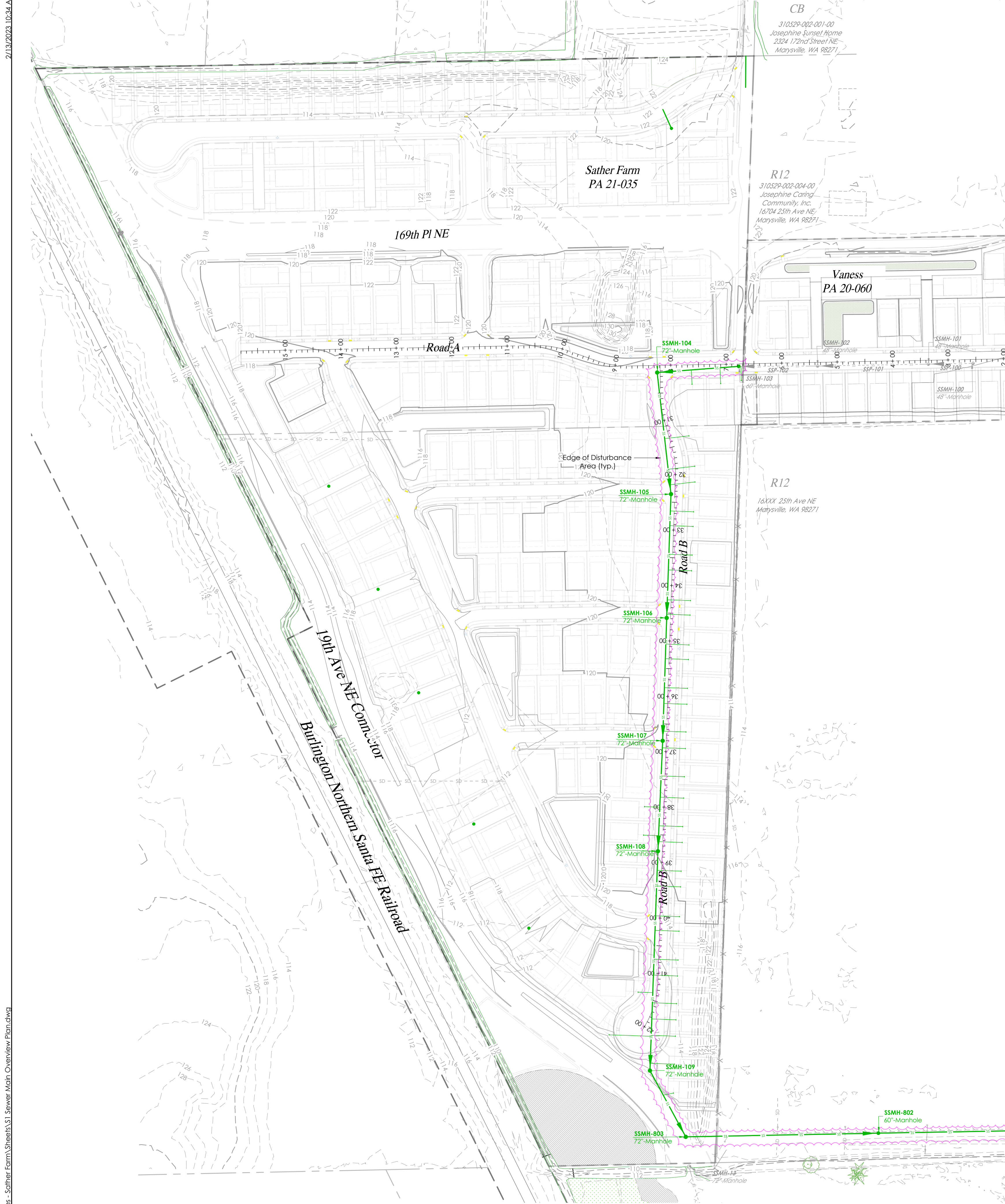


A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



CALL AT LEAST 2
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1-800-424-5555

SLOPE ANALYSIS

Slopes vary across the site. Slopes typically range from flat to 5%. Average slope is roughly 2%. Site slopes generally downward from the East to West.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area(s)
0% - 5%	1,801,392 sf
5% - 10%	0 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,801,392 sf (41.35 ac)

LAND DISTURBING AREA

Total Site Area 1,801,392 sf (41.35 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 51,763 sf

Site Grading
Cut
Fill

AQUIFER RECHARGE/
WELL HEAD PROTECTION

Low, Over 100 ft.

