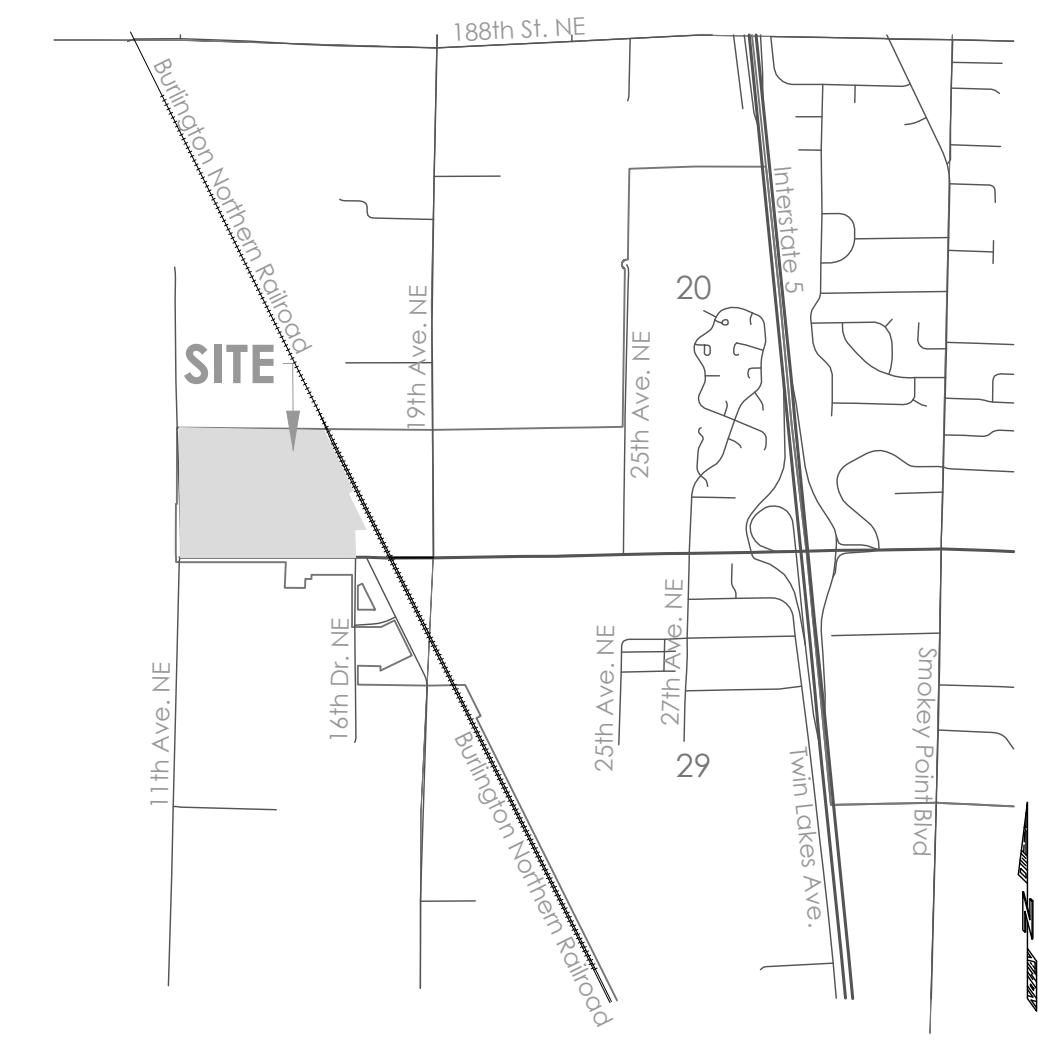


A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



PROJECT INFORMATION	
Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,290,592 sf (29.63 ac)
GFP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	3,930
Smallest Lot	3,514
Net Lot Density	7.68 du/net acre
LOCAL SERVICES	
Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phones:	Frontier Communications
Cable:	Comcast
Gas:	-
CONTACT PERSON	
Land Technologies Inc.	Merle Ash
18820 3rd Ave. NE	Arlington, WA 98223
360.652.9727	merle@landtechway.com
ENGINEER	
Land Technologies, Inc.	Tyler Foster, P.E.
18820 3rd Ave. NE	Everett, WA 98201
Arlington, WA 98223	360.652.9727
tyler@landtechway.com	
SURVEYOR	
North Peak Associates LLC	Richard Van Mourik
17270 Woodinville Redmond Rd	NE Ste 705
Woodinville, WA 98072	206.601.4682
APPLICANT	
Robnett Brothers, LLC	2825 Colby Ave, Ste 304
Everett, WA 98201	425.259.9000
CERTIFIED EROSION CONTROL SPECIALIST	
OWNER	
Bradley K. Gemmer & Myron F. Gemmer	1507 - 172nd St NE
Marysville, WA 98271	-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

