

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: MTVIEWCHV@YAHOO.COM

ENGINEER

LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
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EMAIL: NLATTA@LATTAEENGINEERING.COM

SURVEYOR

PACIFIC COAST SURVEYS, INC
PO BOX 13819
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
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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
2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
CONTACT: JON PICKETT, ECOLOGIST
PH: (253) 514-8952
EMAIL: JON@SOUNDVIEWCONSULTANTS.COM

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. 500132201 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

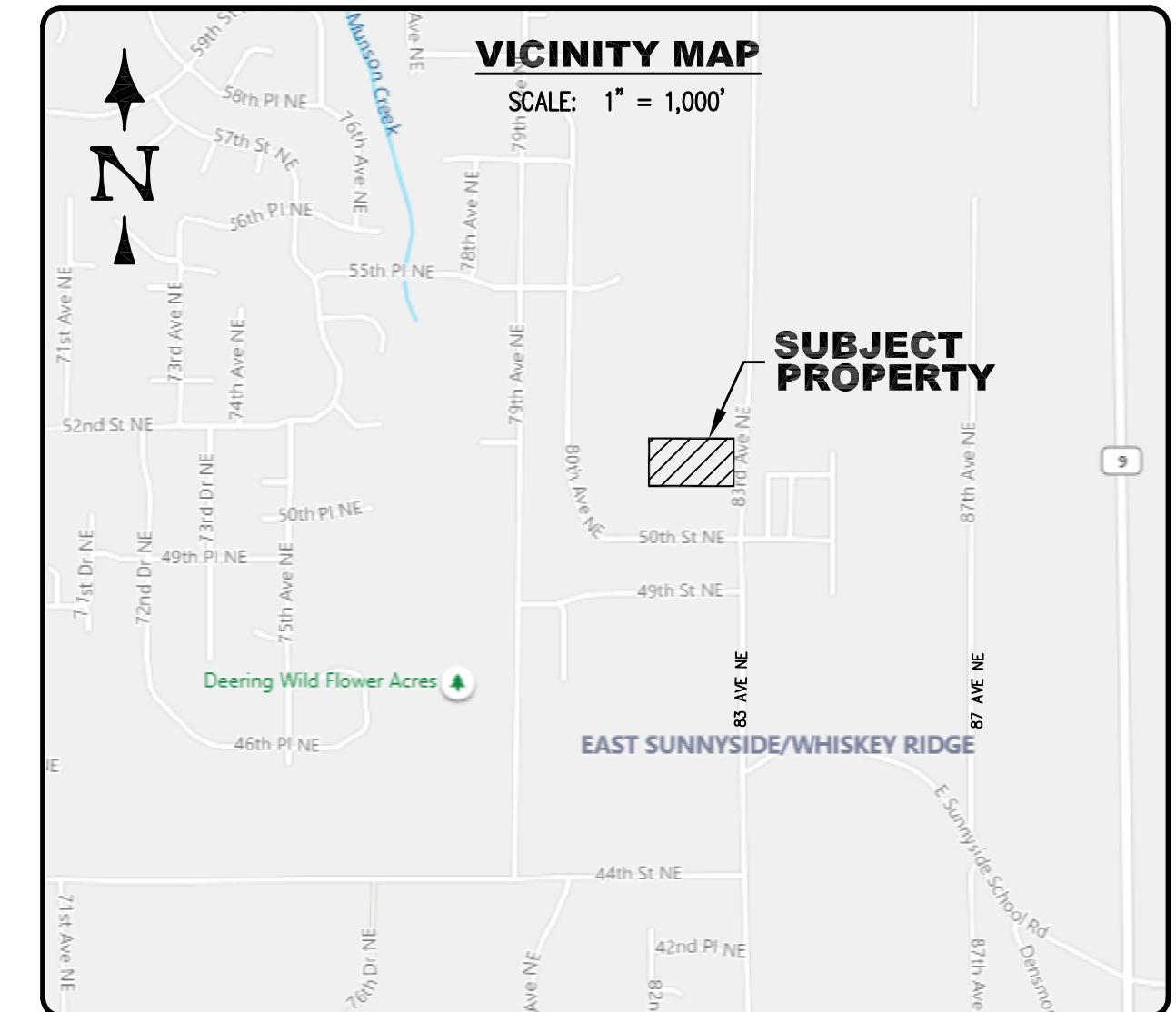
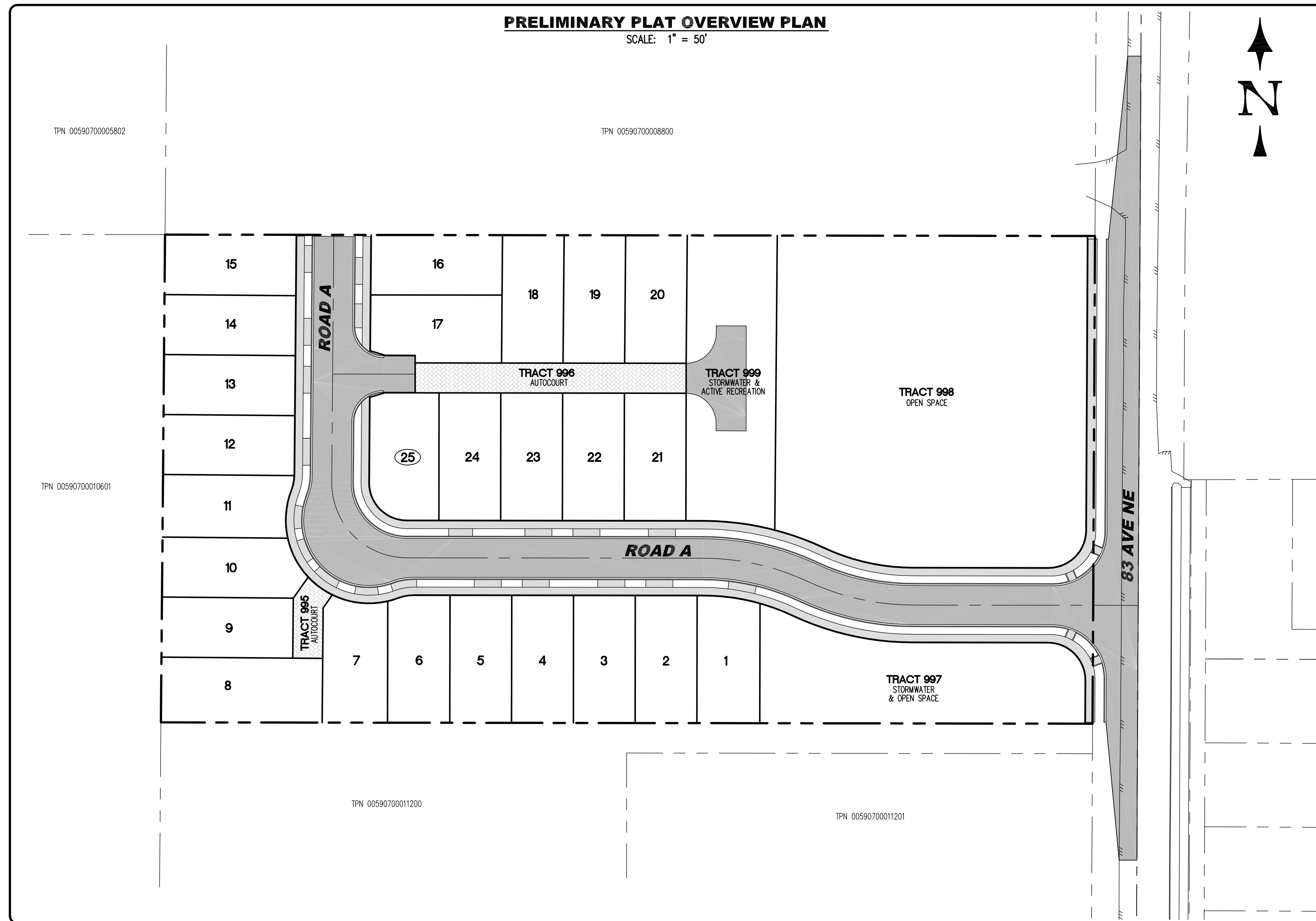
5110 83 AVENUE NE, MARYSVILLE, WA 98270

