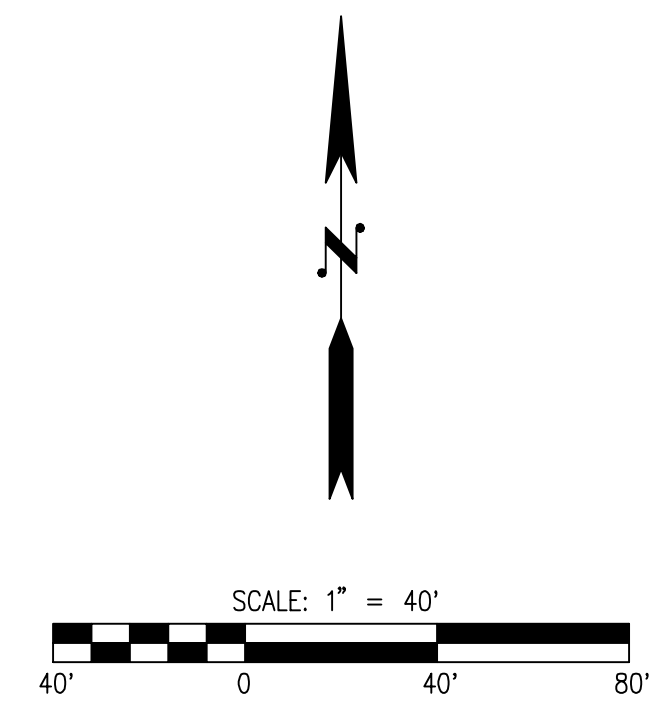
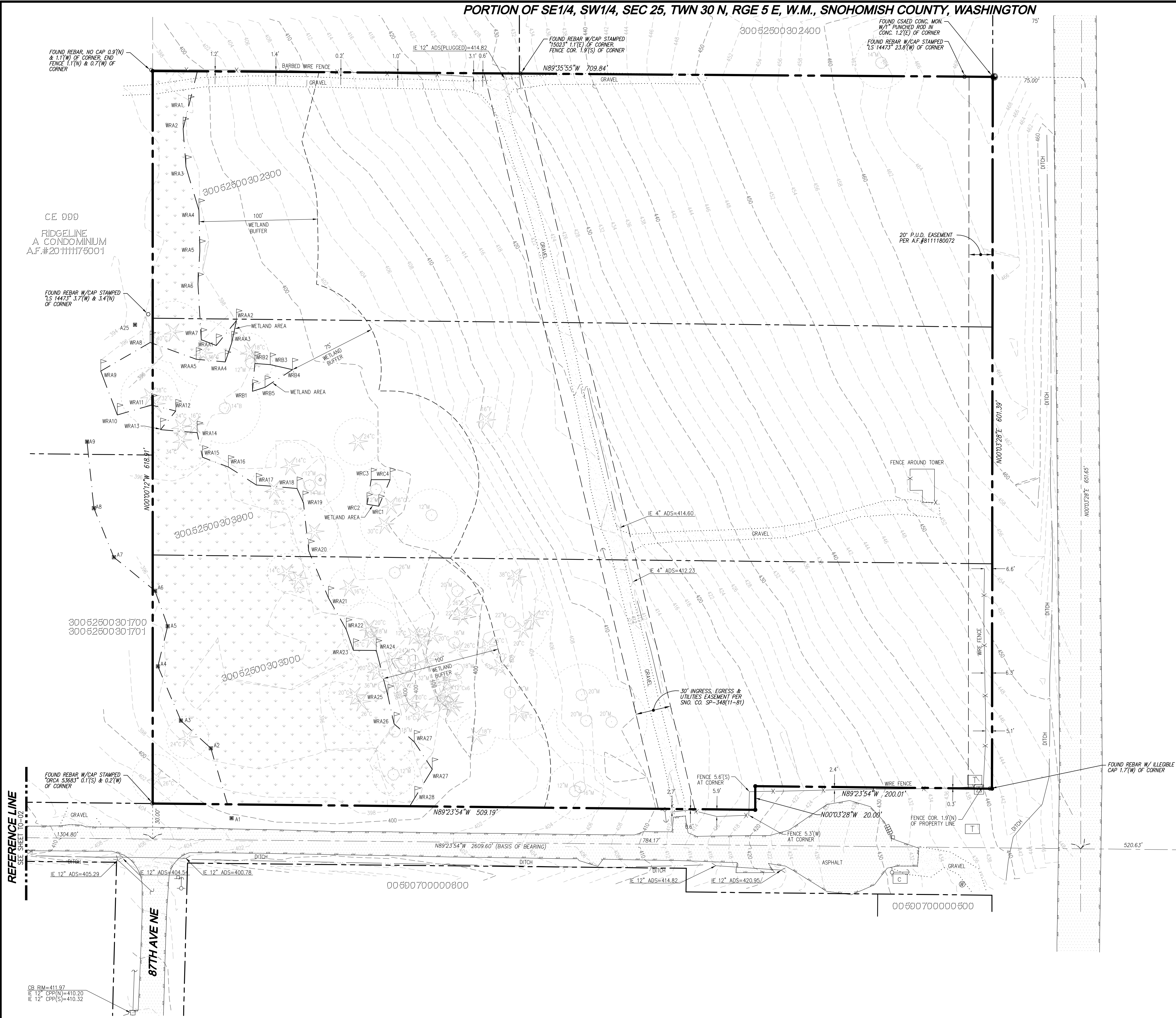


PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



NO.	DATE	DESCRIPTION

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LAND PRO GROUP, INC.
BRODIE PLAT
EXISTING CONDITIONS MAP

JOB NUMBER:	C22-177
DRAWING NAME:	C22177P-TO-PL
DESIGNER:	TPA
DRAFTING BY:	DPN
DATE:	6-28-22
SCALE:	1"=40'
JURISDICTION:	CITY OF MARYSVILLE

TO-01
SHEET 2 OF 14

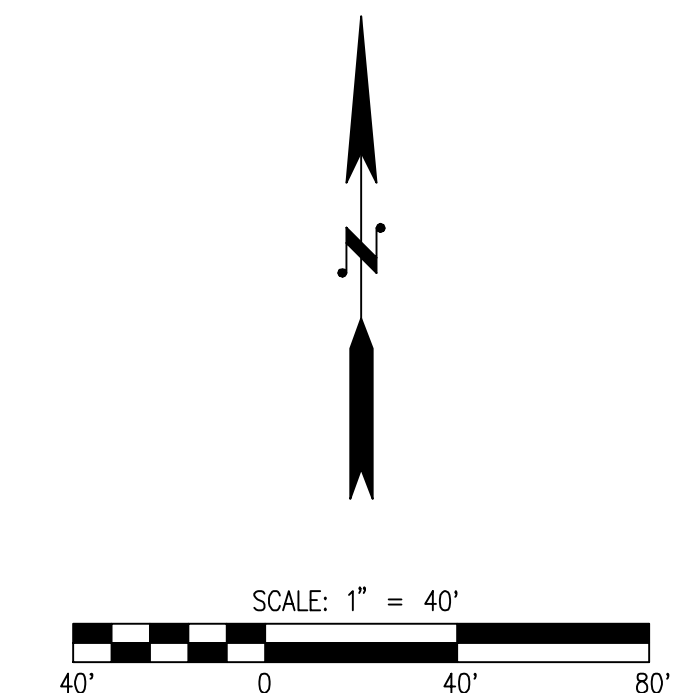
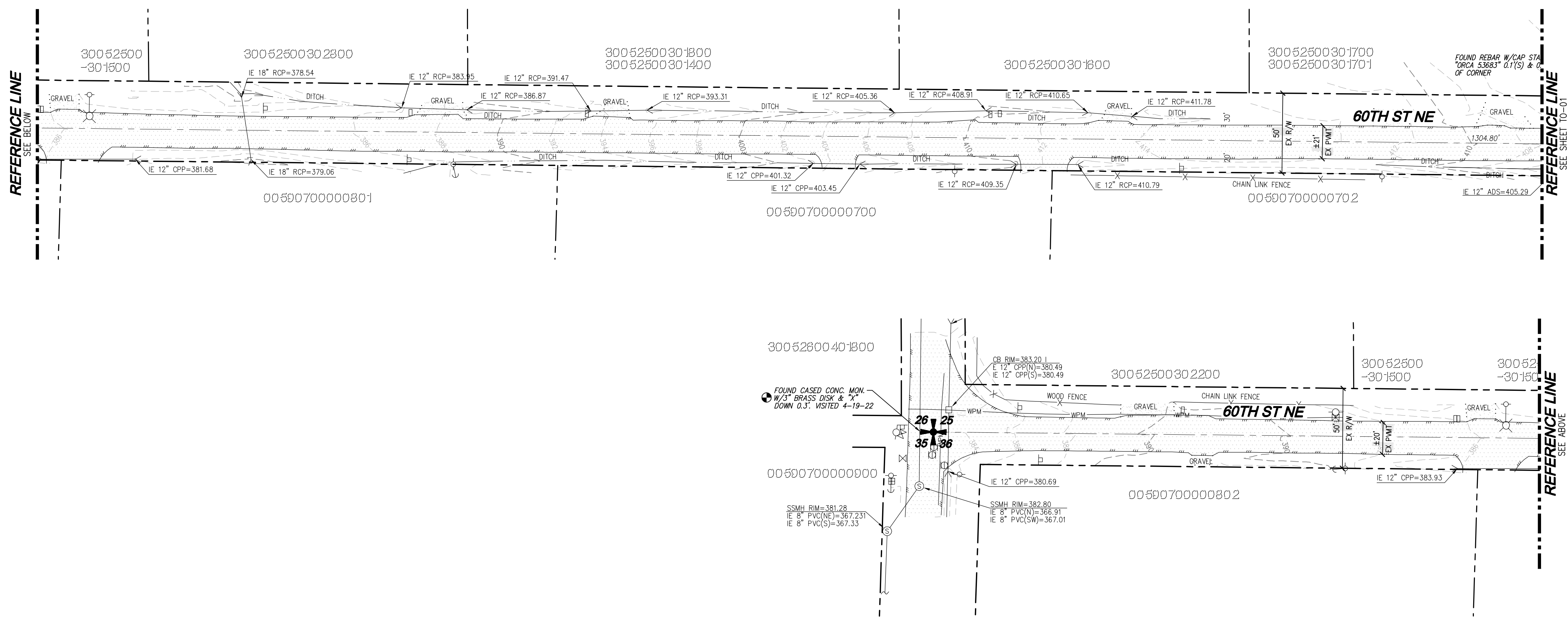
Drawing: \\dfs\local\viddata\Projects\Civil\2022\C22-177 Brodie Plat\Drawings\Primary\C22177P-TO-PL.dwg, Plotted: Jun 28, 2022 - 12:28pm

CR_RIM=411.97
IE 12" CPP(N)=410.20
IE 12" CPP(S)=410.32

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PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



Drawing: \\fs1.local\userdata\Projects\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary\C22177P-TO-PL.dwg, Plotted: Jun 28, 2022 - 12:28pm