LAND TECHNOLOGIES
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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

COVER SHEET

Robinett Brothers, LLC
2825 Colby Ave, Ste 304, Everett, WA 98201

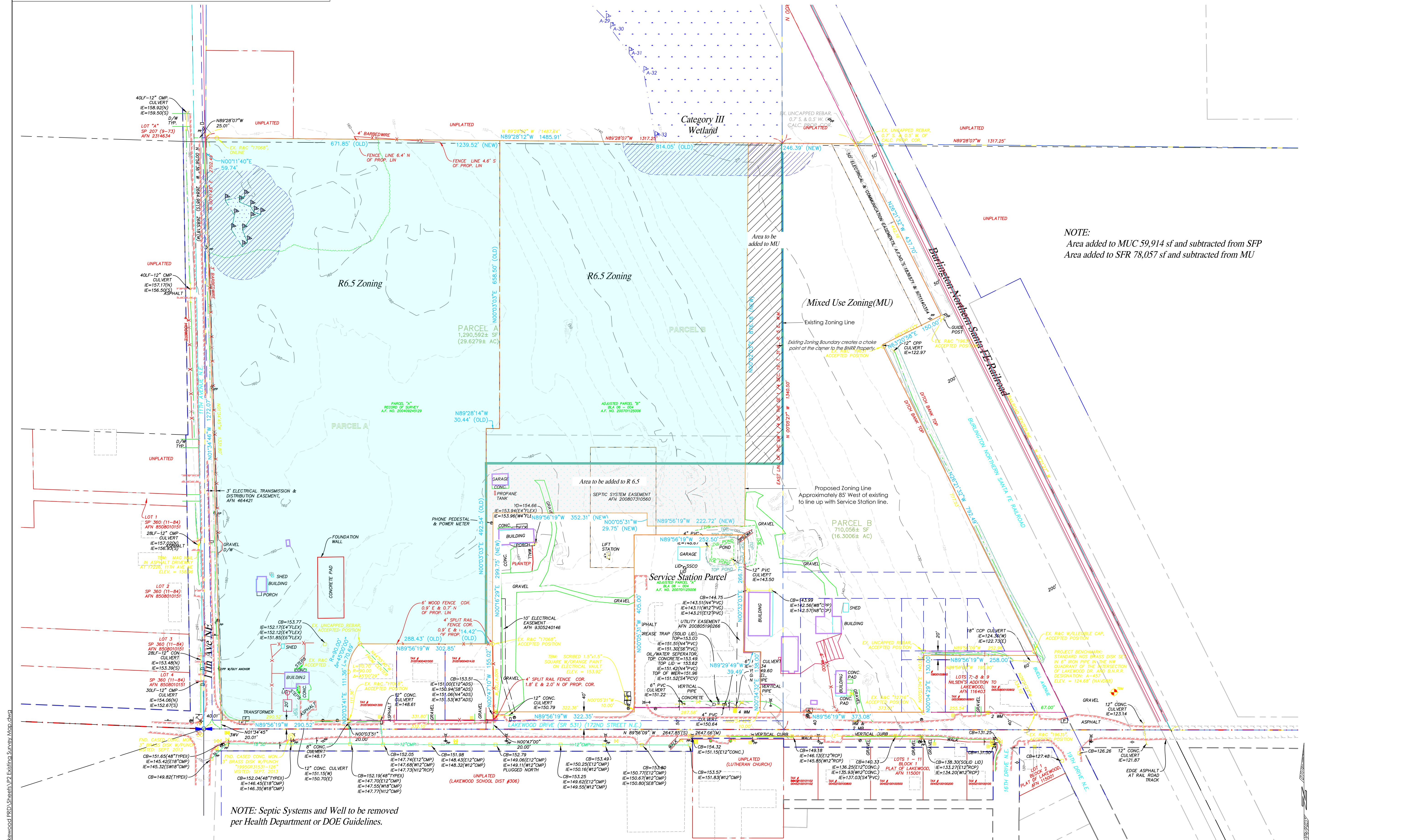
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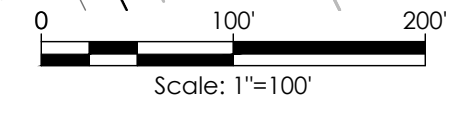
LEGEND

