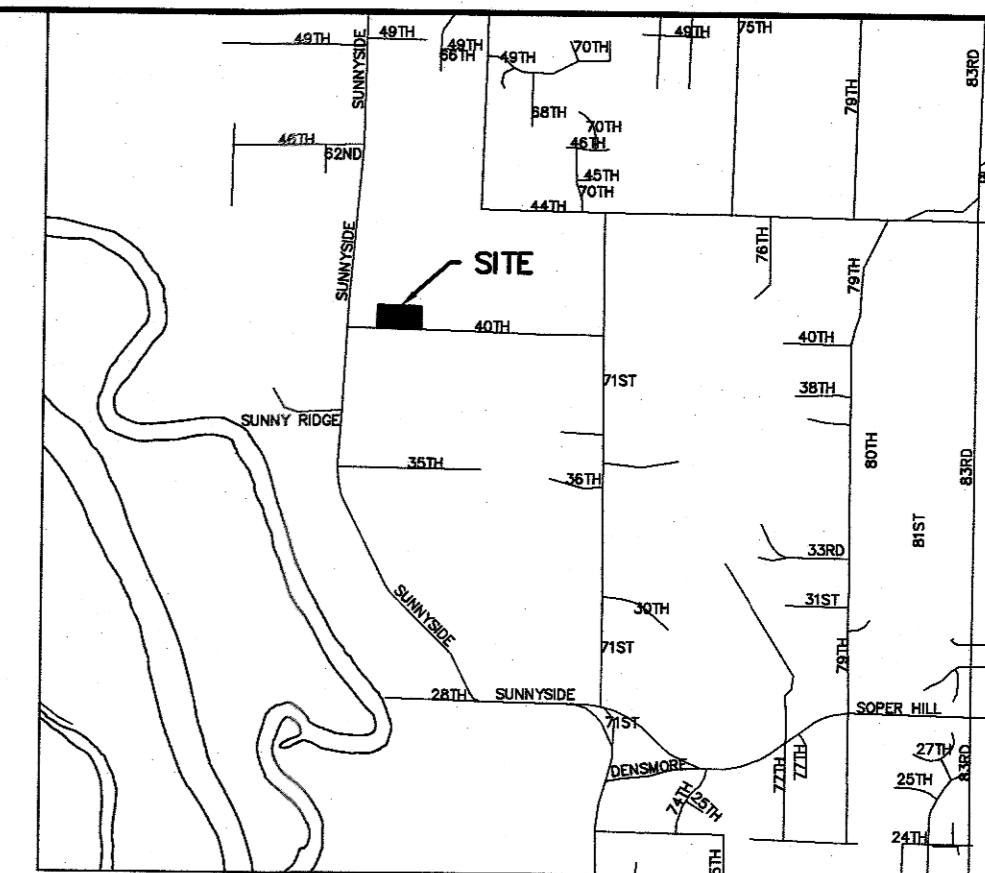


SUNNYSIDE NURSERY

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



BY	DATE	DESCRIPTION

COVER SHEET

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

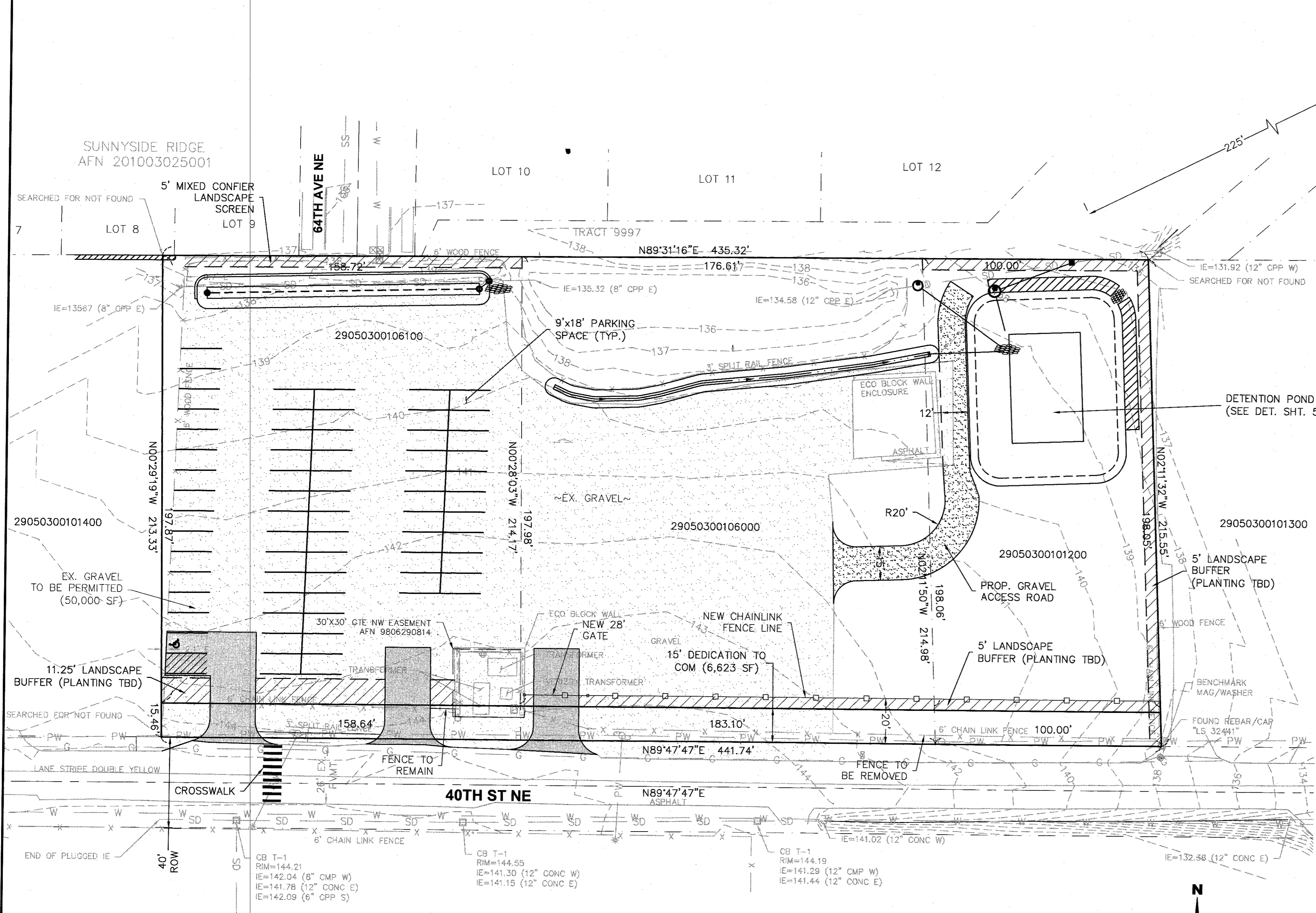


OMEGA ENGINEERING, INC.