SOILS

Terrie Media/saprits:
Hydrologic Soil Group: C
Custer Fine Sandy Loam:
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

GENERAL NOTES FOR SANITARY SEWER

- All workmanship and materials shall be in accordance with City of Marysville standards and the most recent copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT/APWA).
- City of Marysville datum (NGVD, 1960 supplemental adjustment) shall be used for all vertical control. A list of benchmarks is available at the Public Works Department.
- All approvals and permits required by the City of Marysville shall be obtained by the Contractor prior to the start of construction. All sanitary improvements shall be constructed in accordance with these approved plans. Any deviation from these plans shall require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
- If construction is to take place in the County right-of-way, the Contractor shall contact the City Public Works Department to obtain all the required approvals and permits.
- A preconstruction meeting shall be held with the City of Marysville Department of Public Works prior to the start of construction.
- The City of Marysville Department of Public Works shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
- The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
- Gravity sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.
- Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
- Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the spring line of the pipe. The contractor shall provide the City with accurate As-Built Drawings of all side sewer locations.
- All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
- All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished sub grade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.
- Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with "S/S" and the depth, in feet, stenciled in black letters 2" high.
- Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
- Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense unyielding base.
- A 3-foot square x 4-inch thick asphalt or concrete pad shall be installed around all cleanouts that are not in a pavement area.
- Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1-inch maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
- Erosion control measure shall be taken by the Contractor during construction to prevent infiltration and inflow into existing and proposed sanitary sewer facilities.
- Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
- It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
- Any changes to the design shall first be reviewed and approved by the project engineer and the City of Marysville.
- All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. (See note 1.) Testing of the sanitary sewer main shall include TV inspection of the main by the Contractor. Immediately prior to TV inspection enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway sub grade is completed.
- Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

LEGEND

PROJECT BOUNDARY	SEWER MANHOLE, EX. PROP.
ROAD R/W LINE	WATER METER, EX. PROP.
TRACT BOUNDARY	FIRE HYDRANT, EXISTING
LOT BOUNDARY	POWER POLE
BUILDING SETBACK	CATCH BASIN, EX., PROP.
FENCE LINE	PROPOSED HYDRANT
EXIST. WATER LINE	GATE VALVE
EXIST. STORM DRAIN	TEE
EXIST. SANITARY SEWER	BEND W/ BLOCKING
PROP. STORM DRAIN	REDUCER/EXPANDER
PROP. WATER MAIN	STORM MANHOLE, EX. PROP.
PROP. SANITARY SEWER	GROUND FLOOR

LEGAL DESCRIPTION

310529-002-013-00:
ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AS CONVEYED TO SEATTLE & MONTANA RAILWAY COMPANY BY DEEDS RECORD UNDER AUDITOR'S FILE NUMBERS 5850 AND 100846, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

310529-002-014-01:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, FORMERLY SEATTLE & MONTANA RAILWAY COMPANY RIGHT OF WAY AS CONVEYED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS., 5850 AND 100846, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

310529-002-005-00:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT THEREFROM THAT PORTION WITHIN THE PLAT OF LAKEWOOD MEADOW ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 20011075002 RECORDS OF SNOHOMISH COUNTY.

ALSO EXCEPT THAT PORTION, IF ANY, WITHIN ROADS.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

VERTICAL DATUM:
NAVD 88 - ROUND CAGED CONC. MON. AT THE NORTHWEST CORNER, SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. ELEV. = 116.48' PER GPS OBSERVATIONS.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS 16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OR BEARING:
THE MONUMENTED NORTH LINE OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS THE BEARING OF N 89°03'38"E.

