

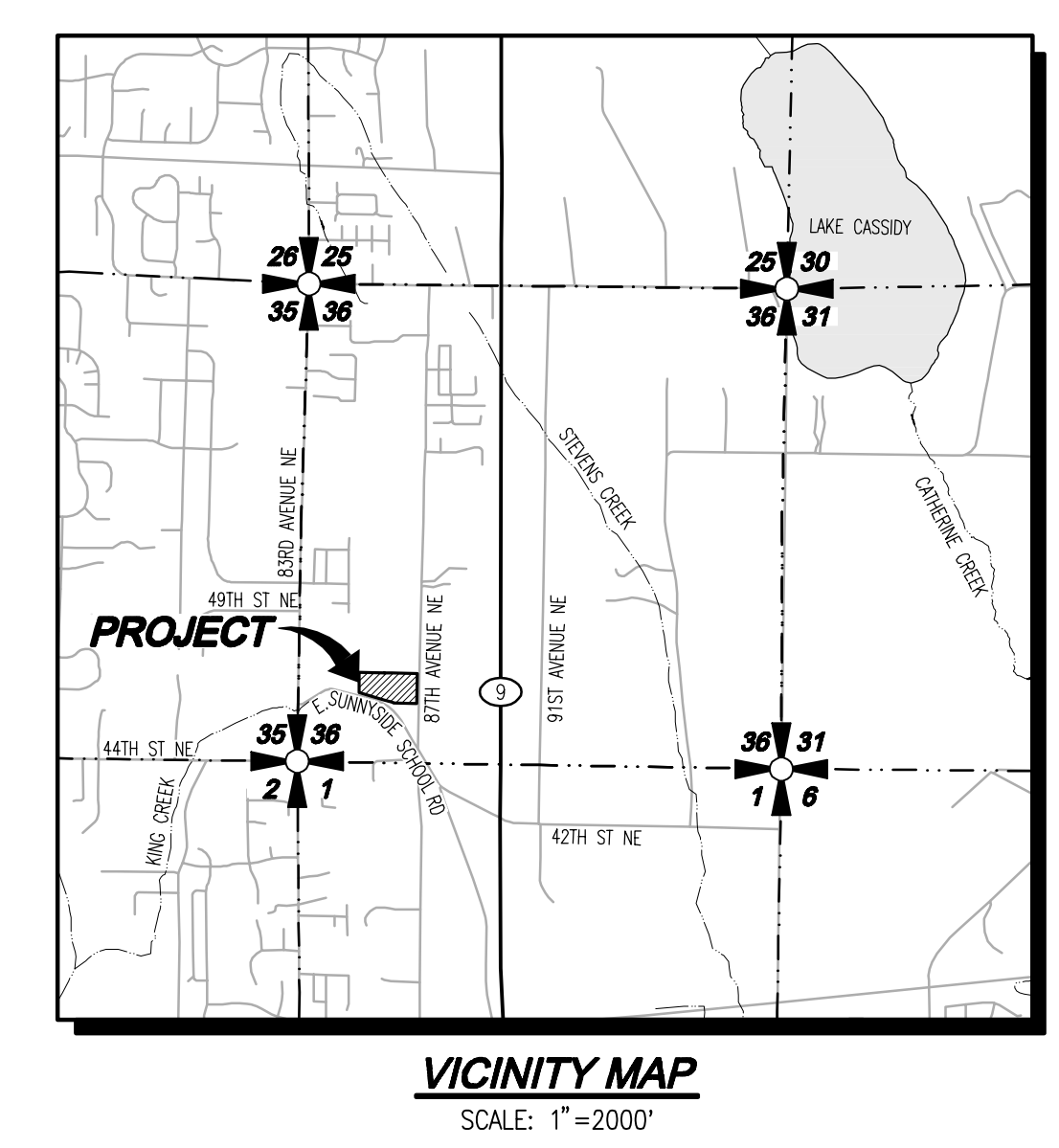
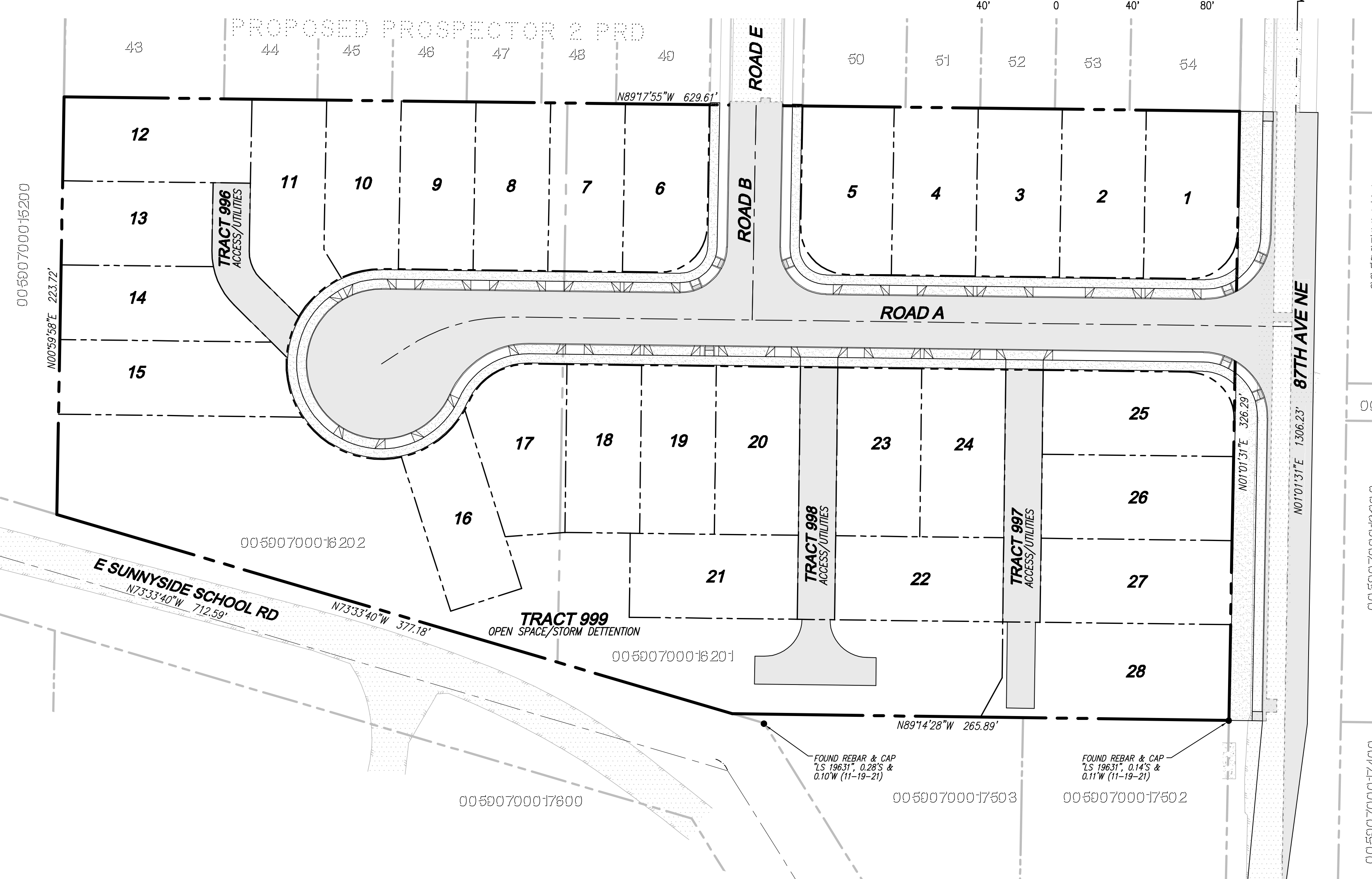
E SUNNYSIDE PRD PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
	FOUND CONCRETE MONUMENT AS NOTED	CL	CENTERLINE
	FOUND REBAR W/ CAP AS NOTED	CMP	CORRUGATED METAL PIPE
	SET REBAR W/ CAP	CP	CONCRETE PIPE
	CATCH BASIN	EL	ELEVATION
	WATER METER	EXIST.	EXISTING
	WATER VALVE	FL	FLOWLINE
	FIRE HYDRANT	IE	INVERT ELEVATION
	SEWER MANHOLE	LCPE	LINE CORRUGATED POLYETHYLENE
	POWER POLE	PL	PROPERTY LINE
	GUY ANCHOR	PP	POWER POLE
	CONIFEROUS TREE	PVC	POLYVINYL CHLORIDE PIPE
	DECIDUOUS TREE	R/W	RIGHT-OF-WAY
	STATION	STA	STATION
	STORM DRAIN	SD	STORM DRAIN
	SANITARY SEWER	SS	SANITARY SEWER
	SD CAP	SSMH	SANITARY SEWER MANHOLE
	TYPE 1 CATCH BASIN, GRATED LID	SWPE	SOLID WALL POLYETHYLENE PIPE
	TYPE 1 CATCH BASIN, SOLID LID	TYP	TYPICAL
	TYPE 2 CATCH BASIN, GRATED LID	TBR	TO BE REMOVED
	TYPE 2 CATCH BASIN, SOLID LID		
	BEEHIVE MANHOLE COVER		
	SQUARE YARD DRAIN		
	ROUND YARD DRAIN		
	STORM CLEAN OUT		
	STORM PIPE		
	SEWER CAP		
	SEWER CLEANOUT		
	SEWER MANHOLE		
	SEWER PIPE		

PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	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	
SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE



SURVEY INFORMATION
LEGAL DESCRIPTION
PARCEL A:
 ALL THAT PORTION OF TRACT 162, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 162;
 THENCE WEST ALONG THE NORTH LINE THEREOF 360 FEET;
 THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 162 TO THE SOUTH LINE OF SAID TRACT;
 THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID TRACT 162;
 THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 162 TO THE POINT OF BEGINNING.

PARCEL B:
 TRACT 162 OF SUNNYSIDE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 19, RECORDS OF SNOHOMISH COUNTY;
 EXCEPT THE EAST 360 FEET AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE EAST LINE.

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

HORIZONTAL DATUM
 NAD 83/2011
 WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM
 NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING
 NAD83/91 FROM GPS OBSERVATION
 MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 36
 (BEARING = N 0°56'25" E)

BENCHMARK
 BENCHMARK
 WES SURVEY DATA WAREHOUSE MONUMENT NO. 3005221
 FOUND 4"x4" CONCRETE MONUMENT WITH TACK IN LEAD AT THE WEST QUARTER CORNER OF SEC. 36, TOWNSHIP 30 N, RANGE 5 E

PUBLISHED ELEVATION = 388.27 FEET (NAVD88)

REFERENCES
 (R1) RECORD OF SURVEY (AFN. 200812305012)
 (R2) RECORD OF SURVEY (AFN. 200804295049)
 (R3) BOUNDARY LINE ADJUSTMENT (AFN. 200010110472)
 (R4) RECORD OF SURVEY (AFN. 9701095004)
 (R5) BOUNDARY LINE ADJUSTMENT (AFN. 8709160386)
 (R6) SNOHOMISH COUNTY ENGINEERS OFFICE EAST SUNNYSIDE SCHOOL RD SURVEY NO.1168
 (R7) PLAT OF SUNNYSIDE FIVE ACRE TRACTS (AFN. 122901)
 (R8) PLAT OF THE RIDGE (AFN. 201904255009)

CONTACT LIST

DEVELOPER/OWNER: NATURAL 9 HOLDINGS, LLC 10515 20TH STREET SE, SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarsen@landprogrp.com	SURVEYOR: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: VINCE TOWNSEND, PLS PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: vtownsend@ldccorp.com
CIVIL ENGINEER: LDC, INC. 20210 142ND AVENUE NE WOODINVILLE, WASHINGTON 98072 CONTACT: JESSE JARRELL, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jjarrell@ldccorp.com	GEOTECHNICAL ENGINEER: COBALT GEOSCIENCES, LLC PO BOX 82243 KENMORE, WASHINGTON 98028 CONTACT: PHIL HABERMAN PHONE: (206) 331-1079 EMAIL: phil@cobaltgeo.com
WETLAND BIOLOGIST WETLAND RESOURCES, INC 19TH AVENUE SE, SUITE 106 EVERETT, WASHINGTON 98208 CONTACT: JOHN LAUFENBERG PHONE: (425) 337-3174 EMAIL: john@wetlandresources.com	

PROJECT INFORMATION

TAX PARCELS: 00590700016202, 00590700016201	SITE ADDRESS: 4614 87TH AVENUE NE MARYSVILLE, WA 98270
TOTAL SITE AREA: 186,679 SF (4.29 AC)	ROW DEDICATION: 34,209 SF (0.79 AC)
NET SITE AREA: 152,470 SF (3.50 AC)	PROPOSED DENSITY: 8 UNITS/ACRE = 28 UNITS
EXISTING ZONING: WR-R-4-8 WRSFH	PROPOSED LAND USE: SINGLE FAMILY
PROPOSED LOTS: 28	PROPOSED LOTS: 9 (32.1% OF TOTAL LOTS)
LOTS ACCESSED FROM PRIVATE ROAD: 22,871 SF (15% OF NET)	MIN OPEN SPACE: 29,843 SF
OPEN SPACE DESIGNED: 30'	MAX BUILDING HEIGHT: 30'
BUILDING SETBACKS: FRONT: 10' (20' FOR GARAGES) SIDE: 5' REAR: 10'	WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE	POWER: SNOHOMISH COUNTY PUD NO. 1
GAS: PUGET SOUND ENERGY	FRONTIER: COMCAST
TELEPHONE: FRONTIER	SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 5
CABLE: COMCAST	FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS MAP
- PRELIMINARY TESC PLAN
- 5-6 PRELIMINARY TESC NOTES AND DETAILS
- PRELIMINARY HORIZONTAL CONTROL PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY ROAD AND STORM DRAINAGE PLAN
- 9-13 PRELIMINARY ROAD AND STORM DRAINAGE PROFILES
- PRELIMINARY ROAD SECTIONS
- PRELIMINARY COMPOSITE UTILITY PLAN

EARTHWORK QUANTITIES

CUT:	6,000 CY
FILL:	14,000 CY
NET:	8,000 CY (FILL)
DISTURBED AREA:	192,400 SF (4.42 AC)

