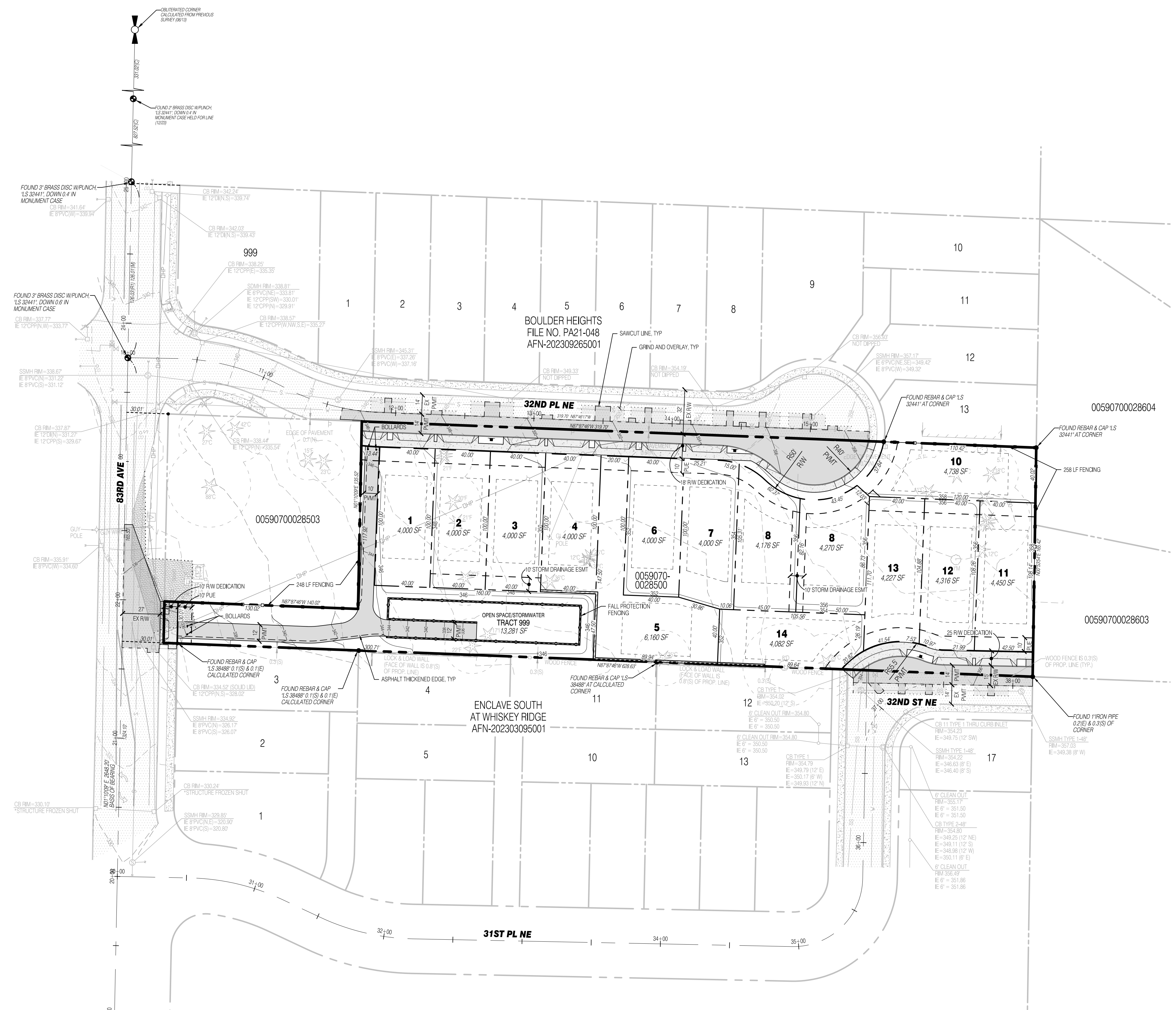
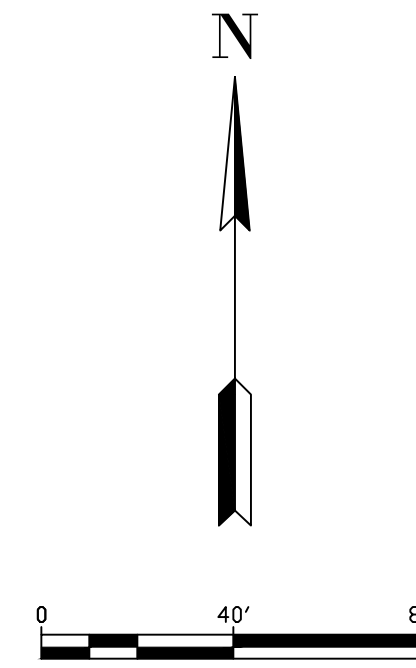


