

**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 RS-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.  
LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF  
UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE  
LOCAL JURISDICTION.

**REFERENCE DOCUMENTS**

- (R1) RECORD OF SURVEY FOR LAKEWOOD SCHOOL DISTRICT PERFORMED BY HORTON DENNIS  
AND ASSOCIATES (AFN 9301125002)
- (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 HARSEN  
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 THE  
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 WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE  
SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.,  
SNOHOMISH COUNTY, WASHINGTON;  
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 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**

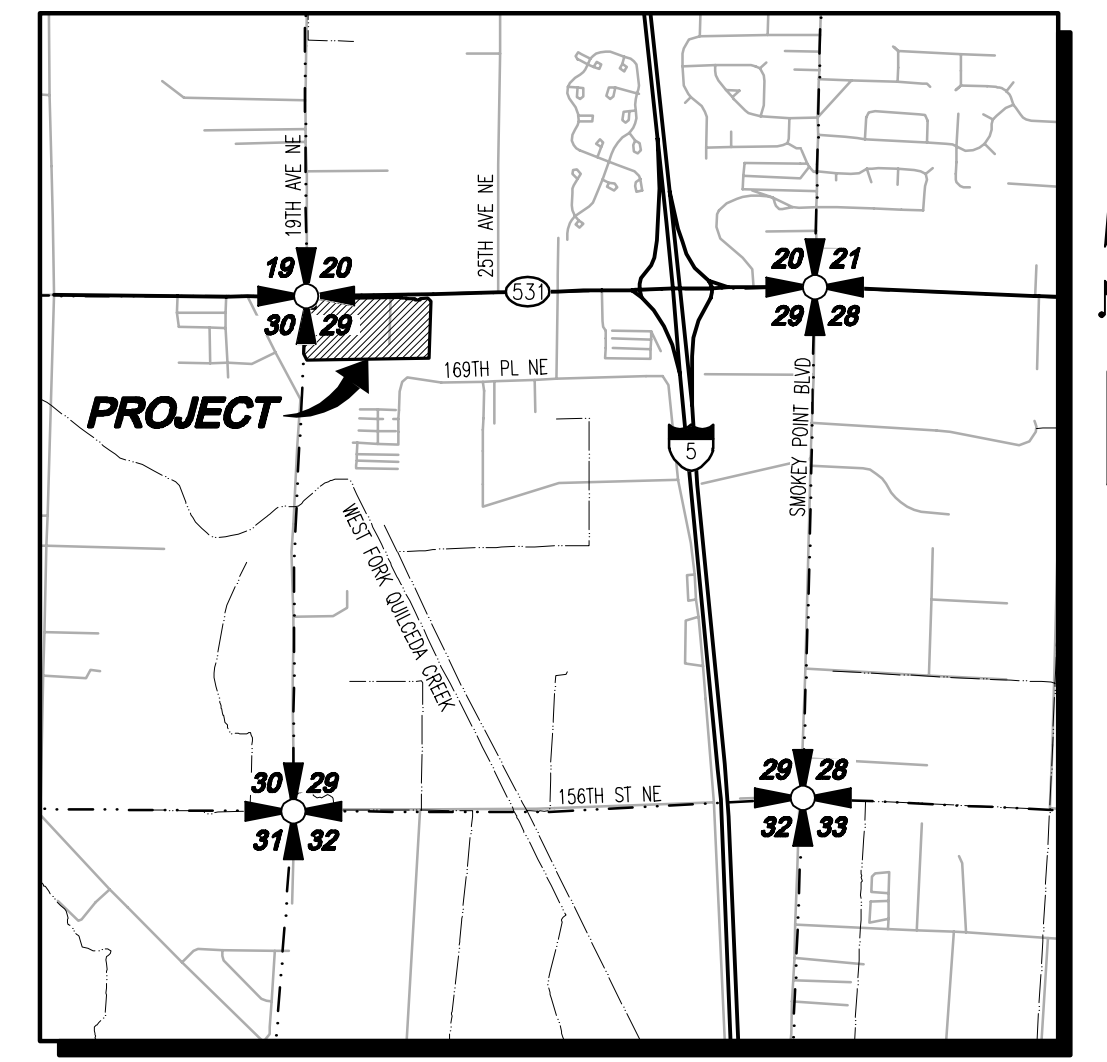
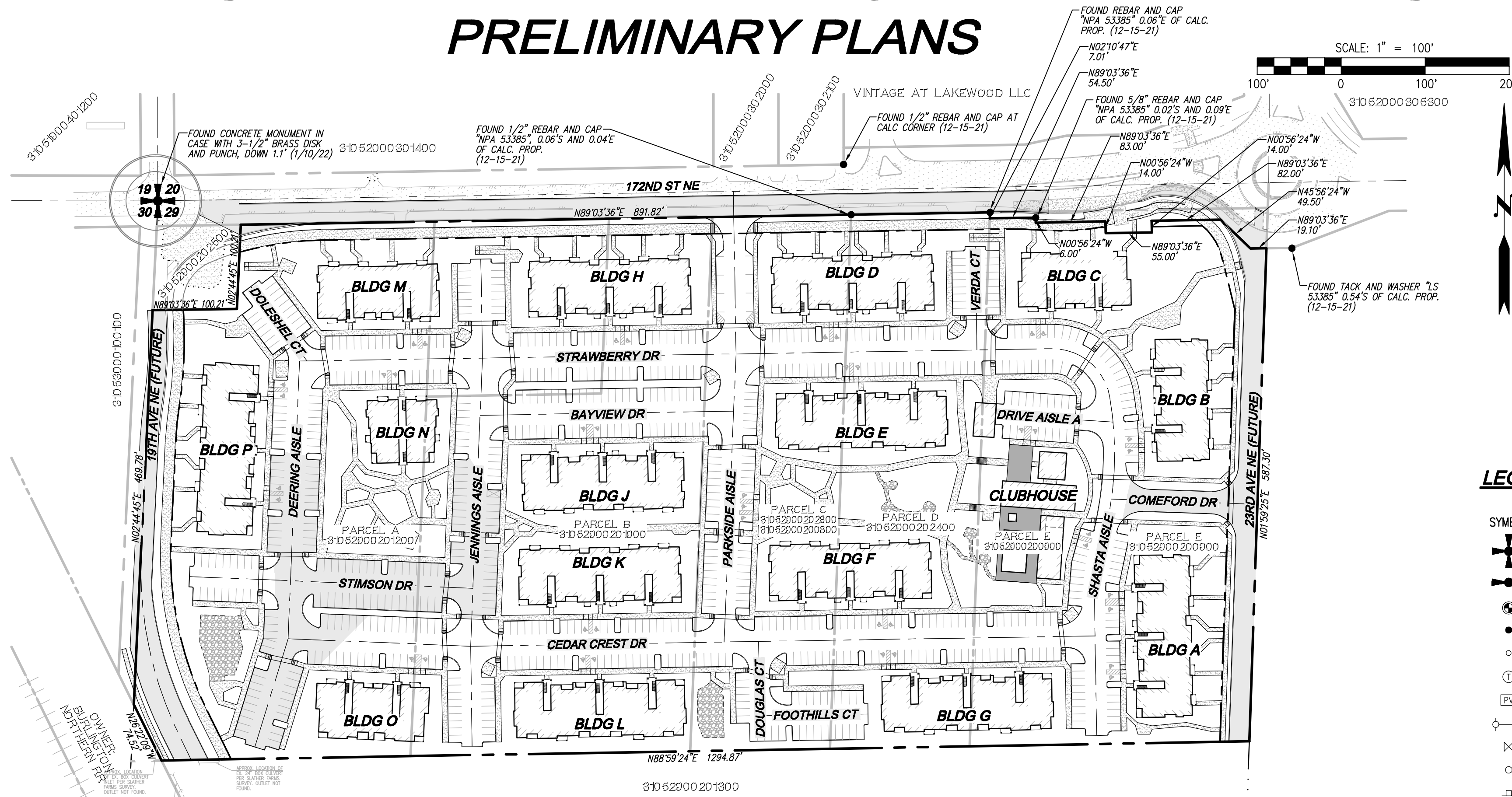
**FOR APN/PARCEL ID(S): 310529-002-024-00**  
THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET NORTHEAST.  
SITUATE 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 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 PRELIMINARY PLANS



**LEGEND AND ABBREVIATIONS**

| EXISTING SYMBOLS       | DESCRIPTION                    | ABBREVIATIONS                           |
|------------------------|--------------------------------|---|
|                        | SECTION CORNER                 | CB CATCH BASIN                          |
|                        | 1/4 SECTION CORNER             | C CENTERLINE                            |
|                        | MONUMENT                       | CMP CORRUGATED METAL PIPE               |
|                        | SET REBAR/CAP LS#46315         | CP CONCRETE PIPE                        |
|                        | FOUND REBAR                    | EL ELEVATION                            |
|                        | TELEPHONE VAULT                | EXIST. EXISTING                         |
|                        | POWER VAULT                    | F FLOWLINE                              |
|                        | LUMINAIRE                      | IE INVERT ELEVATION                     |
|                        | WATER VALVE                    | LCPE LINED CORRUGATED POLYETHYLENE PIPE |
|                        | BOLLARD                        | R PROPERTY LINE                         |
|                        | SIGN (AS NOTED)                | PP POWER POLE                           |
|                        | JUNCTION BOX                   | PVC POLYVINYL CHLORIDE PIPE             |
|                        | CATCH BASIN                    | R/W RIGHT-OF-WAY                        |
|                        | STORM MANHOLE                  | STA STATION                             |
|                        | TRAFFIC SIGNAL                 | SD STORM DRAIN                          |
|                        | TRAVERSE POINT                 | SS SANITARY SEWER                       |
|                        | POWER POLE                     | SSMH SANITARY SEWER MANHOLE             |
|                        | SEPTIC TANK LID                | SWPE SOLID WALL POLYETHYLENE PIPE       |
|                        | WATER LINE                     | TYP TYPICAL                             |
|                        | POWER LINE                     | TBR TO BE REMOVED                       |
|                        | GAS LINE                       |   |
|                        | TELEPHONE LINE                 |   |
|                        | BARBED WIRE FENCE              |   |
|                        | WOOD FENCE                     |   |
| PROPOSED WATER SYMBOLS |                                |   |
| SYMBOL                 | DESCRIPTION                    |   |
|                        | WATER CAP                      |   |
|                        | CONCRETE BLOCKING              |   |
|                        | BUTTERFLY VALVE                |   |
|                        | 11" BEND                       |   |
|                        | 90° BEND                       |   |
|                        | 22" BEND                       |   |
|                        | VALVE                          |   |
|                        | HYDRANT ASSEMBLY               |   |
|                        | BLOW-OFF VALVE                 |   |
|                        | REDUCER                        |   |
|                        | AIR-VAC ASSEMBLY               |   |
|                        | WATER METER                    |   |
|                        | WATER PIPE                     |   |
| 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                     |   |

**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:       | 825,749 SF 18.96 AC                  |
| LESS ROW TO BE DEEDED: | 66,665 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         |

**EARTHWORK QUANTITIES**

|                 |                       |
|-----------------|-----------------------|
| CUT:            | 7,300 CY              |
| FILL:           | 117,800 CY            |
| NET:            | 111,500 CY (FILL)     |
| DISTURBED AREA: | 874,311 SF (20.07 AC) |

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

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| L-0.00 - L-2.01 | LANDSCAPE PLANS                        |

**CONTACT LIST**

|   |  |
|---|--|
| <b>APPLICANT:</b><br>MARYSVILLE 172ND DEVELOPMENT, LLC c/o<br>INTRACORP NW, LLC<br>411 1ST AVE S, SUITE 650<br>SEATTLE, WASHINGTON 98104<br>CONTACT: NOOSHA TASHAKOR<br>DIRECT: (206) 728-6521<br>CELL: (206) 612-7393<br>EMAIL: ntashakor@intracorphomes.com | <b>CIVIL ENGINEER:</b><br>LDC, INC.<br>20210 142ND AVE NE<br>WOODINVILLE, WASHINGTON 98072<br>CONTACT: JESSE JARRELL, PE<br>PHONE: (425) 806-1869<br>FAX: (425) 482-2893<br>EMAIL: jjarrell@ldccorp.com                    |
| <b>SURVEYOR:</b><br>LDC, INC.<br>20210 142ND AVE NE<br>WOODINVILLE, WASHINGTON 98072<br>CONTACT: VINCE TOWNSEND, PLS<br>PHONE: (425) 806-1869<br>FAX: (425) 482-2893<br>EMAIL: vtownsend@ldccorp.com  | <b>ARCHITECT:</b><br>BCRA ARCHITECTS<br>2106 PACIFIC AVE, SUITE 300<br>TACOMA, WA 98402<br>CONTACT: JOSEPH RYDMAN<br>PHONE: (253) 278-6375<br>EMAIL: jrydman@bcradesign.com  |
| <b>LANDSCAPE ARCHITECT:</b><br>WEISMAN DESIGN GROUP<br>1430 NE 65TH ST<br>SEATTLE, WASHINGTON 98115<br>CONTACT: NICK HAGAN<br>PHONE: (206) 322-1732<br>EMAIL: nick@wdginc.com   | <b>GEOTECH:</b><br>TERRA ASSOCIATES, INC.<br>12220 113 AVENUE NE, SUITE 130<br>KIRKLAND, WASHINGTON 98034<br>CONTACT: CAROLYN DECKER<br>PHONE: (425) 821-4334<br>FAX: (425) 821-4334<br>EMAIL: cdecke@terra-associates.com |

**PROPERTY OWNERS**

|  |  |
|--|--|
| <b>OWNER:</b><br>SATHER A LLC<br><b>TAX LOT NO.:</b><br>31052900200900<br><b>ADDRESS:</b><br>16720 SMOKET POINT BLVD #3 ARLINGTON, WA 98223  | <b>OWNER:</b><br>SCHLOREDT CONRAD FAMILY TRUST<br><b>TAX LOT NO.:</b><br>31052900202400<br><b>ADDRESS:</b><br>2124 172ND ST NE MARYSVILLE, WA 98271-4719 |
| <b>OWNER:</b><br>COUNSELLOR FAMILY REVOCABLE LIVING TRUST<br><b>TAX LOT NO.:</b><br>31052900202600 & 31052900200800<br><b>ADDRESS:</b><br>2124 172ND ST NE MARYSVILLE, WA 98271-4719 | <b>OWNER:</b><br>HARVEY WILLIAM C<br><b>TAX LOT NO.:</b><br>31052900201900 & 31052900201100<br><b>ADDRESS:</b><br>P.O. BOX 25, LAKEWOOD, WA 98259        |
| <b>OWNER:</b><br>RICCIARDI CASSIE LEE & ANTONIO<br><b>TAX LOT NO.:</b><br>31052900201200<br><b>ADDRESS:</b><br>P.O. BOX 2590, HOMER, AK 99603  |  |

**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.

| NO. | DATE    | DESCRIPTION  |
|-----|---------|--|
| 1   | 8-1-22  | REVISIONS PER CITY OF MARYSVILLE 1ST SITE PLAN/LAND USE REVIEW |
| 2   | 9-26-22 | REVISIONS PER CITY OF MARYSVILLE 2ND SITE PLAN/LAND USE REVIEW |

