

# GROUNDHOG PRELIMINARY PLAT / PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NE 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON  
CITY PROJECT FILE #: PREA22-009

### APPLICANT

GROUNDHOG LAND DEVELOPMENT COMPANY, LLC  
2502 161 AVENUE SE  
BELLEVUE, WA 98008-5423  
PHONE: (425) 330-4117  
CONTACT: RUSTY DRIVSTUEN  
E-MAIL: MTVMECHVEY@YAHOO.COM

### ENGINEER

LATTA ENGINEERING, PLLC  
5970 BIRCH POINT ROAD  
BLAINE, WA 98230  
CONTACT: NEIL LATTA, PE  
PH: (360) 671-7002  
EMAIL: NLATTA@LATTAEENGINEERING.COM

### SURVEYOR

PACIFIC COAST SURVEYS, INC  
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MILL CREEK, WA 98012  
CONTACT: DARREN RIDDLE, PLS  
PH: (425) 512-7009  
EMAIL: DARREN@CSURVEYS.NET

### GEOTECHNICAL

ROBINSON NOBLE, INC  
17625 130 AVENUE NE, SUITE 102  
WOODENVILLE, WA 98072  
CONTACT: BARBARA GALLAGER, PE  
PH: (425) 488-0599  
EMAIL: BGALLAGER@ROBINSON-NOBLE.COM

### TRAFFIC

KIMLEY-HORN AND ASSOCIATES, INC  
22722 29 DRIVE SE, SUITE 100  
BOTHELL, WA 98021  
CONTACT: BRAD J. LINCOLN, PE  
PH: (425) 339-8266  
EMAIL: BRAD.LINCOLN@KIMLEY-HORN.COM

### BIOLOGIST

SOUNDVIEW CONSULTANTS, LLC  
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GIG HARBOR, WASHINGTON 98335  
CONTACT: JON PICKETT, ECOLOGIST  
PH: (253) 514-8952  
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### LANDSCAPE

CASCADE DESIGN GROUP  
PO BOX 5938  
BELLINGHAM, WA 98227  
CONTACT: PAUL GEORGE, LAND. ARCHITECT  
PH: (360) 715-2119  
EMAIL: PAULGEORGE.CASCADE@GMAIL.COM

### SUBJECT PROPERTY LEGAL DESCRIPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 5001.32201 AMMENDMENT 1)

TPN 005907000-10500

TRACT 105, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### SUBJECT PROPERTY SITE ADDRESS

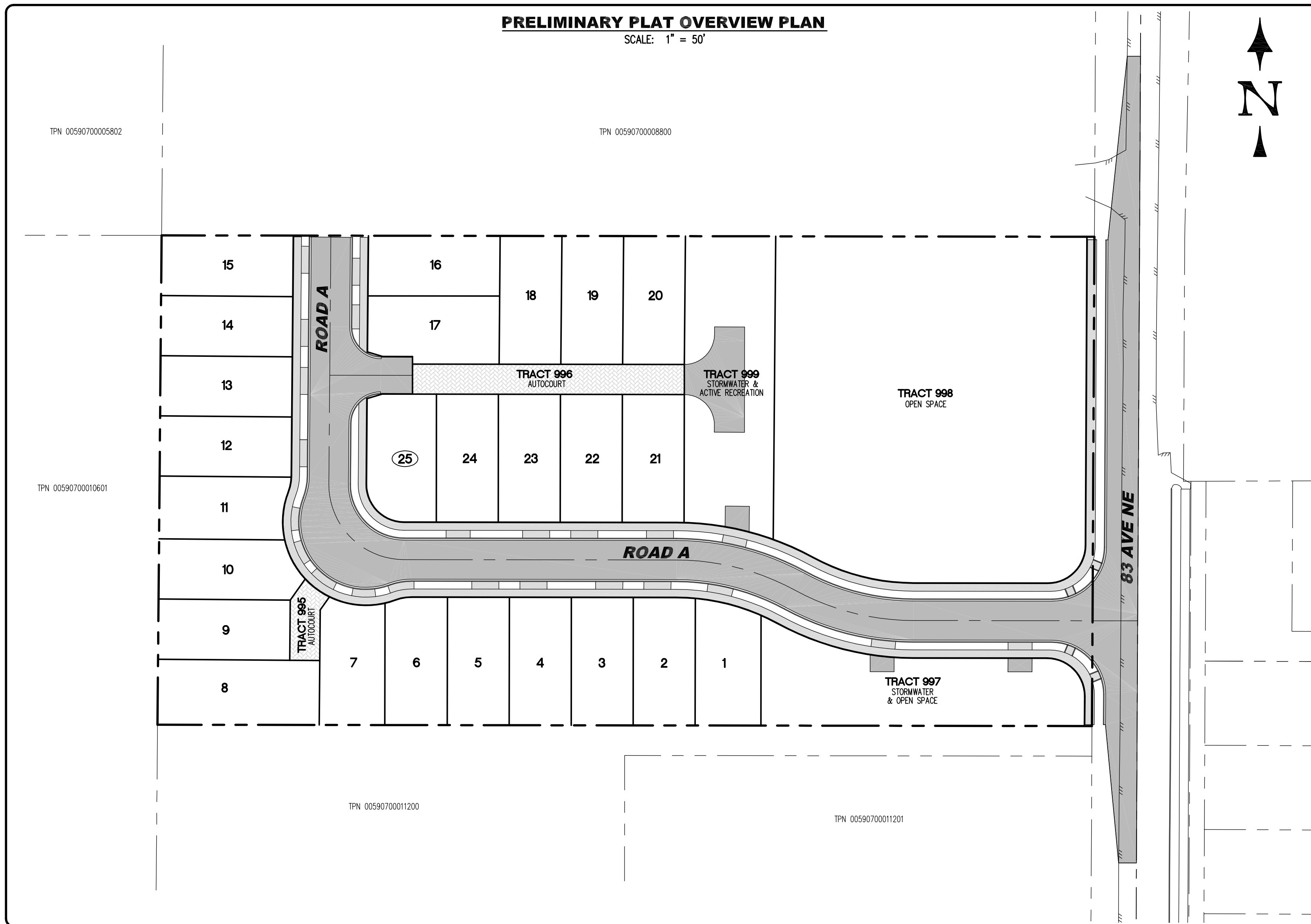
5110 83 AVENUE NE, MARYSVILLE, WA 98270

### SUBJECT PROPERTY OWNER

GROUNDHOG LAND DEVELOPMENT COMPANY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

### PLAT RESTRICTION NOTES - PRD DEVELOPMENT STANDARDS

- ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
- EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
- PURSUANT TO MMC 22C.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 83 AVENUE NE.
- PURSUANT TO THE EAST SUNNYSIDE/WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES SECTION A.1 RESIDENTIAL SUBDIVISION DESIGN, SUBSECTION A.1.1 RESIDENTIAL DEVELOPMENTS, ALL RESIDENTIAL DEVELOPMENTS SHALL BE DESIGNED TO FRONT ONTO STREETS. CONFIGURATIONS WHERE DWELLING UNITS AND/OR RESIDENTIAL LOTS BACK UP ANY STREET ARE PROHIBITED. LOT CONFIGURATIONS WHERE SIDE YARDS FACE THE STREET ARE ACCEPTABLE.
- PURSUANT TO THE EAST SUNNYSIDE/WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES SECTION F.2 FENCES AND SCREENING ELEMENTS, SUBSECTION F.2.1 MAXIMUM WALL HEIGHT ALONG PUBLIC STREETS OR SIDEWALKS, THE FOLLOWING STANDARDS APPLY:
  - THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FAÇADE SHALL BE 3-1/2 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
  - THE MAXIMUM HEIGHT OF ANY DECORATIVE WALL OR FENCE WHICH ALLOWS VISIBILITY (NO MORE THAN 50% OPAQUE), SUCH AS A WROUGHT IRON OR SPLIT RAIL FENCES, SHALL BE 6 FEET. SUCH FENCES SHALL BE SET BACK FROM THE SIDEWALK AT LEAST 3 FEET TO ALLOW FOR LANDSCAPING ELEMENTS TO SOFTEN THE VIEW OF THE FENCE.
  - IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3-1/2 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE. PROVISIONS FOR LONG TERM MAINTENANCE OF THIS LANDSCAPING SHALL BE ADDRESSED ON THE PLAT.
- PURSUANT TO MMC 22C.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
  - TOTAL OF 25 LOTS ARE LESS THAN 5,000 SF (LOTS 1-25).
  - ACCORDINGLY, 6 LOTS (25% OF 25 LOTS THAT ARE LESS THAN 5,000 SF) ARE SUBJECT TO THIS DRIVEWAY ACCESS REQUIREMENT AS FOLLOWS:
    - AUTO-COURT ACCESS (6 LOTS): 8, 9, 18-20, & 25
- PURSUANT TO MMC 22C.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS:
  - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
  - (vi) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
- ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.



