PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON

BRODIE PLAT
PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	SECTION CORNER
	SECTION QTR CORNER
	FOUND MONUMENT IN CASE
	SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
	EXISTING REBAR & CAP, AS NOTED
	SIGN POST
	MAILBOX
	CATCH BASIN
	CULVERT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WELL
	GAS VALVE
	GUY ANCHOR
	UTILITY/POWER POLE
	TELEPHONE VAULT
	TELEPHONE RISER
	POWER VAULT
	POWER TRANSFORMER
	SANITARY SEWER MANHOLE
	CONIFEROUS TREE
	DECIDUOUS TREE
—X—	METAL FENCING
—GPM—	GAS PAINT MARK
—TPM—	TELEPHONE PAINT MARK
—PPM—	POWER PAINT MARK
—WPM—	WATER PAINT MARK
—SPM—	SEWER PAINT MARK
—UG—	UNDERGROUND POWER

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
CCP	CONCRETE CYLINDER PIPE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
ℙ	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
TYP	TYPICAL
TBR	TO BE REMOVED
WPM	WATER PAINT MARK
C	CEDAR
F	FIR
M	MAPLE
B	BIRCH

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED WATER SYMBOLS

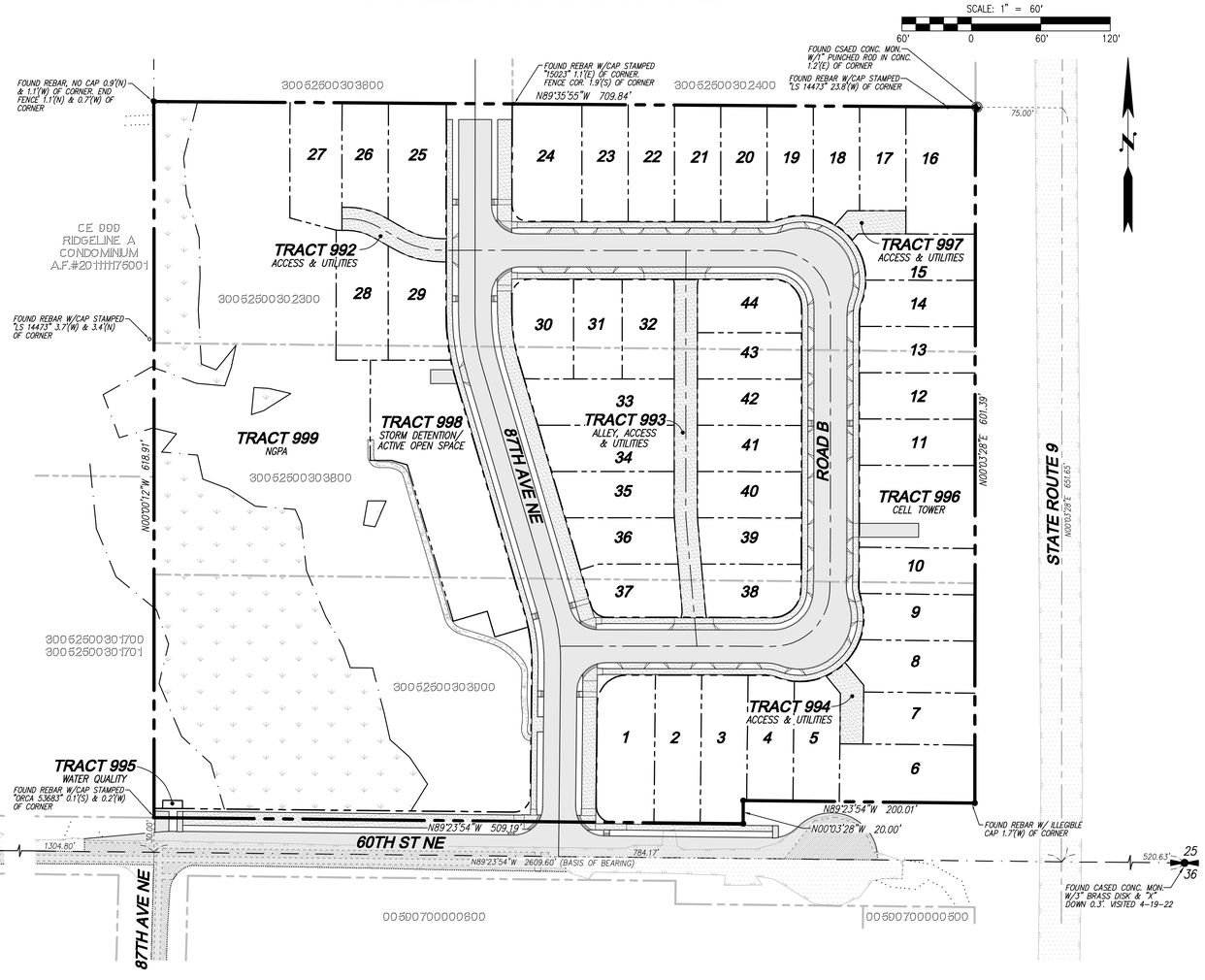
SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

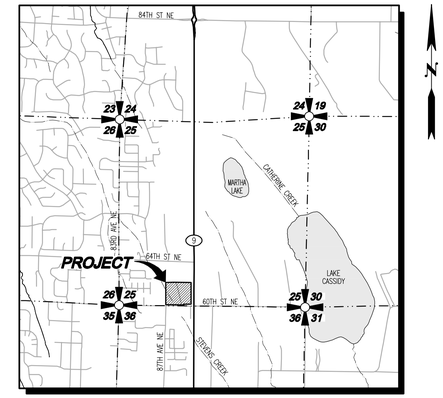
PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE





VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWHSHIP 30 NORTH, RANGE 5 EAST, W.M.,

PARCEL B:

LOT 3, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWHSHIP 30 NORTH, RANGE 5 EAST, W.M.,

PARCEL C:

LOT 4, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWHSHIP 30 NORTH, RANGE 5 EAST, W.M.,

VERTICAL DATUM

NAVD 88

FOUND CONCRETE MONUMENT WITH A 3" BRASS DISK AND "X" 0.3' DEEP IN MONUMENT CASE WITH A BROKEN LID IN THE CENTER OF THE NORTHBOUND LANE OF 83RD AVE. N.E., AT IT'S INT. WITH 60TH ST. N.E.
ELEV.=382.91'

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., AS THE BEARING OF N 89°23'54" W, PER SURVEY RECORDED UNDER AF#200301175004

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRA 1105 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY REFERENCES

(R1) RECORD OF SURVEY – A.F.#200301175004

(R2) SNO. CO. SP-348(11-81) – A.F.#8207290183

SURVEY NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

CONTACT LIST

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10515 20TH ST SE, SUITE 202
LAKE STEVENS, WASHINGTON 98258
CONTACT: RYAN LARSEN
PHONE: (425) 551-7600
EMAIL: rlarsen@landprogrp.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
16300 MILL CREEK BLVD, STE G4
MILL CREEK, WASHINGTON 98082
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PHONE: (425) 508-4951
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9505 19TH AVE SE, STE 106
EVERETT, WASHINGTON 98208
CONTACT: JOHN LAUFENBURG
PHONE: (425) 337-3174
FAX: (425) 337-3045
EMAIL: john@wetlandresources.com

CIVIL ENGINEER:
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20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
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LANDSCAPE ARCHITECT:
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1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
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EMAIL: origindg@gmail.com

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COBALT GEOSCIENCES, LLC
P.O. BOX 82243
KENMORE, WASHINGTON 98028
CONTACT: PHIL HABERMAN, PE, LG, LEG
PHONE: (206) 331-1097
EMAIL: phil@cobaltgeo.com

EARTHWORK QUANTITIES

CUT:	31,500 CY
FILL:	26,300 CY
STRIPPINGS:	13,300 CY
DISTURBED AREA:	348,090 SF (7.99 AC)

THESE CALCULATIONS ARE FOR PERMITTING PURPOSES ONLY. FOR DETAILED CALCULATIONS, DETAILED EARTHWORKS TAKEOFFS SHOULD BE PERFORMED.

TABLE OF CONTENTS

PROJECT INFORMATION

TAX PARCELS:	30052500302300, 30052500303800 30052500303900
SITE ADDRESS:	8703 60TH ST NE EVERETT, WA 98205
SITE AREA:	435,992 SF 10.01 AC
CURRENT ZONING:	CITY NB (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING:	R6.5
PROPOSED LAND USE:	SINGLE FAMILY DETACHED
PROPOSED LOTS:	44
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	FRONTIER
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKE STEVENS SCHOOL DISTRICT 4
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT

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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CITY PROJECT NO:
PA22-023, G22-0054

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

REVISIONS

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20210 142nd Avenue NE
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www.LDCcorp.com
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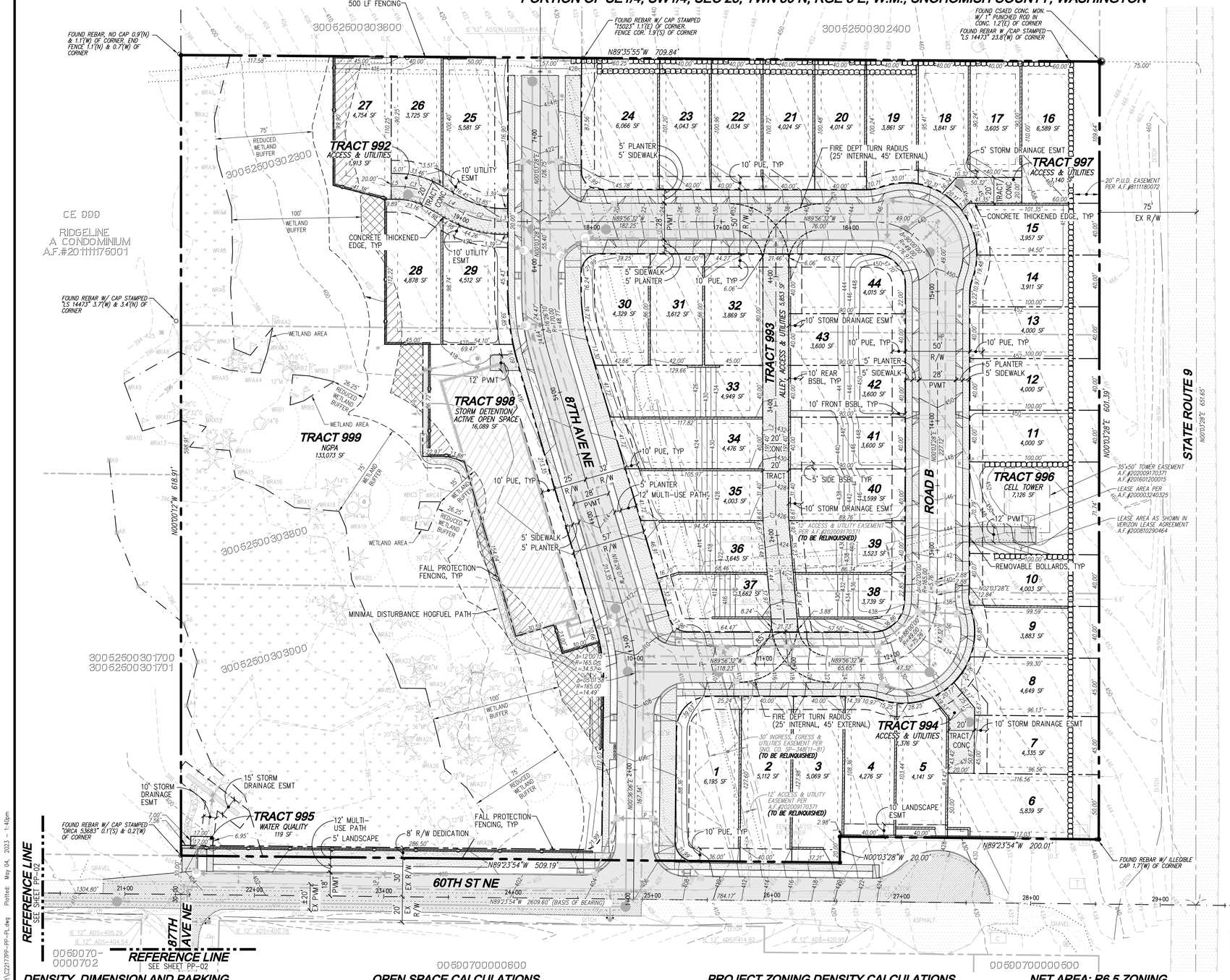
LAND PRO GROUP, INC.
BRODIE PLAT
COVER SHEET

