

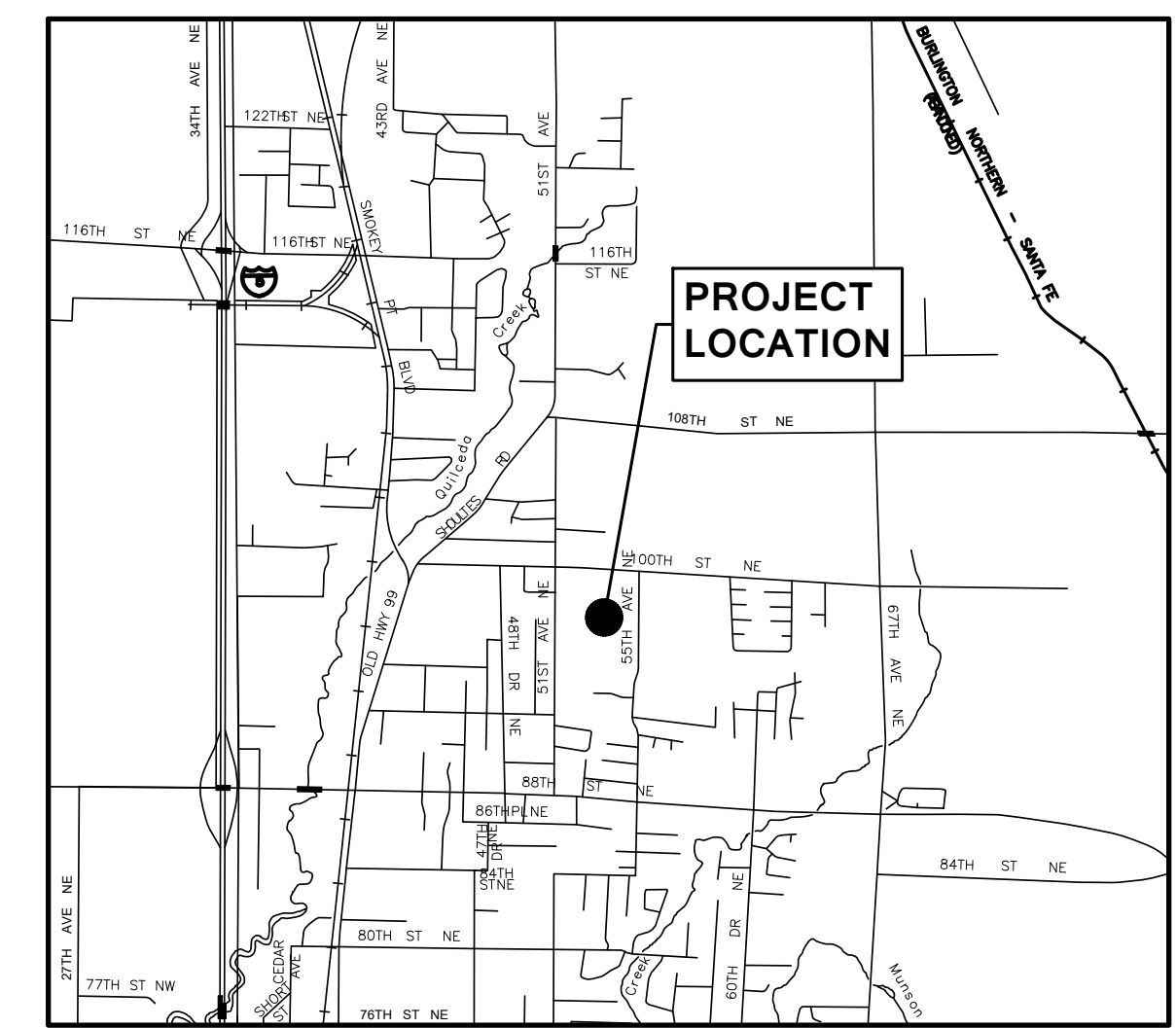
NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

# RAY TOWNHOMES

## ADMINISTRATIVE SITE PLAN

FEBRUARY 1, 2022

VICINITY MAP N.T.S.



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

**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: 21  
 LOTS PER ACRE: 6.93  
 WATER DISTRICT: CITY OF MARYSVILLE  
 SEWER DISTRICT: MARYSVILLE DIST. #25  
 SCHOOL DISTRICT: MARYSVILLE FIRE DIST.

**CIVIL ENGINEER**  
 PACE ENGINEERS  
 3501 COLBY WAY SUITE 101  
 EVERETT, WA 98201  
 (425) 486-6533  
 CONTACT: ANDY REAVES, PE

**SURVEYOR**  
 ANDES LAND SURVEYING  
 1523 TENTH STREET, STE. A  
 MARYSVILLE, WA 98270  
 (360) 659-6639  
 CONTACT: JEROME ANDES, PLS

**NET DENSITY CALCULATIONS**

GROSS SITE AREA:	132043 SF
LESS FLOODPLAINS:	0 SF
LESS NON-TRANSF CRITICAL AREAS:	0 SF
LESS COMMUNITY FACILITIES:	0 SF
LESS STORM FACILITY (SEE BELOW):	6394 SF
LESS R/W & PANHANDLES:	36524 SF
NET SITE AREA (SF)	89125 SF (2.05 AC)

NET DENSITY: (2.05 AC) x (12 DU/AC) = 21 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) =	12787 SF
STORM FACILITY AREA USED FOR DENSITY CALC. =	6394 SF

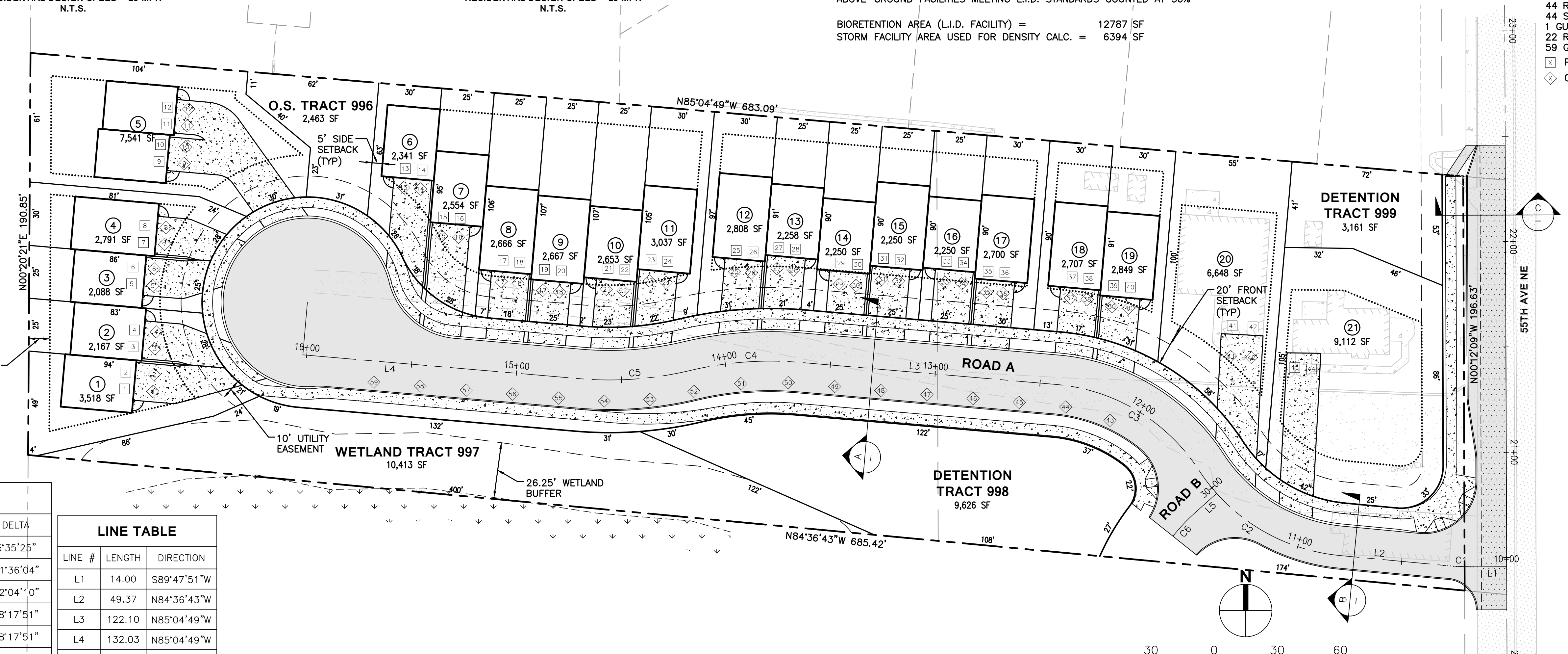
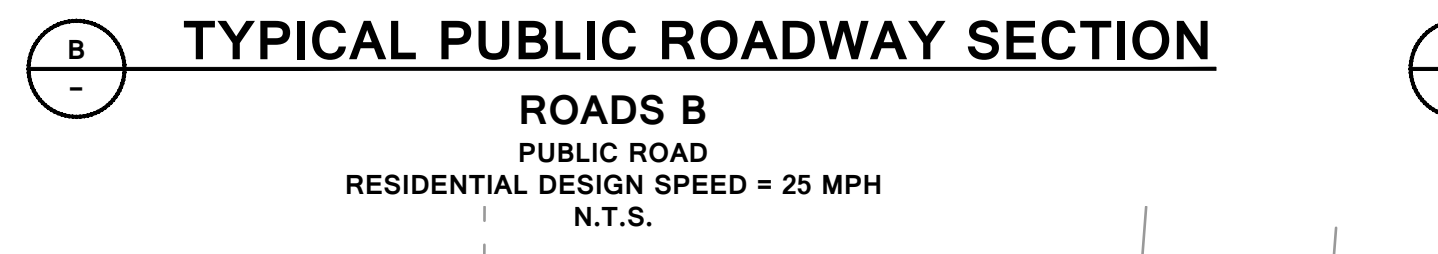
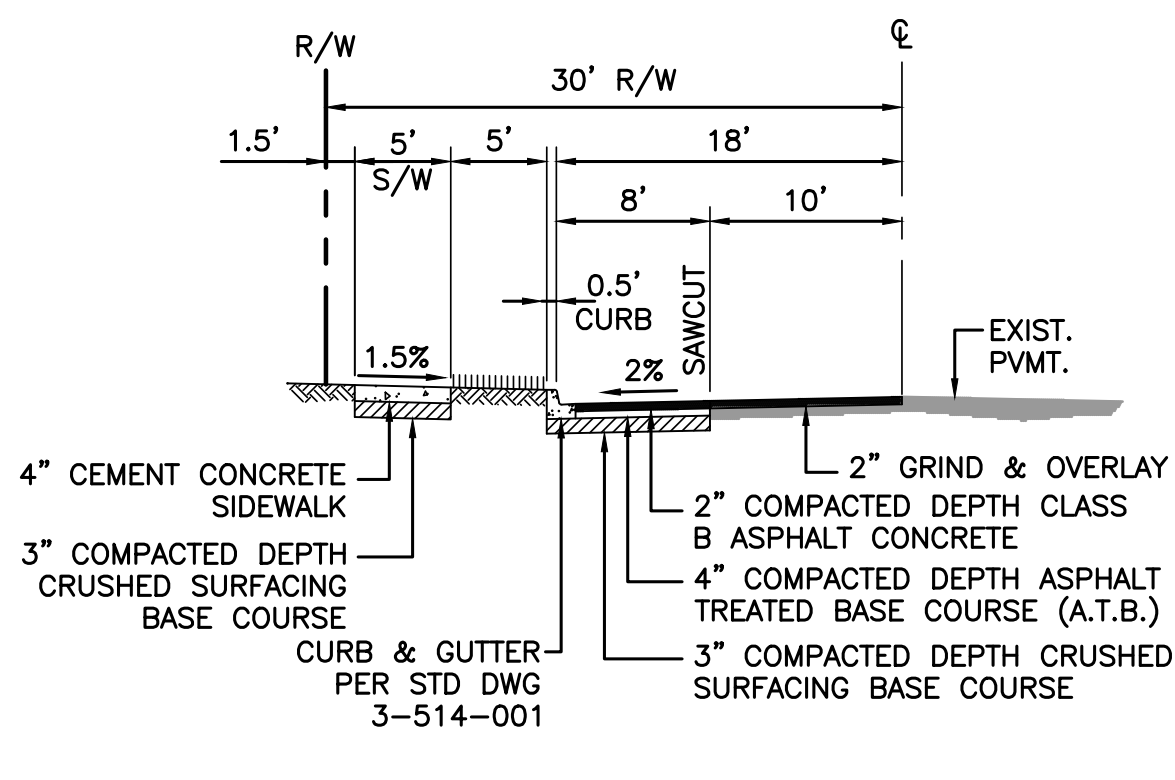
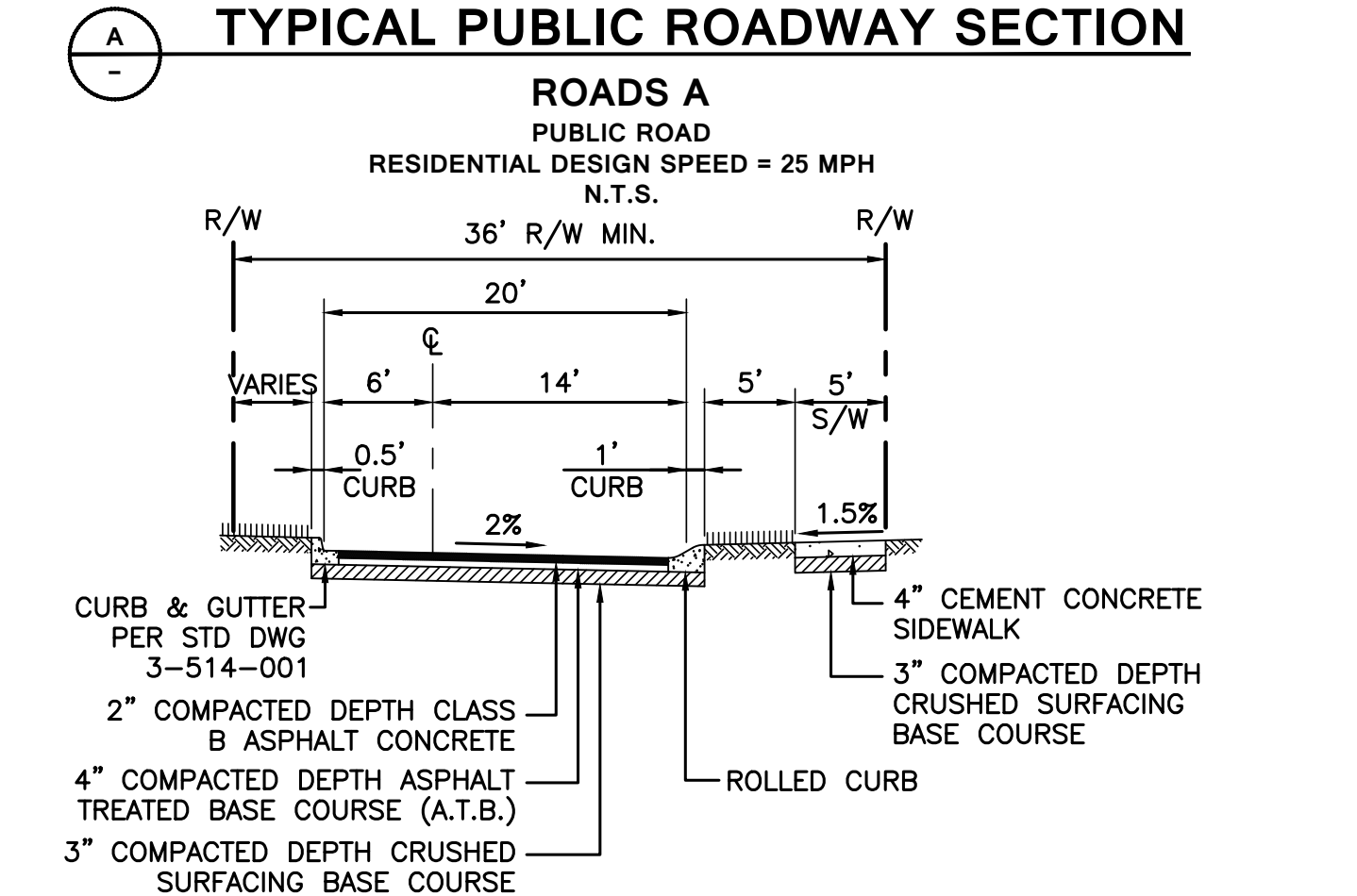
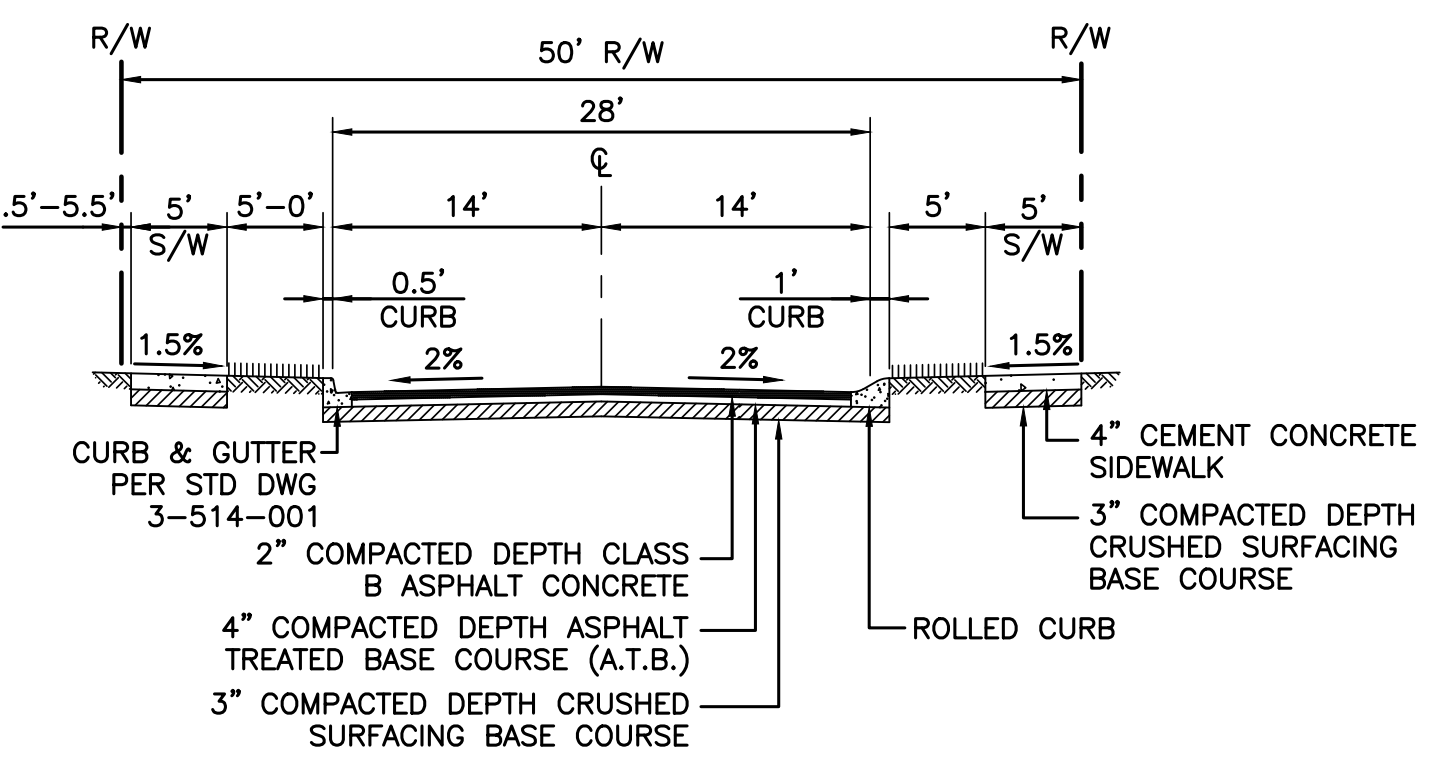
**LEGAL DESCRIPTION**  
 THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY WASHINGTON, CONTAINING FIVE ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY.  
 EXCEPT THEREFROM THE SOUTH 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.

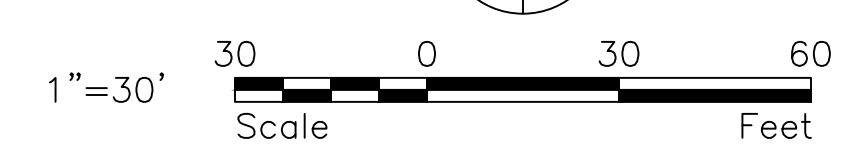
**PARKING**  
 2 STALL PER DWELLING = 44 REQUIRED STALLS  
 44 STALLS PROVIDED  
 1 GUEST STALL PER DWELLING = 22 REQUIRED GUEST STALLS  
 59 GUEST STALLS PROVIDED

PARKING  
 GUEST PARKING



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	165.00	16.10	5°35'25"
C2	90.00	81.05	51°36'04"
C3	90.00	81.79	52°04'10"
C4	165.00	52.69	18°17'51"
C5	165.00	52.69	18°17'51"
C6	90.00	36.00	22°54'58"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.00	S89°47'51"W
L2	49.37	N84°36'43"W
L3	122.10	N85°04'49"W
L4	132.03	N85°04'49"W
L5	14.00	S48°06'37"W



TS	Drawn By	Designed By	Checked By	Approved By	Date	Description
	NKJ	NKJ	ACR	2-1-22		

3501 Colby Way Suite 101  
 Everett, WA 98201  
 p. 425-486-6533 f. 425-486-6593  
 www.paceengr.com

**PACE**  
 An Engineering Services Company

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

SCOTT RAY  
 Contact

**RAY TOWNHOMES**  
**ADMINISTRATIVE SITE PLAN**

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