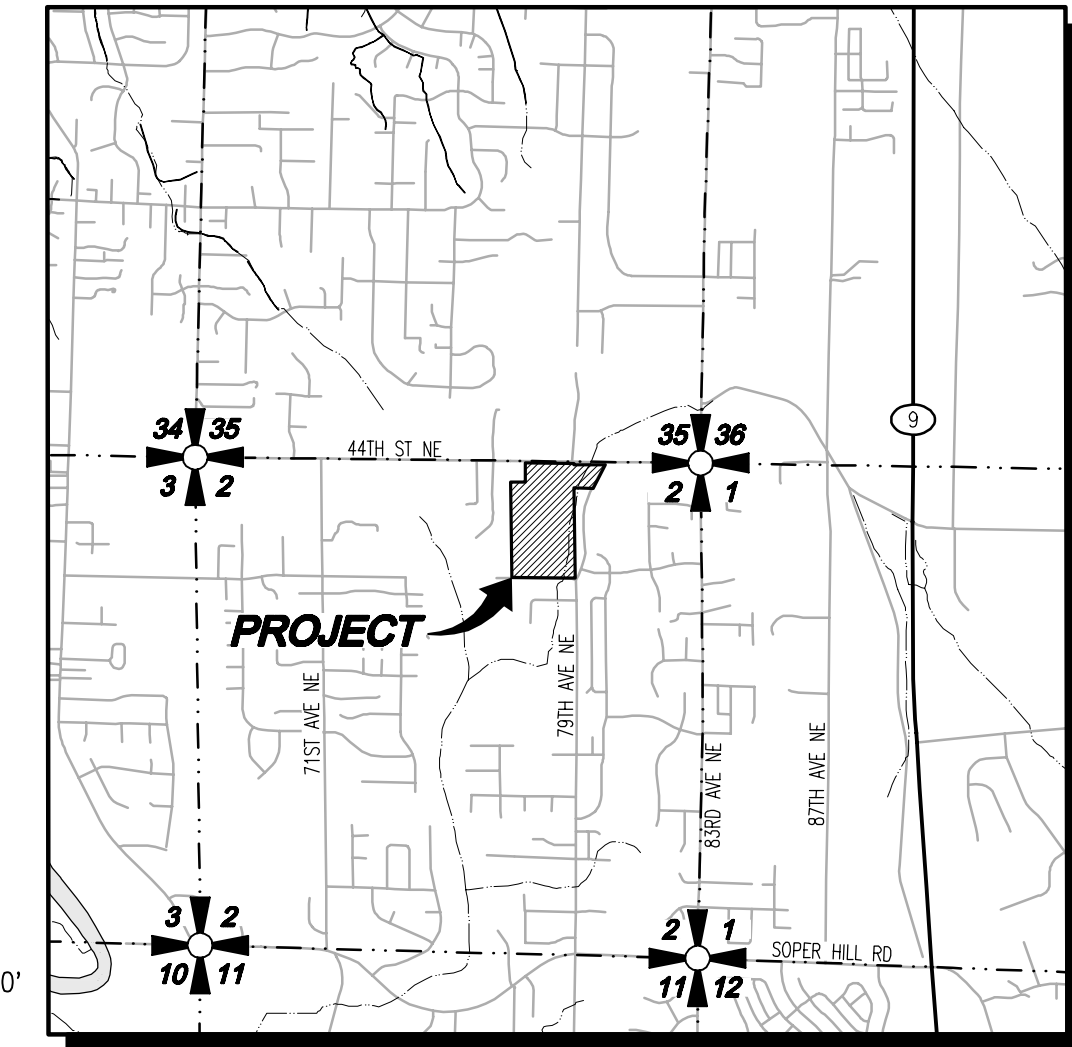
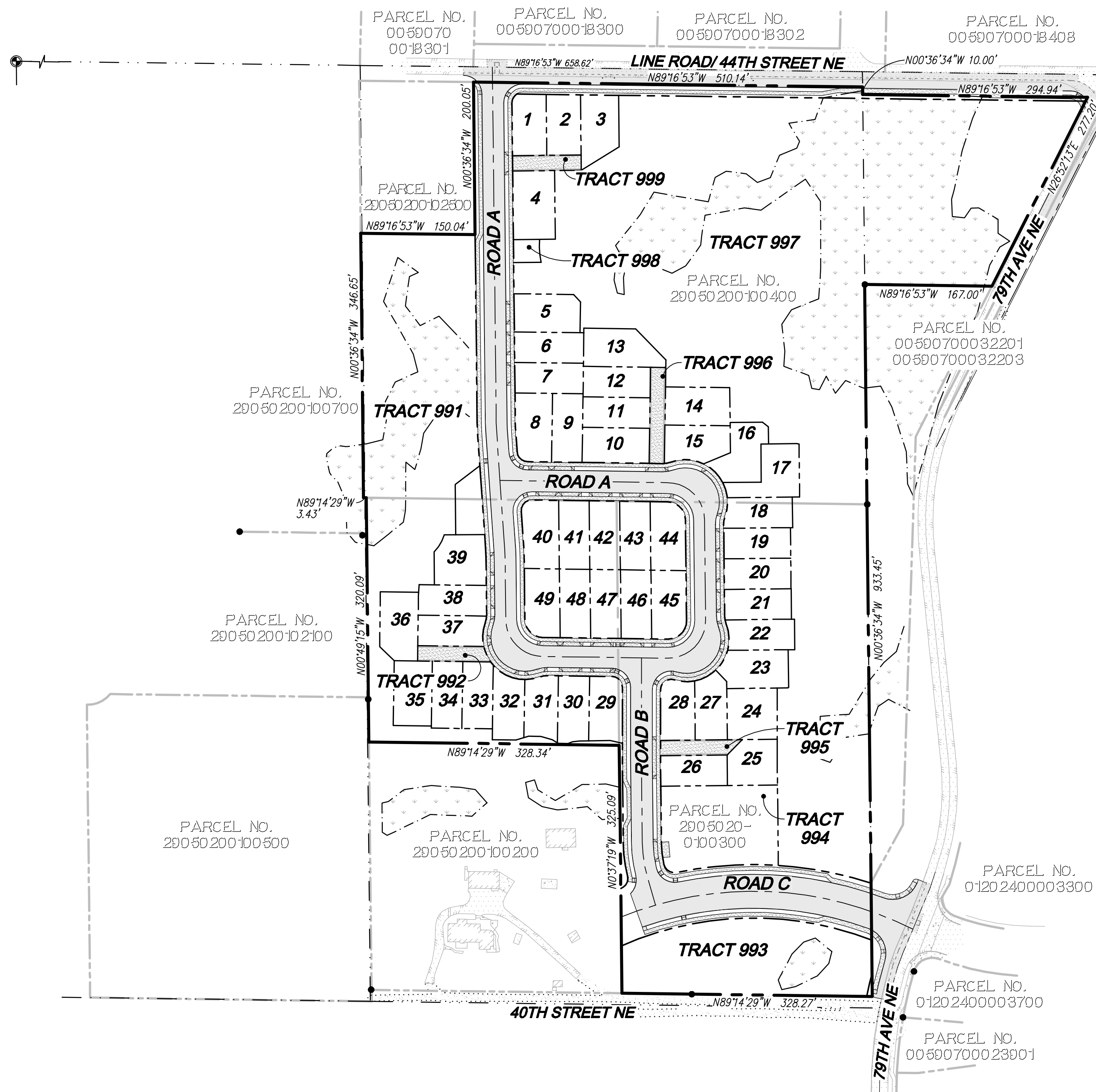


# CREEKSID PRELIMINARY PLANS

## LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	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	P	PROPERTY LINE
⊙	FIBER OPTIC CABLE MARKER	P/P	POWER POLE
⊙	WELL	PVC	POLYVINYL CHLORIDE PIPE
⊙	WELL (APPROXIMATE LOCATION)	R/W	RIGHT-OF-WAY
		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		



## SURVEY INFORMATION

### LEGAL DESCRIPTION

LOT 1 AFTER CONVEYANCE  
LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,  
RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30  
NORTH, RANGE 5 EAST, W.M.

LOT 2 AFTER CONVEYANCE  
LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,  
RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30  
NORTH, RANGE 5 EAST, W.M.

### VERTICAL DATUM

VERTICAL DATUM: MONUMENT, W.G.S. SURVEY DATA WAREHOUSE  
DESIGNATION 2706-13-6, DATA BASE ID: 23044  
ELEV.=64.11 NAVD88  
NGVD29 CONVERSION IS NAVD88 - 3.73 FEET = NGVD29.

### BENCHMARK

PROJECT BENCHMARK - TOP N.W. BOLT OF RAILWAY SIGNAL LIGHT AS  
SHOWN HEREON. ELEVATION = 66.70'

### BASIS OF BEARING

- WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE
- HELD MONUMENT FOR COORDINATE BASE; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-7, DATA BASE ID: 21080 MONUMENT FOR ROTATION; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-6, DATA BASE ID: 23044
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID X 1.000057655 TO GROUND. GROUND X 0.999942349 TO GRID.

### SURVEY NOTES

THIS SURVEY WAS PERFORMED IN 2006. THIS MAP REFLECTS THE CONVERSION TO STATE PLANE COORDINATES.

## CONTACT LIST

**APPLICANT/OWNER:**  
HORIZON VIEW HOLDINGS, INC.  
20210 142ND AVE NE  
WOODINVILLE, WASHINGTON 98072  
CONTACT: VINCE TOWNSEND, PLS  
PHONE: (425) 806-1869  
FAX: (425) 482-2893  
EMAIL: dan@hvnhinc.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

**WETLAND BIOLOGIST:**  
SOUNDVIEW CONSULTANTS, LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WA 98365  
CONTACT: JON RICKETT  
PHONE: (253) 514-8952  
EMAIL: jon@soundviewconsultants.com

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

## 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: 10 FEET  
REAR: 10 FEET  
SIDE: 5 FEET  
GARAGE: 20 FEET  
CRITICAL AREA: 15 FEET  
**PARKING REQUIREMENTS:**  
PARKING REQUIRED: 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
196 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: 366,408 SF (8.41 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, PANHANDLES, AND ACCESS EASEMENTS	2.97	129,543
NON-TRANSFERRED CRITICAL AREAS	5.72	248,993
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	49 LOTS	

## 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
- LANDSCAPE PLANS

## 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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

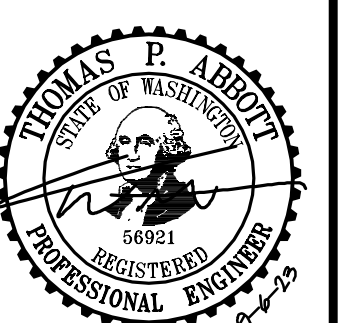


Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

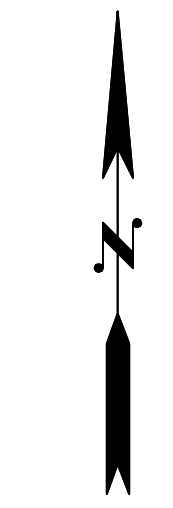
**LDC**  
Surveying  
Engineering  
Planning  
Kent  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCcorp.com  
T 425.806.1869  
F 425.482.2893

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



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-CS-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=100'
JURISDICTION:	MARYSVILLE

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



SCALE: 1" = 40'

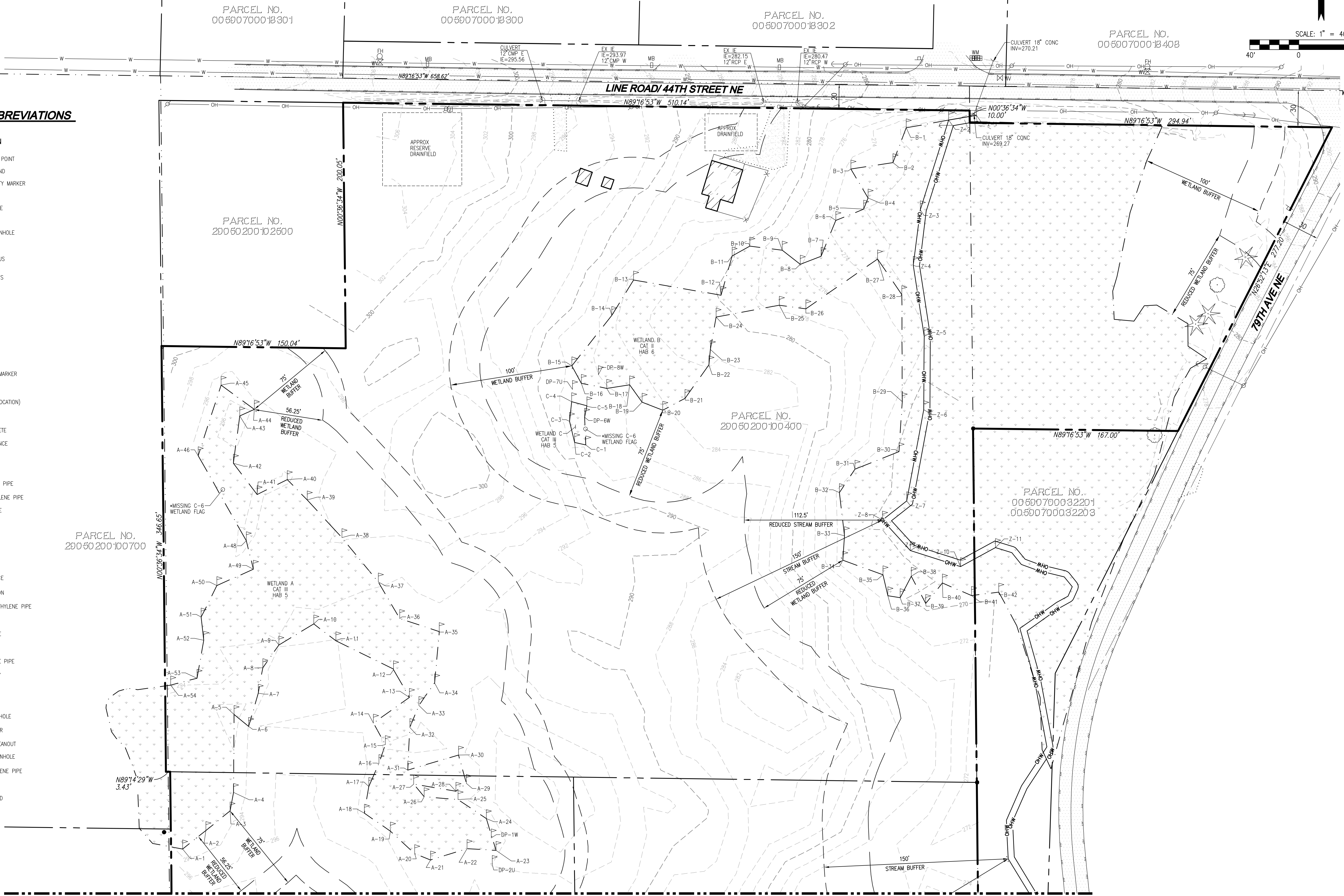
**LEGEND AND ABBREVIATIONS**

**EXISTING SYMBOLS**

- | SYMBOL | DESCRIPTION                  |
|--------|------------------------------|
| △      | CONTROL TRAVERSE POINT       |
| ⊙      | MONUMENT FOUND               |
| ○      | FOUND SURVEY PROPERTY MARKER |
| □      | CATCH BASIN                  |
| ⊕      | STORM MANHOLE                |
| >      | CULVERT                      |
| ⊙      | SANITARY SEWER MANHOLE       |
| ⊙      | FIRE HYDRANT                 |
| ⊙      | TREE CONIFEROUS              |
| ⊙      | TREE DECIDUOUS               |
| ⊙      | UTILITY POLE                 |
| ⊙      | WATER METER                  |
| ⊙      | WATER VALVE                  |
| ⊙      | MAILBOX                      |
| ⊙      | SIGN POST                    |
| ⊙      | POWER VAULT                  |
| ⊙      | FIBER OPTIC CABLE MARKER     |
| ⊙      | WELL                         |
| ⊙      | WELL (APPROXIMATE LOCATION)  |

