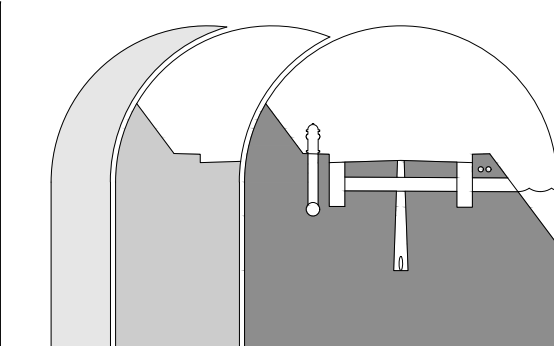


VICINITY MAP



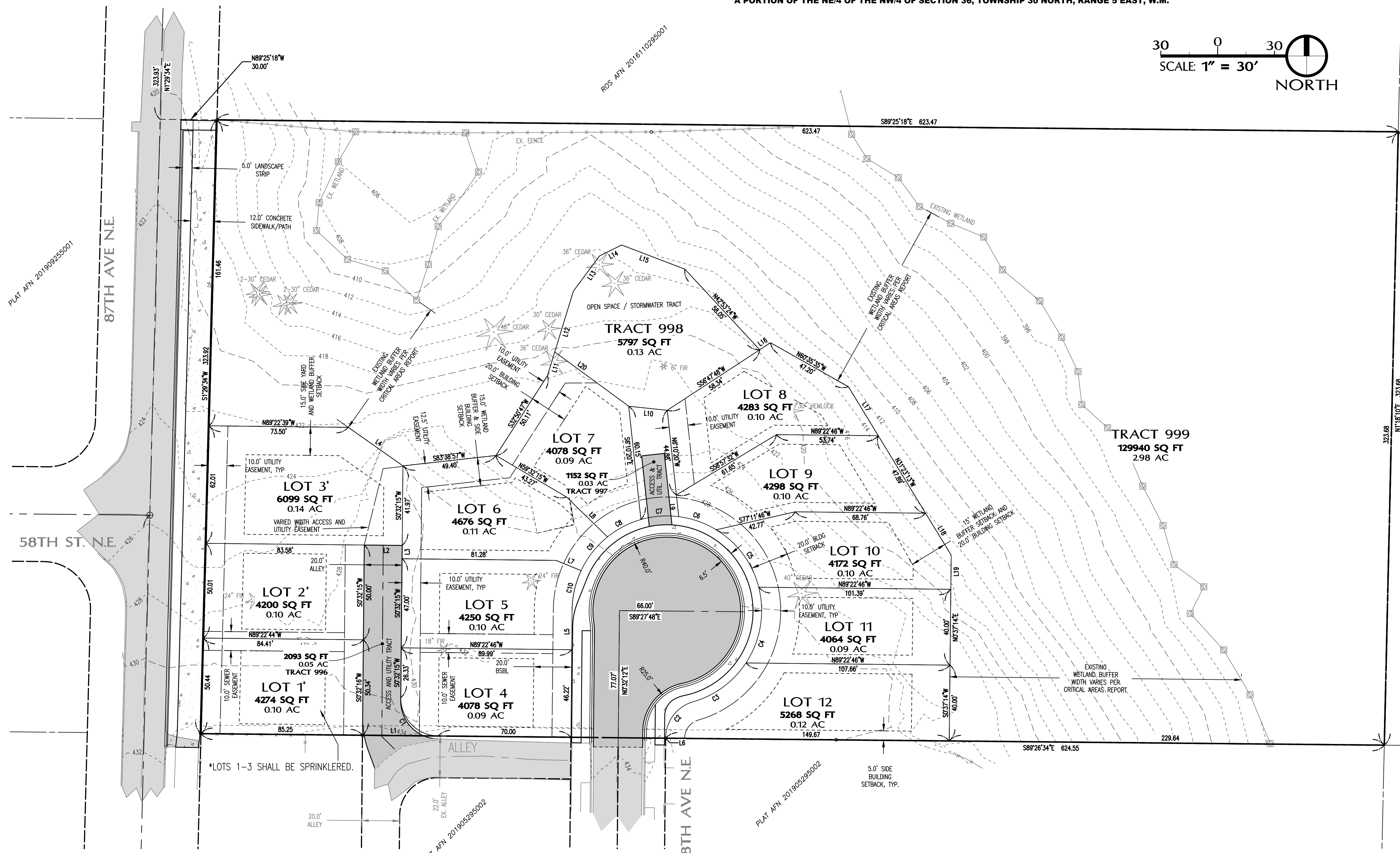
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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 11111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

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

CALL 48 HOURS BEFORE YOU DIG 1.800.424.5555

GAMLAM 12-LOT PLAT FOR JOHN GAMLAM

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

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, PAGE(S) 19, AND ANY AMENDMENTS THERETO.
8. MATTERS, AS DISCLOSED ON FACE OF SURVEY, RECORDED UNDER INSTRUMENT NO. 201611255001.

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 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

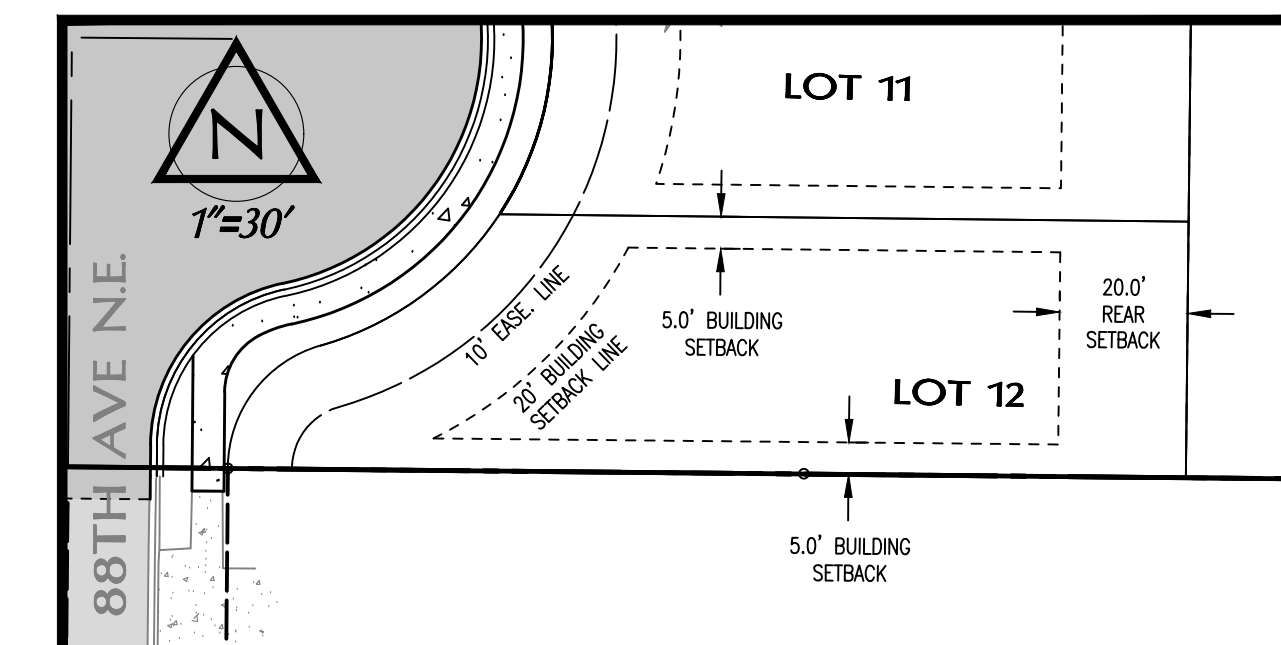
GEOTECHNICAL ENGINEER

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

DENSITY AND DIMENSIONS	ZONING REQ'MENTS	
DENSITY TRANSFER PER 22E.010.360 (2)(B) UTILIZE DIMENSIONAL STANDARDS OF THE NEXT HIGHER ZONING CLASSIFICATION (R-8)	R-6.5	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

