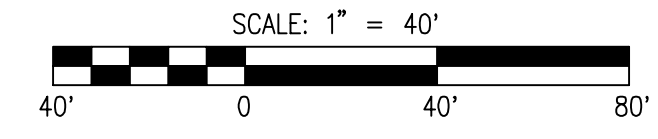
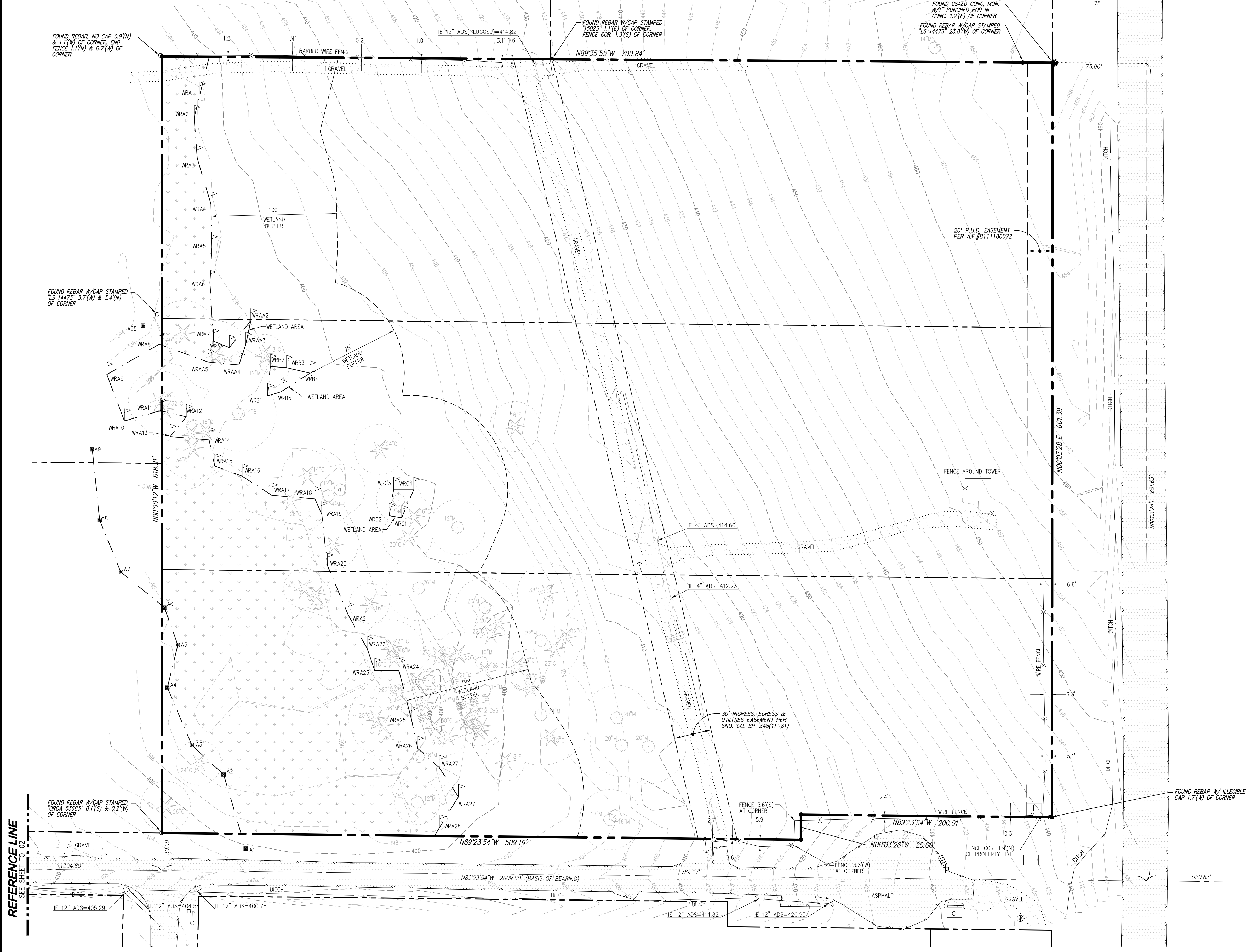


PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



Drawing: P:\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary\Plot\C22177PP-TO-PL.dwg Plotted: Jun 28, 2022 - 12:41pm

