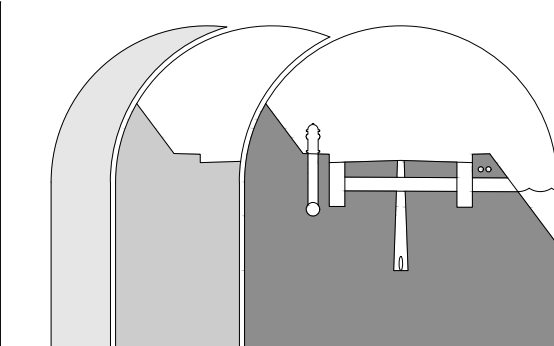


VICINITY MAP



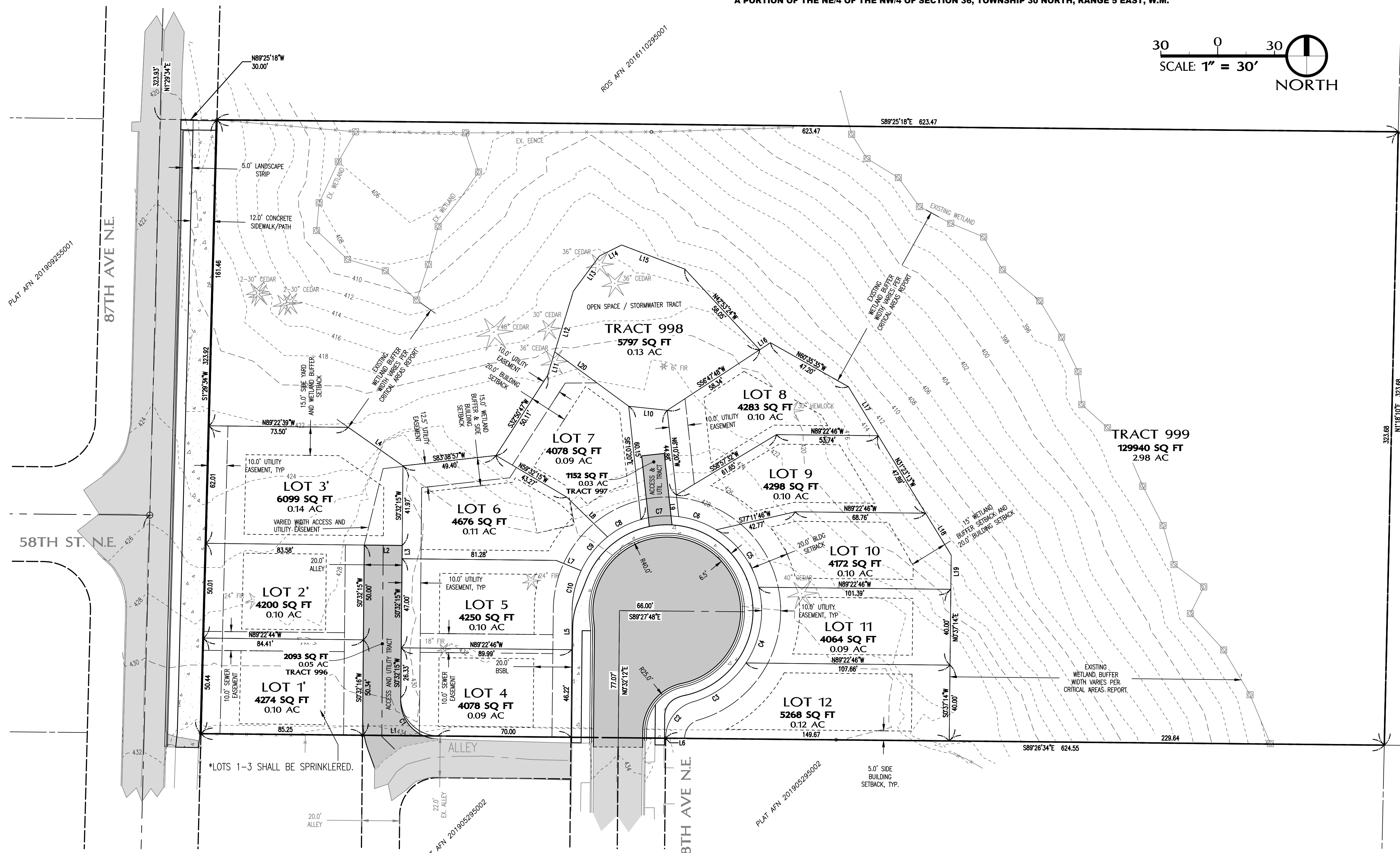
**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 11111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273 Tel: 360-404-2010

