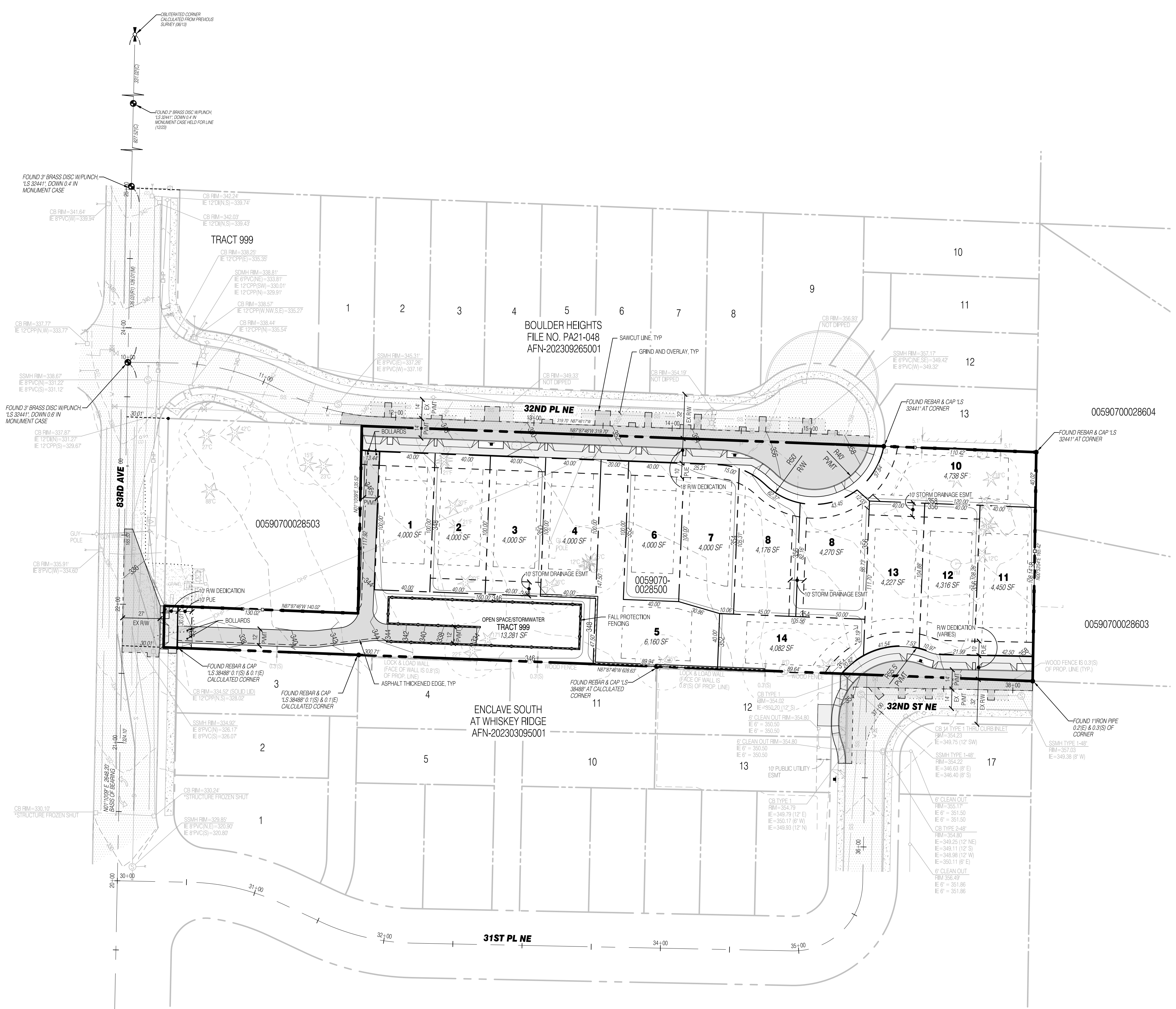
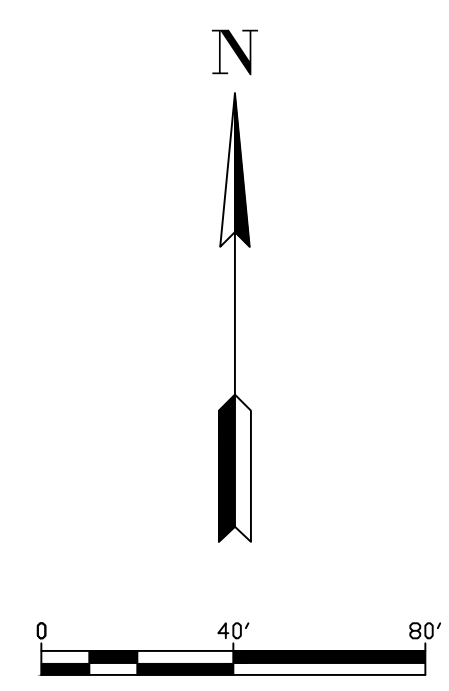


ENGINEER'S STAMP



LEGEND

SYMBOLS	DESCRIPTION
(Symbol: Small circle)	REMOVABLE BOLLARD
(Symbol: Square with X)	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
(Symbol: Square with diagonal lines)	EXISTING 'NO PARKING' SIGN
(Symbol: Dashed line)	RETAINING WALL
(Symbol: Stippled area)	ASPHALT PAVEMENT
(Symbol: Dotted area)	ASPHALT GRIND AND OVERLAY
(Symbol: Horizontal lines)	CONCRETE PAVEMENT
(Symbol: Dashed line with dots)	FALL PROTECTION FENCING

NOTES

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

REVISIONS

DATE	DESCRIPTION
2-22-24	REVISION PER CITY COMMENTS
3-12-24	REVISION PER CITY COMMENTS
4-8-24	REVISION LOT 5 SETBACK

Solid Ground Engineering
8105 168th 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:	CITY OF MARYSVILLE
JOB NUMBER:	23-0012

PP-01
3 OF 8

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
 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

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.



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

CITY FILE NUMBER: PA24-001

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