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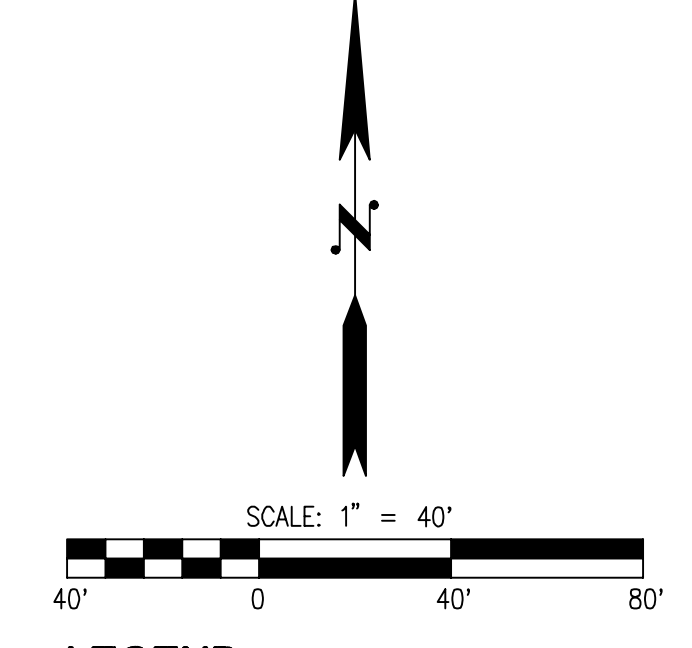
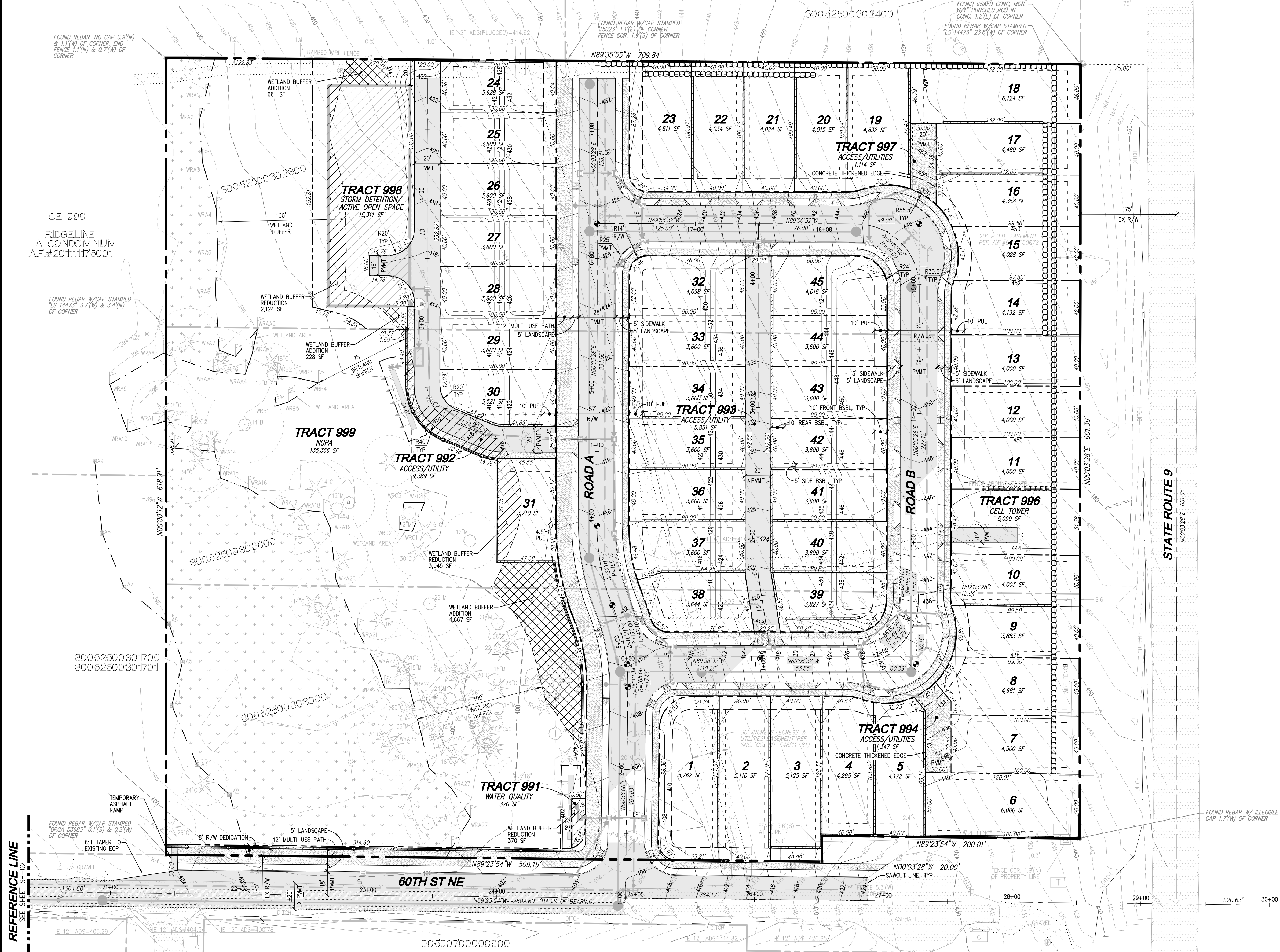
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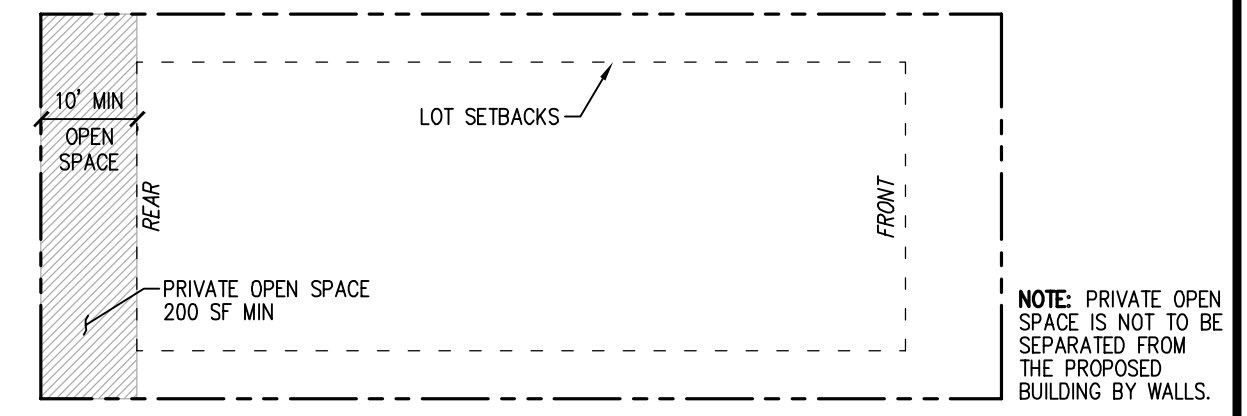
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PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

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[Symbol]	FULL DEPTH ASPHALT
[Symbol]	2" GRIND AND OVERLAY
[Symbol]	RIP-RAP PAD
[Symbol]	SURVEY MONUMENT



TYPICAL PRIVATE OPEN SPACE DETAIL
SCALE: 1"=20'

ALLEY CENTERLINE TABLES

LINE TABLE			CURVE TABLE			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	73.89'	N89°56'32"W	C4	4.71'	30.00'	09°00'00"
L2	20.12'	N67°13'59"W	C3	4.71'	30.00'	09°00'00"
L3	238.69'	N00°03'28"E	C1	11.89'	30.00'	22°42'33"
L4	14.64'	N00°03'28"E	C2	35.23'	30.00'	67°17'27"
L5	49.95'	N08°56'32"W				
L6	268.64'	N00°03'28"E				

LOT SIZE SUMMARY

LOTS PROPOSED: 45
 AVERAGE LOT SIZE: 4,113 SF
 SMALLEST LOT SIZE: 3,521 SF (LOT 30)
 LARGEST LOT SIZE: 6,421 SF (LOT 19)

ACCESS CALCULATION (PER MMC 22G.080.070(4))

LOTS TO ACCESS FROM AUTOCOURTS: 14 (25-38)
 PRD REQUIREMENT FOR NON-STANDARD ACCESS: 25%
 PROPOSED NON-STANDARD ACCESS: 14 LOTS/45 TOTAL LOTS=31.1%

WETLAND BUFFER AVERAGING CALCULATIONS

WETLAND BUFFER REDUCTION: 5,539 SF
 WETLAND BUFFER ADDITION: 5,558 SF
 NET: 17 SF

IMPERVIOUS AREA

IMPERVIOUS AREA PROPOSED: 199,940 SF (4.59 AC)
 SITE PERCENTAGE AS IMPERVIOUS: 45.9%

DENSITY, DIMENSION AND PARKING

Requirement	Allowable under PRD Regulation	Proposed
Density: Dwelling unit/acre	As allowed per the underlying zone	18 DU/AC
Maximum density:	As allowed per the underlying zone or modified through the residential density incentives in Chapter 22C.090 MMC	4.5 DU/AC
Minimum street setback:	10 feet	10 feet
Minimum side yard setback:	5 feet (if no lot line between homes, 10 feet separation required)	5 feet
Minimum rear yard setback:	10 feet (if no lot line between homes, 20 feet separation required)	10 feet
Base height:	As allowed per the underlying zone	30 feet max
Maximum building coverage:	No maximum building coverage	TBD
Maximum impervious surface:	70 percent	70%
Minimum lot area:	3,500 square feet	3,521 SF
Minimum lot width:	30 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	135 total

OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area*	10.01	435,992
Net Project Area (NPA)*	6.58	286,707
Req. Open Space (15% NPA)	0.99	43,006
Req. Open Space (65% Critical Area/Buffer Portion)	0.64	27,954
Req. Open Space (35% Active Open Space Portion)	0.35	15,052
Active Open Space Provided (Tract 998)	0.35	15,311
Critical Areas Open Space Provided (Tract 999)	0.64	27,954
Total Open Space Provided	0.99	43,265

PROJECT ZONING DENSITY CALCULATIONS

	DU (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area (AC)*	10.01	435,992
Net Project Area (NPA) (AC)*	6.58	286,707
Base Density	118.47	
Max Density (with Bonus Density) = 120% x Base Density	137.00	
Dwelling Units Proposed	45	
Density Proposed (DU/AC)	4.50	
Bonus Density Required	0	

NET AREA: R-18 ZONING

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Parcel Area	10.01	435,992
ROW Dedication	1.77	76,974
Tract 992, 993, 994, 997 (Access and/or Alley Tracts)	0.41	17,701
Wetland Area	1.25	54,610
Total Removal for NPA	3.43	149,285
Net Project Area (NPA)	6.58	286,707
Net Project Density (NPA x 18 DU/AC)	118.47	

