

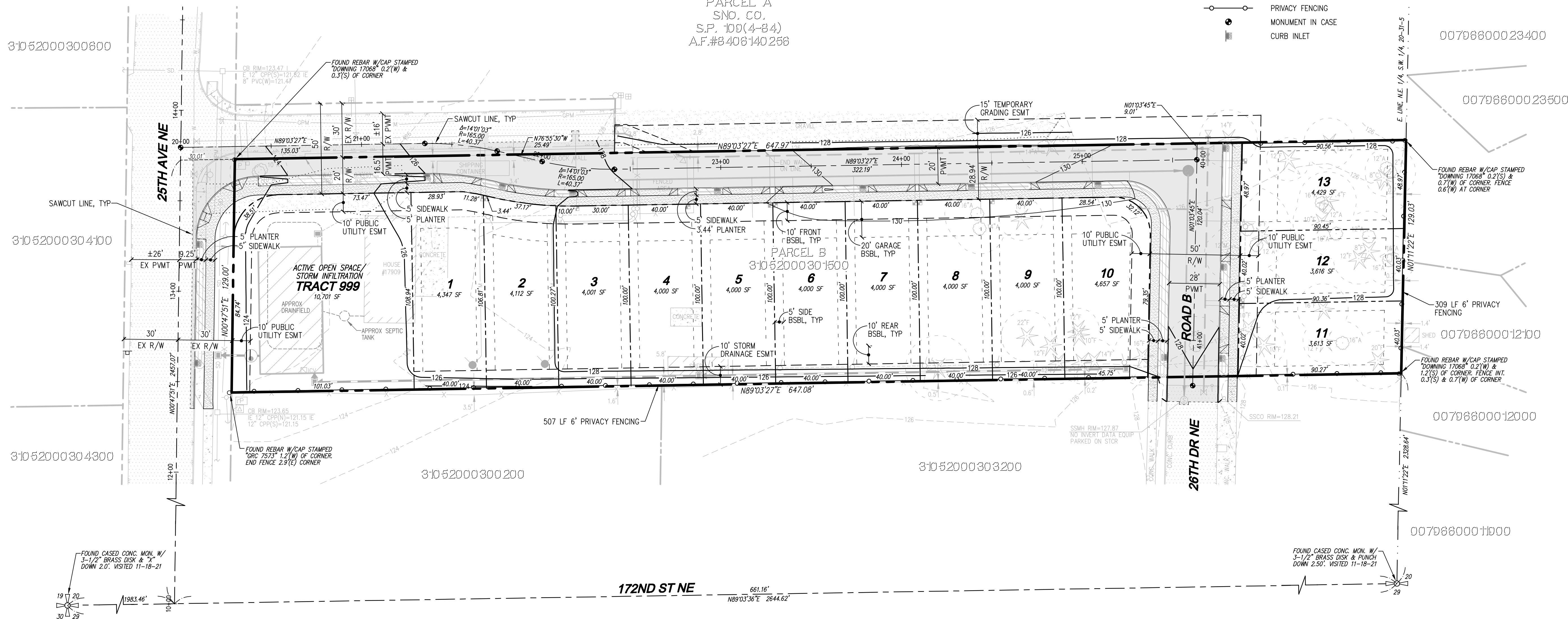
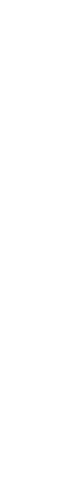
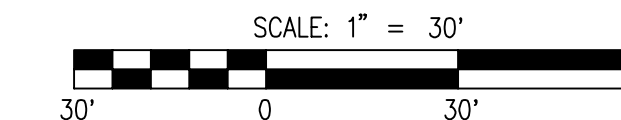


A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON

PARCEL A  
SNO. CO.  
S.P. 100(4-84)  
A.F.#8406140256

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB (SOLID LID)
- ▨ BIOCELL
- SSMH
- WATER METER
- PRIVACY FENCING
- MONUMENT IN CASE
- CURB INLET



NOTES

- LOTS UNDER 5,000 SQUARE FEET MUST DEMONSTRATE COMPLIANCE WITH MMC SECTION 22C.010.310, SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
- MINIMUM 3 PARKING STALLS REQUIRED PER LOT.
- NO DIRECT MOTOR VEHICLE ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 25TH AVE NE.

