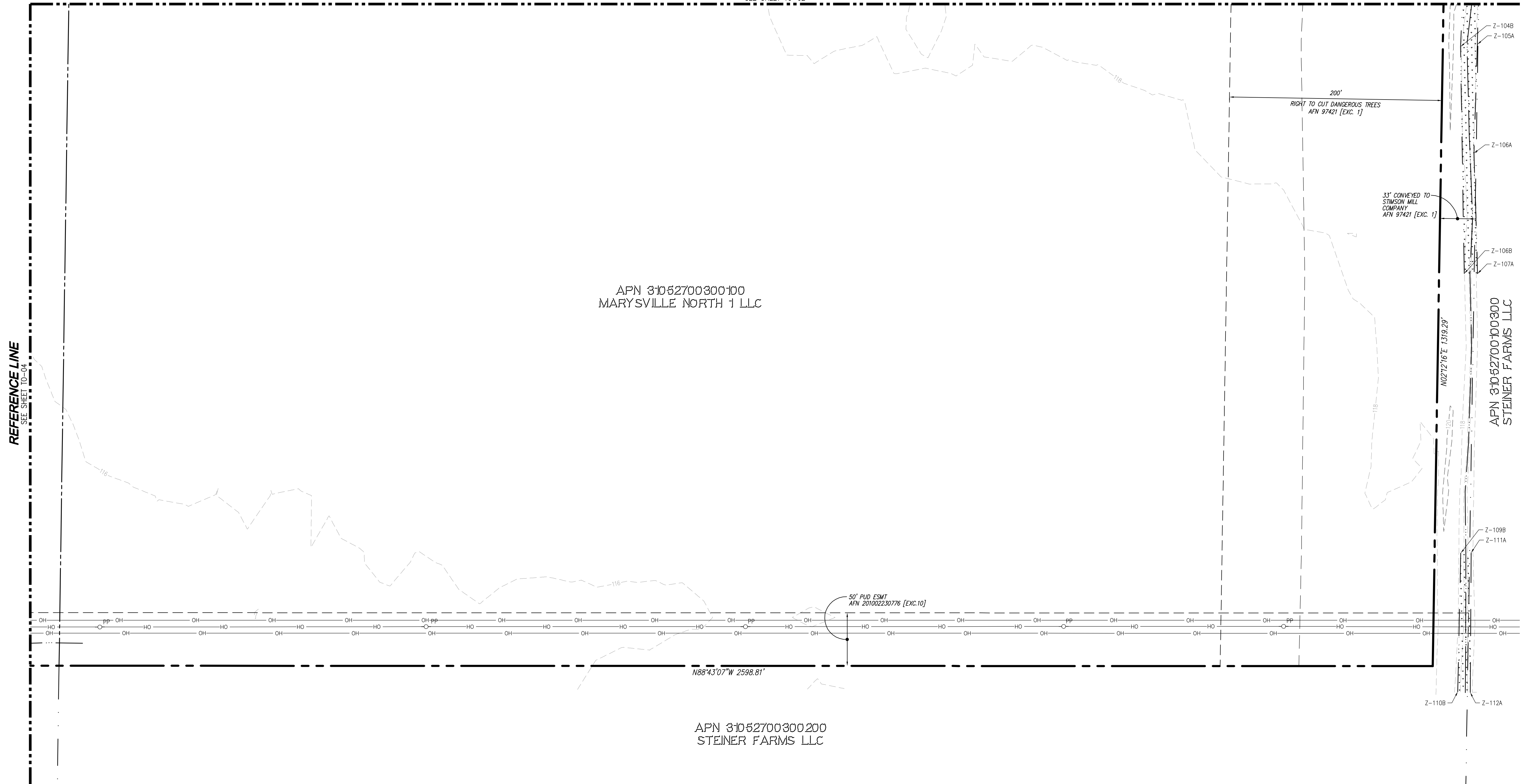
JOB NUMBER: C21170
DRAWING NAME: C21170CC-TO-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\CADD\2021\C21170 M-51 - Early Clear and Grade Permit\Drawings\CC21170ECC-TO-PL.dwg Plotted: Jan 21, 2022 - 3:17pm

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET TO-02



APN 31052700300100
MARYSVILLE NORTH 1 LLC

APN 31052700100300
STEINER FARMS LLC

APN 31052700300200
STEINER FARMS LLC

REFERENCE LINE
SEE SHEET TO-04

Drawing: P:\City\02170 M-51 - Early Clear and Grade Permit\Drawings\CGC21170EC-TO-PL.dwg Plotted: Jun 21, 2022 - 3:17pm

UTILITY NOTE
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DISCLAIMER
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CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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 AND 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, WSDRW HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

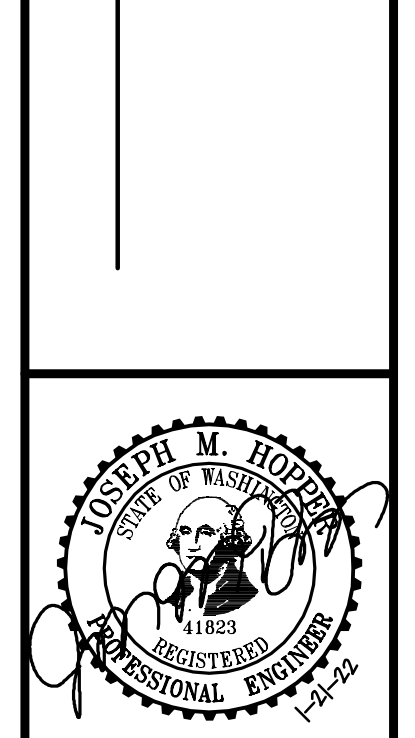
NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

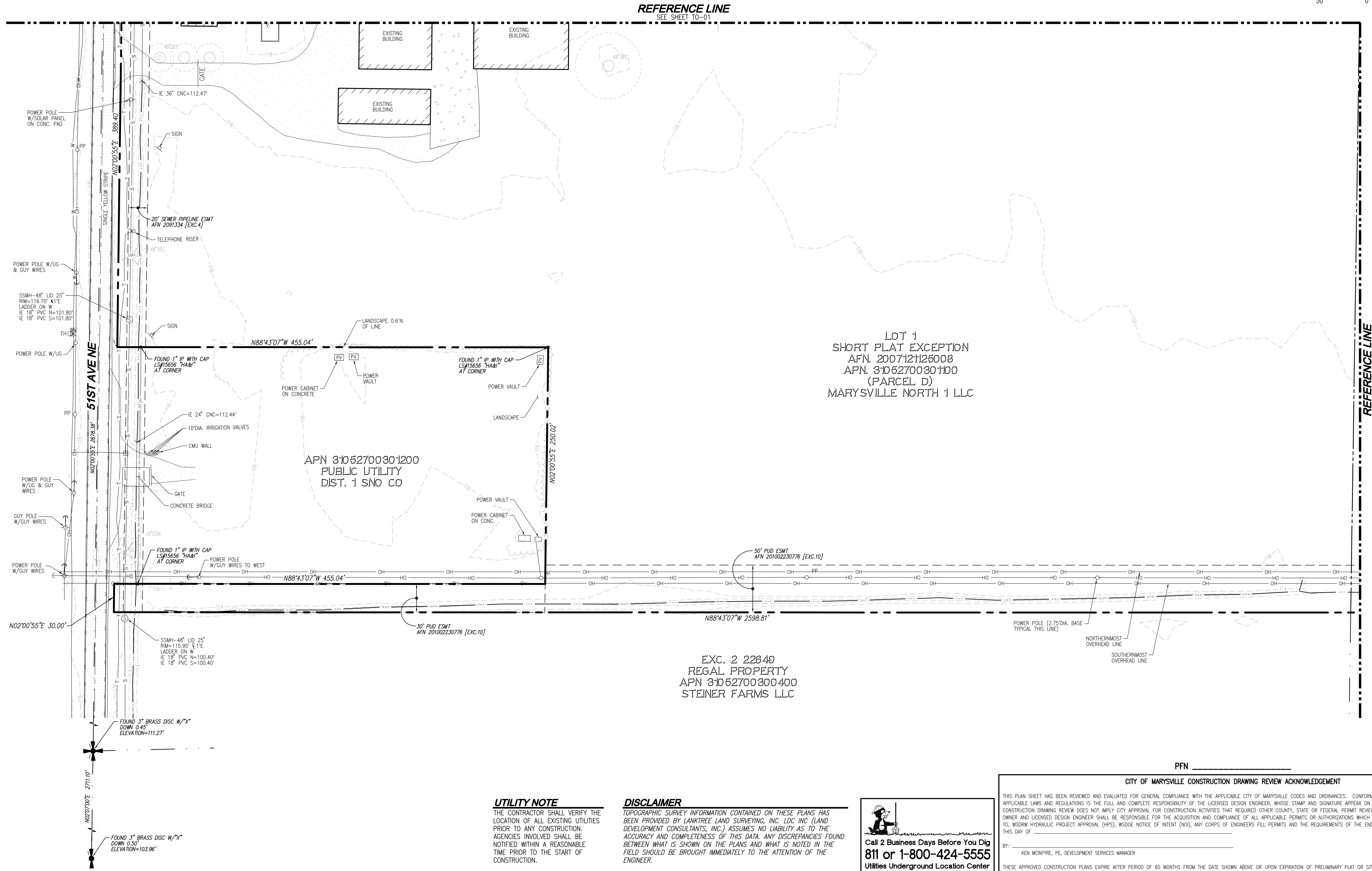
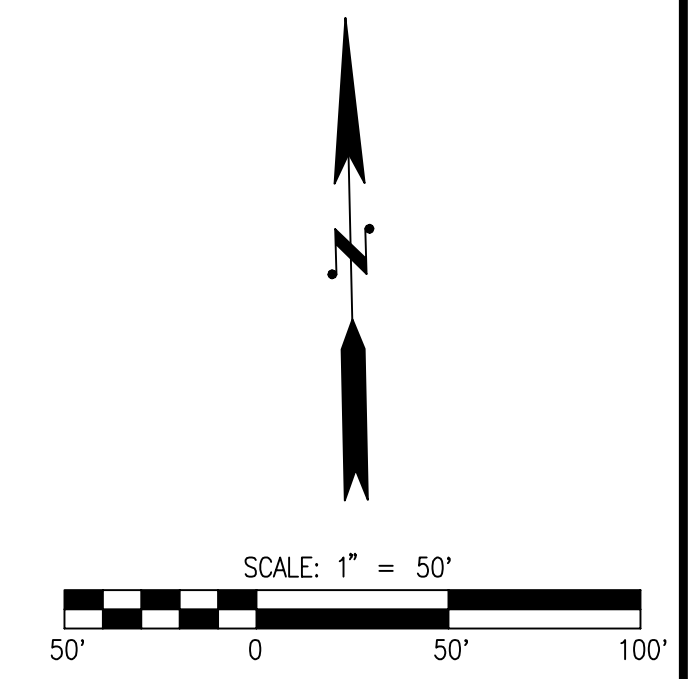
Kent
1851 Central Pk S, #101
Kent, WA 98030
F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
EXISTING CONDITIONS MAP



JOB NUMBER: C21170
DRAWING NAME: C21170EC-TO-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
 Kent
 1851 Central Pl S, #101
 Woodinville, WA 98072
 T 425.866.1869 www.LDCcorp.com

