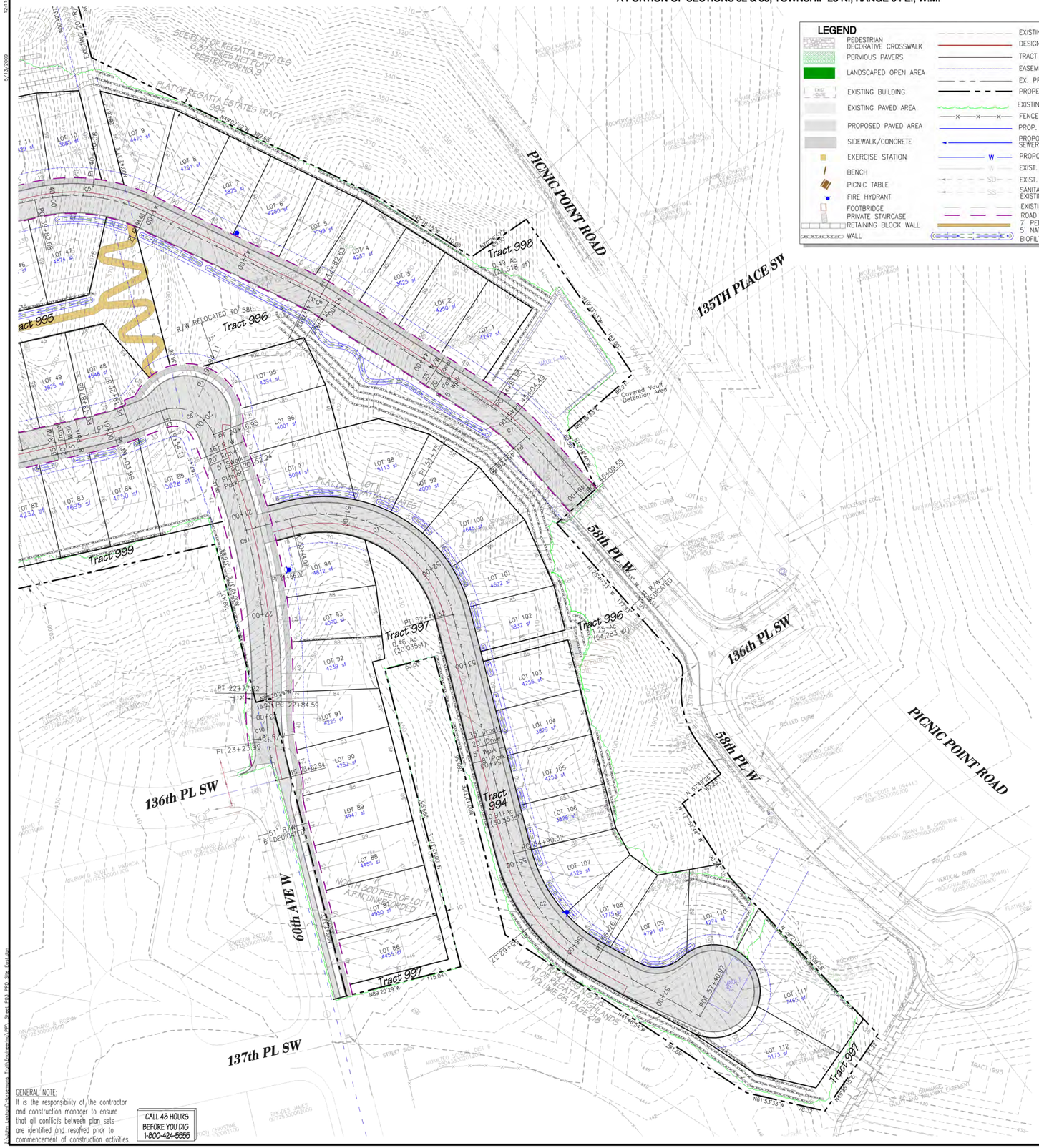
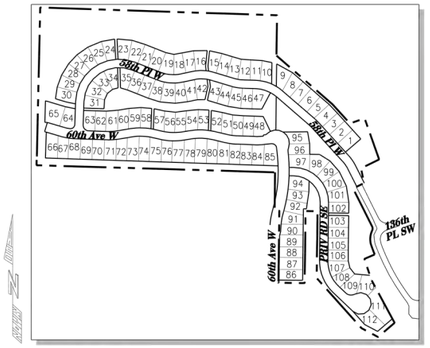
A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.



LEGEND

- PEDESTRIAN DECORATIVE CROSSWALK
- PERVIOUS PAVERS
- LANDSCAPED OPEN AREA
- EXISTING BUILDING
- EXISTING PAVED AREA
- PROPOSED PAVED AREA
- SIDEWALK/CONCRETE
- EXERCISE STATION
- BENCH
- PICNIC TABLE
- FIRE HYDRANT
- FOOTBRIDGE
- PRIVATE STAIRCASE
- RETAINING BLOCK WALL
- WALL
- EXISTING CONTOUR
- DESIGN CONTOUR
- TRACT BOUNDARY
- EASEMENT
- EX. PROPERTY LINE
- PROPERTY LINE
- EXISTING TREES REMAIN
- FENCE
- PROP. STORM DRAIN
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- SANITARY SEWER LINE EXISTING
- EXISTING R/W LINE
- ROAD R/W LINE
- 7' PEDESTRIAN PATH/ 5' NATURE TRAIL
- BIOFILTRATION SWALE