**REVISIONS**

**Surveying Engineering Planning**

**LDC**

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

**INTRACORP HOMES**

**MARYSVILLE 172 AND 23 APARTMENTS**

**COVER SHEET**

**JESSE A. JARRELL**  
PROFESSIONAL ENGINEER  
16844

JOB NUMBER: C21147A  
DRAWING NAME: C21147AP-CS-PL  
DESIGNER: JAJ  
DRAFTING BY: RCR  
DATE: 4-19-22  
SCALE: 1"=100'  
JURISDICTION: CITY OF MARYSVILLE

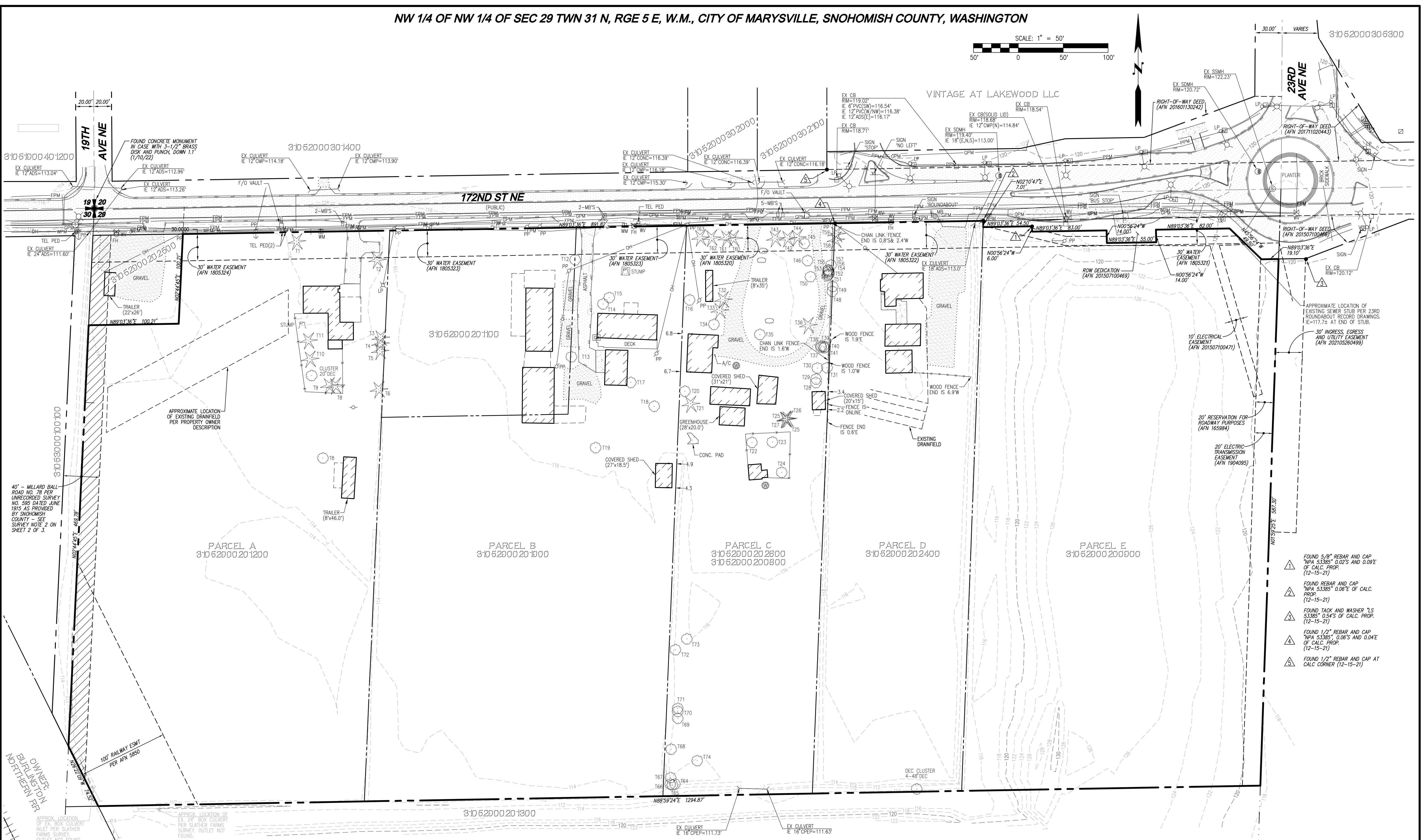
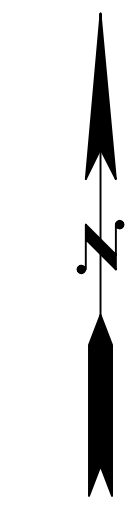
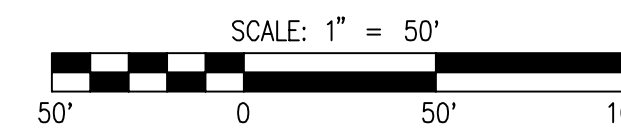
PA22-017

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

**CS-01**

SHEET 1 OF 16

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



- ▲ FOUND 5/8" REBAR AND CAP  
"NPA 53385" 0.02'S AND 0.03'E  
OF CALC. PROP.  
(12-15-21)
- ▲ FOUND REBAR AND CAP  
"NPA 53385" 0.06'E OF CALC.  
PROP.  
(12-15-21)
- ▲ FOUND TACK AND WASHER "LS  
53385" 0.54'S OF CALC. PROP.  
(12-15-21)
- ▲ FOUND 1/2" REBAR AND CAP  
"NPA 53385" 0.06'S AND 0.04'E  
OF CALC. PROP.  
(12-15-21)
- ▲ FOUND 1/2" REBAR AND CAP AT  
CALC CORNER (12-15-21)

| NO. | DATE    | DESCRIPTION  |
|-----|---------|--|
| 1   | 8-1-22  | REVISIONS PER CITY OF MARYSVILLE 1ST SITE PLAN/LAND USE REVIEW |
| 2   | 9-26-22 | REVISIONS PER CITY OF MARYSVILLE 2ND SITE PLAN/LAND USE REVIEW |

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

**INTRACORP HOMES**  
**MARYSVILLE 172 AND 23 APARTMENTS**  
 EXISTING CONDITIONS MAP



JOB NUMBER: C21147A  
 DRAWING NAME: C21147AP-TD-PL  
 DESIGNER: JAJ  
 DRAFTING BY: RCR  
 DATE: 4-19-22  
 SCALE: 1"=50'  
 JURISDICTION: CITY OF MARYSVILLE

PA22-017

Call 2 Business Days Before You Dig  
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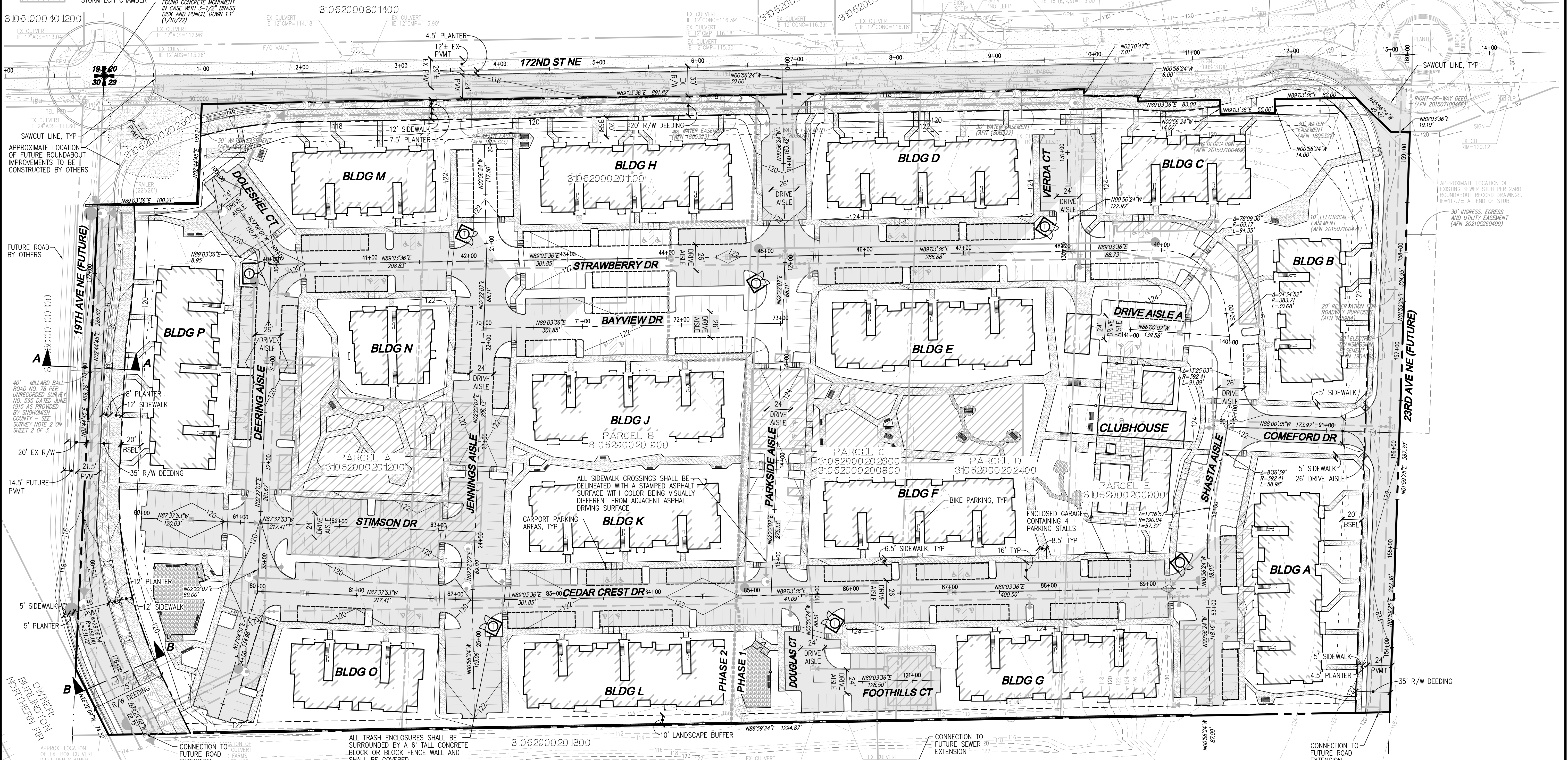
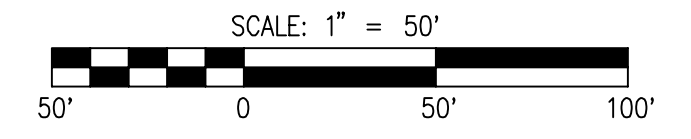
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Drawing: P:\Civil\2021\C21-47A\_Marysville\_172nd\_Apartments\Drawings\Preliminary\C21147AP-TD-PL.dwg Plotfile: Sep 26, 2022 - 11:56pm

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<br>31052900201100: 2008 172ND ST NE<br>31052900201900: 2008 172ND ST NE<br>31052900200800: 2104 172ND ST NE<br>31052900202600<br>31052900202400: 2124 172ND ST NE<br>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  |

**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:     | 105,966 SF                                   |
| MIN LANDSCAPE OPEN SPACE REQUIRED:   | 227,725 SF (NET SITE AREA x 30%)             |
| DESIGNED LANDSCAPE OPEN SPACE:       | 279,108 SF                                   |

**BULK DIMENSIONAL STANDARDS**

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| MIN STREET SETBACK:                 | 20'                                   |
| MIN INTERIOR SETBACK:               | 15'                                   |
| MAX HEIGHT:                         | 45'                                   |
| MAX IMPERVIOUS SURFACE COVERAGE:    | 75%                                   |
| DESIGN IMPERVIOUS SURFACE COVERAGE: | 64.0%                                 |
|                                     | (11.16 AC IMP. ON-SITE/NET SITE AREA) |

**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 PARKING DESIGNED:                    |          |           | 755*   |
| TOTAL ADA PARKING REQUIRED:                |          |           | 40.16 SPACES   |
| TOTAL ADA PARKING DESIGNED:                |          |           | 41 SPACES  |
| TOTAL VAN ACCESSIBLE ADA PARKING REQUIRED: |          |           | 7 SPACES   |
| TOTAL VAN ACCESSIBLE ADA PARKING DESIGNED: |          |           | 8 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.

**SCREENING NOTES**

- UTILITY METERS, ELECTRICAL CONDUIT, AND OTHER SERVICE UTILITY APPARATUS SHALL BE LOCATED AND/OR DESIGNED TO MINIMIZE THEIR VISIBILITY TO THE PUBLIC. IF SUCH ELEMENTS ARE MOUNTED IN A LOCATION VISIBLE FROM THE STREET, PEDESTRIAN PATHWAY, COMMON OPEN SPACE, OR SHARED AUTO COURTYARDS, THEY SHALL BE SCREENED WITH VEGETATION OR BY ARCHITECTURAL FEATURES.
- LOCATE AND/OR SHIELD NOISE PRODUCING MECHANICAL EQUIPMENT SUCH AS FANS, HEAT PUMPS, ETC SO THAT NOISE REACHING THE ADJACENT PROPERTIES IS LESS THAN 50 DBA.
- ALL MECHANICAL EQUIPMENT SHALL BE ORGANIZED, PROPORTIONED, DETAILED, SCREENED, LANDSCAPED (WITH DECKS OR TERRACES) AND/OR COLORED TO BE AN INTEGRAL ELEMENT OF THE BUILDING AND MINIMIZE VISUAL IMPACTS FROM THE GROUND LEVEL OF ADJACENT STREETS AND PROPERTIES. FOR EXAMPLE, SCREENING FEATURES SHOULD UTILIZE SIMILAR BUILDING MATERIALS AND FORMS TO BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING.

