

NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

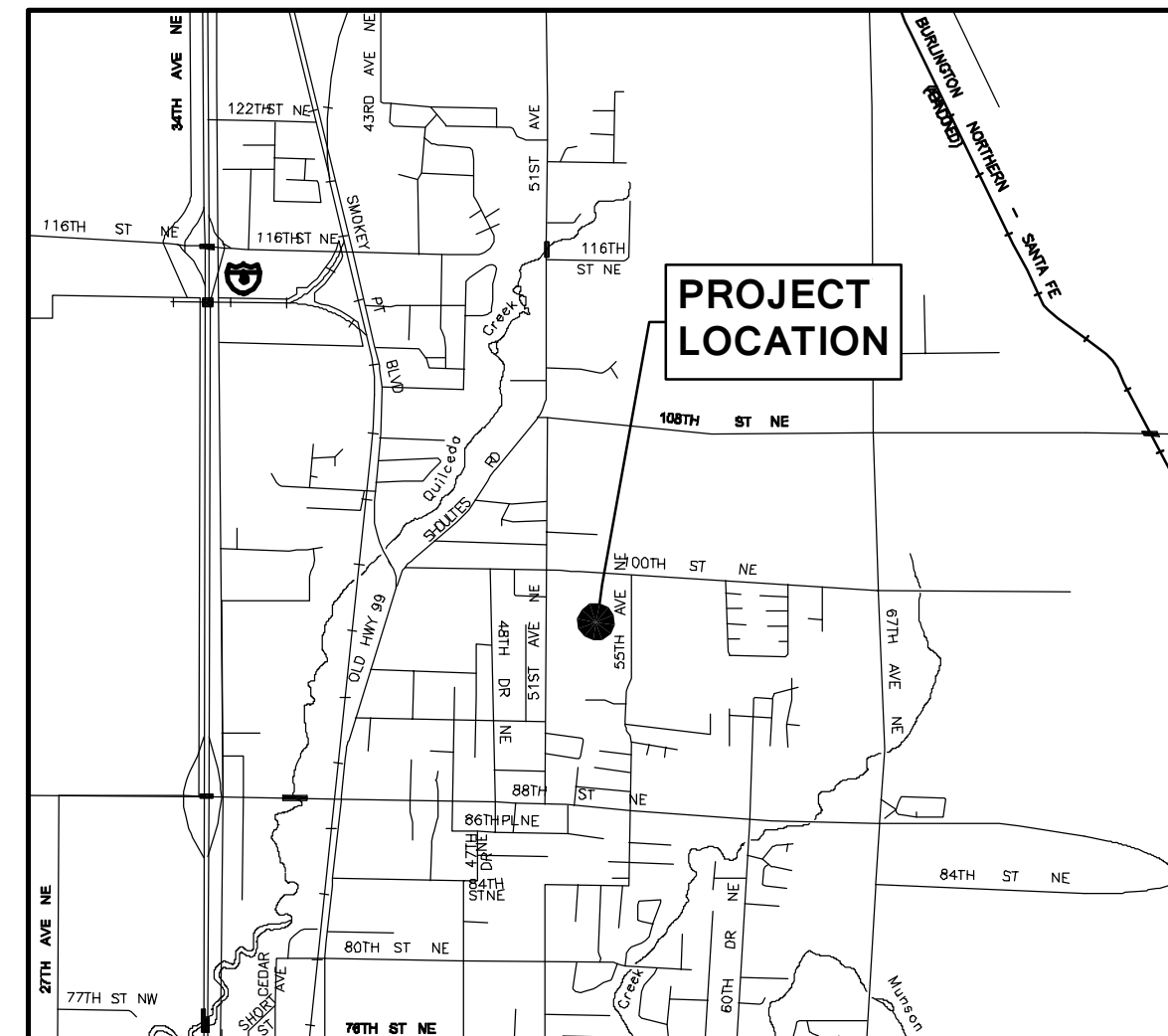
# RAY TOWNHOMES

## ADMINISTRATIVE SITE PLAN

### JANUARY 10, 2020

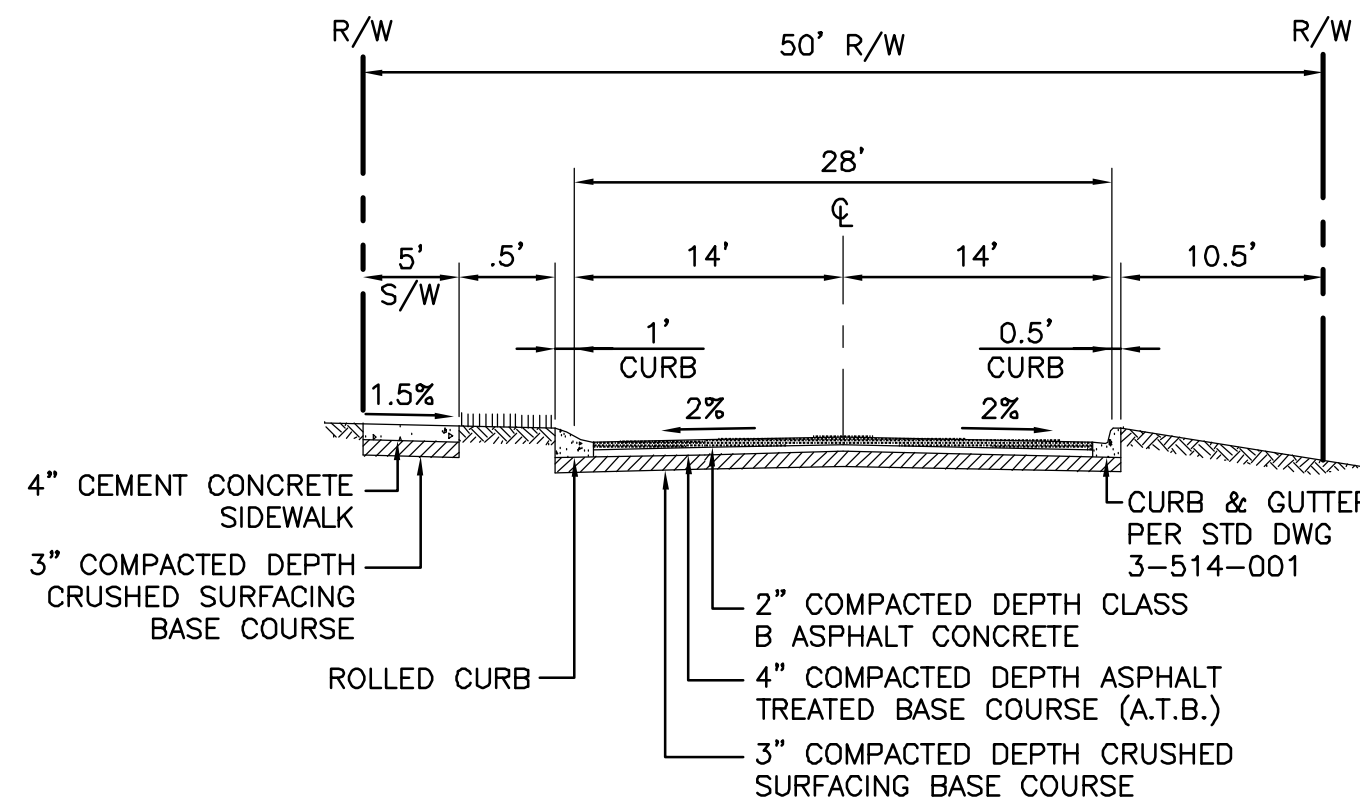
VICINITY MAP

N.T.S.



LINE #	LENGTH	DIRECTION
L1	62.63	S89°47'51"W
L2	28.07	N85°04'49"W
L3	118.37	N85°04'49"W
L4	128.36	N85°04'49"W

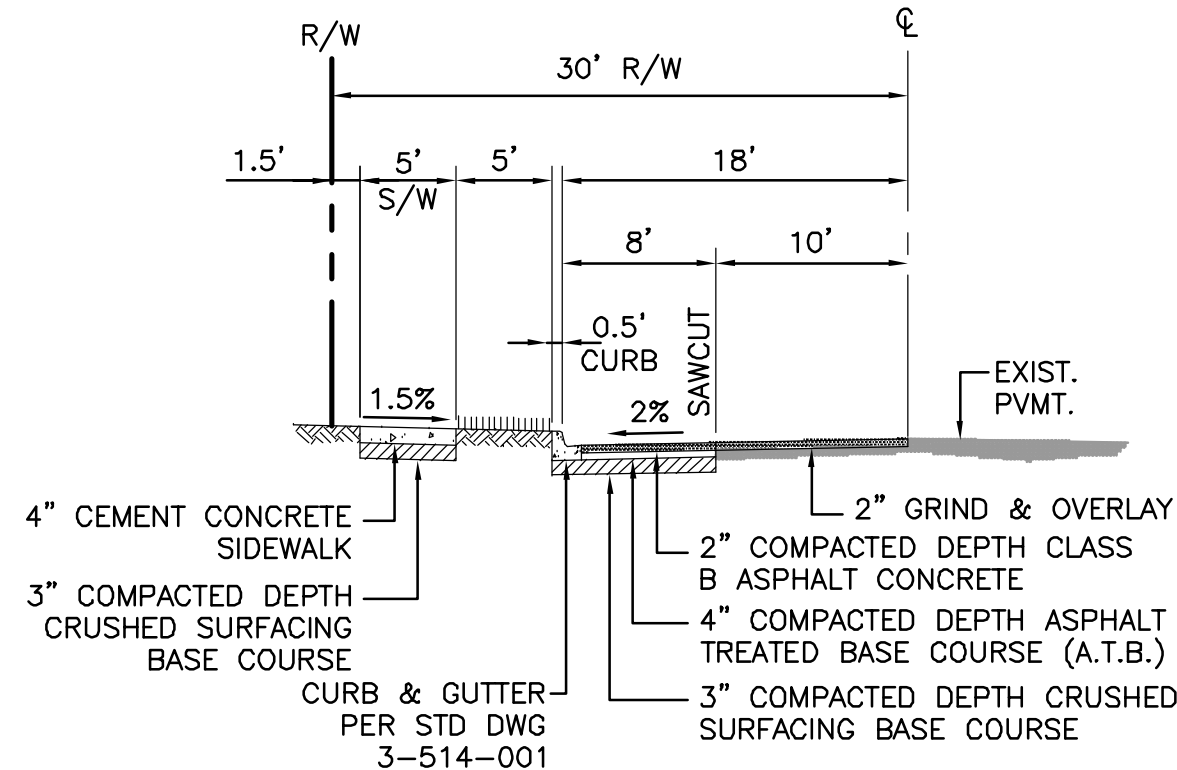
CURVE #	RADIUS	LENGTH	DELTA
C1	165.00	14.75	N87°38'29"W
C2	165.00	58.40	N74°56'27"W
C3	165.00	58.40	N74°56'27"W
C4	165.00	52.69	S85°46'16"W
C5	165.00	52.69	S85°46'16"W



**TYPICAL PUBLIC ROADWAY SECTION**

**ROADS A, B, C**

PUBLIC ROAD  
RESIDENTIAL DESIGN SPEED = 25 MPH  
N.T.S.



**FRONTAGE IMPROVEMENTS SECTION**

**55TH AVE NE**

PUBLIC ROAD  
RESIDENTIAL DESIGN SPEED = 25 MPH  
N.T.S.