SCALE 1"=300'

KEY MAP

LOCAL SERVICES

Water Supply:	Alderwood Water District
Sewage Disposal:	Alderwood Waste Water District
School District:	Mukilteo #6
Fire District:	Fire DistrictFire Protection Dist. No. 1 / South County Fire District
Post Office	Edmonds
Utility Power	PUD No. 1

TRACT DESIGNATIONS

Tract 999 – Vault VLT-W, Open Space	211,501 sf	(4.855 ac)	21.7%
Tract 998 – Vault VLT-NE, Open Space	21,518 sf	(0.494 ac)	2.2%
Tract 997 – Open Space	20,035 sf	(0.460 ac)	2.1%
Tract 996 – Open Space	54,283 sf	(1.246 ac)	5.6%
Tract 995 – Open Space	41,205 sf	(0.946 ac)	4.2%
Tract 994 – Vault VLT-SE, Access Road	30,553 sf	(0.701 ac)	3.1%

GRADING ANALYSIS

CUT= 275,000 cu. yd.
FILL= 275,000 cu. yd.

(Site Balances)
Grading Limits: 748,200 sf
Soils: Alderwood Sandy Gravelly Loam

VEGETATIVE ANALYSIS

EXISTING

Forested Areas	- 100%
Landscaped Areas	- 0%
Building & Paved Areas	- 0%

PROPOSED:

Forested Areas	- 17%
Landscaped Areas	- 45%
Building & Paved Areas	- 38%

SLOPE ANALYSIS

The west half of the site generally slopes down toward the north with ravines at either end and 10% slopes for several hundred feet before a slope averages 45% to 60% to the bottom of the hill. The east half of the site generally slopes down toward the east with 30% to 45% slopes.

IMPERVIOUS AREAS

Existing	0 sf	(0 ac)
Design	379,843 sf	(8.72 ac)

ROAD HORIZONTAL CURVE TABLE

CURVE	P.I.	RADIUS	ARC LENGTH	DELTA	P.C.	P.T.	TANGENT
58TH-1	33+73. 04	165. 00'	315. 30'	109° 29' 09" RT	31+39. 63	34+54. 93	233. 41'
58TH-2	36+19. 52	165. 00'	95. 86'	33° 17' 19" LT	35+70. 19	36+66. 06	49. 33'
58TH-3	37+58. 79	165. 00'	82. 26'	28° 33' 58" RT	37+16. 79	37+99. 05	42. 01'
58TH-4	39+09. 07	165. 00'	42. 52'	14° 45' 48" LT	38+87. 69	39+30. 21	21. 38'
58TH-5	40+40. 56	165. 00'	112. 40'	39° 01' 50" RT	39+82. 08	40+94. 48	58. 48'
58TH-6	42+82. 63	165. 00'	19. 40'	6° 44' 17" RT	42+72. 92	42+92. 32	9. 71'
58TH-7	45+04. 49	165. 00'	45. 01'	15° 37' 42" RT	44+81. 85	45+26. 86	22. 64'
60TH-1	10+99. 30	250. 00'	63. 84'	14° 37' 48" LT	10+67. 21	11+31. 04	32. 09'
60TH-2	12+83. 75	250. 00'	49. 35'	11° 18' 36" LT	12+58. 99	13+08. 34	24. 75'
60TH-3	14+10. 81	250. 00'	98. 70'	22° 37' 12" RT	13+60. 81	14+59. 51	50. 00'
60TH-4	15+36. 98	250. 00'	98. 70'	22° 37' 12" LT	14+86. 98	15+85. 68	50. 00'
60TH-5	16+63. 16	250. 00'	98. 70'	22° 37' 12" RT	16+13. 16	17+11. 86	50. 00'
60TH-6	17+89. 08	250. 00'	49. 35'	11° 18' 36" LT	17+64. 32	18+13. 67	24. 75'
60TH-7	19+03. 99	250. 00'	33. 81'	7° 44' 56" LT	18+87. 06	19+20. 87	16. 93'
60TH-8	19+94. 11	40. 00'	62. 83'	90° 00' 00" RT	19+54. 11	20+16. 95	40. 00'
60TH-9	21+66. 06	600. 00'	224. 98'	21° 29' 03" RT	20+52. 24	22+77. 22	113. 83'
60TH-10	23+23. 99	300. 00'	78. 36'	14° 57' 55" LT	22+84. 59	23+62. 94	39. 40'
SE-1	51+75. 12	130. 00'	205. 25'	90° 27' 48" RT	50+44. 07	52+49. 32	131. 06'
SE-2	55+62. 37	165. 00'	135. 77'	47° 08' 47" LT	54+90. 37	56+26. 14	71. 99'

GENERAL NOTE:
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

SCALE 1"=50'

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)
BY: RANDOLPH SLEIGHT PE, PLS
R/W PERMIT NO.

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 Fax

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MAKING A "BIG" OUT OF "NO BIG"

EXPIRES: 04/29/08

PROJECT LEAD: DBE
CHECKED BY:
DATE: JULY 13, 2005
REVN: MAY 23, 2006 AUGUST 1, 2006 DECEMBER 31, 2006

Horseman's Trail

A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

Horseman's Trail, LLC

PRD Official Site Plan (3 of 3)

SHEET P3 of 9

24x36

05-123050-SD