

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

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
●	MONUMENT	CB	CATCH BASIN
○	REBAR AND CAP	CL	CENTERLINE
□	LINE STAKE	CMP	CORRUGATED METAL PIPE
□	TYPE 1 CATCH BASIN	CONC	CONCRETE
○	YARD DRAIN	CP	CONCRETE PIPE
○	SANITARY SEWER MANHOLE	DRWY	DRIVEWAY
○	FIRE HYDRANT	EL	ELEVATION
○	WATER METER	ESMT	EASEMENT
○	WATER VALVE	EX	EXISTING
○	WATER BLOWOFF	FL	FLOWLINE
○	POWER POLE	IE	INVERT ELEVATION
○	GUY ANCHOR	LCPE	LINE CORRUGATED POLYETHYLENE
○	LIGHT POLE	OH	OVERHEAD
○	BOLLARD	R	PROPERTY LINE
○		PP	POWER POLE
○		PVC	POLYVINYL CHLORIDE PIPE
○		R/W	RIGHT-OF-WAY
○		STA	STATION
○		SD	STORM DRAIN
○		SS	SANITARY SEWER
○		SSMH	SANITARY SEWER MANHOLE
○		SWPE	SOLID WALL POLYETHYLENE PIPE
○		TYP	TYPICAL
○		TBR	TO BE REMOVED
PROPOSED WATER SYMBOLS		PROPOSED STORM SYMBOLS	
○	WATER CAP	○	SD CAP
○	CONCRETE BLOCKING	○	TYPE 1 CATCH BASIN, GRATED LID
○	BUTTERFLY VALVE	○	TYPE 1 CATCH BASIN, SOLID LID
○	11' BEND	○	TYPE 2 CATCH BASIN, GRATED LID
○	45' BEND	○	TYPE 2 CATCH BASIN, SOLID LID
○	90' BEND	○	BEEHIVE MANHOLE COVER
○	22' BEND	○	SQUARE YARD DRAIN
○	VALVE	○	ROUND YARD DRAIN
○	HYDRANT ASSEMBLY	○	STORM CLEAN OUT
○	BLOW-OFF VALVE	○	STORM PIPE
○	REDUCER		
○	AIR-VAC ASSEMBLY		
○	WATER METER		
○	WATER PIPE		
PROPOSED SEWER SYMBOLS			
○	SEWER CAP		
○	SEWER CLEANOUT		
○	SEWER MANHOLE		
○	SEWER PIPE		

CONTACT LIST

OWNER/APPLICANT:
 TEC HOLDINGS 123, LLC.
 502 STATE AVE
 MARYSVILLE, WASHINGTON 98270
 CONTACT: ROCHELLE HANSEN
 PHONE: (425) 422-5588

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: TOM ABBOTT, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: tabbott@ldcorp.com

SURVEYOR:
 WEST ALLIANCE
 13614 ASH WAY
 EVERETT, WASHINGTON 98204
 CONTACT: DAVID WEST JR., PLS
 PHONE: (509) 630-0783
 EMAIL: matrixsurveyor@live.com

LANDSCAPE ARCHITECT:
 ROOT OF DESIGN, LLC.
 2020 MALBY RD, STE 7, PMB 370
 BOTHELL, WASHINGTON 98021
 CONTACT: DEVIN PETERSON
 PHONE: (206) 491-9545
 EMAIL: devin@rootofdesign.com

GEOTECHNICAL ENGINEER:
 EARTH SOLUTIONS NW, LLC.
 15365 NE 90TH ST, #100
 REDMOND, WASHINGTON 98052
 CONTACT: RAY COGLAS, PE
 PHONE: (425) 449-4704
 FAX: (425) 449-4711
 EMAIL: rayc@esnw.com