**ABBREVIATIONS**

- |      |                                    |
|------|------------------------------------|
| AC   | ASPHALT CONCRETE                   |
| BWF  | BARBED WIRE FENCE                  |
| CB   | CATCH BASIN                        |
| CL   | CENTERLINE                         |
| CMP  | CORRUGATED METAL PIPE              |
| CPP  | CORRUGATED POLYETHYLENE PIPE       |
| CP   | CONCRETE PIPE                      |
| EL   | ELEVATION                          |
| EX   | EXISTING                           |
| FL   | FLOWLINE                           |
| FN   | FENCE                              |
| HWF  | HOG WIRE FENCE                     |
| IE   | INVERT ELEVATION                   |
| LCPE | LINED CORRUGATED POLYETHYLENE PIPE |
| O/H  | OVERHEAD                           |
| P    | PROPERTY LINE                      |
| P/P  | POWER POLE                         |
| PVC  | POLYVINYL CHLORIDE PIPE            |
| R/W  | RIGHT-OF-WAY                       |
| 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                      |



REFERENCE LINE SEE SHEET TO-01

**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.



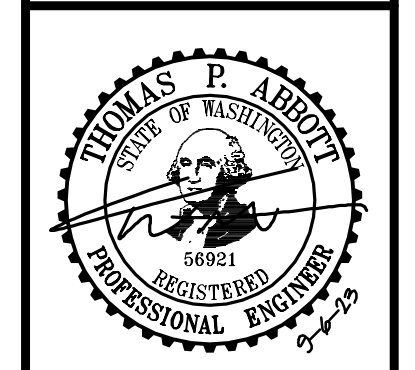
Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

PFN: PA23-005

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning  
 Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.846.1869 F 425.482.2893

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

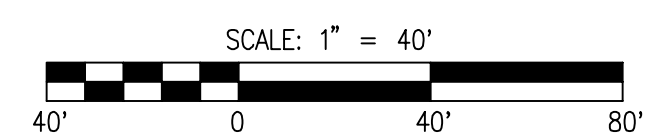
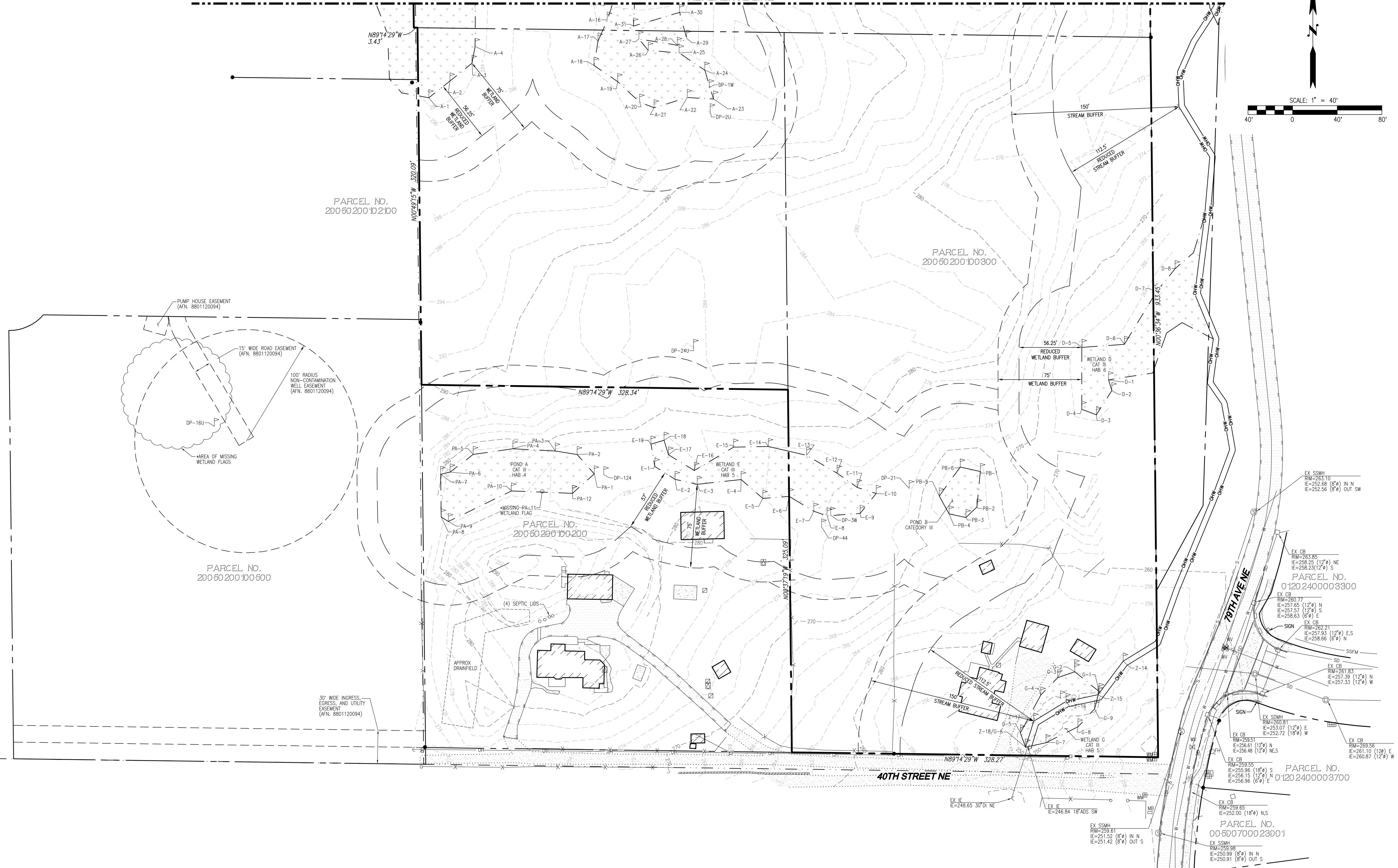


JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-TO-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-TO-PL.dwg Printed: Sep 06, 2023 - 11:10 am

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

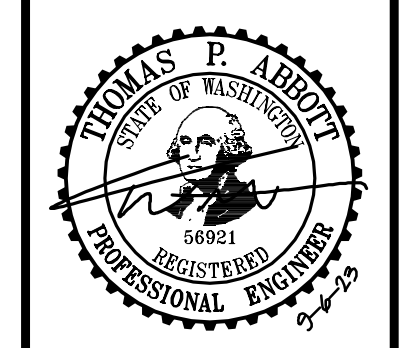
REFERENCE LINE SEE SHEET TO-01



NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC** | Surveying Engineering Planning  
 Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

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



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-TO-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

PFN: PA23-005

**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

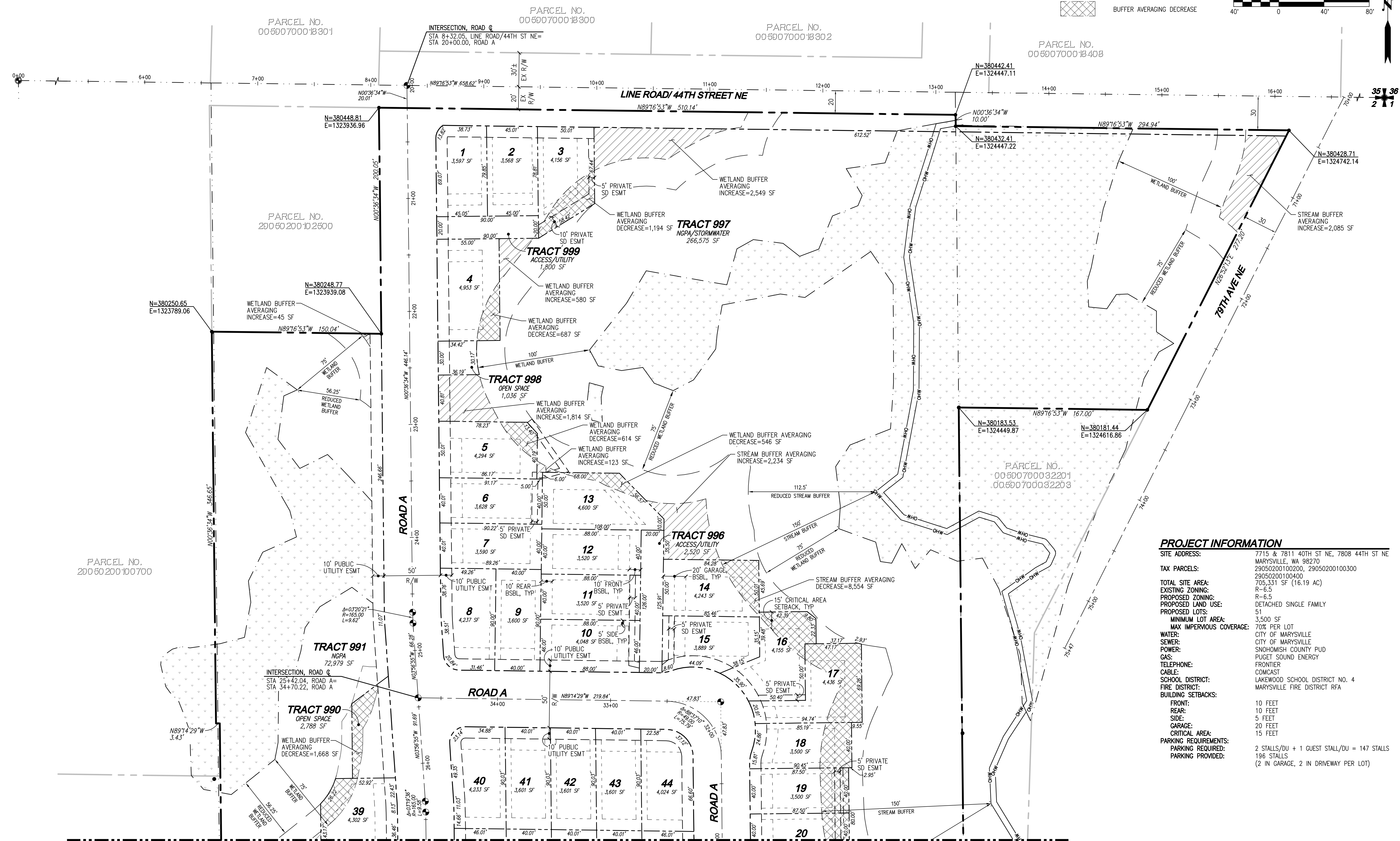
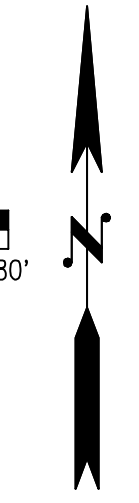
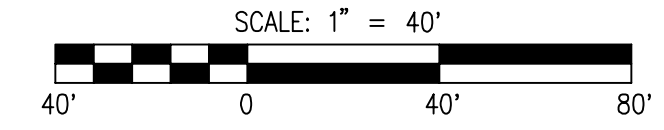
Call 2 Business Days Before You Dig  
**811 or 1-800-424-5555**  
 Utilities Underground Location Center

Drawing: P:\C\1\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-TO-PL.dwg Printed: Sep 06, 2023 - 11:10 am

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

LEGEND

- PROPOSED MONUMENT
- BUFFER AVERAGING INCREASE
- BUFFER AVERAGING DECREASE



BUFFER AVERAGING TABLES

WEST WETLAND BUFFER AVERAGING		EAST WETLAND BUFFER AVERAGING		STREAM BUFFER AVERAGING	
INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE
306 SF	1,668 SF	2,549 SF	1,194 SF	2,085 SF	8,554 SF
5,271 SF	311 SF	580 SF	687 SF	2,234 SF	670 SF
45 SF	2,950 SF	1,814 SF	614 SF	4,992 SF	
TOTAL=5,622 SF	TOTAL=4,929 SF	123 SF	546 SF	TOTAL=9,311 SF	TOTAL=9,224 SF
		403 SF	2,270 SF		
		TOTAL=5,469 SF	TOTAL=5,311 SF		

REFERENCE LINE SEE SHEET HC-02

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:** SNOHOMISH COUNTY PUD  
**POWER:** PUGET SOUND ENERGY  
**GAS:** FRONTIER  
**TELEPHONE:** COMCAST  
**CABLE:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**SCHOOL DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**FIRE DISTRICT:**  
**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 GARAGE: 20 FEET  
 CRITICAL AREA: 15 FEET  
**PARKING REQUIREMENTS:**  
 PARKING REQUIRED: 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
 PARKING PROVIDED: 198 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning

Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

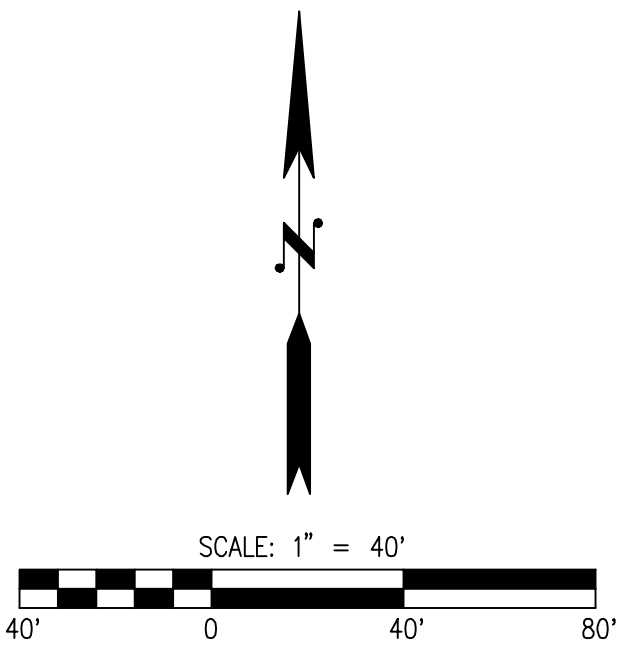
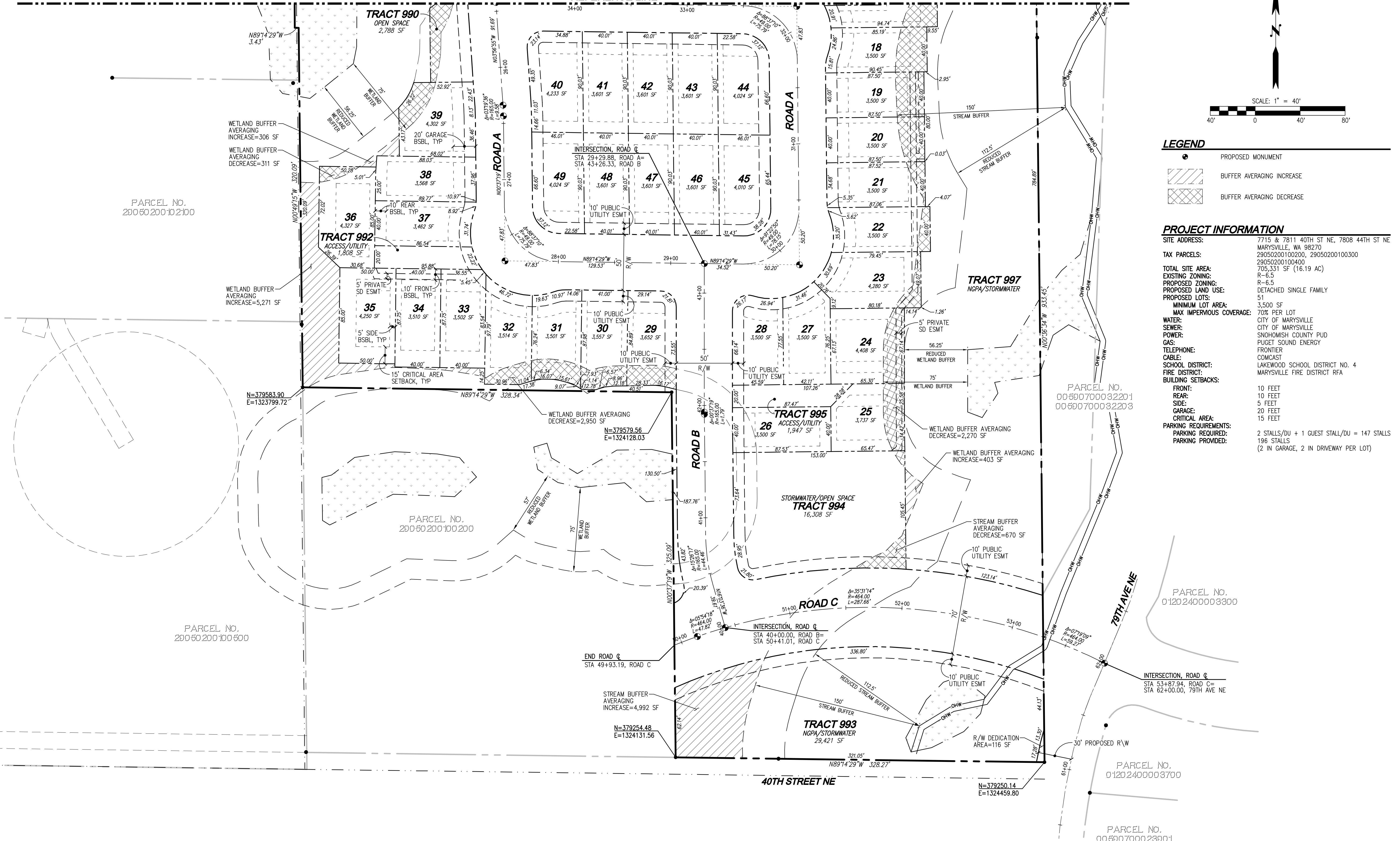
**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY HORIZONTAL CONTROL PLAN

JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-HC-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

Drawing: P:\CMT\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-HC-PL.dwg Printed: Sep 06, 2023 - 11:01am

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

REFERENCE LINE SEE SHEET HC-01



LEGEND

- PROPOSED MONUMENT
- ▨ BUFFER AVERAGING INCREASE
- ▩ BUFFER AVERAGING DECREASE

PROJECT INFORMATION

**SITE ADDRESS:** 7715 & 7811 40TH 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:** SNOHOMISH COUNTY PUD  
**POWER:** PUGET SOUND ENERGY  
**GAS:** FRONTIER  
**TELEPHONE:** COMCAST  
**CABLE:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 GARAGE: 20 FEET  
 CRITICAL AREA: 15 FEET  
**PARKING REQUIREMENTS:** 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
**PARKING PROVIDED:** 198 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

REVISIONS

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC** | Surveying Engineering Planning

Kent Woodinville Olympia  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

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



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-HC-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

BUFFER AVERAGING TABLES

WEST WETLAND BUFFER AVERAGING		EAST WETLAND BUFFER AVERAGING		STREAM BUFFER AVERAGING	
INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE
306 SF	1,688 SF	2,549 SF	1,194 SF	2,085 SF	8,554 SF
5,271 SF	311 SF	580 SF	687 SF	2,234 SF	670 SF
45 SF	2,950 SF	1,814 SF	614 SF	4,992 SF	
TOTAL=5,622 SF	TOTAL=4,929 SF	123 SF	546 SF	TOTAL=9,311 SF	TOTAL=9,224 SF
		403 SF	2,270 SF		
		TOTAL=5,469 SF	TOTAL=5,311 SF		

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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

PFN: PA23-005

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

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-HC-PL.dwg Printed: Sep 06, 2023 - 11:01am

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

NOTES

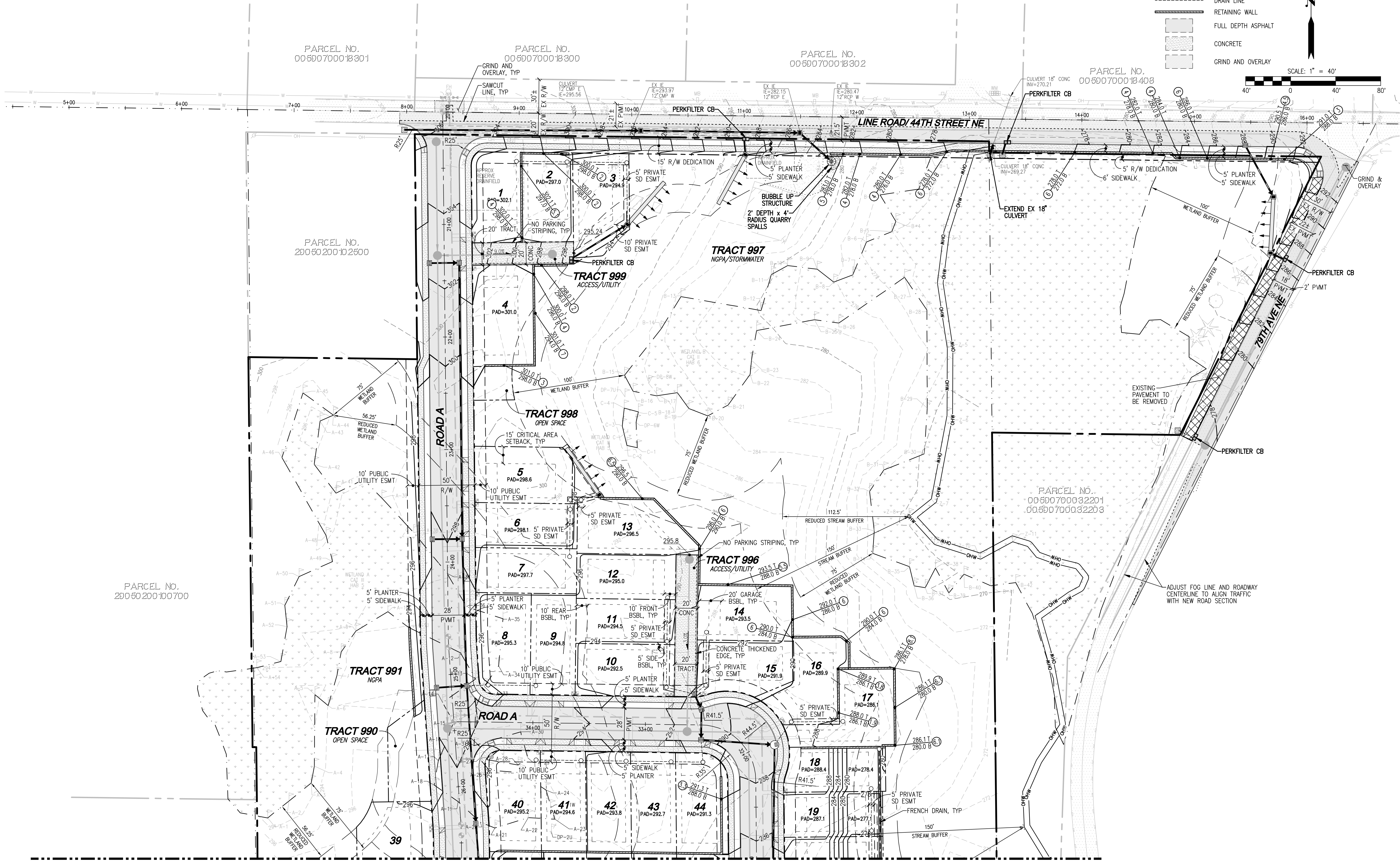
- SEE SHEETS RD-03 THROUGH RD-06 FOR ROAD PROFILES.
- SEE SHEET RD-07 FOR ROAD SECTIONS.

LEGEND

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



SCALE: 1" = 40'



REFERENCE LINE SEE SHEET RD-02

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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

PFN: PA23-005



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

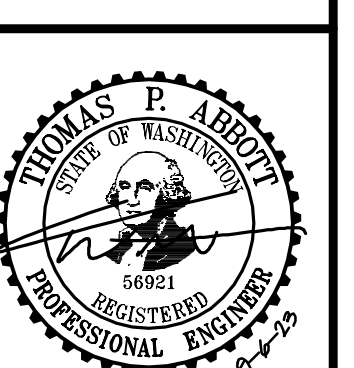
NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
Surveying  
Engineering  
Planning

Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCorp.com

Kent  
Olympia  
F 425-482-2893  
T 425-806-1869

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



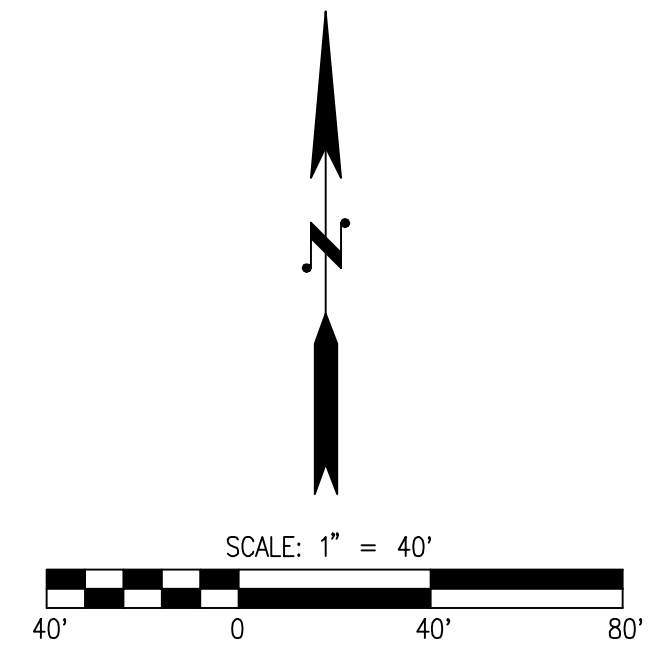
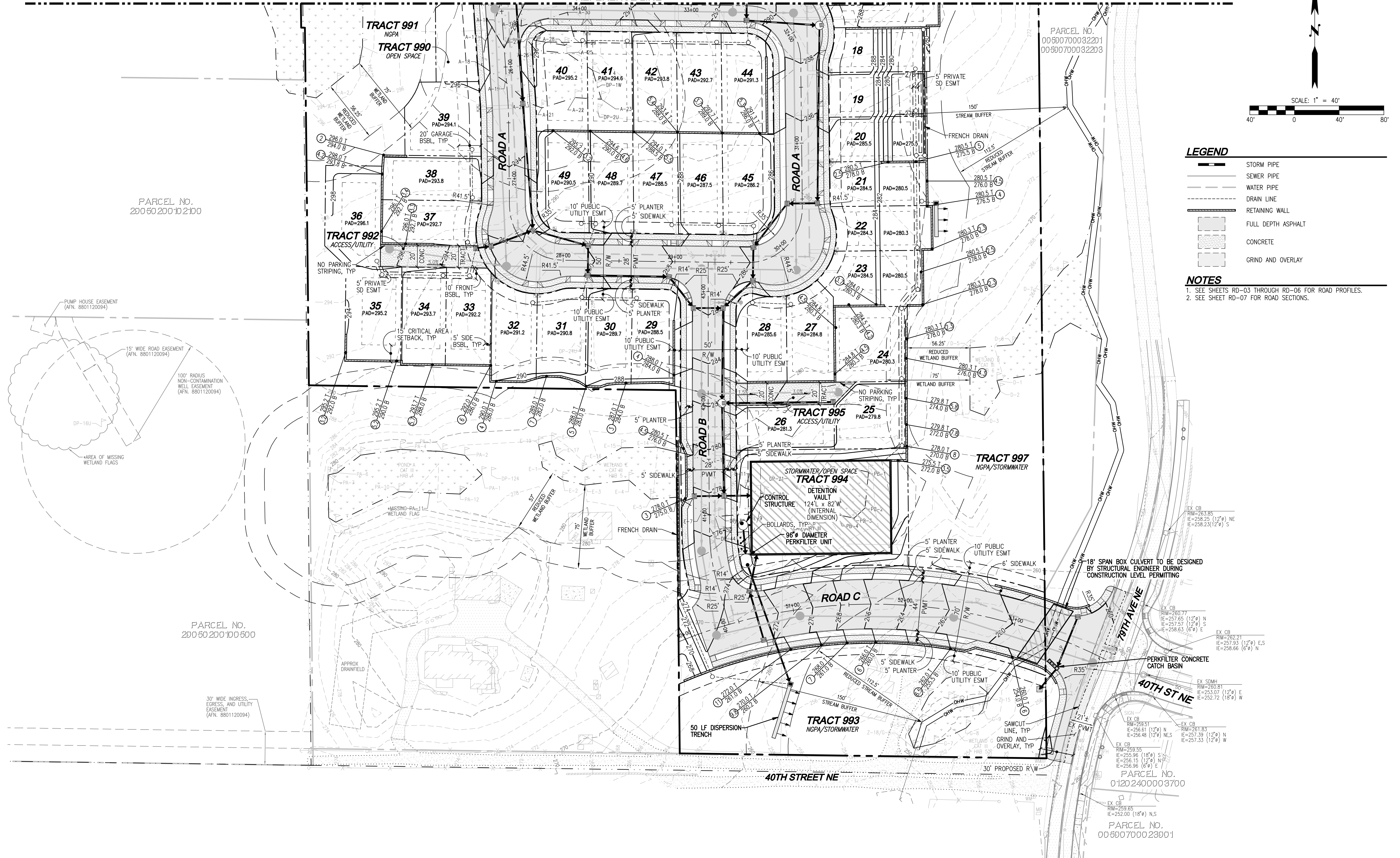
JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PL  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

