

# EVANS PARK PRELIMINARY PLANS

## LEGEND AND ABBREVIATIONS

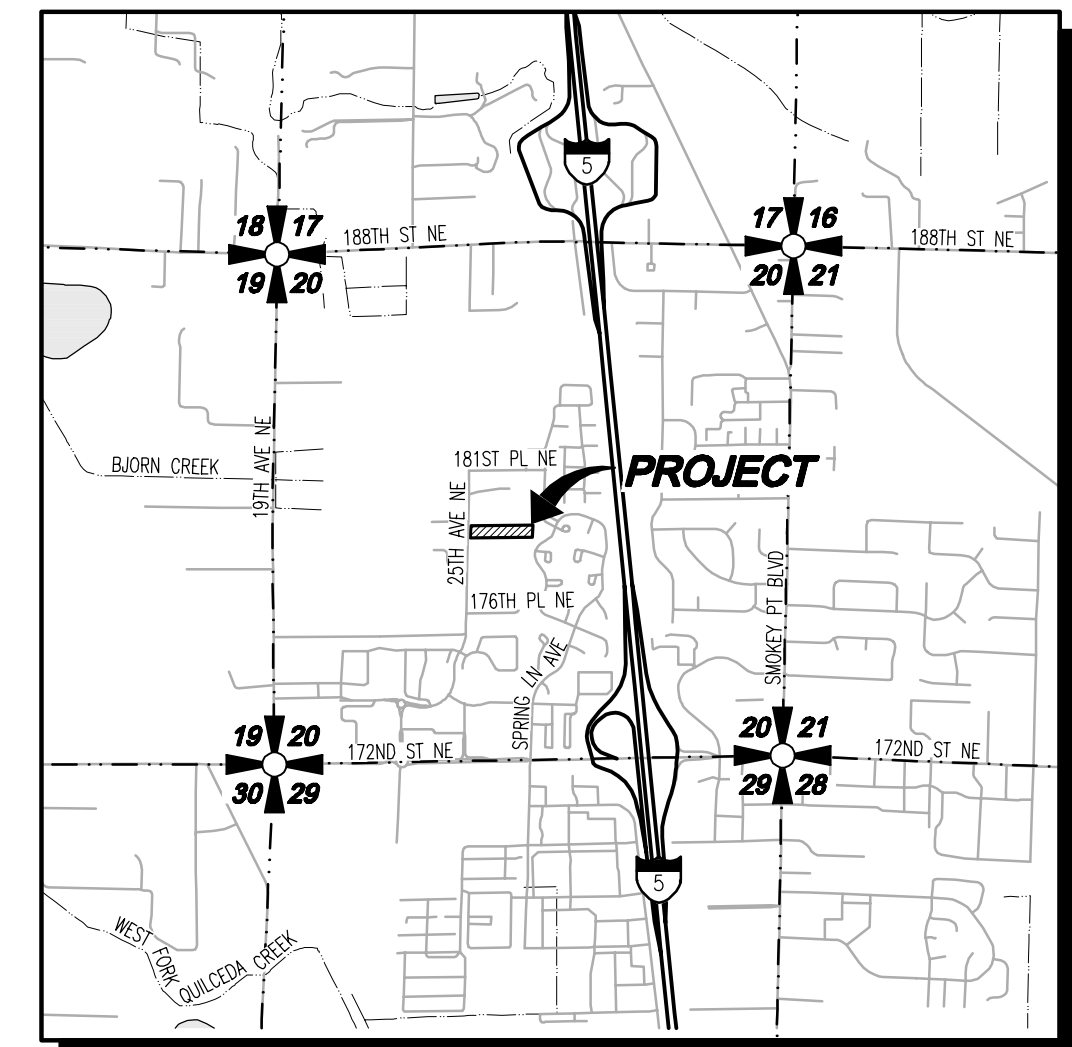
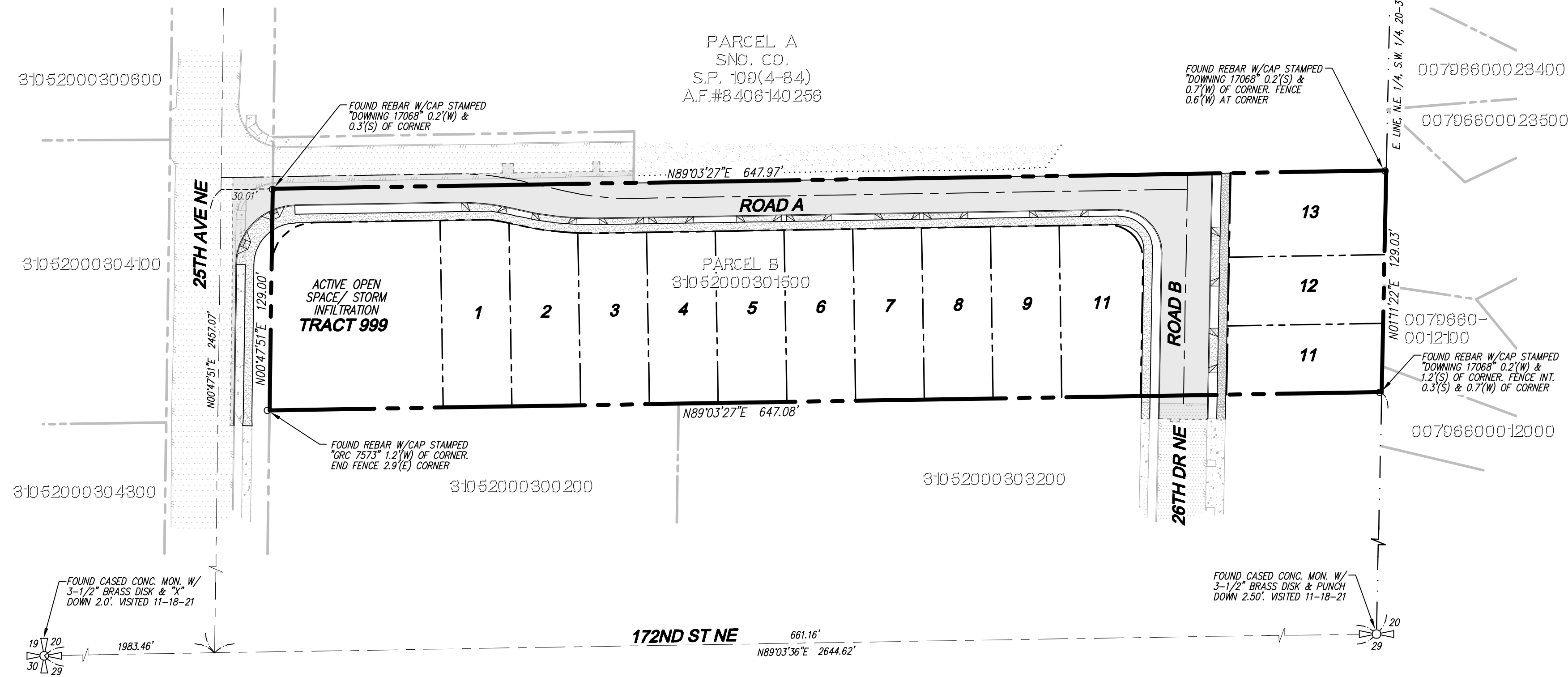
EXISTING SYMBOLS		ABBREVIATIONS	
	DESCRIPTION	CB	CATCH BASIN
	SECTION QTR CORNER FOUND	CL	CENTERLINE
	SECTION CORNER CALC'D	CMP	CORRUGATED METAL PIPE
	SECTION QTR CORNER CALC'D	CP	CONCRETE PIPE
	SET 1/2" x 24" REBAR W/CAP STAMPED "PCS 37536"	EL	ELEVATION
	EXISTING REBAR W/CAP, AS NOTED	EXIST.	EXISTING
	MONUMENT FOUND	FL	FLOWLINE
	CALCULATED	IE	INVERT ELEVATION
	MEASURED	LOPE	LINED CORRUGATED POLYETHYLENE PIPE
	CATCH BASIN	PL	PROPERTY LINE
	STORM MANHOLE	PP	POWER POLE
	CULVERT	PVC	POLYVINYL CHLORIDE PIPE
	GAS VALVE	R/W	RIGHT-OF-WAY
	GAS METER	STA	STATION
	GUY ANCHOR	SD	STORM DRAIN
	GUY POLE	SS	SANITARY SEWER
	LIGHT POLE	SSMH	SANITARY SEWER MANHOLE
	MAILBOX	SWPE	SOLID WALL POLYETHYLENE PIPE
	SIGN	TYP	TYPICAL
	TELCO MANHOLE	TBR	TO BE REMOVED
	TELCO RISER	TBD	TO BE DEMOLISHED
	SEWER MANHOLE		
	SEPTIC MANHOLE		
	FIRE HYDRANT		
	BLOW-OFF		
	WATER METER		
	WATER VALVE		
	TREE CONIFEROUS (W/ TREE TAG #)		
	TREE DECIDUOUS (W/ TREE TAG #)		