SUNNYSIDE NURSERY

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

PROJ. NO.	21-0819	DESIGN BY	EJT
DATE	2/16/2023	SCALE	1" = 30'
DRAWING NO.	1	OF	5



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

SCALE: 1" = 2,000'

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 BEGINNING; 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, 29050300106000, 29050300101200
GROSS SITE AREA: 2.16 ACRES

G23-0008 / PA22-010

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED 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 & APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF, AND COMPLIANCE WITH ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSPFW HYDRAULIC PROJECT APPROVAL (HPA), WSPDE NOTICE OF INTENT (NOI), CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

Ken McIntyre, PE - DEVELOPMENT SERVICES MANAGER
DATE: 02/16/2023

- DRAWING INDEX**
- PROJECT COVER SHEET
 - SWPPP
 - DRAINAGE & GRADING PLAN
 - STORMWATER DETAILS
 - POND DETAILS

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

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

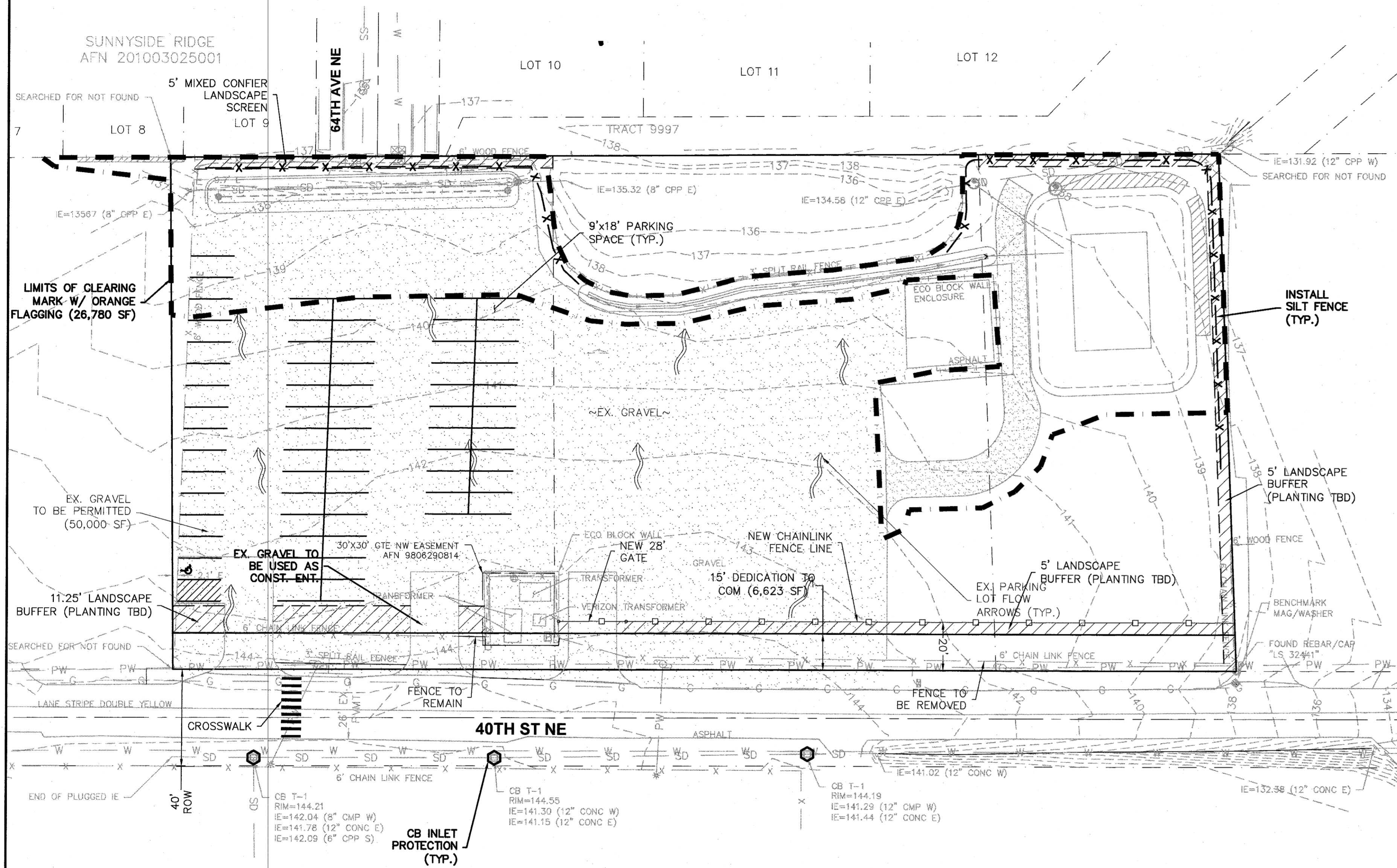
ARCHEOLOGICAL NOTE:
IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (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.

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
- SD STORM DRAIN
- W WATER
- SS SANITARY SEWER

SUNNYSIDE NURSERY

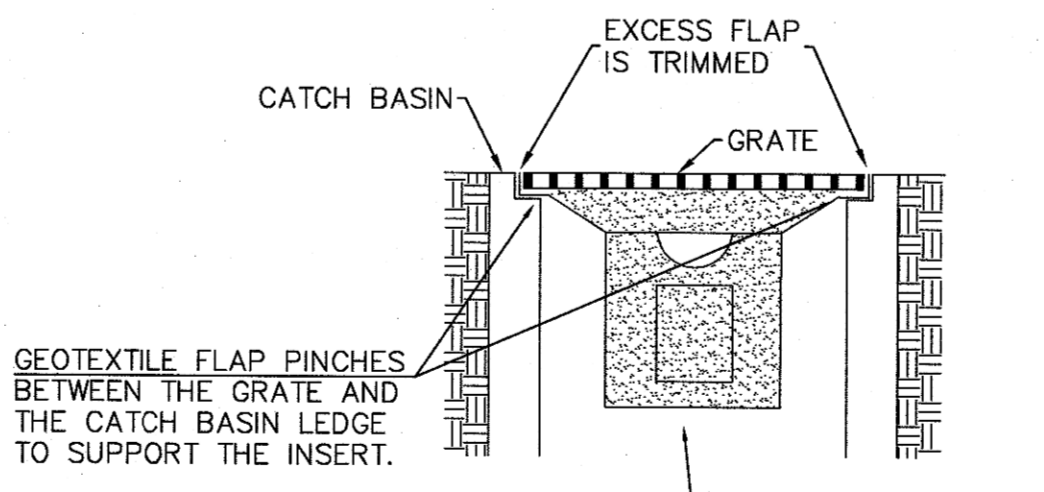
SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.



