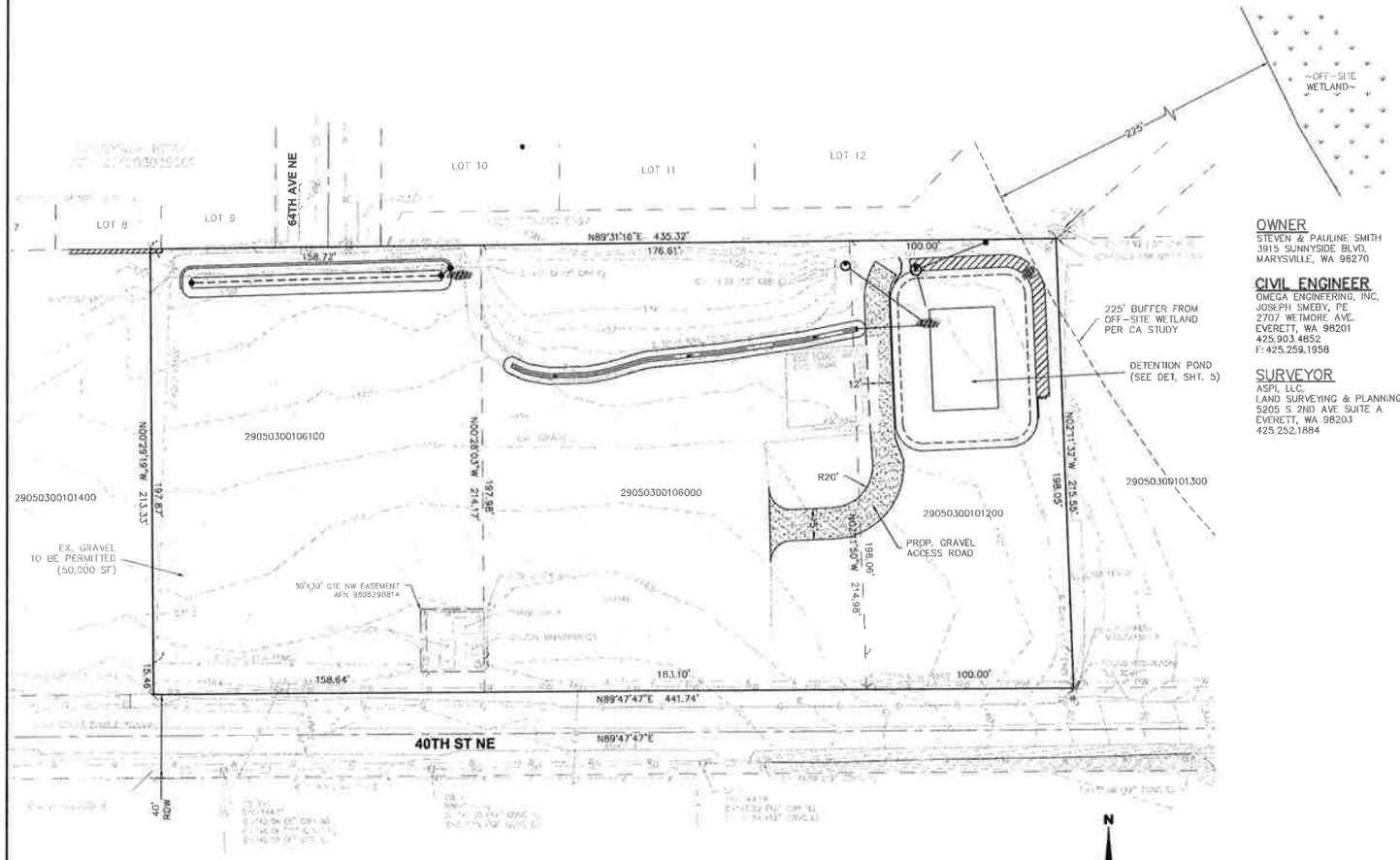
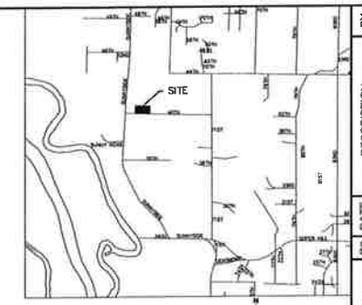
SUNNYSIDE NURSERY

SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.