**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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**INTRACORP HOMES**

**MARYSVILLE 172 AND 23 APARTMENTS**

PRELIMINARY SITE PLAN

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**REVISIONS**

| NO. | DATE    | DESCRIPTION  |
|-----|---------|--|
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| 2   | 9-26-22 | REVISIONS PER CITY OF MARYSVILLE 2ND SITE PLAN/LAND USE REVIEW |

**PROFESSIONAL ENGINEER**  
KESSE A. JARRELL  
16844  
1984

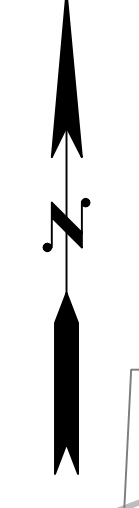
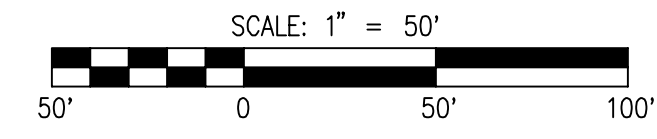
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DRAWING NAME: C21147AP-SP-PL  
DESIGNER: JAU  
DRAFTING BY: RCR  
DATE: 4-19-22  
SCALE: 1"=50'  
JURISDICTION: CITY OF MARYSVILLE

**SP-01**

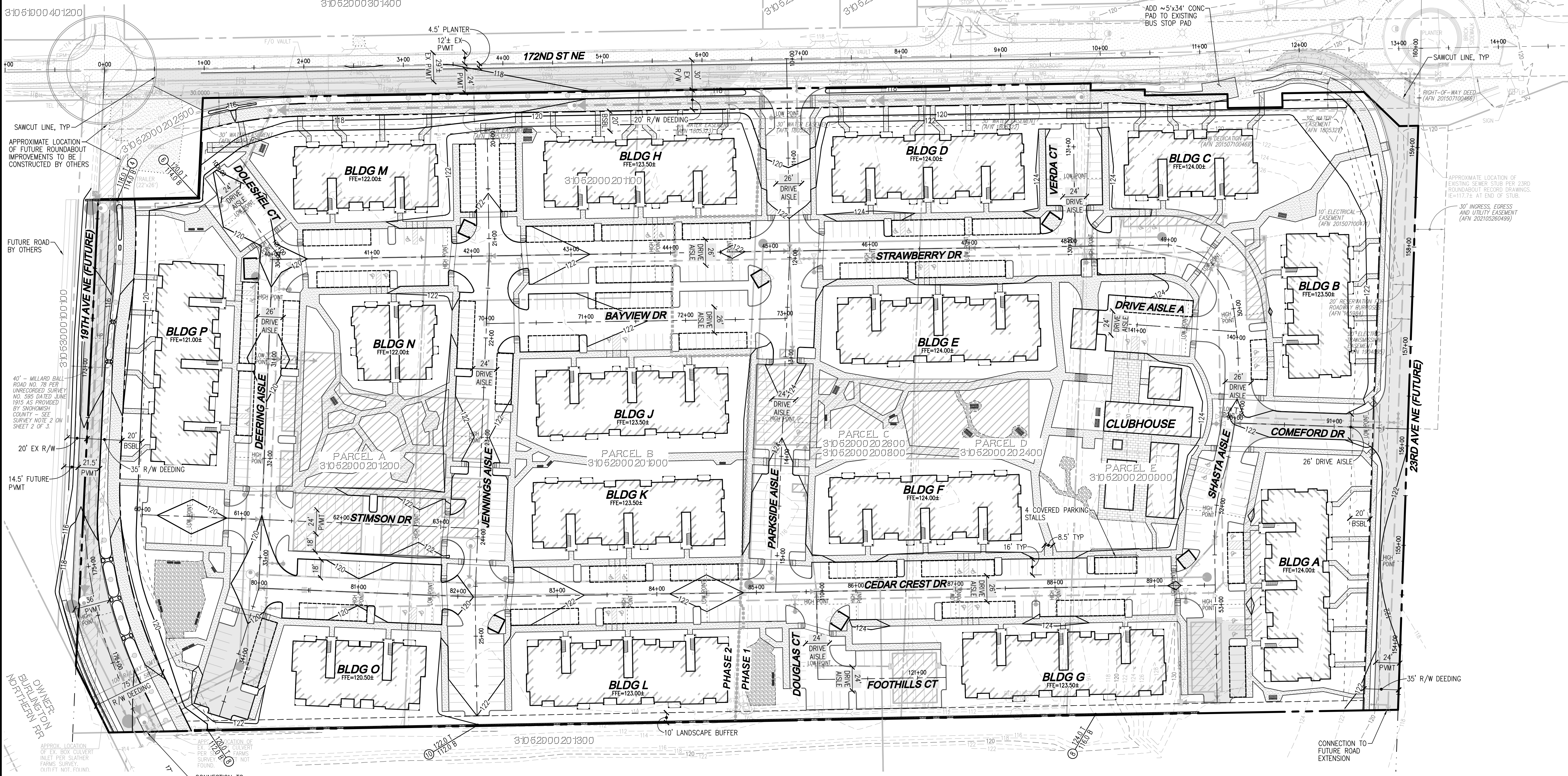
SHEET 3 OF 16

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



310 5 2000 30 5300



APPROXIMATE LOCATION OF FUTURE ROUNDABOUT IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS

FUTURE ROAD BY OTHERS

40' - MILLARD BALL ROAD NO. 78 PER UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY - SEE SURVEY NOTE 2 ON SHEET 2 OF 3.

OWNER BUILDING ON NOTIFIED PER

APPROX. LOCATION OF EXISTING BOX CULVERT INLET PER SLATHER FARMS SURVEY. (OUTLET NOT FOUND)

CONNECTION TO FUTURE ROAD EXTENSION

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**REVISIONS**

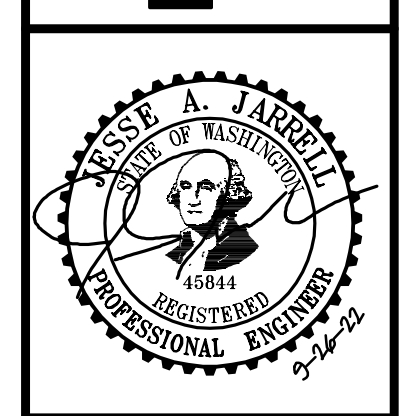
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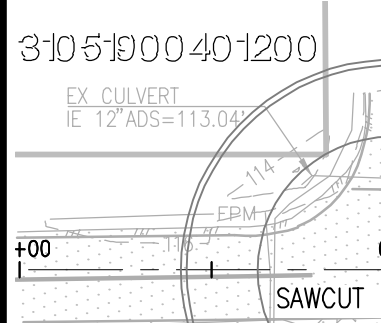
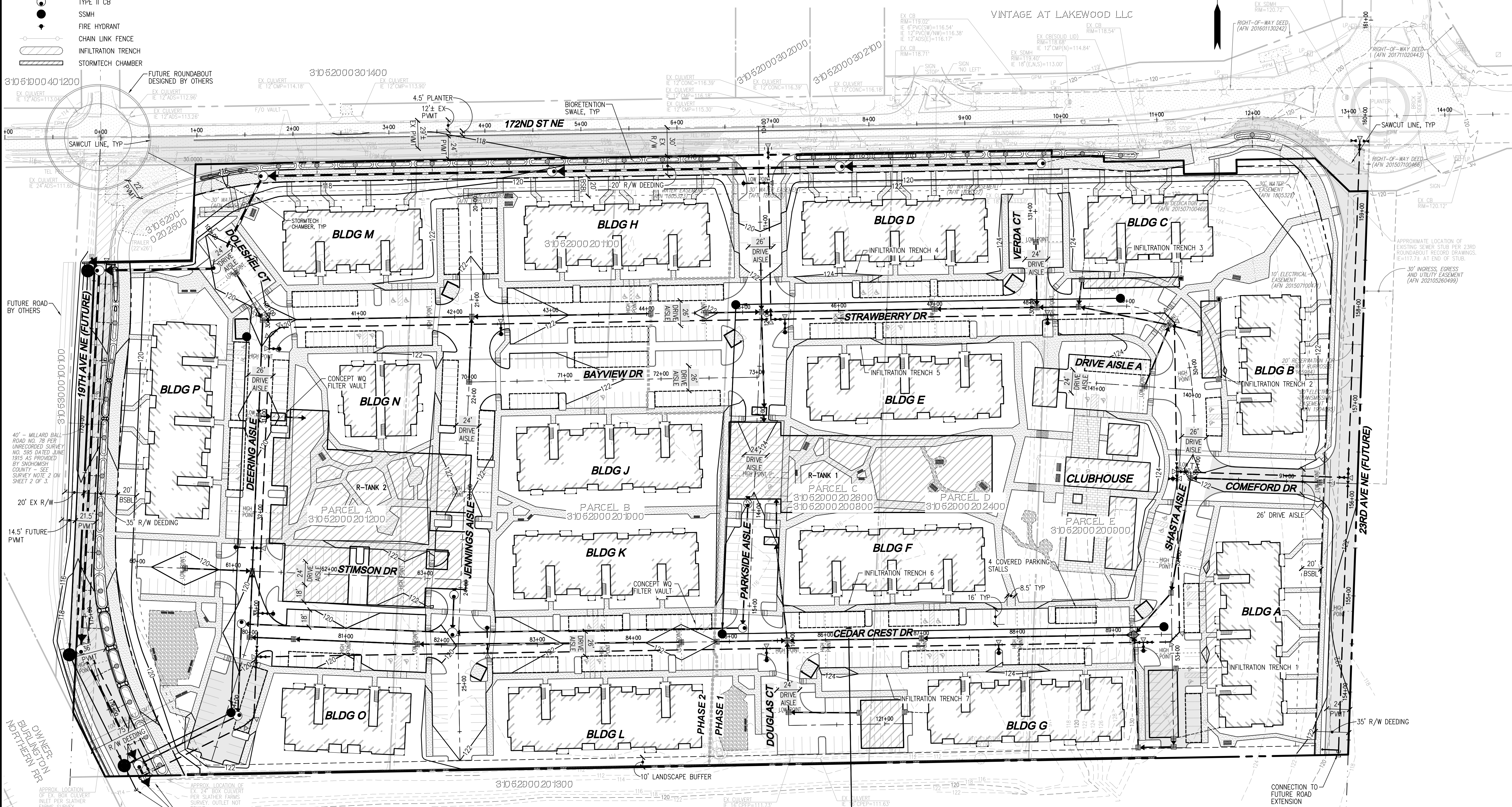
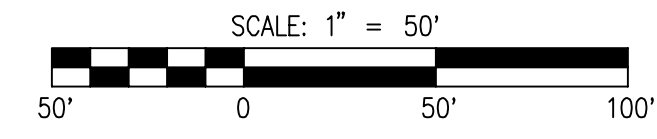
**INTRACORP HOMES  
MARYSVILLE 172 AND 23 APARTMENTS  
PRELIMINARY GRADING PLAN**



JOB NUMBER: C21147A  
DRAWING NAME: C21147AP-GR-PL  
DESIGNER: JAU  
DRAFTING BY: RCR  
DATE: 4-19-22  
SCALE: 1"=50'  
JURISDICTION: CITY OF MARYSVILLE

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



40' - MILLARD BAL ROAD NO. 78 PER UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY - SEE SURVEY NOTE 2 ON SHEET 2 OF 3.

OWNER: BURLINGTON NOTTHERN RR

APPROX. LOCATION OF EX. 24" BOX CULVERT PER SLATHER FARMS SURVEY. OUTLET NOT FOUND.

APPROX. LOCATION OF EX. 24" BOX CULVERT PER SLATHER FARMS SURVEY.

APPROX. LOCATION OF EX. OPEN DITCH LINE.

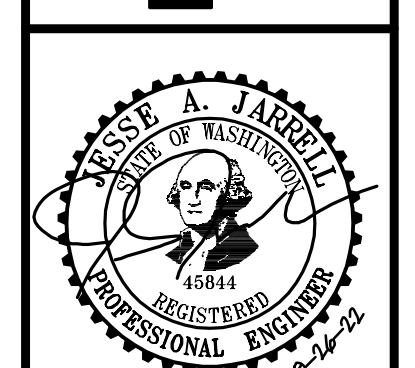
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INTRACORP HOMES  
**MARYSVILLE 172 AND 23 APARTMENTS**  
 PRELIMINARY UTILITY PLAN



JOB NUMBER: C21147A  
 DRAWING NAME: C21147AP-RD-PL  
 DESIGNER: JAU  
 DRAFTING BY: RCR  
 DATE: 4-19-22  
 SCALE: 1"=50'  
 JURISDICTION: CITY OF MARYSVILLE

UT-01  
 SHEET 5 OF 16

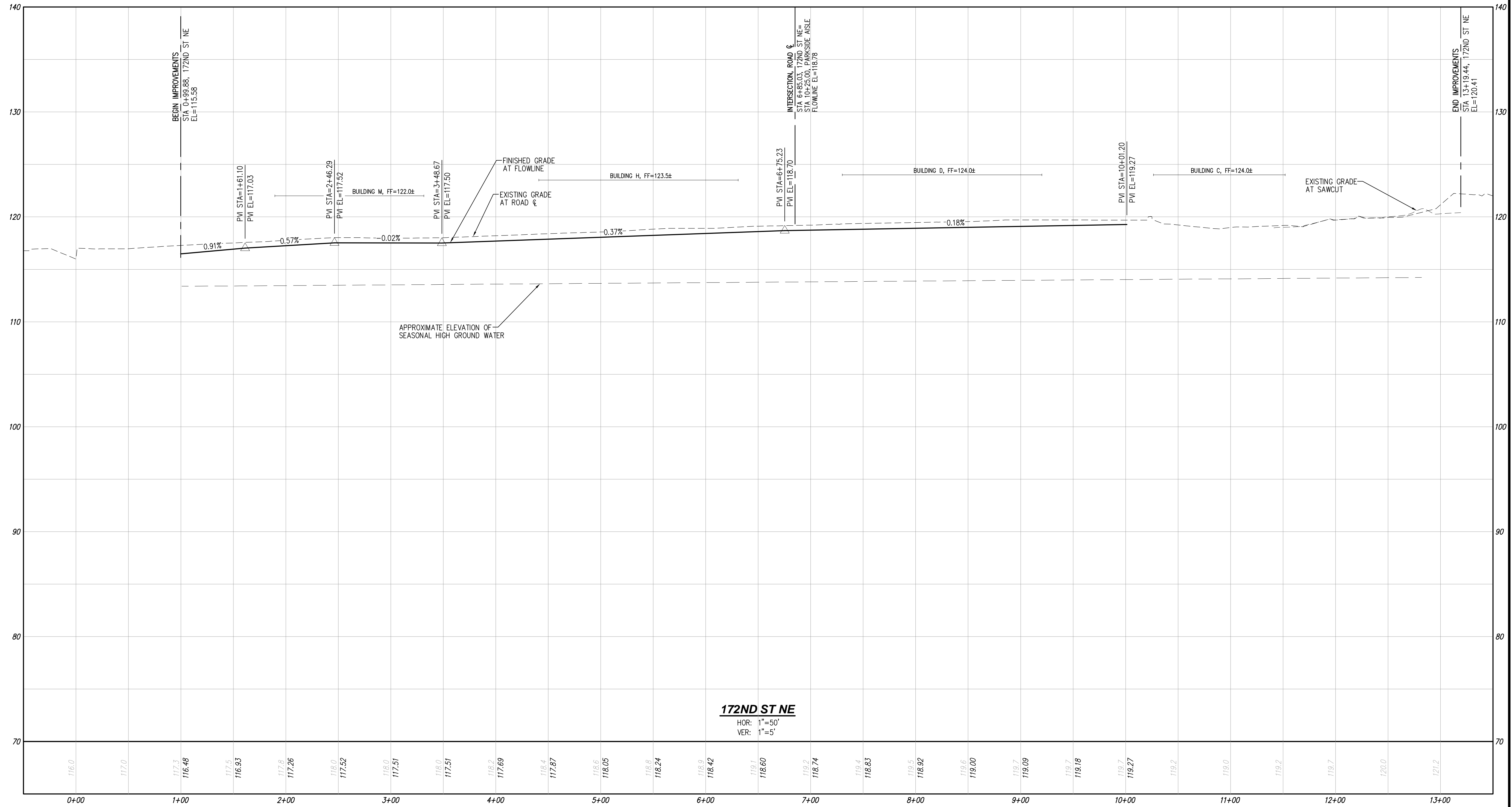
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NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



