

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/2011 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD 83/2011 FROM GPS OBSERVATION MONUMENTED CENTER LINE OF 172ND ST NE (SR 531) (BEARING = N89°03'36"E)

VERTICAL DATUM

NAVD 88

VERTICAL BENCHMARK

FOUND MONUMENT IN CASE WITH 1" BRASS DISC BEING THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. ELEVATIONS = 129.54'

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION: LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SUBSTRUCTURES

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS FIBER OPTIC DISCLAIMER

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. LAND DEVELOPMENT CONSULTANTS HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY.

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY FOR LAKEWOOD SCHOOL DISTRICT PERFORMED BY HORTON DENNIS AND ASSOCIATES (AFN 9.301125002)
(R2) RECORD OF SURVEY FOR SR 531 16' W CENTERLINE ALIGNMENT BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (AFN 200309165002)
(R3) RECORD OF SURVEY FOR ENGLISH HILL INVESTMENTS, LLC PERFORMED BY HARMSSEN AND ASSOCIATES (AFN 200701305006)
(R4) BOUNDARY LINE ADJUSTMENT FOR SUNSET CARING COMMUNITIES PERFORMED BY NORTH PEAK ASSOCIATES LLC (AFN 202105265008)
(R5) MILLARD BALL ROAD NO. 78 PER UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY
(C) CALCULATED
(M) MEASURED

SURVEY NOTES

- 1. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
2. UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY SHOWS A 40-FOOT WIDE ESTABLISHED ROAD CALLED MILLARD BALL ROAD NO. 78 STRADDLING THE WEST LINE OF SECTION 29. A PORTION OF SAID ROAD ENCUMBERS THE WESTERLY 20 FEET OF SUBJECT PARCEL A HEREON. SAID PARCEL A'S VESTING DEED CALLS FOR THE FOLLOWING EXCEPTION: "EXCEPT COUNTY ROAD" BUT DOES NOT EXPLICITLY REFERENCE SAID MILLARD BALL ROAD NO. 78. THE SNOHOMISH COUNTY ASSESSOR'S MAP REVEALS A PORTION OF THIS ROAD BUT APPEARS TO BE FULLY CONTAINED ON SECTION 30, WEST OF SUBJECT PARCEL A. NO CONVEYANCE DEED FOR SAID ROAD COULD BE FURNISHED BY THE COUNTY UPON REQUEST. NO VACATION OF SAID ROAD HAS BEEN DISCLOSED IN THE TITLE DOCUMENTS OR RECORD SEARCH. NO EVIDENCE OF A ROAD WAS FOUND IN THIS AREA WHILE CONDUCTING OUR FIELD SURVEY. OWNERSHIP RIGHTS WITHIN THIS AREA REMAIN UNDETERMINED UNTIL FURTHER INVESTIGATION.
3. WATER PIPELINE EASEMENTS 1805324, 1805323, 1805320 AND 1805321 MAY BE FULLY CONTAINED WITHIN EXISTING 172ND STREET SE RIGHT-OF-WAY; HOWEVER, MULTIPLE PREVIOUSLY RECORDED DOCUMENTS (R3, R4) PLACE PORTIONS OF THIS PIPELINE EASEMENT, AS IT CONTIGUES EAST OF THE SUBJECT PARCELS. AT THE ALIGNMENT SHOWN HEREON, ADDITIONAL RESEARCH MAY BE REQUIRED TO FINALIZE THE PLACEMENT OF THESE EASEMENTS.

PARCEL A - LEGAL DESCRIPTION

PARCEL 'A' CHICAGO TITLE COMMITMENT NO. 500121497 COMMITMENT DATE: MAY 17, 2021 AT 08:00 AM THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W. M., SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 130 FEET OF THE WEST 100 FEET AND EXCEPT COUNTY ROAD; AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE GREAT NORTHERN RAILROAD RIGHT OF WAY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-012-00

PARCEL B - LEGAL DESCRIPTION

PARCEL 'B' CHICAGO TITLE COMMITMENT NO. 500121496 COMMITMENT DATE: MAY 14, 2021 AT 08:00 AM THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT COUNTY ROAD; EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-011-00 AND 310529-002-019-00

PARCEL C - LEGAL DESCRIPTION

PARCEL 'C' CHICAGO TITLE COMMITMENT NO. 500121495 COMMITMENT DATE: JULY 15, 2021 AT 08:00 AM THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; LESS ANY PORTION WITHIN ROADS. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-008-00 AND 310529-002-026-00

