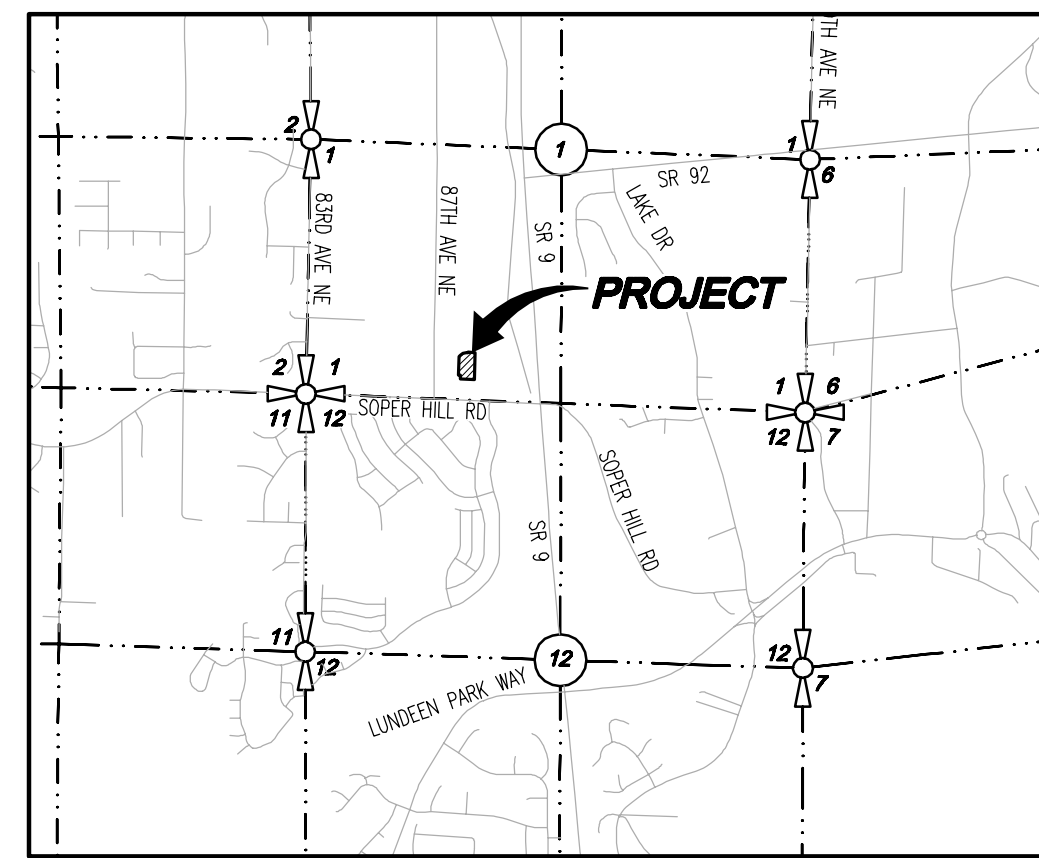
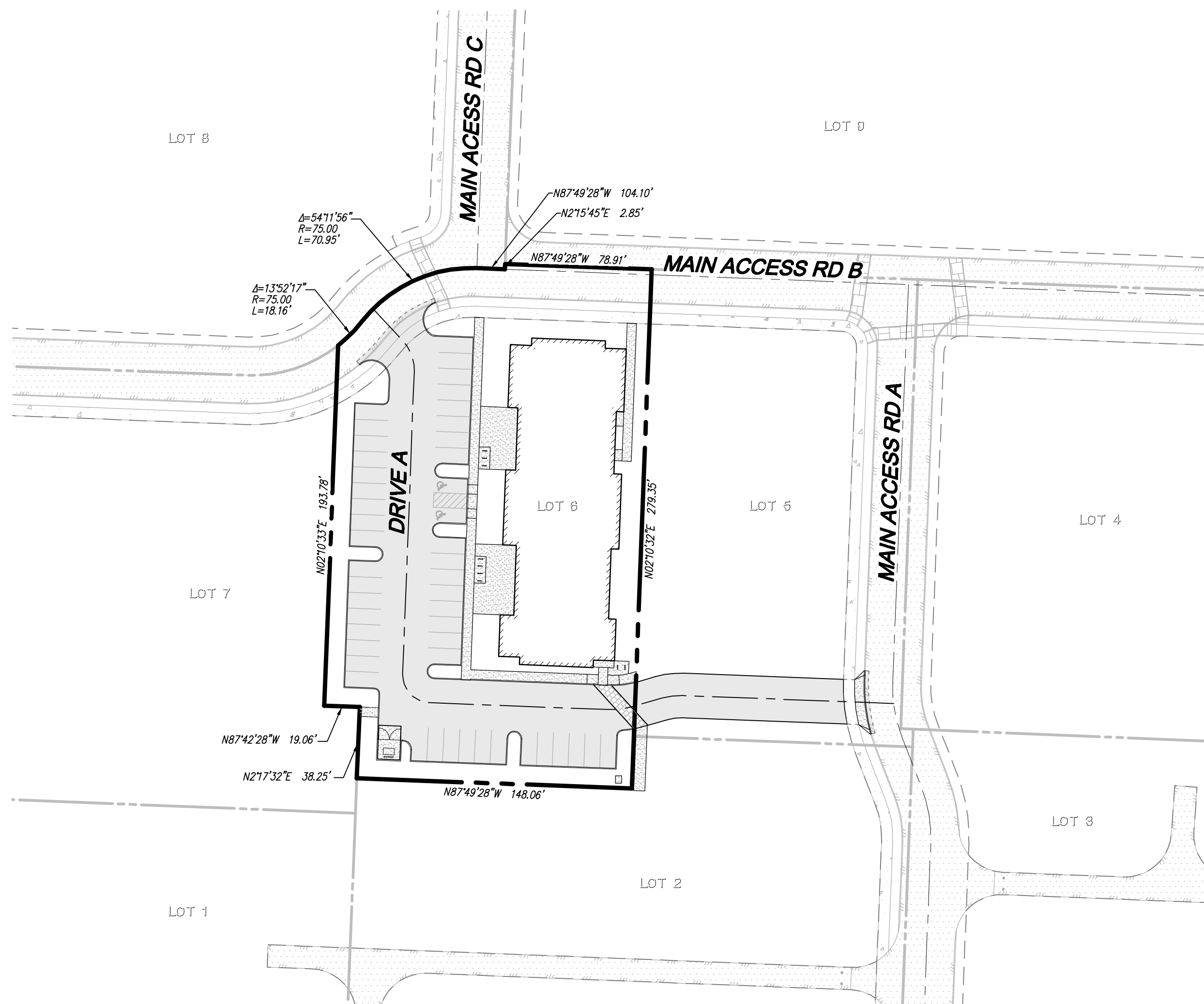
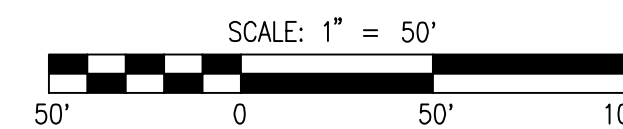


DENTAL OFFICE - WHITE BARN

PRELIMINARY PLANS



VICINITY MAP
SCALE: 1" = 1000'