**APPLICANT**

CUSTOM COMFORT HOMES, LLC  
8310 59TH AVE NE  
MARYSVILLE, WA 98270  
(425) 359-1745  
CONTACT: SCOTT RAY

**CIVIL ENGINEER**

PACE ENGINEERS  
1724 W. MARINE VIEW DRIVE #140  
EVERETT, WA 98201  
(425) 486-6533  
CONTACT: KEN MCINTYRE, PE

**SURVEYOR**

ANDES LAND SURVEYING  
1525 TENTH STREET, STE. A  
MARYSVILLE, WA 98270  
(360) 659-6639  
CONTACT: JEROME ANDES, PLS

**SITE DATA**

ADDRESS: 9820 55TH AVE NE  
MARYSVILLE, WA 98270  
TAX PARCEL #: 30051500302100  
EXISTING ZONING: R12 MFL  
PROPOSED ZONING: R12 MFL  
TOTAL SITE AREA: 3.03 AC  
PROPOSED LOTS: 25  
LOTS PER ACRE: 8.25  
WATER DISTRICT: CITY OF MARYSVILLE  
SEWER DISTRICT: MARYSVILLE DIST. #25  
FIRE DISTRICT: MARYSVILLE FIRE DIST.

**NET DENSITY CALCULATIONS**

GROSS SITE AREA:	132,043 SF
LESS FLOODPLAINS:	0 SF
LESS NON-TRANSF. CRITICAL AREAS:	0 SF
LESS COMMUNITY FACILITIES:	0 SF
LESS STORM FACILITY (SEE BELOW):	1,862 SF
LESS R/W & PANHANDLES:	35,447 SF
NET SITE AREA (SF)	94,734 SF (2.17 AC)

NET DENSITY: (2.17 AC) x (12 DU/AC) = 26 UNITS

**STORM FACILITY AREA**

UNDERGROUND FACILITIES USABLE FOR RECREATIONS NOT COUNTED  
ABOVE-GROUND FACILITIES MEETING L.I.D. STANDARDS COUNTED AT 50%

BIORETENTION AREA (L.I.D. FACILITY) =	3,724 SF
STORM FACILITY AREA USED FOR DENSITY CALC. =	1,862 SF

**LEGAL DESCRIPTION**

THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, CONTAINING FIVE ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY. EXCEPT THEREFROM THE FIVE TWO ACRES THEREOF. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200009180645.)

