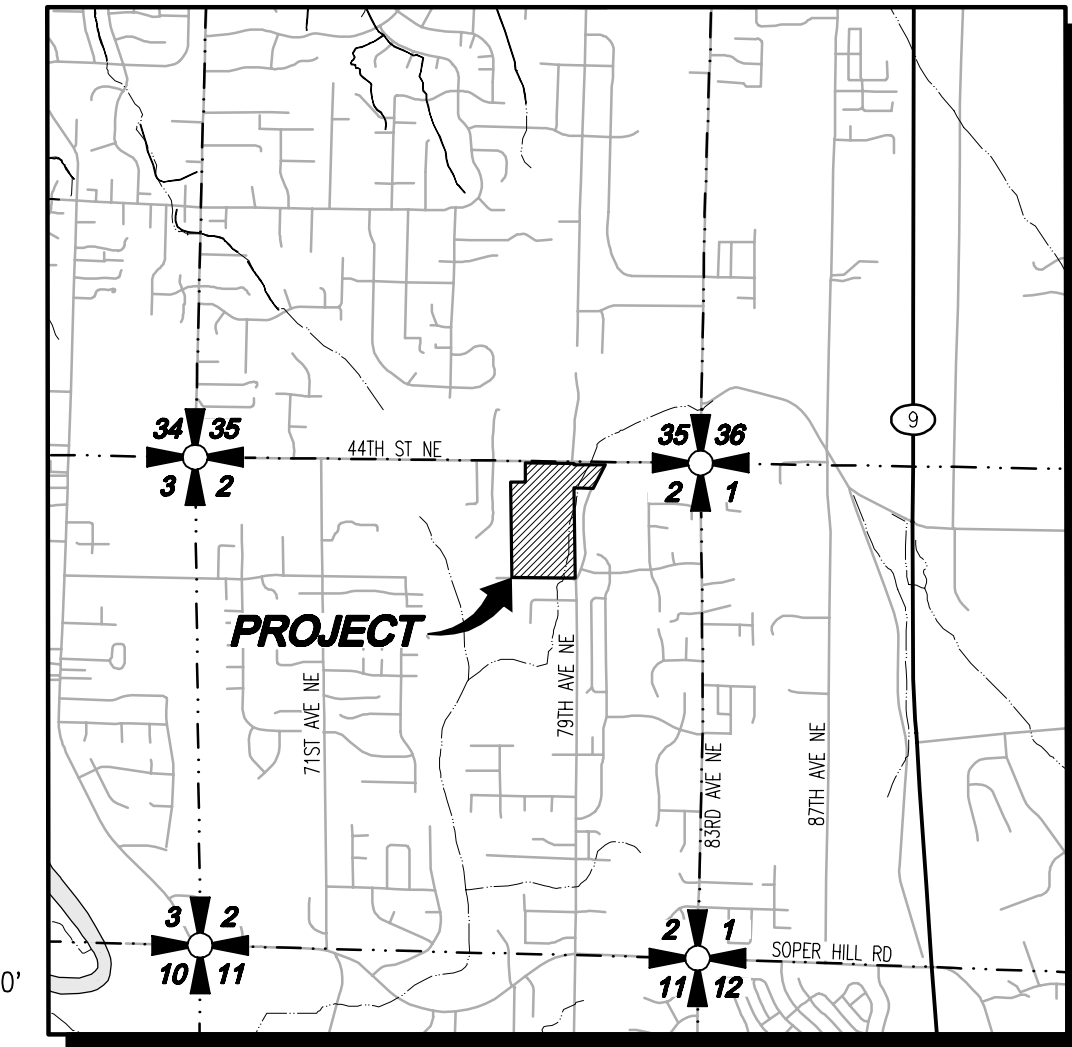
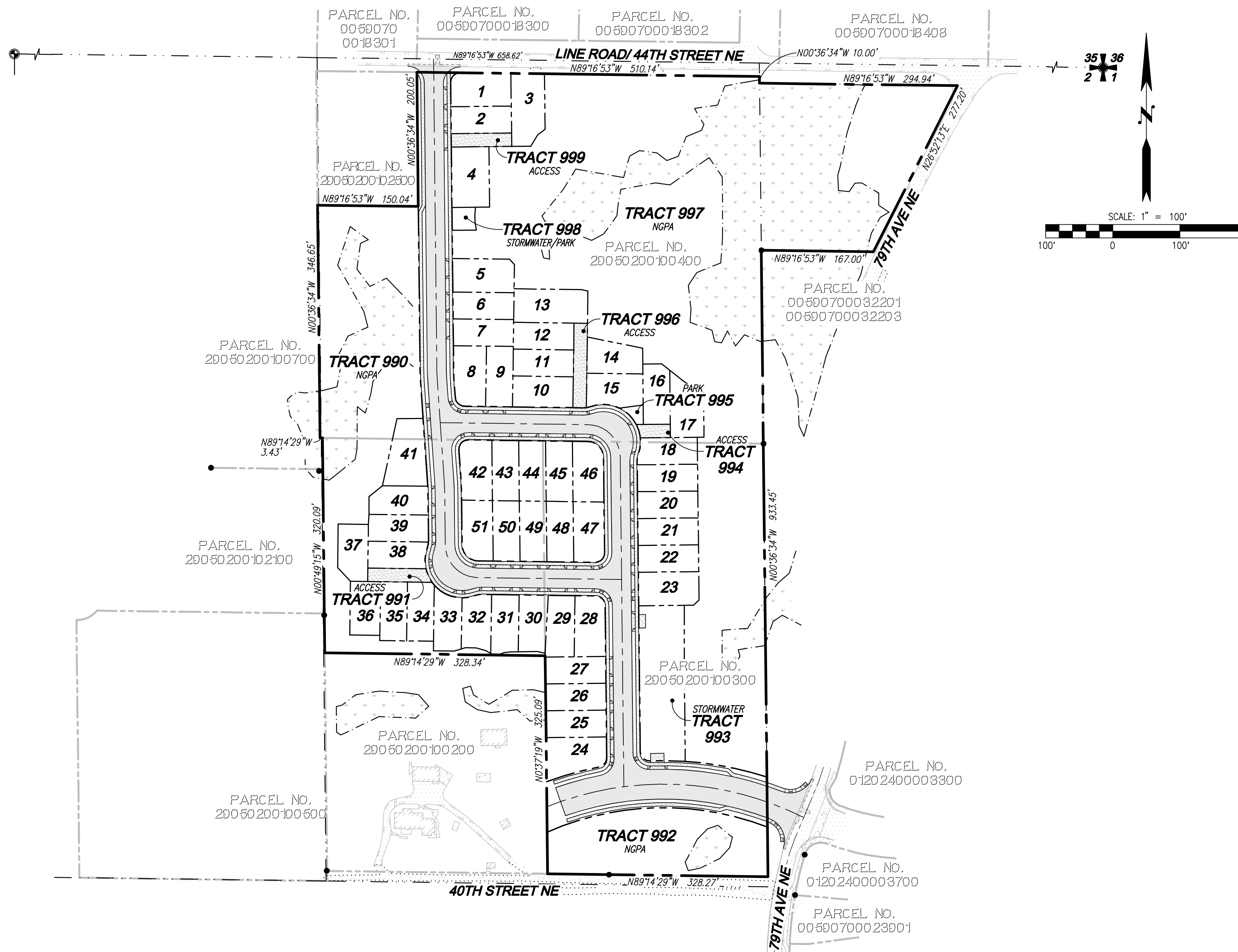


# CREEKSIDE PRELIMINARY PLANS

## LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	ASPHALT CONCRETE
△	CONTROL TRAVERSE POINT	BWF	BARBED WIRE FENCE
●	MONUMENT FOUND	CB	CATCH BASIN
○	FOUND SURVEY PROPERTY MARKER	CL	CENTERLINE
□	CATCH BASIN	CMP	CORRUGATED METAL PIPE
⊙	STORM MANHOLE	CPP	CORRUGATED POLYETHYLENE PIPE
○	CULVERT	CP	CONCRETE PIPE
⊙	SANITARY SEWER MANHOLE	EL	ELEVATION
⊙	FIRE HYDRANT	EX	EXISTING
○	TREE CONIFEROUS	F	FLOWLINE
○	TREE DECIDUOUS	FN	FENCE
○	UTILITY POLE	HWF	HOG WIRE FENCE
⊙	WATER METER	IE	INVERT ELEVATION
⊙	WATER VALVE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊙	MAILBOX	O/H	OVERHEAD
⊙	SIGN POST	P	PROPERTY LINE
⊙	POWER VAULT	P/P	POWER POLE
⊙	FIBER OPTIC CABLE MARKER	PVC	POLYVINYL CHLORIDE PIPE
⊙	WELL	R/W	RIGHT-OF-WAY
⊙	WELL (APPROXIMATE LOCATION)	STA	STATION
		SD	STORM DRAIN
		SDMH	STORM DRAIN MANHOLE
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEANOUT
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	SD CAP	⊙	WATER CAP
⊙	TYPE 1 CATCH BASIN, GRATED LID	⊙	CONCRETE BLOCKING
⊙	TYPE 1 CATCH BASIN, SOLID LID	⊙	BUTTERFLY VALVE
⊙	TYPE 2 CATCH BASIN, GRATED LID	⊙	11" BEND
⊙	TYPE 2 CATCH BASIN, SOLID LID	⊙	45° BEND
⊙	BEEHIVE MANHOLE COVER	⊙	90° BEND
⊙	SQUARE YARD DRAIN	⊙	22° BEND
⊙	ROUND YARD DRAIN	⊙	VALVE
⊙	STORM CLEAN OUT	⊙	HYDRANT ASSEMBLY
⊙	STORM PIPE	⊙	BLOW-OFF VALVE
		⊙	REDUCER
		⊙	AIR-VAC ASSEMBLY
		⊙	WATER METER
		⊙	WATER PIPE
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SEWER CAP		
⊙	SEWER CLEANOUT		
⊙	SEWER MANHOLE		
⊙	SEWER PIPE		



### PROJECT INFORMATION

**SITE ADDRESS:** 7715 & 7811 40TH ST NE, 7808 44TH ST NE  
MARYSVILLE, WA 98270

**TAX PARCELS:** 29050200100200, 29050200100300, 29050200100400

**TOTAL SITE AREA:** 705,331 SF (16.19 AC)  
**EXISTING ZONING:** R-6.5  
**PROPOSED ZONING:** R-6.5  
**PROPOSED LAND USE:** DETACHED SINGLE FAMILY  
**PROPOSED LOTS:** 51  
**MINIMUM LOT AREA:** 3,500 SF  
**MAX IMPERVIOUS COVERAGE:** 70% PER LOT

**WATER:** CITY OF MARYSVILLE  
**SEWER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** FRONTIER  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA

**BUILDING SETBACKS:**  
FRONT: 5 FEET  
REAR: 10 FEET  
SIDE: 5 FEET

**PARKING REQUIREMENTS:**  
PARKING REQUIRED: 2 PER DU=102 STALLS  
204 STALLS  
PARKING PROVIDED: (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

### EARTHWORK QUANTITIES

CUT: 10,000 CY  
FILL: 10,000 CY  
NET: 0 CY  
DISTURBED AREA: 346,363 SF (7.95 AC)  
\*EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY

### NET AREA: R-6.5 ZONING (PER MMC 22A.020.150)

	AC (unless otherwise noted)	SF (unless otherwise noted)
GROSS PARCEL AREA	16.19	705,331
DEDUCTION FOR ROADS, PARADELS, AND ACCESS EASEMENTS	2.71	118,048
NON-TRANSFERRED CRITICAL AREAS	5.98	260,489
TOTAL REMOVAL FOR NPA	8.69	378,536
NET PROJECT AREA (NPA)	7.5	326,700
MAXIMUM BASE DENSITY (NPA X 6.5 DU/AC)	49 LOTS	