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

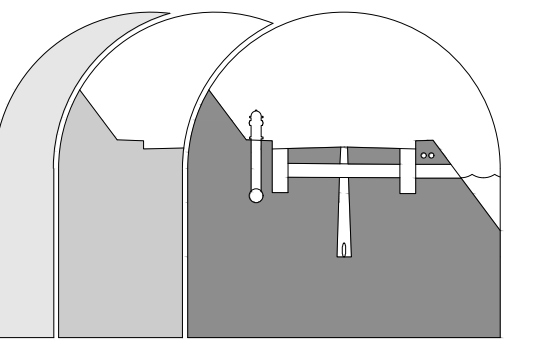
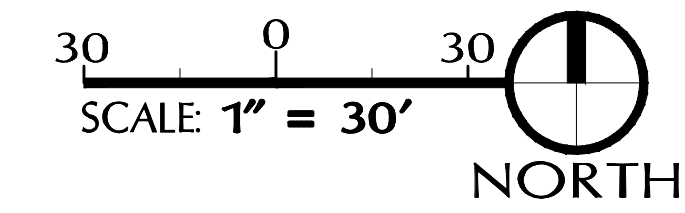


TYPICAL BUILDING SETBACK DETAIL

PROJECT:

SHEET DESCRIPTION:

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:



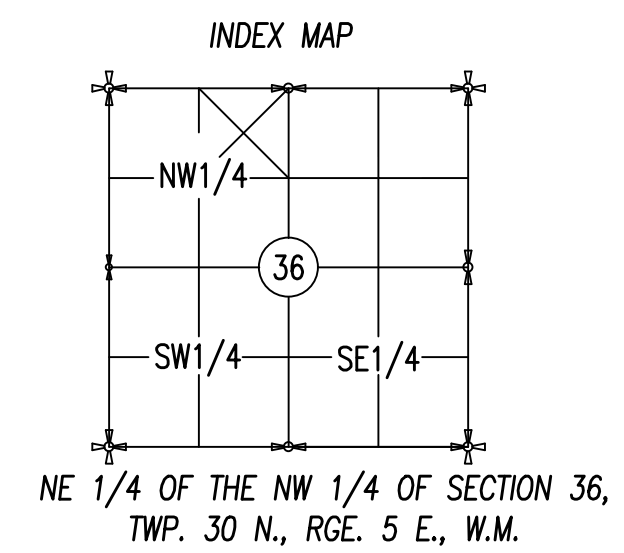
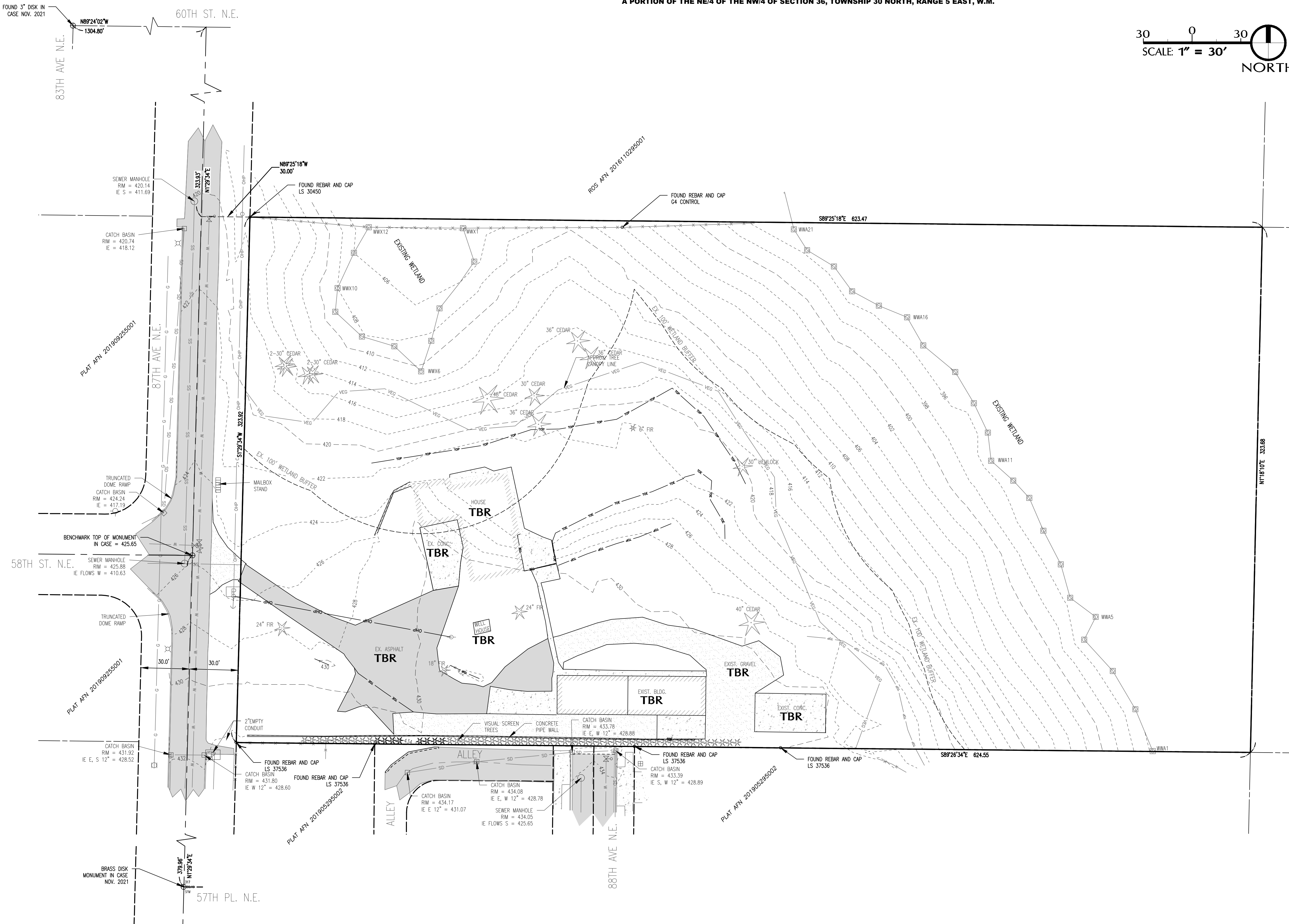
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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED
1	03/24/23	PRELIMINARY PLAT	T.ZEMPEL/P.SEVERA