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 EXISTING CONDITIONS MAP



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 DESIGNER: JMH
 DRAFTING BY: PO
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 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

TO-04
 SHEET 5 OF 16

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Call 2 Business Days Before You Dig
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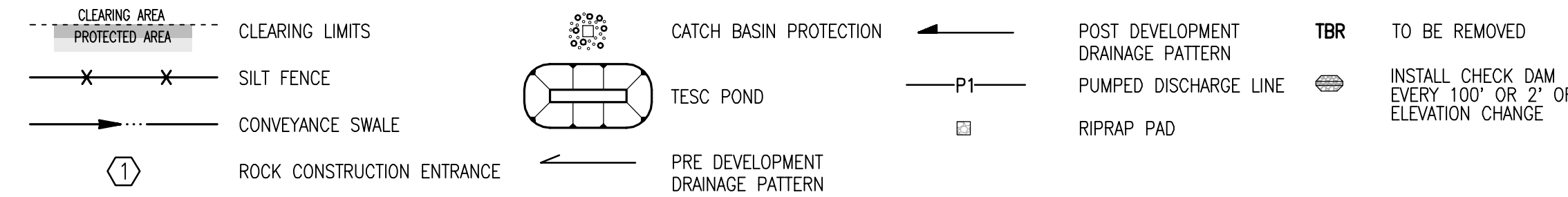
BY: _____
 KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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Drawing: P:\City\021021\021170 M-51 - Early Clear and Grade Permit\Drawings\C21170CC-TO-PL.dwg Plotted: Jan 21, 2022 - 3:17pm

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND



SEDIMENT POND NOTES

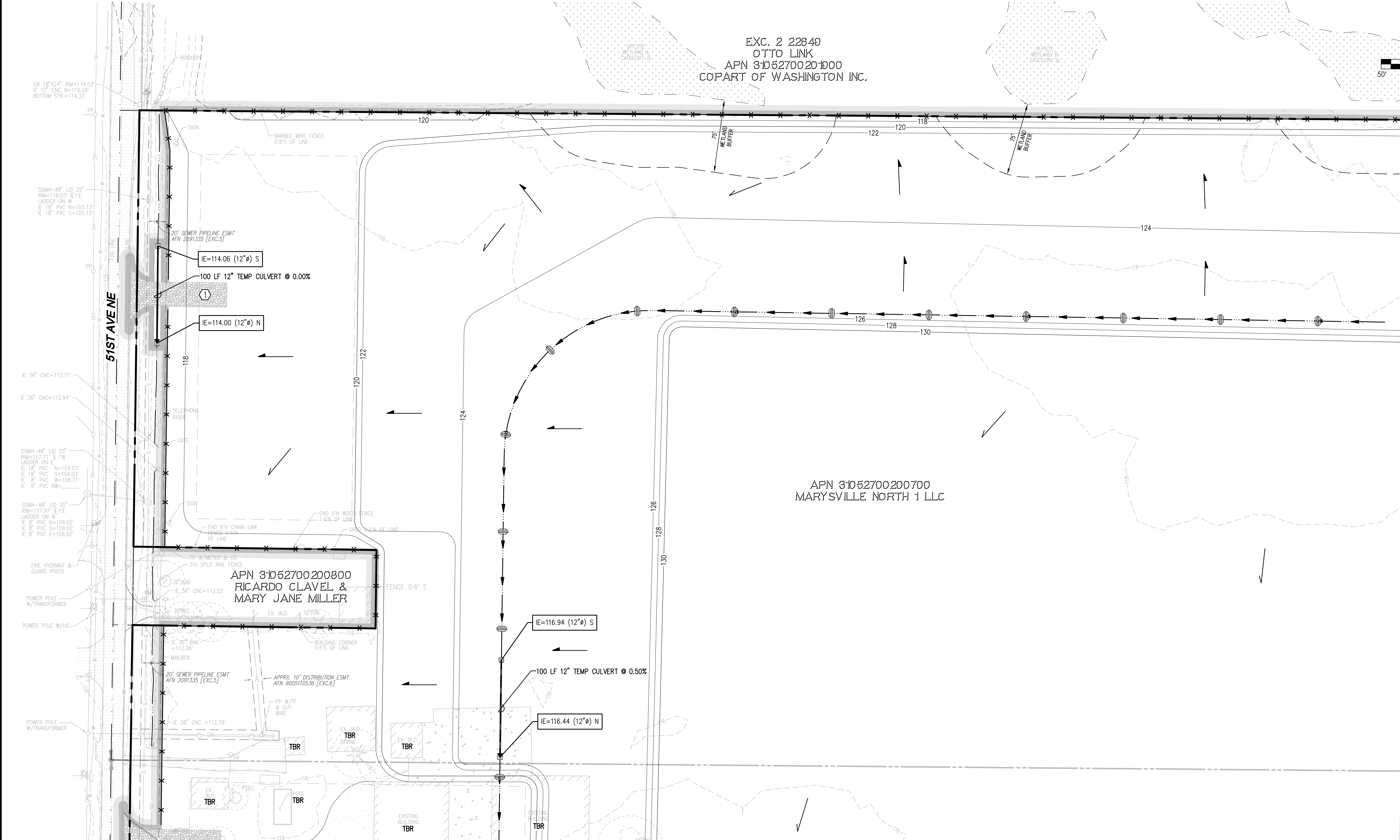
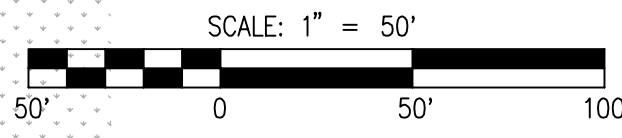
1. CONTRACTOR TO REMOVE ALL SEDIMENT ACCUMULATION IN THE TEMPORARY SEDIMENT PONDS AND PERMANENT DETENTION PONDS PRIOR TO FINAL DETENTION PONDS BEING PLACED INTO SERVICE.

EARTHWORK QUANTITIES

CUT: 715 CY
 FILL: 836,440 CY
 STRIPPINGS: 0 CY
 DISTURBED AREA: 3,109,182 SF (71.38 AC)

EARLY CLEAR AND GRADE NOTE

1. EARLY CLEARING AND GRADING SHALL CONFORM TO SECTION 22D.050.030 MINIMUM STANDARDS OF THE MMC.
 2. IF AT ANY TIME DURING CONSTRUCTION ARCHAEOLOGICAL RESOURCES ARE OBSERVED IN THE PROJECT AREA, WORK SHALL BE TEMPORARILY SUSPENDED AT THAT LOCATION AND A PROFESSIONAL ARCHAEOLOGIST SHALL DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES SHALL BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA SHALL BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES SHALL BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION SHALL BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS SHOULD BE LEFT UNATTENDED.



Drawing: P:\Civil\2021\21-170 M-51 - Early Clear and Grade Permits\Drawings\EGC\21170EC-ER-PL.dwg Plot: Jan 21, 2022 - 3:17pm

DEMOLITION NOTE
 ALL ON-SITE BUILDING, CONCRETE/ASPHALT OR OTHER FARMING RELATED STRUCTURES TO BE DEMOLISHED. HOUSE TO BE DEMOLISHED UNDER SEPARATE CITY PERMIT. ALL DEMOLISHED MATERIALS WILL BE REMOVED OFF-SITE AND DISPOSED OF TO APPROPRIATE COLLECTION AND/OR RECYCLING FACILITIES.

UTILITY NOTE
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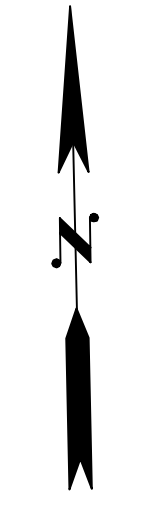
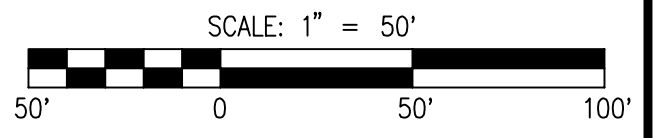
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BY	
NO.	DATE
<p>REVISIONS</p> <p>DESCRIPTION</p>	
<p>LDC Surveying Engineering Planning</p> <p>Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 T 425.806.1869</p> <p>Kent 1851 Central Pt S, #101 Kent, WA 98090 www.LDCorp.com F 425.482.2893</p>	
<p>M-51 INDUSTRIAL, LLC</p> <p>M-51 INDUSTRIAL</p> <p>TESC AND DEMOLITION PLAN</p>	
<p>JOHN M. HOBBS STATE OF WASHINGTON PROFESSIONAL ENGINEER</p>	
<p>JOB NUMBER: C21170 DRAWING NAME: C21170EC-ER-PL DESIGNER: JMH DRAFTING BY: PO DATE: 1-21-22 SCALE: 1"=50' JURISDICTION: CITY OF MARYSVILLE</p>	
<p>ER-01</p> <p>SHEET 6 OF 16</p>	

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND

- CLEARING AREA PROTECTED AREA
- CLEARING LIMITS
- SILT FENCE
- CONVEYANCE SWALE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- TESC POND
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN
- P1
- RIPRAP PAD
- TBR TO BE REMOVED
- INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE



APN 31052700200000
COPART OF WASHINGTON INC.

APN 31052700201000
(PARCEL B)

APN 31052700100800
STEINER FARMS LLC

REFERENCE LINE
SEE SHEET ER-01

REFERENCE LINE
SEE SHEET ER-03

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LDC

Surveying
Engineering
Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

Kent
1851 Central Pk S, #101
Kent, WA 98090
F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
TESC AND DEMOLITION PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170EC-ER-PL
DESIGNER NAME: JMH
DRAFTING BY: JMH
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