NO.	DATE	DESCRIPTION	APPROVED
1	03.24.23	PRELIMINARY PLAT	T.ZEMPEL/P.SEVERIN

**CALL 48 HOURS BEFORE YOU DIG 1.800.424.5555**

PROJECT: **GAMLAM 12-LOT PLAT**  
FOR **JOHN GAMLAM**

SHEET DESCRIPTION: **PRELIMINARY PLAT**



Line Table		
Line #	Length	Direction
L1	40.0	S89° 26' 33.53"E
L2	20.0	N89° 27' 44.62"W
L3	7.0	S0° 32' 15.38"W
L4	35.3	S54° 51' 00.60"E
L5	20.8	S17° 32' 11.62"E
L6	0.2	S0° 33' 26.47"W
L7	14.3	S67° 49' 48.30"E
L8	30.1	S45° 44' 13.01"E
L9	11.6	N6° 10' 19.94"W
L10	20.5	N83° 58' 44.46"W
L11	13.1	S17° 02' 29.71"W
L12	33.5	S17° 02' 29.71"W
L13	23.1	S36° 38' 26.31"W
L14	13.1	S63° 26' 36.06"W
L15	35.7	N69° 05' 21.30"W
L16	6.8	N56° 47' 48.34"E
L17	30.3	S31° 23' 12.65"E
L18	26.0	S31° 23' 12.65"E
L19	17.9	S0° 37' 14.15"W
L20	48.4	N53° 42' 57.99"W

Curve Table			
Curve #	Length	Radius	Delta
C1	31.4	20.0	89.98
C2	25.6	20.0	73.44
C3	35.4	50.0	40.58
C4	41.7	50.0	47.77
C5	38.7	50.0	44.32
C6	21.1	50.0	24.20
C7	20.1	50.0	23.08
C8	20.0	50.0	22.91
C9	22.8	50.0	26.09
C10	21.6	50.0	24.71

DENSITY AND DIMENSIONS	ZONING REQ'MENTS	
DENSITY TRANSFER PER 22E.010.360 (2)(B) UTILIZE DIMENSIONAL	R-6.5	R-8
STANDARDS OF THE NEXT HIGHER ZONING CLASSIFICATION (R-8)		
MAX. BLDG. COVERAGE	40	50.00
MAX. IMPERVIOUS SURFACE	45-50%	50-65%
MIN LOT AREA	5,000 SF	4,000 SF
MIN. LOT WIDTH	50'	40'

DENSITY CALCULATIONS	AREA (SF)	AREA (AC)	ZONING REQ'MENTS	
Gross site area (ac)	202032	4.64	DENSITY	LOTS
STREET ROW	9309	0.21		
STORMWATER TRACT	5937	0.14		
ALLEY TRACT	2093	0.05		
NET PROJECT AREA	184693	4.24		
ALLOWED LOTS PER MMC 22C.010.080 (2)			6.5 DU/AC	27.56 LOTS ALLOWED
DENSITY TRANSFER PER 22E.010.360 (2)(B)			8 DU / ACRE	33.92 LOTS ALLOWED
PROPOSED DENSITY/LOTS			2.8	12

**LEGAL DESCRIPTION**

LOT 19, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION BASED TRUSTEE'S DEED AFN 201104110160)

**TITLE EXCEPTIONS**

STEWART TITLE - COMMITMENT 1502600 DATED FEBRUARY 24, 2023  
7. RESTRICTIONS, EASEMENTS, DEDICATIONS, NOTES AND DELINEATED MATTERS CONTAINED ON THE FACE OF THE PLAT OF SUNNY SIDE FIVE ACRE TRACTS, AS RECORDED IN VOLUME 7 OF PLATS, PAGES 19, AND ANY AMENDMENTS THERETO.  
8. MATTERS, AS DISCLOSED ON FACE OF SURVEY, RECORDED UNDER INSTRUMENT NO. 20161255001.