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS	DESCRIPTION
	SECTION CORNER	CB	CATCH BASIN
	1/4 SECTION CORNER	CL	CENTERLINE
	MONUMENT	CMP	CORRUGATED METAL PIPE
	SET REBAR/CAP LS#46315	CP	CONCRETE PIPE
	FOUND REBAR	EL	ELEVATION
	TELEPHONE VAULT	EXIST.	EXISTING
	POWER VAULT	E	FLOWLINE
	LUMINAIRE	IE	INVERT ELEVATION
	WATER VALVE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	BOLLARD	R	PROPERTY LINE
	SIGN (AS NOTED)	PP	POWER POLE
	JUNCTION BOX	PVC	POLYVINYL CHLORIDE PIPE
	CATCH BASIN	R/W	RIGHT-OF-WAY
	STORM MANHOLE	STA	STATION
	TRAFFIC SIGNAL	SD	STORM DRAIN
	TRAVERSE POINT	SS	SANITARY SEWER
	POWER POLE	SSMH	SANITARY SEWER MANHOLE
	SEPTIC TANK LID	SWPE	SOLID WALL POLYETHYLENE PIPE
	WATER LINE	TYP	TYPICAL
	POWER LINE	TBR	TO BE REMOVED
	GAS LINE		
	TELEPHONE LINE		
	BARBED WIRE FENCE		
	WOOD FENCE		

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

CONTACT LIST

OWNER/APPLICANT: TITANIUM OFFICE, LLC 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: PATRICK MCCOURT PHONE: (425) 308-5101 FAX: (425) 645-8103 EMAIL: pmccourt@landprogrp.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: JOSEPH HOPPER, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jhopper@ldccorp.com
OWNER REPRESENTATIVE: LAND PRO GROUP, INC. 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (425) 551-7600 FAX: (425) 645-8103 EMAIL: rlarsen@landprogrp.com	SURVEYOR: PACIFIC COAST SURVEYS, INC. 16300 MILL CREEK BLVD, STE C4 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 508-4951 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net
LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com	ARCHITECT: MJ NEAL AND ASSOCIATES P.O. BOX 1945 WENATCHEE, WASHINGTON 98807 CONTACT: MARK NEAL, AIA PHONE: (509) 663-6455 EMAIL: mjn@mjnealia.com

PROJECT INFORMATION

SITE ADDRESS:	00590700032001: 8833 SOPER HILL ROAD MARYSVILLE, WASHINGTON
SITE AREA:	44,645 SF 1.02 AC
CURRENT ZONING:	CD
PROPOSED ZONING:	CD
PROPOSED LAND USE:	COMMERCIAL
PROPOSED LOTS:	1
BUILDING SETBACKS:	5' FRONT 10' SIDE/REAR CITY OF MARYSVILLE CITY OF MARYSVILLE SNOHOMISH COUNTY PUD NO. 1 PUGET SOUND ENERGY FRONTIER COMCAST LAKE STEVENS SCHOOL DISTRICT NO. 4 MARYSVILLE FIRE DISTRICT RFA
WATER:	
SEWER:	
POWER:	
GAS:	
TELEPHONE:	
CABLE:	
SCHOOL DISTRICT:	
FIRE DISTRICT:	

TABLE OF CONTENTS

1	COVER SHEET
2	EXISTING CONDITIONS MAP
3	PRELIMINARY SITE PLAN
4	PRELIMINARY ROAD AND UTILITY PLAN
5-7	PRELIMINARY ROAD PROFILES
8	PRELIMINARY ROAD SECTIONS

EARTHWORK QUANTITIES

CUT:	1,600 CY
FILL:	1,600 CY
NET:	0 CY
DISTURBED AREA:	44,645 SF (1.02 AC)

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. 0422003 RECORDED UNDER AUDITOR'S FILE NO. 202205135001 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF LOTS 305, 318, AND 319 SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19. RECORDS OF SNOHOMISH COUNTY.

SITUA IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88. THE BENCHMARK USED IS WSDOT POINT GP31009-196, EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

HORIZONTAL DATUM - BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/91 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, TRIMBLE 5800 GPS AND A "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS.

PRECISION: MEETS OR EXCEEDS STATE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090

SURVEY NOTES

- BARBED WIRE FENCE ENCRONES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SITE.
- THERE IS A POWER LINE AERIAL ENCRONCHMENT AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE SITE.
- REFERENCE MAP - RECORD OF SURVEY AFN 200403035222
- REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19
- REFERENCE MAP - SNOHOMISH ROAD MAP DATED MAY 13, 1913 (SURVEY NO 477)

FLOOD INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 5306100740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

DISCLAIMER

THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT 021-0053) WAS CONSTRUCTED PER PLAN LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

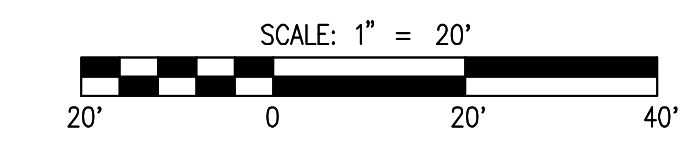
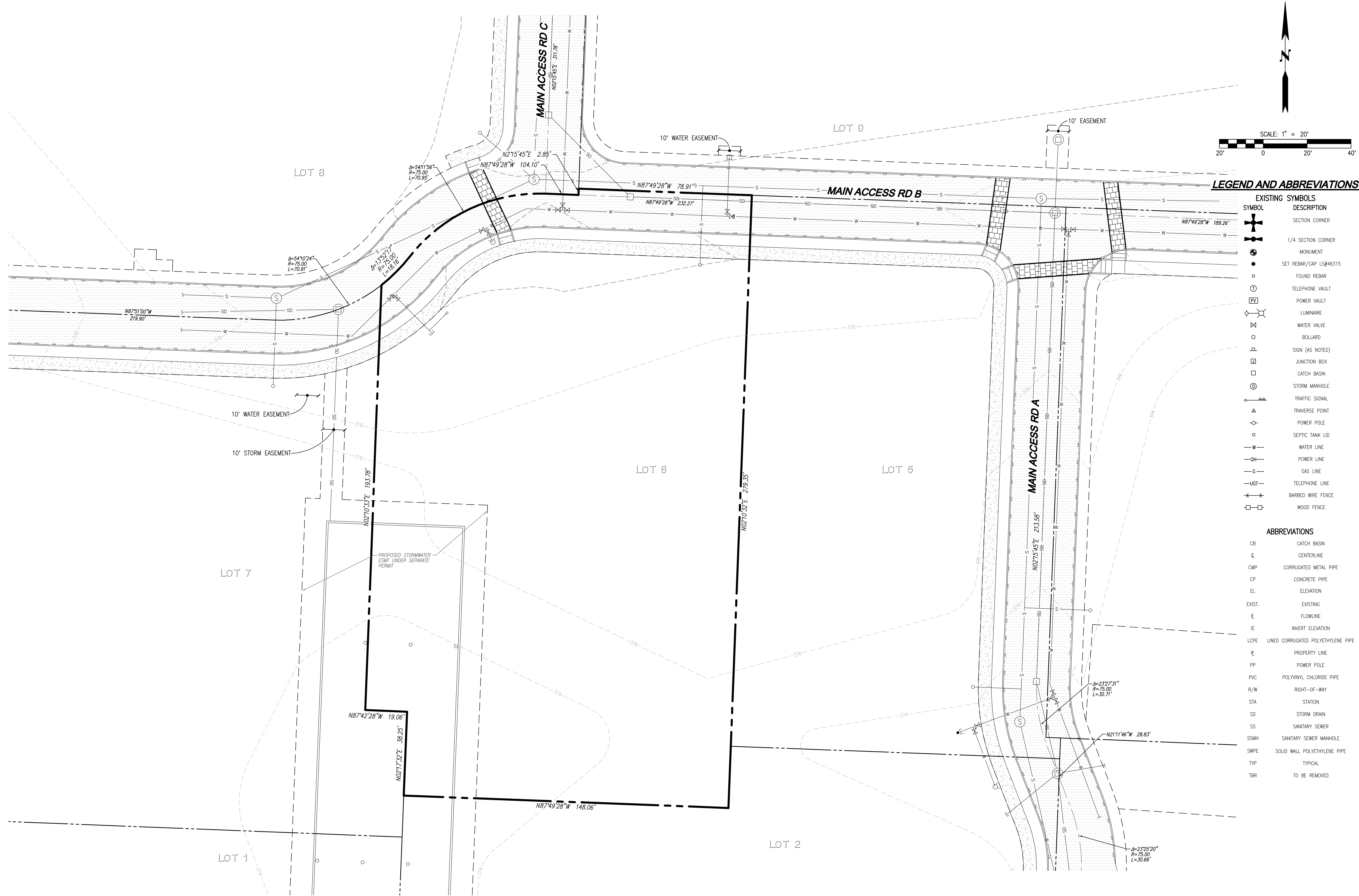
NO.	DATE	DESCRIPTION

TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 COVER SHEET

JOB NUMBER: C22-179
 DRAWING NAME: C22179P-CS-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

CS-01
 SHEET 1 OF 8

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	
SYMBOL	DESCRIPTION
	SECTION CORNER
	1/4 SECTION CORNER
	MONUMENT
	SET REBAR/CAP LS#46315
	FOUND REBAR
	TELEPHONE VAULT
	POWER VAULT
	LUMINAIRE
	WATER VALVE
	BOLLARD
	SIGN (AS NOTED)
	JUNCTION BOX
	CATCH BASIN
	STORM MANHOLE
	TRAFFIC SIGNAL
	TRAVERSE POINT
	POWER POLE
	SEPTIC TANK LID
	WATER LINE
	POWER LINE
	GAS LINE
	TELEPHONE LINE
	BARBED WIRE FENCE
	WOOD FENCE

ABBREVIATIONS	
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
FL	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
PL	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

NO.	DATE	DESCRIPTION

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TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 EXISTING CONDITIONS MAP

JOB NUMBER:	C22-179
DRAWING NAME:	C22179P-T0-PL
DESIGNER:	JMH
DRAFTING BY:	PO
DATE:	6-23-22
SCALE:	1"=20'
JURISDICTION:	CITY OF MARYSVILLE

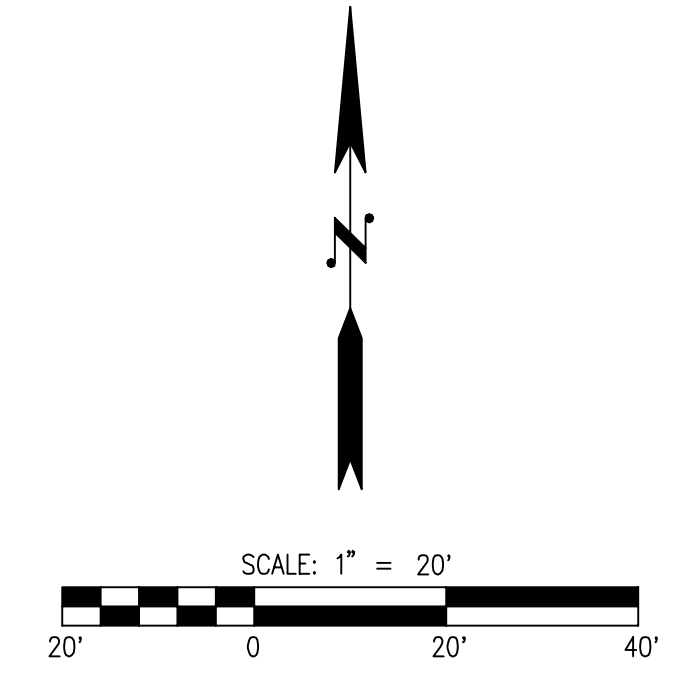
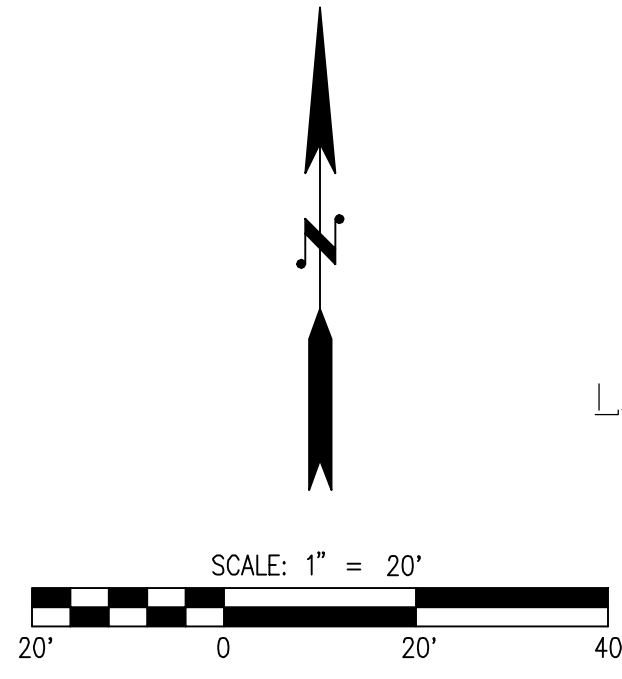
TO-01
 SHEET 2 OF 8