PARKING INFORMATION

REQUIRED PARKING SPACES:	3 PER LOT - 84 SPACES
PROVIDED PARKING SPACES:	4 PER LOT - 112 SPACES

UTILITY NOTE

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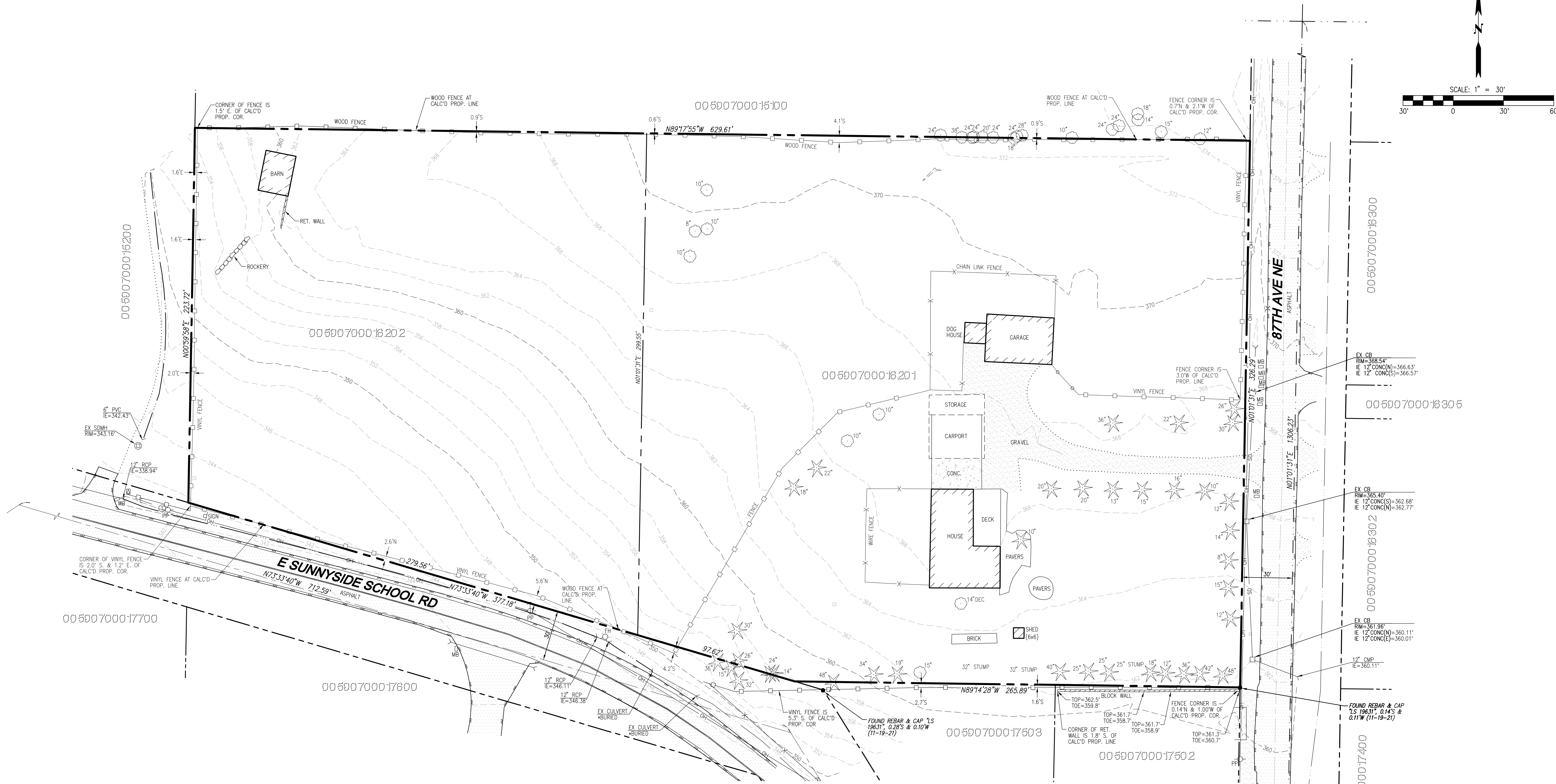
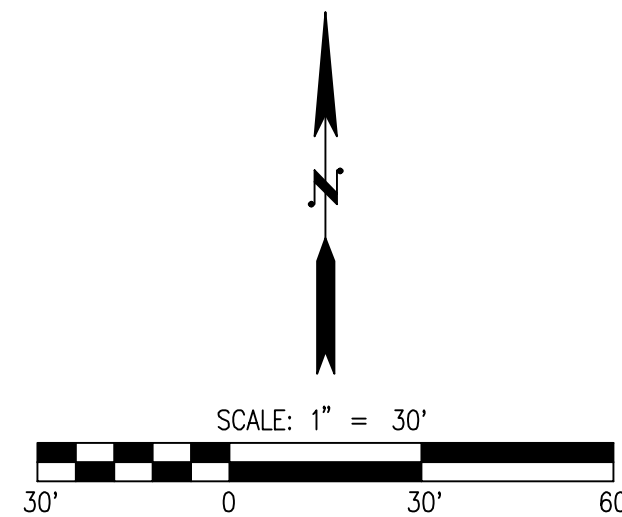
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Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS NO. DATE DESCRIPTION	
Surveying Engineering Planning LDC Kent Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 www.LDCcorp.com T: 425.806.1869 F: 425.482.2893	
NATURAL 9 HOLDINGS, LLC E SUNNYSIDE PRD COVER SHEET	
JOB NUMBER: C21-202 DRAWING NAME: C21202P-CS-PL DESIGNER: JAJ DRAFTING BY: JDG DATE: 7-25-22 SCALE: 1"=40' JURISDICTION: MARYSVILLE	
CS-01 SHEET 1 OF 15	

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



SURVEY INFORMATION

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⊕	WATER METER	EL	ELEVATION	SWPE	SOLID WALL POLYETHYLENE PIPE
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⊕	FIRE HYDRANT	FL	FLOWLINE	TBR	TO BE REMOVED
⊕	SEWER MANHOLE	IE	INVERT ELEVATION		
⊕	POWER POLE	LCPE	LINE CORRUGATED POLYETHYLENE		
⊕	GUY ANCHOR	R	PROPERTY LINE		
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⊕	DECIDUOUS TREE	PVC	POLYVINYL CHLORIDE PIPE		
		R/W	RIGHT-OF-WAY		



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PA _____

BY	
NO.	DATE
REVISIONS DESCRIPTION	

LDC Surveying Engineering Planning
 Kent Woodinville Olympia
 20210 142nd Avenue NE Woodinville, WA 98072
 T: 425.806.1869 www.LDCcorp.com F: 425.882.2893

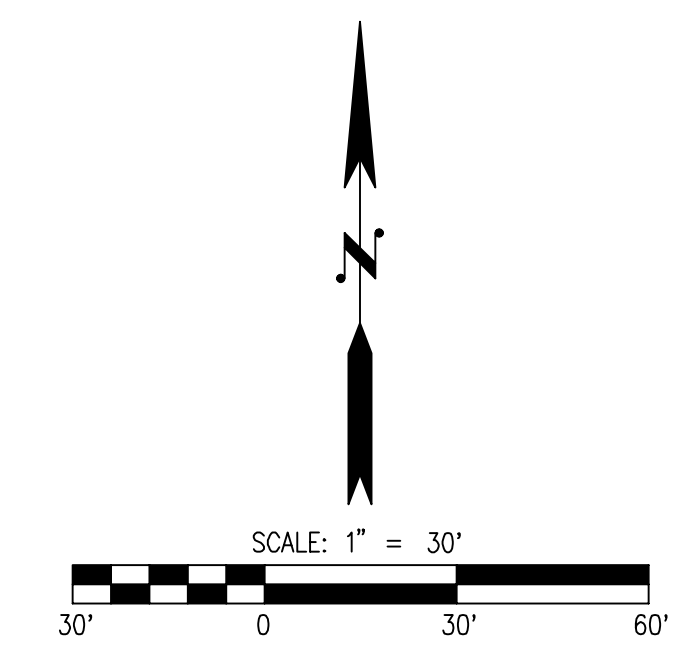
NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 EXISTING CONDITIONS MAP

JOB NUMBER: C21-202
 DRAWING NAME: C21202P-TO-PL
 DESIGNER: JA
 DRAFTING BY: JDG
 DATE: 7-25-22
 SCALE: 1" = 30'
 JURISDICTION: MARYSVILLE

TO-01
 SHEET 2 OF 15

Drawing: \\lic-local\lic-proj\proj\2021\C21-202_sunnyside_plat\Drawings\preliminary\C21202P-TO-PL.dwg Plotlet: Aug 11, 2022 - 8:36am

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

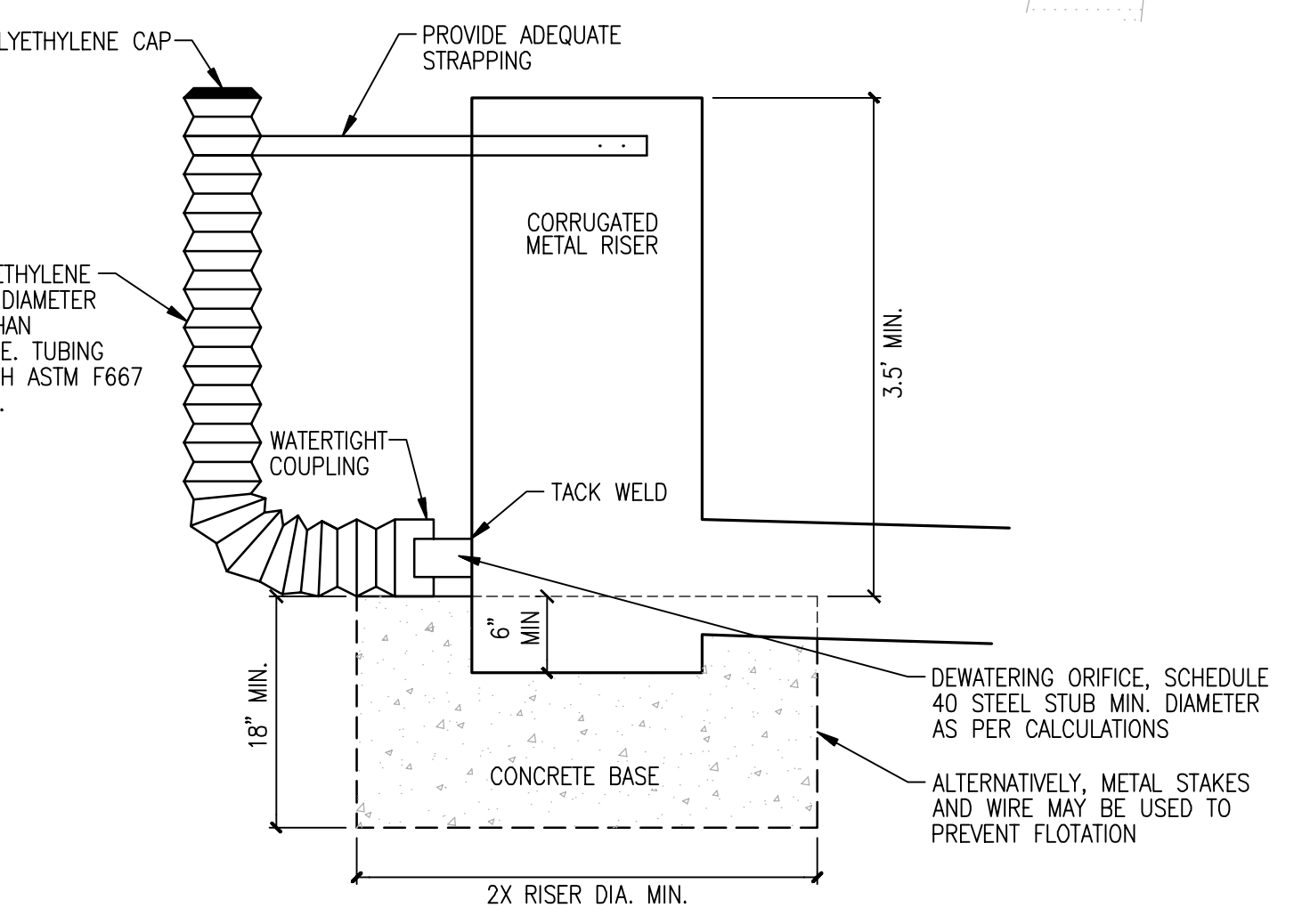
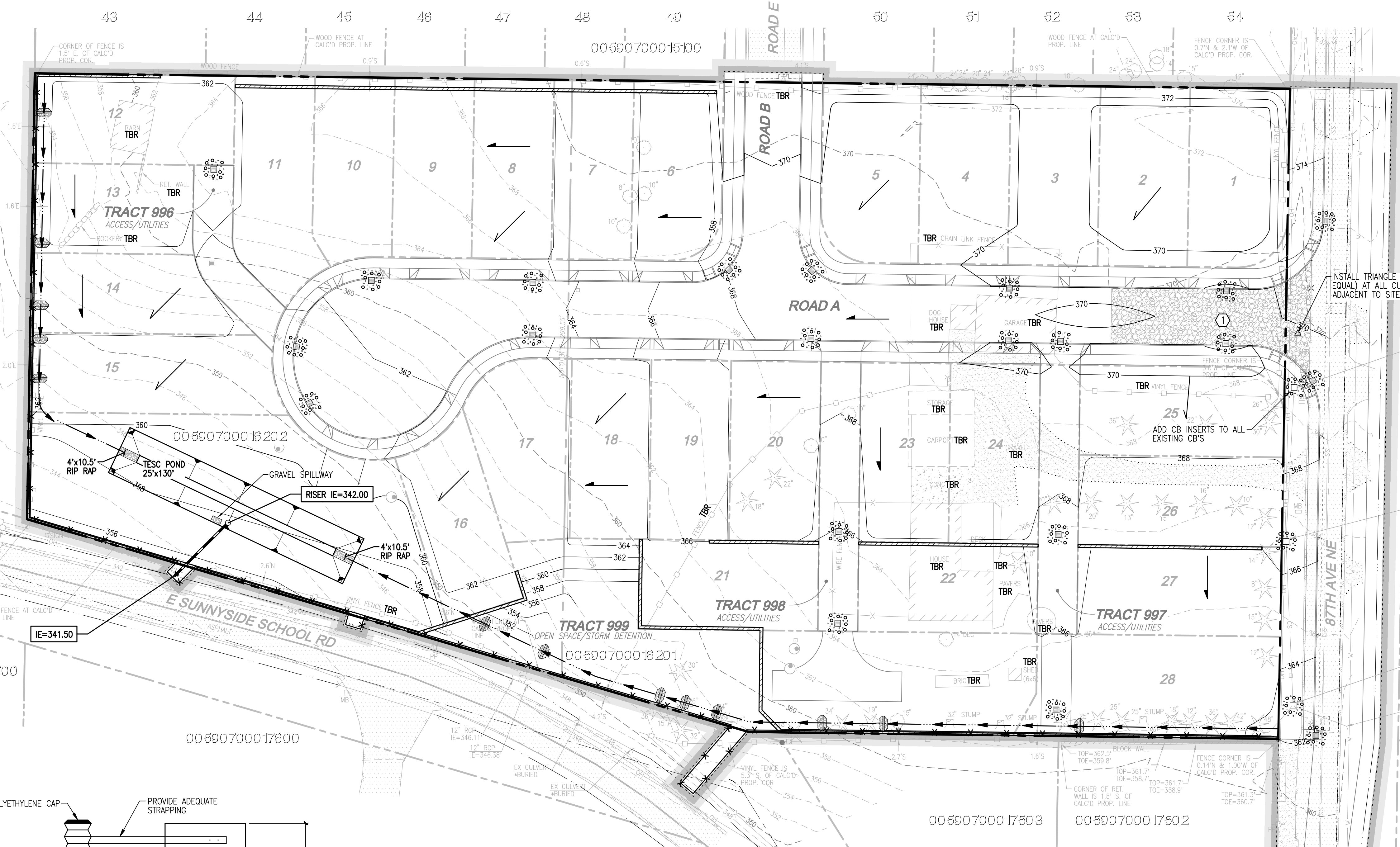
	CLEARING AREA		CLEARING LIMITS
	PROTECTED AREA		SILT FENCE
	CONVEYANCE SWALE		ROCK CONSTRUCTION ENTRANCE
	CATCH BASIN PROTECTION		PRE DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN		INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
	RIP RAP PAD		TBR
	TRIANGLE SILT DAM		

