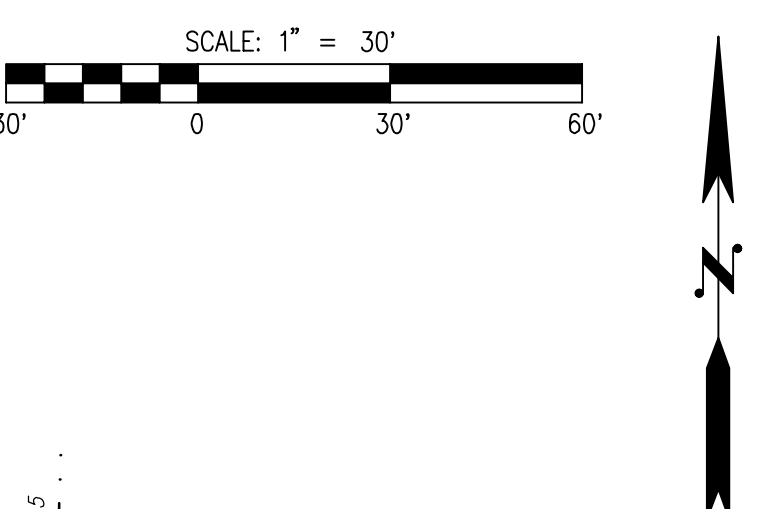


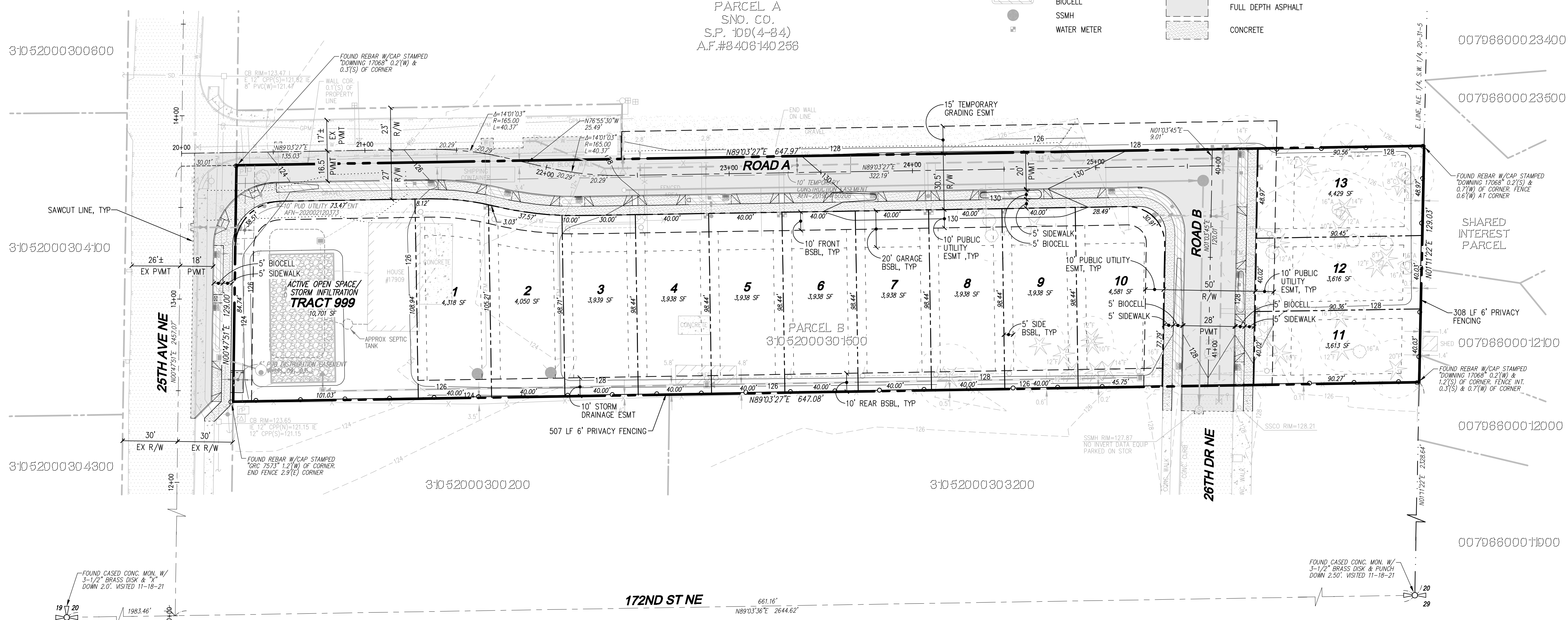
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC 20, TWN 31 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE		PRIVACY FENCING
	SEWER PIPE		MONUMENT IN CASE
	WATER PIPE		CURB INLET
	TYPE 1 CB (SOLID LID)		STREET LIGHT
	TYPE 2 CB (SOLID LID)		SIGN
	BIOCELL		FULL DEPTH ASPHALT
	SSMH		CONCRETE
	WATER METER		

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



NOTES

- LOTS UNDER 5,000 SQUARE FEET MUST DEMONSTRATE COMPLIANCE WITH MMC SECTION 22C.010.310, SMALL LOT 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: 4,013 SF
SMALLEST LOT SIZE: 3,613 SF (LOT 11)
LARGEST LOT SIZE: 4,581 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 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:	13 LOTS	
1 BONUS DENSITY UNITS NEEDED 816 LF FENCING (1 UNIT/500 LF FENCING)	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
SITE AREA:	83,492 SF 1.92 AC
CURRENT ZONING:	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
TELEPHONE:	FRONTIER
CABLE:	COMCAST
SCHOOL DISTRICT:	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 REQUIRED:	52 STALLS
PARKING PROVIDED:	(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 #5306100390F)

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.

PA 22-003

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

LDC Surveying Engineering Planning
Woodville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodville, WA 98072 Kent, WA 98090
T 425.806.1869 www.LDCorp.com F 425.482.2893

HUSEBY HOMES
EVANS PARK
PRELIMINARY PLAT

NO.	DATE	DESCRIPTION
1	5-05-22	REVISED PER 1ST CITY COMMENTS

JOB NUMBER: C21-209
DRAWING NAME: C21209PP-PP-PL
DESIGNER: TPA
DRAFTING BY: JDG
DATE: 3-2-22
SCALE: 1"=30'
JURISDICTION: MARYSVILLE

PP-02
SHEET 2 OF 2