**172ND ST NE**

HOR: 1"=50'  
VER: 1"=5'

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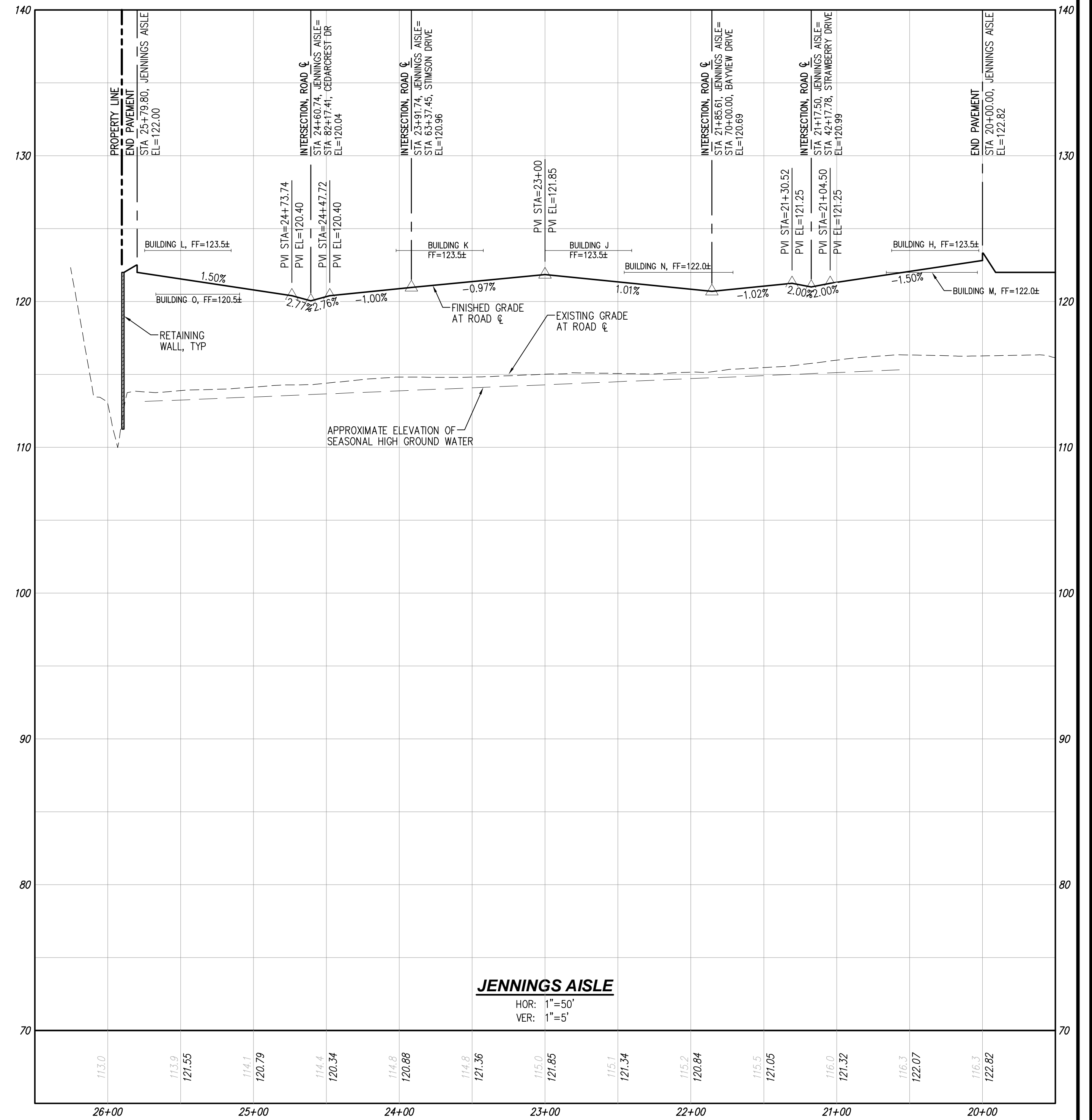
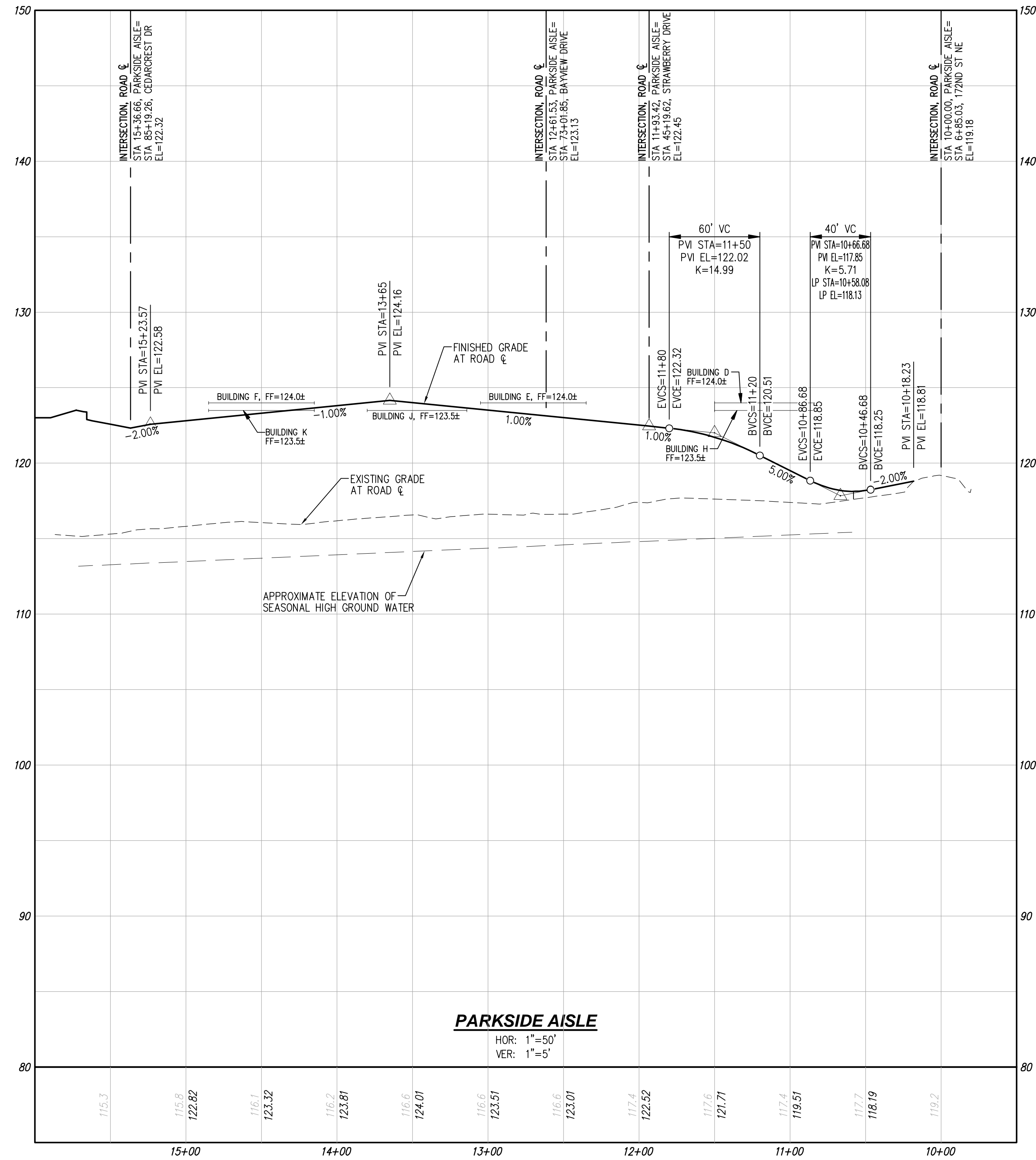
**INTRACORP HOMES**  
**MARYSVILLE 172 AND 23 APARTMENTS**  
PRELIMINARY ROAD PROFILES AND SECTIONS



JOB NUMBER: C21147A  
DRAWING NAME: C21147AP-RD-PR  
DESIGNER: JAJ  
DRAFTING BY: RCR  
DATE: 4-19-22  
SCALE: 1"=50'  
JURISDICTION: CITY OF MARYSVILLE

**RD-01**  
SHEET 6 OF 16

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



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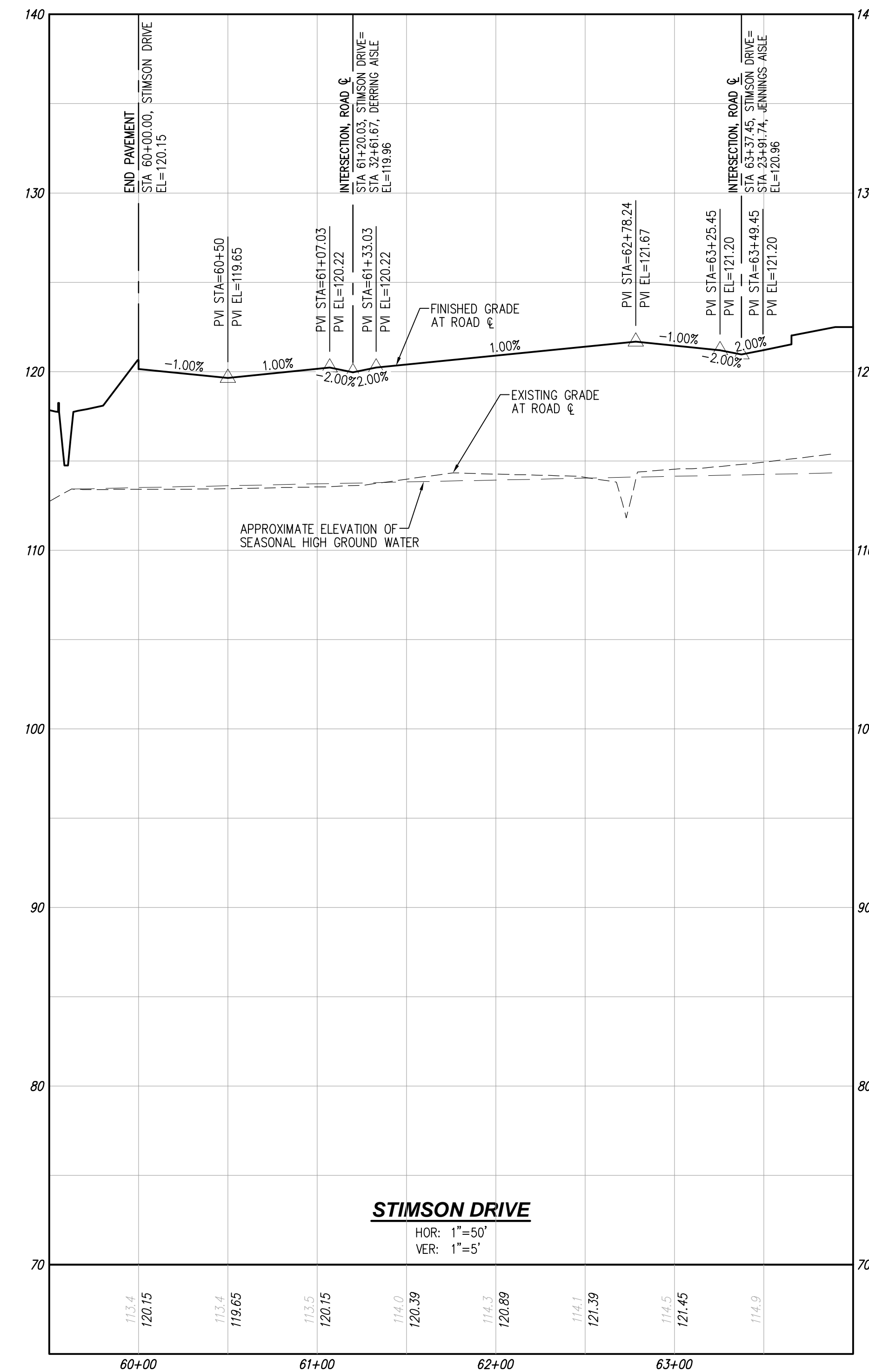
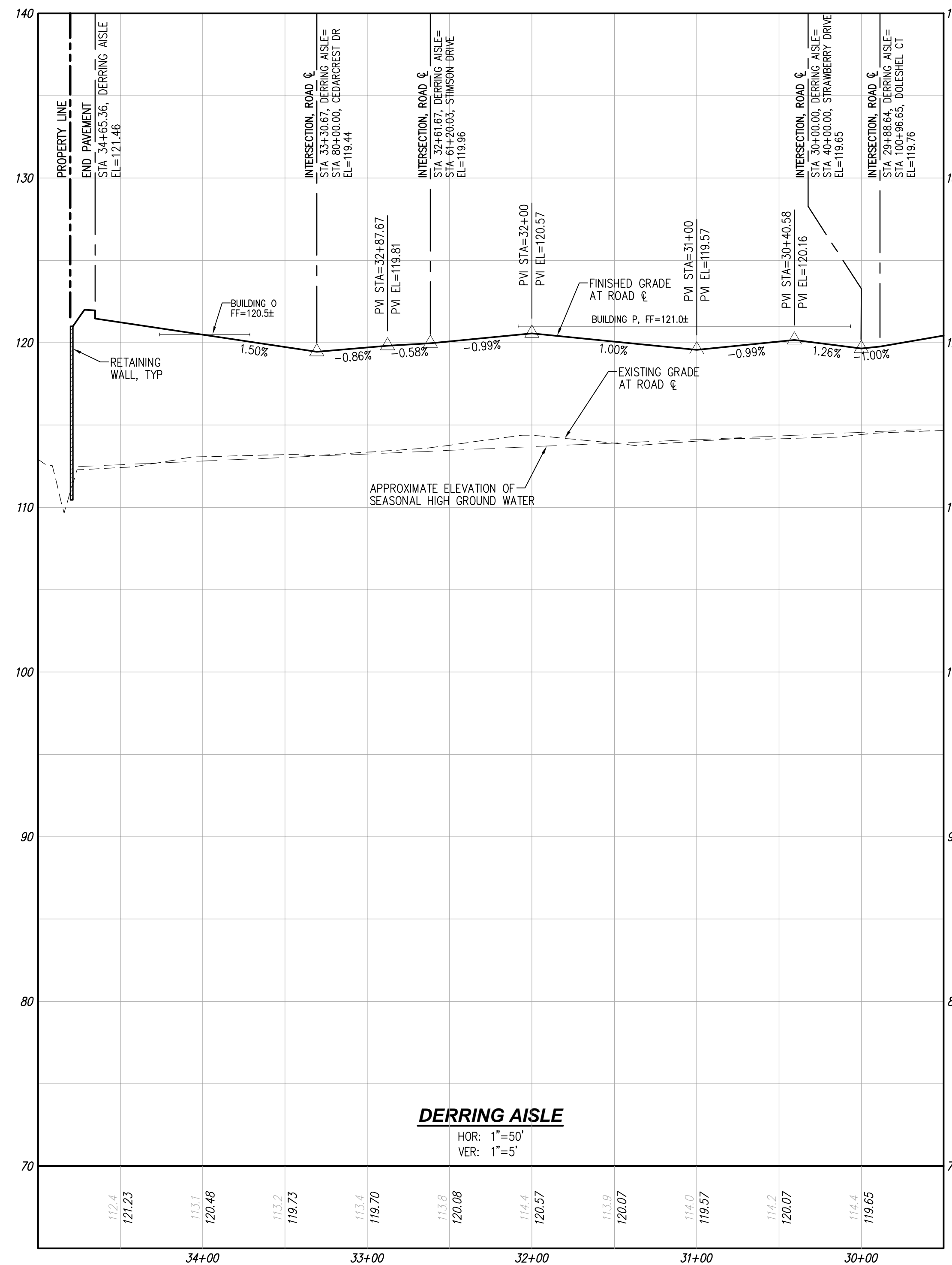
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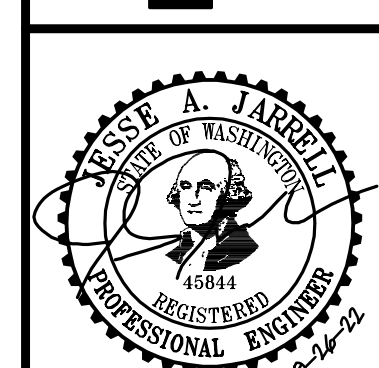
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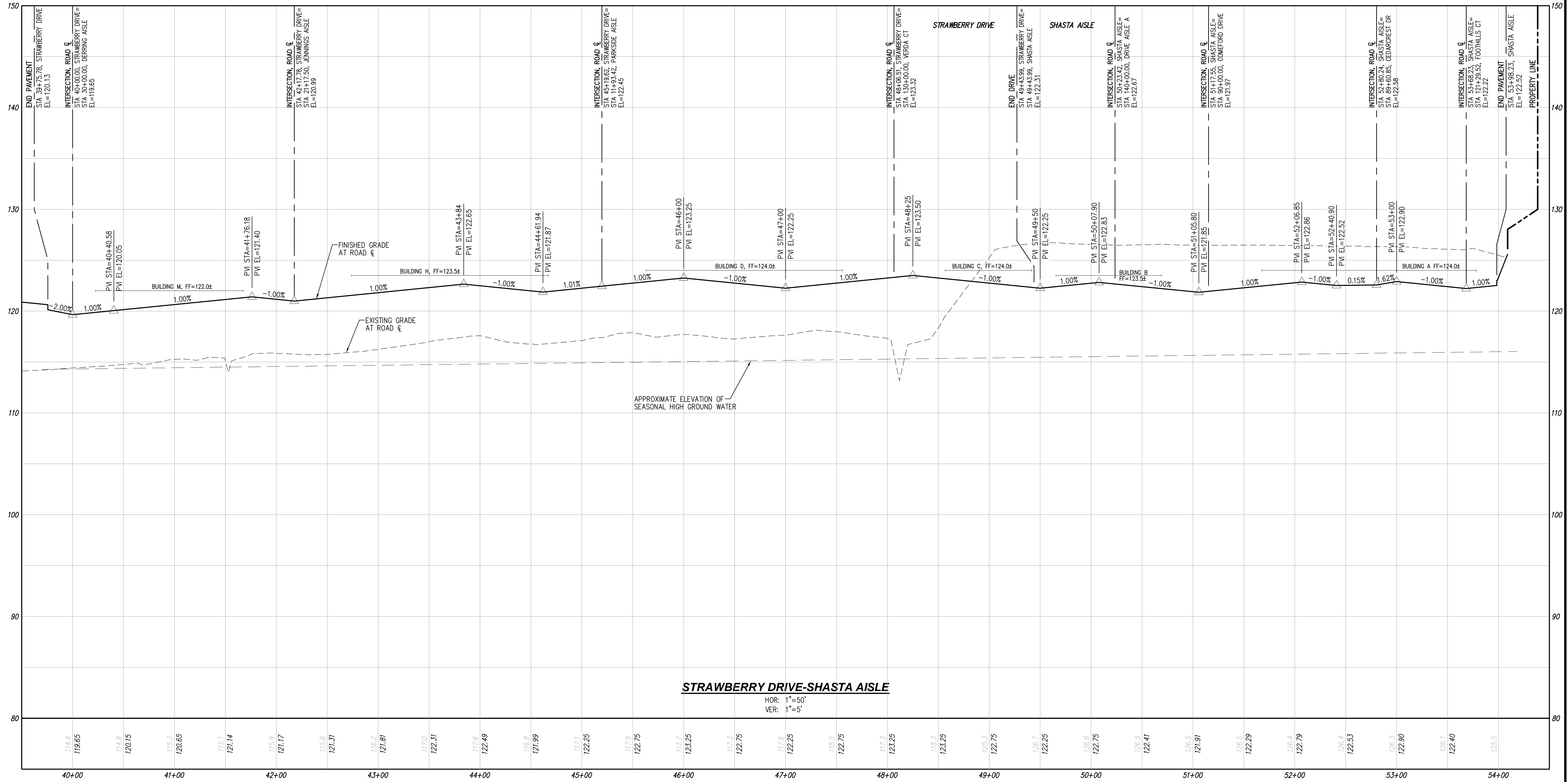