- CONSTRUCTION SEQUENCE**
1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESCL SHALL ATTEND CONFERENCE.
 2. INSTALL ROCK CONSTRUCTION ENTRANCE(S).
 3. STOCKPILE ALL EROSION MATERIALS ON SITE.
 4. FLAG CLEARING LIMITS.
 5. ARRANGE FOR CITY INSPECTOR TO INSPECT AND APPROVE CLEARING LIMITS FLAGGING PRIOR TO CLEARING.
 6. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
 7. CONSTRUCT TEMPORARY SEDIMENT PONDS AND OUTFALLS. BEGIN CLEARING AND GRADING, CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION.
 8. INSTALL FINAL PAVING, CURBING AND SIDEWALK.

TEMP SEDIMENT POND

BOTTOM ELEVATION	339.00
BOTTOM AREA (SF)	436
TOP OF RISER ELEVATION	344.00
TOP AREA (SF)	3,250
SIDE SLOPES	3H:1V
SPILLWAY ELEVATION	345.00
OUTLET INVERT ELEVATION	340.50
ORIFICE INVERT ELEV.	344.00
ORIFICE SIZE	1"

2 YEAR DEVELOPED STORM PRIOR TO DETENTION= 1.527 CFS
 MINIMUM SURFACE AREA AT PONDING= 3,176.16 SF



SEDIMENT POND RISER DETAIL
 NOT TO SCALE

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PA _____

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning

NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 PRELIMINARY TESC PLAN

ER-01
 SHEET 3 OF 15

Woodinville Olympia
 20210 142nd Avenue NE
 Woodinville, WA 98072
 T: 425.806.1669 www.LDCcorp.com F: 425.482.9893

JOB NUMBER: C21-202
 DRAWING NAME: C21202P-ER PL
 DESIGNER: JAJ
 DRAFTING BY: JDG
 DATE: 7-25-22
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Drawing: \\luc\loc\luc\projects\proj\2021\2021_sunnyside\plan\Drawings\preliminary\C21202P-ER_PL.dwg Plotted: Aug 11, 2022 - 8:36am

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

1. 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, END RUNS AND UNDERCUTTING BENEATH BALES...

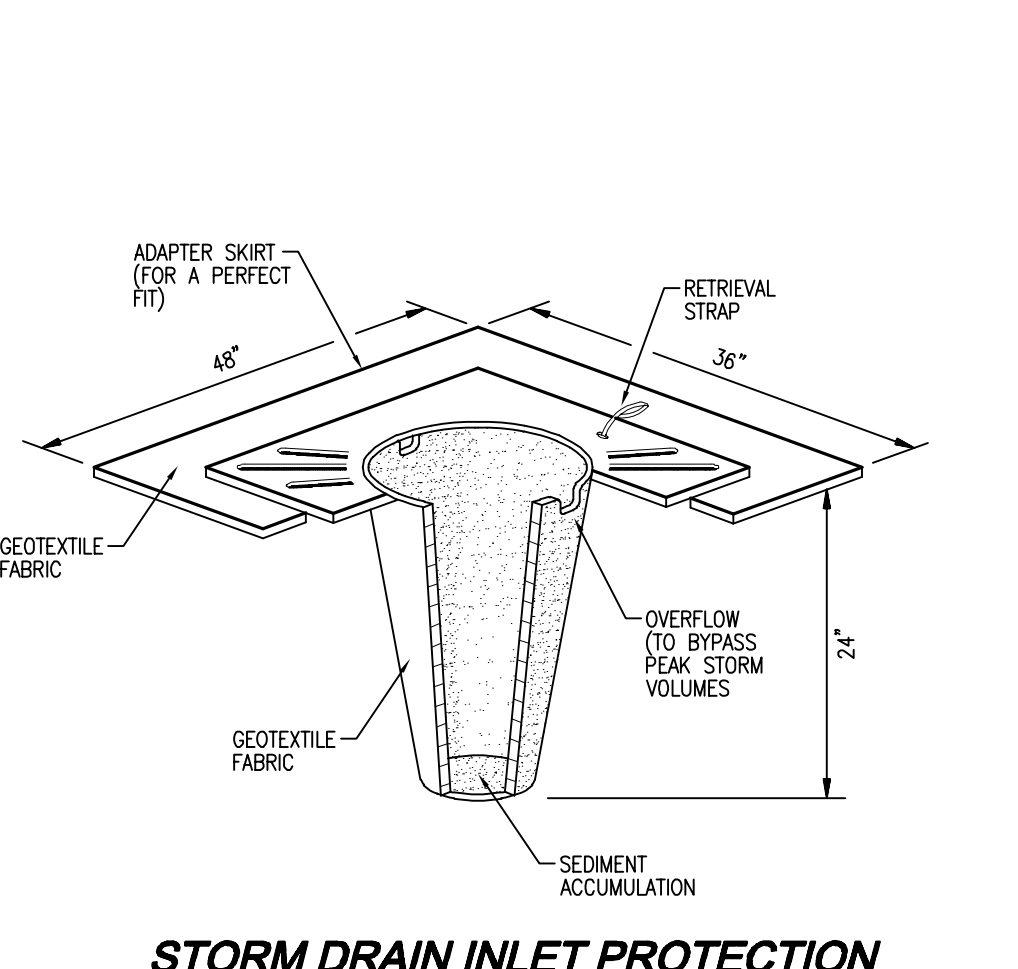
STAND PIPE POND MAINTENANCE NOTES

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.



STORM DRAIN INLET PROTECTION NOT TO SCALE

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 IN THE PLAN.

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.

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Approval signatures and stamps for City Engineer and dates. Includes 'APPROVED BY' and 'DATE' fields with handwritten entries.

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Table with columns: NO., DATE, DESCRIPTION, REVISIONS.

LDC Surveying Engineering Planning logo and contact information for Kent, Olympia, and Woodinville.

NATURAL 9 HOLDINGS, LLC E SUNNYSIDE PRD PRELIMINARY TESC NOTES AND DETAILS

Professional Engineer seal for J. A. J. J. J.

JOB NUMBER: C21-202 DRAWING NAME: C21202P-ER-DT DESIGNER: JAJ DRAFTING BY: JDG DATE: 7-25-22 SCALE: AS NOTED JURISDICTION: MARYSVILLE ER-02 SHEET 4 OF 15

THE CESCL IS RESPONSIBLE FOR:

- A. INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- B. ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- C. MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- D. STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMP'S REFERENCED BELOW ARE PER THE 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

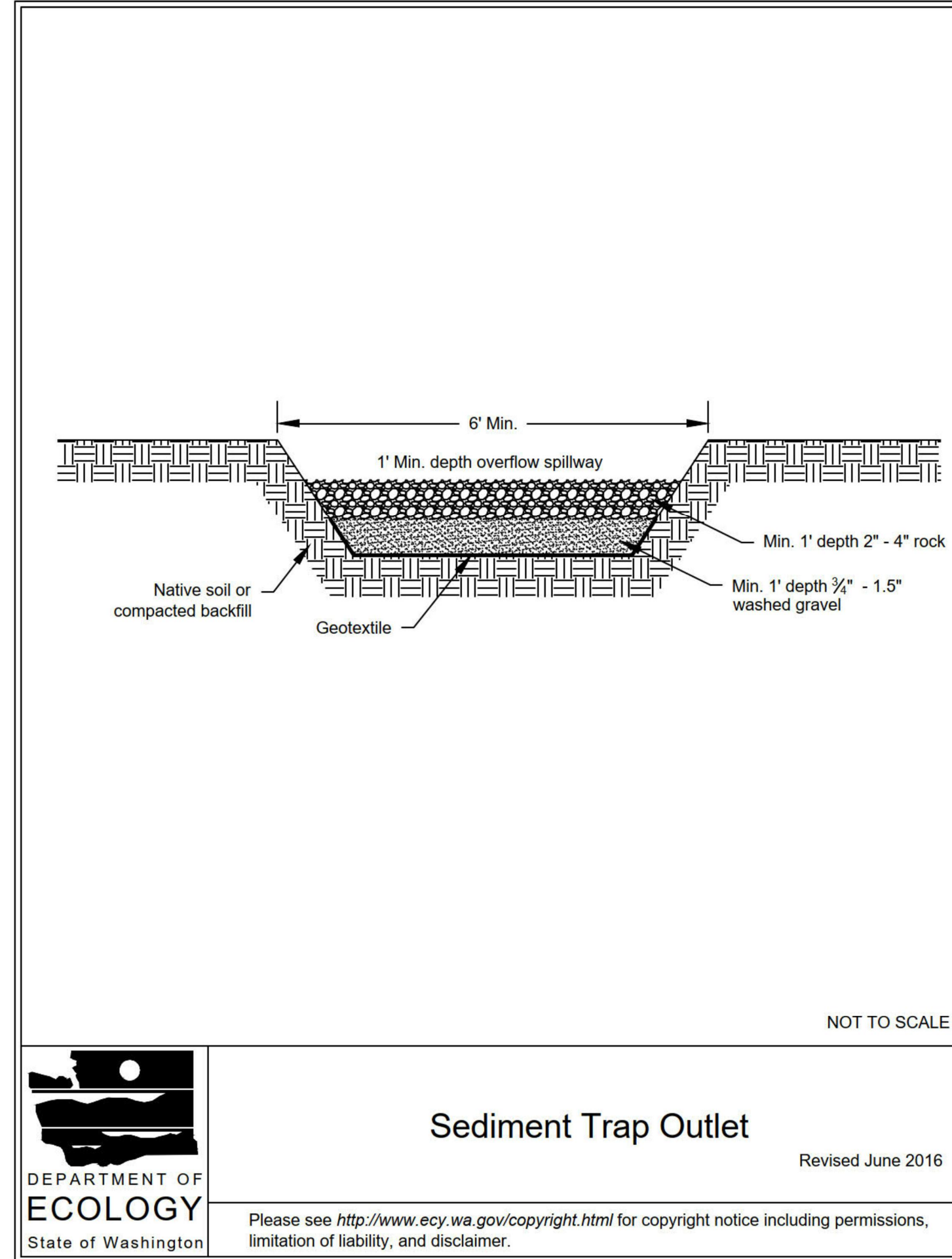
1. MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMP'S:
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
C233 SILT FENCE
2. ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
BMP'S:
C105 STABILIZED CONSTRUCTION ENTRANCE
3. CONTROL FLOW RATES: A NETWORK OF INTERCEPTOR SWALES AND CHECK DAMS, AS WELL AS TWO SEPARATE TEMPORARY SEDIMENT PONDS WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO SEDIMENT PONDS A AND B AS DEPICTED ON SHEET ER-01. THESE PONDS WILL DISCHARGE TO THE PERMANENT STORM SYSTEM.
BMP'S:
C207 CHECK DAMS
C241 TEMPORARY SEDIMENT POND
4. INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, STORM DRAIN INLET PROTECTION, INTERCEPTOR SWALES, CHECK DAMS, AND TEMPORARY SEDIMENT PONDS A AND B.
BMP'S:
C200 INTERCEPTOR DIKE AND SWALE
C207 CHECK DAMS
C220 STORM DRAIN INLET PROTECTION
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
5. STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
6. PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
7. PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL ONSITE IMPROVEMENTS HAVE BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMP'S:
C220 STORM DRAIN INLET PROTECTION
8. STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMP'S:
C201 GRASS LINED CHANNELS
C207 CHECK DAMS
9. CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
10. CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES. IN ADDITION, THE FOLLOWING BMP TO BE USED FOR SEDIMENT TRAPPING AND TURBIDITY REDUCTION INCLUDE:
C151 CONCRETE HANDLING
11. MAINTAIN BMP'S: MAINTENANCE OF THE BMP'S IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER-01 AND THIS SHEET.
12. PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
13. ANY PROPOSED LID BMP'S SHALL BE PROTECTED AS SPECIFIED UNDER ELEMENTS 1-12.