VICINITY MAP

SCALE: 1" = 2,000'

OWNER

STEVEN & PAULINE SMITH
3915 SUNNYSIDE BLVD.
MARYSVILLE, WA 98270

CIVIL ENGINEER

OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.903.4852
F: 425.259.1958

SURVEYOR

ASPI, LLC.
LAND SURVEYING & PLANNING
5205 S 2ND AVE SUITE A
EVERETT, WA 98203
425.252.1884

LEGAL DESCRIPTION

PARCEL B:

BEGINNING AT SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MARKED BY AN IRON PIPE;
THENCE NORTH 89°28'30" EAST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 326.93 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST 198 FEET;
THENCE SOUTH 89°28'30" WEST TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN WARRANTY DEED NO. 1566570;
THENCE SOUTH 0°31'56" EAST ALONG THE EAST LINE OF SAID TRACT 213.33 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 89°45'10" EAST ALONG THE NORTH LINE OF THE COUNTY ROAD TO A POINT THAT IS SOUTH 00°31'30" WEST TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30 WEST TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

BEGINNING AT SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MARKED BY AN IRON PIPE;
THENCE NORTH 89°28'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 326.93 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST, A DISTANCE OF 198 FEET;
THENCE SOUTH 89°28'30" WEST TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED RECORDED UNDER FILE NO. 1566570;
THENCE SOUTH 0°31'30" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 214.68 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 40TH STREET NORTHEAST;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT THAT IS SOUTH 00°31'30" EAST FROM THE TRUE POINT OF GENNING;
THENCE NORTH 00°31'30" WEST 16.08 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:

BEGINNING AT A POINT ON THE NORTH MARGIN OF COUNTY ROAD IN THE NORTHEAST QUARTER (GOVERNMENT LOT 1) SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS 511.23 FEET EAST OF THE EAST MARGIN OF THE MARYSVILLE-SNOHOMISH HIGHWAY AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°45'10" EAST ALONG THE NORTH MARGIN OF SAID COUNTY ROAD FOR 100 FEET TO THE SOUTHWEST CORNER OF A ONE ACRE TRACT;
THENCE NORTH ALONG THE WEST MARGIN OF SAID ONE ACRE TRACT 215.50 FEET;
THENCE 89°28'30" WEST 100 FEET;
THENCE SOUTH 0°31'56" 215 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM NAVD 88

BENCHMARK

MAG & WASHER 0.5' SOUTH OF N EDGE OF PAVEMENT & 12' W OF CENTERLINE DRIVEWAY HOUSE #6509
ELEV. = 137.64'
ELEVATION ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

SITE DATA

SITE ADDRESS:	6331 40TH ST NE MARYSVILLE, WA 98270
TAX ACCOUNT NO.:	29050300106100, 2905030010600, 29050300101200
GROSS SITE AREA:	2.16 ACRES

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR REBAR AND CAP (RBC) AS NOTED
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- POWER JUNCTION BOX
- LUMINAIRE
- TELEPHONE RISER
- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- POWER METER
- SIGN
- GATE POST
- TYPE I CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- FENCE (TYPE NOTED)
- GAS
- STORM DRAIN
- WATER
- SANITARY SEWER

TOTAL AREA - 4.59 Ac

HARD SURFACE AREA SUMMARY TABLE

	PGHS (sf)	NPGHS (sf)	Total (sf)
Existing (Rec. Const.)	50,000	0	50,000
Removed	0	0	0
Replaced	0	0	0
New	0	0	0
New + Replaced	0	0	0
Total Hard Surfaces	50,000	0	50,000

N

0 30 60
HORIZONTAL SCALE

ARCHEOLOGICAL NOTE:

IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHAEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST 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 MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.

DRAWING INDEX

1) PROJECT COVER SHEET
2) SWPPP
3) DRAINAGE & GRADING PLAN
4) STORMWATER DETAILS
5) POND DETAILS

811
Know what's below.
Call two business days before you dig.

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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 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, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS____DAY OF_____, 202__

BY:_____
KEN MONTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 AND 22A.040.035.

