

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

NAV888 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

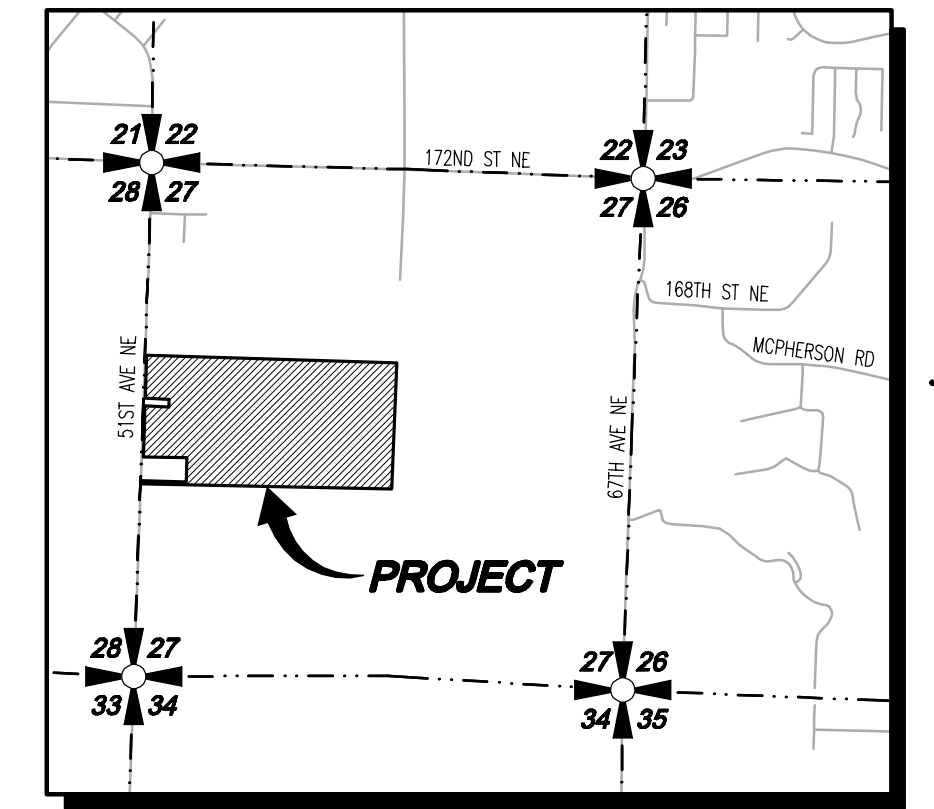
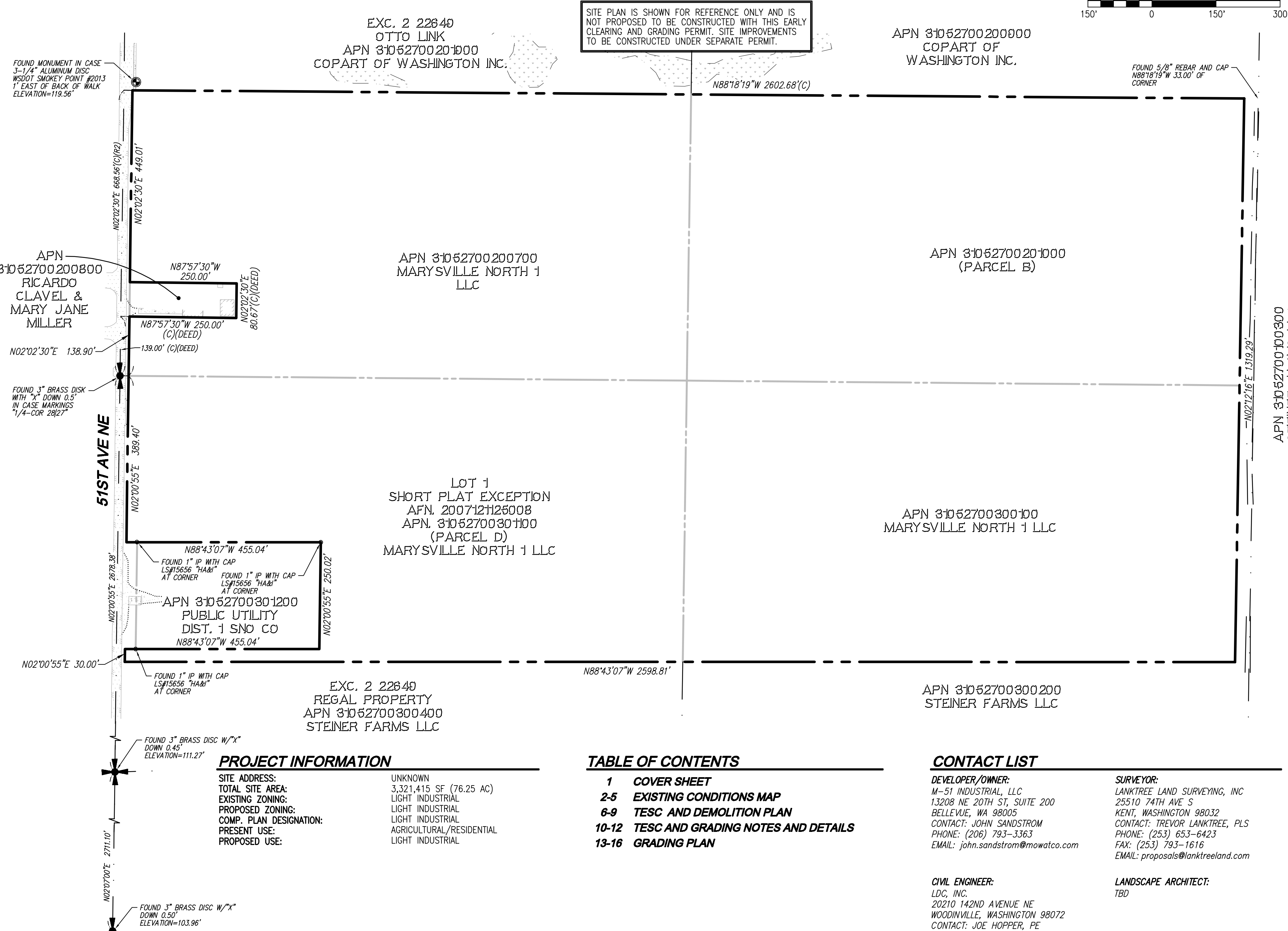
- R1) CITY OF MARYSVILLE SHORT PLAT EXCEPTION AFN 200712125008
- R2) ROS AFN 200205015004

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 LOCATOR PAINT MARKINGS ARE 1.5'-4' HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UG 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.



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
⊙	POWER POLE	EL	ELEVATION
⊙	POWER VAULT	EXST.	EXISTING
⊙	GUY POLE	FL	FLOWLINE
⊙	SANITARY SEWER MANHOLE	IE	INVERT ELEVATION
⊙	FIRE HYDRANT	LCPE	LINE CORRUGATED POLYETHYLENE
⊙	WATER METER	PL	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	⊙	1" 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	⊙	BLOW-OFF VALVE
PROPOSED SEWER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	SEWER CAP	⊙	SURVEY MONUMENT
⊙	SEWER CLEANOUT	⊙	IN PROPOSED ROAD
⊙	SEWER MANHOLE		
⊙	SEWER PIPE		

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: 826,440 CY
STRIPPINGS: 0 CY
DISTURBED AREA: 3,043,901 SF (69.88 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.

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
FAX: (206) 793-3363
EMAIL: john.sandstrom@mowatco.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

ARCHITECT:
TBD

METLAND BIOLOGIST:
TBD

TRAFFIC ENGINEER:
TBD

PFN PA22002

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.

BY: KEN MONTYRE, PE, DEVELOPMENT SERVICES MANAGER

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

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

BY: JMH
DATE: 4-8-22
REVISIONS: 1
DESCRIPTION: REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER
NO. 1

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

Surveying
Engineering
Planning
Kent
1851 Central Pl S, #101
Kent, WA 98030
F: 425.482.2893

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

JOSEPH M. HOPPER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
No. 11823

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

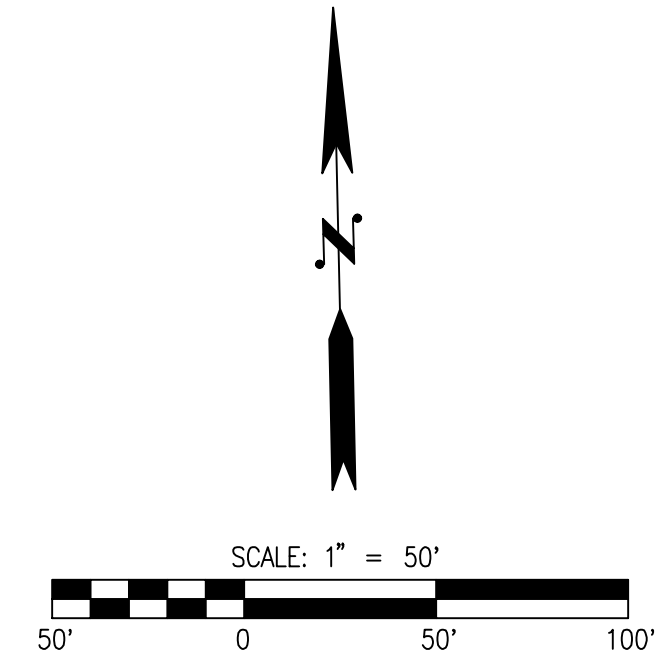
CS-01

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

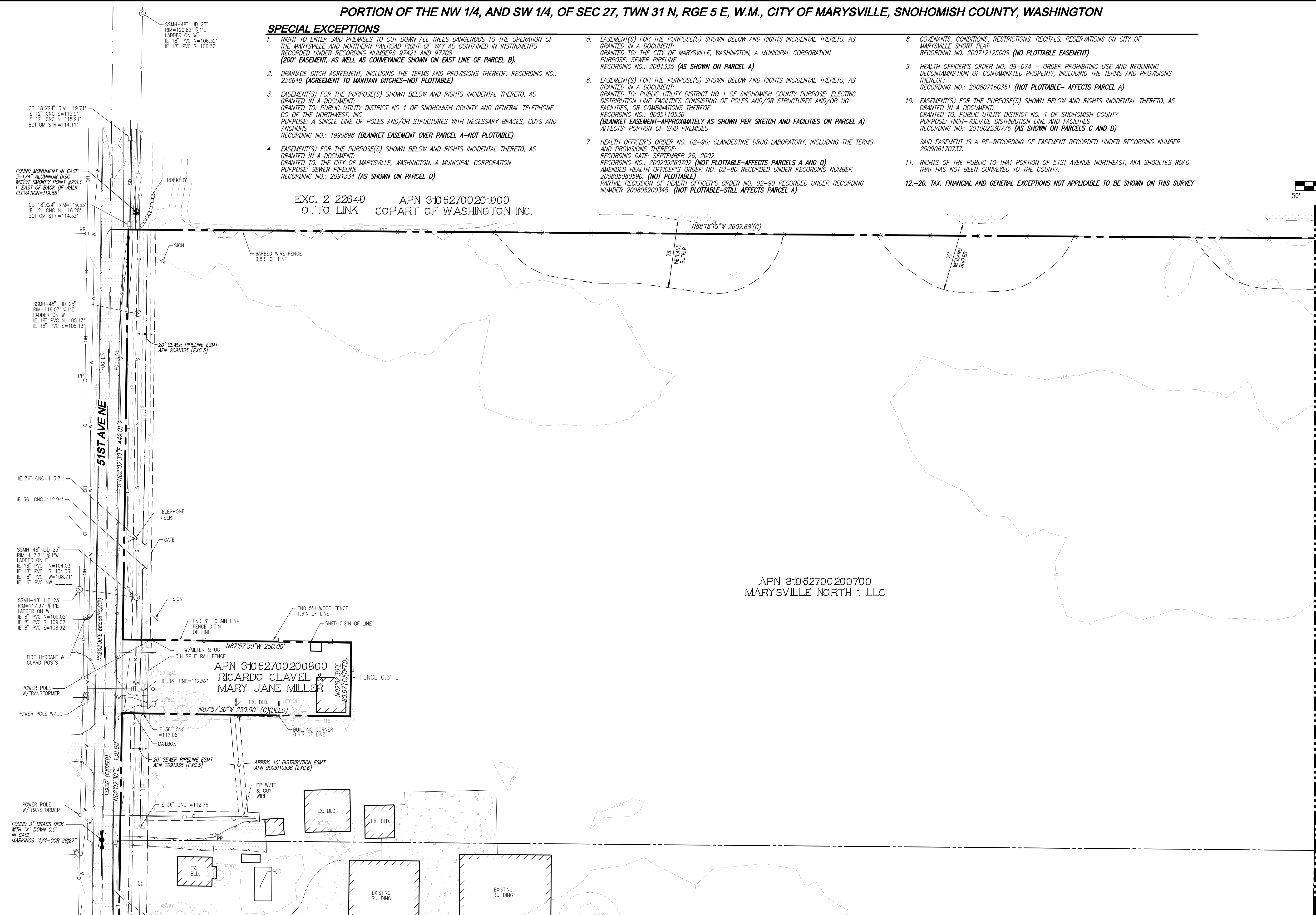
- RIGHT TO ENTER SAID PREMISES TO CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF THE MARYSVILLE AND NORTHERN RAILROAD RIGHT OF WAY AS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 97421 AND 97708 (200' EASEMENT, AS WELL AS CONVEYANCE SHOWN ON EAST LINE OF PARCEL B).
- DRAINAGE DITCH AGREEMENT, 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: THE CITY OF MARYSVILLE, WASHINGTON, A MUNICIPAL CORPORATION PURPOSE: SEWER PIPELINE RECORDING NO.: 2091335 (AS SHOWN ON PARCEL A)
- HEALTH OFFICER'S ORDER NO. 02-90: CLANDESTINE DRUG LABORATORY, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDING DATE: SEPTEMBER 26, 2002 RECORDING NO.: 20020926702 (NOT PLOTTABLE—AFFECTS PARCELS A AND D) AMENDED HEALTH OFFICER'S ORDER NO. 02-90 RECORDED UNDER RECORDING NUMBER 200805080590. (NOT PLOTTABLE) PARTIAL RECISSION 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