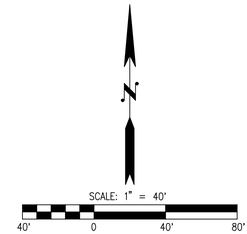
THOMAS P. ABBOTT
STATE OF WASHINGTON
54921
REGISTERED PROFESSIONAL ENGINEER
5-04-23

JOB NUMBER:	C22-177
DRAWING NAME:	C22177PP-CS-PL
DESIGNER:	TPA
DRAFTING BY:	DPN
DATE:	6-28-22
SCALE:	1"=60'
JURISDICTION:	CITY OF MARYSVILLE

CS-01
SHEET 1 OF 3

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON





LEGEND

- STORM PIPE
- DRAIN LINE
- SEWER PIPE
- WATER PIPE
- FALL PROTECTION FENCING
- RETAINING WALL
- ROCKERY RETAINING WALL
- SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
- STREET LIGHT
- FULL DEPTH ASPHALT
- CONCRETE
- 2" GRIND AND OVERLAY
- BUFFER ADDITION (4,287 SF)
- BUFFER REDUCTION (3,520 SF)

ACCESS NOTE

LOTS 1–3 TO HAVE FRONT DOOR ACCESS AND ORIENT THE FRONT OF HOUSE TOWARDS 60TH ST NE. SIDEWALK LOCATION FROM 60TH ST NE TO FRONT OF HOUSE TO BE DETERMINED AT TIME OF BUILDING PERMIT.

LOT SIZE SUMMARY

LOTS PROPOSED:	44
AVERAGE LOT SIZE:	4,298 SF
SMALLEST LOT SIZE:	3,523 SF (LOT 39)
LARGEST LOT SIZE:	6,589 SF (LOT 16)

ACCESS CALCULATION (PER MMC 22G.080.070(4))

LOTS TO ACCESS FROM AUTOCOURTS OR ALLEYS:	16
PRD REQUIREMENT FOR NON-STANDARD ACCESS:	25%
PROPOSED NON-STANDARD ACCESS:	16 LOTS/44 TOTAL LOTS=36%

WETLAND BUFFER AVERAGING CALCULATIONS

WETLAND BUFFER REDUCTION:	4,224 SF
WETLAND BUFFER ADDITION:	4,287 SF
NET:	63 SF

IMPERVIOUS AREA

IMPERVIOUS AREA PROPOSED:	214,183 SF (4.92 AC)
SITE PERCENTAGE AS IMPERVIOUS:	49.1%

ALLEY CENTERLINE TABLES

Line Table

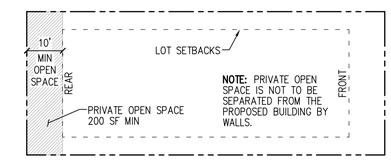
Line #	Length	Direction
L1	105.62'	N4°56'32"W
L2	222.40'	N0°03'28"E
L3	3.39'	N89°56'32"W
L4	19.96'	N60°06'22"W
L5	4.95'	N89°35'55"W

Curve Table

Curve #	Length	Radius	Delta
C2	39.06'	75.00'	29°50'10"
C3	28.31'	55.00'	29°29'33"
C1	14.40'	165.00'	5°00'00"