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

PROJECT:
GAMLAM 12-LOT PLAT
FOR
JOHN GAMLAM

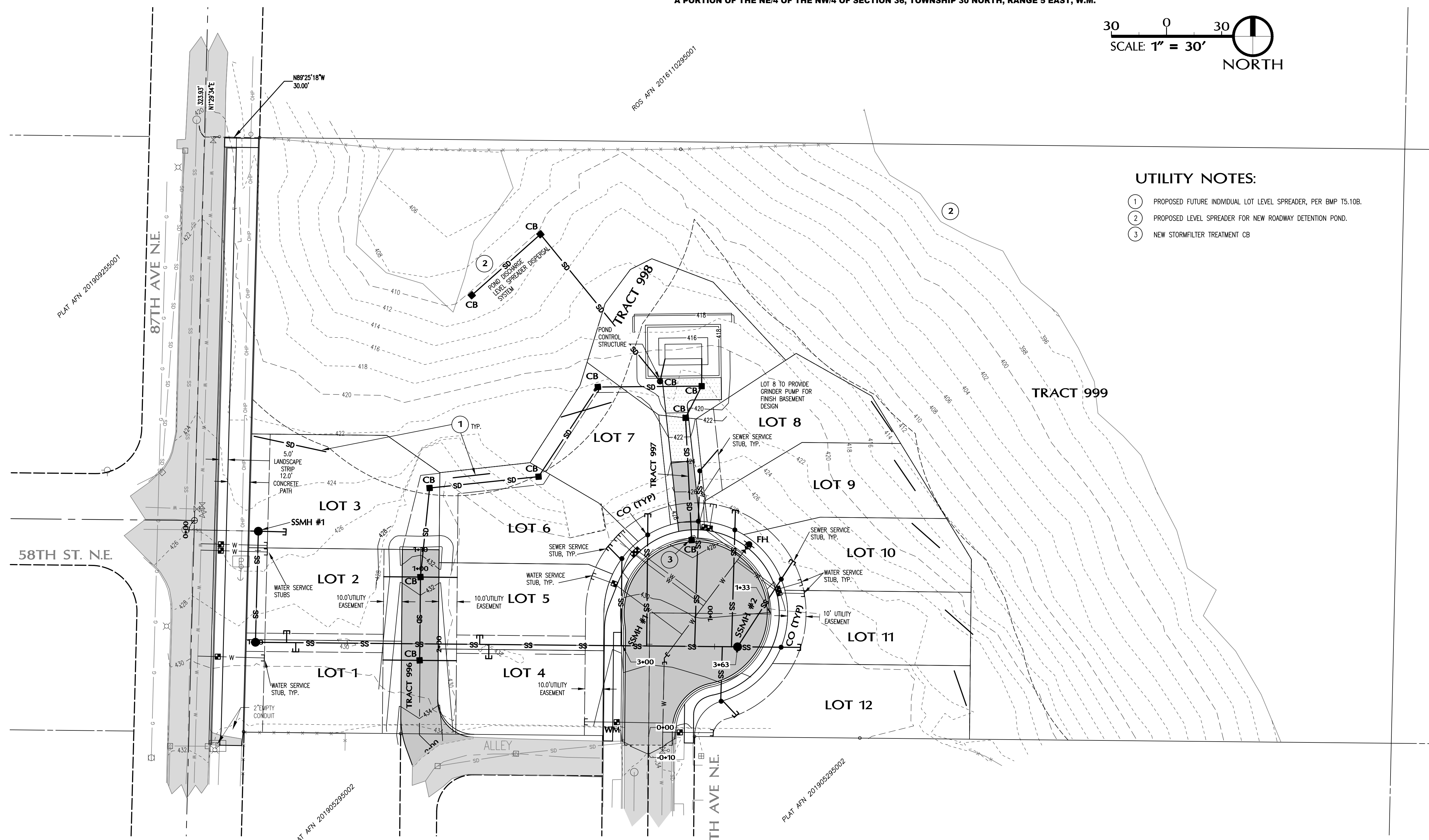
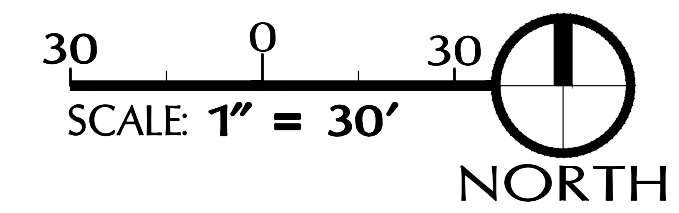
SHEET DESCRIPTION:
EXISTING CONDITIONS



RESEARCH

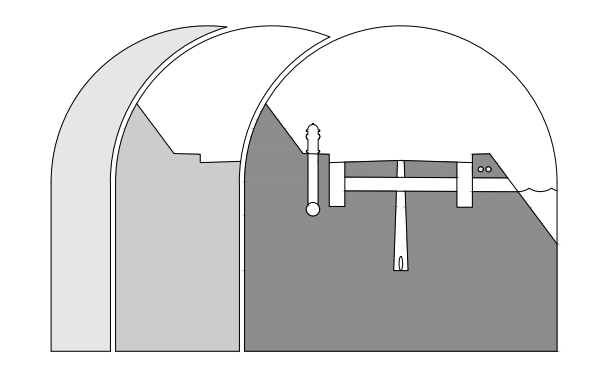
- 1) PLAT AFN 122901
- 2) PLAT AFN 201909255001
- 3) PLAT AFN 201905295002
- 4) ROS AFN 2016110295001

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:	



UTILITY NOTES:

- 1 PROPOSED FUTURE INDIVIDUAL LOT LEVEL SPREADER, PER BMP T5.10B.
- 2 PROPOSED LEVEL SPREADER FOR NEW ROADWAY DETENTION POND.
- 3 NEW STORMFILTER TREATMENT CB



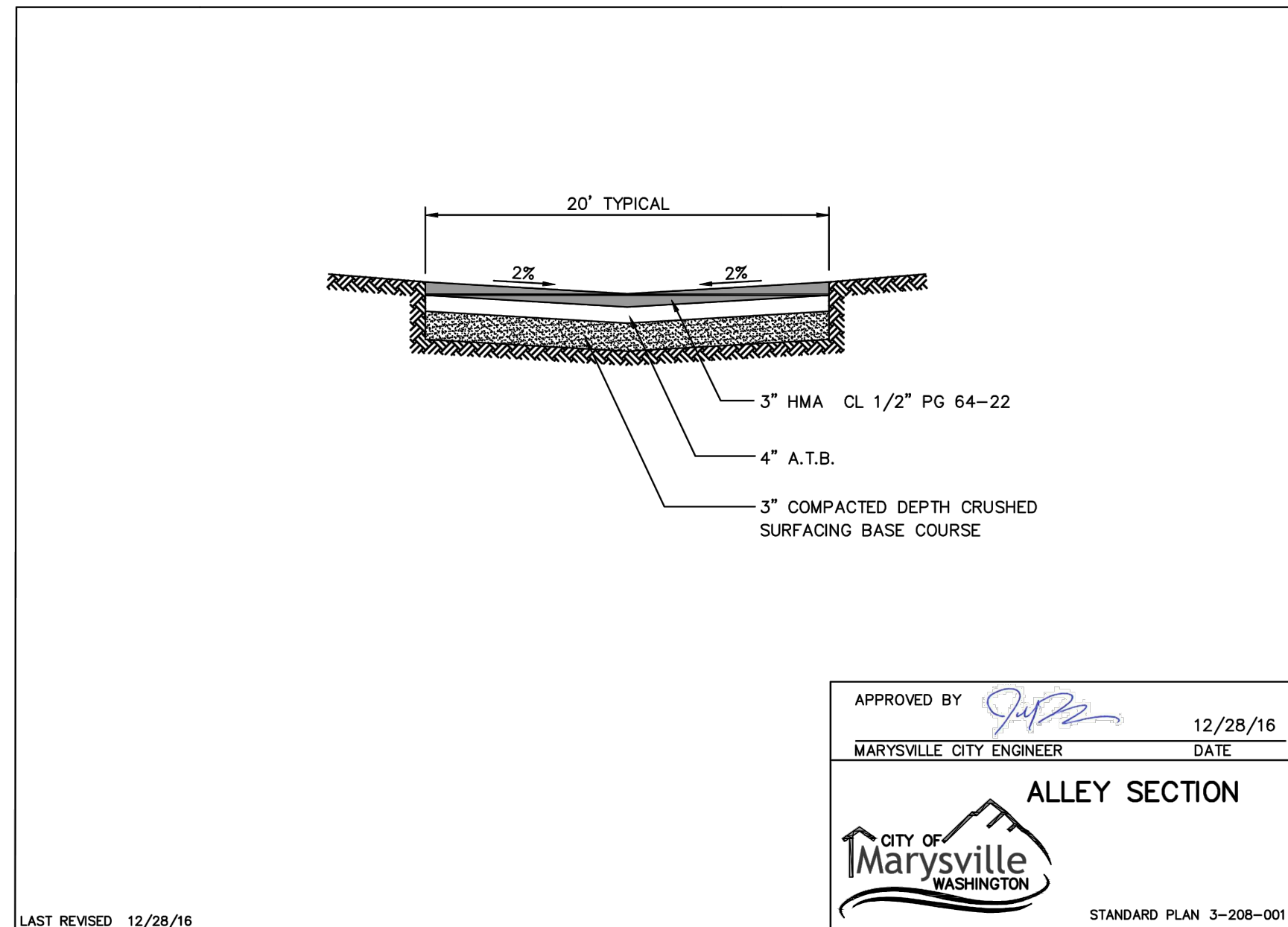
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Mount Vernon, WA 98273 Tel: 360-404-2010