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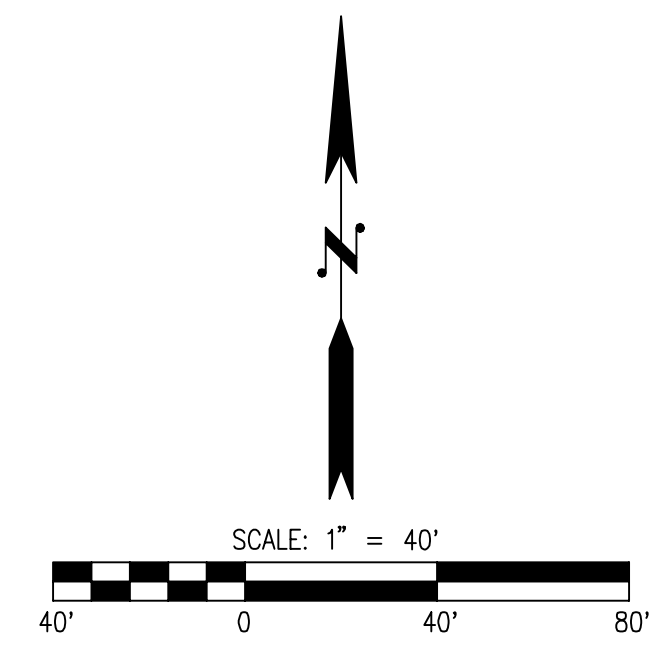
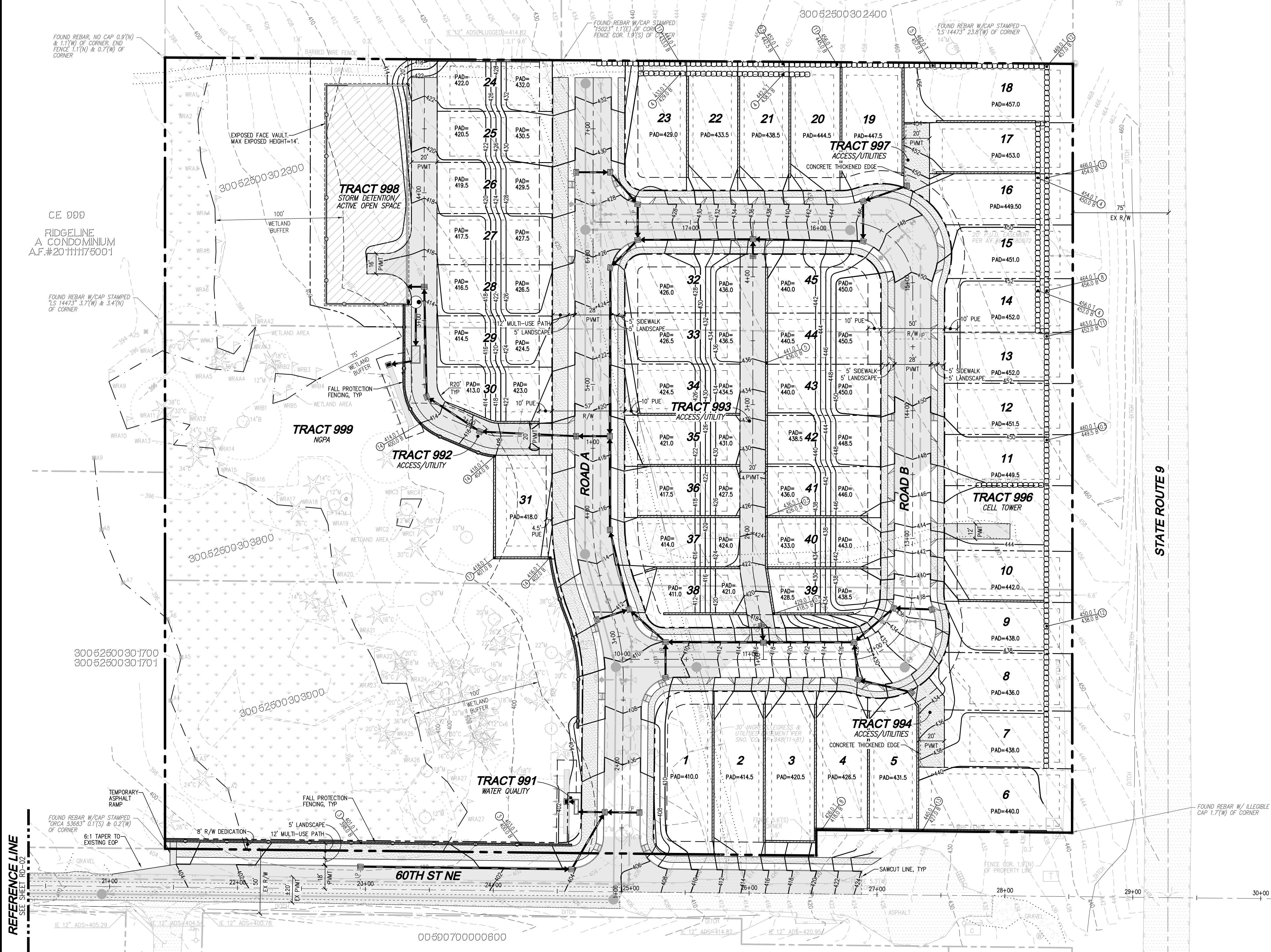
REVISIONS
 NO. DATE DESCRIPTION

THOMAS P. ABBOTT
 PROFESSIONAL ENGINEER
 56921

JOB NUMBER: C22-177
 DRAWING NAME: C22177-SP-PL
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYVILLE

SP-01
 SHEET 4 OF 14

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

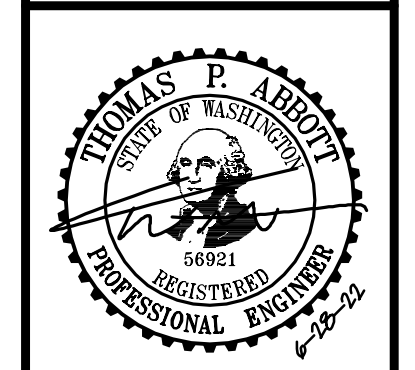
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 PRELIMINARY ROAD, GRADING AND STORM DRAINAGE PLAN



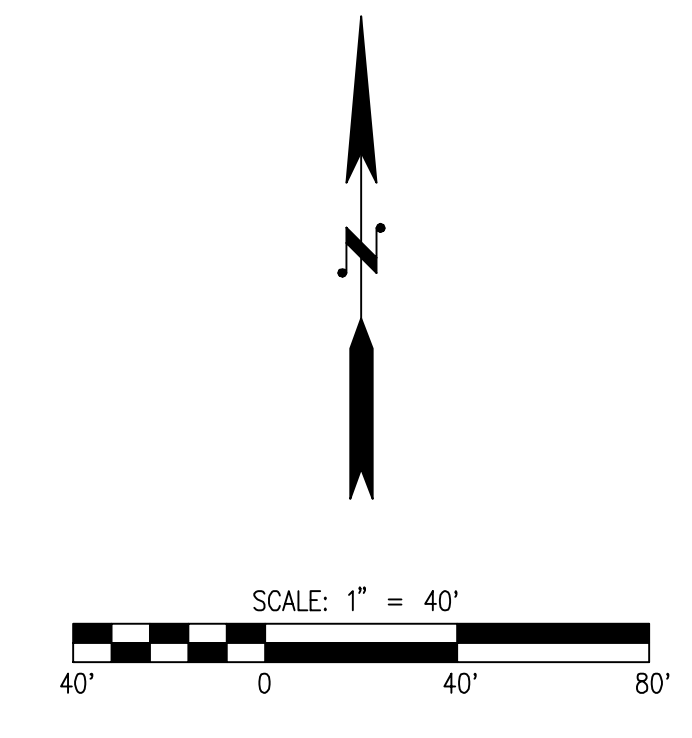
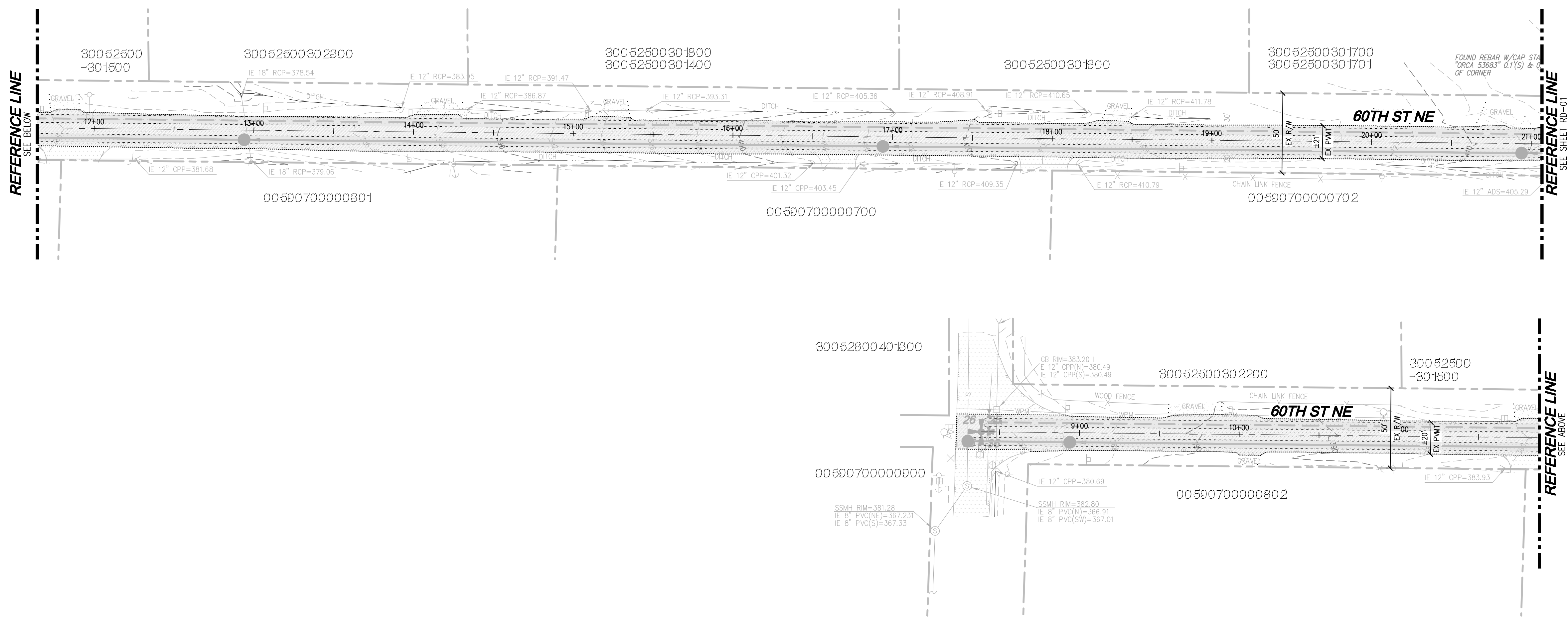
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 DESIGNER: TPA
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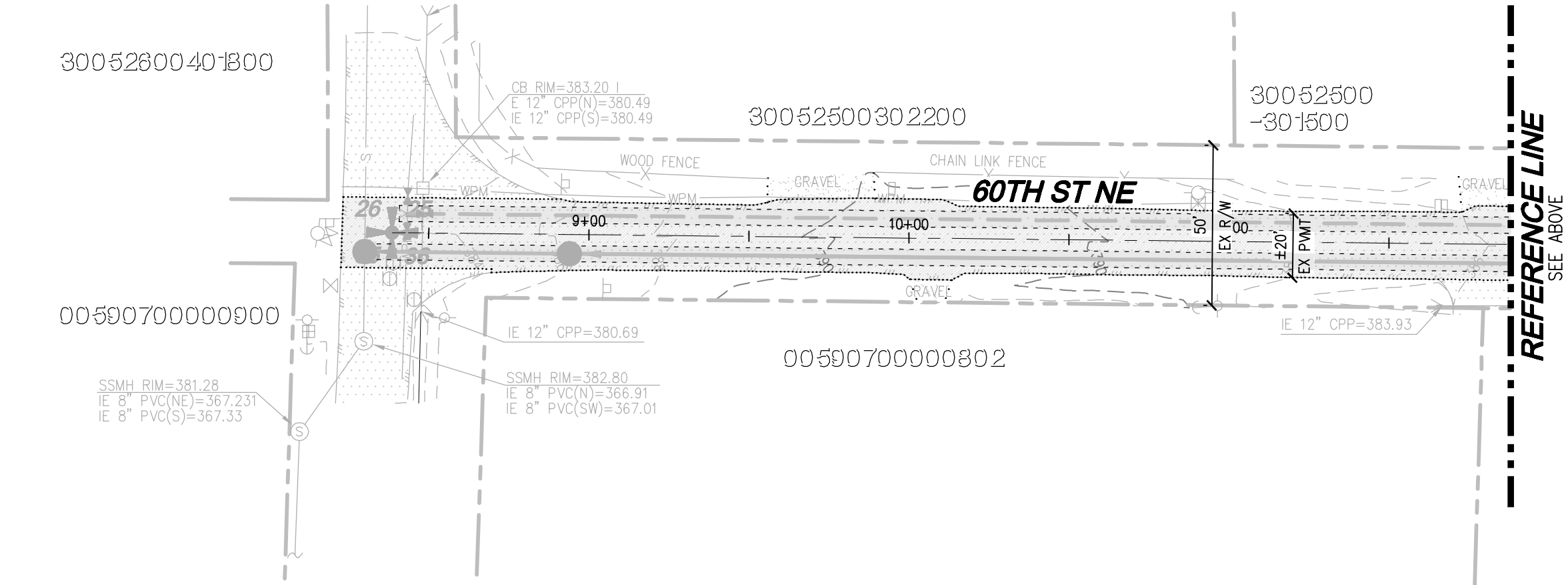
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Drawing: \\dfs\local\visdata\Projects\Civil\2022\C22-177 Brodie Pl\Drawings\Preliminary\C22177-RD-PL.dwg Plotter: Jun 28, 2022 - 12:29pm SHEET 06 OF 14