DISCLAIMER

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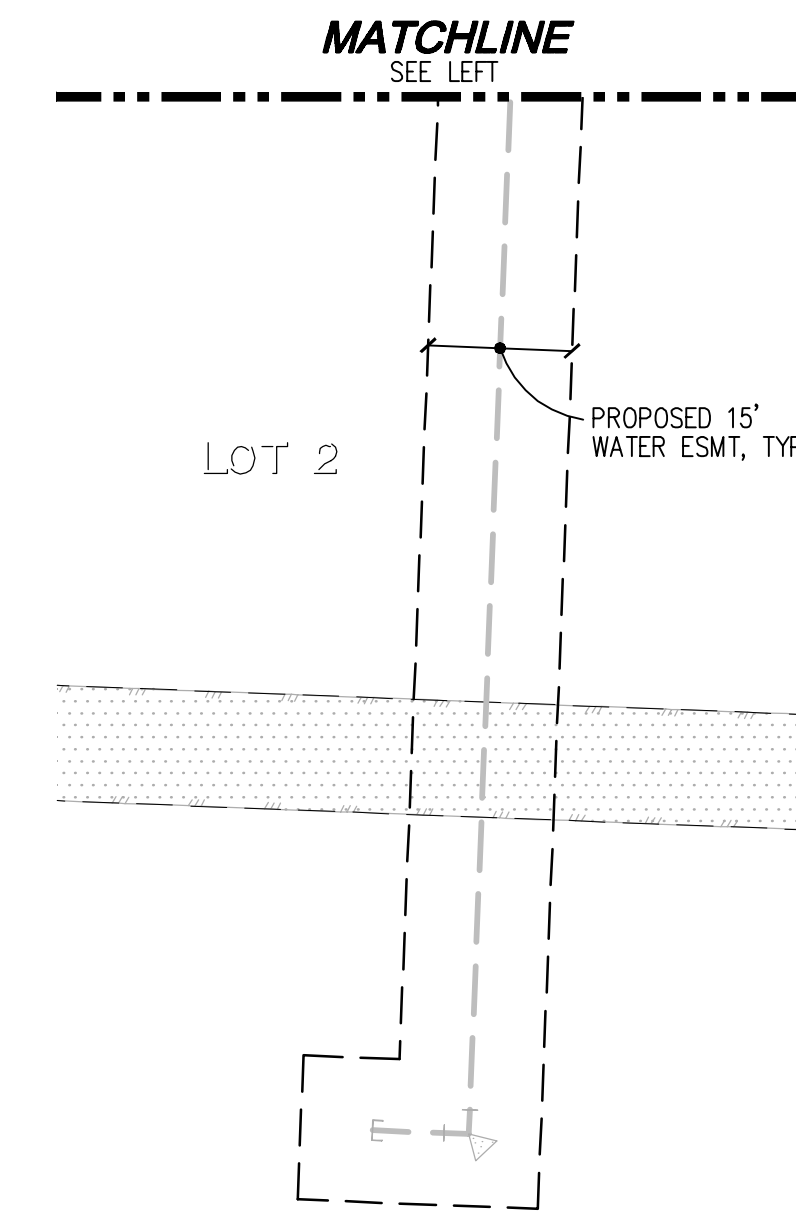
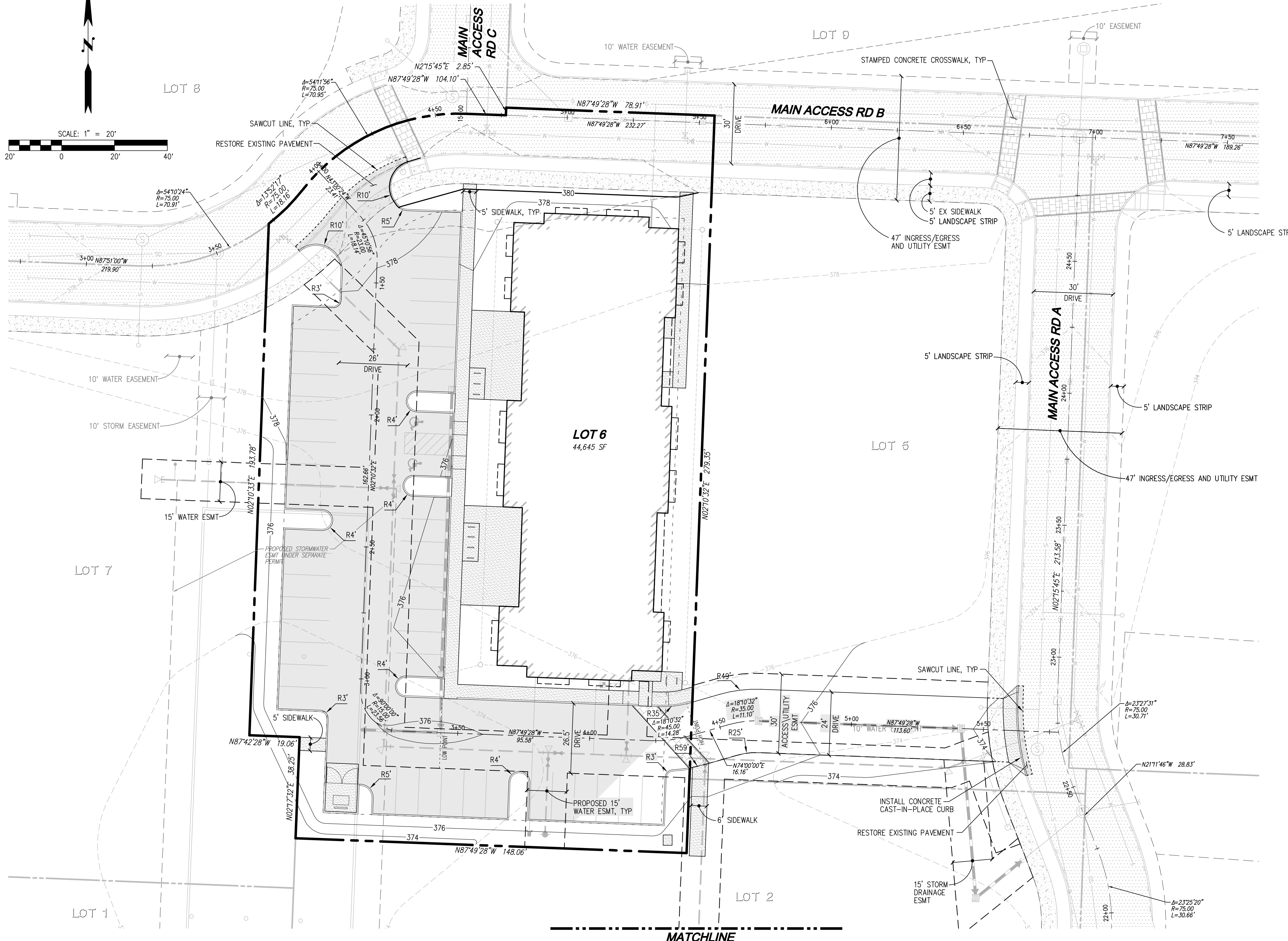
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A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- STORM PIPE
- DRAIN PIPE
- SEWER PIPE
- WATER PIPE

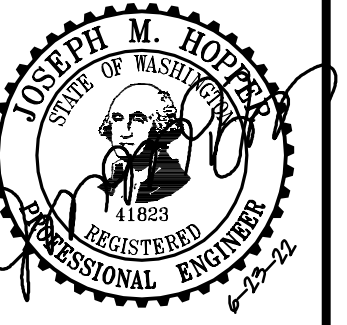


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REVISIONS

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DENTAL OFFICE - WHITE BARN
 PRELIMINARY SITE PLAN



JOB NUMBER: C22-179
 DRAWING NAME: C22179-SP-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

