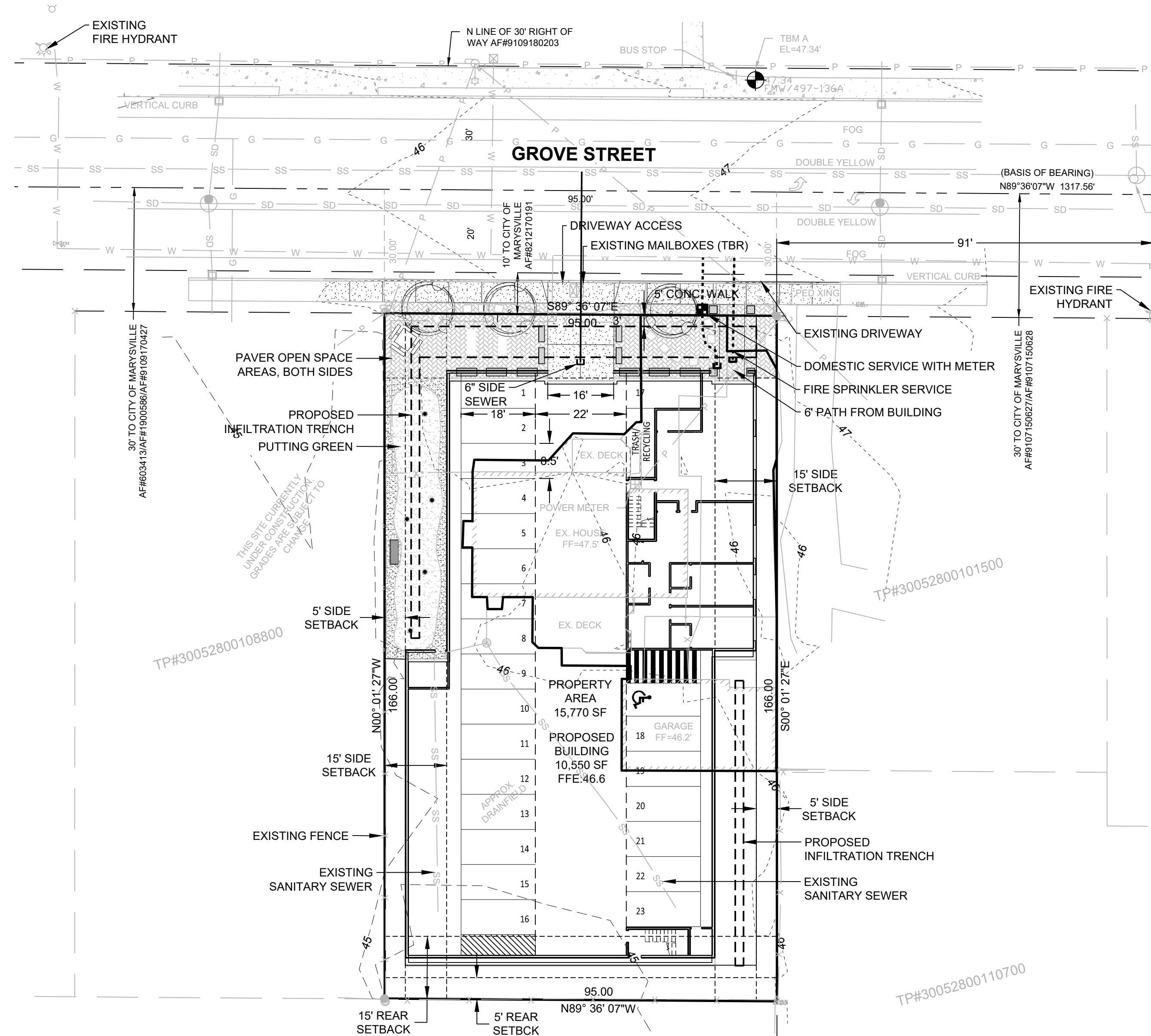


SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

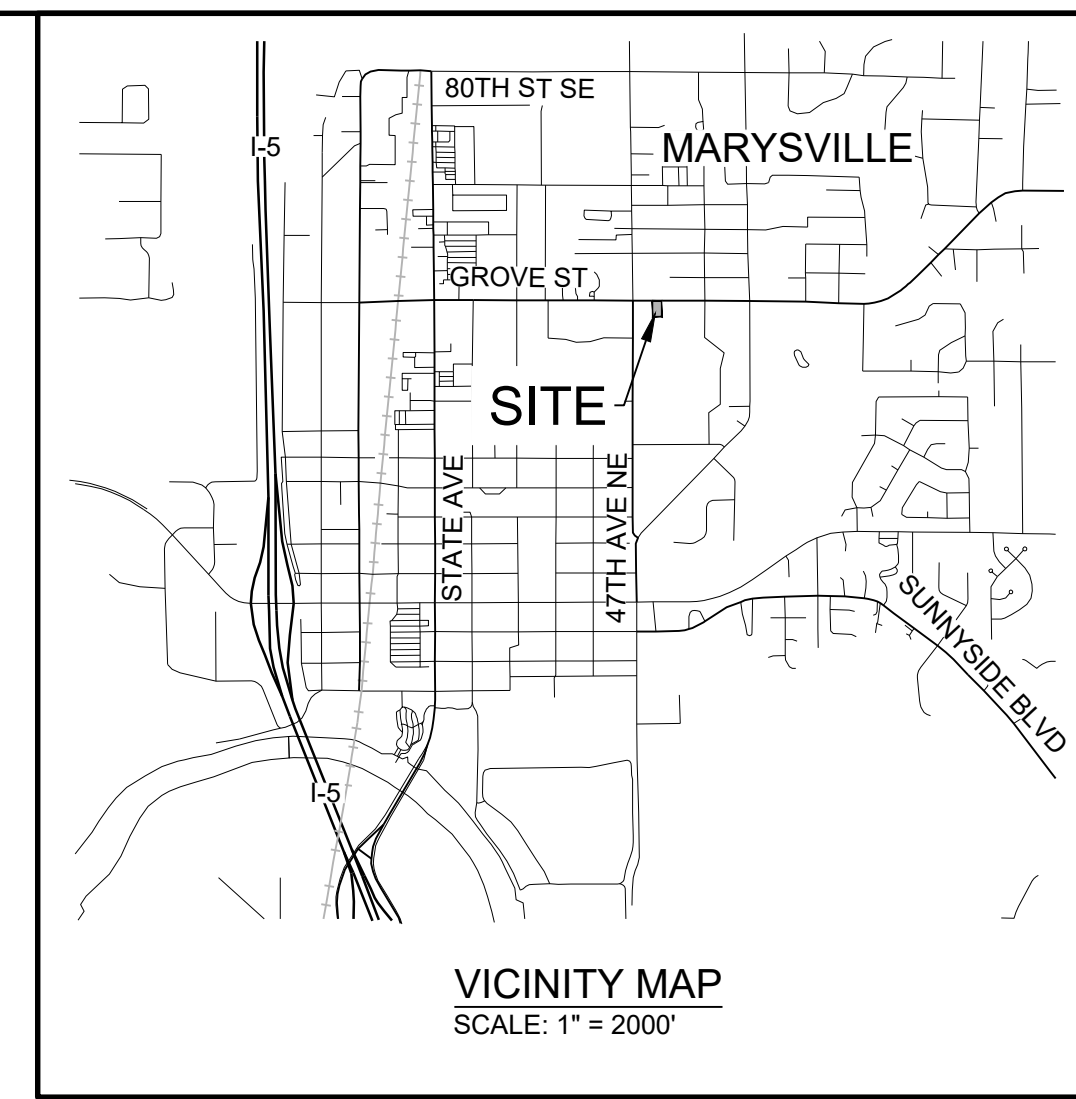
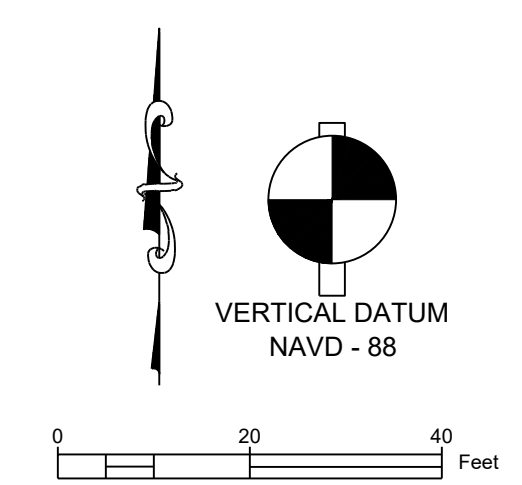


**REQUIRED PARKING**  
MMC TABLE 22C.080.230

USE CATEGORY	MIN SPACES PER UNIT	
1 BEDROOM	1.25	
2 BEDROOMS OR MORE	1.5	
2 @ 1 BEDROOM	2X1.25	2.5
9 @ 2 BEDROOM	9X1.5	13.5
5 @ 3 BEDROOM	5X1.5	7.5
TOTAL		23.5
PROVIDED		24