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: 65 PARKING SPOTS (2 DRIVEWAY STALLS AND 1 GARAGE STALL WITH 1 DRIVEWAY STALL BEING DEDICATED FOR GUEST PARKING FOR ALL UNITS EXCEPT FOR 4, 17 AND 18. UNITS 4, 17 AND 18 TO HAVE 1 GARAGE STALL, 1 DRIVEWAY STALL AND 1 DEDICATED GUEST PARKING STALL PER UNIT)
 PROPOSED BICYCLE SPOTS: 6 BICYCLE SPOTS (3 BIKE RACKS)

EARTHWORK QUANTITIES

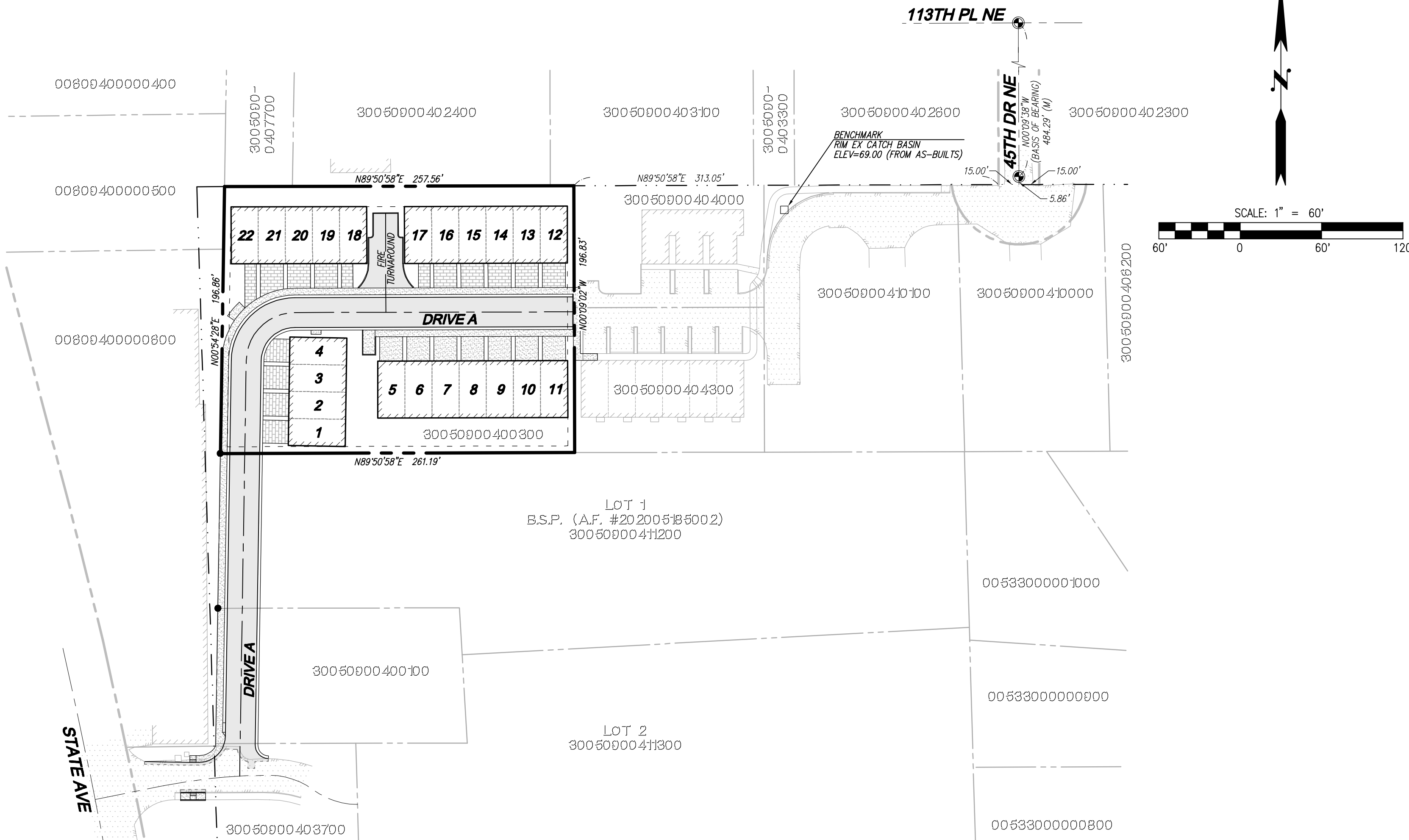
CUT: 500 CY
 FILL: 2,500 CY
 STRIPPINGS: 1,000 CY
 DISTURBED AREA: 64,746 SF (1.49 AC)
 CUT/FILL ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO RUN EARTH CALCULATIONS FOR SPECIFIC DATA.