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|--|
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| ○ | CLEANOUT |
| - - - | DRAIN LINE |
| ● | 6" PVC FRENCH DRAIN |
| ○ | SEWER MANHOLE |
| — | SEWER PIPE |
| — | WATER PIPE |
| X | NGPA FENCING |
| — | SIGN ("NO PARKING" UNLESS OTHERWISE NOTED) |
| ⋮ | STREET LIGHT |
| ▨ | FULL DEPTH ASPHALT |
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| ■ | RIP-RAP PAD |
| ⊙ | SURVEY MONUMENT |



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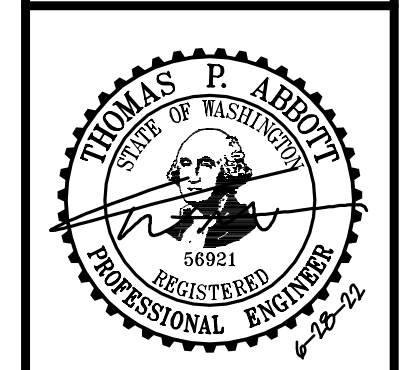
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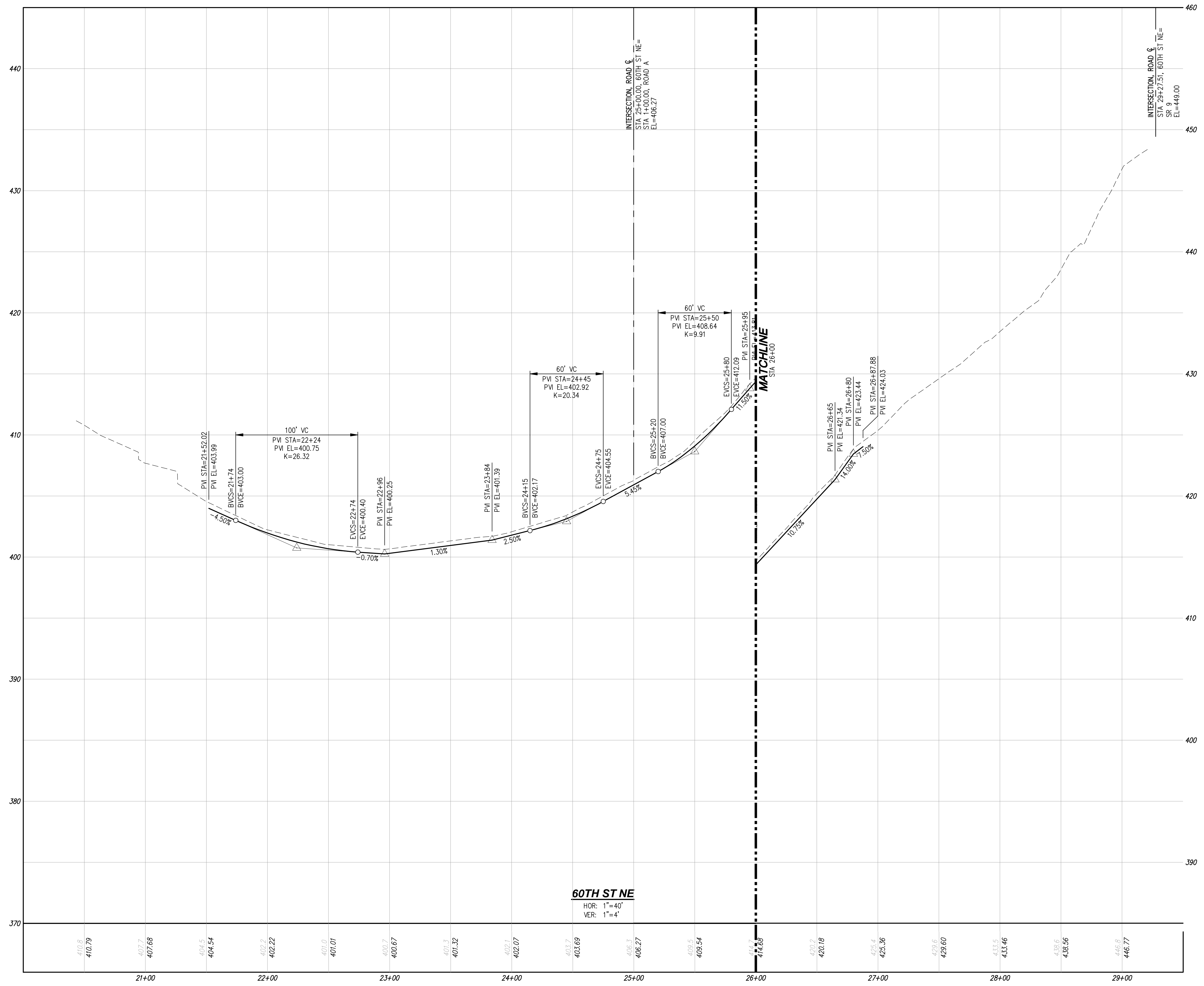
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PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



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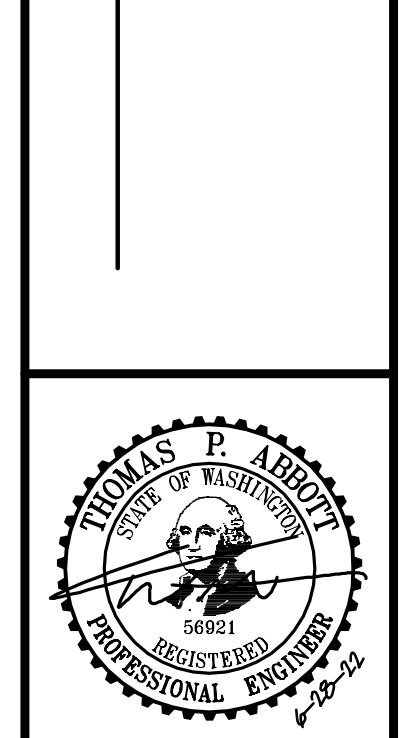
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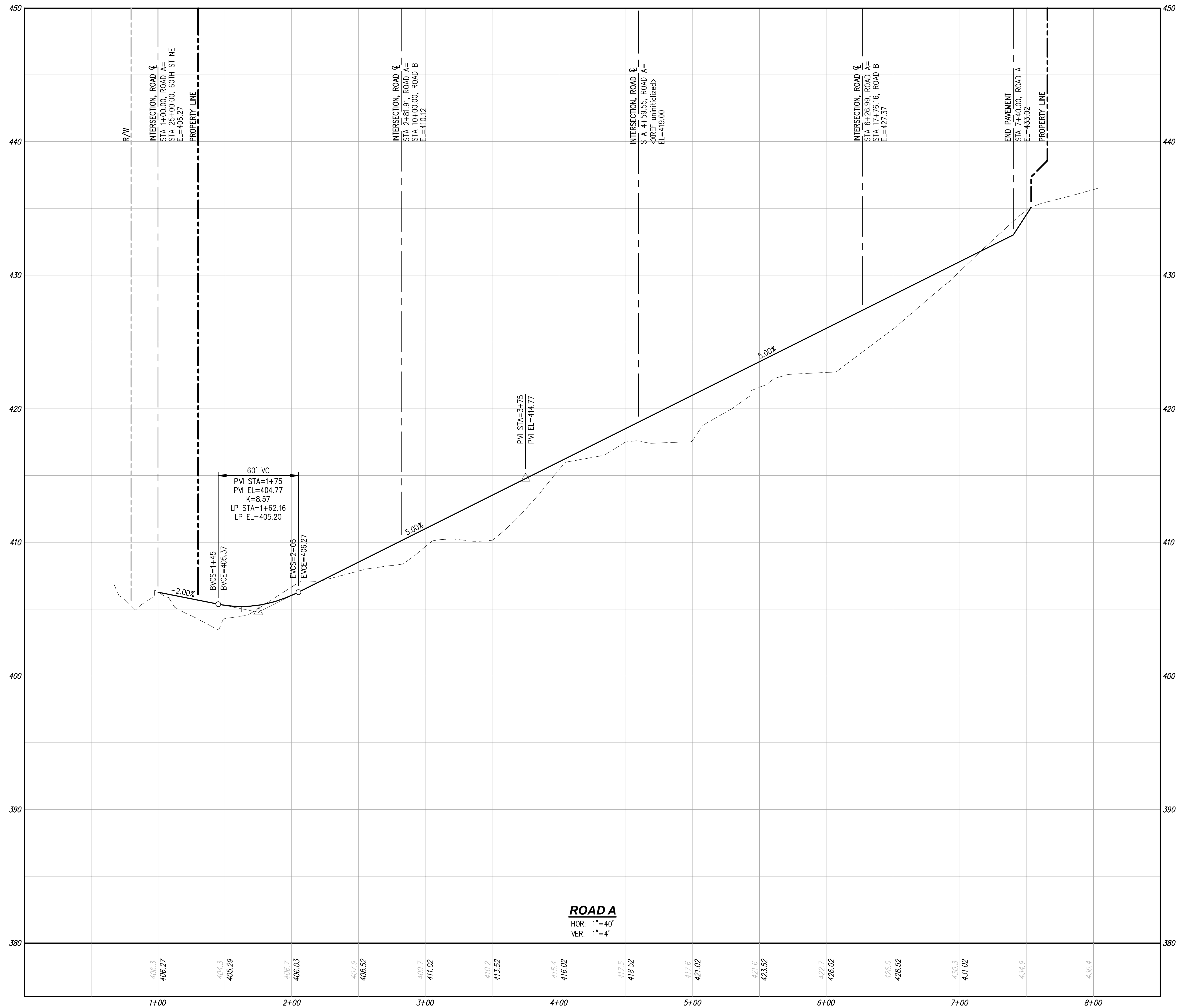
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BRODIE PLAT
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JOB NUMBER: C22-177
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PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