### PROJECT ZONING DENSITY CALCULATIONS

	DU (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA (AC)	16.19	705,331
NET PROJECT AREA (NPA) (AC)	7.5	326,700
BASE NET DENSITY	49 LOTS	
MAX DENSITY (WITH PRD BONUS DENSITY) = 120% X BASE DENSITY	59 LOTS	
DWELLING UNITS PROPOSED	51 LOTS	
BONUS DENSITY REQUIRED	2	
RDI 3.c: COMMUNITY FUNDS	\$50,000 PROPOSED	2 BONUS UNITS

### TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS MAP
- PRELIMINARY HORIZONTAL CONTROL PLAN
- PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN
- PRELIMINARY ROAD PROFILES
- PRELIMINARY ROAD SECTIONS
- PRELIMINARY WATER AND SEWER PLAN

### CONTACT LIST

**APPLICANT/OWNER:**  
HORIZON VIEW HOLDINGS, INC.  
6443 NE 181ST ST  
KENMORE, WA 98028  
CONTACT: DANIEL WICK  
PHONE: (206) 551-0499  
EMAIL: dan@hvhl.com

**CIVIL ENGINEER:**  
LDC, INC.  
20210 142ND AVE NE  
WOODINVILLE, WASHINGTON 98072  
CONTACT: TOM ABBOTT, PE  
PHONE: (425) 806-1869  
FAX: (425) 482-2893  
EMAIL: tabbott@ldccorp.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

**GEOTECH ENGINEER:**  
NELSON GEOTECHNICAL ASSOCIATES, INC.  
17311 135TH AVE NE SUITE A-500  
WOODINVILLE, WA 98072  
CONTACT: ALEX B. RINALDI, LG  
PHONE: (425) 486-1669  
EMAIL: alex@nelsongeotech.com

**WETLAND BIOLOGIST:**  
SOUNDVIEW CONSULTANTS, LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WA 98355  
CONTACT: JON PICKETT  
PHONE: (253) 514-8952  
EMAIL: jon@soundviewconsultants.com

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

### DISCLAIMER

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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
**COVER SHEET**

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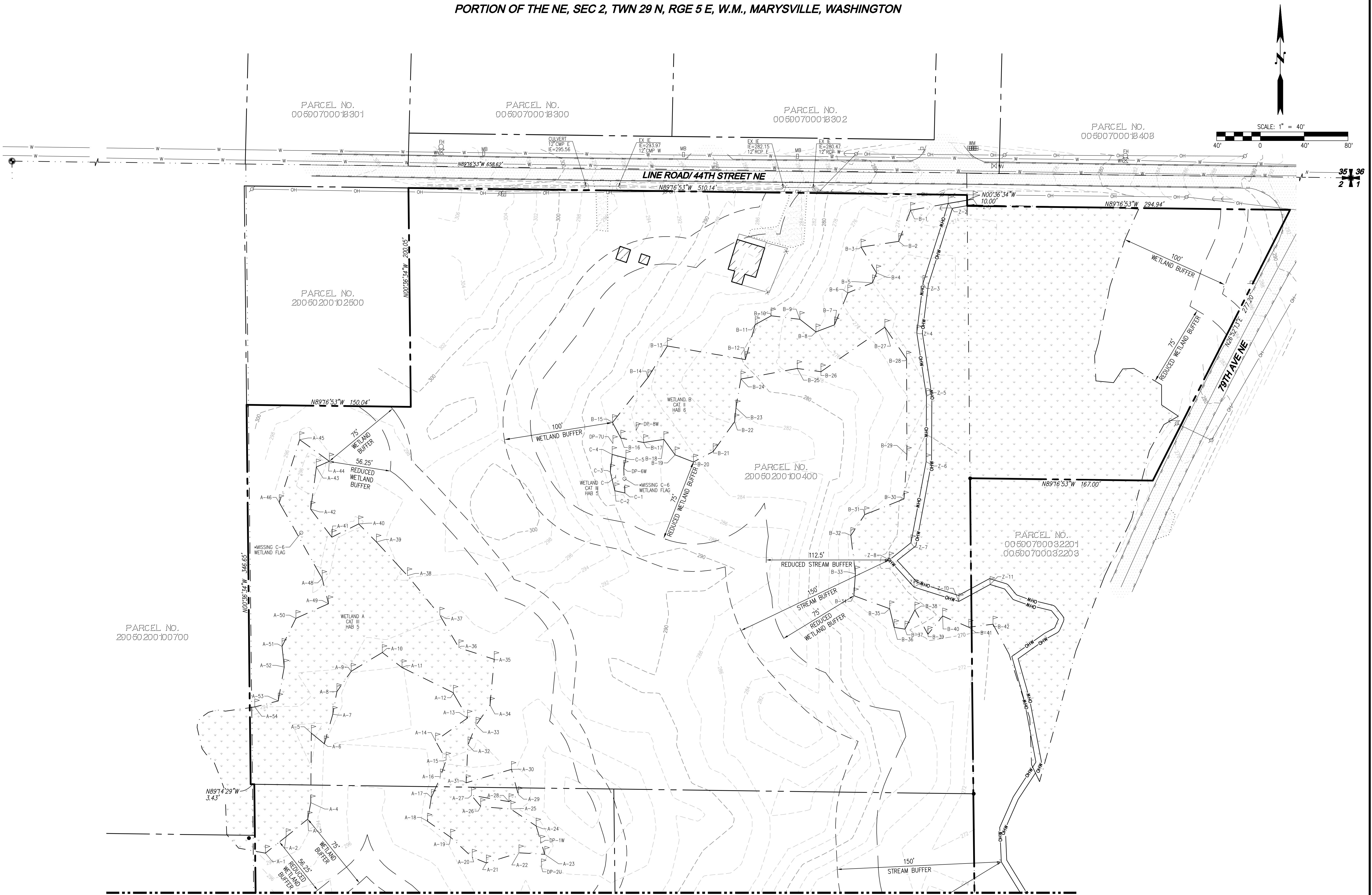
**THOMAS P. ABBOTT**  
PROFESSIONAL ENGINEER

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DRAWING NAME: C22173P-CS-PL  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE:  
SCALE: 1"=100'  
JURISDICTION: MARYSVILLE

**CS-01**  
SHEET 1 OF 14

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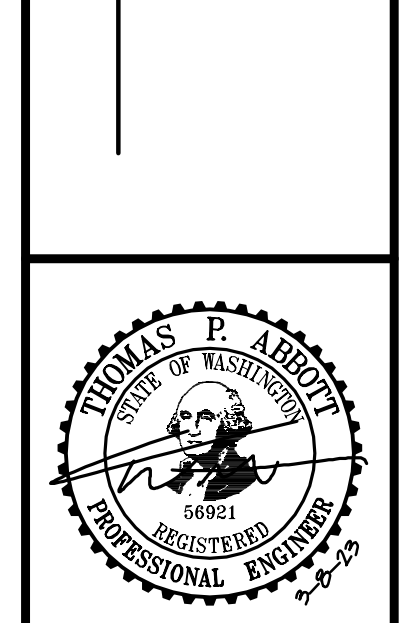
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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 EXISTING CONDITIONS MAP



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-TO-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE:    
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**UTILITY NOTE**

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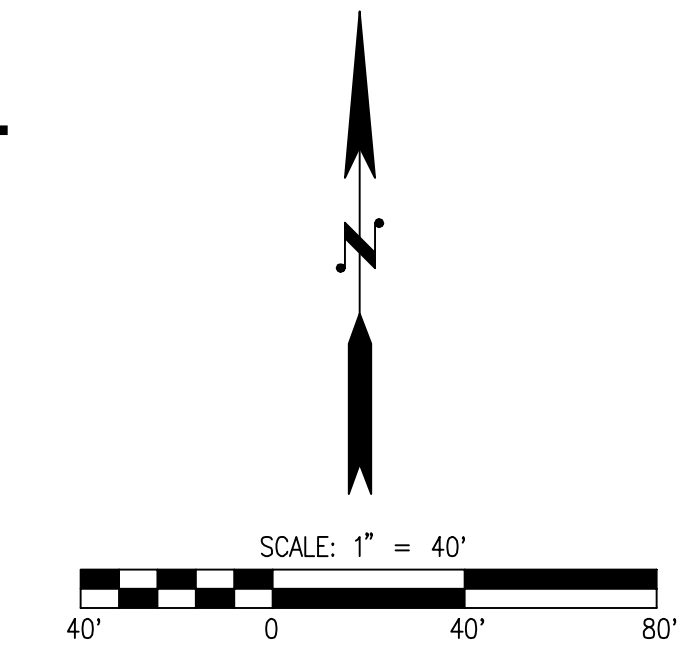
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 REFERENCE LINE SEE SHEET TO-01



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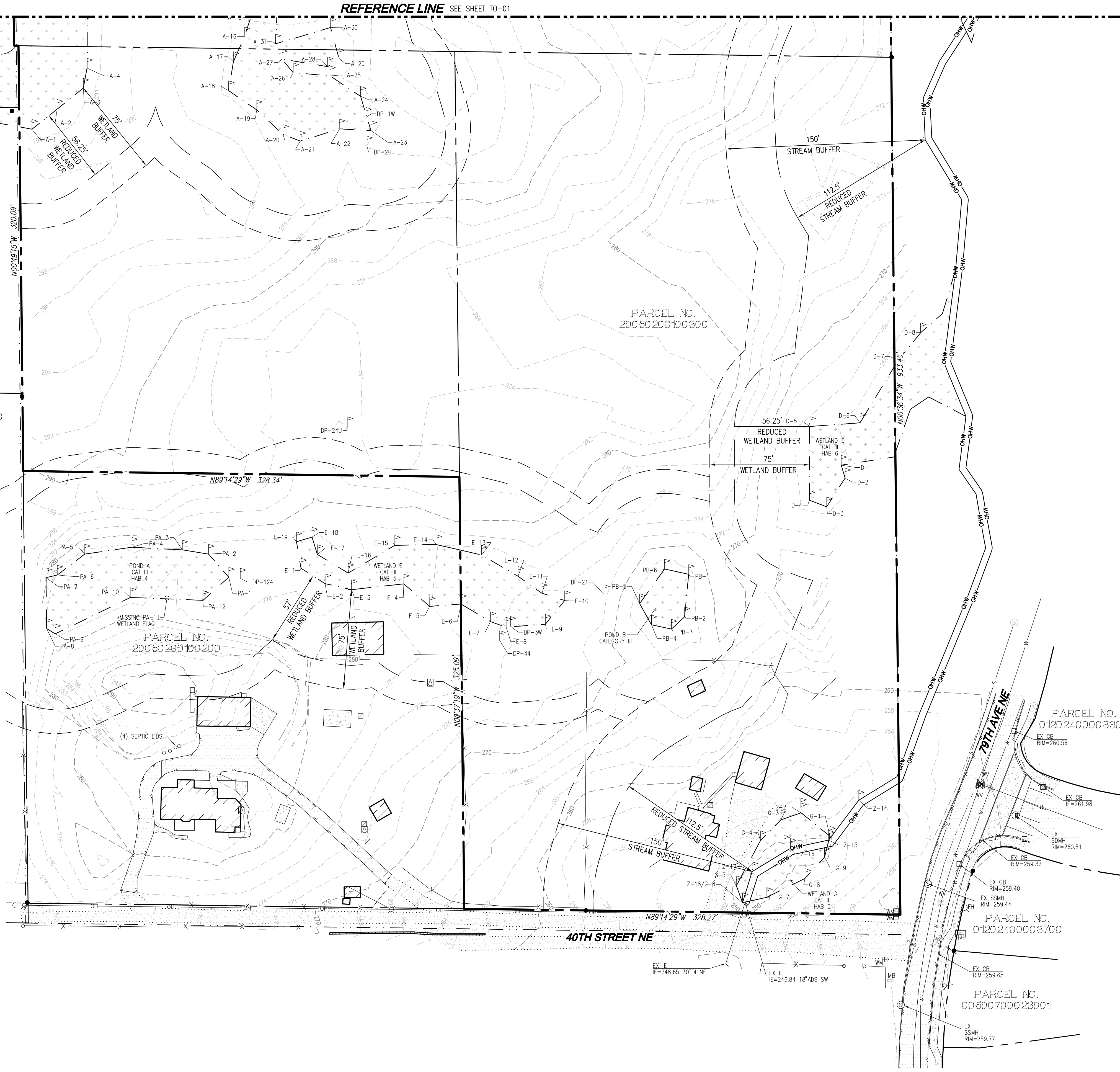
HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 EXISTING CONDITIONS MAP