### ZONING AND LAND USE SUMMARY

ZONING: R-6.5 HIGH DENSITY SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE: 25 LOTS

PROPOSED DENSITY: 1 PHASE

HOUSING MIX RATIO WITHIN 300 FT: 100% SINGLE FAMILY DETACHED

MIN. LOT AREA ALLOWED: 3,500 SF

MIN. LOT WIDTH ALLOWED: 30 FT

MAX. BUILDING HEIGHT ALLOWED: 30 FT

MIN. IMPERVIOUS AREA ALLOWED: 70%

MIN. DRIVEWAY LENGTH: 20 FT

MAX. DRIVEWAY CUT: 20 FT

MIN. PARKING: 3 STALLS PER EACH SINGLE FAMILY DWELLING

### BUILDING SETBACKS

STREET: 10 FT +

GARAGE: 20 FT

SIDE: 5 FT

REAR: 10 FT

ALLEY: 0 FT

\*NOTE: PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC / COMMUNITY IMPROVEMENTS.

### SPECIAL DISTRICTS AND UTILITY PROVIDERS

SCHOOL: LAKE STEVENS DISTRICT 4

FIRE: SNOHOMISH COUNTY FIRE DISTRICT 22

SEWER: CITY OF MARYSVILLE

WATER: CITY OF MARYSVILLE

POWER: SNOHOMISH COUNTY PUD

GAS: PUGET SOUND ENERGY

CABLE: VERIZON

GARBAGE: WASTE MANAGEMENT NW

### LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150)

GROSS SUBJECT PROPERTY AREA (R-6.5 ZONE): 201,846 SF 4.634 Ac

LESS FLAT 20% REDUCTION PER MMC 22A.020.150 (R-6.5 ZONE): (40,369 SF) (0.927 Ac)

NET PROJECT AREA (FOR DENSITY CALCULATIONS): 161,477 SF 3.707 Ac

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (6.5 DWELLING UNITS PER AC): (4.634 Ac - 0.927 Ac) x 6.5 DU/Ac = 24.10 (24)

MAX. BONUS DENSITY (20% PRD INCREASE): BASE DENSITY (24) x 0.20 = 4.80 (5)<sup>+</sup>

MAX. ALLOWABLE DENSITY: 24.10 + 4.80 = 28.90 (29 DU)

\*BONUS DENSITY ACHIEVED VIA APPLICATION OF RESIDENTIAL DENSITY INCENTIVES (RDI'S).

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (24) + 1 BONUS UNIT = 25 LOTS \*\*

\*\* NOTE: REQUIRE 1 RDI BONUS UNIT TO ACHIEVE PROPOSED 25 LOT PRD DENSITY (RDI UNITS REQUIRED = 1)

3. LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 25 LOTS

AVERAGE LOT SIZE: 3,574 SF

SMALLEST LOT SIZE: 3,500 SF

LARGEST LOT SIZE: 4,641 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6b) DUAL USE STORM DETENTION TRACT (NOTE: THIS RDI CATEGORY DELETED FROM THE APPLICATION)	N/A
(7c) PROJECT DESIGN - PERIMETER FENCING (1 BONUS UNIT PER 500 LF OF PERIMETER FENCING (EXCLUDING 83 AVE NE FRONTAGE), 1,020 LF / 500 = 2.04 UNITS)	2.04
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS: (NOTE: EXCEEDS MINIMUM RDI UNITS REQUIRED)	2.04

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100)

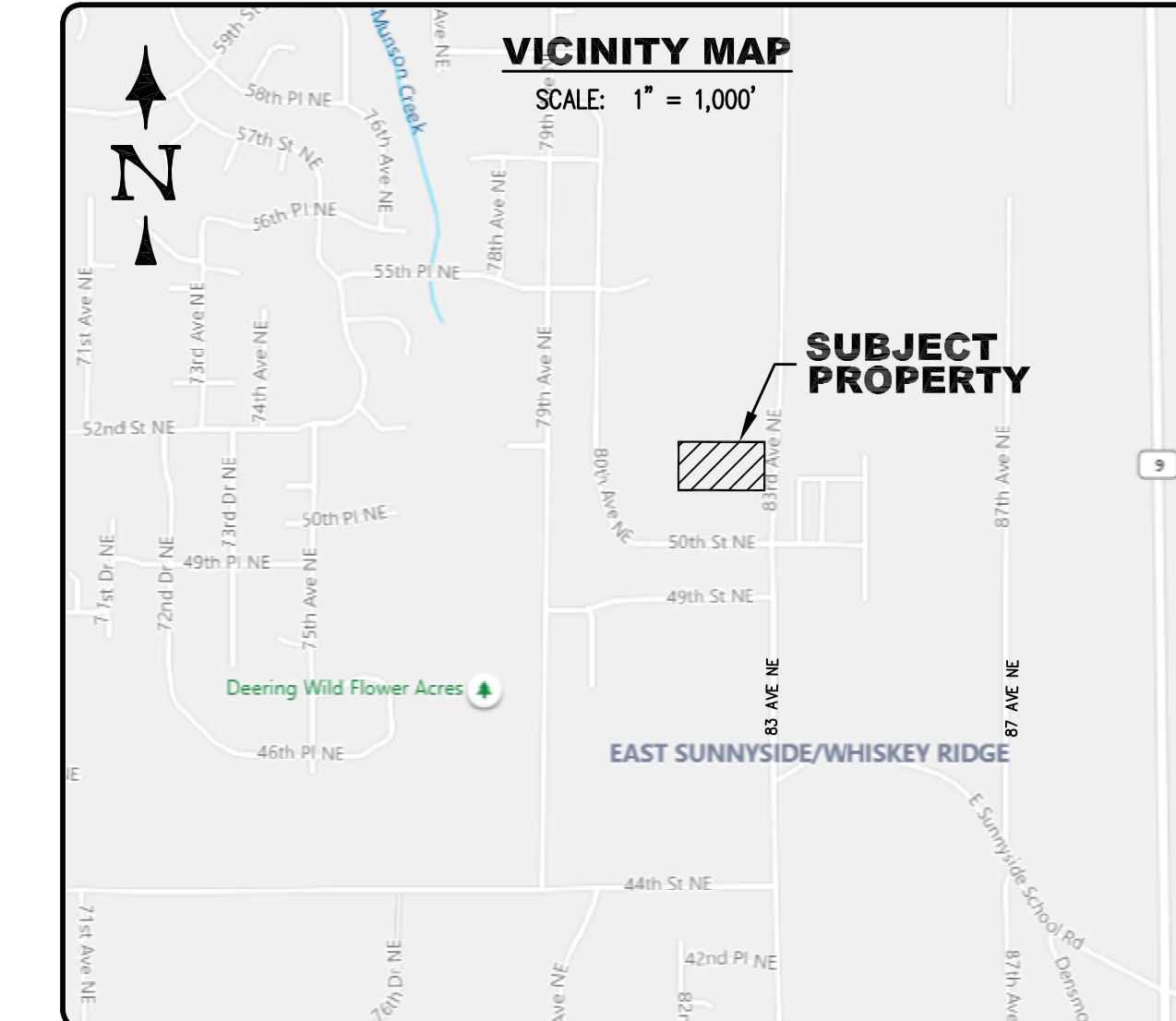
OPEN SPACE REQUIRED: 15% OF 3.707 Ac NET PROJECT AREA = 24,222 SF 0.556 Ac

OPEN SPACE TRACTS PROPOSED:

TRACT	TYPE	AREA (SF)	AREA (Ac)
TRACT 999	STORM WATER & ACTIVE OPEN SPACE***	11,614 SF	0.267 Ac
TRACT 998	OPEN SPACE	46,599 SF	1.070 Ac
TRACT 997	STORM WATER & OPEN SPACE	10,496 SF	0.241 Ac
TOTAL OPEN SPACE PROPOSED:		68,709 SF	1.577 Ac

