

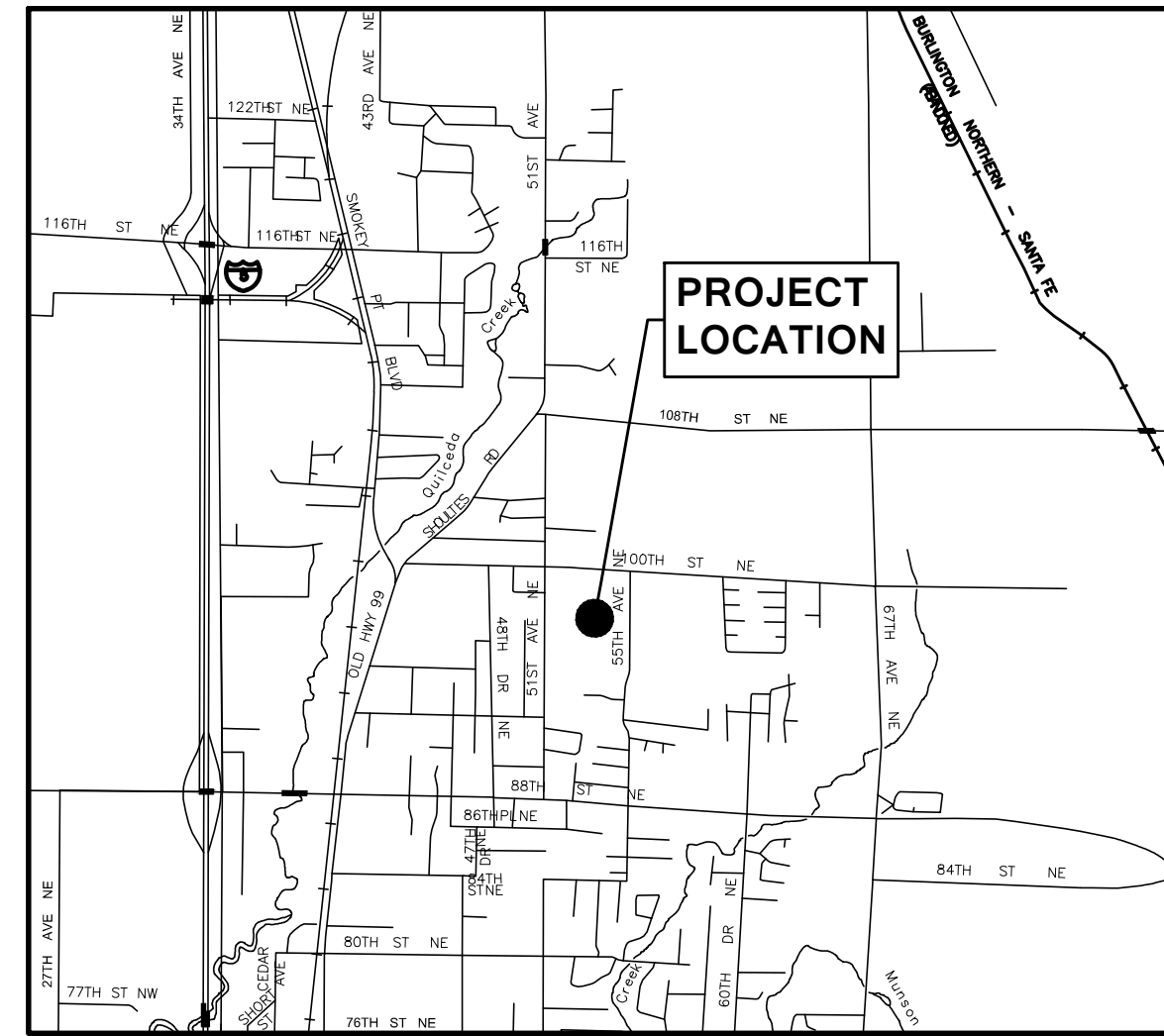
NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

# RAY TOWNHOMES

## ADMINISTRATIVE SITE PLAN

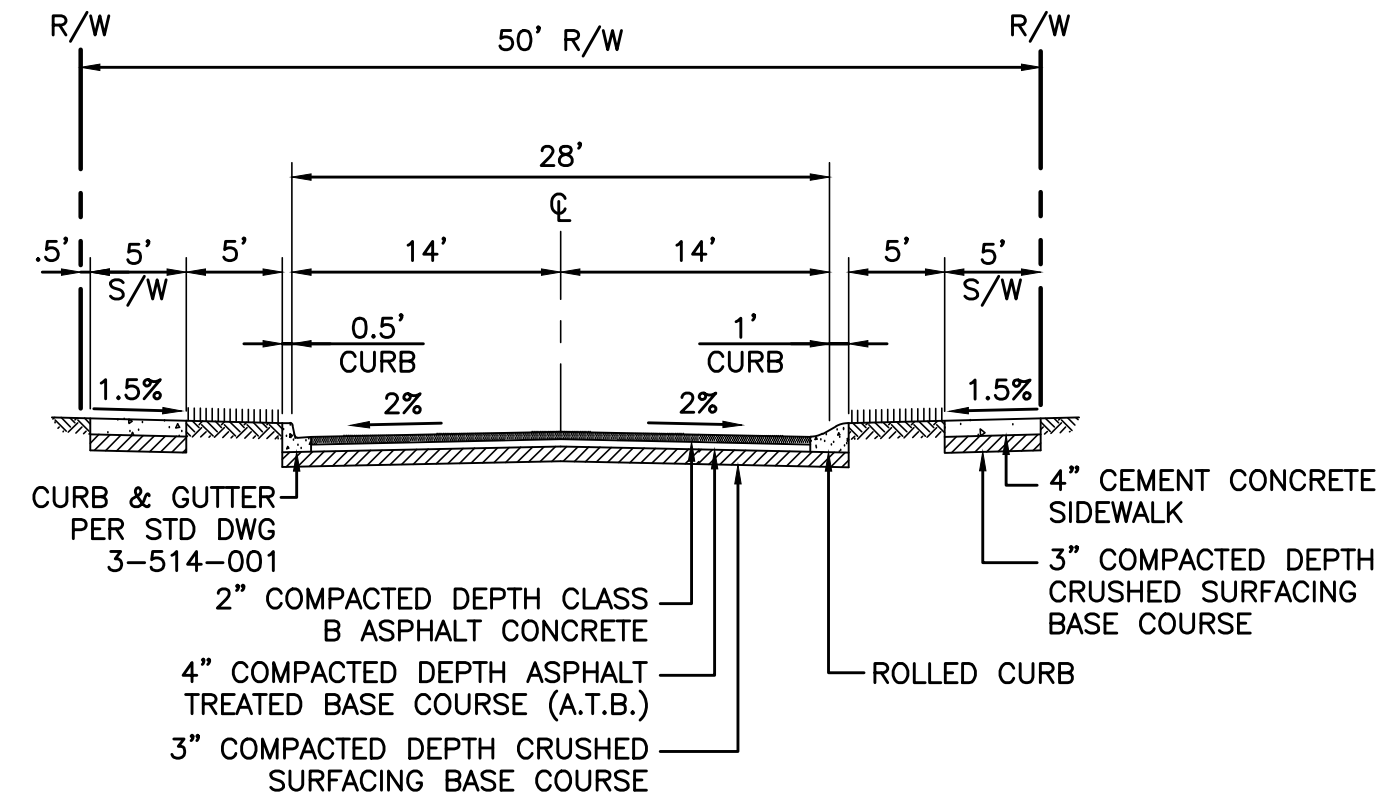
APRIL 17, 2020

VICINITY MAP



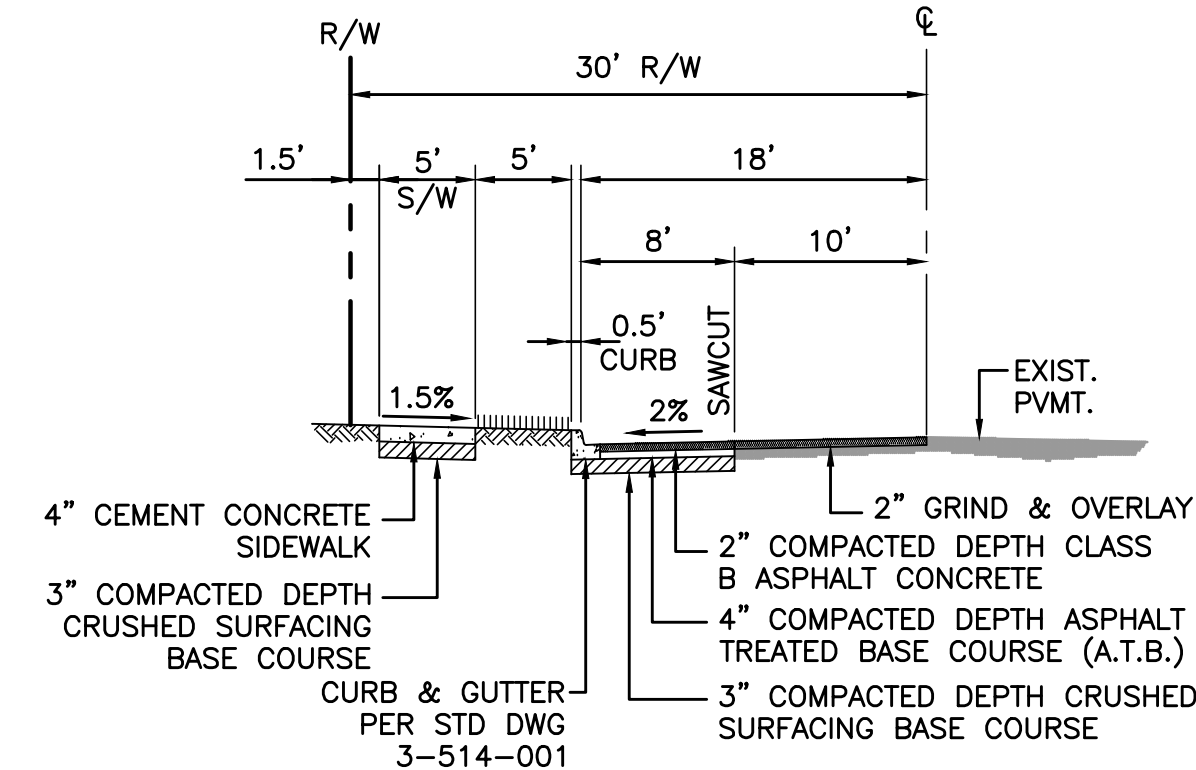
| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| L1     | 62.63  | S89°47'51"W |
| L2     | 28.07  | N85°04'49"W |
| L3     | 118.37 | N85°04'49"W |
| L4     | 128.36 | N85°04'49"W |
| L5     | 23.35  | S20°23'26"W |

