

SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M., SNOHOMISH COUNTY, WA

GRAPHIC SCALE
 20 0 10 20 40
 (IN FEET)
 1 INCH = 20 FT

DATUM: NAVD 88
BENCH: RR SPIKE SET IN PP NEAR SE CORNER OF PARCEL ALONG ARMAR RD. PER RTK/RTN OBSERVATIONS. ELEVATION = 38.87 NAVD 88 DATUM

BASIS OF BEARING:
 NORTH LINE NE 1/4, SE 1/4 SEC. 28 TWP. 30 N. RANGE 05 E @ S89°39'40"E PER RTK/RTN OBSERVATIONS

- CONSTRUCTION SEQUENCE:**
- THIS CONSTRUCTION SEQUENCE IS TO BE USED AS A GUIDELINE. CONDITIONS MAY REQUIRE CHANGES IN TIMING OF WORK. CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY INSPECTOR AND OWNER.
- ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH THE CITY OF MARYSVILLE.
 - FLAG CLEARING LIMITS AS INDICATED AND INSTALL S.W.P.P. MEASURES.
 - CONSTRUCT PRIVATE ROAD NETWORK WITH DRAINAGE, SEWER, AND WATER
 - ANY NECESSARY ON-SITE GRADING
 - STABILIZE DISTURBED LAND SURFACES.

ABBREVIATIONS TABLE

(A/P) = ANGLE POINT	(MCSE) = MIN CRAM SPACE ELEV.
(BC) = BOTTOM OF CURB-F/L	(OWS) = OIL WATER SEPARATOR
(BW) = BOTTOM OF WALL	(PC) = POINT OF CURVATURE
(BO) = BLOWOFF	(PI) = POINT OF INTERSECTION
(BRK) = BREAK/GRADE BREAK	(PL) = PROPERTY LINE
(CB) = CATCH BASIN	(PP) = POWER/UTILITY POLE
(CBU) = COLLECTION BOX UNITS	(PT) = POINT OF TANGENCY
(CE) = COLLECT END	(PMT) = PAVEMENT
(CL) = CENTER LINE	(RE) = RM ELEVATION
(CO) = CLEANOUT	(SD) = STORM DRAIN
(CSBC) = CR. SURF. BASE COURSE	(SLL) = SOLID LOCKING LID
(CSTC) = CR. SURF. TOP COURSE	(SS) = SANITARY SEWER
(CTR) = CENTER	(SSMH) = SEWER MANHOLE
(DIP) = DUCTILE IRON PIPE	(STRCTR) = STRUCTURE
(DRNG) = DRAINAGE	(TBR) = TO BE REMOVED
(EL) = ELEVATION	(TCL) = TOP OF CURB
(EAA) = EDGE OF ASPHALT	(TC) = THRU CURB INLET
(EOG) = EDGE OF GRAVEL	(TOB) = TOP OF BANK
(ESM) = EASEMENT	(TW) = TOP OF WALL
(EX) = EXISTING	(TYP) = TYPICAL
(G/L) = GUTTER LINE OF CURB	(Tj-X) = TYPE-CB/MH
(GR) = GRATE	(Tj-1) = TYPE 1 CB
(GRV) = GRAVEL	(TD) = YARD DRAIN
(H) = FIRE HYDRANT	(V) = VANDER GRATE
(F/L) = FLOW LINE	(W) = WATER/WATER MAIN
(FOC) = FACE OF CURB	(WCR) = WHEEL CHAIR RAMP
(H) = INVERT ELEVATION	(WM) = WATER METER
(INT) = INTERSECTION	(WV) = WATER VALVE
(LL) = LOT LINE	(1/4 Δ) = 1/4 PARTS DELTA
(MB) = MAILBOX	

PROPOSED FLOOR AREA FOR EACH UNIT/STORY

UNITS	SIZE	AREA (SF)
1 - 16	20' x 40'	800 SF

EACH UNIT IS ASSUMED TO HAVE 2 OR MORE BEDROOMS

SITE AREA BREAKDOWN

TOTAL SITE AREA: 43,696 SF (1.00 ACRE)

LESS: DEDICATION R/W: 1,587 SF

NET SITE AREA: 42,109 SF (0.97 ACRES)

STRUCTURE: TOWNHOMES

UNITS ALLOWED: 0.97 ACRES (18/ACRE) = 17.46

UNITS PROPOSED: 16

CURRENT SITE STATUS: EXISTING SINGLE FAMILY

ADJACENT PROPERTY LAND USE:
 NORTH: RESIDENTIAL (CITY)
 SOUTH: RESIDENTIAL (CITY)
 EAST: RESIDENTIAL (CITY)
 WEST: RESIDENTIAL (CITY)