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-TO-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE:    
 SCALE: 1" = 40'  
 JURISDICTION: MARYSVILLE

**LEGEND AND ABBREVIATIONS**

SYMBOL	DESCRIPTION	ABBREVIATIONS	DESCRIPTION
△	CONTROL TRAVERSE POINT	AC	ASPHALT CONCRETE
⊙	MONUMENT FOUND	BWF	BARBED WIRE FENCE
○	FOUND SURVEY PROPERTY MARKER	CB	CATCH BASIN
□	CATCH BASIN	CL	CENTERLINE
⊖	STORM MANHOLE	CMP	CORRUGATED METAL PIPE
∨	CULVERT	CPP	CORRUGATED POLYETHYLENE PIPE
⊙	SANITARY SEWER MANHOLE	CP	CONCRETE PIPE
⊙	FIRE HYDRANT	EL	ELEVATION
⊙	TREE CONIFEROUS	EX	EXISTING
⊙	TREE DECIDUOUS	E	FLOWLINE
⊙	UTILITY POLE	FN	FENCE
⊙	WATER METER	HWF	HOG WIRE FENCE
⊙	WATER VALVE	IE	INVERT ELEVATION
⊙	MAILBOX	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊙	SIGN POST	O/H	OVERHEAD
⊙	POWER VAULT	PL	PROPERTY LINE
⊙	FIBER OPTIC CABLE MARKER	P/P	POWER POLE
⊙	WELL (APPROXIMATE LOCATION)	PVC	POLYVINYL CHLORIDE PIPE
⊙		R/W	RIGHT-OF-WAY
⊙		STA	STATION
⊙		SD	STORM DRAIN
⊙		SDMH	STORM DRAIN MANHOLE
⊙		SS	SANITARY SEWER
⊙		SSC	SANITARY SEWER CLEANOUT
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⊙		SWPE	SOLID WALL POLYETHYLENE PIPE
⊙		TYP	TYPICAL
⊙		TBR	TO BE REMOVED



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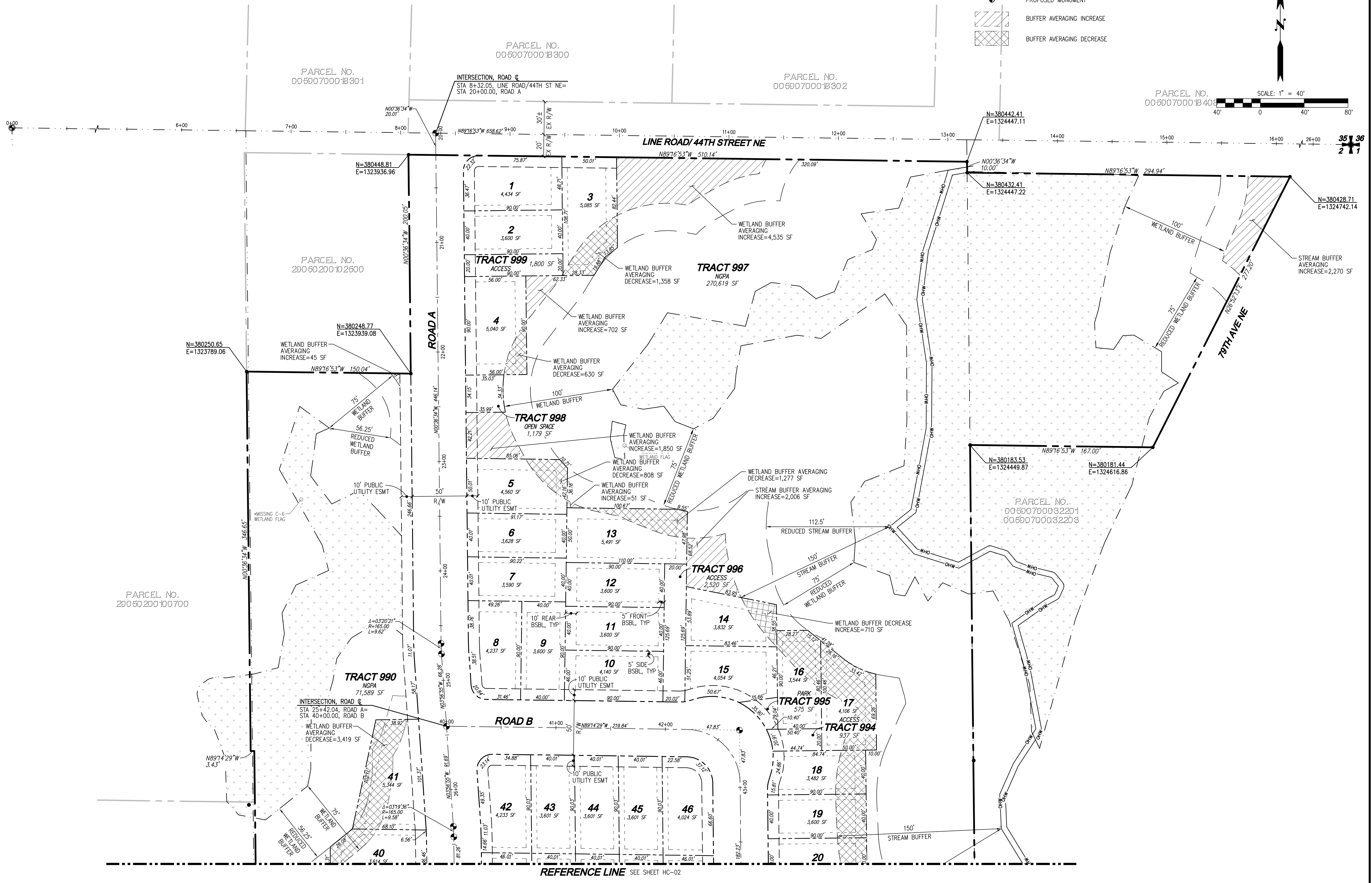
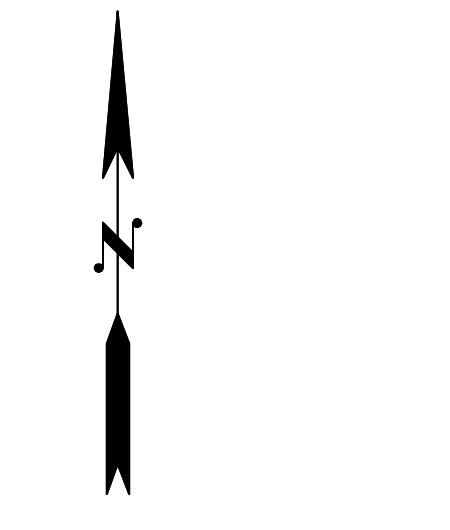
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**LEGEND**

- PROPOSED MONUMENT
- BUFFER AVERAGING INCREASE
- BUFFER AVERAGING DECREASE



REFERENCE LINE SEE SHEET HC-02

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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY HORIZONTAL CONTROL PLAN

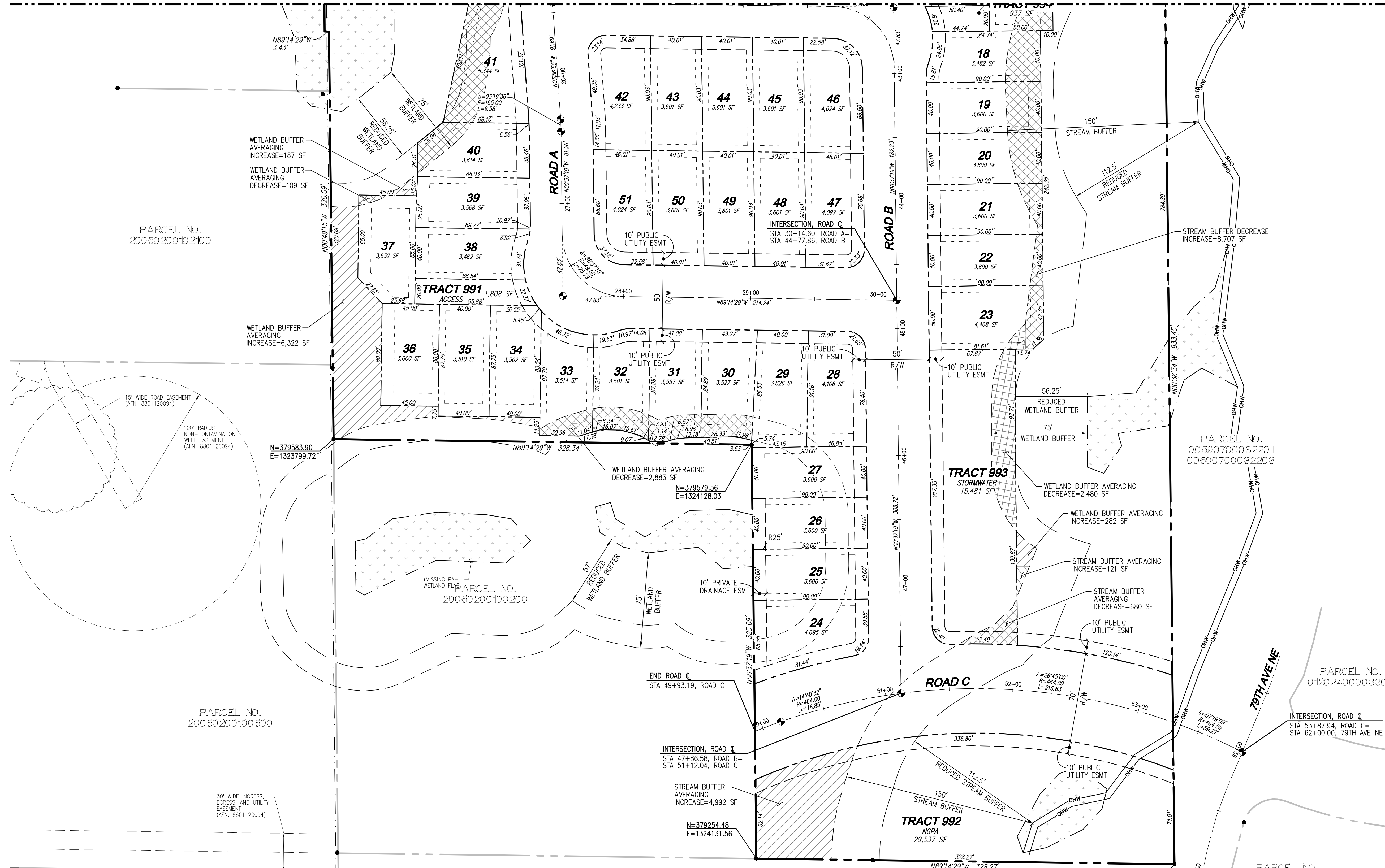
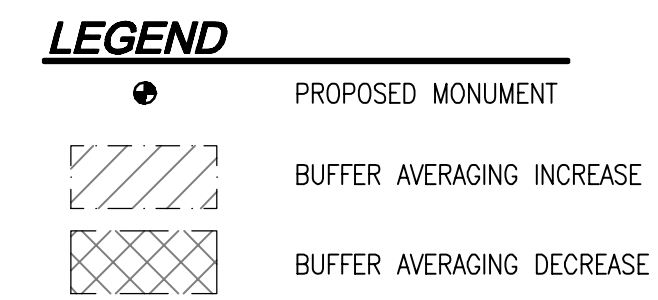
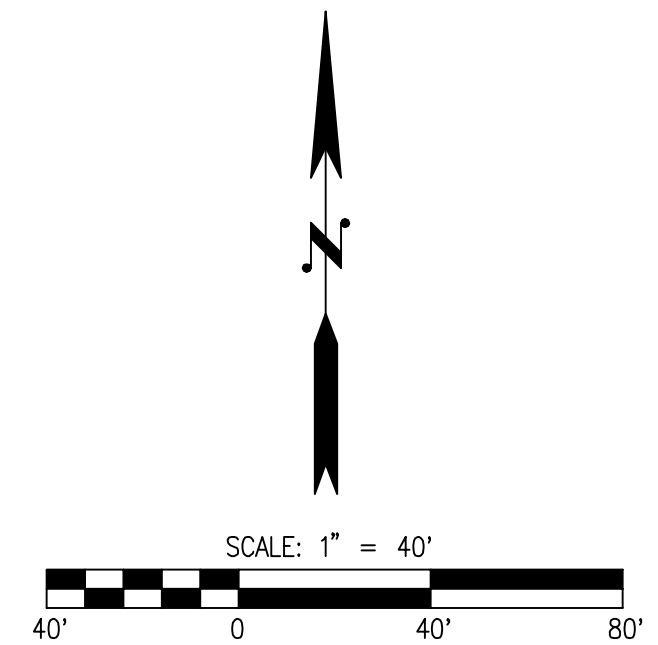