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 ABOUT 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.



DRAFTING LEGEND

- WATER SYMBOLS:**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---------------------|
| ▢ | ▣ | REDUCER |
| ▤ | ▥ | THRUST BLOCK |
| ▦ | ▧ | WATER METER |
| ▨ | ▩ | FIRE HYDRANT |
| ▪ | ▫ | AIR RELIEF ASSEMBLY |
| ▬ | ▭ | BLOW-OFF |
| ▮ | ▯ | GATE VALVE |
| ▰ | ▱ | MECHANICAL JOINT |
| ▲ | △ | FLANGE |
| ▴ | ▵ | COUPLING |
- SEWER AND STORM DRAIN SYMBOLS:**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------|
| ○ | ○ | SEWER CLEAN OUT |
| □ | □ | SEWER MANHOLE |
| ▣ | ▣ | STORM CATCH BASIN |
| ⊙ | ⊙ | STORM MANHOLE |
- MISC SYMBOLS:**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------|
| ⊕ | ⊕ | UTILITY POLE |
| ⊖ | ⊖ | UTILITY POLE ANCHOR |
| ⊗ | ⊗ | POWER VAULT |
| ⊘ | ⊘ | TELEPHONE VAULT |
| ⊙ | ⊙ | STREET LIGHT |
| ⊚ | ⊚ | EXISTING TREE (CONIFER) |
| ⊛ | ⊛ | EXISTING TREE (DECAIDUOUS) |
- LINE TYPES**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------|
| --- | --- | EXISTING GAS |
| --- | --- | EXISTING COIL BURIED FIBER |
| --- | --- | EXISTING OVERHEAD POWER |
| --- | --- | EXISTING DITCH |
| --- | --- | EXISTING EDGE OF PAVEMENT |
| --- | --- | EXISTING SANITARY SEWER |
| --- | --- | PROPOSED SANITARY SEWER |
| --- | --- | EXISTING STORM DRAIN |
| --- | --- | PROPOSED STORM DRAIN |
| --- | --- | EXISTING WATER MAIN |
| --- | --- | PROPOSED WATER MAIN |
| --- | --- | EASEMENT OR SETBACK LINE |
| --- | --- | PROPOSED PROPERTY LINE |
| --- | --- | EXISTING PROPERTY BOUNDARY |
| --- | --- | SUBJECT PROPERTY BOUNDARY |
| --- | --- | RETAINING WALL |
| --- | --- | EXISTING ELEVATION CONTOUR |
| --- | --- | PROPOSED ELEVATION CONTOUR |

SHEET INDEX

- | DESCRIPTION | SHEET NO. |
|--|-----------|
| C-01 COVER SHEET | 1 |
| 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 0°17'24" 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.
 W/S SURVEY DATA WAREHOUSE I.D. #17857
 ELEVATION = 388.27'

ZONING AND LAND USE SUMMARY

ZONING:	R-6.5
PROPOSED LAND USE:	HIGH DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	25 LOTS
PHASING:	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
MAX. 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) ⁺
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)	

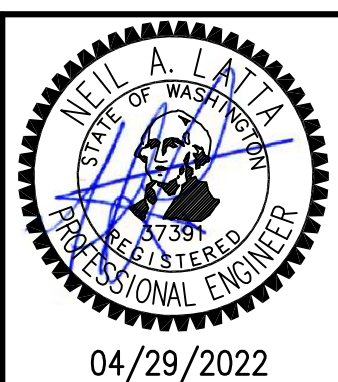
3. LOT PROPOSAL SUMMARY	
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	25 LOTS
AVERAGE LOT SIZE:	3,574 SF
SMALLEST LOT SIZE:	3,500 SF
LARGEST LOT SIZE:	4,641 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)	
RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6a) DUAL USE STORM DETENTION TRACT	1.32
5 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACTS USED FOR ACTIVE RECREATION (0.263 Ac x 5 = 1.32 UNITS)	
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS:	1.32

5. OPEN SPACE REQUIREMENT (PER MMC 22C.080.100)	
OPEN SPACE REQUIRED: 15% OF 3,707 AC NET PROJECT AREA	24,222 SF 0.556 Ac
OPEN SPACE TRACTS PROPOSED:	
TRACT 999 - STORM WATER & ACTIVE OPEN SPACE***	11,475 SF 0.263 Ac
TRACT 998 - OPEN SPACE	44,826 SF 1.029 Ac
TRACT 997 - STORM WATER & OPEN SPACE	12,514 SF 0.287 Ac
TOTAL OPEN SPACE PROPOSED:	68,815 SF 1.580 Ac
ACTIVE OPEN SPACE SUMMARY:***	
MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	8,478 SF 0.195 Ac
ACTIVE OPEN SPACE AREA PROPOSED	11,475 SF 0.263 Ac

NO.	REVISION	BY	DATE
1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
2			
3			