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

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

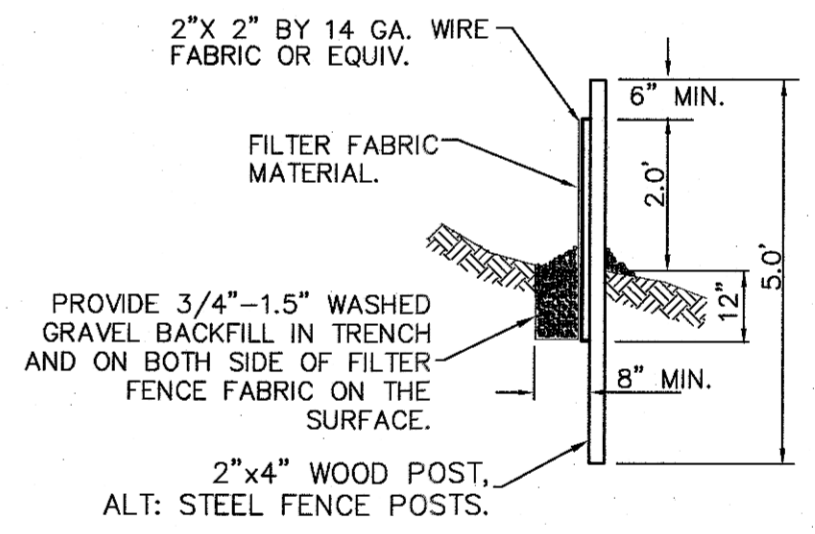
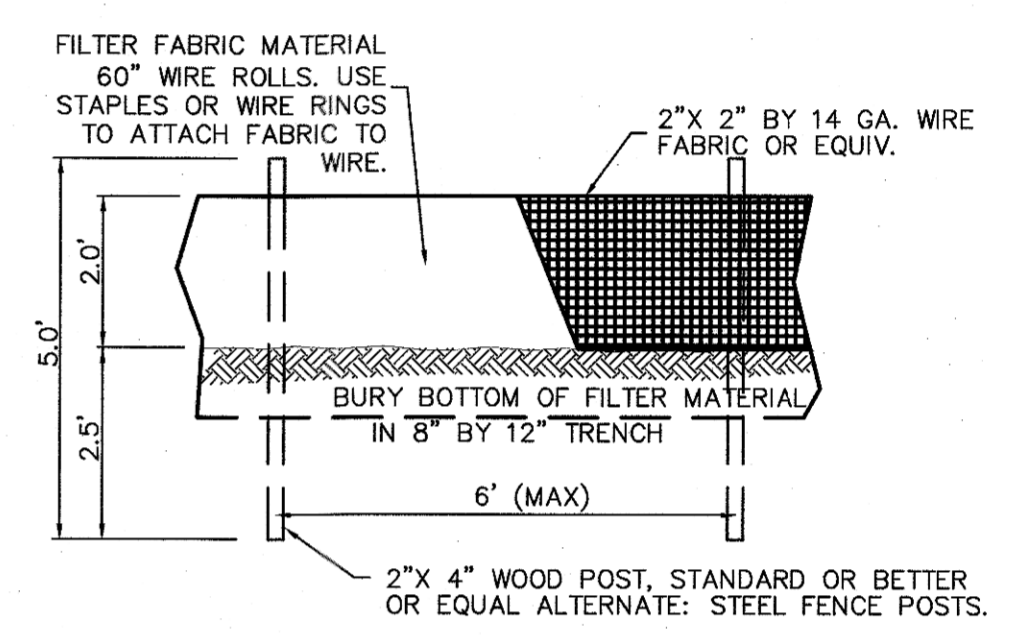
GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.



"GULLYWASHER" UNIVERSAL GEOTEXTILE CATCH BASIN INSERT OR APPROVED EQUAL CONTACT PRICE—MOON ENTERPRISES, INC 360-563-6709 FAX: 360-563-5790

A LAYER OF FILTER FABRIC MAY BE PLACED OVER THE GRATES FOR ALL YARD DRAINS. CONTRACTOR SHALL ENSURE THAT NO GAPS EXIST TO ALLOW SEDIMENT LADEN RUNOFF TO ENTER THE YARD DRAIN. A 12" SUMP SHALL BE PROVIDED AROUND THE YARD DRAIN.

CB INLET PROTECTION (PAVED AREAS)
 NOT TO SCALE



SILT FENCE DETAIL
 N.T.S.



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

PFN: G23-0008 / PA22-010

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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PROJ. NO: 21-0819 DES. BY: EJT
 DATE: 2/16/2023
 SCALE: 1" = 30'
 DRAWING NO: 2 OF 5

KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER DATE: 02/16/2023

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.040.030
 PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.030 AND 22A.040.030.

BY	DATE	DESCRIPTION

SWPPP

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

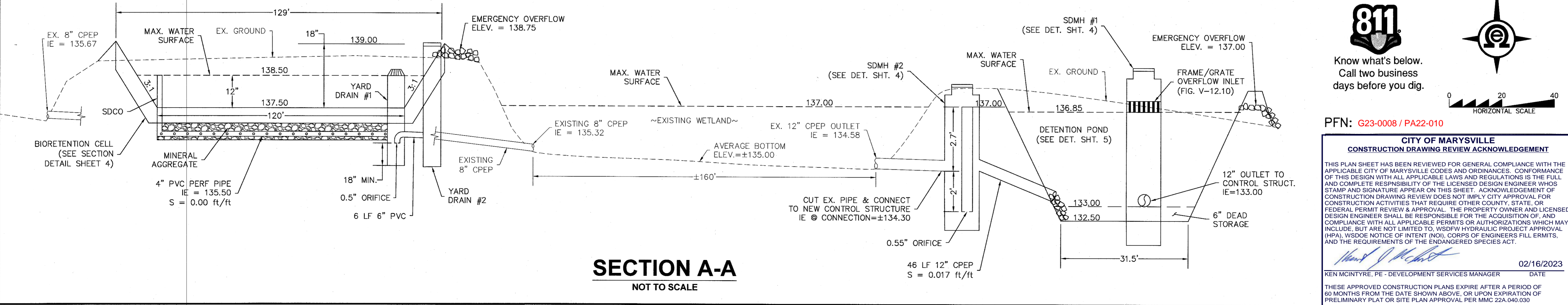
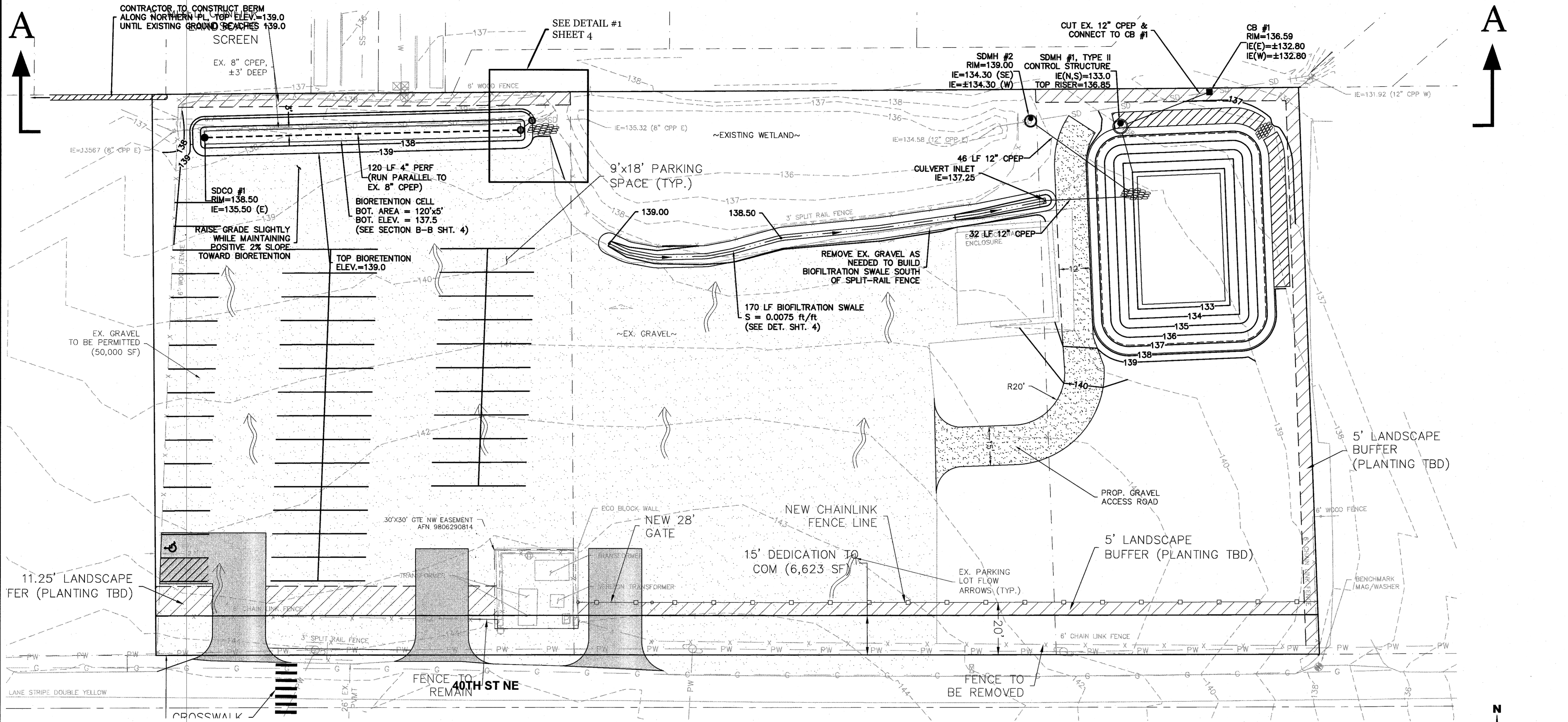
OMEGA ENGINEERING, INC.