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. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
2. COVER, CONTAINMENT AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
3. ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
4. ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
5. WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
6. APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
7. BMP'S SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT MILK DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

DE-WATERING CONTROL NOTES

- ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:
1. INFILTRATION,
 2. TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS,
 3. ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES,
 4. SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION,
 5. USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR
 6. FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

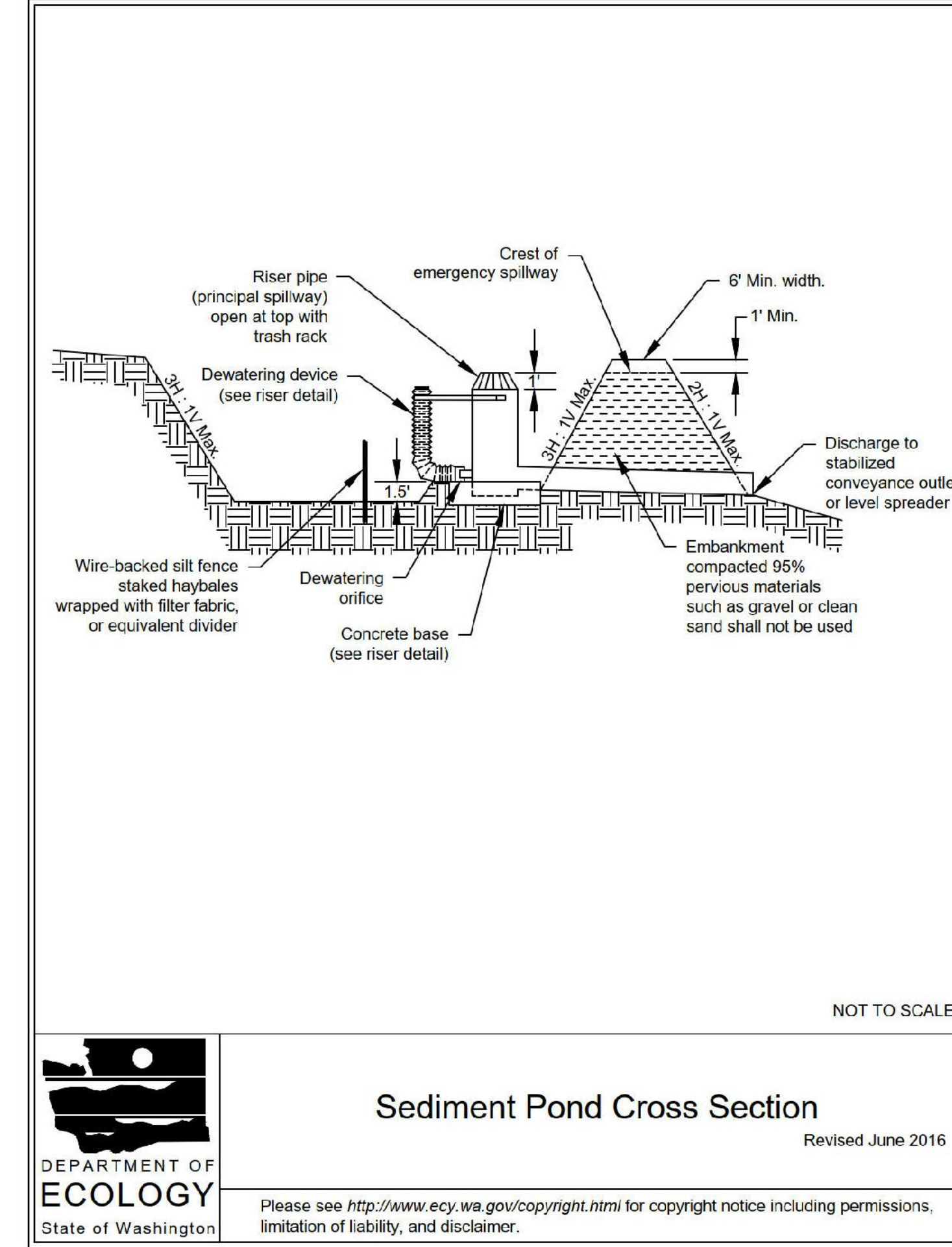


Sediment Trap Outlet

Revised June 2016



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Sediment Pond Cross Section

Revised June 2016



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UTILITY NOTE

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Woodinville, WA 98072
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NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
PRELIMINARY TESC NOTES AND DETAILS

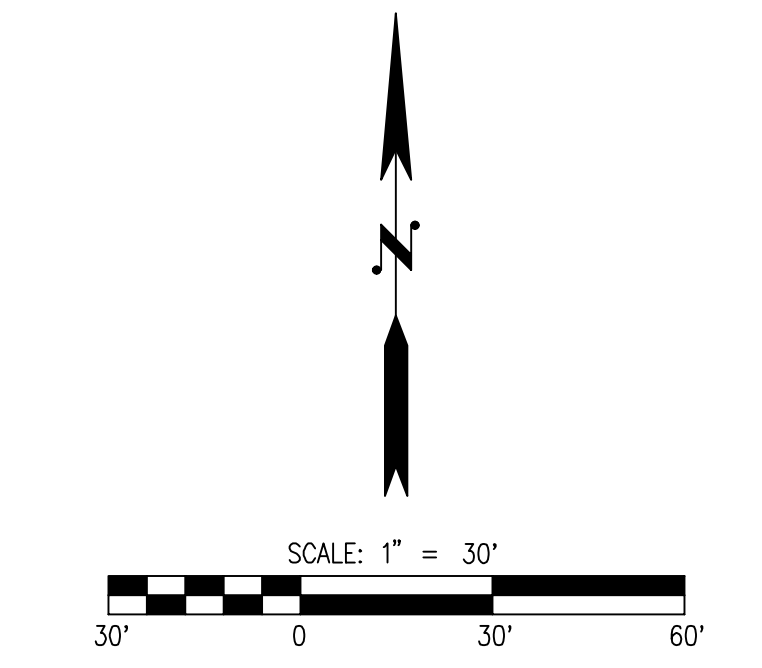
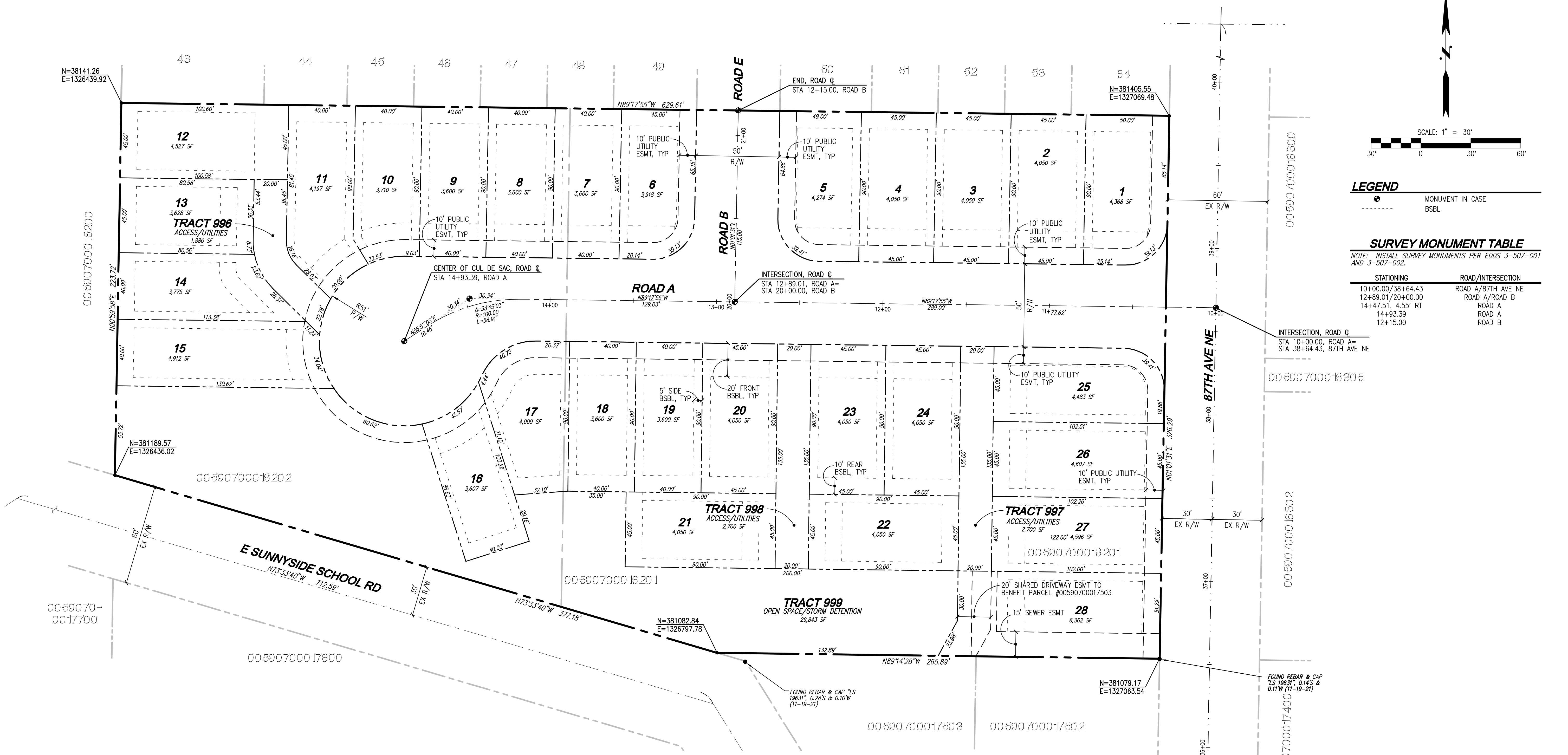


JOB NUMBER: C21-202
DRAWING NAME: C21202P-ER-DT
DESIGNER: JAJ
DRAFTING BY: JDG
DATE: 7-25-22
SCALE: AS NOTED
JURISDICTION: MARYSVILLE

ER-03
SHEET 5 OF 15

Drawing: \\luc.local\lucostia\Projects\Civil\2021\C21-202_sunyside.plt (Drawing: Preliminary) C:\21202_sunyside.plt Aug 11, 2022 - 8:37am Plotter: Aug 11, 2022 - 8:37am

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND
 ● MONUMENT IN CASE
 - - - - - BSBL

SURVEY MONUMENT TABLE
 NOTE: INSTALL SURVEY MONUMENTS PER EDDS 3-507-001 AND 3-507-002.

STATIONING	ROAD/INTERSECTION
10+00.00/38+64.43	ROAD A/87TH AVE NE
12+89.01/20+00.00	ROAD A/ROAD B
14+47.51, 4.55' RT	ROAD A
14+93.39	ROAD A
12+15.00	ROAD B

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 Engineering
 Planning

Kent
 Woodinville
 Olympia

20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
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NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 HORIZONTAL CONTROL PLAN

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A:
 ALL THAT PORTION OF TRACT 162, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 162;
 THENCE WEST ALONG THE NORTH LINE THEREOF 360 FEET;
 THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 162 TO THE SOUTH LINE OF SAID TRACT;
 THENCE ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT 162;
 THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 162 TO THE POINT OF BEGINNING.

PARCEL B:
 TRACT 162 OF SUNNYSIDE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 19, RECORDS OF SNOHOMISH COUNTY;
 EXCEPT THE EAST 360 FEET AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE EAST LINE.

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

HORIZONTAL DATUM

NAD 83/2011
 WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM

NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
 MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 36
 (BEARING = N 0°56'25" E)

BENCHMARK

BENCHMARK
 WGS SURVEY DATA WAREHOUSE MONUMENT NO. 3005X21
 FOUND 4"x4" CONCRETE MONUMENT WITH TACK IN LEAD AT THE WEST QUARTER CORNER OF SEC. 36, TOWNSHIP 30 N, RANGE 5 E
 PUBLISHED ELEVATION = 388.27 FEET (NAVD88)

REFERENCES

- (R1) RECORD OF SURVEY (AFN. 200812305012)
- (R2) RECORD OF SURVEY (AFN. 200804295049)
- (R3) BOUNDARY LINE ADJUSTMENT (AFN. 200010110472)
- (R4) RECORD OF SURVEY (AFN. 9701095004)
- (R5) BOUNDARY LINE ADJUSTMENT (AFN. 8709160386)
- (R6) SNOHOMISH COUNTY ENGINEERS OFFICE EAST SUNNYSIDE SCHOOL RD SURVEY NO.1168
- (R7) PLAT OF SUNNY SIDE FIVE ACRE TRACTS (AFN. 122901)
- (R8) PLAT OF THE RIDGE (AFN. 201904255009)

PROJECT INFORMATION

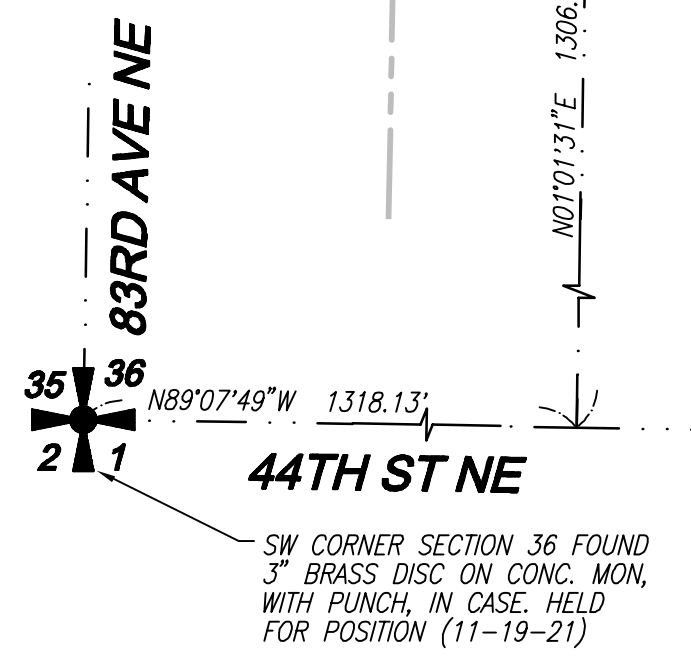
TAX PARCELS: 00590700016202, 00590700016201
 SITE ADDRESS: 4614 87TH AVENUE NE, MARYSVILLE, WA 98270
 TOTAL SITE AREA: 186,679 SF (4.29 AC)
 ROW DEDICATION: 34,209 SF (0.79 AC)
 NET SITE AREA: 152,470 SF (3.50 AC)
 PROPOSED DENSITY: 8 UNITS/ACRE = 28 UNITS
 EXISTING ZONING: WR-R-4-8 WRSFH
 PROPOSED LAND USE: SINGLE FAMILY
 PROPOSED LOTS: 28
 LOTS ACCESSED FROM PRIVATE ROAD: 9 (32.1% OF TOTAL LOTS)
 MIN OPEN SPACE: 22,871 SF (15% OF NET)
 OPEN SPACE DESIGNED: 29,843 SF
 MAX BUILDING HEIGHT: 30'
 BUILDING SETBACKS:
 FRONT: 10' (20' FOR GARAGES)
 SIDE: 5'
 REAR: 10'
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD NO. 1
 GAS: PUGET SOUND ENERGY
 TELEPHONE: FRONTIER
 CABLE: COMCAST
 SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 5
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA

UTILITY NOTE

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DISCLAIMER

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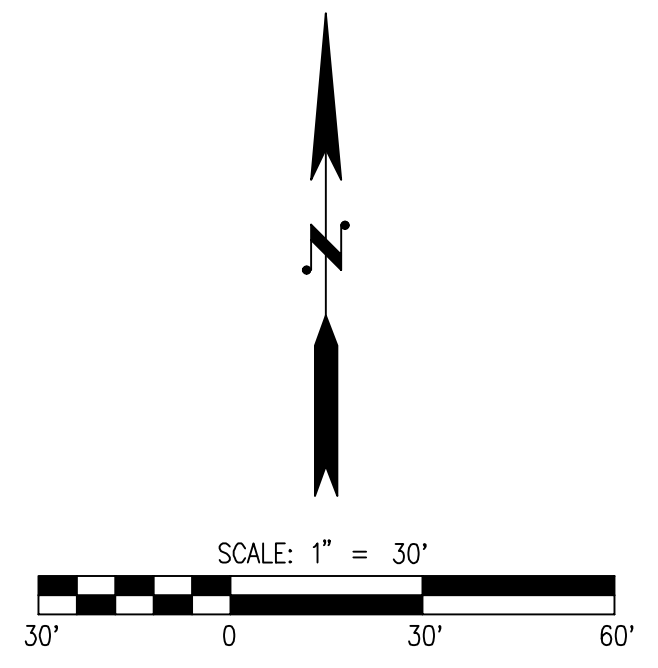


PA

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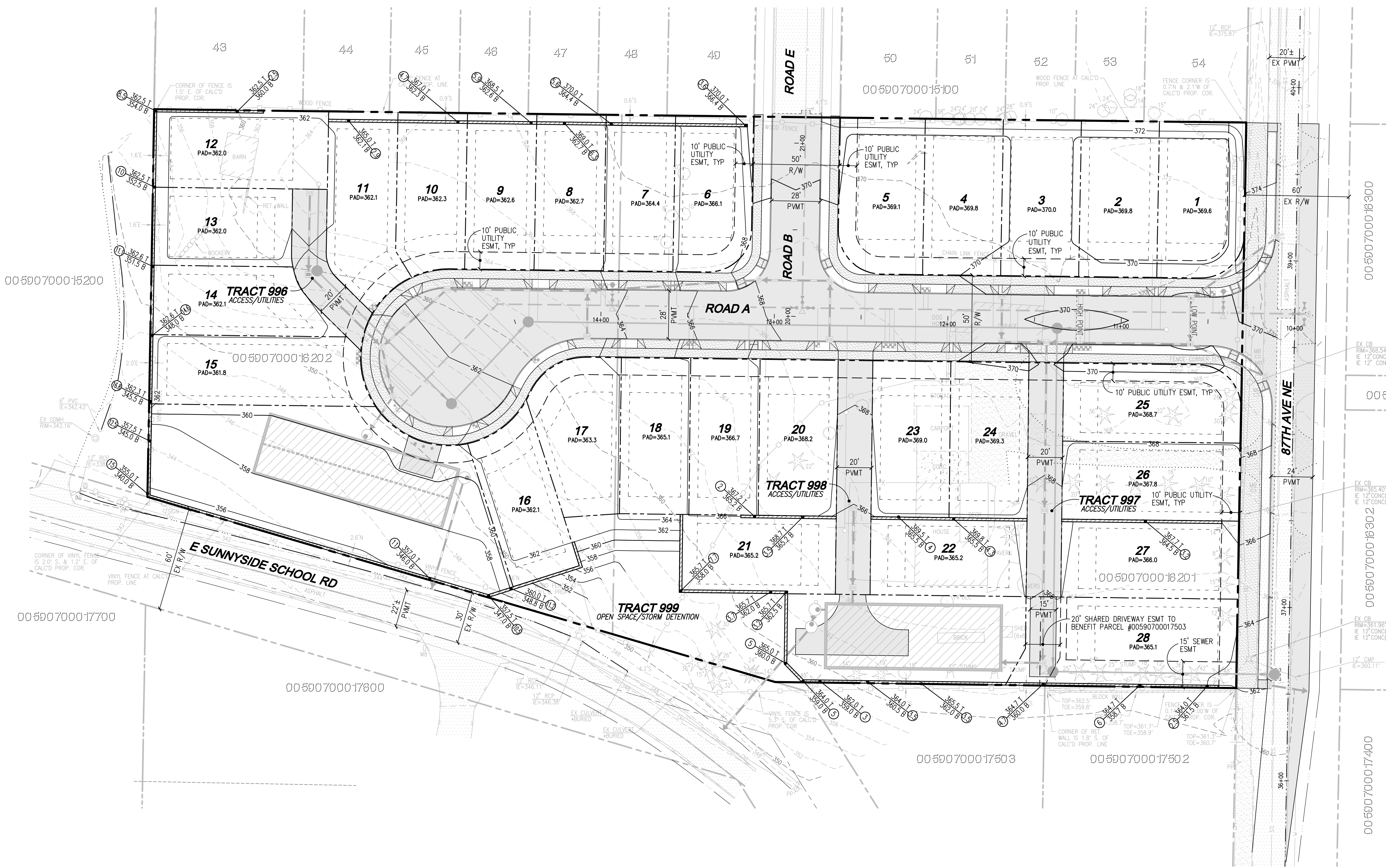
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A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	LOCK N LOAD RETAINING WALL



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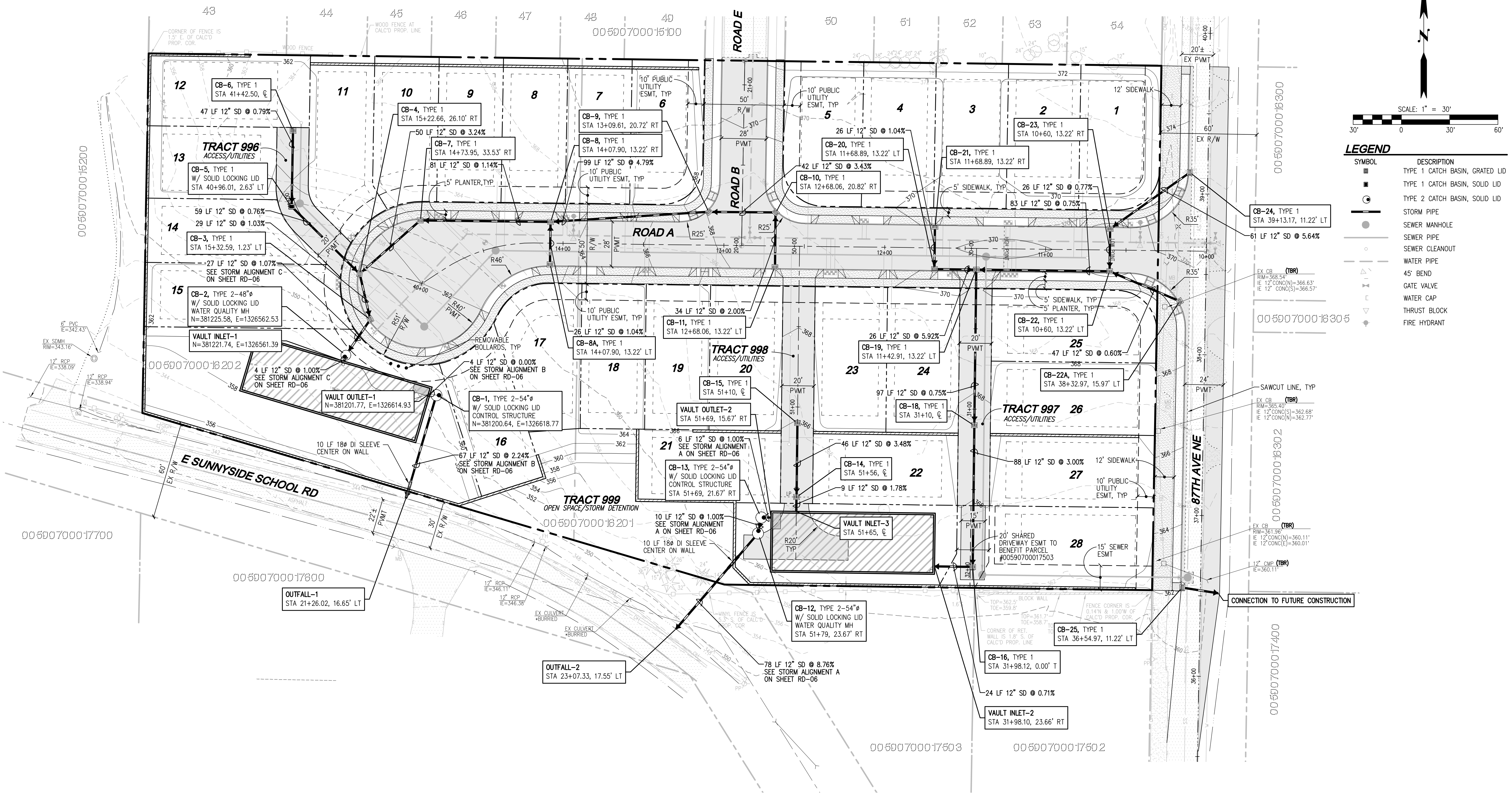
NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
PERLIMINARY GRADING PLAN



JOB NUMBER: C21-202
DRAWING NAME: C21202P-GR-PL
DESIGNER: JAJ
DRAFTING BY: JDG
DATE: 7-25-22
SCALE: 1"=30"
JURISDICTION: MARYSVILLE

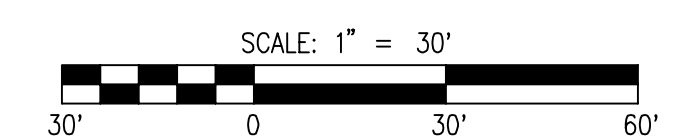
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A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	SEWER PIPE
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER CLEANOUT
[Symbol]	WATER PIPE
[Symbol]	45° BEND
[Symbol]	GATE VALVE
[Symbol]	WATER CAP
[Symbol]	THRUST BLOCK
[Symbol]	FIRE HYDRANT

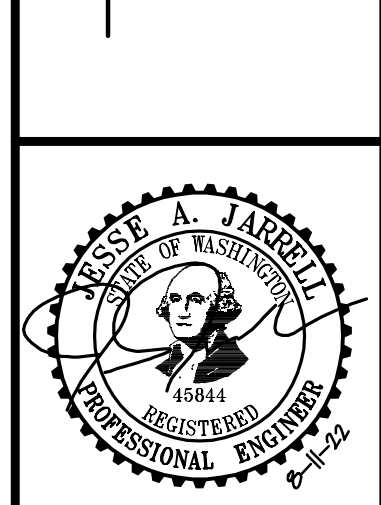


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NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 PRELIMINARY ROAD AND STORM DRAINAGE PLAN



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 DESIGNER: JAJ
 DRAFTING BY: JDG
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 SCALE: 1"=30'
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RD-01
 SHEET 8 OF 15

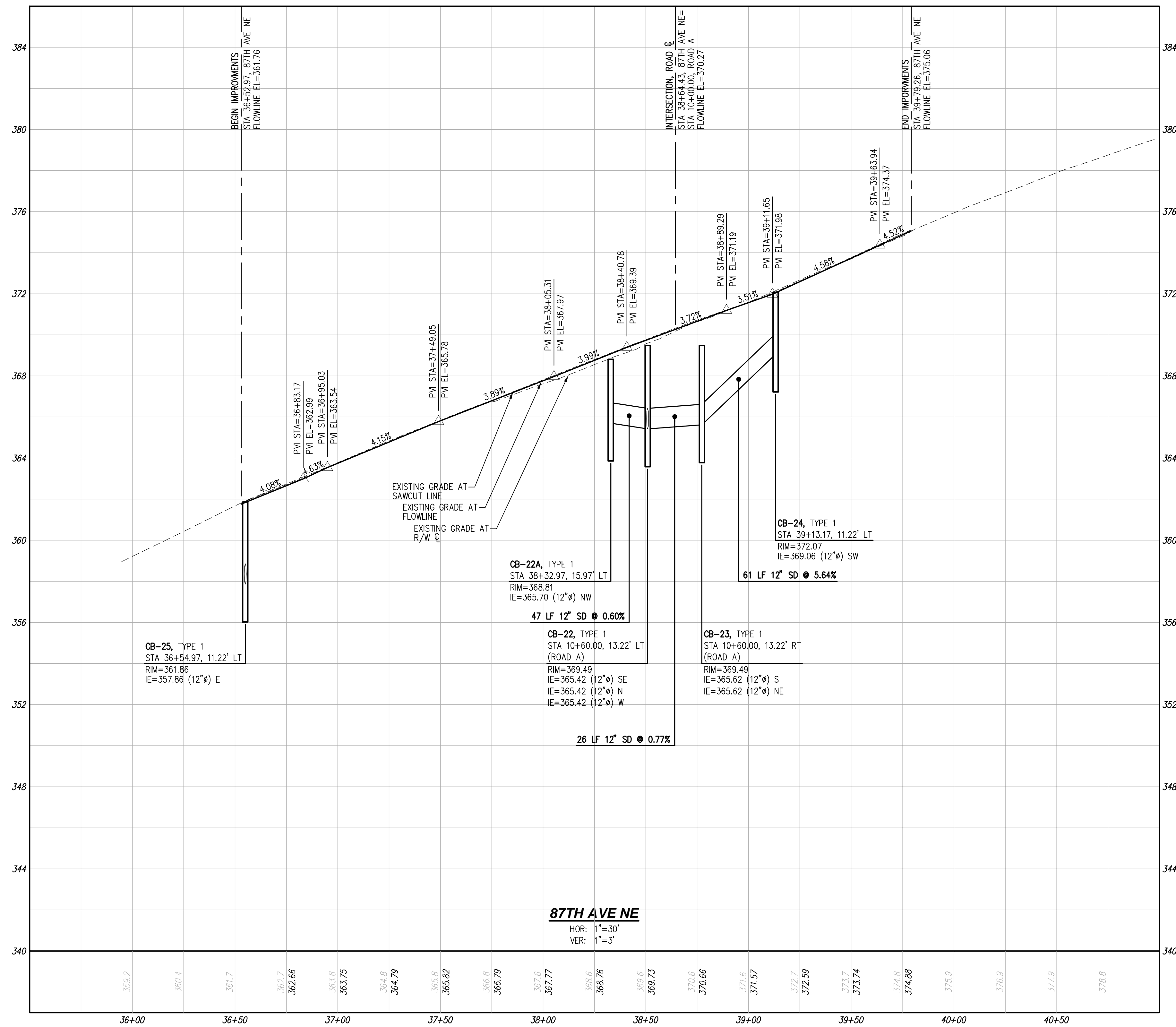
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87TH AVE NE
 HOR: 1" = 30'
 VER: 1" = 3'