PARCEL D - LEGAL DESCRIPTION

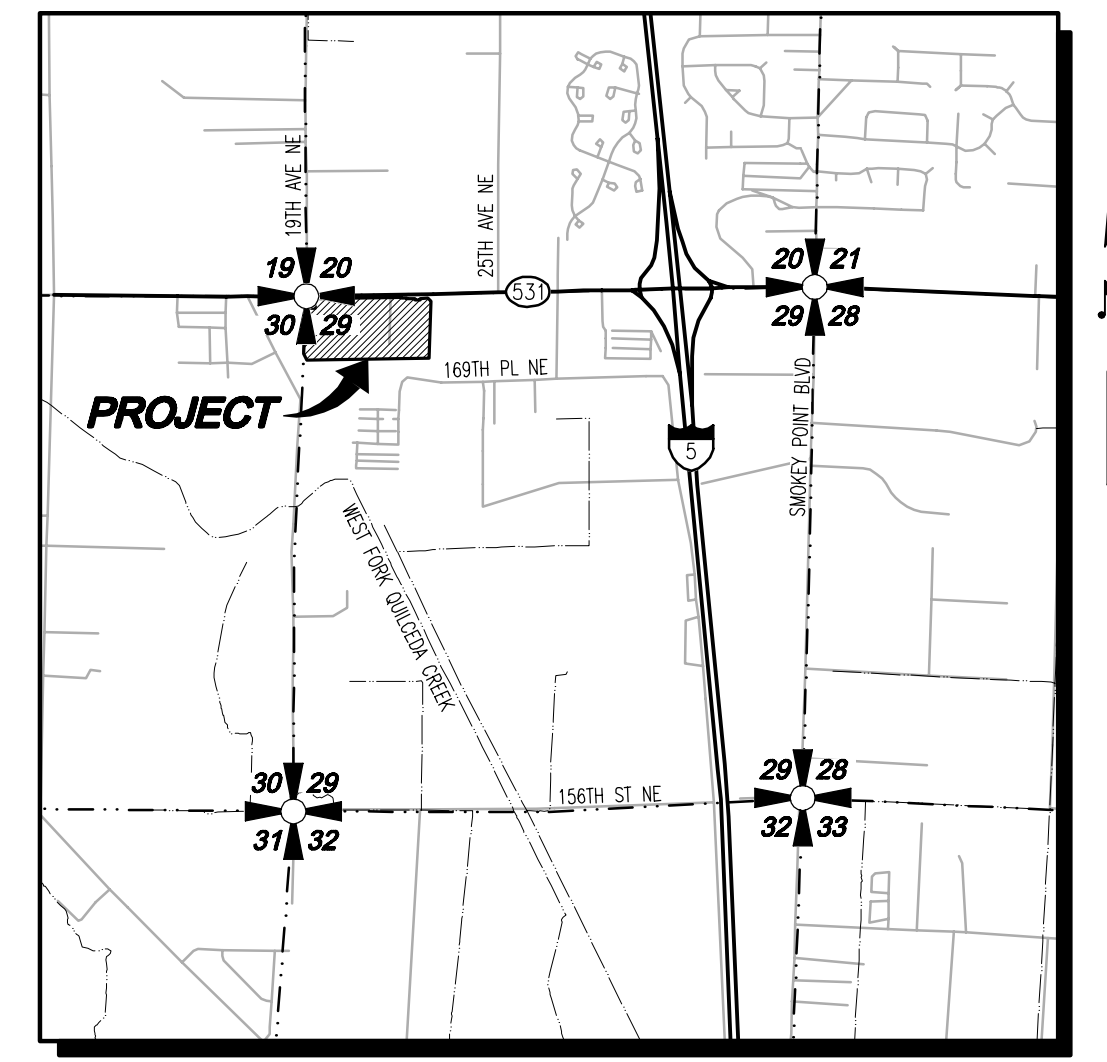
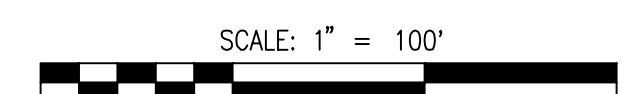
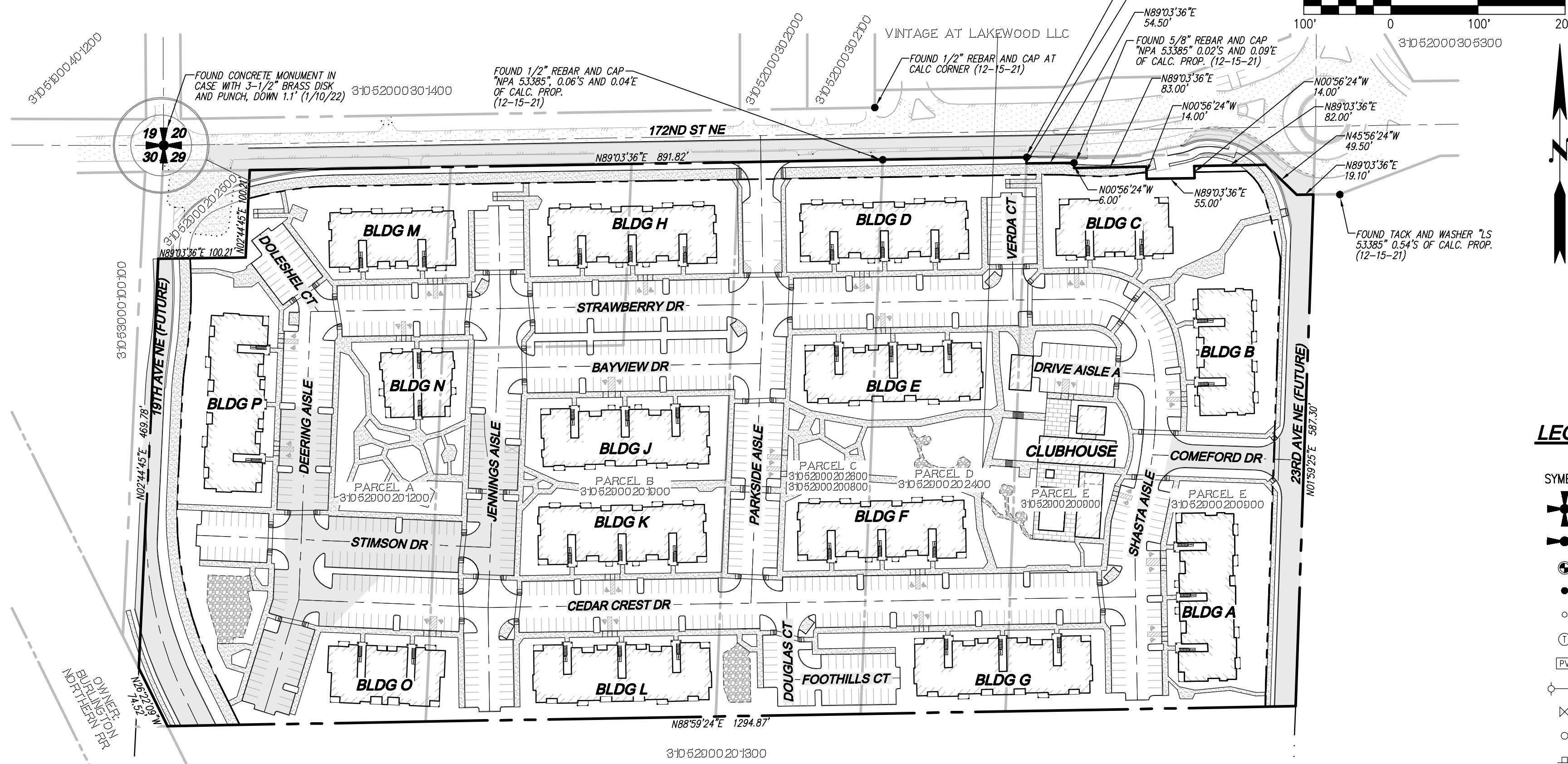
FOR APN/PARCEL ID(S): 310529-002-024-00 THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROAD ALONG THE NORTH SIDE THEREOF; AND EXCEPT ADDITIONAL PORTION CONVEYED TO THE CITY OF MARYSVILLE FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 201507100469, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E - LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 310529-002-009-00 THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROAD ALONG THE NORTH SIDE THEREOF; AND EXCEPT ADDITIONAL PORTION CONVEYED TO THE CITY OF MARYSVILLE FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 201507100469, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