ROAD A
 HOR: 1"=40'
 VER: 1"=4'

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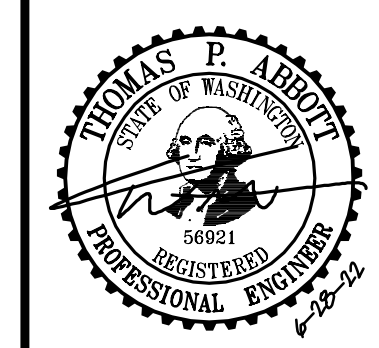
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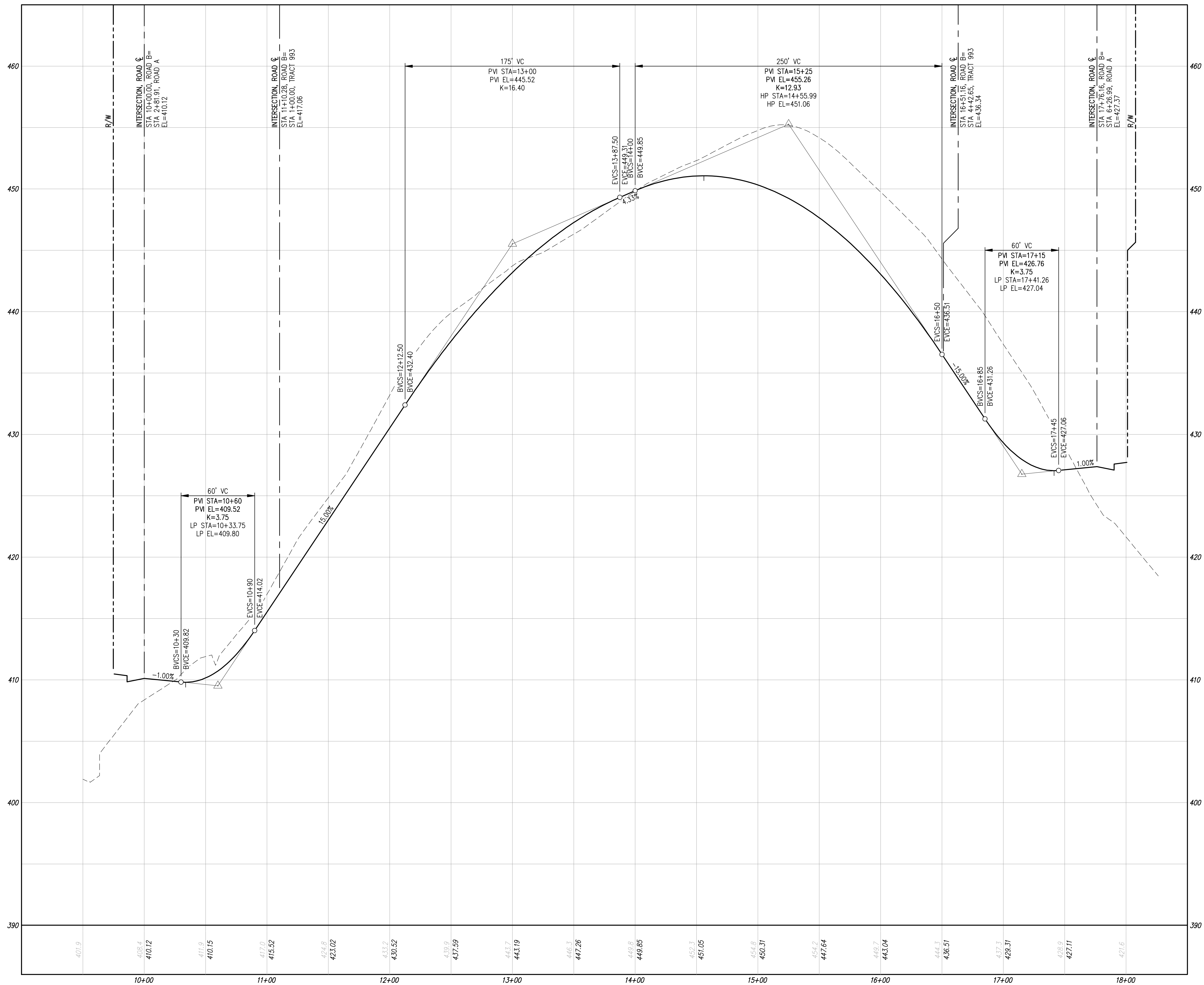


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RD-04
 SHEET 9 OF 14

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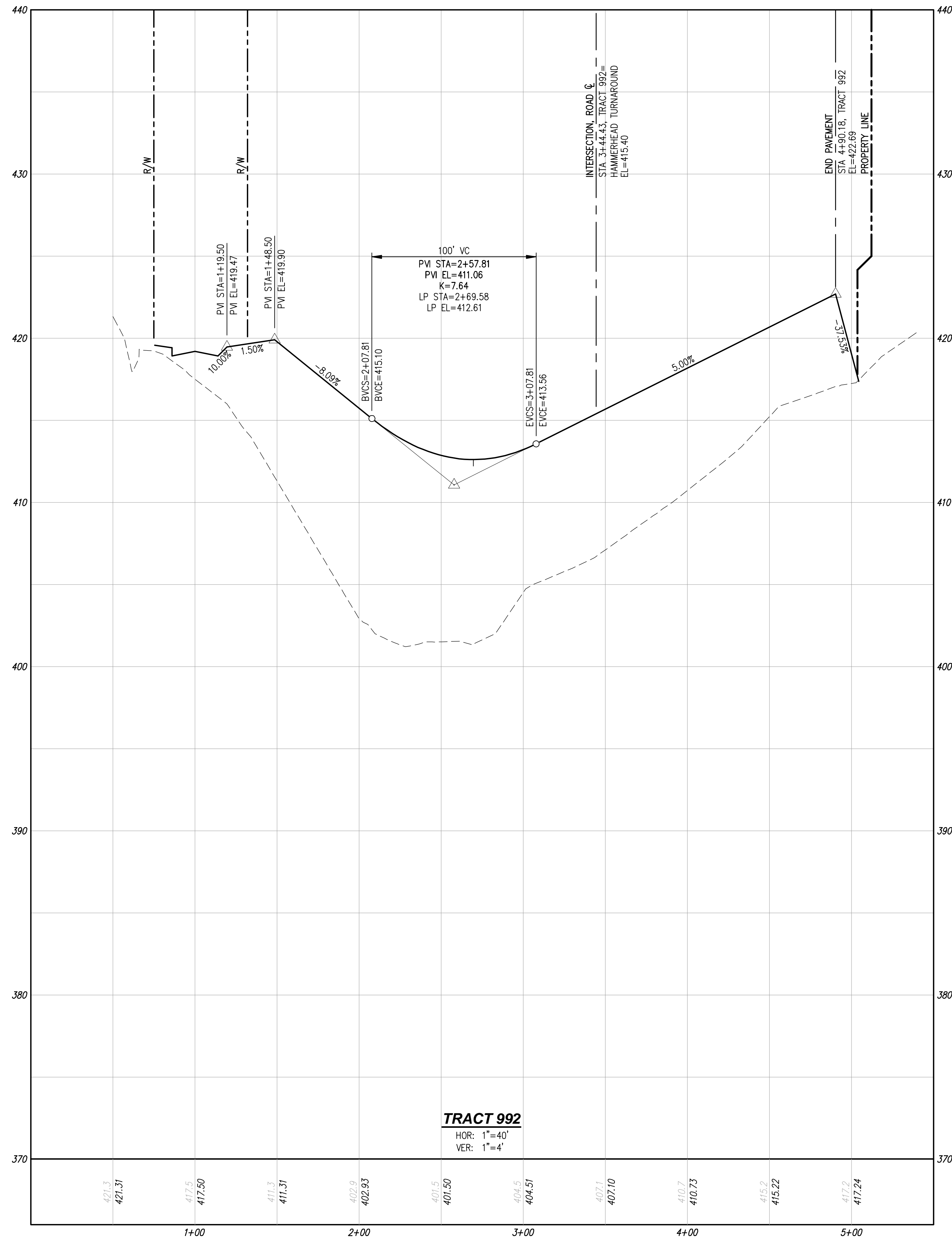
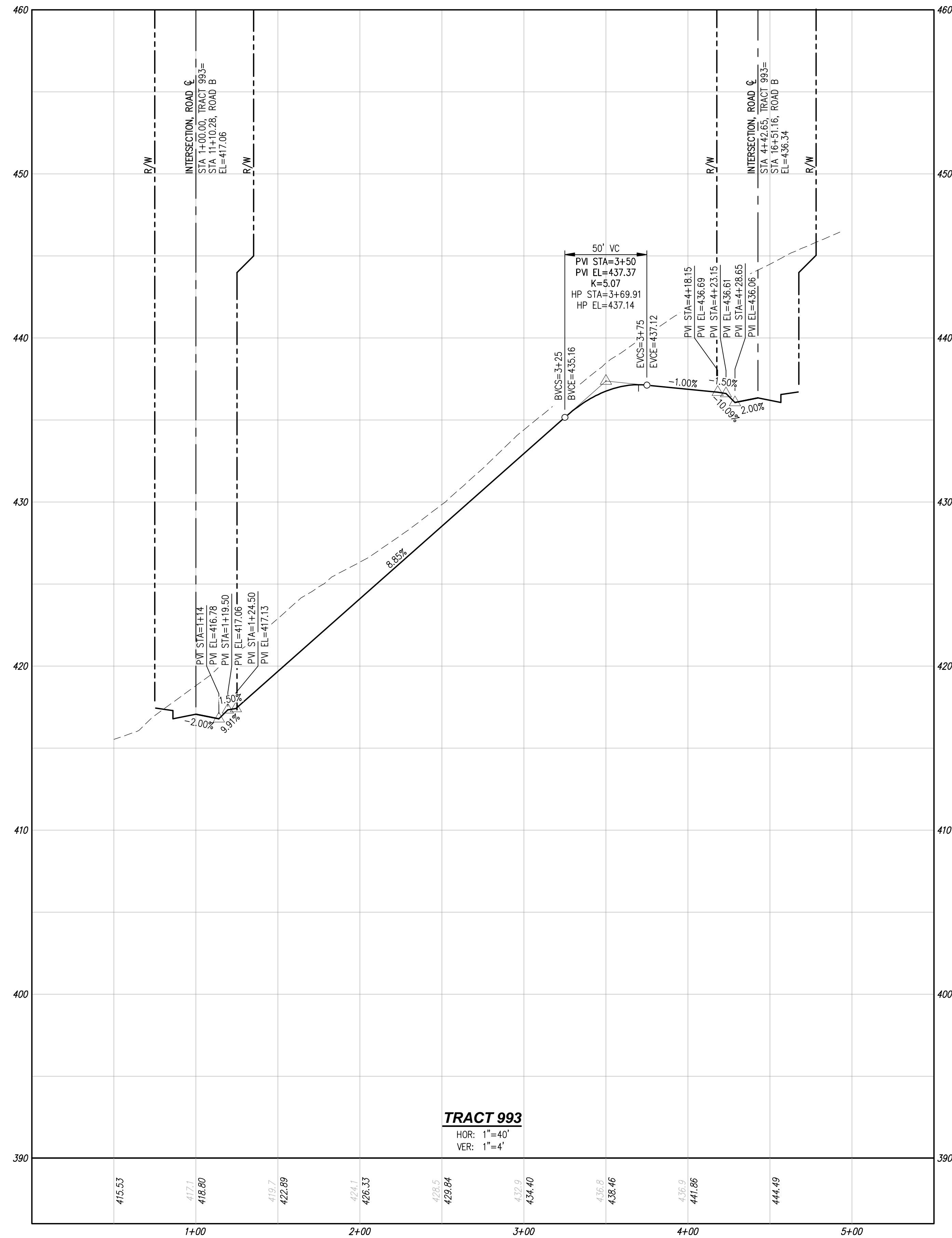
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THOMAS P. ABBOTT
 STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 License No. 56821

