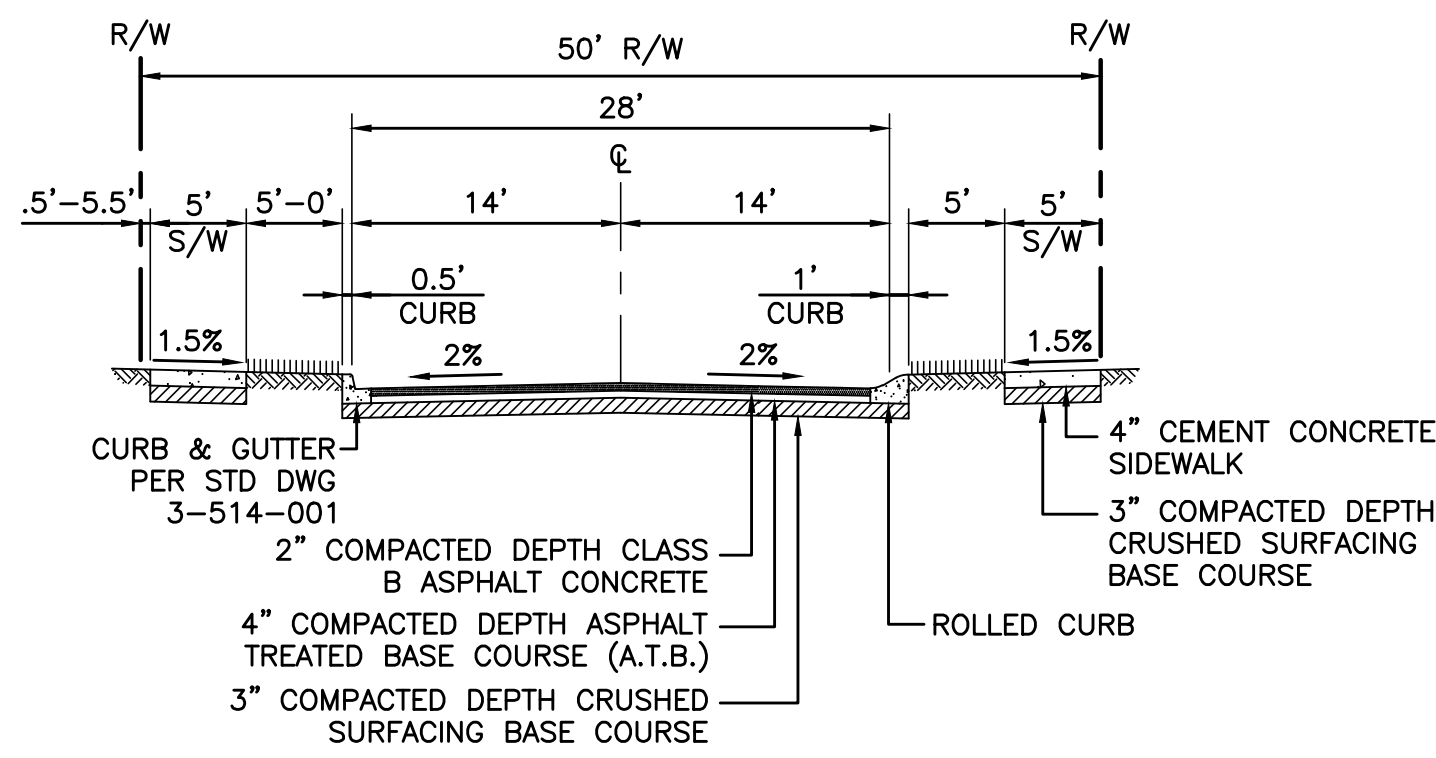


NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

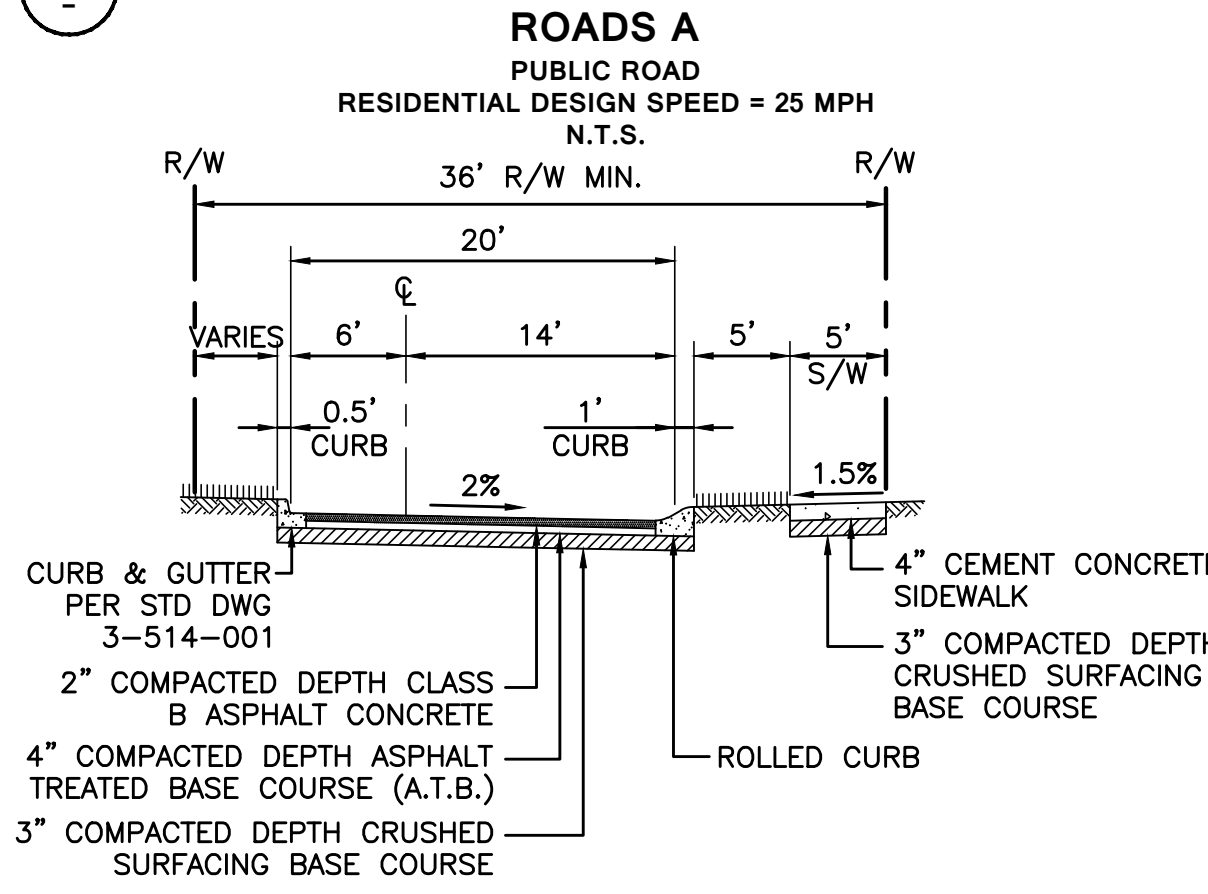
RAY TOWNHOMES

ADMINISTRATIVE SITE PLAN

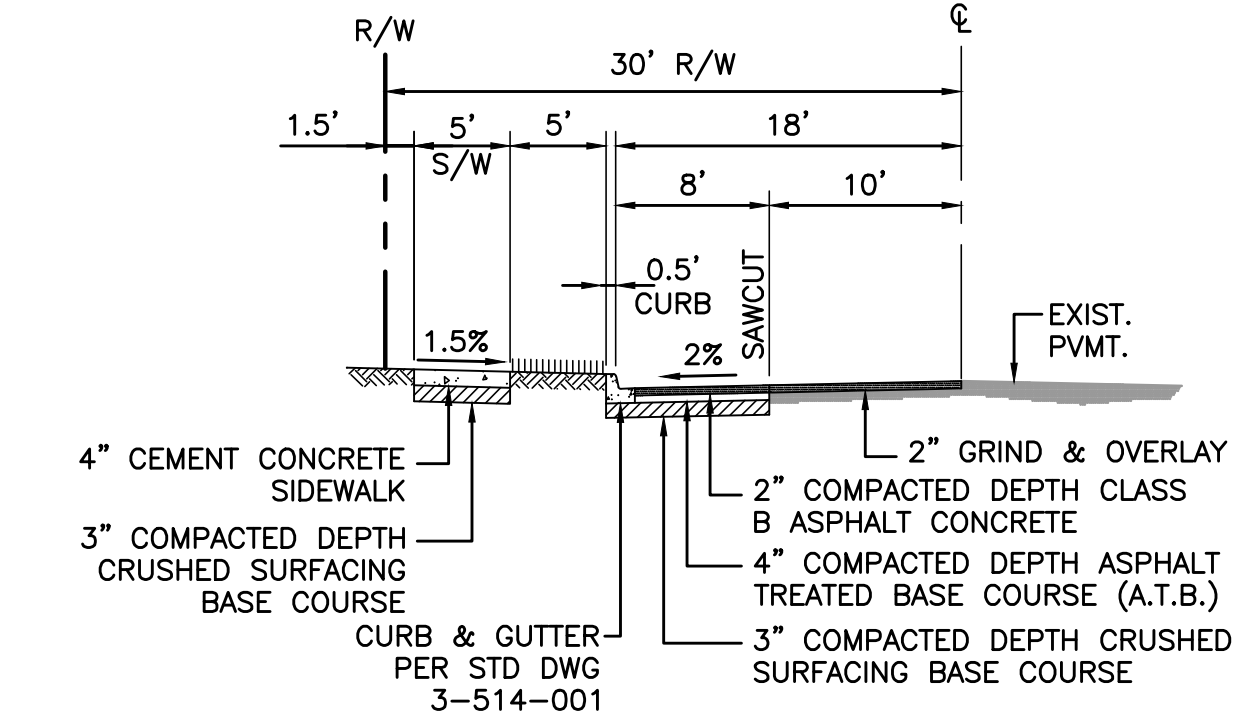
AUGUST 15, 2022



A TYPICAL PUBLIC ROADWAY SECTION



B TYPICAL PUBLIC ROADWAY SECTION



C FRONTAGE IMPROVEMENTS SECTION

APPLICANT

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

CIVIL ENGINEER

PACE ENGINEERS
3501 COLBY WAY SUITE 101
EVERETT, WA 98201
(425) 486-6533
CONTACT: ANDY REAVES, 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: 22
LOTS PER ACRE: 7.26
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 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)