PROJECT INFORMATION

Tax Parcel Numbers	310529-002-013-00, 310529-002-014-01 & 310529-002-005-00
Total Area	1,801,392 sf (41.35 ac)
GPP Designation	8-12 Multi-Family Low
Existing Zoning	R12 Multi-Family Low
Existing Land Use	Undeveloped
Proposed Land Use	Undeveloped

LOCAL SERVICES

Sewage Disposal:	City Of Marysville Sewer System
Water District:	City Of Marysville Water System
School District:	Lakewood School District 306
Fire District:	City Of Marysville
Post Office:	Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER

Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
Tyler@landtechway.com

SURVEYOR

Pacific Coast Surveys, Inc.
Darrin J. Riddle
P.O. Box 13619
Clinton, WA 98236
425.312.7099

SITE ADDRESS

2226 172nd St NE
Marysville, WA 98271

OWNER

Sather Farms LLC
16720 Smokey Point Blvd. Ste 3
Woodinville, WA 98072

APPLICANT

Huseby Homes
13110 NE 177th Pl #228
Woodinville, WA 98072
425.626.0972

CERTIFIED EROSION
CONTROL SPECIALIST

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

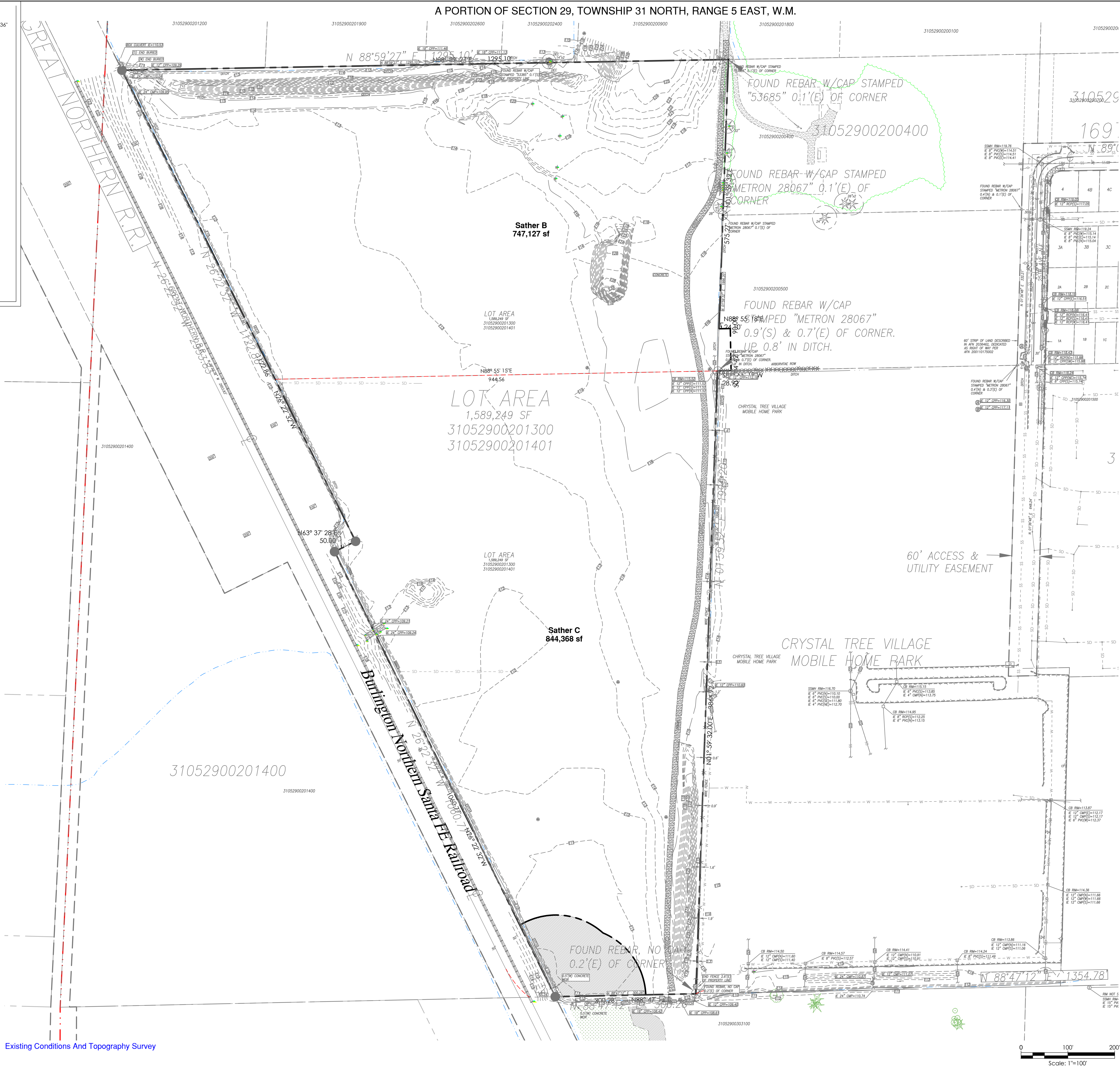
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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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 22A.040.020 & 22A.040.030.