EXISTING UTILITIES NOTE:
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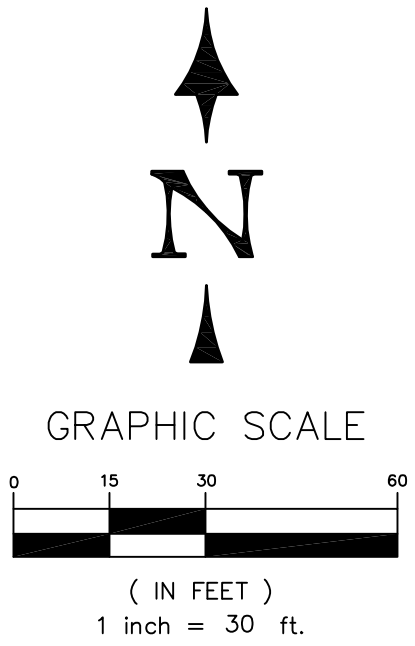
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2502 161 AVENUE SE
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COVER SHEET
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT
5110 83 AVENUE NE, MARYSVILLE, WA
PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.
DATE: APRIL 2022
SCALE: H: AS 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, RESORTS, 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.



TPN 00590700005802

TPN 00590700008800

TPN 00590700010601

TPN 00590700011200

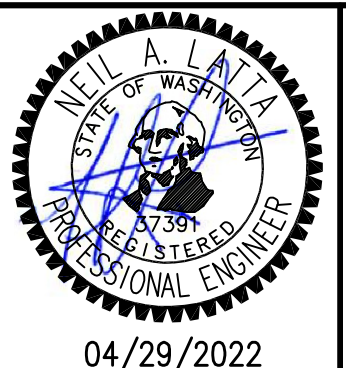
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PLAT OF PROSPECTOR PRD

PLAT OF THE RIDGE

ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
REVISION	BY	DATE

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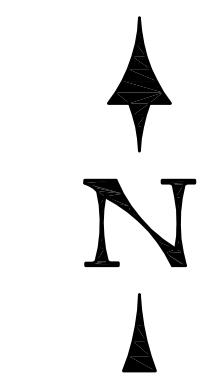
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GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT
5110 83 AVENUE NE, MARYSVILLE, WA
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DATE: APRIL 2022
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DRAWING: C - 2
SHEET: 2 OF 7



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

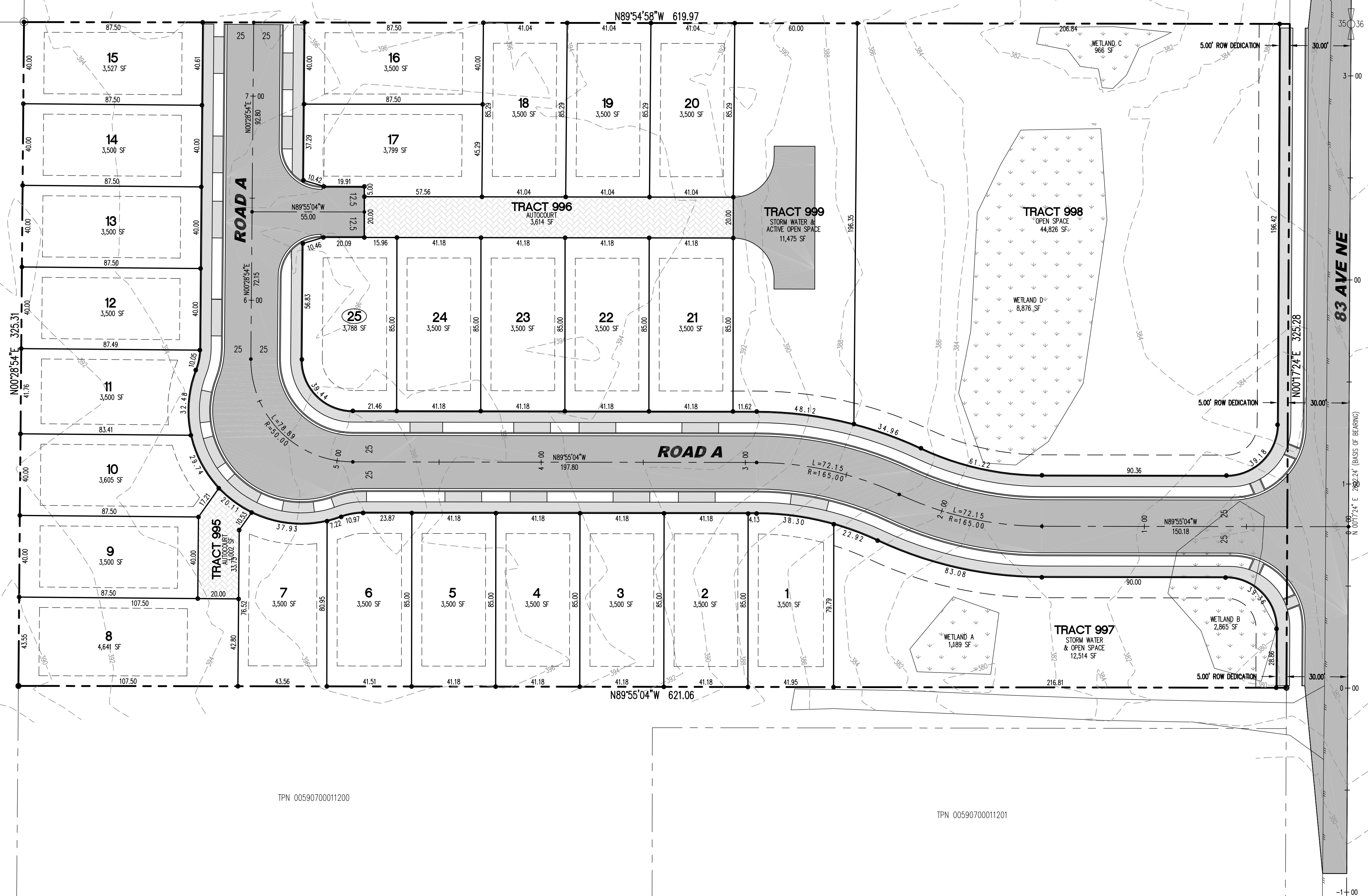
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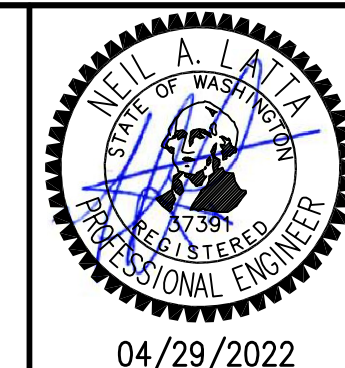