ER-02

SHEET 7 OF 16

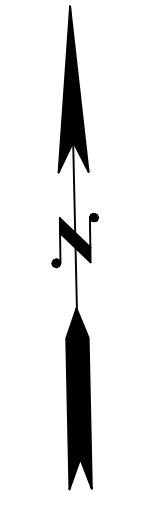
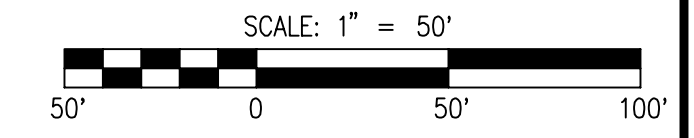
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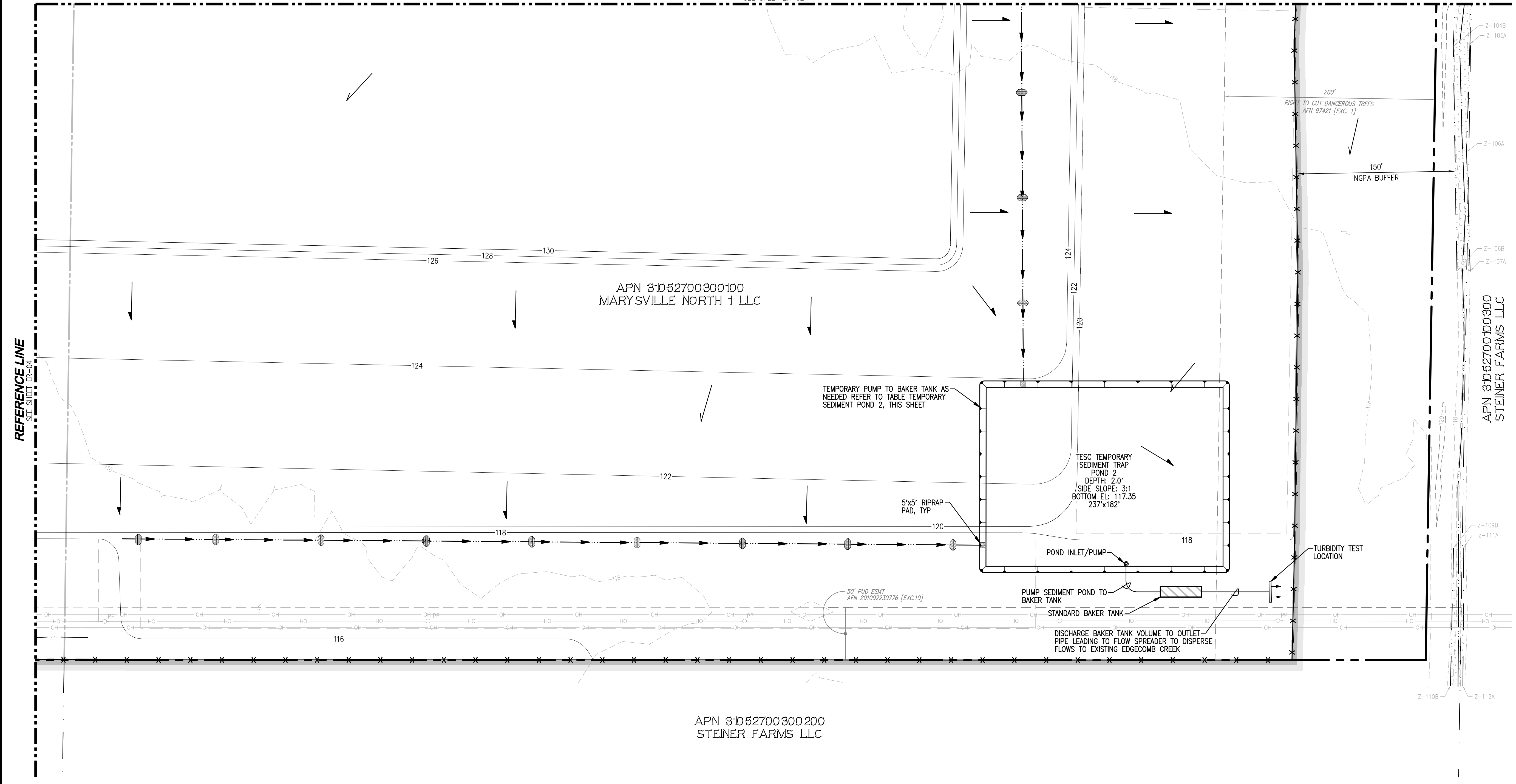
TESC SEDIMENT POND 2	
BOTTOM ELEVATION	117.35
BOTTOM AREA (SF)	38,250 SF
TOP ELEVATION	119.35
TOP AREA (SF)	43,134 SF
SIDE SLOPES	3:1
OVERFLOW ELEVATION	119.85

LEGEND

- CLEARING AREA PROTECTED AREA
- CLEARING LIMITS
- SILT FENCE
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REFERENCE LINE
SEE SHEET ER-02



REFERENCE LINE
SEE SHEET ER-04

Drawing: P:\Civil\02\170 M-51 - Early Clear and Grub Permit\Drawings\ECG\2170EC-ER-PL.dwg Plotter: Jan 21, 2022 - 3:18pm

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ER-03
 SHEET 8 OF 16

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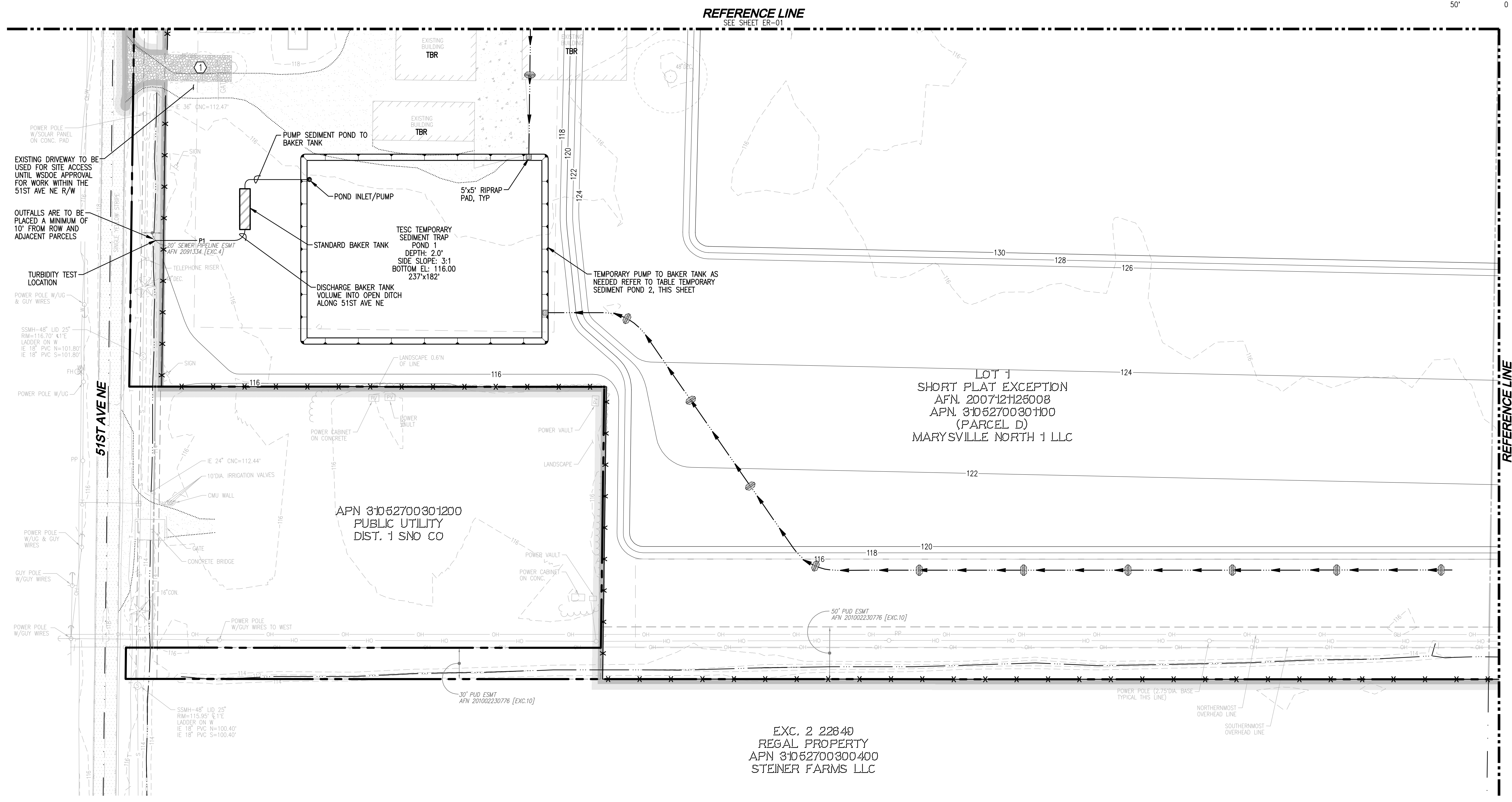
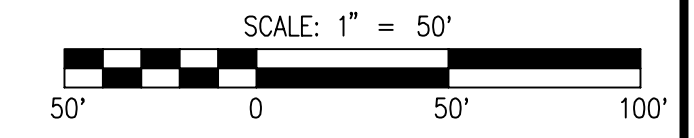
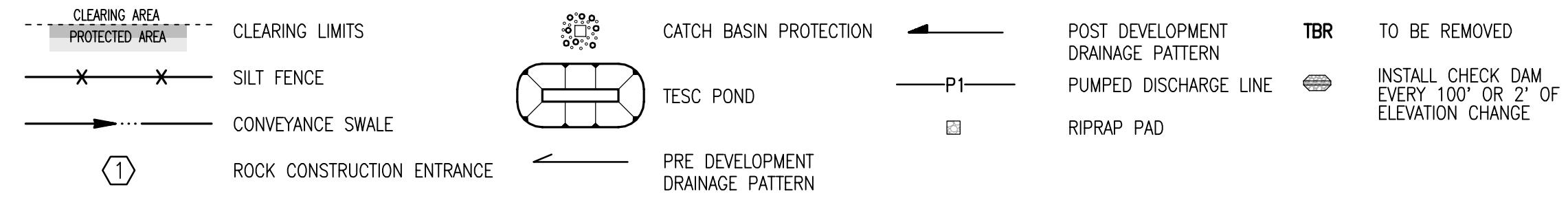
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BOTTOM AREA (SF)	38,250 SF
TOP ELEVATION	118.00
TOP AREA (SF)	43,134 SF
SIDE SLOPES	3:1
OVERFLOW ELEVATION	118.50

LEGEND



EXISTING DRIVEWAY TO BE USED FOR SITE ACCESS UNTIL WSDOE APPROVAL FOR WORK WITHIN THE 51ST AVE. NE R/W

OUTFALLS ARE TO BE PLACED A MINIMUM OF 10' FROM ROW AND ADJACENT PARCELS

TURBIDITY TEST LOCATION

TESC TEMPORARY SEDIMENT TRAP POND 1
DEPTH: 2.0'
SIDE SLOPE: 3:1
BOTTOM EL: 116.00
237'x182'

TEMPORARY PUMP TO BAKER TANK AS NEEDED REFER TO TABLE TEMPORARY SEDIMENT POND 2, THIS SHEET

LOT 1
SHORT PLAT EXCEPTION
APN. 200712125008
APN. 31052700301100
(PARCEL D)
MARYSVILLE NORTH 1 LLC

APN 31052700301200
PUBLIC UTILITY
DIST. 1 SNO CO

EXC. 2 22840
REGAL PROPERTY
APN 31052700300400
STEINER FARMS LLC

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M-51 INDUSTRIAL, LLC
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ER-04
SHEET 9 OF 16

Drawing: P:\Civil\021\021-170 M-51 - Early Clear and Grub Permit\Drawings\EGC\21170CC-ER-PL.dwg Plotted: Jan 21, 2022 - 3:18pm

GENERAL NOTES

- 1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF MARYSVILLE. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER...

SITE GRADING AND SWPPP NOTES

- 1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.

MAINTENANCE OF SILTATION BARRIERS NOTE

SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES...

STAND PIPE POND MAINTENANCE NOTES

1. THE EMBANKMENT OF THE BASIN SHOULD BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT...

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, CESCL, AND CITY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS.

THE CESCL IS RESPONSIBLE FOR:

- A. INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES...

THE TWELVE ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMP'S REFERENCED BELOW ARE PER THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

- 1. MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING...

CONSTRUCTION ENTRANCE NOTES

- 1. THE TEMPORARY CONSTRUCTION ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS...

HYDROSEEDING GENERAL NOTES

- 1. CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENTS OF THE APPROVED CONSTRUCTION PLANS AND CITY OF MARYSVILLE STANDARDS.

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

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POLLUTANT CONTROL NOTES

- 1. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- 1. INFILTRATION.

SEED OPTIONS MIX

Table 4.1 represents the standard mix for those areas where just a temporary vegetative cover is required.

Table 4.1: Temporary Erosion Control Seed Mix. Columns: Species, % Weight, % Purity, % Germination.

This turf seed mix in Table 4.3 is for dry situations where there is no need for much water. the advantage is that this mix requires very little maintenance.

Table 4.3: Low-Growing turf Seed Mix. Columns: Species, % Weight, % Purity, % Germination.

Table 4.4 presents a mix recommended for bioswales and other intermittently wet areas.

Table 4.4: Bioswale Seed Mix. Columns: Species, % Weight, % Purity, % Germination.

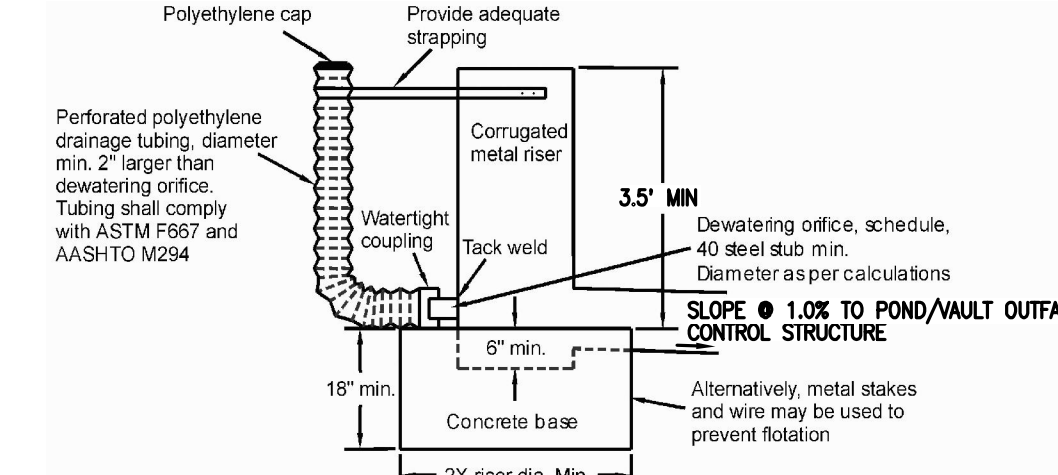


FIGURE 4.2.20 - SEDIMENT POND RISER DETAIL NOT TO SCALE

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

A form for acknowledging the review of construction drawings. It includes fields for Job Number, Drawing Name, Designer, Drafting By, Date, Scale, and Jurisdiction. It also contains a statement of compliance with applicable codes and ordinances.

Professional seal and contact information for LDC Industrial, LLC. Includes the company logo, name, address (Woodinville, WA), phone number (425.886.1869), and website (www.LDCcorp.com).

Professional seal and contact information for Joseph M. Hoberg, a Professional Engineer in the State of Washington. Includes the engineer's name, license number (1825), and company name (Professional Engineer).

Project identification and drawing details. Includes Job Number (C21170), Drawing Name (C21170EC-ER-01), Designer (JMH), Drafting By (PO), Date (1-21-22), Scale (AS NOTED), and Jurisdiction (CITY OF MARYSVILLE). Also includes the drawing title 'ER-05' and sheet number 'SHEET 10 OF 16'.

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

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.

