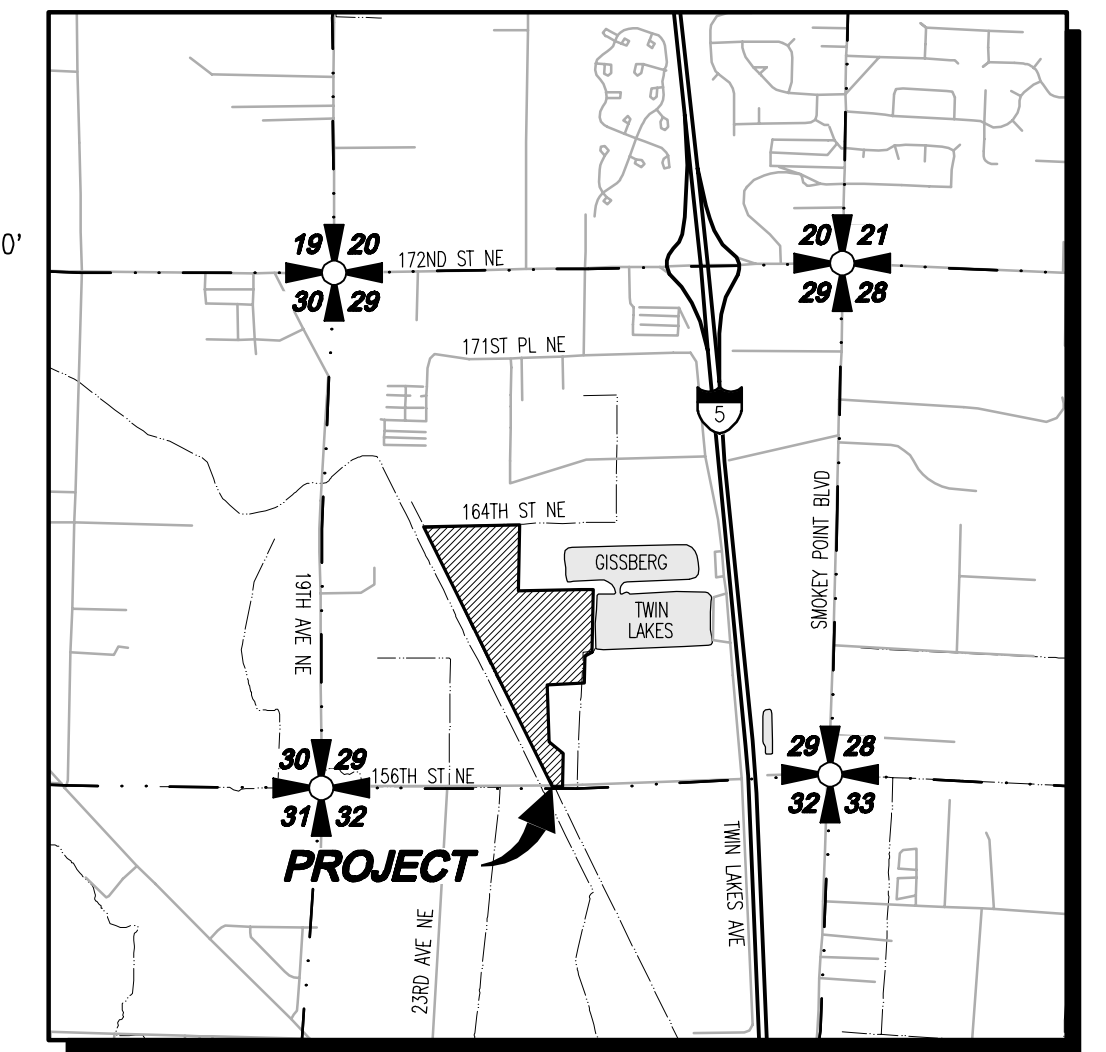
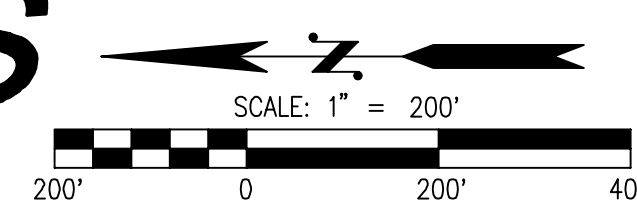


MARYSVILLE 10 DEGREES PRELIMINARY PLAT



VICINITY MAP
SCALE: 1"=200'

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.

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. LW04
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 UNNAMED AND CHANGING IN THE COURSE, BOUNDARIES OR HIGHWATER LINE OF SHIFTING 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 WAC 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 20, 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. THE CLIENT DID NOT LOCATE THE WETLAND LOCATIONS, AND DOES NOT PURPORT TO SHOW THE WETLAND LOCATIONS OR APPLICABLE SETBACKS AS IF SURVEYED BY THIS FIRM.