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NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



APPROXIMATE ELEVATION OF SEASONAL HIGH GROUND WATER

**STRAWBERRY DRIVE-SHASTA AISLE**

HOR: 1"=50'  
VER: 1"=5'

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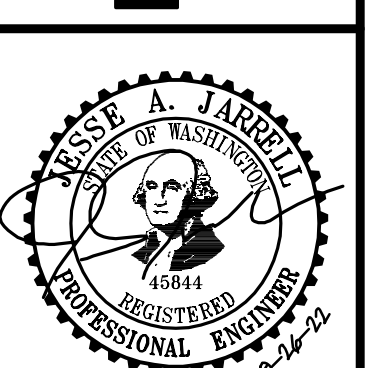
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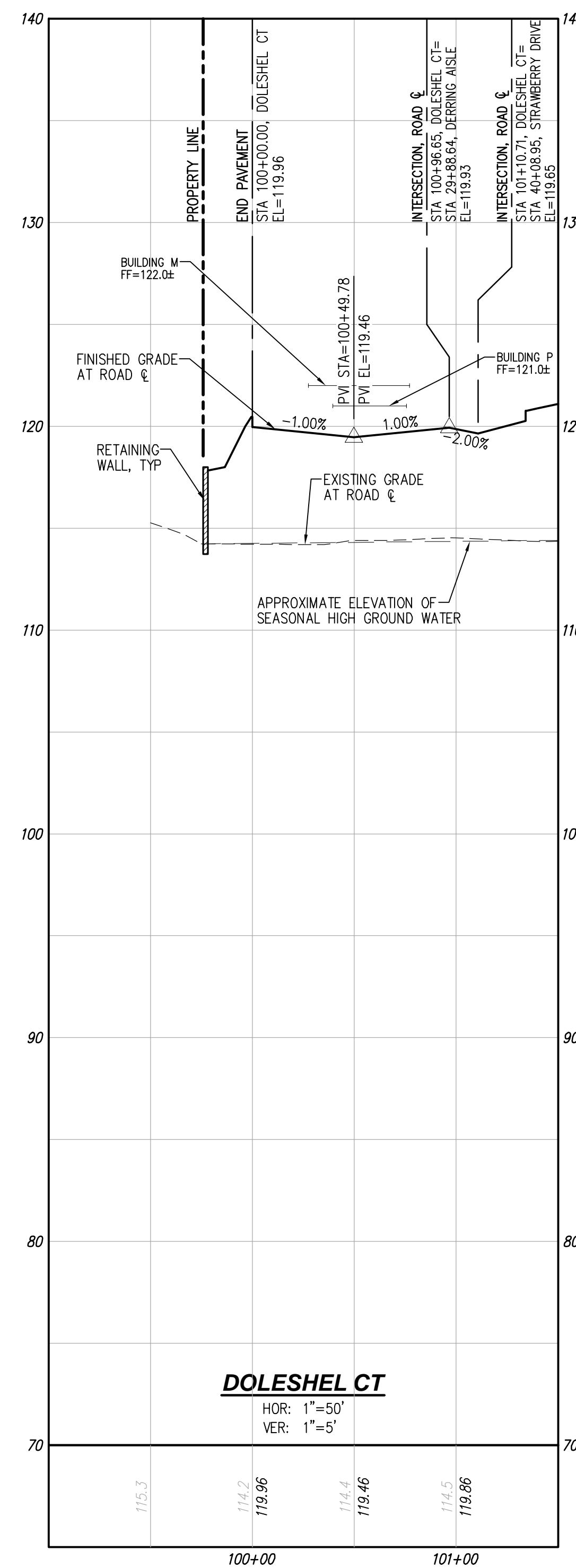
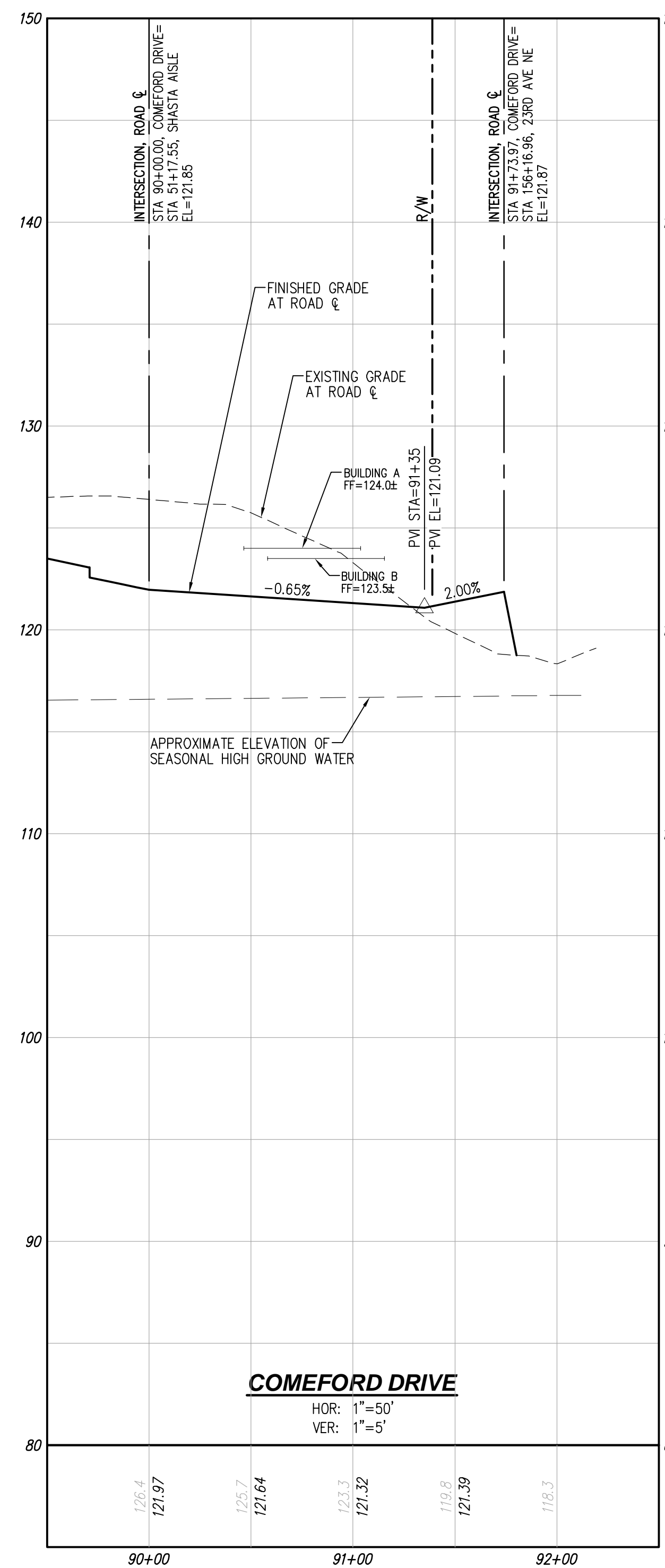
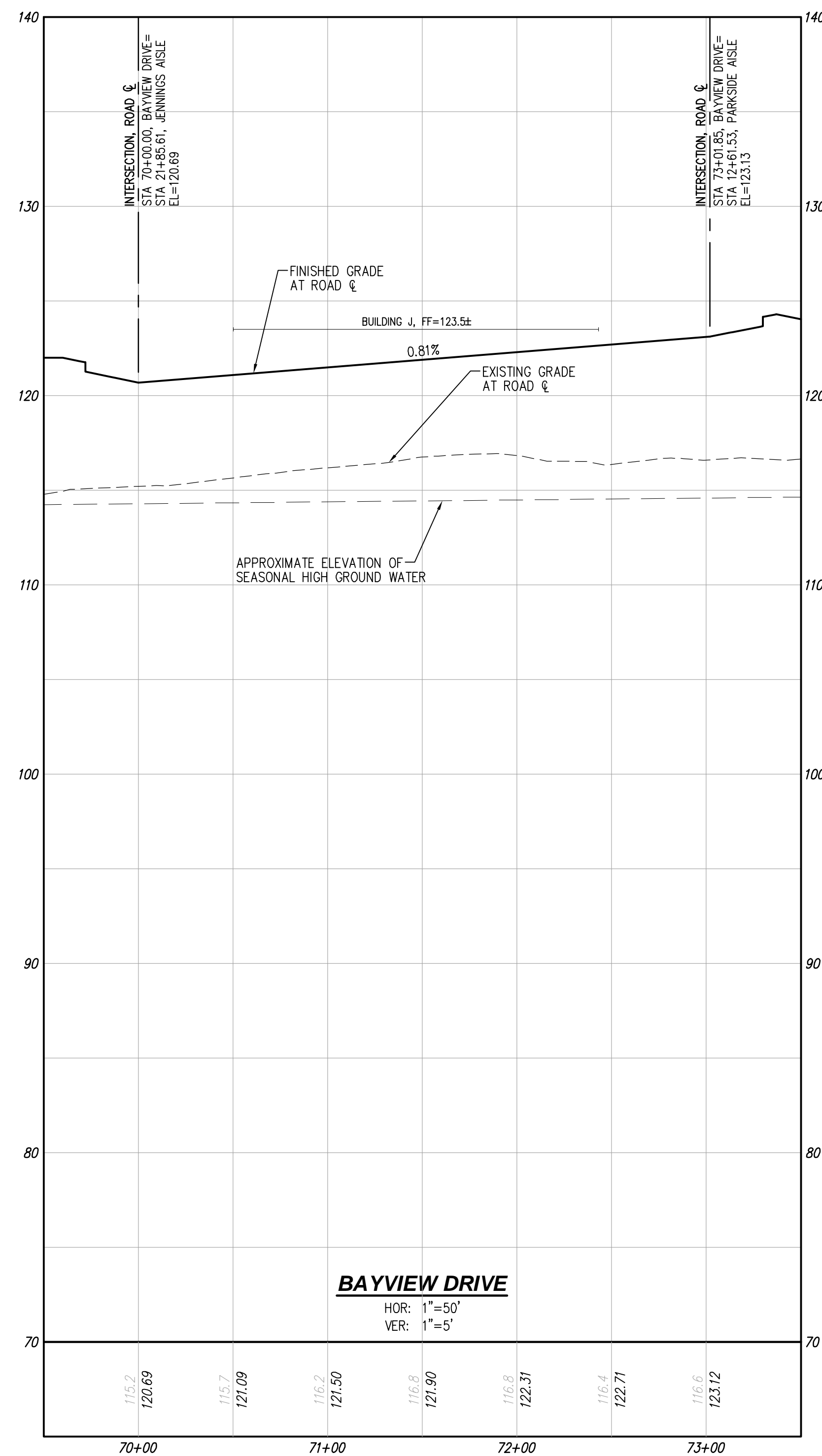
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|               |                    |
|---------------|--------------------|
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| DRAWING NAME: | C21147AP-RD-PR     |
| DESIGNER:     | JAJ                |
| DRAFTING BY:  | RCR                |
| DATE:         | 4-19-22            |
| SCALE:        | 1"=50'             |
| JURISDICTION: | CITY OF MARYSVILLE |