APN 31052700200800
RICARDO CLAVEL & MARY JANE MILLER



REFERENCE LINE
SEE SHEET 10-02

UTILITY NOTE
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LEGEND AND ABBREVIATIONS

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

REFERENCE LINE
SEE SHEET 10-04

PFN PA22002

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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THIS DAY OF _____

BY: _____
KEN MONYRE, PE, DEVELOPMENT SERVICES MANAGER

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NO.	DATE	DESCRIPTION
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LDC
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

LDC
Surveying
Engineering
Planning
Kent
1851 Central Pl S, #101
Kent, WA 98030
T 425.882.8893

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

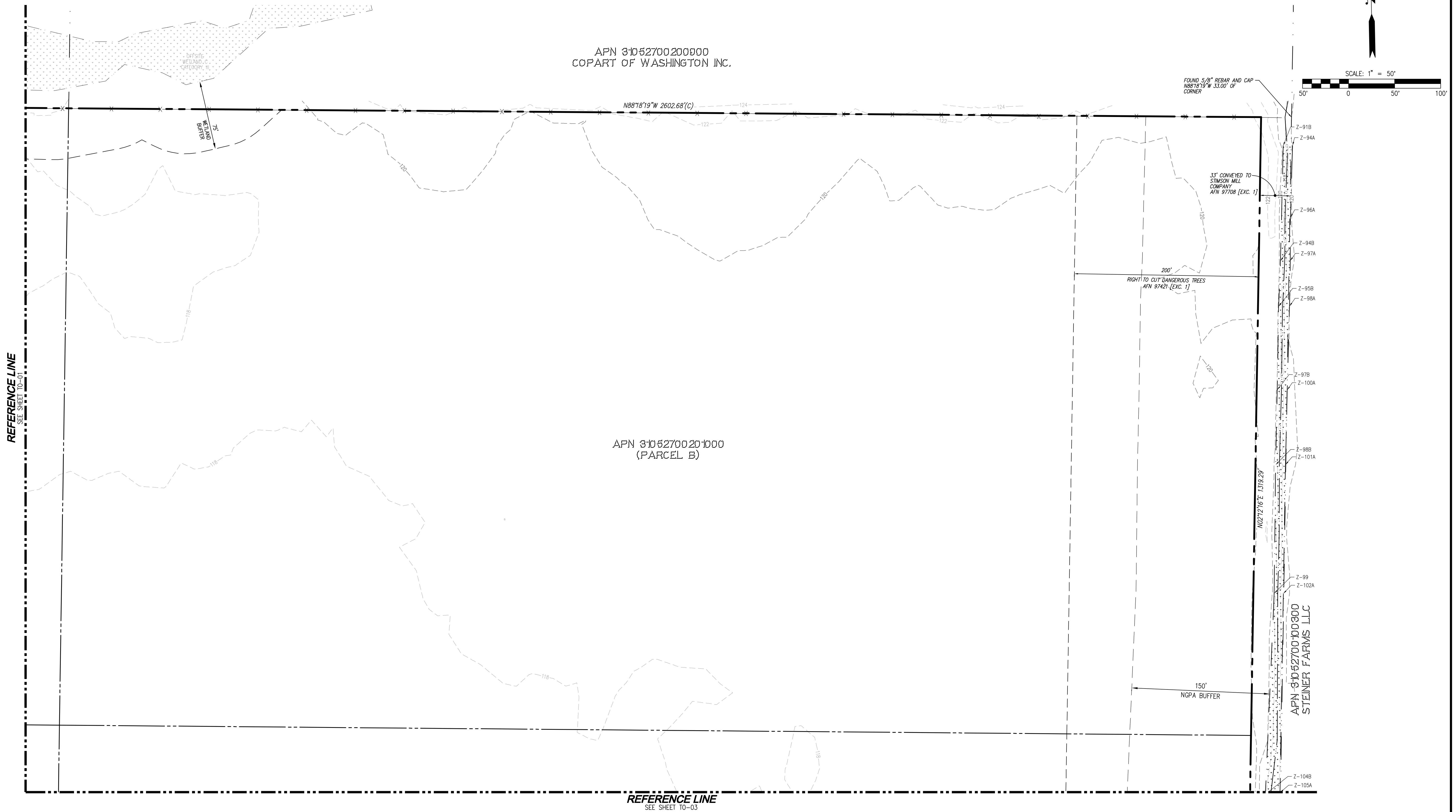
JOB NUMBER: C21170
DRAWING NAME: C21170EC-10-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

TO-01

SHEET 2 OF 16

Drawing: P:\CH\2021\021-170-M-51 - Early Clear and Grade Permit\Drawings\ECOC\170EC-10-PL.dwg Plotted: Apr 08, 2022 - 11:20am

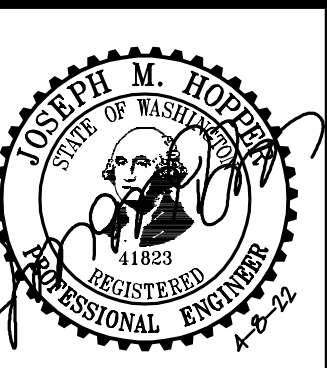
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LDC
 Surveying
 Engineering
 Planning
 Kent
 1851 Central Pl. S. #101
 Kent, WA 98030
 T: 425.806.1869 www.LDCcorp.com F: 425.882.8993

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



JOB NUMBER: C21170
 DRAWING NAME: C21170EC-10-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 1-21-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

TO-02
 SHEET 3 OF 16

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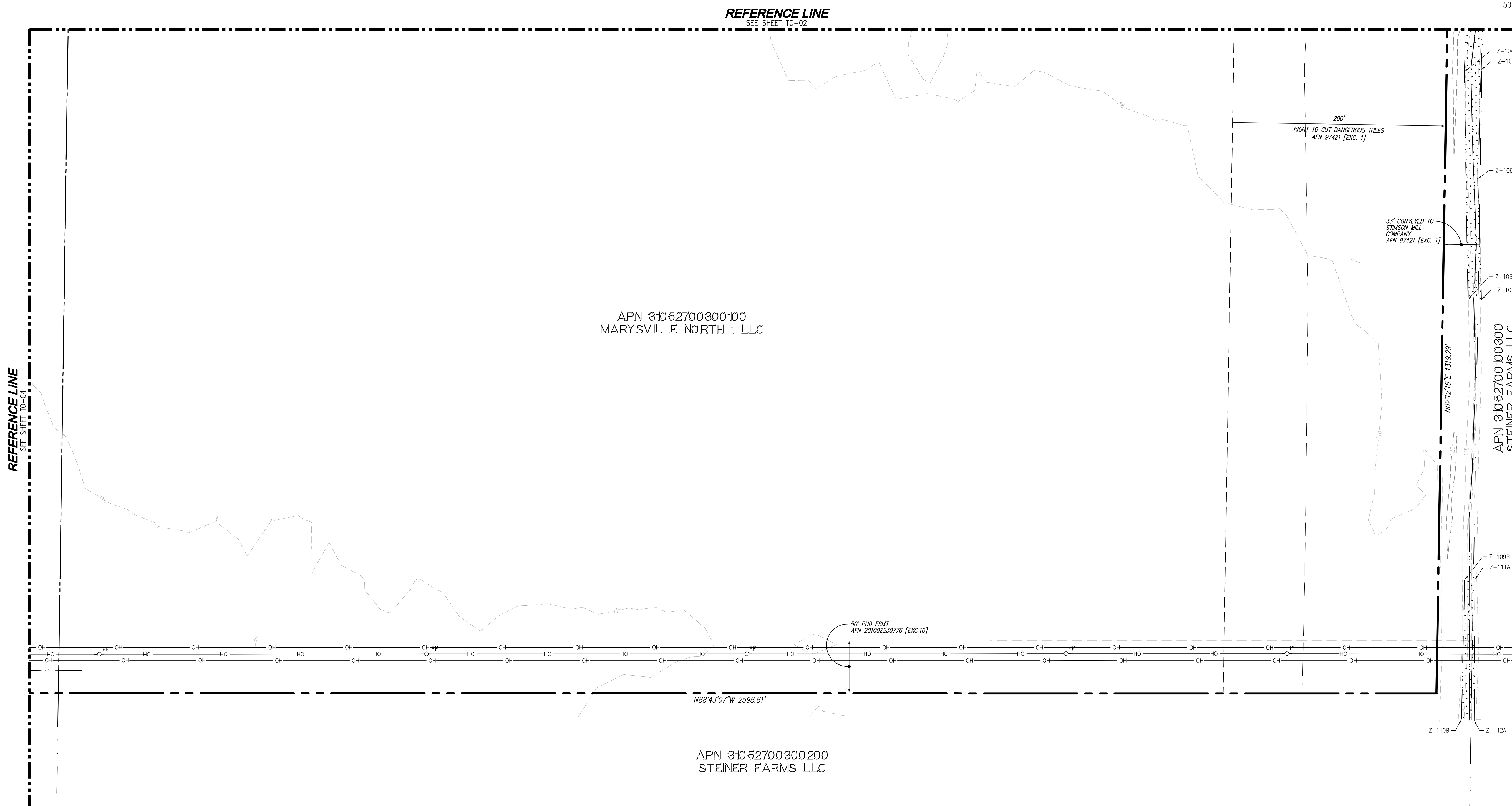
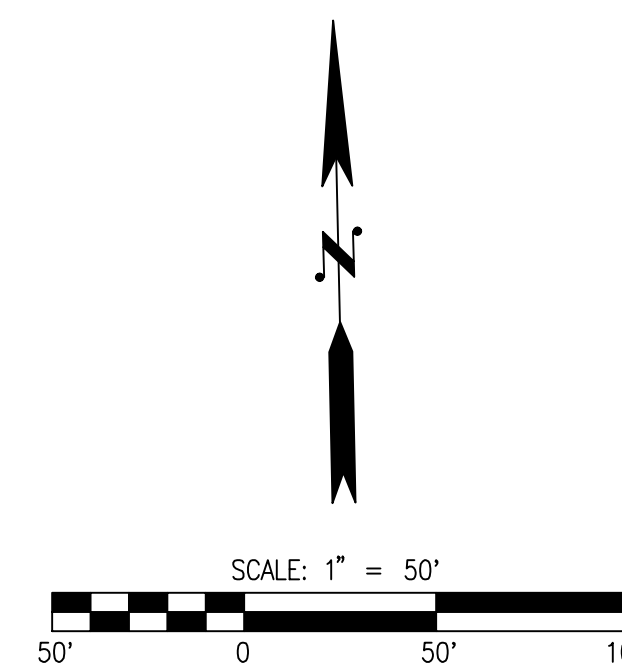
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BY: KEN MONTYRE, PE, DEVELOPMENT SERVICES MANAGER

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1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER

LDC Surveying Engineering Planning

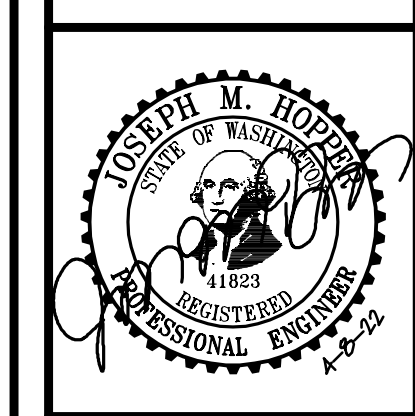
Kent
1851 Central Pl. S. #101
Kent, WA 98030
www.LDCcorp.com

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

M-51 INDUSTRIAL, LLC

M-51 INDUSTRIAL

EXISTING CONDITIONS MAP



JOB NUMBER: C21170
DRAWING NAME: C21170EC-10-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 1-21-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