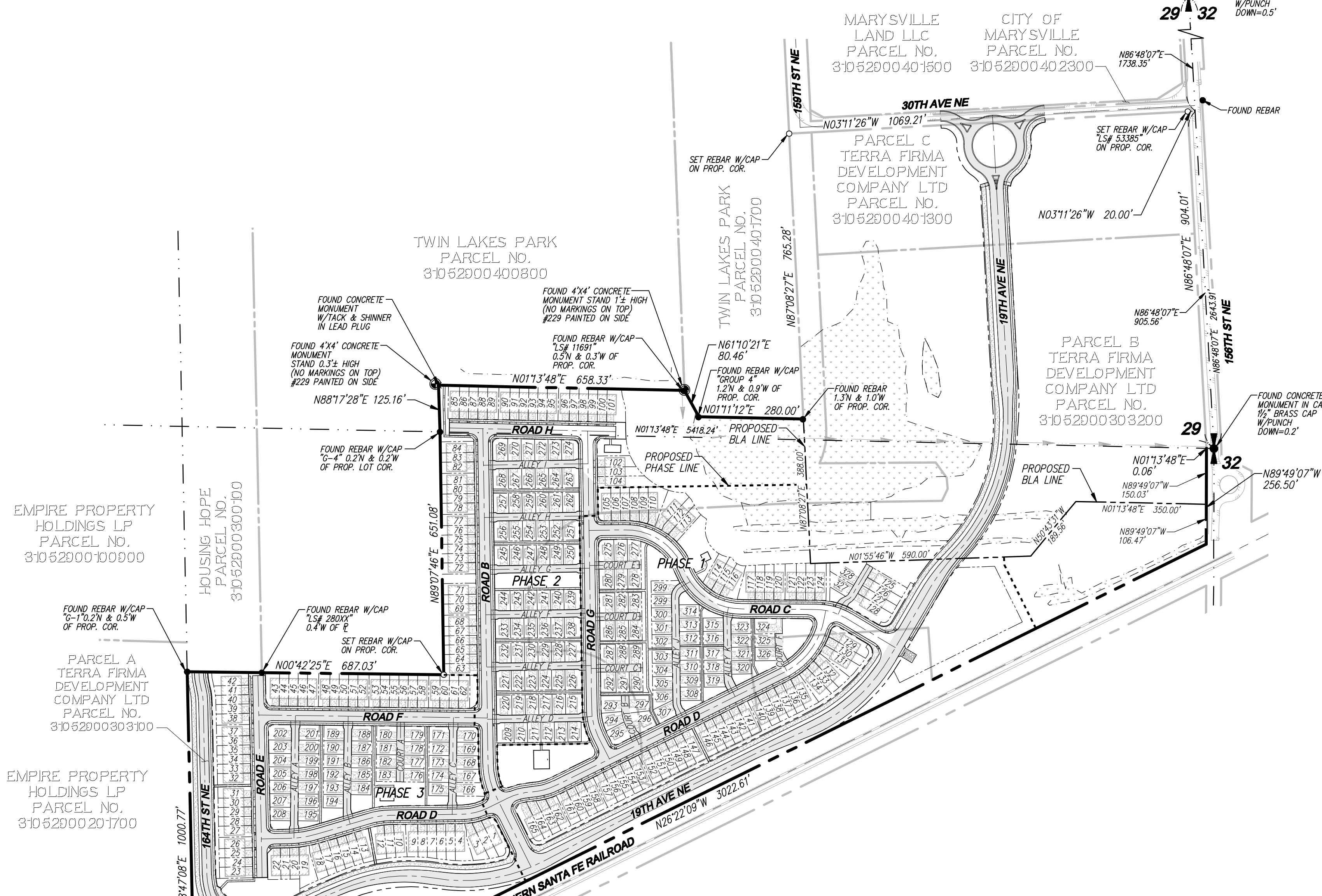
DENSITY CALCULATIONS

GROSS SITE AREA:	2,002,801 SF	(45.98 AC)
LESS ON-SITE R/W DEDICATION AREA:	577,741 SF	(13.26 AC)
LESS DETENTION TRACTS (TR 956):	48,278 SF	(1.11 AC)
LESS STREAM CHANNELS:	12,354 SF	(0.28 AC)
NET SITE AREA:	1,364,428 SF	(31.32 AC)
NET SITE DENSITY: (328 UNITS/31.32 AC)	10.47 DU/AC	

LANDSCAPE/OPEN SPACE CALCULATIONS

TOTAL SITE AREA:	2,002,801 SF	(45.98 AC)	
TOTAL ON-SITE R/W DEDICATION AREA:	577,741 SF	(13.26 AC)	28.85%
TOTAL OPEN SPACE AREA:	152,027 SF	(3.49 AC)	7.59%
INCLUDING CRIT. AREA OPEN SPACE:	152,027 SF + 133,032 SF = 285,059 SF	(6.54 AC)	14.23%
TOTAL ON-SITE WETLAND AREA:	133,776 SF	(3.07 AC)	6.68%
TOTAL ON-SITE WETLAND/STREAM BUFFER AREA:	324,467 SF	(7.45 AC)	16.20%
NET SITE AREA (MINUS PUBLIC R/W, TR 956):	1,364,428 SF	(31.32 AC)	68.13%

TOTAL OPEN SPACE REQUIRED:	1,364,428 SF x 15% = 204,664 SF (4.70 AC)
MAX CRIT. AREA AS OPEN SPACE:	204,664 SF x 65% = 133,032 SF (3.05 AC)
TOTAL REC. OPEN SPACE REQUIRED:	204,664 SF x 35% = 71,632 SF (1.64 AC)
TOTAL REC. OPEN SPACE DESIGNED:	80,984 SF (1.86 AC)
TOWNSHIP PRIVATE OPEN SPACE REQUIRED:	200 SF PRIVATE OPEN SPACE PER DWELLING UNIT
	165 TOWNHOMES x 200 SF = 33,000 SF (0.76 AC)



EMPIRE PROPERTY HOLDINGS LP
PARCEL NO. 31052900400800

EMPIRE PROPERTY HOLDINGS LP
PARCEL NO. 31052900201700

EMPIRE PROPERTY HOLDINGS LP
PARCEL NO. 31052900201401

SATHER C LLC
PARCEL NO. 31052900201401

TABLE OF CONTENTS

- 1 COVER SHEET
- 2-6 PRELIMINARY PLAT

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&S PERMIT. THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.	

FIRE NOTES

- ALL NEW 20' ALLEYS AND AUTO COURTS ARE TO BE STRIPED "NO PARKING-FIRE LANE" ON BOTH SIDES OF ROAD ALONG WITH SIGNS STAGGERED AND SPACED AT NO MORE THAN 50' ON-CENTER.
- OUTER EDGES OF PERIMETER PLAT ROADS THAT FRONT TOWNSHIP UNITS SHALL BE STRIPED WITH "NO PARKING-FIRE LANE" STRIPING ALONG WITH SIGNS SPACED AT NO MORE THAN 100' ON-CENTER.
- "NO PARKING-FIRE LANE" STRIPING TO BE INSTALLED ADJACENT TO ALL NEW FIRE HYDRANTS AND WITHIN 20' OF AN ALLEY OR AUTO COURT CONNECTION TO THE NEW PLAT ROADS.
- ALL TOWNSHIP UNITS ARE TO BE EQUIPPED WITH NFPA 13-D FIRE SUPPRESSION SYSTEMS.
- UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL, SINGLE-FAMILY BUILDINGS GREATER THAN 2 STORIES IN HEIGHT SHALL BE EQUIPPED WITH NFPA 13-D FIRE SUPPRESSION SYSTEMS.