**VERTICAL DATUM: NAVD 88**

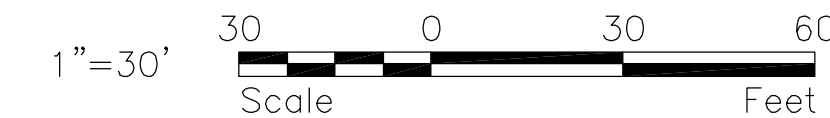
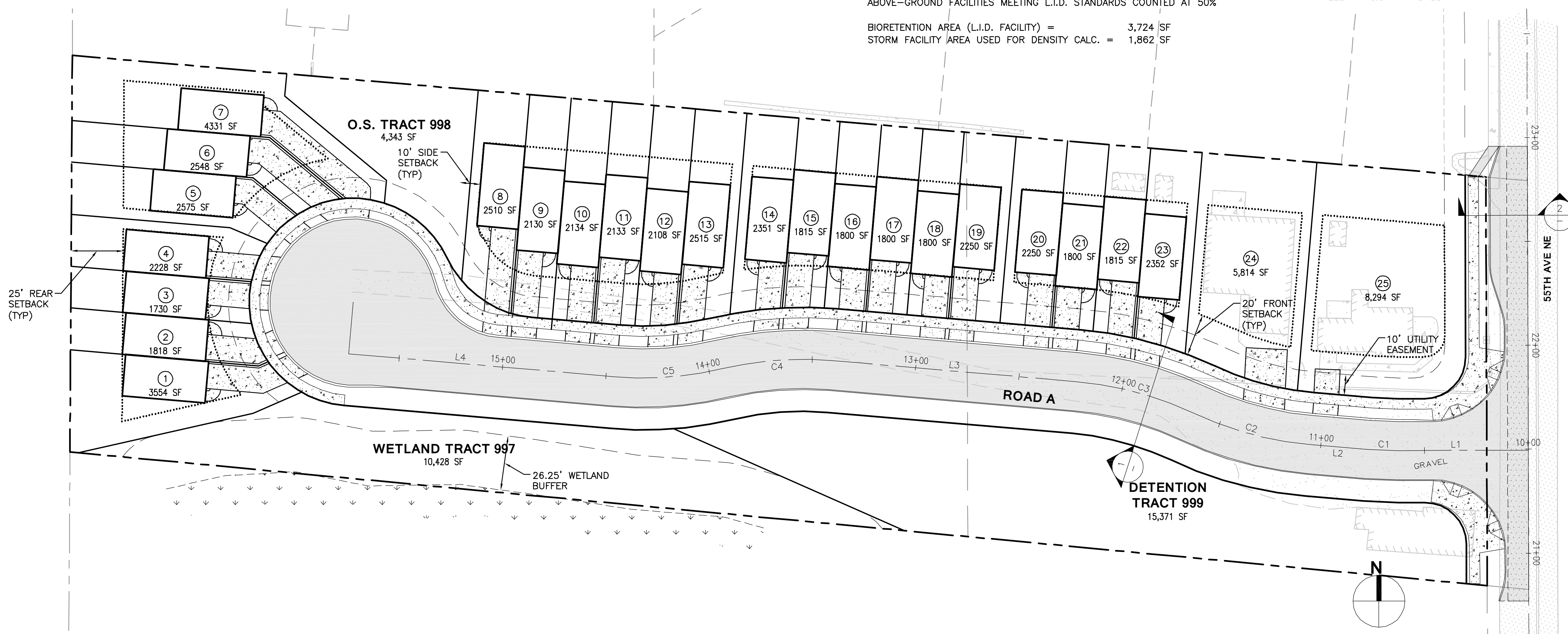
WGS SURVEY DATA WAREHOUSE  
DB ID: 17668

BRASS MONUMENT IN CASE  
(SOUTHWESTERLY OF TWO CASES AT 100TH STREET N.E. & 55TH AVENUE N.E.)

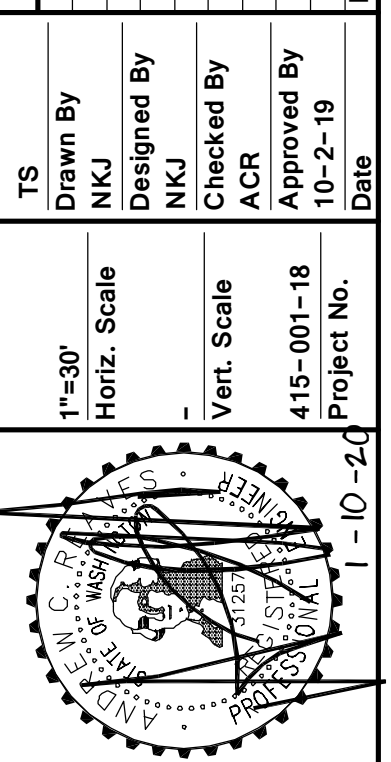
ELEV= 76.67' NAVD 88

**BASIS OF BEARING**

ROS/BLA FOR MARYSVILLE  
PARKS AND RECREATION  
RECORDED UNDER A.F.N.  
201701105004.



TS	Drawn By	Designed By	Checked By	Approved By	Date
	NKJ	NKJ	ACR	419-001-18	10-2-19



1724 West Marine View Drive, Suite 140  
Everett, WA 98201  
P. 425.486.6533 F. 425.486.6593  
Civil | Structural | Planning | Survey  
www.paceeng.com



Client: RAY TOWNHOMES  
8324 59TH AVE NE  
MARYSVILLE, WA 98270  
Contact: SCOTT RAY

**RAY TOWNHOMES**  
**PLAT PLAN**  
**1**