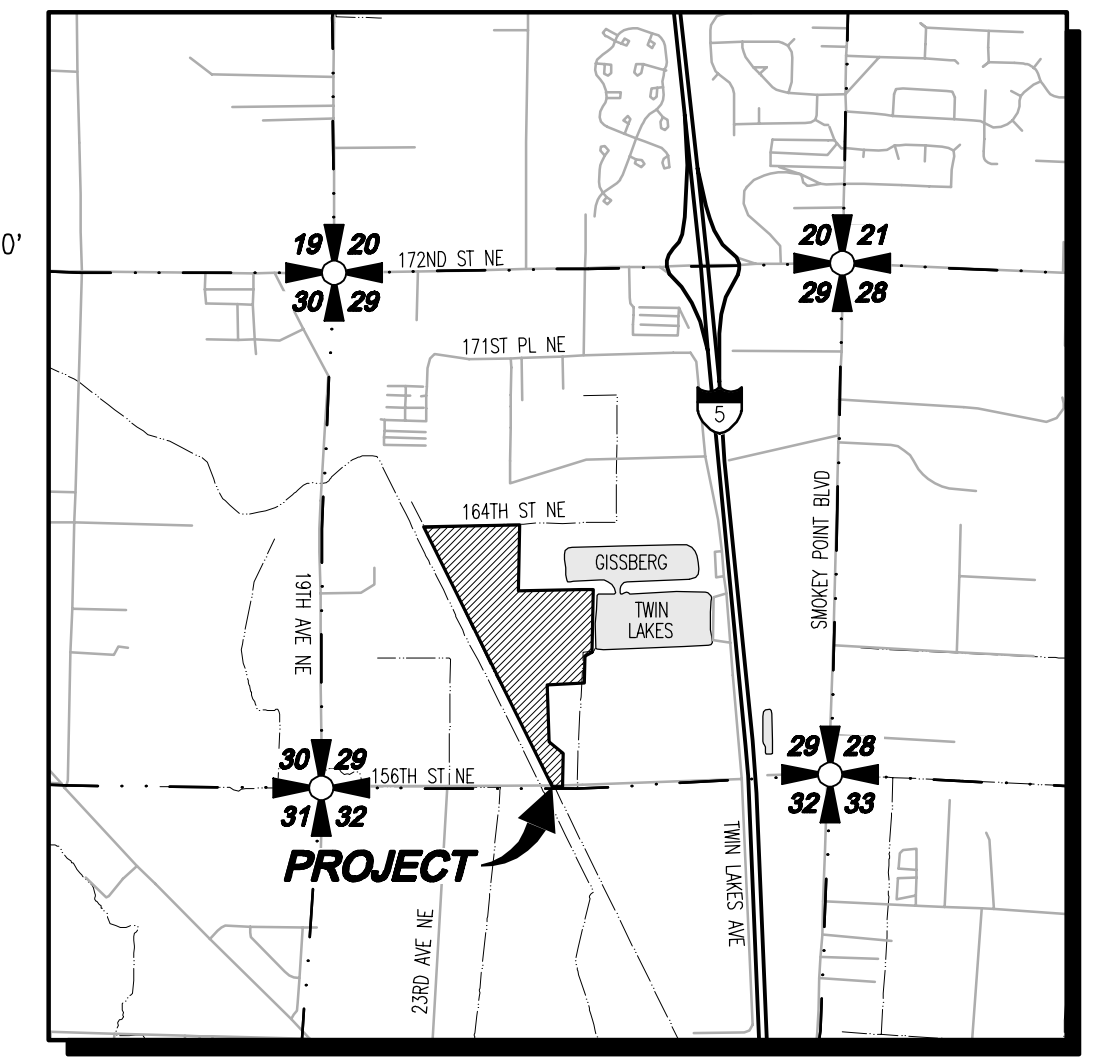
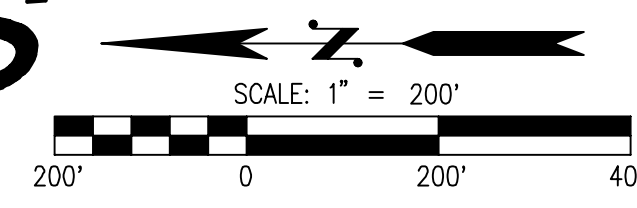


MARYSVILLE 10 DEGREES

PRELIMINARY PLAT



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A: PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555, BEING A PORTION OF PARCEL A OF EXEMPT 20 ACRE SEGREGATION ESTABLISHED BY DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 9104230242 AND CORRECTION UNDER 9109130489, AND OF PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 178-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180554, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATED WITHIN THE SOUTH HALF OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THOSE PORTIONS CONVEYED TO CITY OF MARYSVILLE BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 200710160330 AND 200911100594, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: PARCEL 1 OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 03-005 RECORDED UNDER AUDITOR'S FILE NO. 200307155002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL D OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 177-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180553; EXCEPT THE EASTERLY 92.04 FEET THEREOF CONVEYED TO SCOTT R. HUISS, ET AL BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200306190872;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200911100595. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/2011
WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION MONUMENTED CENTERLINE OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27 (BEARING = N 87°48'12" W)