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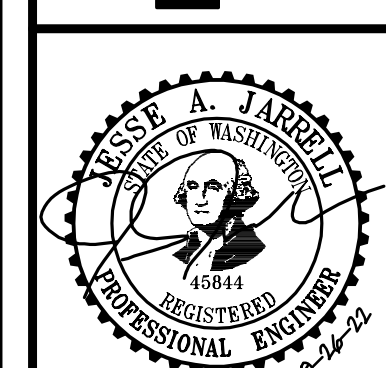
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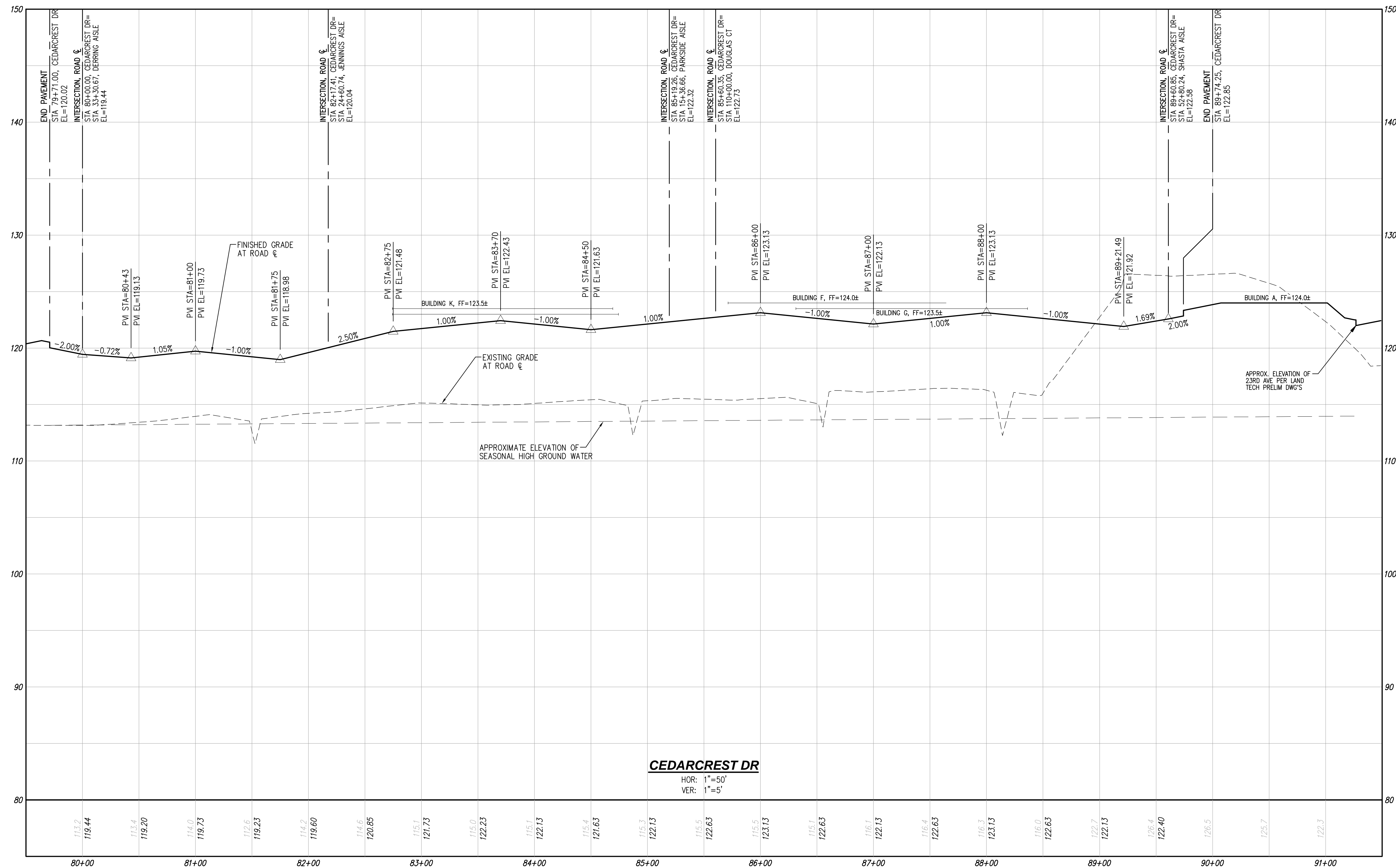
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NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

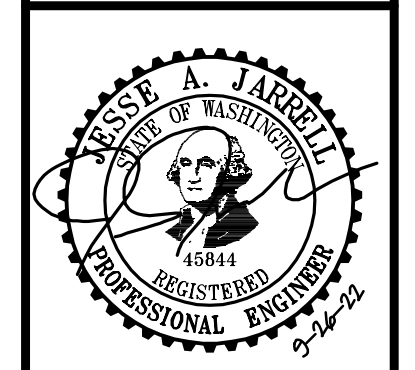


| REVISIONS |         |
|-----------|---------|
| NO.       | DATE    |
| 1         | 8-1-22  |
| 2         | 9-26-22 |

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INTRACORP HOMES  
**MARYSVILLE 172 AND 23 APARTMENTS**  
 PRELIMINARY ROAD PROFILES AND SECTIONS



JOB NUMBER: C21147A  
 DRAWING NAME: C21147AP-RD-PR  
 DESIGNER: JAJ  
 DRAFTING BY: RCR  
 DATE: 4-19-22  
 SCALE: 1"=50'  
 JURISDICTION: CITY OF MARYSVILLE

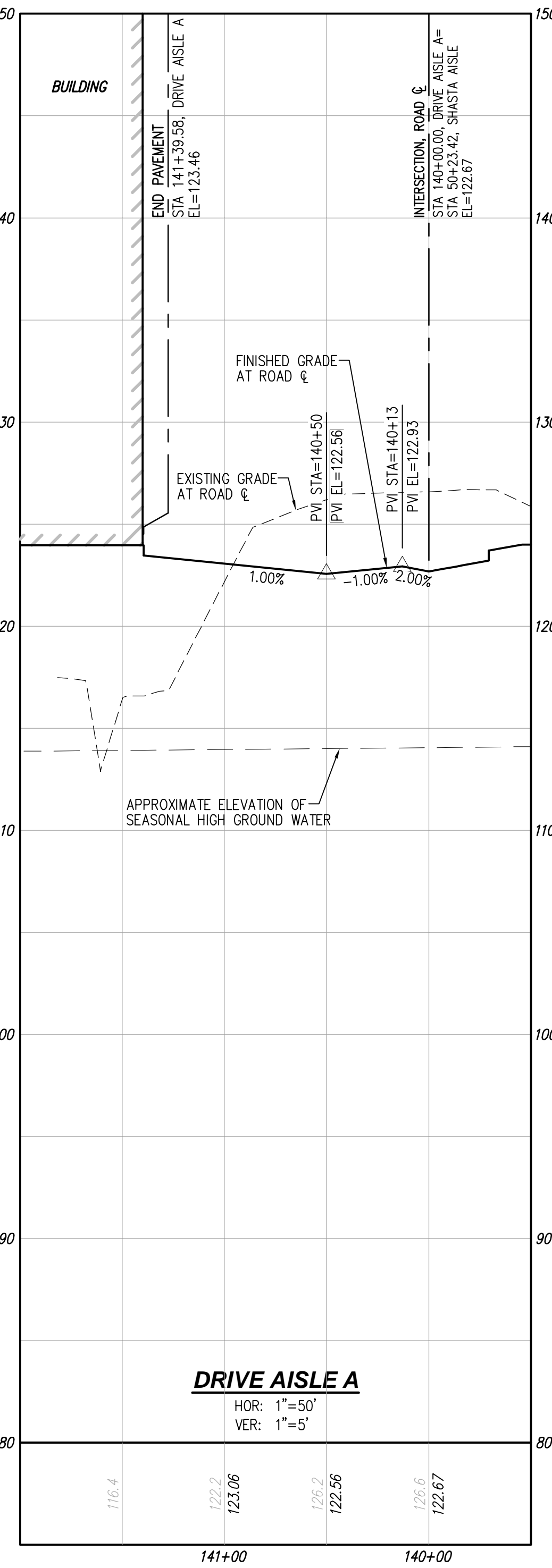
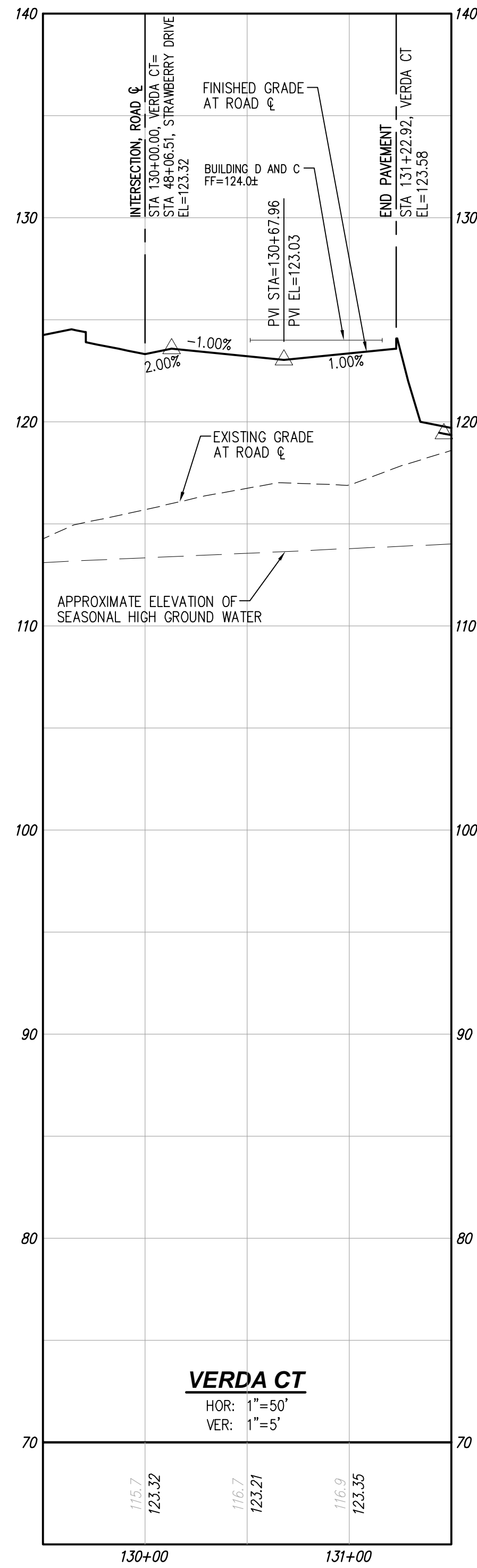
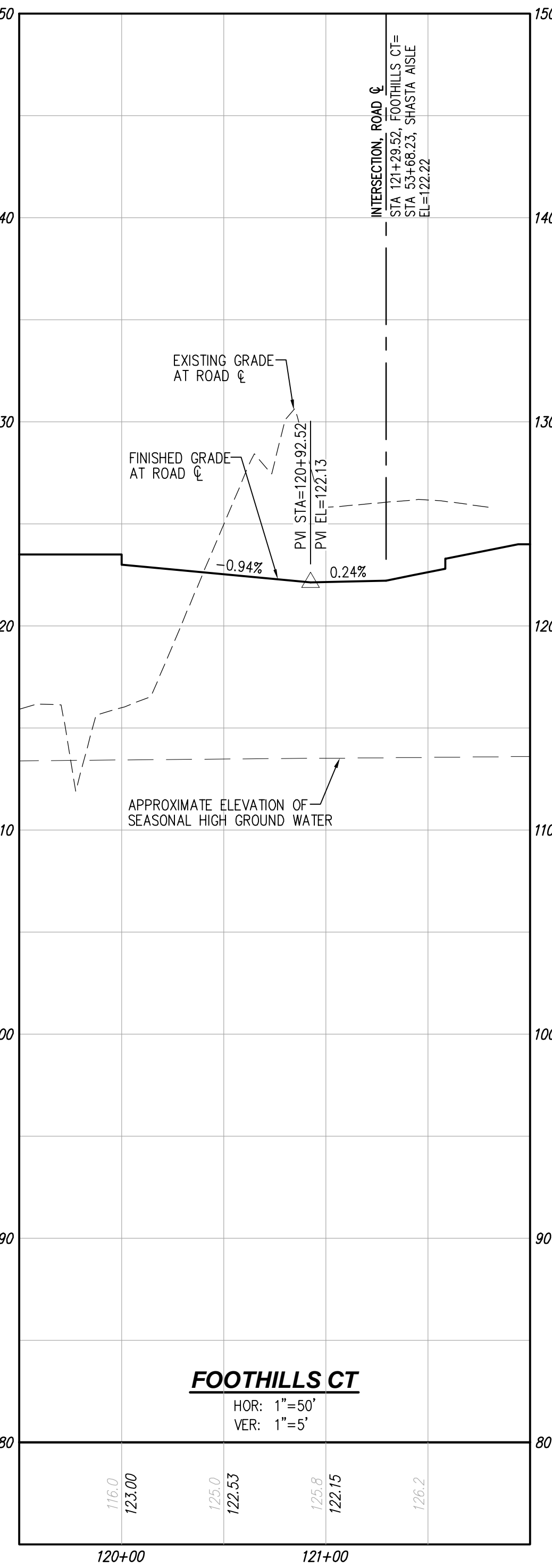
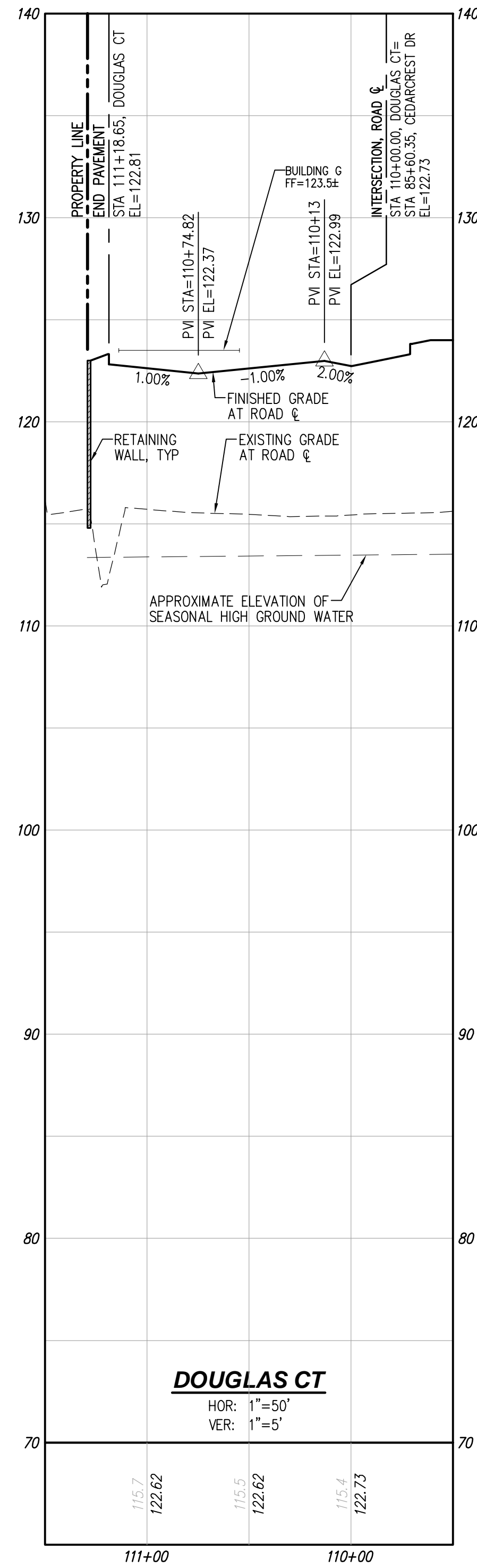
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NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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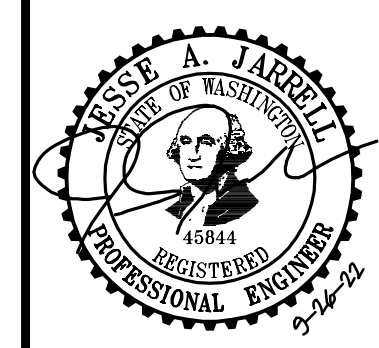
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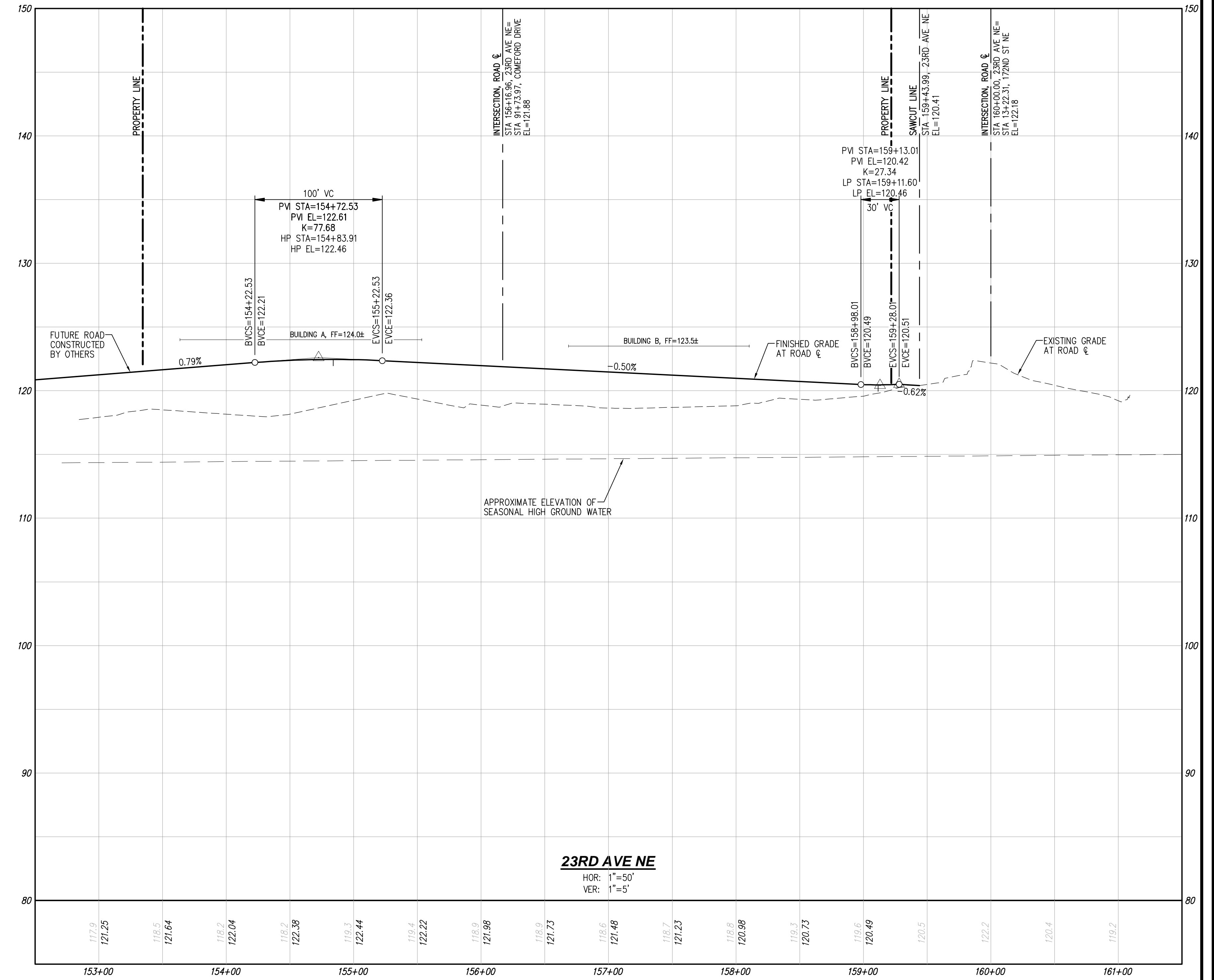
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Drawing: P:\Civil\2023\C21-47A\_Marysville\_172nd\_Assemble\Drawings\Preliminary\C21147AP-RD-PR.dwg Plottext: Sep 26, 2023 - 1:25pm