**REQUIRED OPEN SPACE**  
MMC 22C.080.420(3)

USE CATEGORY	MIN OPEN SPACE PER UNIT	
1 BEDROOM	100 SF	
2 BEDROOMS OR MORE	150 SF	
2 @ 1 BEDROOM	200 SF	
14 @ 2,3 BEDROOM	2,100 SF	
TOTAL		2,300 SF
PROVIDED		2,300 SF



**SITE INFORMATION**  
4726 72ND ST NE  
MARYSVILLE, WA 98270

TAX PARCEL  
30052800108700

PROPERTY AREA: 15,770 SF (0.36 ACRES)

NEW IMPERVIOUS 7,510 SF

REPLACED IMPERVIOUS 4,805 SF

TOTAL IMPERVIOUS 12,315 SF

POLLUTION GENERATING IMPERVIOUS 0 SF

DISTURBED AREA 13,850 SF

**DATUM NAVD 88**  
**BENCHMARK**  
PROJECT BENCHMARK: FOUND MONUMENT IN CASE AT THE INTERSECTION OF GROVE ST AND 47TH AVE.  
ELEV. = 43.40'

TBM A: FOUND MAG NAIL & YELLOW PLASTIC WASHER LOCATED IN THE NORTHERLY SIDEWALK ALONG GROVE STREET +/- 5' EAST OF A BUS STOP SIGN.

ELEV. = 47.34'

VERTICAL INFORMATION DERIVED FROM MULTIPLE GPS OCCUPATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

**LEGAL DESCRIPTION**  
THE EAST 95 FEET OF THE NORTH 196 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

LESS 20 FEET FOR ROAD

LESS THE NORTH 10 FEET ADDITIONAL RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NUMBER 8212170191.

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BASIS OF BEARING**  
NORTH 89°36'07" WEST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF GROVE STREET.

**CONTACT/OWNER**  
NATE CONSTRUCTION LLC  
ANDREY NATEKIN & NATALYA SNITKO  
18616 109TH AVE SE  
SNOHOMISH, WA 98296  
206-307-6512  
info@nateconstructionllc.com

**CIVIL ENGINEER**  
DAVID HARMSEN, PE  
HARMSEN, LLC  
2822 COLBY AVE., STE 300  
EVERETT, WA 98201  
360-794-7811  
davidh@harmssenllc.com

**SURVEYOR**  
AARON TYSON, PLS  
HARMSEN, LLC  
2822 COLBY AVE., STE 300  
EVERETT, WA 98201  
360-794-7811  
aaron@harmssenllc.com

**ARCHITECT**  
MENIKOFF DESIGN  
GREGORY MENIKOFF AIA, LEED AP  
1326 5TH AVE STE 632  
SEATTLE, WA 98101  
206-363-0380  
gregory@menikoffdesign.com

**GEOTECH ENGINEER**  
PHILLIP HABERMAN  
COBALT GEOSCIENCES LLC  
P.O. BOX 82243  
KENMORE, WA 98028  
206-331-1097  
cobaltgeo@gmail.com

**LEGEND**

	FOUND MONUMENT IN CASE		TRANSFORMER PAD		GROUND SHOT
	FOUND IRON PIPE AS NOTED		MAILBOX		FENCE LINE
	FOUND REBAR AS NOTED		SIGN POST		GAS LINE
	FOUND PLAT MONUMENT		SEWER MANHOLE		POWER LINE
	BENCH MARK		TELEPHONE PEDESTAL		POWER LINE (UNDERGROUND)
	CONTROL POINT		JUNCTION BOX		SEWER LINE
	CATCH BASIN		POWER POLE W/ U.G. FEED		STORM DRAIN LINE
	WATER VALVE		POWER POLE		TELEPHONE LINE
	GAS VALVE		FIRE HYDRANT		TELEPHONE LINE (UNDERGROUND)
	LUMINAIRE		WATER METER		WATER LINE

CITY OF MARYSVILLE  
**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

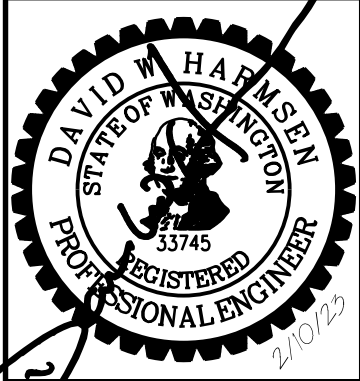
BY: \_\_\_\_\_  
**KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER**

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

**REVISIONS**

**ENGINEERS SURVEYORS**  
(360) 794-7811  
(206) 343-5903  
FAX: (360) 805-9732

**HARMSEN**  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201



**SUNRISE GROVE APARTMENT**  
4726 72ND ST NE  
MARYSVILLE, WA 98270

**PRELIMINARY SITEPLAN**

DATE: 2/10/23

JOB #: 21-371



**P1.0**