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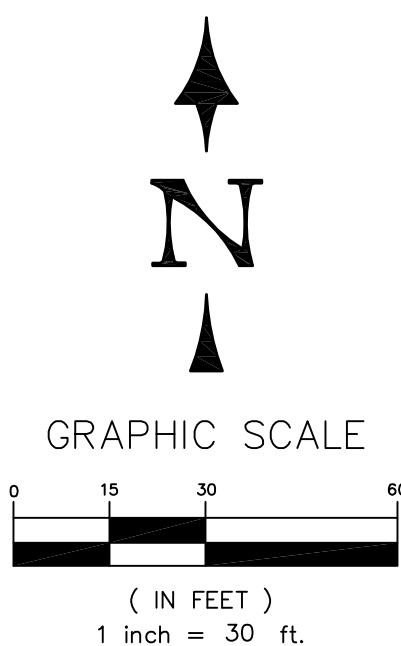
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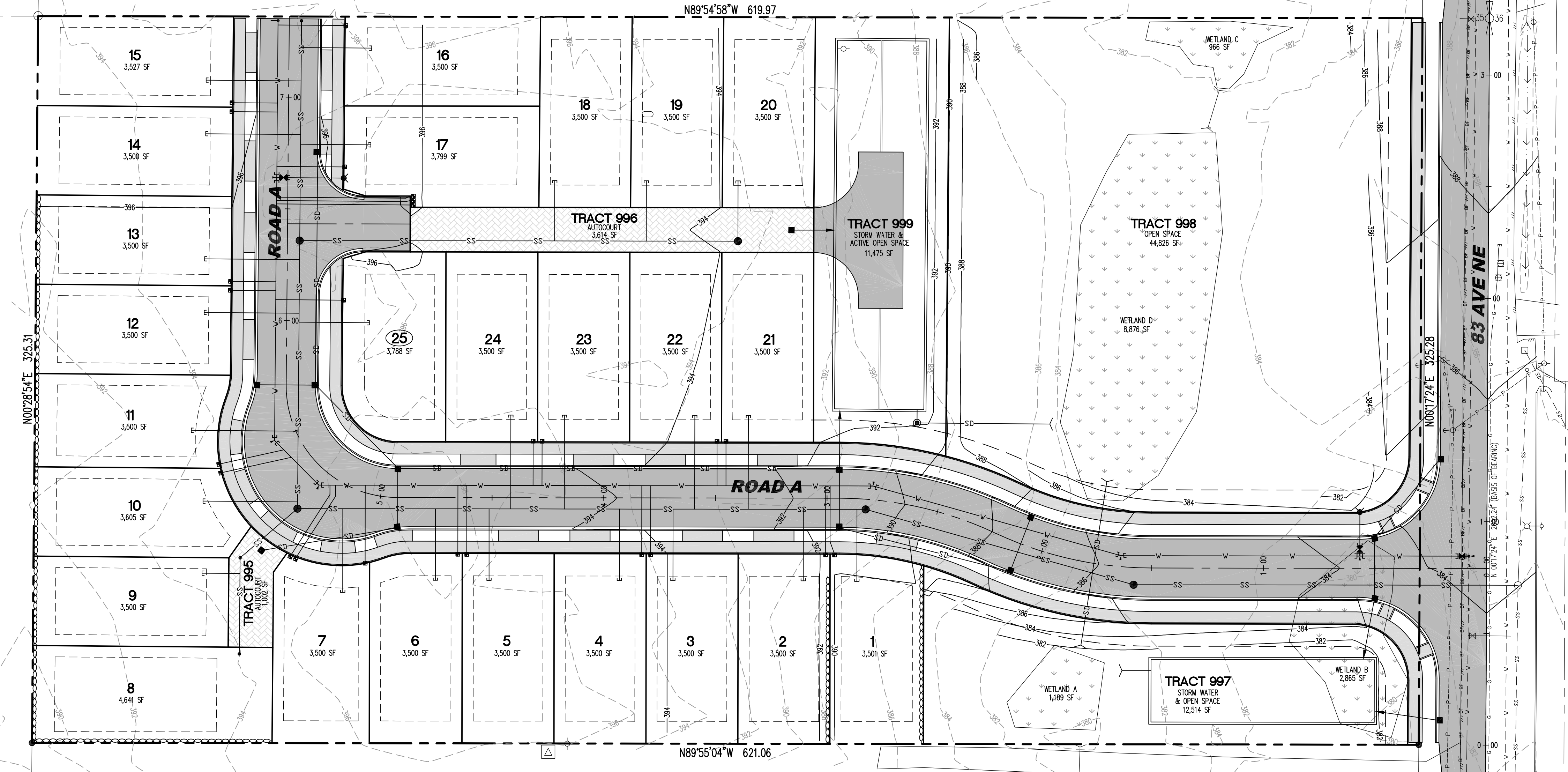
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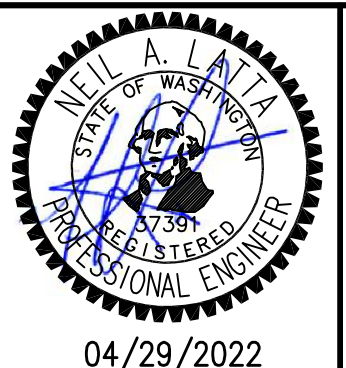
PROSPECTOR PRD

N00°56'22\"/>

PLAT OF THE RIDGE

△	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
①			
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③			
NO.	REVISION	BY	DATE

EXISTING UTILITIES NOTE:
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CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



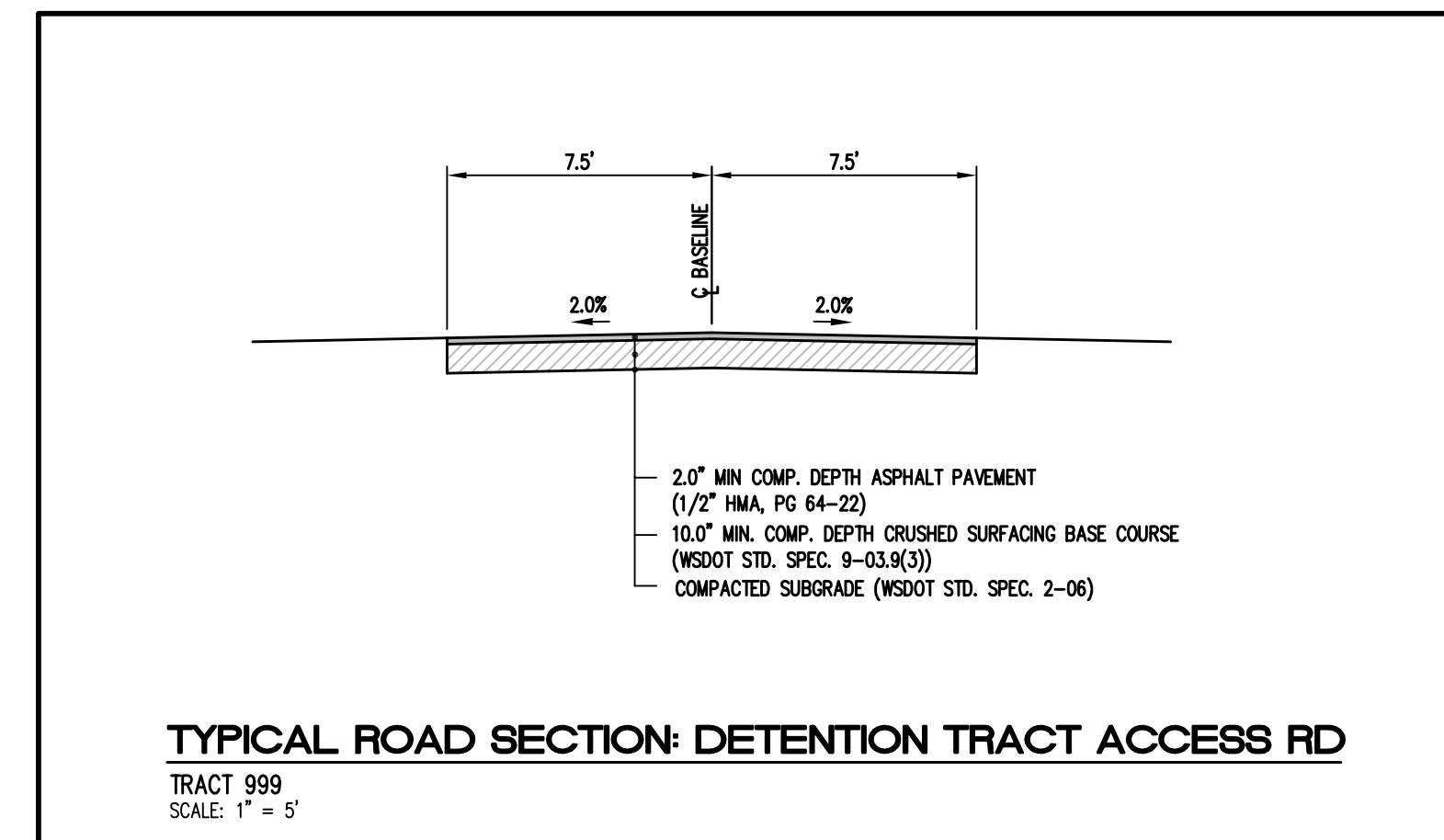
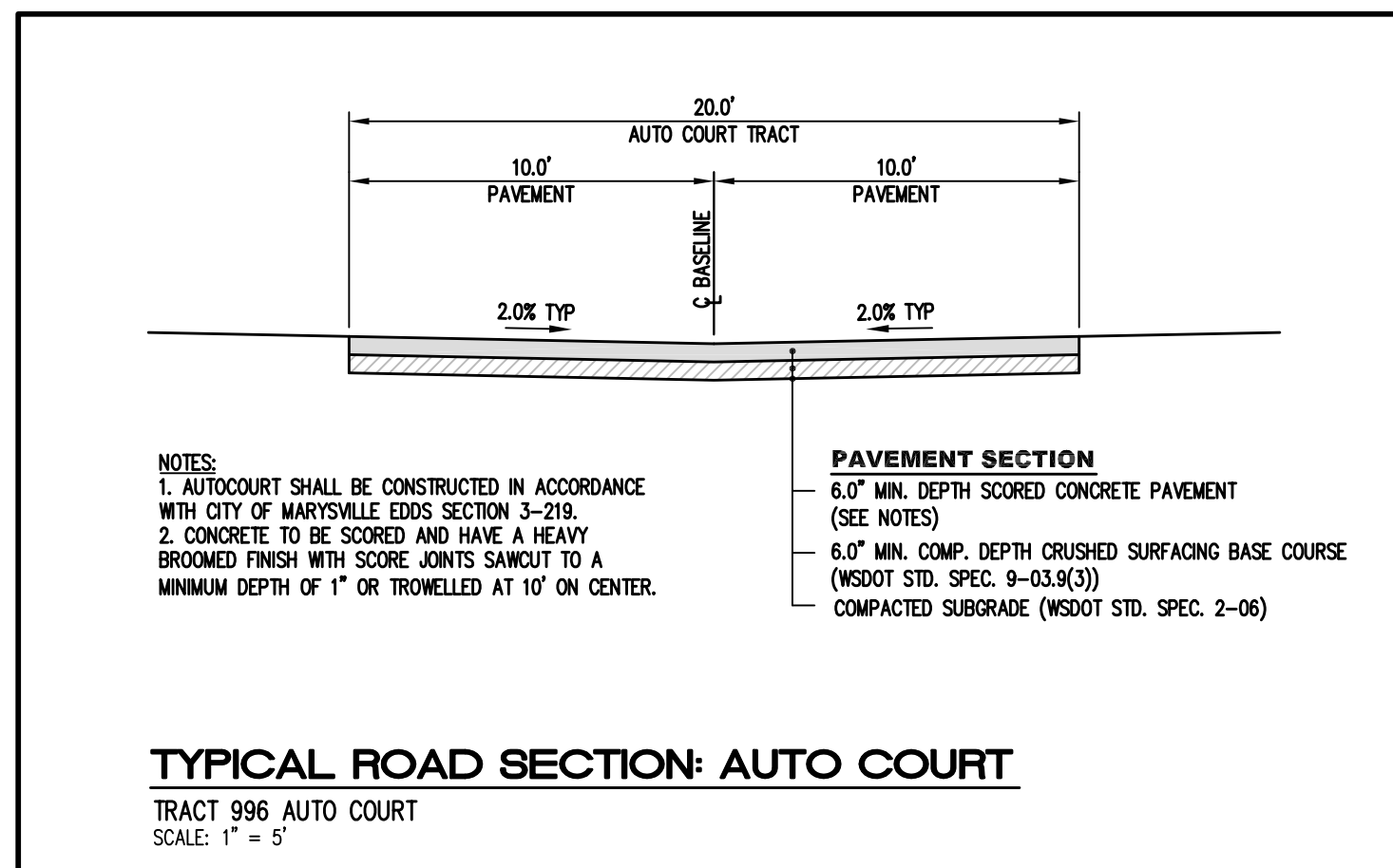
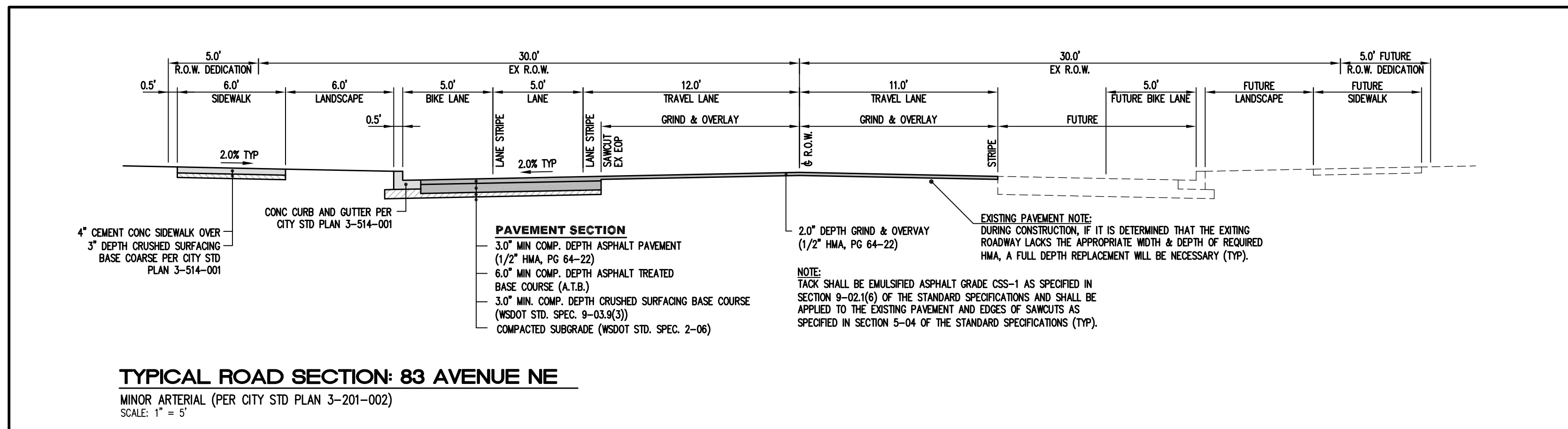
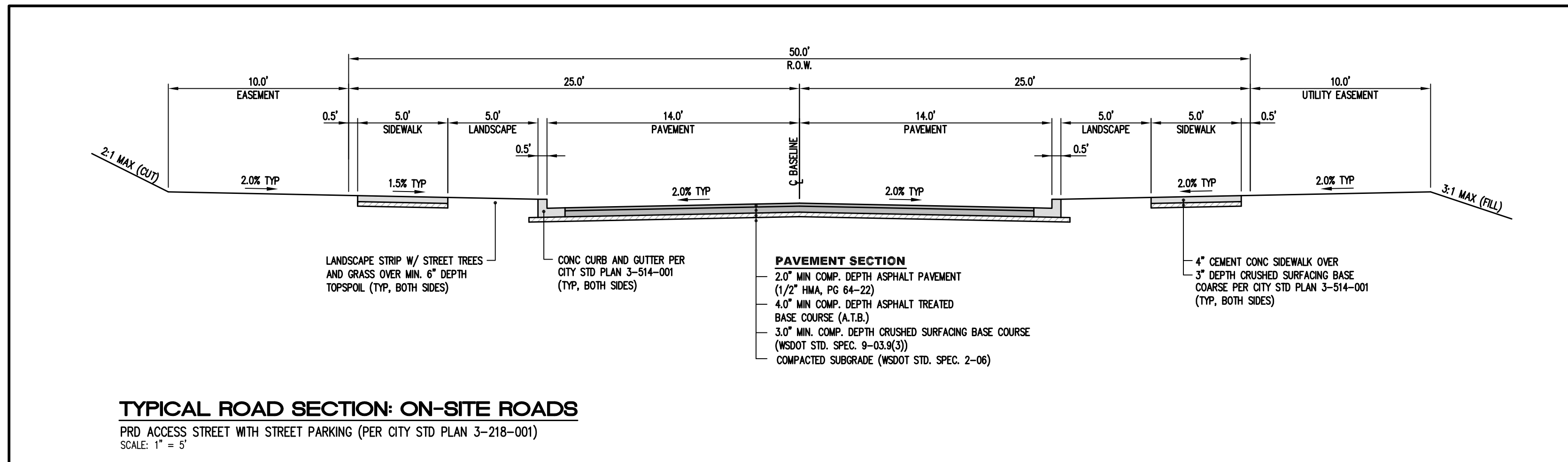
LATTA ENGINEERING PLLC
 Consulting Civil Engineers
 5970 Birch Point Road, Blaine, WA 98230
 Ph: 360 671 7002
 info@lattaengineering.com
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JOB NO.:	16160-5
CITY FILE NUM.:	PREA22-009
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