MH2 DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: NONE

BUILDING SETBACKS:
 FRONT = 20'
 REAR = 15'
 SIDE = 5'

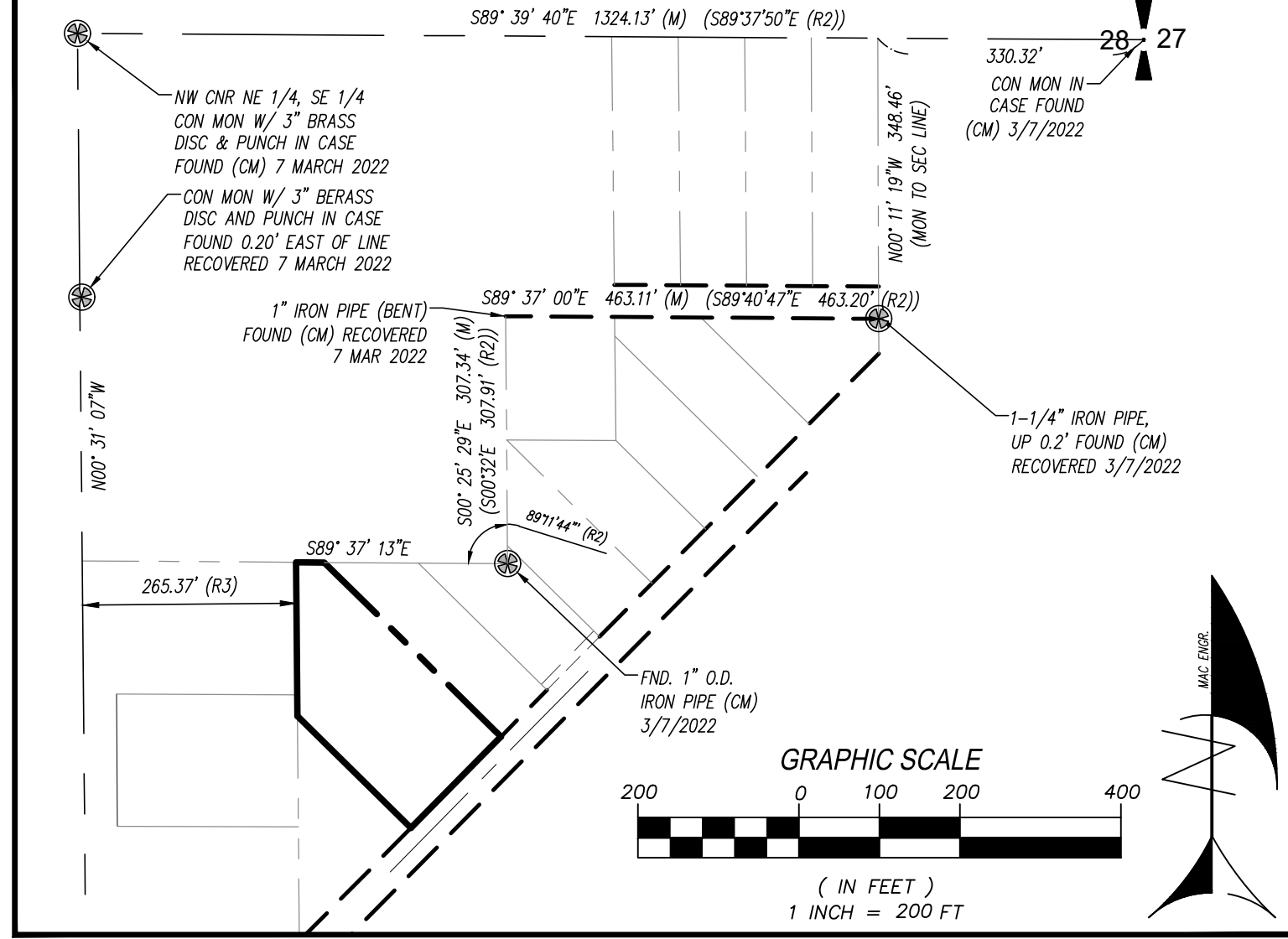
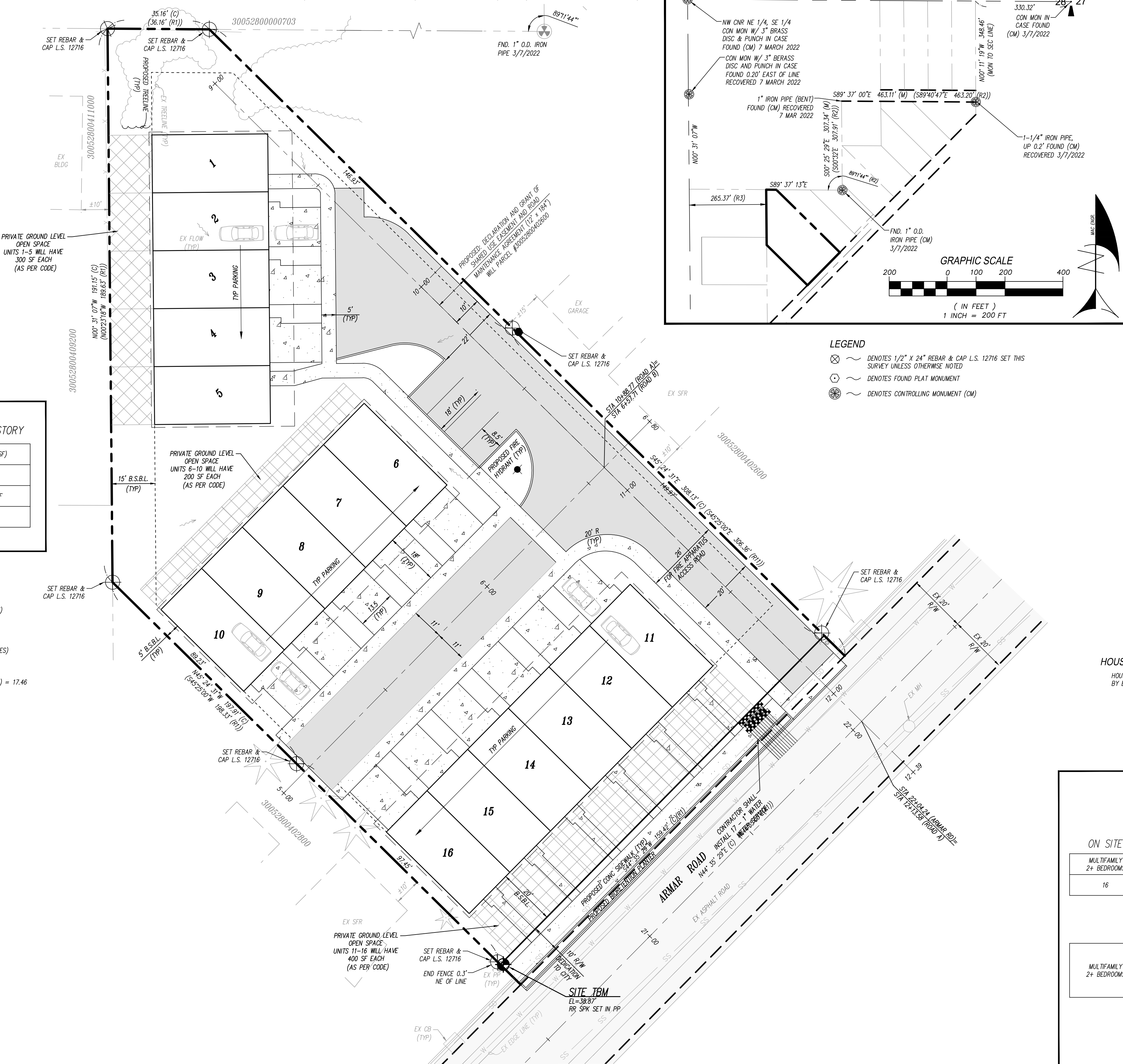
BUILDING HEIGHT: 45' MAX