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

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

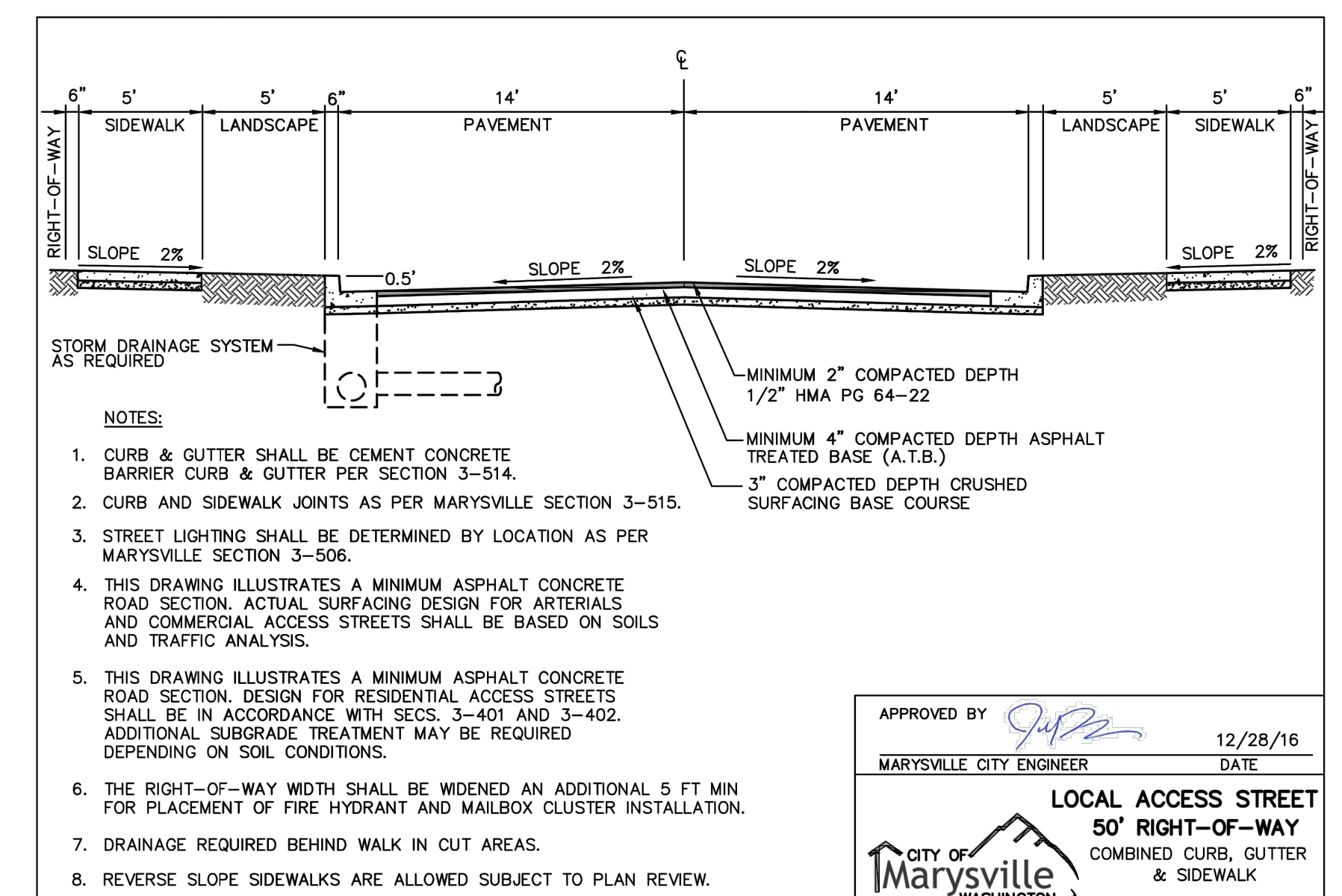
PROJECT:
GAMLAM 12-LOT PLAT
FOR
JOHN GAMLAM

SHEET DESCRIPTION:
PRELIMINARY GRADING & UTILITY PLAN



APPROVED BY: *[Signature]* 12/28/16
MARYSVILLE CITY ENGINEER DATE
ALLEY SECTION
CITY OF MARYSVILLE WASHINGTON
STANDARD PLAN 3-208-001