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

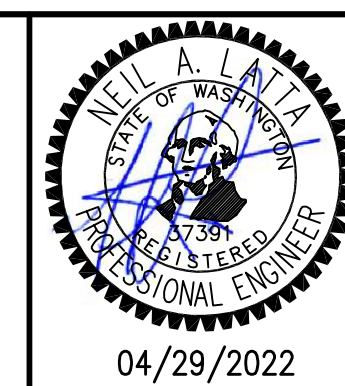
GRADING AND COMPOSITE UTILITY PLAN
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT
 5110 83 AVENUE NE, MARYSVILLE, WA
 PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.
 DATE: APRIL 2022 SCALE: H: 1" = 30' V: N/A

DRAWING:	C - 4
SHEET:	4 OF 7



1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
2			
3			
NO.	REVISION	BY	DATE

EXISTING UTILITIES NOTE:
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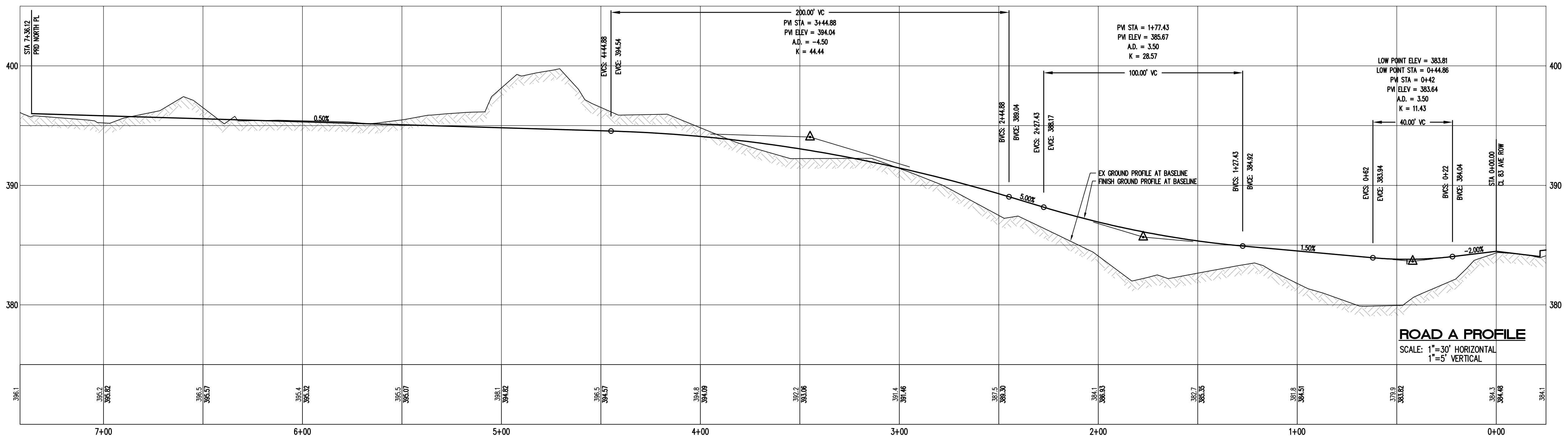
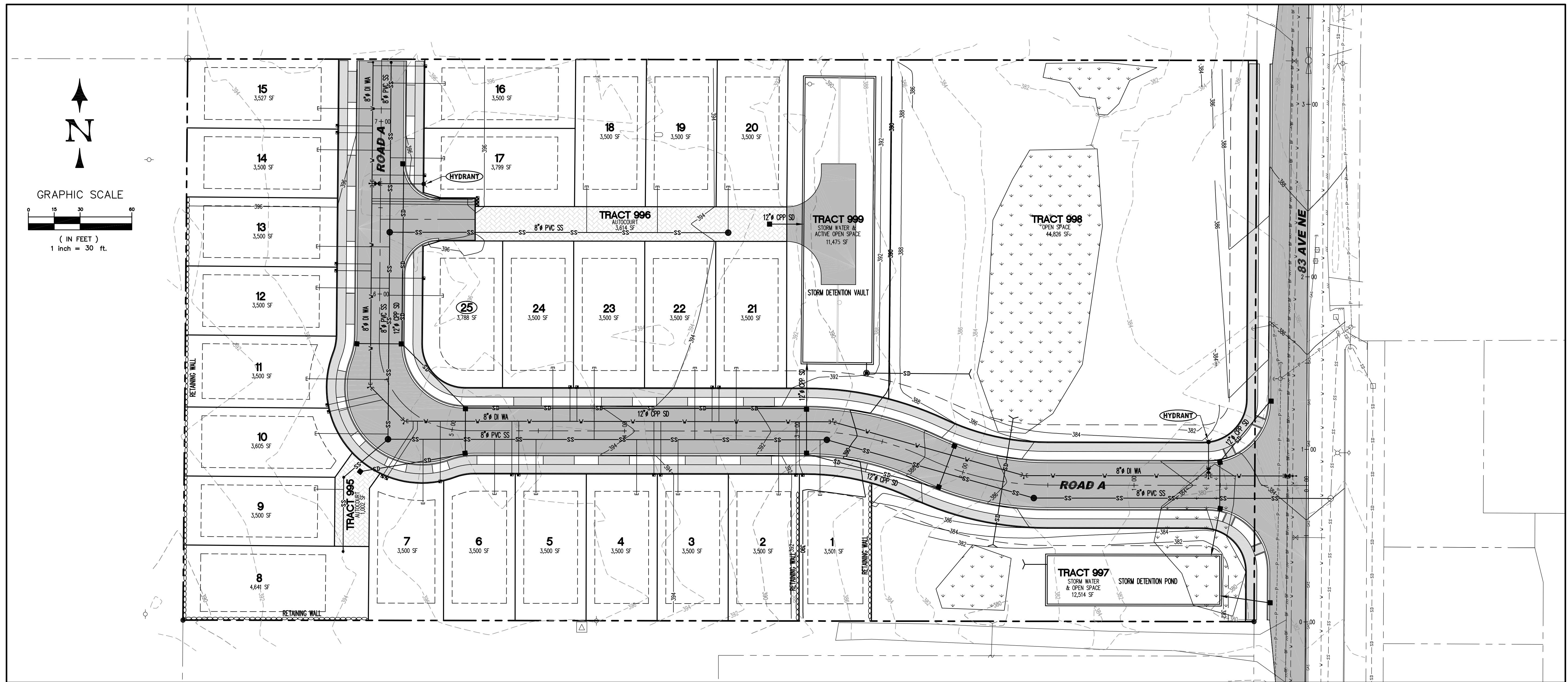
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JOB NO.:	16160-5
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DESIGNED BY:	NL
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GROUNDHOG LAND DEVELOPMENT COMPANY, LLC
 2502 161 AVENUE SE
 BELLEVUE, WA 98008-5423

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**



△	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
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NO.	REVISION	BY	DATE