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.

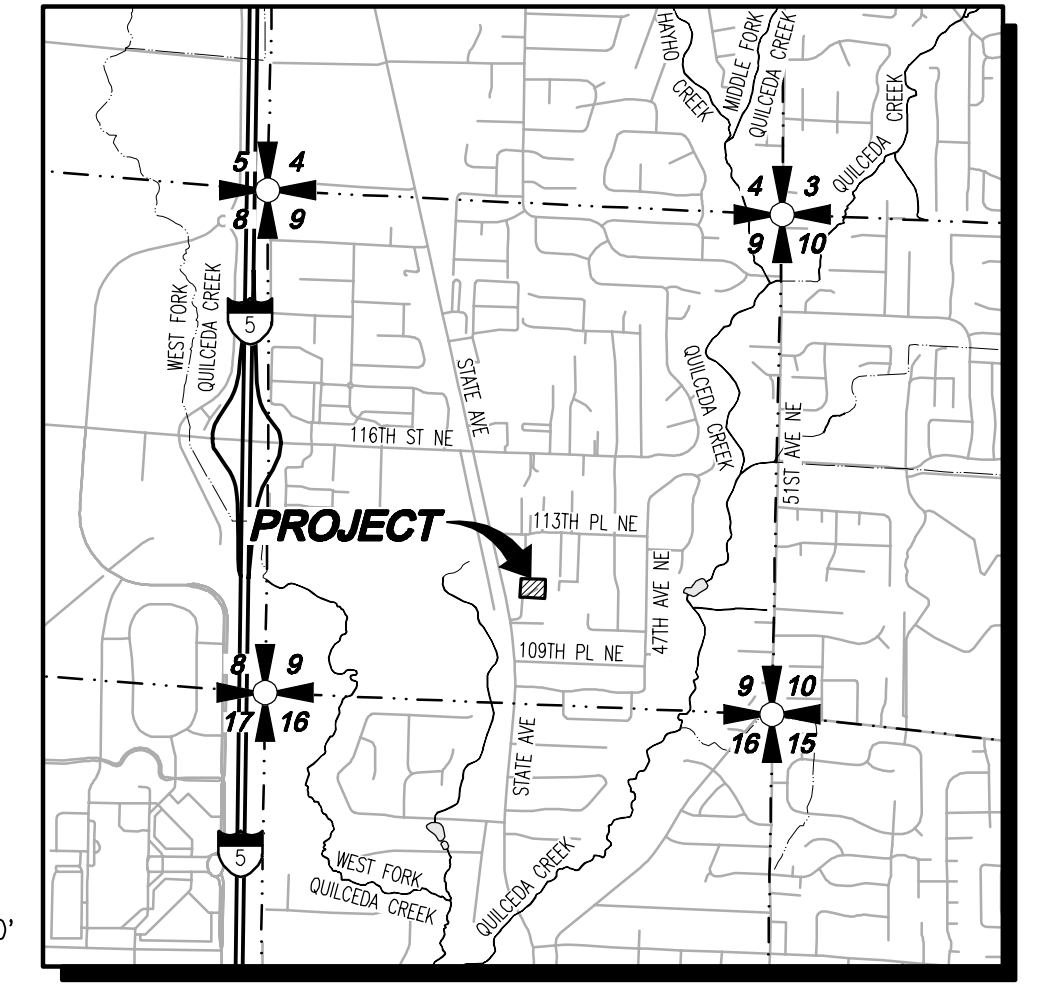
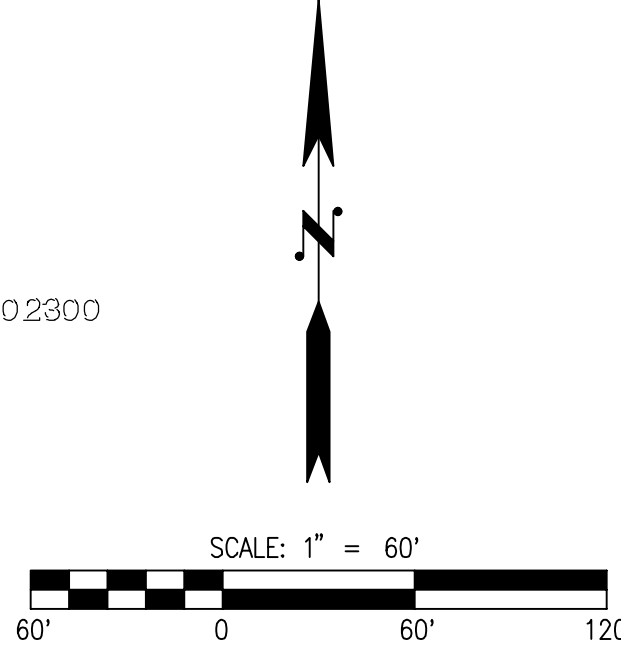
DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY WEST ALLIANCE, LLC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



113TH PL NE

45TH DR NE
 (RIM EX CATCH BASIN ELEV=69.00' (FROM AS-BUILTS))



SURVEY INFORMATION

LEGAL DESCRIPTION
 FOR APN/PARCEL ID(S): 300509-004-003-00
 THAT PORTION OF 3/8 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 0°50'30" WEST ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 9 FOR 1305.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 19.23 FEET TO THE WESTERLY MARGIN OF THE OLD MARYSVILLE - ARLINGTON RAILWAY RIGHT OF WAY, THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 257.52 FEET; THENCE SOUTH 0°46'46" WEST FOR 201.25 FEET MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 4 ACRES OF THAT PORTION OF SAID NORTH 3/8 LYING WEST OF THE EAST 5 ACRES OF SAID NORTH 3/8; THENCE NORTH 89°13'14" WEST ALONG SAID SOUTH LINE FOR 261.06 FEET, TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE OLD MARYSVILLE - ARLINGTON RAILWAY RIGHT OF WAY; THENCE NORTH 147°07" EAST ALONG THE WESTERLY MARGIN OF SAID RIGHT OF WAY FOR 201.27 FEET TO THE TRUE POINT OF BEGINNING;
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BENCHMARK

RIM OF EXISTING CATCH BASIN
 ELEVATION = 69.00' (FROM AS-BUILTS)

BASIS OF BEARING

RECORD OF SURVEY
 (A.F. #200708155007)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 LEICA TS 12, 3 SECOND TOTAL STATION
 PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- UNDERGROUND UTILITY LOCATIONS WERE DETERMINED FROM EXISTING SURFACE FEATURES AND AVAILABLE RECORDS. WEST ALLIANCE, LLC CANNOT GUARANTEE THE ACCURACY OF THESE RECORDS. CALL BEFORE YOU DIG! FOR UTILITY LOCATIONS IN SNOHOMISH COUNTY, CALL 1-800-424-5555.