- PROJECT BOUNDARY
- R/W LINE, EXIST
- R/W LINE, PROPOSED
- LOT LINE
- TRACT LINE
- UTILITY EASEMENT
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED PAVED AREA
- AREA OF PROPOSED PRD
- AREA TO BE ADDED TO MU
- AREA TO BE ADDED TO R6.5



NOTE:
 Area added to MUC 59,914 sf and subtracted from SFP
 Area added to SFR 78,057 sf and subtracted from MU

NOTE: Septic Systems and Well to be removed per Health Department or DOE Guidelines.



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 Arlington, WA 98223
 360-652-9727

PROJECT LEAD: *Merice*
 CHECKED BY: *Flyer*
 DRAWN BY: *Flyer*
 APPLICATION DATE: *-*
 SITE APPROVAL DATE: *-*
 REVISION DATE: *-*
 LDA APPROVAL: *-*
 AS-BUILT: *-*

Lakewood PRD
 1126 & 1507 172nd St NE, Arlington, WA 98223
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Robinet Brothers, LLC
 2825 Colby Ave, Ste 904, Everett, WA 98201

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EXISTING SURVEY MAP

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND table with symbols for project boundary, proposed R/W line, existing building, etc.

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 10%) in the northeast portion of the site.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Table with columns: Range, Area (sf), Total = 1,290,592 sf (29.63 ac)

STATEMENT OF INTENT

It is the Applicant's intent to subdivide the property into Fee Simple lots for Detached Single Family homes.

LOTS NOTE

All lots under 5,000 square feet are subject to the Small Lot single family dwelling development standards set forth in MMC 22C.010.310.

HOUSING MIX RATIO

Proposal - 100% Single Family Detached Homes

AQUIFER RECHARGE/WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam; Hydraulic Soil Group: B

BONUS YIELD

Table with columns: Benefit, Density Incentive, Provided, Bonus Yield

LAND DISTURBING AREA

Total Site Area 1,290,592 sf (29.63 ac)

Site Grading

Table with columns: Activity, Quantity

ZONING NOTES R-6.5 (PRD)

Table with columns: Density, Minimum Street Setback, etc.

LOT YIELD ANALYSIS

Table with columns: PRD, Square Feet, Acreage

TRACT DESIGNATION

Table with columns: Tract, Description, Area

Access Tracts

Table with columns: Tract, Description, Area

OPEN SPACE ANALYSIS

Table with columns: Net Project Area, Minimum Open Space (OS) Required, etc.

Open Space Provided

Table with columns: Tract, Description, Area

Active Recreation Space AOS

Table with columns: Tract, Description, Area

Active Open Space on Public Roads

Table with columns: Tract, Description, Area

SITE AREA ANALYSIS

Table with columns: Gross Site Area, Area in ROW, etc.

IMPERVIOUS AREAS

Table with columns: Existing road area, Existing driveway area, etc.

VEGETATIVE ANALYSIS

Table with columns: EXISTING Forested areas, Building & Gravel areas, etc.

PROPOSED

Table with columns: Landscaped areas, Building & Driveway areas, etc.

LEGAL DESCRIPTION

ADJUSTED PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-04, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET; THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: STANDARD NGS BRASS DISK SET IN 4" IRON PIPE IN THE NW QUADRANT OF THE INTERSECTION OF LAKEWOOD DR. AND N.R.R. DESIGNATION:

A-457 ELEV. = 124.68' (NAVD 88)

SURVEY NOTES

PROJECT INFORMATION

Table with columns: Tax Parcel Numbers, Total Area, GPP Designation, etc.

LOCAL SERVICES

Table with columns: Sewage Disposal, Water District, School District, etc.