IMPERVIOUS AREA COVERAGE CALCULATIONS

TOTAL AREA OF LOTS:	17.59 AC
NEW IMPERVIOUS ACROSS LOTS:	11.57 AC
IMPERVIOUS AREA COVER ACROSS LOTS:	65.78%

IMPERVIOUS AREA CALCULATIONS

NEW 19TH AND 164TH AVE IMPERVIOUS:	2.81 AC
NEW INTERIOR ROAD IMPERVIOUS:	5.67 AC
NEW ROOFS IMPERVIOUS:	8.28 AC
NEW DRIVEWAYS IMPERVIOUS:	3.29 AC
NEW SIDEWALK IMPERVIOUS:	2.75 AC
TOTAL IMPERVIOUS:	22.83 AC

PROJECT INFORMATION

TAX PARCELS:	31052900303100
SITE ADDRESS:	2703 156TH ST NE, MARYSVILLE, WA 98270
TOTAL SITE AREA:	2,002,801 SF (45.98 AC)
NET SITE AREA:	1,364,428 SF (31.32 AC)
PROPOSED DENSITY:	7.1 UNITS/ACRE = 328 UNITS
EXISTING ZONING:	R12 MULTI-FAMILY AND COMMUNITY BUSINESS
PROPOSED ZONING:	R12 MULTI-FAMILY
PROPOSED LAND USE:	TOWNSHOMES AND DETACHED SINGLE FAMILY
PROPOSED LOTS:	328
PROPOSED UNITS:	328
TOWNSHOMES:	165
DETACHED SINGLE FAMILY:	163
BUILDING SETBACKS:	
FRONT:	10'
GARAGE:	20' / 0' FROM ALLEY
SIDE:	5'
SIDE NEAR ROAD:	10' / 0' FROM ARTERIAL
REAR:	10' / 0' FROM ALLEY
WETLAND BUFFER:	15'
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD NO. 1
GAS:	PUGET SOUND ENERGY FRONTIER
TELEPHONE:	COMCAST
CABLE:	LAKEMOOD SCHOOL DISTRICT NO. 306
SCHOOL DISTRICT:	MARYSVILLE FIRE DISTRICT RFA
FIRE DISTRICT:	

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	E FLOWLINE
○	FIRE HYDRANT	IE INVERT ELEVATION
○	SEWER MANHOLE	LCPE LINE CORRUGATED POLYETHYLENE
○	POWER POLE	P PROPERTY LINE
○	CONIFEROUS TREE	PP POWER POLE
○		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
○		WIL 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 SURVEY SYMBOLS

SYMBOL	DESCRIPTION
○	SURVEY MONUMENT IN PROPOSED ROAD

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

PARKING INFORMATION

REQUIRED PARKING SPACES:	2 OFF STREET PARKING SPACES + 1 GUEST STALL PER UNIT
PROVIDED PARKING SPACES:	TOWNSHOMES - 4 SPACES SINGLE FAMILY DETACHED - 4 SPACES 1,312 TOTAL PARKING SPACES

- NOTES: 1. DRIVEWAY PADS FRONTING EACH UNIT TO PROVIDE A MINIMUM OF 1 GUEST PARKING STALL FOR THE CORRESPONDING UNIT.
2. SEE SHEET PP-02 FOR TYPICAL GARAGE AND PARKING DETAILS.

PA_

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

LDC Surveying Engineering Planning
Olympia
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
T 425.806.1869 F 425.482.2893

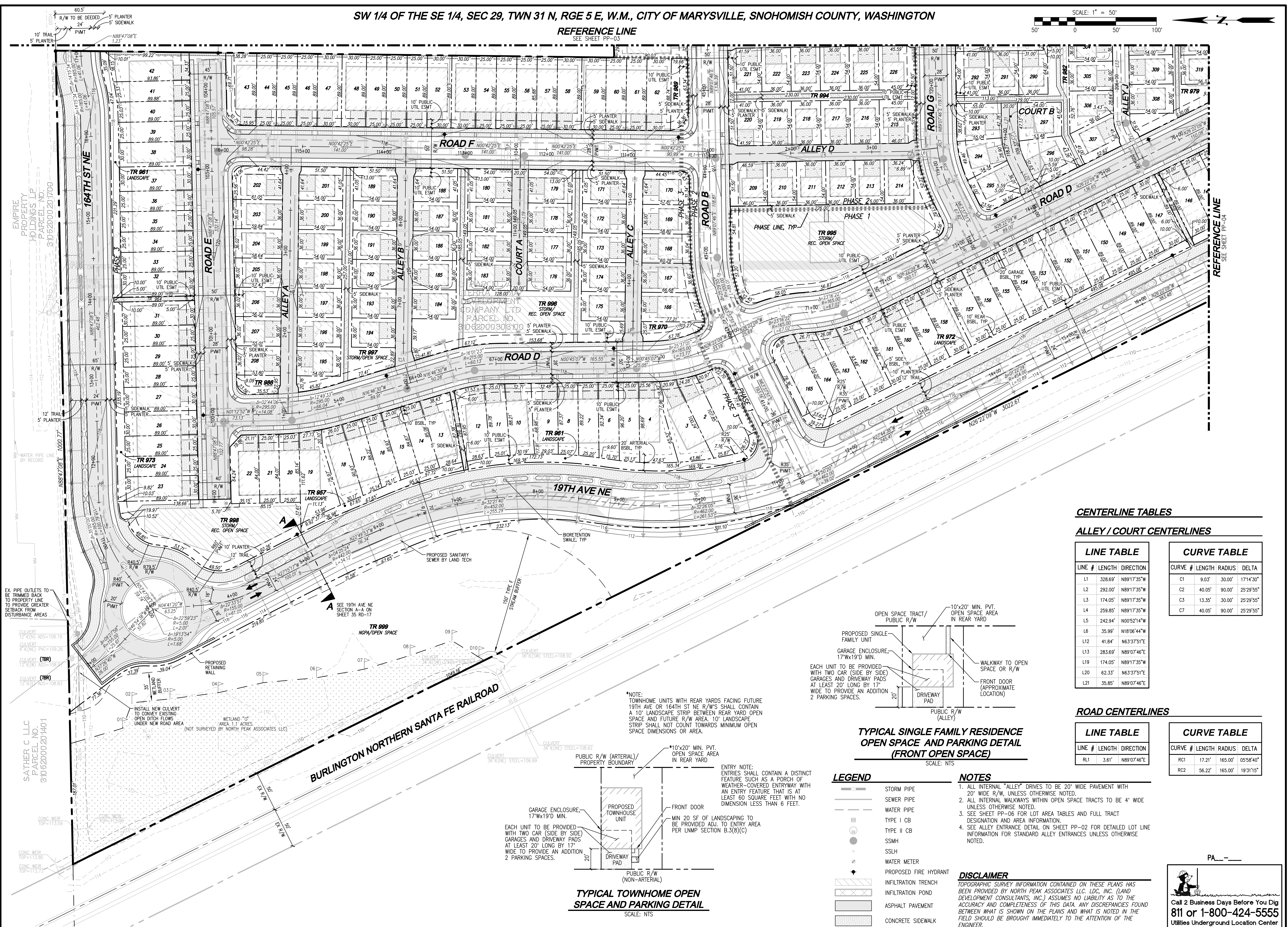
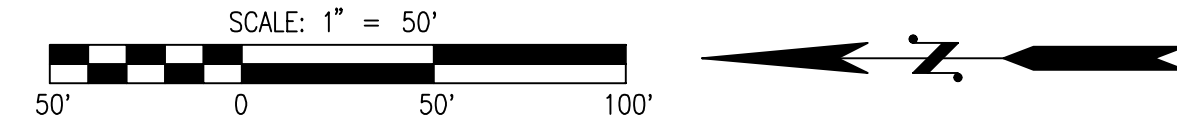
PULTE GROUP MARYSVILLE 10 DEGREES COVER SHEET



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

REFERENCE LINE
SEE SHEET PP-03



CENTERLINE TABLES

ALLEY / COURT CENTERLINES

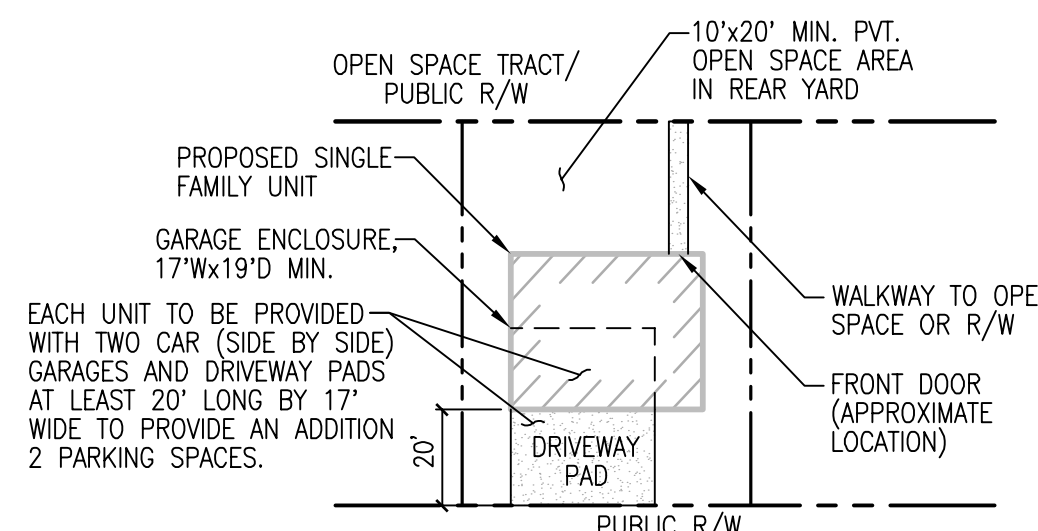
LINE #	LENGTH	DIRECTION
L1	328.69'	N89°17'35"W
L2	292.00'	N89°17'35"W
L3	174.05'	N89°17'35"W
L4	259.85'	N89°17'35"W
L5	242.94'	N00°52'14"W
L6	35.99'	N18°06'44"W
L12	41.84'	N63°37'51"E
L13	283.69'	N89°07'46"E
L19	174.05'	N89°17'35"W
L20	62.33'	N63°37'51"E
L21	35.85'	N89°07'46"E

CURVE #	LENGTH	RADIUS	DELTA
C1	9.03'	30.00'	17°14'30"
C2	40.05'	90.00'	25°29'55"
C3	13.35'	30.00'	25°29'55"
C7	40.05'	90.00'	25°29'55"

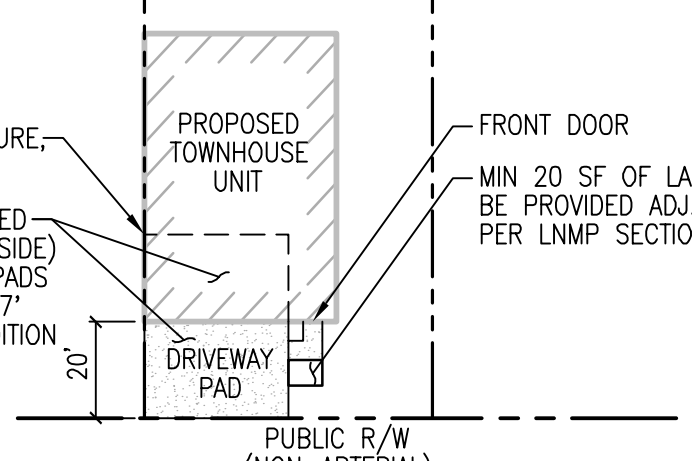
ROAD CENTERLINES

LINE #	LENGTH	DIRECTION
RL1	3.61'	N89°07'46"E

CURVE #	LENGTH	RADIUS	DELTA
RC1	17.21'	165.00'	05°58'40"
RC2	56.22'	165.00'	19°31'15"



TYPICAL SINGLE FAMILY RESIDENCE OPEN SPACE AND PARKING DETAIL (FRONT OPEN SPACE)
SCALE: NTS



TYPICAL TOWNHOME OPEN SPACE AND PARKING DETAIL
SCALE: NTS

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. ALL INTERNAL WALKWAYS WITHIN OPEN SPACE TRACTS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 3. SEE SHEET PP-06 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.
 4. SEE ALLEY ENTRANCE DETAIL ON SHEET PP-02 FOR DETAILED LOT LINE INFORMATION FOR STANDARD ALLEY ENTRANCES UNLESS OTHERWISE NOTED.
- 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.

*NOTE: TOWNHOME UNITS WITH REAR YARDS FACING FUTURE 19TH AVE OR 164TH ST NE R/W'S SHALL CONTAIN A 10' LANDSCAPE STRIP BETWEEN REAR YARD OPEN SPACE AND FUTURE R/W AREA. 10' LANDSCAPE STRIP SHALL NOT COUNT TOWARDS MINIMUM OPEN SPACE DIMENSIONS OR AREA.

ENTRY NOTE: ENTRIES SHALL CONTAIN A DISTINCT FEATURE SUCH AS A PORCH OR WEATHER-COVERED ENTRYWAY WITH AN ENTRY FEATURE THAT IS AT LEAST 60 SQUARE FEET WITH NO DIMENSION LESS THAN 6 FEET.

EACH UNIT TO BE PROVIDED WITH TWO CAR (SIDE BY SIDE) GARAGES AND DRIVEWAY PADS AT LEAST 20' LONG BY 17' WIDE TO PROVIDE AN ADDITION 2 PARKING SPACES.

INSTALL NEW CULVERT TO CONVEY EXISTING OPEN DITCH FLOWS UNDER NEW ROAD AREA (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

PROPOSED SANITARY SEWER BY LAND TECH

BIORETENTION SWALE, TYP.

150' TYPE F STREAM BUFFER

SEE 19TH AVE NE SECTION A-A ON SHEET 35-R-17

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

WETLAND "O" AREA, 1.13 ACRES (NOT SURVEYED BY NORTH PEAK ASSOCIATES LLC)

REVISIONS

NO.	DATE	DESCRIPTION
1	7-18-22	REVISIONS PER CITY OF MARYSVILLE 2ND PRELIM PLAT REVIEW
2	12-1-22	REVISIONS TO 30TH AVE NE ROUNDABOUT

LDC Surveying Engineering Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCorp.com
T 425.806.1869 F 425.482.2893

PULTE GROUP
MARYSVILLE 10 DEGREES
PRELIMINARY PLAT

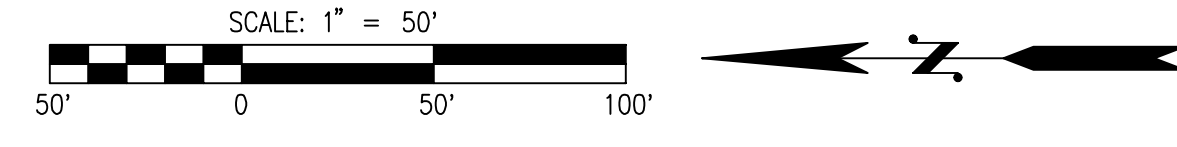
JOSE A. JARRELL
PROFESSIONAL ENGINEER
15844

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

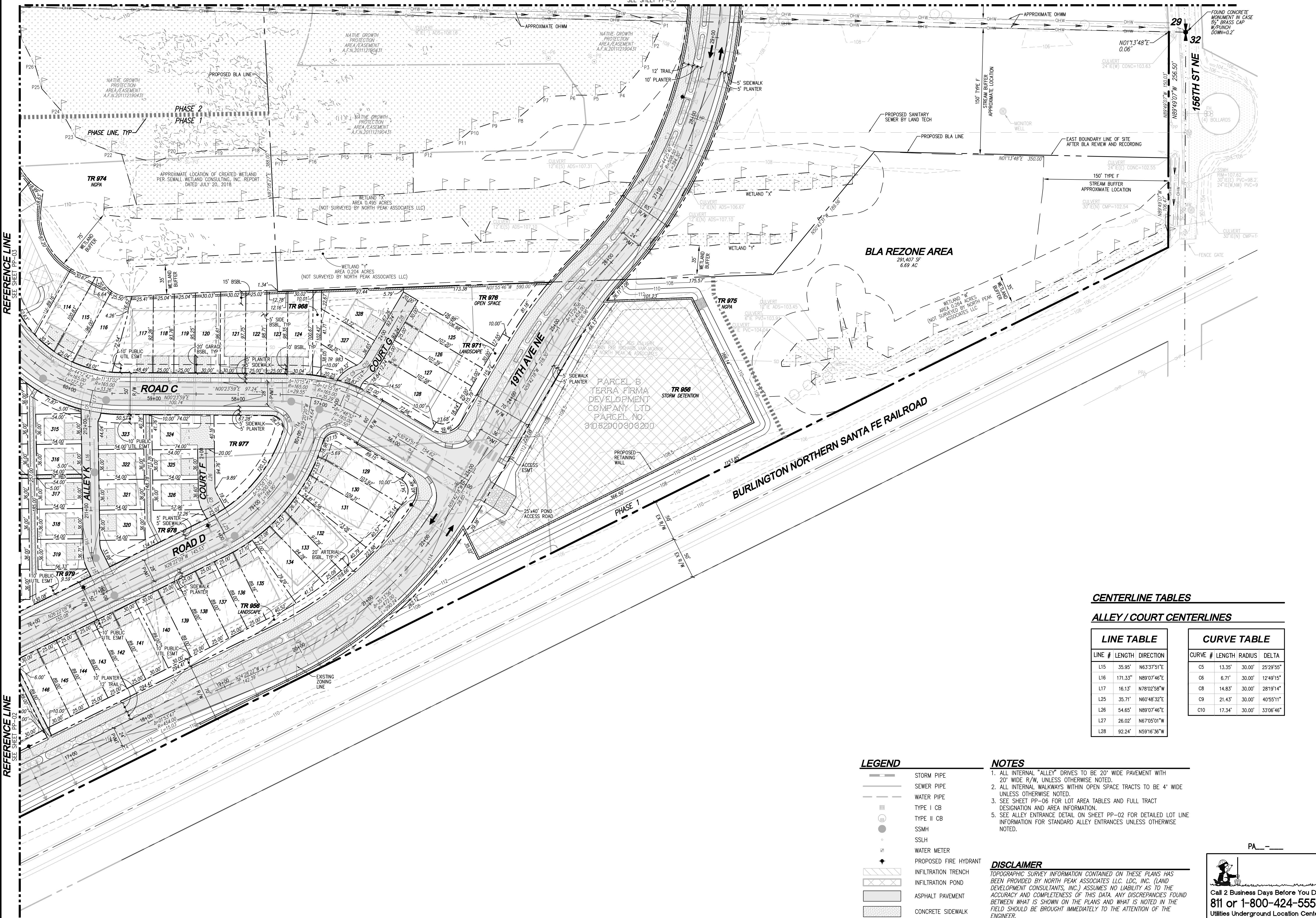
PP-02
SHEET 2 OF 6

Drawing: P:\City\2021\021-150 Marysville 10 Degrees\Drawings\Pre-Plat\C21150PP-PP-PL.dwg Plotted: Dec 01, 2022 - 12:20pm

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



REFERENCE LINE
SEE SHEET PP-03

REFERENCE LINE
SEE SHEET PP-02

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB
- TYPE II CB
- SSMH
- SSLI
- 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. ALL INTERNAL WALKWAYS WITHIN OPEN SPACE TRACTS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
3. SEE SHEET PP-06 FOR LOT AREA TABLES AND FULL TRACT DESIGNATION AND AREA INFORMATION.
5. SEE ALLEY ENTRANCE DETAIL ON SHEET PP-02 FOR DETAILED LOT LINE INFORMATION FOR STANDARD ALLEY ENTRANCES UNLESS OTHERWISE NOTED.

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.

CENTERLINE TABLES

ALLEY / COURT CENTERLINES

LINE #	LENGTH	DIRECTION
L15	35.95'	N63°37'51"E
L16	171.33'	N89°07'46"E
L17	16.13'	N78°02'58"W
L25	35.71'	N60°48'32"E
L26	54.65'	N89°07'46"E
L27	26.02'	N67°05'01"W
L28	92.24'	N59°16'36"W

CURVE #	LENGTH	RADIUS	DELTA
C5	13.35'	30.00'	25°29'55"
C6	6.71'	30.00'	12°49'15"
C8	14.83'	30.00'	28°19'14"
C9	21.43'	30.00'	40°55'11"
C10	17.34'	30.00'	33°06'46"

REVISIONS

NO.	DATE	DESCRIPTION
1	7-18-22	REVISIONS PER CITY OF MARYSVILLE 2ND PRELIM PLAT REVIEW
2	12-1-22	REVISIONS TO 30TH AVE NE ROUNDABOUT

LDC
Surveying
Engineering
Planning

Kent
Woodinville
Woodinville, WA 98072
www.LDCorp.com

Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
F 425.482.2893

PULTE GROUP
MARYSVILLE 10 DEGREES
PRELIMINARY PLAT



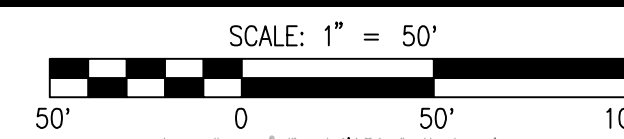
JOB NUMBER: C21150
DRAWING NAME: C21150PP-PP-PL
DESIGNER: JAU
DRAFTING BY: RCR
DATE: 8-18-21
SCALE: 1"=50'
JURISDICTION: MARYSVILLE