ACTIVE OPEN SPACE SUMMARY:\*\*\*

MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	AREA (SF)	AREA (Ac)
	8,478 SF	0.195 Ac
ACTIVE OPEN SPACE AREA PROPOSED	11,614 SF	0.267 Ac



### DRAFTING LEGEND

#### WATER SYMBOLS:

EXISTING	PROPOSED
○	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣
⬭	▣

#### SEWER AND STORM DRAIN SYMBOLS:

EXISTING	PROPOSED
○	●
○	●
○	●
○	●

#### MISC SYMBOLS:

EXISTING	PROPOSED
⊣	⊣
⊣	⊣
⊣	⊣
⊣	⊣
⊣	⊣
⊣	⊣
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#### LINE TYPES

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### SHEET INDEX

C-01 COVER SHEET  
C-02 EXISTING CONDITION  
C-03 PRELIMINARY PLAT  
C-04 GRADING AND COMPOSITE UTILITY PLAN  
C-05 TYPICAL ROAD SECTIONS  
C-06 ROAD A - PRELIMINARY ROAD & UTILITY PLAN  
C-07 83 AVE NE - PRELIMINARY ROAD & UTILITY PLAN

L-1 PRELIMINARY LANDSCAPE PLAN - OVERVIEW  
L-2 TRACT 999 OPEN SPACE CONCEPT  
L-3 LANDSCAPE DETAILS & SPECIFICATIONS

### SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED MARCH 9, 2021 AS FOLLOWS:  
BASIS OF BEARINGS PER THE MONUMENTED CENTERLINE OF 83RD AVE NE, AS THE BEARING OF N 0017'24" E.

### SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED MARCH 9, 2021 AS FOLLOWS:

PROJECT DATUM: NAVD 88

PROJECT BENCHMARK:

FOUND CASED CONC. MON. W/ BRASS NAIL IN CONC.  
WCS SURVEY DATA WAREHOUSE I.D. #17857  
ELEVATION = 388.27'

NO.	REVISION	BY	DATE
1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
2	REVISED PER CITY REVIEW COMMENTS	NL	05/28/22
3	REVISED PER CITY TECH. #1 REVIEW COMMENTS	NL	07/20/22
4			



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Consulting Civil Engineers  
5970 Birch Point Road, Blaine, WA 98230  
Ph: 360 671 7002  
info@lattaengineering.com  
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JOB NO.:	16160-5
CITY FILE NUM.:	PA22-019
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

**GROUNDHOG LAND DEVELOPMENT COMPANY, LLC**  
2502 161 AVENUE SE  
BELLEVUE, WA 98008-5423

**COVER SHEET**  
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT

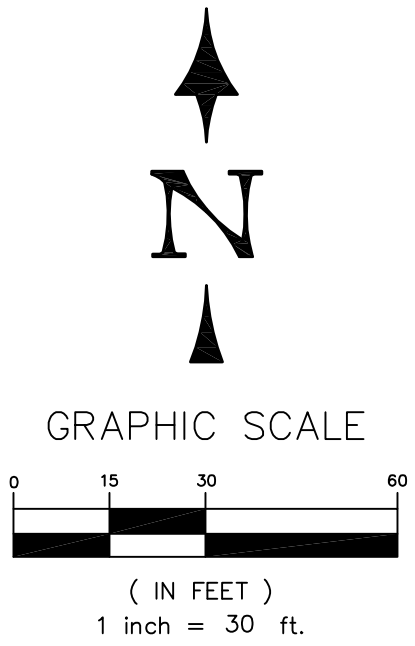
5110 83 AVENUE NE, MARYSVILLE, WA  
PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.

DATE: APRIL 2022 SCALE: H: AS SHOWN V: N/A

DRAWING:	C - 1
SHEET:	1 OF 7

**TITLE REPORT ENCUMBRANCES (PER CHICAGO TITLE CERTIFICATE No. 500132201 - AMENDMENT 1)**

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM:  
RECORDING DATE: APRIL 16, 1993  
RECORDING NO.: 9304160713
- CITY OF MARYSVILLE RECOVERY CONTRACT NO. 233 AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: MAY 30, 2001  
RECORDING NO.: 200105300299  
PARTIAL RELEASE OF RECOVERY CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 200107060109.
- CITY OF MARYSVILLE RECOVERY CONTRACT NO. 251 AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: APRIL 24, 2003  
RECORDING NO.: 200304240256
- CITY OF MARYSVILLE RECOVERY CONTRACT NO. 253 AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: APRIL 24, 2003  
RECORDING NO.: 200304240268
- COVENANTS, CONDITIONS, RESTRICTIONS, REDTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:  
RECORDING NO.: 200606062548
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE  
RECORDING DATE: JUNE 26, 2019  
RECORDING NO.: 201906260482  
AFFECTS: A STRIP OF LAND TEN FEET IN WIDTH ON THE CENTERLINE OF THE ELECTRICAL FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED WITHIN SAID PREMISES
- GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):  
YEAR: 2022  
TAX ACCOUNT NO.: 000907-000-105-00  
LEVY CODE: 00513  
ASSESSED VALUE-LAND: \$486,500.00  
ASSESSED VALUE-IMPROVEMENTS: \$392,500.00  
GENERAL AND SPECIAL TAXES:  
BILLED: \$8,667.83  
PAID: \$0.00  
UNPAID: \$8,667.83
- ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.