CONTACT PERSON

Land Technologies Inc. Merle Ash 18820 3rd Ave. NE Arlington, WA 98223

SITE ADDRESS

1125 & 1507 172nd St NE Marysville, WA 98271

ENGINEER

Land Technologies, Inc. Tyler Foster, P.E. 18820 3rd Ave. NE Arlington, WA 98223

APPLICANT

Robinet Brothers, LLC 2825 Colby Ave, Ste 304 Everett, WA 98201

SURVEYOR

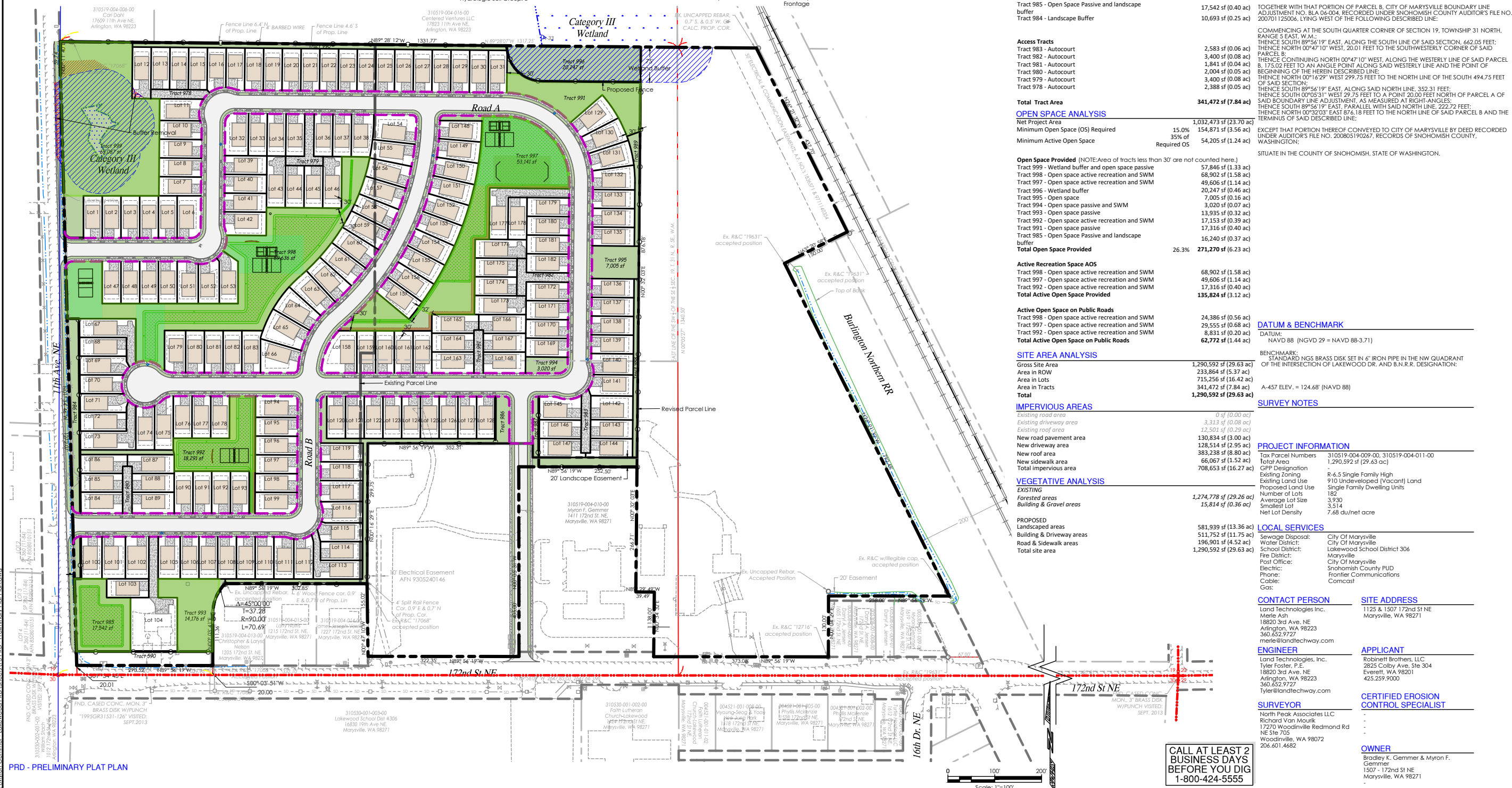
North Peak Associates LLC Richard Van Mourik 17270 Woodinville Redmond Rd NE Ste 705 Woodinville, WA 98072