NO	DATE	DESCRIPTION	BY

COVER SHEET

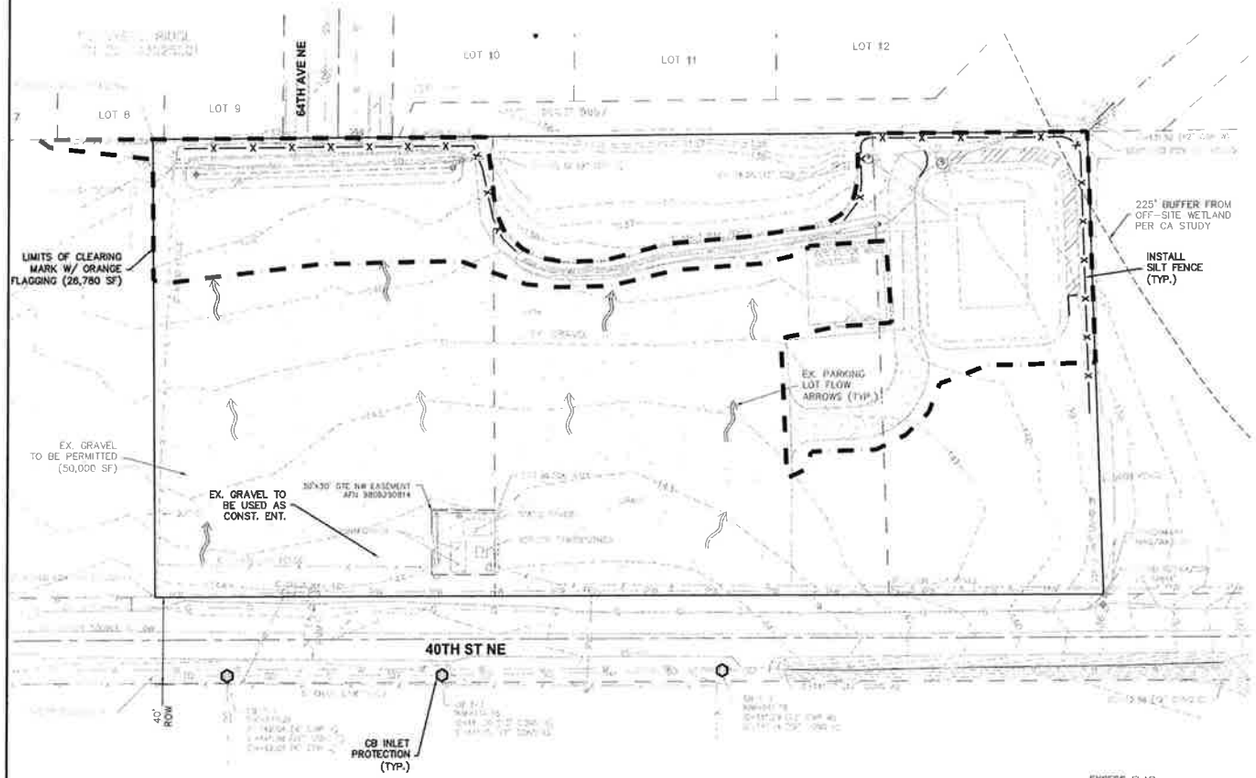
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

SUNNYSIDE NURSERY
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 21-0819	DRN. BY EJT
DATE 1/26/2022	
SCALE 1" = 30'	
DRAWING NO 1 OF 5	

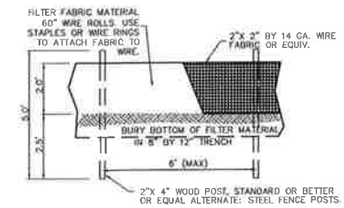
SUNNYSIDE NURSERY

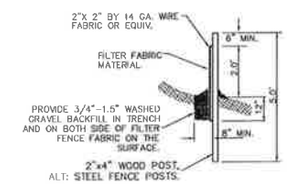
SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.



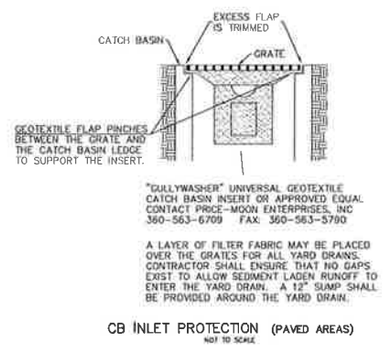
LEGEND

- CLEARING LIMITS
- SILT FENCE
- CATCH BASIN (CB) INLET PROTECTION





SILT FENCE DETAIL
N.T.S.