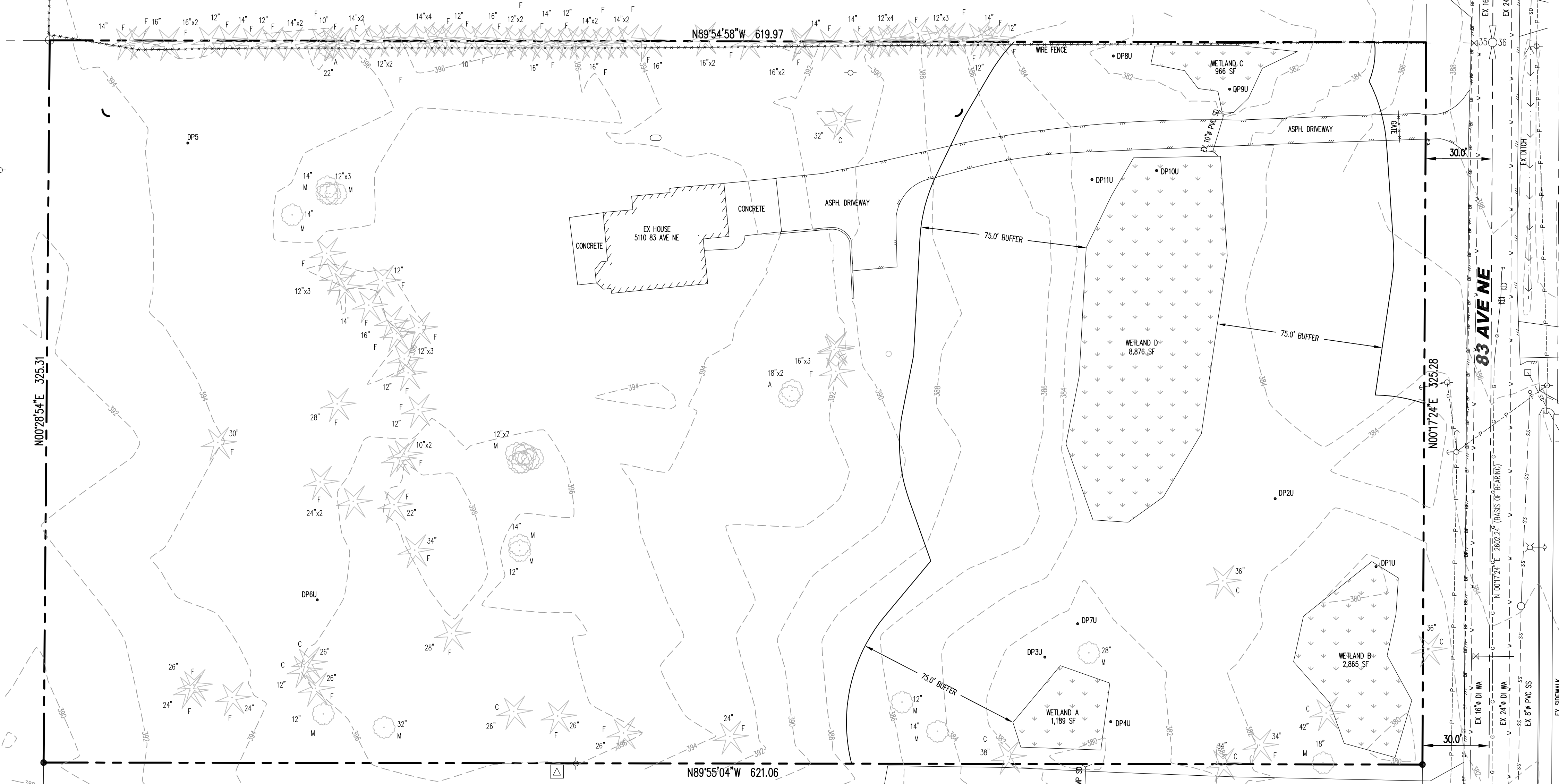


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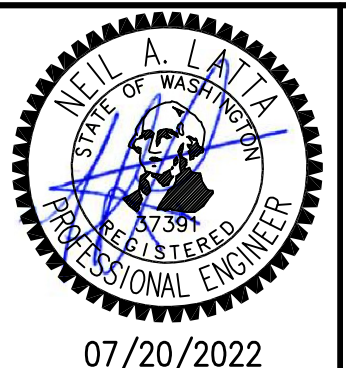


PLAT OF PROSPECTOR PRD

PLAT OF THE RIDGE

1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
2	REVISED PER CITY TECH. #1 REVIEW COMMENTS	NL	07/20/22
3			
NO.	REVISION	BY	DATE

**EXISTING UTILITIES NOTE:**  
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.  
**CALL 48 HOURS BEFORE YOU DIG**  
**1-800-424-5555**



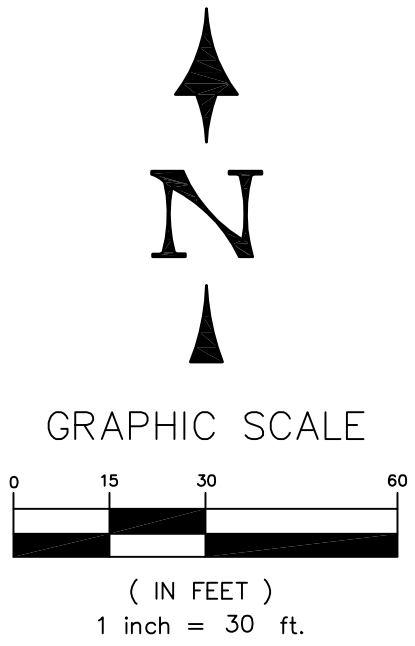
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JOB NO.: 16160-5  
CITY FILE NUM.: PA22-019  
DESIGNED BY: NL  
DRAWN BY: KJ  
CHECKED BY: NL

**GROUNDHOG LAND DEVELOPMENT COMPANY, LLC**  
2502 161 AVENUE SE  
BELLEVUE, WA 98008-5423

**EXISTING CONDITION**  
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT  
5110 83 AVENUE NE, MARYSVILLE, WA  
PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.  
DATE: APRIL 2022  
SCALE: H: 1" = 30' V: N/A

DRAWING: C - 2  
SHEET: 2 OF 7



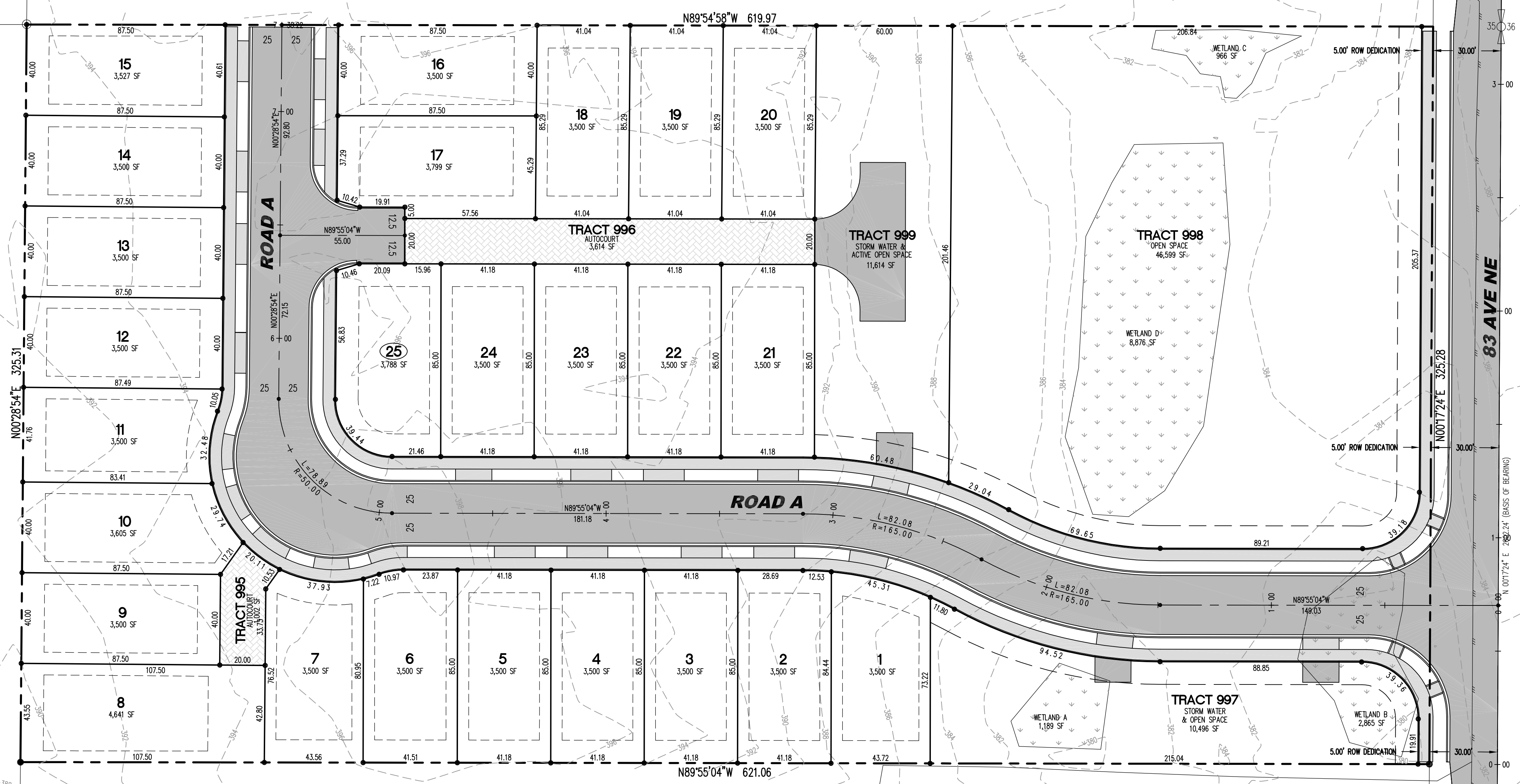
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TPN 00590700011200

TPN 00590700011201



PROSPECTOR PRD

PLAT OF THE RIDGE

N00°56'22"E

1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
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3			
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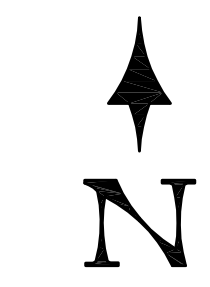
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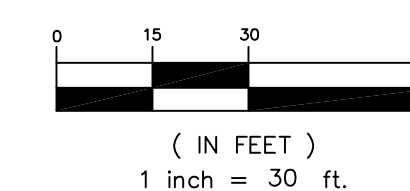
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**PRELIMINARY PLAT**  
**GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT**  
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 DATE: APRIL 2022  
 SCALE: H: 1" = 30' V: N/A

