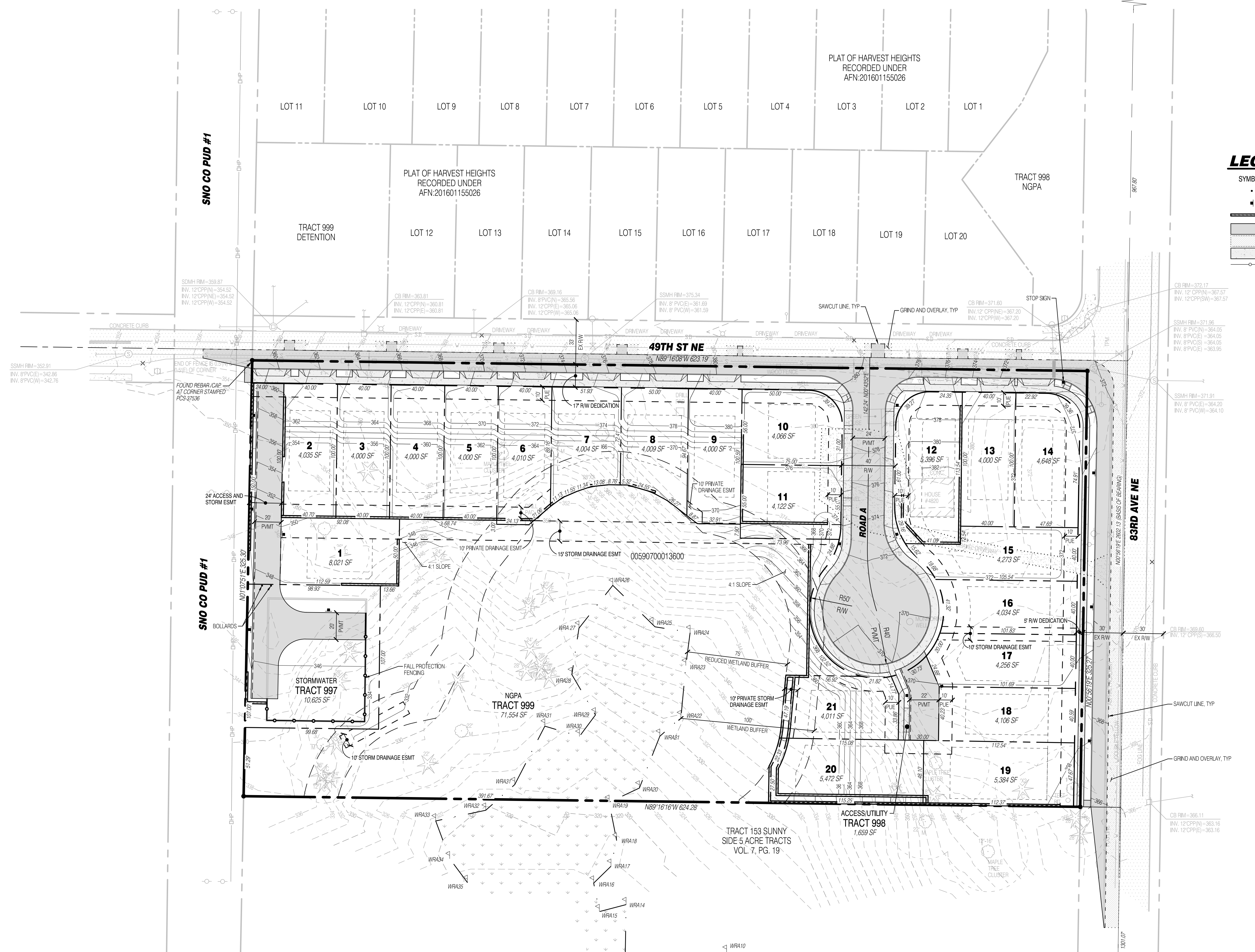
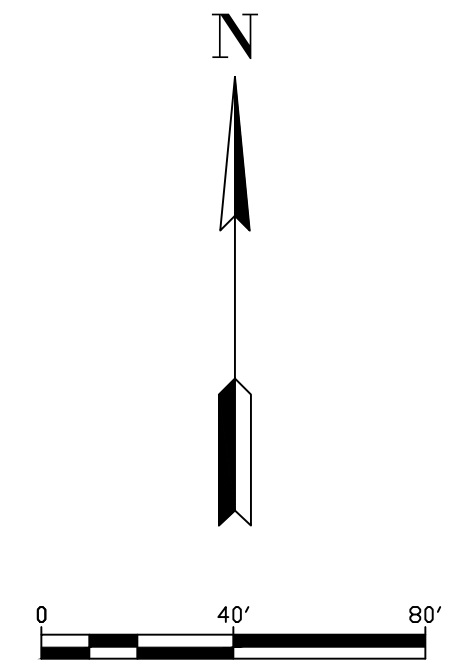


NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. MARYSVILLE, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
(Symbol: Dashed line with dots)	REMOVABLE BOLLARD
(Symbol: Dashed line)	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
(Symbol: Solid line)	RETAINING WALL
(Symbol: Dotted line)	ASPHALT PAVEMENT
(Symbol: Horizontal lines)	ASPHALT GRIND AND OVERLAY
(Symbol: Vertical lines)	CONCRETE PAVEMENT
(Symbol: Dashed line with circles)	FALL PROTECTION FENCING