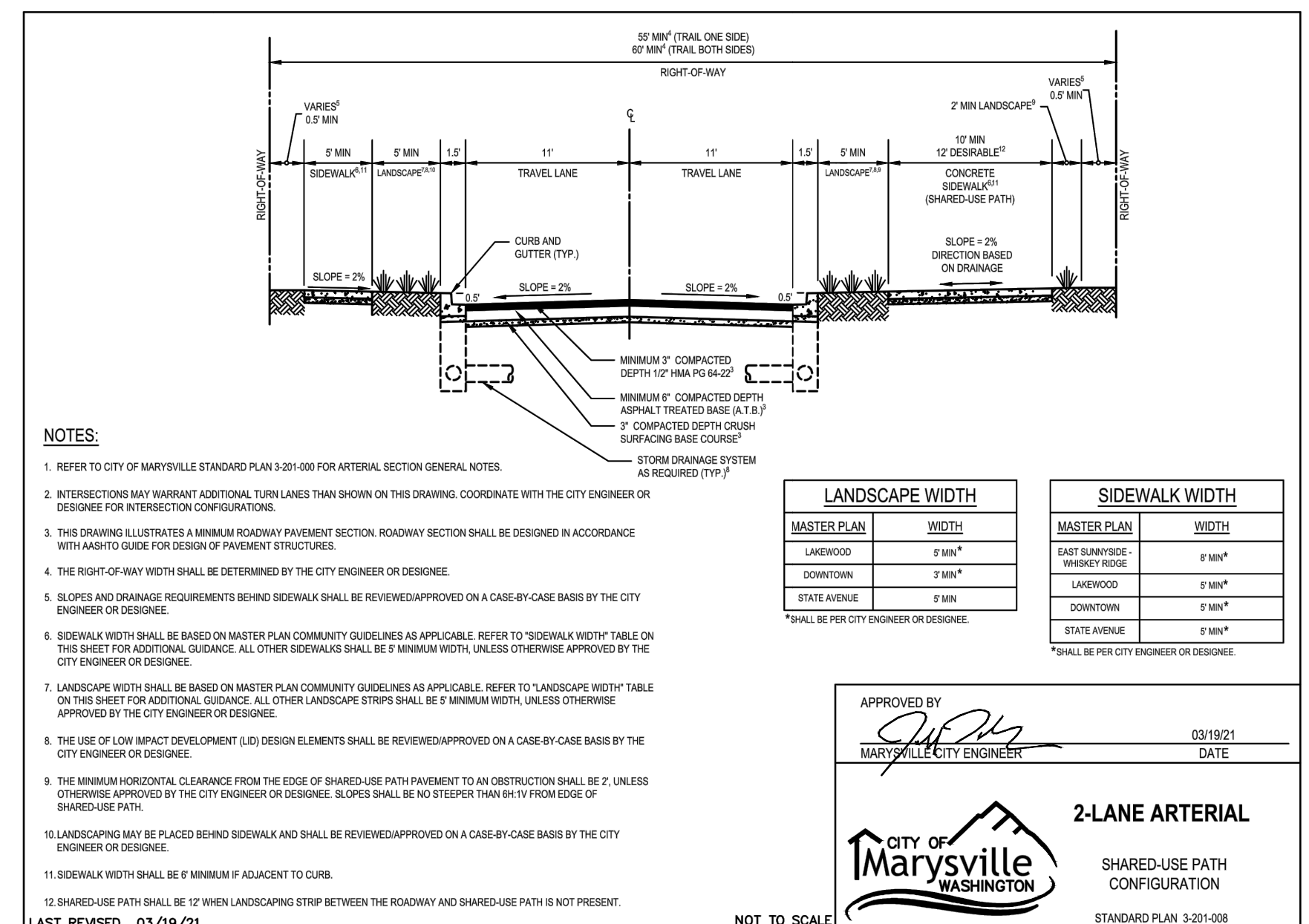
ALLEYWAY IMPROVEMENTS



- NOTES:**
- CURB & GUTTER SHALL BE CEMENT CONCRETE BARRIER CURB & GUTTER PER SECTION 3-514.
 - CURB AND SIDEWALK JOINTS AS PER MARYSVILLE SECTION 3-515.
 - STREET LIGHTING SHALL BE DETERMINED BY LOCATION AS PER MARYSVILLE SECTION 3-506.
 - THIS DRAWING ILLUSTRATES A MINIMUM ASPHALT CONCRETE ROAD SECTION. ACTUAL SURFACING DESIGN FOR ARTERIALS AND COMMERCIAL ACCESS STREETS SHALL BE BASED ON SOILS AND TRAFFIC ANALYSIS.
 - THIS DRAWING ILLUSTRATES A MINIMUM ASPHALT CONCRETE ROAD SECTION. DESIGN FOR RESIDENTIAL ACCESS STREETS SHALL BE IN ACCORDANCE WITH SECS. 3-401 AND 3-402. ADDITIONAL SUBGRADE TREATMENT MAY BE REQUIRED DEPENDING ON SOIL CONDITIONS.
 - THE RIGHT-OF-WAY WIDTH SHALL BE WIDENED AN ADDITIONAL 5 FT MIN FOR PLACEMENT OF FIRE HYDRANT AND MAILBOX CLUSTER INSTALLATION.
 - DRAINAGE REQUIRED BEHIND WALK IN CUT AREAS.
 - REVERSE SLOPE SIDEWALKS ARE ALLOWED SUBJECT TO PLAN REVIEW.

APPROVED BY: *[Signature]* 12/28/16
MARYSVILLE CITY ENGINEER DATE
LOCAL ACCESS STREET 50' RIGHT-OF-WAY COMBINED CURB, GUTTER & SIDEWALK
CITY OF MARYSVILLE WASHINGTON
STANDARD PLAN 3-202-002

88TH AVENUE N.E. CURB/LANDSCAPE/SIDEWALK IMPROVEMENTS



- NOTES:**
- REFER TO CITY OF MARYSVILLE STANDARD PLAN 3-201-000 FOR ARTERIAL SECTION GENERAL NOTES.
 - INTERSECTIONS MAY WARRANT ADDITIONAL TURN LANES THAN SHOWN ON THIS DRAWING. COORDINATE WITH THE CITY ENGINEER OR DESIGNEE FOR INTERSECTION CONFIGURATIONS.
 - THIS DRAWING ILLUSTRATES A MINIMUM ROADWAY PAVEMENT SECTION. ROADWAY SECTION SHALL BE DESIGNED IN ACCORDANCE WITH MARYSVILLE GUIDES FOR DESIGN OF PAVEMENT STRUCTURES.
 - THE RIGHT-OF-WAY WIDTH SHALL BE DETERMINED BY THE CITY ENGINEER OR DESIGNEE.
 - SLOPES AND DRAINAGE REQUIREMENTS BEHIND SIDEWALKS SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNEE.
 - SIDEWALK WIDTH SHALL BE BASED ON MASTER PLAN COMMUNITY GUIDELINES AS APPLICABLE. REFER TO "SIDEWALK WIDTH" TABLE ON THIS SHEET FOR ADDITIONAL GUIDANCE. ALL OTHER SIDEWALKS SHALL BE 5' MINIMUM WIDTH, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
 - LANDSCAPE WIDTH SHALL BE BASED ON MASTER PLAN COMMUNITY GUIDELINES AS APPLICABLE. REFER TO "LANDSCAPE WIDTH" TABLE ON THIS SHEET FOR ADDITIONAL GUIDANCE. ALL OTHER LANDSCAPE STRIPS SHALL BE 5' MINIMUM WIDTH, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
 - THE USE OF LOW IMPACT DEVELOPMENT (LID) DESIGN ELEMENTS SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNEE.
 - THE MINIMUM HORIZONTAL CLEARANCE FROM THE EDGE OF SHARED-USE PATH PAVEMENT TO AN OBSTRUCTION SHALL BE 2' UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE. SLOPES SHALL NOT BE STEEPER THAN 8:1 FROM EDGE OF SHARED-USE PATH.
 - LANDSCAPING MAY BE PLACED BEHIND SIDEWALK AND SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNEE.
 - SHARED-USE PATH SHALL BE 12' WHEN LANDSCAPE STRIP BETWEEN THE ROADWAY AND SHARED-USE PATH IS NOT PRESENT.
 - SHARED-USE PATH SHALL BE 5' MINIMUM IF ADJACENT TO CURB.
 - SHARED-USE PATH SHALL BE 12' WHEN LANDSCAPE STRIP BETWEEN THE ROADWAY AND SHARED-USE PATH IS NOT PRESENT.