PROPOSED WATER SYMBOLS	
	DESCRIPTION
	CONCRETE BLOCKING
	11' BEND
	45' BEND
	90' BEND
	22' BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SEWER SYMBOLS	
	DESCRIPTION
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE



## SURVEY INFORMATION

### LEGAL DESCRIPTION

PARCEL B, SNOHOMISH COUNTY SHORT PLAT NO. 109 (4-84) RECORDED UNDER RECORDING NO. 8406140256, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### VERTICAL DATUM

FOUND REBAR W/CAP AT THE NORTHWEST PROPERTY CORNER  
ELEV = 123.98' NAVD 88  
PER GPS OBSERVATION

### BASIS OF BEARING

THE WASHINGTON STATE PLANE COORDINATES, NORTH ZONE

### EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE  
INSTRUMENTATION: LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

### REFERENCES

- (R1) SNO. CO. SHORT PLAT SP 109(4-84) - A.F.#8406140256
- (R2) RECORD OF SURVEY - A.F.#201410095006

### SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

## PROJECT INFORMATION

TAX PARCELS:	31052000301500
SITE ADDRESS:	17909 25TH AVE NE MARYSVILLE, WASHINGTON 98271
SITE AREA:	83,492 SF 1.92 AC
CURRENT ZONING:	R-8
PROPOSED ZONING:	R-8
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS:	13
MAX IMPERVIOUS COVERAGE:	70%
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	FRONTIER
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKEWOOD SCHOOL DISTRICT 306
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT RFA
BUILDING SETBACKS:	
FRONT:	10 FEET
REAR:	10 FEET
SIDE:	5 FEET
PARKING REQUIREMENTS:	3 PER DU=39 STALLS
PARKING PROVIDED:	52 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

## CONTACT LIST

<b>OWNER/APPLICANT:</b> HUSEBY HOMES 13110 NE 177TH PL, SUITE 228 WOODINVILLE, WASHINGTON 98072 CONTACT: DARIN HUSEBY PHONE: (425) 626-0972 EMAIL: darin@husebyhomes.com	<b>SURVEYOR:</b> PACIFIC COAST SURVEYS, INC. 16300 MILL CREEK BLVD, STE G4 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 508-4951 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net
<b>ENGINEER:</b> LDC, INC. 20210 142ND AVENUE NE WOODINVILLE, WASHINGTON 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tabbott@ldccorp.com	<b>GEOTECH:</b> NELSON GEOTECHNICAL ASSOCIATES, INC. 17311 135TH AVE NE, A-500 WOODINVILLE, WASHINGTON 98072 CONTACT: KHALED SHAMSH, PE PHONE: (425) 486-1669 FAX: (425) 481-2510 EMAIL: khals@nelsongeotech.com
<b>LANDSCAPE ARCHITECT:</b> PAUL JAY LANDSCAPE ARCHITECT 1115 BRIDGE ROAD, EASTHAM, MASSACHUSETTS 02642 CONTACT: PAUL JAY PHONE: (360) 659-8159 EMAIL: pauljaya@gmail.com	

## EARTHWORK QUANTITIES

CUT:	500 CY
FILL:	10,500 CY
STRIPPINGS:	1,500 CY

## TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS MAP
- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING AND STORM DRAINAGE PLAN
- PRELIMINARY WATER AND SEWER PLAN
- PRELIMINARY ROAD PROFILES AND SECTIONS

## UTILITY NOTE

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## DISCLAIMER

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REVISIONS

NO. DATE DESCRIPTION

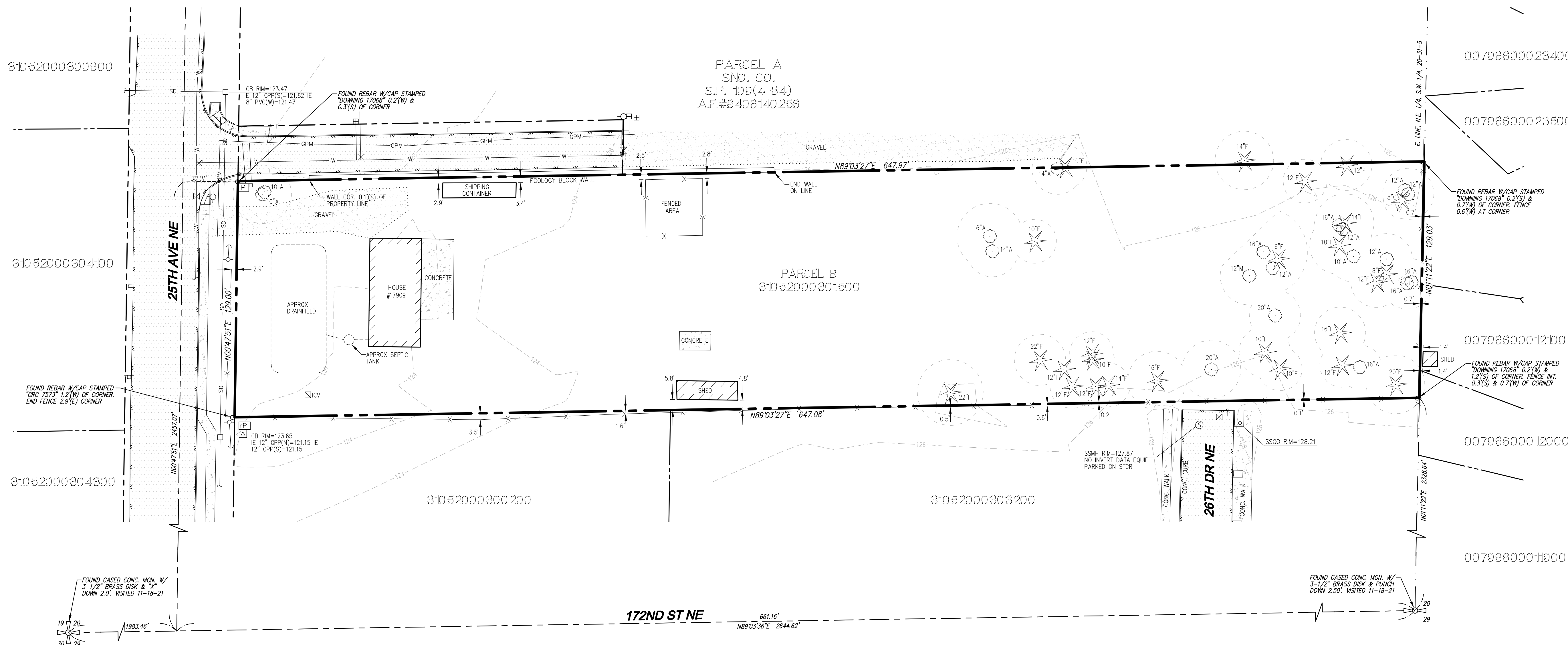
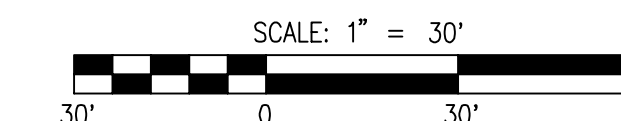
HUSEBY HOMES  
EVANS PARK  
COVER SHEET

THOMAS P. ABBOTT  
PROFESSIONAL ENGINEER

JOB NUMBER: C21-209  
DRAWING NAME: C21209P-CS-PL  
DESIGNER: TPA  
DRAFTING BY: JDG  
DATE: 3-2-22  
SCALE: 1"=50'  
JURISDICTION: MARYSVILLE

CS-01  
SHEET 1 OF 7

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



**LEGEND AND ABBREVIATIONS**

EXISTING SYMBOLS		EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	CB	CATCH BASIN
	SECTION CORNER FOUND		SEWER MANHOLE	CL	CENTERLINE
	SECTION QTR CORNER FOUND		SEPTIC MANHOLE	CMP	CORRUGATED METAL PIPE
	SECTION CORNER CALC'D		FIRE HYDRANT	CP	CONCRETE PIPE
	SECTION QTR CORNER CALC'D		BLOW-OFF	EL	ELEVATION
	SET 1/2"x24" REBAR W/CAP STAMPED "PSS 37538"		WATER METER	EXIST.	EXISTING
	EXISTING REBAR W/CAP, AS NOTED		WATER VALVE	FL	FLOWLINE
	MONUMENT FOUND		TREE CONIFEROUS (W/ TREE TAG #)	IE	INVERT ELEVATION
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	MEASURED			R	PROPERTY LINE
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	STORM MANHOLE			PVC	POLYVINYL CHLORIDE PIPE
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	GAS METER			SD	STORM DRAIN
	GUY ANCHOR			SS	SANITARY SEWER
	GUY POLE			SSMH	SANITARY SEWER MANHOLE
	LIGHT POLE			SWPE	SOLID WALL POLYETHYLENE PIPE
	MAILBOX			TYP	TYPICAL
	SIGN			TBR	TO BE REMOVED
	TELECOM MANHOLE			TBD	TO BE DEMOLISHED
	TELECOM RISER				