DRAWING:	C - 3
SHEET:	3 OF 7



GRAPHIC SCALE

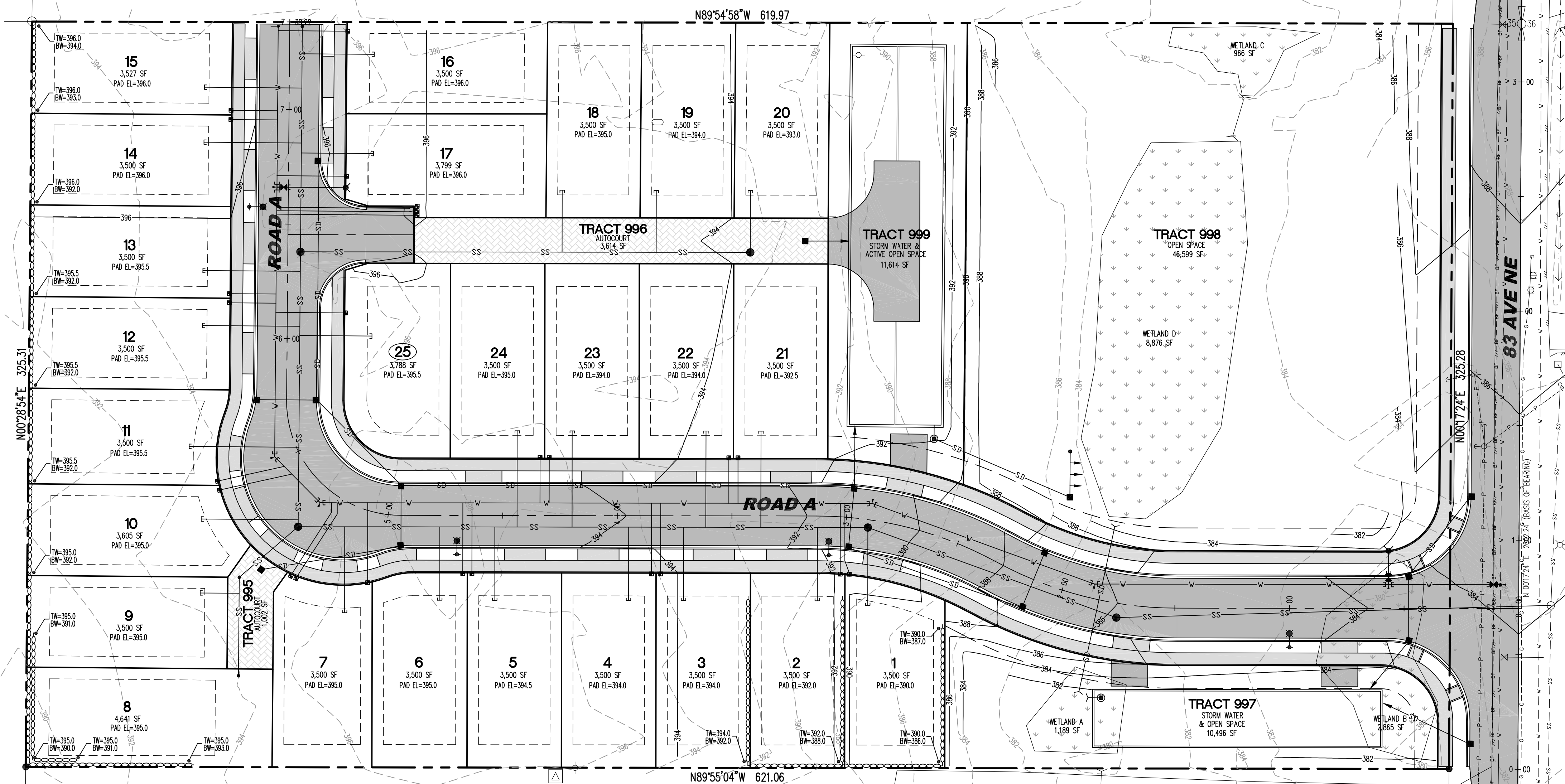


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NOTE:  
LOTS 14, 15, 16 & 17 REQUIRE  
RESIDENTIAL FIRE SPRINKLER SYSTEMS.

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TPN 00590700010601



PROSPECTOR PRD

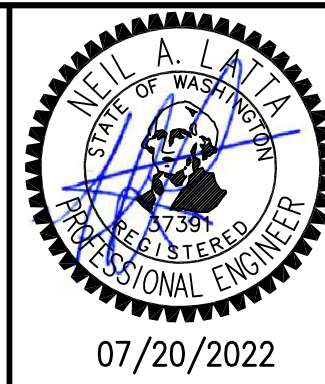
N00°56'22"E

PLAT OF  
THE RIDGE

△	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
①	REVISED PER CITY TECH. #1 REVIEW COMMENTS	NL	07/20/22
②			
③			
NO.	REVISION	BY	DATE

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



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Consulting Civil Engineers  
5970 Birch Point Road, Blaine, WA 98230  
Ph: 360 671 7002  
info@lattaengineering.com

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JOB NO.: 16160-5  
CITY FILE NUM.: PA22-019  
DESIGNED BY: NL  
DRAWN BY: KJ  
CHECKED BY: NL