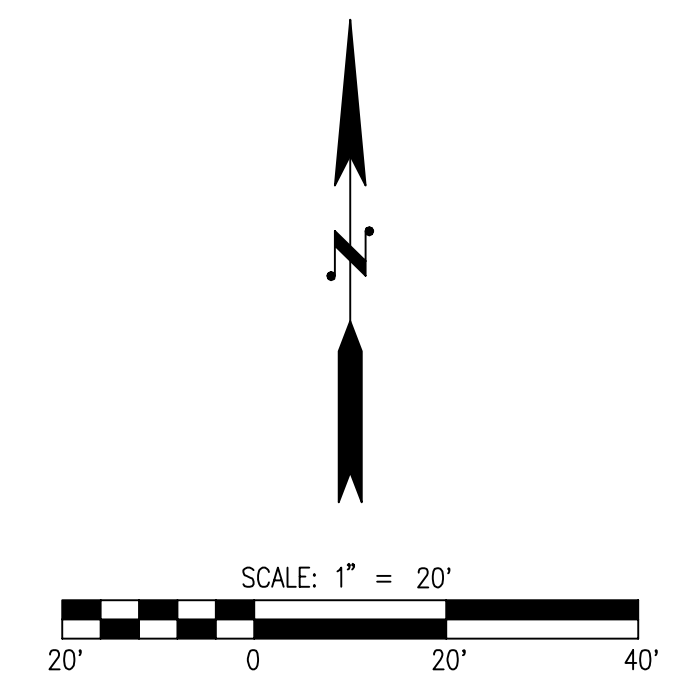
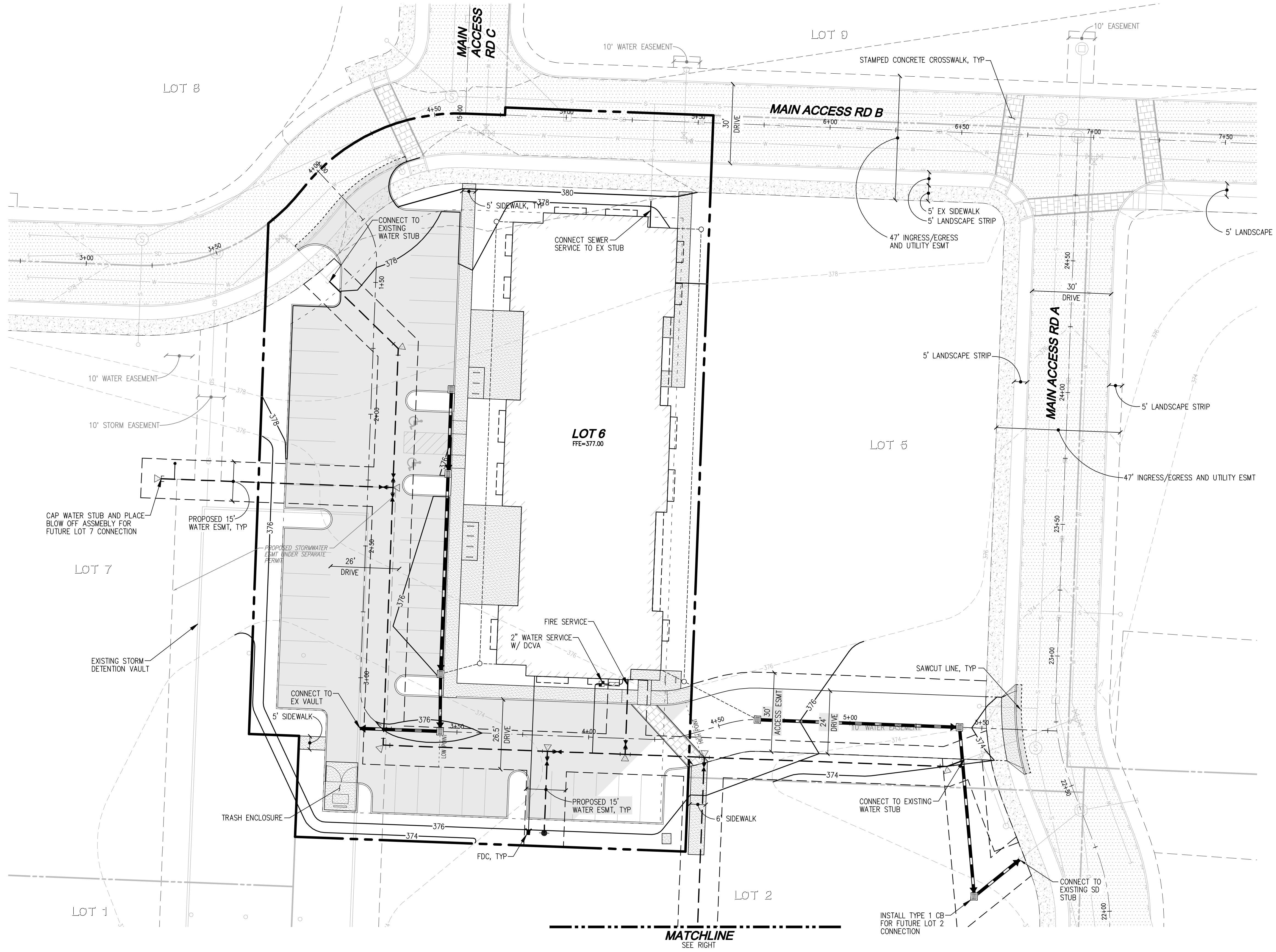
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 SHEET 3 OF 8

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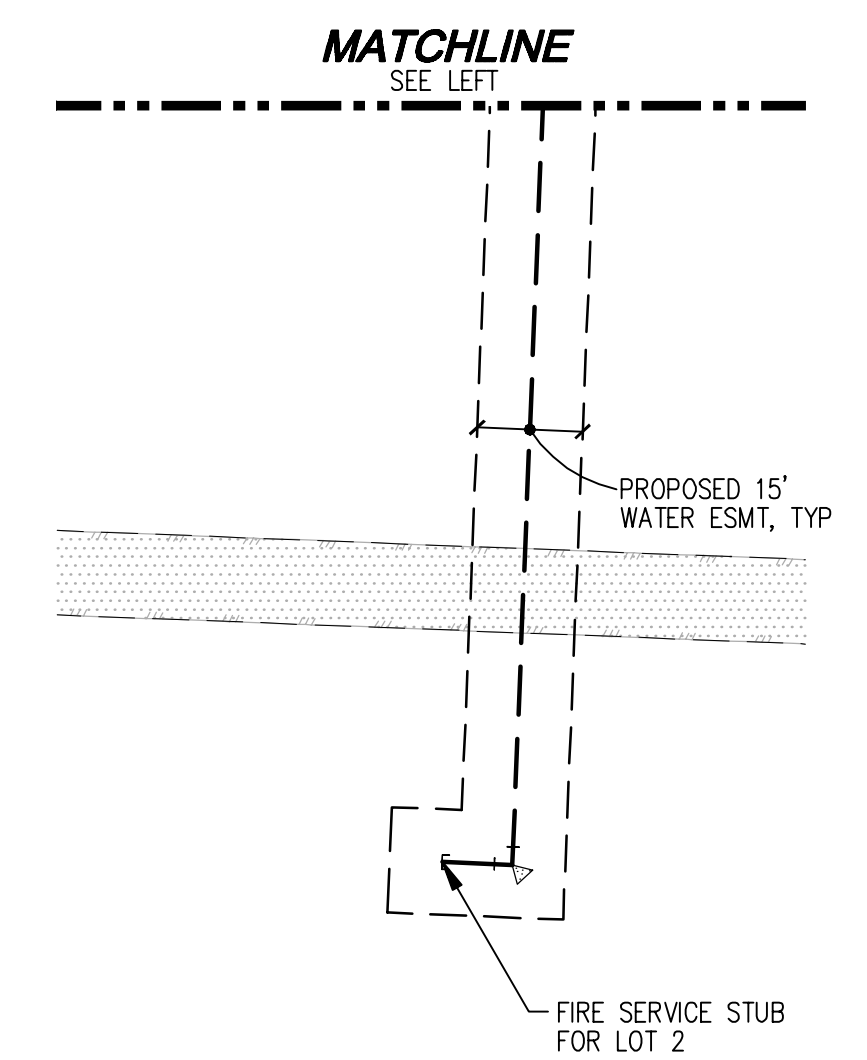
Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN PIPE
	TYPE I CB
	SDCO
	SEWER PIPE
	WATER PIPE
	FIRE HYDRANT
	WATER METER
	DCVA

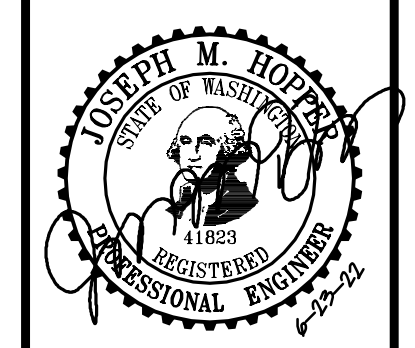


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NO.	DATE	DESCRIPTION

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TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 PRELIMINARY ROAD AND UTILITY PLAN