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 JURISDICTION: MARYSVILLE

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PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

REFERENCE LINE SEE SHEET HC-01



**PROJECT INFORMATION**

**SITE ADDRESS:** 7715 & 7811 40TH ST NE, 7808 44TH ST NE  
 MARYSVILLE, WA 98270  
**TAX PARCELS:** 29050200100200, 29050200100300, 29050200100400, 705,331 SF (16.19 AC)  
**TOTAL SITE AREA:** R=6.5  
**EXISTING ZONING:** R-6.5  
**PROPOSED ZONING:** R-6.5  
**PROPOSED LAND USE:** DETACHED SINGLE FAMILY  
**PROPOSED LOTS:** 51  
**MINIMUM LOT AREA:** 3,500 SF  
**MAX IMPERVIOUS COVERAGE:** 70% PER LOT  
**WATER:** CITY OF MARYSVILLE  
**SEWER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** FRONTIER  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**BUILDING SETBACKS:**  
 FRONT: 5 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
**PARKING REQUIREMENTS:**  
 PARKING REQUIRED: 2 PER DU=102 STALLS  
 PARKING PROVIDED: 204 STALLS  
 (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

WEST WETLAND BUFFER AVERAGING	
INCREASE	DECREASE
45 SF	3,419 SF
187 SF	109 SF
6,322 SF	2,883 SF
<b>TOTAL=6,554 SF</b>	<b>TOTAL=6,411 SF</b>

EAST WETLAND BUFFER AVERAGING	
INCREASE	DECREASE
4,535 SF	1,358 SF
702 SF	630 SF
1,850 SF	808 SF
51 SF	1,277 SF
282 SF	710 SF
<b>TOTAL=7,420 SF</b>	<b>TOTAL=7,263 SF</b>

STREAM BUFFER AVERAGING	
INCREASE	DECREASE
2,270 SF	8,707 SF
2,006 SF	680 SF
121 SF	
4,992 SF	
<b>TOTAL=9,389 SF</b>	<b>TOTAL=9,387 SF</b>

**UTILITY NOTE**

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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY HORIZONTAL CONTROL PLAN



**JOB NUMBER:** C22-173  
**DRAWING NAME:** C22173P-HC-PL  
**DESIGNER:** TPA  
**DRAFTING BY:** DAD  
**DATE:**  
**SCALE:** 1"=40'  
**JURISDICTION:** MARYSVILLE

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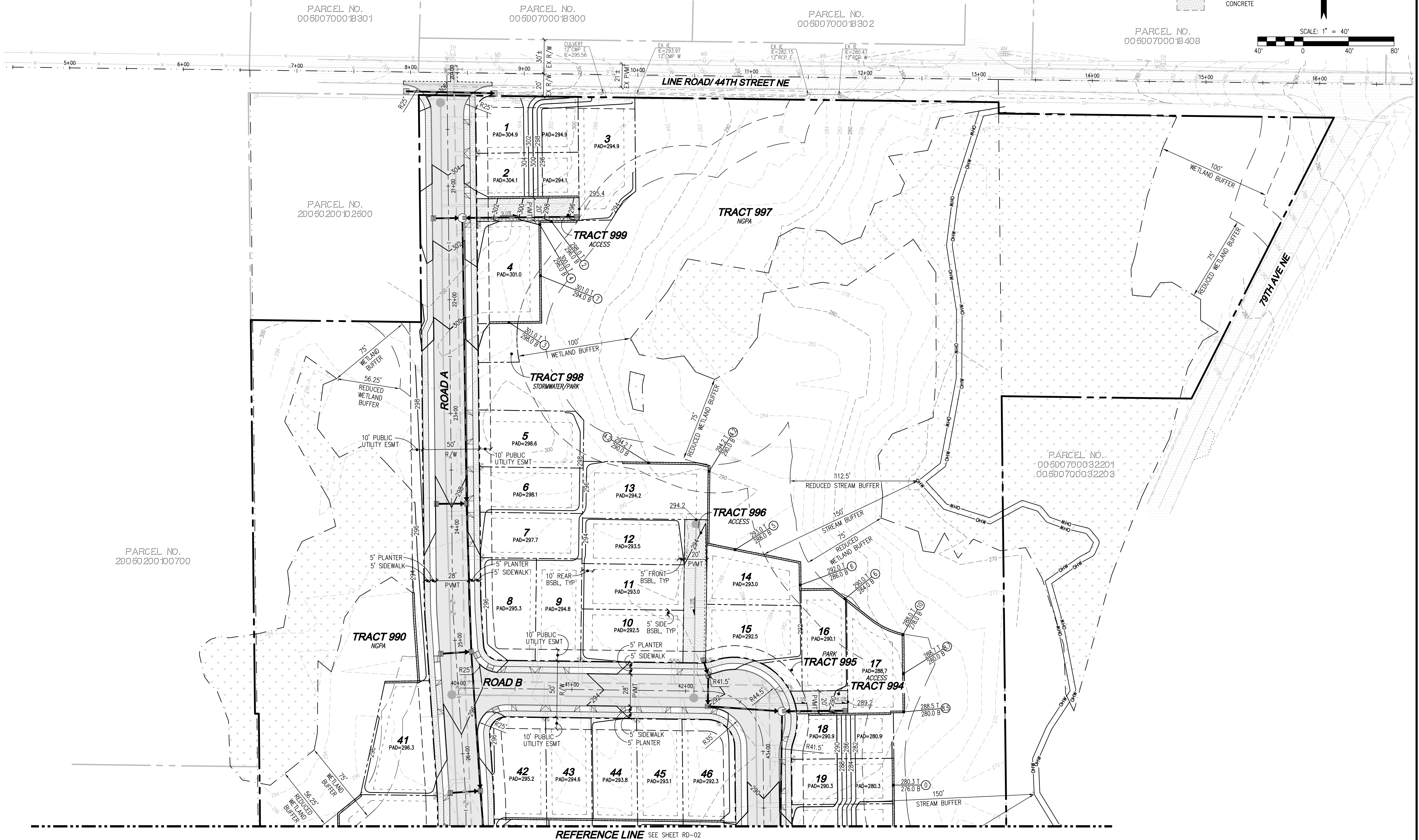
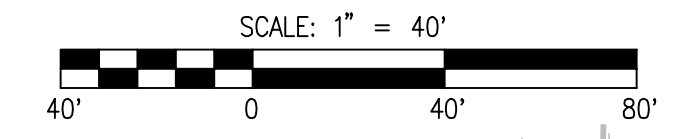
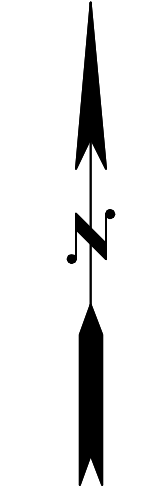
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

NOTES

- SEE SHEETS RD-03 THROUGH RD-05 FOR ROAD PROFILES.
- SEE SHEET RD-06 FOR ROAD SECTIONS.

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE



REFERENCE LINE SEE SHEET RD-02

UTILITY NOTE

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DISCLAIMER

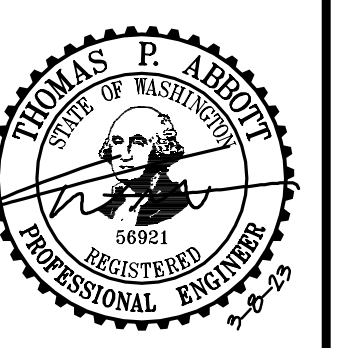
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REVISIONS