TO-03

SHEET 4 OF 16

UTILITY NOTE
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DISCLAIMER
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Call 2 Business Days Before You Dig
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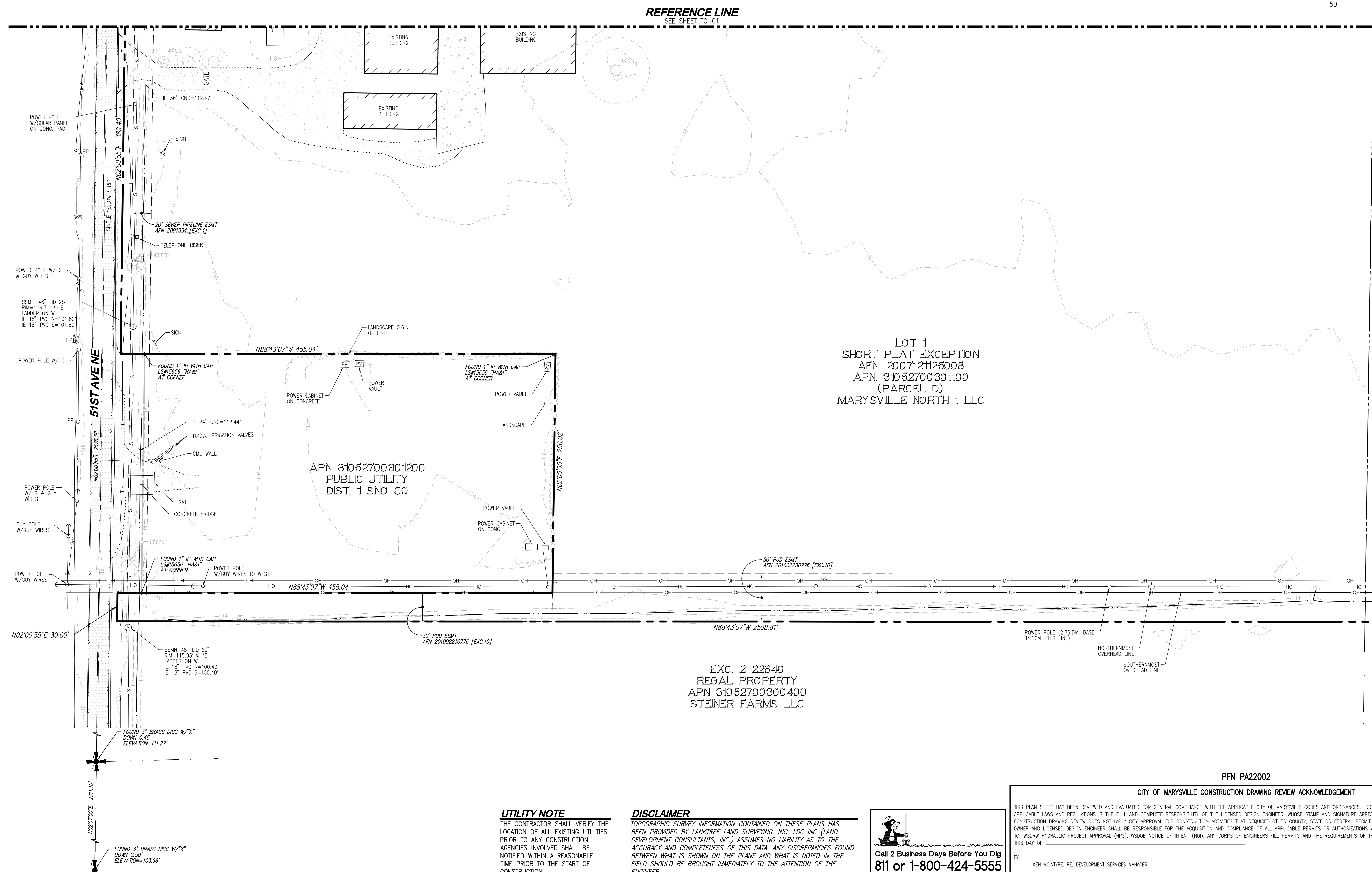
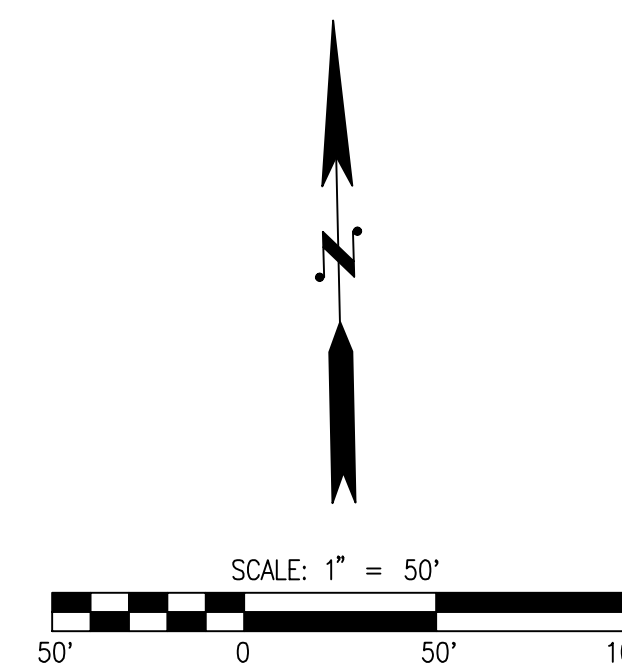
CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____
KEN MONTYRE, 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

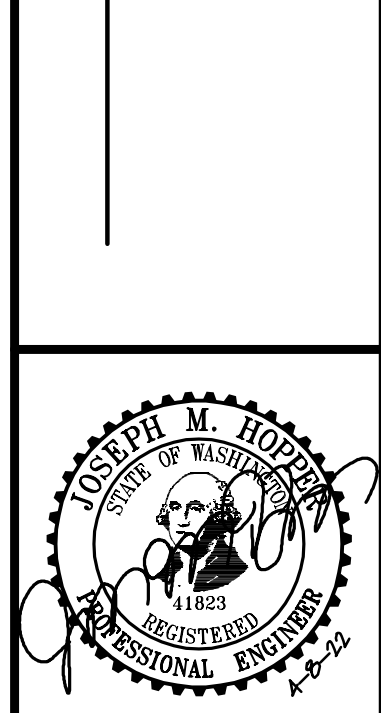


NO.	DATE	DESCRIPTION
1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER

LDC
 Surveying
 Engineering
 Planning

Kent
 1851 Central Pl. S. #101
 Kent, WA 98030
 T: 425.866.1869 www.LDCcorp.com

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



JOB NUMBER: C21170
 DRAWING NAME: C21170EC-10-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 1-21-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

TO-04
 SHEET 5 OF 16

Drawing: P:\City\2021\170 M-51 - Early Clear and Grade Permits\Drawings\ECG\170EC-10-PL.dwg Plotted: Apr 08, 2022 - 11:20am

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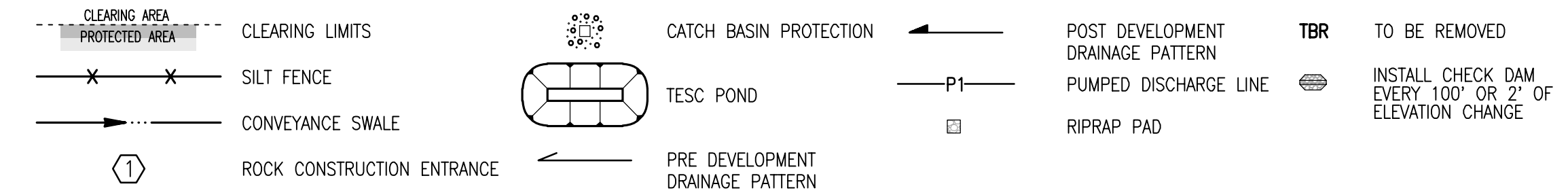
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LEGEND



SEDIMENT POND NOTES

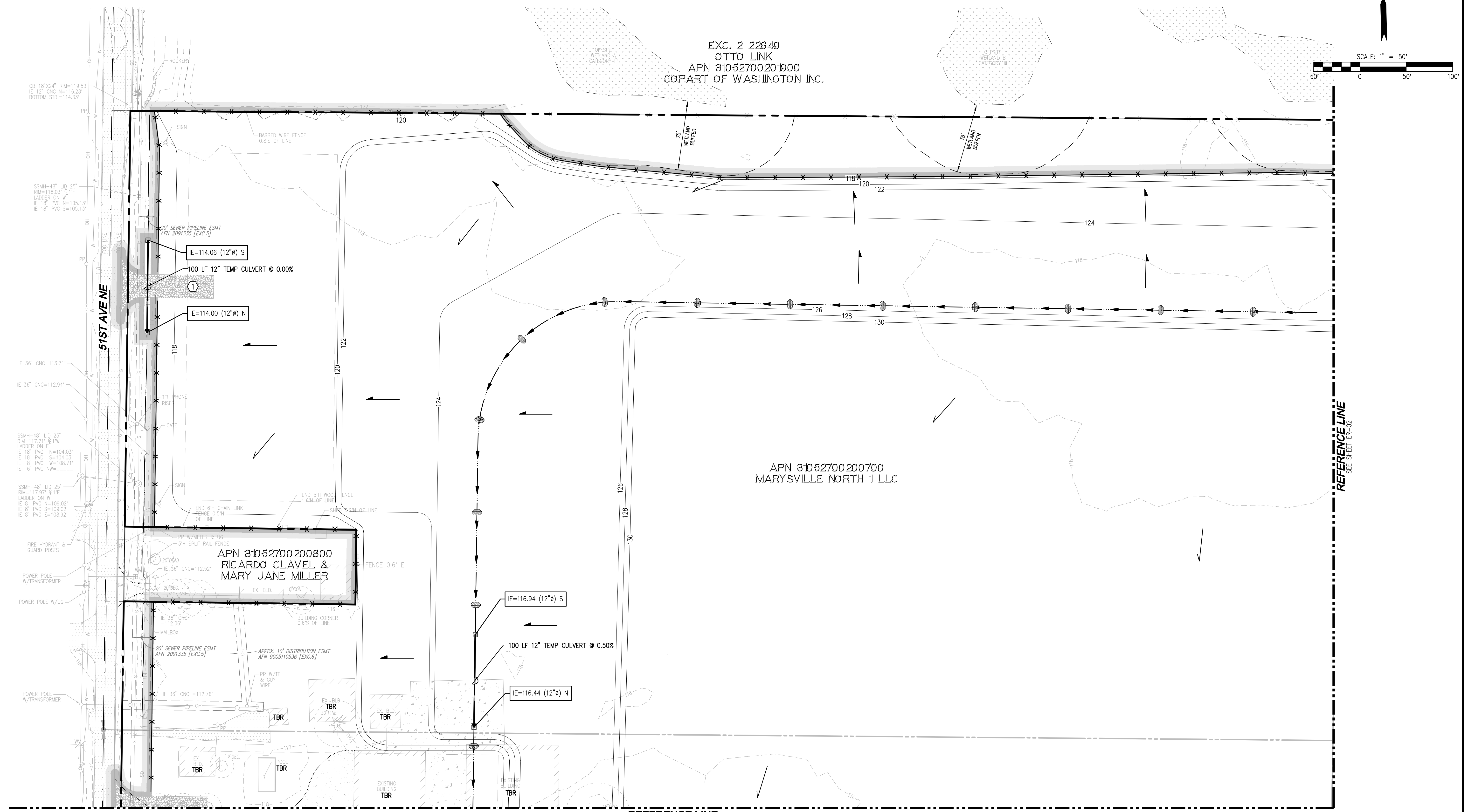
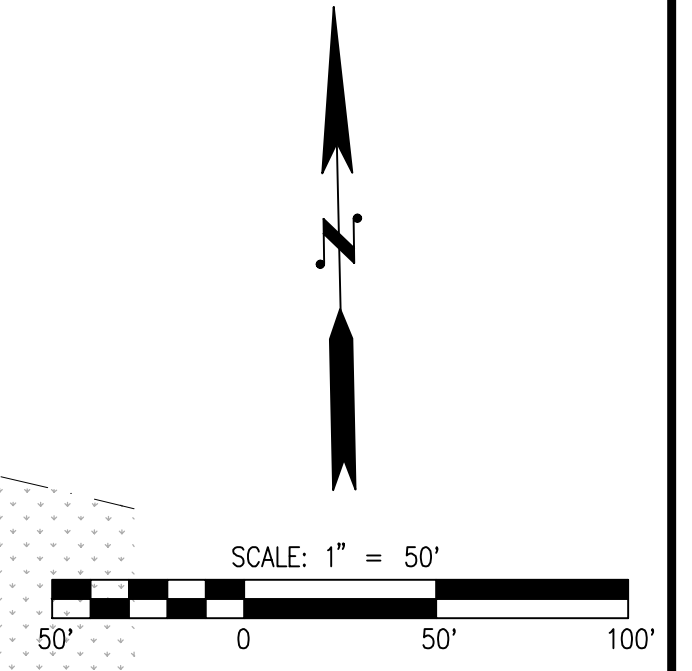
1. CONTRACTOR TO REMOVE ALL SEDIMENT ACCUMULATION IN THE TEMPORARY SEDIMENT PONDS AND PERMANENT DETENTION PONDS PRIOR TO FINAL DETENTION PONDS BEING PLACED INTO SERVICE.

EARTHWORK QUANTITIES

CUT: 715 CY
 FILL: 826,440 CY
 STRIPPINGS: 0 CY
 DISTURBED AREA: 3,043,901 SF (69.88 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.



REFERENCE LINE
SEE SHEET ER-04

REFERENCE LINE
SEE SHEET ER-02

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.

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THIS DAY OF _____

BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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LDC Surveying Engineering Planning

Kent
 1851 Central Pls. #101
 Kent, WA 98030
 T: 425.886.1869 www.LDCcorp.com F: 425.882.8993

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

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

ER-01

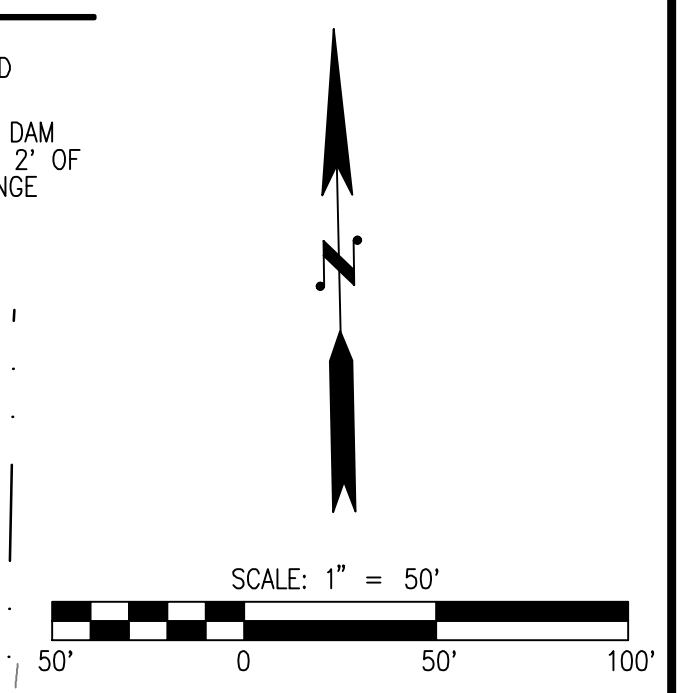
SHEET 6 OF 16

Drawing: P:\City\2021\021-170-M-51 - Early Clear and Grade\Permit\Drawings\ECOC\21170EC-ER-PL.dwg Printed: Apr 08, 2022 - 11:20am

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
- X X X SILT FENCE
- CONVEYANCE SWALE
- ① ROCK CONSTRUCTION ENTRANCE
- ⊞ CATCH BASIN PROTECTION
- ⊞ TESC POND
- ← PRE DEVELOPMENT DRAINAGE PATTERN
- ← POST DEVELOPMENT DRAINAGE PATTERN
- P1 PUMPED DISCHARGE LINE
- RIPRAP PAD
- TBR TO BE REMOVED
- ⊞ INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE



APN 31052700200900
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
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.886.1869

Surveying Engineering Planning
Kent
1851 Central Pl S, #101
Kent, WA 98030
www.LDCcorp.com
F: 425.882.8993

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

JOB NUMBER: C21170
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DESIGNER: JMH
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JURISDICTION: CITY OF MARYSVILLE

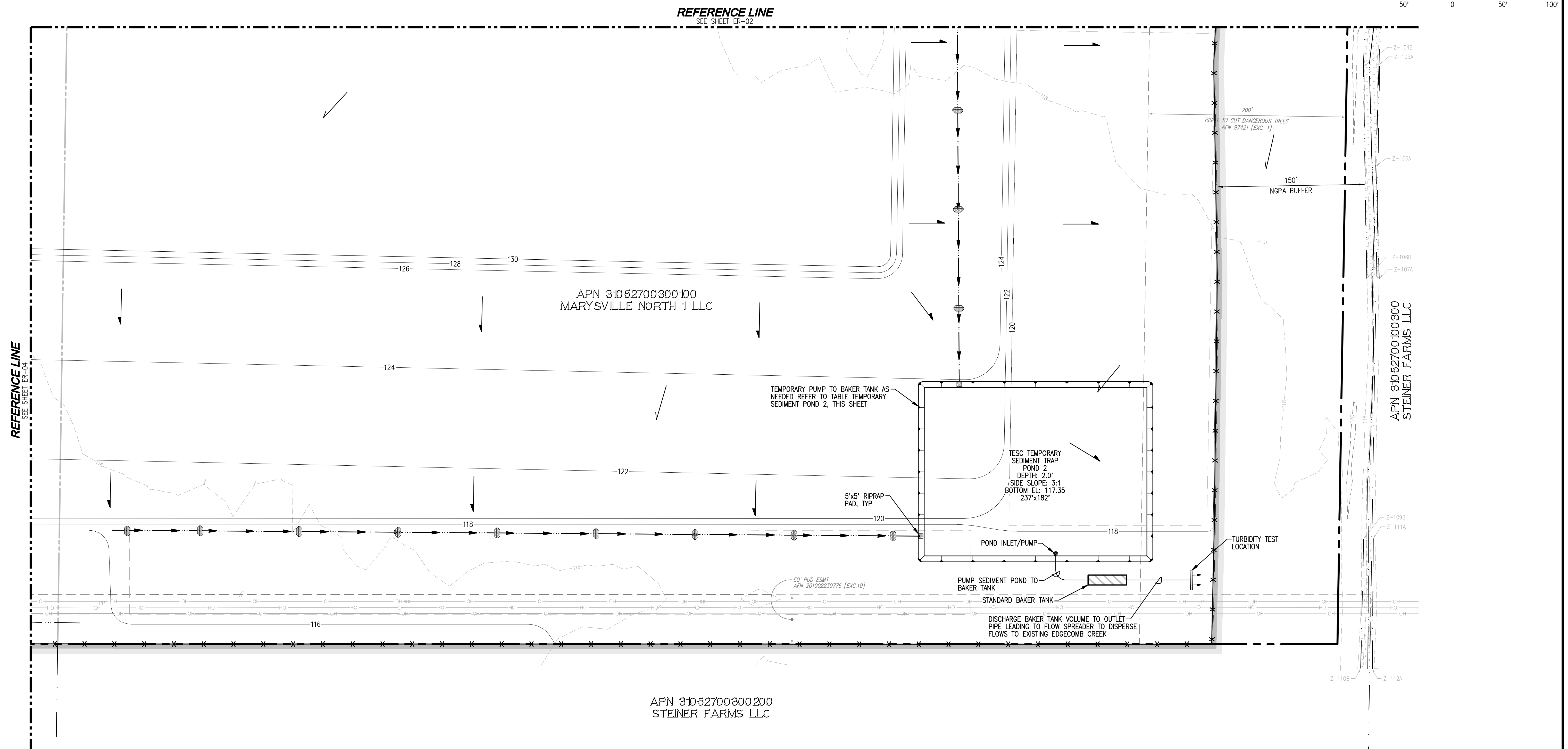
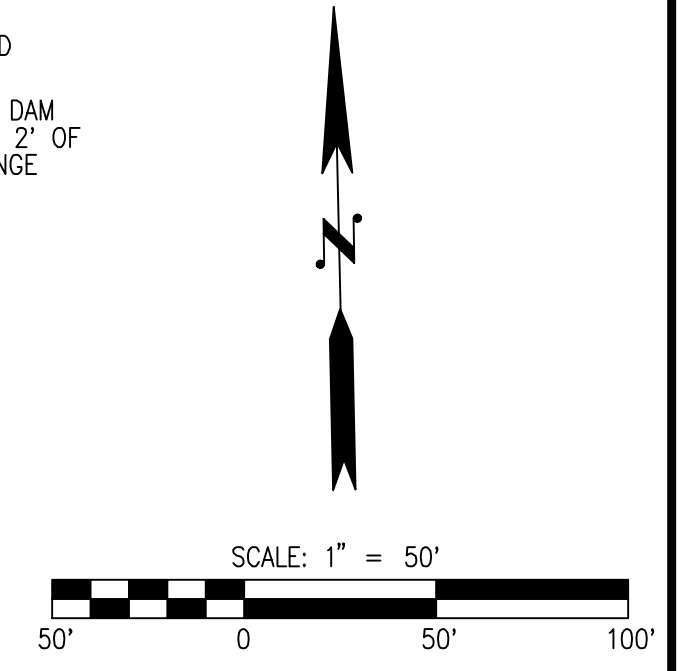
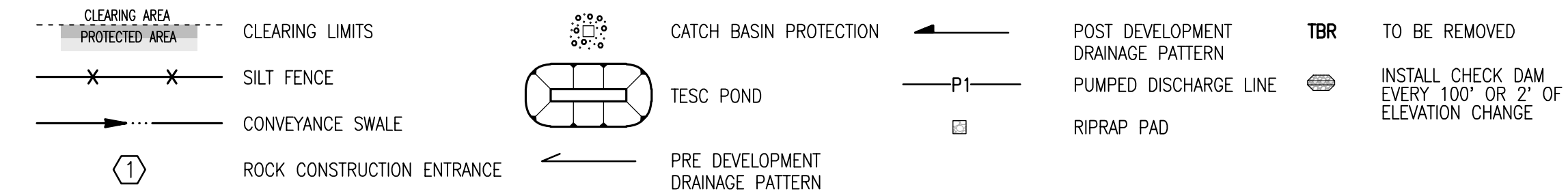
ER-02
SHEET 7 OF 16

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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

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



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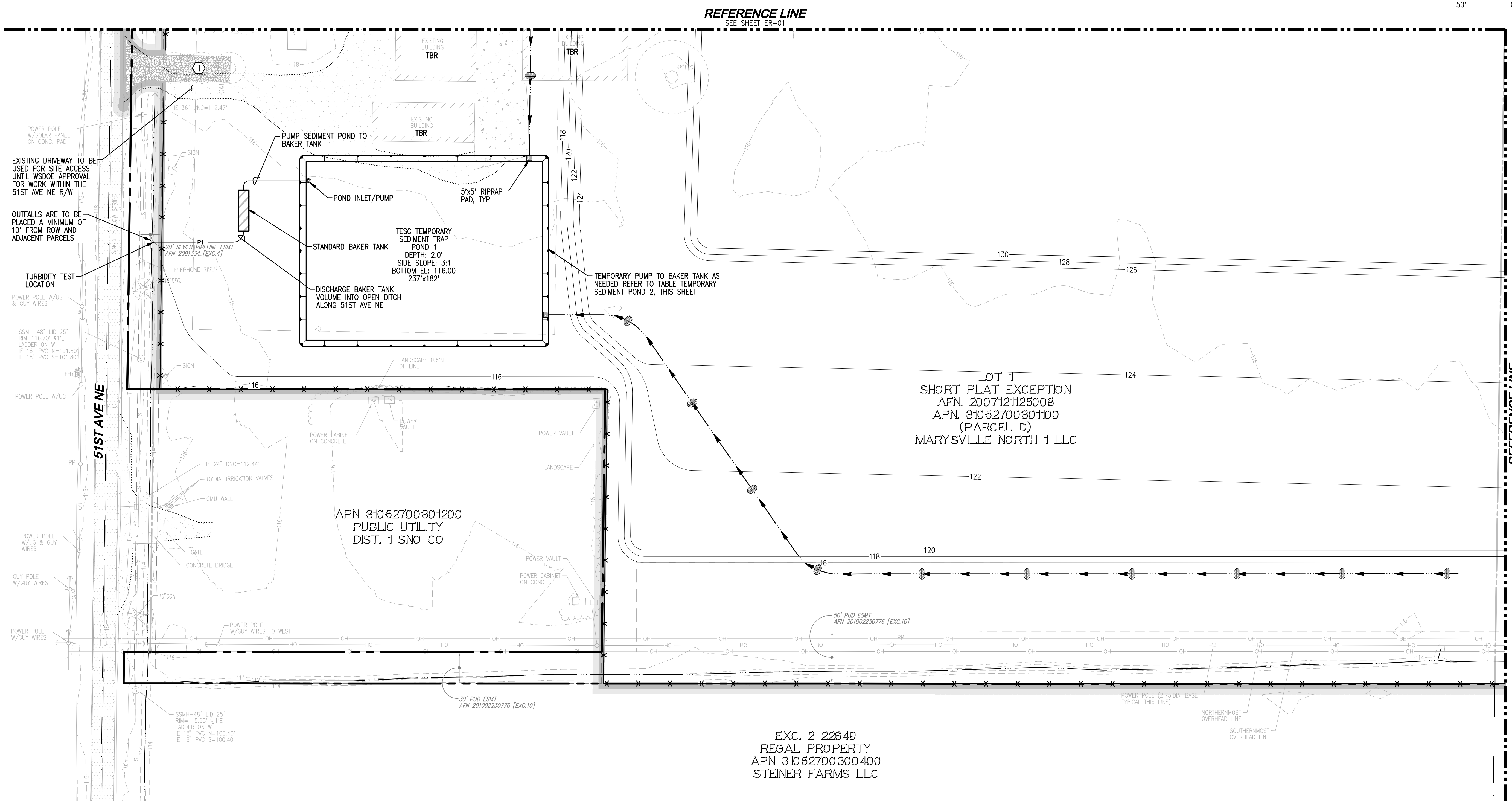
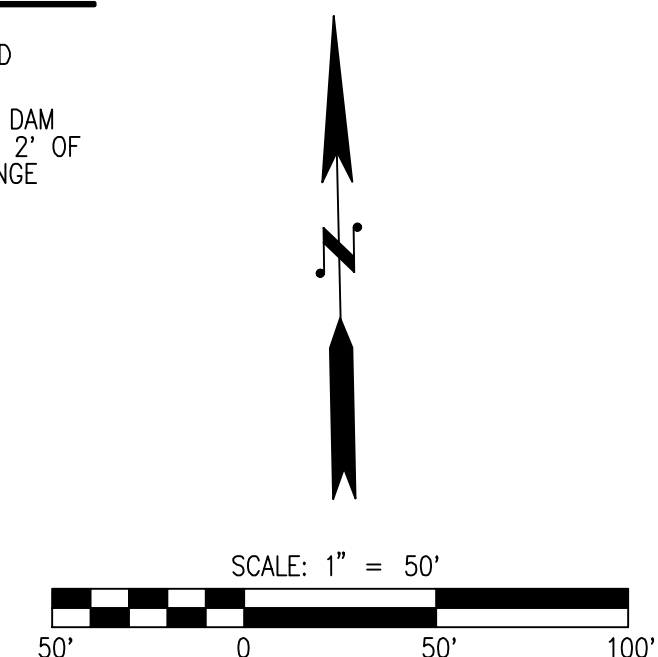
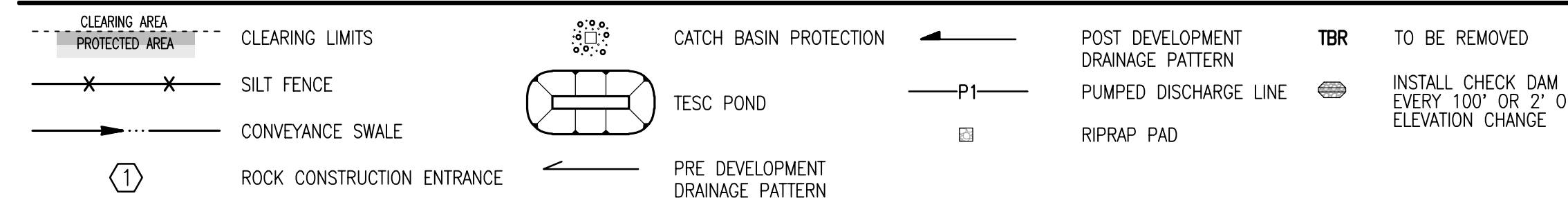
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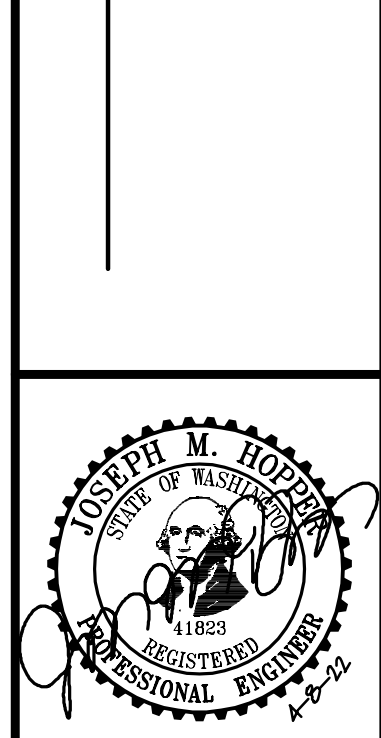


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ER-04
SHEET 9 OF 16

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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.