ENGINEER'S STAMP



**LEGEND**

SYMBOLS	DESCRIPTION
(Small square symbol)	REMOVABLE BOLLARD
(Square with 'X' symbol)	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
(Thick solid line)	RETAINING WALL
(Hatched pattern)	ASPHALT PAVEMENT
(Dotted pattern)	ASPHALT GRIND AND OVERLAY
(Horizontal line pattern)	CONCRETE PAVEMENT
(Dashed line with circles)	FALL PROTECTION FENCING
(Line with circles)	WOOD FENCING

REVISIONS

#	DATE	DESCRIPTION

**Solid Ground Engineering**  
8105 166th Ave NE  
Redmond, WA 98052

**PRELIMINARY PLAT MAP**

**KEYSTONE LAND LLC**  
**SERENITY TRAILS**  
3209 83RD AVE NE MARYSVILLE

DRAWN BY:	REET
CHECKED BY:	TPA
DATE:	1/15/2024
JURISDICTION:	SNOHOMISH COUNTY
JOB NUMBER:	23-0012

**PROJECT INFORMATION**

TAX PARCELS: 00590700028500  
 SITE ADDRESS: 3209 83RD AVE NE, MARYSVILLE  
 SITE AREA: 85,000 SF 1.95 AC  
 PROPOSED ZONING: WR-R-6-18  
 PROPOSED LAND USE: DETACHED SINGLE FAMILY HOMES  
 FUTURE LAND USE: URBAN LOW RESIDENTIAL  
 (PER COMP PLAN)  
 PROPOSED LOTS: 14 LOTS  
 BUILDING SETBACKS: 20' FRONT  
 9' SIDE  
 20' REAR  
 CITY OF MARYSVILLE  
 CITY OF MARYSVILLE  
 SNOHOMISH COUNTY PUD  
 CASCADE NATURAL GAS  
 COMCAST  
 COMCAST  
 LAKE STEVENS SCHOOL DISTRICT #4  
 MARYSVILLE FIRE DISTRICT RFA

**SOIL TYPE AND VEGETATIVE COVER**

SOILS: TILL SOILS  
 VEGETATIVE COVER: PRIMARILY FORESTED WITH SOME GRASSY AREAS

**DENSITY CALCULATIONS**

ZONE (DENSITY): WR-R-6-18  
 GROSS AREA: 85,000 SF (1.95 AC)  
 ITEMIZED DEDUCTION: 12,990 SF (0.30 AC)  
 NET AREA: 72,010 SF (1.65 AC)  
 BASE DENSITY: 1.65 AC x 6.0 DU/AC = 9.90 DU = 10 DU  
 MAX DENSITY: 1.65 AC x 18 DU/AC = 29.7 DU = 30 DU  
 RDI CREDITS PER MMC 22C.090.030  
 RDI CREDITS REQUIRED: PROPOSED - BASE = 14 - 10 = 4 CREDITS  
 RDI CREDITS PROPOSED: 7(C) - FENCING (500 LF FENCING/CREDIT) = 1.0 CREDIT  
 3(A) - COMMUNITY IMAGE AND IDENTITY (\$25,000/CREDIT) = 3.0 CREDITS

**SURVEY DISCLAIMER**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.

**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.



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