

RAY TOWNHOMES

PRELIMINARY ENGINEERING PLANS

FEBRUARY 1, 2022
PREPARED BY:



3501 Colby Way Suite 101
Everett, WA 98201
p. 425.486.6533 | f. 425.486.6593

Civil | Structural | Planning | Survey
www.paceengrs.com

CIVIL ENGINEER

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

APPLICANT

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

GEOTEST ENGINEER
741 MARINE DRIVE
BELLINGHAM, WA 98225
(360) 733-7418
CONTACT: GERRY BAUTISTA, PE

NET DENSITY CALCULATIONS

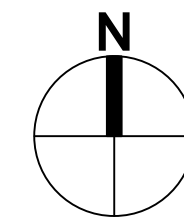
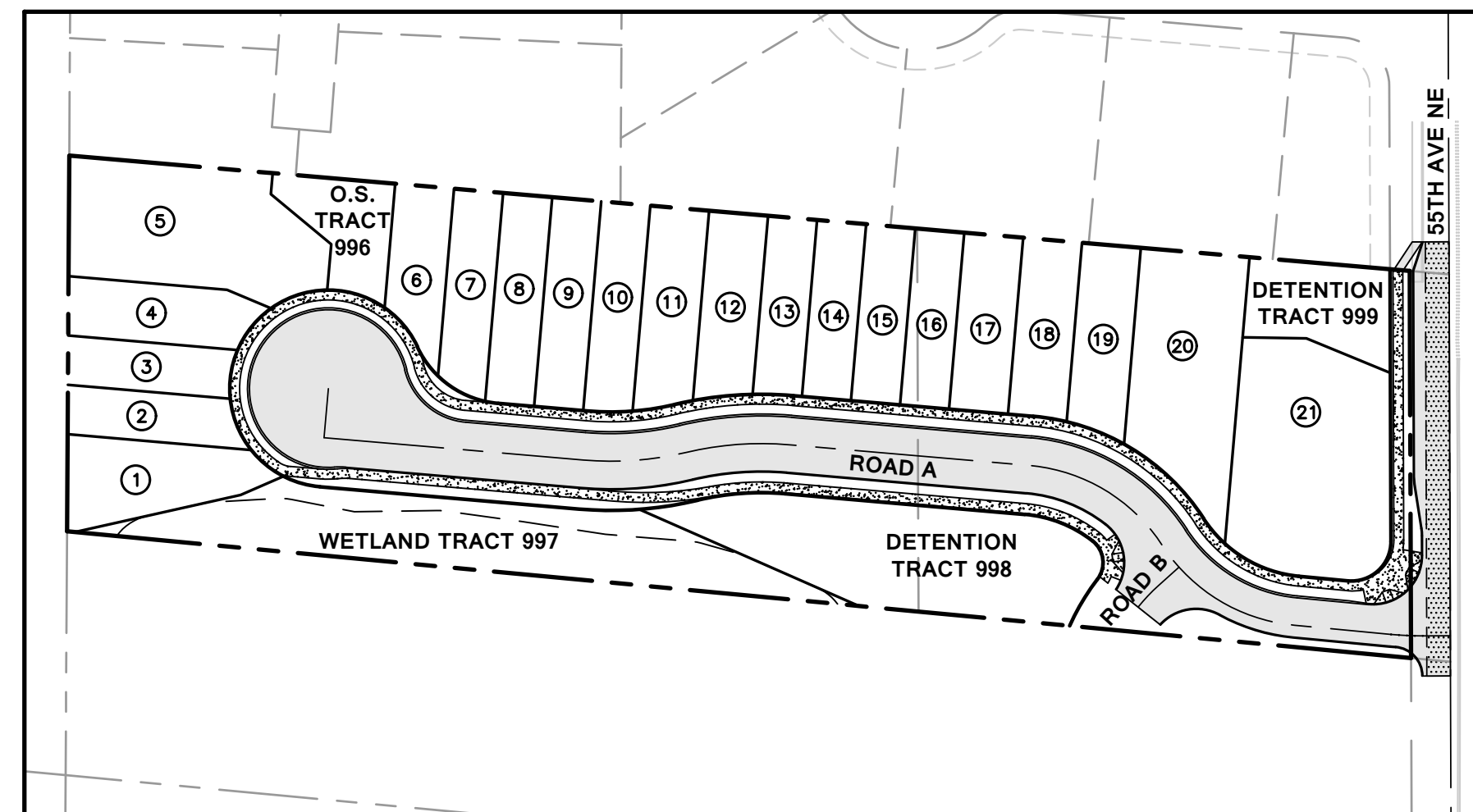
GROSS SITE AREA:	132043 SF
LESS FLOODPLAINS:	0 SF
LESS NON-TRANSF CRITICAL AREAS:	0 SF
LESS COMMUNITY FACILITIES:	0 SF
LESS STORM FACILITY (SEE BELOW):	6394 SF
LESS R/W & PANHANDLES:	36524 SF
NET SITE AREA (SF)	89125 SF (2.05 AC)

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



1" = 80'
Scale Feet

SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C2.0	TESC PLAN
C3.0	GRADING PLAN
C4.0	ROAD & UTILITY PLAN
C4.1	ROAD PROFILES
L1.0	PRELIM. LANDSCAPE PLAN
L1.2	BIO. PLANTING & NOTES
L1.3	LANDSCAPE DETAILS

LEGEND

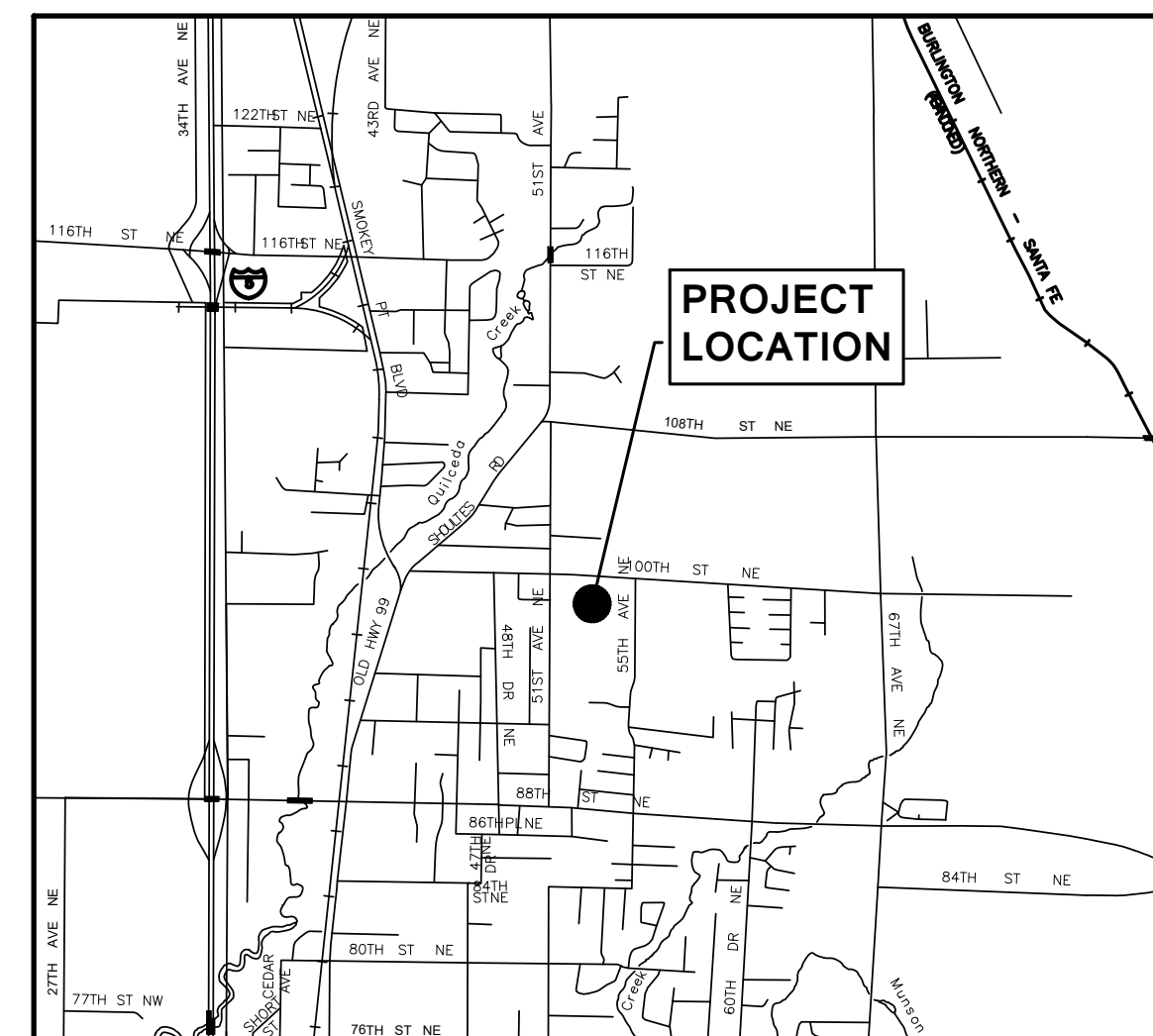
- CB CATCH BASIN
- CC CURB CUT
- CS CONC SLAB
- CW CONC WALK
- FH FIRE HYDRANT
- FL FLOW LINE
- FOG FOG LINE
- FVC FACE OF VERTICAL CURB
- GA GUY ANCHOR
- IE INVERT ELEVATION
- PIP POWER INDICATOR POST
- PM POWER METER
- PP POWER POLE
- PPU POWER POLE W/UNDERGROUND
- PTLU POWER POLE W/XFMR&LIGHT&UG
- SLL SOLID LOCKING LID
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SSS SANITARY SEWER STUB
- WF WET FLAG AS NOTED
- WIP WATER INDICATOR POST
- WM WATER METER
- WV WATER VALVE
- WW WATER VAULT
- XFMR TRANSFORMER

SYMBOLS LEGEND

- CATCH BASIN
- ENVIRONMENTAL TEST PIT(AS NOTED)
- TH FIRE HYDRANT
- ^{PM} GAS/POWER METER(AS NOTED)
- ^{GA} GUY ANCHOR
- ^{PIP} INDICATOR POST
- ^{PP} POWER POLE(AS NOTED)
- ^{SSCO} ROCKERY
- ^{SSCO} SANITARY SEWER CLEANOUT
- ^{SSMH} SANITARY SEWER MANHOLE
- ^{SSS} SANITARY SEWER STUB
- STORM DRAIN CULVERT
- ^{WM} WATER METER
- ^{WV} WATER VALVE
- ^{WW} WATER VAULT
- ★ CONIFER(AS NOTED)
- x FENCE LINE AS NOTED
- FLOWLINE
- GAS LINE
- ^{OHP} OVERHEAD POWER LINE
- ^{UGP} UNDERGROUND POWER LINE
- ^{SS} SANITARY SEWER LINE
- ^{SD} STORM DRAIN LINE
- WATER LINE
- ^{UGT} UNDERGROUND TELEPHONE LINE

- ASPHALT HATCH
- CONCRETE HATCH
- GRAVEL HATCH

VICINITY MAP



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.

REFERENCE

REF. 1
BOUNDARY LINE ADJUSTMENT A.F.N. 201701105004
(FILED UNDER BOUND. LINE ADJUSTMENTS)

SURVEY NOTES

- NO TREES HAVE BEEN LOCATED.
- NO UTILITY LOCATIONS WERE MADE.

UNDERGROUND UTILITY NOTES

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS. NO UNDERGROUND LOCATE SERVICE WAS UTILIZED FOR THEIR LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION IS NOT WARRANTED. PRIOR TO CONSTRUCTION OR FURTHER SITE DESIGN USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.

GENERAL NOTES

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

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: CITY OF MARYSVILLE
SCHOOL DISTRICT: MARYSVILLE DIST. #25
FIRE DISTRICT: MARYSVILLE FIRE DIST.

GRADING QUANTITIES:

CUT: 190 CY
FILL: 12,040 CY
NET: 11,850 CY (FILL)



Know what's below.
Call before you dig.