REFERENCE LINE
SEE SHEET C22-177

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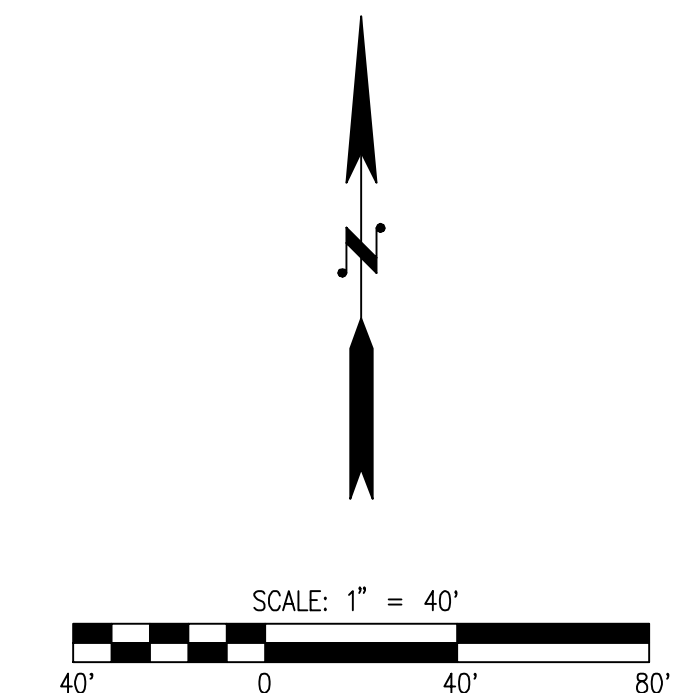
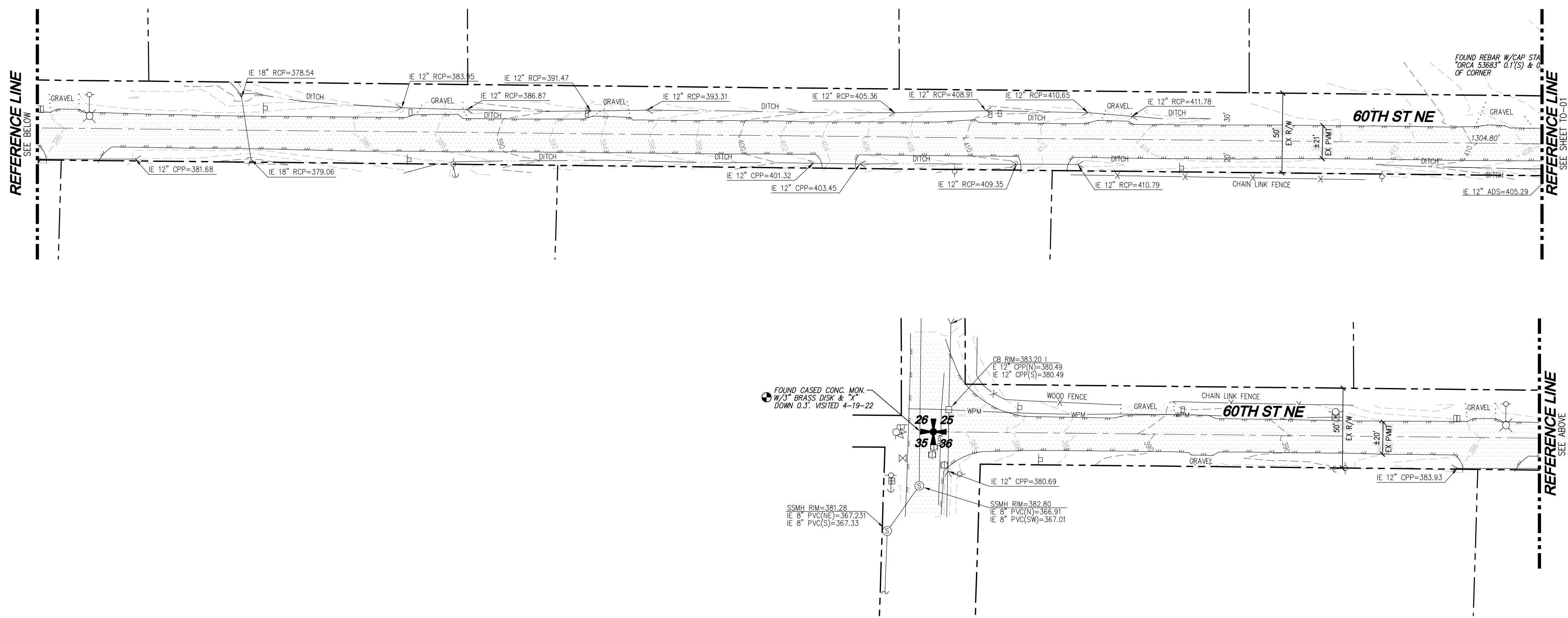
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LAND PRO GROUP, INC.
BRODIE PLAT
EXISTING CONDITIONS MAP