CB INLET PROTECTION (PAVED AREAS)
NOT TO SCALE

GRADING QUANTITIES:
CUT = 600 C.Y.
FILL = 600 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

N

0 30 60
HORIZONTAL SCALE

PFN:

811
Know what's below. Call two business days before you dig.

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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 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, WDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS_____DAY OF_____, 200__

BY:_____
KEN MONTHYE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

REV	DATE	DESCRIPTION	BY

SWPPP

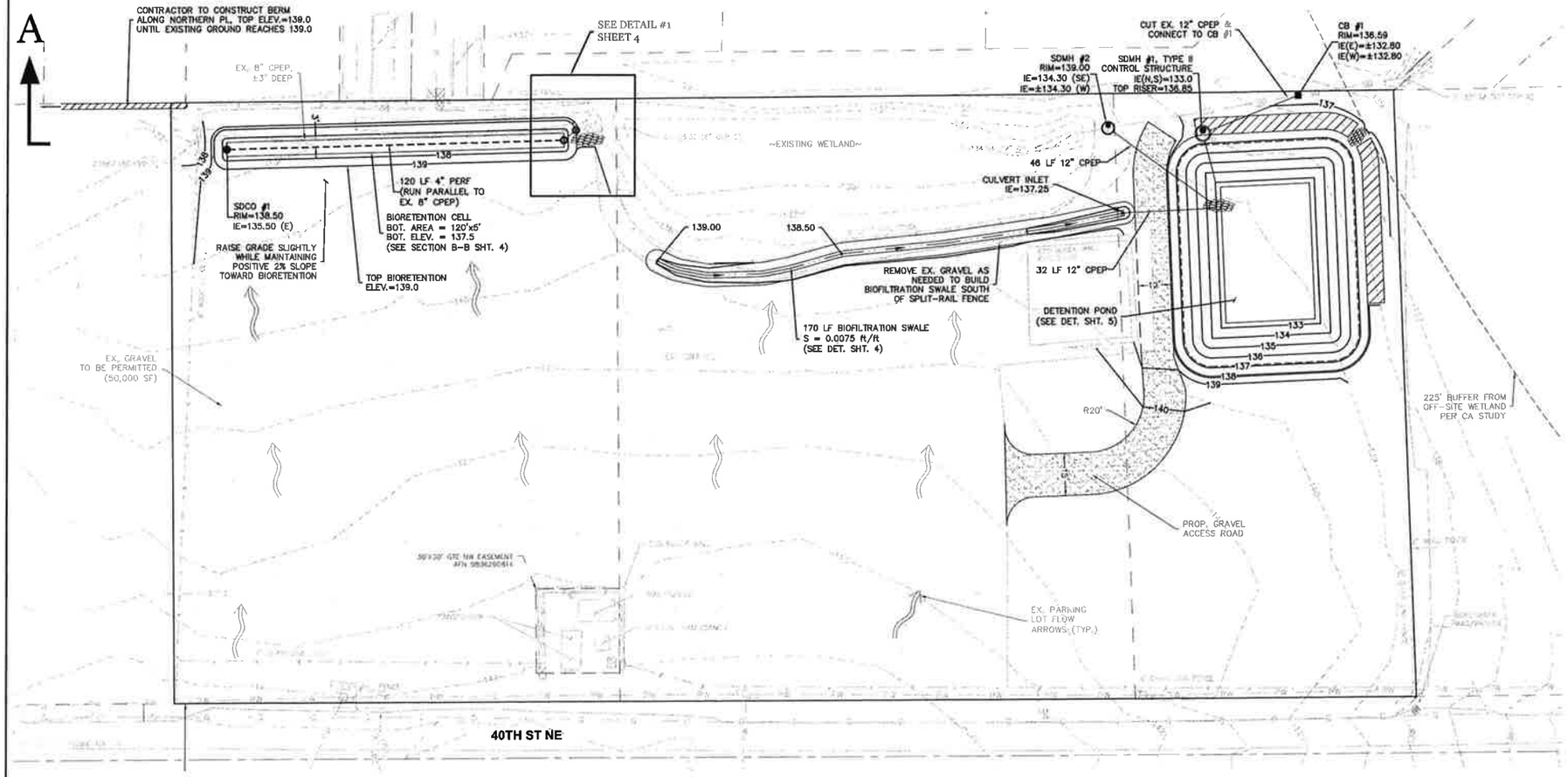
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