**SURVEY INFORMATION**

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**VERTICAL DATUM**

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 PER GPS OBSERVATION

**BASIS OF BEARING**

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**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
 SURVEY PERFORMED BY FIELD TRAVERSE  
**INSTRUMENTATION:**  
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**PRECISION:**  
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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** | Surveying Engineering Planning  
 Kent  
 1851 Central Pl S, #101  
 Woodinville, WA 98072  
 T 425.886.1869 www.LDCcorp.com

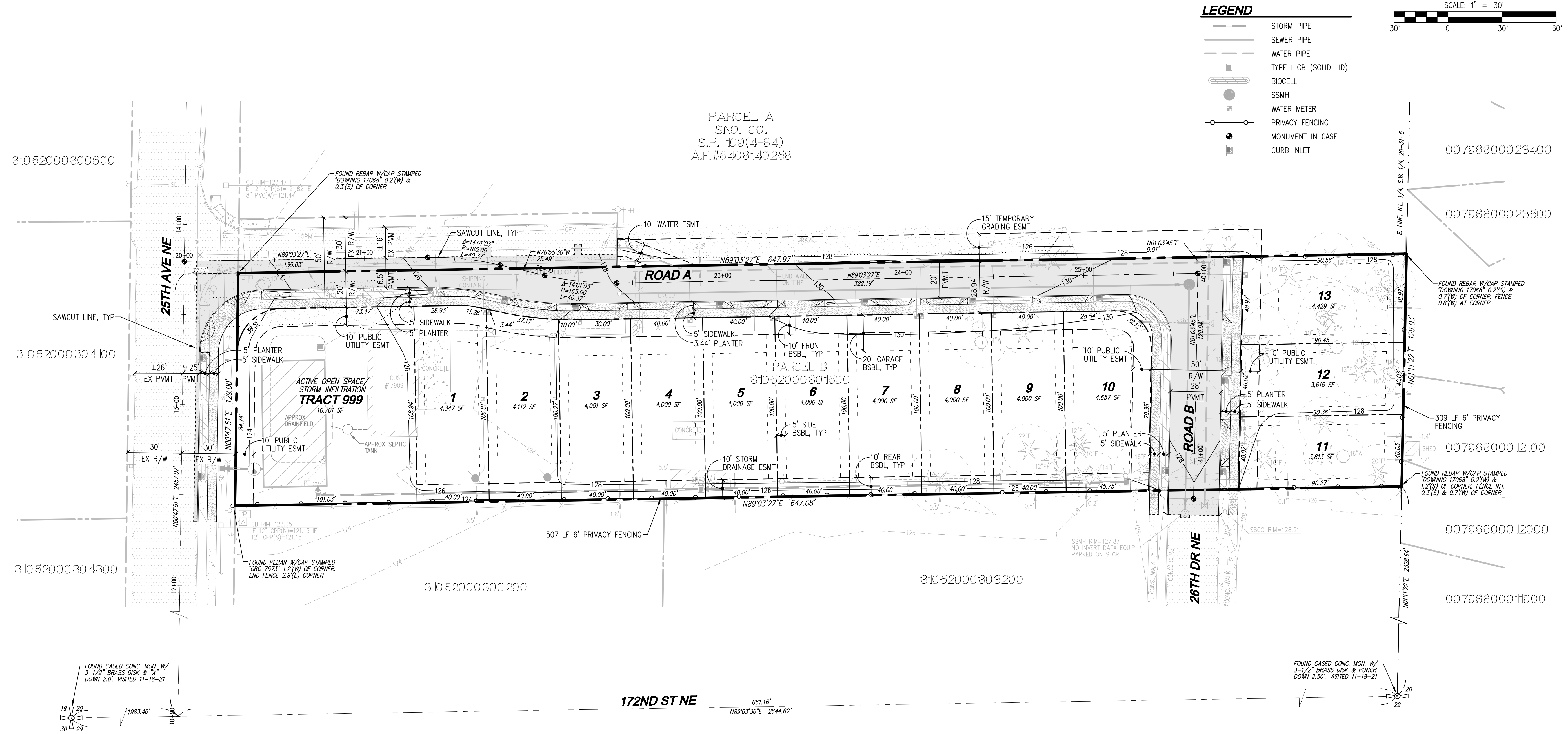
HUSEBY HOMES  
**EVANS PARK**  
 EXISTING CONDITIONS MAP

JOB NUMBER: C21-209  
 DRAWING NAME: C21209P-T0-PL  
 DESIGNER: TPA  
 DRAFTING BY: JGG  
 DATE: 3-2-22  
 SCALE: 1"=30'  
 JURISDICTION: MARYSVILLE

**TO-01**  
 SHEET 2 OF 7

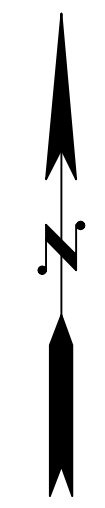
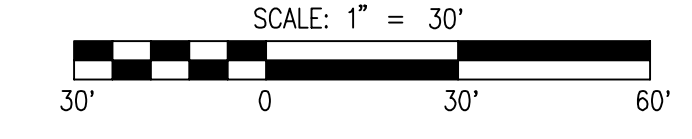
Drawing: P:\Civil\2021\209 Evans Park\Drawings\Preliminary\C21209P-T0-PL.dwg Plotfile: Mar 03, 2022 - 1:42pm

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



**LEGEND**

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB (SOLID LID)
- ▨ BIOCELL
- SSMH
- WATER METER
- PRIVACY FENCING
- MONUMENT IN CASE
- CURB INLET



NO.	DATE	DESCRIPTION

**LDC** | Surveying Engineering Planning

Kent  
1851 Central Pl S, #101  
Woodinville, WA 98090  
T 425.806.1869 www.LDCorp.com

**HUSEBY HOMES  
EVANS PARK  
PRELIMINARY SITE PLAN**



JOB NUMBER:	C21-209
DRAWING NAME:	C21209P-SR-PL
DESIGNER:	TPA
DRAFTING BY:	JDG
DATE:	3-2-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

**SP-01**  
SHEET 3 OF 7

**LOT AREA TABLE**

LOT NO	AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT IMPERVIOUS
1	4,347	3,043	70%
2	4,112	2,878	70%
3	4,001	2,800	70%
4	4,000	2,800	70%
5	4,000	2,800	70%
6	4,000	2,800	70%
7	4,000	2,800	70%
8	4,000	2,800	70%
9	4,000	2,800	70%
10	4,657	3,260	70%
11	3,613	2,529	70%
12	3,616	2,531	70%
13	4,429	3,100	70%

**TRACT AND LOT OPEN SPACE TABLE**

TRACT/LOT OPEN SPACE	USE	AREA (SF)	AREA (AC)
999	ACTIVE OPEN SPACE/INFILTRATION	10,701	0.25

**DENSITY DIMENSION AND PARKING**

Requirement	Allowable under PRD and R-8 Zoning	Proposed
Density: Dwelling unit/acre	8 DU/AC	6.77 DU/AC
Minimum street setback:	10 feet	20 feet
Minimum side yard setback:	5 feet	5 feet
Minimum rear yard setback:	10 feet	10 feet
Base height:	30 feet max	30 feet max
Maximum building coverage:	50%	TBD
Maximum impervious surface:	70%	70%
Minimum lot area:	3,400	3,613 SF
Minimum lot width:	40 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	56 total*

\* 2 STALLS PER OT DRIVEWAY AND 2 PER GARAGE

**PRD CALCULATIONS**

GROSS SITE AREA:	83,492 SF	1.92 AC
NET DEVELOPMENT AREA: (20% REDUCTION)	66,794 SF	1.54 AC
BASE DENSITY: (1.54AC X 8 DU/AC=12.32)	12 UNITS	
MAX DENSITY: (120% X 12)	14 UNITS	
PROPOSED TOTAL: 1 BONUS DENSITY UNITS NEEDED 816 LF FENCING (1 UNIT/500 LF FENCING)	13 LOTS	
	1.63 UNITS	
TOTAL OPEN SPACE REQUIRED: (15% OF NET AREA)	10,019 SF	0.23 AC
TOTAL OPEN SPACE PROVIDED: (TRACT 999)	10,701 SF	0.25 AC

**PROJECT INFORMATION**

TAX PARCELS:	31052000301500
SITE ADDRESS:	17909 25TH AVE NE MARYSVILLE, WASHINGTON 98271
SITE AREA:	83,492 SF 1.92 AC
CURRENT ZONING:	R-8
PROPOSED ZONING:	R-8
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS:	13
MAX IMPERVIOUS COVERAGE:	70%
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	FRONTIER
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKEWOOD SCHOOL DISTRICT 306
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT RFA
BUILDING SETBACKS:	
FRONT:	10 FEET
REAR:	10 FEET
SIDE:	5 FEET
PARKING REQUIREMENTS:	3 PER DU=39 STALLS
PARKING REQUIRED:	52 STALLS
PARKING PROVIDED:	(2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

**SOILS**

LYNNWOOD LOAMY SAND, 0 TO 3 PERCENT SLOPES.

**EXISTING GROUND COVER**

COMBINATION OF TREES, GRASS, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH ONE RESIDENCE.

**PROPOSED GROUND COVER**

COMBINATION OF TREES, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH THE SINGLE FAMILY HOMES.

**SITE NOTES**

- GEOLOGIC HAZARDS:** NO GEOLOGICALLY HAZARDOUS AREA ONSITE OR WITHIN 200 FEET OF THE SITE
- AQUIFER RECHARGE:** AN AQUIFER RECHARGE AREA IS NOT LOCATED ON THE SITE
- FLOOD HAZARD:** THE SITE IS NOT WITHIN A FLOOD HAZARD AREA (FIRM MAP #53061C0390F)
- SHORELINE:** THE SITE IS NOT WITHIN A SHORELINE JURISDICTION
- WELLS OR SEPTIC:** SEE SHEET TO-01 FOR WELLS AND SEPTIC FIELDS LOCATED WITHIN 100 FEET OF SITE

**UTILITY NOTE**

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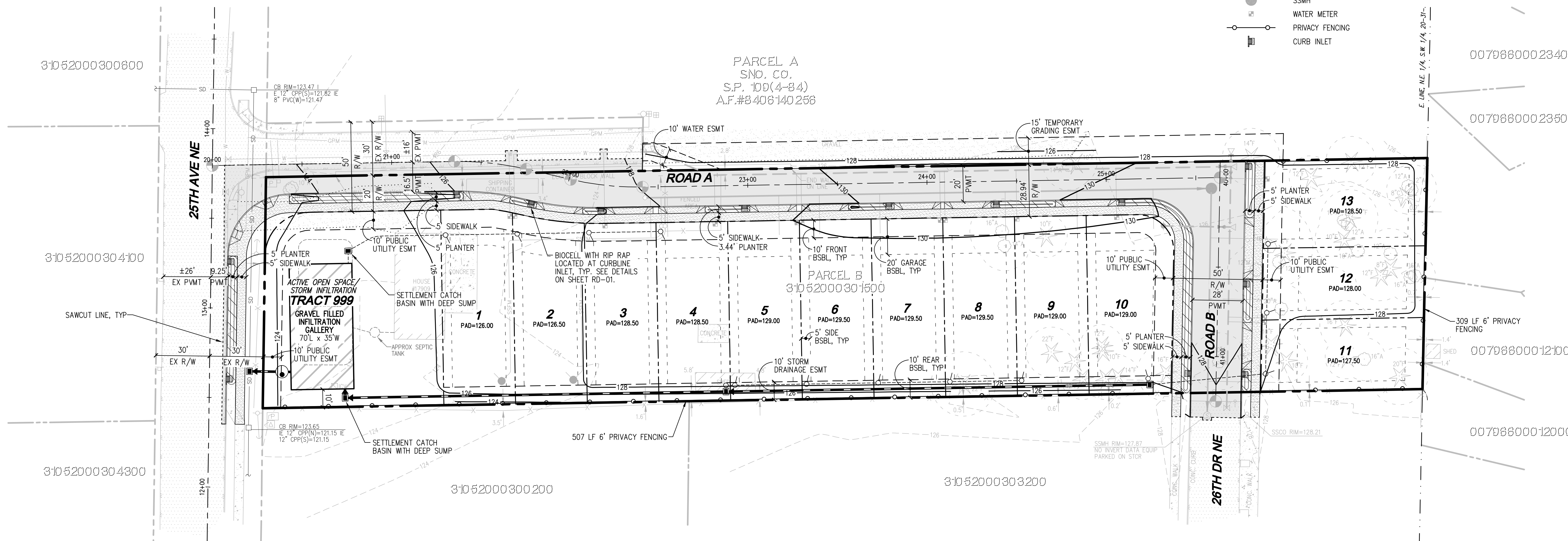
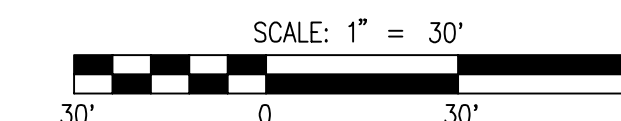
Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

Drawing: P:\Civil\2021\209 Evans Park\Drawings\Preliminary\C21209P-SR-PL.dwg Plotfile: Mar 03, 2022 - 1:43pm

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE 1 CB (SOLID LID)
- ▨ BIOCELL
- SSMH
- ⊕ WATER METER
- PRIVACY FENCING
- ⊥ CURB INLET



**INFILTRATION GALLERY DESIGN INFORMATION:**

BEGIN INFILTRATION EL:	123.50
TOP OF RISER EL:	124.50
LIVE STORAGE DEPTH:	1.0'
TOP OF INFILTRATION FACILITY EL:	125.00'
GROUNDWATER ELEVATION EL:	120.00' (3'-4' BELOW SURFACE PER GEOTECHNICAL REPORT)
SEPARATION FROM GROUNDWATER EL:	3.5'
FOOTPRINT:	35'x70'=2,450 SF
DESIGN INFILTRATION RATE:	10 IN/HR

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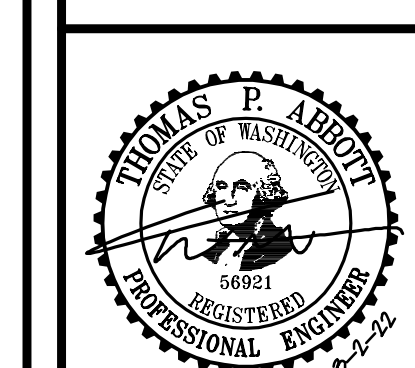


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Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
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HUSEBY HOMES  
**EVANS PARK**  
PRELIMINARY GRADING AND STORM DRAINAGE PLAN



JOB NUMBER:	C21-209
DRAWING NAME:	C21209P-RD-PL
DESIGNER:	TPA
DRAFTING BY:	JDG
DATE:	3-2-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

**SD-01**  
SHEET 4 OF 7

Drawing: P:\Civil\2021\209 Evans Park\Drawings\Preliminary\C21209P-RD-PL.dwg, Plotfile: Mar 03, 2022 - 1:43pm

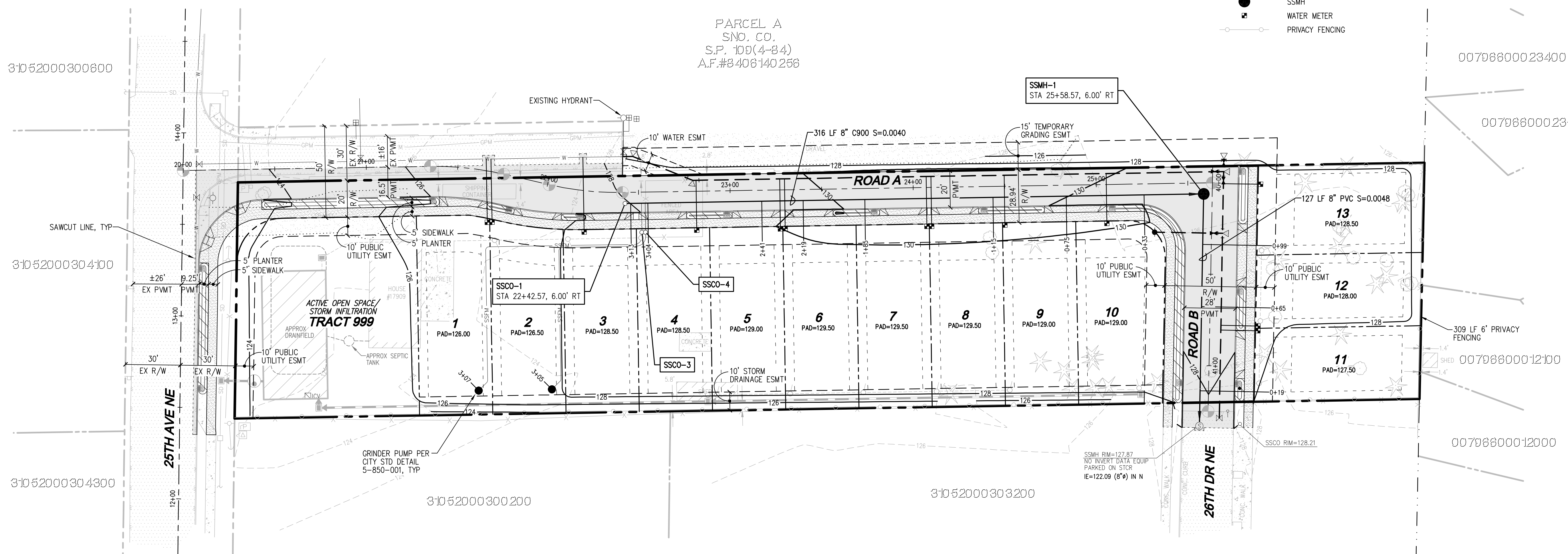
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PARCEL A  
SNO. CO.  
S.P. 100(4-84)  
A.F.#8406140256

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- ▣ TYPE I CB (SOLID LID)
- ▨ BIOCELL
- SSMH
- ⊠ WATER METER
- PRIVACY FENCING

SCALE: 1" = 30'



NOTE

ALL SIDE SEWER GRAVITY CONVEYANCE PIPE LESS THAN 4' COVER TO BE C900.

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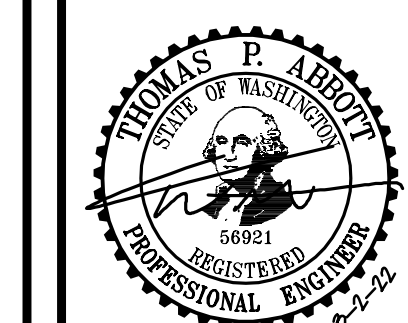
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Surveying  
Engineering  
Planning

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

HUSEBY HOMES  
**EVANS PARK**

PRELIMINARY WATER AND SEWER PLAN

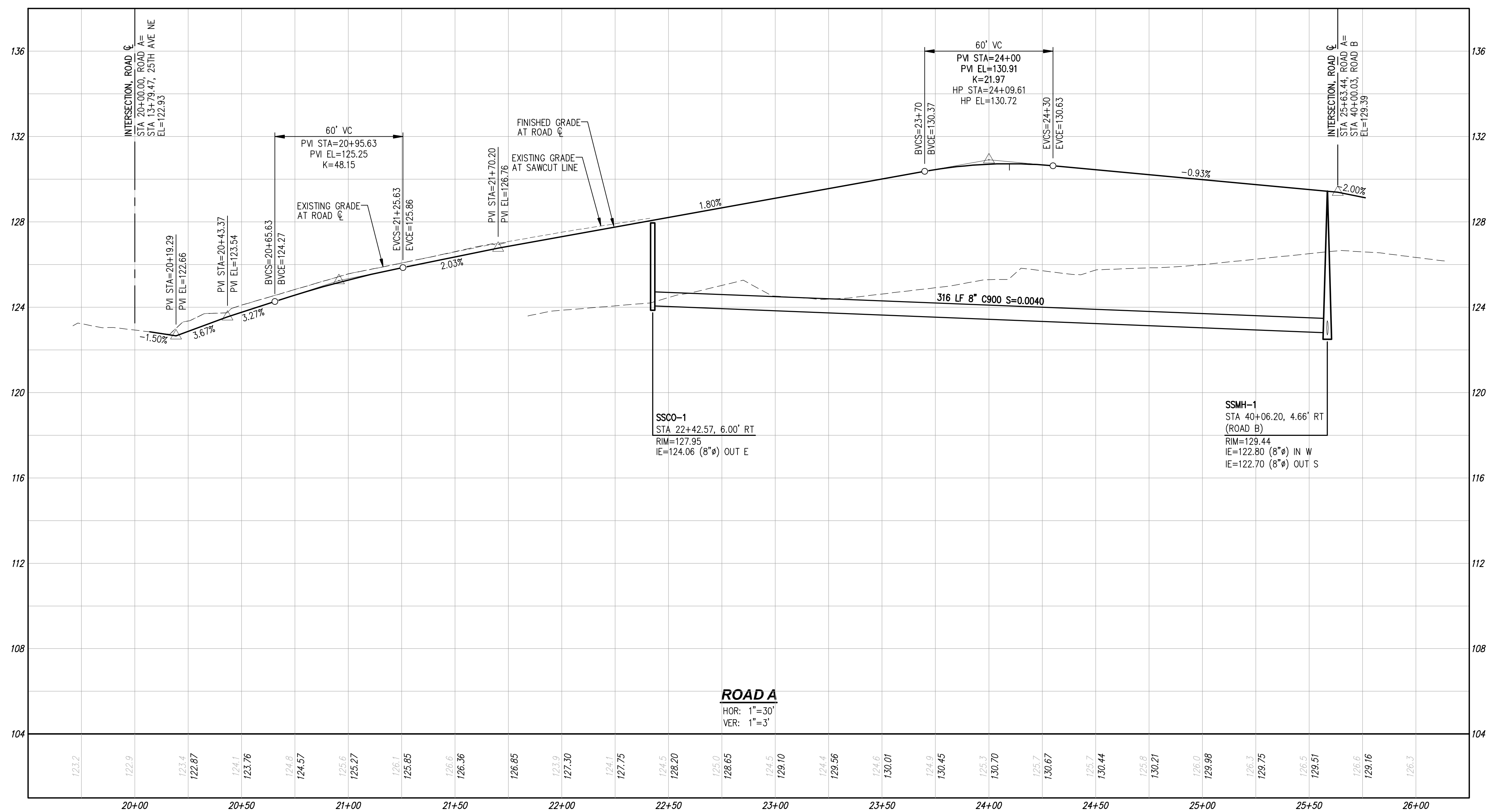
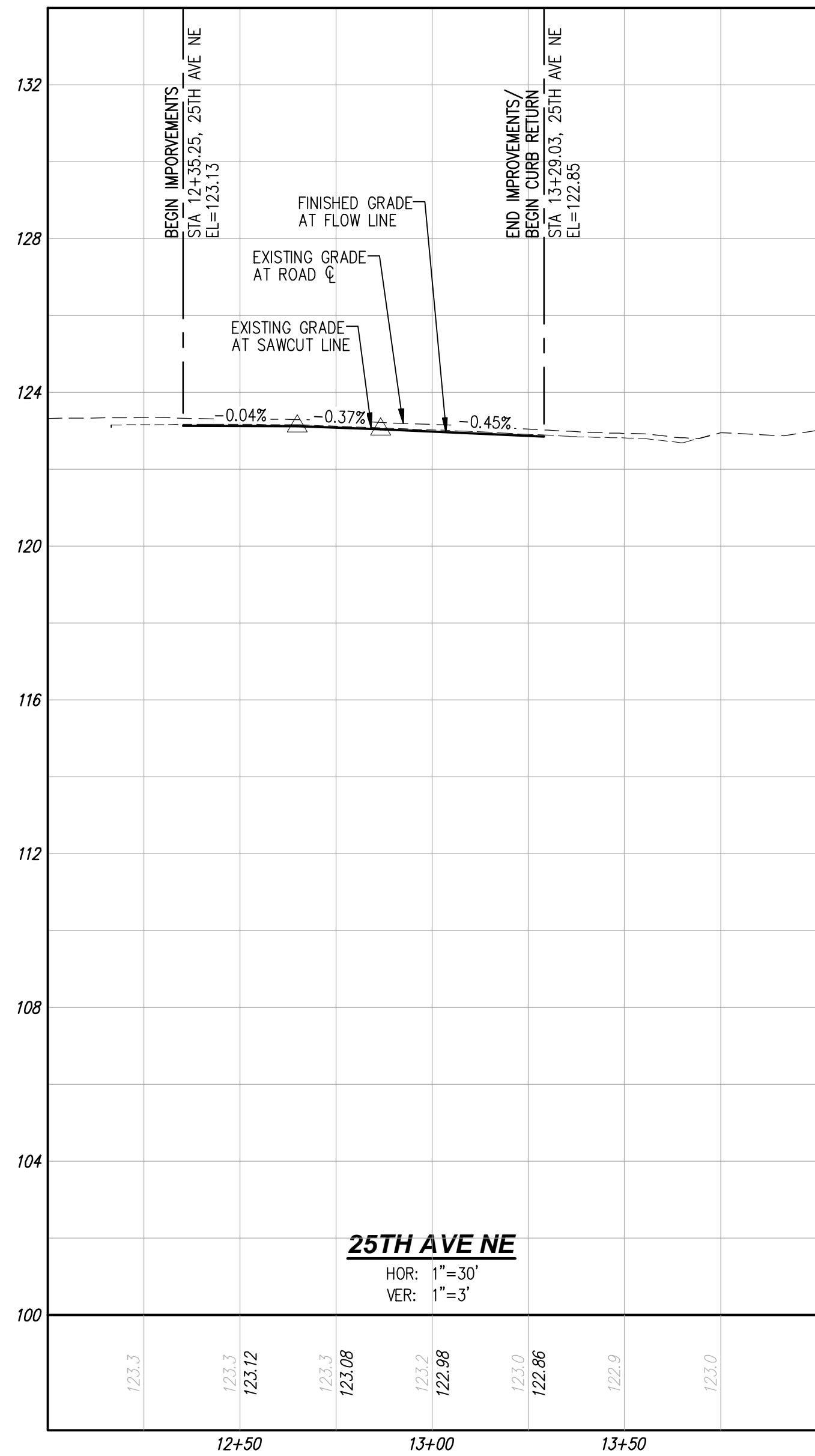