NO.	DATE	DESCRIPTION

HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN

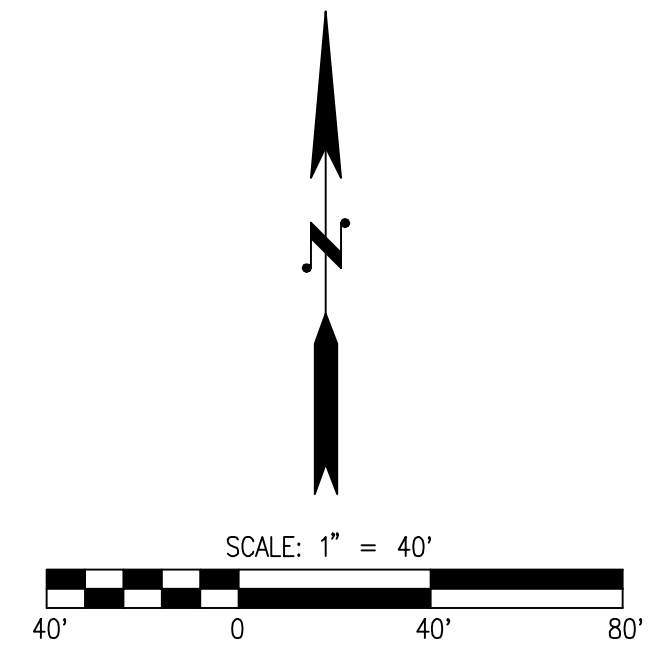
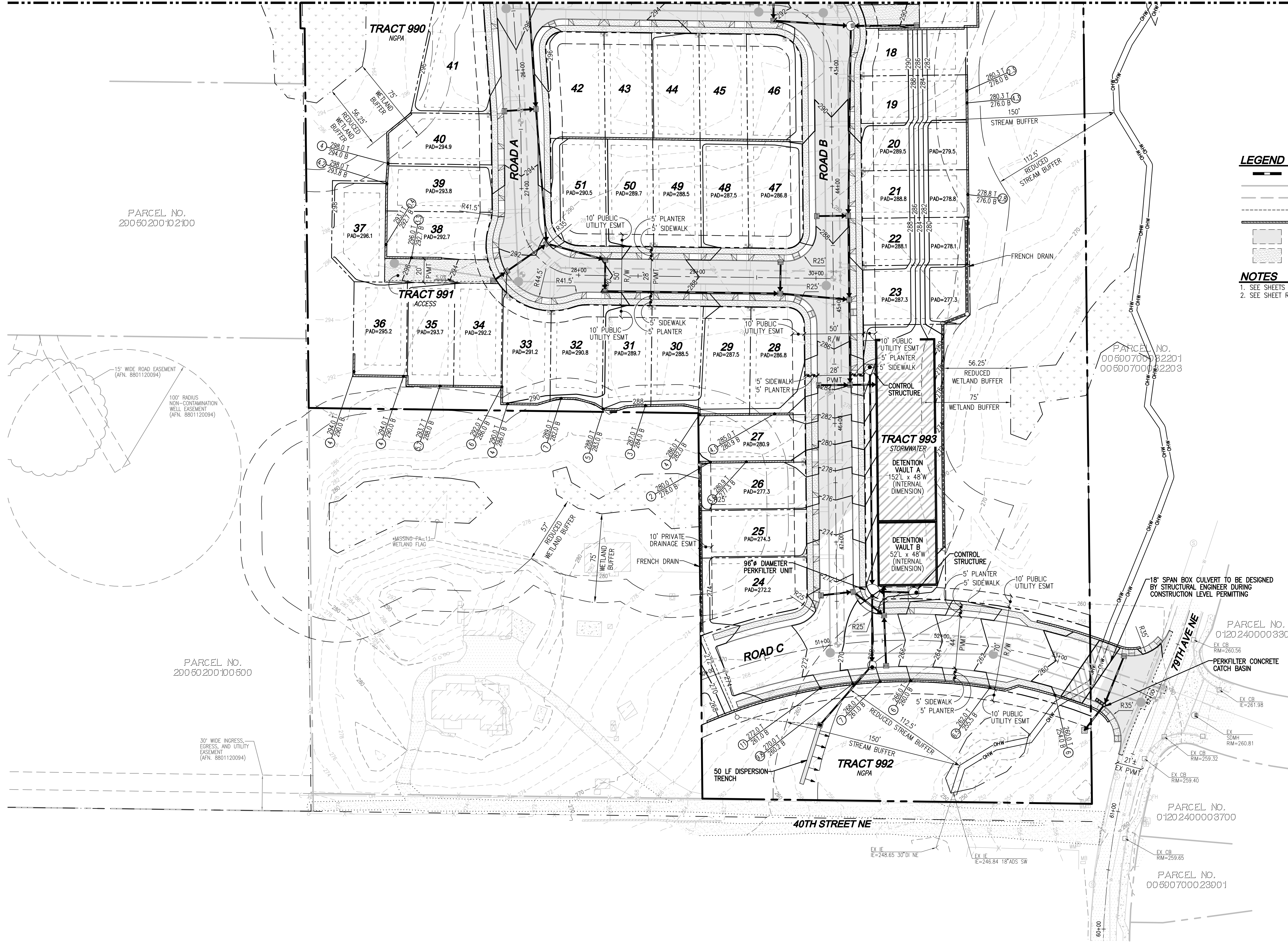


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 DRAWING NAME: C22173P-RD-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE:                        
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

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REFERENCE LINE SEE SHEET RD-01



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE

NOTES

1. SEE SHEETS RD-03 THROUGH RD-05 FOR ROAD PROFILES.
2. SEE SHEET RD-06 FOR ROAD SECTIONS.

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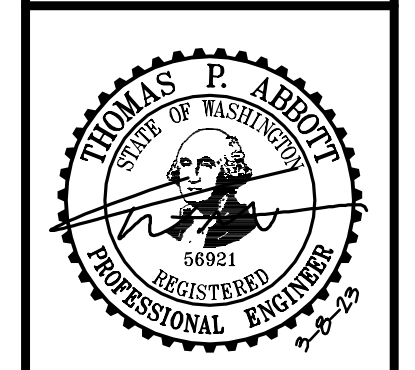
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NO.	DATE	DESCRIPTION

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 20210 142nd Avenue NE Woodinville, WA 98072  
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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-RD-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE:    
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**RD-02**  
 SHEET 7 OF 14

UTILITY NOTE

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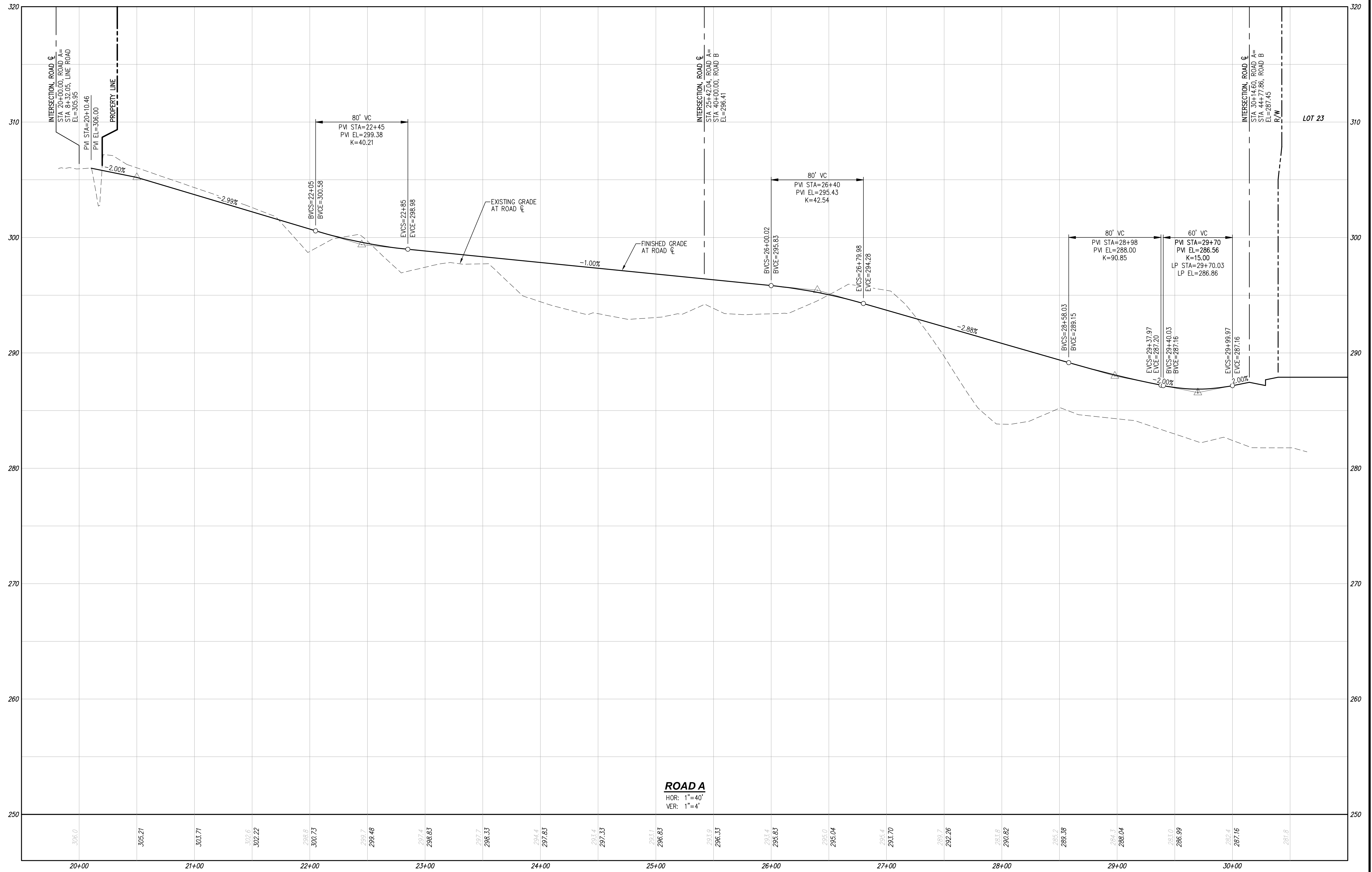
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Call 2 Business Days Before You Dig  
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 Utilities Underground Location Center

Drawing: P:\Civil\2022\C22-173 Creekside\Drawings\ Preliminary\C22173P-RD-PL.dwg    Plotted: Mar 08, 2023 - 3:46pm

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



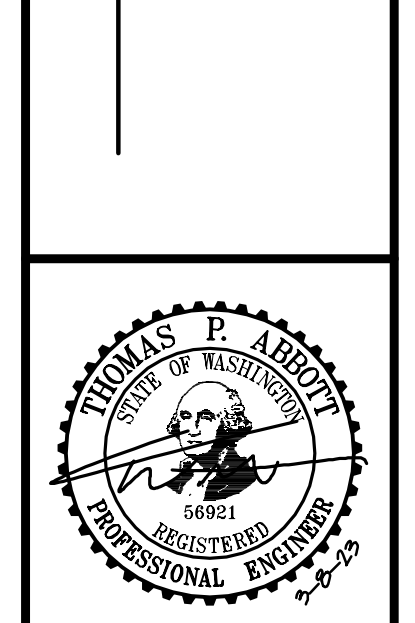
NO.	DATE	DESCRIPTION

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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PR  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE:    
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

