

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.  
**MARYSVILLE - 44TH PRD**

**VERTICAL DATUM:** (PER CORE DESIGN)  
 NAVD88 PER GNSS OBSERVATIONS

**BENCHMARKS:** (PER CORE DESIGN)  
 FOUND 2" BRASS DISK IN CONCRETE MONUMENT STAMPED "LS#30427" DOWN 0.30 IN CASE. @ INTERSECTION OF 46TH PLACE NE AND 75TH AVENUE NE.  
 ELEVATION=313.40

**BASIS OF BEARINGS:** (PER CORE DESIGN)  
 N01°03'22"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30, RANGE 5 E, W.M. PER REF. 2.

**REFERENCES:** (PER CORE DESIGN)  
 1. CITY OF MARYSVILLE BLA NO. BLA 19-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201910295002.  
 2. RECORD OF SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7609290248.

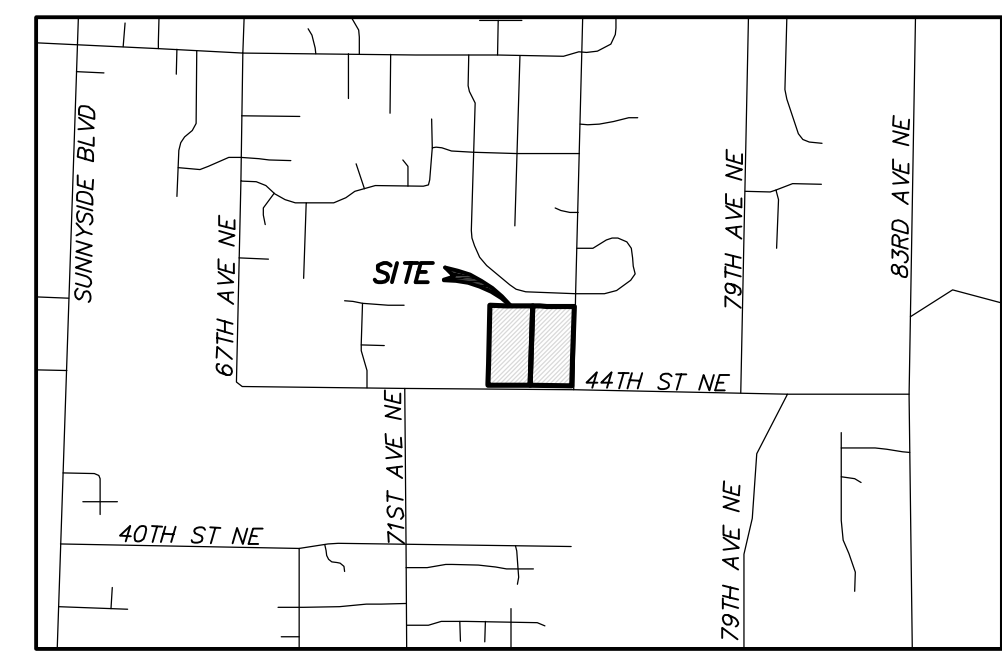
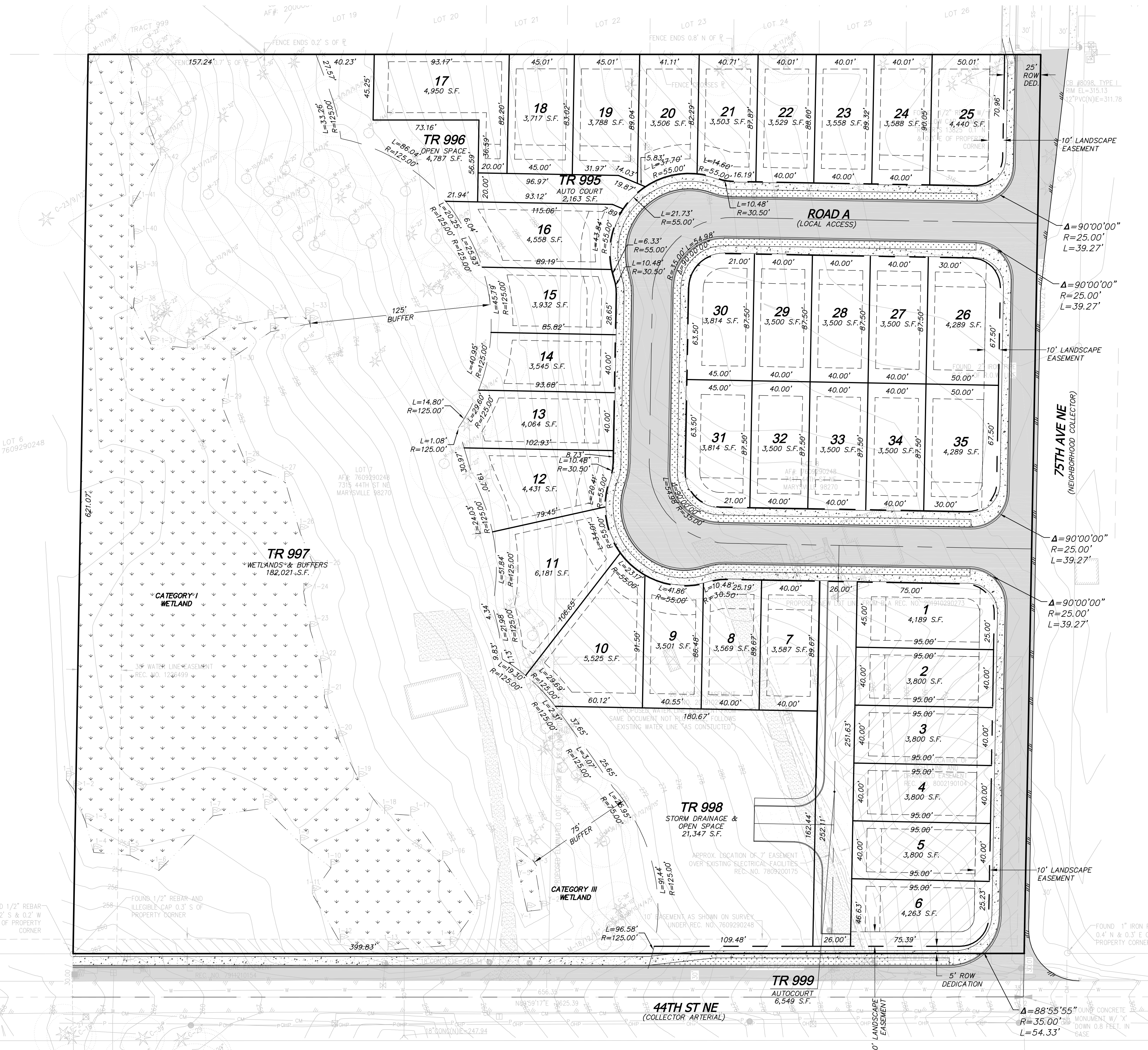
**LEGAL DESCRIPTION:** (PER CORE DESIGN)  
 TPN: 30053500303600  
 LOT 7 OF THAT SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 7609290248, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
 TPN: 30053500303700  
 LOT 8 OF THAT SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 7609290248, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**EXCEPTIONS CONTAINED IN TITLE:** (PER CORE DESIGN)  
 TPN: 30053500303600, COMMITMENT NO. 500126919

- THIS SITE IS SUBJECT TO A WATER LINE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1226499. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO A RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2093460. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH BY SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 7609290248.
- THIS SITE IS SUBJECT TO A WATER LINE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7911210154.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON PURPORTED CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO 19-004 RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201910295002. (PROPOSED LOT LINE SHOWN HEREON)

- TPN: 30053500303700, COMMITMENT NO. 500126920
- THIS SITE IS SUBJECT TO A RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2093460. (NOTHING TO PLOT)
  - THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH BY SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 7609290248.
  - THIS SITE IS SUBJECT TO AN UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7809200175. (SHOWN HEREON)
  - THIS SITE IS SUBJECT TO A TIGHT LINE AND DRAINFIELD EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 8002190104. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 7911210153. (APPROXIMATE LOCATION SHOWN HEREON)
  - THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON PURPORTED CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO 19-004 RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201910295002. (PROPOSED LOT LINE SHOWN HEREON)
  - THIS SITE IS SUBJECT TO AN INGRESS, EGRESS AND UTILITIES EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 20191029273. (SHOWN HEREON)