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- SET NAIL AND WASHER STAMPED "PCS 37536"
- EXISTING NAIL AND WASHER AS NOTED
- FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE
- MONITOR WELL
- INVERT/CULVERT
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- MAILBOX
- GAS MARKER
- UTILITY/POWER POLE
- GUY ANCHOR
- POWER TRANSFORMER
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIR
- CEDAR
- PINE

A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



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1-800-424-5555**

Existing Conditions And Topography Survey

SLOPE ANALYSIS

Slopes vary across the site. Slopes typically range from flat to 5%. Average slope is roughly 2%. Site slopes generally downward from the East to West.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N, triangle slopes of the LiDAR surface

Range	Area(sf)	Percent
0% - 15%	1,801,392 sf	100.00%
15% - 20%	0 sf	0.00%
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Total =	1,801,392 sf	100.00%

AQUIFER RECHARGE/
WELL HEAD PROTECTION

SOILS
Terric Medisaprists, Custer Fine Sandy Loam;
Hydrologic Soil Group: C, C/D
Compact Fill Area to 95% Modified Proctor

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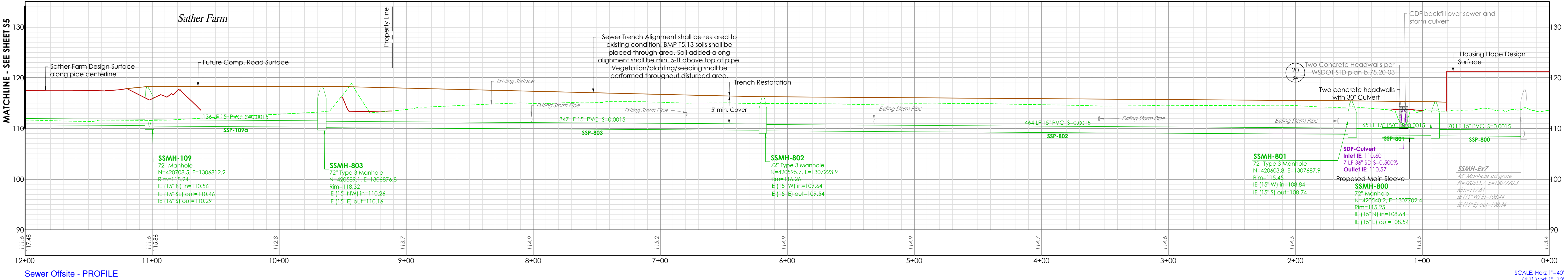
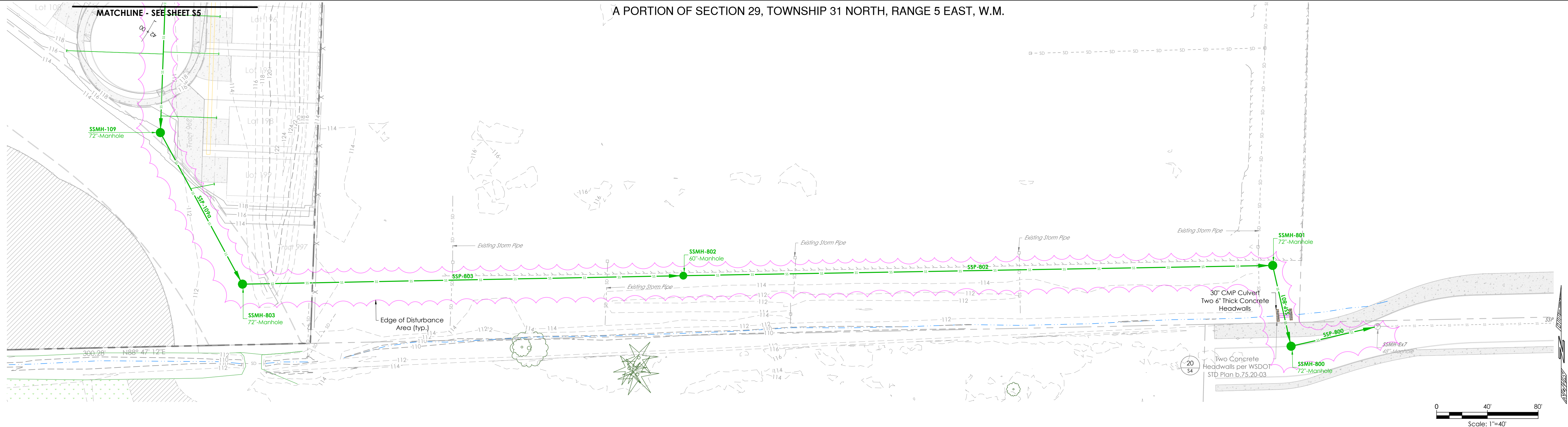
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2/13/2023 4:17 PM