BENCHMARK

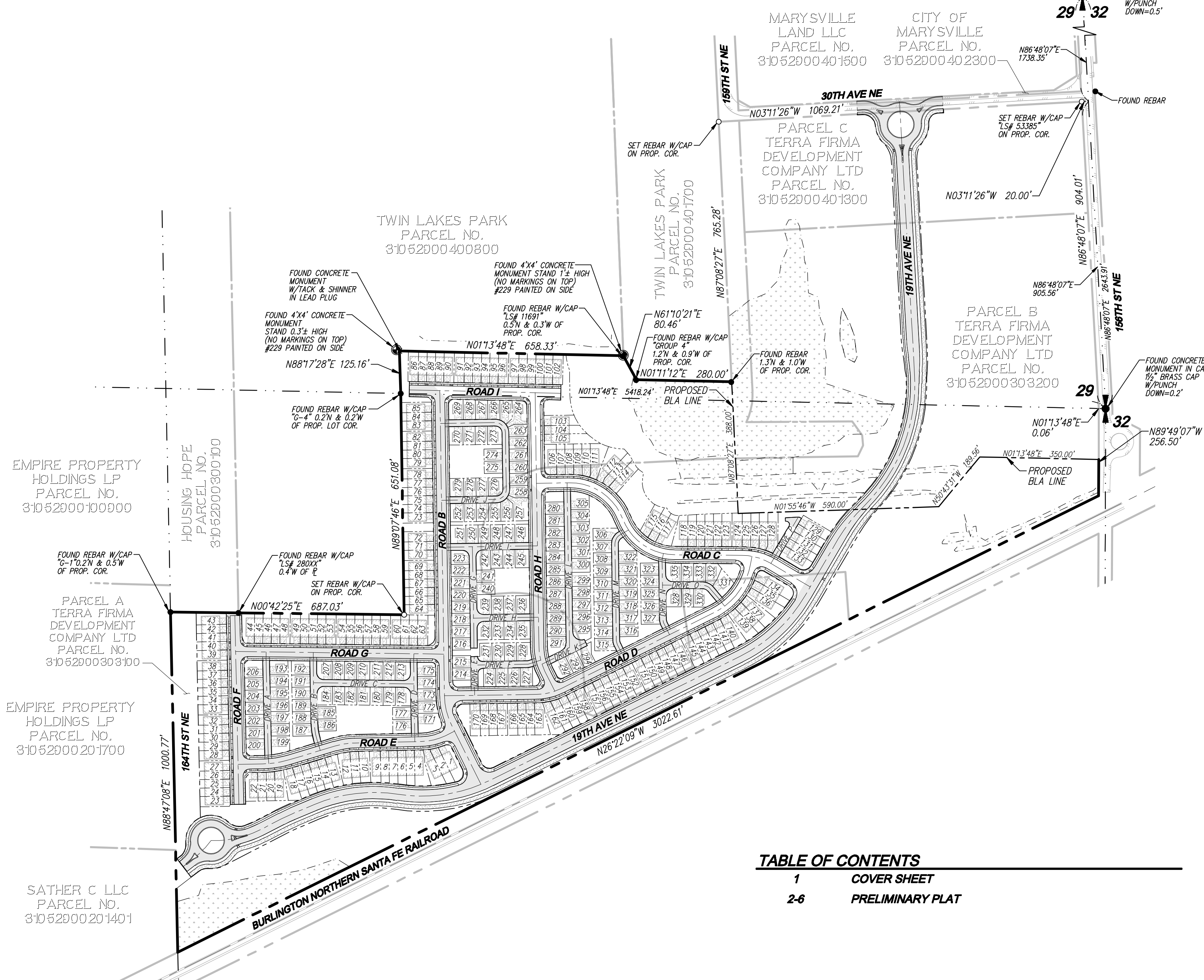
BENCHMARK
SNOHOMISH COUNTY BENCHMARK NO. L104
FOUND MONUMENT IN CASE WITH 1" BRASS DISC BEING THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
ELEVATION=129.54'

RESTRICTIONS

- THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 5668. (SURVEYOR'S NOTE: BLANKET IN NATURE.)
- THIS SITE IS SUBJECT TO CONDEMNATION OF ACCESS TO STATE OF HIGHWAY NUMBER SR 5 AND OF LIGHT, VIEW AND AIR BY DECREE IN FAVOR OF THE STATE OF WASHINGTON, AS DISCLOSED BY SUPERIOR CASE CAUSE NUMBER 60448 AND 90719. (SURVEYOR'S NOTE: BLANKET IN NATURE.)
- THIS SITE IS SUBJECT TO TERMS, COVENANTS AND PROVISIONS OF CITY OF MARYSVILLE RECOVERY CONTRACT NO. 271, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200610260422. (SURVEYOR'S NOTE: BLANKET IN NATURE.)
- THIS SITE IS SUBJECT TO A LOCATION OF CREEK, AS DISCLOSED BY SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9904015001. (SURVEYOR'S NOTE: BLANKET IN NATURE.)
- THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGHWATER LINE OF UNNAMED CREEK. (SURVEYOR'S NOTE: BLANKET IN NATURE.)
- THIS SITE IS SUBJECT TO A DRAINAGE AND SLOPE EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201010190528. (SURVEYOR'S NOTE: PLOTTED.)
- THIS SITE IS SUBJECT TO TERMS, COVENANTS AND PROVISIONS OF A NATIVE GROWTH PROTECTION AREA/EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201112190431. (SURVEYOR'S NOTE: PLOTTED.)

SURVEY NOTES

- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WA 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 28, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE OF 2020.
- THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 500050438, DATED OCTOBER 23, 2020. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.
- THE WETLAND LOCATIONS AND SETBACK LINES WERE PROVIDED BY THE CLIENT, NORTH PEAK ASSOCIATES LLC DID NOT LOCATE THE WETLAND LOCATIONS, AND DOES NOT PURPORT TO SHOW THE WETLAND LOCATIONS OR APPLICABLE SETBACKS AS IF SURVEYED BY THIS FIRM.



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
●	FOUND REBAR W/ CAP AS NOTED	CB CATCH BASIN
○	SET REBAR W/ CAP	CL CENTERLINE
○	SOIL LOG	CMP CORRUGATED METAL PIPE
◁	CULVERT	CP CONCRETE PIPE
□	CATCH BASIN	EL ELEVATION
⊗	MONITOR WELL	EXIST. EXISTING
⊕	WATER VALVE	FL FLOWLINE
⊖	FIRE HYDRANT	IE INVERT ELEVATION
⊙	SEWER MANHOLE	LCPE LINE CORRUGATED POLYETHYLENE
○	POWER POLE	PR PROPERTY LINE
○	CONIFEROUS TREE	PP POWER POLE
○	DECIDUOUS TREE	PVC POLYVINYL CHLORIDE PIPE
○		R/W RIGHT-OF-WAY
○		STA STATION
○		SD STORM DRAIN
○		SS SANITARY SEWER
○		SSMH SANITARY SEWER MANHOLE
○		SWPE SOLID WALL POLYETHYLENE PIPE
○		TYP TYPICAL
○		TBR TO BE REMOVED
○		A ALDER
○		B BIRCH
○		C CEDAR
○		COT COTTONWOOD
○		CH CHERRY
○		WL WILLOW
○		DEC DECIDUOUS

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
○	SD CAP
○	TYPE 1 CATCH BASIN, GRATED LID
○	TYPE 1 CATCH BASIN, SOLID LID
○	TYPE 2 CATCH BASIN, GRATED LID
○	TYPE 2 CATCH BASIN, SOLID LID
○	BEEHIVE MANHOLE COVER
○	SQUARE YARD DRAIN
○	ROUND YARD DRAIN
○	STORM CLEAN OUT
○	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
○	SEWER CAP
○	SEWER CLEANOUT
○	SEWER MANHOLE
○	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
○	WATER CAP
○	CONCRETE BLOCKING
○	BUTTERFLY VALVE
○	11" BEND
○	45° BEND
○	90° BEND
○	22" BEND
○	VALVE
○	HYDRANT ASSEMBLY
○	BLOW-OFF VALVE
○	REDUCER
○	AIR-VAC ASSEMBLY
○	WATER METER
○	WATER PIPE