PA__

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

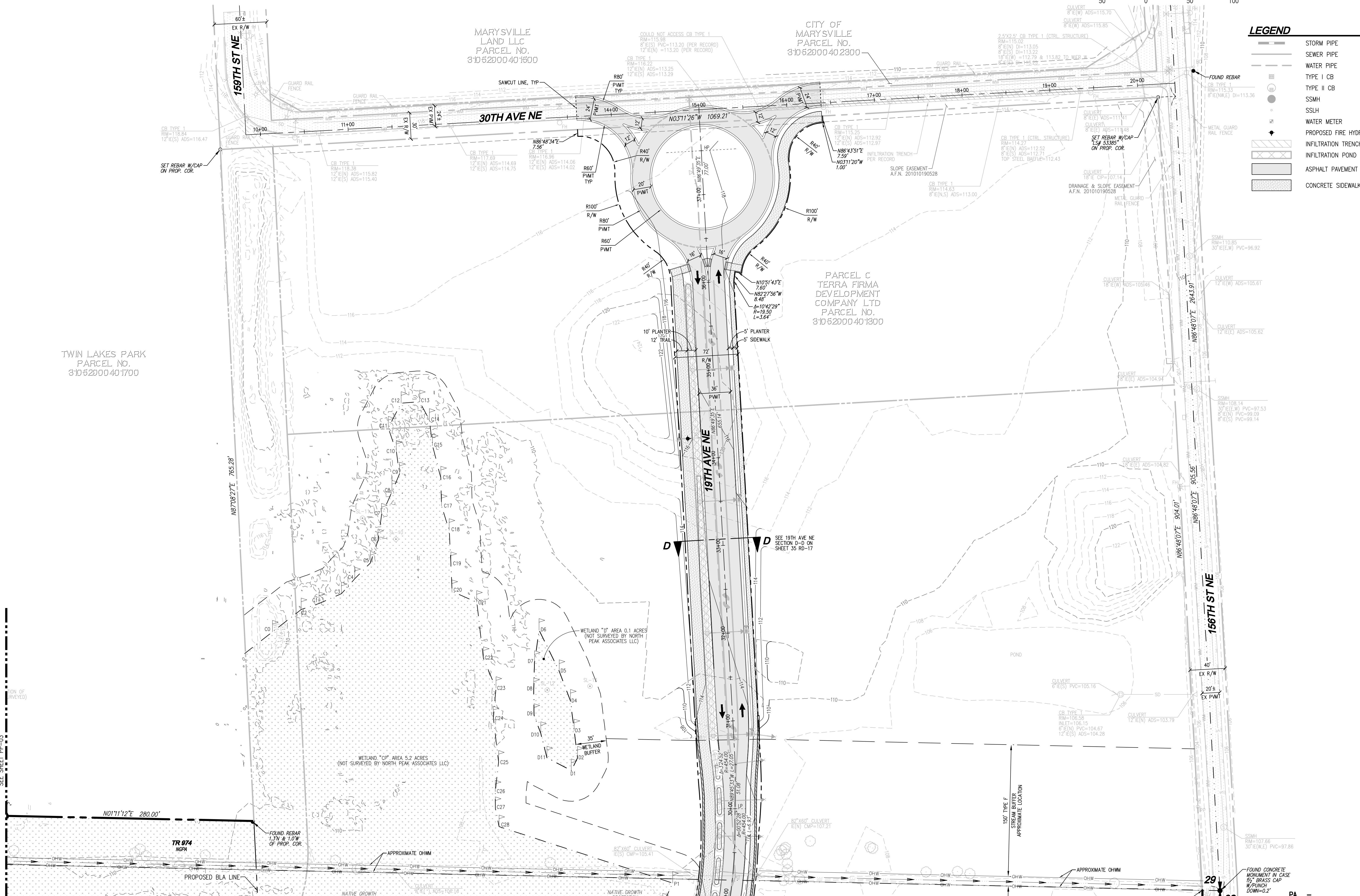
Drawing: P:\Civil\2021\C21150 Marysville 10 Degrees\Drawings\Pre-Plat\C21150PP-PP-PL.dwg Plotted: Dec 01, 2022 - 12:20pm

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



REVISIONS

NO.	DATE	DESCRIPTION
1	7-18-22	REVISIONS PER CITY OF MARYSVILLE 2ND PRELIM PLAT REVIEW
2	12-1-22	REVISIONS TO 30TH AVE NE ROUNDABOUT

LDC
 Surveying
 Engineering
 Planning

Kent
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com

Olympia
 F 425-482-2893

PULTE GROUP
MARYSVILLE 10 DEGREES
 PRELIMINARY PLAT



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

REFERENCE LINE
 SEE SHEET PP-03

REFERENCE LINE
 SEE SHEET PP-04

- 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.

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

Drawing: P:\Civil\2021\021-150 Marysville 10 Degrees\Drawings\Pre-Plat\C21150PP-PP-PL.dwg Plotter: Dec 01, 2022 - 12:21pm

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)	*REC. AREA (SF)
999	NGPA/OPEN SPACE	125,191	
998	STORM/REC. OPEN SPACE	13,544	13,544
997	STORM/OPEN SPACE	5,914	
996	STORM/REC. OPEN SPACE	17,615	12,190
995	STORM/REC. OPEN SPACE	23,899	23,167
994	STORM/REC. OPEN SPACE	2,760	
993	OPEN SPACE	2,760	
992	STORM/REC. OPEN SPACE	10,719	10,756
991	OPEN SPACE	2,760	
990	OPEN SPACE	2,760	
989	OPEN SPACE	1,717	
987	STORM/OPEN SPACE	2,250	
986	OPEN SPACE	1,171	
985	OPEN SPACE	4,688	
984	STORM/OPEN SPACE	3,650	
983	OPEN SPACE	980	
982	STORM/REC. OPEN SPACE	19,272	6,143
981	STORM/REC. OPEN SPACE	9,442	8,825
980	OPEN SPACE	1,143	
979	OPEN SPACE	5,893	
978	OPEN SPACE	4,338	
977	REC. OPEN SPACE	6,359	6,359
976	OPEN SPACE	6,918	
975	NGPA/STORM	129,317	
974	NGPA	157,030	
973	LANDSCAPE	2,450	
972	LANDSCAPE	5,265	
971	LANDSCAPE	1,473	
970	OPEN SPACE	1,475	
968	LANDSCAPE	1,015	
967	ACCESS	270	
966	ACCESS	270	
965	ACCESS	270	
964	ACCESS	594	
963	LANDSCAPE	3,037	
962	ACCESS	586	
961	LANDSCAPE	3,741	
959	ACCESS	594	
958	LANDSCAPE	5,481	
957	LANDSCAPE	2,140	
956	STORM DETENTION	51,200	
TOTAL LANDSCAPE		24,602	
TOTAL OPEN SPACE		285,059	
TOTAL TRACT AREA		641,951	
TOTAL REC. OPEN SPACE			80,984

*NOTE: REC. OPEN SPACE INCLUDES AREAS WITHIN ASSOCIATED OPEN SPACE THAT CONTAIN AT LEAST A 30' DIMENSION.

AUTO COURT AREA TABLE

AUTO COURT NAME	COURT AREA (SF)
COURT A	2,981
COURT B	2,302
COURT C	2,160
COURT D	2,160
COURT E	2,160
COURT F	1,702
COURT G	2,661
TOTAL COURT AREA (SF)	16,126

LOT SIZE SUMMARY

LOTS PROPOSED: 328
 AVERAGE LOT SIZE: 2,339 SF
 SMALLEST LOT SIZE: 1,944 SF (SFR LOTS)
 LARGEST LOT SIZE: 4,581 SF (LOT 128)

LOT AREA TABLE

LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)	LOT NUMBER	LOT AREA (SF)
1	3,531	85	2,670	169	2,099	253	1,944
2	2,679	86	2,225	170	2,311	254	1,944
3	3,356	87	2,225	171	2,198	255	1,944
4	3,502	88	2,225	172	1,944	256	2,195
5	2,439	89	2,670	173	1,944	257	2,195
6	2,358	90	2,670	174	1,944	258	1,944
7	2,267	91	2,225	175	1,944	259	1,944
8	2,205	92	2,225	176	1,944	260	1,944
9	2,703	93	2,225	177	1,944	261	1,944
10	2,716	94	2,225	178	1,944	262	2,411
11	2,228	95	2,670	179	2,217	263	2,410
12	2,947	96	2,670	180	2,217	264	1,944
13	2,881	97	2,225	181	1,944	265	1,944
14	2,123	98	2,225	182	1,944	266	1,944
15	2,134	99	2,225	183	1,944	267	1,944
16	2,176	100	2,225	184	1,944	268	2,195
17	2,240	101	4,133	185	1,944	269	2,440
18	2,758	102	2,863	186	1,944	270	2,154
19	3,889	103	2,855	187	1,944	271	2,106
20	2,110	104	4,321	188	2,198	272	2,059
21	2,100	105	3,067	189	2,198	273	2,011
22	2,854	106	2,225	190	1,944	274	2,384
23	2,669	107	2,227	191	1,944	275	2,373
24	2,225	108	2,271	192	1,944	276	2,126
25	2,225	109	2,380	193	1,944	277	2,094
26	2,670	110	3,737	194	1,944	278	1,994
27	2,670	111	4,172	195	1,944	279	1,944
28	2,225	112	2,738	196	1,944	280	2,214
29	2,225	113	2,996	197	1,944	281	2,214
30	2,225	114	2,835	198	1,944	282	1,944
31	2,670	115	2,498	199	1,944	283	1,994
32	2,670	116	3,477	200	1,944	284	1,994
33	2,225	117	3,358	201	2,198	285	1,944
34	2,225	118	2,325	202	2,463	286	2,214
35	2,225	119	2,363	203	2,176	287	2,214
36	2,225	120	2,880	204	2,133	288	1,944
37	2,670	121	2,915	205	2,089	289	1,994
38	2,670	122	2,456	206	2,046	290	1,994
39	2,225	123	2,464	207	2,002	291	1,944
40	2,230	124	2,976	208	1,959	292	2,214
41	2,290	125	3,213	209	2,465	293	2,457
42	3,502	126	2,682	210	1,944	294	2,146
43	3,194	127	2,687	211	1,944	295	2,418
44	2,225	128	4,581	212	1,944	296	2,809
45	2,225	129	3,959	213	1,944	297	2,396
46	2,225	130	2,788	214	1,942	298	2,345
47	2,670	131	3,533	215	2,407	299	1,946
48	2,670	132	3,352	216	1,944	300	1,944
49	2,225	133	2,404	217	1,944	301	1,944
50	2,225	134	3,162	218	1,944	302	1,944
51	2,225	135	3,044	219	1,944	303	1,944
52	2,670	136	2,225	220	2,195	304	1,944
53	2,670	137	2,225	221	2,195	305	1,944
54	2,225	138	2,225	222	1,944	306	2,156
55	2,225	139	2,225	223	1,944	307	2,196
56	2,225	140	2,670	224	1,944	308	1,944
57	2,225	141	2,670	225	1,944	309	1,944
58	2,670	142	2,225	226	2,411	310	1,944
59	2,670	143	2,225	227	2,411	311	1,944
60	2,225	144	2,225	228	1,944	312	1,944
61	2,225	145	2,225	229	1,944	313	1,944
62	2,670	146	2,670	230	1,944	314	1,944
63	2,772	147	2,670	231	1,944	315	1,944
64	2,250	148	2,225	232	2,195	316	1,944
65	2,250	149	2,225	233	2,195	317	1,944
66	2,250	150	2,225	234	1,944	318	1,944
67	2,250	151	2,225	235	1,944	319	1,971
68	2,700	152	2,670	236	1,944	320	1,944
69	2,700	153	2,670	237	1,944	321	1,944
70	2,250	154	2,225	238	2,411	322	1,944
71	2,700	155	2,225	239	2,411	323	2,230
72	2,700	156	2,225	240	1,944	324	3,029
73	2,250	157	2,670	241	1,944	325	1,944
74	2,250	158	2,670	242	1,944	326	1,966
75	2,250	159	2,225	243	1,944	327	2,263
76	2,250	160	2,225	244	2,195	328	3,867
77	2,700	161	2,671	245	2,195		
78	2,700	162	2,730	246	1,944		
79	2,250	163	2,421	247	1,944		
80	2,250	164	2,643	248	1,944		
81	2,700	165	3,673	249	1,944		
82	2,700	166	2,604	250	2,411		
83	2,250	167	2,267	251	2,411		
84	2,700	168	2,137	252	1,944		

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.

PA_



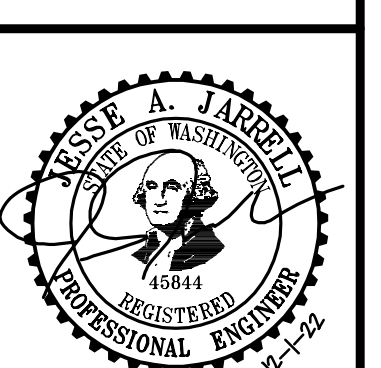
Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	7-18-22	REVISIONS PER CITY OF MARYSVILLE 2ND PRELIM PLAT REVIEW
2	12-1-22	REVISIONS TO 30TH AVE NE ROUNDABOUT

LDC | Surveying Engineering Planning
 Kent
 Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072
 www.LDCcorp.com
 T 425.806.1869
 Olympia
 F 425.482.2893

PULTE GROUP
MARYSVILLE 10 DEGREES
 PRELIMINARY PLAT



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

PP-06
 SHEET 6 OF 6

Drawing: P:\Civil\2021\150 Marysville 10 Degrees\Drawings\Pre-Plat\C21150PP-PP-PL.dwg Plotter: Dec 01, 2022 - 12:27pm