SUNNYSIDE NURSERY

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

SUNNYSIDE NURSERY

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



SECTION A-A
NOT TO SCALE

BY	DESCRIPTION
R#	DATE

DRAINAGE & GRADING PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.289.1958



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

811

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

PFN: G23-0008 / PA22-010

CITY OF MARYSVILLE
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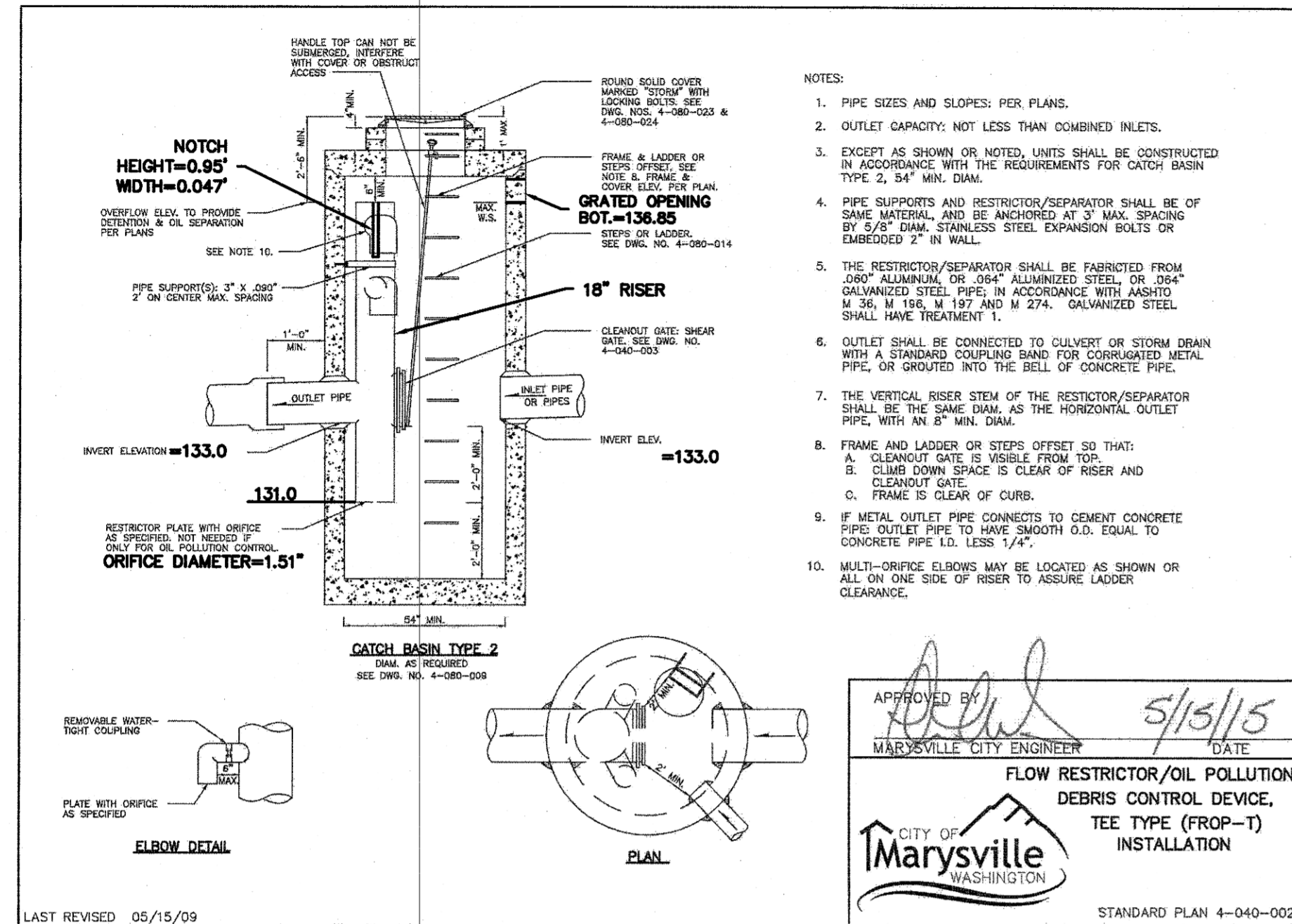
02/16/2023

KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER

PROJ. NO.	21-0819	DRN. BY:	EJT
DATE:	2/16/2023	SCALE:	1" = 20'
DRAWING NO.	3	OF	5

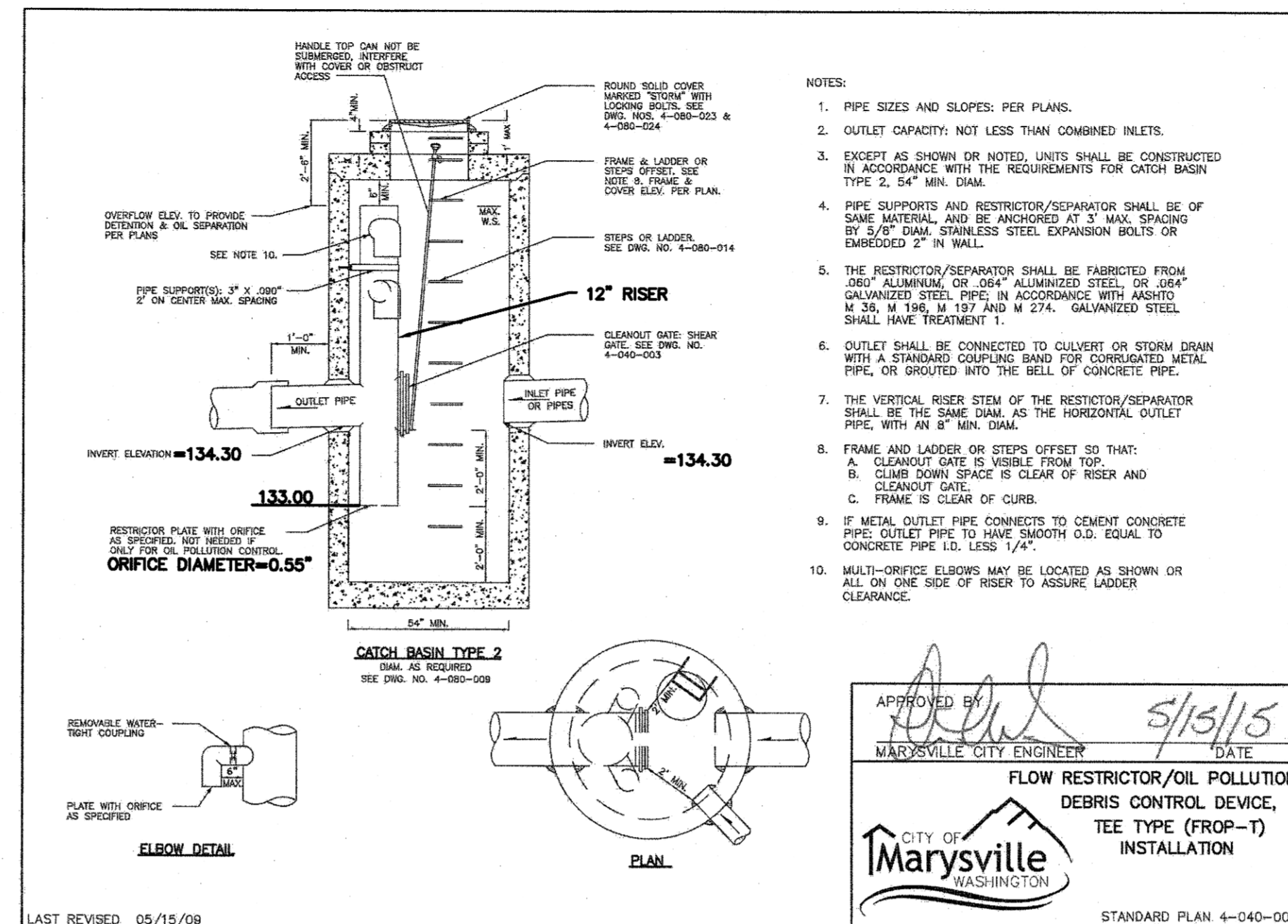
SUNNYSIDE NURSERY

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



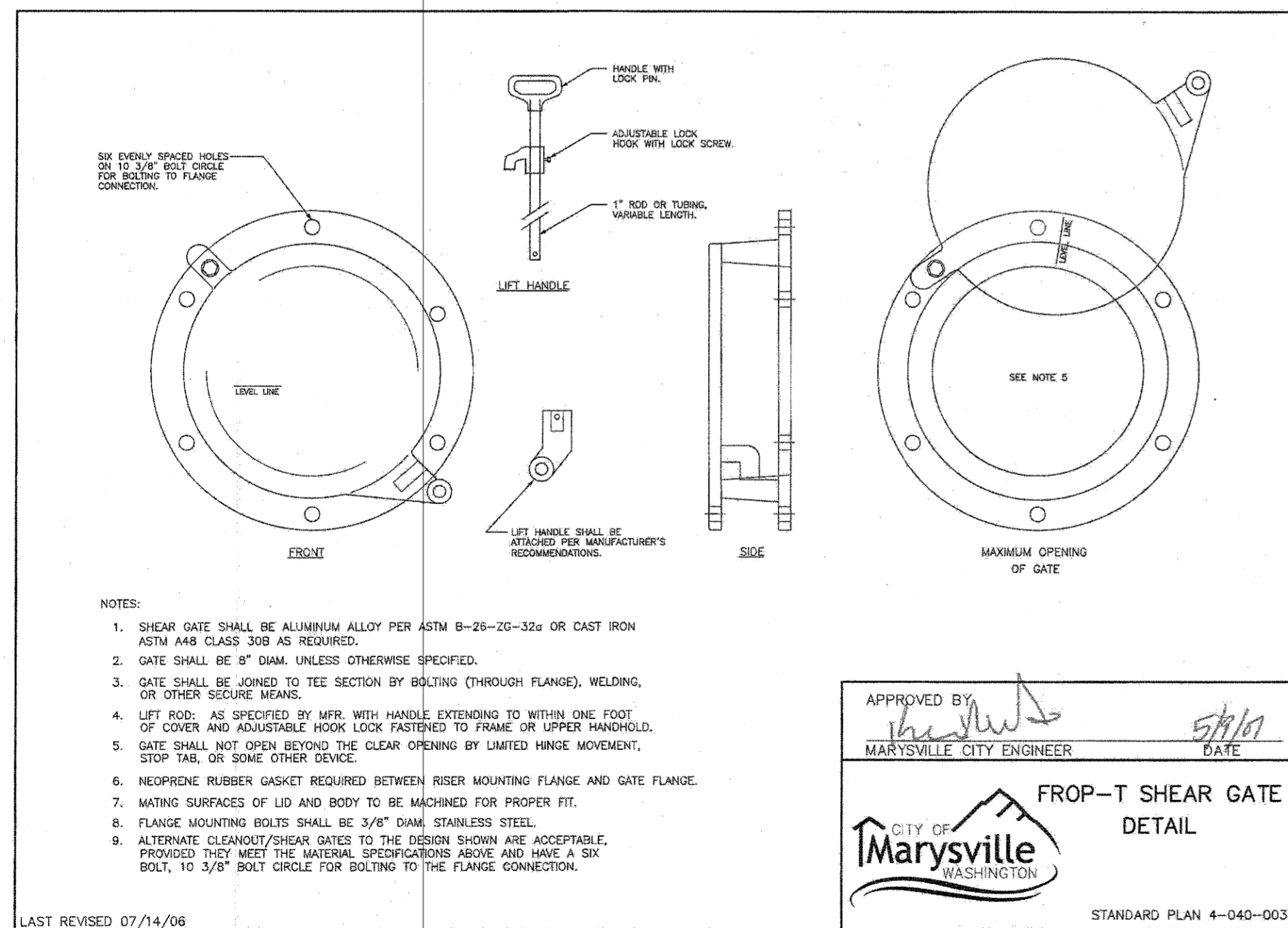
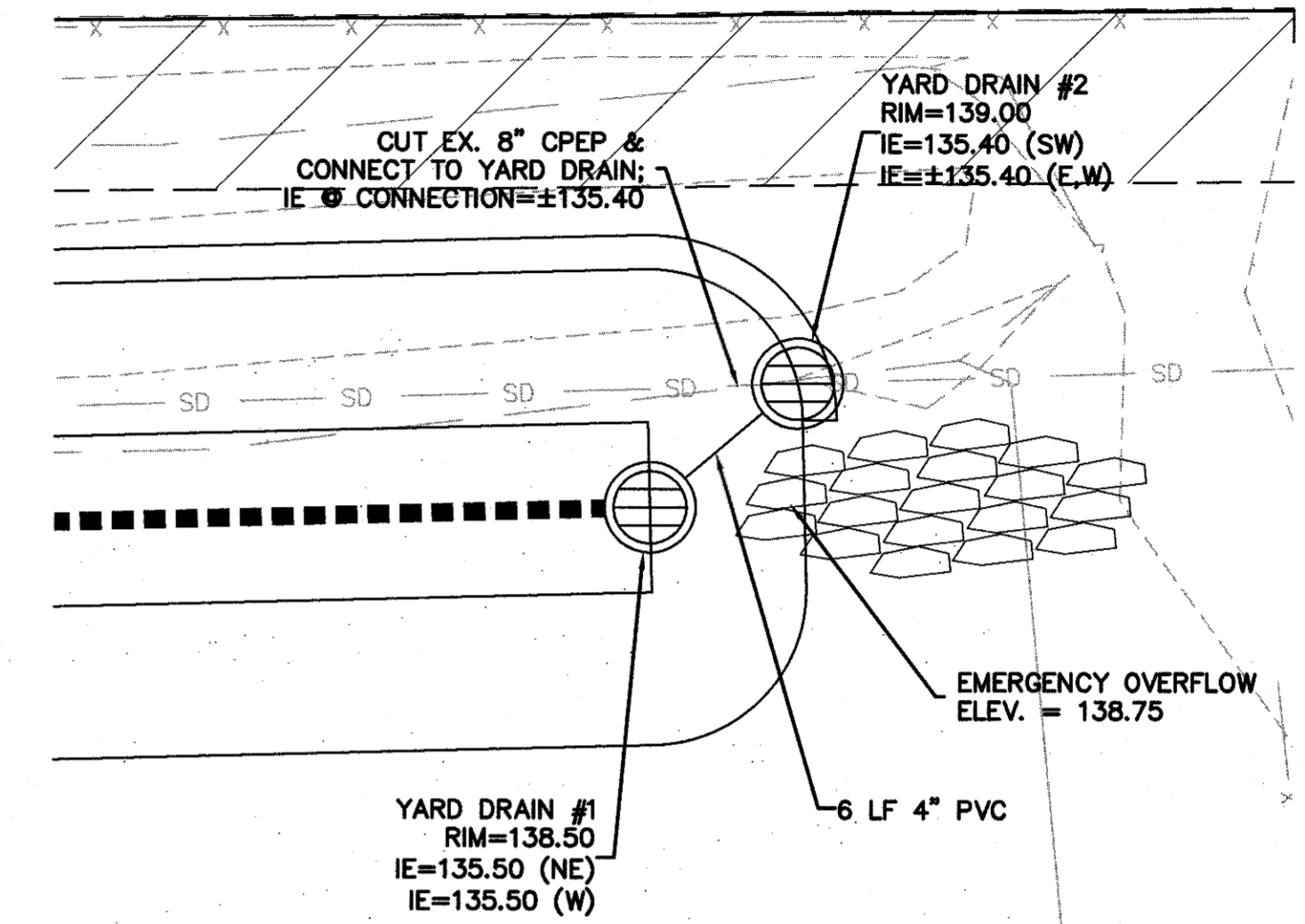
SDMH #1 ELEVATIONS	
IE INLET	133.00
IE OUTLET	133.00
TOP OF RISER	136.85
RIM	139.50