**RD-01**  
SHEET 6 OF 15

Drawing: P:\CMT\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-RD-PL.dwg Plotted: Sep 06, 2023 - 11:52am

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

REFERENCE LINE SEE SHEET RD-01



**LEGEND**

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

**NOTES**

1. SEE SHEETS RD-03 THROUGH RD-06 FOR ROAD PROFILES.
2. SEE SHEET RD-07 FOR ROAD SECTIONS.

**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning

Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T: 425.806.1869 F: 425.482.2893

**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:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

**RD-02**  
 SHEET 7 OF 15

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\ Preliminary\C22173P-RD-PL.dwg Plotted: Sep 06, 2023 - 11:52am

PARCEL NO.  
29050200102100

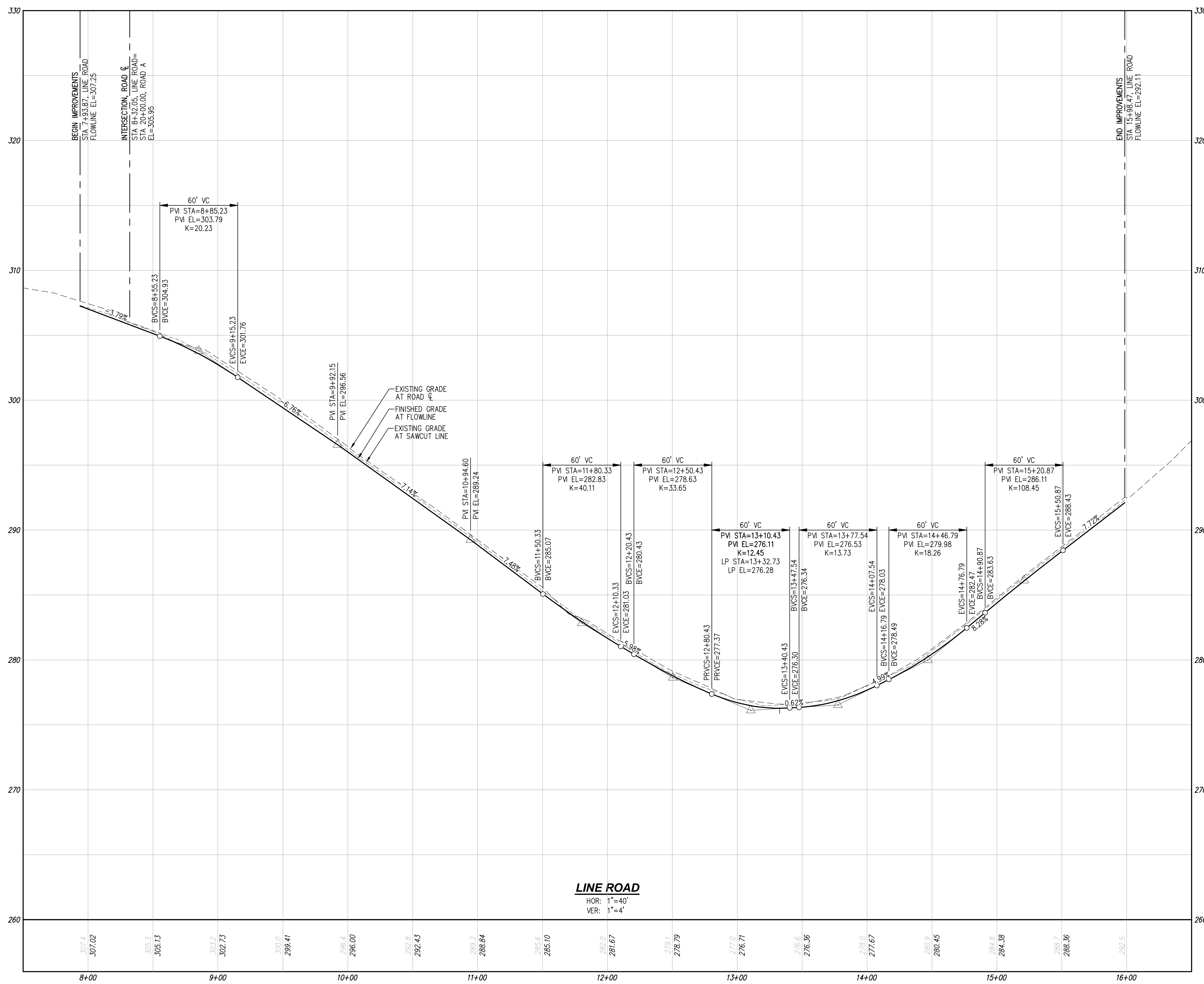
PARCEL NO.  
29050200100500

PARCEL NO.  
01202400003700

PARCEL NO.  
00690700023901

PFN: PA23-005

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



**LINE ROAD**  
 HOR: 1" = 40'  
 VER: 1" = 4'

Drawing: P:\Civil\2022\Drawings\Drawings\Drawings\22173P-RD-PR.dwg      Plotted: Sep 06, 2023 - 11:52am

PFN: PA23-005

**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**

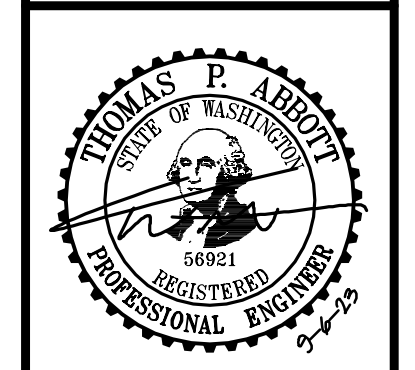
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
**Surveying  
 Engineering  
 Planning**  
 Kent  
 Olympia  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 T 425.866.1869    F 425.482.2893  
 www.LDCcorp.com

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

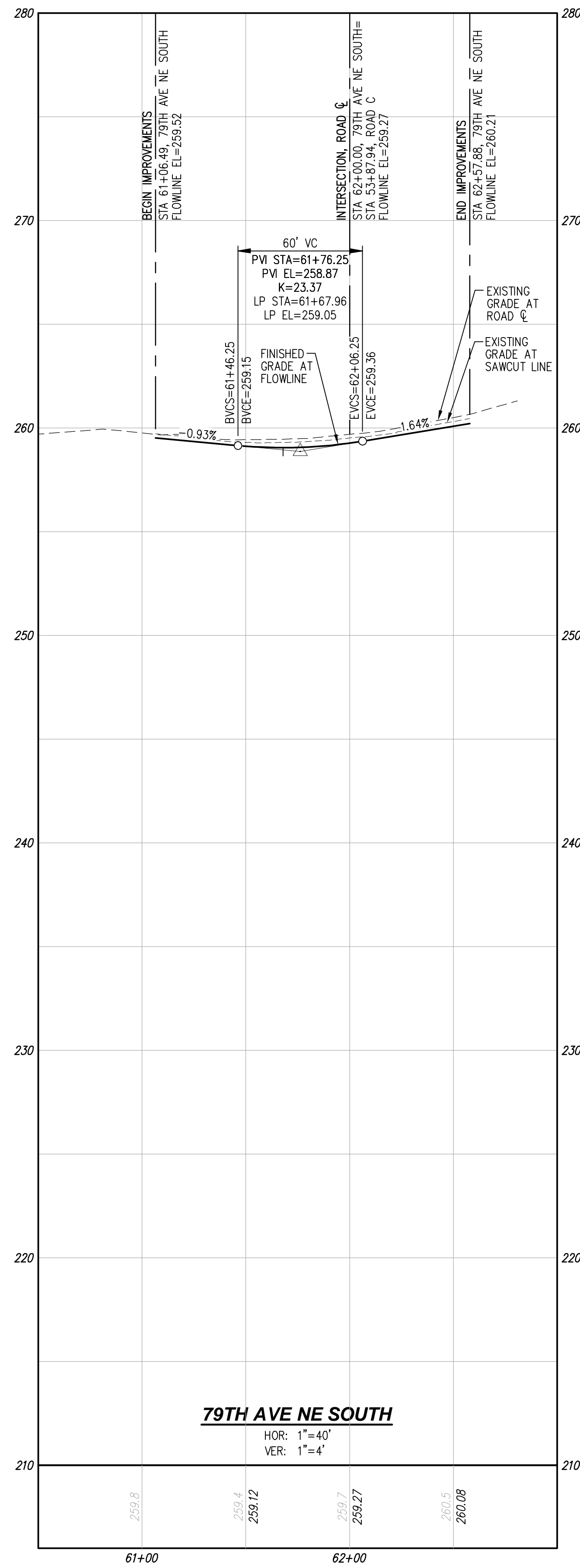


JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-RD-PR  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1" = 40'  
 JURISDICTION: MARYSVILLE