REVISIONS No. Description Date	Drawn By NKJ
	Designed By NKJ
Checked By APC	Approved By 2-1-22
1"=80' Horiz. Scale	Vert. Scale 415'-001'-18 Project No.
3501 Colby Way Suite 101 Everett, WA 98201 p. 425.486.6533 f. 425.486.6593 Civil Structural Planning Survey www.paceengrs.com	
CLIENT: RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270	CONTACT: SCOTT RAY
RAY TOWNHOMES TITLE SHEET	
C1.0	

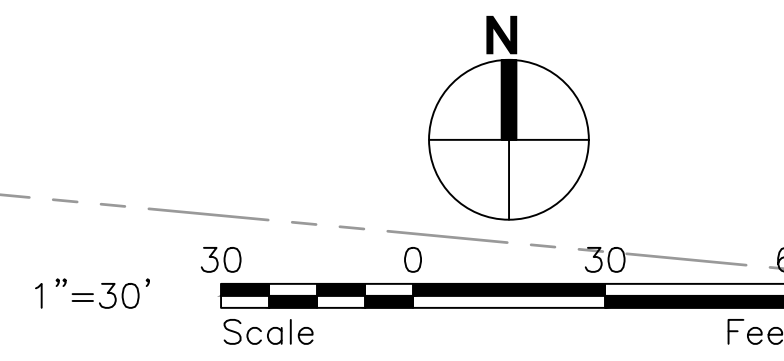
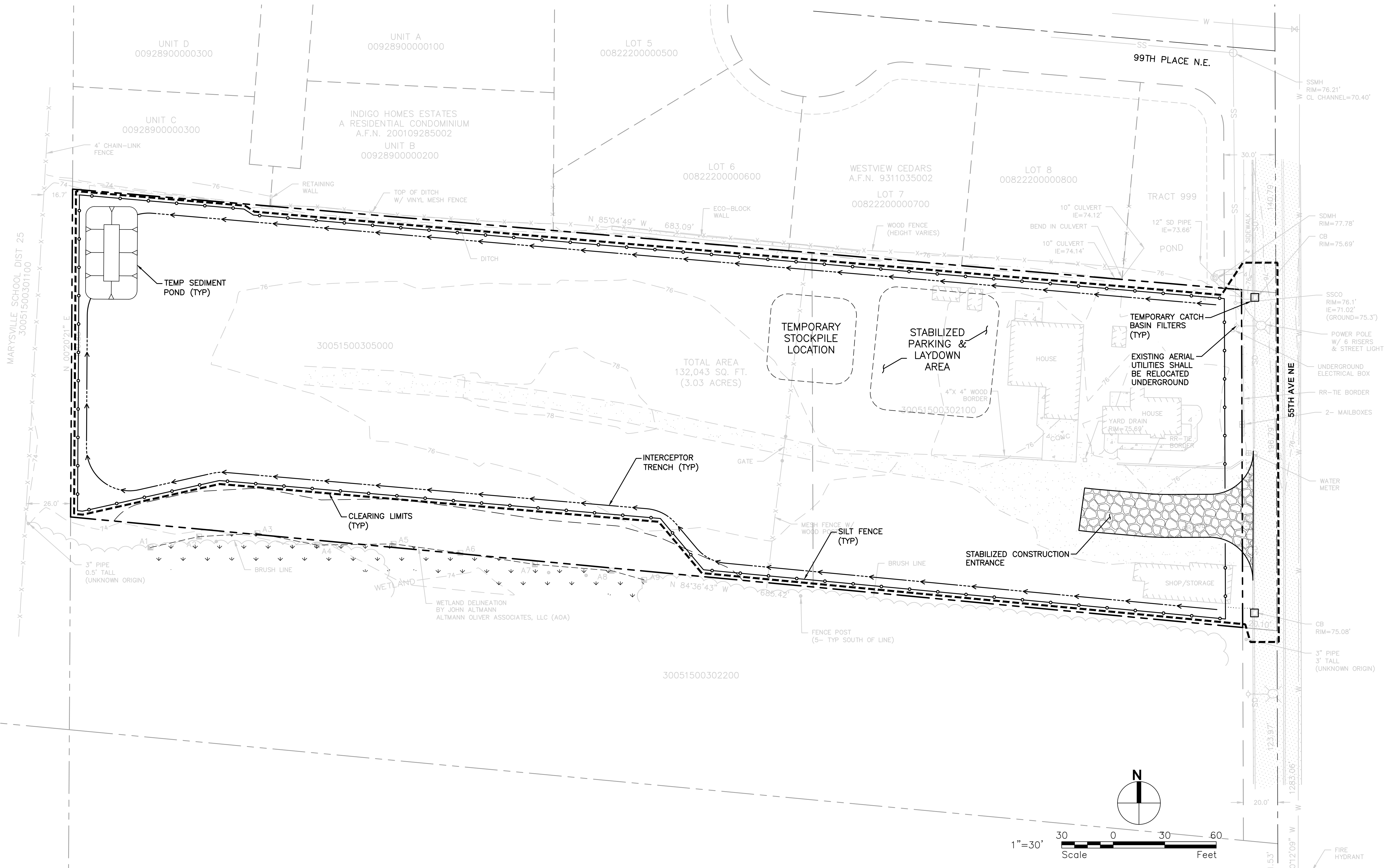
NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

NOTE:

- ALL PROPOSED CATCH BASINS WILL REQUIRED INLET PROTECTION ONCE CONSTRUCTED.
- TO PROVIDE THE BEST PROTECTION FOR SIGNIFICANT TREES DURING THE CONSTRUCTION STAGE, THE APPLICANT SHALL INSTALL A TEMPORARY, FIVE-FOOT-HIGH, ORANGE CLEARING LIMITS CONSTRUCTION FENCE IN A LINE GENERALLY CORRESPONDING TO THE DRIPLINE OF ANY SIGNIFICANT TREE(S) TO BE RETAINED. ALL SUCH FENCING SHALL BE INSTALLED AND INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO COMMENCEMENT OF SITE WORK.

LEGEND:

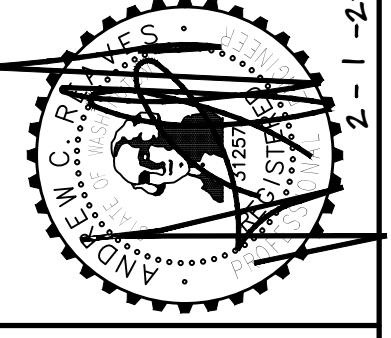
- PROPERTY LINE
- INTERCEPTOR SWALE
- CLEARING/GRADING LIMITS
- TESC BASIN BOUNDARY
- FILTER FABRIC FENCE
- TEMPORARY CATCH BASIN FILTERS
- STABILIZED CONSTRUCTION ENTRANCE



REVISIONS	No.	Description	Date

Drawn By NKJ	Designed By NKJ	Checked By APC	Approved By 2-1-22
-----------------	--------------------	-------------------	-----------------------

1"=30' Horiz. Scale	Vert. Scale 415-001-18	Project No. 2-1-22
------------------------	---------------------------	-----------------------



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

SCOTT RAY
Contact

RAY TOWNHOMES

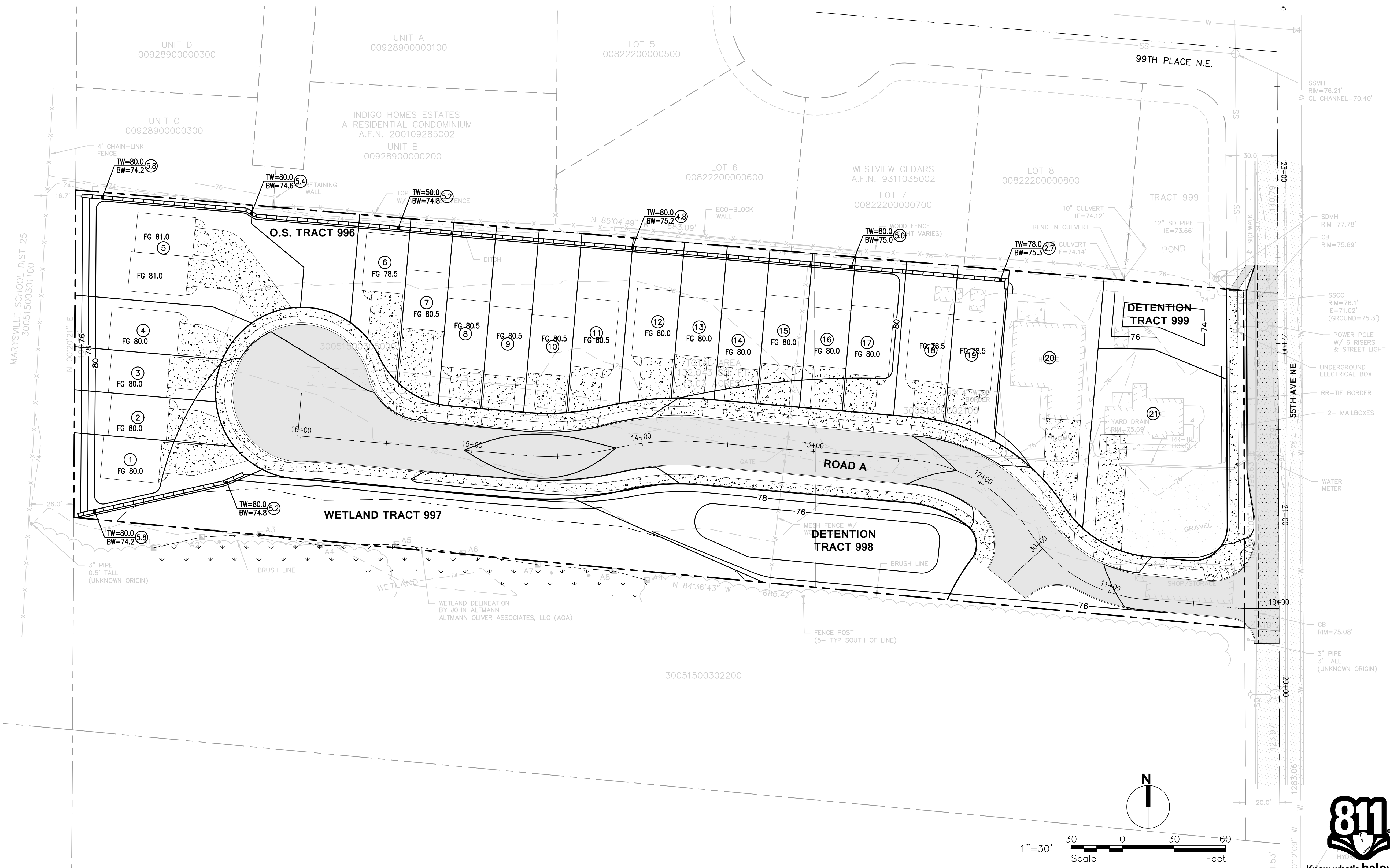
TESC PLAN

C2.0

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

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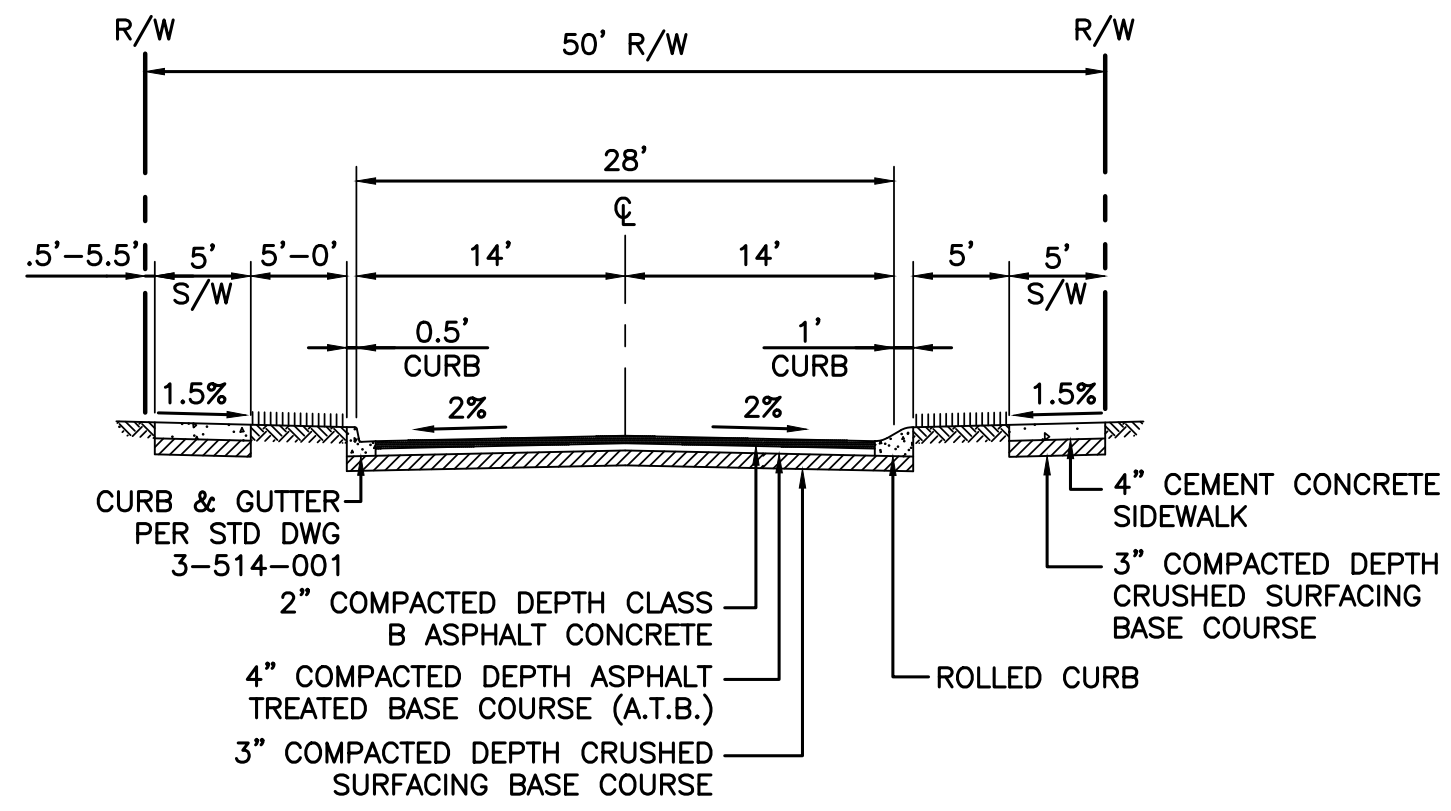
- TOP OF WALL ELEV.
- WALL HEIGHT
- BOTTOM OF WALL ELEV.
- BLOCK WALL



REVISIONS					
No.	Description	Date			
NKJ	Drawn By	NKJ	Designed By	NKJ	Checked By
1"=30'	Horiz. Scale	Vert. Scale	415-001-18	Project No.	2-1-22
<p>3501 Colby Way Suite 101 Everett, WA 98201 p. 425-486-6533 f. 425-486-6593 Civil Structural Planning Survey www.paceengr.com</p>					
Client:	<p>RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270</p>				
Contact:	<p>SCOTT RAY</p>				
<p>RAY TOWNHOMES</p> <p>GRADING PLAN</p>					
<p>C3.0</p>					

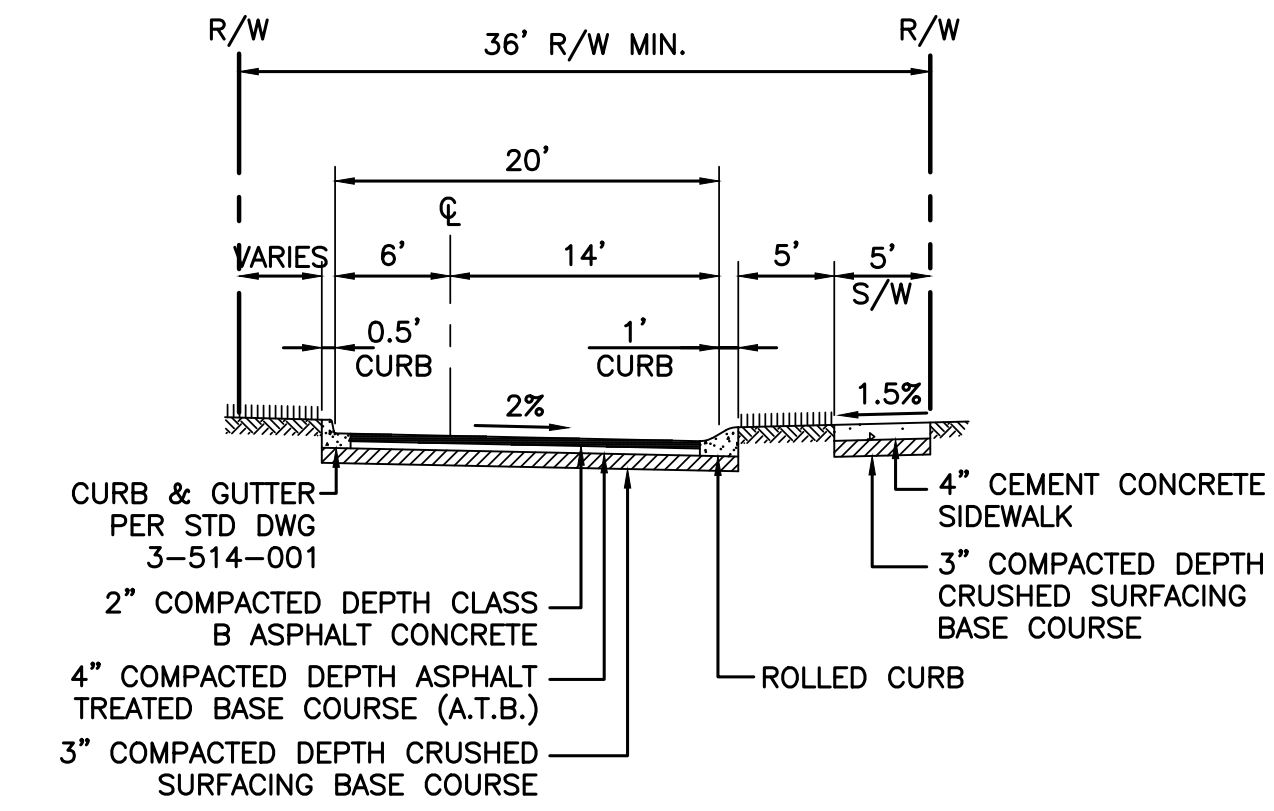
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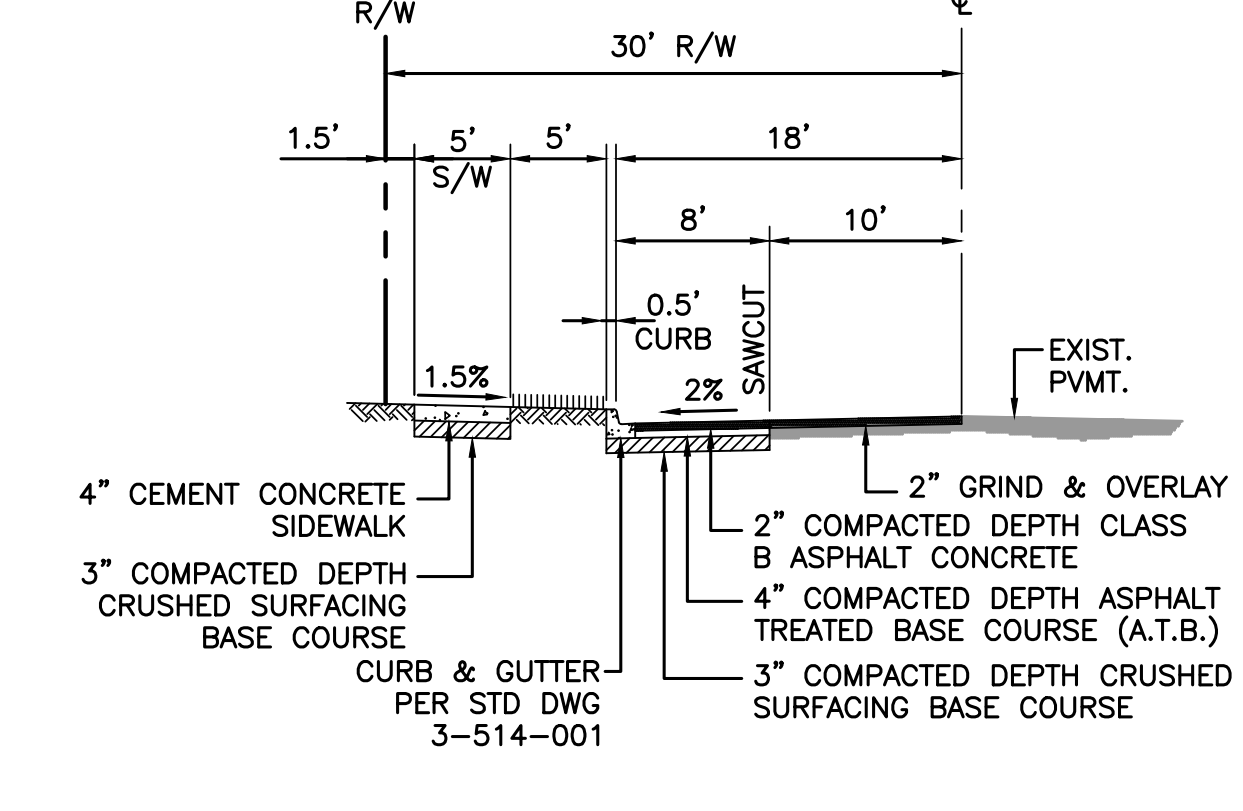
A TYPICAL PUBLIC ROADWAY SECTION

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



B TYPICAL PUBLIC ROADWAY SECTION

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

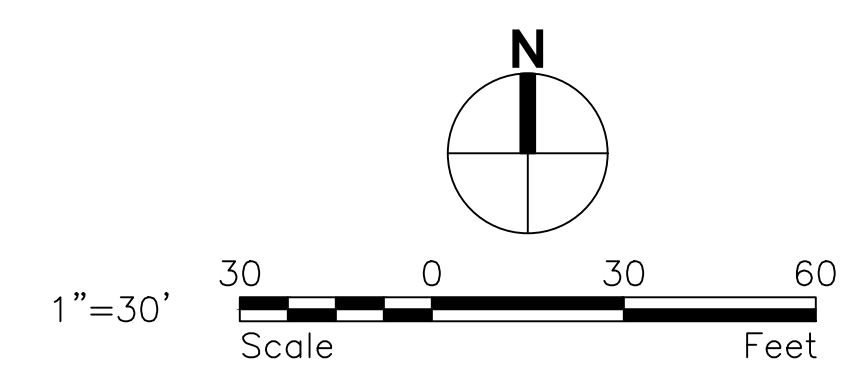
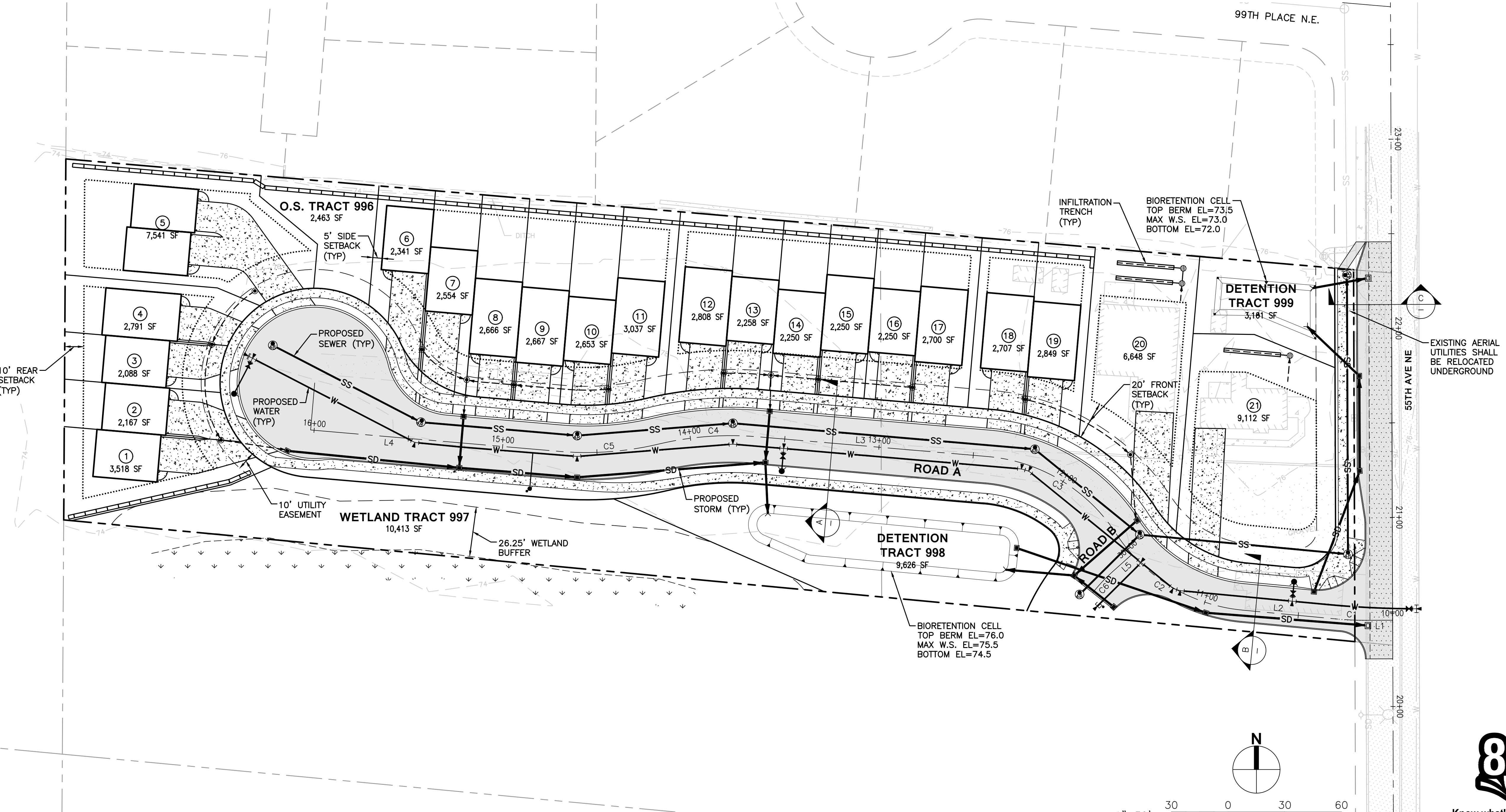


C FRONTAGE IMPROVEMENTS SECTION

55TH AVE NE
PUBLIC ROAD
RESIDENTIAL DESIGN SPEED = 25 MPH
N.T.S.

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

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"



REVISIONS		No.	Description	Date

1"=30'	
Horiz. Scale	
Vert. Scale	
419-001-18	
Project No.	

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An Engineering Services Company

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

SCOTT RAY
Contact

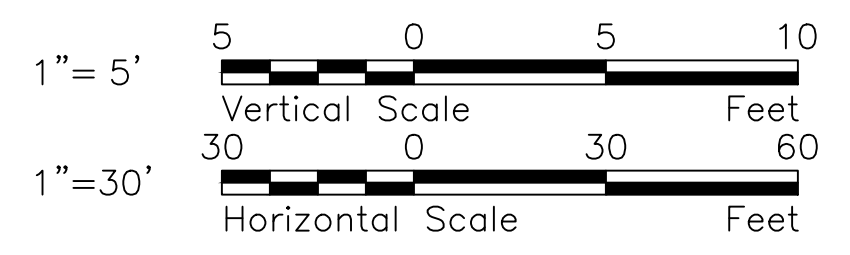
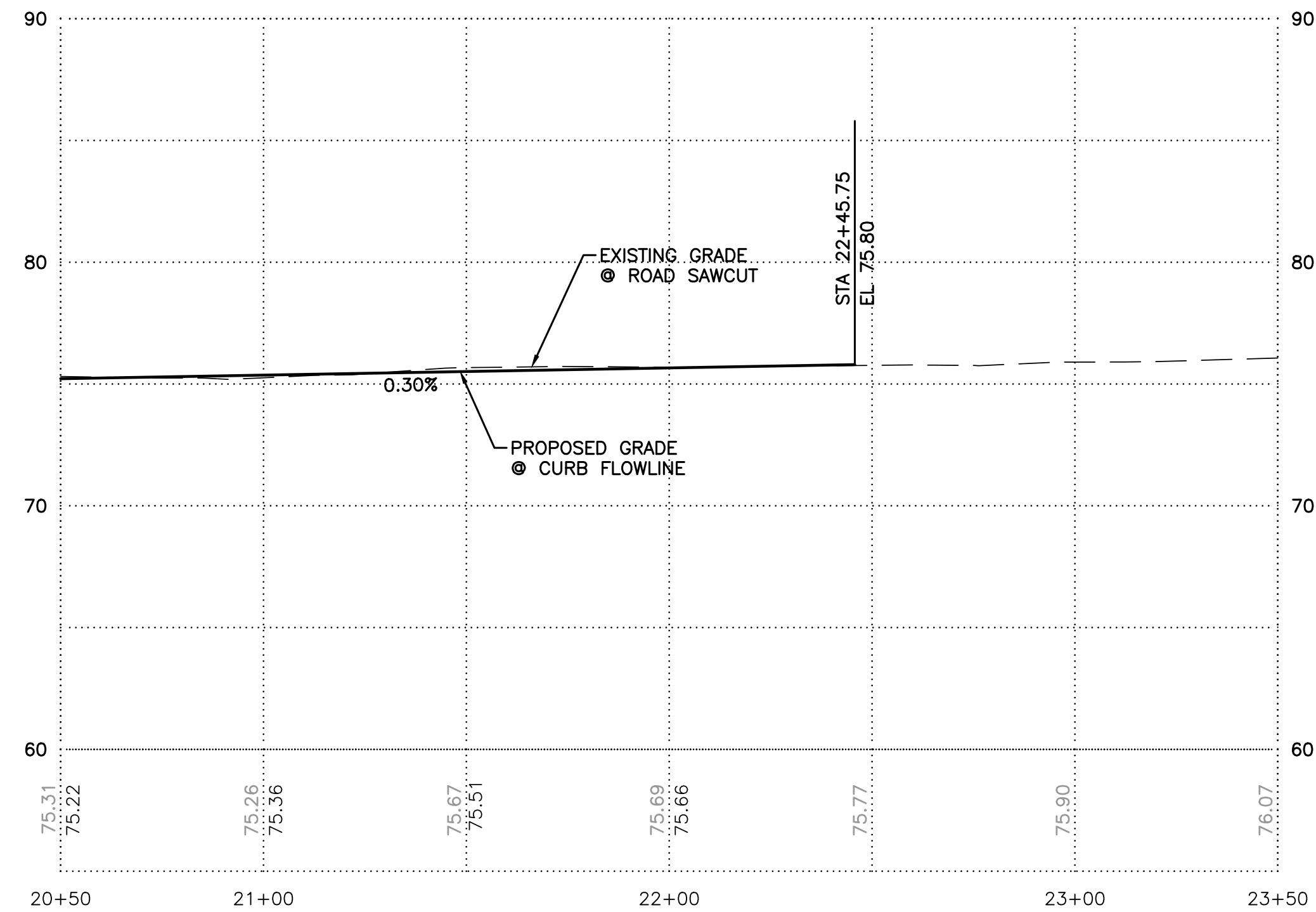
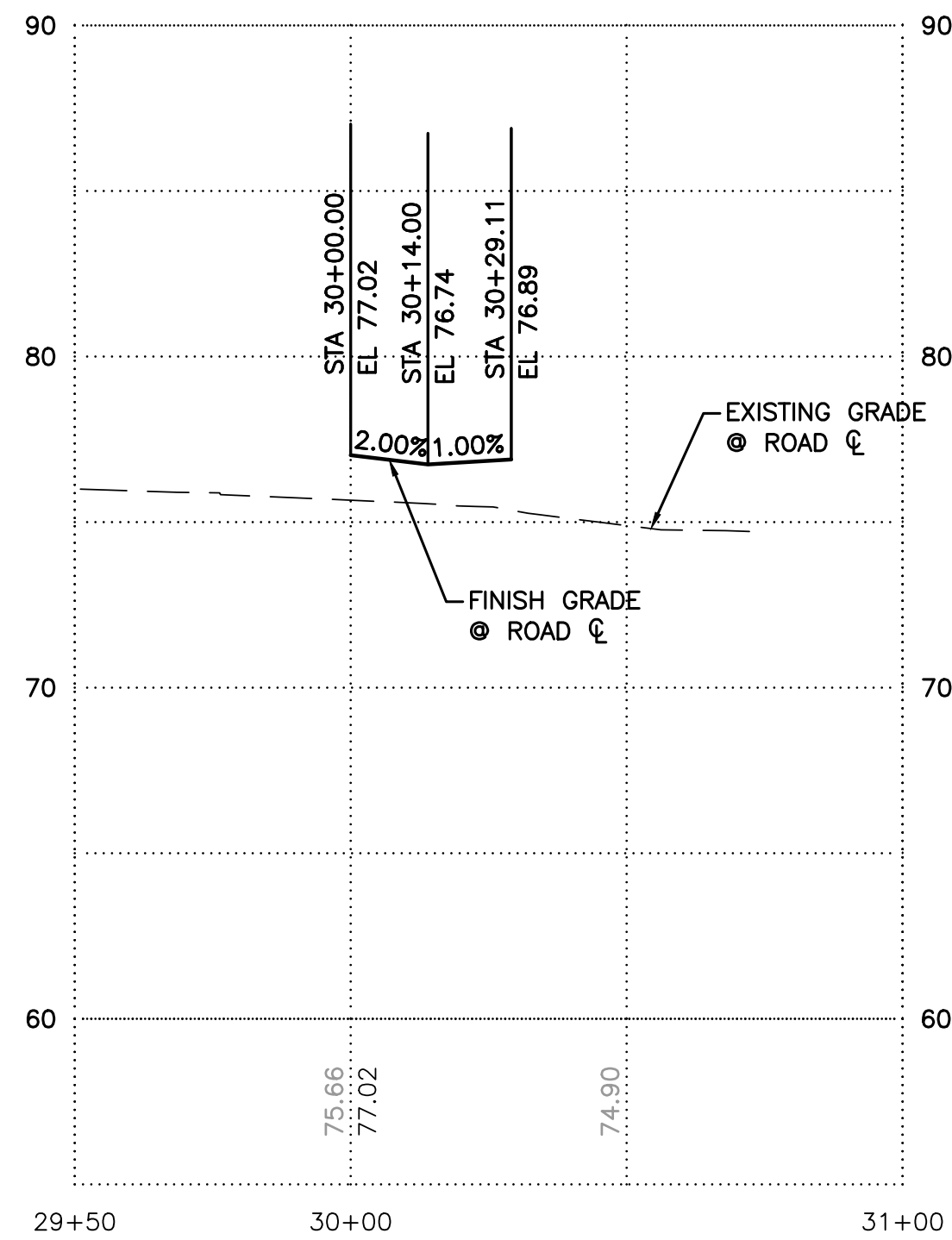
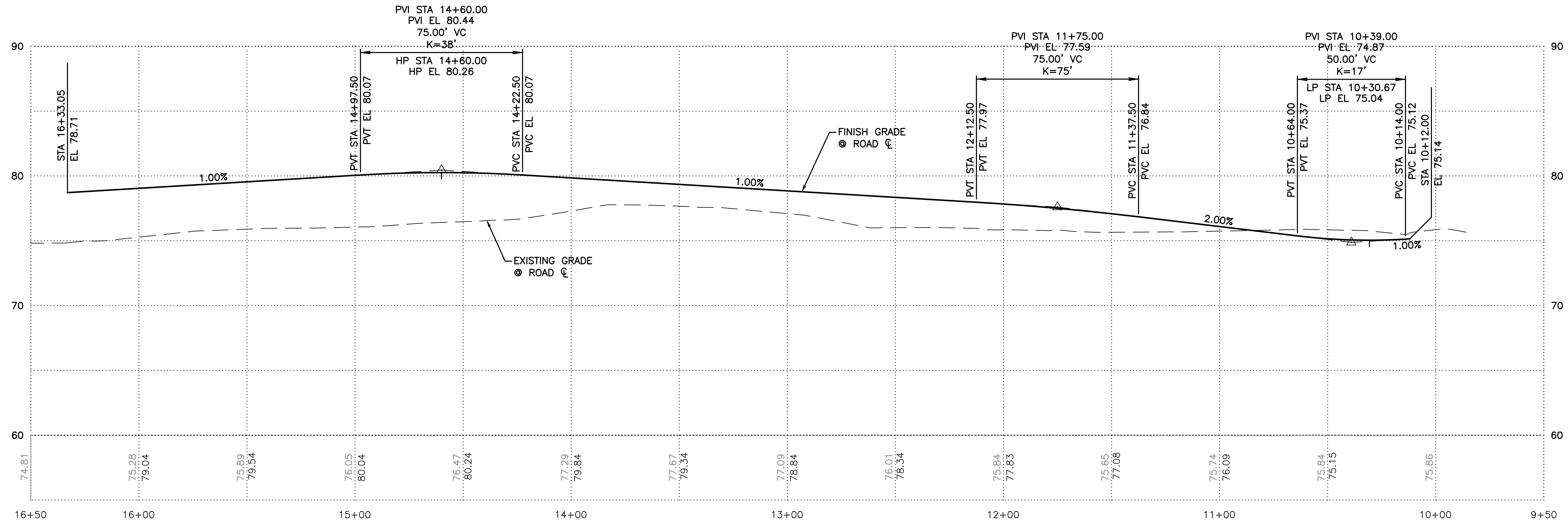
RAY TOWNHOMES

ROAD & UTILITY PLAN

C4.0

Know what's below.
Call before you dig.

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



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Call before you dig.

<p>RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270</p>		<p>SCOTT RAY Contact</p>	
<p>ROAD PROFILES</p>			
<p>C4.1</p>			
<p>Client: RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270</p>		<p>3501 Colby Way Suite 101 Everett, WA 98201 p: 425-486-6533 f: 425-486-6593 Civil Structural Planning Survey www.paceengr.com</p>	
<p>PAVE An Engineering Services Company</p>		<p>3501 Colby Way Suite 101 Everett, WA 98201 p: 425-486-6533 f: 425-486-6593 Civil Structural Planning Survey www.paceengr.com</p>	
<p>1"=30' Horiz. Scale</p>		<p>1"=5' Vert. Scale</p>	
<p>Project No. 415-001-18</p>		<p>Date 2-1-22</p>	
<p>Approved By APC</p>		<p>Checked By APC</p>	
<p>Designed By NKJ</p>		<p>Drawn By NKJ</p>	
<p>No.</p>		<p>Description</p>	
<p>Date</p>		<p>Date</p>	