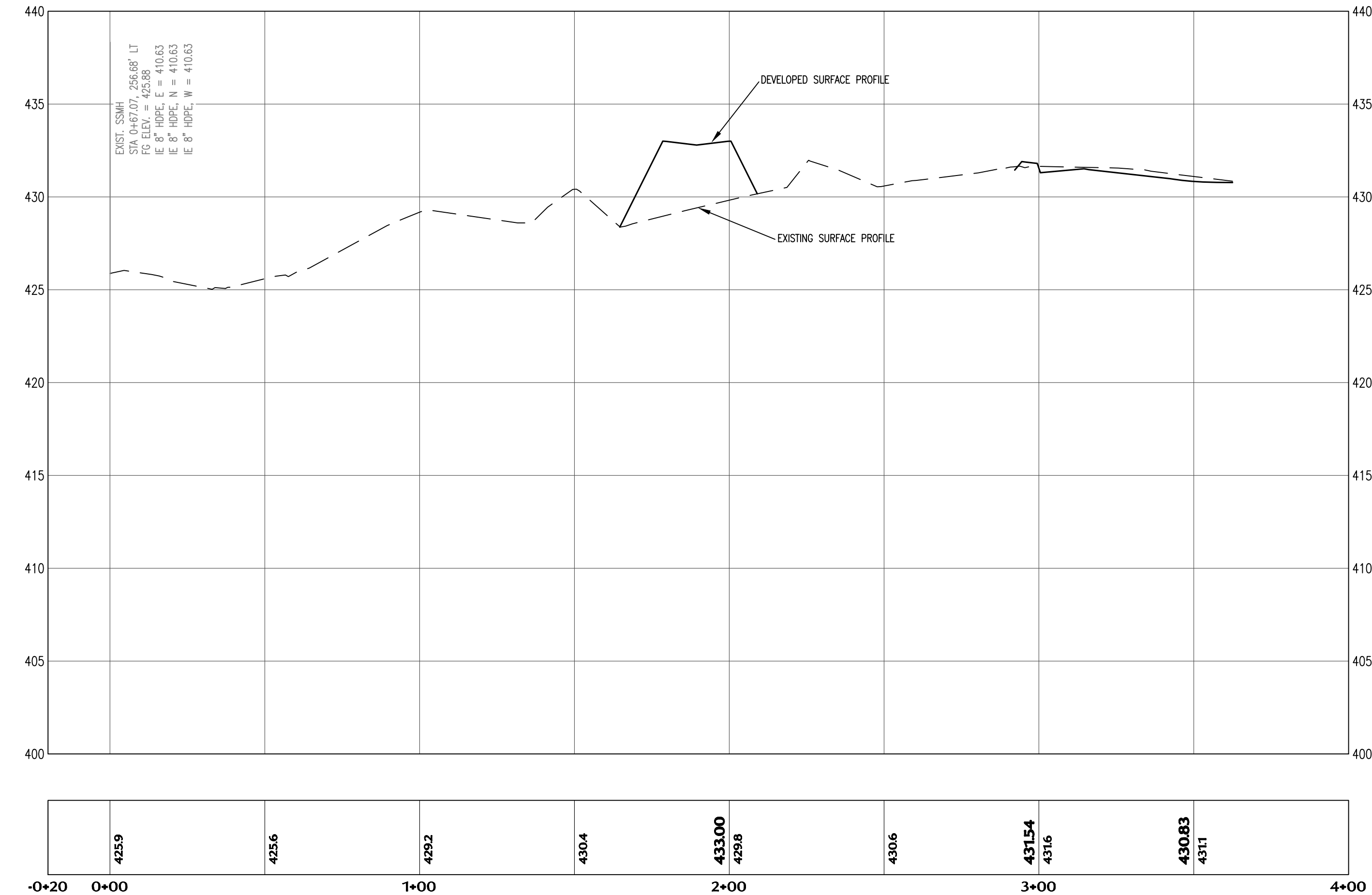
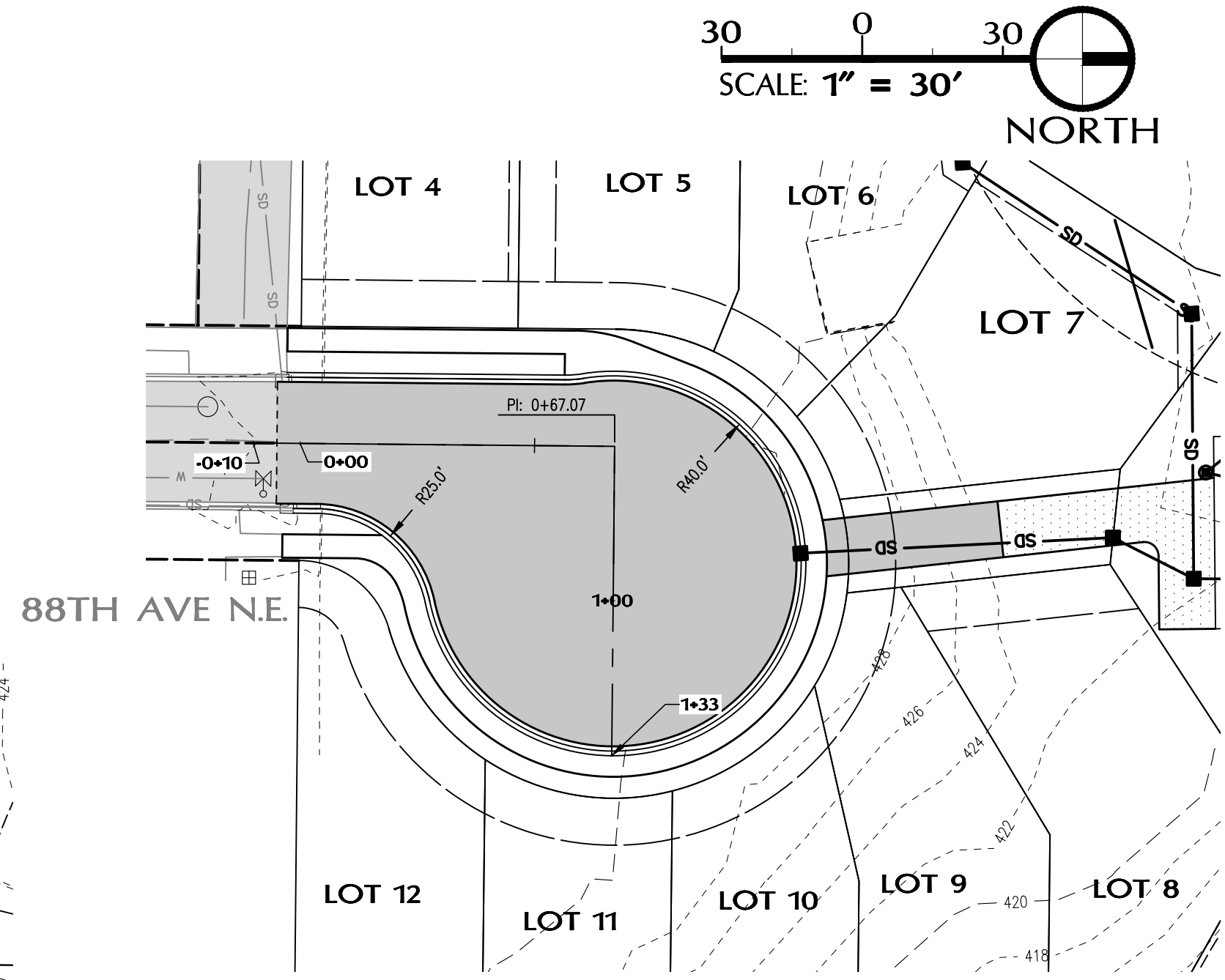
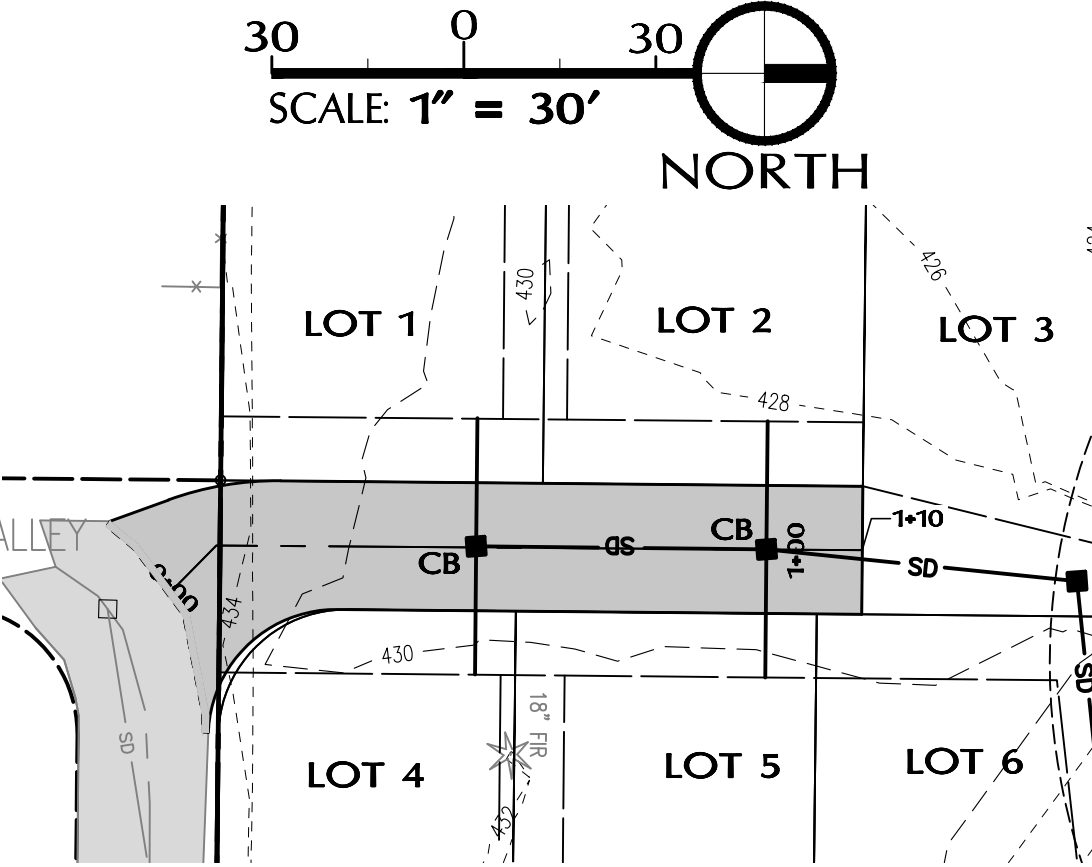
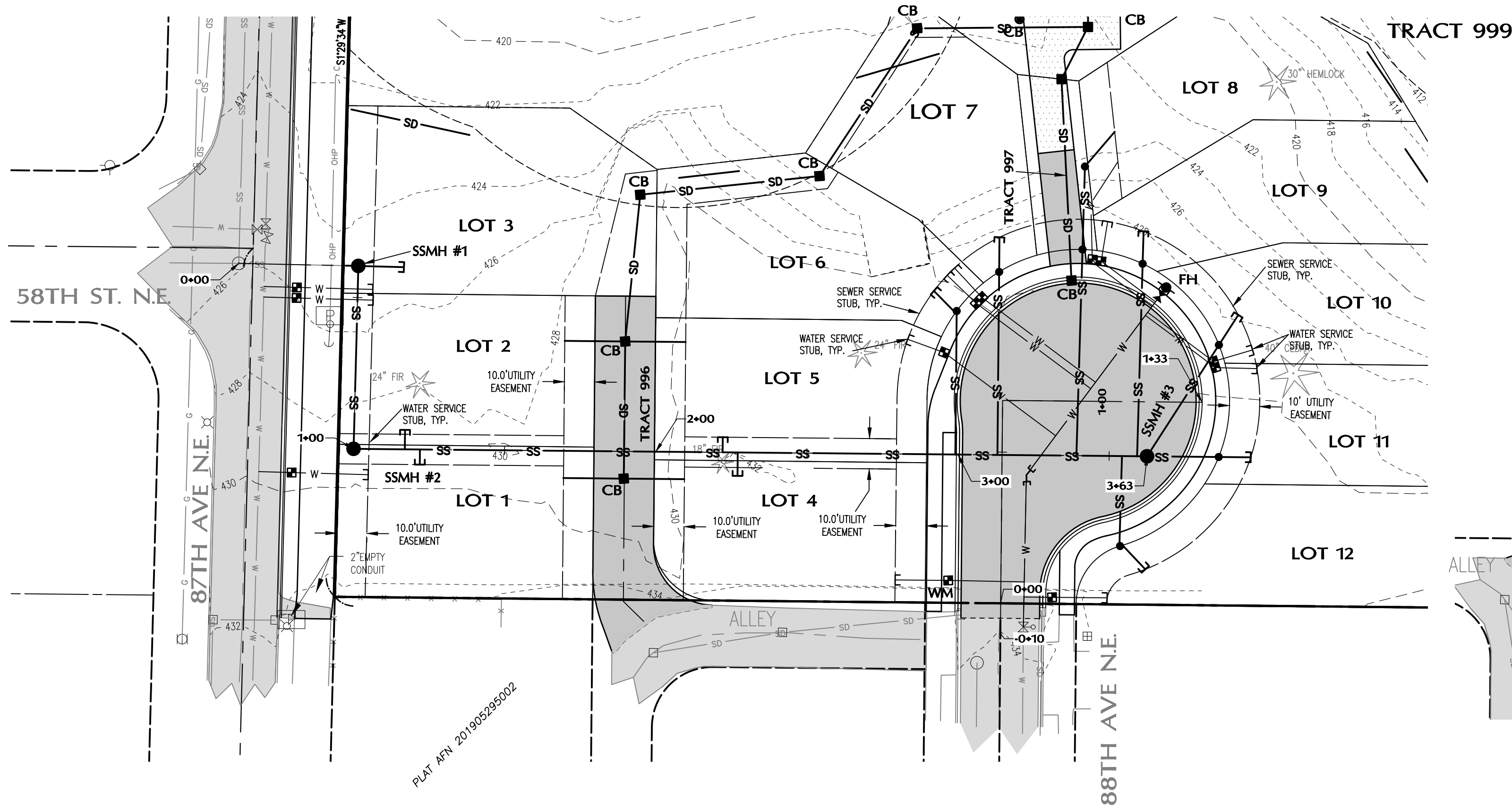
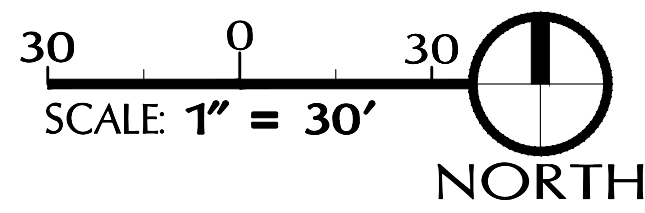
LANDSCAPE WIDTH		SIDEWALK WIDTH	
MASTER PLAN	WIDTH	MASTER PLAN	WIDTH
LAKEMOOD	8' MIN*	EAST GUNNISON	8' MIN*
DOWNTOWN	8' MIN*	LAKEMOOD	8' MIN*
		DOWNTOWN	8' MIN*
		SEASIDE AVENUE	8' MIN*