**FIELD EQUIPMENT**

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S5" AND A TRIMBLE R 10-2 GPS RECEIVER. STANDARD ERROR DISTANCE +/- 20M (+1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-150.

**HORIZONTAL DATUM**

WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/2011) USING W.S.R.N.

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS.

**BASIS OF BEARING**

THE MONUMENTED CENTERLINE OF 87TH AVE. N.E. AS SHOWN HEREON BEARS SOUTH 28°39'26" EAST AS SHOWN HEREON.

**VERTICAL DATUM**

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88  
PROJECT BENCHMARK IS TOP OF THE MONUMENT IN CASE AT THE INTERSECTION OF 87TH AVE N.E. AND 58TH ST. N.E. AS SHOWN HEREON. TOP OF MONUMENT ELEVATION = 425.65' NAVD 88, FEET.  
ELEVATIONS DERIVED FROM FIELD OBSERVATIONS AND WSRN TIES.

**SITE INFORMATION**

PARCEL NUMBER: 0059070001900  
SITE ADDRESS: 5811 87TH AVE NE, MARYSVILLE, WA 98270

ZONING: RESIDENTIAL 6.5

**LEGEND**

	EXISTING RIGHT OF WAY LINE		PROPOSED SIGN
	EXISTING ROAD CENTERLINE		PROPOSED STORM DRAIN
	EXISTING PROPERTY LINE		PROPOSED PERFORATED STORM DRAIN
	EXISTING FENCELINE		PROPOSED YARD DRAIN OR CONCRETE INLET
	EXISTING EDGE OF ASPHALT		PROPOSED STORM CATCH BASIN
	EXISTING CURB & GUTTER		PROPOSED SANITARY SEWER
	EXISTING CONCRETE		PROPOSED SANITARY MANHOLE
	EXISTING ASPHALT		PROPOSED SANITARY SEWER CLEANOUT
	EXISTING GRAVEL		PROPOSED WATERLINE
	EXISTING CONTOUR		PROPOSED WATER VALVE
	PROPERTY CORNER - SET 5/8" DIAM. x 18" LENGTH STEEL REBAR W/ ORANGE PLASTIC CAP IMPRINTED: "SDG 34028"		PROPOSED FIRE HYDRANT
	PROPERTY CORNER - SET ROCK NAIL AND WASHER IN ASPHALT SURFACE.		PROPOSED WATER SERVICE METER
	FOUND MONUMENT IN CASE		PROPOSED BLOW-OFF ASSEMBLY
			PROPOSED CURB AND GUTTER
			PROPOSED EXTRUDED CURB
			PROPOSED CONTOUR
			PROPOSED CONCRETE
			PROPOSED ASPHALT
			PROPOSED GRAVEL
			GRAVEL TRENCH BED TO BE REMOVED
			BUILDING SETBACK LINE

**DEVELOPER:**

JOHN GAMLAM  
127 SKYLINE DRIVE  
EDMONDS, WA 98026  
EMAIL: JOHNGAMLAM@MSN.COM  
PHONE: 425.778.1390

**ENGINEER/SURVEYOR:**

SOUND DEVELOPMENT GROUP, L.L.C.  
PAT SEVERIN, P.E./TAMMY ZEMPEL  
P.O. BOX 1705  
MOUNT VERNON, WA 98273  
PHONE: (360) 404-2010  
FAX: (360) 404-2013  
EMAIL: TAMMY@SDG-LLC.COM

**TRAFFIC ENGINEER**

KIMLEY-HORN  
ATTN: EDWARD KOLTONOWSKI  
2828 COLBY AVENUE, SUITE 200  
EVERETT, WA 98201  
PHONE: 425.338.8266  
EMAIL: EDWARD.KOLTONOWSKI@KIMLEY-HORN.COM