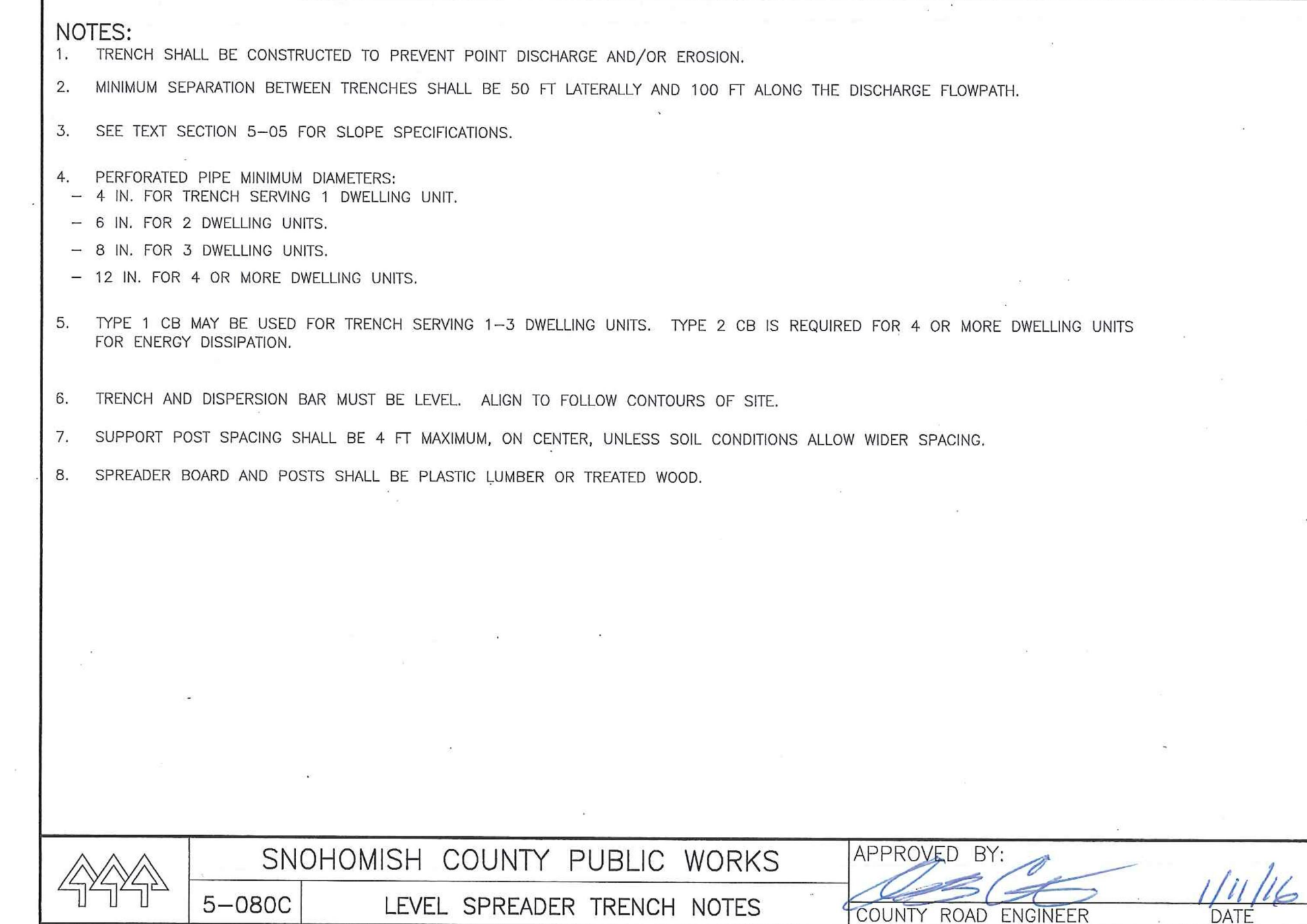
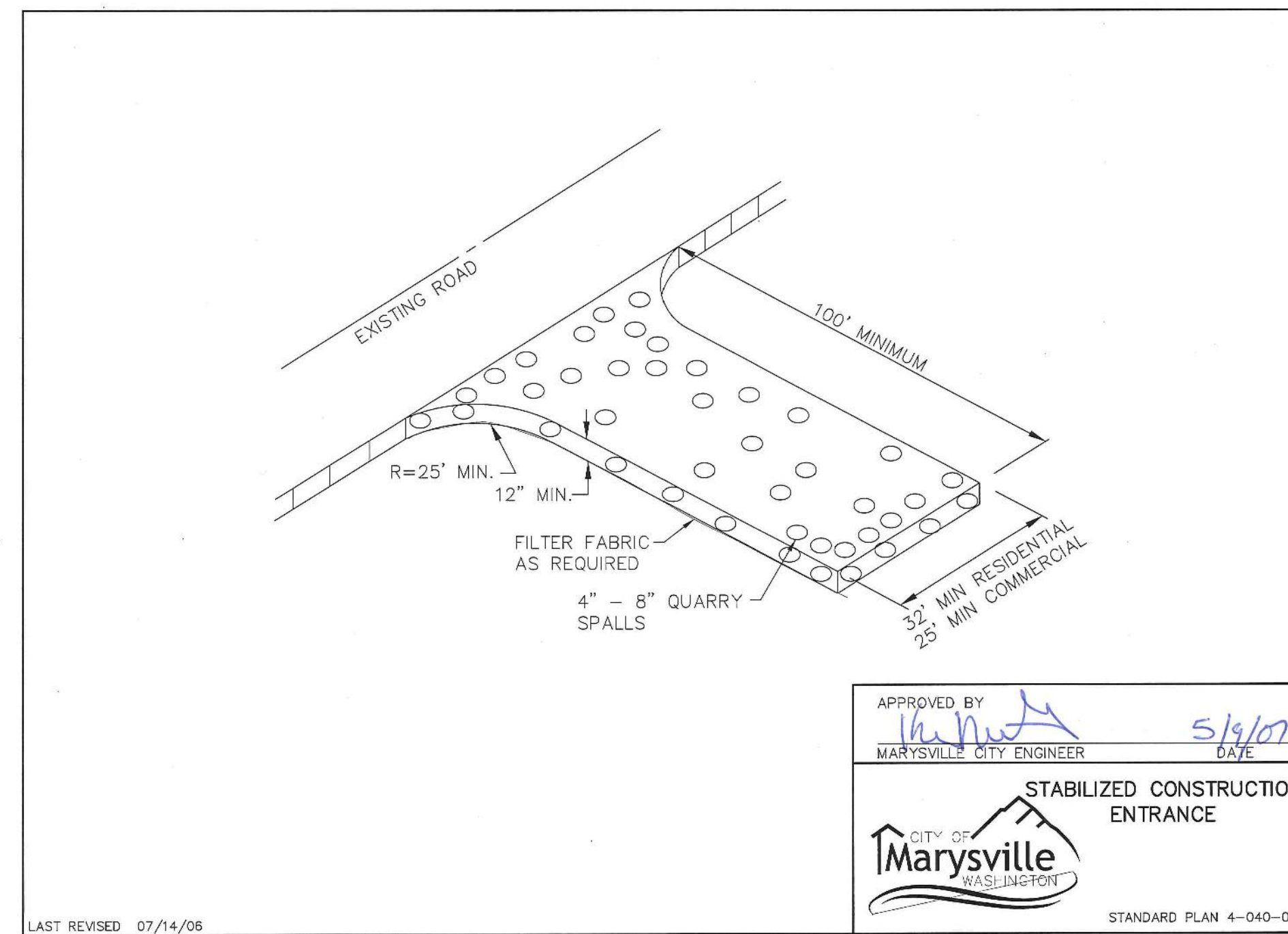
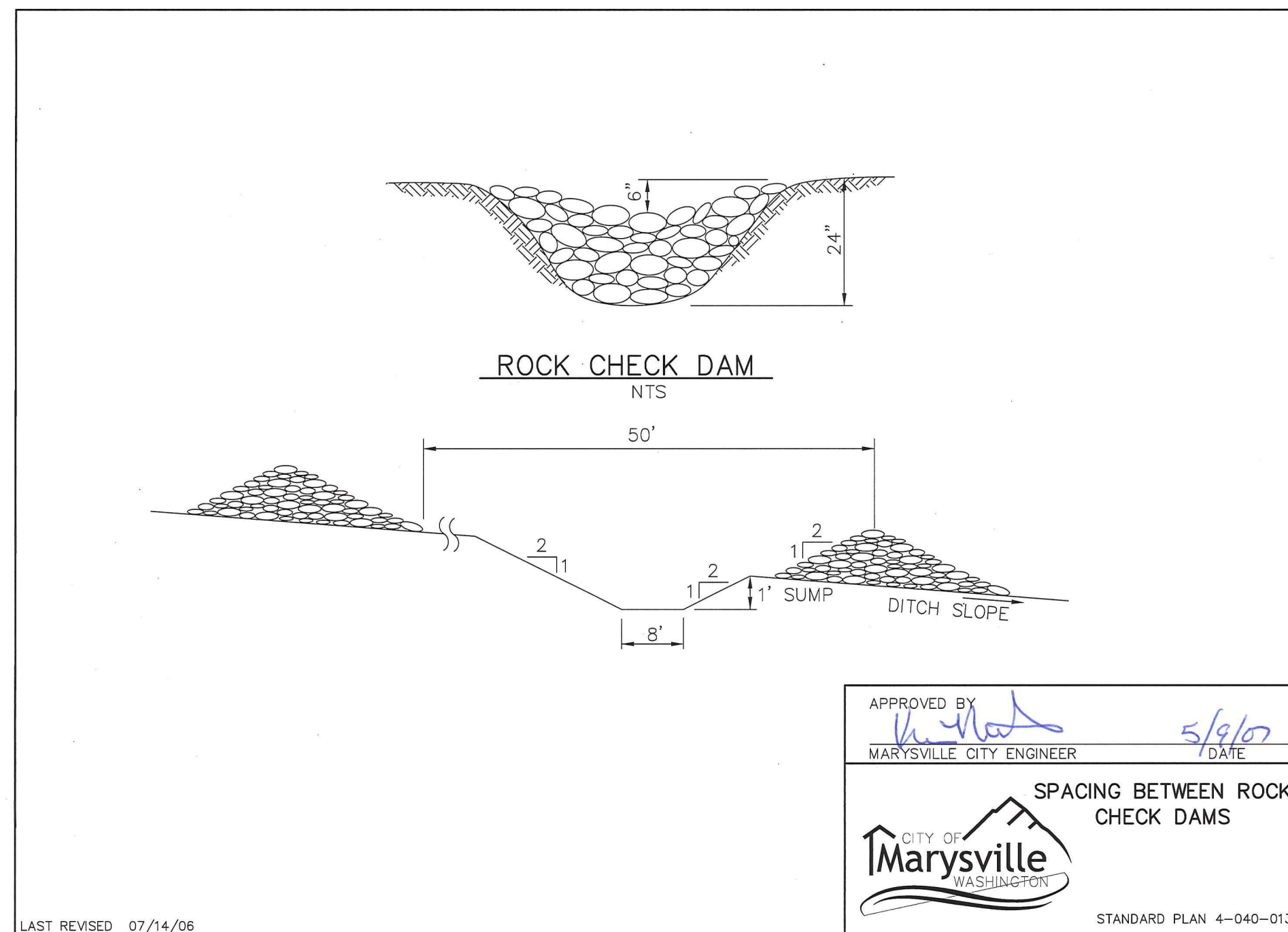
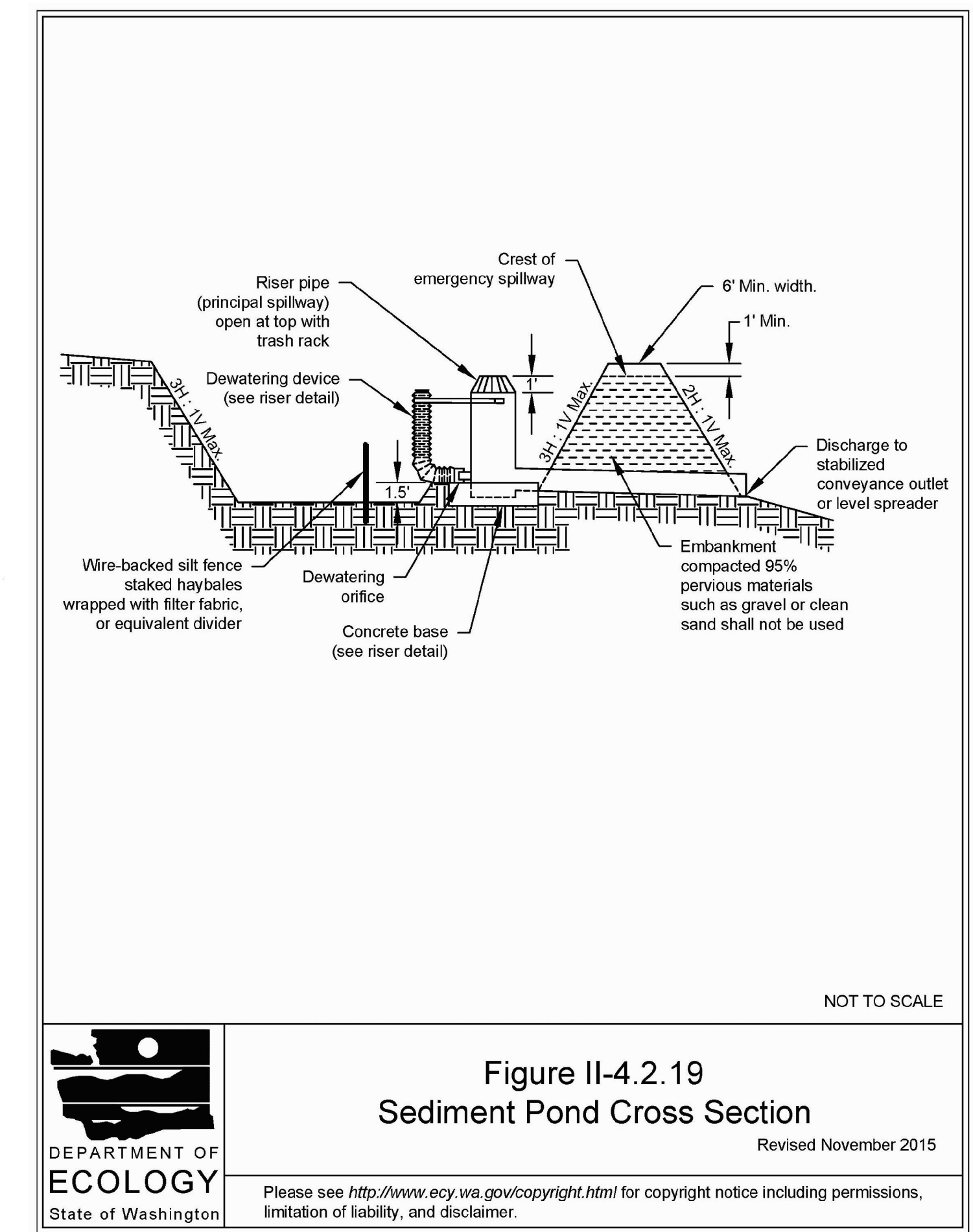
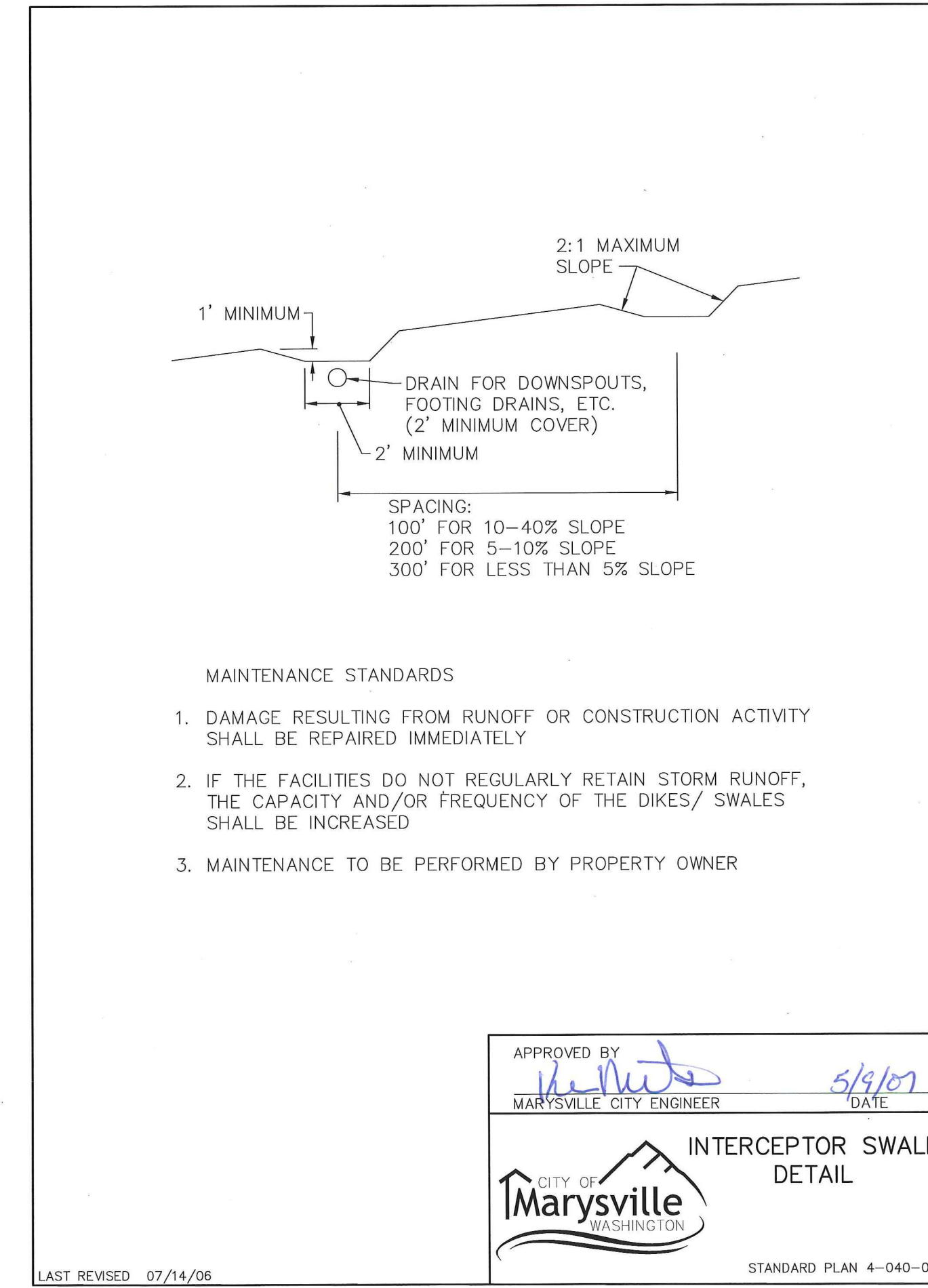
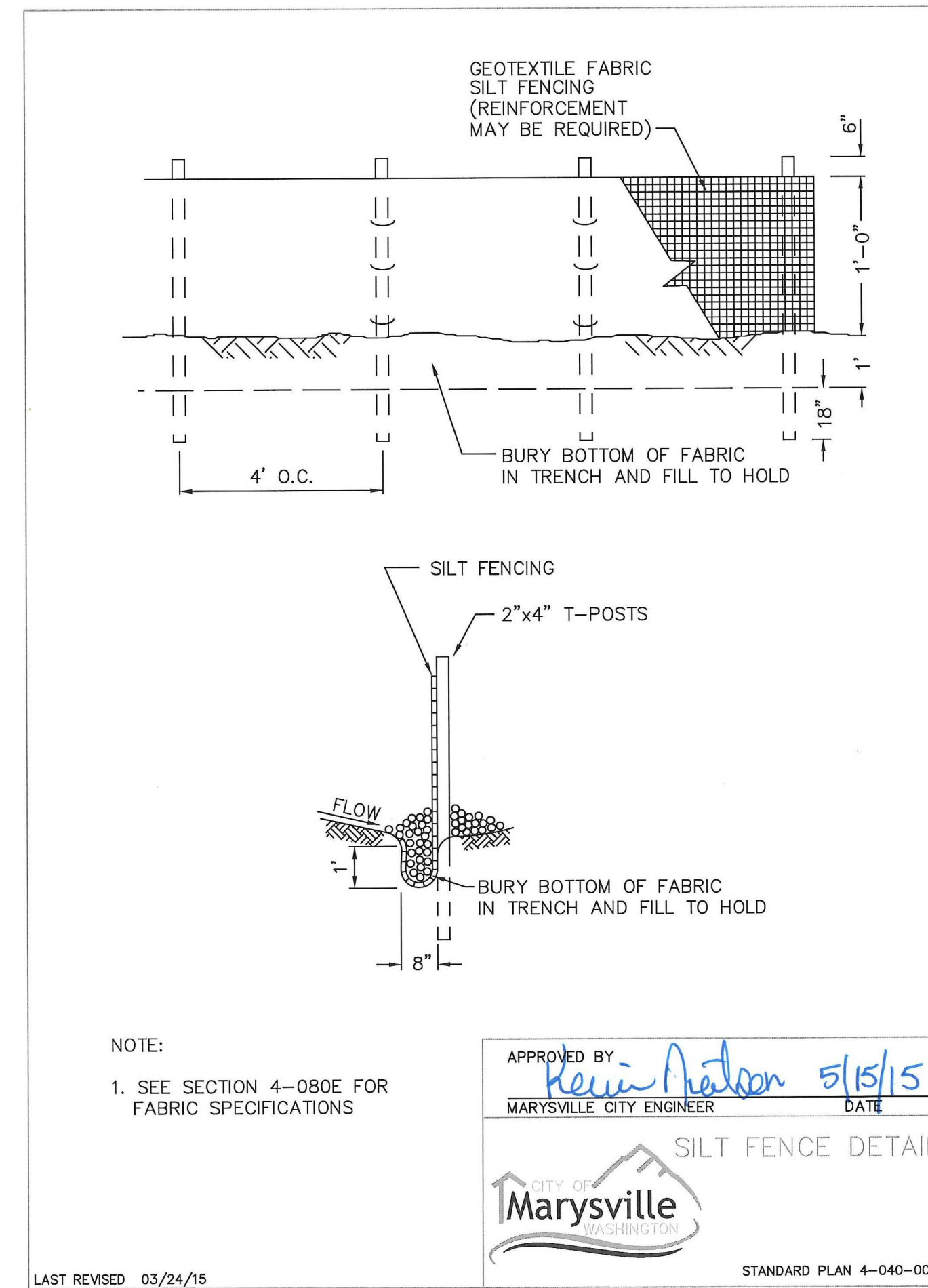
SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