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DISCLAIMER

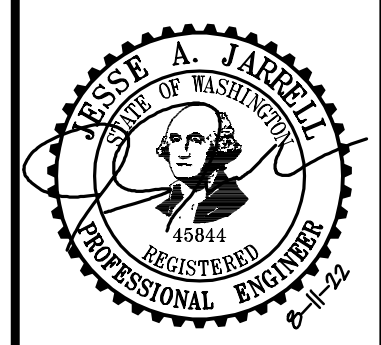
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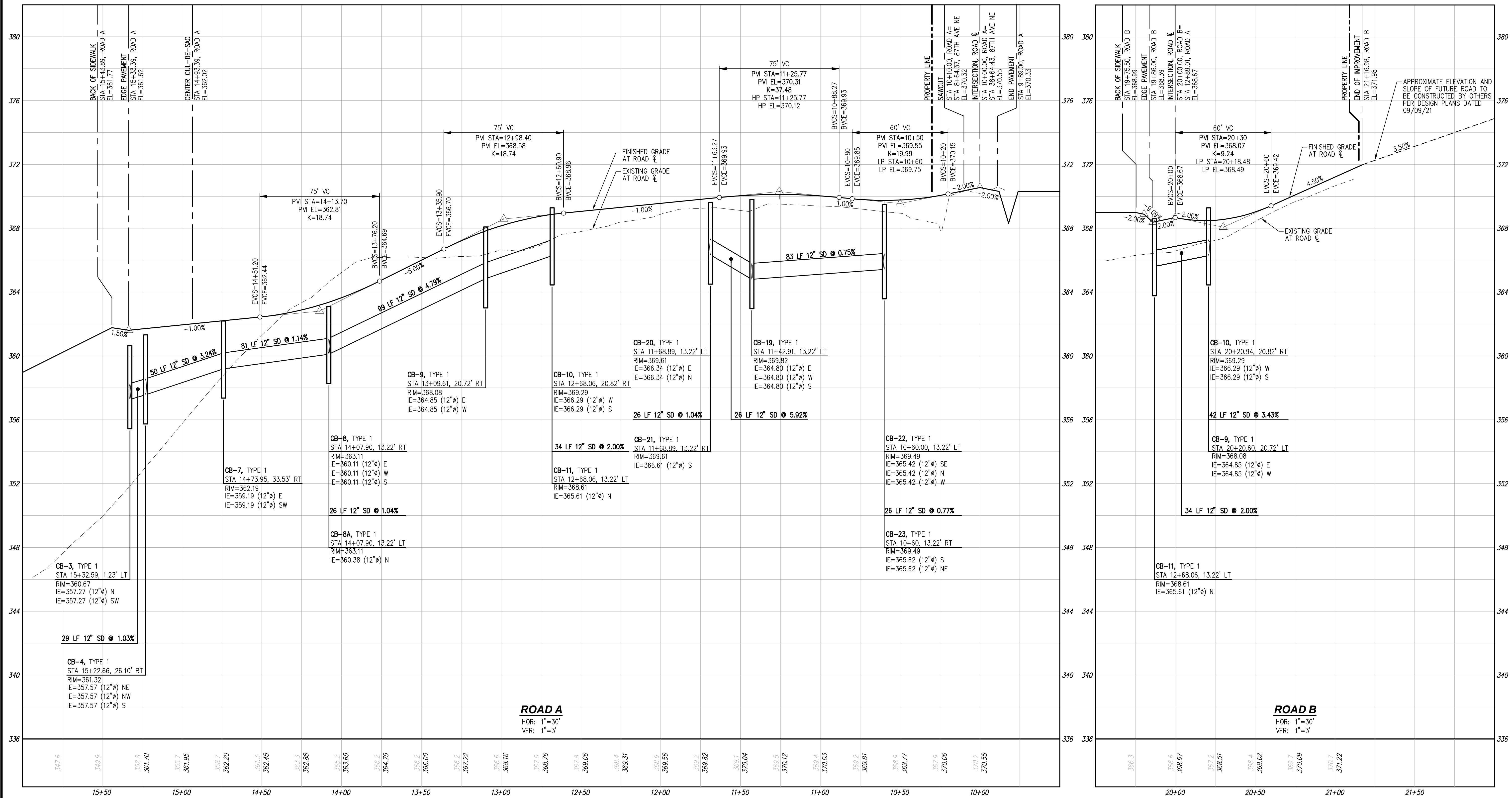
NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 PRELIMINARY ROAD PROFILES AND SECTIONS