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RD-05
 SHEET 10 OF 14



TRACT 993

HOR: 1"=40'
VER: 1"=4'

TRACT 992

HOR: 1"=40'
VER: 1"=4'

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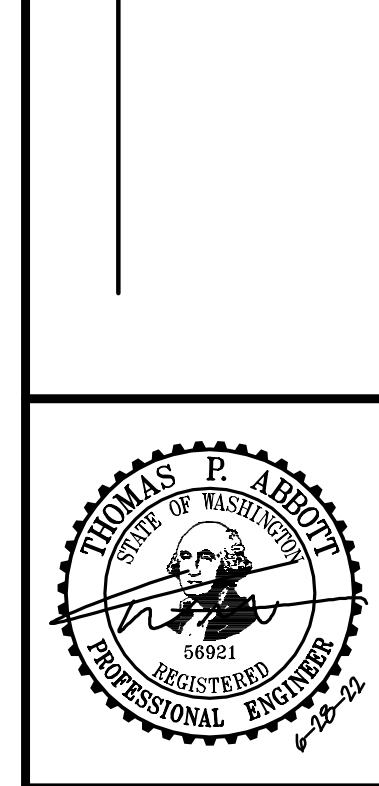


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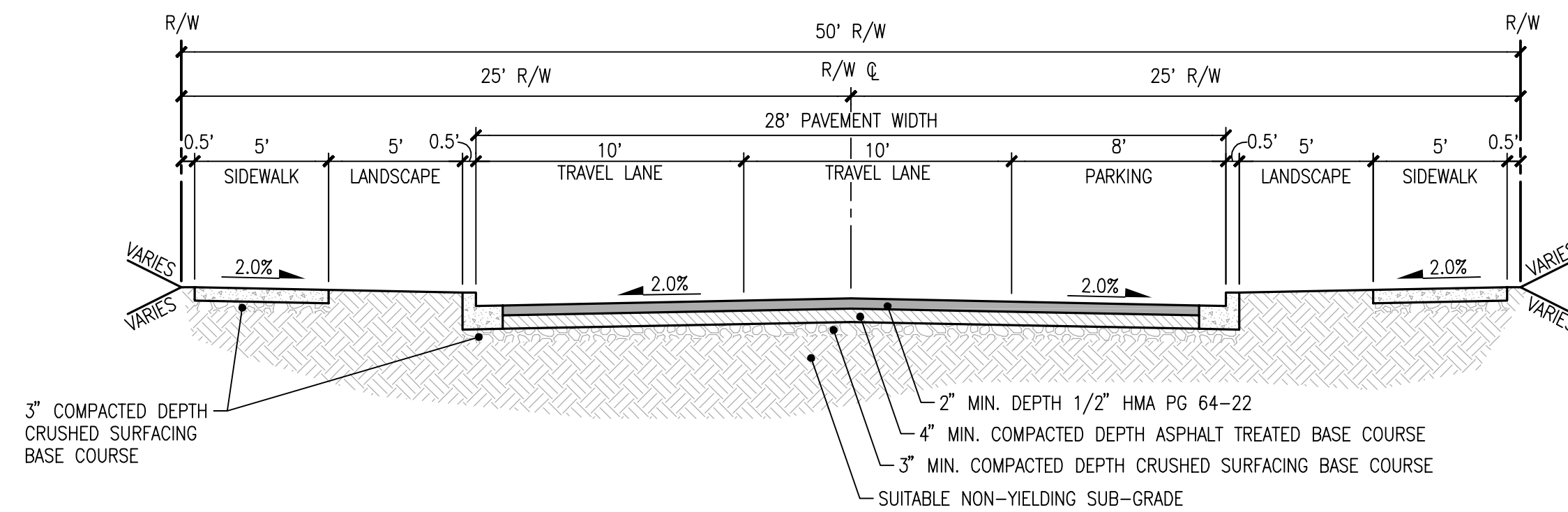
LAND PRO GROUP, INC.
BRODIE PLAT
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-177
 DRAWING NAME: C22177P-RD-PR
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYSVILLE

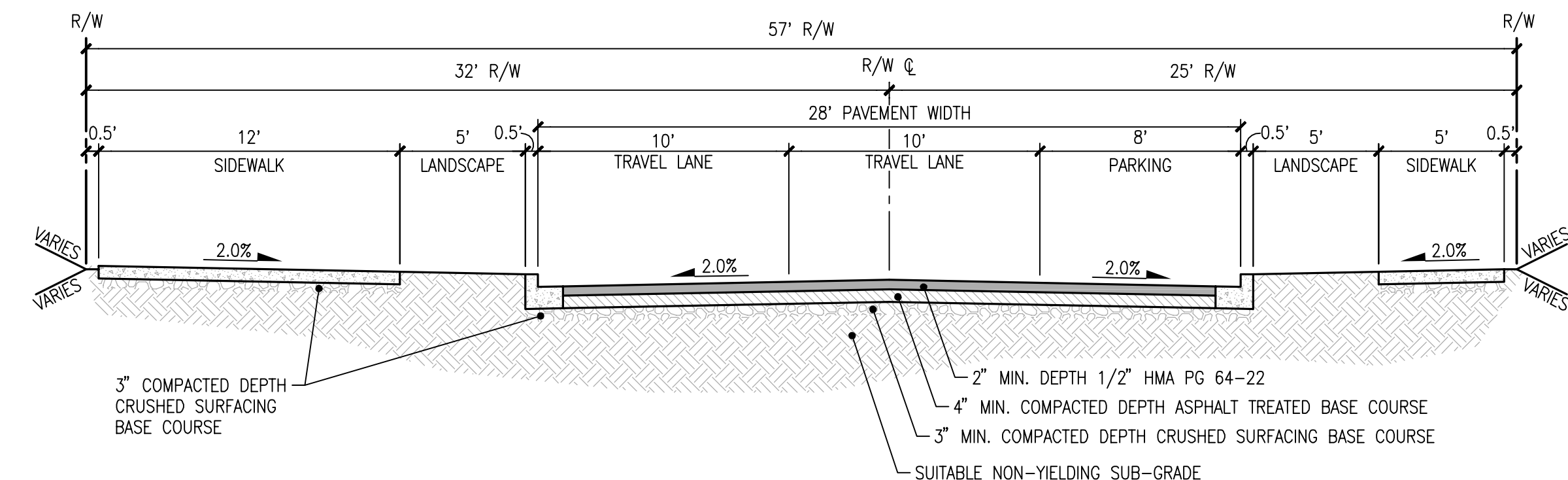
Drawing: \\dfs\local\wdata\PROJECTS\Golf\2022\C22-177 Brodie Plat\Drawings\Preliminary\C22177P-RD-PR.dwg Plotted: Jun 28, 2022 - 12:29pm

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



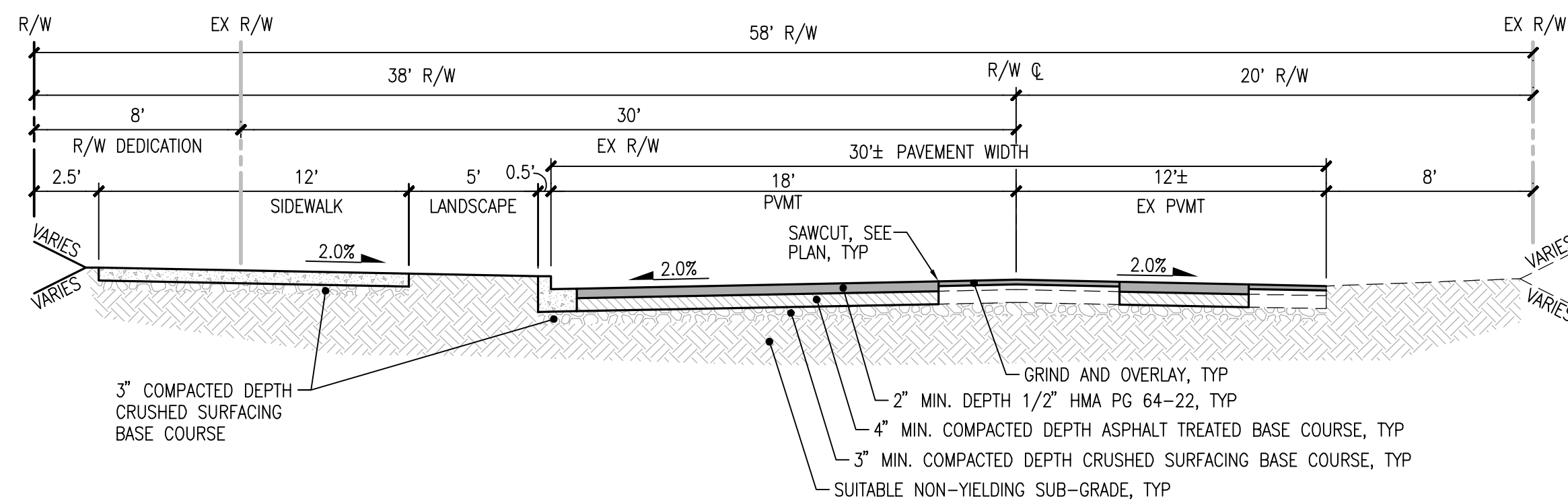
PROPOSED INTERNAL 50' ROW PRD ROAD SECTION (PARKING LOCATION VARIES)