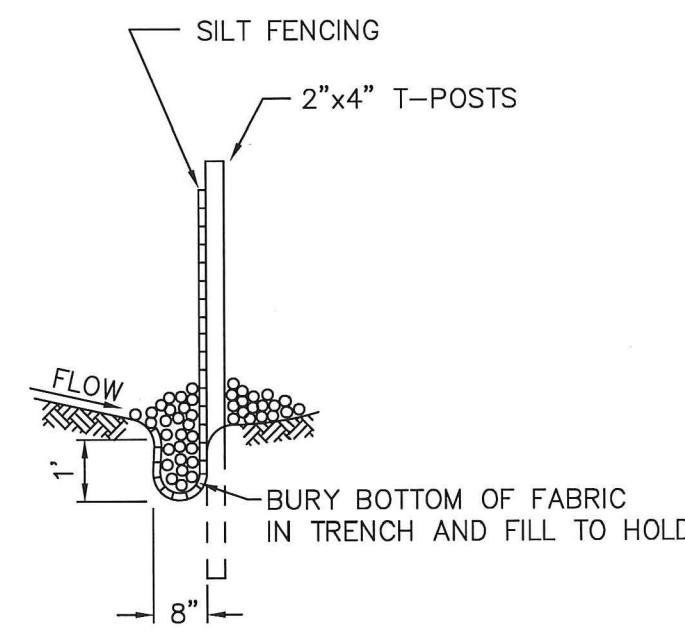
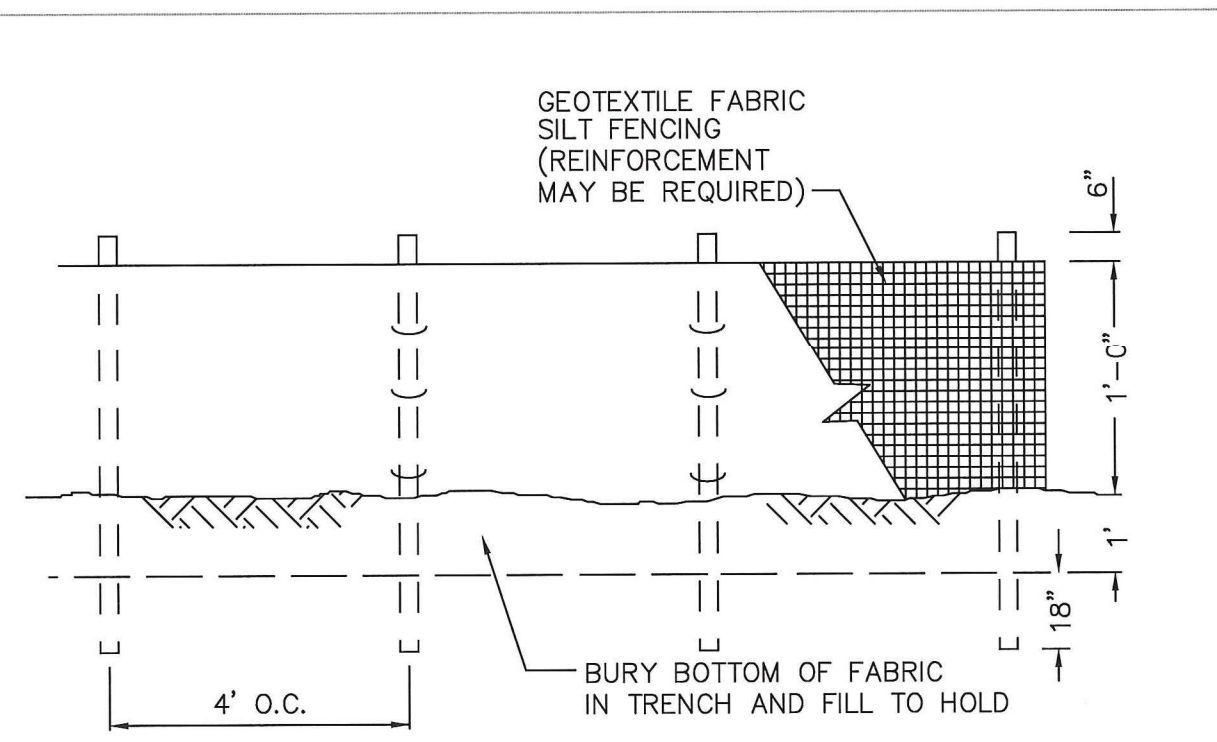
SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

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](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 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.

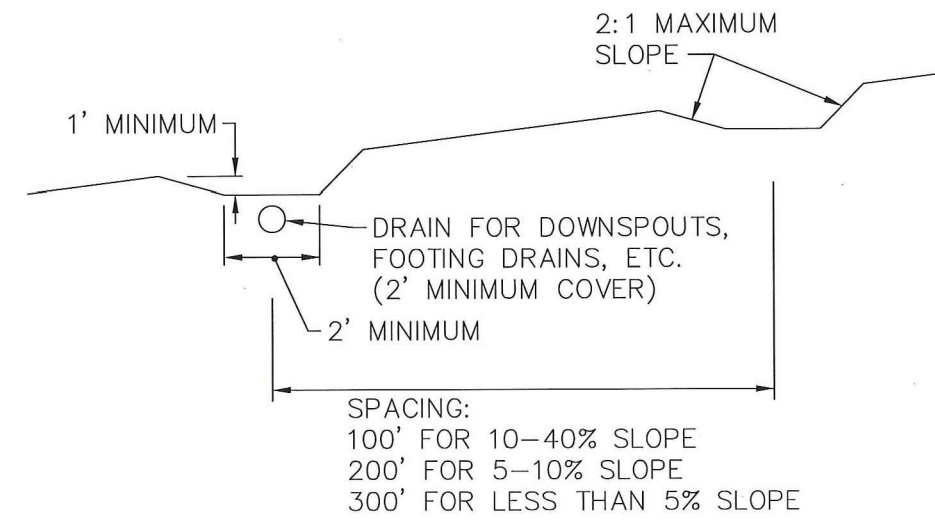
- MAINTENANCE**
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
 - PLANT DEBRIS OR ITS EQUIVALENT SHOULD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



NOTE:
1. SEE SECTION 4-080E FOR FABRIC SPECIFICATIONS

APPROVED BY: *Kevin Anderson* 5/15/15
MARYSVILLE CITY ENGINEER DATE

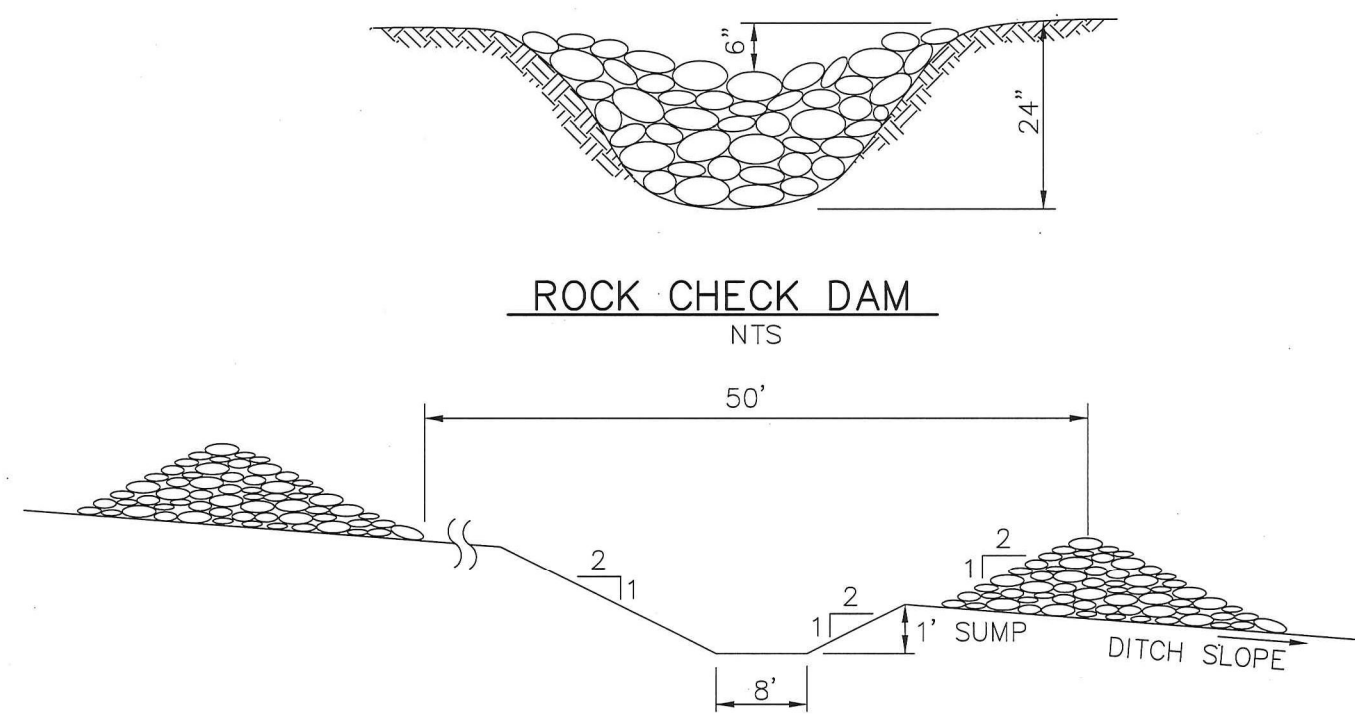
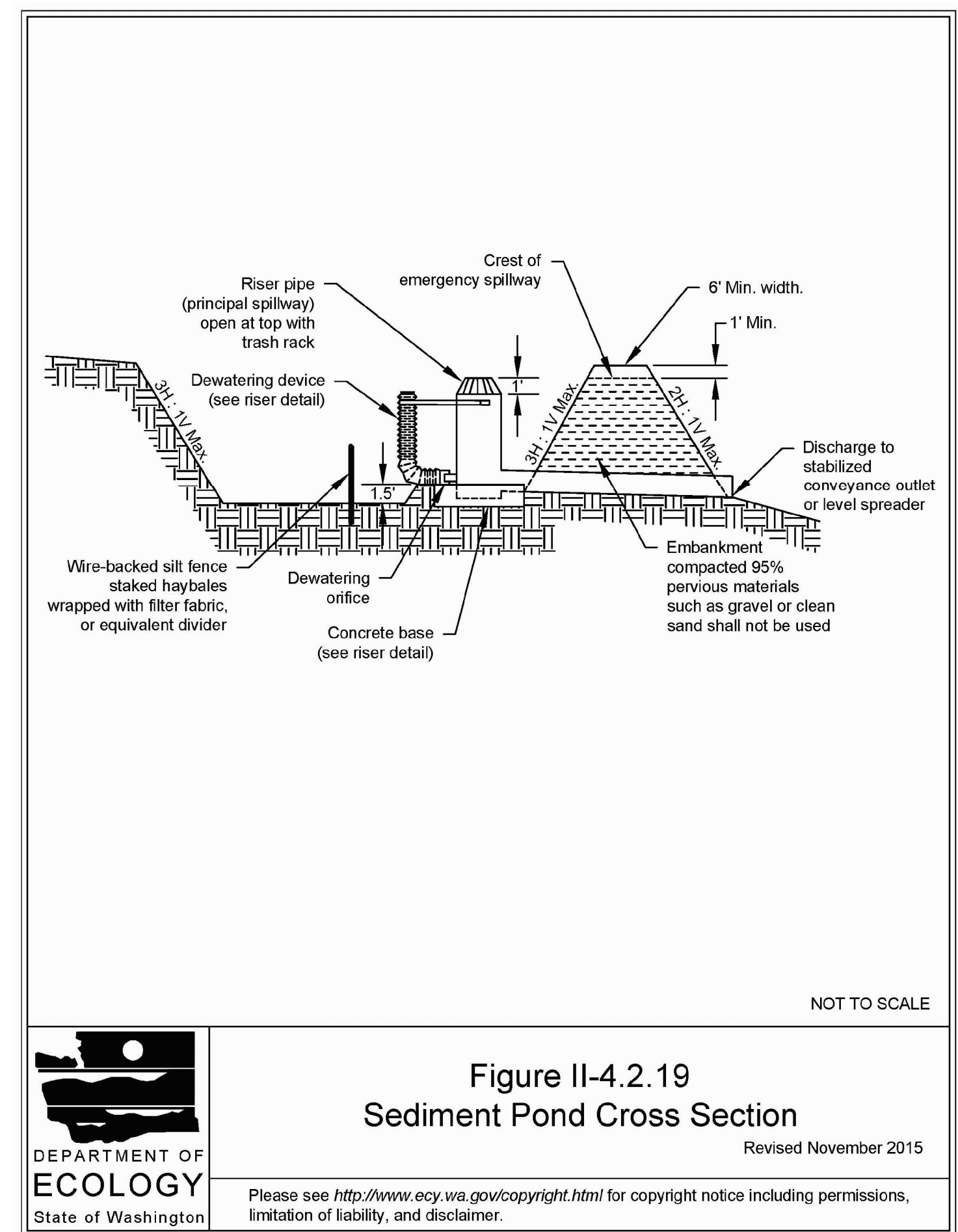
CITY OF MARYSVILLE WASHINGTON
SILT FENCE DETAIL
STANDARD PLAN 4-040-008
LAST REVISED 03/24/15



- MAINTENANCE STANDARDS**
1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY
 2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED
 3. MAINTENANCE TO BE PERFORMED BY PROPERTY OWNER