MAX IMPERVIOUS SURFACE: NONE

MAX BUILDING COVERAGE: NONE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	STORM DRAIN CD (Tj-1)	[Symbol]
[Symbol]	STORM DRAIN CB (Tj-2)	[Symbol]
[Symbol]	STORM DRAIN SERVICE STUB	[Symbol]
[Symbol]	SAN. SEWER MANHOLE	[Symbol]
[Symbol]	SAN. SEWER CLEAN OUT	[Symbol]
[Symbol]	SAN. SEWER STUB	[Symbol]
[Symbol]	BLOW-OFF (BO)	[Symbol]
[Symbol]	WATER SERVICE (WS)	[Symbol]
[Symbol]	WATER VALVE (WV)	[Symbol]
[Symbol]	WELL	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	UTILITY POLE (PP, UP)	[Symbol]
[Symbol]	TREE	[Symbol]
[Symbol]	SHRUB	[Symbol]
[Symbol]	PAVEMENT (EOA)	[Symbol]
[Symbol]	CONCRETE (EOC)	[Symbol]
[Symbol]	GRAVEL (EOG)	[Symbol]
[Symbol]	BLDG SETBACK LINE (BSBL)	[Symbol]
[Symbol]	PROPERTY LINE (P/L)	[Symbol]
[Symbol]	EX. R/W	[Symbol]
[Symbol]	RIGHT OF WAY (R/W)	[Symbol]
[Symbol]	CENTER (CTR) LINE	[Symbol]
[Symbol]	FENCE LINE	[Symbol]
[Symbol]	DRAINAGE FLOW PATTERNS	[Symbol]
[Symbol]	SECTION CORNER	[Symbol]
[Symbol]	SOIL LOG	[Symbol]
[Symbol]	TEMPORARY BENCHMARK	[Symbol]