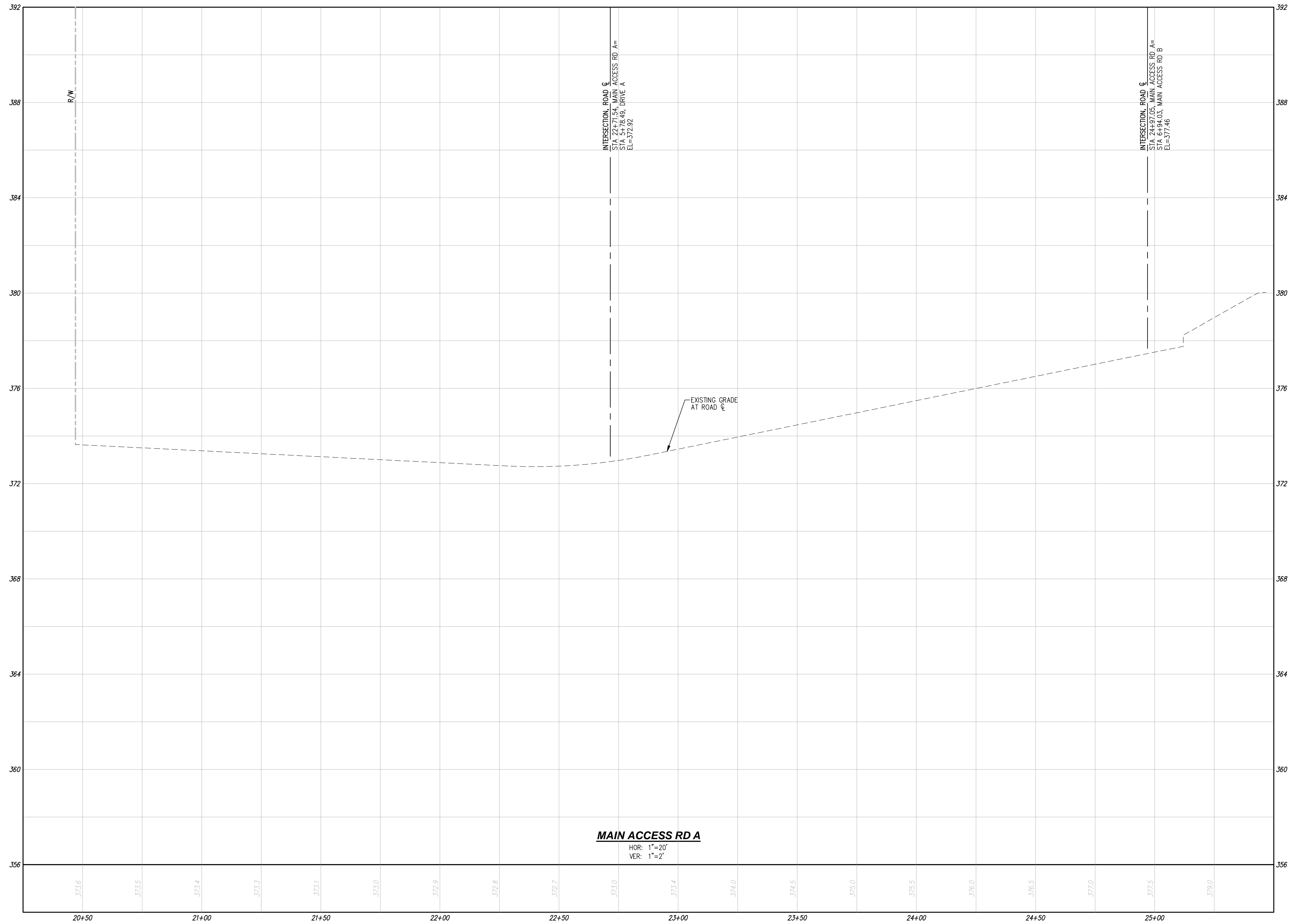
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 DRAWING NAME: C22179P-RD-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

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 Utilities Underground Location Center

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MAIN ACCESS RD A
 HOR: 1"=20'
 VER: 1"=2'

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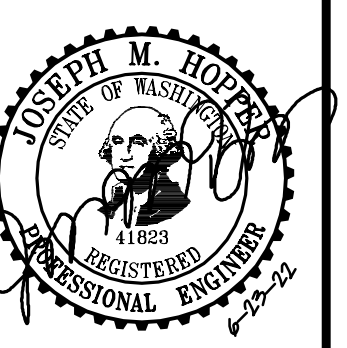
NO.	DATE	DESCRIPTION	BY

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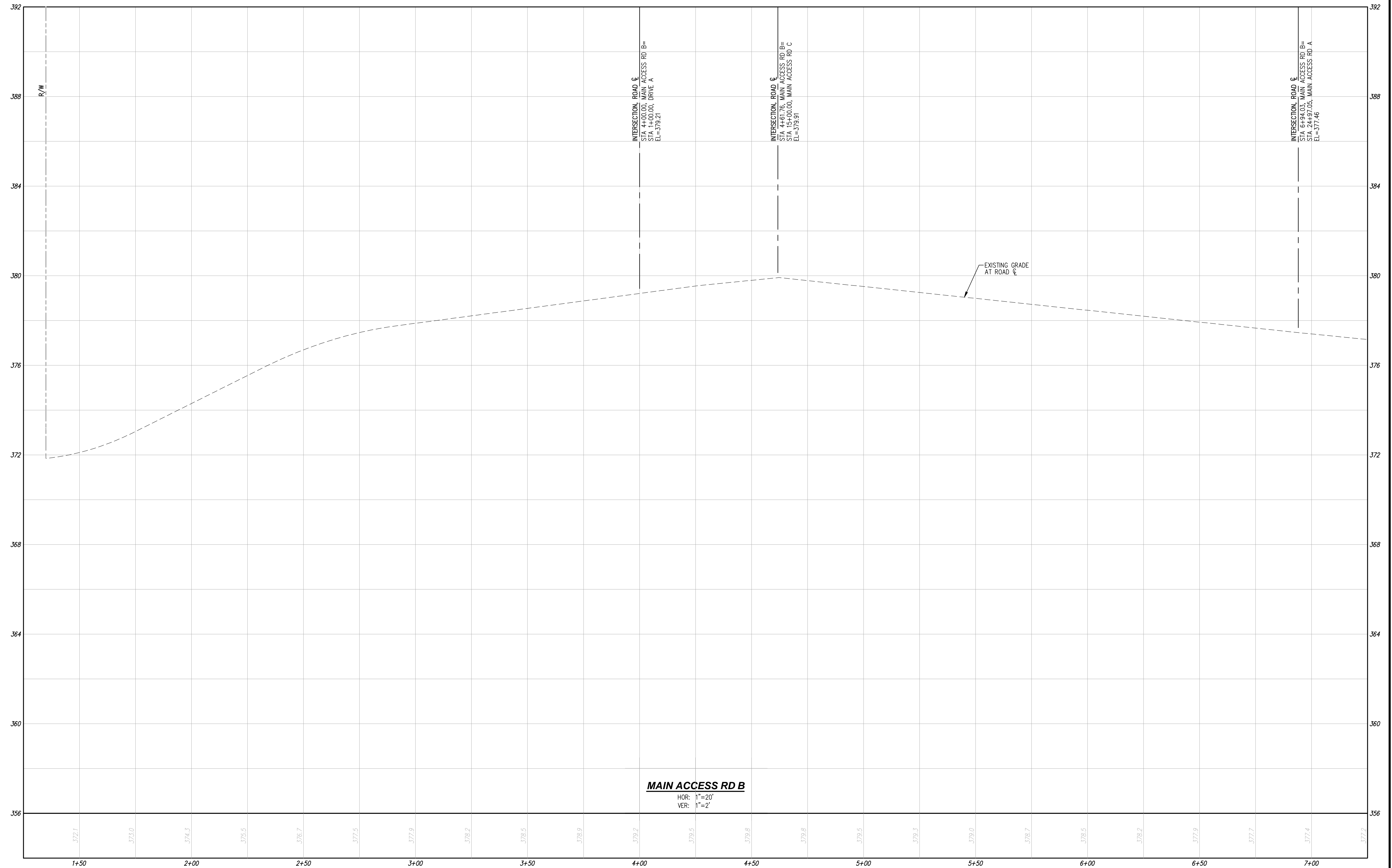
TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-179
 DRAWING NAME: C22179P-RD-PR
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