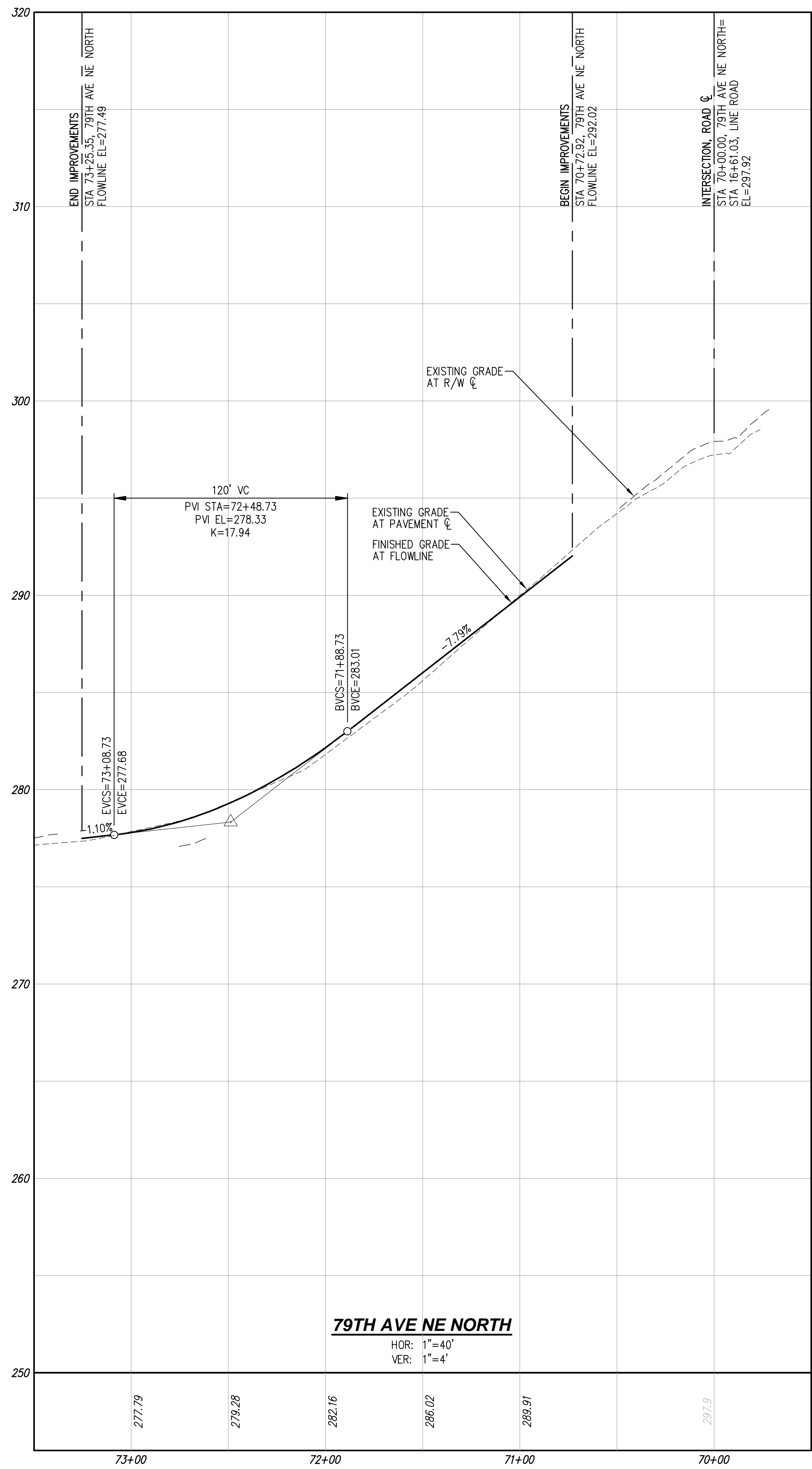
**RD-03**  
 SHEET 8 OF 15



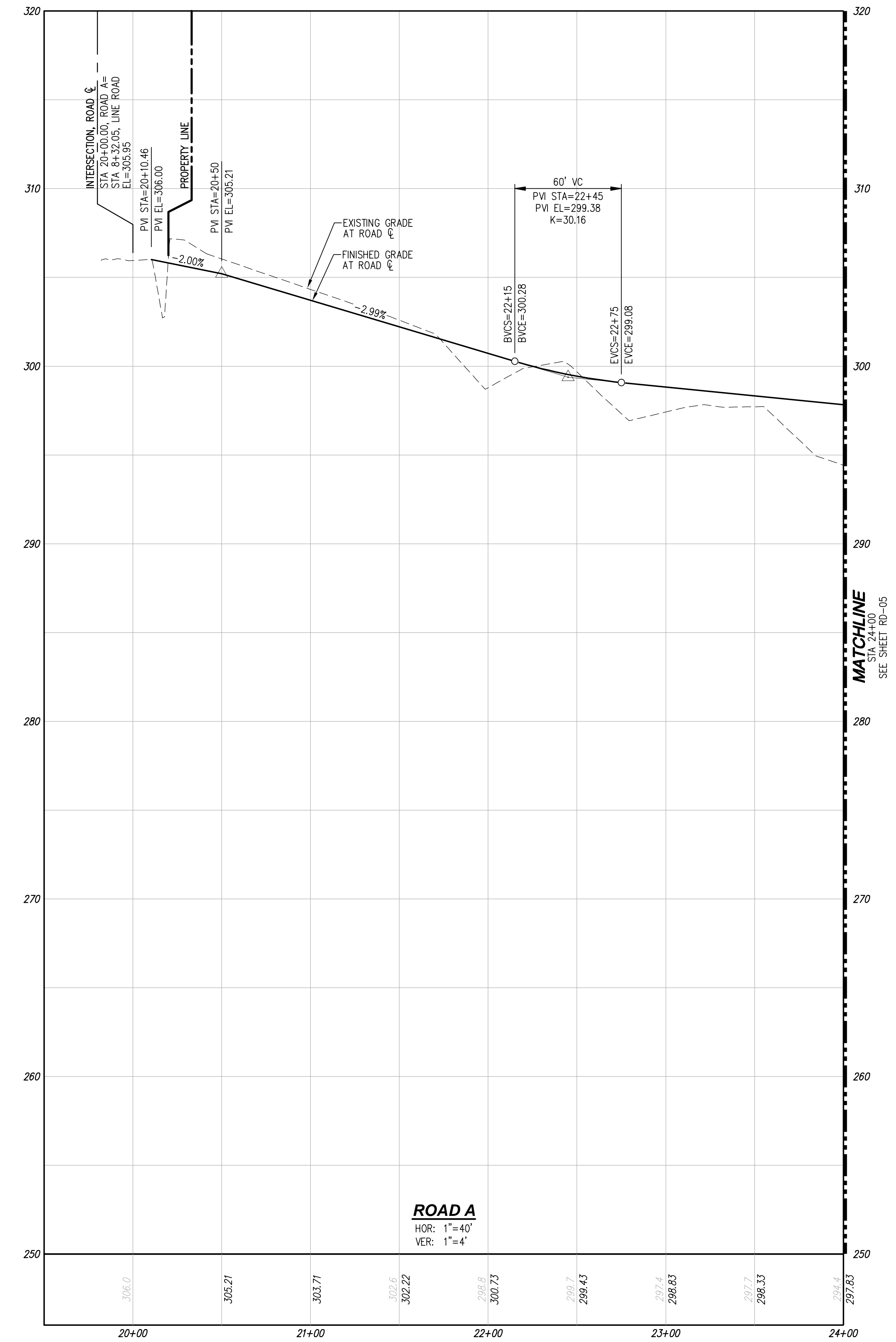
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



**79TH AVE NE SOUTH**  
 HOR: 1"=40'  
 VER: 1"=4'



**79TH AVE NE NORTH**  
 HOR: 1"=40'  
 VER: 1"=4'



**ROAD A**  
 HOR: 1"=40'  
 VER: 1"=4'

Drawing: P:\Civil\2022\C22-13 Creekside\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Sep 06, 2023 - 11:52am

**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**  
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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

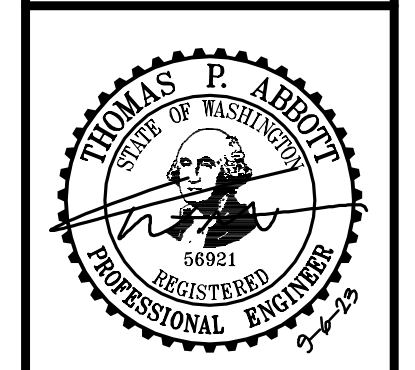
PFN: PA23-005

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning

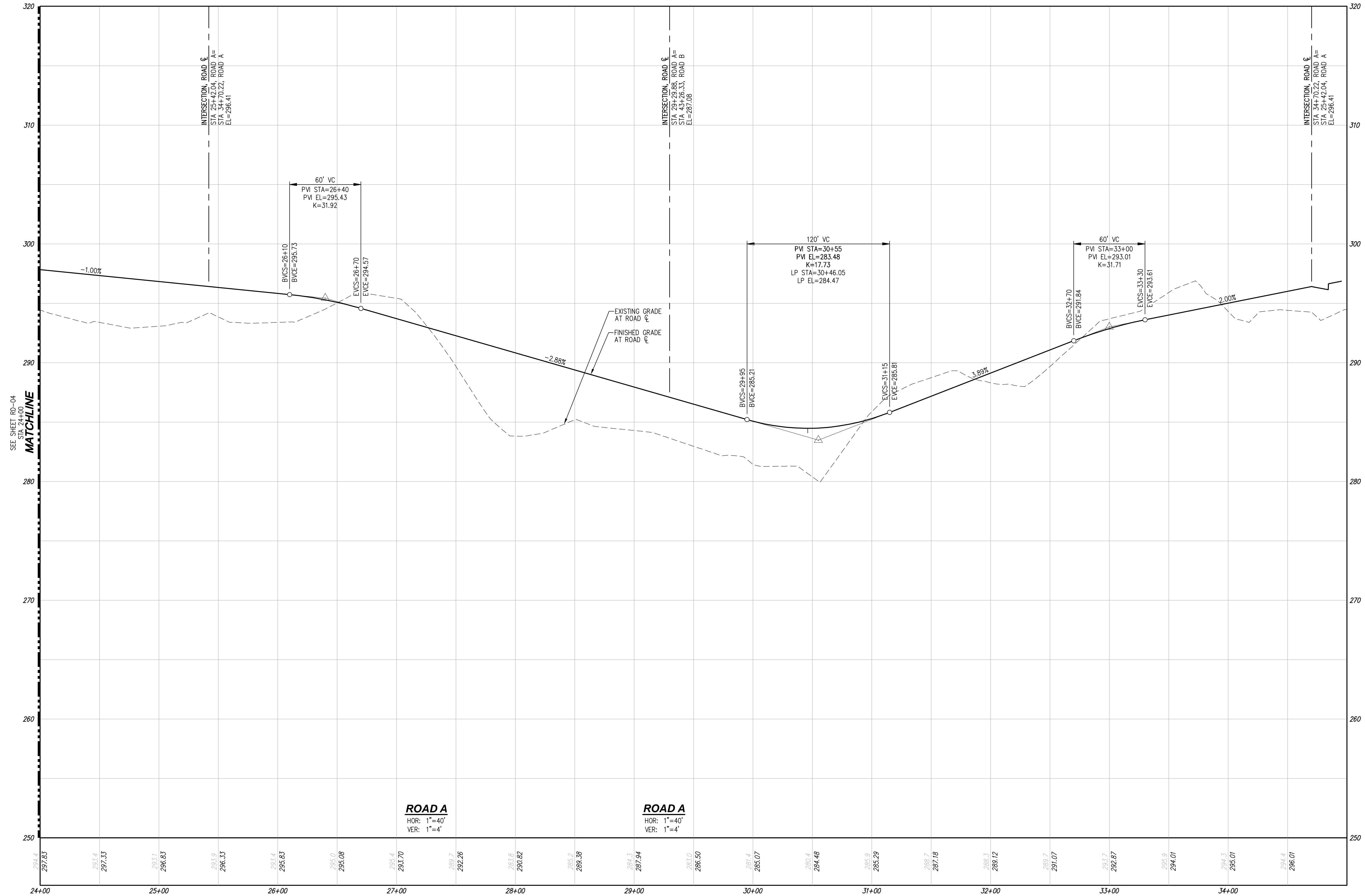
Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

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



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

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



SEE SHEET RD-04  
MATCHLINE  
STA 24+00

**ROAD A**  
HOR: 1"=40'  
VER: 1"=4'

**ROAD A**  
HOR: 1"=40'  
VER: 1"=4'

**UTILITY NOTE**

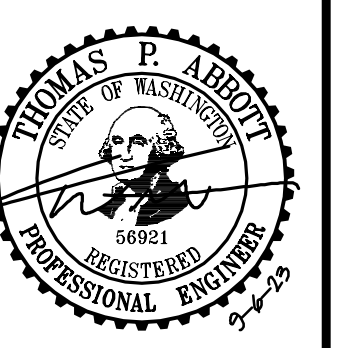
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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

PFN: PA23-005



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PR  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

**RD-05**

SHEET 10 OF 15

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

**LDC**  
Surveying  
Engineering  
Planning  
Kent  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
T 425.846.1869  
www.LDCcorp.com  
F 425.482.2893  
Olympia

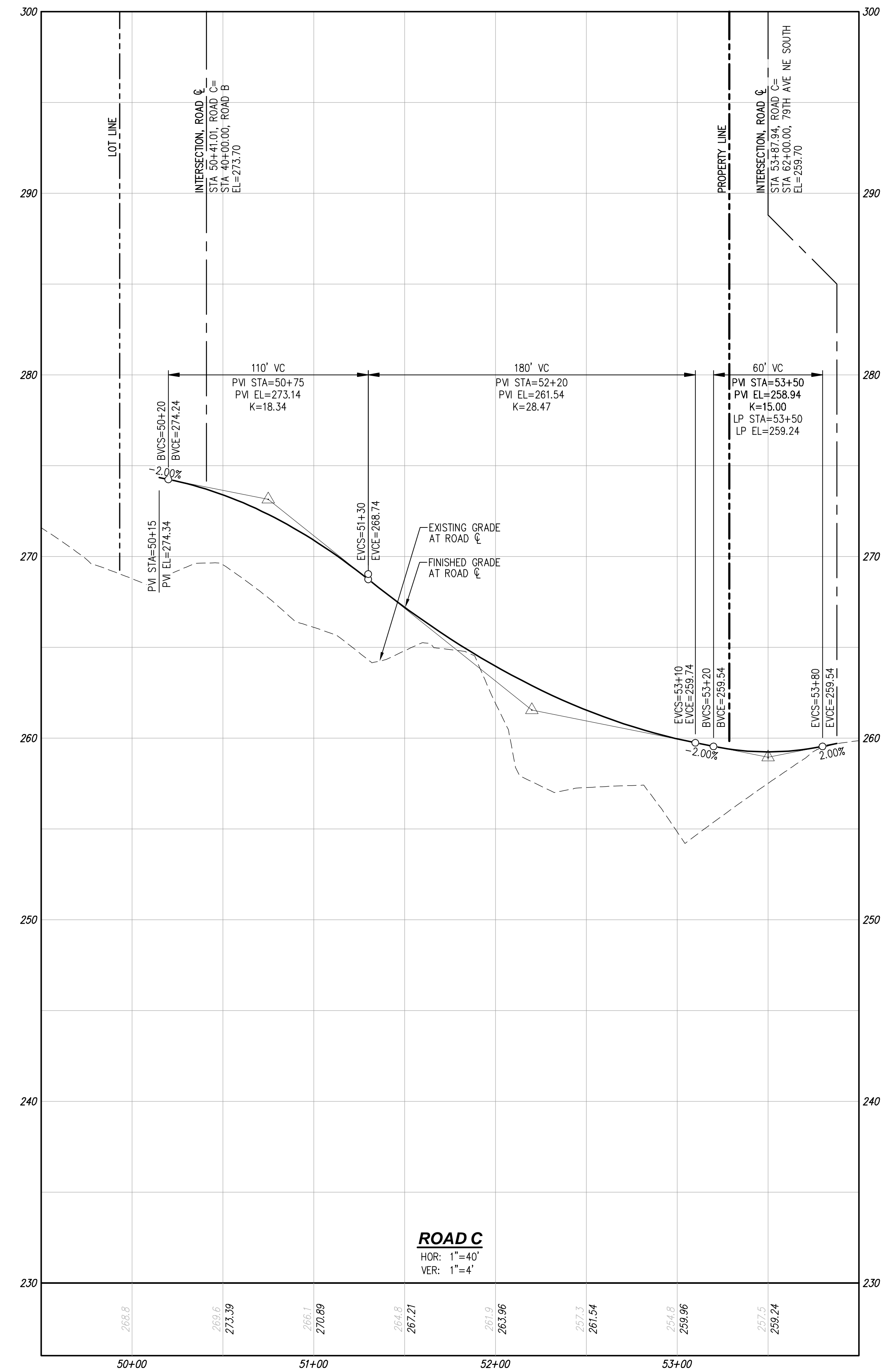
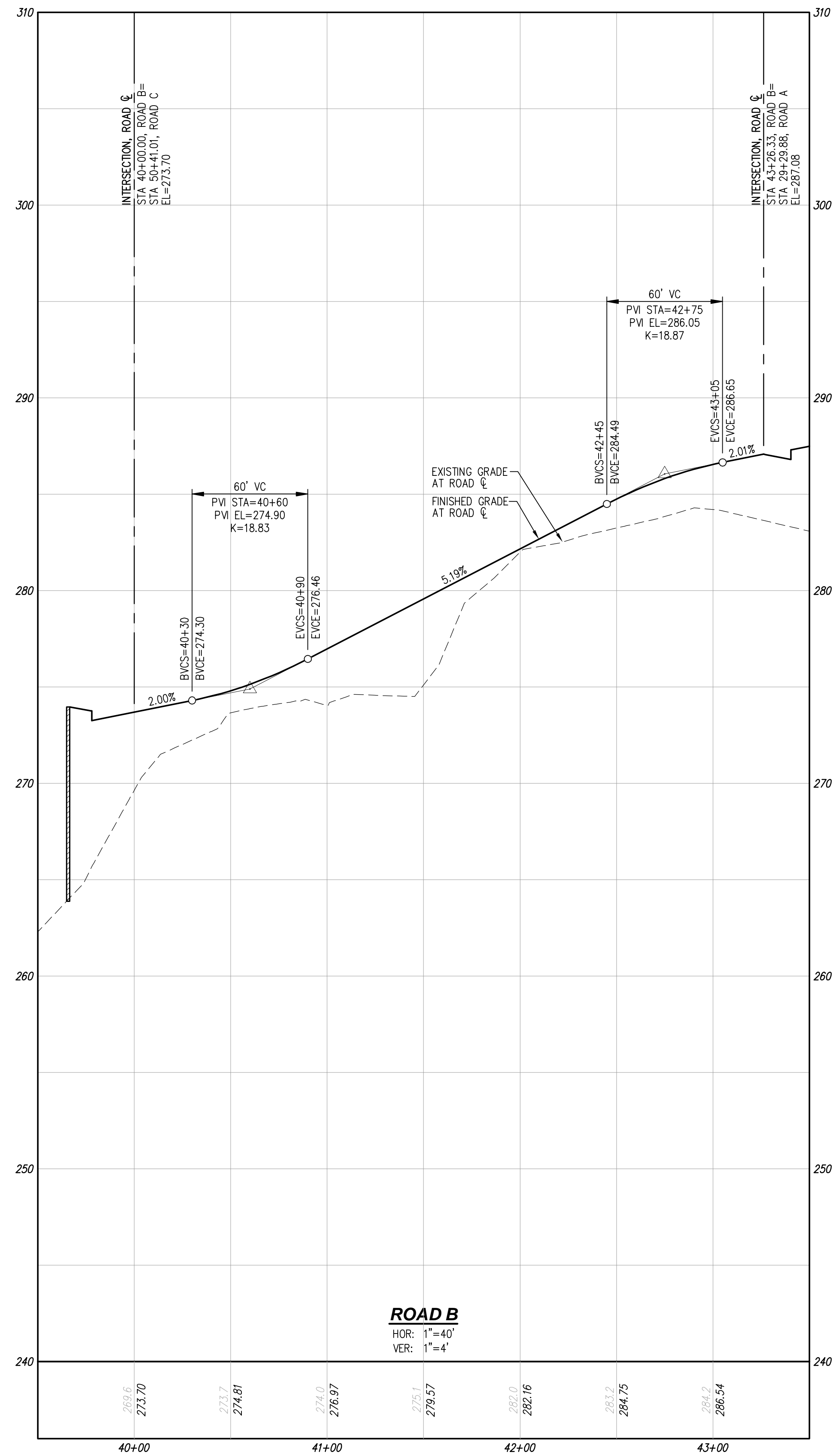
NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