TRACT TABLE

TRACT	AREA (SF)	USE
999	133,073	NGPA
998	16,089	STORM DETENTION/ACTIVE OPEN SPACE
997	1,140	ACCESS & UTILITIES
996	7,126	CELL TOWER
995	119	WATER QUALITY
994	1,376	ACCESS & UTILITIES
993	5,853	ALLEY, ACCESS & UTILITIES
992	1,913	ACCESS & UTILITIES



TYPICAL PRIVATE OPEN SPACE DETAIL

SCALE: 1"=20'

DENSITY, DIMENSION AND PARKING

Requirement	Allowable under PRD Regulation	Proposed
Density: Dwelling unit/acre	As allowed per the underlying zone	6.5 DU/AC
Maximum density:	As allowed per the underlying zone or modified through the residential density incentives in Chapter 22C.090 (6.5 DU/AC x 120% = 7.8 DU/AC)	4.4 DU/AC
Minimum street setback:	10 feet	10 feet
Minimum side yard setback:	5 feet (if no lot line between homes, 10 feet separation required)	5 feet
Minimum rear yard setback:	10 feet (if no lot line between homes, 20 feet separation required)	10 feet
Base height:	As allowed per the underlying zone	30 feet max
Maximum building coverage:	No maximum building coverage	TBD
Maximum impervious surface:	70 percent	70%
Minimum lot area:	3,500 square feet	3523
Minimum lot width:	30 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	132 total*

OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area*	10.01	435,992
Net Project Area (NPA)*	6.68	290,905
Req. Open Space (15% NPA)	1.00	43,636
Req. Open Space (65% Critical Area/Buffer Portion)	0.65	28,363
Req. Open Space (35% Active Open Space Portion)	0.35	15,273
Active Open Space Provided (Tract 998)	0.36	15,468
Critical Areas Open Space Provided (Tract 999)	0.65	28,363
Total Open Space Provided	1.01	43,831

PROJECT ZONING DENSITY CALCULATIONS

	DU (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area (AC)*	10.01	435,992
Net Project Area (NPA) (AC)*	6.68	290,905
Base Density	43.41	
Max Density (with Bonus Density) = 120% x Base Density	51.96	
Dwelling Units Proposed	44	
Density Proposed (DU/AC)	4.40	
Bonus Density Required	1	
RDI 7.c: Installation of perimeter fencing to improve compatibility between land uses (500 LF/unit)	508 LF proposed	1 Bonus Unit

NET AREA: R6.5 ZONING

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Parcel Area	10.01	435,992
ROW Dedication	1.84	80,195
Tract 992, 993, 994, 997 (Access and/or Alley Tracts)	0.24	10,282
Wetland Area	1.25	54,610
Total Removal for NPA	3.33	145,087
Net Project Area (NPA)	6.68	290,905
Net Project Density (NPA x 6.5 DU/AC)	43.41	

UTILITY NOTE

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PA22-023, G22-0054

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Woodinville
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T 425.806.1869 | www.LDCcorp.com | F 425.482.2993

LAND PRO GROUP, INC.

BRODIE PLAT

PRELIMINARY SITE PLAN

THOMAS P. ABBOTT
STATE OF WASHINGTON
36921
REGISTERED PROFESSIONAL ENGINEER
5-04-23

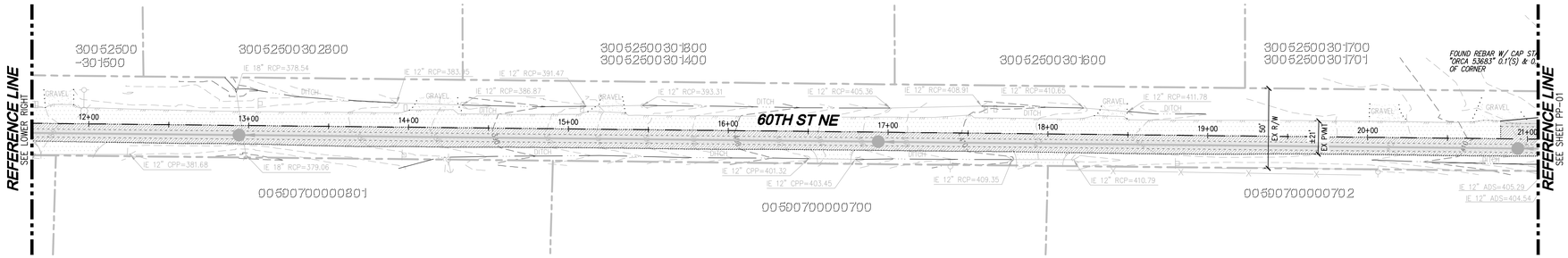
JOB NUMBER:	C22-177
DRAWING NAME:	C22177PP-PP-PL
DESIGNER:	TPA
DRAFTING BY:	DPN
DATE:	6-28-22
SCALE:	1"=40'
JURISDICTION:	CITY OF MARYSVILLE

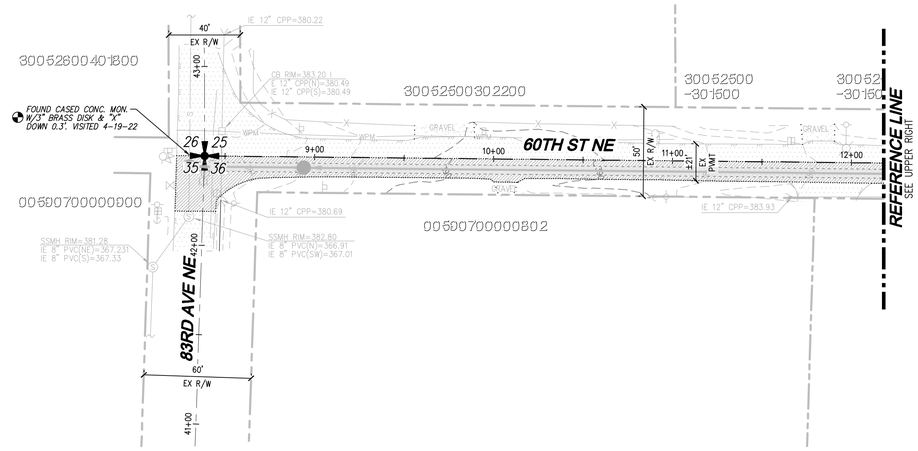
PP-01

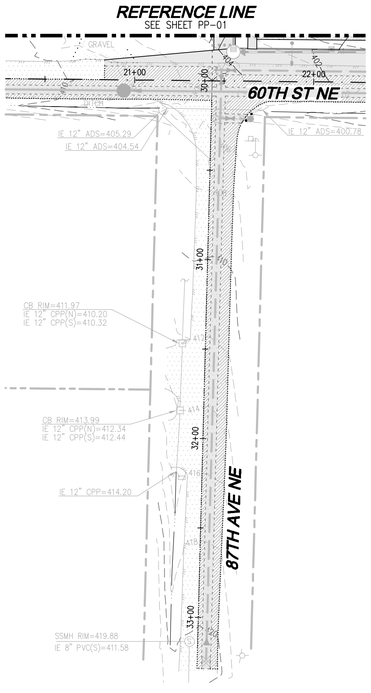
SHEET 2 OF 3

Drawing: P:\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary Plat\C22177PP-PP-PL.dwg Plotted: May 04, 2023 - 1:40pm

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON







SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

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- FULL DEPTH ASPHALT
- CONCRETE
- 2" GRIND AND OVERLAY
- BUFFER ADDITION (7,030 SF)
- BUFFER RUDUCTION (6,861 SF)

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LAND PRO GROUP, INC.

BRODIE PLAT

PRELIMINARY SITE PLAN

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
5-04-23

JOB NUMBER:	C22-177
DRAWING NAME:	C22177PP-PP-PL
DESIGNER:	TPA
DRAFTING BY:	DFN
DATE:	6-28-22
SCALE:	1"=40'
JURISDICTION:	CITY OF MARYSVILLE

PP-02

SHEET 3 OF 3

Drawing: P:\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary Plat\C22177PP-PP-PL.dwg Plotted: May 04, 2023 - 1:40pm