CERTIFIED EROSION CONTROL SPECIALIST

Bradley K. Gemmer & Myron F. Gemmer 1507 - 172nd St NE Marysville, WA 98271

OWNER

Bradley K. Gemmer & Myron F. Gemmer 1507 - 172nd St NE Marysville, WA 98271



LAND TECHNOLOGIES logo and address: 18820 Third Avenue, N.E. Arlington, WA 98223

PROJECT LEAD, Merle Ash; CHECKED BY, Tyler Foster; DRAWN BY, Tyler Foster; DATE, 09/20/23

Robinet Brothers, LLC Lakewood PRD 1125 & 1507 172nd St NE, Marysville, WA 98271

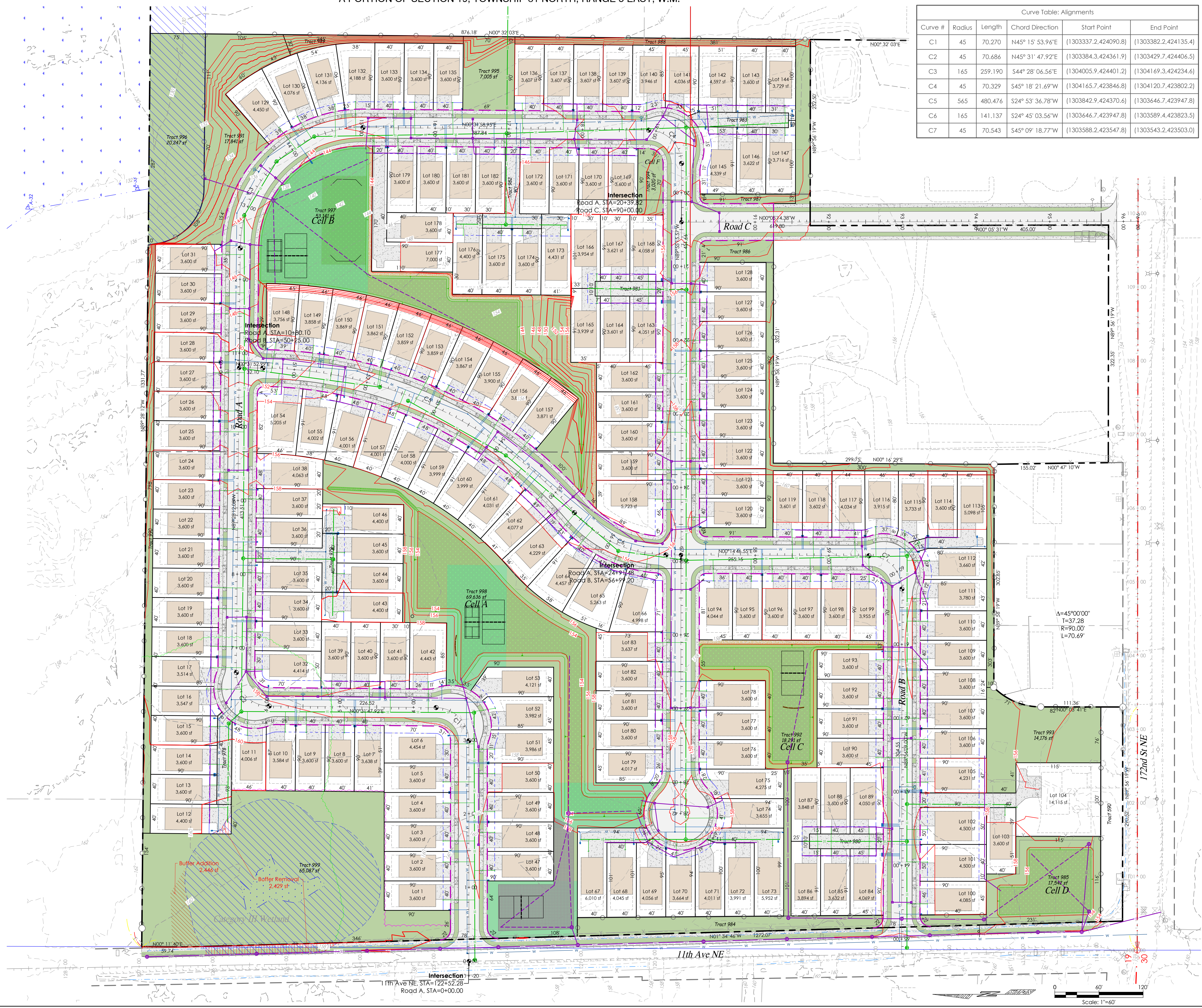
Robinet Brothers, LLC 2825 Colby Ave, Ste 304, Everett, WA 98201