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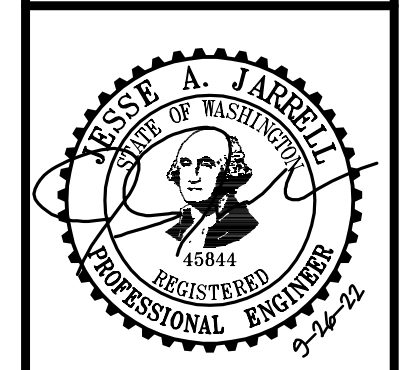
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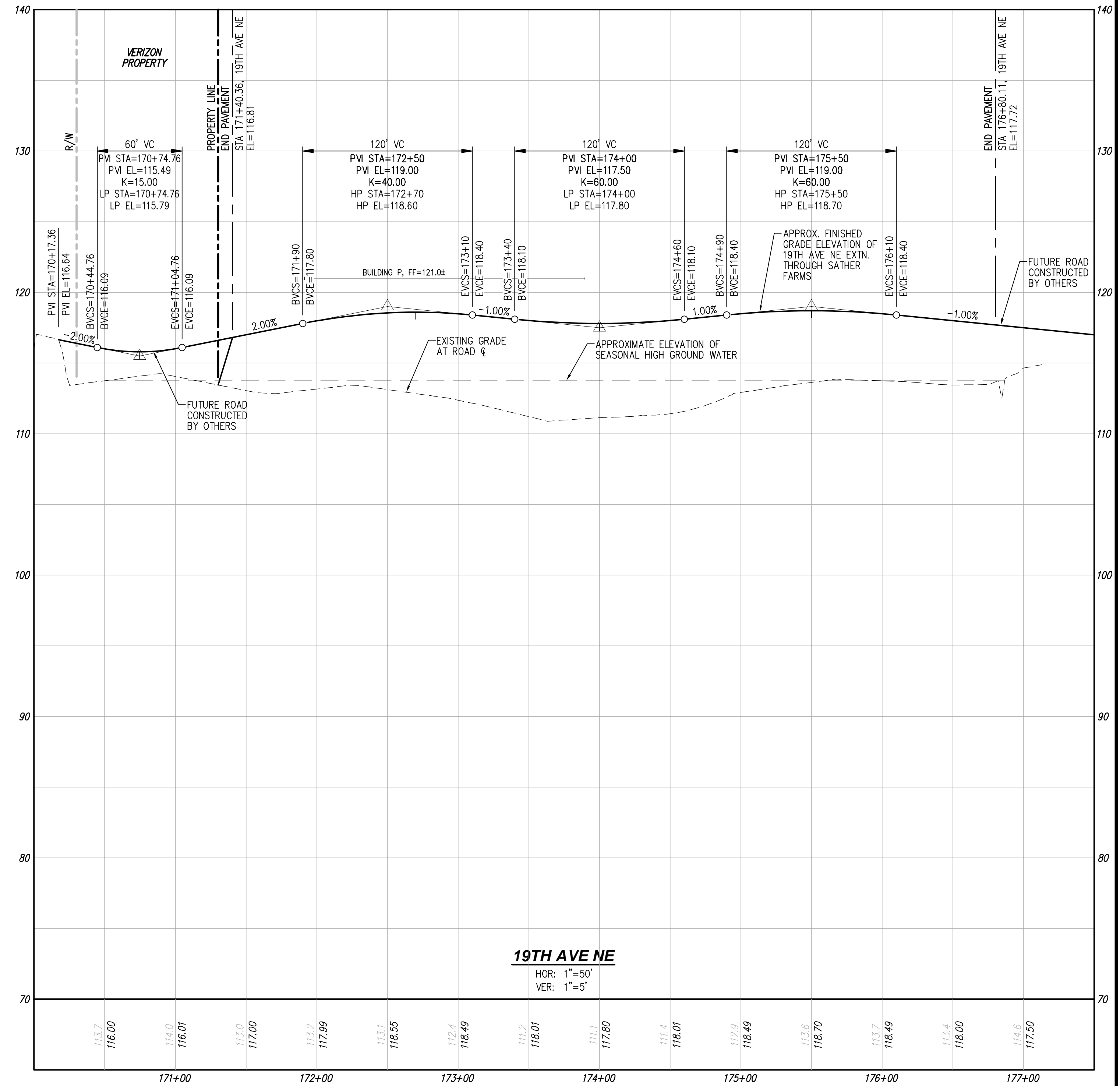
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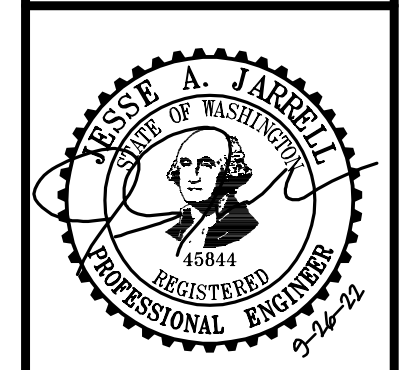
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**RD-09**  
 SHEET 14 OF 16

