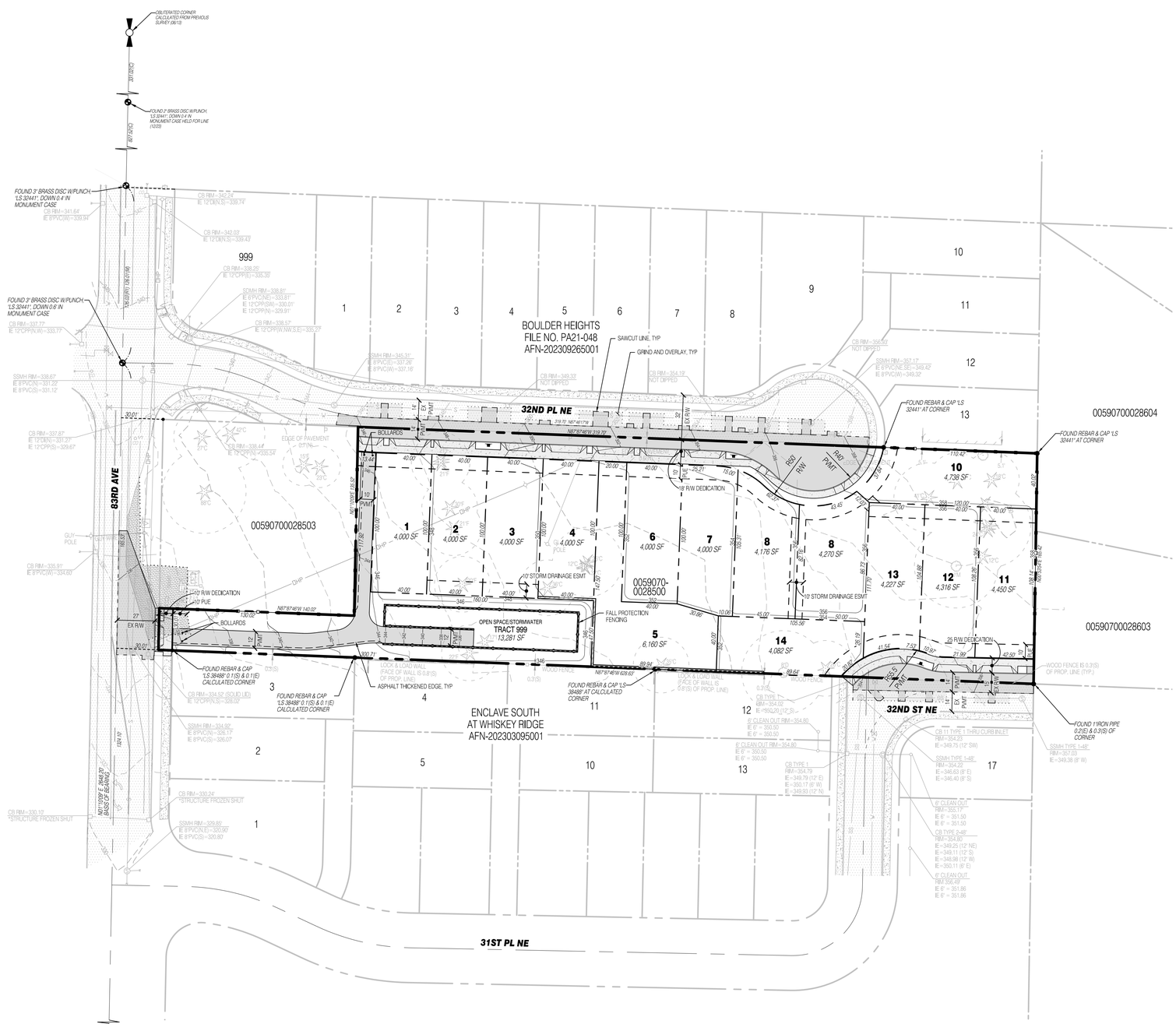
NW 1/4, SW 1/4, SEC. 01, T. 29N, R05E, W.M. SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	WOOD FENCING

NOTES

1. UNDERGROUND OF EXISTING UTILITIES ALONG 83RD AVE NE IS REQUIRED.
2. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED ON LOTS 5, 11, 12, 13 AND 14.

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: (PER COMP PLAN)	URBAN LOW RESIDENTIAL
PROPOSED LOTS:	14 LOTS
BUILDING SETBACKS:	20' FRONT 5' SIDE 20' REAR
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKE STEVENS SCHOOL DISTRICT #4
FIRE DISTRICT:	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:	3(A) - COMMUNITY IMAGE AND IDENTITY ($25,000/CREDIT): $100,000 = 4.0 CREDITS

CITY FILE NUMBER: PA24-001

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.

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THOMAS P. ABBOTT — STATE OF WASHINGTON — 54021 — REGISTERED PROFESSIONAL ENGINEER — 2-22-24

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION
1	2-22-24	REVISED PER COUNTY COMMENTS

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

PP-01

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