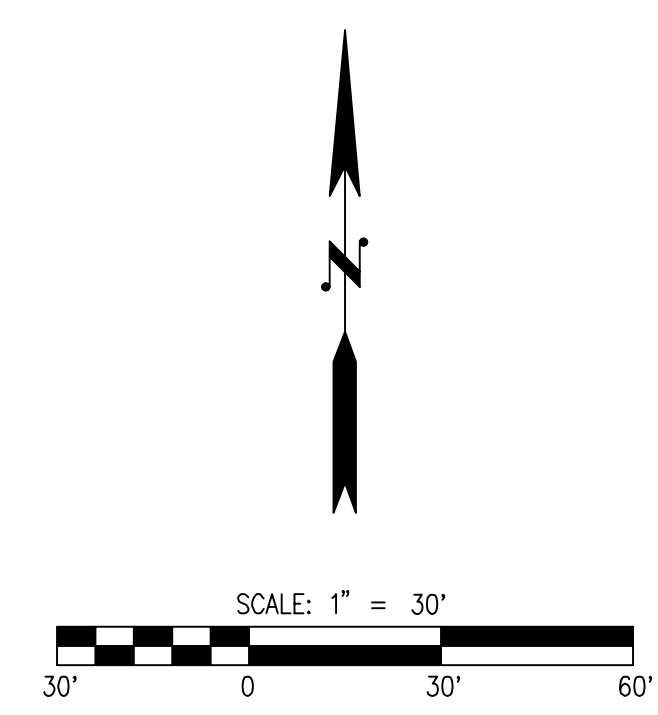


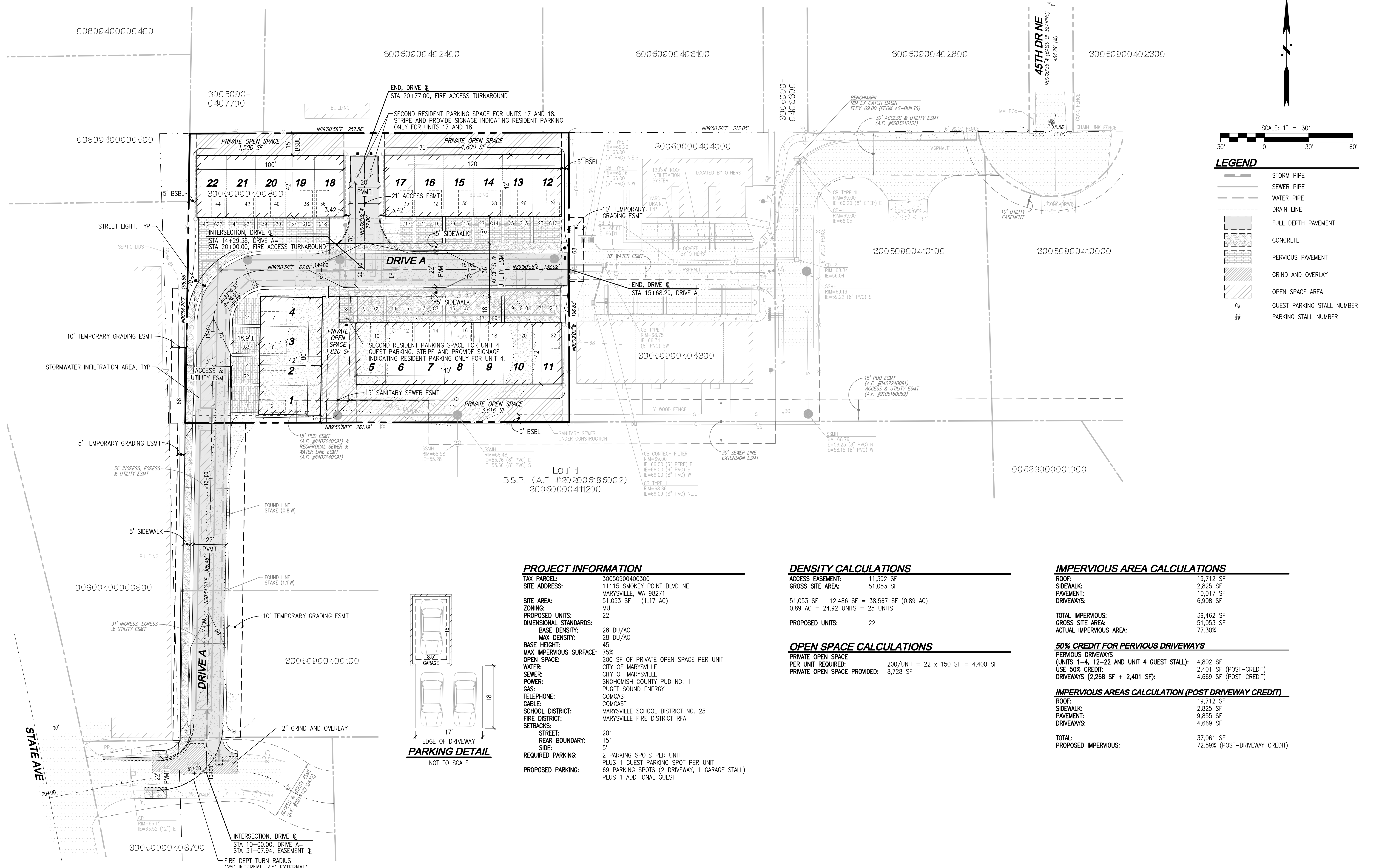
SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON

113TH PL NE



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- FULL DEPTH PAVEMENT
- CONCRETE
- PERVIOUS PAVEMENT
- GRIND AND OVERLAY
- OPEN SPACE AREA
- G#
- #



PROJECT INFORMATION

TAX PARCEL: 30050900400300
 SITE ADDRESS: 11115 SMOKEY POINT BLVD NE, MARYSVILLE, WA 98271
 SITE AREA: 51,053 SF (1.17 AC)
 ZONING: MU
 PROPOSED UNITS: 22
 DIMENSIONAL STANDARDS:
 - BASE DENSITY: 28 DU/AC
 - MAX DENSITY: 28 DU/AC
 - BASE HEIGHT: 45'
 - MAX IMPERVIOUS SURFACE: 75%
 OPEN SPACE: 200 SF OF PRIVATE OPEN SPACE PER UNIT
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD NO. 1
 GAS: PUGET SOUND ENERGY
 TELEPHONE: COMCAST
 CABLE: COMCAST
 SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
 SETBACKS:
 - STREET: 20'
 - REAR BOUNDARY: 15'
 - SIDE: 5'
 REQUIRED PARKING: 2 PARKING SPOTS PER UNIT PLUS 1 GUEST PARKING SPOT PER UNIT
 PROPOSED PARKING: 68 PARKING SPOTS (2 DRIVEWAY, 1 GARAGE STALL) PLUS 1 ADDITIONAL GUEST

DENSITY CALCULATIONS

ACCESS EASEMENT: 11,392 SF
 GROSS SITE AREA: 51,053 SF
 51,053 SF - 12,486 SF = 38,567 SF (0.89 AC)
 0.89 AC = 24.92 UNITS = 25 UNITS
 PROPOSED UNITS: 22

OPEN SPACE CALCULATIONS

PRIVATE OPEN SPACE PER UNIT REQUIRED: 200/UNIT = 22 x 150 SF = 4,400 SF
 PRIVATE OPEN SPACE PROVIDED: 8,728 SF

IMPERVIOUS AREA CALCULATIONS

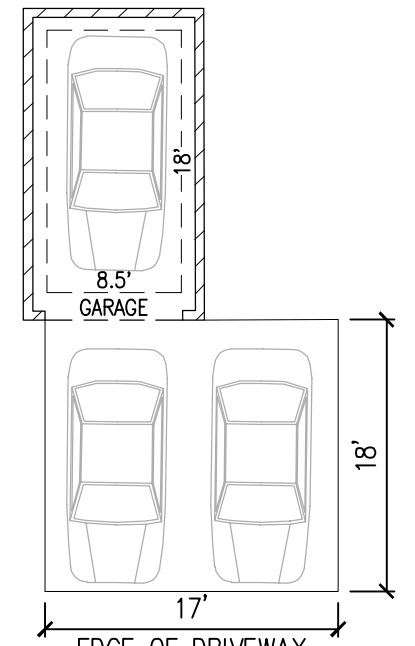
ROOF: 19,712 SF
 SIDEWALK: 2,825 SF
 PAVEMENT: 10,017 SF
 DRIVEWAYS: 6,908 SF
 TOTAL IMPERVIOUS: 39,462 SF
 GROSS SITE AREA: 51,053 SF
 ACTUAL IMPERVIOUS AREA: 77.30%

50% CREDIT FOR PERVIOUS DRIVEWAYS

PERVIOUS DRIVEWAYS (UNITS 1-4, 12-22 AND UNIT 4 GUEST STALL): 4,802 SF
 USE 50% CREDIT: 2,401 SF (POST-CREDIT)
 DRIVEWAYS (2,268 SF + 2,401 SF): 4,669 SF (POST-CREDIT)

IMPERVIOUS AREAS CALCULATION (POST DRIVEWAY CREDIT)

ROOF: 19,712 SF
 SIDEWALK: 2,825 SF
 PAVEMENT: 9,855 SF
 DRIVEWAYS: 4,669 SF
 TOTAL: 37,061 SF
 PROPOSED IMPERVIOUS: 72.59% (POST-DRIVEWAY CREDIT)



UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

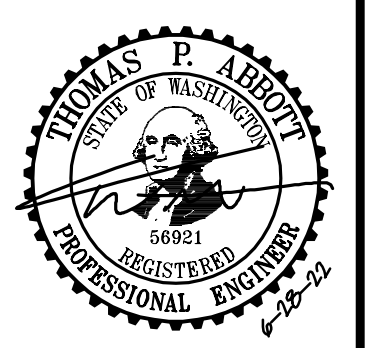
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
 Kent Woodinville Olympia
 20210 142nd Avenue NE Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

TEC HOLDINGS 123, LLC
MACK TOWNHOMES
 PRELIMINARY SITE PLAN



JOB NUMBER: C22-172
 DRAWING NAME: C22172P-SP-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 6-28-22
 SCALE: 1"=30"
 JURISDICTION: MARYSVILLE

Drawing: P:\CMT\2022\C22-172 Mack Townhomes\Drawings\Preliminary\C22172P-SP-PL.dwg Printed: Jun 28, 2022 - 4:01pm