CITY FILE NO: PA 22-027, G22-0048

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDOW HYDRAULIC PROJECT APPROVAL (HPS), WSDOW NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.
 THIS DAY OF _____
 BY: _____
 KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER
 APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

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

TEC HOLDINGS 123, LLC
MACK TOWNHOMES
 COVER SHEET

NO. DATE DESCRIPTION

BY: _____

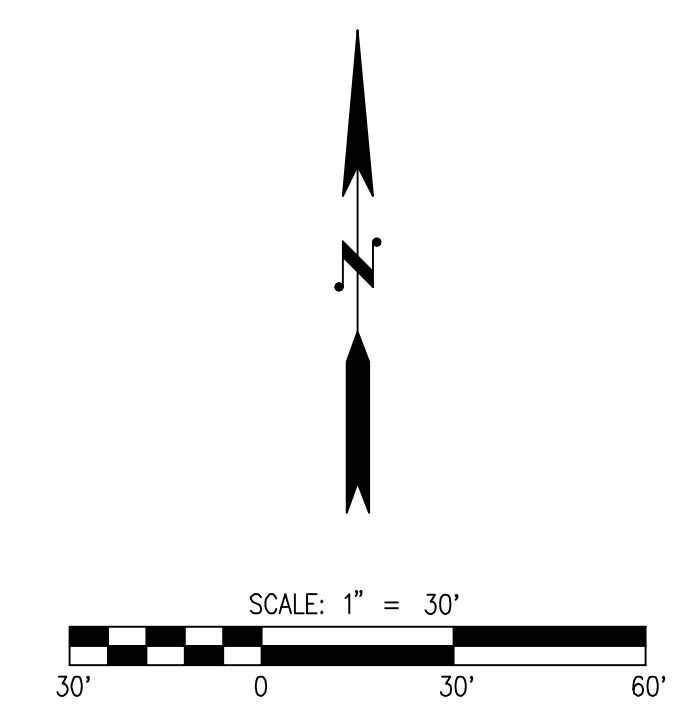
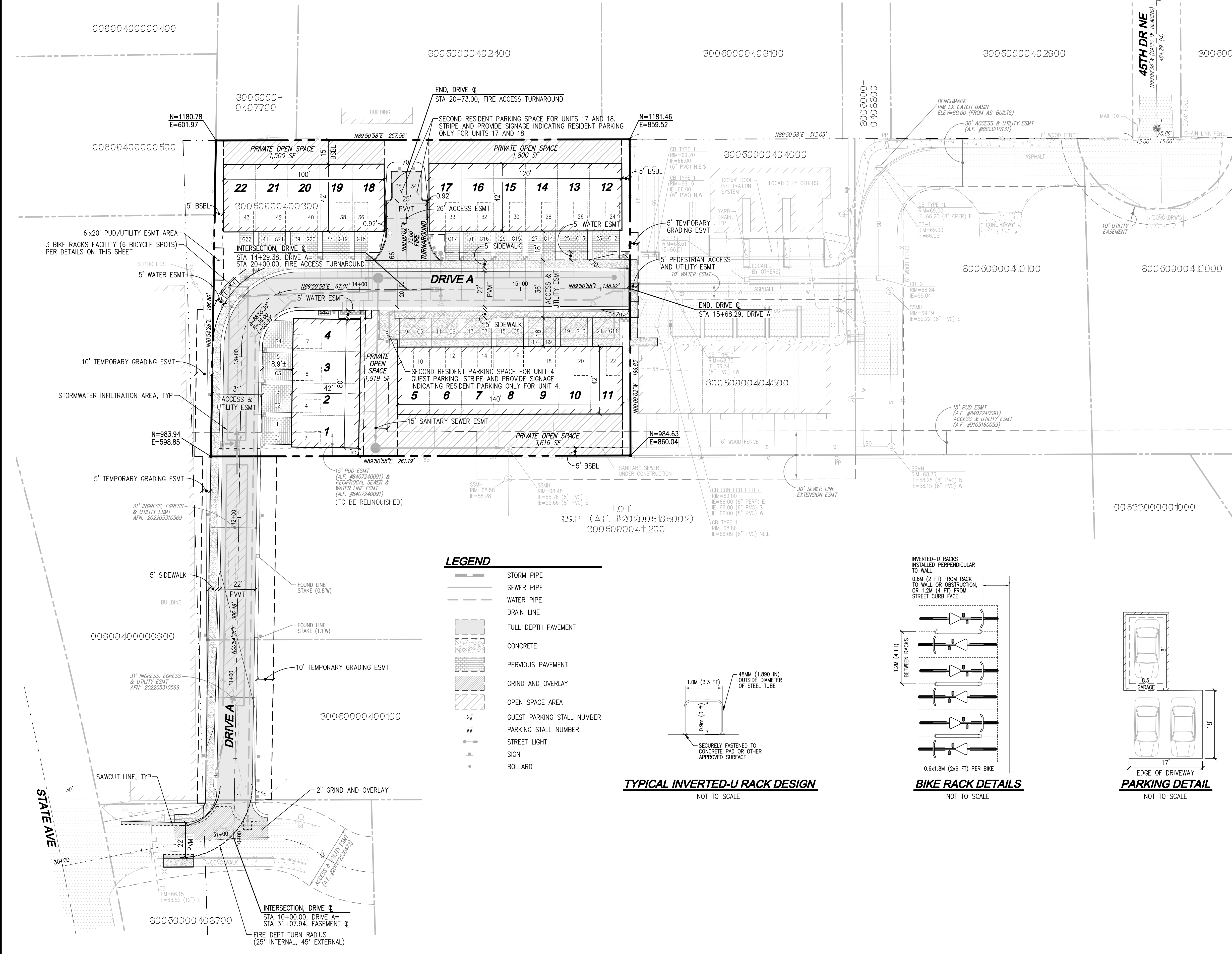
NO. DATE DESCRIPTION

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

JOB NUMBER: C22-172
 DRAWING NAME: C22172MM-CS-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 8-17-23
 SCALE: 1"=60'
 JURISDICTION: MARYSVILLE

MM-01
 SHEET 1 OF 2

Drawing: P:\Civil\2022\C22-172 Mack Townhomes\Drawings\Minor Mod\C22172MM-CS-PL.dwg Plotfile: Aug 17, 2023 - 1:27pm



PROJECT INFORMATION

TAX PARCEL:	3005090400300
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 65 PARKING SPOTS (2 DRIVEWAY STALLS AND 1 GARAGE STALL WITH 1 DRIVEWAY STALL BEING DEDICATED FOR GUEST PARKING FOR ALL UNITS EXCEPT FOR 4, 17 AND 18. UNITS 4, 17 AND 18 TO HAVE 1 GARAGE STALL, 1 DRIVEWAY STALL AND 1 DEDICATED GUEST PARKING STALL PER UNIT)
PROPOSED BICYCLE SPOTS:	6 BICYCLE SPOTS (3 BIKE RACKS)

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 STALLS):	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)

DENSITY CALCULATIONS

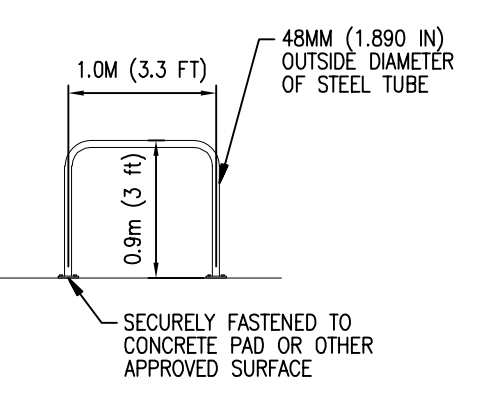
ACCESS EASEMENT:	11,392 SF
GROSS SITE AREA:	51,053 SF
51,053 SF - 12,486 SF = 38,567 SF (0.89 AC)	
0.89 AC x 28 UNITS/AC = 24.92 UNITS = 25 UNITS	

OPEN SPACE CALCULATIONS

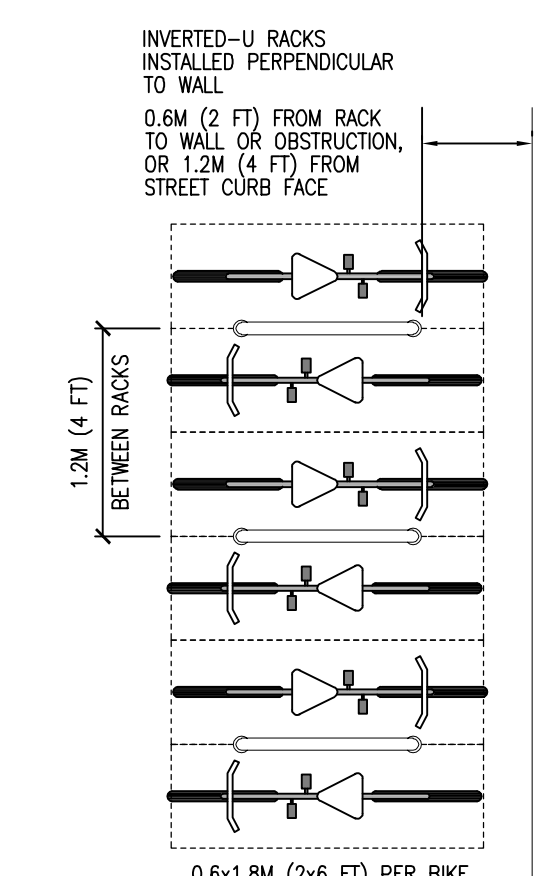
PRIVATE OPEN SPACE PER UNIT REQUIRED:	200/UNIT = 22 x 150 SF = 4,400 SF
PRIVATE OPEN SPACE PROVIDED:	8,835 SF

LEGEND

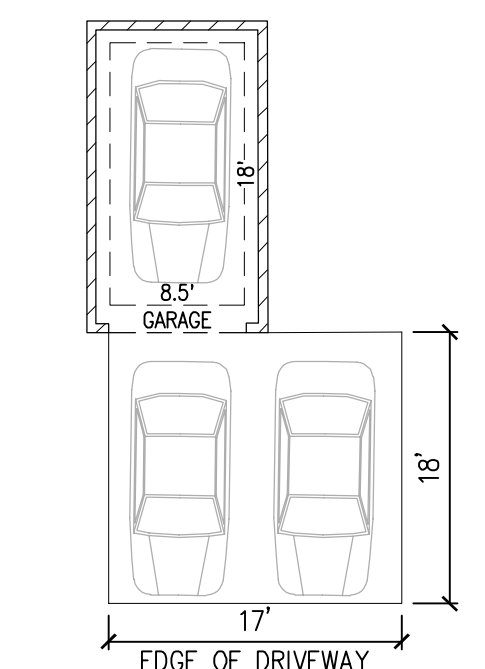
- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- FULL DEPTH PAVEMENT
- CONCRETE
- PERVIOUS PAVEMENT
- GRIND AND OVERLAY
- OPEN SPACE AREA
- G# GUEST PARKING STALL NUMBER
- # # PARKING STALL NUMBER
- STREET LIGHT
- SIGN
- BOLLARD



TYPICAL INVERTED-U RACK DESIGN
NOT TO SCALE



BIKE RACK DETAILS
NOT TO SCALE



PARKING DETAIL
NOT TO SCALE

UTILITY NOTE
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CITY FILE NO: PA 22-027, G22-0048

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THIS DAY OF _____

By: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES
MINOR MODIFICATION

LDC
Surveying
Engineering
Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 F 425.482.2893

REVISIONS
NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

THOMAS P. ABBOTT
PROFESSIONAL ENGINEER
56921

JOB NUMBER: C22-172
DRAWING NAME: C22172MM-SP-PL
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 8-17-23
SCALE: 1"=30'
JURISDICTION: MARYSVILLE

MM-02
SHEET 2 OF 2