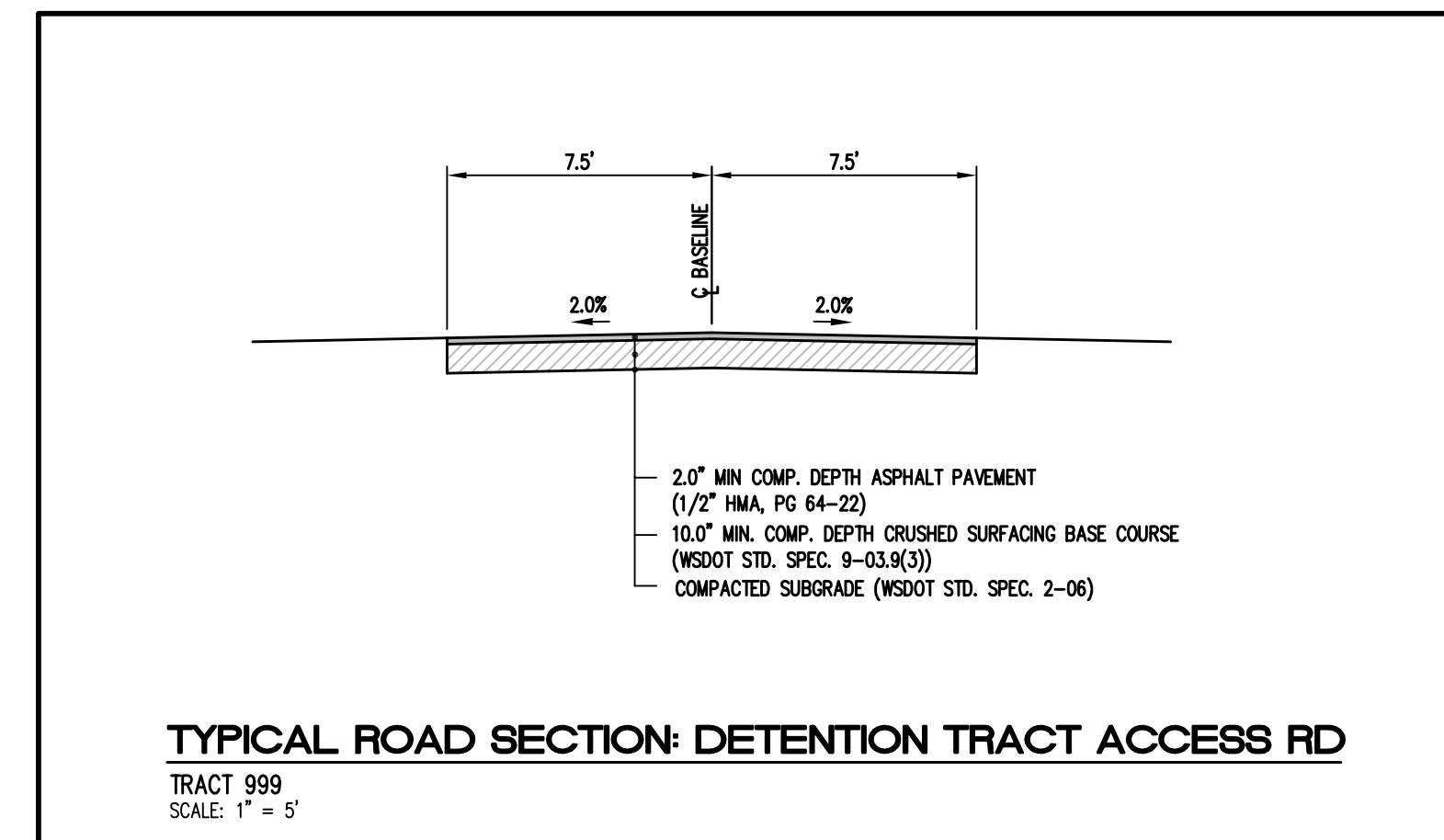
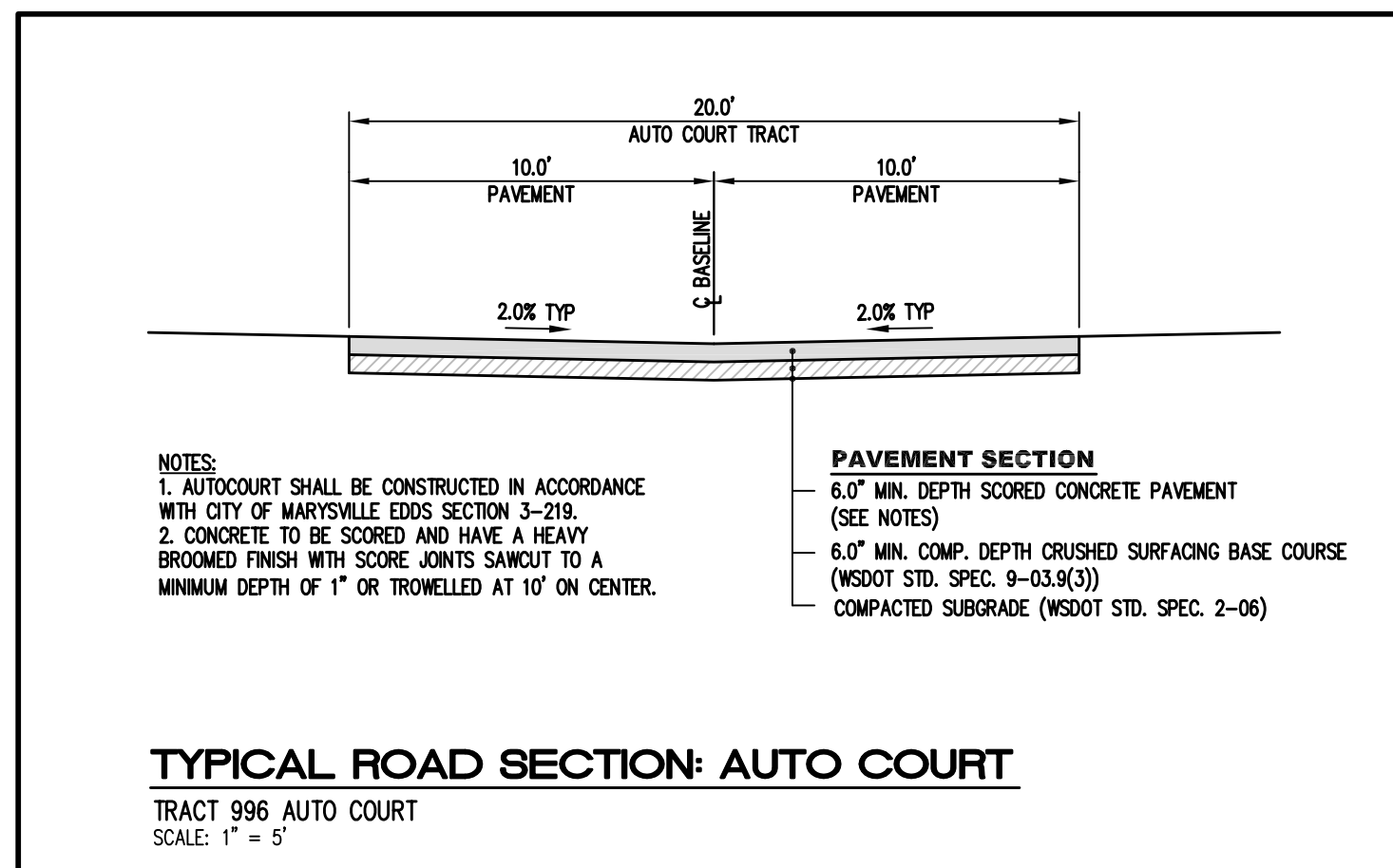
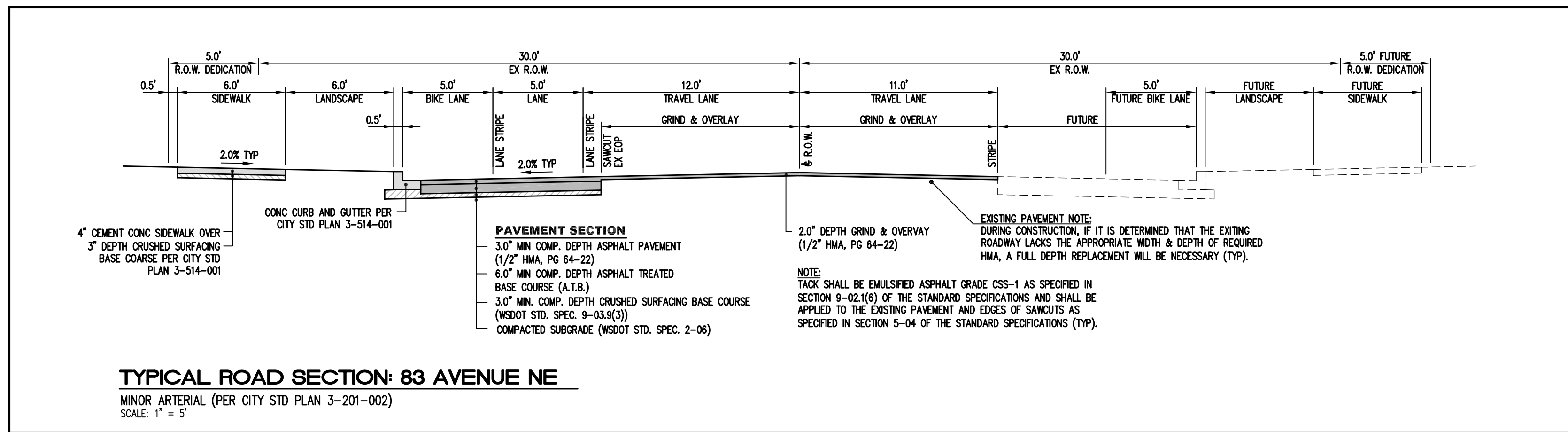
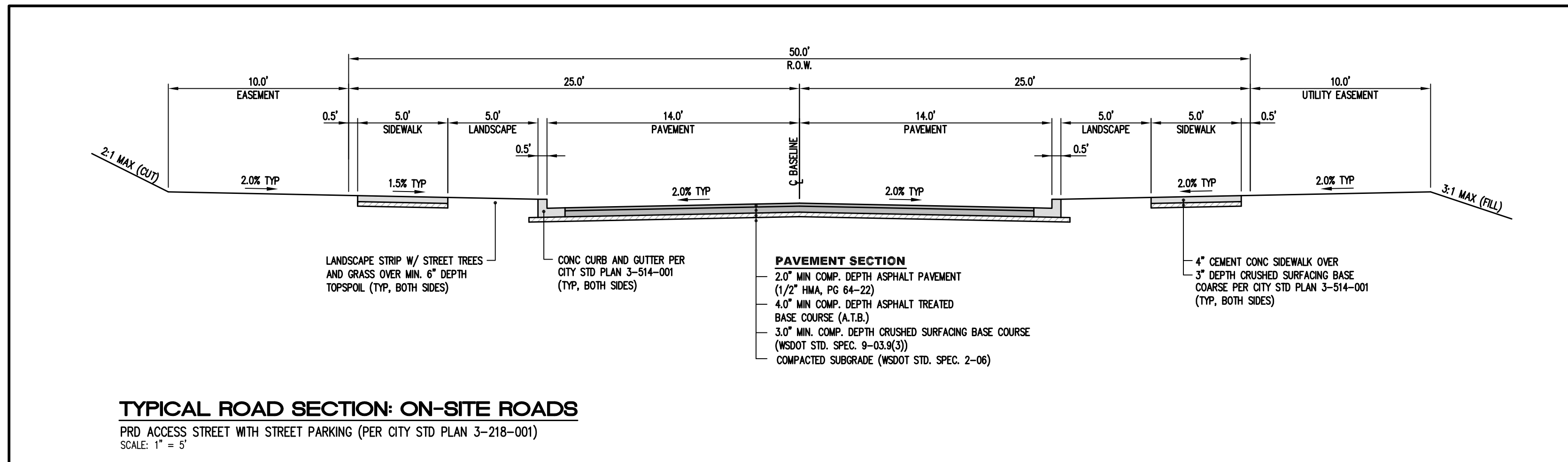
**GROUNDHOG LAND DEVELOPMENT  
COMPANY, LLC**  
2502 161 AVENUE SE  
BELLEVUE, WA 98008-5423

**GRADING AND COMPOSITE UTILITY PLAN**  
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT

5110 83 AVENUE NE, MARYSVILLE, WA  
PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.