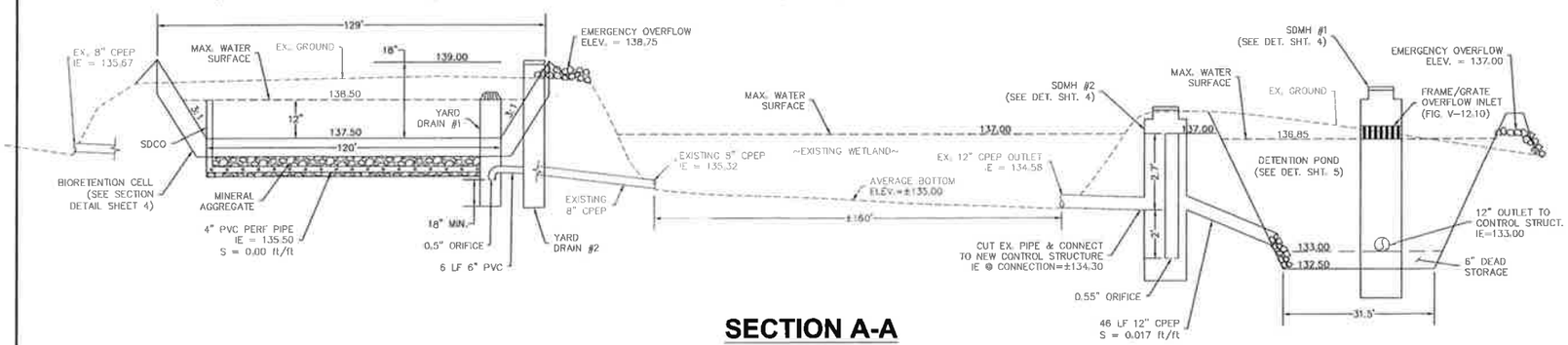
SUNNYSIDE NURSERY
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 21-0819	DRAW BY EJT
DATE 1/26/2022	
SCALE 1" = 30'	
DRAWING NO. 2 OF 5	

SUNNYSIDE NURSERY

SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.





SECTION A-A

NOT TO SCALE

811 Know what's below. Call two business days before you dig.

N

0 20 40 HORIZONTAL SCALE

PFN:

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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THIS ____ DAY OF _____, 202__

BY: _____
KEN MONTVINE, P.E., DEVELOPMENT SERVICES MANAGER

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REV	DATE	DESCRIPTION	BY

DRAINAGE & GRADING PLAN

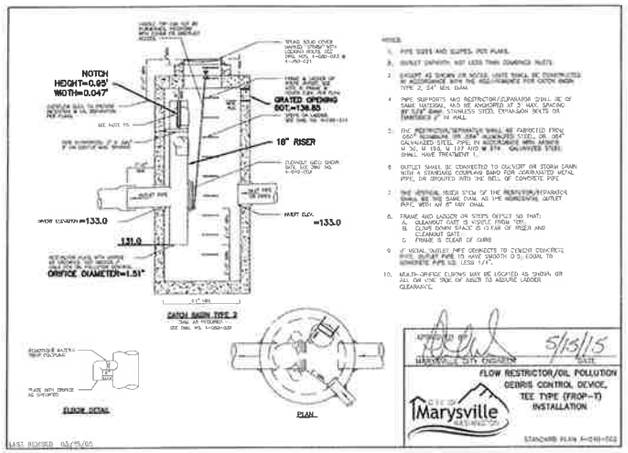
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

SUNNYSIDE NURSERY
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

PROJ NO	21-0819
DWN BY	EJT
DATE	1/26/2022
SCALE	1" = 20'
DRAWING NO	3 OF 5

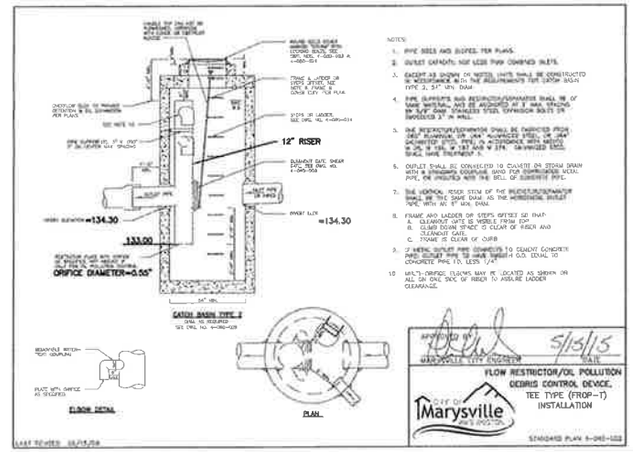
SUNNYSIDE NURSERY

SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.