RD-02
 SHEET 5 OF 8

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



MAIN ACCESS RD B
 HOR: 1"=20'
 VER: 1"=2'

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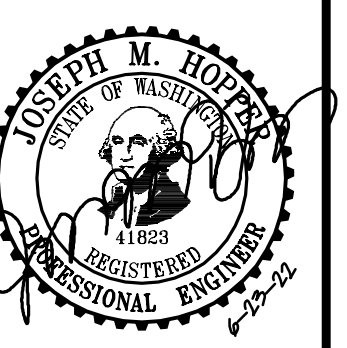
NO.	DATE	DESCRIPTION

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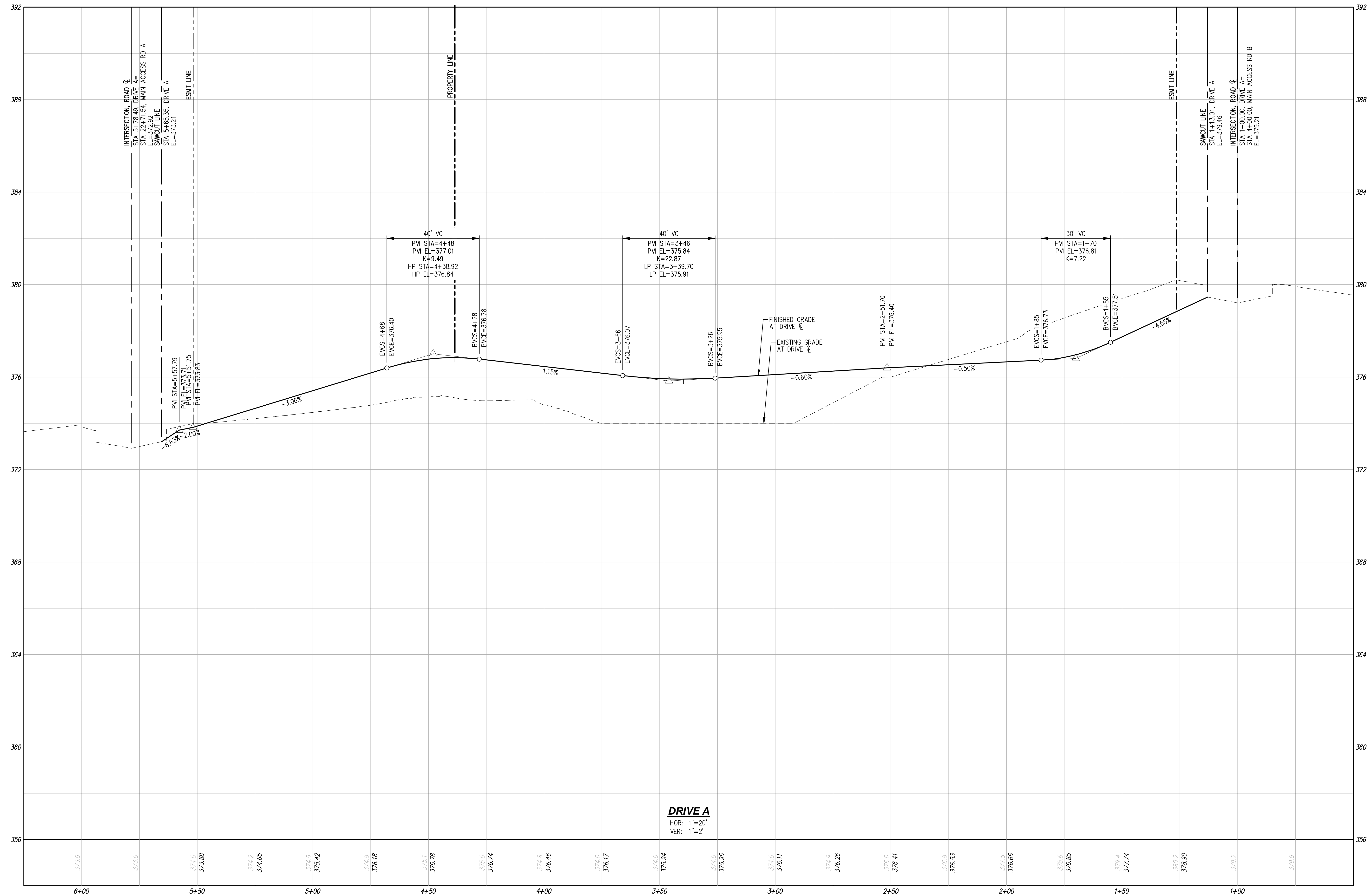
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TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-179
 DRAWING NAME: C22179P-RD-PR
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



DRIVE A
 HOR: 1"=20'
 VER: 1"=2'

Drawing: P:\CA\2022\22-179 Dental Office - White Barn\Drawings\Preliminary\C22179P-RD-PR.dwg Plotted: Jun 23, 2022 - 12:53pm

DISCLAIMER

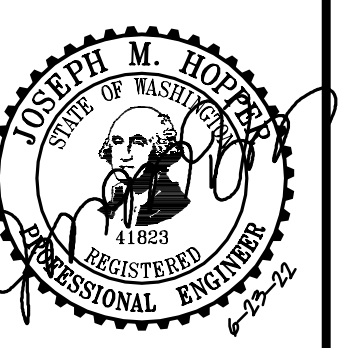
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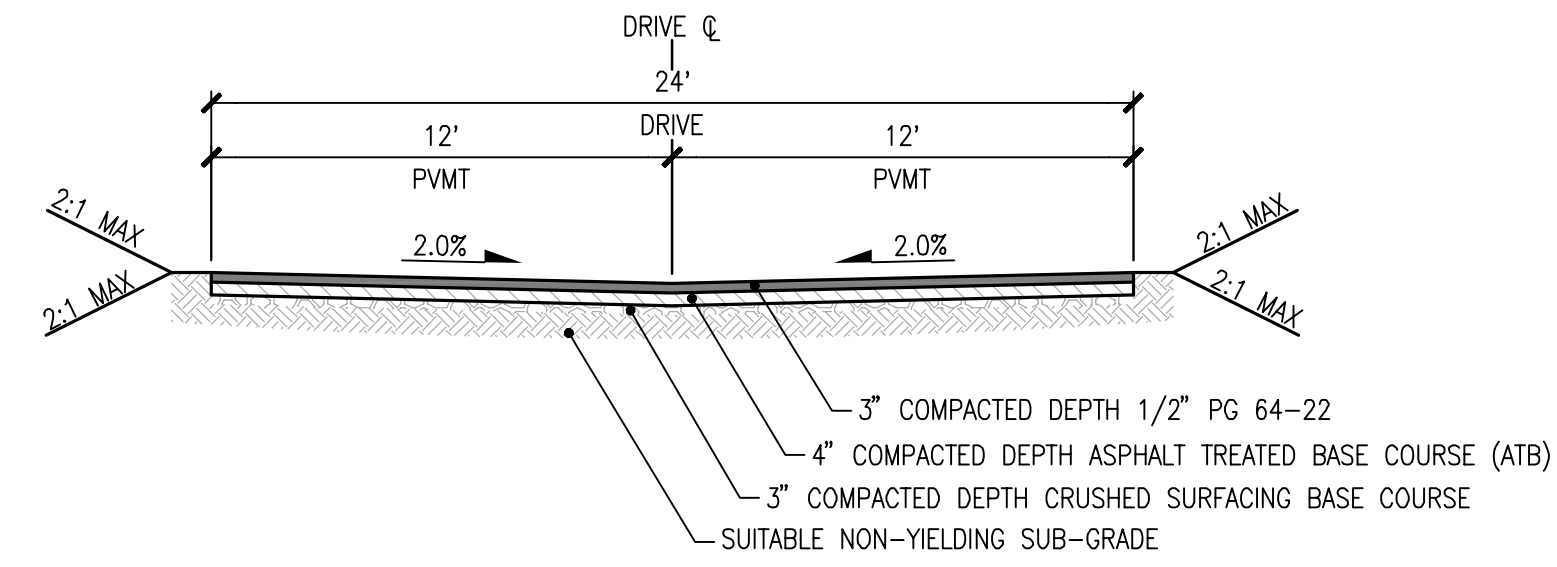
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TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 PRELIMINARY ROAD PROFILES