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 SCARRIFIED 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](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 CONDUCTIVE 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 SPECIFIC 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.



Drawing: P:\City\2021\170 M-51 - Early Clear and Grade Permit\Drawings\EGC21170EC-ER-DT.dwg Plotted: Jan 21, 2022 - 3:18pm

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

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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 AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT 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, WSDOR HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: *Ken McIntyre*, PE, DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

NO.	DATE	DESCRIPTION

LDC
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.866.1869

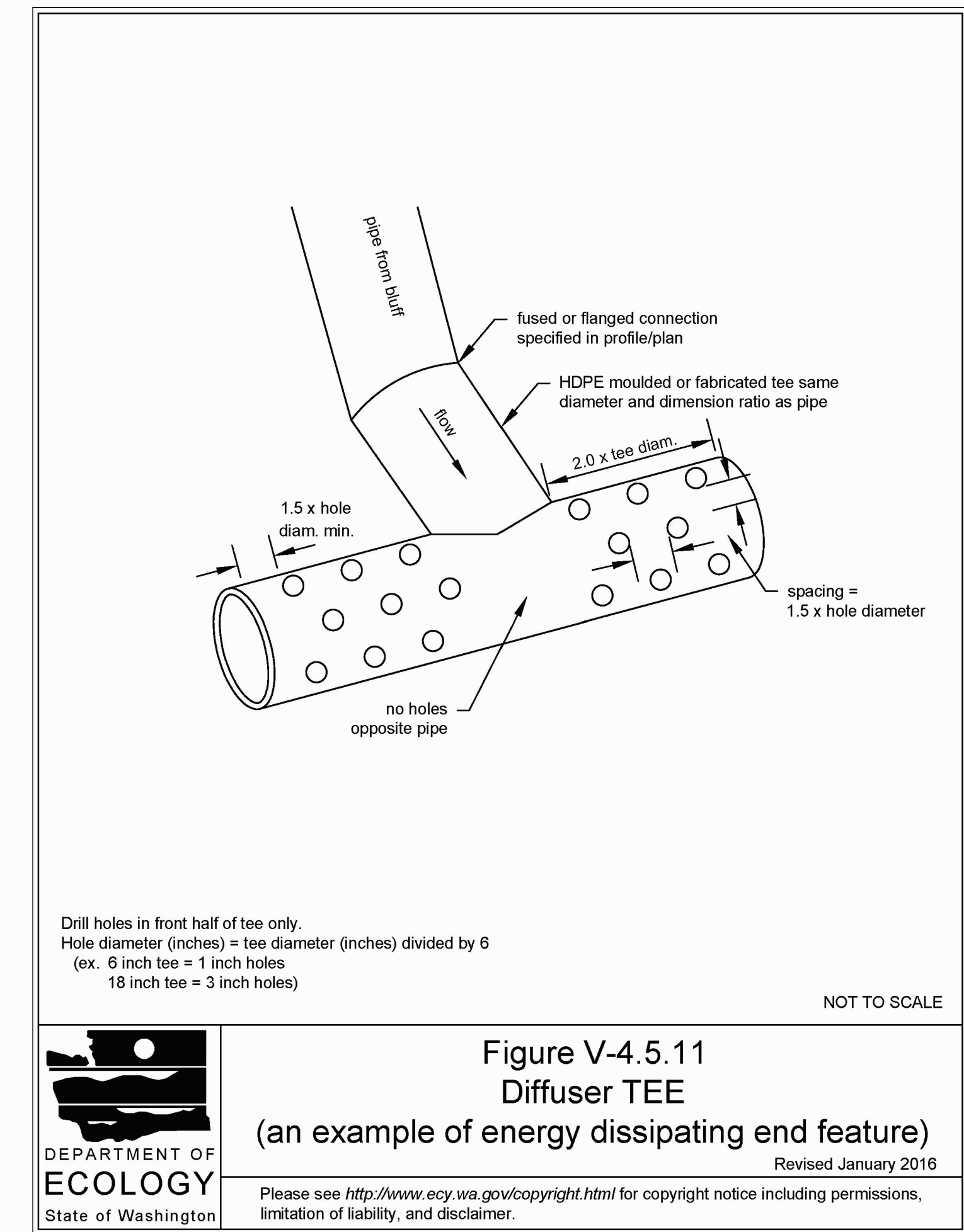
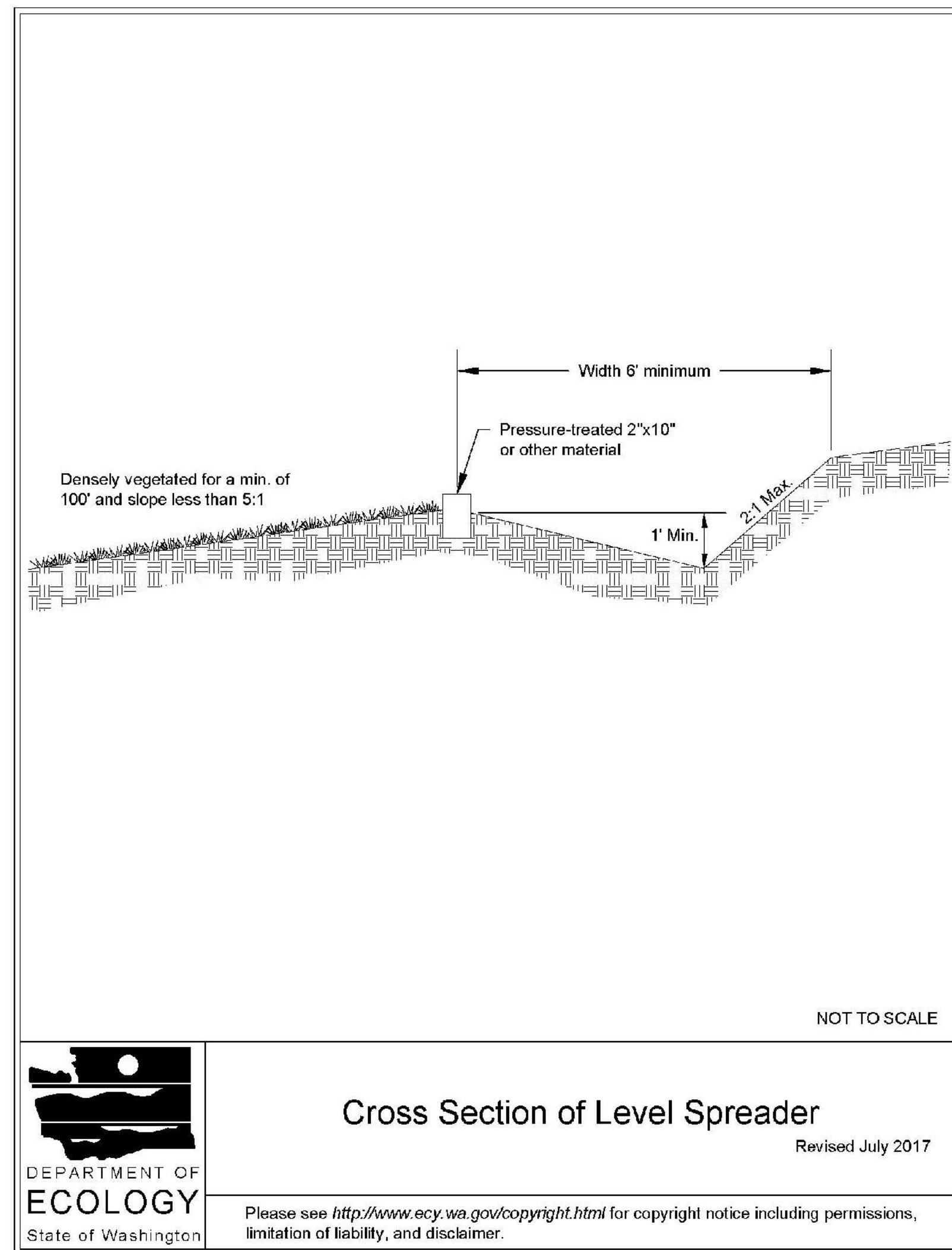
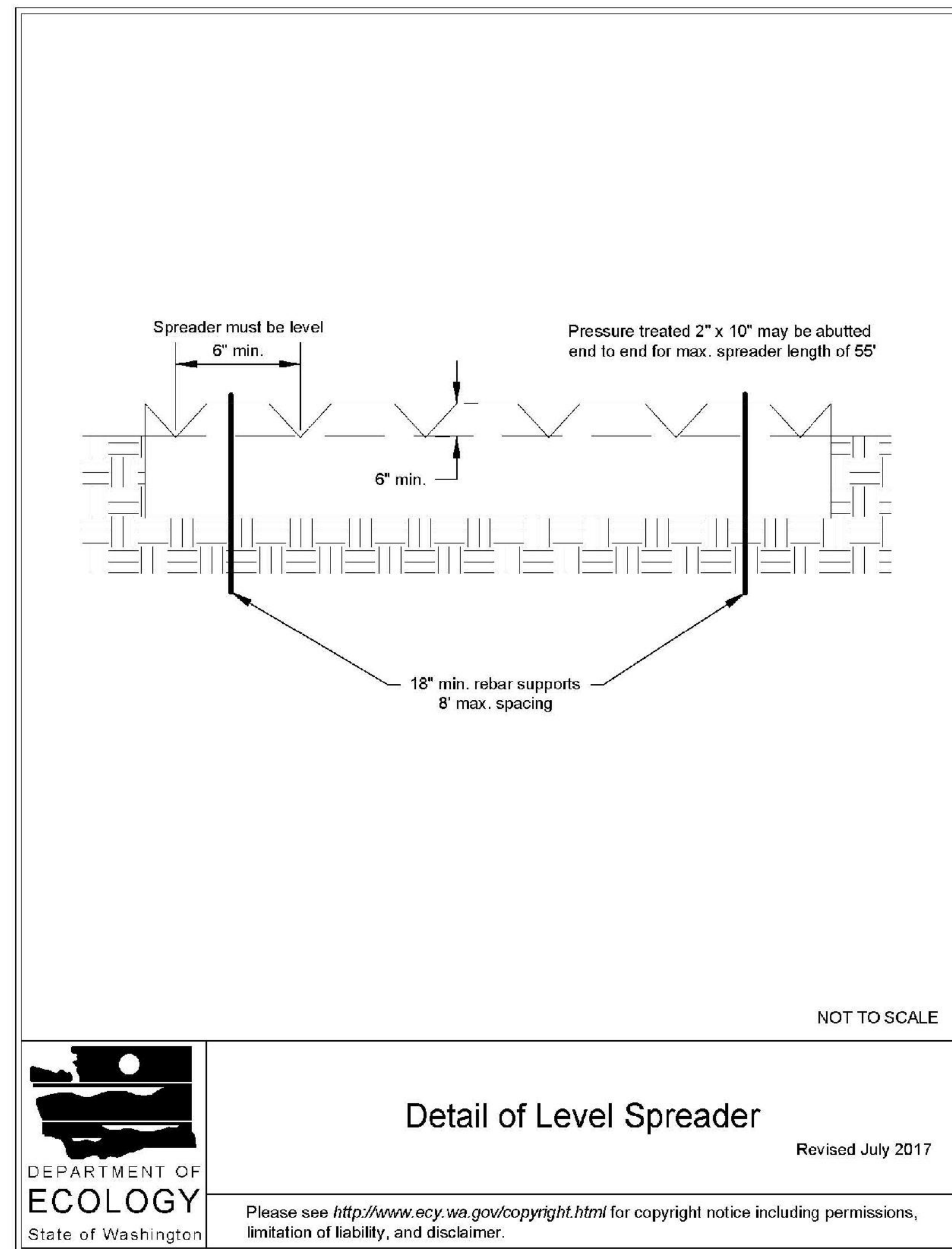
**Surveying
Engineering
Planning**
Kent
1851 Central Pt. S., #101
Kent, WA 98030
F 425.482.2893
www.LDCorp.com