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STRUCTURAL PLATE PIPE ARCHES AND UNDERPASSES

STEP MITERED PIPE

PIPES AND STRUCTURAL PLATE PIPES

SECTION A

ANCHOR BOLT DETAIL

HEADWALLS FOR CULVERT PIPE AND UNDERPASS

STANDARD PLAN B-75.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

AUG 17, 2021

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

NOTES

- The variable dimension indicated for the height of step for step mitered pipes shall conform to the manufacturer's recommendations unless specified differently on the plans or in the Special Provisions.
- Reinforcing steel shall have 1/2" (in) min. clear cover to all concrete surfaces.
- Headwalls for concrete culvert pipe may omit anchor bolt attachment.
- When steel pipe safety bars are used, headwall thickness shall be increased to 8" (in).

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LAND TECHNOLOGIES

18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Sather-Vaness Sewer Main

2226 172nd St NE, Marysville, WA 98271

A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Huseby Homes

13110 NE 177th Pl #228, Woodinville, WA 98072

SHEET
S4 of S7

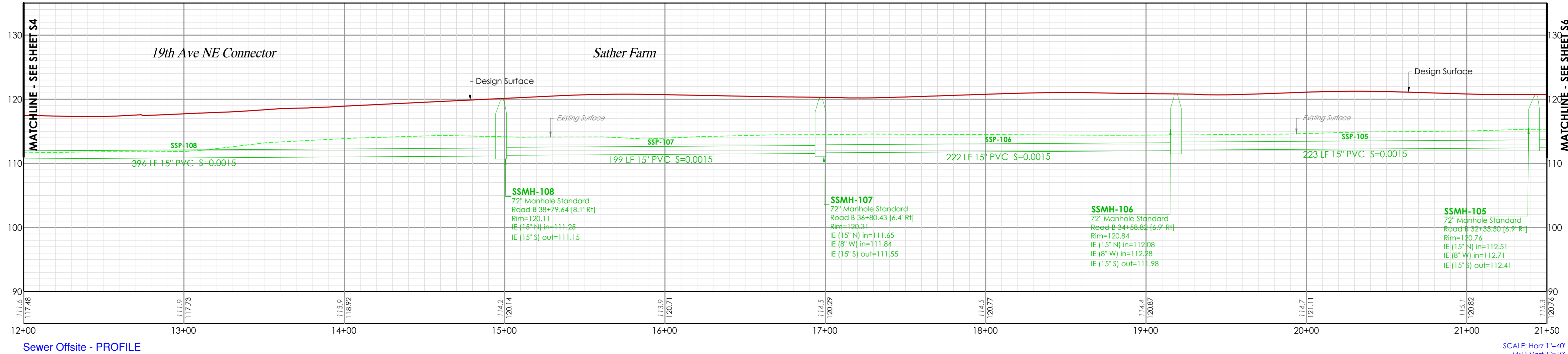
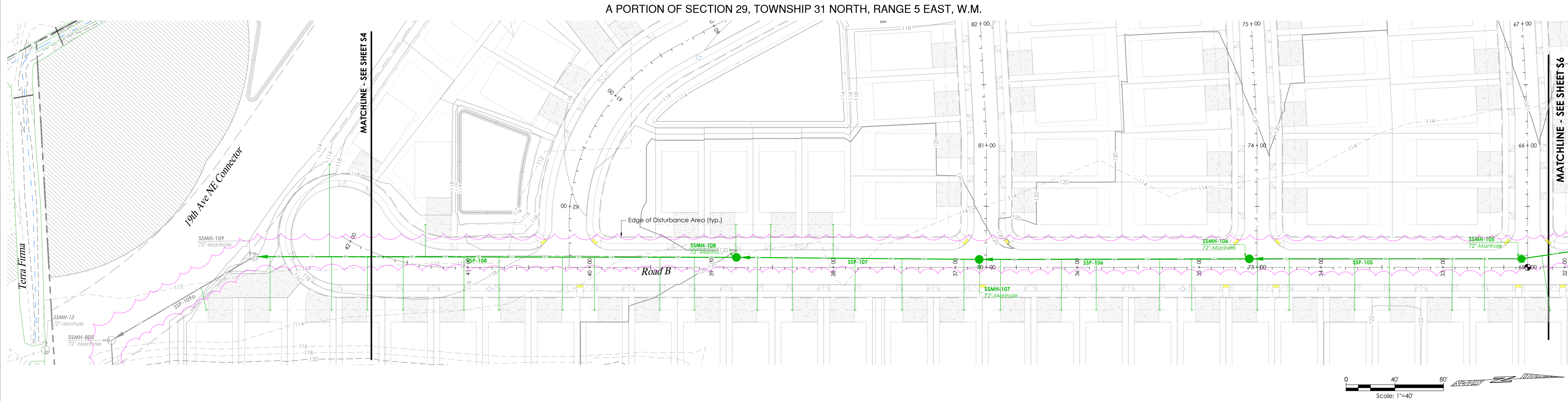
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Sather-Vaness Sewer Main