| CURVE # | RADIUS | LENGTH | DELTA     |
|---------|--------|--------|-----------|
| C1      | 165.00 | 14.75  | 05°07'19" |
| C2      | 165.00 | 58.40  | 20°16'44" |
| C3      | 165.00 | 58.40  | 20°16'44" |
| C4      | 165.00 | 52.69  | 18°17'51" |
| C5      | 165.00 | 52.69  | 18°17'51" |
| C6      | 165.00 | 43.20  | 15°00'09" |



**(A) TYPICAL PUBLIC ROADWAY SECTION**

**ROADS A, B, C**  
PUBLIC ROAD  
RESIDENTIAL DESIGN SPEED = 25 MPH  
N.T.S.



**(B) 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: 23  
LOTS PER ACRE: 7.59  
WATER DISTRICT: CITY OF MARYSVILLE  
SEWER DISTRICT: MARYSVILLE DIST. #25  
FIRE DISTRICT: MARYSVILLE FIRE DIST.

**NET DENSITY CALCULATIONS**

|                                  |                           |
|----------------------------------|---------------------------|
| GROSS SITE AREA:                 | 132043 SF                 |
| LESS FLOODPLAINS:                | 0 SF                      |
| LESS COMMUNITY FACILITIES:       | 0 SF                      |
| LESS STORM FACILITY (SEE BELOW): | 6597 SF                   |
| LESS R/W & PANHANDLES:           | 37625 SF                  |
| <b>NET SITE AREA (SF)</b>        | <b>87821 SF (2.02 AC)</b> |

NET DENSITY: (2.02 AC) x (12 DU/AC) = 24 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) =        | 13193 SF |
| STORM FACILITY AREA USED FOR DENSITY CALC. = | 6597 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**

