

P:\WORK\PROJECTS\2021\21-371 NATE CONSTRUCTION\CE\DWG\SHEETS\P1.0 SITEPLAN.DWG 4/17/2023

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

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

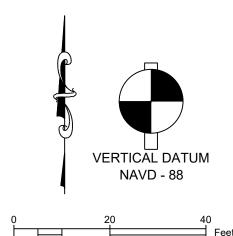
USE CATEGORY	MIN SPACES PEF	R UNIT
1 BEDROOM	1.25	
2 BEDROOMS OR MORE	1.5	
2 @ 1 BEDROOM 9 @ 2 BEDROOM	2X1.25 9X1.5	2.5 13.5
5 @ 3 BEDROOM	5X1.5	7.5
TOTAL		23.5
PROVIDED		24

#### **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

### **DENSITY CALCULATIONS** MMC 22C.080.140

MAXIMUM BASE DENSITY 28 DU// 0.362 X 28 MAXIMUM DENSITY 0.362 X 45	ACRE 10 UNITS 45 DU/AC 16	RE	
DIMENSIONAL STANDARDS		MMC 22C.080.140	
STREET SETBACK SIDE YARD SETBACK REAR YARD SETBACK	REQUIRED 0-10' 0-15' 0-15'	D PROVIDED 15'-7" VARIES (5'-15') 5'-7" MIN	
PROPOSED DENSITY INCENTIVES MMC 22C.090.030		MMC 22C.090.030	
BENEFIT 3. COMMUNITY IMAGE AND IDEN		DENSITY INCENTIVE \$25,000 PER BONUS UNIT	
BICYCLE PARKING CALCULATIONS	i	MMC 22C.130.060	
5% OF OF NUMBER OF OFF-STREET AUTO PARKING SPACES 0.05 X 24 2 BICYCLE SPACES			



# SITE INFORMATION 4726 72ND ST NE

MARYSVILLE, WA 98270

TAX PARCEL 30052800108700	
PROPERTY AREA:	15,770 SF (0.36 ACRI
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

DISTURBED AREA

#### DATUM NAVD 88 **V**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.

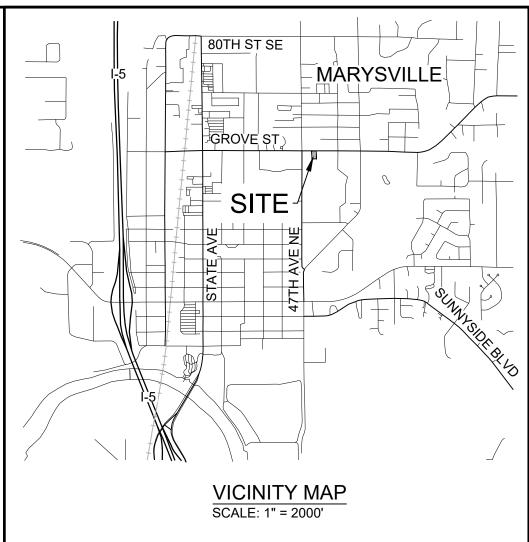
#### LEGAL DESCRIPTION THE EAST 95 FEET OF THE NORTH 196 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

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.



RES)

# CONTACT/OWNER

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

## **CIVIL ENGINEER**

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SURVEYOR

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#### **GEOTECH ENGINEER**

PA23002

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