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 DRAWING NAME: C21202P-RD-PR
 DESIGNER: JAJ
 DRAFTING BY: JDG
 DATE: 7-25-22
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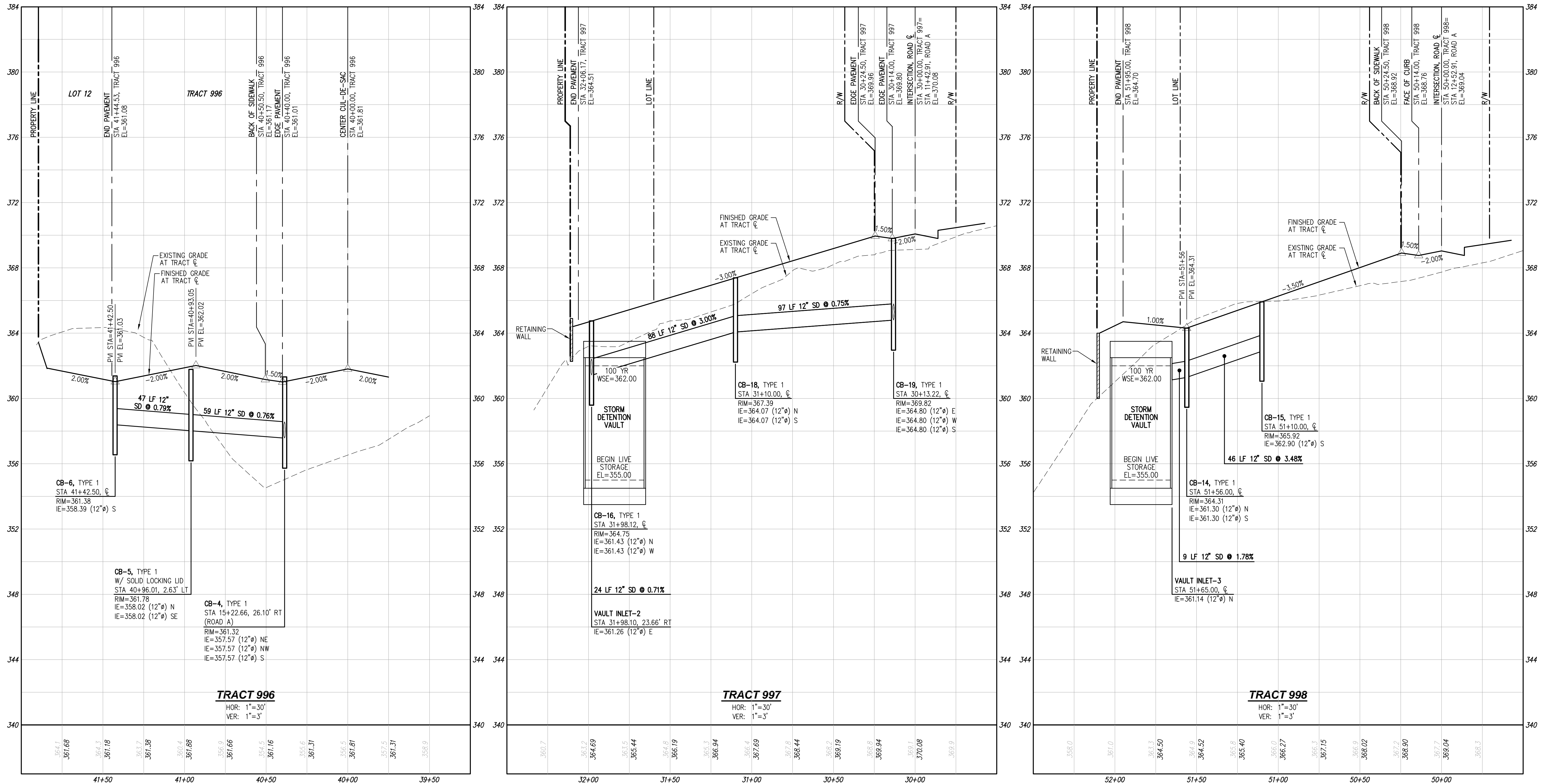
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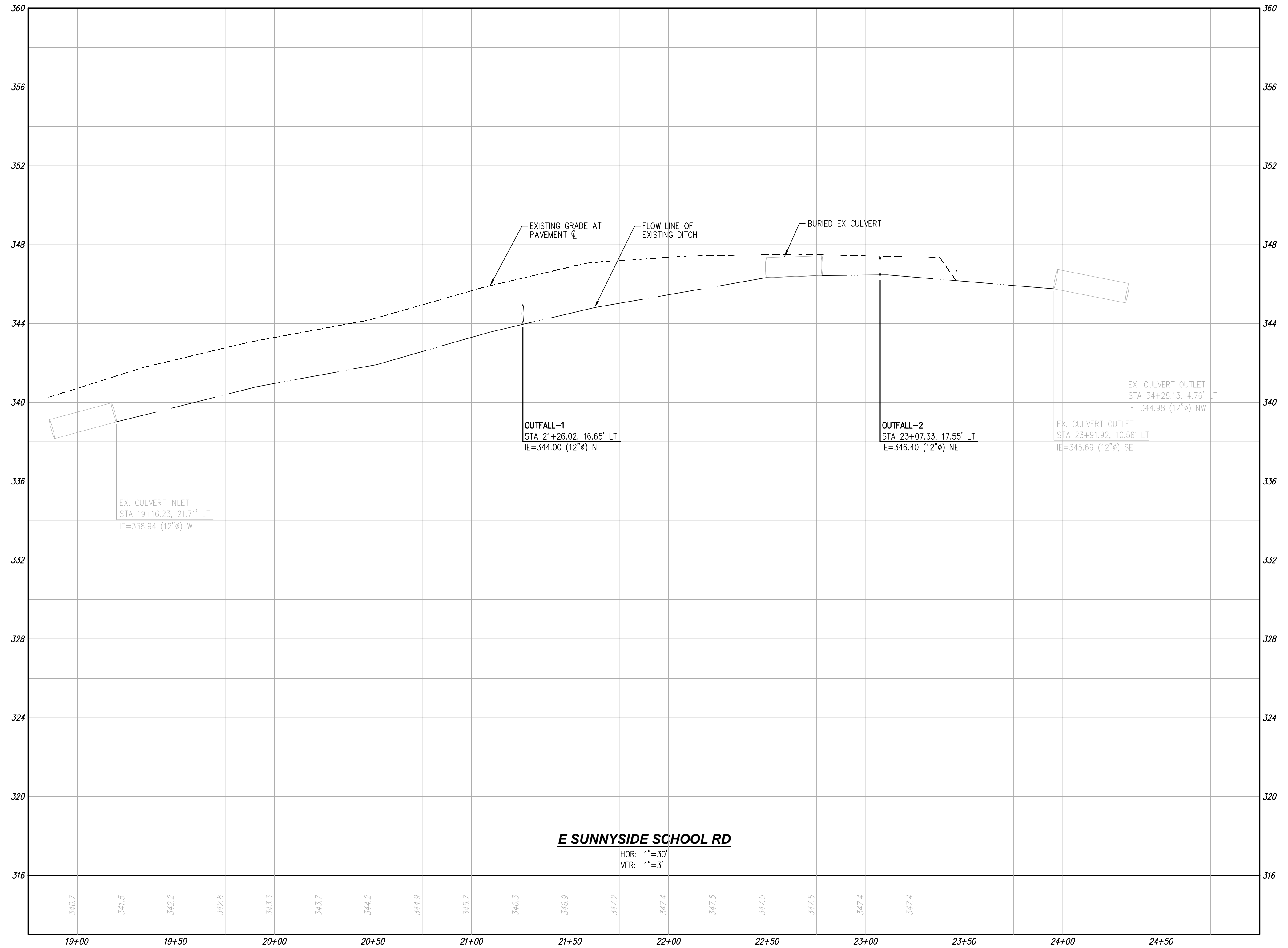
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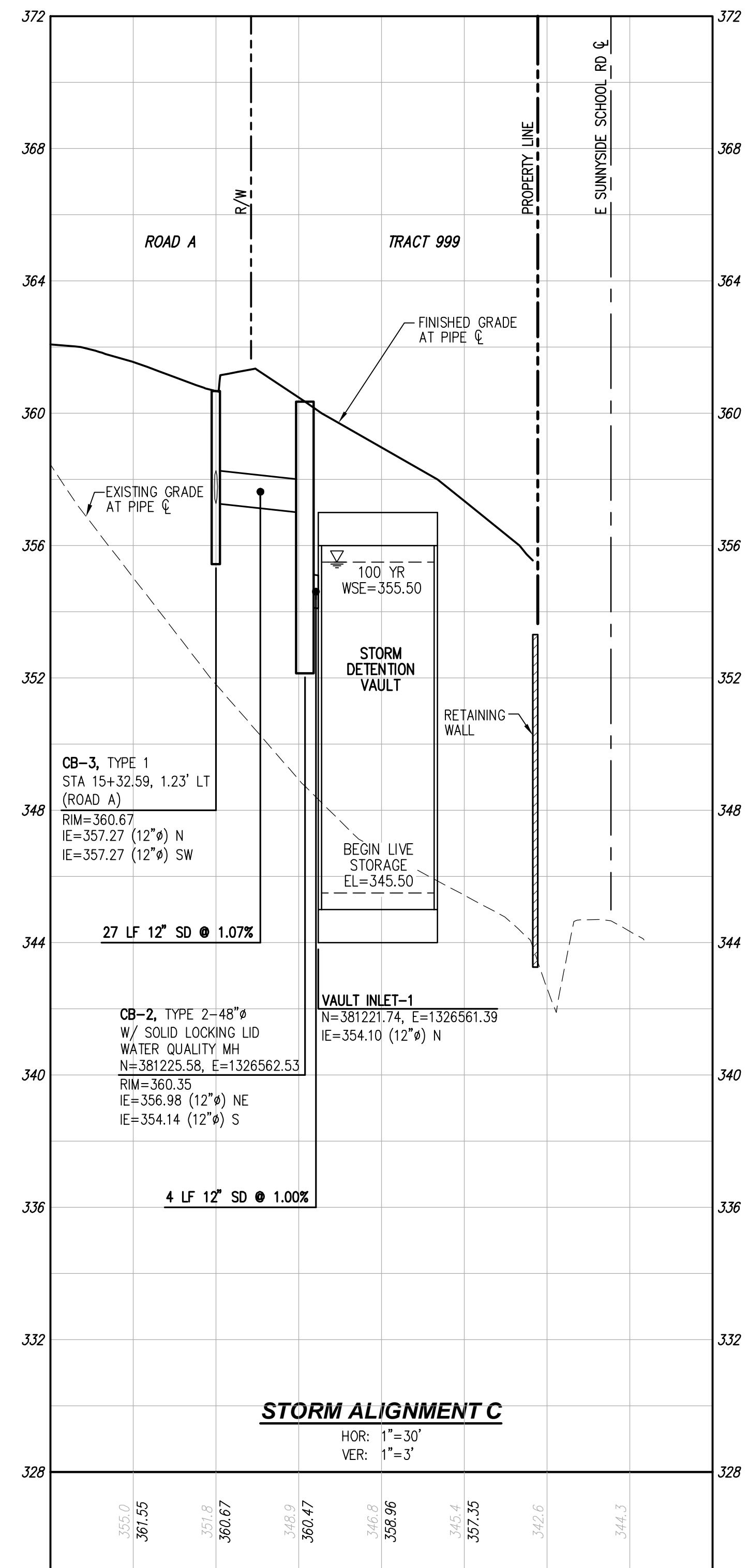
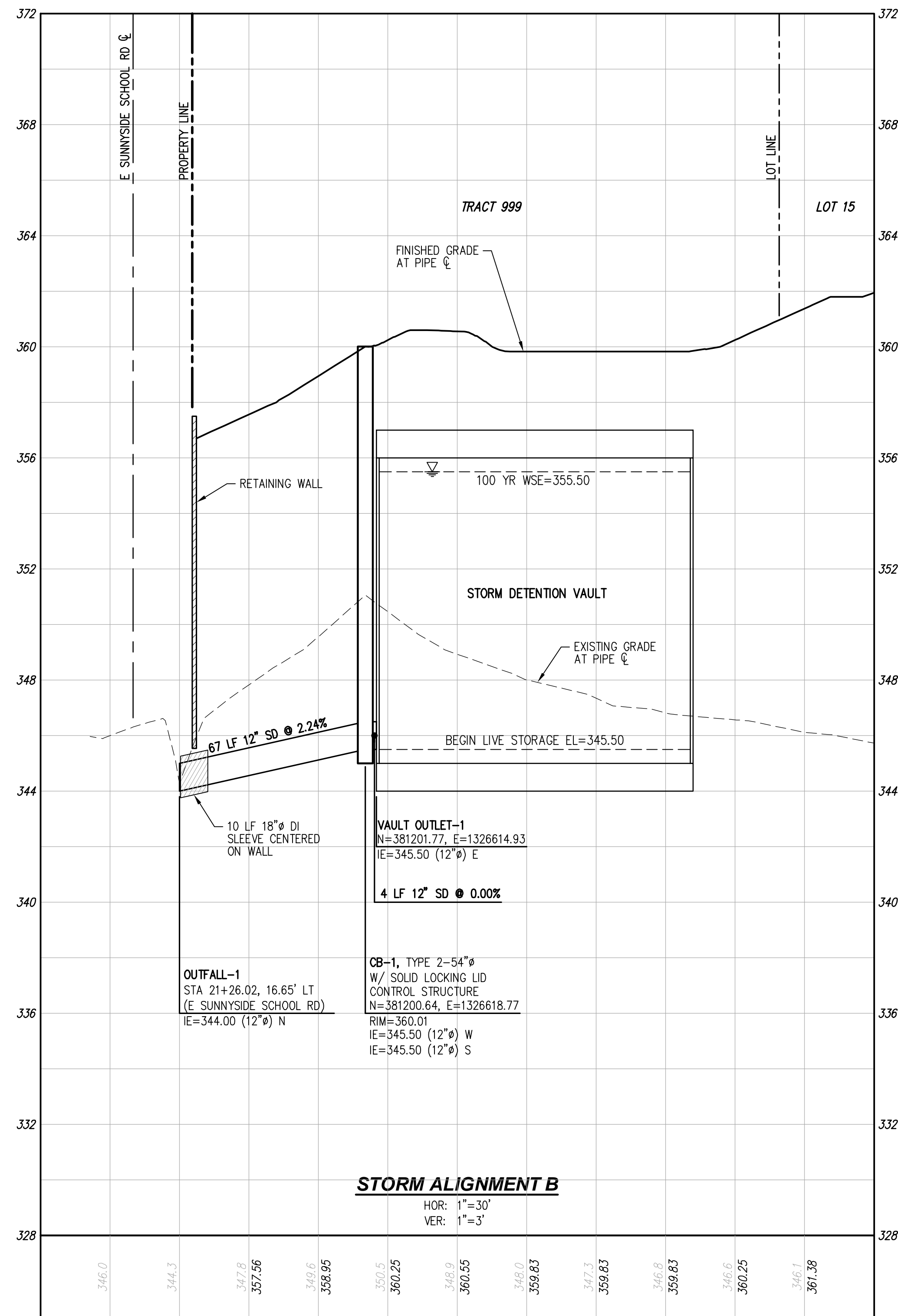
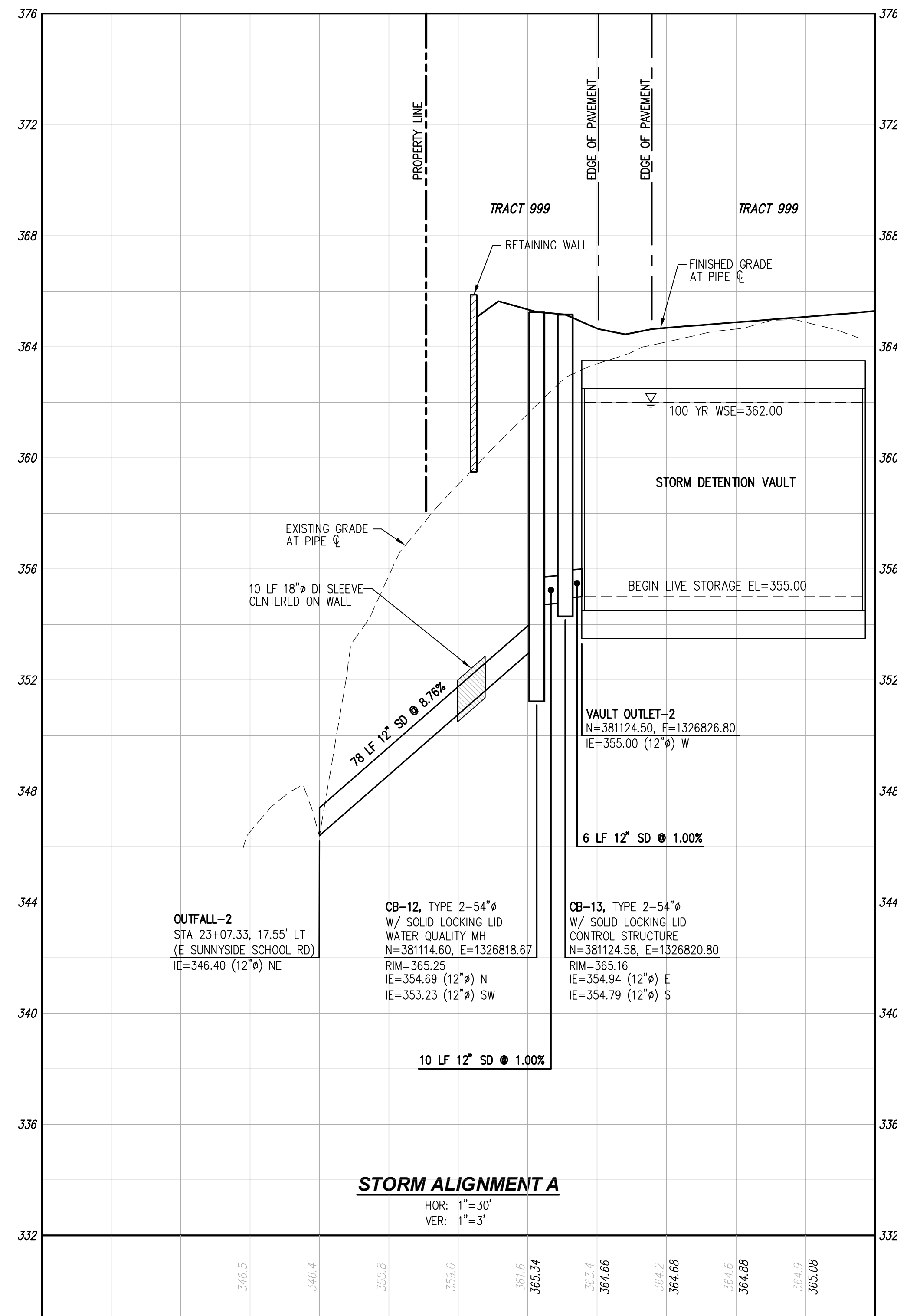
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PA

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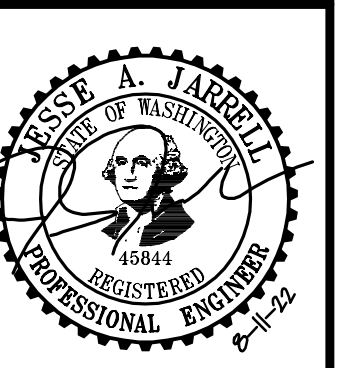
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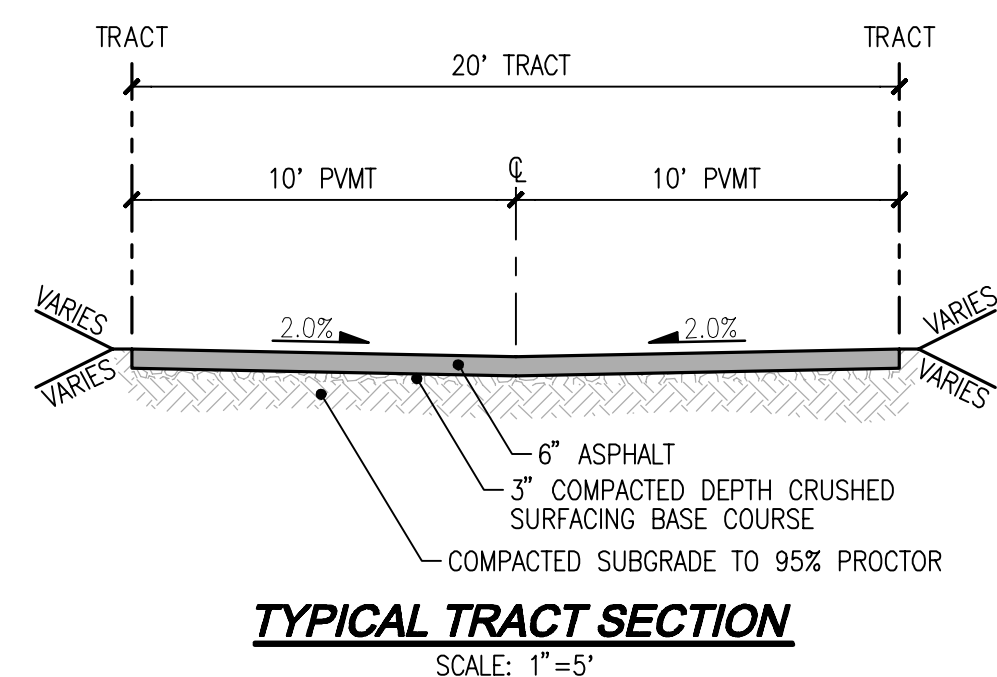
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 Woodinville, WA 98072
 www.LDCcorp.com
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NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 PRELIMINARY ROAD PROFILES AND SECTIONS