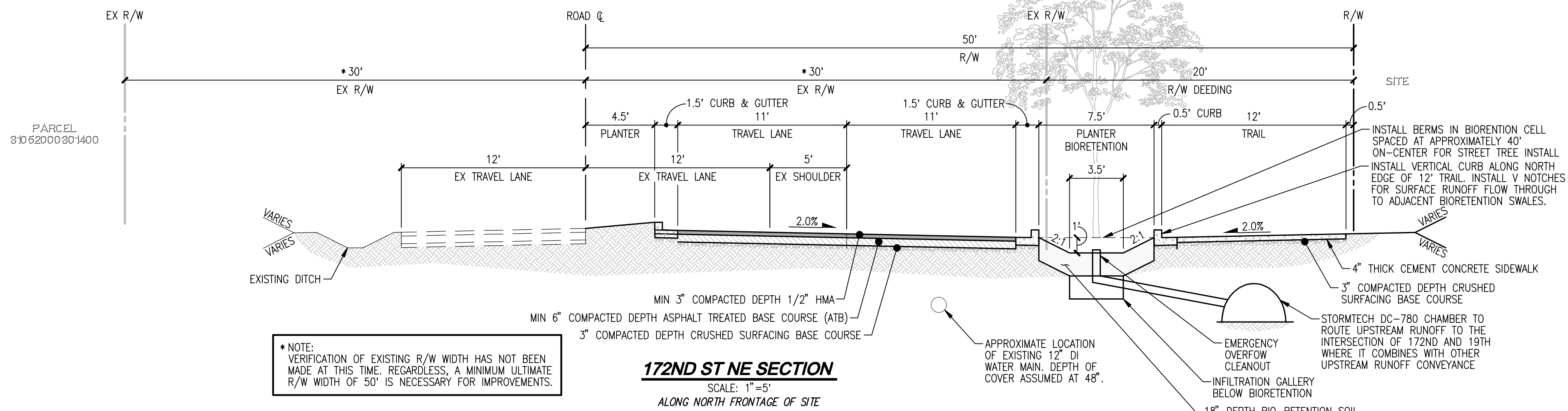
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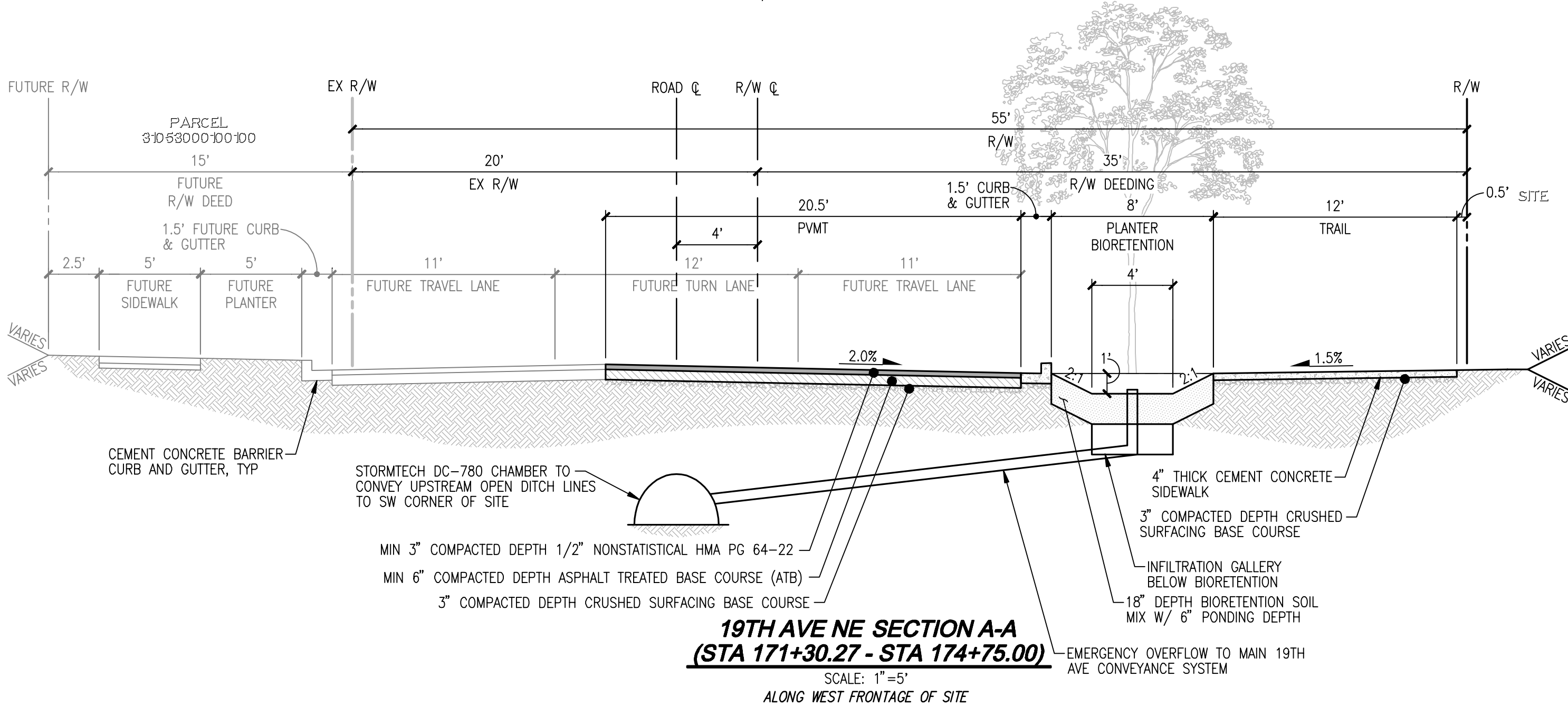
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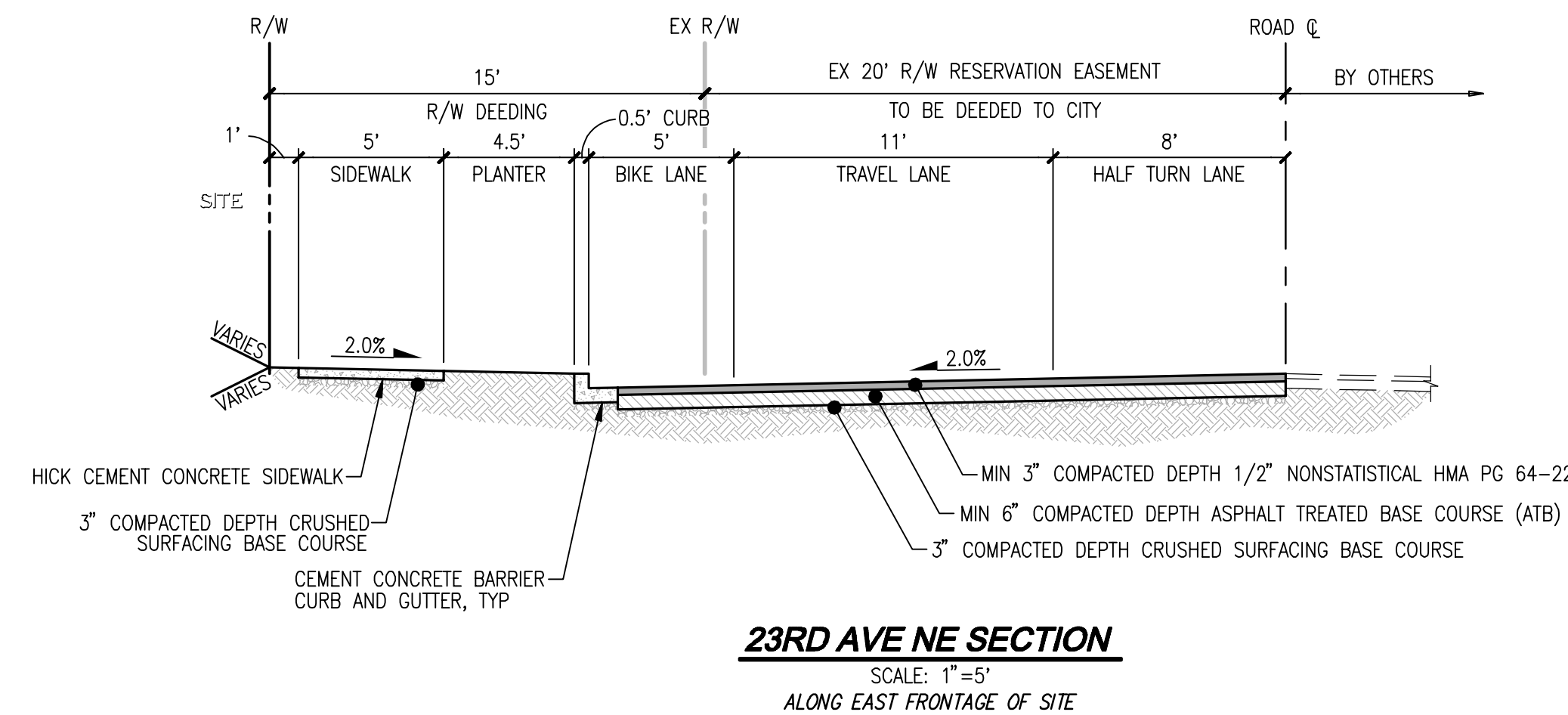


\* NOTE: VERIFICATION OF EXISTING R/W WIDTH HAS NOT BEEN MADE AT THIS TIME. REGARDLESS, A MINIMUM ULTIMATE R/W WIDTH OF 50' IS NECESSARY FOR IMPROVEMENTS.

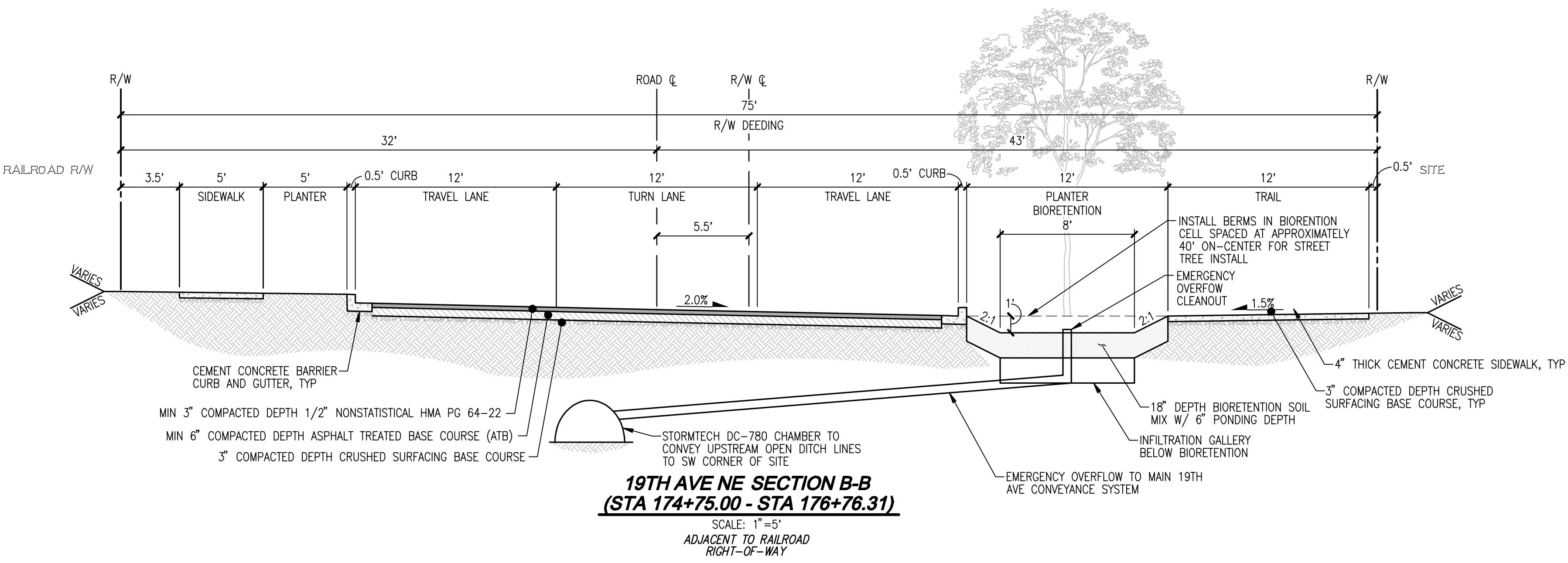
**172ND ST NE SECTION**  
SCALE: 1"=5'  
ALONG NORTH FRONTAGE OF SITE



**19TH AVE NE SECTION A-A**  
(STA 171+30.27 - STA 174+75.00)  
SCALE: 1"=5'  
ALONG WEST FRONTAGE OF SITE



**23RD AVE NE SECTION**  
SCALE: 1"=5'  
ALONG EAST FRONTAGE OF SITE



**19TH AVE NE SECTION B-B**  
(STA 174+75.00 - STA 176+76.31)  
SCALE: 1"=5'  
ADJACENT TO RAILROAD  
RIGHT-OF-WAY

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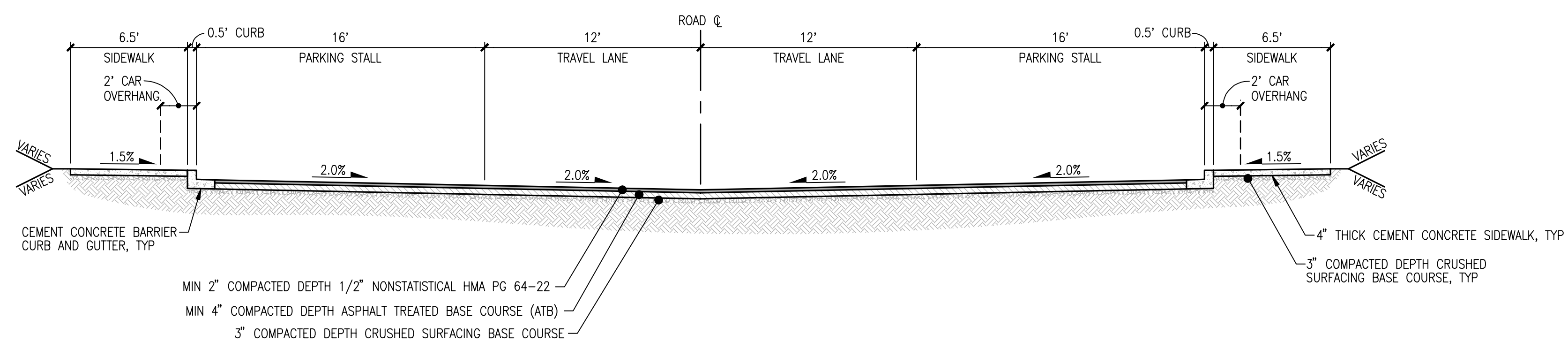
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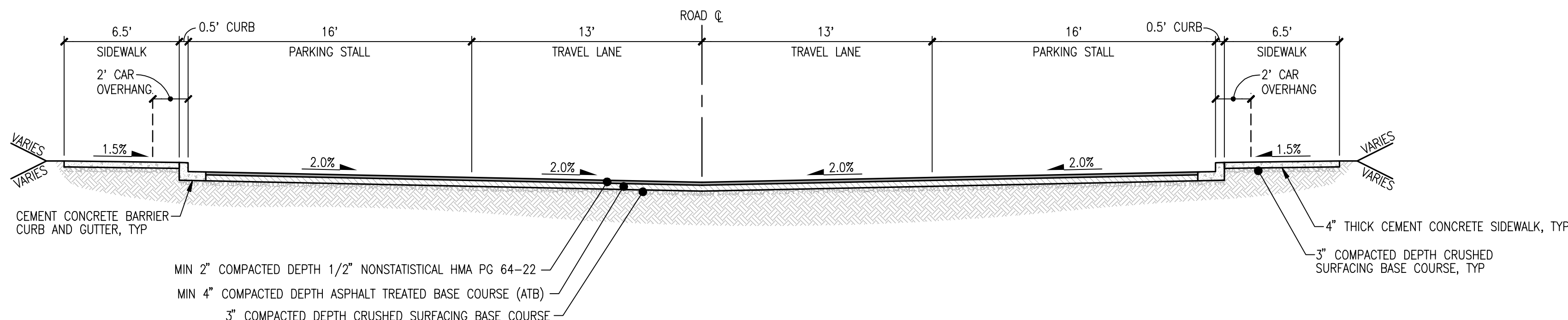
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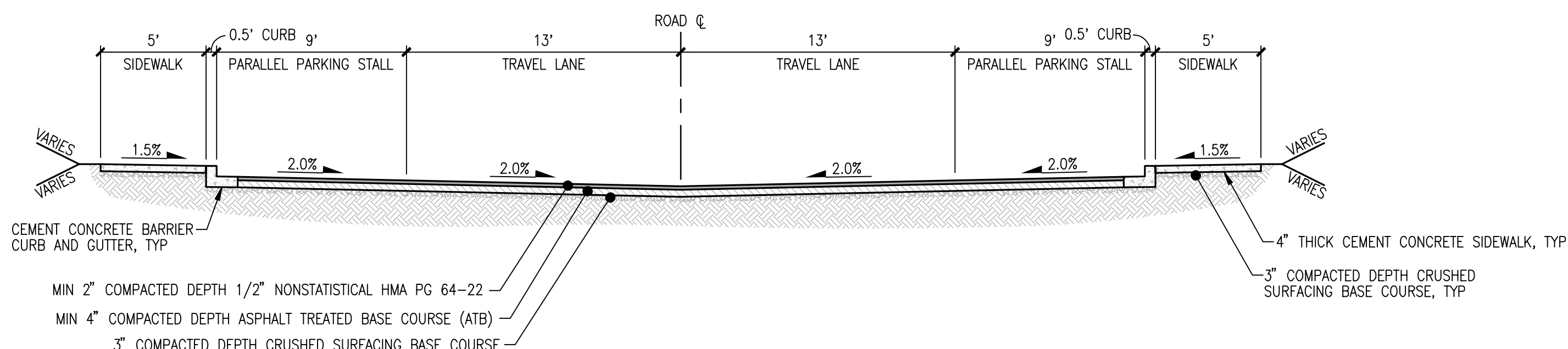
**TYPICAL 24' DRIVE AISLE SECTION**

SCALE: 1"=5'



**TYPICAL 26' DRIVE AISLE SECTION**

SCALE: 1"=5'



**26' DRIVE AISLE WITH PARALLEL PARKING STALL SECTION**

SCALE: 1"=5'

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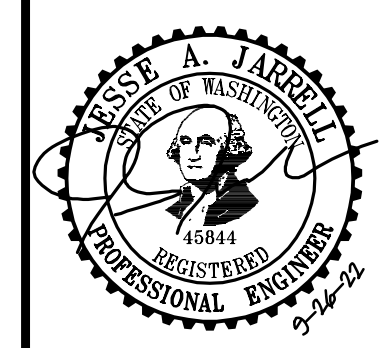
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