LOT SIZE SUMMARY

LOTS PROPOSED: 13  
AVERAGE LOT SIZE: 4,060 SF  
SMALLEST LOT SIZE: 3,613 SF (LOT 11)  
LARGEST LOT SIZE: 4,657 SF (LOT 10)

TRACT AND LOT OPEN SPACE TABLE

| TRACT/LOT OPEN SPACE | USE                            | AREA (SF) | AREA (AC) |
|----------------------|--------------------------------|-----------|-----------|
| 999                  | ACTIVE OPEN SPACE/INFILTRATION | 10,701    | 0.25      |

DENSITY DIMENSION AND PARKING

| Requirement                 | Allowable under PRD and R-8 Zoning           | Proposed    |
|-----------------------------|--|-------------|
| Density: Dwelling unit/acre | 8 DU/AC                                      | 6.77 DU/AC  |
| Minimum street setback      | 10 feet                                      | 20 feet     |
| Minimum side yard setback   | 5 feet                                       | 5 feet      |
| Minimum rear yard setback   | 10 feet                                      | 10 feet     |
| Base height                 | 30 feet max                                  | 30 feet max |
| Maximum building coverage   | 50%  | TBD         |
| Maximum impervious surface  | 70%  | 70%         |
| Minimum lot area            | 3,400  | 3,613 SF    |
| Minimum lot width           | 40 feet                                      | 40 feet     |
| Minimum driveway length     | 20 feet                                      | 20 feet     |
| Minimum parking             | 3 stalls per detached single-family dwelling | 56 total    |

\* 2 STALLS PER OT DRIVEWAY AND 2 PER GARAGE

PRD CALCULATIONS

|   |            |         |
|---|------------|---------|
| GROSS SITE AREA:  | 83,492 SF  | 1.92 AC |
| NET DEVELOPMENT AREA: (20% REDUCTION)   | 66,794 SF  | 1.54 AC |
| BASE DENSITY: (1.54AC X 8 DU/AC=12.32)  | 12 UNITS   |         |
| MAX DENSITY: (120% X 12)  | 14 UNITS   |         |
| PROPOSED TOTAL: 1 BONUS DENSITY UNITS NEEDED 816 LF FENCING (1 UNIT/500 LF FENCING) | 13 LOTS    |         |
|   | 1.63 UNITS |         |
| TOTAL OPEN SPACE REQUIRED: (15% OF NET AREA)  | 10,019 SF  | 0.23 AC |
| TOTAL OPEN SPACE PROVIDED: (TRACT 999)  | 10,701 SF  | 0.25 AC |

PROJECT INFORMATION

TAX PARCELS: 31052000301500  
SITE ADDRESS: 17909 25TH AVE NE  
MARYSVILLE, WASHINGTON 98271  
83,492 SF 1.92 AC  
R-8  
PROPOSED ZONING: R-8  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED LOTS: 13  
MAX IMPERVIOUS COVERAGE: 70%  
WATER: CITY OF MARYSVILLE  
SEWER: CITY OF MARYSVILLE  
POWER: SNOHOMISH COUNTY PUD  
GAS: PUGET SOUND ENERGY  
FRONTIER  
TELEPHONE: COMCAST  
CABLE: LAKEWOOD SCHOOL DISTRICT 306  
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA  
BUILDING SETBACKS:  
FRONT: 10 FEET  
REAR: 10 FEET  
SIDE: 5 FEET  
PARKING REQUIREMENTS: 3 PER DU=39 STALLS  
PARKING PROVIDED: 52 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

SOILS

LYNNWOOD LOAMY SAND, 0 TO 3 PERCENT SLOPES.

EXISTING GROUND COVER

COMBINATION OF TREES, GRASS, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH ONE RESIDENCE.

PROPOSED GROUND COVER

COMBINATION OF TREES, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH THE SINGLE FAMILY HOMES.

SITE NOTES

GEOLOGIC HAZARDS: NO GEOLOGICALLY HAZARDOUS AREA ON SITE OR WITHIN 200 FEET OF THE SITE  
AQUIFER RECHARGE: AN AQUIFER RECHARGE AREA IS NOT LOCATED ON THE SITE  
FLOOD HAZARD: THE SITE IS NOT WITHIN A FLOOD HAZARD AREA (FIRM MAP #53061C0390F)  
SHORELINE: THE SITE IS NOT WITHIN A SHORELINE JURISDICTION  
WELLS OR SEPTIC: SEE SHEET TO-01 FOR WELLS AND SEPTIC FIELDS LOCATED WITHIN 100 FEET OF SITE

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.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) 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.



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