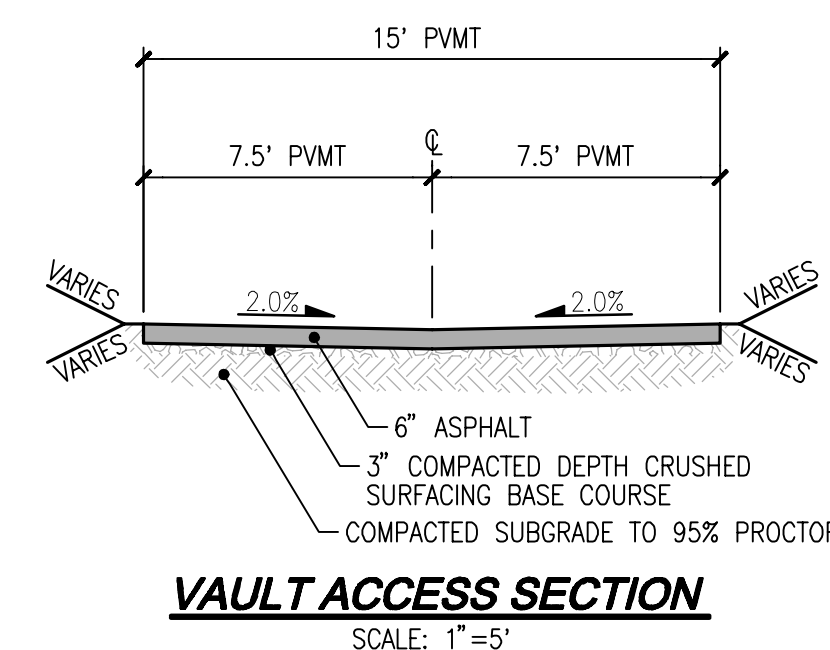


JOB NUMBER: C21-202
 DRAWING NAME: C21202P-RD-PR
 DESIGNER: JJJ
 DRAFTING BY: JDG
 DATE: 7-25-22
 SCALE: 1"=30'
 JURISDICTION: MARYSVILLE

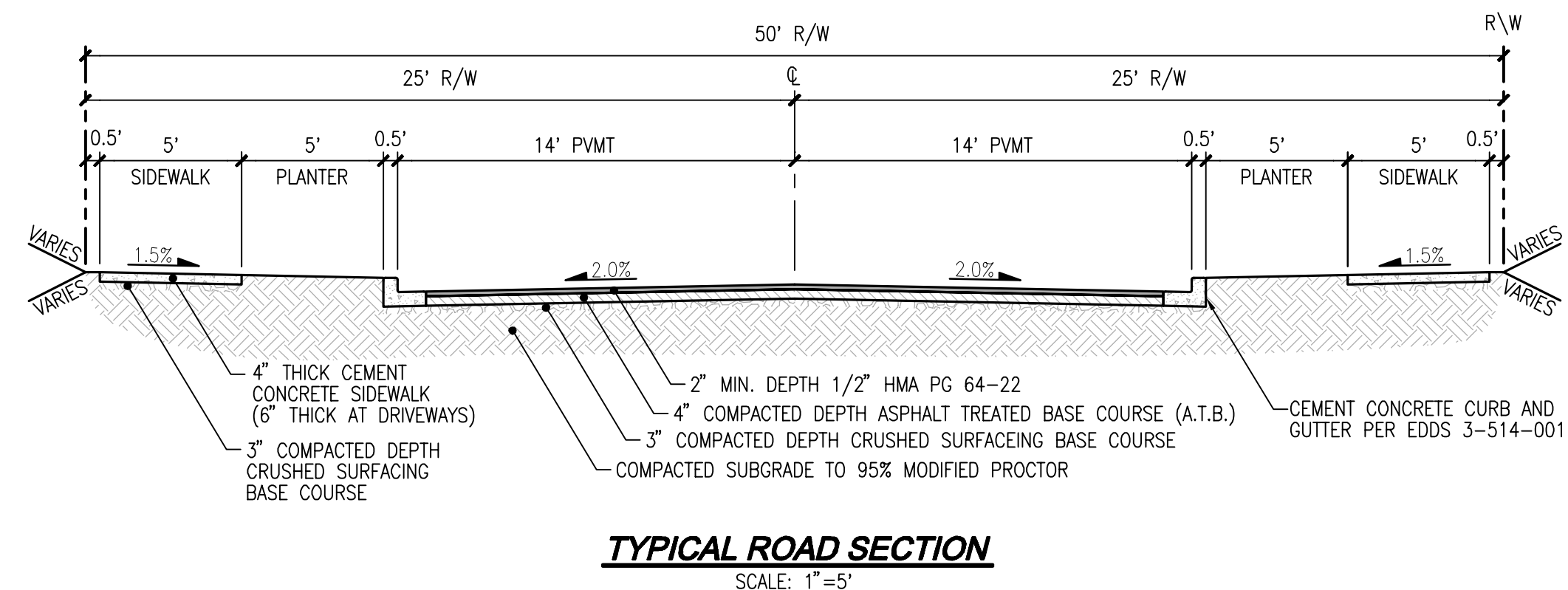
RD-06
 SHEET 13 OF 15



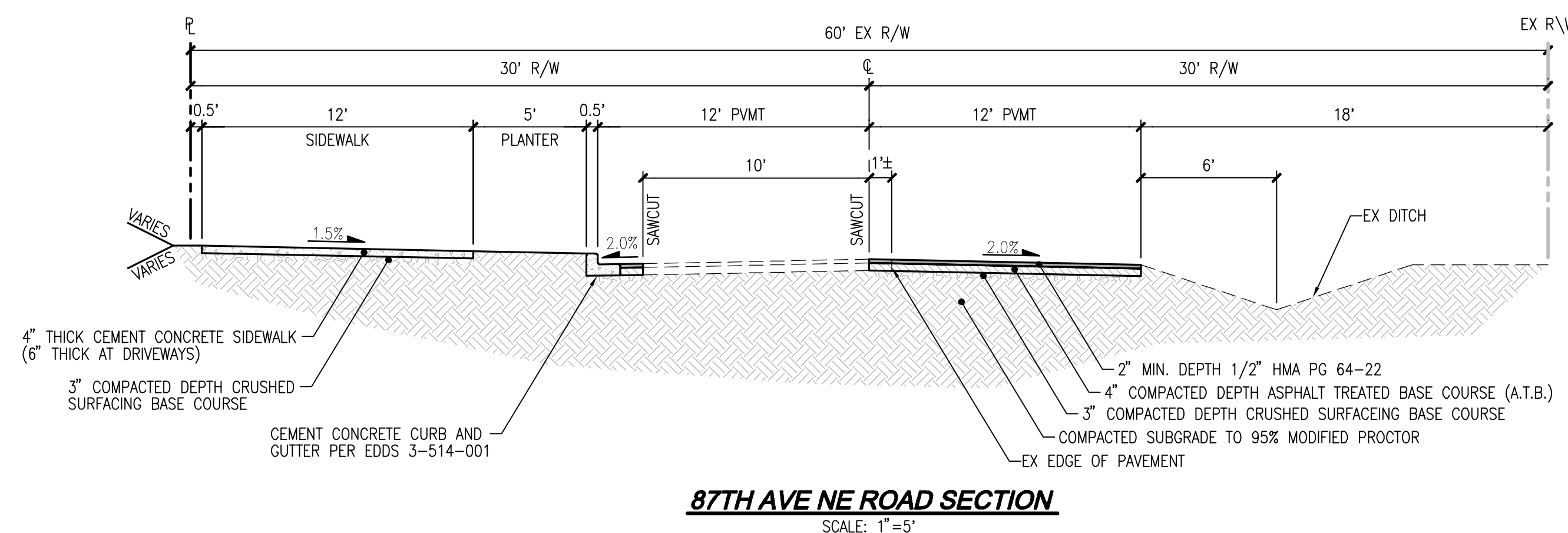
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SCALE: 1"=5'



VAULT ACCESS SECTION
SCALE: 1"=5'



TYPICAL ROAD SECTION
SCALE: 1"=5'



87TH AVE NE ROAD SECTION
SCALE: 1"=5'

UTILITY NOTE

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NO.	DATE	DESCRIPTION	BY

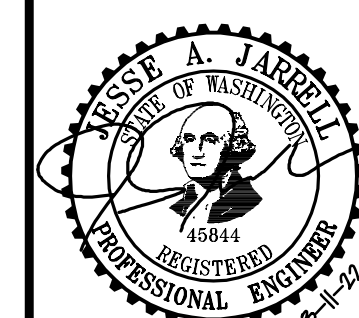
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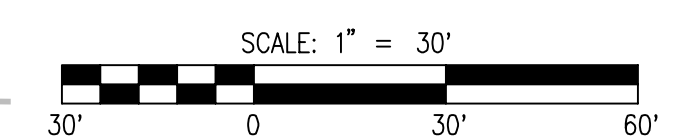
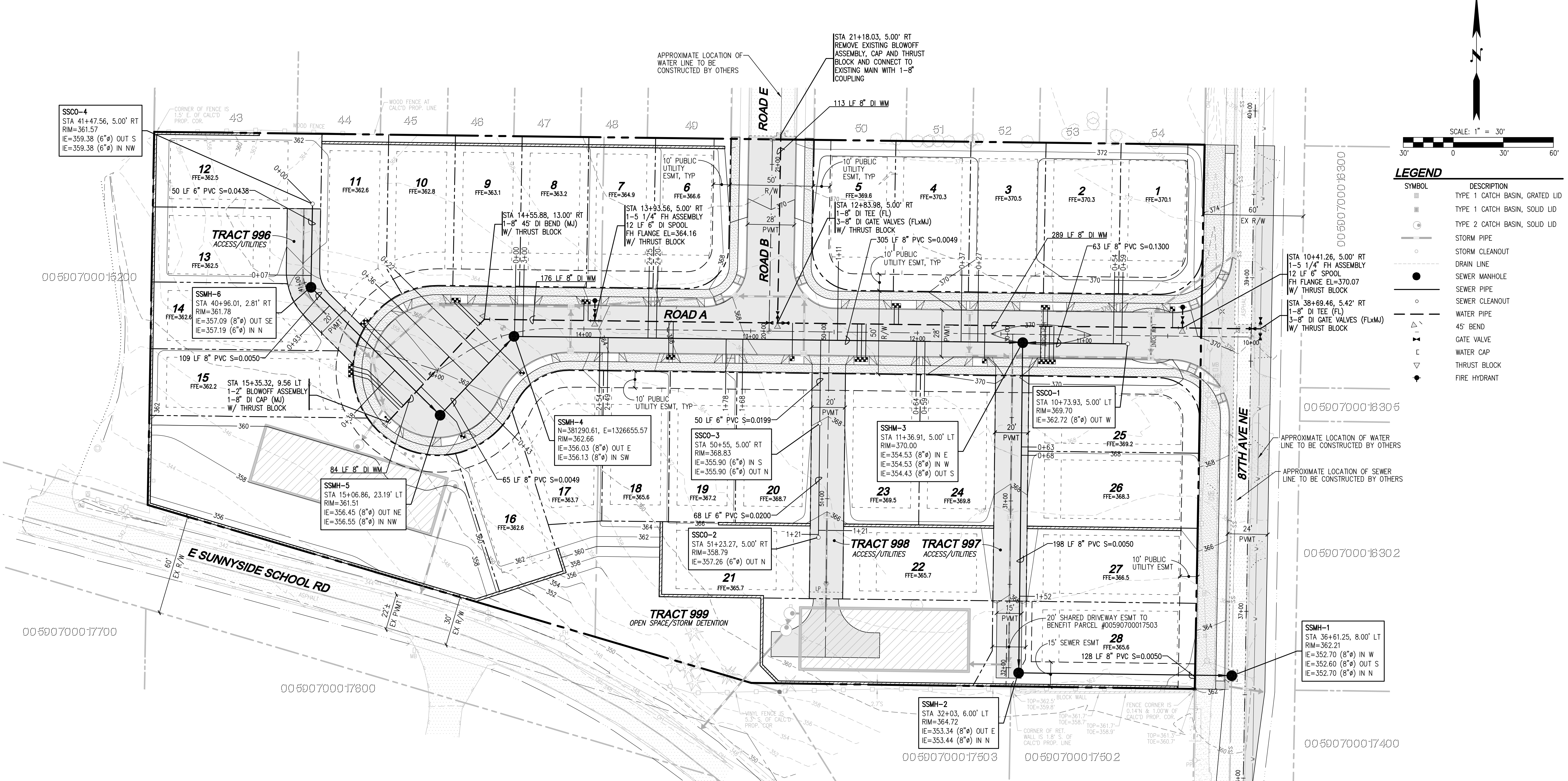
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PRELIMINARY ROAD SECTIONS



JOB NUMBER:	C21-202
DRAWING NAME:	C21202P-RD-PR
DESIGNER:	JAJ
DRAFTING BY:	JDG
DATE:	7-25-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

RD-07

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	STORM CLEANOUT
[Symbol]	DRAIN LINE
[Symbol]	SEWER PIPE
[Symbol]	SEWER CLEANOUT
[Symbol]	SEWER PIPE
[Symbol]	45° BEND
[Symbol]	GATE VALVE
[Symbol]	WATER PIPE
[Symbol]	WATER CAP
[Symbol]	THRUST BLOCK
[Symbol]	FIRE HYDRANT

REVISIONS

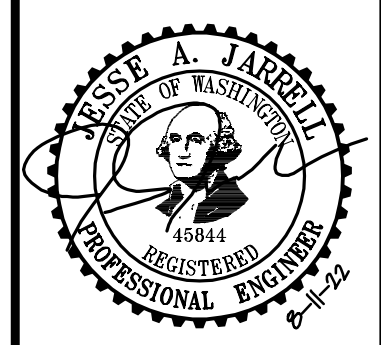
NO.	DATE	DESCRIPTION

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NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 PRELIMINARY COMPOSITE UTILITY PLAN



JOB NUMBER: C21-202
 DRAWING NAME: C21202P-UT-PL
 DESIGNER: JJJ
 DRAFTING BY: JDG
 DATE: 7-25-22
 SCALE: 1"=30'
 JURISDICTION: MARYSVILLE

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Drawing: \\lcc-local\lcc\projects\proj\2021\2021-202_sunnyside_plat\Drawings\preliminary\C21202P-UT-PL.dwg Plotted: Aug 11, 2022 - 8:38am