SCALE: 1"=5'



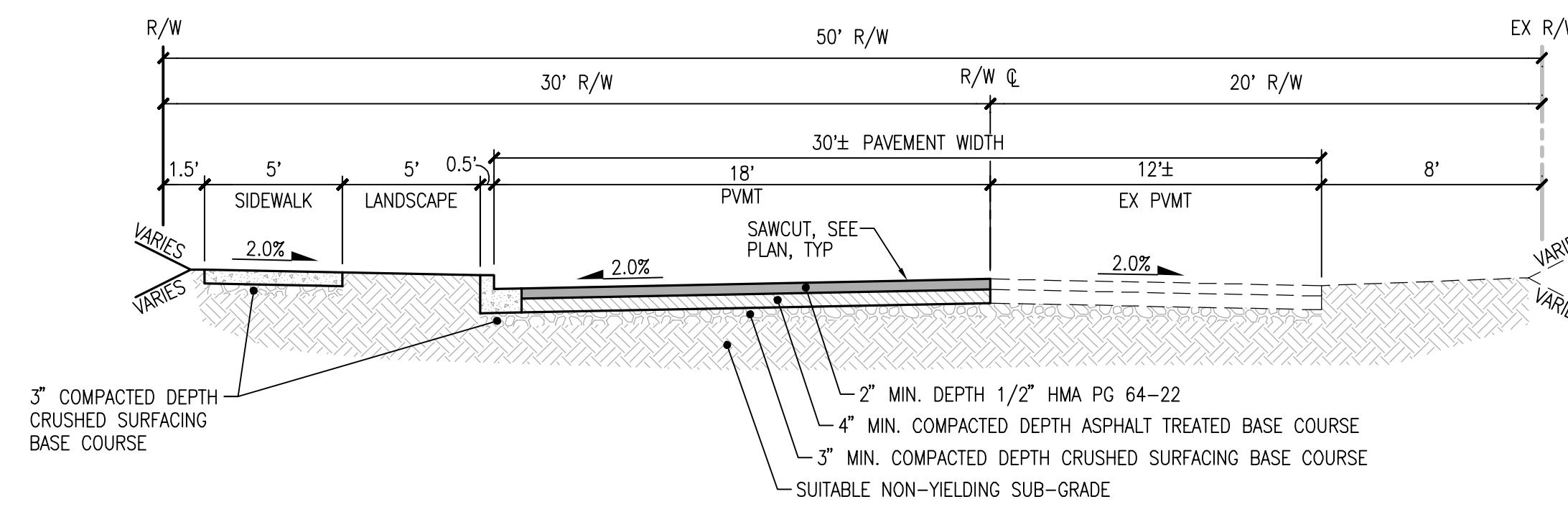
PROPOSED 57' ROW ROAD SECTION

SCALE: 1"=5'



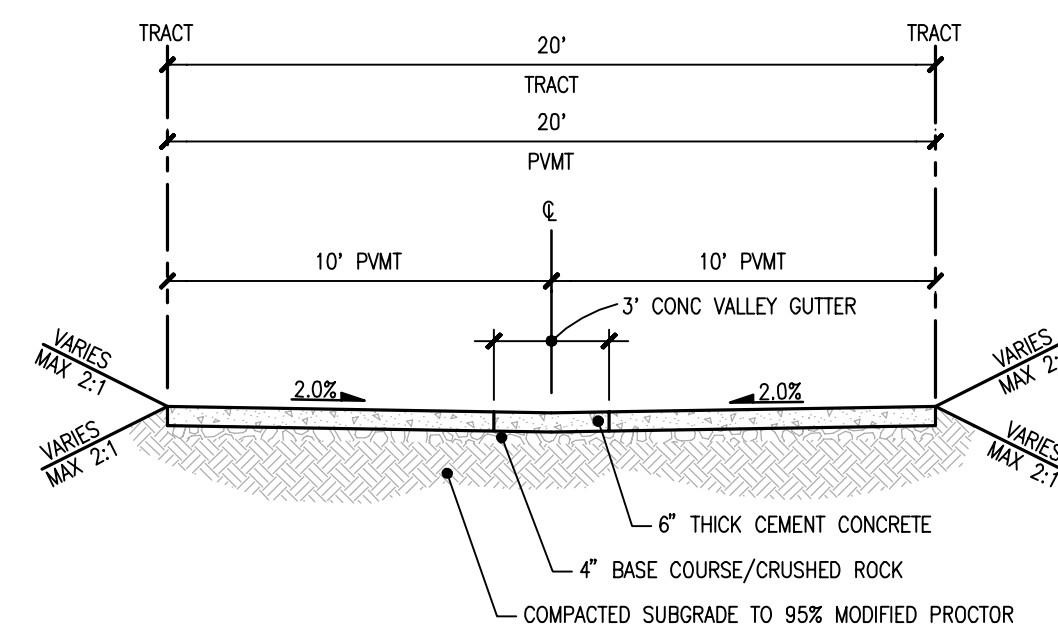
60TH ST NE STA 21+52.02 TO STA 24+54

SCALE: 1"=5'



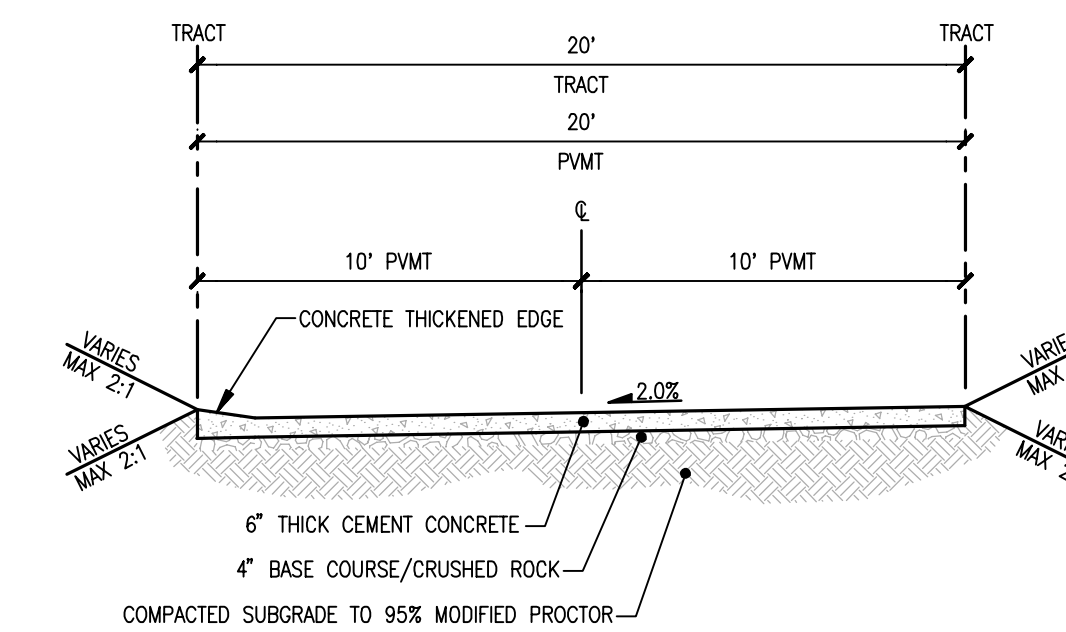
60TH ST NE STA 25+39 TO STA 26+52.21

SCALE: 1"=5'



TRACTS 992 AND 993

SCALE: 1"=5'



TRACTS 994 AND 997

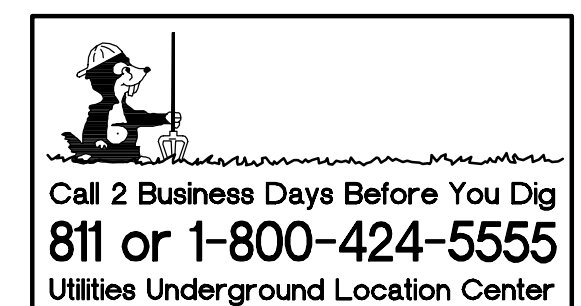
SCALE: 1"=5'

UTILITY NOTE

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DISCLAIMER

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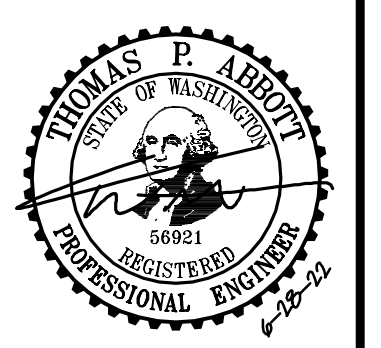