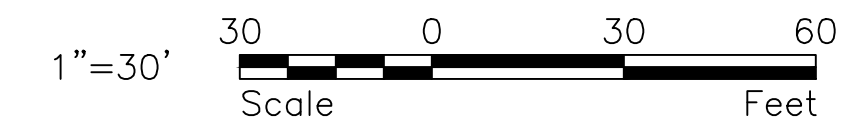
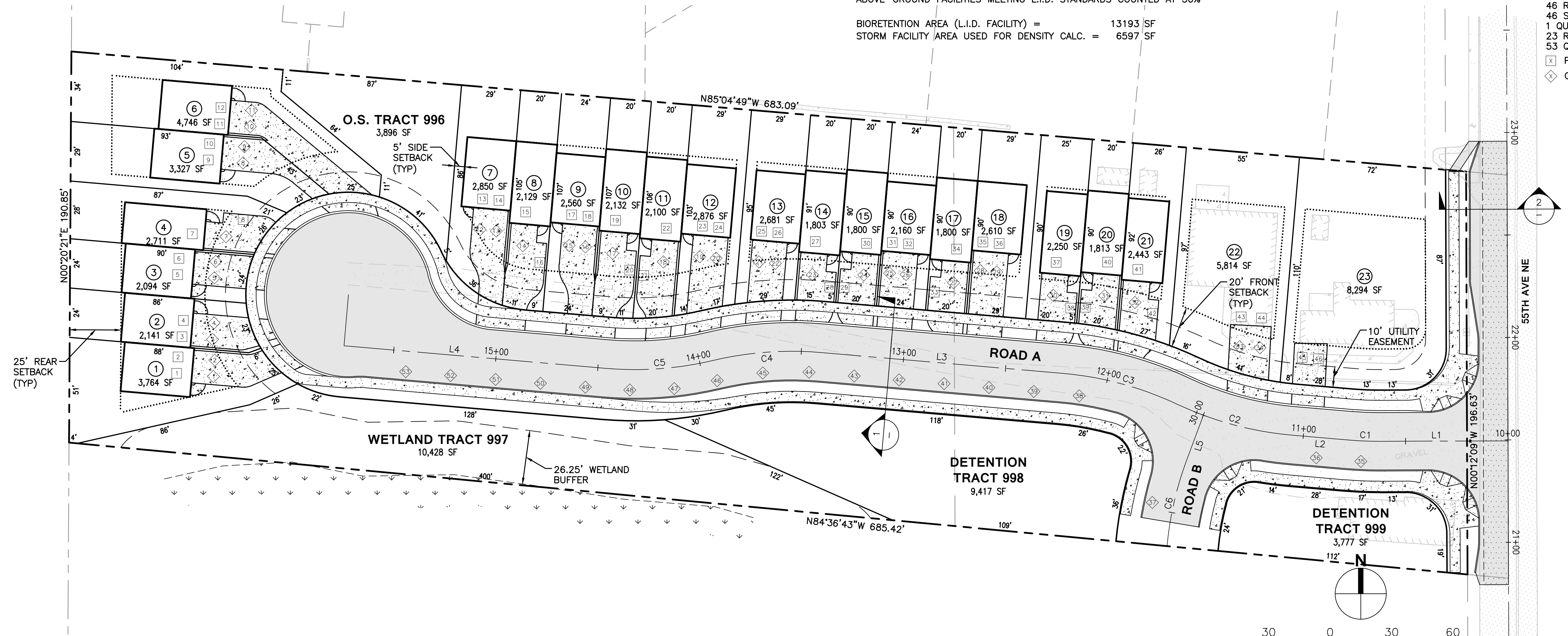
WGS SURVEY DATA WAREHOUSE  
DB ID: 17668  
BRASS MONUMENT IN CASE  
(SOUTHWESTERLY OF TWO CASES AT 100TH STREET N.E. & 55TH AVENUE N.E.)  
ELEV = 76.67' NAVD 88

**BASIS OF BEARING**

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

**PARKING**

- 2 STALL PER DWELLING = 46 REQUIRED STALLS
- 46 STALLS PROVIDED
- 1 QUEST STALL PER DWELLING = 23 REQUIRED QUEST STALLS
- 53 QUEST STALLS PROVIDED
- PARKING
- GUEST PARKING



| <p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No.         | Description | Date        |  |  |  | <p><b>TS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Drawn By</th> <th>Designed By</th> <th>Checked By</th> <th>Approved By</th> </tr> </thead> <tbody> <tr> <td>NJK</td> <td>NJK</td> <td>ACR</td> <td>4-17-20</td> </tr> </tbody> </table> <p>1"=30'<br/>Horiz. Scale</p> <p>Vert. Scale<br/>415'-001'-18<br/>Project No.</p> | Drawn By | Designed By | Checked By | Approved By | NJK | NJK | ACR | 4-17-20 |
|--|-------------|-------------|-------------|--|--|--|---|----------|-------------|------------|-------------|-----|-----|-----|---------|
| No.  | Description | Date        |             |  |  |  |   |          |             |            |             |     |     |     |         |
|  |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |
| Drawn By   | Designed By | Checked By  | Approved By |  |  |  |   |          |             |            |             |     |     |     |         |
| NJK  | NJK         | ACR         | 4-17-20     |  |  |  |   |          |             |            |             |     |     |     |         |
|  |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |
| <p>1724 W. Marine View Drive, Suite 140<br/>Everett, WA 98201<br/>P: 425.486.6533   F: 425.486.6593<br/>Civil   Structural   Planning   Survey<br/>www.paceeng.com</p>   |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |
| <p>Client: RAY TOWNHOMES<br/>8324 59TH AVE NE<br/>MARYSVILLE, WA 98270</p> <p>SCOTT RAY<br/>Contact</p>  |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |
| <p><b>RAY TOWNHOMES</b></p> <p><b>ADMINISTRATIVE SITE PLAN</b></p>   |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |
| <p><b>1</b></p>  |             |             |             |  |  |  |   |          |             |            |             |     |     |     |         |