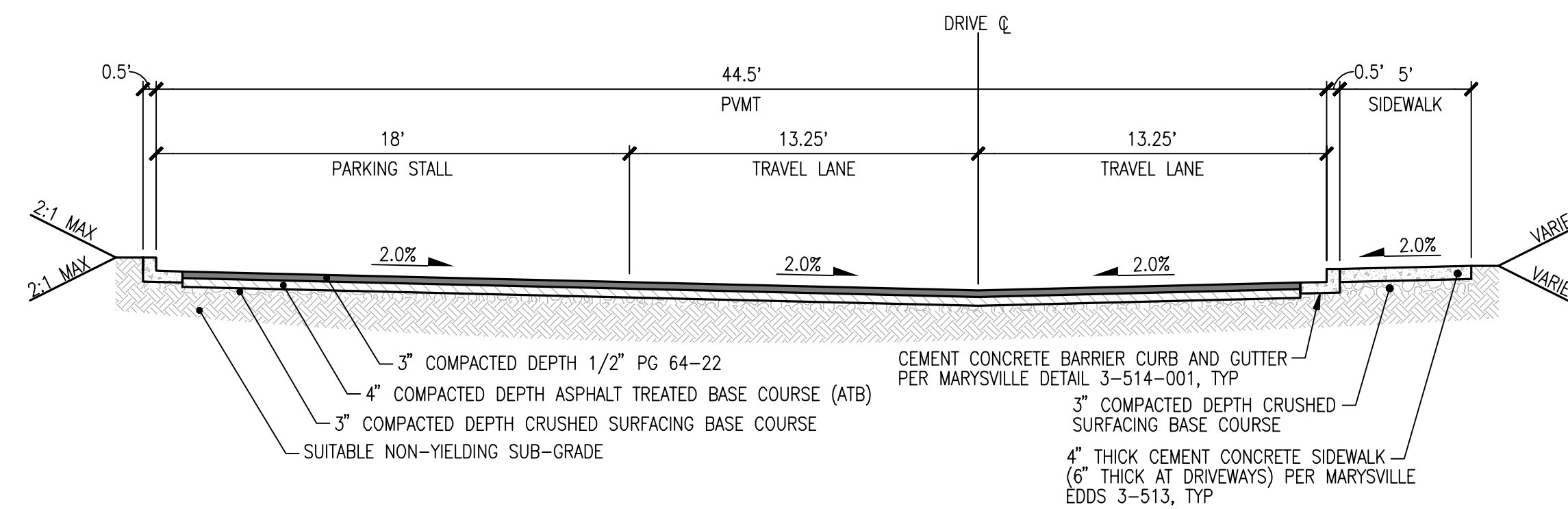


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 DRAWING NAME: C22179P-RD-PR
 DESIGNER: JMH
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 DATE: 6-23-22
 SCALE: 1"=20'
 JURISDICTION: CITY OF MARYSVILLE

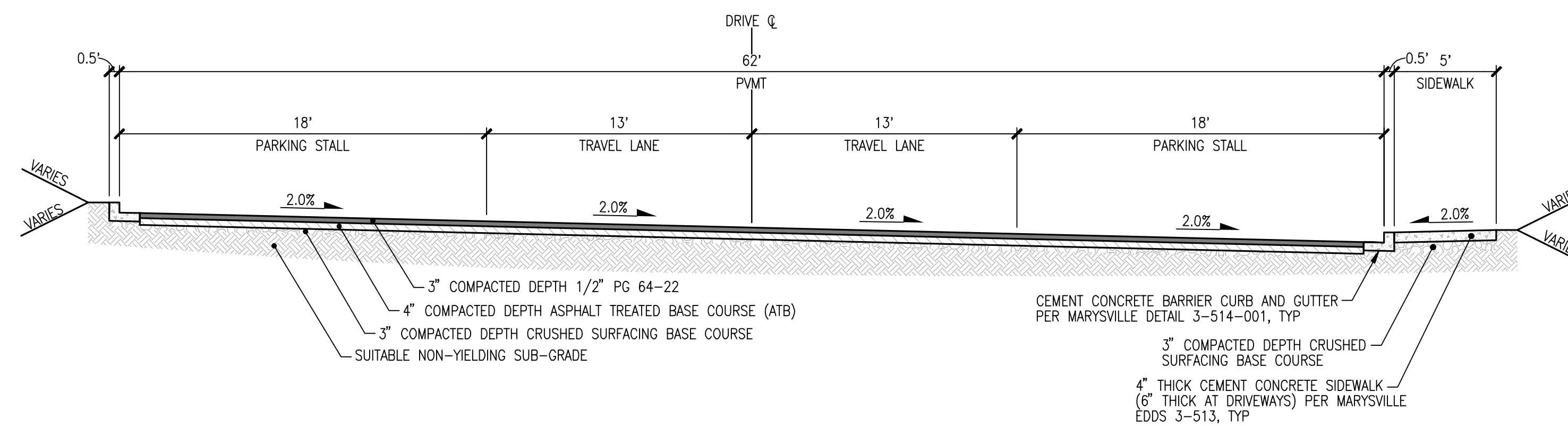
RD-04
 SHEET 7 OF 8



24' DRIVE AISLE TYPICAL SECTION
SCALE: 1"=5'



SOUTH DRIVE AISLE SECTION
SCALE: 1"=5'



WEST DRIVE AISLE SECTION
SCALE: 1"=5'

REVISIONS

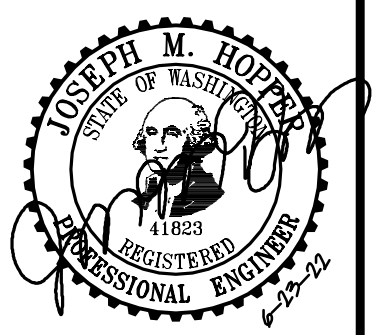
NO. DATE

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Kent, WA 98030
F 425.482.2893

TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
PRELIMINARY ROAD SECTIONS



JOB NUMBER: C22-179
DRAWING NAME: C22179P-RD-PR
DESIGNER: JMH
DRAFTING BY: PO
DATE: 6-23-22
SCALE: 1"=5'
JURISDICTION: CITY OF MARYSVILLE

RD-05
SHEET 8 OF 8

DISCLAIMER

THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT 621-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