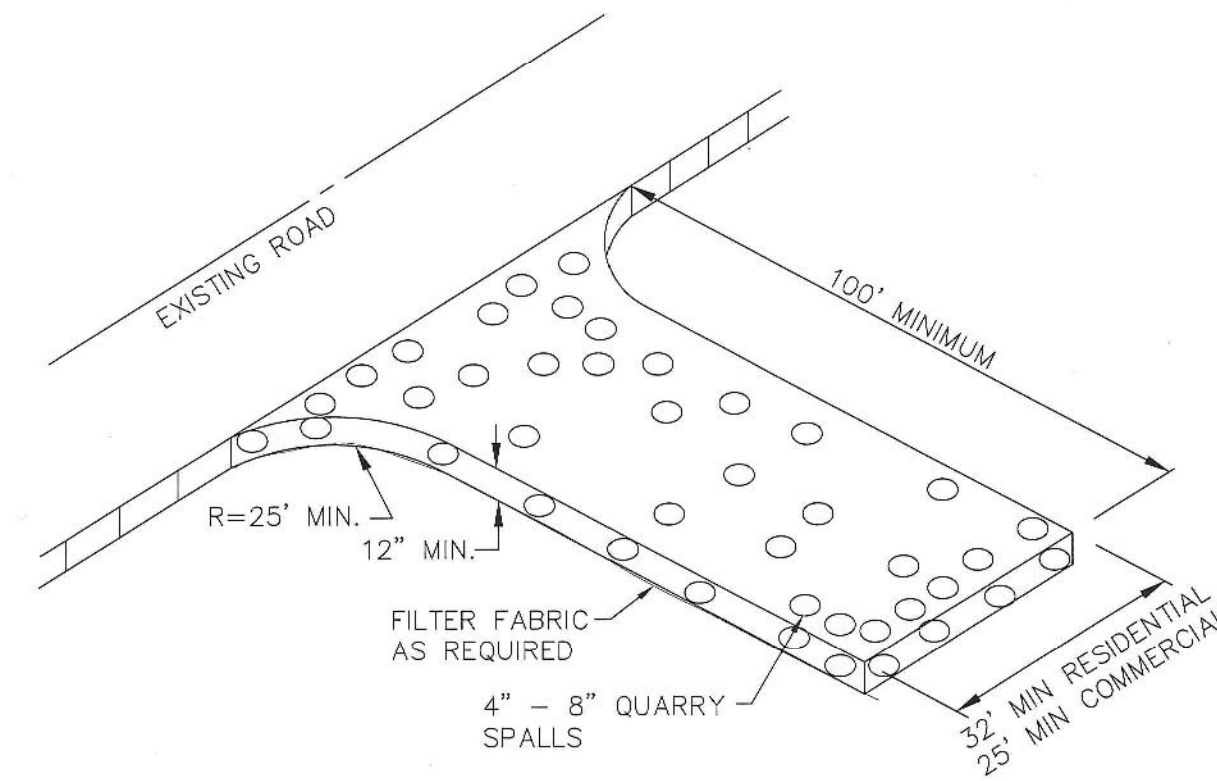
APPROVED BY: *Kevin Anderson* 5/15/15
MARYSVILLE CITY ENGINEER DATE

CITY OF MARYSVILLE WASHINGTON
INTERCEPTOR SWALE DETAIL
STANDARD PLAN 4-040-010
LAST REVISED 07/14/06



APPROVED BY: *Kevin Anderson* 5/15/15
MARYSVILLE CITY ENGINEER DATE

CITY OF MARYSVILLE WASHINGTON
SPACING BETWEEN ROCK CHECK DAMS
STANDARD PLAN 4-040-013
LAST REVISED 07/14/06



APPROVED BY: *Kevin Anderson* 5/15/15
MARYSVILLE CITY ENGINEER DATE

CITY OF MARYSVILLE WASHINGTON
STABILIZED CONSTRUCTION ENTRANCE
STANDARD PLAN 4-040-014
LAST REVISED 07/14/06

- NOTES:**
1. TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
 2. MINIMUM SEPARATION BETWEEN TRENCHES SHALL BE 50 FT LATERALLY AND 100 FT ALONG THE DISCHARGE FLOWPATH.
 3. SEE TEXT SECTION 5-05 FOR SLOPE SPECIFICATIONS.
 4. PERFORATED PIPE MINIMUM DIAMETERS:
- 4 IN. FOR TRENCH SERVING 1 DWELLING UNIT.
- 6 IN. FOR 2 DWELLING UNITS.
- 8 IN. FOR 3 DWELLING UNITS.
- 12 IN. FOR 4 OR MORE DWELLING UNITS.
 5. TYPE 1 CB MAY BE USED FOR TRENCH SERVING 1-3 DWELLING UNITS. TYPE 2 CB IS REQUIRED FOR 4 OR MORE DWELLING UNITS FOR ENERGY DISSIPATION.
 6. TRENCH AND DISPERSION BAR MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
 7. SUPPORT POST SPACING SHALL BE 4 FT MAXIMUM, ON CENTER, UNLESS SOIL CONDITIONS ALLOW WIDER SPACING.
 8. SPREADER BOARD AND POSTS SHALL BE PLASTIC LUMBER OR TREATED WOOD.

SNOHOMISH COUNTY PUBLIC WORKS
5-080C LEVEL SPREADER TRENCH NOTES

APPROVED BY: *Ken Montyre* 11/11/16
COUNTY ROAD ENGINEER DATE

UTILITY NOTE
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Call 2 Business Days Before You Dig
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Utilities Underground Location Center

PFN PA22002
CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: *Ken Montyre*, 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
1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER

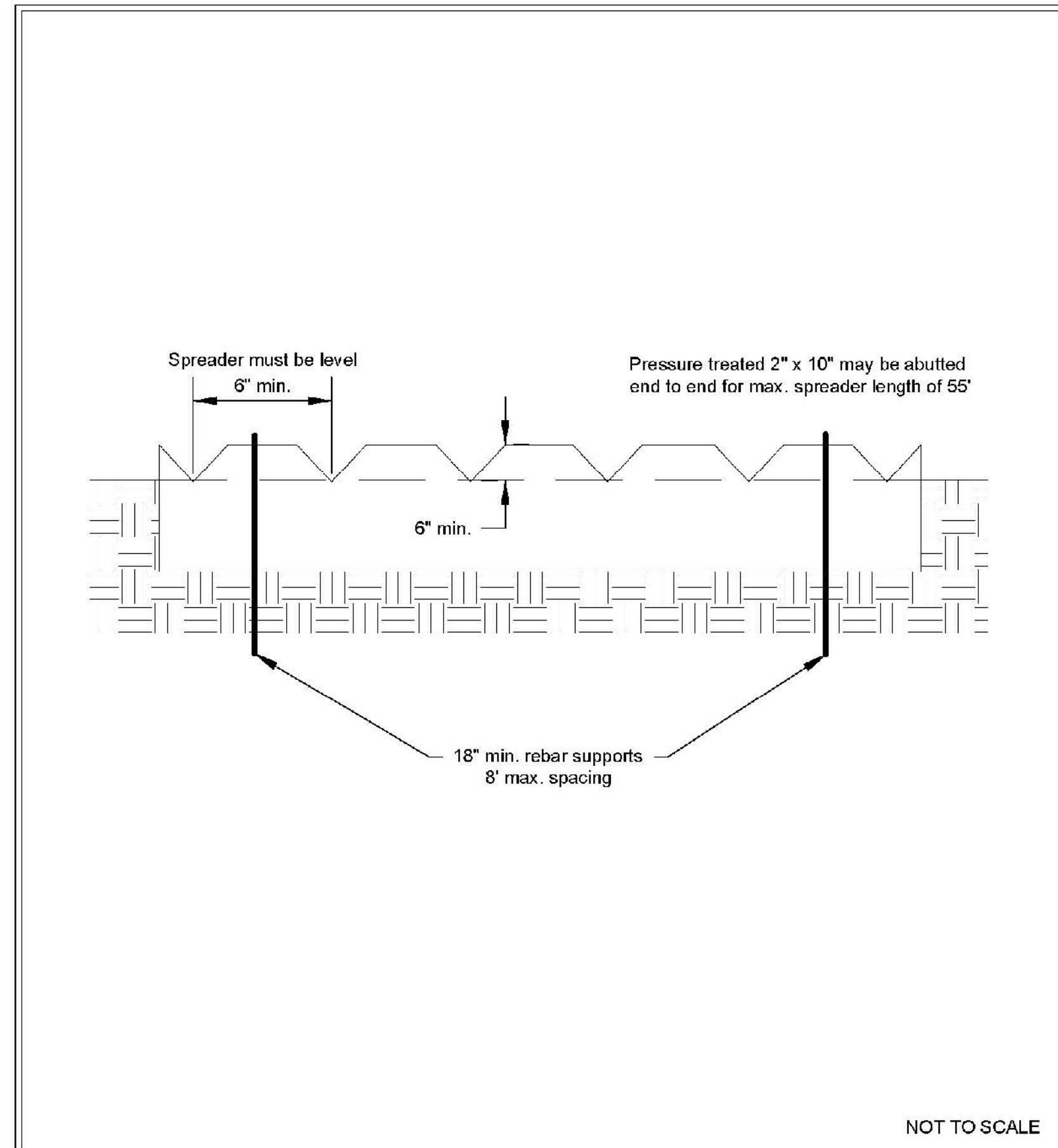
Surveying Engineering Planning
LDC
Woodville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.806.1669 F: 425.842.9893

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

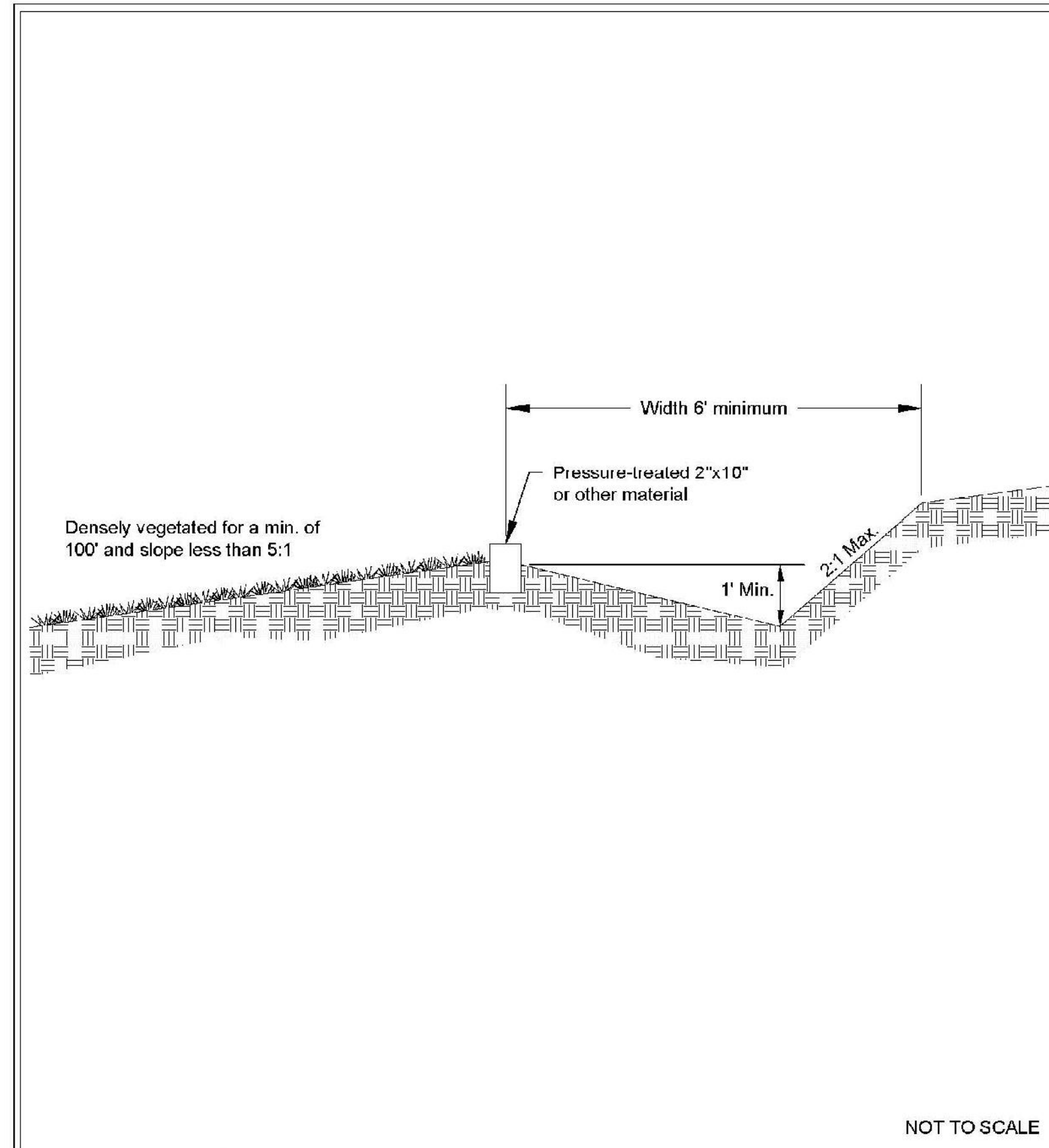
JOHN P. M. HOOPER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
No. 11823