**M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL**

TESC GRADING NOTES AND DETAILS

ER-06
SHEET 11 OF 16

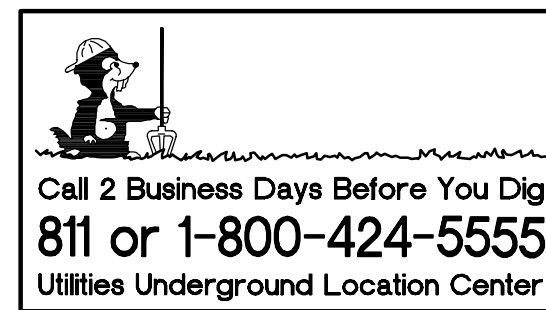
JOB NUMBER: C21170
DRAWING NAME: C21170EC-ER-01
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: AS NOTED
JURISDICTION: CITY OF MARYSVILLE



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THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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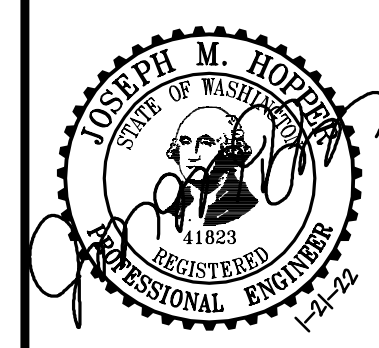
NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869

Kent
1851 Central Pk S, #101
Kent, WA 98030
F 425.482.2893
www.LDCcorp.com

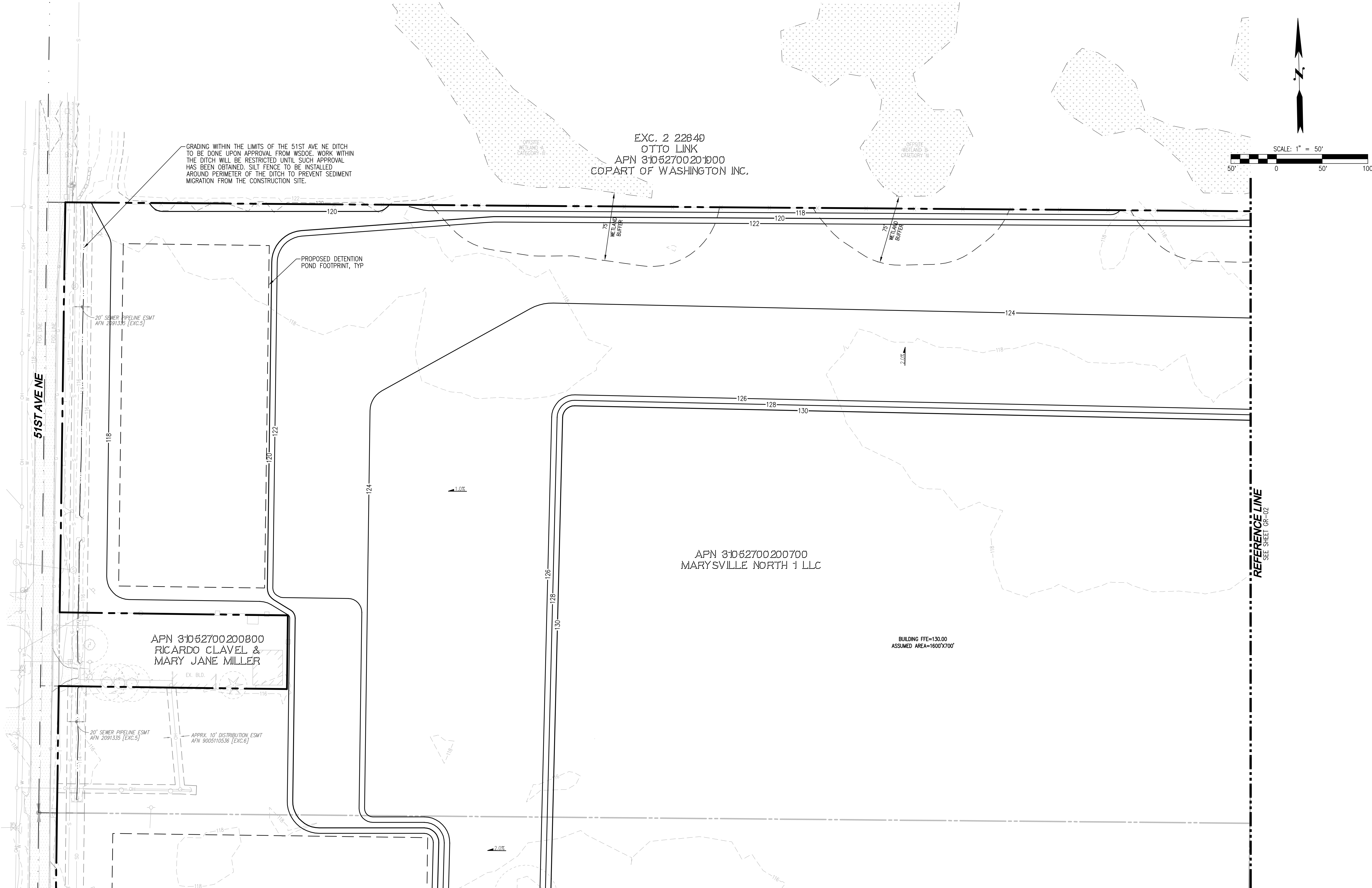
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
TESC GRADING NOTES AND DETAILS



JOB NUMBER: C21170
DRAWING NAME: C21170EC-ER-01
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: AS NOTED
JURISDICTION: CITY OF MARYSVILLE

ER-07
SHEET 12 OF 16

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



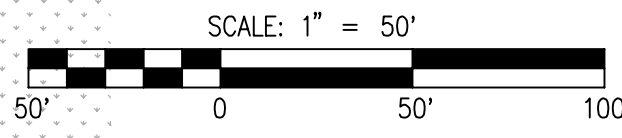
GRADING WITHIN THE LIMITS OF THE 51ST AVE NE DITCH TO BE DONE UPON APPROVAL FROM WSDOE. WORK WITHIN THE DITCH WILL BE RESTRICTED UNTIL SUCH APPROVAL HAS BEEN OBTAINED. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF THE DITCH TO PREVENT SEDIMENT MIGRATION FROM THE CONSTRUCTION SITE.

EXC. 2 22849
OTTO LINK
APN 31052700201900
COPART OF WASHINGTON INC.