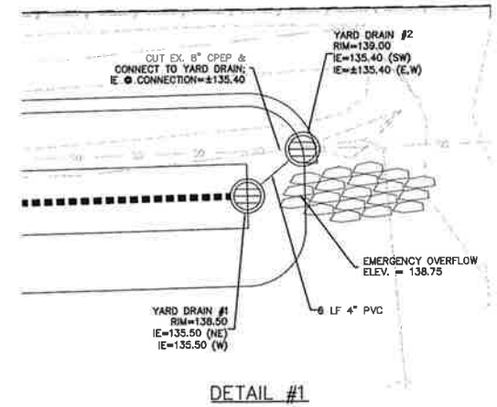
SDMH #1
CONTROL STRUCTURE DETAIL

SDMH #1 ELEVATIONS	
IE INLET	133.00
IE OUTLET	133.00
TOP OF RISER	136.85
RIM	139.50



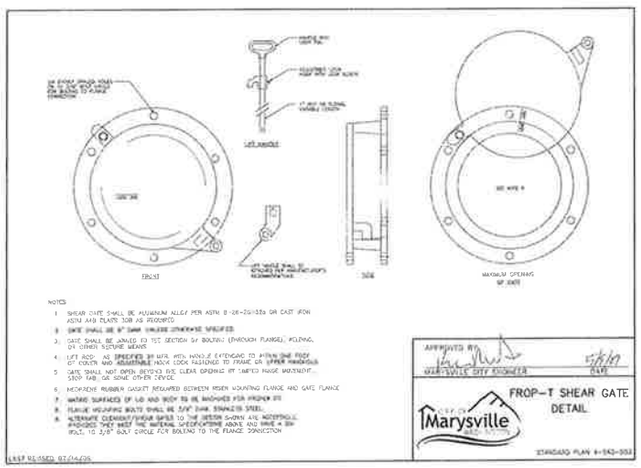
SDMH #2
CONTROL STRUCTURE DETAIL

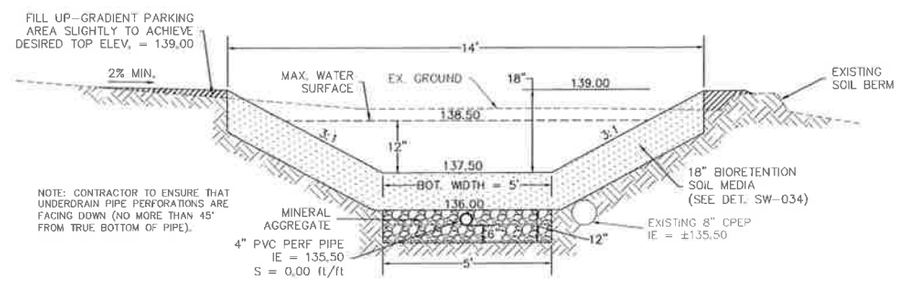
SDMH #2 ELEVATIONS	
IE INLET	134.30
IE OUTLET	134.30
TOP OF RISER	137.00
RIM	139.00



DETAIL #1

0 5 10
HORIZONTAL SCALE

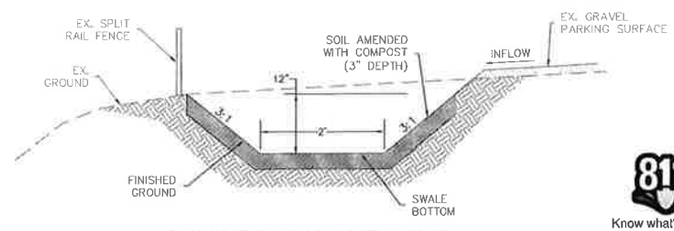




NOTE: CONTRACTOR TO ENSURE THAT UNDERDRAIN PIPE PERFORATIONS ARE FACING DOWN (NO MORE THAN 45° FROM TRUE BOTTOM OF PIPE).