REVISIONS

BY	TPA

Drawing: P:\Civil\2023\Drawings\Drawings\22173P-RD-PR.dwg Plotted: Sep 06, 2023 - 11:52am

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



**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

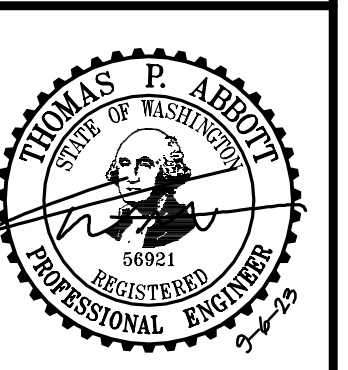
PFN: PA23-005

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

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

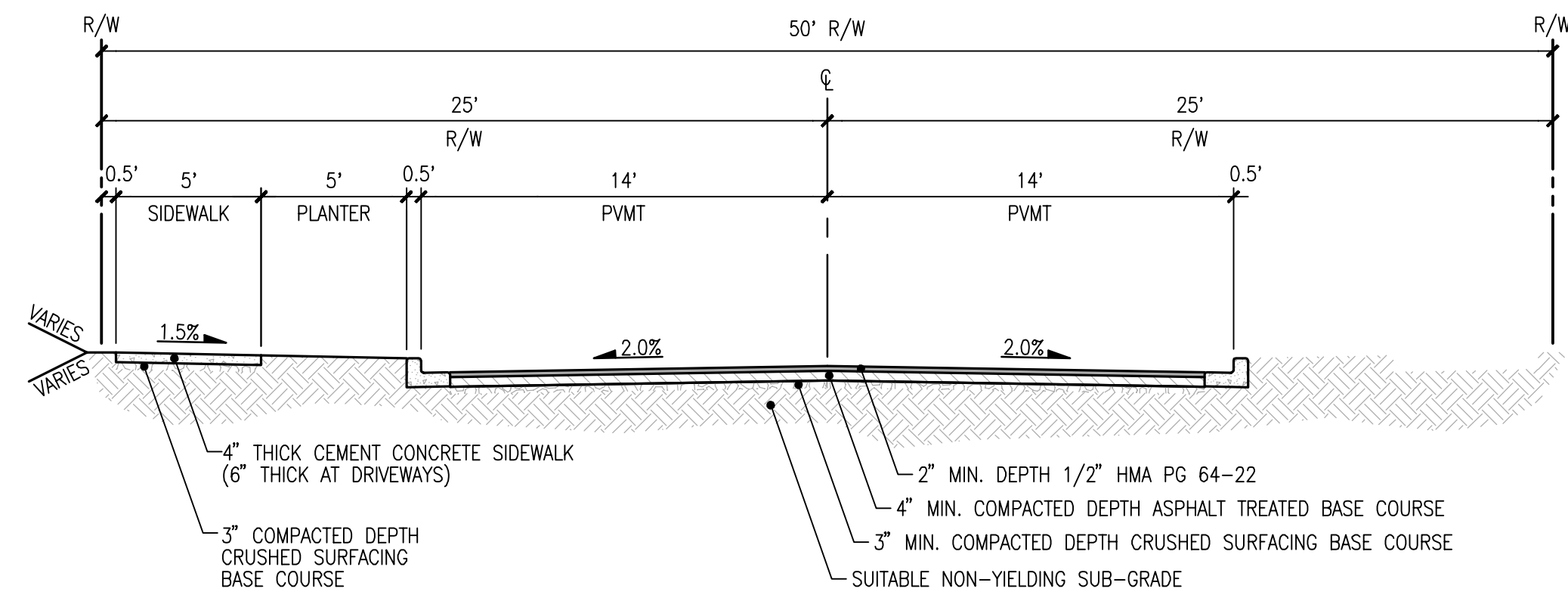
**LDC** | Surveying Engineering Planning  
 Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 T 425.806.1869 www.LDCcorp.com

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

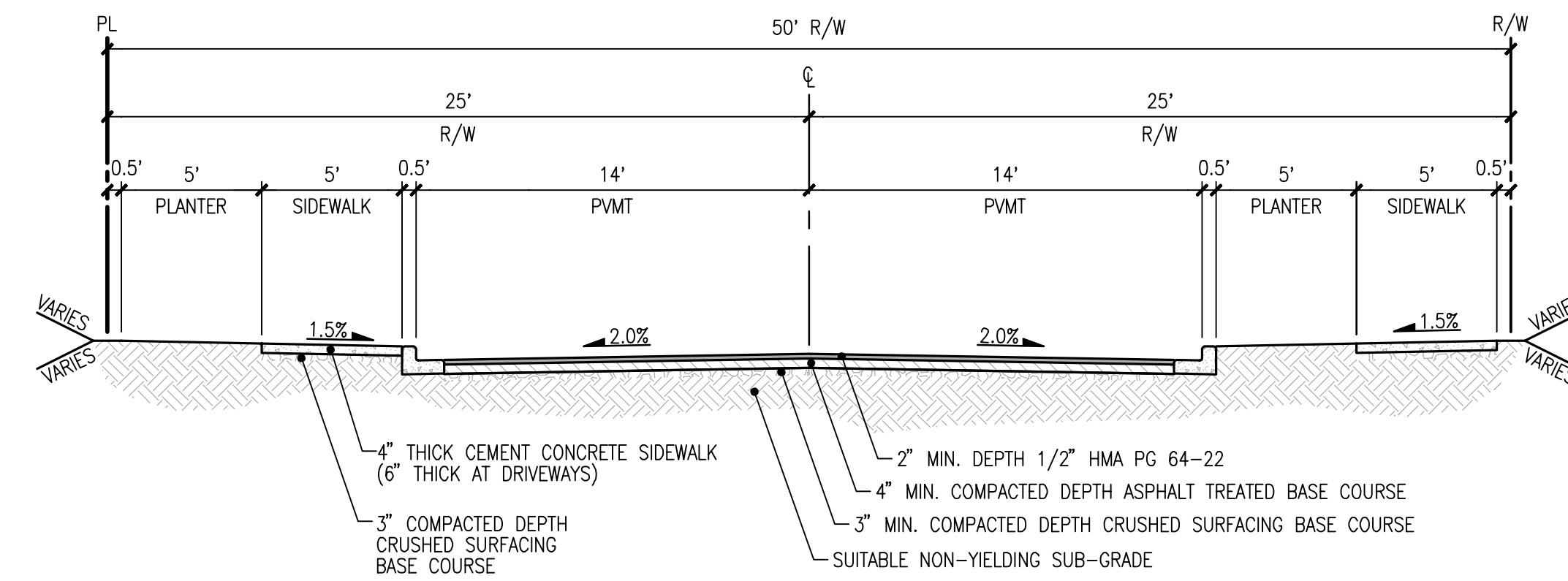


JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

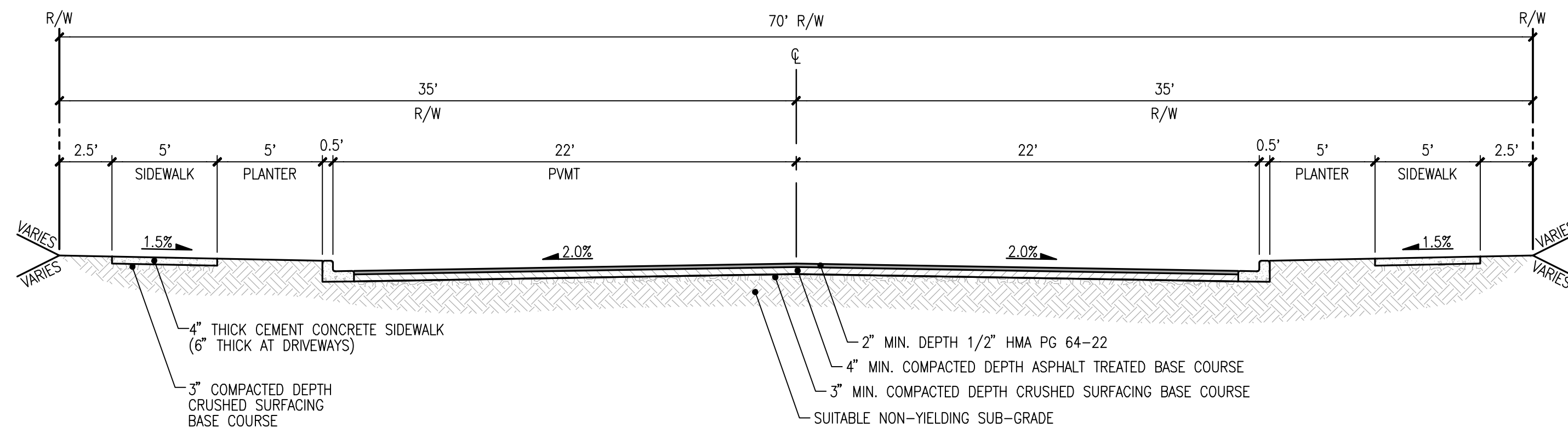
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



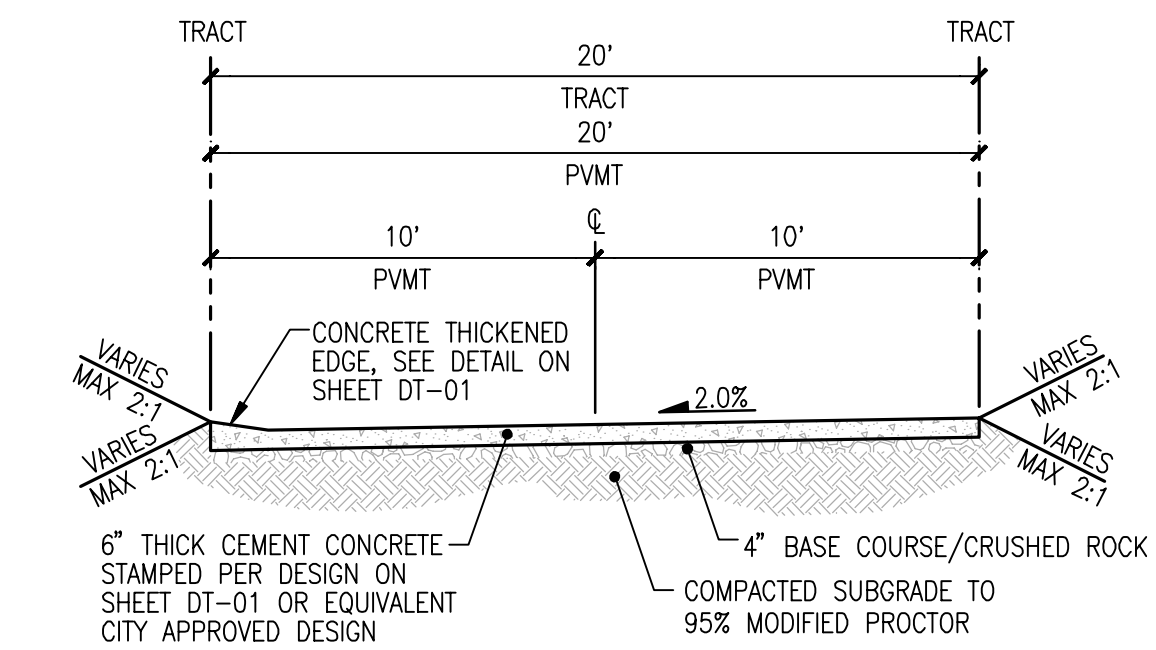
**ROAD A AND B SECTION**  
SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-202-002