SDMH #1 CONTROL STRUCTURE DETAIL

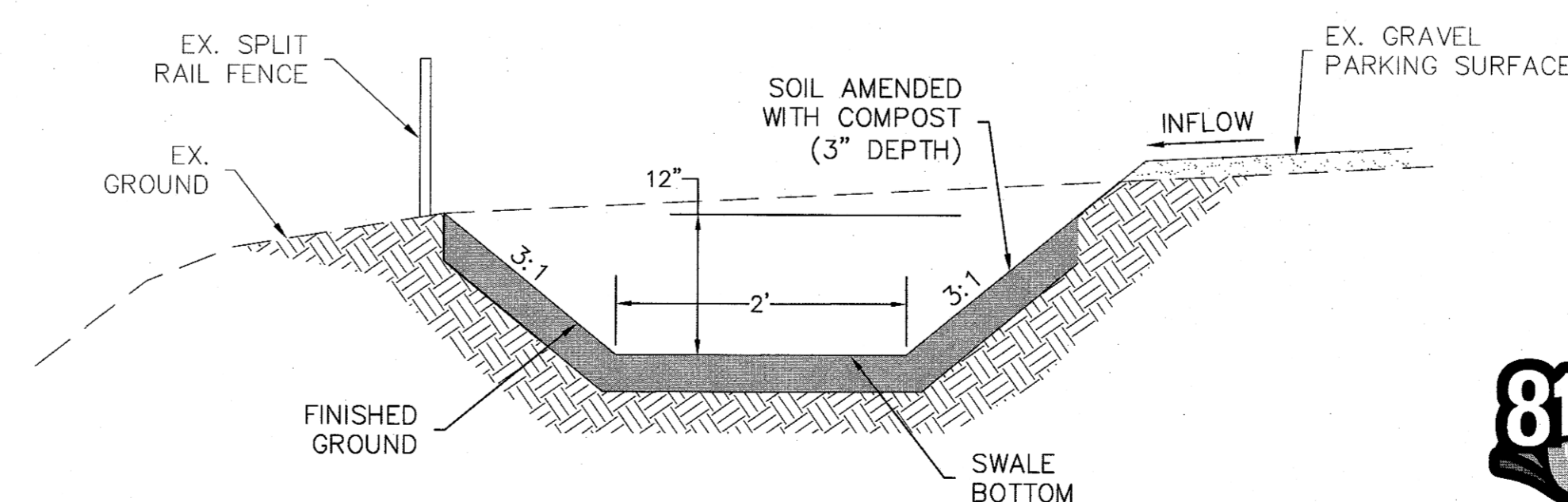
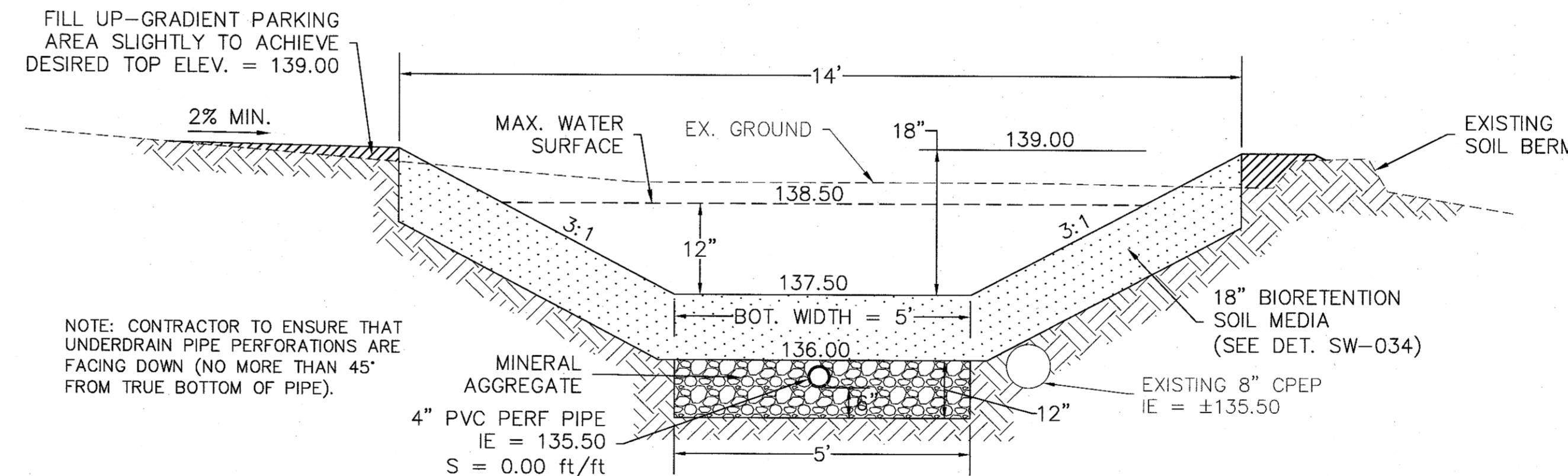


SDMH #2 ELEVATIONS	
IE INLET	134.30
IE OUTLET	134.30
TOP OF RISER	137.00
RIM	139.00

SDMH #2 CONTROL STRUCTURE DETAIL



STANDARD PLAN 4-040-003



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

PFN: G23-0008 / PA22-010

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[Signature] DATE: 02/16/2023
 KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER

BY	DESCRIPTION	DATE

STORMWATER DETAILS

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

OMEGA ENGINEERING, INC.