LEGEND

- [Symbol] DENOTES 1/2" X 24" REBAR & CAP L.S. 12716 SET THIS SURVEY UNLESS OTHERWISE NOTED
- [Symbol] DENOTES FOUND PLAT MONUMENT
- [Symbol] DENOTES CONTROLLING MONUMENT (CM)

LEGAL DESCRIPTION:
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°31'18" WEST 656.62 FEET; THENCE SOUTH 89°43'44" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 301.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°43'44" WEST 36.16 FEET; THENCE SOUTH 02°31'18" EAST 189.63 FEET; THENCE SOUTH 45°25' EAST 198.33 FEET TO THE WEST LINE OF THE MARYSVILLE-ARLINGTON HIGHWAY; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID HIGHWAY TO A POINT SOUTH 45°25' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 45°25' WEST 306.36 FEET TO THE TRUE POINT OF BEGINNING.

SITE DATA:
 TAX PARCEL NO.: 30052800402700
 SITE ADDRESS: 6506 ARMAR RD, MARYSVILLE, WA 98270-4435
 TOTAL SITE AREA: 1.00 AC
 EXISTING/PROPOSED ZONING: MR-2
 WATER DISTRICT: CITY OF MARYSVILLE WATER SYSTEM
 SEWER DISTRICT: CITY OF MARYSVILLE
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DIST 25
 FIRE DISTRICT: MARYSVILLE FIRE DIST RFA

OWNER/APPLICANT:
 BALWANT SINGH & SARAGJIT KAUR GHAG
 6506 ARMAR RD
 MARYSVILLE, WA 98270-4435

ENGINEER/CONTACT:
 MAC ENGINEERING, LLC
 ELDEN D. MCCALL P.E.
 P.O. BOX 177
 SILVANA, WA 98287
 TEL: 360-652-5820
 E-MAIL: macengineering@frontier.com

SURVEY:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 EAST DIVISION STREET
 P.O. BOX 326
 ARLINGTON, WA 98223
 TEL: (360) 435-5551
 PROJECT #23113

HOUSEHOLD WASTE (garbage)
 HOUSEHOLD WASTE WILL BE HANDLED BY EACH INDIVIDUAL UNIT WITH TITERS.

ON SITE OPEN SPACE & REC

MULTIFAMILY 2+ BEDROOMS	SF/UNIT	TOTAL REQUIRED	TOTAL PROVIDED
16	150	2,400 SF	4,900 SF

OFF STREET PARKING STANDARD

MULTIFAMILY 2+ BEDROOMS	#/UNIT	TOTAL REQUIRED	TOTAL PROVIDED
	2	32	32

BICYCLE PARKING SPACE REQUIRED
 (32 REQUIRED PARKING STALLS)(5%) = 1.6 ≈ 2 BIKES

MAC ENGINEERING, LLC
 P.O. BOX 177, SILVANA, WA 98287
 TEL: (360) 652-5820
 EMAIL: macengineering@frontier.com

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 TEL: (360) 435-5551

GRADING ESTIMATE
 CUT: XXX CY'S
 FILL: XXX CY'S

THE GRADING ESTIMATE PROVIDED FOR THESE PLANS IS APPROXIMATE. ACTUAL GRADING VOLUMES MAY VARY. CALCULATIONS DO NOT ACCOUNT FOR VARIOUS VOLUMETRIC CHANGES DURING THE EARTH WORK PROCESS.

SHEET INDEX

P1) SITE PLAN
P2) EXISTING CONDITIONS/SWPP PLAN
P3) SWPPP NOTES
P4) ARMAR ROAD - PLAN & PROFILE
P5) DRIVEWAY - PLAN & PROFILE
P6) UTILITY PLAN

DATE	REVISION/ISSUED
11/17/22	ISSUED
5/12/23	PER CITY COMMENTS
5/23/23	PER CITY COMMENTS

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

PFN: PA220427

GHAG-ARMAR RD

PRELIMINARY SITE PLAN

PROJECT NO. 220638

DWG P1 OF 6