PROJECT INFORMATION

TAX PARCELS: 0059700013600
 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: URBAN LOW RESIDENTIAL (PER COMP PLAN)
 PROPOSED LOTS: 21 LOTS
 BUILDING SETBACKS: 20' FRONT, 5' SIDE / 11' WHEN ADJACENT TO RW, 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

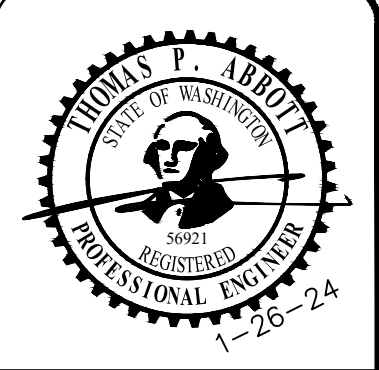
ZONE (DENSITY): R-6.5
 GROSS AREA: 202,888 SF (4.66 AC)
 FLAT 20% DEDUCTION: 40,578 SF (0.93 AC)
 NET AREA: 162,310 SF (3.73 AC)
 ALLOWABLE DENSITY: 3.73 x 6.5 DU/AC = 24.25 = 24 LOTS
 LOTS PROPOSED: 20 NEW + 1 EXISTING = 21 LOTS

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

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ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

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

PRELIMINARY PLAT MAP

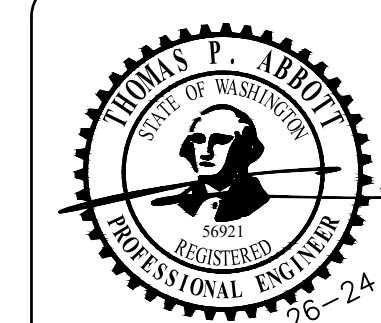
KEYSTONE LAND, LLC.
 TAYLOR LANE
 MARYSVILLE, WA

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

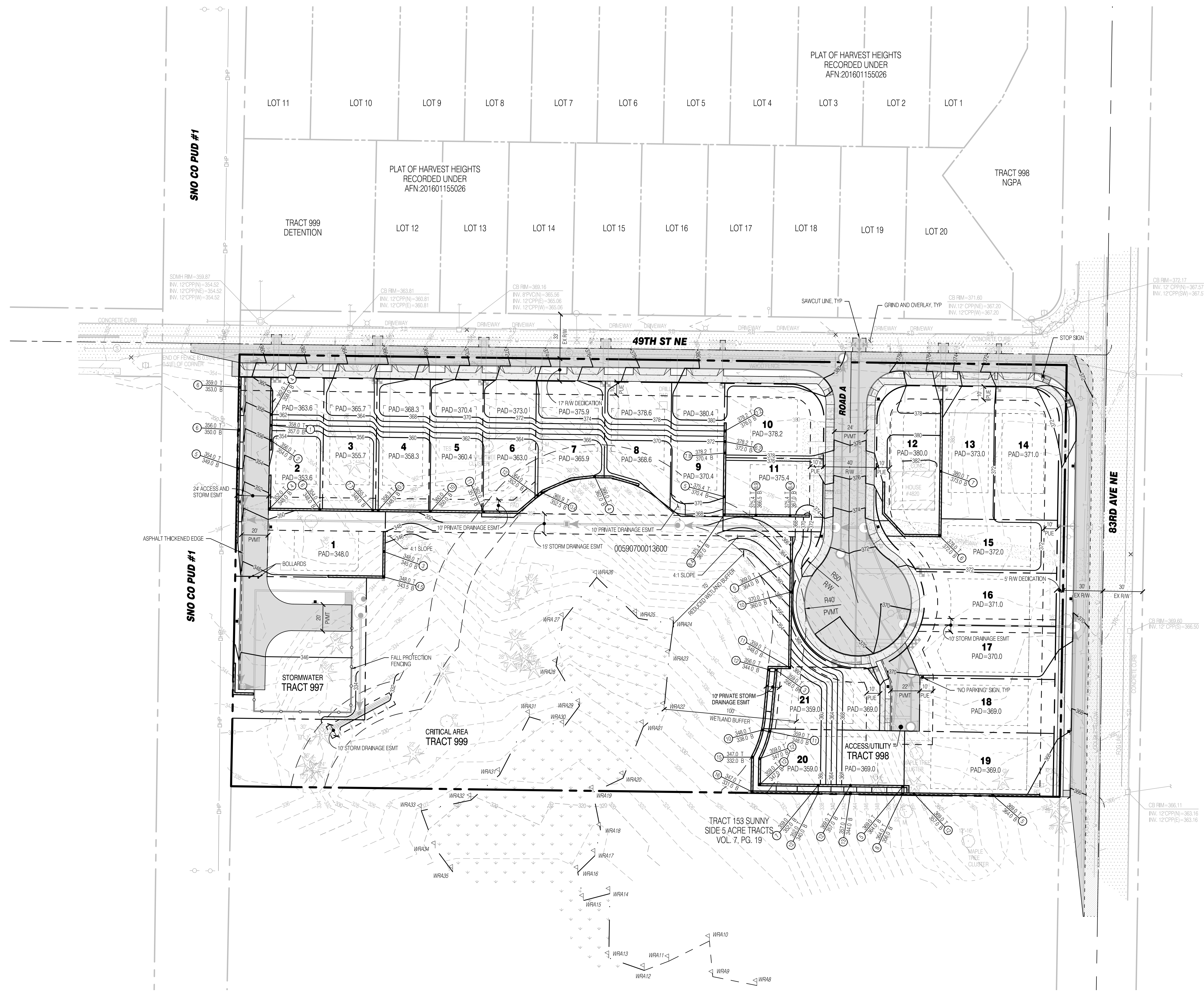
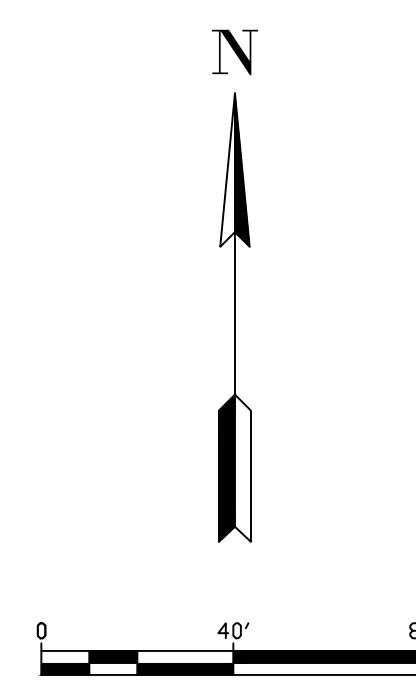
PP-01
3 OF 8