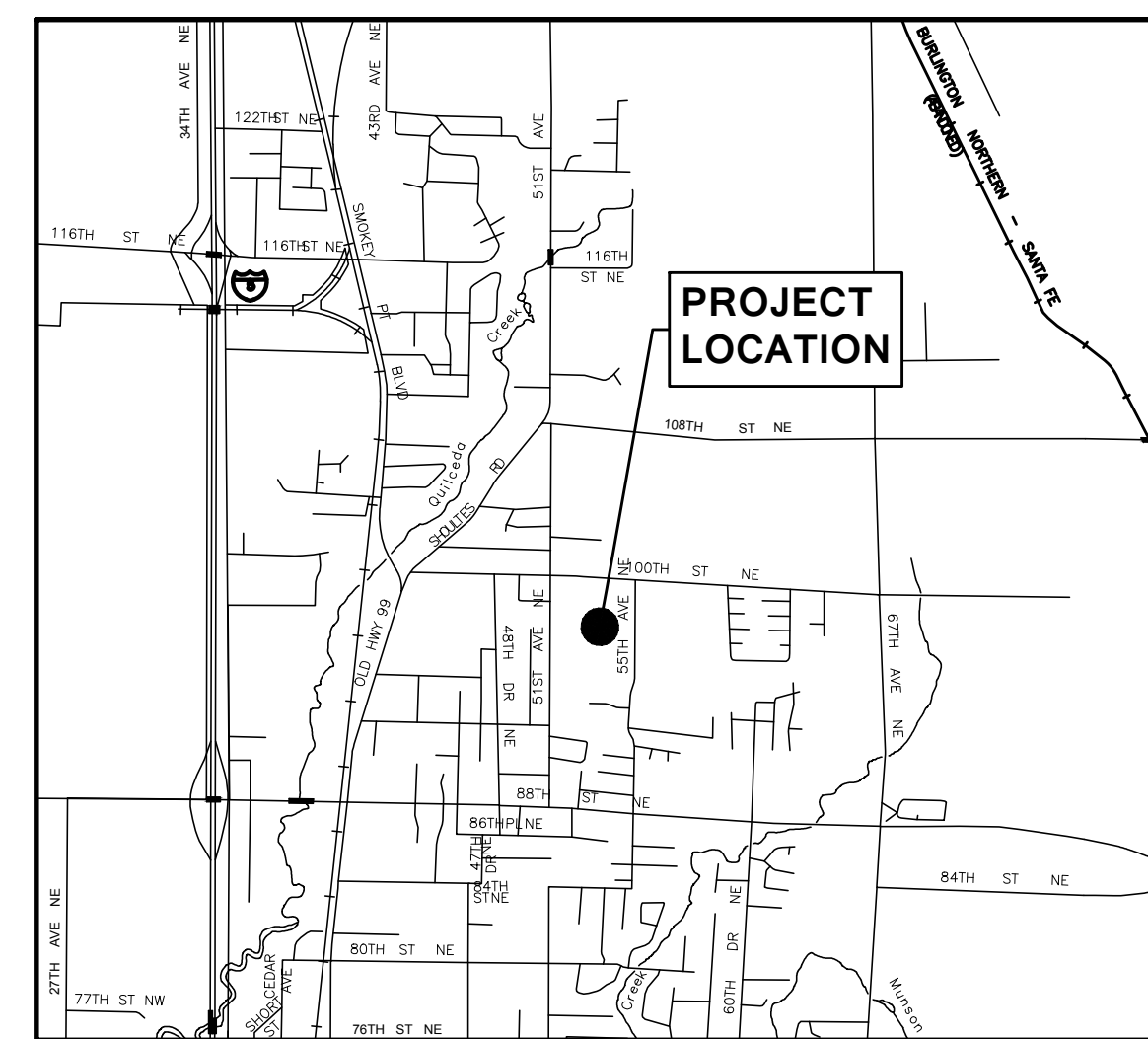
MAX. NET DENSITY: (2.05 AC) x (12 DU/AC) = 24.6 UNITS

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

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

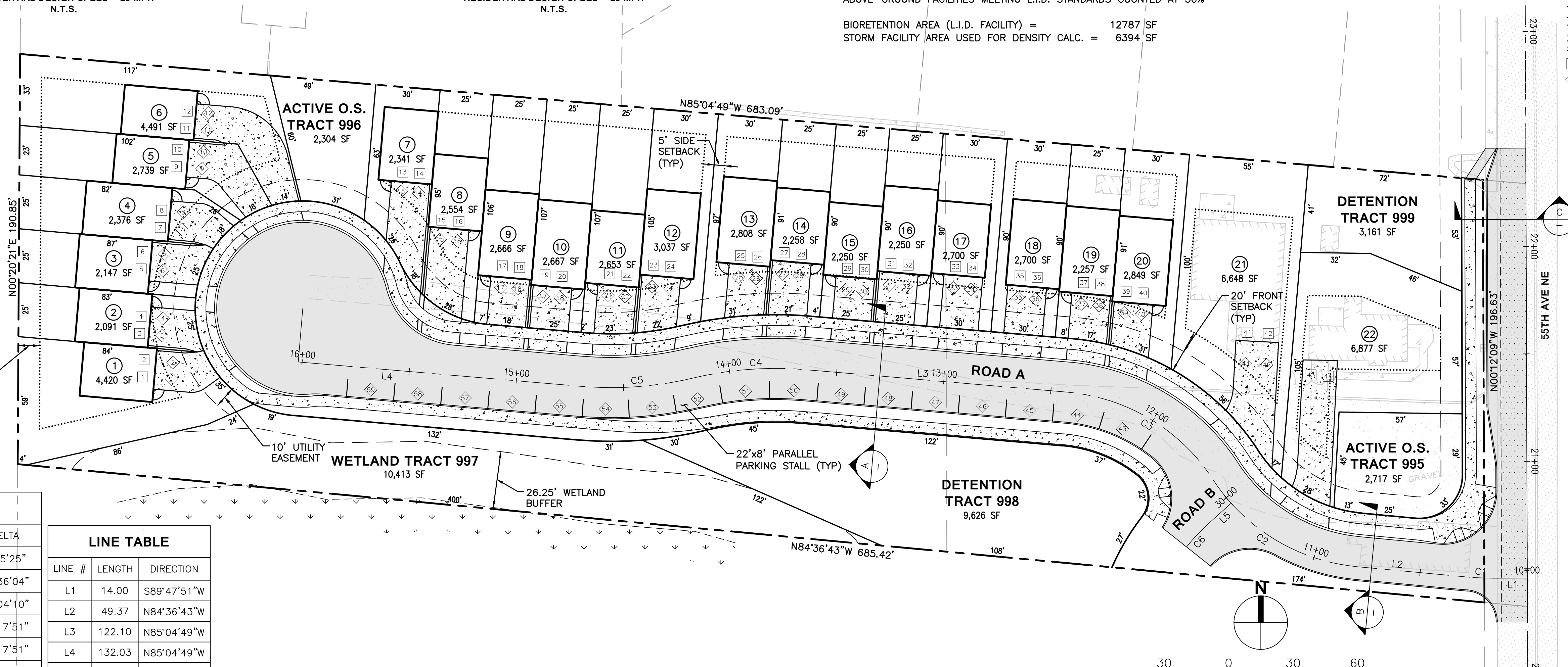
WGS SURVEY DATA WAREHOUSE
DB ID: 17668
BRASS MONUMENT IN CASE
(SOUTHWESTERLY OF TWO CASES AT 100TH STREET N.E. & 55TH AVENUE N.E.)
ELEV= 76.67' NAVD 88

BASIS OF BEARING

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

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

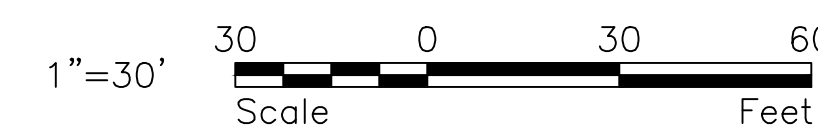


CURVE TABLE

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

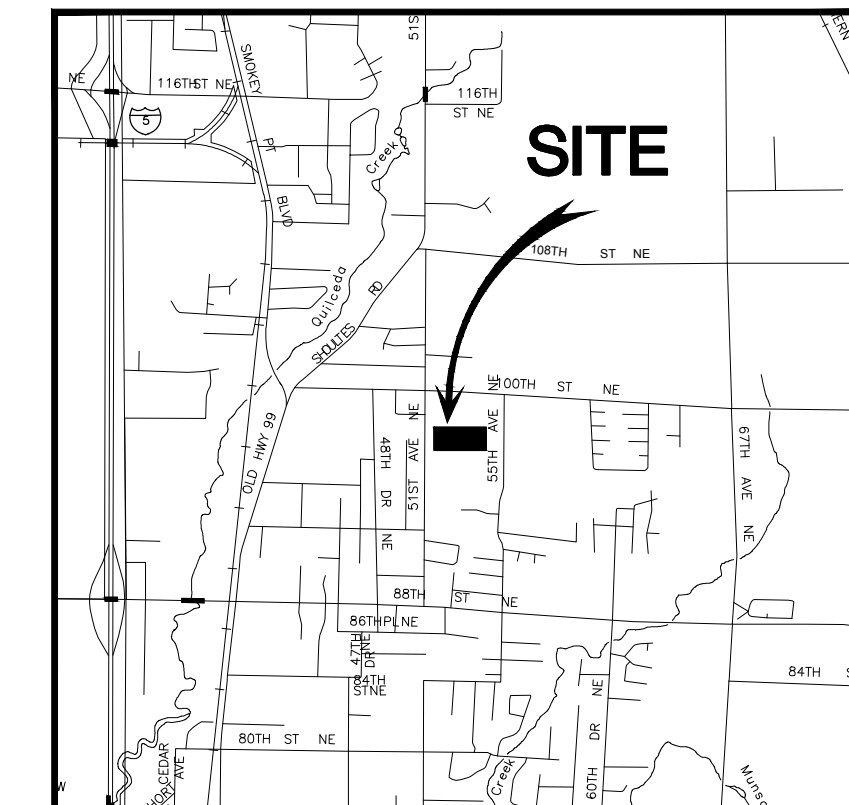
LINE #	LENGTH	DIRECTION
L1	14.00	S89°47'51"W
L2	49.37	N84°36'43"W
L3	122.10	N85°04'49"W
L4	132.03	N85°04'49"W
L5	14.00	S48°06'37"W



<p>REVISONS</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>TS</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>NKJ</td> <td>NKJ</td> <td>ACR</td> <td>8-15-22</td> </tr> </tbody> </table> <p>1"=30' Horiz. Scale</p> <p>Vert. Scale 415'-001'-18 8-15-22</p> <p>Project No. 8-15-22</p>	Drawn By	Designed By	Checked By	Approved By	NKJ	NKJ	ACR	8-15-22
No.	Description	Date													
Drawn By	Designed By	Checked By	Approved By												
NKJ	NKJ	ACR	8-15-22												
<p>3501 Colby Way Suite 101 Everett, WA 98201 p. 425-486-6533 f. 425-486-6593 www.paceengrs.com</p> <p>PACE An Engineering Services Company</p>															
<p>Client: RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270</p> <p>SCOTT RAY Contact</p>															
<p>RAY TOWNHOMES</p> <p>ADMINISTRATIVE SITE PLAN</p>															
<p>1</p>															

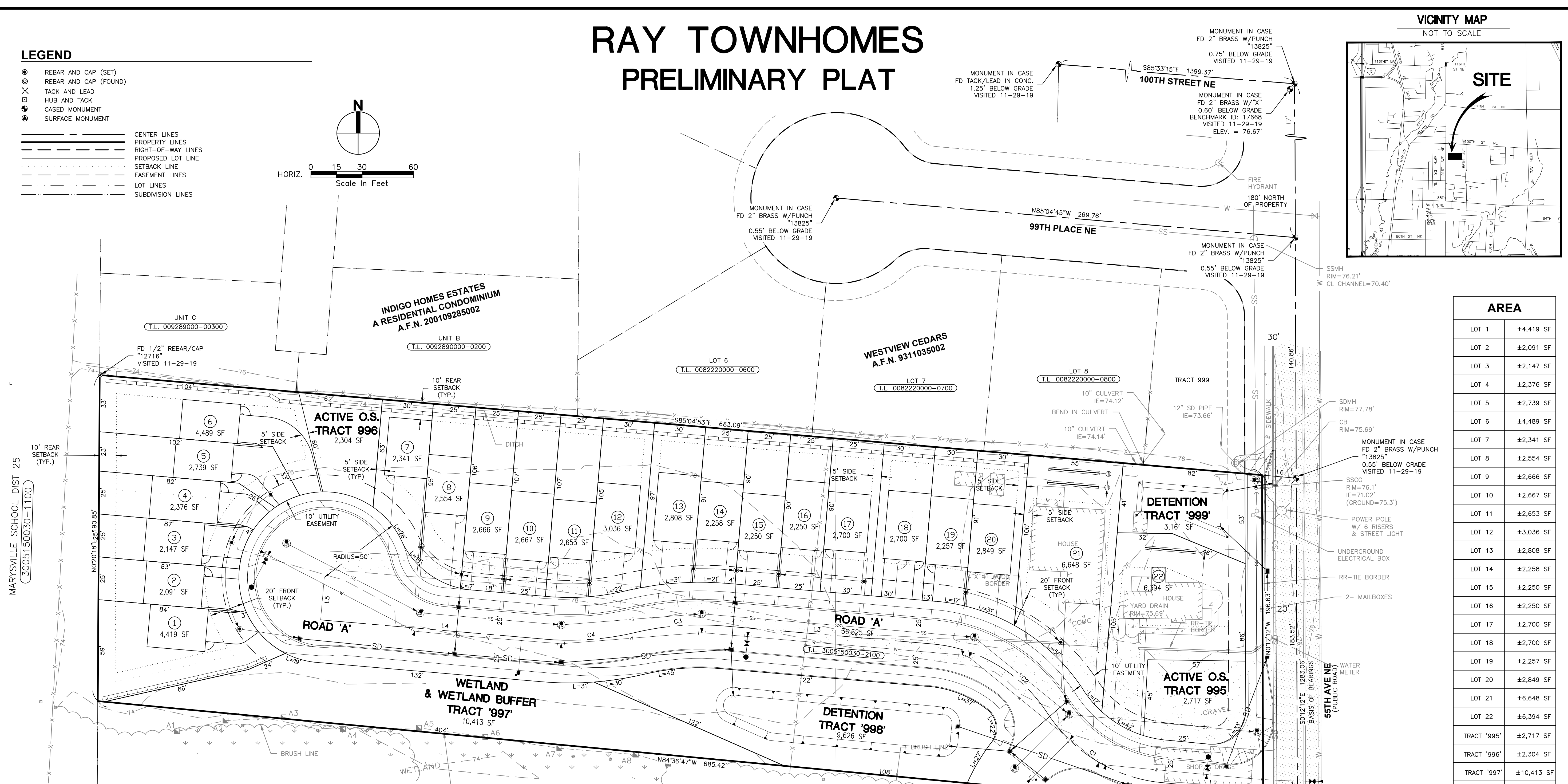
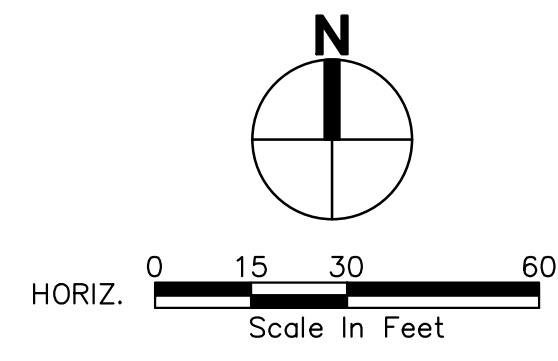
RAY TOWNHOMES PRELIMINARY PLAT