**UTILITY NOTE**

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**DISCLAIMER**

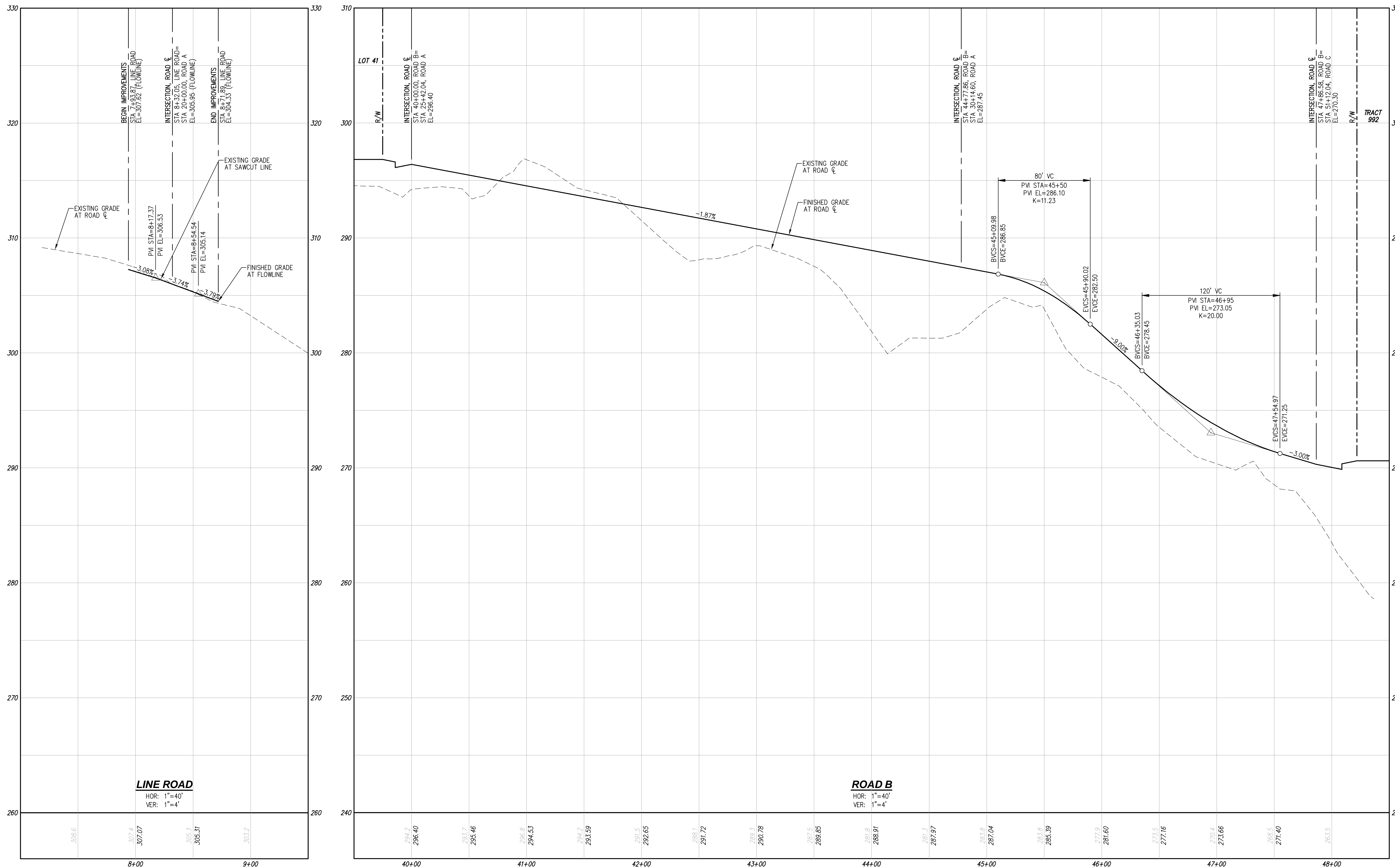
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Drawing: P:\Civil\2022\Drawings\Drawings\Drawings\C22173P-RD-PR.dwg    Plotted: Mar 08, 2023 - 3:46pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



Drawing: P:\Civil\2022\Drawings\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Mar 08, 2023 - 3:46pm

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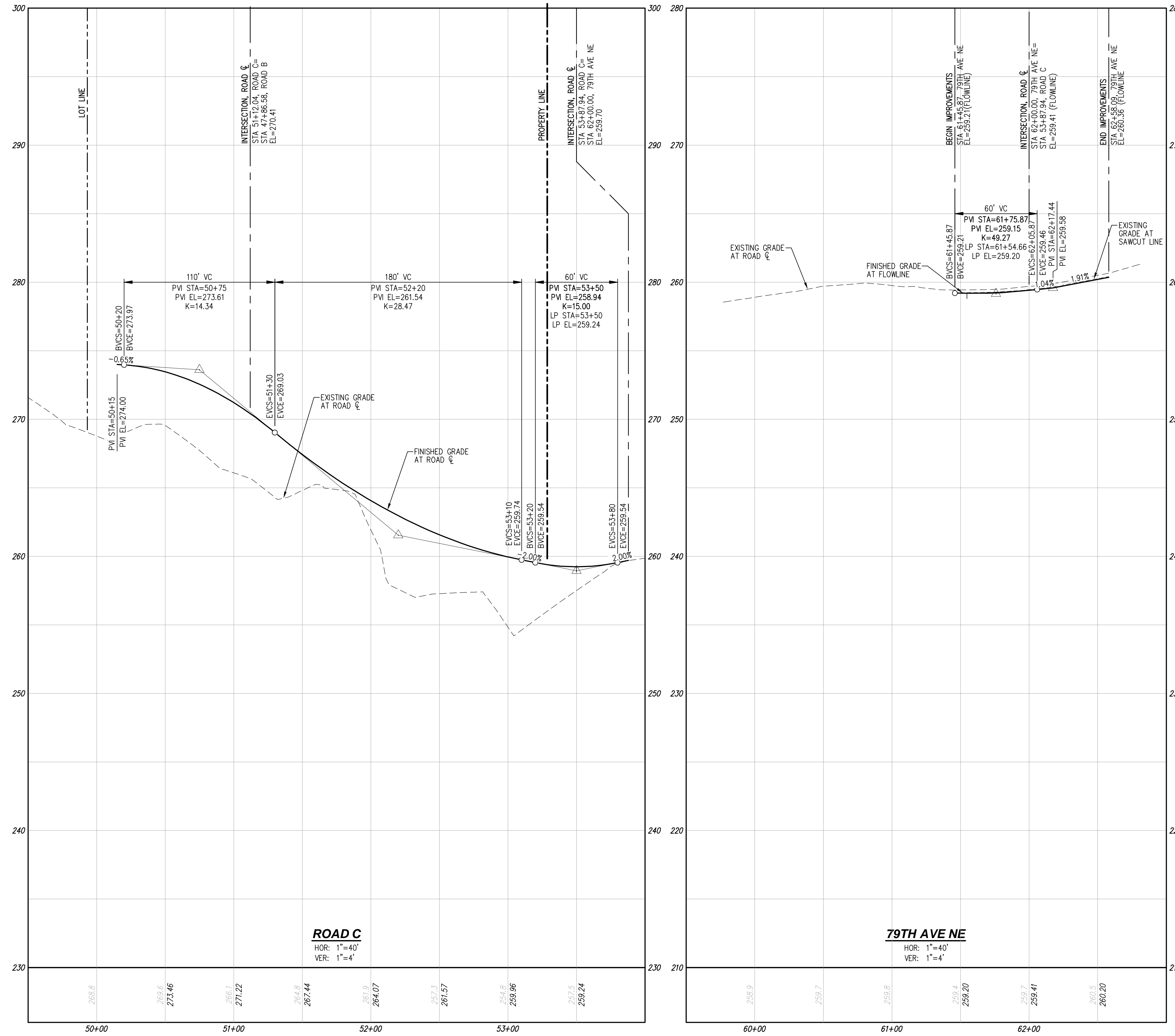
HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-RD-PR  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE:    
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**RD-04**  
 SHEET 9 OF 14

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



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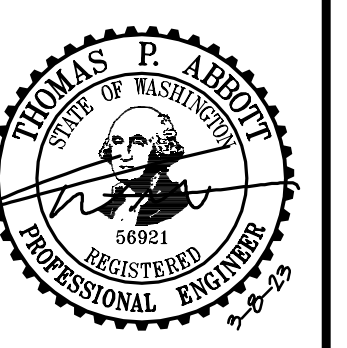
NO.	DATE	DESCRIPTION

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Woodinville, WA 98072  
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F 425.482.2893

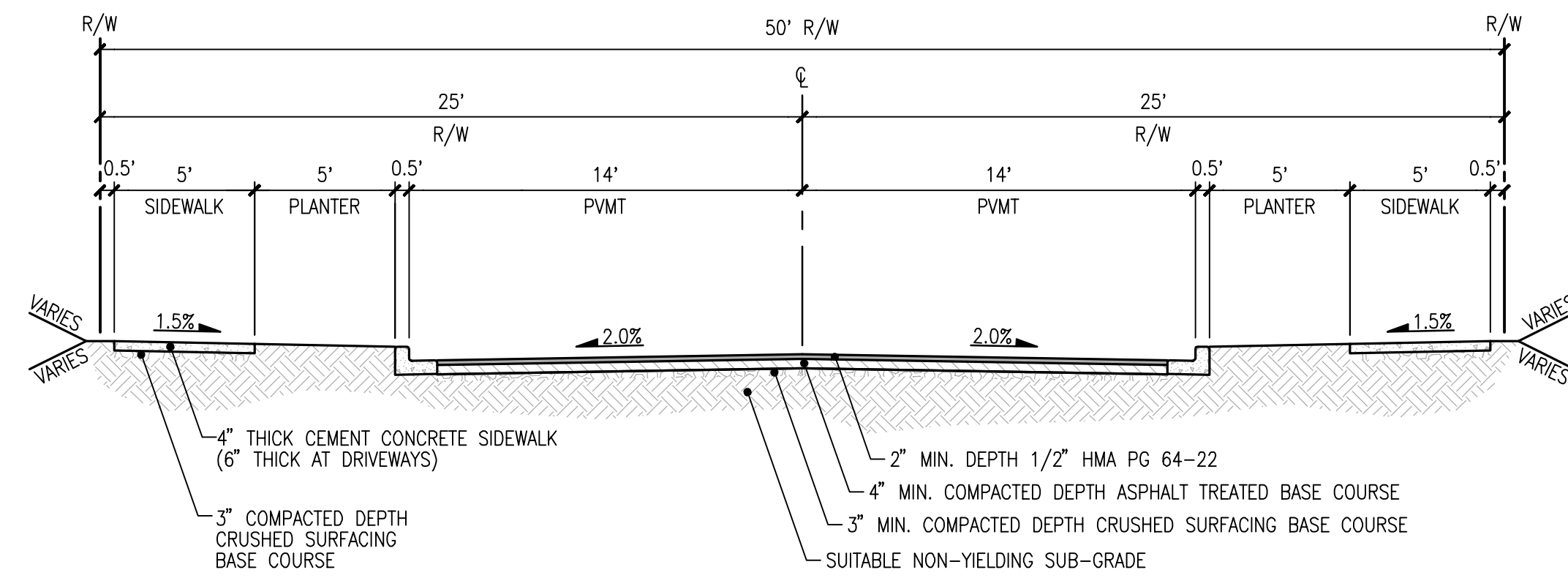
**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
PRELIMINARY ROAD PROFILES



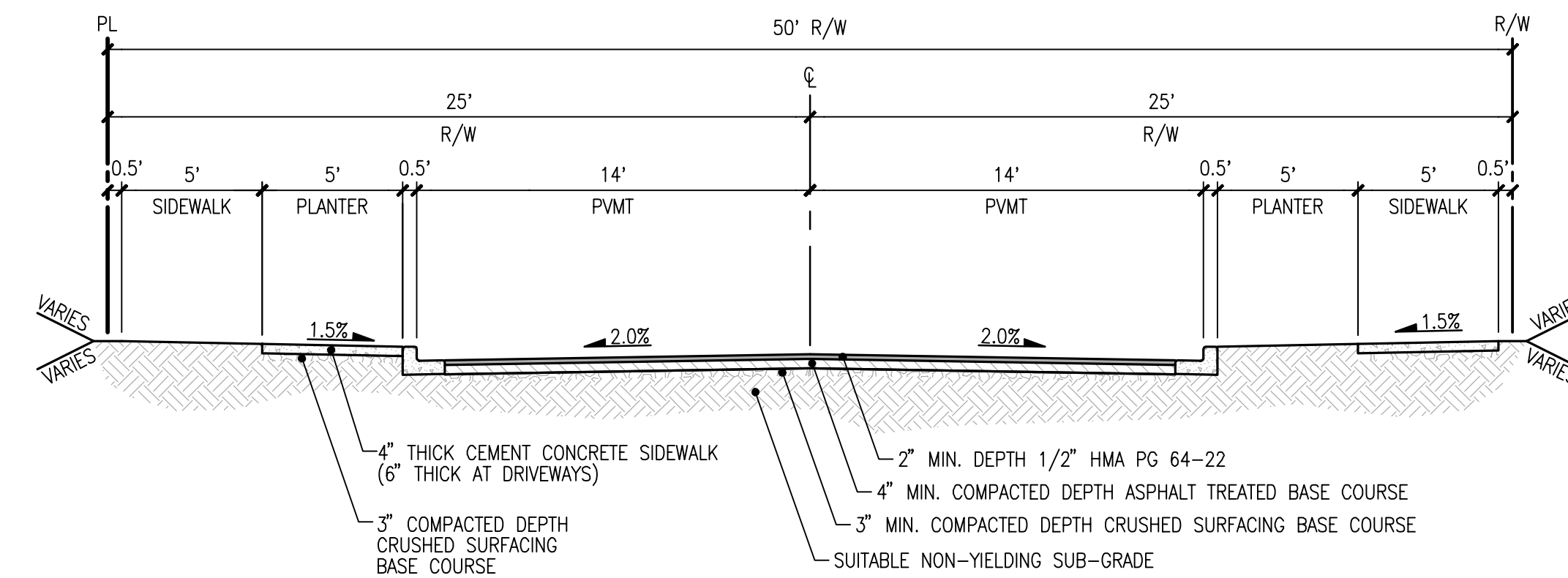
JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PR  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE:    
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