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



ENGINEER'S STAMP



LEGEND

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

ROAD AND GRADING NOTES

1. GRADING AND PLACEMENT OF WALLS MUST BE IN CONFORMANCE WITH 220.50.030 OF THE MMC.
2. ALL DISTURBED PERVIOUS AREAS TO BE UNDERLAIN WITH BMP T5.13 SOILS.
3. TRENCH RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 3-703 OF THE EDDS.
4. ALL OVERHEAD UTILITIES ARE TO BE PLACED UNDERGROUND.
5. ALL WALLS OVER 48" REQUIRE A SEPARATE BUILDING PERMIT.
6. ALL WALLS OVER 30" REQUIRE FALL PROTECTION FENCING.
7. ALL WALLS TO BE 2' OR LESS AT TERMINATION.

REVISIONS

#	DATE	DESCRIPTION

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

PRELIMINARY ROAD AND GRADING

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

RG-01
4 OF 8

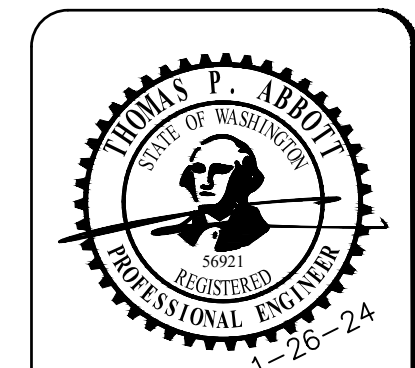
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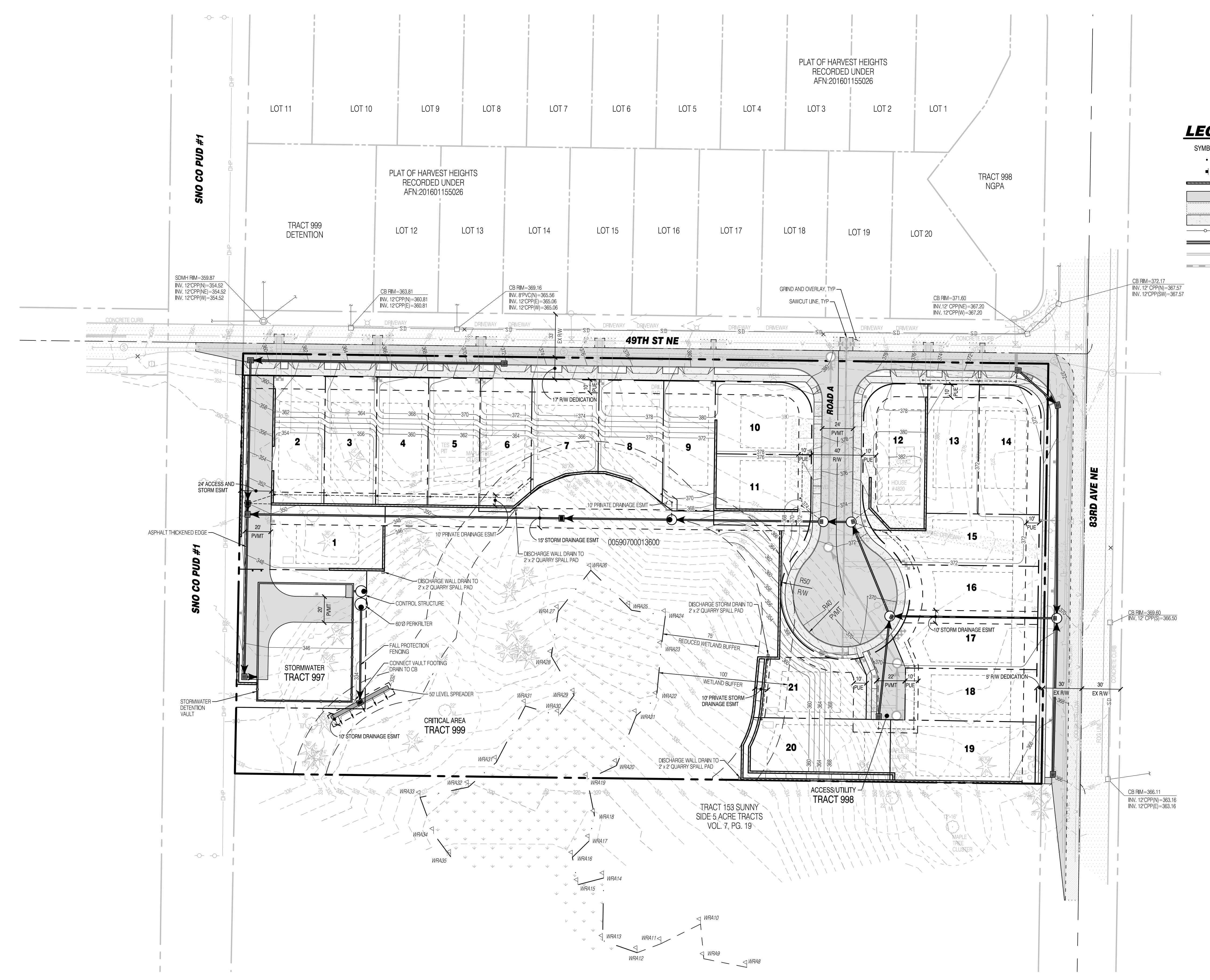
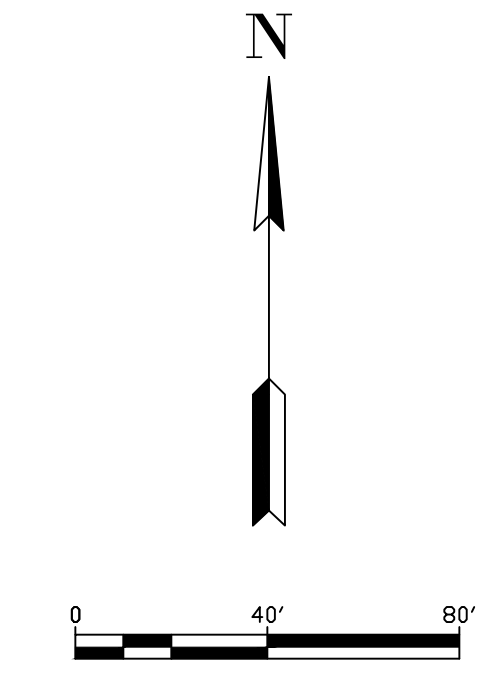


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NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. MARYSVILLE, WASHINGTON



ENGINEER'S STAMP



LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
•	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
▬	RETAINING WALL
▬	ASPHALT PAVEMENT
▬	ASPHALT GRIND AND OVERLAY
▬	CONCRETE PAVEMENT
▬	FALL PROTECTION FENCING
▬	STORM MAIN PIPE
▬	SEWER MAIN PIPE
▬	WATER MAIN PIPE

REVISIONS

#	DATE	DESCRIPTION

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

PRELIMINARY DRAINAGE PLAN

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

DR-01
5 OF 8

UTILITY NOTE

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SURVEY DISCLAIMER

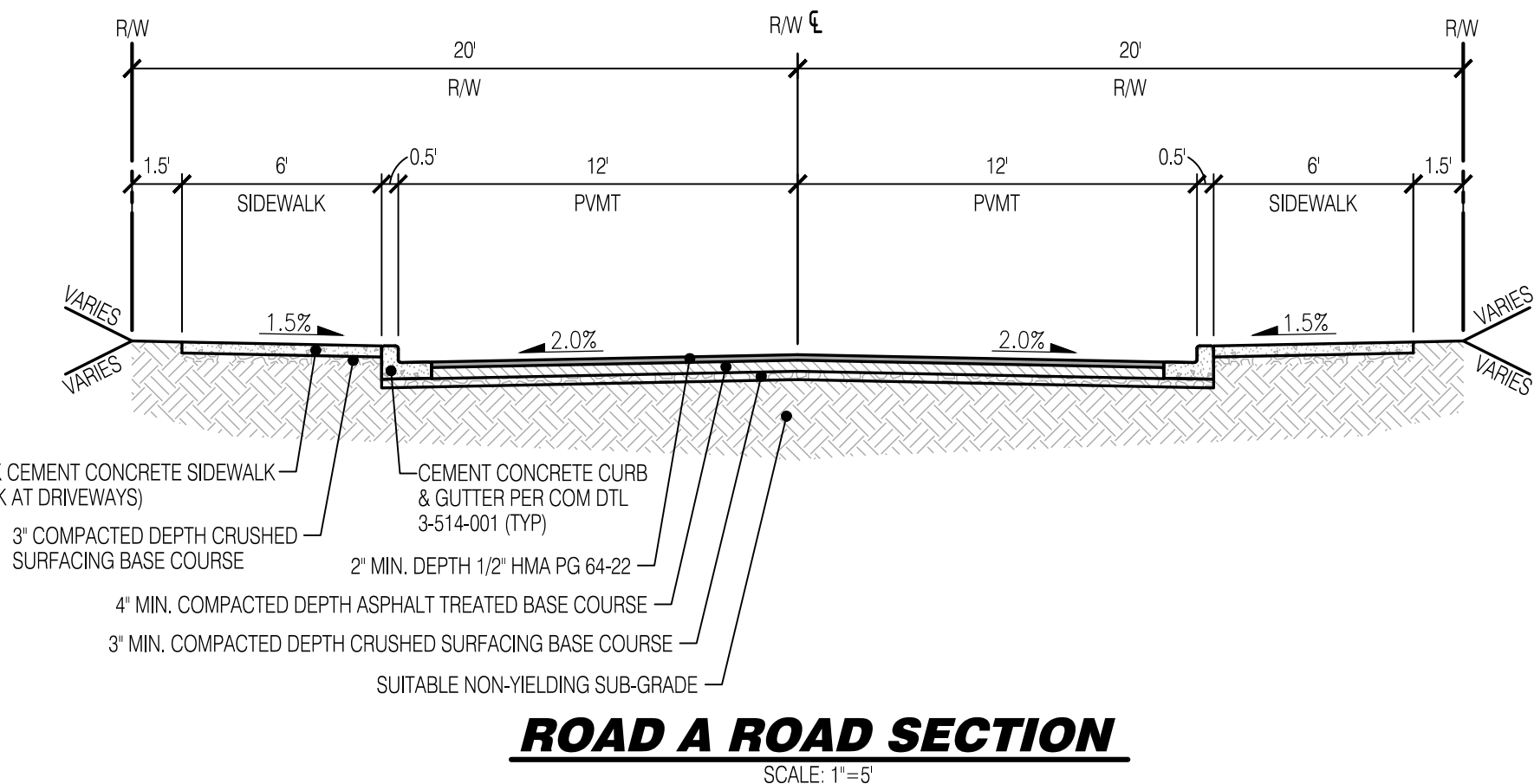
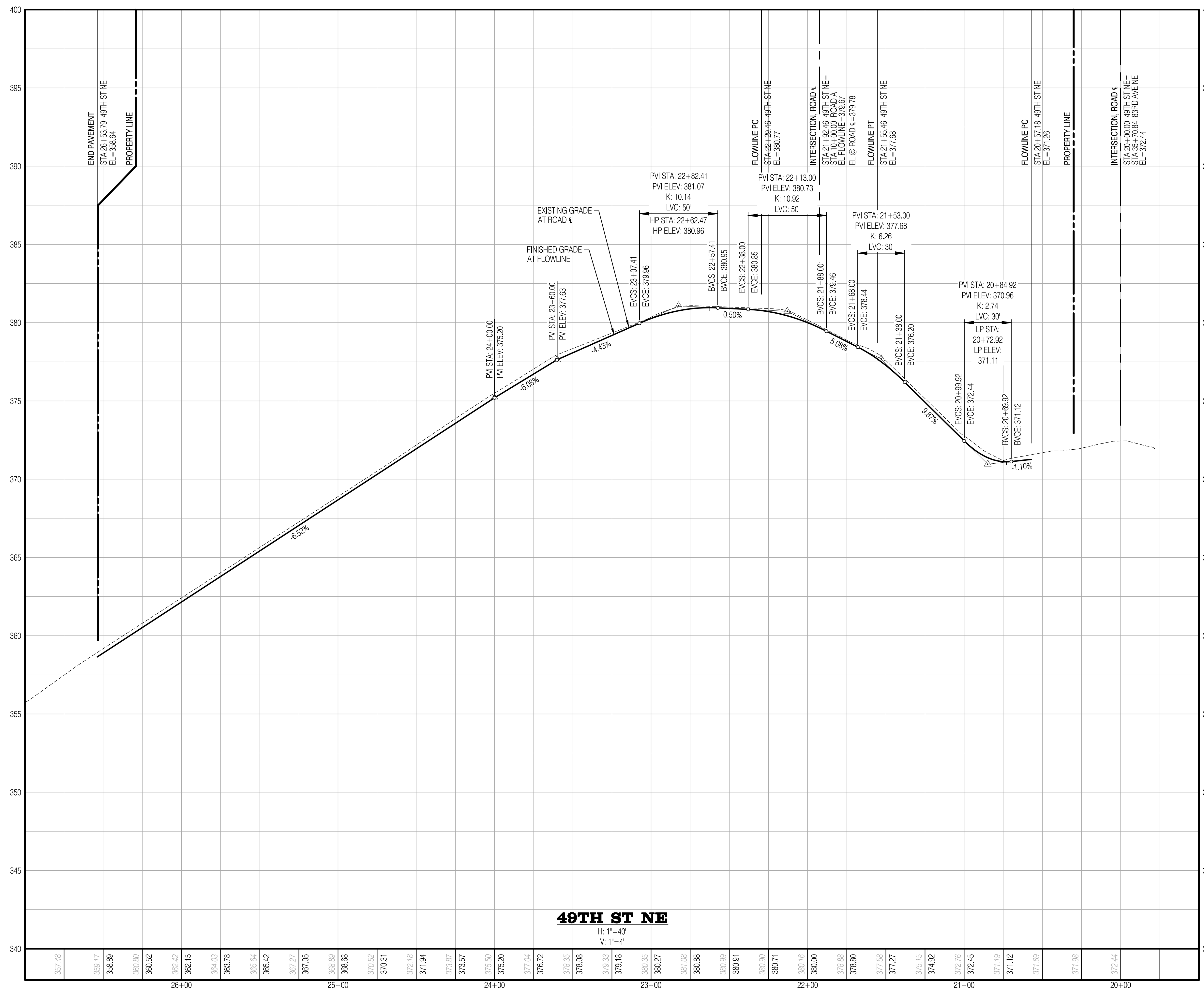
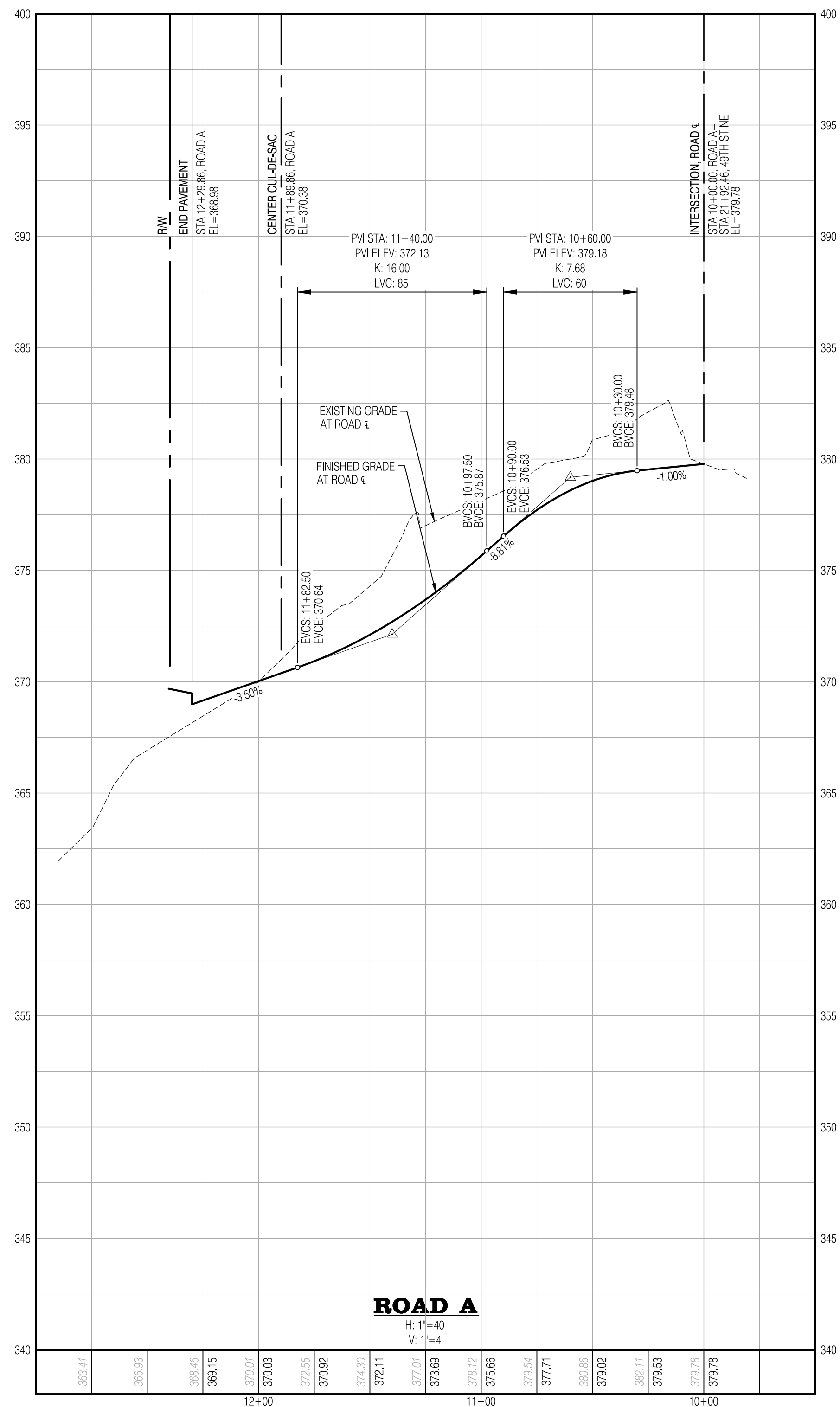
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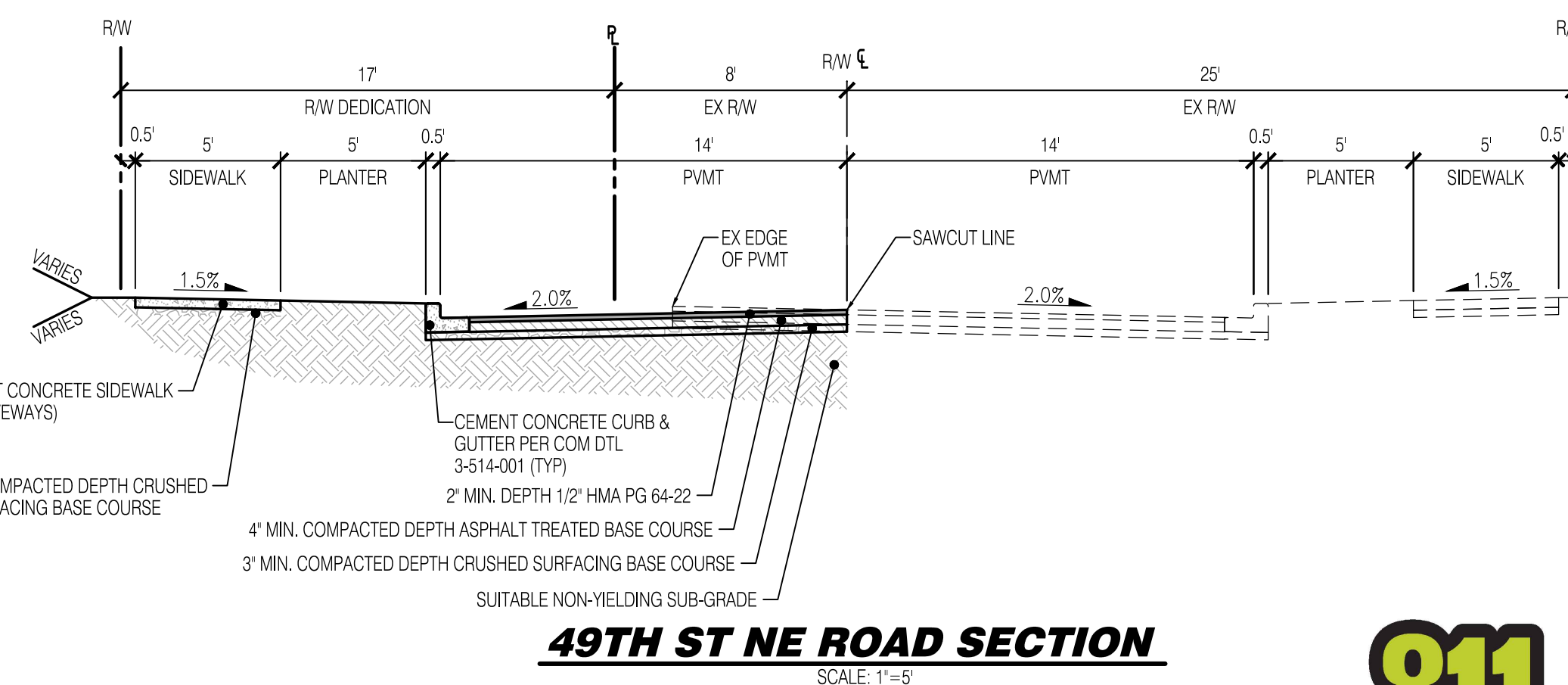
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

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



ROAD A ROAD SECTION
SCALE: 1"=5'



49TH ST NE ROAD SECTION
SCALE: 1"=5'

UTILITY NOTE

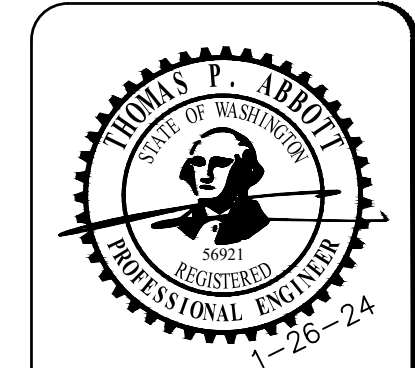
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SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEER'S STAMP

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Redmond, WA 98052

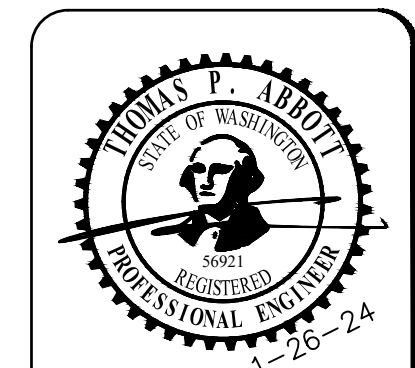
PRELIMINARY ROAD PROFILES AND SECTIONS

KEYSTONE LAND, LLC.
TAYLOR LANE
MARYSVILLE, WA

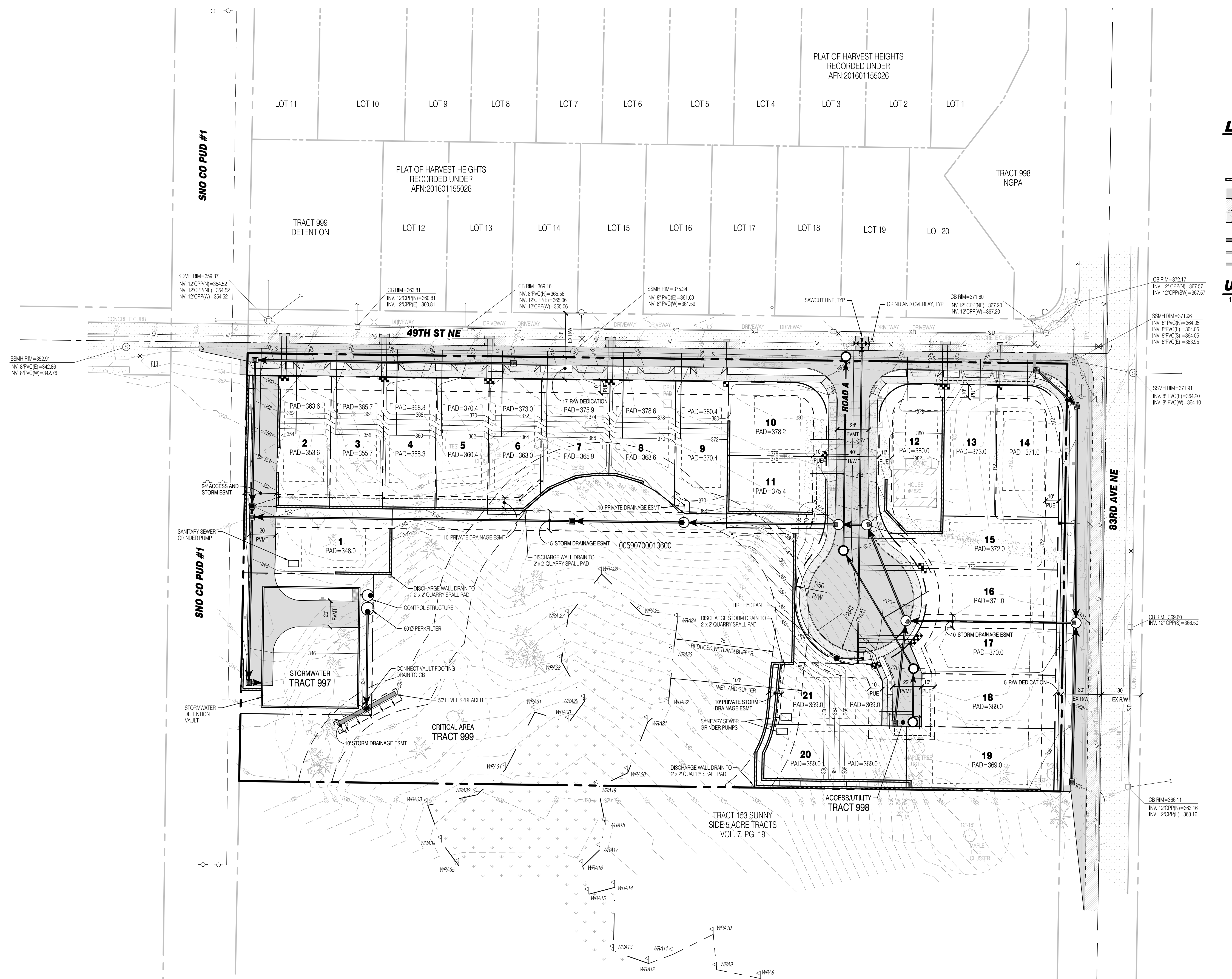
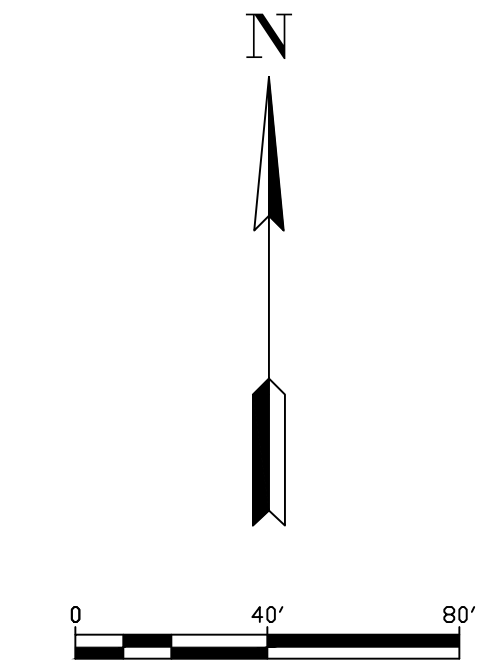
DRAWN BY: AJP
CHECKED BY: TPA
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JURISDICTION: CITY OF MARYSVILLE
JOB NUMBER: 23-0009

PR-01
6 OF 8

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



ENGINEER'S STAMP



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING
(Symbol)	STORM MAIN PIPE
(Symbol)	SEWER MAIN PIPE
(Symbol)	WATER MAIN PIPE

UTILITY NOTES

- RESIDENTIAL SANITARY SEWER GRINDER PUMPS TO BE USED TO SERVE LOT 1 AND LOWER LEVELS OF LOTS 19-20.

REVISIONS

#	DATE	DESCRIPTION

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

PRELIMINARY UTILITY PLAN

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

UT-01
8 OF 8

UTILITY NOTE **SURVEY DISCLAIMER**

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