SHEET P3 of P5 24x36 PreA21-050

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	45	70.27	N45° 15' 53.96"E	(1303337.2,424090.8)	(1303382.2,424135.4)
C2	45	70.686	N45° 31' 47.92"E	(1303384.3,424361.9)	(1303429.7,424406.5)
C3	165	259.190	S44° 28' 06.56"E	(1304005.9,424401.2)	(1304169.3,424234.6)
C4	45	70.329	S45° 18' 21.69"W	(1304165.7,423846.8)	(1304120.7,423802.2)
C5	565	480.476	S24° 53' 36.78"W	(1303842.9,424370.6)	(1303646.7,423947.8)
C6	165	141.137	S24° 45' 03.56"W	(1303646.7,423947.8)	(1303589.4,423823.5)
C7	45	70.543	S45° 09' 18.77"W	(1303588.2,423547.8)	(1303543.2,423503.0)



LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727

PROJECT LEAD: Merice
 CHECKED BY: Tyler
 DRAWN BY: -
 APPLICATION DATE: -
 SITE APPROVAL DATE: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS-BUILT: -

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PRELIMINARY PLAT PLAN

Robnett Brothers, LLC
 2825 Colby Ave, Ste 904, Everett, WA 98201

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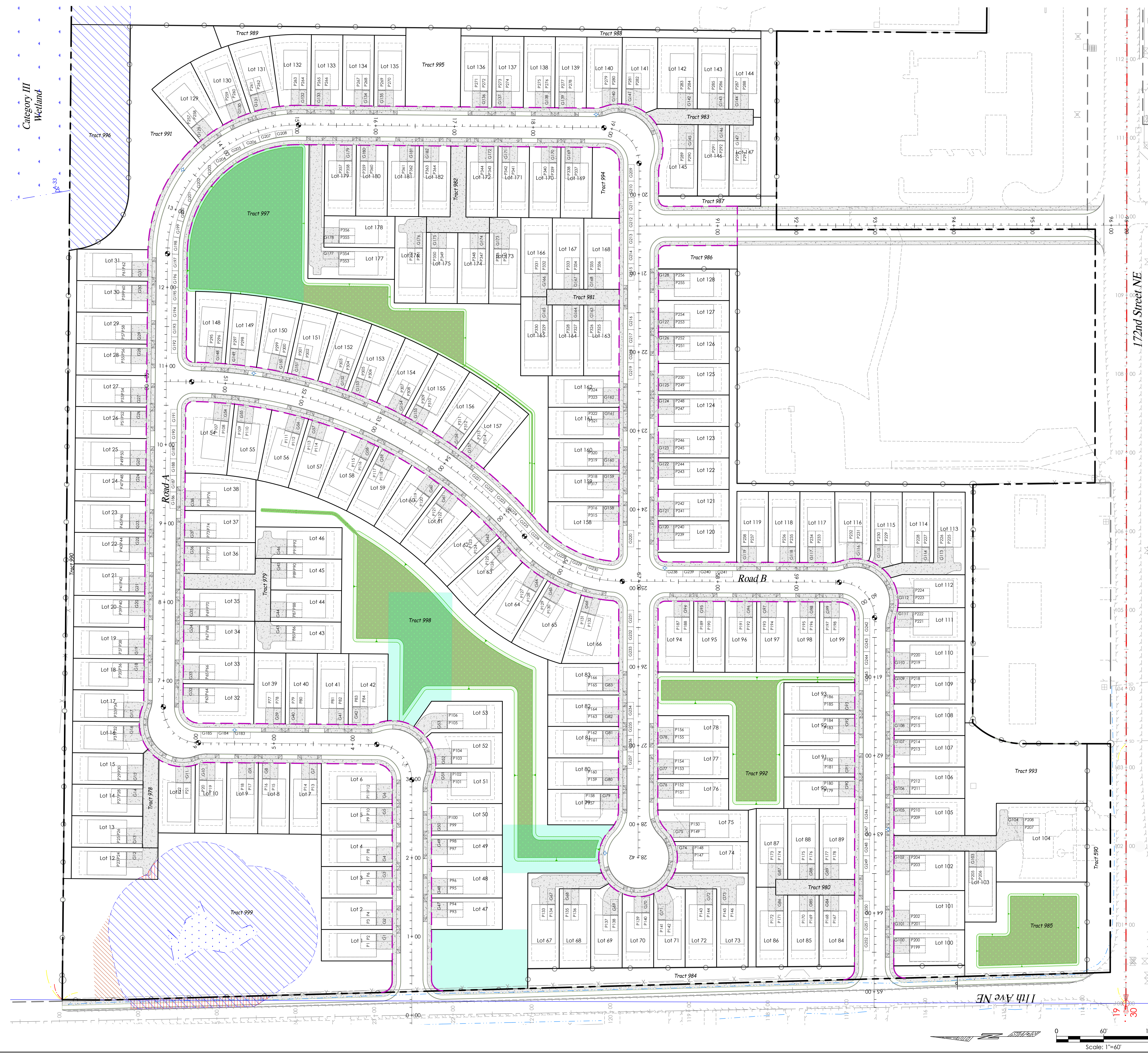
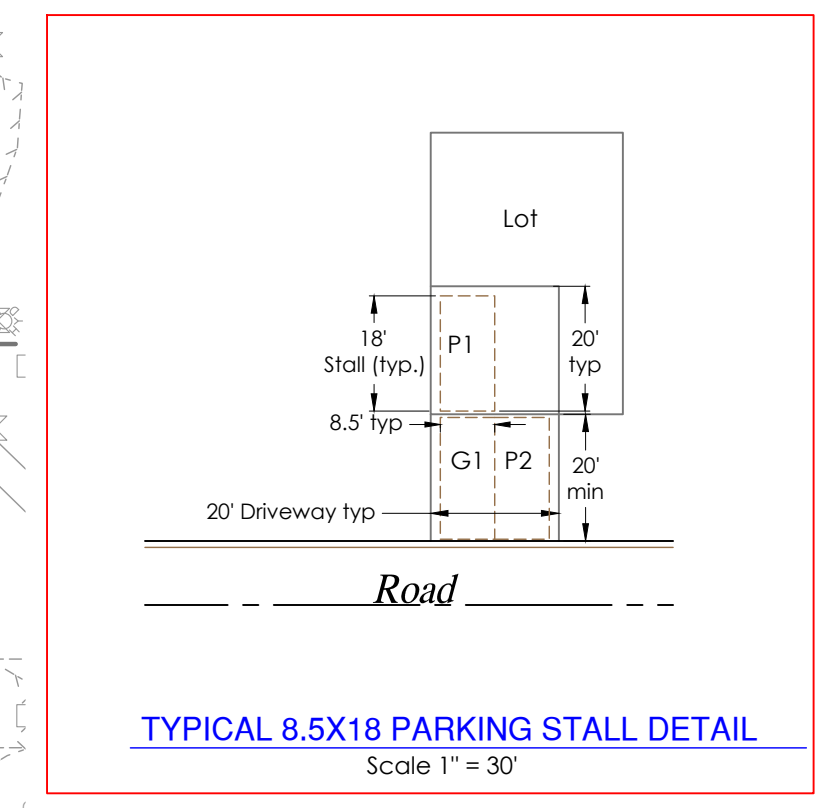
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GENERAL DEVELOPMENT STANDARDS - PARKING

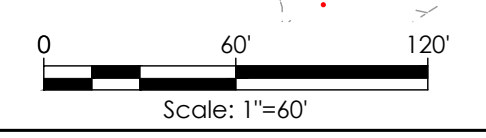
NUMBER OF SPACES REQUIRED (MMC 22C.130.030)

Description	Required	Provided
Single Family Dwelling Units Proposed - 182 SFDU's		
Min. Req'd Parking Spaces	2 per SFDU (364 spaces)	364 spaces
+ Add'l Guest Space	1 per 1 SFDU (182 spaces)	252 spaces
TOTAL Parking Spaces	546 spaces	616 spaces



172nd Street NE

11th Ave NE



LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

PROJECT LEAD: Merice
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AS-BUILT: -

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PARKING PLAN

Robinet Brothers, LLC
2825 Colby Ave, Ste 304, Everett, WA 98201

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