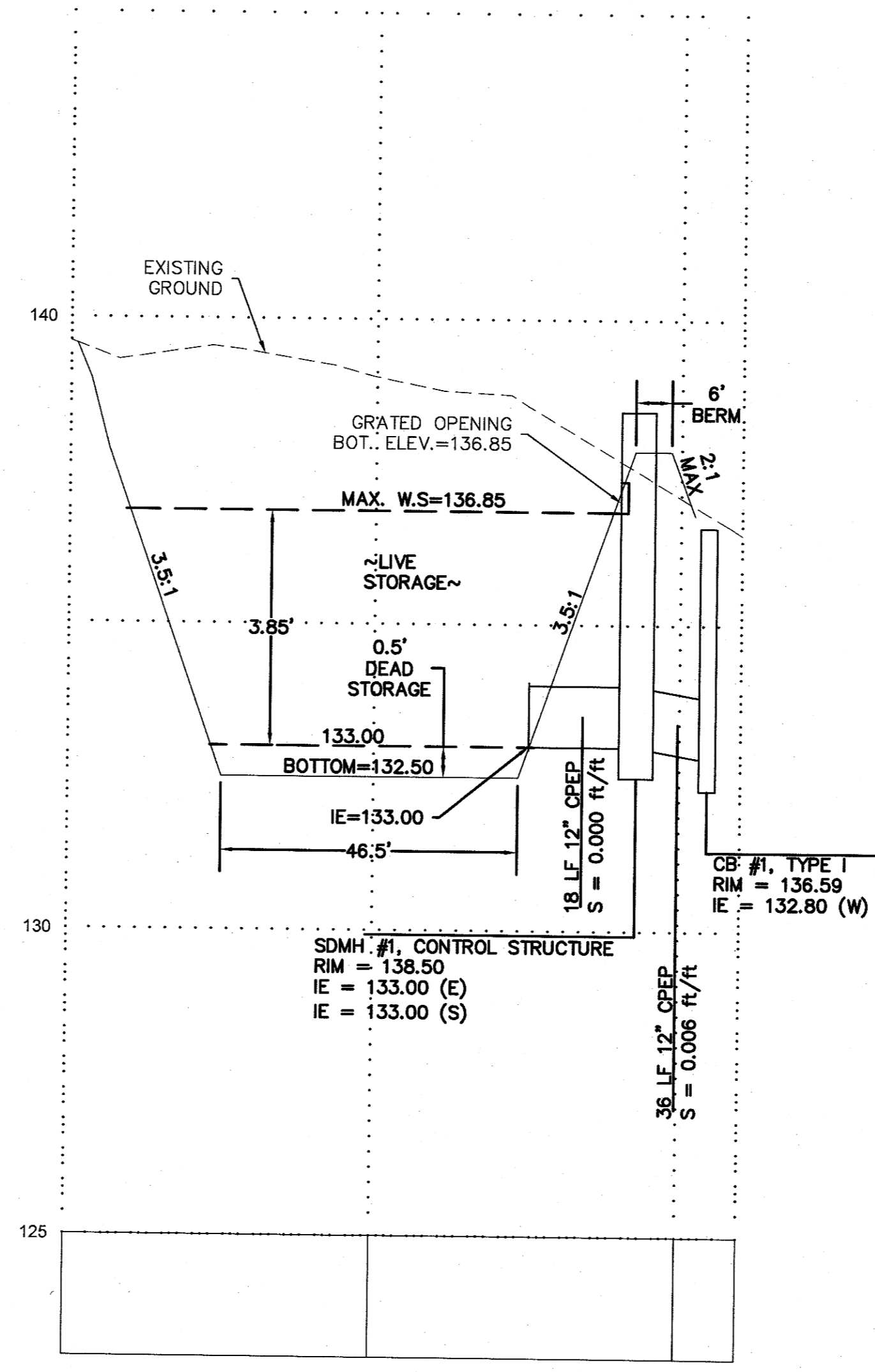
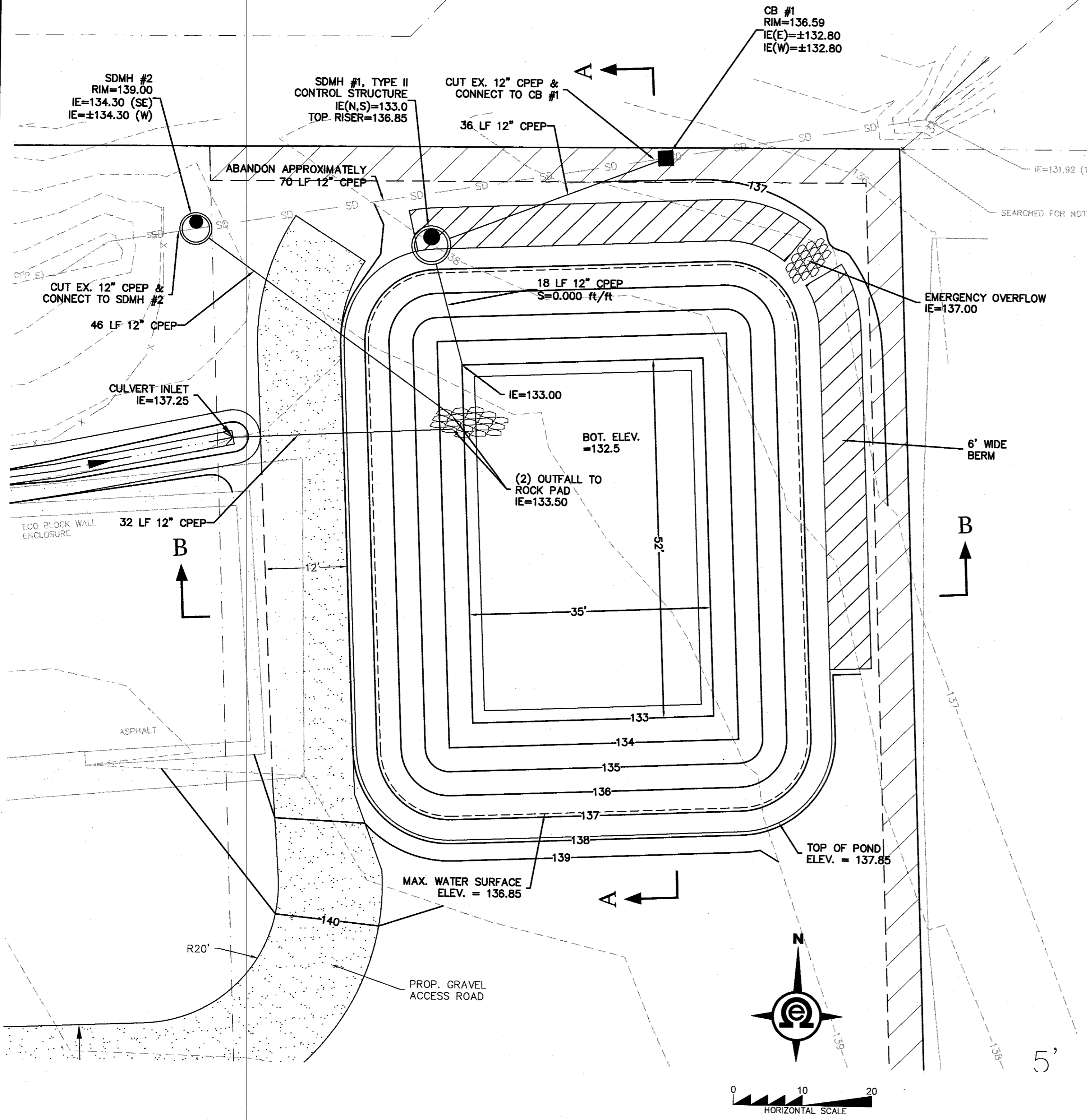
SUNNYSIDE NURSERY