VICINITY MAP
NOT TO SCALE



LEGEND

- REBAR AND CAP (SET)
 - ⊙ REBAR AND CAP (FOUND)
 - ⊗ TACK AND LEAD
 - ⊕ HUB AND TACK
 - ⦿ CASED MONUMENT
 - ⦿ SURFACE MONUMENT
-
- CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES
 - PROPOSED LOT LINE
 - SETBACK LINE
 - EASEMENT LINES
 - LOT LINES
 - SUBDIVISION LINES



AREA	
LOT 1	±4,419 SF
LOT 2	±2,091 SF
LOT 3	±2,147 SF
LOT 4	±2,376 SF
LOT 5	±2,739 SF
LOT 6	±4,489 SF
LOT 7	±2,341 SF
LOT 8	±2,554 SF
LOT 9	±2,666 SF
LOT 10	±2,667 SF
LOT 11	±2,653 SF
LOT 12	±3,036 SF
LOT 13	±2,808 SF
LOT 14	±2,258 SF
LOT 15	±2,250 SF
LOT 16	±2,250 SF
LOT 17	±2,700 SF
LOT 18	±2,700 SF
LOT 19	±2,257 SF
LOT 20	±2,849 SF
LOT 21	±6,648 SF
LOT 22	±6,394 SF
TRACT '995'	±2,717 SF
TRACT '996'	±2,304 SF
TRACT '997'	±10,413 SF
TRACT '998'	±9,626 SF
TRACT '999'	±3,161 SF
ROAD 'A'	±36,525 SF
TOTAL	±132,038 SF

SITE DATA

ADDRESS: 9820 55TH AVE NE
MARYSVILLE, WA 98270

TAX PARCEL NO.: 30051500302100
EXISTING ZONING: R12 MFL
PROPOSED ZONING: R12 MFL

TOTAL SITE AREA: 3.03 ACRES
PROPOSED LOTS: 22
LOTS PER ACRE: 13.77

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

TRACT (ROAD) 'A': PRIVATE ROAD AND UTILITY TRACT
TRACT '995': OPEN TRACT
TRACT '996': OPEN TRACT
TRACT '997': WETLAND AND BUFFER TRACT
TRACT '998': STORM WATER AND DETENTION TRACT
DEVELOPMENT STANDARD: FRONT SETBACK = 20'
SIDE SETBACK = 10'
REAR SETBACK = 25'

NOTES:

BASIS OF BEARINGS: HELD S0°12'12"E ALONG THE CENTERLINE OF 55TH AVE NE BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF 100TH ST NE AND 95TH PL NE.

HORIZONTAL DATUM: PROJECT DATUM BASED ON WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83/1991) SCALED TO GROUND ABOUT 0.0 WITH A COMBINED FACTOR OF 1.00005758. TO CONVERT TO GRID, SCALE ALL DATA ABOUT 0.0 BY A COMBINED FACTOR OF .99994242 AS SHOWN ON ROS/BLA 201701105004

VERTICAL DATUM: SNOHOMISH COUNTY MONUMENT #17668
ELEVATION: 76.67' (NAVD88)

SITE AREA: ±132,042 SQ. FT., ±3.03 ACRES

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER 2019, UNLESS OTHERWISE INDICATED.

TOPOGRAPHIC SURVEY PROVIDED BY CLIENT AND ADDITIONAL CONTROL SUPPLEMENTED BY PACE ENGINEERS.

RECORD LEGAL DESCRIPTION

(PER COMMITMENT FOR TITLE INSURANCE, CHICAGO TITLE COMPANY, GUARANTEE/CERTIFICATE NO. 500094733, DECEMBER 17, 2019 AT 8:00 AM)

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.

EXCEPT THEREFROM THE SOUTH TWO ACRES THEREOF.

ALSO EXCEPT THEREFROM ANY PORTION WITHIN PUBLIC ROADS.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°47'48"W	20.00'
L2	N84°36'47"W	59.50'
L3	N85°04'49"W	122.10'
L4	N85°04'49"W	132.03'
L5	S4°55'11"W	25.00'
L6	S84°53'57"E	20.13'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	51°36'04"	90.00'	81.05'
C2	52°04'10"	90.00'	81.79'
C3	18°17'51"	165.00'	52.69'
C4	18°17'51"	165.00'	52.69'

PORTION OF: NW 1/4, SW 1/4, SECTION 15, T. 30 N., R. 05 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

FILE NAME: P:\PROJECTS\415 (SCOTT RAY)\001-18 (SURVEY CAD)\REF V41500118-PRPLAT.DWG
 DATE: 9/20/2022 4:57 PM
 PLOT TIME: 9/20/2022 4:57 PM
 USER: NAME.DEN
 PLOT FILE: 41500118-PRPLAT.DWG
 SCALE: 1"=30'
 DATE: 9-20-2022
 SCALE: 1" = 30'
 SURVEY TEAM: NM
 FIELD BOOK: 655L & ELEC.
 DWG: V41500118-PRPLAT.DWG

CALC	ABB								
CAD	GAW/DRS								
PM	ABB								
SYM		REVISION		DATE	BY	APP'D			

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043

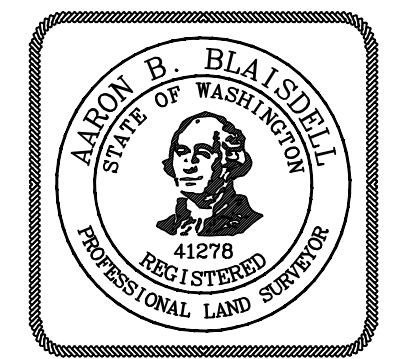
PACE
An Engineering Services Company

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

RAY TOWNHOMES

DATE: 9-20-2022
SCALE: 1" = 30'
SURVEY TEAM: NM
FIELD BOOK: 655L & ELEC.
DWG: V41500118-PRPLAT.DWG

**PRELIMINARY PLAT
FOR
SCOTT RAY**



PROJECT NO.
41500118

SHEET **1** OF **1**