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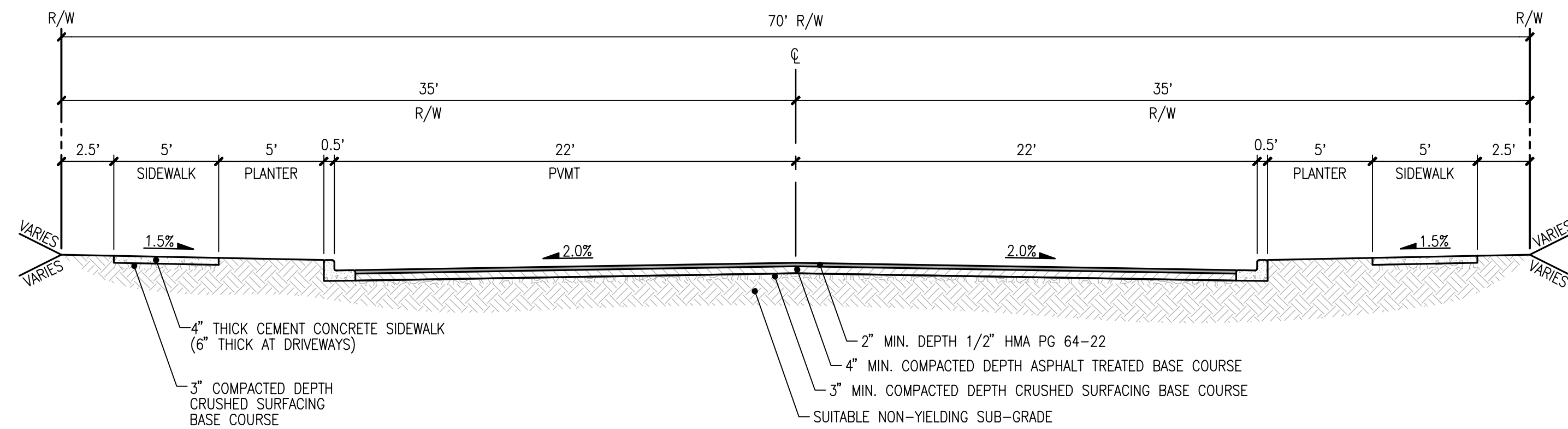
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



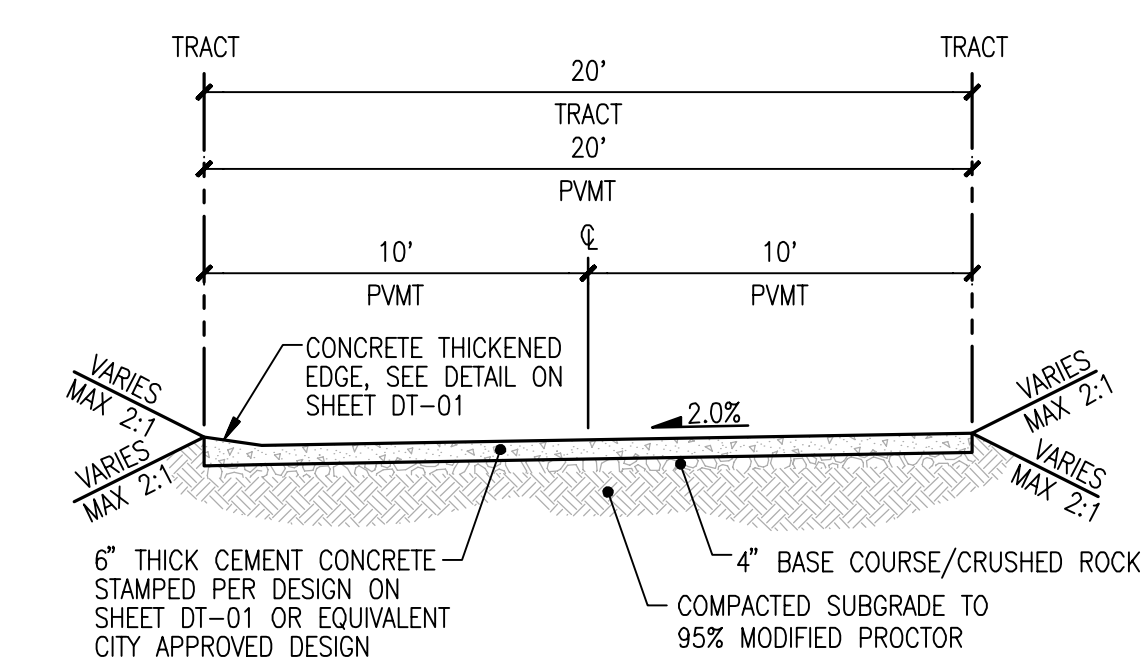
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 SCALE: 1"=5'  
 CITY OF MARYSVILLE STD PLAN 3-202-002



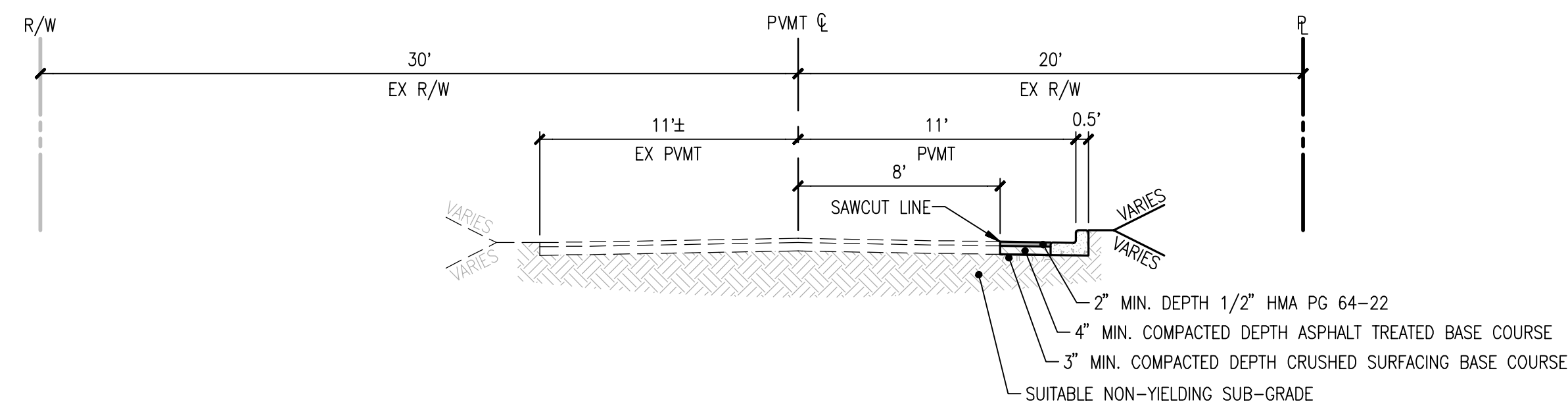
**ROAD A STATION ~20+35 - ~22+17**  
 SCALE: 1"=5'  
 CITY OF MARYSVILLE STD PLAN 3-202-002



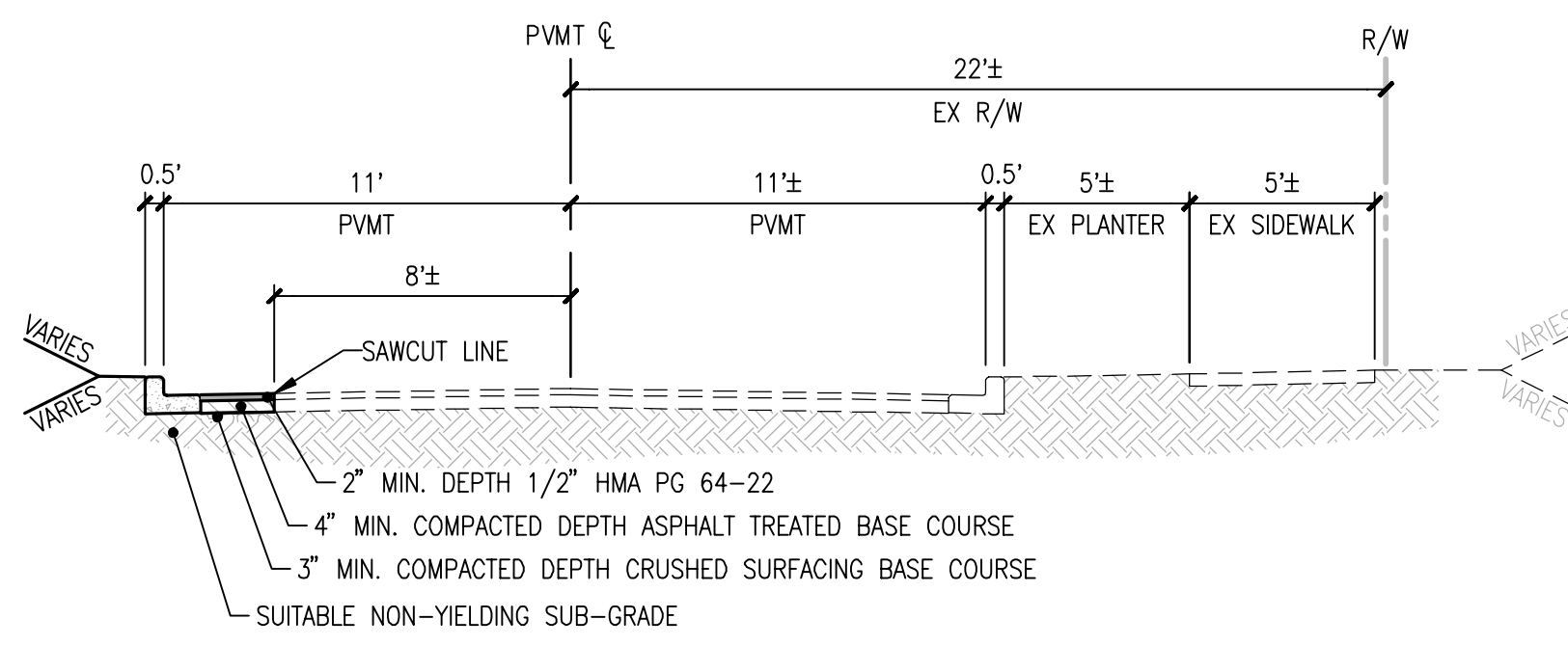
**ROAD C SECTION**  
 SCALE: 1"=5'  
 CITY OF MARYSVILLE STD PLAN 3-201-004