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

ER-06
SHEET 11 OF 16



Detail of Level Spreader
Revised July 2017
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Cross Section of Level Spreader
Revised July 2017
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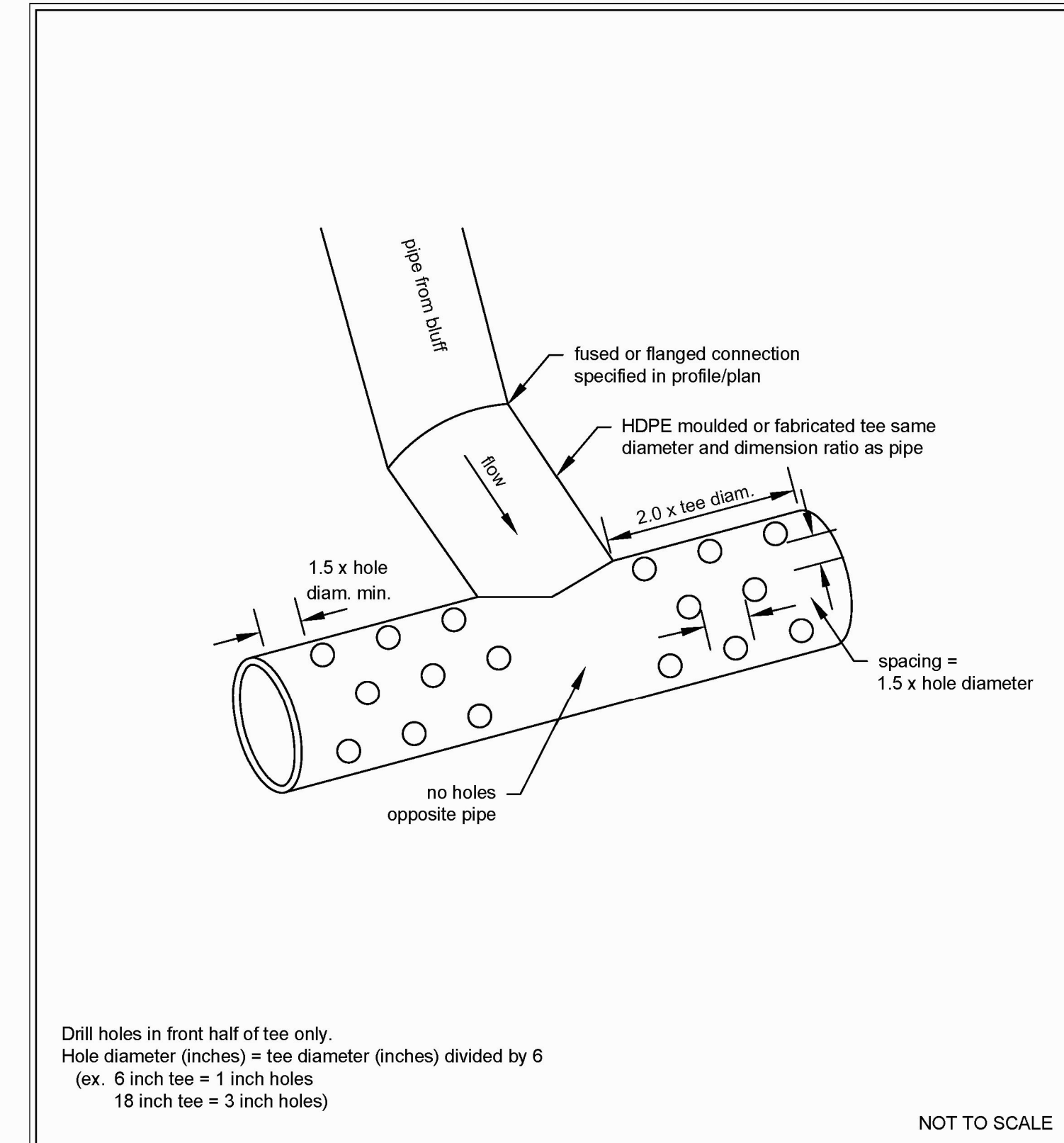


Figure V-4.5.11 Diffuser TEE
(an example of energy dissipating end feature)
Revised January 2016
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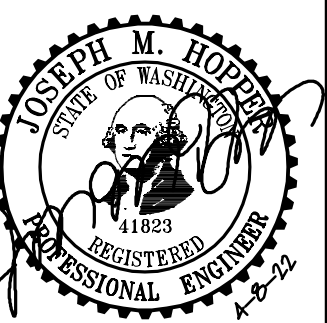


PFN PA22002
CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
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THIS DAY OF _____
BY: _____
KEN MONTYRE, PE, DEVELOPMENT SERVICES MANAGER
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

NO.	DATE	DESCRIPTION
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LDC
Surveying
Engineering
Planning
Kent
1851 Central Pk S, #101
Kent, WA 98030
www.LDCcorp.com
F 425.482.2893

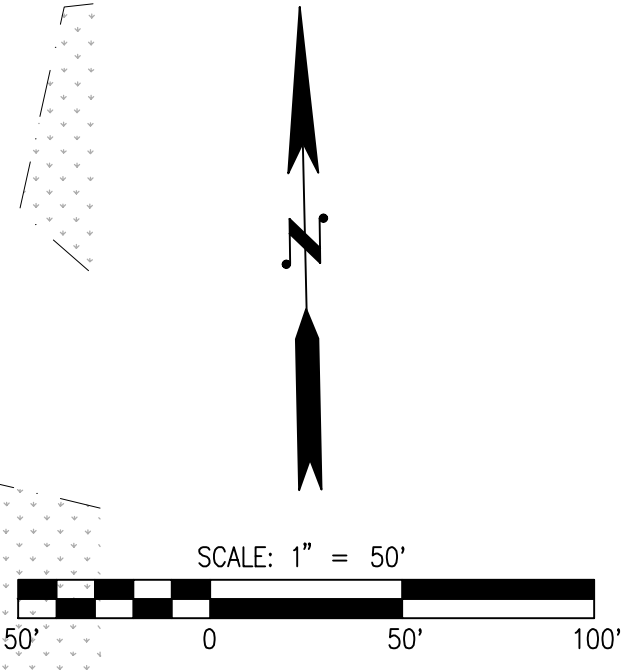
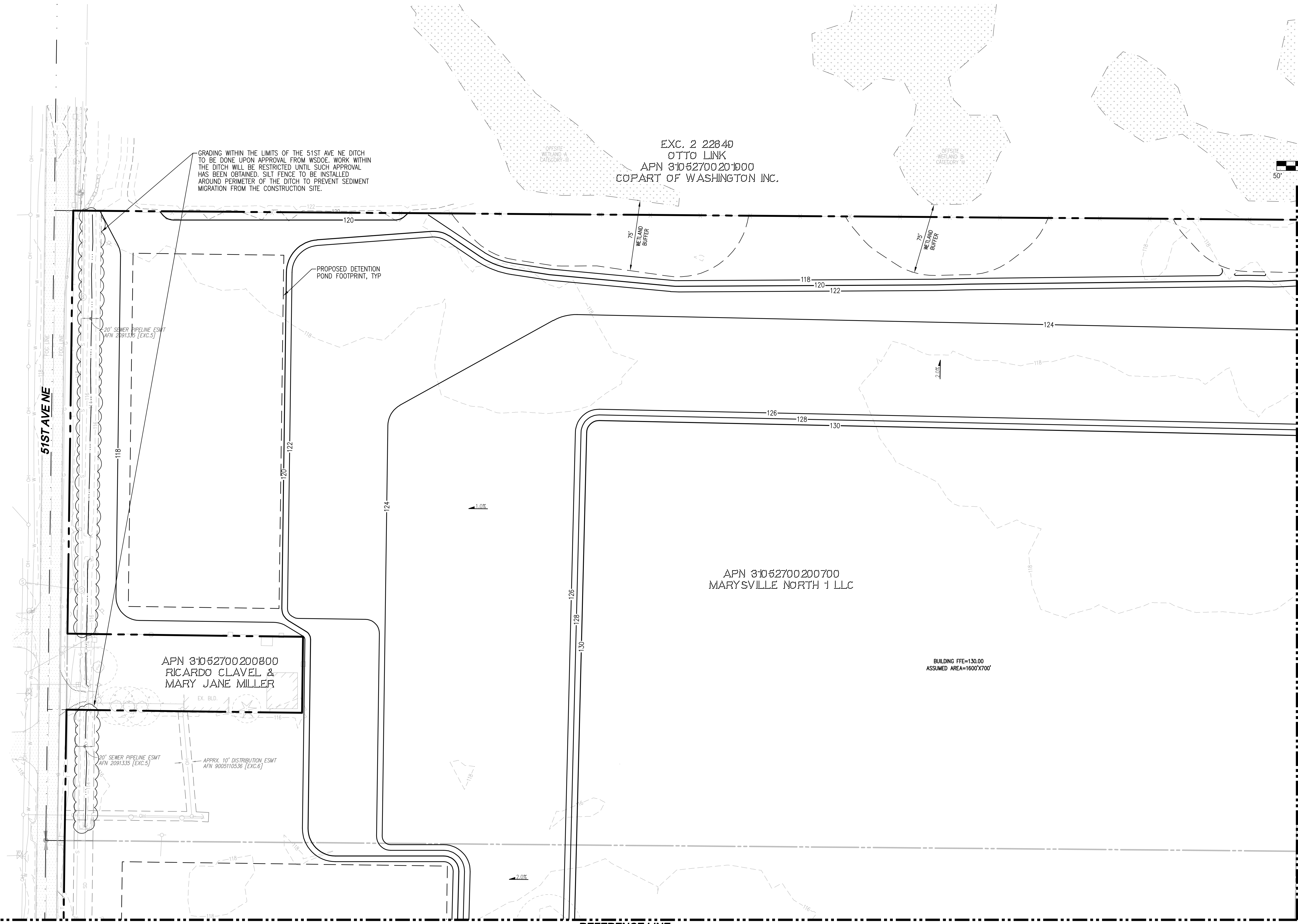
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
TESC GRADING NOTES AND DETAILS



JOB NUMBER: C21170
DRAWING NAME: C21170EC-ER-DT
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 22640
OTTO LINK
APN 310527002001000
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'

REFERENCE LINE
SEE SHEET GR-04

REFERENCE LINE
SEE SHEET GR-02

PFN PA22002

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	BY
1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER	JMH

LDC
Surveying
Engineering
Planning

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

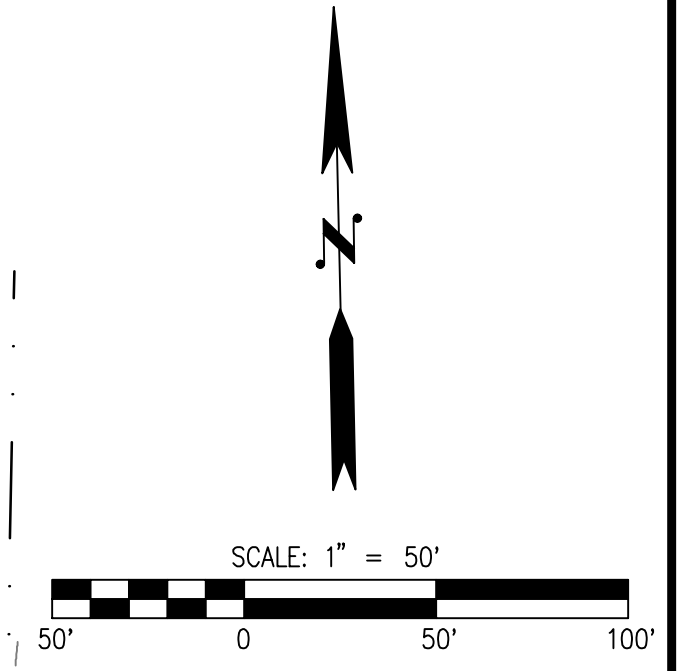
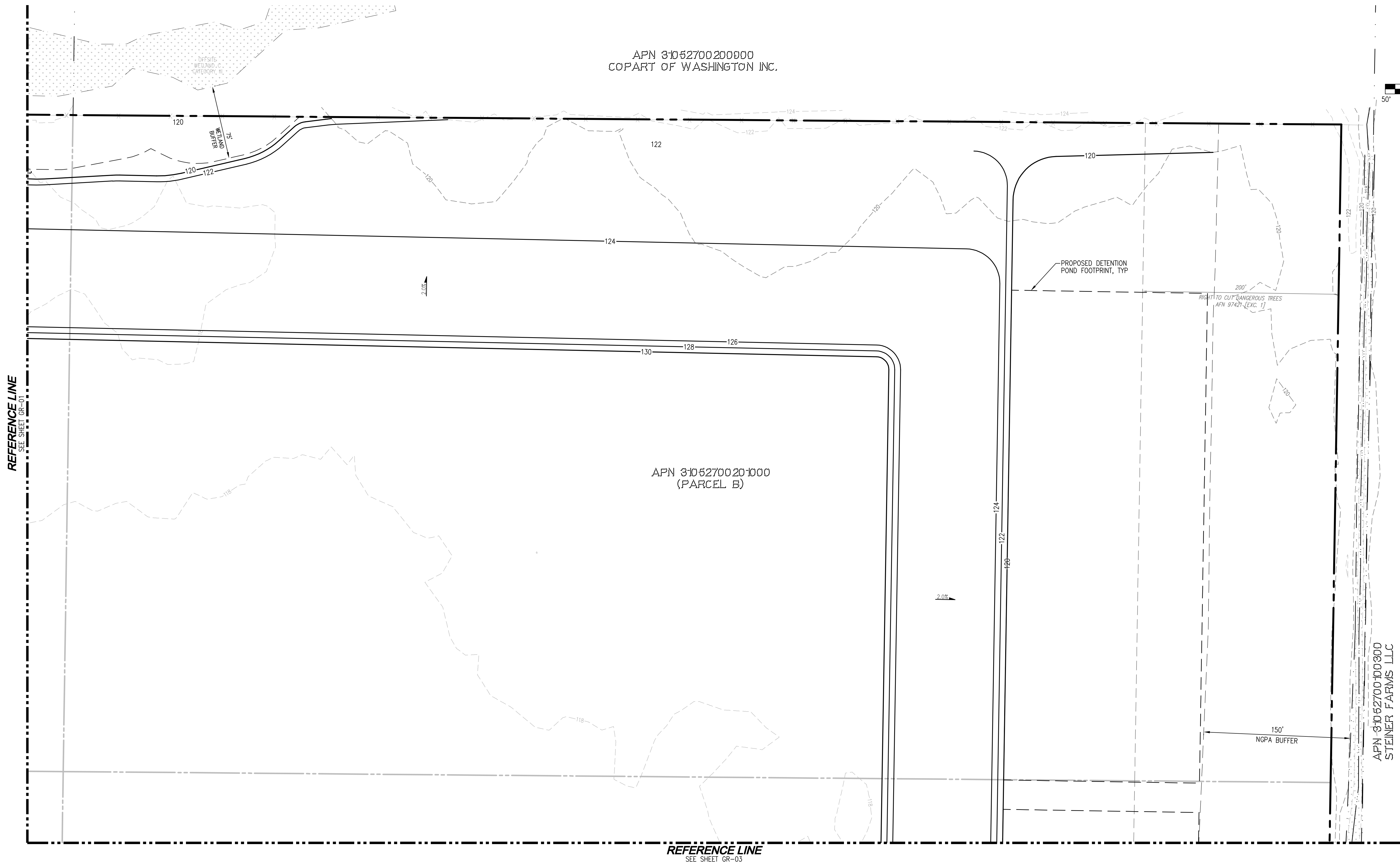
Kent
1851 Central Pk S, #101
Kent, WA 98030
www.LDCcorp.com
F: 425.482.2893