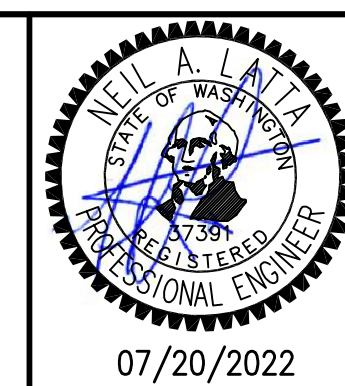
DATE: APRIL 2022 SCALE: H: 1" = 30' V: N/A

DRAWING: C - 4  
SHEET: 4 OF 7



△	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
1	REVISED PER CITY TECH. #1 REVIEW COMMENTS	NL	07/20/22
2			
3			
NO.	REVISION	BY	DATE

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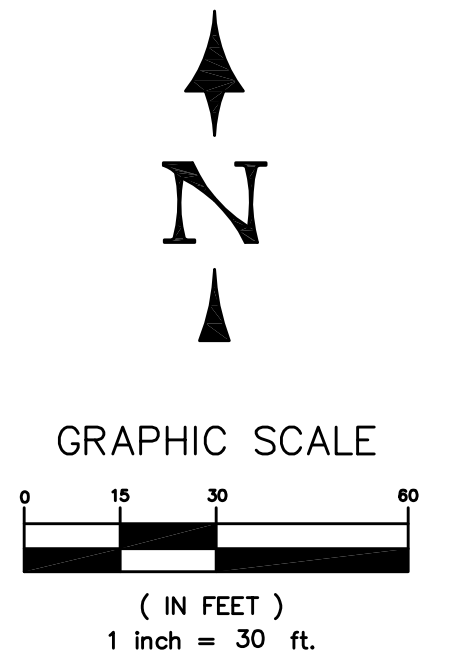
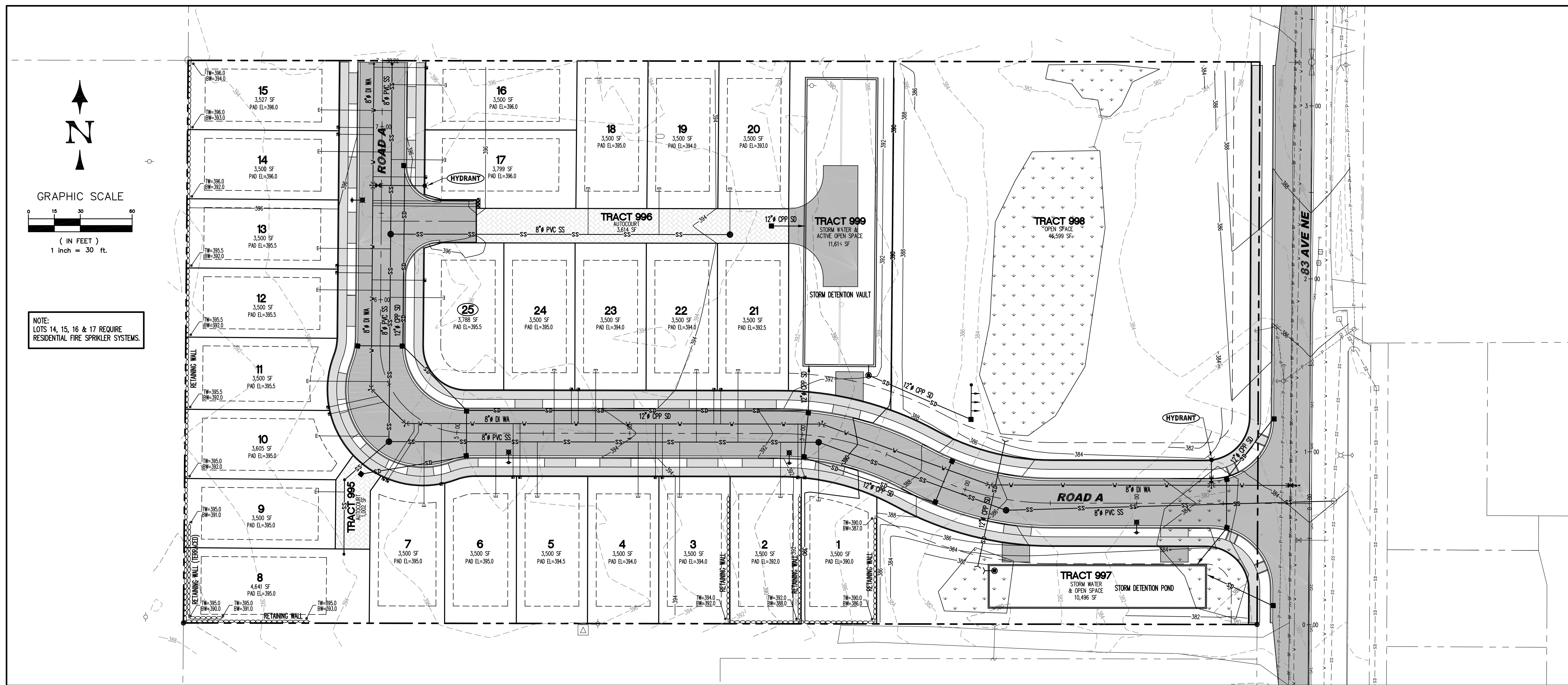
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DESIGNED BY:	NL
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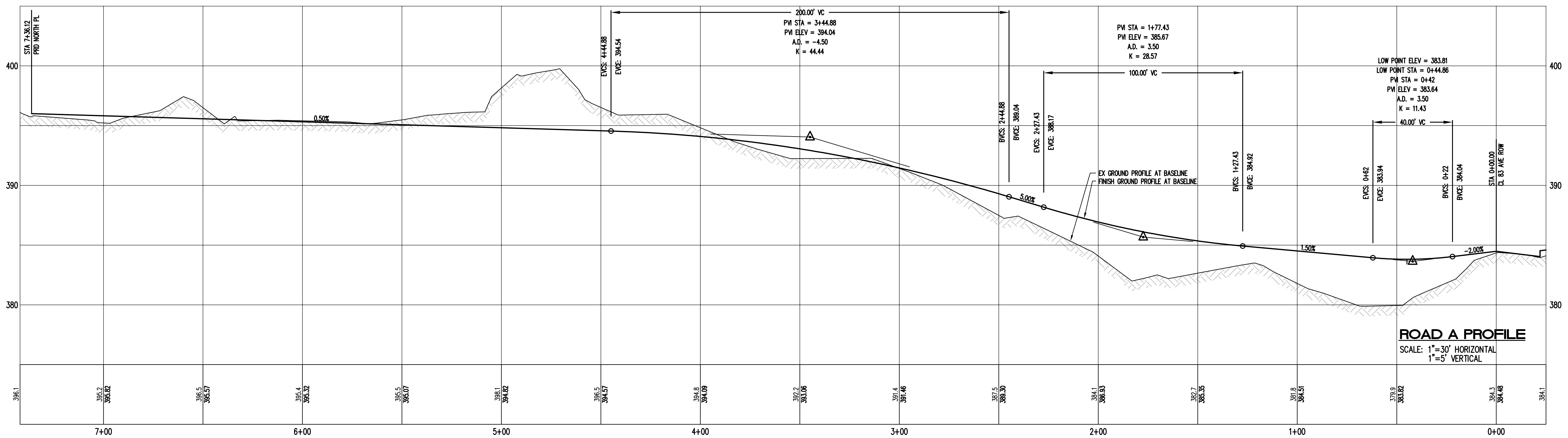
**GROUNDHOG LAND DEVELOPMENT COMPANY, LLC**  
 2502 161 AVENUE SE  
 BELLEVUE, WA 98008-5423

**TYPICAL ROAD SECTIONS**  
 GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT  
 5110 83 AVENUE NE, MARYSVILLE, WA  
 PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.  
 DATE: APRIL 2022  
 SCALE: H: AS SHOWN V: AS SHOWN

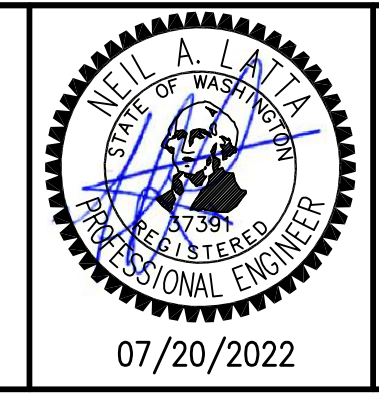
DRAWING: **C - 5**  
 SHEET: **5 OF 7**



NOTE:  
LOTS 14, 15, 16 & 17 REQUIRE  
RESIDENTIAL FIRE SPRINKLER SYSTEMS.



ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
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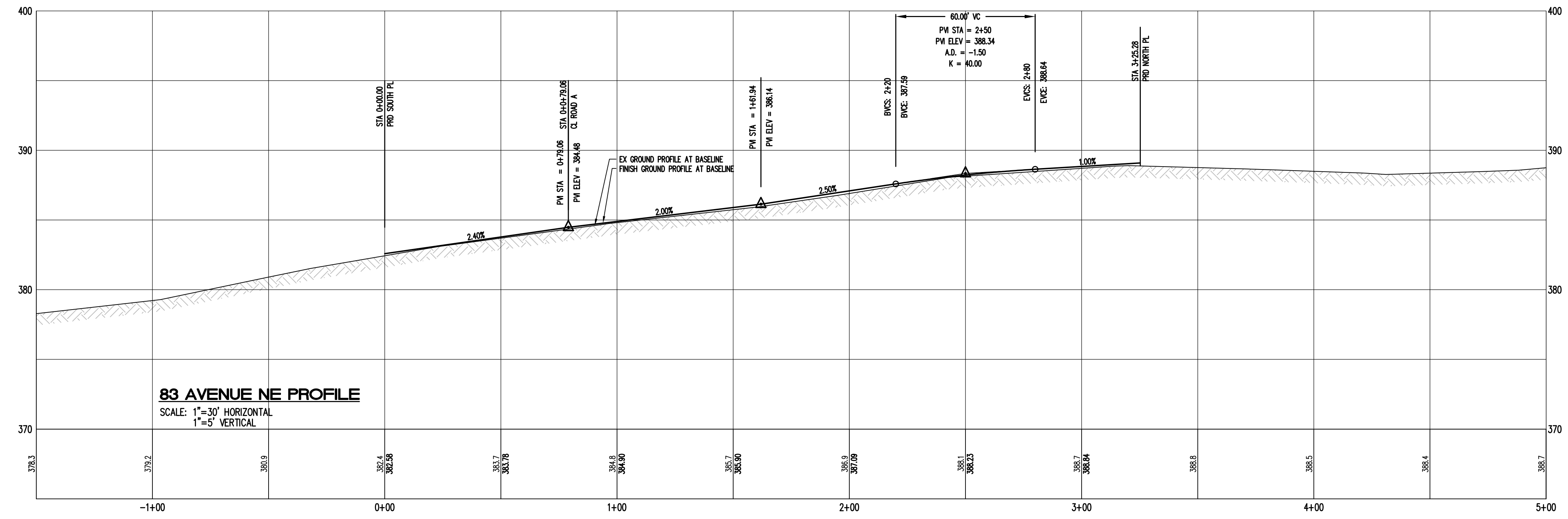
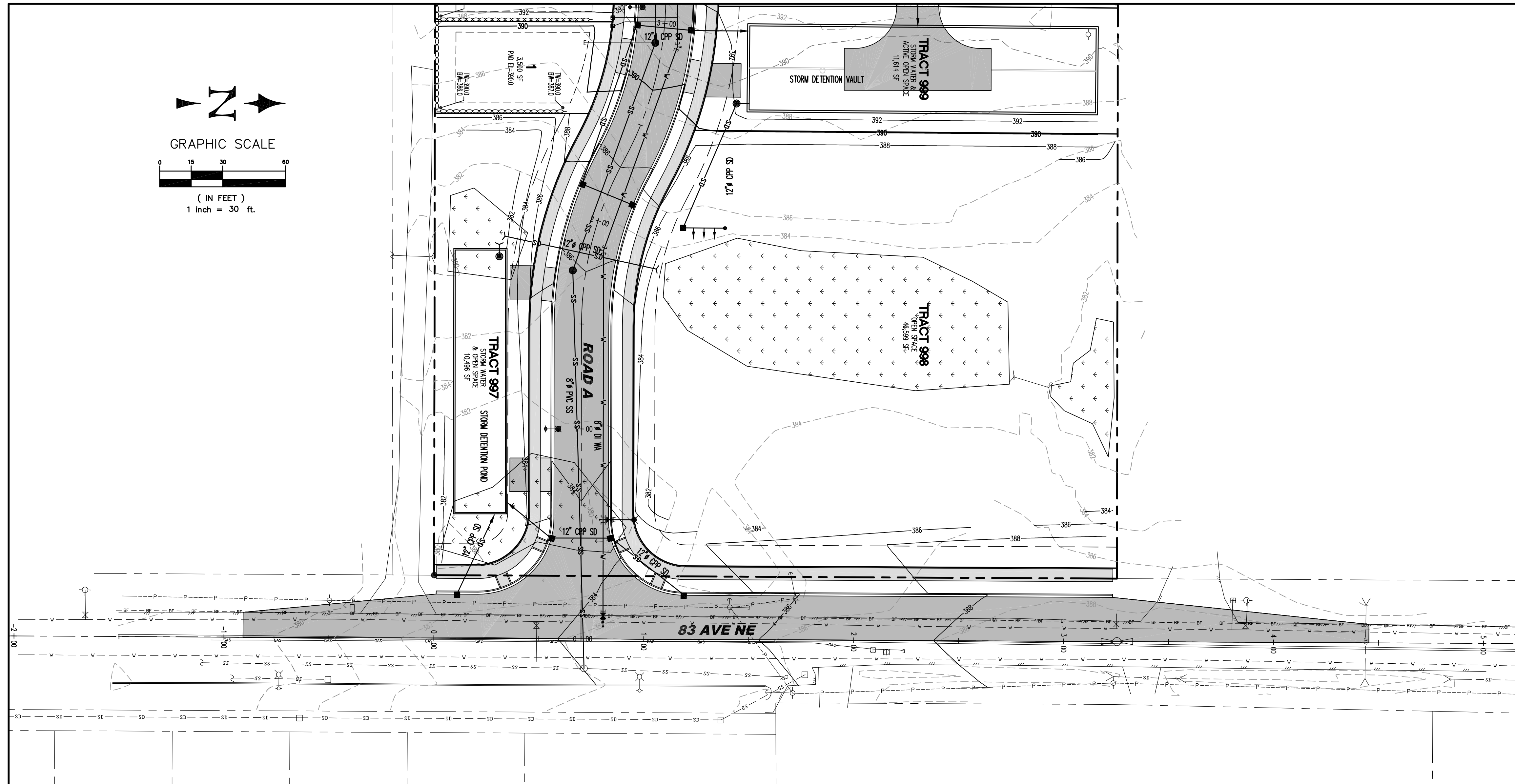
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**GROUNDHOG LAND DEVELOPMENT COMPANY, LLC**  
2502 161 AVENUE SE  
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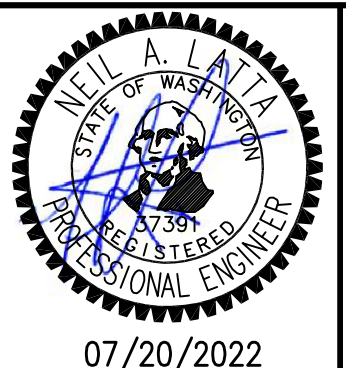
**ROAD A: ROAD AND UTILITY PLAN**  
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT  
5110 83 AVENUE NE, MARYSVILLE, WA  
PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.  
DATE: APRIL 2022  
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING:	C - 6
SHEET:	6 OF 7



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DRAWING: C - 7  
 SHEET: 7 OF 7