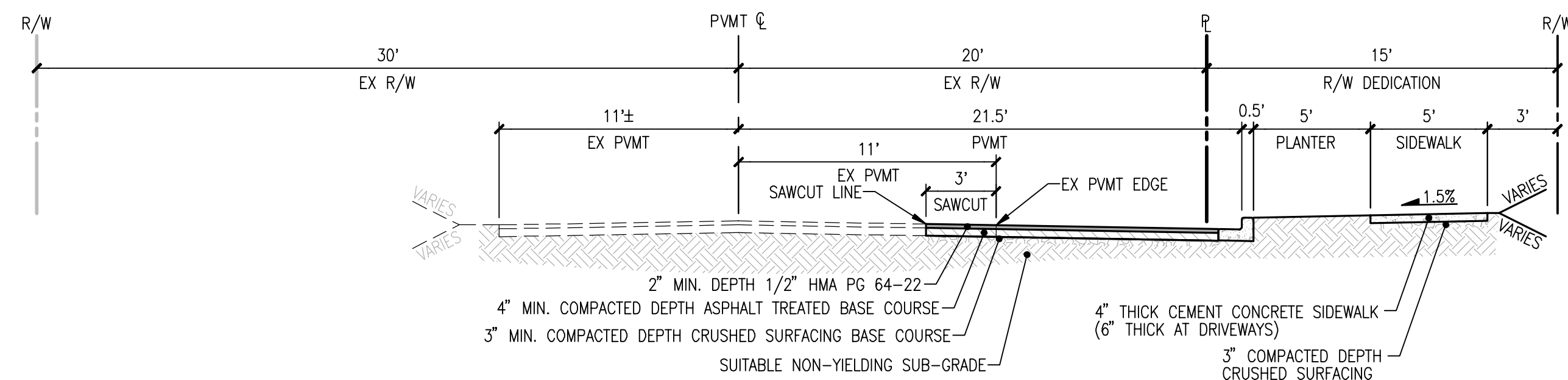
**ROAD A STATION -20+35 - ~22+17**  
SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-202-002



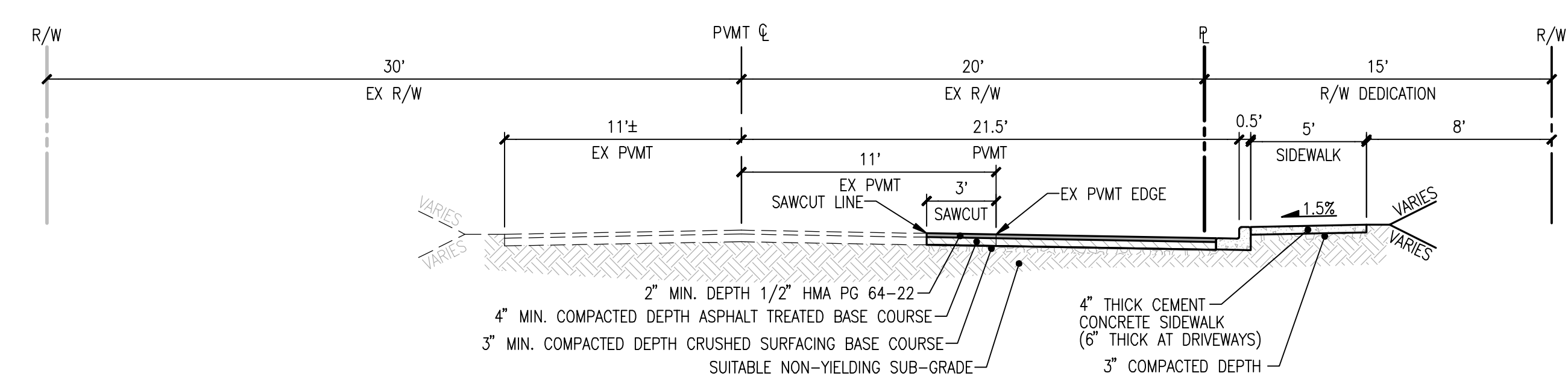
**ROAD C SECTION**  
SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-004



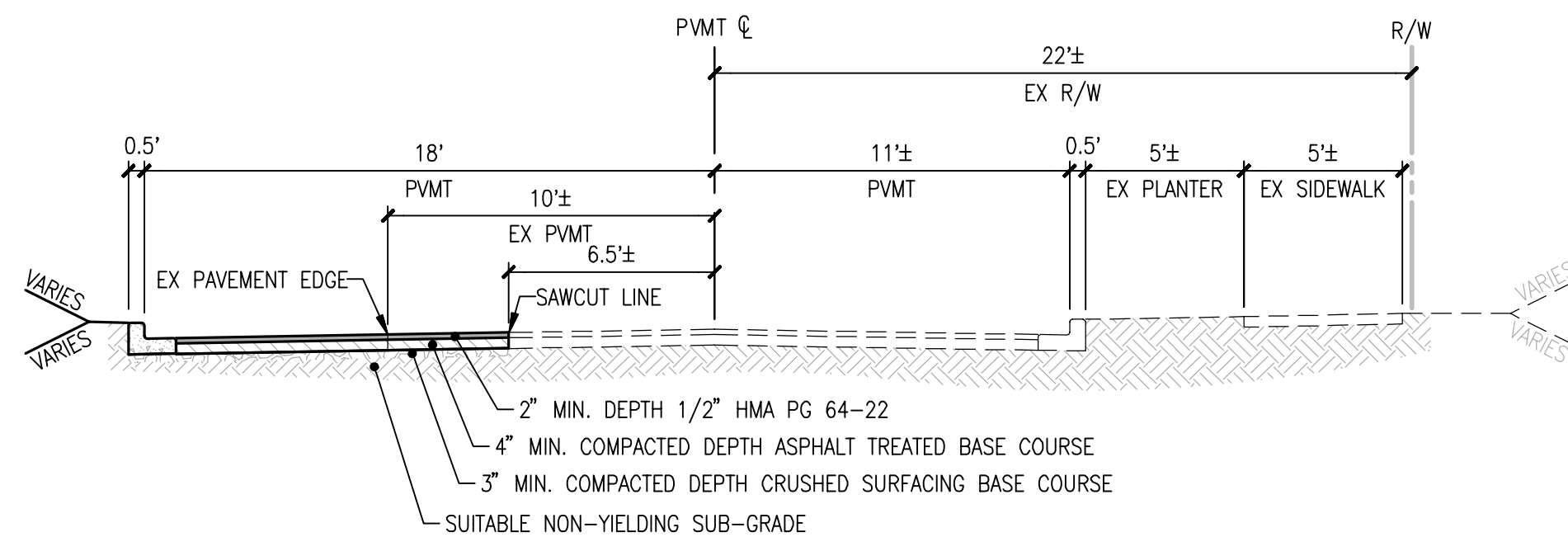
**ACCESS TRACT**  
SCALE: 1"=5'



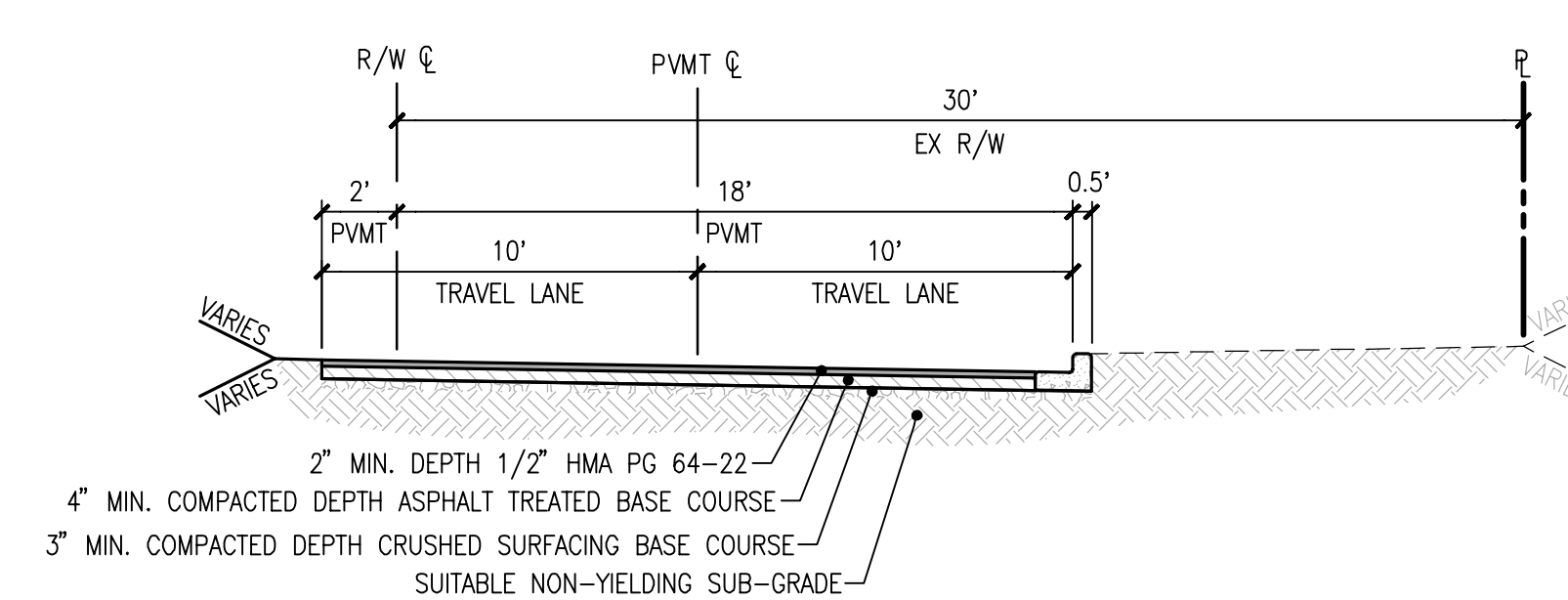
**LINE ROAD/ 44TH STREET NE TYPICAL ROAD SECTION**



**LINE ROAD/ 44TH STREET NE STA 12+89.74 - STA 15+98.47**  
SCALE: 1"=5'



**79TH AVE NE ROAD SECTION STA 61+01.49 - STA 62+64.43**  
SCALE: 1"=5'



**79TH AVE NE ROAD SECTION STA 70+72.92 - STA 73+25.35**  
SCALE: 1"=5'

**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

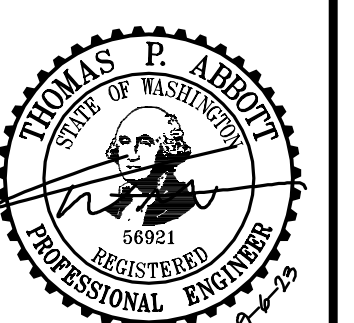
Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

PFN: PA23-005

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC** | Surveying Engineering Planning  
Kent  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCcorp.com  
T 425.806.1869 F 425.482.2893

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



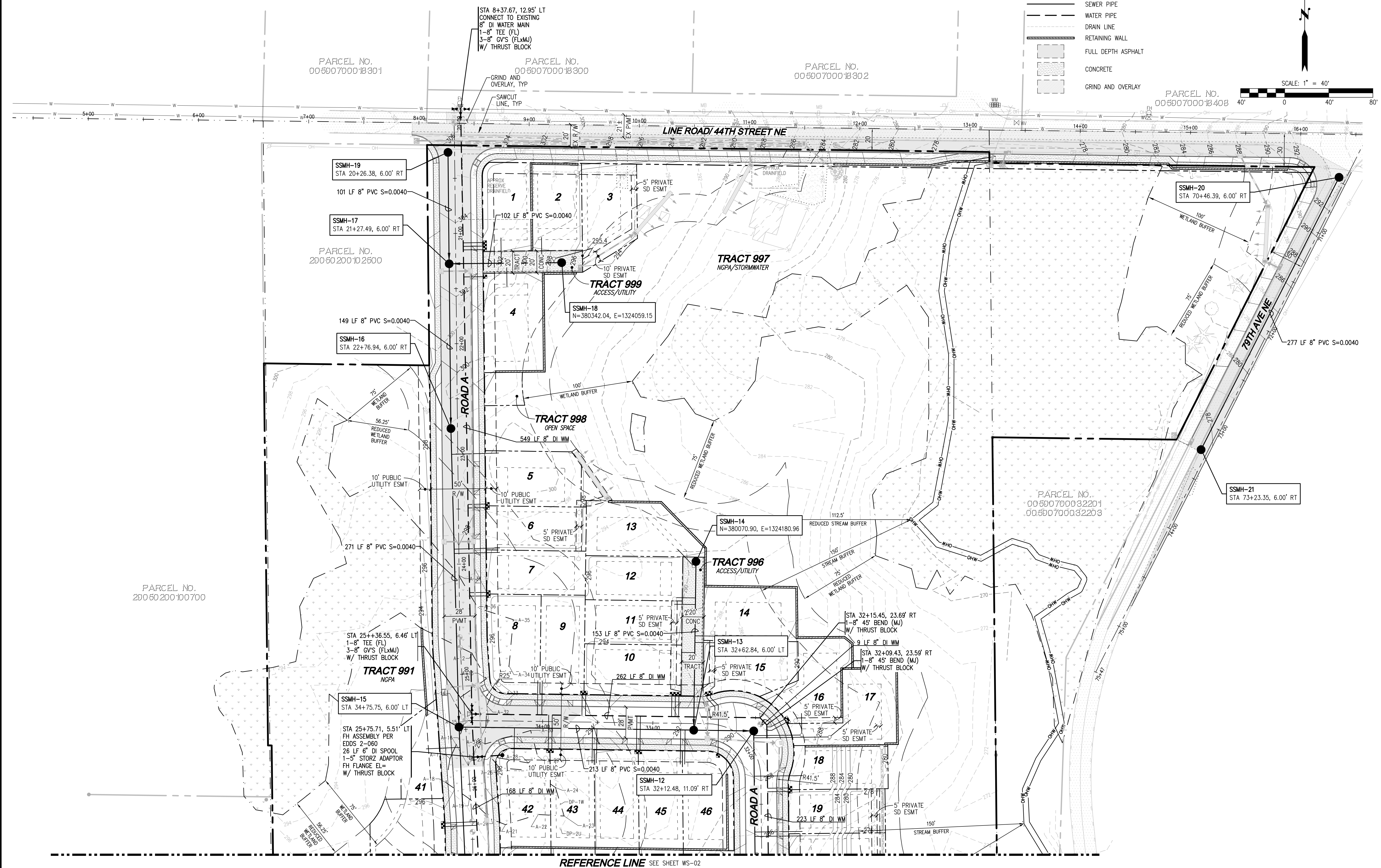
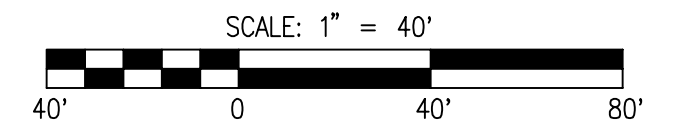
JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=5'
JURISDICTION:	MARYSVILLE