Huseby Homes

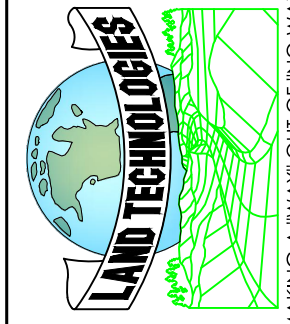
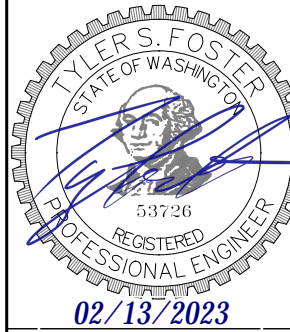
2226 172nd St NE, Marysville, WA 98271
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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

SHEET
55 of 57

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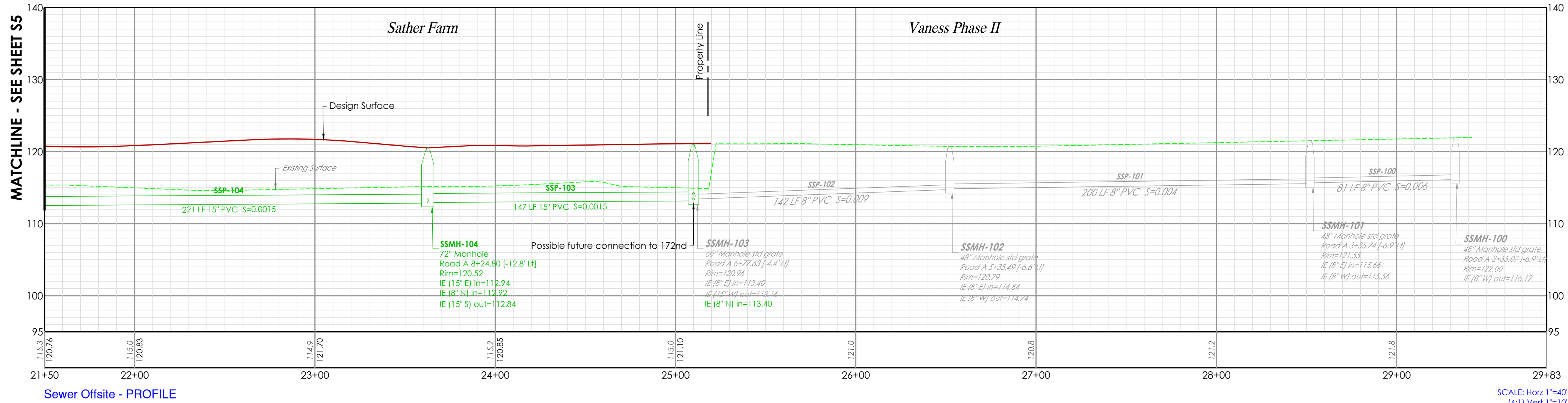
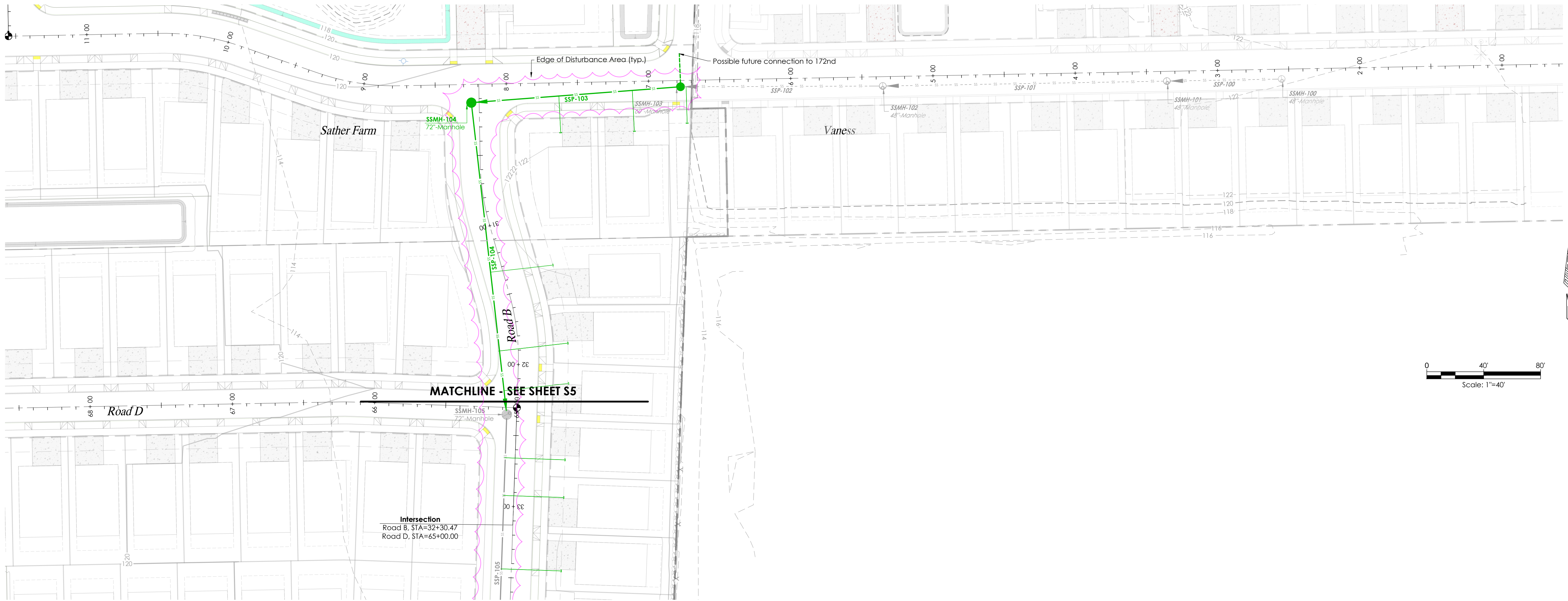
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Sewer Offsite - PROFILE

SCALE: Horiz 1"=40'
[4:1] Vert 1"=10'

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Sather-Vaness Sewer Main

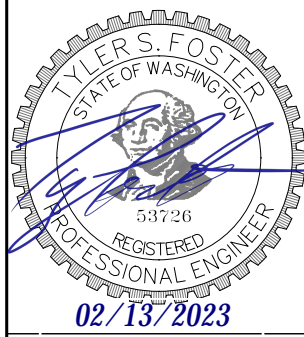
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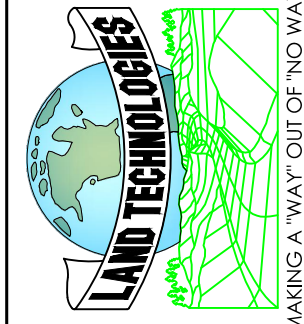
SHEET
S6 of S7

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PA22-048



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LAND TECHNOLOGIES
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