- NOTES:** (PER CORE DESIGN)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 500126920 AND 500126919 BOTH DATED SEPTEMBER 6, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
  - THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 13, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2021.
  - PROPERTY AREA = 407,865± SQUARE FEET (9.3633± ACRES).
  - ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
  - CONTOUR INTERVAL = 2 FEET.
  - ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
  - BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
  - THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



**VICINITY MAP**  
 1"=1,500'

- PROJECT CONTACTS:**
- APPLICANT/OWNER..... TOLL BROS., INC  
 8815 122ND AVE NE, STE 200  
 KIRKLAND, WA 98133  
 (425) 825-1955  
 CONTACT: AARON HOLLINGBERY
- CIVIL ENGINEER..... D.R. STRONG CONSULTING ENGINEERS, INC.  
 620 7TH AVE  
 KIRKLAND, WASHINGTON 98033  
 (425) 827-3063  
 CONTACT: LUAY R. JOUDEH, P.E.  
 LUAY.JOUDEH@DRSTRONG.COM
- SURVEYOR..... CORE DESIGN  
 12100 NE 195TH ST, STE 300  
 BOTHELL, WASHINGTON 98011  
 (425) 888-7877  
 CONTACT: GLENN R. SPAGUE, P.L.S.
- GEOTECHNICAL ENGINEER..... ROBINSON NOBLE  
 17625 - 130TH AVE NE, STE 102  
 WOODINVILLE, WASHINGTON 98072  
 (425) 488-0599  
 CONTACT: RYAN MINKEL, GIT
- LANDSCAPE ARCHITECT..... VARLEY VARLEY VARLEY  
 12743 NE 170TH LANE  
 WOODINVILLE, WASHINGTON 98072  
 (425) 466-9430  
 CONTACT: JEFF VARLEY  
 VARLEY\_JEFF@HOTMAIL.COM
- WETLAND BIOLOGIST..... RAEDEKE  
 2111 N. NORTHGATE WAY STE  
 SEATTLE, WASHINGTON 98133  
 (425) 466-9430  
 CONTACT: (206) 525-8122  
 ACLAARK@RAEDEKE.COM

- PROJECT DESCRIPTION:**
- ADDRESS OF THE PROPERTY..... 7315 & 7417 - 44TH ST NE
- PARCEL NUMBERS..... 3005350030-3600-3700
- SITE ACREAGE..... 407,865 SF
- ROW, AUTOCOURTS..... 73,928 SF
- UTILITY EASEMENTS 30' WIDE OR GREATER..... 18,632 SF
- NET PROJECT ACREAGE (MMC 22A.020.150)..... 315,305 SF (7.28 AC)
- EXISTING ZONING..... R-6.5
- PROPOSED DENSITY..... 4.81 DU/ACRE
- ALLOWABLE DWELLING UNITS..... 47
- PROPOSED DWELLING UNITS..... 35
- MAXIMUM IMPERVIOUS SURFACE..... 70%
- MINIMUM LOT AREA..... 3,500 SF
- DRIVEWAY LENGTH..... 20 FEET
- PARKING REQUIRED..... 3 STALLS PER DWELLING
- PARKING PROVIDED..... 4 STALLS PER DWELLING
- PROPOSED USE..... BSP/PRD
- SEWER AND WATER DISTRICT..... CITY OF MARYSVILLE
- SCHOOL DISTRICT..... MARYSVILLE SCHOOL DISTRICT 25
- FIRE DISTRICT..... MARYSVILLE FIRE DISTRICT RFA
- TELEPHONE SERVICE..... FRONTIER
- POWER SOURCE..... SNOHOMISH COUNTY PUD

- SHEET INDEX:**
- |         |  |
|---------|--|
| C1 OF 8 | PRELIMINARY PLAT                                 |
| C2 OF 8 | CONCEPTUAL ROAD, GRADING AND STORM DRAINAGE PLAN |
| C3 OF 8 | ROAD CROSS SECTIONS                              |
| C4 OF 8 | CONCEPTUAL ROAD PROFILE                          |
| C5 OF 8 | CONCEPTUAL ROAD PROFILES                         |
| C6 OF 8 | CONCEPTUAL STORM DRAINAGE PLAN                   |
| C7 OF 8 | CONCEPTUAL WATER PLAN                            |
| C8 OF 8 | CONCEPTUAL SEWER PLAN                            |

**SOIL TYPE AND VEGETATIVE COVER:**

SOILS: TOKUL GRAVELLY MEDIAL LOAM, 0-8% SLOPES  
 TOKUL GRAVELLY MEDIAL LOAM, 8-15% SLOPES

VEGETATIVE COVER: PRIMARILY FORESTED

**BUILDING SETBACKS:**

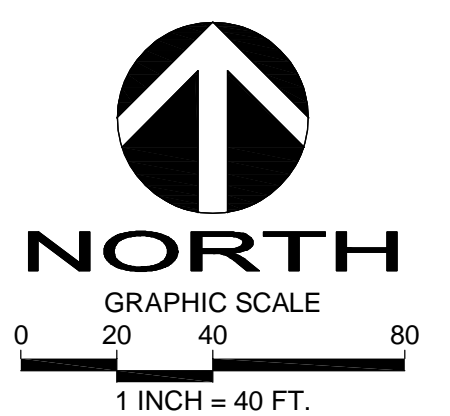
SENSITIVE AREAS TRACT..... 15'  
 STREET..... 10'  
 SIDE YARD (STREET)..... 10'  
 SIDE YARD (INTERIOR)..... 5'  
 REAR YARD..... 10'

**OPEN SPACE CALCULATIONS:**

PRD OPEN SPACE REQUIREMENTS PER MMC 22C.080.100

NET PROJECT AREA (MMC 22A.020.150)	315,305 SF	
TRACT 998 (STORM DRAINAGE & RECREATION)	21,347 SF	
TRACT 997 (WETLAND & BUFFERS)	182,021 SF	
TRACT 996 (OPEN SPACE)	4,787 SF	
TOTAL OPEN SPACE	208,155 SF	
REQUIRED OPEN SPACE (15% OF NET PROJECT AREA):	47,296 SF	AREA PROVIDED 208,155 SF
MAX. OPEN SPACE IN CRITICAL AREA (65% REQUIRED OPEN SPACE)	30,742 SF	182,021 SF
ACTIVE OPEN SPACE (35% OF REQUIRED):	16,554 SF	21,347 SF

- LEGEND:**
- FOUND MONUMENT AS NOTED
  - SET STANDARD KING COUNTY MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
  - FOUND CORNER MONUMENT AS AS NOTED.
  - SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
  - SET MAG NAIL WITH 1/2" ALUMINUM WASHER STAMPED "DRS 37555"
  - VBF VERTICAL BOARD FENCE
  - CLF CHAIN LINK FENCE



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 (D,MT,ND,OR,WA)

**DRS**  
 D.R. STRONG  
 CONSULTING ENGINEERS  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 © 425.827.3063 F 425.827.3423

**MARYSVILLE - 44TH PRD**

PRELIMINARY PLAT

7315 & 7417 - 44TH ST NE  
 MARYSVILLE, WA  
 PARCELS 3005350030-3600-3700

**TOLL BROS., INC**

8815 - 122ND AVE NE, STE 200  
 KIRKLAND, WA 98033  
 (425) 825-1955



6.22.22

APR	REVISION
DATE	REVISION

DRAFTED BY: ZLJ  
 DESIGNED BY: LRJ  
 PROJECT ENGINEER: LRJ  
 DATE: 05-12-22  
 PROJECT NO.: 21101

DRAWING: C1  
 SHEET: 1 OF 8