Drawing: P:\Civil\2023\22-173 Creekside\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Sep 06, 2023 - 11:52am

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
- GRIND AND OVERLAY



REFERENCE LINE SEE SHEET WS-02

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

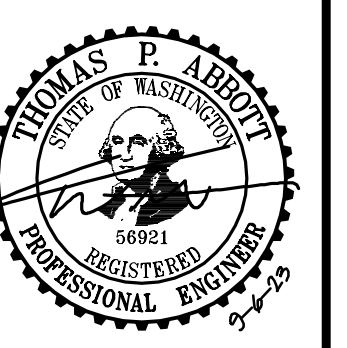
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PFN: PA23-005

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning  
 Olympia  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCorp.com  
 T 425.846.1869 F 425.482.2893

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

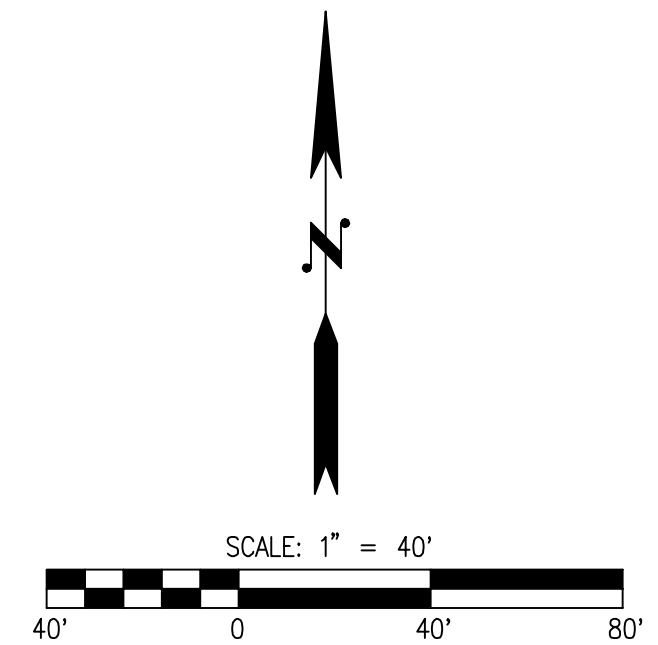
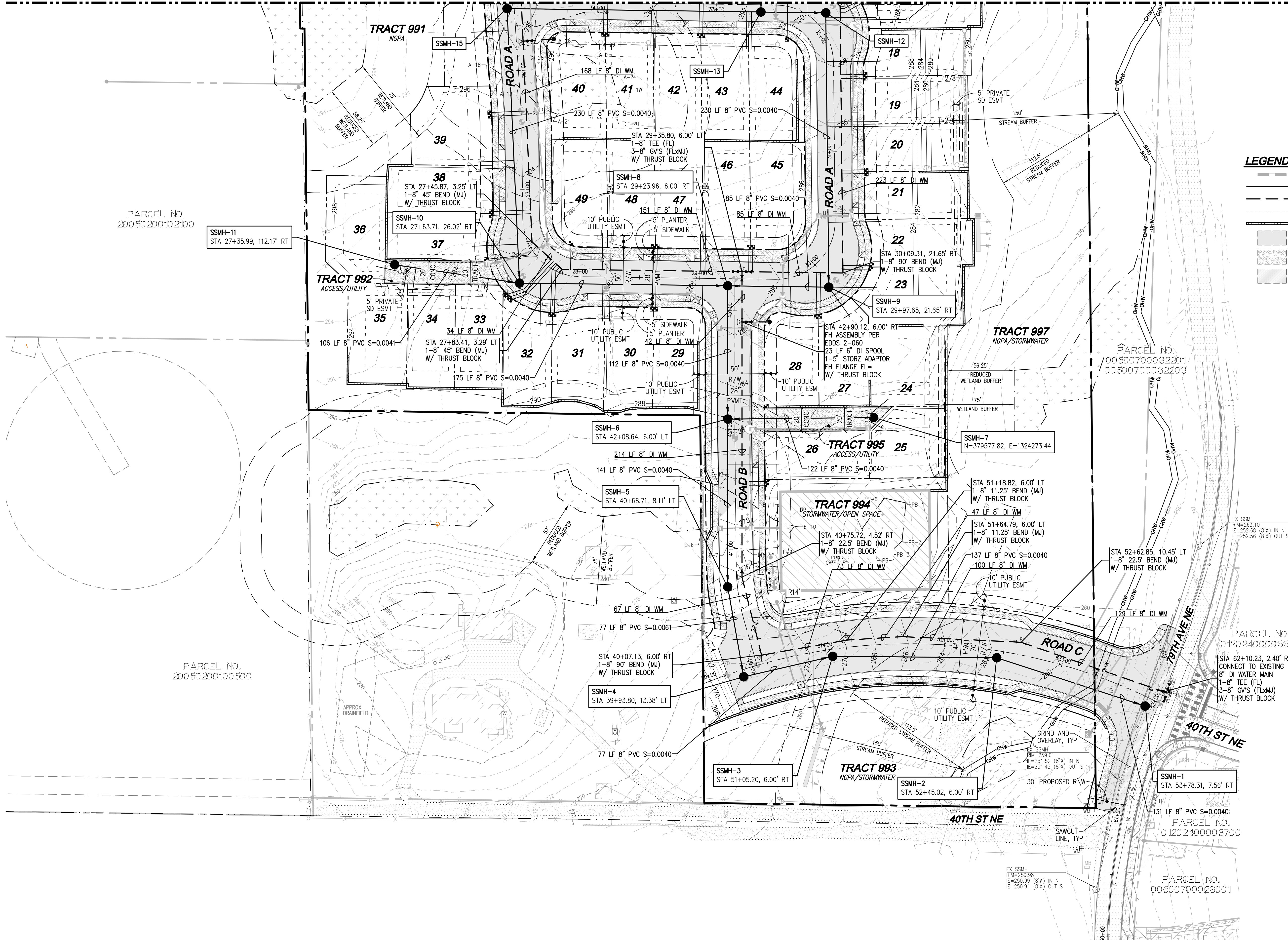


JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-UT-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

Drawing: P:\Civil\2023\Creekside\Drawings\Preliminary\C22173P-UT-PL.dwg Printed: Sep 06, 2023 - 11:53am

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

REFERENCE LINE SEE SHEET WS-01



**LEGEND**

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

PARCEL NO.  
20050200102100

SSMH-11  
STA 27+35.99, 112.17' RT

PARCEL NO.  
20050200100500

PARCEL NO.  
00600700032201  
00600700032203

PARCEL NO.  
01202400003300

PARCEL NO.  
01202400003700

PARCEL NO.  
00600700023001

**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
Surveying  
Engineering  
Planning

Kent  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCcorp.com  
T 425.806.1869  
Olympia  
F 425.482.2893

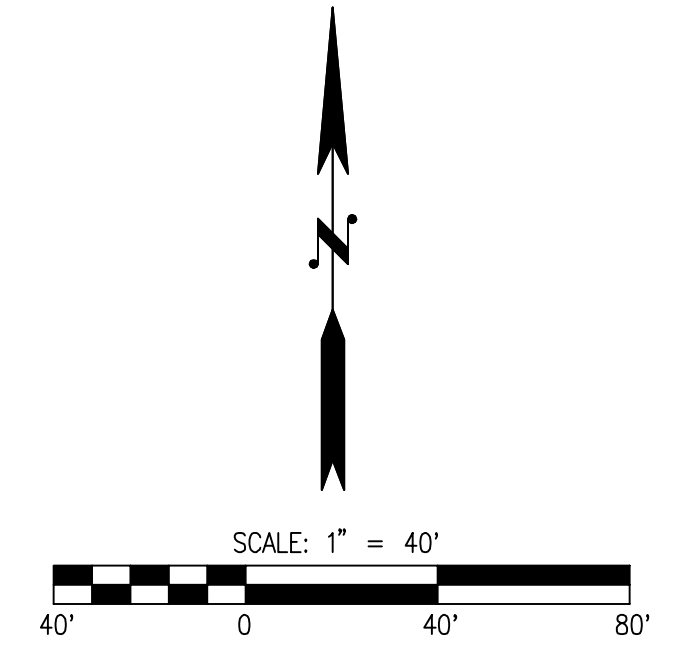
**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
PRELIMINARY WATER AND SEWER PLAN



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-UT-PL  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

Drawing: P:\CMT\2023\C22-173 Creekside\Drawings\ Preliminary\C22173P-UT-PL.dwg Printed: Sep 06, 2023 - 11:53am

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

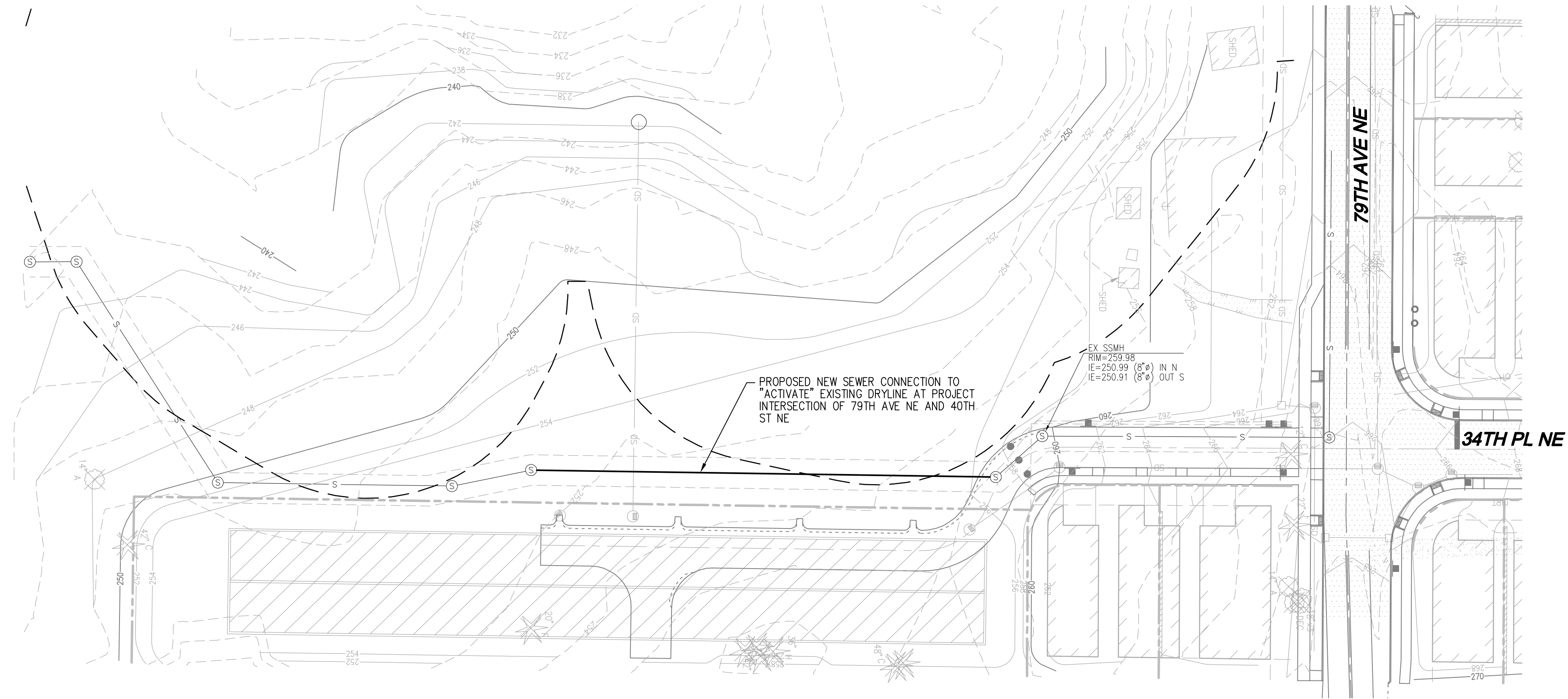


**LEGEND**

SEWER PIPE

**NOTES**

AS-BUILTS NEEDED FOR PATEY PHASE 1 TO COMPLETE SEWER VERTICAL DESIGN DURING FULL CONSTRUCTION SUBMITTAL



**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**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN OCTOBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

PFN: PA23-005

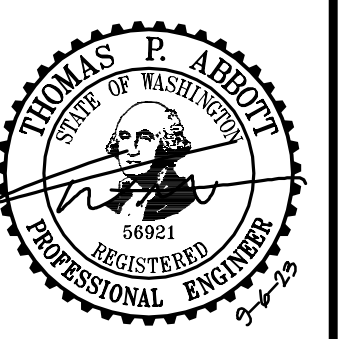
Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23

**LDC**  
 Surveying  
 Engineering  
 Planning

Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

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



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-UI-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**WS-03**  
 SHEET 15 OF 15