BIORETENTION SECTION DETAIL

NOT TO SCALE



BIO-FILTRATION SWALE DETAIL

NOT TO SCALE

811
Know what's below.
Call two business days before you dig.

PFN:

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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THIS ____DAY OF _____, 200__

BY: _____
KEN MONTIRE, P.E., DEVELOPMENT SERVICES MANAGER

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Rd	DATE	DESCRIPTION	BY

STORMWATER DETAILS

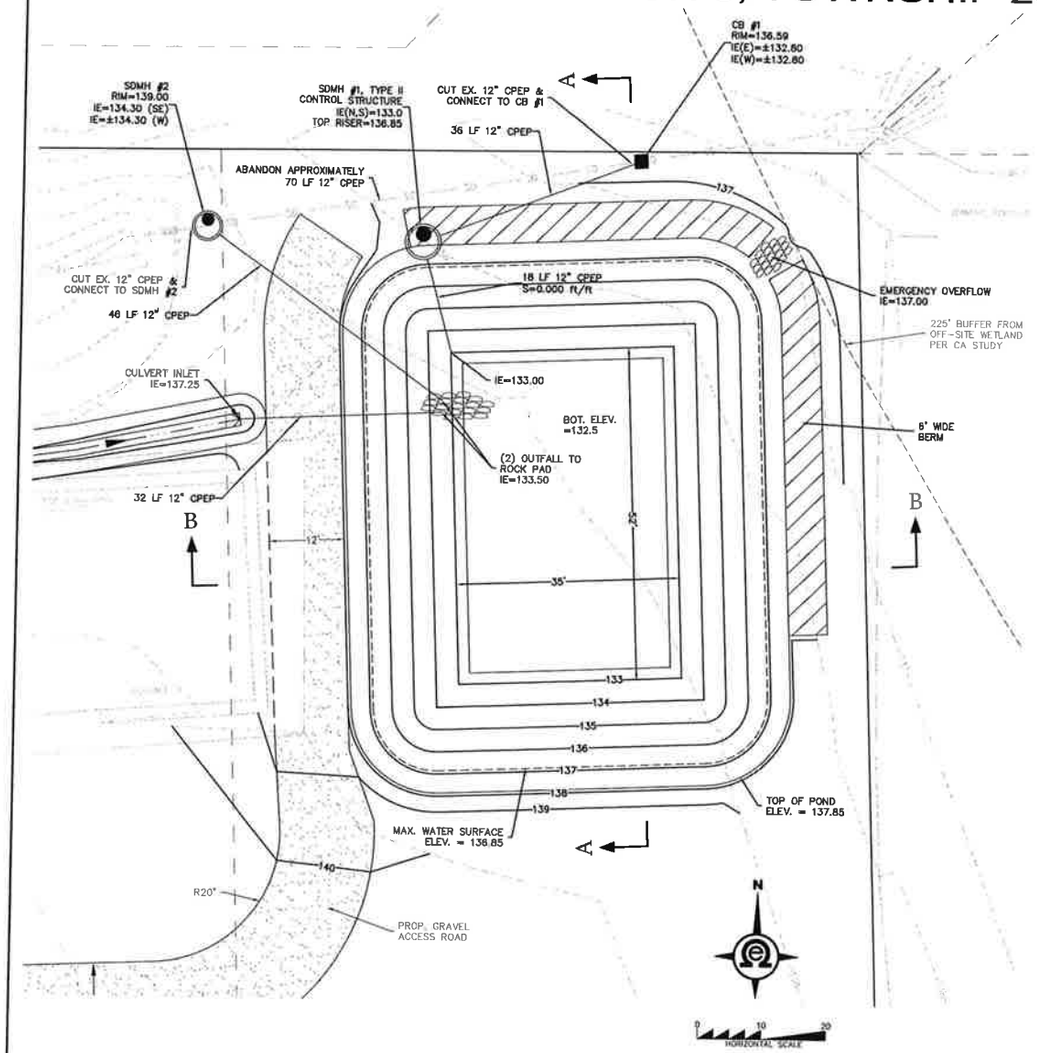
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1998
OMEGA ENGINEERING, INC.