REVISIONS

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
 Kent Woodinville Olympia
 20210 142nd Avenue NE Woodinville, WA 98072
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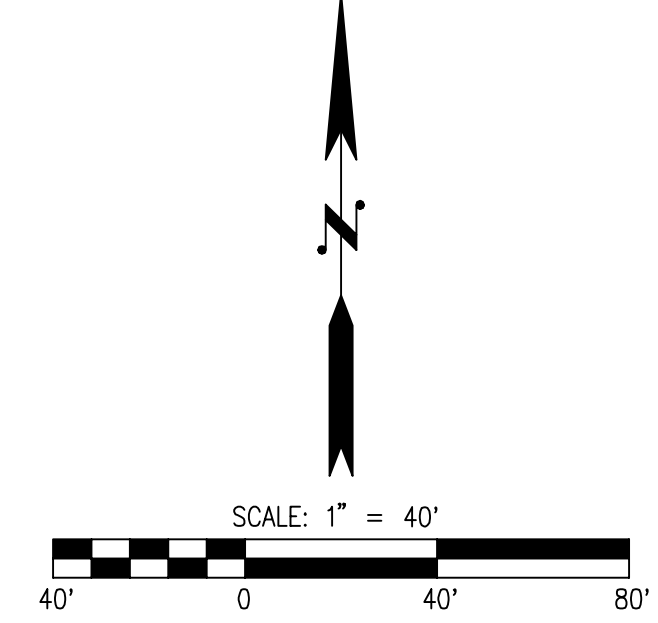
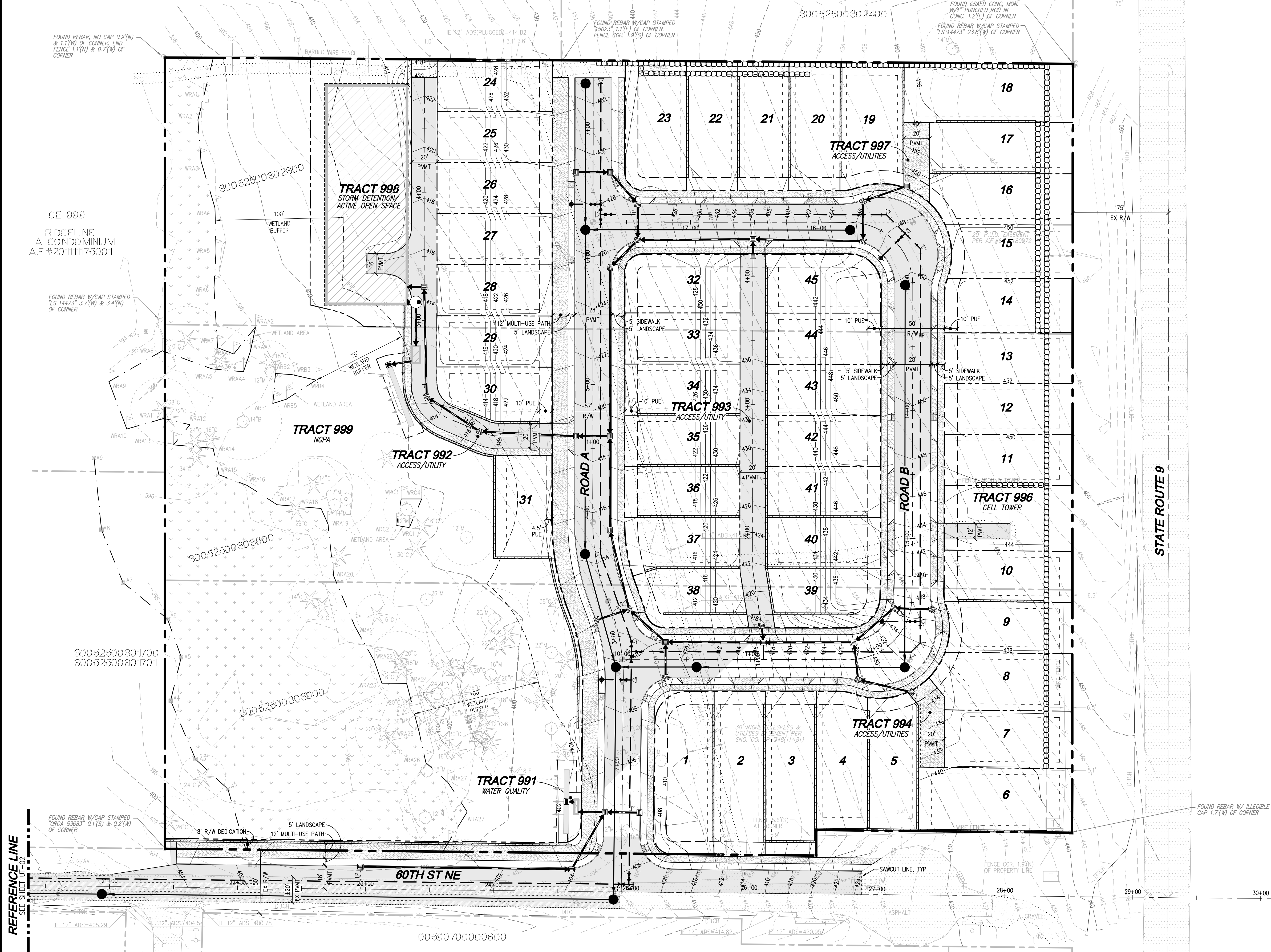
LAND PRO GROUP, INC.
BRODIE PLAT
 PRELIMINARY ROAD SECTIONS



JOB NUMBER: C22-177
 DRAWING NAME: C22177P-RD-PR
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF WAYSVILLE

D:\projects\2022\06\06\Drawings\Pre\22177P-RD-PR.dwg Plot: Jun 28, 2022 12:29pm

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, GRATED LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	CLEANOUT
[Symbol]	DRAIN LINE
[Symbol]	6" PVC FRENCH DRAIN
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	FALL PROTECTION FENCING
[Symbol]	SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
[Symbol]	STREET LIGHT
[Symbol]	FULL DEPTH ASPHALT
[Symbol]	2" GRIND AND OVERLAY
[Symbol]	RIP-RAP PAD
[Symbol]	SURVEY MONUMENT

Drawing: \\dfs\local\visdata\Projects\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary\C22177P-UI-PL.dwg, Plotted: Jun 28, 2022 - 12:30pm

REFERENCE LINE
SEE SHEET UT-02

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

NO.	DATE	DESCRIPTION

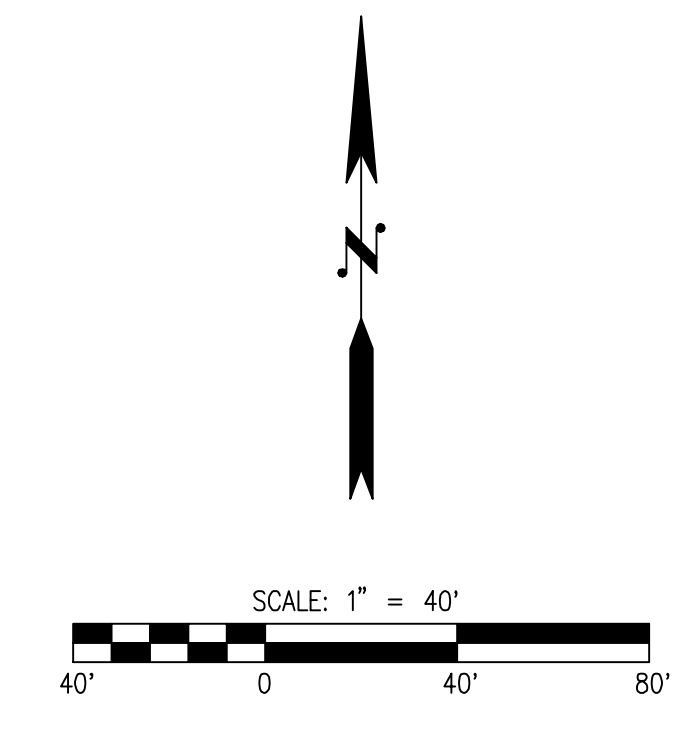
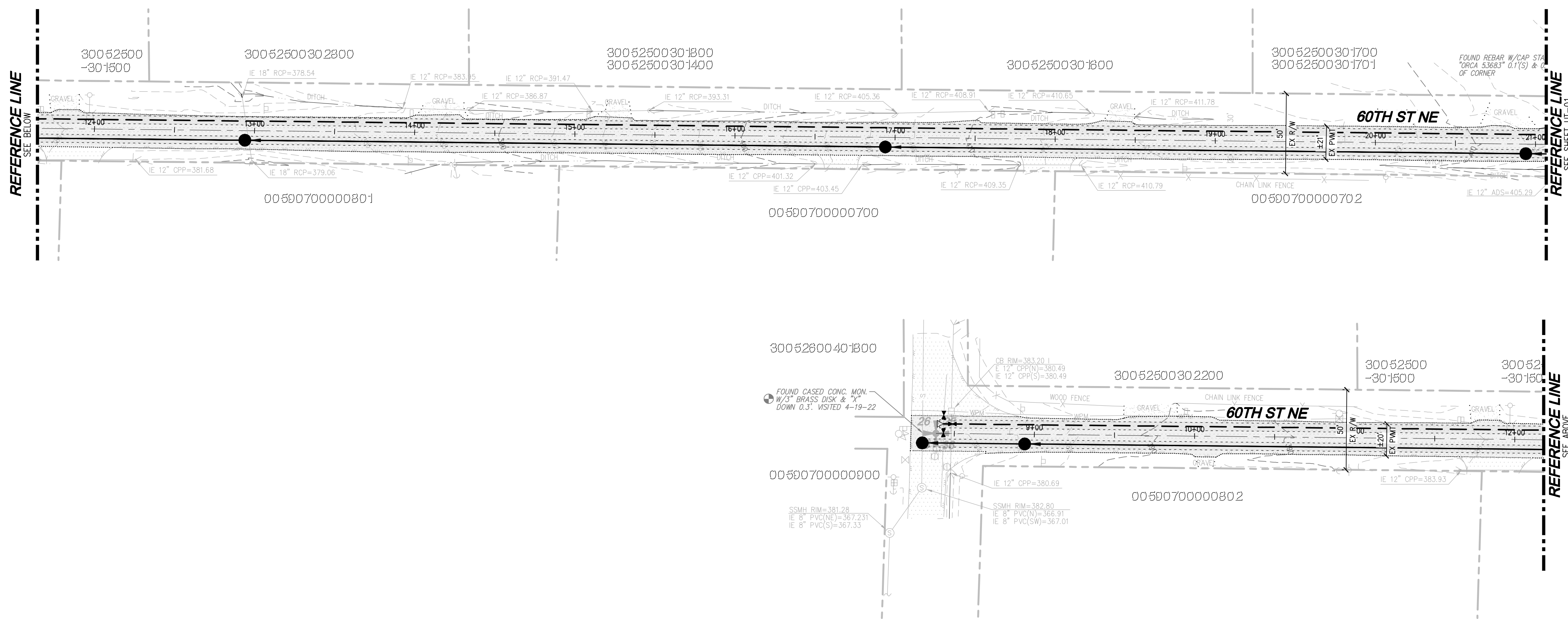
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LAND PRO GROUP, INC.
BRODIE PLAT
 PRELIMINARY COMBINED UTILITY PLAN



JOB NUMBER: C22-177
 DRAWING NAME: C22177P-UI-PL
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYSVILLE

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|--|
| ■ | TYPE 1 CATCH BASIN, GRATED LID |
| ■ | TYPE 1 CATCH BASIN, SOLID LID |
| ⊙ | TYPE 2 CATCH BASIN, GRATED LID |
| ⊙ | TYPE 2 CATCH BASIN, SOLID LID |
| — | STORM PIPE |
| ○ | CLEANOUT |
| - - - | DRAIN LINE |
| ● | 6" PVC FRENCH DRAIN |
| ● | SEWER MANHOLE |
| — | SEWER PIPE |
| — | WATER PIPE |
| X | NGPA FENCING |
| ■ | SIGN ("NO PARKING" UNLESS OTHERWISE NOTED) |
| ⋮ | STREET LIGHT |
| ▨ | FULL DEPTH ASPHALT |
| ▨ | 2" GRIND AND OVERLAY |
| ■ | RIP-RAP PAD |
| ⊙ | SURVEY MONUMENT |

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning

Kent
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Woodinville, WA 98072
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LAND PRO GROUP, INC.
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