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

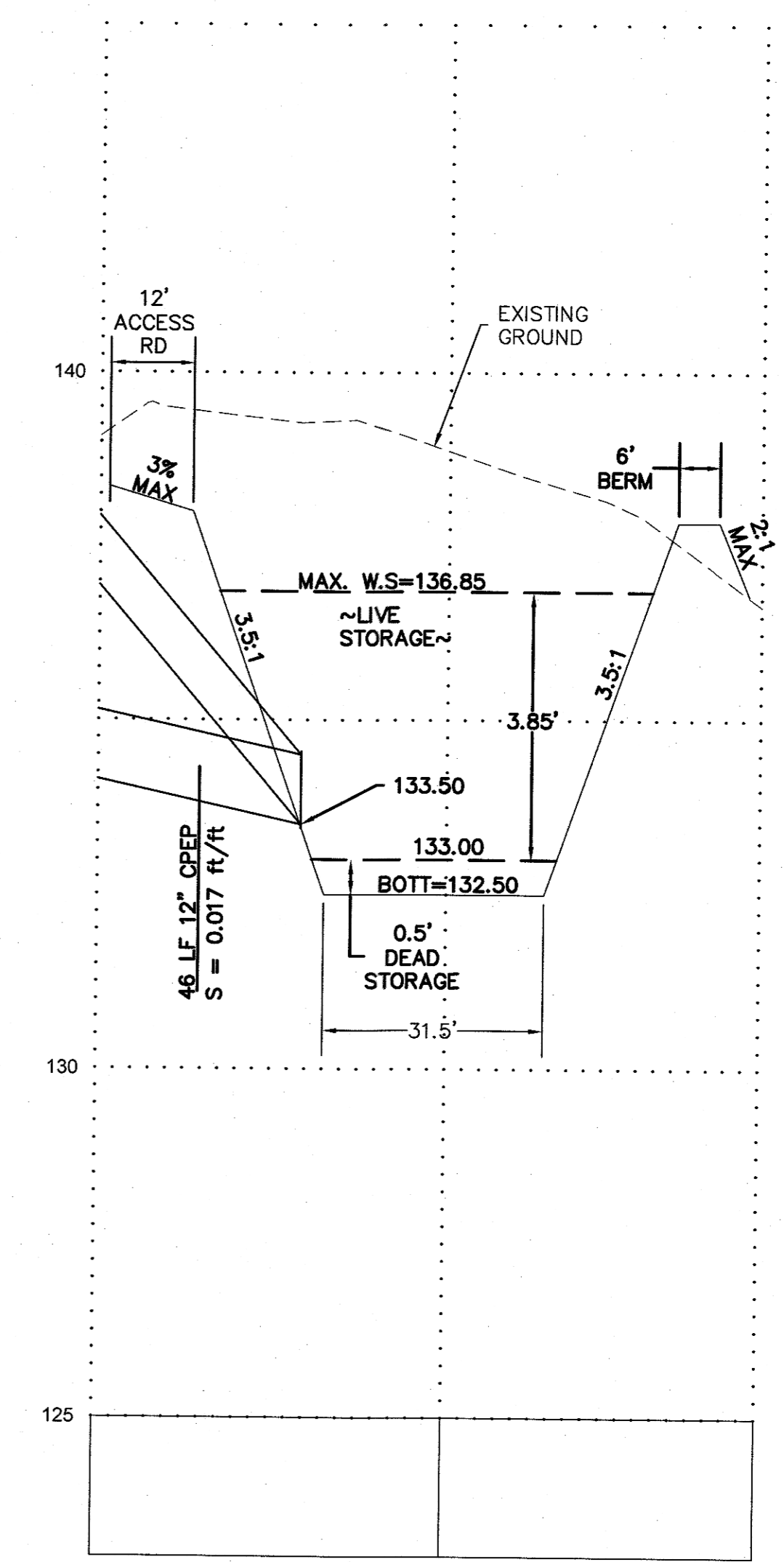
PROJ. NO.	21-0819	DRN. BY:	EJT
DATE:	2/16/2023	SCALE:	N.T.S.
DRAWING NO.	4	OF	5

SUNNYSIDE NURSERY

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



POND A-A CENTERLINE PROFILE



POND B-B CENTERLINE PROFILE

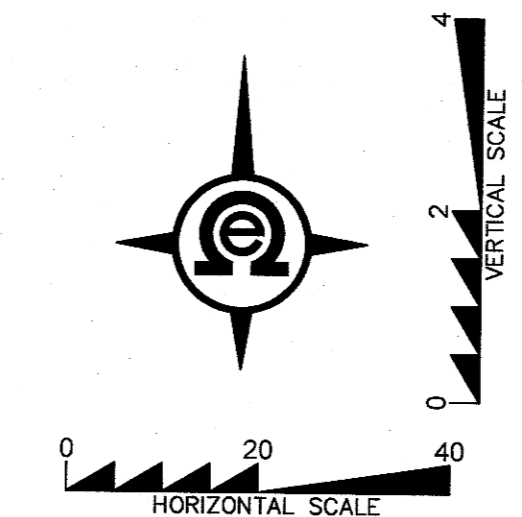
DETENTION SUMMARY CHART (SIZED W/ WWHM2)									
STORM EVENT	LIVE STORAGE VOLUME (cf)			DEAD STORAGE VOLUME (cf)			RELEASE RATE (cfs)		
	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2 YR	2,483	2,650	.	0	800	.	0.17	0.067	.
50 YR	11,020	11,300	0.61	0.20	.

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 LIFTS 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.



PFN: G23-0008 / PA22-010


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 KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER
 DATE: 02/16/2023


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BY	DATE	DESCRIPTION



POND DETAILS

2707 WETMORE AVE.
 EVERETT, WA 98201
 t 425.903.4852
 f 425.259.1968



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:	2/16/2023	SCALE:	PER PLAN
DRAWING NO.	5	OF	5