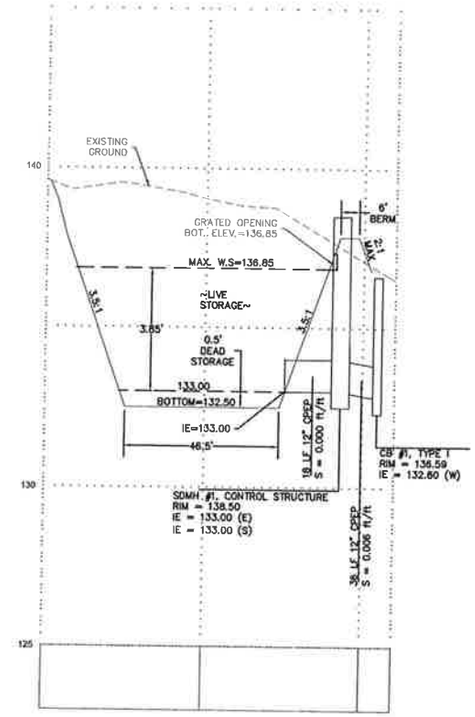
SUNNYSIDE NURSERY
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 21-0819	DWN BY EJT
DATE 1/26/2022	
SCALE N.T.S.	
DRAWING NO. 4 OF 5	

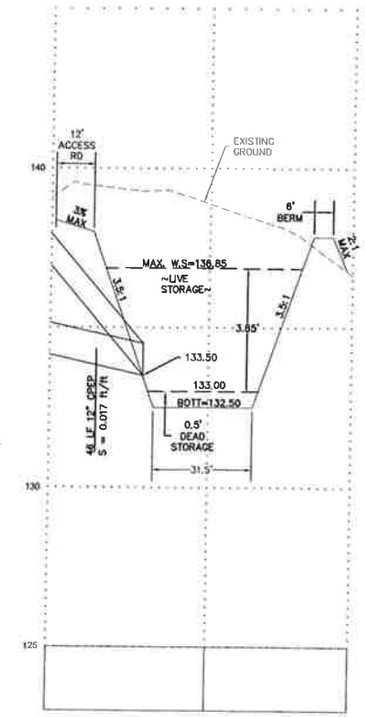
SUNNYSIDE NURSERY

SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.

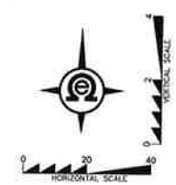




POND A-A CENTERLINE PROFILE



POND B-B CENTERLINE PROFILE



DETENTION SUMMARY CHART (SIZED W/ WWHM2)

STORM EVENT	LIVE STORAGE VOLUME (cf) REQUIRED	LIVE STORAGE VOLUME (cf) DESIGNED	LIVE STORAGE VOLUME (cf) AS-BUILT	DEAD STORAGE VOLUME (cf) REQUIRED	DEAD STORAGE VOLUME (cf) DESIGNED	DEAD STORAGE VOLUME (cf) AS-BUILT	RELEASE RATE (cfs) REQUIRED	RELEASE RATE (cfs) DESIGNED	RELEASE RATE (cfs) AS-BUILT
2 YR	2,483	2,650	-	0	800	-	0.17	0.067	-
50 YR	11,020	11,300	-				0.61	0.20	

BERM CONSTRUCTION RECOMMENDATIONS:

FILL EMBANKMENTS AND THE BERM KEYWAY SHALL BE CONSTRUCTED OF CLEAN, FINE-GRAINED, FINE-SANDY TO CLAYEY SILT OR CLAY SOIL, FREE OF ORGANICS AND OTHER DELETERIOUS SUBSTANCES, WITH THE FOLLOWING GRADATION REQUIREMENTS:

% PASSING	US STANDARD SIEVE NO.
100	20
90	40
80	60
65	100
25	200

EMBANKMENT FILL SHOULD BE PLACED IN LFITS NO MORE THAN 8" THICK IN LOOSE STATE, WITH EACH LIFT COMPACTED TO AT LEAST 92% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557 (MODIFIED PROCTOR METHOD) WITH A SHEEP-FOOT OR ELEPHANT FOOT MECHANICAL COMPACTOR.

BOTH THE FILL SLOPE FACES SHOULD BE COMPACTED TO A NON-YIELDING STATE WITH A HOE-PACK AFTER COMPLETION OF THE POND.

811
Know what's below.
Call two business days before you dig.

PFN:

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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 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, WDOFW HYDRAULIC PROJECT APPROVAL (HPA), WDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS____DAY OF _____ 202__

BY:
KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.035

NO.	DATE	DESCRIPTION	BY

POND DETAILS

2707 WETMORE AVE.
EVERETT, WA 98201
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f 425.259.1958
OMEGA ENGINEERING, INC.

SUNNYSIDE NURSERY
CITY OF MARYSVILLE, WASHINGTON
PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

PROJ. NO. 21-0819 | DES. BY EJT
DATE 1/26/2022
SCALE PER PLAN
DRAWING NO. 5 OF 5