*SHALL BE PER CITY ENGINEER OR DESIGNEE.

APPROVED BY: *[Signature]* 03/19/21
MARYSVILLE CITY ENGINEER DATE
2-LANE ARTERIAL SHARED-USE PATH CONFIGURATION
CITY OF MARYSVILLE WASHINGTON
STANDARD PLAN 3-201-008

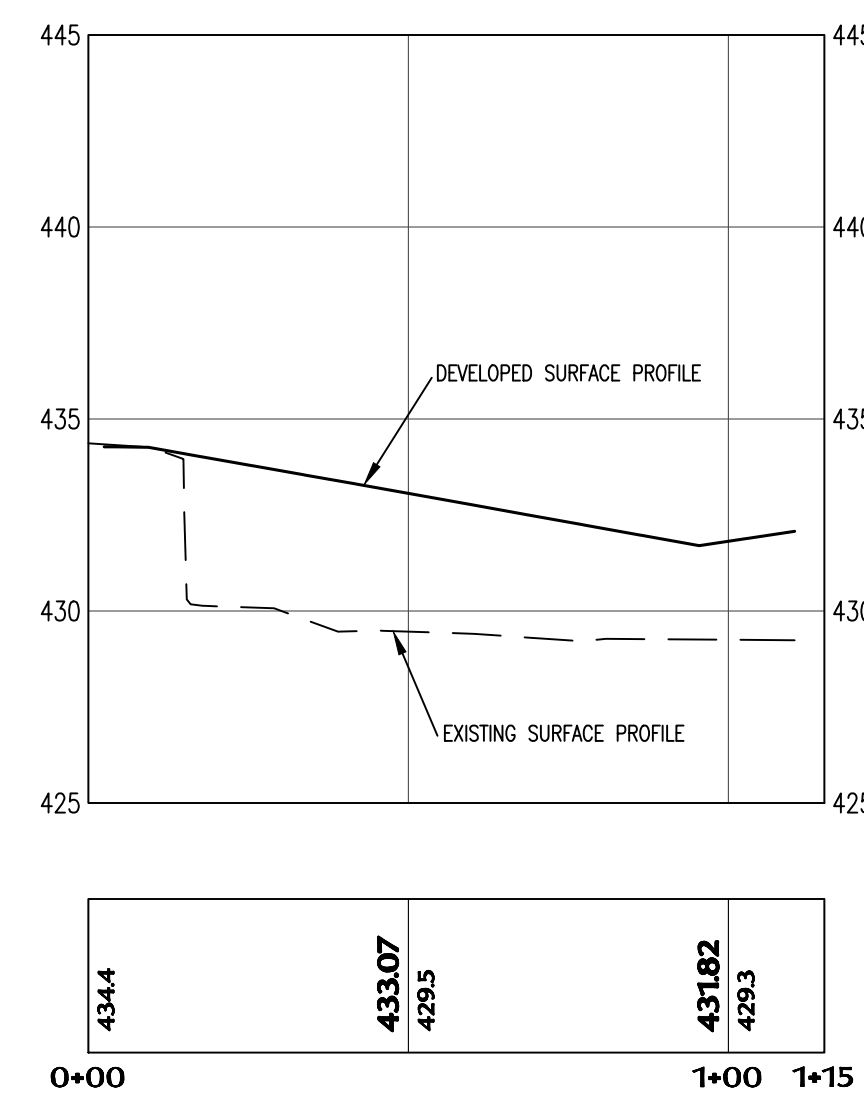
87TH AVENUE N.E. CURB/LANDSCAPE/SIDEWALK IMPROVEMENTS

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:
P1-3
3 OF 4



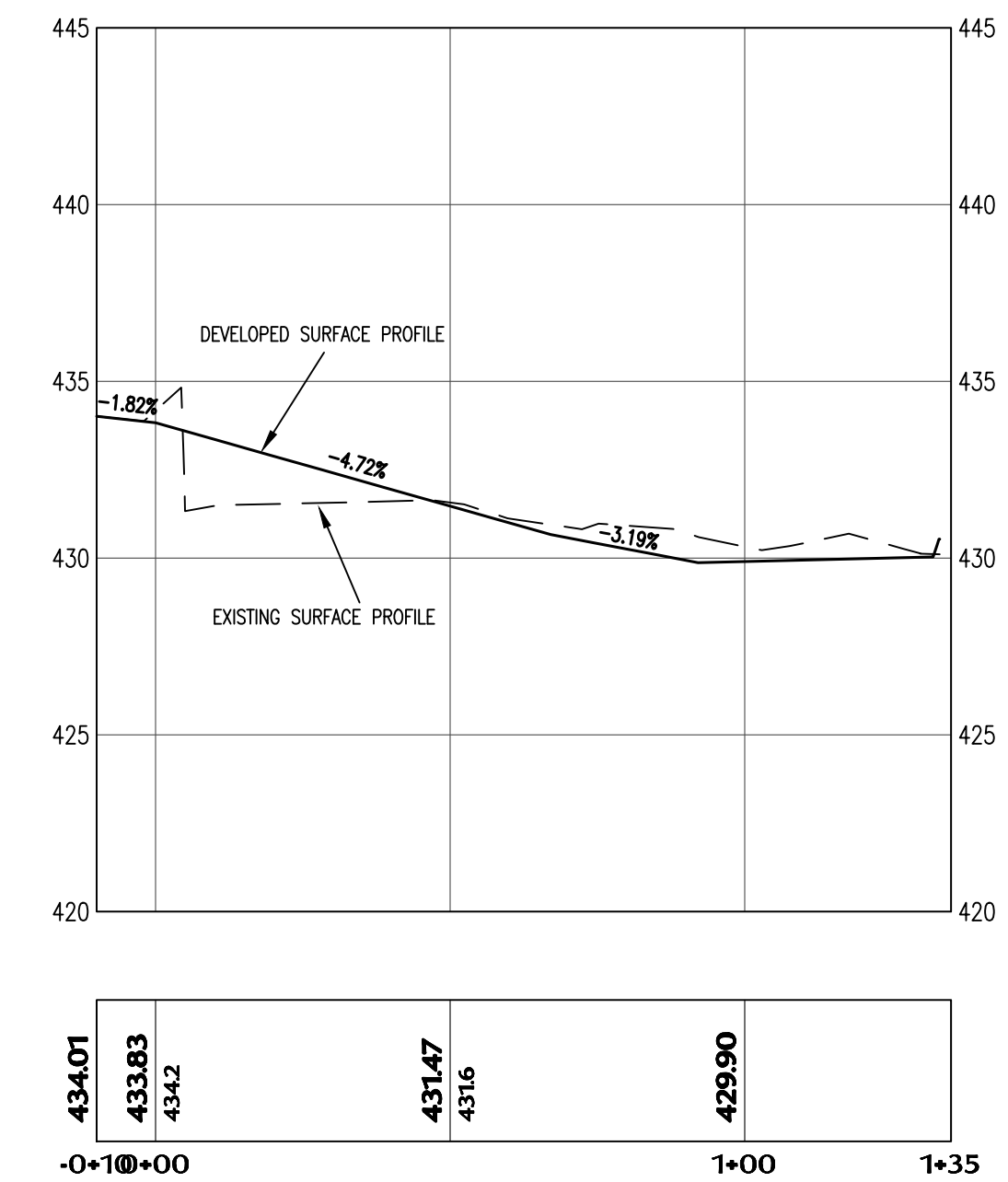
SANITARY SEWER PLAN & PROFILE

SCALE: HORIZ: 1" = 30'
VERTICAL: 1" = 5'



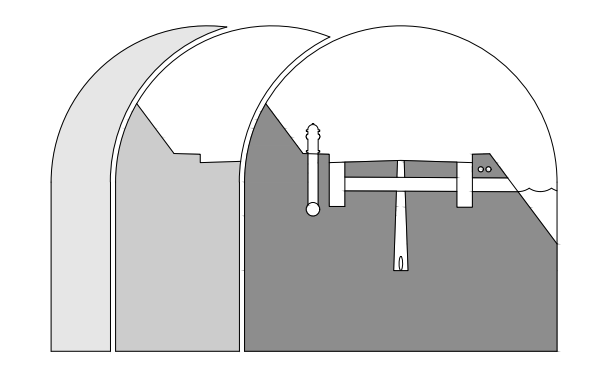
ALLEY ROAD PLAN & PROFILE

SCALE: HORIZ: 1" = 30'
VERTICAL: 1" = 5'



CUL-DE-SAC PLAN AND PROFILE

SCALE: HORIZ: 1" = 30'
VERTICAL: 1" = 5'



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

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1.800.424.5555

PROJECT:
GAMLAM 12-LOT PLAT
FOR
JOHN GAMLAM

SHEET DESCRIPTION:
PRELIMINARY SANITARY SEWER AND ROAD PLANS AND PROFILES

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: