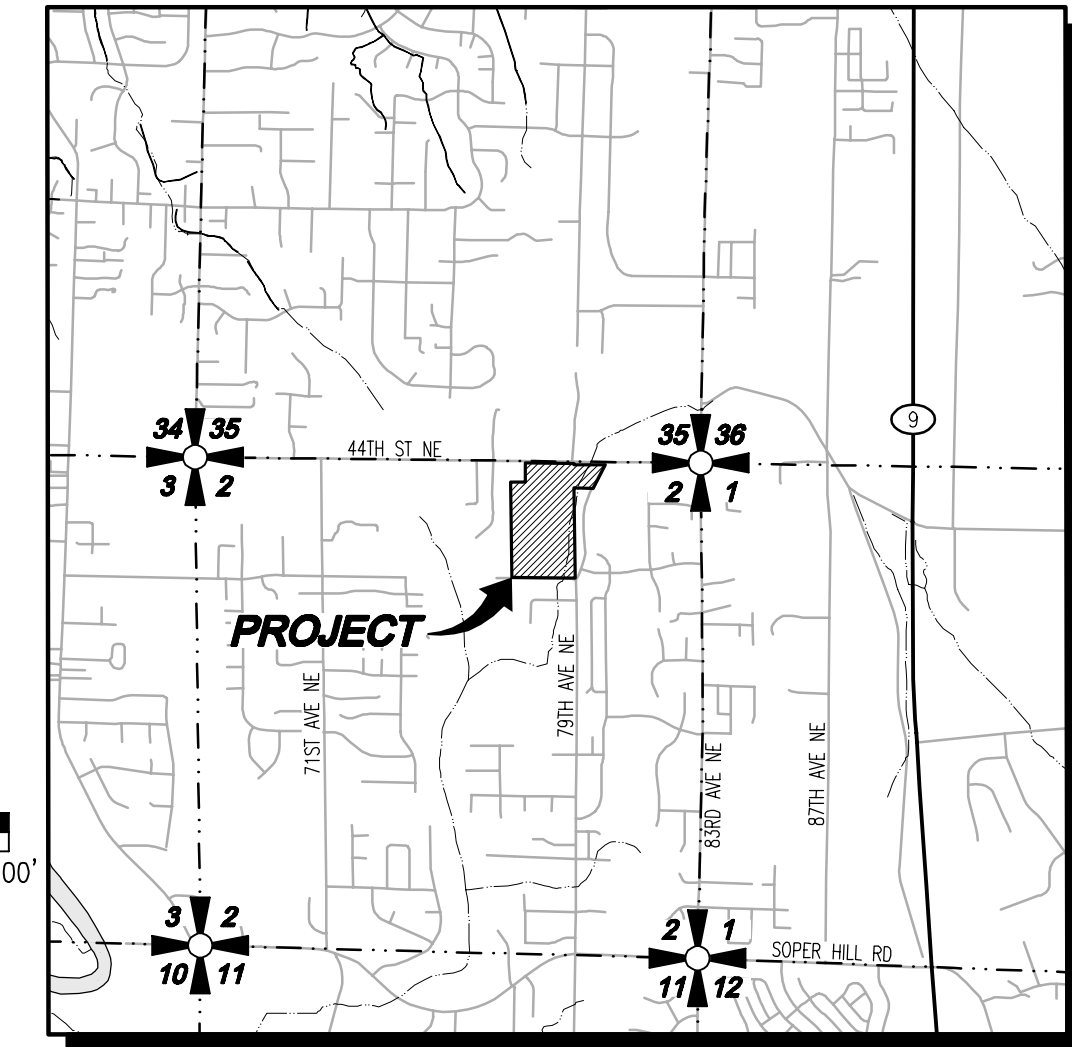
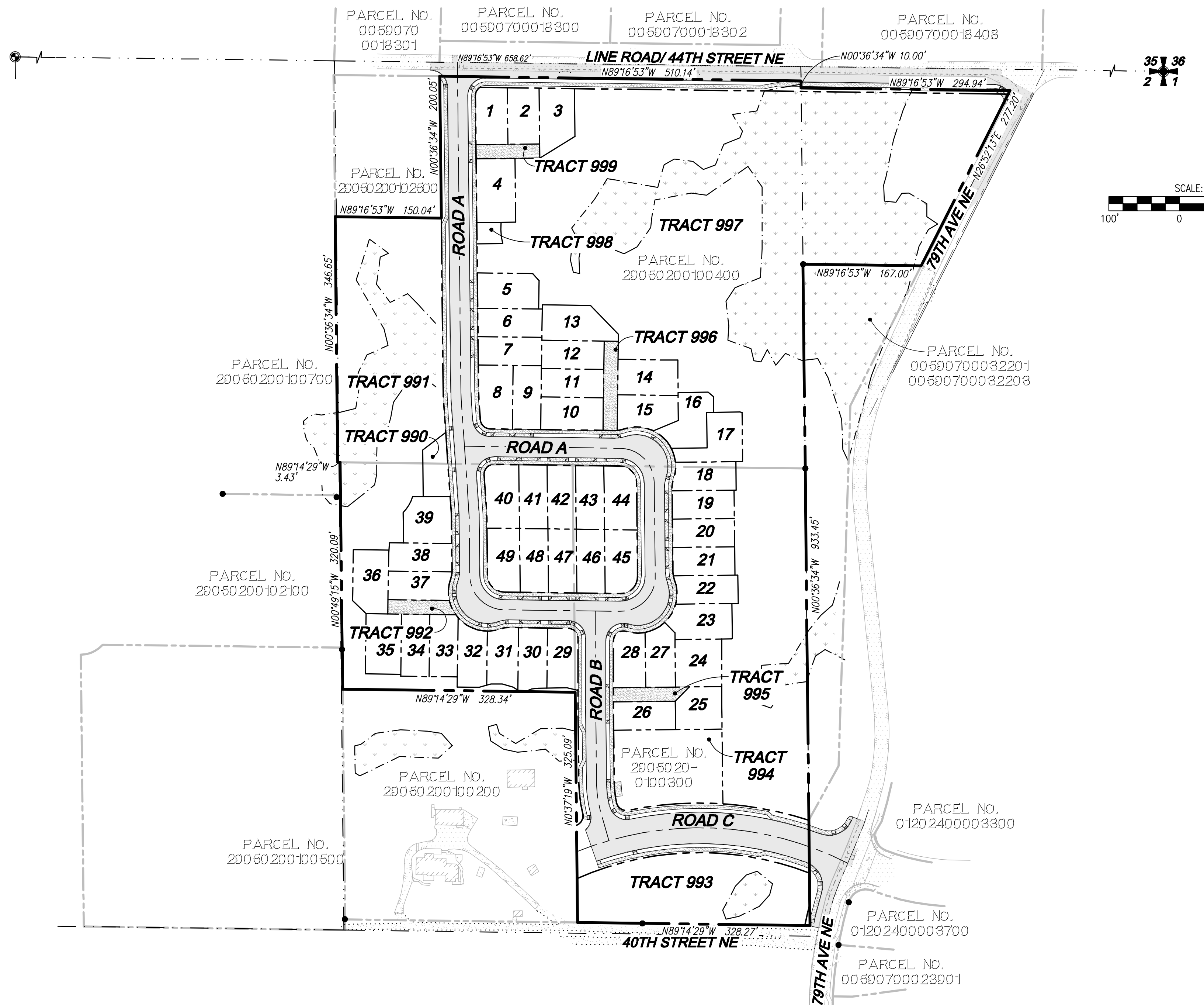


CREEKSIDE PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	DESCRIPTION
△	CONTROL TRAVERSE POINT	AC	ASPHALT CONCRETE
●	MONUMENT FOUND	BWF	BARBED WIRE FENCE
○	FOUND SURVEY PROPERTY MARKER	CB	CATCH BASIN
□	CATCH BASIN	CL	CENTERLINE
○	STORM MANHOLE	CMP	CORRUGATED METAL PIPE
○	CULVERT	CPP	CORRUGATED POLYETHYLENE PIPE
○	SANITARY SEWER MANHOLE	CP	CONCRETE PIPE
○	FIRE HYDRANT	EL	ELEVATION
○	TREE CONIFEROUS	EX	EXISTING
○	TREE DECIDUOUS	FL	FLOWLINE
○	UTILITY POLE	FN	FENCE
○	WATER METER	HWF	HOG WIRE FENCE
○	WATER VALVE	IE	INVERT ELEVATION
○	MAILBOX	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
○	SIGN POST	O/H	OVERHEAD
○	POWER VAULT	P	PROPERTY LINE
○	FIBER OPTIC CABLE MARKER	P/P	POWER POLE
○	WELL	PVC	POLYVINYL CHLORIDE PIPE
○	WELL (APPROXIMATE LOCATION)	R/W	RIGHT-OF-WAY
		STA	STATION
		SD	STORM DRAIN
		SDMH	STORM DRAIN MANHOLE
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEANOUT
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	SD CAP	○	WATER CAP
○	TYPE 1 CATCH BASIN, GRATED LID	○	CONCRETE BLOCKING
○	TYPE 1 CATCH BASIN, SOLID LID	○	BUTTERFLY VALVE
○	TYPE 2 CATCH BASIN, GRATED LID	○	11" BEND
○	TYPE 2 CATCH BASIN, SOLID LID	○	45" BEND
○	BEEHIVE MANHOLE COVER	○	90° BEND
○	SQUARE YARD DRAIN	○	22" BEND
○	ROUND YARD DRAIN	○	VALVE
○	STORM CLEAN OUT	○	HYDRANT ASSEMBLY
○	STORM PIPE	○	BLOW-OFF VALVE
		○	REDUCER
		○	AIR-VAC ASSEMBLY
		○	WATER METER
		○	WATER PIPE
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
○	SEWER CAP		
○	SEWER CLEANOUT		
○	SEWER MANHOLE		
○	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

LOT 1 AFTER CONVEYANCE
 LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,
 RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30
 NORTH, RANGE 5 EAST, W.M.

LOT 2 AFTER CONVEYANCE
 LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,
 RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30
 NORTH, RANGE 5 EAST, W.M.

VERTICAL DATUM

VERTICAL DATUM: MONUMENT, W.G.S. SURVEY DATA WAREHOUSE
 DESIGNATION 2706-13-6, DATA BASE ID: 23044
 ELEV.=64.11 NAVD88
 NAVD29 CONVERSION IS NAVD88 - 3.73 FEET = NAVD29.

BENCHMARK

PROJECT BENCHMARK - TOP N.W. BOLT OF RAILWAY SIGNAL LIGHT AS
 SHOWN HEREON. ELEVATION = 66.70'

BASIS OF BEARING

- WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE
- HELD MONUMENT FOR COORDINATE BASE; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-7, DATA BASE ID: 21080 MONUMENT FOR ROTATION; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-6, DATA BASE ID: 23044
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID X 1.00057655 TO GROUND. GROUND X 0.999942349 TO GRID.

SURVEY NOTES

THIS SURVEY WAS PERFORMED IN 2006. THIS MAP REFLECTS THE CONVERSION TO STATE PLANE COORDINATES.

PROJECT INFORMATION

SITE ADDRESS: 7715 & 7811 40TH ST NE, 7808 44TH ST NE
 MARYSVILLE, WA 98270
TAX PARCELS: 29050200100200, 29050200100300, 29050200100400
TOTAL SITE AREA: 705,331 SF (16.19 AC)
EXISTING ZONING: R-6.5
PROPOSED ZONING: R-6.5
PROPOSED LAND USE: DETACHED SINGLE FAMILY
PROPOSED LOTS: 51
MINIMUM LOT AREA: 3,500 SF
MAX IMPERVIOUS COVERAGE: 70% PER LOT
WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD
GAS: PUGET SOUND ENERGY
TELEPHONE: FRONTIER
CABLE: COMCAST
SCHOOL DISTRICT: LAKEWOOD SCHOOL DISTRICT NO. 4
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
BUILDING SETBACKS:
 FRONT: 10 FEET
 REAR: 10 FEET
 SIDE: 5 FEET
 GARAGE: 20 FEET
 CRITICAL AREA: 15 FEET
PARKING REQUIREMENTS:
PARKING REQUIRED: 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS
PARKING PROVIDED: 196 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

EARTHWORK QUANTITIES

CUT: 10,000 CY
FILL: 10,000 CY
NET: 0 CY
DISTURBED AREA: 366,408 SF (8.41 AC)
 *EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY

NET AREA: R-6.5 ZONING (PER MMC 22A.020.150)

	AC (unless otherwise noted)	SF (unless otherwise noted)
GROSS PARCEL AREA	16.19	705,331
DEDUCTION FOR ROADS, PANHANDLES, AND ACCESS EASEMENTS	2.97	129,543
NON-TRANSFERRED CRITICAL AREAS	5.72	248,993
TOTAL REMOVAL FOR NPA	8.69	378,536
NET PROJECT AREA (NPA)	7.5	326,700
MAXIMUM BASE DENSITY (NPA X 6.5 DU/AC)	49 LOTS	

PROJECT ZONING DENSITY CALCULATIONS

	DU (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA (AC)	16.19	705,331
NET PROJECT AREA (NPA) (AC)	7.5	326,700
BASE NET DENSITY	49 LOTS	
MAX DENSITY (WITH PRD BONUS DENSITY) = 120% X BASE DENSITY	59 LOTS	
DWELLING UNITS PROPOSED	49 LOTS	

TABLE OF CONTENTS

- COVER SHEET
- 3 PRELIMINARY PLAT

TRACT TABLE

TRACT #	USE	AREA (SF)
999	ACCESS/UTILITY	1,800
998	OPEN SPACE	1,036
997	NGPA/STORMWATER	266,575
996	ACCESS/UTILITY	2,520
995	ACCESS/UTILITY	1,947
994	STORMWATER/OPEN SPACE	16,308
993	NGPA/STORMWATER	29,421
992	ACCESS/UTILITY	1,808
991	NGPA	72,971
990	OPEN SPACE	2,788

CONTACT LIST

APPLICANT/OWNER:
 HORIZON VIEW HOLDINGS, INC.
 6443 NE 181ST ST
 KENMORE, WA 98028
 CONTACT: DANIEL WICK
 PHONE: (206) 551-0499
 EMAIL: dan@hvnhinc.com

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: TOM ABBOTT, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: tabbott@ldccorp.com

SURVEYOR:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: VINCE TOWNSEND, PLS
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: vtownsend@ldccorp.com

GEOTECH ENGINEER:
 NELSON GEOTECHNICAL ASSOCIATES, INC.
 17311 135TH AVE NE SUITE A-500
 WOODINVILLE, WA 98072
 CONTACT: ALEX B. RIVALDI, LG
 PHONE: (425) 486-1669
 EMAIL: alex@nelsongeotech.com

WETLAND BIOLOGIST:
 SOUNDVIEW CONSULTANTS, LLC
 2907 HARBORVIEW DRIVE
 GIG HARBOR, WA 98355
 CONTACT: JON PICKETT
 PHONE: (253) 514-8952
 EMAIL: jon@soundviewconsultants.com

UTILITY NOTE

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DISCLAIMER

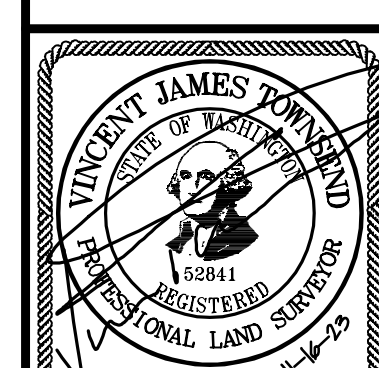
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 Utilities Underground Location Center

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HORIZON VIEW HOLDINGS, INC.
CREEKSIDE
 COVER SHEET



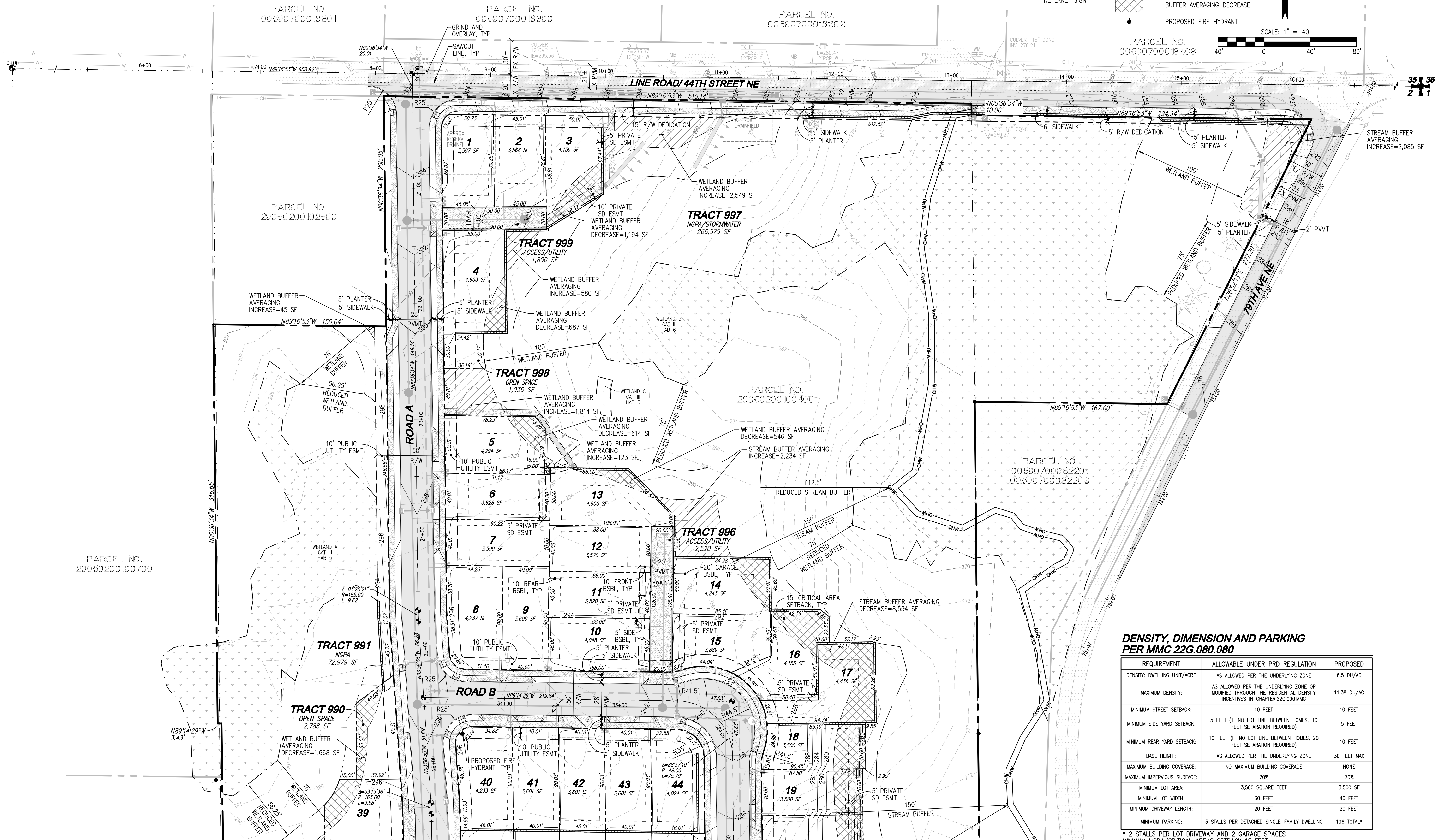
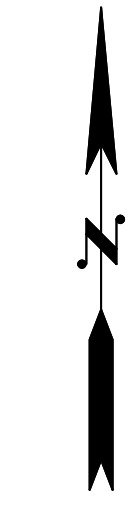
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 DRAWING NAME: C22173PP-CS-PL
 DESIGNER: TPA
 DRAFTING BY: DAD
 DATE: 3-8-23
 SCALE: 1"=100'
 JURISDICTION: MARYSVILLE

PP-01
 SHEET 1 OF 3

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- PRIVACY FENCE
- RETAINING WALL
- "NO-PARKING FIRE LANE" SIGN
- FULL DEPTH ASPHALT
- CONCRETE
- GRIND AND OVERLAY
- BUFFER AVERAGING INCREASE
- BUFFER AVERAGING DECREASE
- PROPOSED FIRE HYDRANT



DENSITY, DIMENSION AND PARKING PER MMC 22G.080.080

REQUIREMENT	ALLOWABLE UNDER PRD REGULATION	PROPOSED
DENSITY: DWELLING UNIT/ACRE	AS ALLOWED PER THE UNDERLYING ZONE	6.5 DU/AC
MAXIMUM DENSITY:	AS ALLOWED PER THE UNDERLYING ZONE OR MODIFIED THROUGH THE RESIDENTIAL DENSITY INCENTIVES IN CHAPTER 22G.080 MMC	11.38 DU/AC
MINIMUM STREET SETBACK:	10 FEET	10 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET (IF NO LOT LINE BETWEEN HOMES, 10 FEET SEPARATION REQUIRED)	5 FEET
MINIMUM REAR YARD SETBACK:	10 FEET (IF NO LOT LINE BETWEEN HOMES, 20 FEET SEPARATION REQUIRED)	10 FEET
BASE HEIGHT:	AS ALLOWED PER THE UNDERLYING ZONE	30 FEET MAX
MAXIMUM BUILDING COVERAGE:	NO MAXIMUM BUILDING COVERAGE	NONE
MAXIMUM IMPERVIOUS SURFACE:	70%	70%
MINIMUM LOT AREA:	3,500 SQUARE FEET	3,500 SF
MINIMUM LOT WIDTH:	30 FEET	40 FEET
MINIMUM DRIVEWAY LENGTH:	20 FEET	20 FEET
MINIMUM PARKING:	3 STALLS PER DETACHED SINGLE-FAMILY DWELLING	196 TOTAL*

* 2 STALLS PER LOT DRIVEWAY AND 2 GARAGE SPACES
MINIMUM NGPA/CRITICAL AREAS SETBACK 15 FEET

REFERENCE LINE SEE SHEET PP-03

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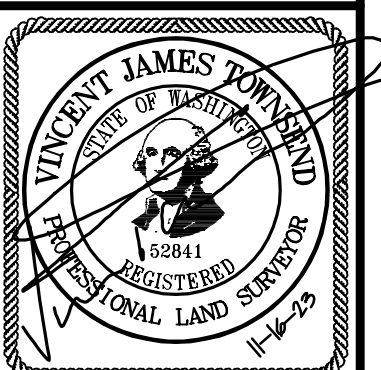
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HORIZON VIEW HOLDINGS, INC.
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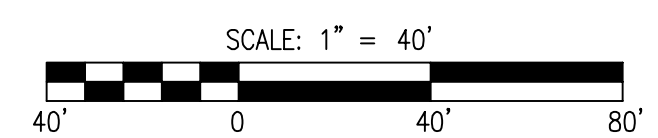
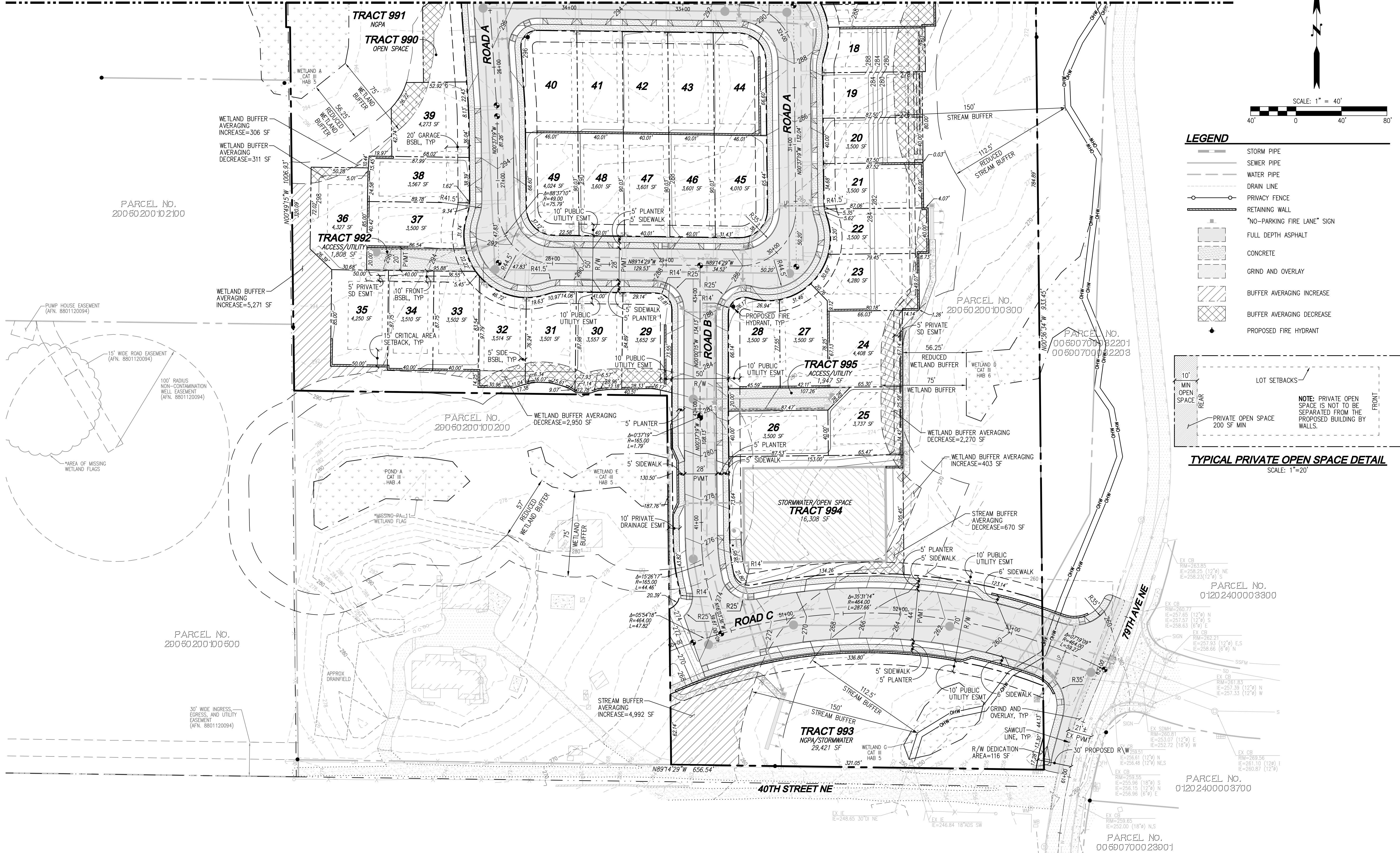


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 DESIGNER: TPA
 DRAFTING BY: DAD
 DATE: 3-8-23
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 JURISDICTION: MARYSVILLE

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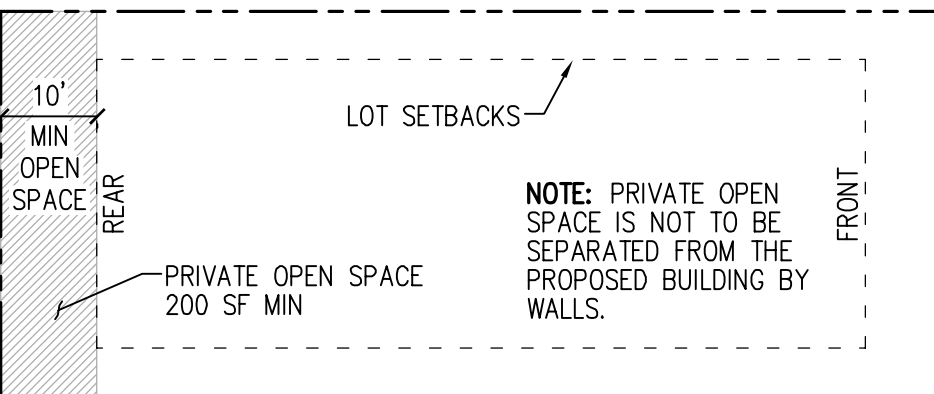
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

REFERENCE LINE SEE SHEET PP-02



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- PRIVACY FENCE
- RETAINING WALL
- "NO-PARKING FIRE LANE" SIGN
- FULL DEPTH ASPHALT
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- GRIND AND OVERLAY
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TYPICAL PRIVATE OPEN SPACE DETAIL
SCALE: 1"=20'

OPEN SPACE CALCULATIONS

	AC (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA	16.19	705,331
NET PROJECT AREA (NPA)	7.5	326,700
REQ. OPEN SPACE (15% NPA)	1.13	49,005
REQ. ACTIVE OPEN SPACE (35% TOTAL REQUIRED OPEN SPACE)	0.4	17,152
PROVIDED ACTIVE OPEN SPACE (TRACT 994, 990, AND 998)	0.46	20,132
PROVIDED PASSIVE OPEN SPACE (TRACT 993, 991, AND 997)	8.47	368,975
TOTAL PROVIDED OPEN SPACE	8.93	389,107

PROJECT ZONING DENSITY CALCULATIONS

	DU (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA (AC)	16.19	705,331
NET PROJECT AREA (NPA) (AC)	7.5	326,700
BASE NET DENSITY	49 LOTS	
MAX DENSITY (WITH PRO BONUS DENSITY) = 120% X BASE DENSITY	59 LOTS	
DWELLING UNITS PROPOSED	49 LOTS	

NET AREA: R-6.5 ZONING (PER MMC 22A.020.150)

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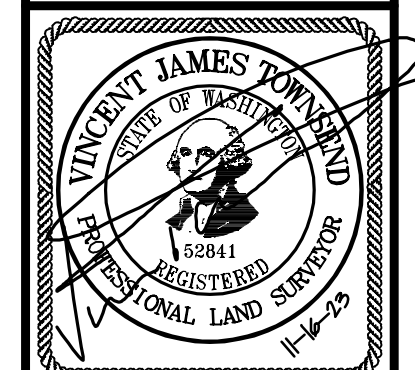
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