APN 31052700200800
RICARDO CLAVEL &
MARY JANE MILLER

APN 31052700200700
MARYSVILLE NORTH 1 LLC

BUILDING FFE=130.00
ASSUMED AREA=1600'X700'



Drawing: P:\Civil\021\021-170 M-51 - Early Clear and Grading Permits\Drawings\EGCG21170EC-GR-PL.dwg Plotted: Jan 21, 2022 - 3:18pm

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BY: _____
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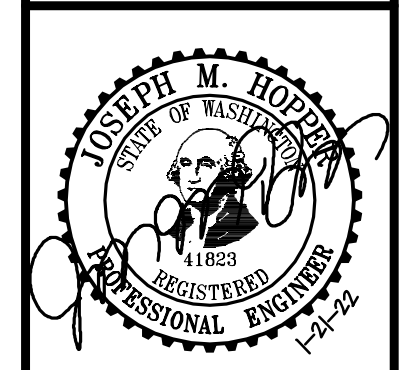
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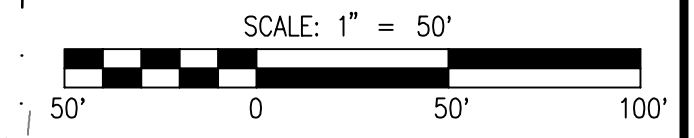
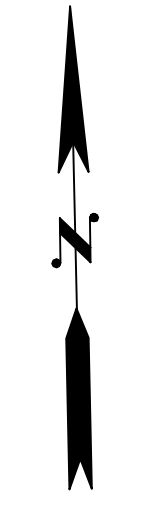
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
GRADING PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170EC-GR-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

GR-01
SHEET 13 OF 16

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



APN 31052700200000
COPART OF WASHINGTON INC.

APN 31052700201000
(PARCEL B)

BUILDING FFE=130.00
ASSUMED AREA=1600'X700'

PROPOSED DETENTION
POND FOOTPRINT, TYP

RIGHT TO CUT DANGEROUS TREES
APN 97421 (EXC. 1)

APN 31052700100300
STEINER FARMS LLC

REFERENCE LINE
SEE SHEET GR-03

REFERENCE LINE
SEE SHEET GR-01

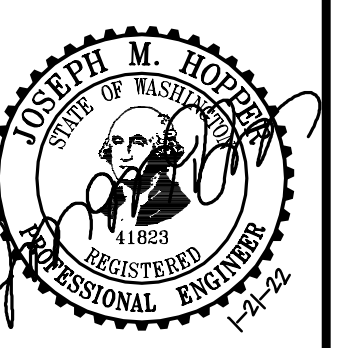
NO.	DATE	DESCRIPTION

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Kent
1851 Central Pl S, #101
Kent, WA 98030
F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
GRADING PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170C-GR-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

GR-02
SHEET 14 OF 16

Drawing: P:\Civil\02\21\170 M-51 - Early Clear and Grading Permit\Drawings\ECG\C21170C-GR-PL.dwg Plotted: Jan 21, 2022 - 3:18pm

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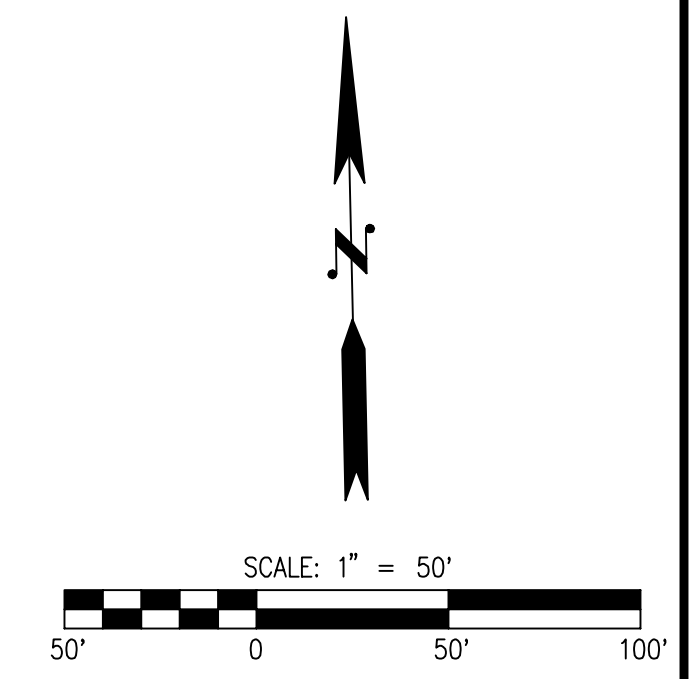
CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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 AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDOT HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET GR-02

BUILDING FFE=130.00
ASSUMED AREA=1600'X700'

APN 31052700300100
MARYSVILLE NORTH 1 LLC

APN 31052700100300
STEINER FARMS LLC

APN 31052700300200
STEINER FARMS LLC

PROPOSED DETENTION
POND FOOTPRINT, TYP

REFERENCE LINE
SEE SHEET GR-04

PFN

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY LANKTREE LAND SURVEYING, INC. LDC INC (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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

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THIS DAY OF _____
BY: _____
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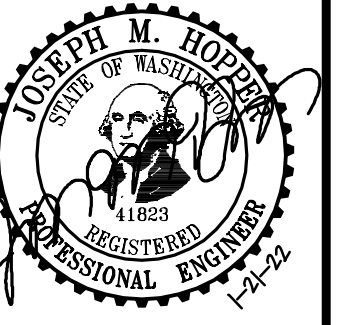
REVISIONS

NO.	DATE	DESCRIPTION

Surveying
Engineering
Planning

LDC
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

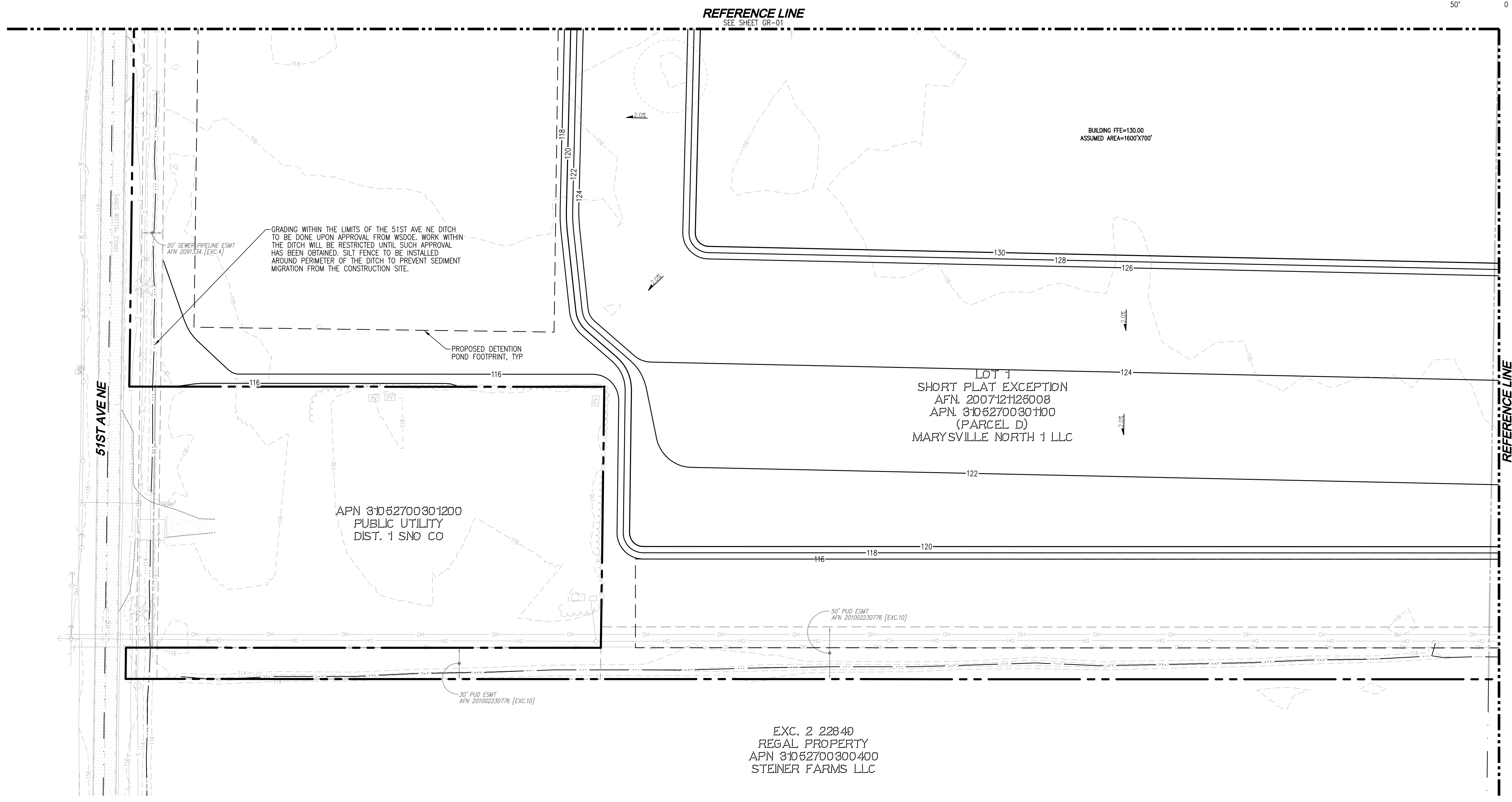
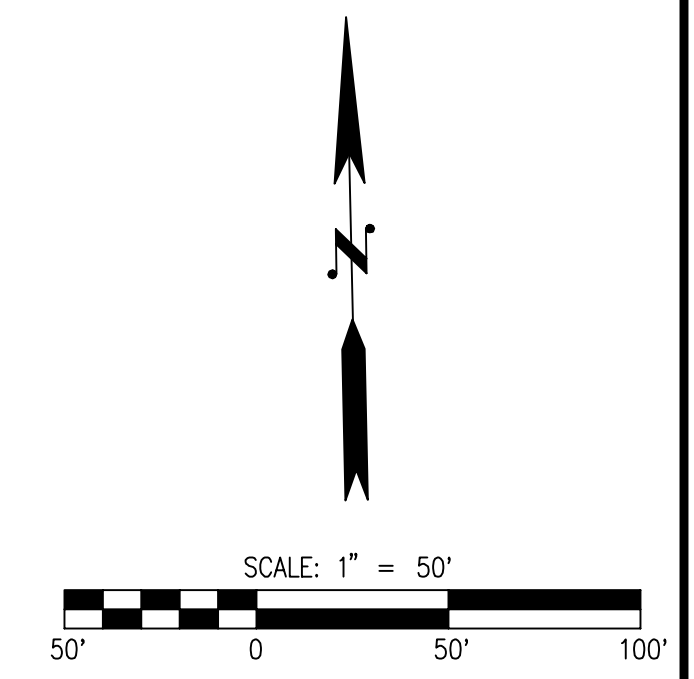
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
GRADING PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170EC-GR-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

GR-03

PORTION OF THE NW 1/4, AND SW 1/4, OF SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE
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THIS DAY OF _____

BY: _____
 KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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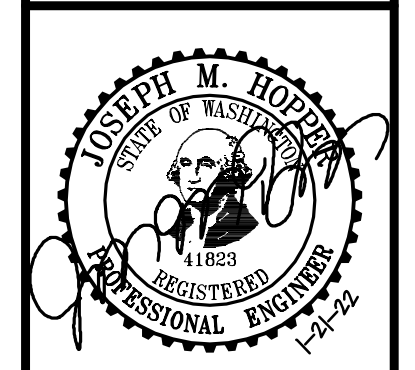
NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning

Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 T 425.806.1869

Kent
 1851 Central Pl S, #101
 Kent, WA 98030
 F 425.482.2893
 www.LDCorp.com

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 GRADING PLAN



JOB NUMBER: C21170
 DRAWING NAME: C21170C-GR-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 1-21-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

GR-04
 SHEET 16 OF 16

Drawing: P:\Civil\021170 M-51 - Early Clear and Grading Permit\Drawings\EGC\C21170C-GR-PL.dwg Plotted: Jan 21, 2022 - 3:18pm