JOB NUMBER: C21-209  
DRAWING NAME: C21209P-UT-PL  
DESIGNER: TPA  
DRAFTING BY: JGG  
DATE: 3-2-22  
SCALE: 1"=30'  
JURISDICTION: MARYSVILLE

**UT-01**

SHEET 5 OF 7

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



**UTILITY NOTE**

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**DISCLAIMER**

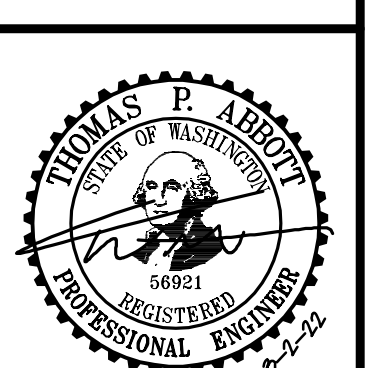
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NO.	DATE	DESCRIPTION

**LDC** | Surveying Engineering Planning  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
T 425.846.1869 www.LDCcorp.com

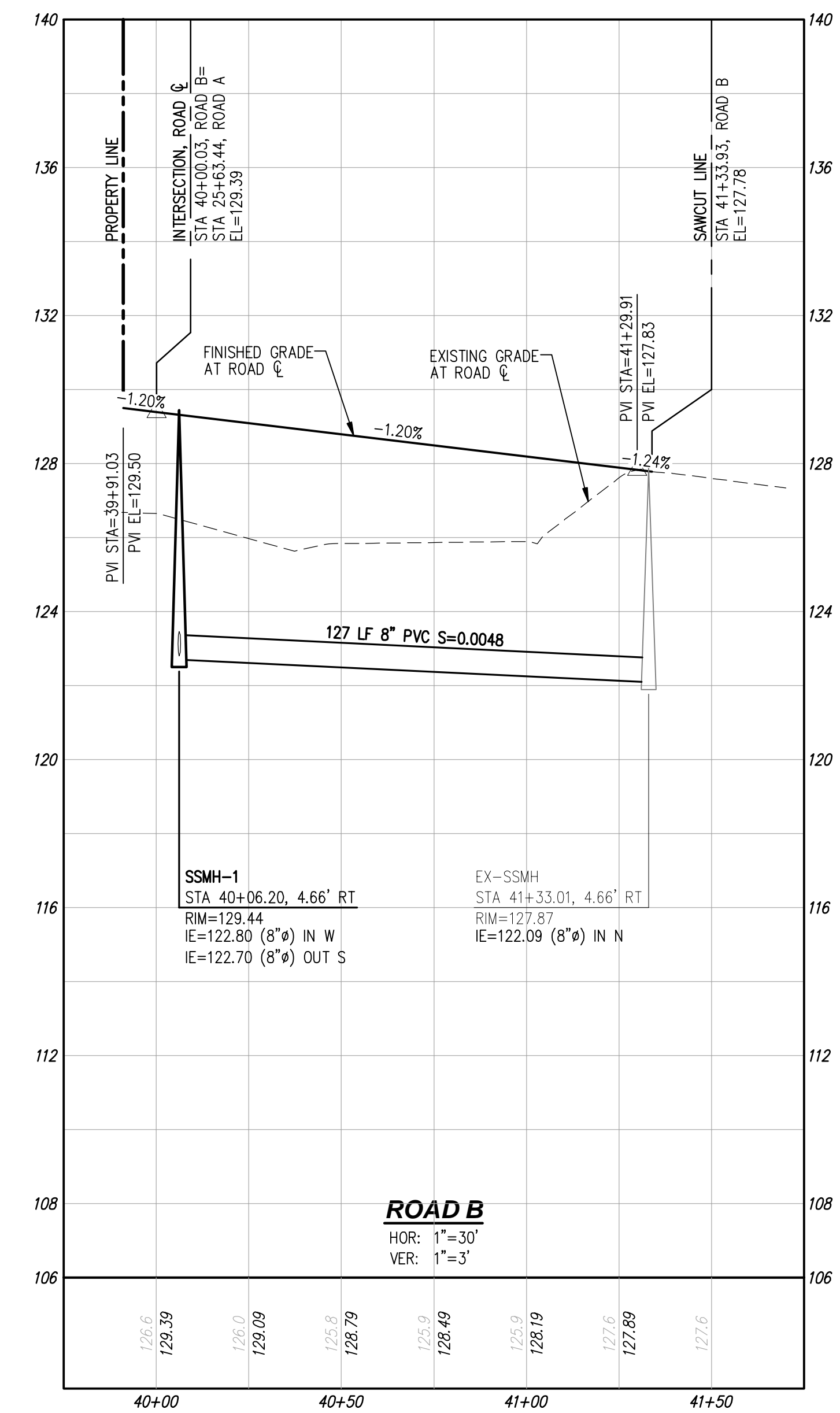
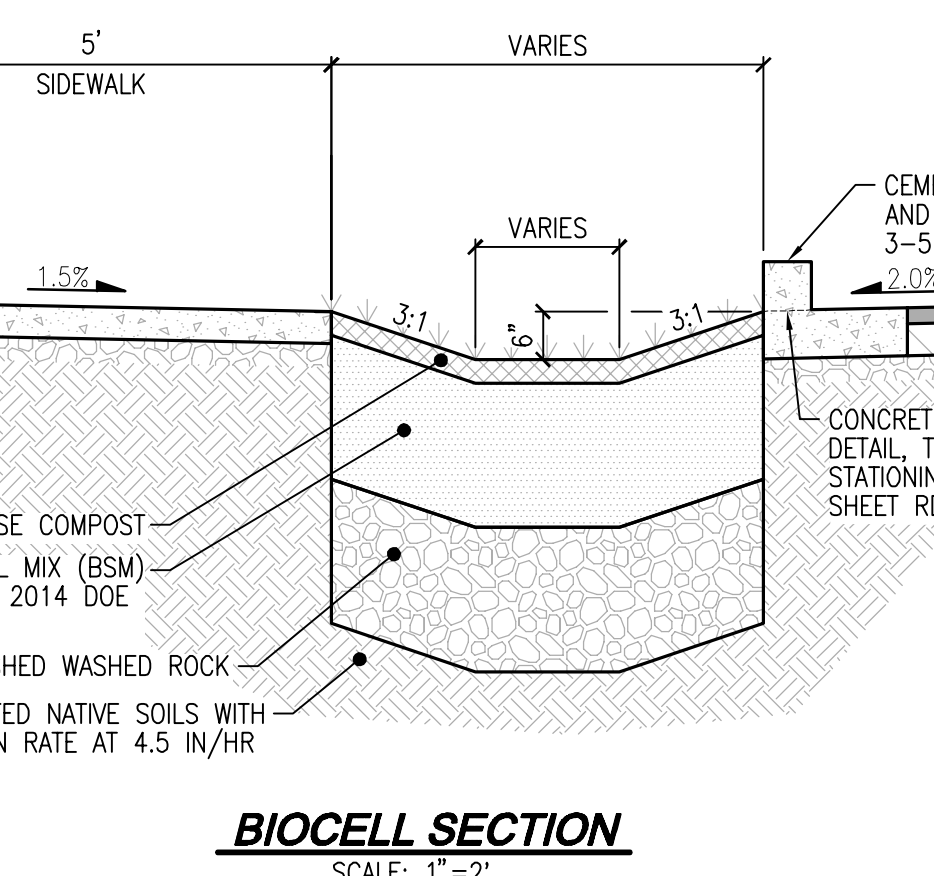
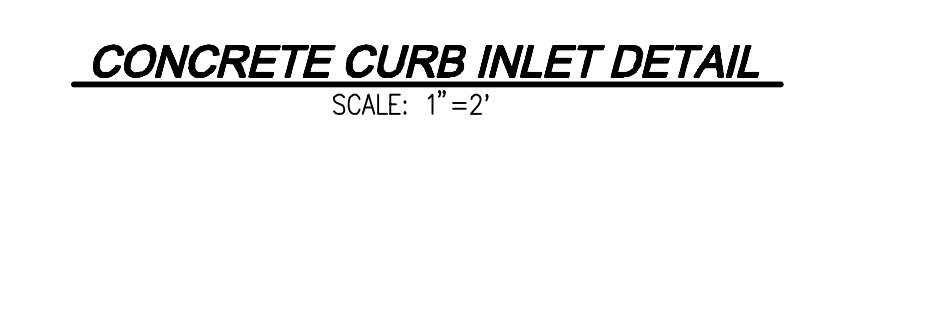
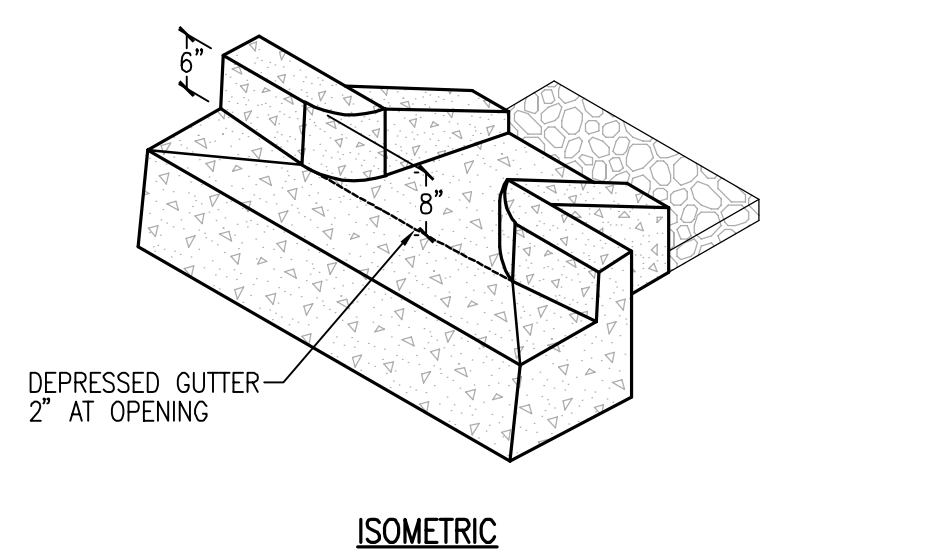
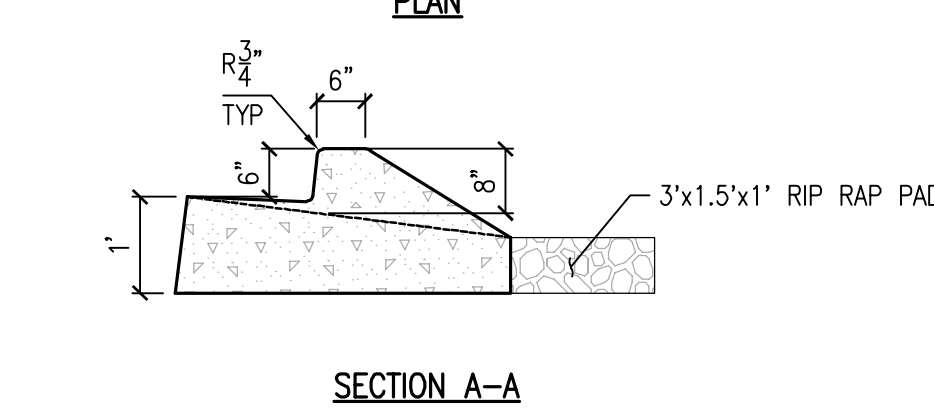
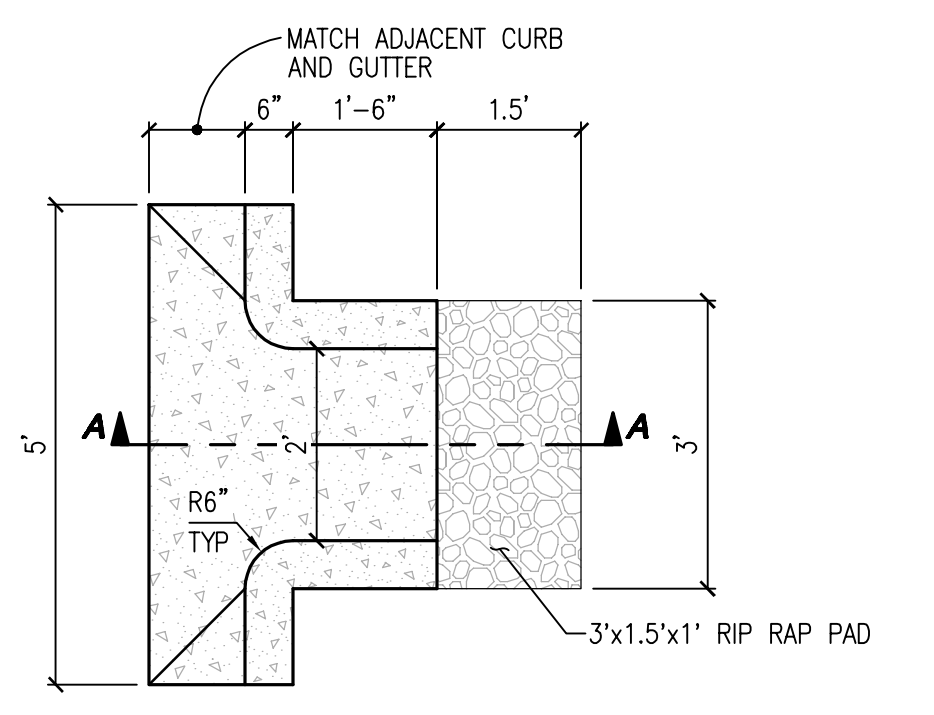
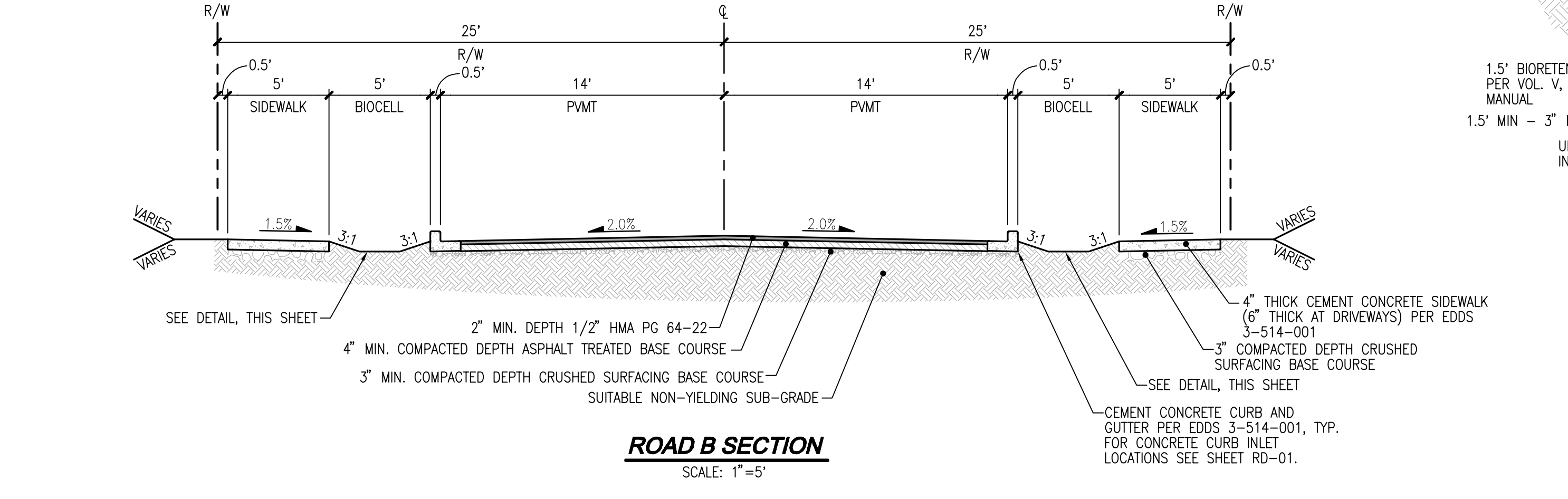
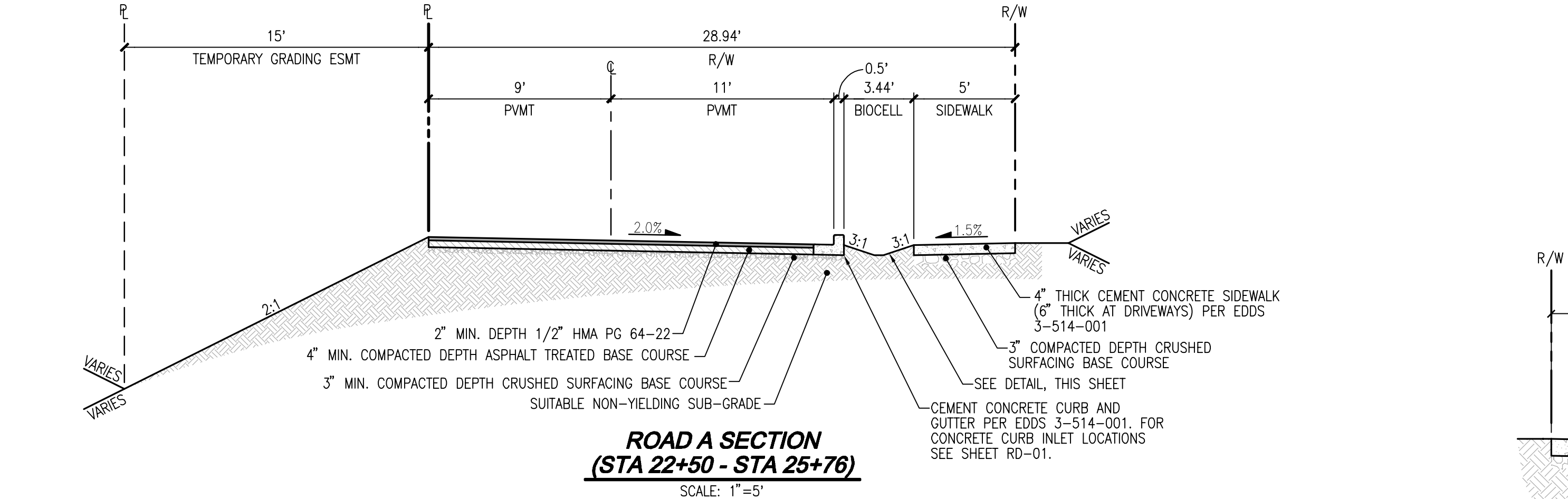
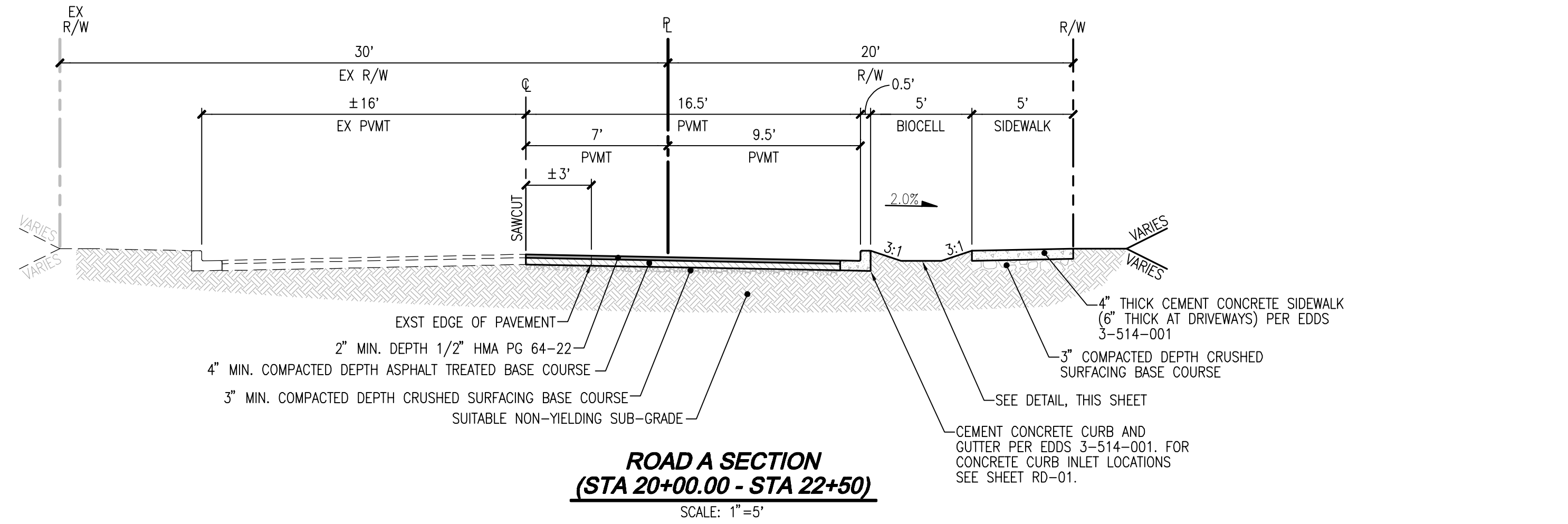
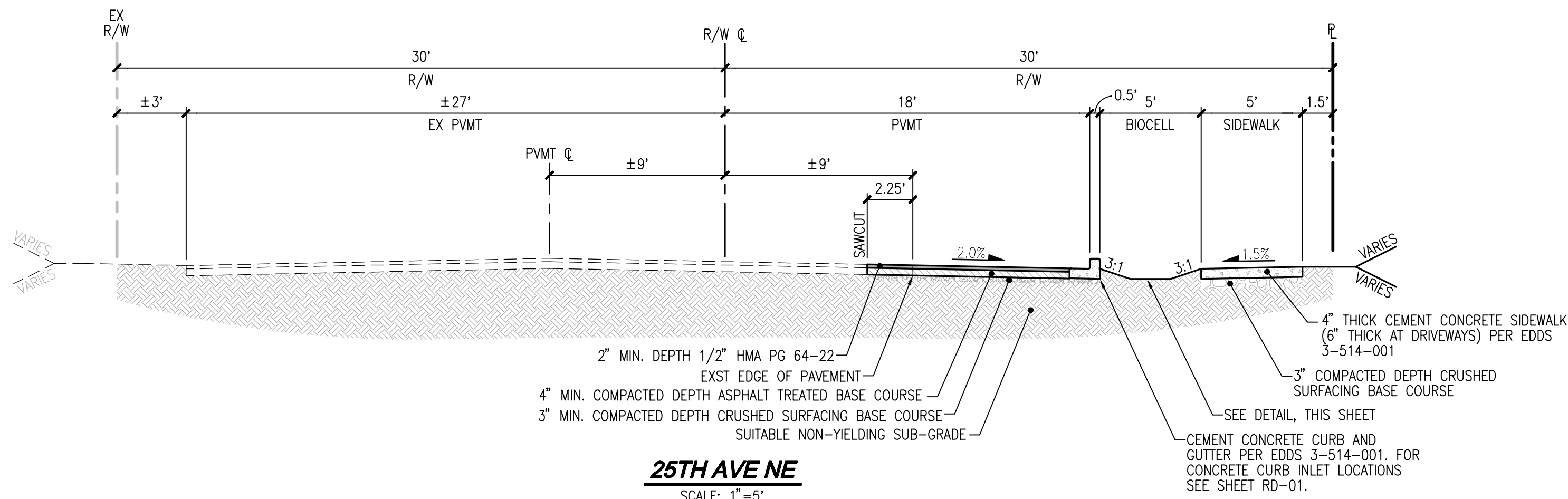
HUSEBY HOMES  
**EVANS PARK**  
PRELIMINARY ROAD AND UTILITY PROFILES AND SECTIONS



JOB NUMBER:	C21-209
DRAWING NAME:	C21209P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	JDG
DATE:	3-2-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

Drawing: P:\Civil\2021\C21-209 Evans Park\Drawings\Preliminary\C21209P-RD-PR.dwg Plotfile: Mar 03, 2022 - 11:49pm

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



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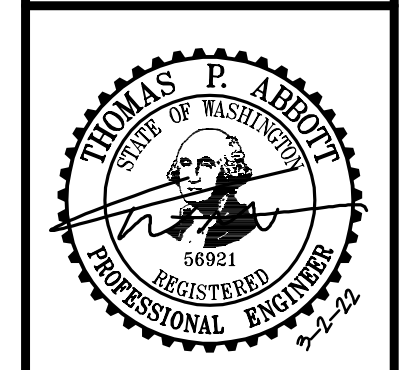
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Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION

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