**WETLAND BIOLOGIST**

WETLANDS & WILDLIFE, INC  
SCOTT SPOONER  
1429 AVENUE D  
PMB 418  
SNOHOMISH, WA 98290  
PHONE: 425.337.6450  
EMAIL: SCOTT@WETLANDS-WILDLIFE.COM

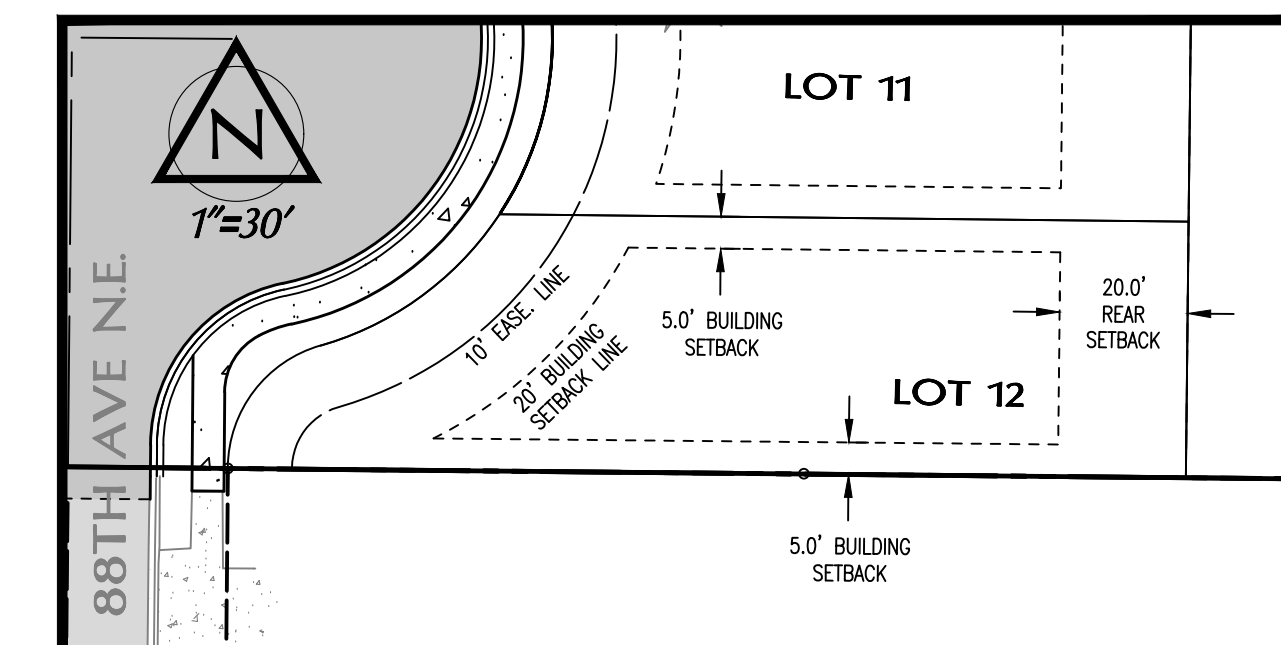
**LANDSCAPE ARCHITECT**

ECCOSDESIGN  
ATTN: PATRIK DYLAN  
MOUNT VERNON, WA 98273  
PHONE: 360.419.7400  
FAX: 800.508.2017

**GEOTECHNICAL ENGINEER**

TERRA ASSOCIATES, INC  
12220 113TH AVENUE SUITE 130  
KIRKLAND, WA 98034  
PHONE: 425.821.7777

Open Space	
Gross site area (SF)	202032
Stormwater Detention Tracts	5797
ROW/access/panhandles (20% per 22A.020.150 "Net project area" (5))	40406.4
Net site area (SF)	155828.6
15% Net Site Area Open Space Required (22G.080.100(1))	23374.29
Critical area Buffer - 65%	15193
Required on-site Recreational Open Space	8181



TYPICAL BUILDING SETBACK DETAIL

SCALE: **1" = 30'**  
DRAWN BY: **T.ZEMPEL**  
DESIGNED BY: **T.ZEMPEL**  
DATE: **03.24.23**  
JOB NUMBER: **21096**  
DWG NAME: **21096-PREPLAT.DWG**  
SHEET NUMBER: