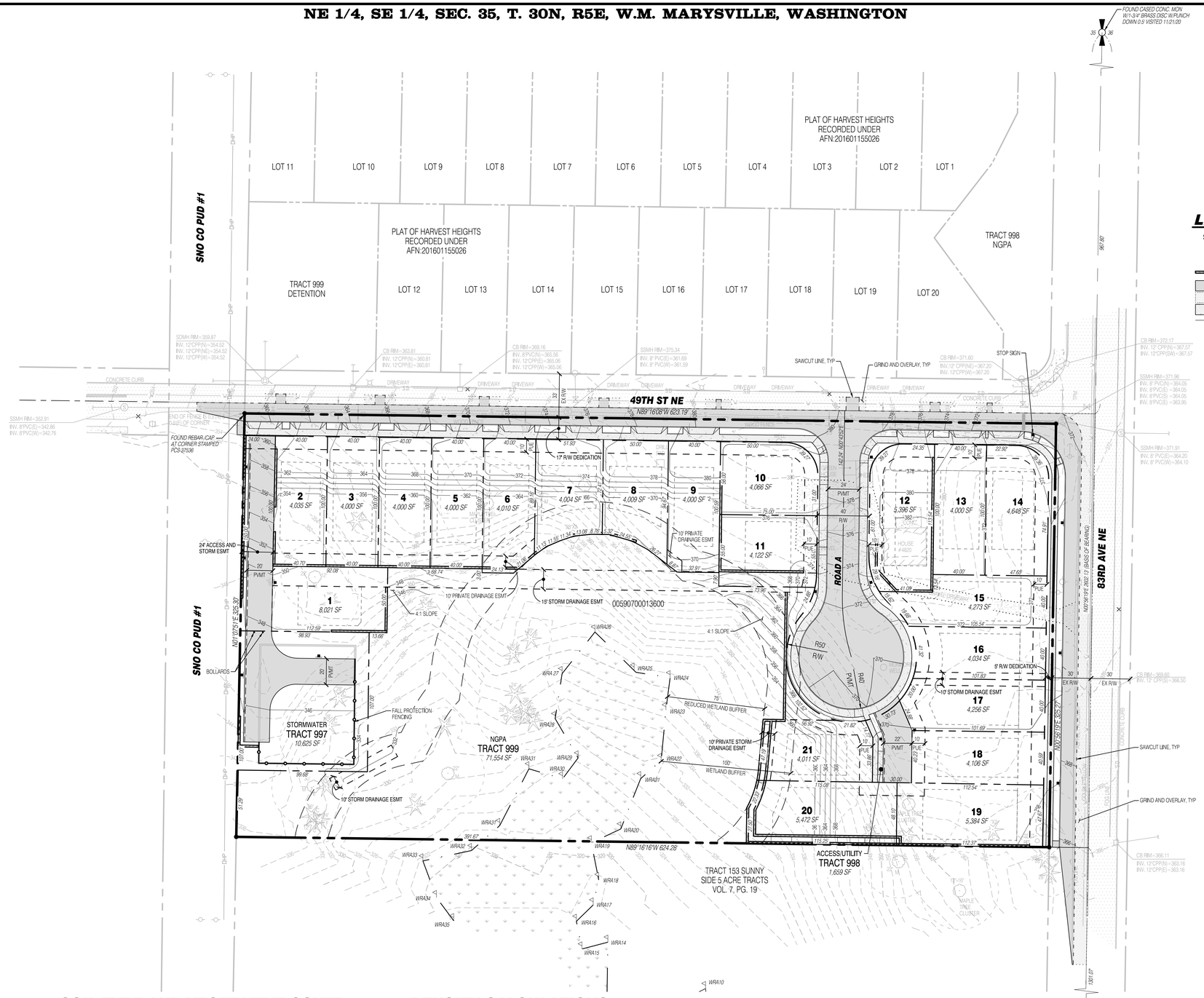
NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. MARYSVILLE, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING

PROJECT INFORMATION

TAX PARCELS:	005907000013600
SITE ADDRESS:	4820 83RD AVE NE, MARYSVILLE, WA 98270
SITE AREA:	202,889 SF (4.66 AC)
PROPOSED ZONING:	R6.5
PROPOSED LAND USE:	DETACHED SINGLE FAMILY HOMES
FUTURE LAND USE: (PER COMP PLAN)	URBAN LOW RESIDENTIAL
PROPOSED LOTS:	21 LOTS
BUILDING SETBACKS:	20' FRONT 5' SIDE / 11' WHEN ADJACENT TO R/W 20' REAR 10' NGPA
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKE STEVENS SCHOOL DISTRICT #4
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT RFA

SOIL TYPE AND VEGETATIVE COVER

SOILS:	TILL SOILS
VEGETATIVE COVER:	PRIMARILY FORESTED

DENSITY CALCULATIONS

ZONE (DENSITY):	R-6.5
GROSS AREA:	202,888 SF (4.66 AC)
FLAT 20% DEDUCTION:	40,578 SF (0.93 AC)
NET AREA:	162,310 SF (3.73 AC)
ALLOWABLE DENSITY:	3.73 x 6.5 DU/AC = 24.25 = 24 LOTS
LOTS PROPOSED:	20 NEW + 1 EXISTING = 21 LOTS

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.

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING 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.

811

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

THOMAS P. ABBOTT
STATE OF WASHINGTON
54021
REGISTERED
PROFESSIONAL ENGINEER
1-26-24

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY PLAT MAP

KEYSTONE LAND, LLC.

TAYLOR LANE

MARYSVILLE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-26-24
JURISDICTION:	CITY OF MARYSVILLE
JOB NUMBER:	23-0009

C:\Users\ryan\DC\ACCDocs\Solid Ground Engineering\23-0009 Taylor Lane\Project Files\Drawings\Preliminary\23-0009P-PP-PL.dwg