**ACCESS TRACT**  
 SCALE: 1"=5'



**LINE ROAD/ 44TH STREET NE ROAD SECTION**  
 SCALE: 1"=5'



**79TH AVE NE ROAD SECTION**  
 SCALE: 1"=5'

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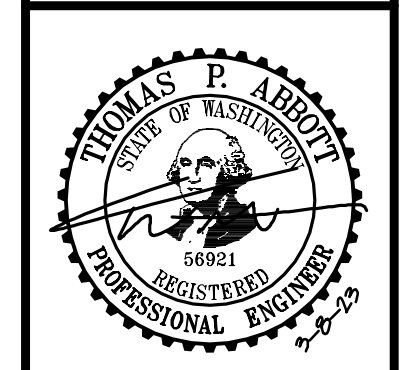
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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY ROAD SECTIONS



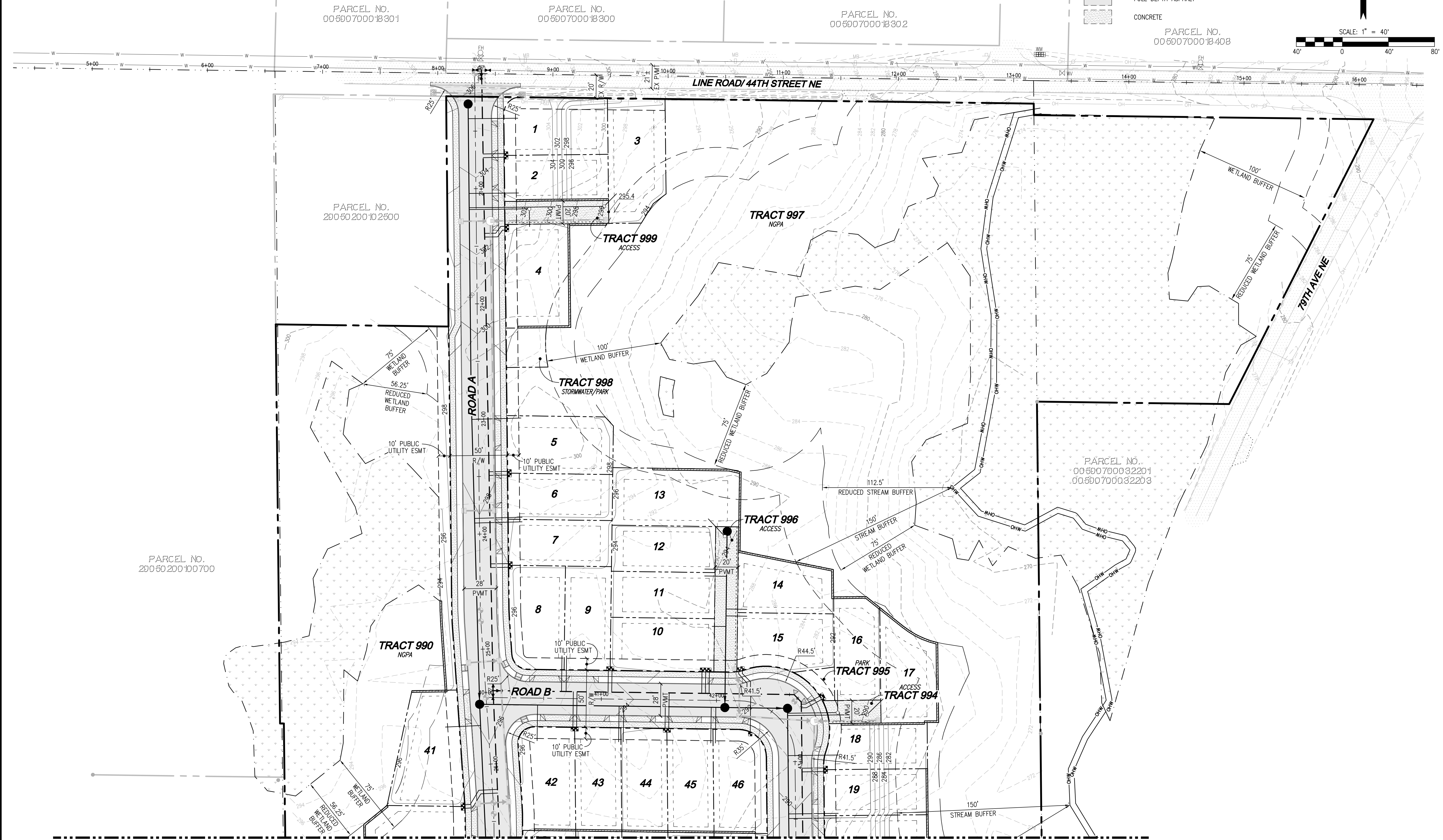
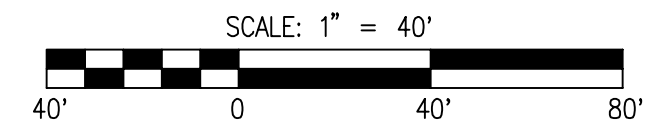
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DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	
SCALE:	1"=5'
JURISDICTION:	MARYSVILLE

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PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE



NO.	DATE	DESCRIPTION

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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
PRELIMINARY WATER AND SEWER PLAN

THOMAS P. ABBOTT  
STATE OF WASHINGTON  
56921  
PROFESSIONAL ENGINEER

JOB NUMBER: C22-173  
DRAWING NAME: C22173P-UT-PL  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE:                      
SCALE: 1" = 40'  
JURISDICTION: MARYSVILLE

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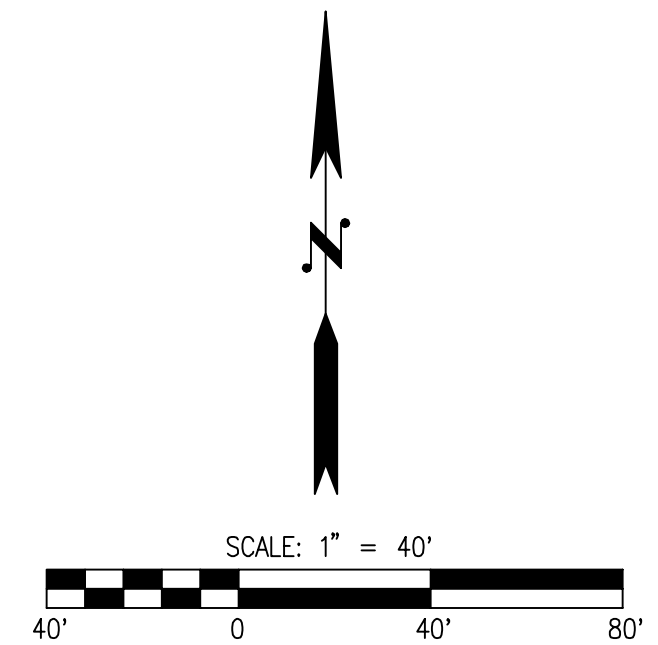
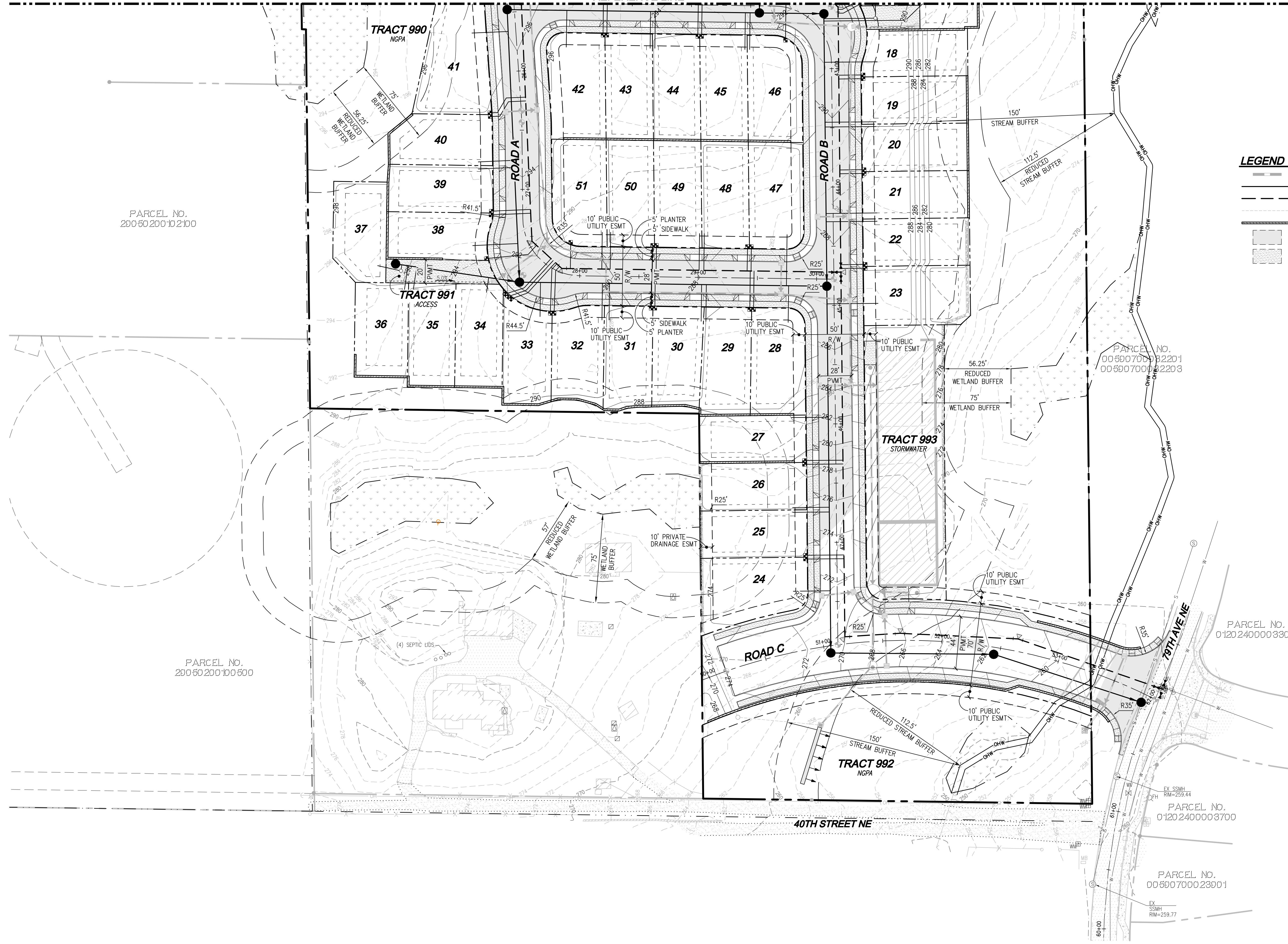
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REFERENCE LINE SEE SHEET WA-01



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE

PARCEL NO.  
29050200102100

PARCEL NO.  
29050200100500

PARCEL NO.  
00690700032201  
00690700032203

PARCEL NO.  
0120240000330

PARCEL NO.  
01202400003700

PARCEL NO.  
00690700023901

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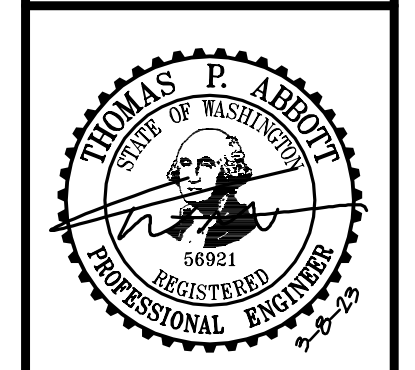
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