MARYSVILLE 172 AND 23 APARTMENTS ADMINISTRATIVE SITE PLAN



LEGEND AND ABBREVIATIONS

Table with columns for EXISTING SYMBOLS, DESCRIPTION, ABBREVIATIONS, PROPOSED WATER SYMBOLS, PROPOSED STORM SYMBOLS, and PROPOSED SEWER SYMBOLS. Lists various symbols for utilities, structures, and site features.

PROJECT INFORMATION

Table with columns: PARCEL #/SITE ADDRESS, GROSS SITE AREA, LESS ROW TO BE DEEDED, NET SITE AREA, CURRENT ZONING, PROPOSED LAND USE, WATER, SEWER, POWER, GAS, TELEPHONE, CABLE, SCHOOL DISTRICT, FIRE DISTRICT.

TABLE OF CONTENTS

Table with columns: 1 COVER SHEET, 2 ADMINISTRATIVE SITE PLAN

CONTACT LIST

APPLICANT: MARYSVILLE 172ND DEVELOPMENT, LLC c/o INTRACORP NW, LLC
ARCHITECT: BCRA ARCHITECTS
LANDSCAPE ARCHITECT: WEISMAN DESIGN GROUP
SURVEYOR: LDC, INC.
GEO TECH: TERRA ASSOCIATES, INC.

PROPERTY OWNERS

OWNER: SATHER A LLC
OWNER: SCHLOREDT CONRAD FAMILY TRUST
OWNER: COUNSELLOR FAMILY REVOCABLE LIVING TRUST
OWNER: HARVEY WILLIAM C
OWNER: RICCIARDI CASSIE LEE & ANTONIO

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN DECEMBER, 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

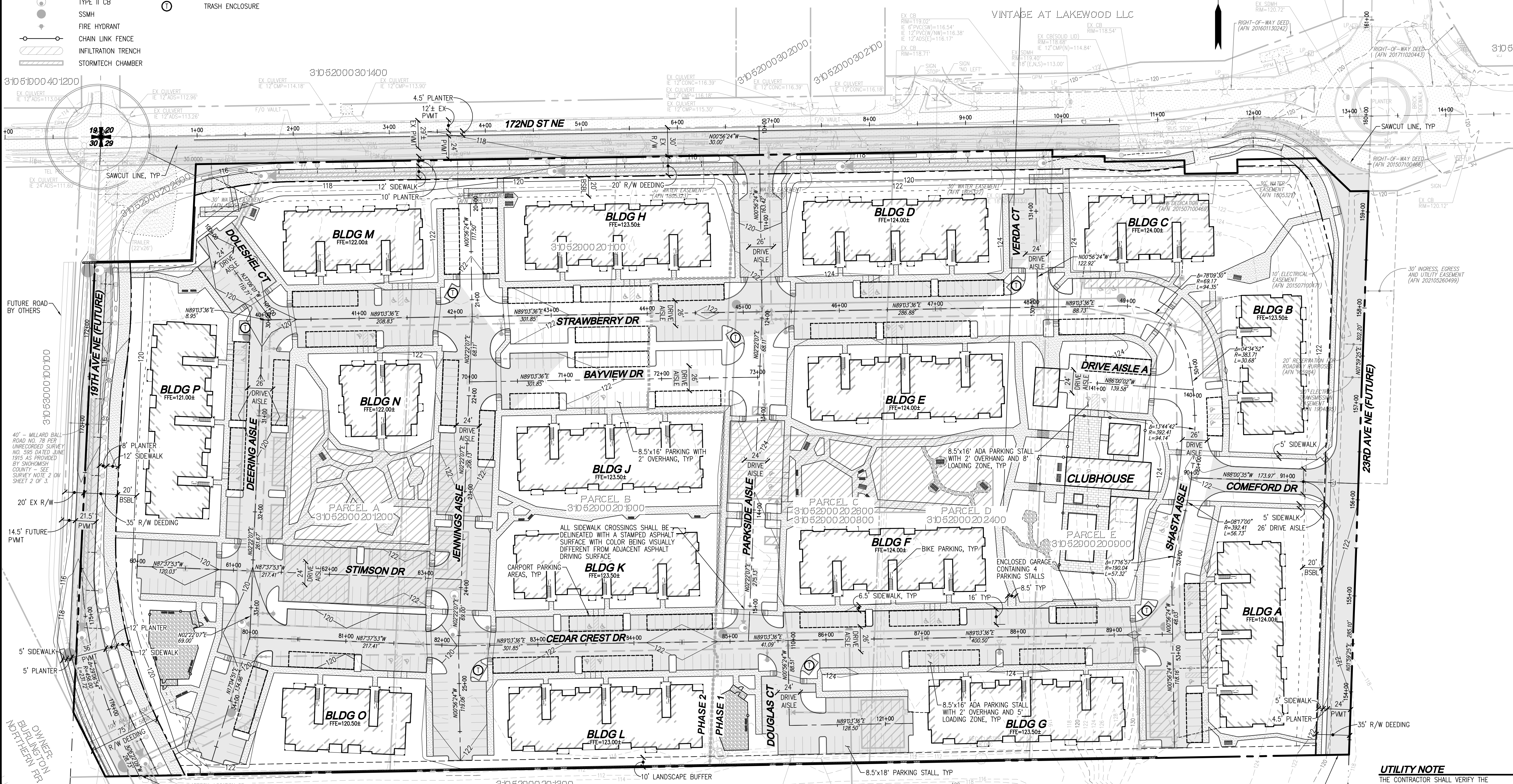
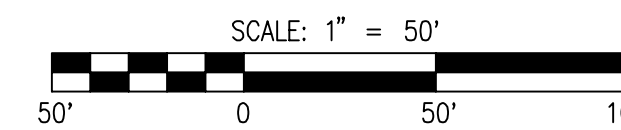
Call 2 Business Days Before You Dig 811 or 1-800-424-5555 Utilities Underground Location Center

Vertical sidebar containing project title 'MARYSVILLE 172 AND 23 APARTMENTS', company logo 'LDC', project type 'INTRACORP HOMES COVER SHEET', revision table, and sheet number 'ASP-01 SHEET 1 OF 2'.

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

LEGEND

	STORM PIPE		ASPHALT PAVEMENT
	SEWER PIPE		CONCRETE SIDEWALK
	WATER PIPE		GRAVEL
	TYPE I CB		TRASH ENCLOSURE
	TYPE II CB		
	SSMH		
	FIRE HYDRANT		
	CHAIN LINK FENCE		
	INFILTRATION TRENCH		
	STORMTECH CHAMBER		



PROJECT INFORMATION

PARCEL #/SITE ADDRESS: 31052900201200: 1930 172ND ST NE
 31052900201100: 2008 172ND ST NE
 31052900201900: 2008 172ND ST NE
 31052900200800: 2104 172ND ST NE
 31052900202600
 31052900202400: 2124 172ND ST NE
 31052900200900: N/A

GROSS SITE AREA: 625,749 SF 18.96 AC
 LESS ROW TO BE DEEDED: 66,865 SF 1.53 AC
 NET SITE AREA: 759,084 SF 17.43 AC
 CURRENT ZONING: MIXED USE (MU)
 PROPOSED LAND USE: MULTI-FAMILY/APARTMENTS
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY PUD NO. 1
 GAS: PUGET SOUND ENERGY
 TELEPHONE: FRONTIER
 CABLE: COMCAST
 SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 306
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA

PARKING CALCULATIONS

MIN VEHICLE PARKING REQUIRED:	UNIT TYPE	QUANTITY	STALLS/DU	STALLS REQ'D
	STUDIO	42	1.25	52.5
	1 BED	186	1.5	279
	2+ BED	246	1.75	430.5
TOTAL:				762

TOTAL ADA PARKING REQUIRED: 755*

TOTAL ADA PARKING DESIGNED: 40.16 SPACES

TOTAL VAN ACCESSIBLE ADA PARKING REQUIRED: 41 SPACES

TOTAL VAN ACCESSIBLE ADA PARKING DESIGNED: 7 SPACES

MINIMUM BIKE PARKING REQUIRED: 38.1 (5% OF MIN VEHICLE PARKING)

BIKE PARKING DESIGNED: 80 (1-2 STALL RACK LOCATED UNDER EACH BUILDING STAIRWAY)