TABLE OF CONTENTS

- 1 COVER SHEET
- 2-6 PRELIMINARY PLAT

PROJECT INFORMATION

TAX PARCELS: 31052900303100
SITE ADDRESS: 2703 156TH ST NE, MARYSVILLE, WA 98270
TOTAL SITE AREA: 2,003,397 SF (45.99 AC)
NET SITE AREA: 1,383,467 SF (31.76 AC)
PROPOSED DENSITY: 7.28 UNITS/ACRE = 335 UNITS
EXISTING ZONING: R12 MULTI-FAMILY AND COMMUNITY BUSINESS
PROPOSED ZONING: R12 MULTI-FAMILY
PROPOSED LAND USE: TOWNHOMES AND DETACHED SINGLE FAMILY
PROPOSED LOTS: 335
PROPOSED UNITS: 335
TOWNHOMES: 170
DETACHED SINGLE FAMILY: 165
BUILDING SETBACKS:
FRONT: 10'
GARAGE: 20' / 0' FROM ALLEY
SIDE: 5'
SIDE NEAR ROAD: 10' INTERNAL / 15' ARTERIAL
REAR: 10' / 0' FROM ALLEY
WETLAND BUFFER: 15'
WATER: 10'
SEWER: 10'
POWER: 10'
GAS: 10'
TELEPHONE: 10'
CABLE: 10'
SCHOOL DISTRICT: CITY OF MARYSVILLE
FIRE DISTRICT: SNOHOMISH COUNTY PUD NO. 1
PUGET SOUND ENERGY FRONTIER
COMCAST
LAKEWOOD SCHOOL DISTRICT NO. 306
MARYSVILLE FIRE DISTRICT RFA

EARTHWORK QUANTITIES

CUT: 0 CY
FILL: 300,000 CY
NET: 300,000 CY
DISTURBED AREA: 1,749,098 SF (40.15 AC)
CUT/FILL AMOUNTS DO NOT INCLUDE YARDAGE APPROVED THROUGH 2019 EC&G PERMIT. THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

CONTACT LIST

DEVELOPER/OWNER:
PULTE GROUP
3535 FACTORIA BLVD SE
SUITE 600
BELLEVUE, WASHINGTON 98006
CONTACT: RYAN KOHLMANN
PHONE: (425) 922-9805
EMAIL: ryan.kohlmann@pultegroup.com

SURVEYOR:
NORTH PEAK ASSOCIATES LLC
17270 WOODVILLE REDMOND RD NE
SUITE 705
WOODVILLE, WASHINGTON 98072
CONTACT: RICHARD VAN MOURIK, PLS
PHONE: (206) 601-4682
EMAIL: richv@northpeakassociates.com

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP LLC
1031 185TH AVE NE
SNOHOMISH, WA 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-1905
EMAIL: origin@gmail.com

GEOTECHNICAL ENGINEER:
EARTH SOLUTIONS NW LLC
15365 NE 90TH ST, STE 100
REDMOND, WA 98052
CONTACT: KYLE KELLEY
PHONE: (425) 449-4704
EMAIL: henryw@esnw.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVENUE NE
WOODVILLE, WASHINGTON 98072
CONTACT: JESSE JARRELL, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: jjarrell@ldccorp.com

WETLAND BIOLOGIST:
SEWELL WETLAND CONSULTING, INC.
PO BOX 880
FALL CITY, WASHINGTON 98024
CONTACT: ED SEWELL
PHONE: (253) 859-0515
EMAIL: esewell@sewellw.com

PARKING INFORMATION

REQUIRED PARKING SPACES: 2 OFF STREET PARKING SPACES PER UNIT
PROVIDED PARKING SPACES: TOWNHOME - 4 SPACES
SINGLE FAMILY DETACHED - 3 SPACES
1,175 TOTAL PARKING SPACES

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY NORTH PEAK ASSOCIATES LLC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

BY: _____

NO. DATE _____

REVISIONS DESCRIPTION _____

LDC Surveying Engineering Planning
Woodville
20210 142nd Avenue NE
Woodville, WA 98072
T 425.806.1869

COVER SHEET

MARYSVILLE 10 DEGREES

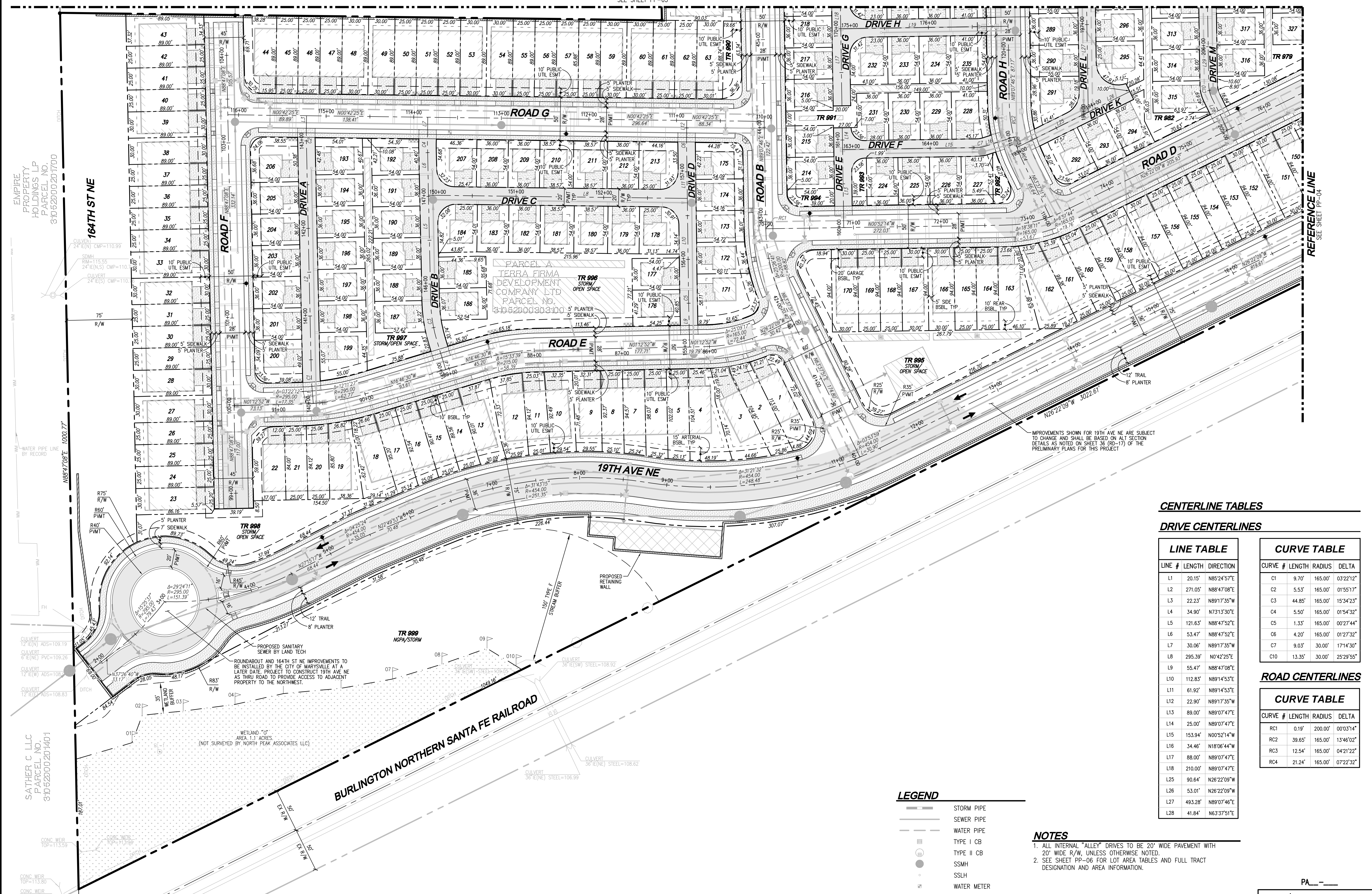
JESSE A. JARRELL
18844
PROFESSIONAL ENGINEER

JOB NUMBER: C21150
DRAWING NAME: C21150PP-CS-PL
DESIGNER: JAU
DRAFTING BY: JCR
DATE: 8-18-21
SCALE: 1"=200'
JURISDICTION: MARYSVILLE

PP-01
SHEET 1 OF 6

SW 1/4 OF THE SE 1/4, SEC 29, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

REFERENCE LINE
SEE SHEET PP-03



IMPROVEMENTS SHOWN FOR 19TH AVE NE ARE SUBJECT TO CHANGE AND SHALL BE BASED ON ALT SECTION DETAILS AS NOTED ON SHEET 36 (PP-17) OF THE PRELIMINARY PLANS FOR THIS PROJECT

CENTERLINE TABLES

DRIVE CENTERLINES

LINE TABLE			CURVE TABLE			
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA
L1	20.15'	N85°24'57"E	C1	9.70'	165.00'	03°22'12"
L2	271.05'	N88°47'08"E	C2	5.53'	165.00'	01°55'17"
L3	22.23'	N89°17'35"W	C3	44.85'	165.00'	15°34'23"
L4	34.90'	N73°13'30"E	C4	5.50'	165.00'	01°54'32"
L5	121.63'	N88°47'52"E	C5	1.33'	165.00'	00°27'44"
L6	53.47'	N88°47'52"E	C6	4.20'	165.00'	01°27'32"
L7	30.06'	N89°17'35"W	C7	9.03'	30.00'	17°14'30"
L8	295.39'	N0°42'25"E	C8	1.33'	165.00'	00°27'44"
L9	55.47'	N88°47'08"E	C9	1.33'	165.00'	00°27'44"
L10	112.83'	N89°14'53"E	C10	13.35'	30.00'	25°29'55"
L11	61.92'	N89°14'53"E				
L12	22.90'	N89°17'35"W				
L13	89.00'	N89°07'47"E				
L14	25.00'	N89°07'47"E				
L15	153.94'	N00°52'14"W	RC1	0.19'	200.00'	00°03'14"
L16	34.46'	N18°06'44"W	RC2	39.65'	165.00'	13°46'02"
L17	88.00'	N89°07'47"E	RC3	12.54'	165.00'	04°21'22"
L18	210.00'	N89°07'47"E	RC4	21.24'	165.00'	07°22'32"
L25	90.64'	N26°22'09"W				
L26	53.01'	N26°22'09"W				
L27	493.28'	N89°07'46"E				
L28	41.84'	N63°37'51"E				

ROAD CENTERLINES

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	0.19'	200.00'	00°03'14"
RC2	39.65'	165.00'	13°46'02"
RC3	12.54'	165.00'	04°21'22"
RC4	21.24'	165.00'	07°22'32"

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB
- TYPE II CB
- SSMH
- SSLH
- WATER METER
- PROPOSED FIRE HYDRANT
- INFILTRATION TRENCH
- INFILTRATION POND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

NOTES

- ALL INTERNAL "ALLEY" DRIVES TO BE 20' WIDE PAVEMENT WITH 20' WIDE R/W, UNLESS OTHERWISE NOTED.
- SEE SHEET PP-08 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.

DISCLAIMER

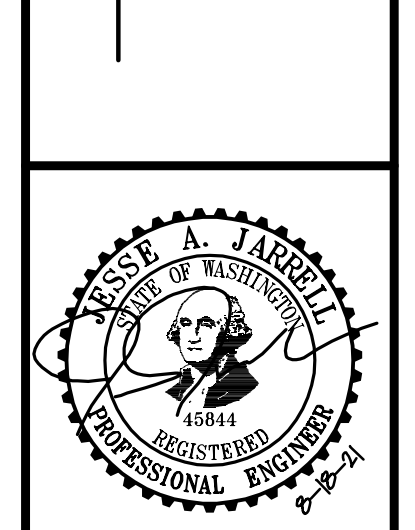
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Utilities Underground Location Center

NO.	DATE	DESCRIPTION

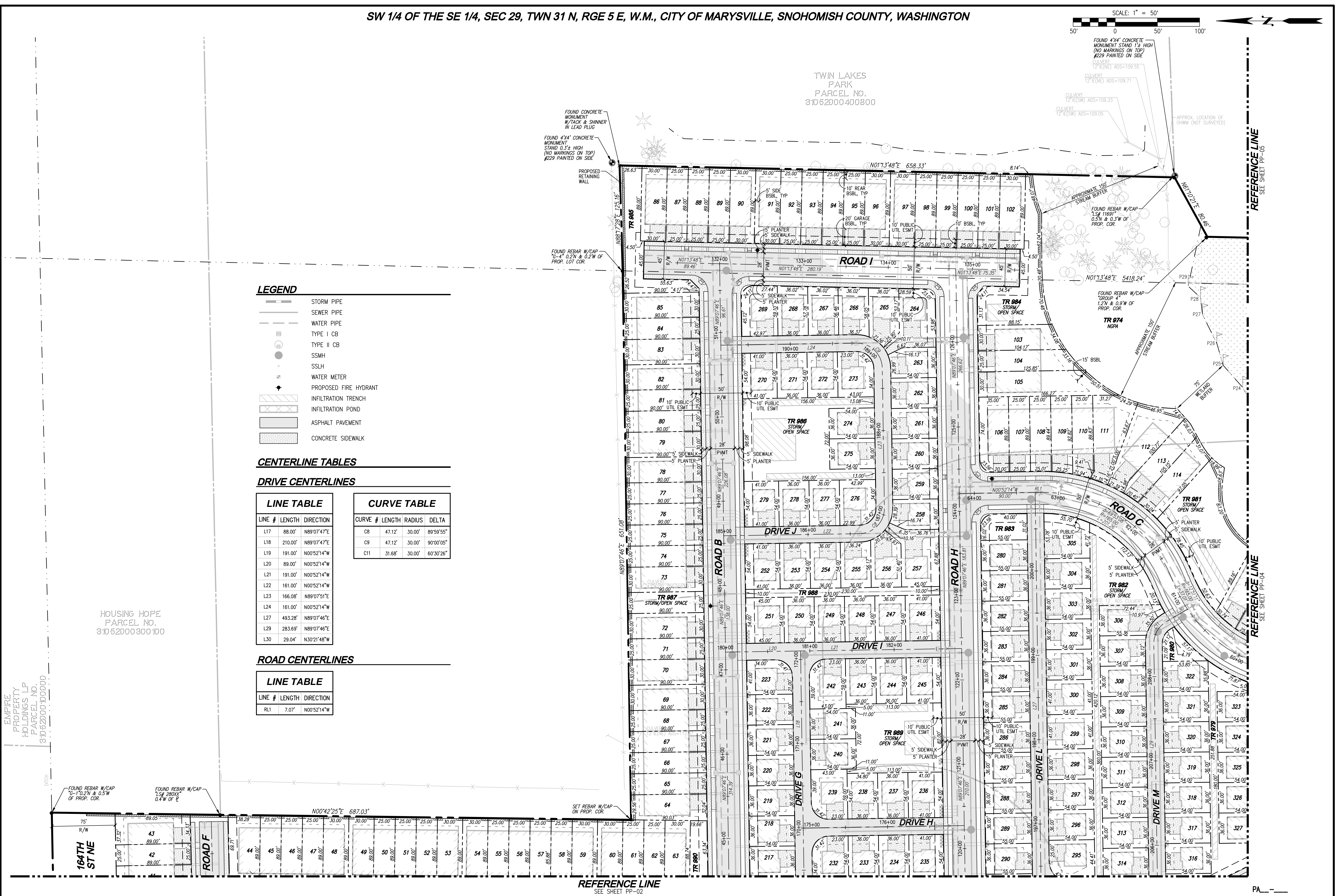
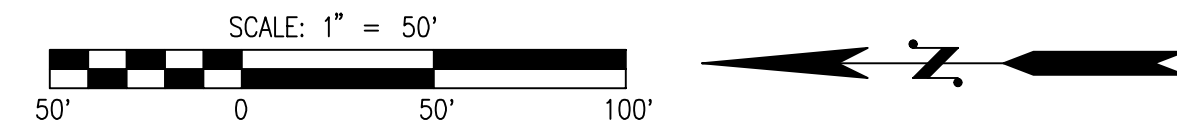
LDC | Surveying Engineering Planning
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCorp.com

PULTE GROUP
MARYSVILLE 10 DEGREES
PRELIMINARY PLAT



JOB NUMBER: C21150
DRAWING NAME: C21150PP-PP-02
DESIGNER: JAJ
DRAFTING BY: RCR
DATE: 8-18-21
SCALE: 1"=50'
JURISDICTION: MARYSVILLE

SW 1/4 OF THE SE 1/4, SEC 29, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB
- TYPE II CB
- SSMH
- SSLH
- WATER METER
- PROPOSED FIRE HYDRANT
- INFILTRATION TRENCH
- INFILTRATION POND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

CENTERLINE TABLES

DRIVE CENTERLINES

LINE #	LENGTH	DIRECTION
L17	88.00'	N89°07'47"E
L18	210.00'	N89°07'47"E
L19	191.00'	N00°52'14"W
L20	89.00'	N00°52'14"W
L21	191.00'	N00°52'14"W
L22	161.00'	N00°52'14"W
L23	166.08'	N89°07'51"E
L24	161.00'	N00°52'14"W
L27	493.28'	N89°07'46"E
L29	283.69'	N89°07'46"E
L30	29.04'	N30°21'48"W

CURVE #	LENGTH	RADIUS	DELTA
CB	47.12'	30.00'	89°59'55"
C9	47.12'	30.00'	90°00'05"
C11	31.68'	30.00'	60°30'26"

ROAD CENTERLINES

LINE #	LENGTH	DIRECTION
RL1	7.07'	N00°52'14"W

REFERENCE LINE
SEE SHEET PP-02

PA

NOTES

- ALL INTERNAL "ALLEY" DRIVES TO BE 20' WIDE PAVEMENT WITH 20' WIDE R/W, UNLESS OTHERWISE NOTED.
- SEE SHEET PP-06 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.

DISCLAIMER

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LDC
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MARYSVILLE 10 DEGREES

PRELIMINARY PLAT

PULTE GROUP

REVISIONS

NO.	DATE	DESCRIPTION

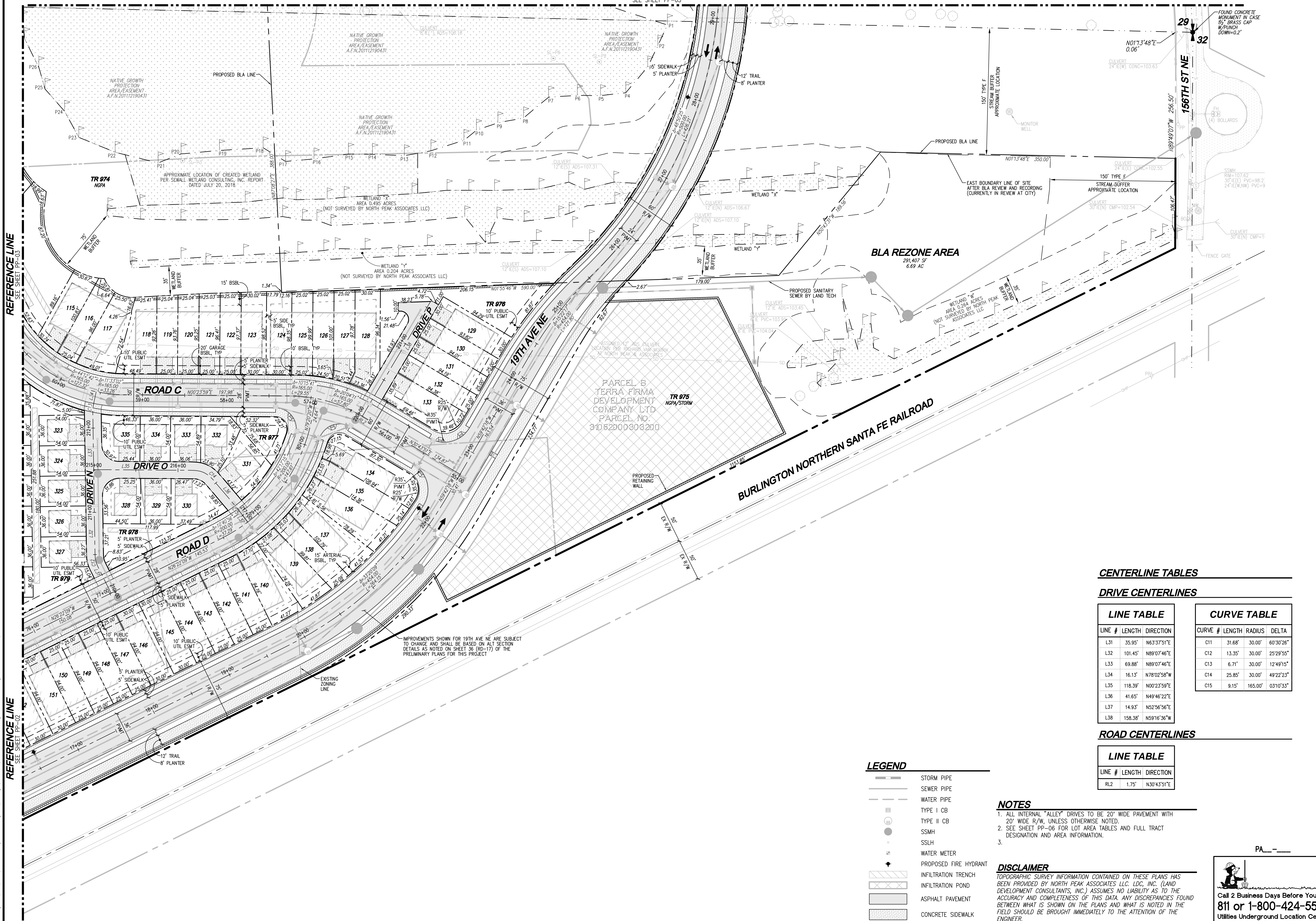
JOB NUMBER: C21150
 DRAWING NAME: C21150PP-PP-PL
 DESIGNER: JAU
 DRAFTING BY: RCR
 DATE: 8-18-21
 SCALE: 1"=50'
 JURISDICTION: MARYSVILLE

PP-03
 SHEET 3 OF 6

Drawing: P:\Civil\2021\C21-150 Marysville 10 Degrees\Drawings\Pre-Plan\C21150PP-PP-PL.dwg Plotter: Aug 18, 2021 - 2:30pm

SW 1/4 OF THE SE 1/4, SEC 29, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

REFERENCE LINE
SEE SHEET PP-05



CENTERLINE TABLES

DRIVE CENTERLINES

LINE #	LENGTH	DIRECTION
L31	35.95'	N63°37'51"E
L32	101.45'	N89°07'46"E
L33	69.88'	N89°07'46"E
L34	16.13'	N78°02'58"W
L35	118.39'	N00°23'59"E
L36	41.65'	N49°46'22"E
L37	14.93'	N52°56'56"E
L38	158.38'	N59°16'36"W

CURVE #	LENGTH	RADIUS	DELTA
C11	31.68'	30.00'	60°30'26"
C12	13.35'	30.00'	25°29'55"
C13	6.71'	30.00'	12°49'15"
C14	25.85'	30.00'	49°22'23"
C15	9.15'	165.00'	03°10'33"

ROAD CENTERLINES

LINE #	LENGTH	DIRECTION
RL2	1.75'	N30°43'51"E

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB
- TYPE II CB
- SSMH
- SSLH
- WATER METER
- PROPOSED FIRE HYDRANT
- INFILTRATION TRENCH
- INFILTRATION POND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

NOTES

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- SEE SHEET PP-06 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.
-

DISCLAIMER

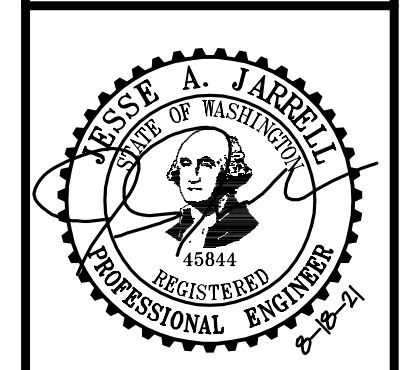
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NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning
 Kent
 1851 Central Pl S, #101
 Woodinville, WA 98090
 T 425.806.1869 www.LDCorp.com

PULTE GROUP
MARYSVILLE 10 DEGREES
 PRELIMINARY PLAT



JOB NUMBER: C21150
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 DESIGNER: JAJ
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 SCALE: 1"=50'
 JURISDICTION: MARYSVILLE

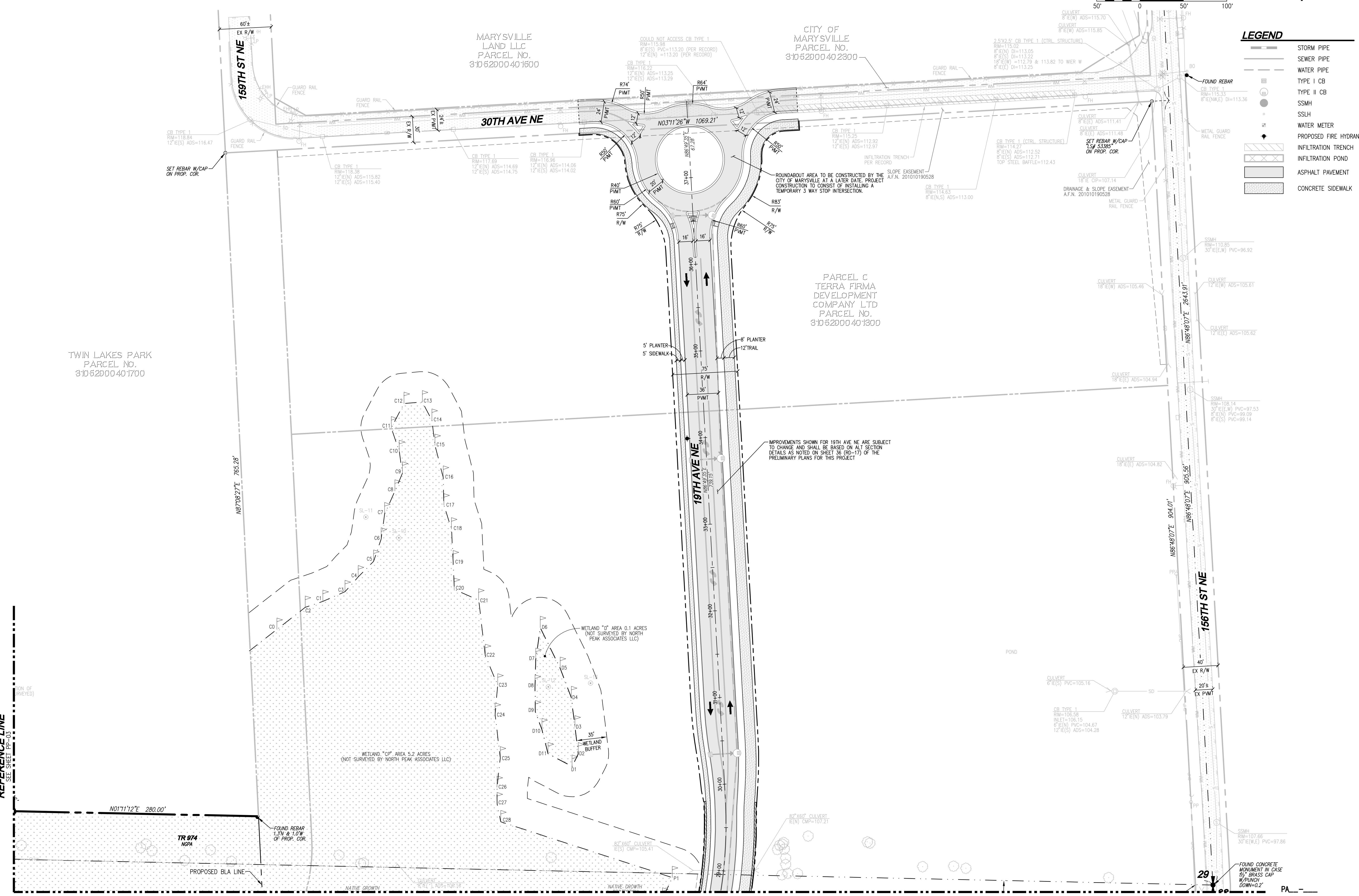
PP-04
 SHEET 4 OF 6

SW 1/4 OF THE SE 1/4, SEC 29, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	TYPE I CB
	TYPE II CB
	SSMH
	SSLH
	WATER METER
	PROPOSED FIRE HYDRANT
	INFILTRATION TRENCH
	INFILTRATION POND
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK



- NOTES**
1. ALL INTERNAL "ALLEY" DRIVES TO BE 20' WIDE PAVEMENT WITH 20' WIDE R/W, UNLESS OTHERWISE NOTED.
 2. SEE SHEET PP-06 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.

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811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
 Kent
 1851 Central Pl S, #101
 Woodinville, WA 98072
 T 425.806.1869 www.LDCorp.com

PULTE GROUP
MARYSVILLE 10 DEGREES
 PRELIMINARY PLAT

JESSE A. JARRELL
 1984
 PROFESSIONAL ENGINEER

JOB NUMBER: C21150
 DRAWING NAME: C21150PP-PP-PL
 DESIGNER: JAJ
 DRAFTING BY: RCR
 DATE: 8-18-21
 SCALE: 1"=50'
 JURISDICTION: MARYSVILLE

Drawing: P:\Civil\2021\C21150 Marysville 10 Degrees\Drawings\Pre-Plat\C21150PP-PP-PL.dwg Plotter: Aug 18, 2021 - 2:30pm
 REFERENCE LINE SEE SHEET PP-03
 REFERENCE LINE SEE SHEET PP-04

SW 1/4 OF THE SE 1/4, SEC 29, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

TRACT AREA TABLE

TRACT NUMBER	TRACT DESIGNATION	TRACT AREA (SF)
TR 999	NGPA/STORM	125,451 SF
TR 998	STORM/OPEN SPACE	10,838 SF
TR 997	STORM/OPEN SPACE	4,529 SF
TR 996	STORM/OPEN SPACE	16,065 SF
TR 995	STORM/OPEN SPACE	16,220 SF
TR 994	OPEN SPACE	1,032 SF
TR 993	OPEN SPACE	870 SF
TR 992	OPEN SPACE	783 SF
TR 991	STORM/OPEN SPACE	3,251 SF
TR 990	OPEN SPACE	1,717 SF
TR 989	STORM/OPEN SPACE	8,474 SF
TR 988	STORM/OPEN SPACE	2,300 SF
TR 987	STORM/OPEN SPACE	2,250 SF
TR 986	STORM/OPEN SPACE	11,412 SF
TR 985	OPEN SPACE	4,688 SF
TR 984	STORM/OPEN SPACE	6,301 SF
TR 983	OPEN SPACE	1,658 SF
TR 982	STORM/OPEN SPACE	10,376 SF
TR 981	STORM/OPEN SPACE	9,442 SF
TR 980	OPEN SPACE	1,236 SF
TR 979	OPEN SPACE	6,469 SF
TR 978	OPEN SPACE	3,414 SF
TR 977	OPEN SPACE	2,080 SF
TR 976	OPEN SPACE	7,343 SF
TR 975	NGPA/STORM	181,481 SF
TR 974	NGPA	157,030 SF
TOTAL TRACT AREA		596,710 SF

LOT SIZE SUMMARY

LOTS PROPOSED: 335
 AVERAGE LOT SIZE: 2,347 SF
 SMALLEST LOT SIZE: 1,911 SF (LOT 263)
 LARGEST LOT SIZE: 4,321 SF (LOT 105)

LOT AREA TABLE

LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)
1	3,761 SF	85	2,700 SF	169	2,350 SF	253	1,944 SF
2	2,812 SF	86	2,670 SF	170	2,820 SF	254	1,944 SF
3	3,571 SF	87	2,225 SF	171	3,591 SF	255	1,953 SF
4	3,732 SF	88	2,225 SF	172	2,049 SF	256	2,166 SF
5	2,585 SF	89	2,225 SF	173	1,954 SF	257	3,308 SF
6	2,504 SF	90	2,670 SF	174	1,948 SF	258	1,927 SF
7	2,405 SF	91	2,670 SF	175	2,224 SF	259	1,944 SF
8	2,334 SF	92	2,225 SF	176	2,222 SF	260	1,944 SF
9	2,837 SF	93	2,225 SF	177	1,944 SF	261	1,944 SF
10	2,840 SF	94	2,225 SF	178	2,356 SF	262	1,944 SF
11	2,334 SF	95	2,225 SF	179	1,944 SF	263	1,911 SF
12	3,069 SF	96	2,670 SF	180	2,083 SF	264	3,201 SF
13	3,012 SF	97	2,670 SF	181	2,083 SF	265	2,235 SF
14	2,242 SF	98	2,225 SF	182	1,944 SF	266	2,023 SF
15	2,247 SF	99	2,225 SF	183	1,944 SF	267	2,056 SF
16	2,284 SF	100	2,225 SF	184	2,358 SF	268	2,104 SF
17	2,347 SF	101	2,225 SF	185	1,942 SF	269	2,521 SF
18	3,117 SF	102	2,670 SF	186	1,934 SF	270	2,214 SF
19	2,863 SF	103	2,863 SF	187	1,983 SF	271	1,944 SF
20	2,120 SF	104	2,855 SF	188	1,944 SF	272	1,944 SF
21	2,100 SF	105	4,321 SF	189	1,944 SF	273	2,236 SF
22	2,974 SF	106	3,067 SF	190	1,944 SF	274	1,944 SF
23	2,663 SF	107	2,225 SF	191	1,944 SF	275	1,944 SF
24	2,225 SF	108	2,227 SF	192	2,232 SF	276	2,236 SF
25	2,225 SF	109	2,271 SF	193	2,245 SF	277	1,944 SF
26	2,225 SF	110	2,380 SF	194	1,944 SF	278	1,944 SF
27	2,670 SF	111	3,737 SF	195	1,944 SF	279	2,214 SF
28	2,670 SF	112	4,172 SF	196	1,944 SF	280	1,980 SF
29	2,225 SF	113	2,738 SF	197	1,944 SF	281	1,980 SF
30	2,225 SF	114	2,996 SF	198	1,944 SF	282	1,980 SF
31	2,225 SF	115	2,835 SF	199	2,733 SF	283	1,980 SF
32	2,670 SF	116	2,498 SF	200	2,602 SF	284	1,980 SF
33	2,670 SF	117	3,477 SF	201	1,944 SF	285	1,980 SF
34	2,225 SF	118	3,358 SF	202	1,944 SF	286	1,980 SF
35	2,225 SF	119	2,325 SF	203	1,944 SF	287	1,980 SF
36	2,225 SF	120	2,363 SF	204	1,944 SF	288	1,980 SF
37	2,225 SF	121	2,397 SF	205	1,944 SF	289	1,980 SF
38	2,670 SF	122	2,422 SF	206	2,717 SF	290	1,980 SF
39	2,670 SF	123	2,938 SF	207	2,388 SF	291	2,564 SF
40	2,225 SF	124	2,957 SF	208	1,944 SF	292	2,543 SF
41	2,225 SF	125	2,475 SF	209	1,944 SF	293	1,944 SF
42	2,225 SF	126	2,550 SF	210	2,083 SF	294	2,196 SF
43	3,189 SF	127	2,670 SF	211	2,083 SF	295	2,541 SF
44	3,194 SF	128	3,422 SF	212	1,944 SF	296	1,944 SF
45	2,225 SF	129	2,817 SF	213	2,330 SF	297	1,944 SF
46	2,225 SF	130	2,348 SF	214	1,944 SF	298	1,944 SF
47	2,225 SF	131	2,353 SF	215	1,944 SF	299	2,214 SF
48	2,670 SF	132	2,357 SF	216	1,944 SF	300	2,214 SF
49	2,670 SF	133	3,257 SF	217	1,944 SF	301	1,944 SF
50	2,225 SF	134	4,235 SF	218	1,944 SF	302	1,944 SF
51	2,225 SF	135	2,914 SF	219	1,944 SF	303	1,944 SF
52	2,225 SF	136	3,737 SF	220	1,944 SF	304	1,944 SF
53	2,670 SF	137	3,558 SF	221	1,944 SF	305	2,681 SF
54	2,670 SF	138	2,530 SF	222	1,944 SF	306	2,388 SF
55	2,225 SF	139	3,369 SF	223	2,128 SF	307	1,949 SF
56	2,225 SF	140	3,248 SF	224	1,944 SF	308	1,944 SF
57	2,225 SF	141	2,350 SF	225	1,944 SF	309	1,944 SF
58	2,225 SF	142	2,350 SF	226	1,944 SF	310	1,944 SF
59	2,670 SF	143	2,350 SF	227	1,965 SF	311	1,944 SF
60	2,670 SF	144	2,350 SF	228	2,247 SF	312	1,944 SF
61	2,225 SF	145	2,820 SF	229	1,944 SF	313	1,944 SF
62	2,225 SF	146	2,820 SF	230	1,944 SF	314	1,944 SF
63	2,670 SF	147	2,350 SF	231	2,001 SF	315	2,054 SF
64	2,772 SF	148	2,350 SF	232	2,236 SF	316	1,944 SF
65	2,250 SF	149	2,350 SF	233	1,944 SF	317	1,944 SF
66	2,250 SF	150	2,350 SF	234	1,944 SF	318	1,944 SF
67	2,250 SF	151	2,820 SF	235	2,214 SF	319	1,944 SF
68	2,250 SF	152	2,820 SF	236	2,214 SF	320	1,944 SF
69	2,700 SF	153	2,350 SF	237	1,944 SF	321	1,944 SF
70	2,700 SF	154	2,350 SF	238	1,944 SF	322	1,944 SF
71	2,250 SF	155	2,350 SF	239	2,451 SF	323	1,944 SF
72	2,700 SF	156	2,350 SF	240	1,944 SF	324	1,944 SF
73	2,700 SF	157	2,820 SF	241	1,944 SF	325	1,944 SF
74	2,250 SF	158	2,820 SF	242	2,451 SF	326	1,944 SF
75	2,250 SF	159	2,350 SF	243	1,944 SF	327	1,954 SF
76	2,250 SF	160	2,357 SF	244	1,944 SF	328	2,345 SF
77	2,250 SF	161	2,423 SF	245	2,214 SF	329	1,944 SF
78	2,700 SF	162	3,365 SF	246	2,214 SF	330	2,806 SF
79	2,700 SF	163	3,279 SF	247	1,944 SF	331	2,721 SF
80	2,250 SF	164	2,350 SF	248	1,944 SF	332	2,257 SF
81	2,250 SF	165	2,350 SF	249	1,944 SF	333	1,946 SF
82	2,700 SF	166	2,820 SF	250	1,944 SF	334	1,944 SF
83	2,700 SF	167	2,820 SF	251	2,430 SF	335	2,398 SF
84	2,250 SF	168	2,350 SF	252	2,214 SF		

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<p>LDC Surveying Engineering Planning Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 T 425.806.1869 www.LDCcorp.com</p>			
<p>PULTE GROUP MARYSVILLE 10 DEGREES PRELIMINARY PLAT</p>			
<p>JOSSIE A. JARRELL STATE OF WASHINGTON PROFESSIONAL ENGINEER 16844</p>			
JOB NUMBER:	C21150		
DRAWING NAME:	C21150PP-PP-PL		
DESIGNER:	JAJ		
DRAFTING BY:	RCR		
DATE:	8-18-21		
SCALE:	1"=50'		
JURISDICTION:	MARYSVILLE		
<p>PP-06</p>			
<p>SHEET 6 OF 6</p>			