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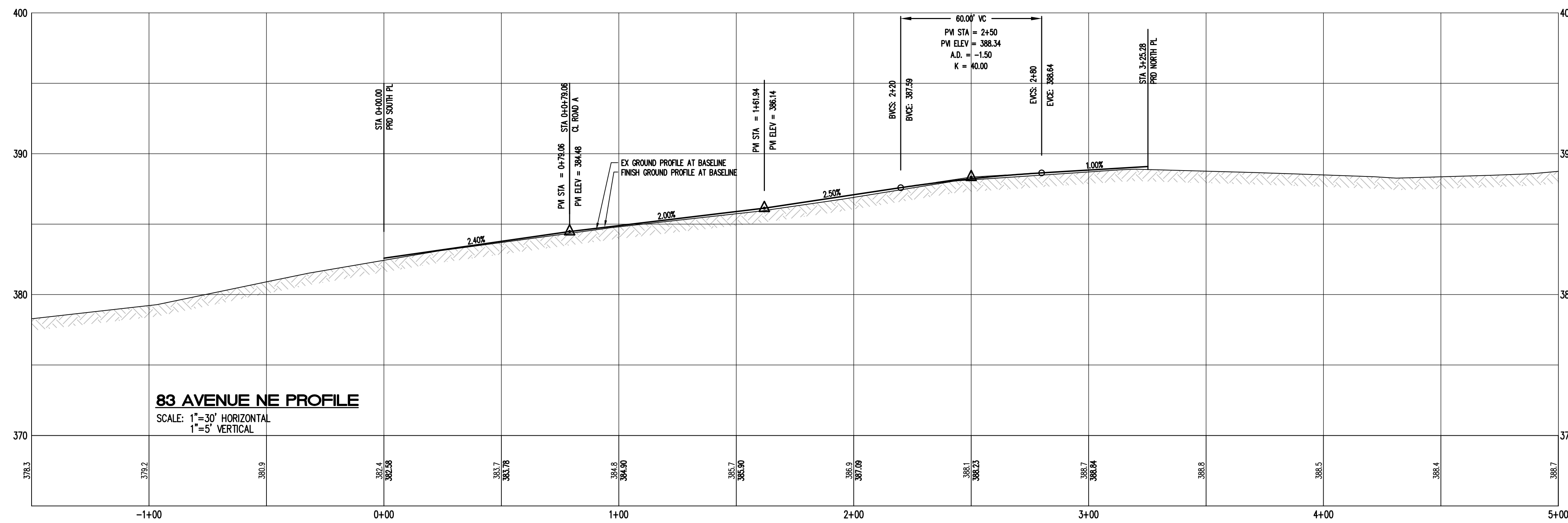
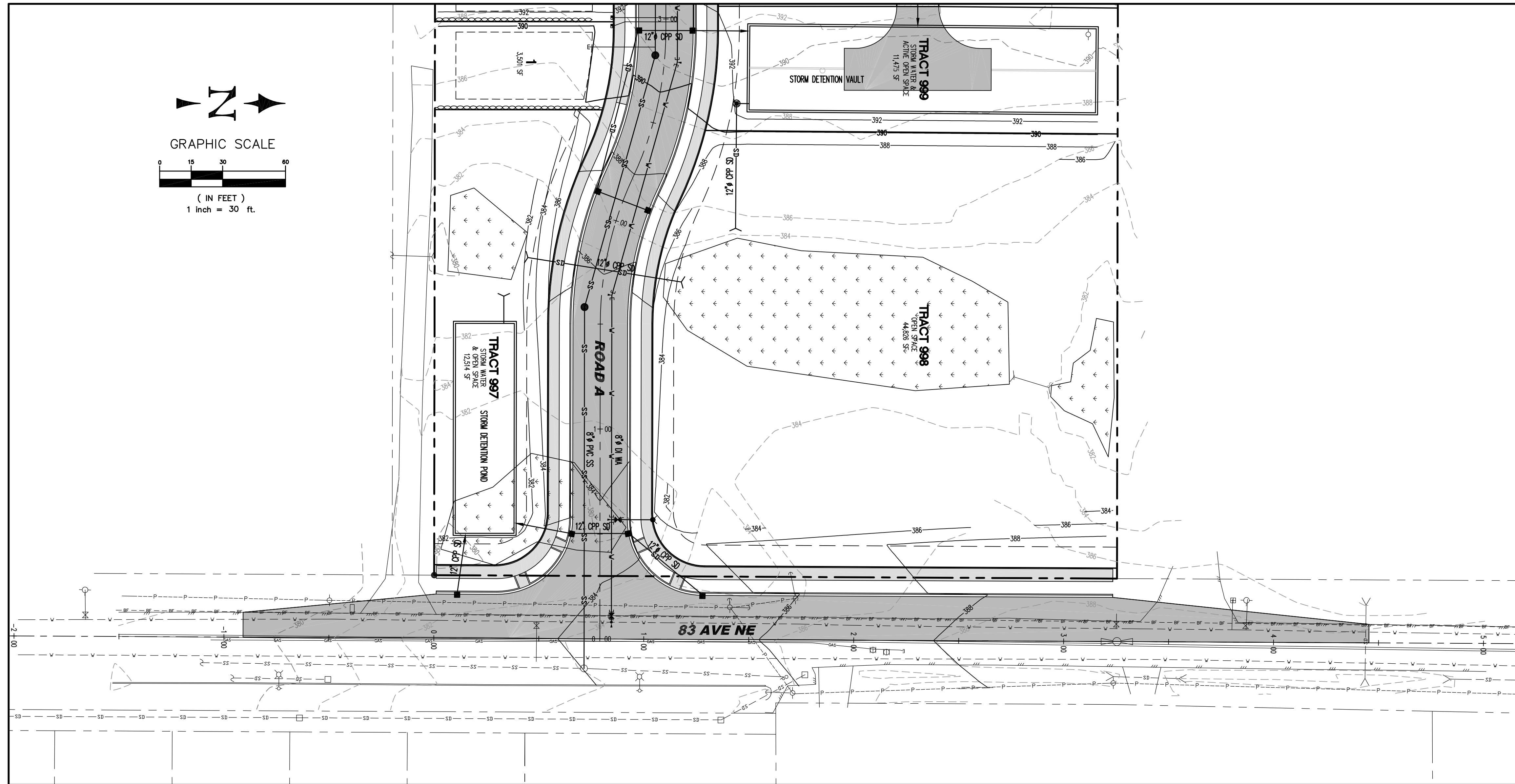
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JOB NO.: 16160-5
 CITY FILE NUM.: PREA22-009
 DESIGNED BY: NL
 DRAWN BY: KJ
 CHECKED BY: NL

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

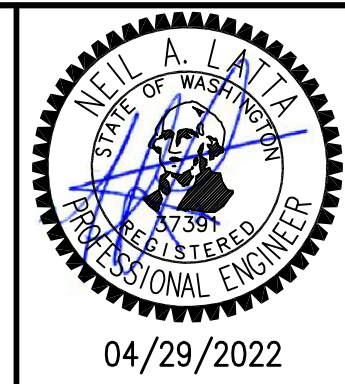
ROAD A: ROAD AND UTILITY PLAN
GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT
 5110 83 AVENUE NE, MARYSVILLE, WA
 PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.
 DATE: APRIL 2022
 SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 6
 SHEET: 6 OF 7



1	ISSUED FOR PRELIMINARY PLAT	NL	04/29/22
2			
3			
NO.	REVISION	BY	DATE

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JOB NO.:	16160-5
CITY FILE NUM.:	PREA22-009
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

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

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 - 7
SHEET:	7 OF 7