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



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

GR-01
SHEET 13 OF 16



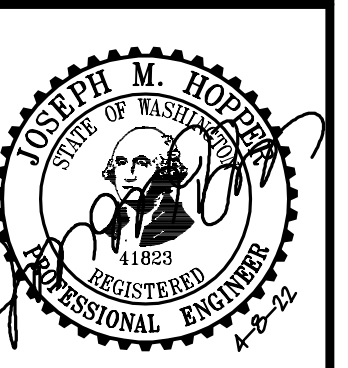
REFERENCE LINE
SEE SHEET GR-01

REFERENCE LINE
SEE SHEET GR-03

NO.	DATE	DESCRIPTION
1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER

LDC
 Surveying
 Engineering
 Planning
 Kent
 1851 Central Pl S, #101
 Kent, WA 98030
 T: 425.886.1869 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-02
 SHEET 14 OF 16

UTILITY NOTE
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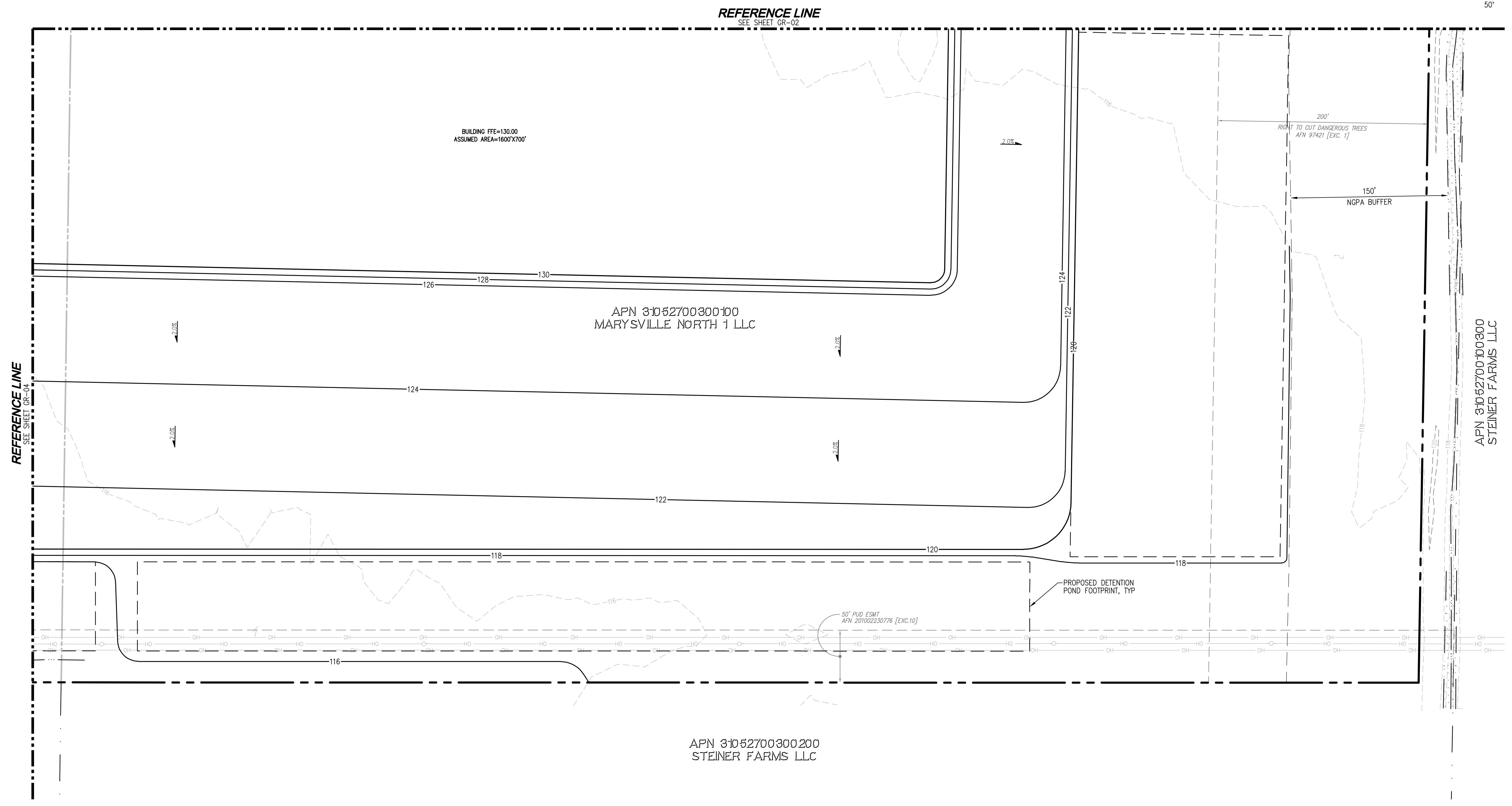
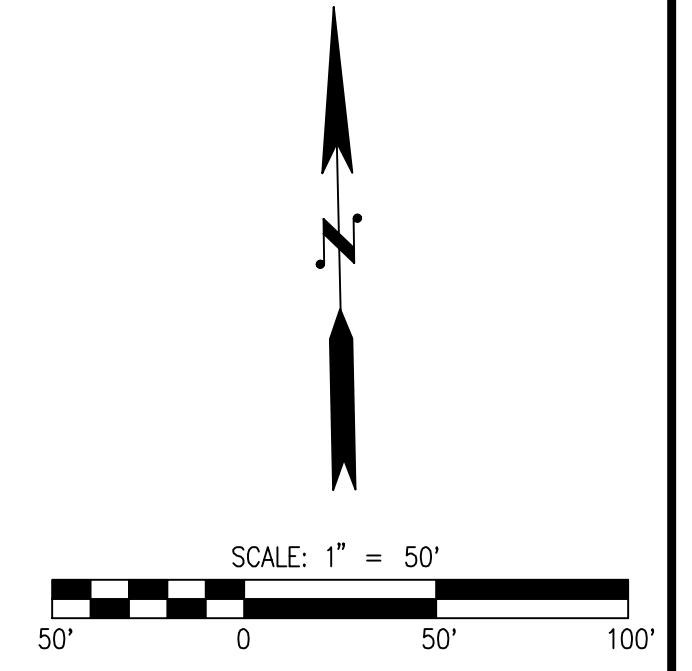
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CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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REFERENCE LINE
SEE SHEET GR-02

REFERENCE LINE
SEE SHEET GR-02

BUILDING FFE=130.00
ASSUMED AREA=1600'X700'

APN 31052700300100
MARYSVILLE NORTH 1 LLC

APN 31052700300200
STEINER FARMS LLC

APN 31052700400800
STEINER FARMS LLC

PROPOSED DETENTION
POND FOOTPRINT, TYP

50' PUD ESMIT
AFN 201002230776 [EXC.10]

PFN PA22002

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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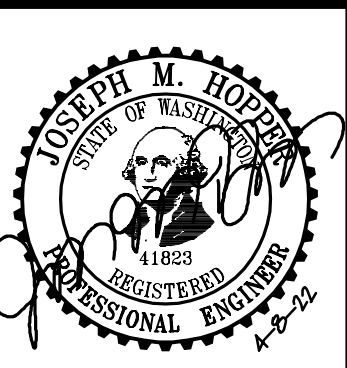
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LDC Surveying Engineering Planning

Kent
1851 Central Pl S, #101
Kent, WA 98030
www.LDCcorp.com

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

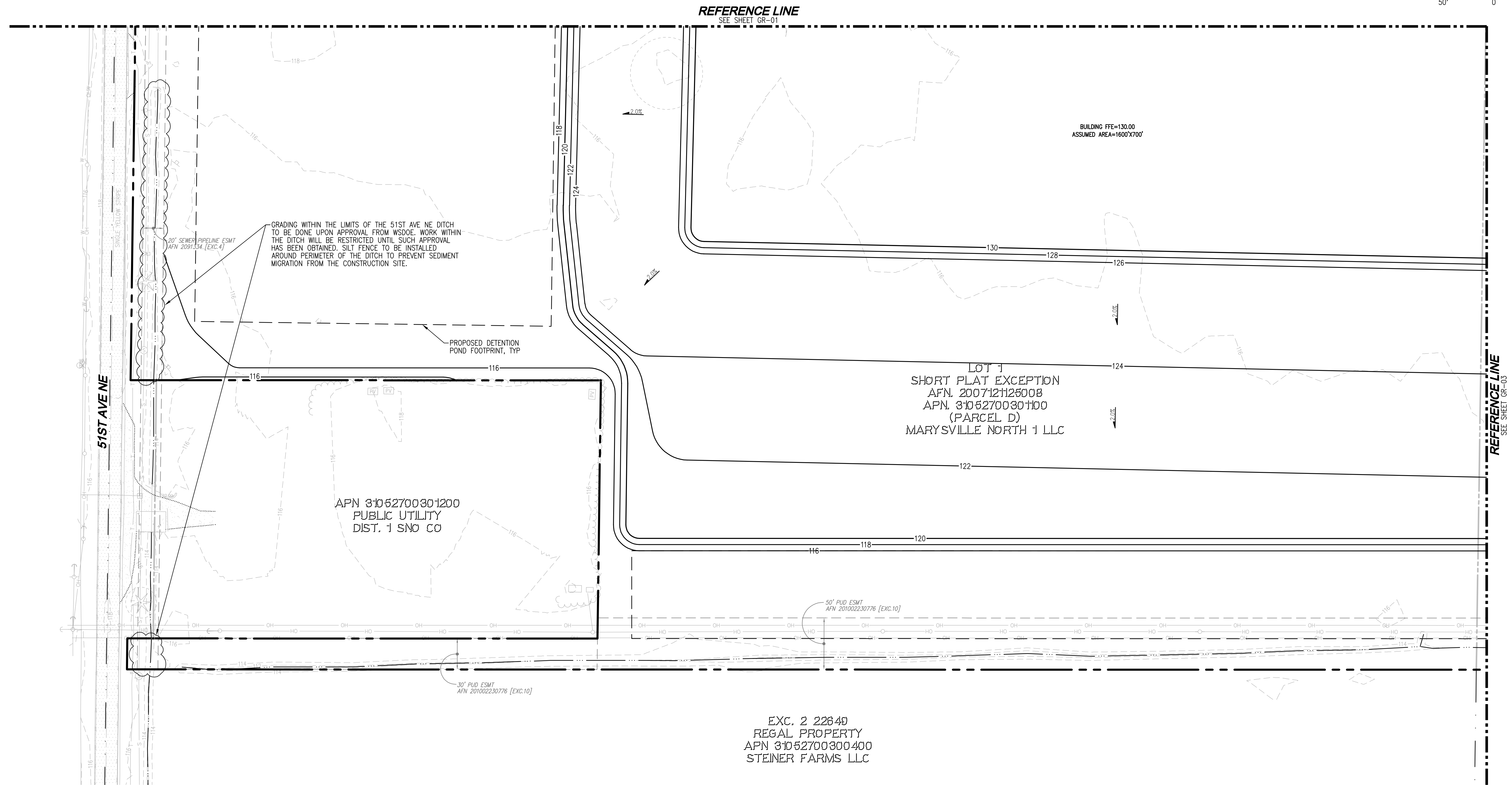
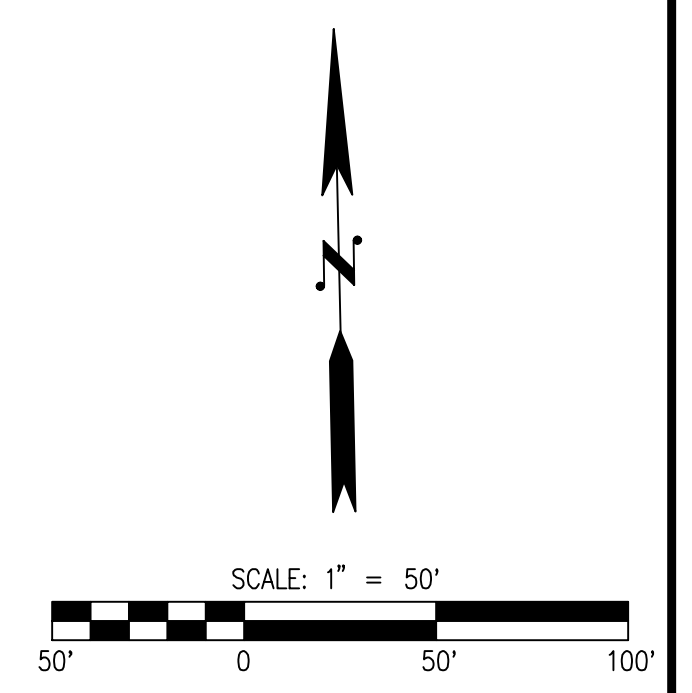
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
GRADING PLAN



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
SHEET 15 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



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. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED 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.

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.

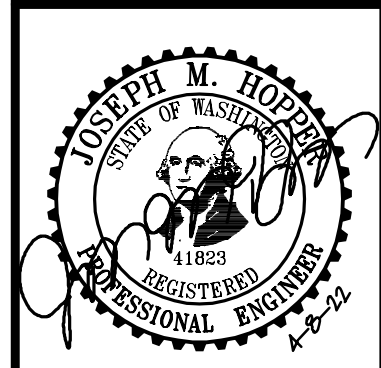
NO.	DATE	DESCRIPTION
1	4-8-22	REVISED PER CITY OF MARYSVILLE 3-2-22 TECHNICAL REVIEW LETTER

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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: JMH
 DATE: 1-21-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

GR-04
 SHEET 16 OF 16