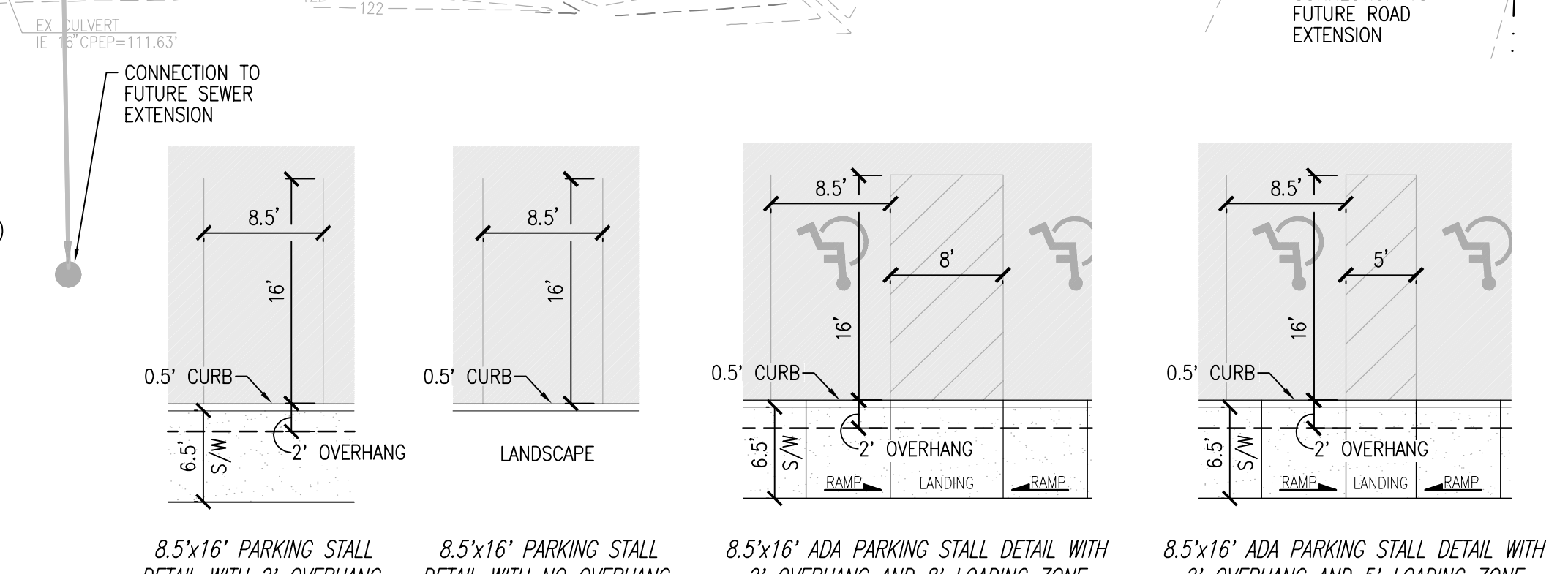
*NOTE: VEHICLE PARKING CAN BE REDUCED BY ONE STALL FOR EACH ADDITIONAL 5 BIKE PARKING STALLS PROVIDED OVER THE MINIMUM. DUE TO 41.9 ADDITIONAL BIKE PARKING STALLS PROVIDED FOR THE PROJECT, MINIMUM PARKING CAN BE REDUCED BY 8 STALLS RESULTING IN ONLY 754 VEHICLE PARKING STALLS BEING REQUIRED FOR DEVELOPMENT.

DENSITY CALCULATIONS

TOTAL UNITS ALLOWED:	487 (17.43 AC x 28 DU/AC)
TOTAL UNITS PROVIDED:	474
NET DENSITY:	474 DU / 17.43 AC = 27.2 DU/AC
MAX BUILDING FLOOR AREA:	607,267 SF
PROPOSED BUILDING FLOOR AREA:	520,055 SF
MIN RESIDENTIAL OPEN SPACE REQUIRED:	104,011 SF (TOTAL BUILDING FLOOR AREA x 20%)
DESIGNED RESIDENTIAL OPEN SPACE:	105,968 SF
MIN LANDSCAPE OPEN SPACE REQUIRED:	227,725 SF (NET SITE AREA x 30%)
DESIGNED LANDSCAPE OPEN SPACE:	279,108 SF

IMPERVIOUS AREAS

PHASE 1:	5.24 AC
PHASE 2:	5.92 AC
19TH AVE NE:	0.48 AC
172ND ST NE:	0.53 AC
TOTAL:	12.17 AC



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PA22-017

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INTRACORP HOMES
MARYSVILLE 172 AND 23 APARTMENTS
ADMINISTRATIVE SITE PLAN

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

REVISIONS

NO.	DATE	DESCRIPTION
1	8-1-22	REVISIONS PER CITY OF MARYSVILLE 1ST SITE PLAN/LAND USE REVIEW

BY: JAJ

ASSISTANT PROFESSIONAL ENGINEER
 KRISTEN A. JARRELL
 16844

JOB NUMBER: C21147A
 DRAWING NAME: C21147A-ASP-PL
 DESIGNER: JAJ
 DRAFTING BY: RCR
 DATE: 4-19-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

ASP-02
 SHEET 2 OF 2