JOB NUMBER:	C22-177
DRAWING NAME:	C22177PP-TO-PL
DESIGNER:	TPA
DRAFTING BY:	DPN
DATE:	6-28-22
SCALE:	1"=40'
JURISDICTION:	CITY OF MARYSVILLE

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



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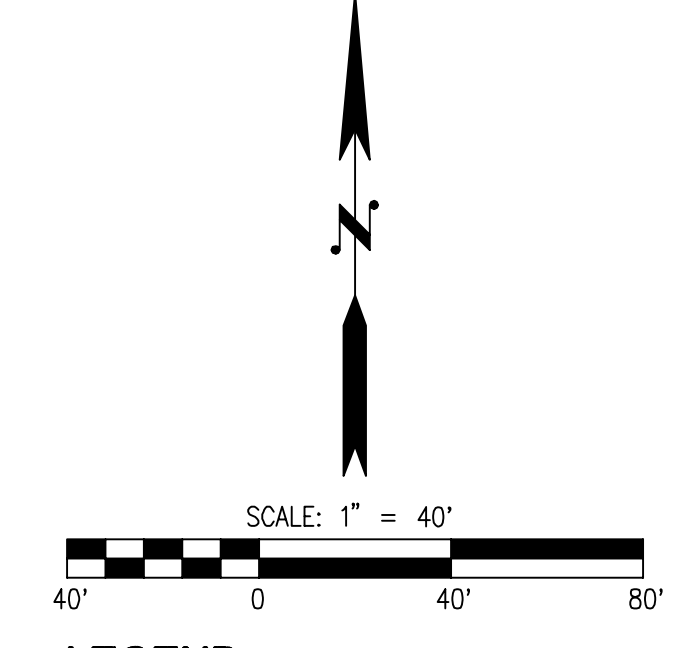
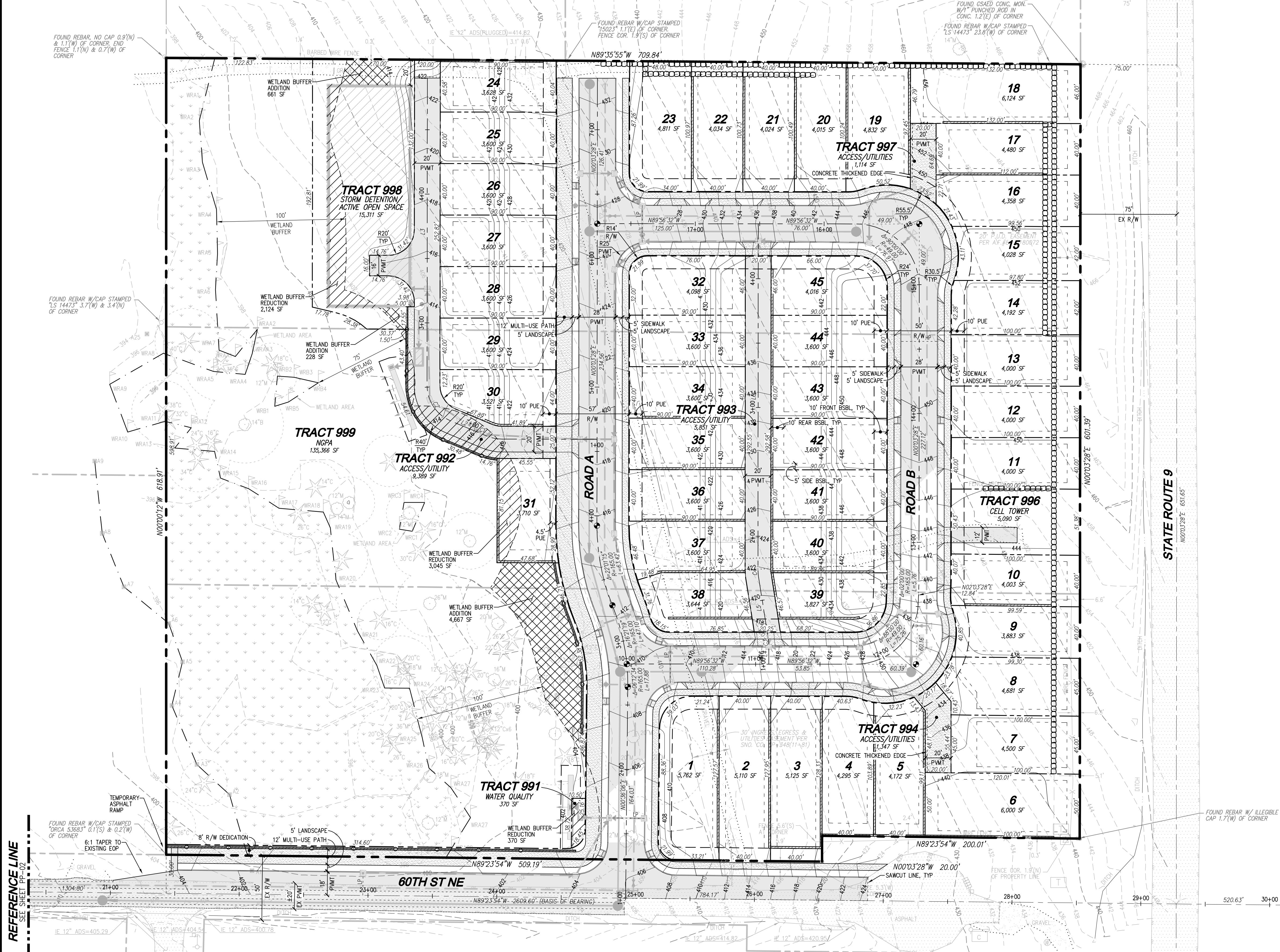
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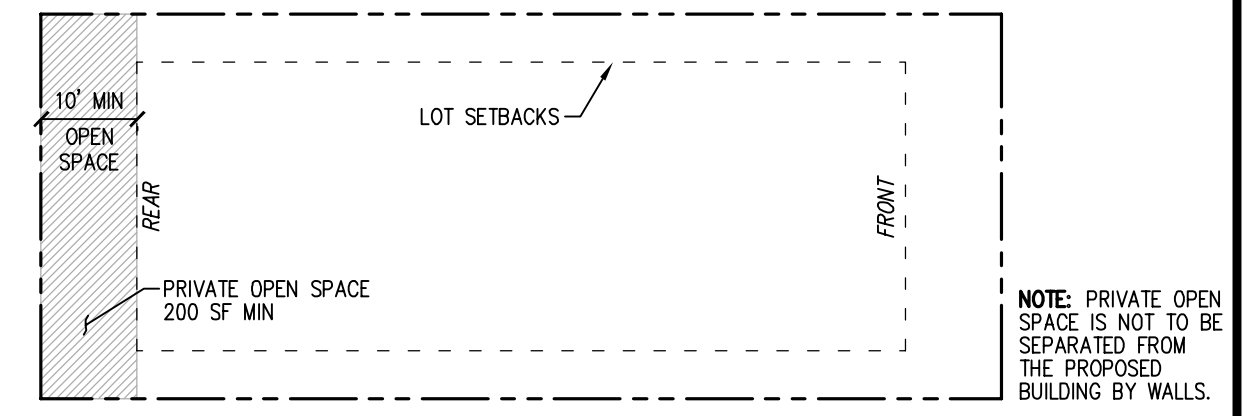
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PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOL	DESCRIPTION
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[Symbol]	2" GRIND AND OVERLAY
[Symbol]	RIP-RAP PAD
[Symbol]	SURVEY MONUMENT



TYPICAL PRIVATE OPEN SPACE DETAIL
SCALE: 1"=20'

ALLEY CENTERLINE TABLES

LINE TABLE			CURVE TABLE			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	73.89'	N89°56'32"W	C4	4.71'	30.00'	09°00'00"
L2	20.12'	N67°13'59"W	C3	4.71'	30.00'	09°00'00"
L3	238.69'	N00°03'28"E	C1	11.89'	30.00'	22°42'33"
L4	14.64'	N00°03'28"E	C2	35.23'	30.00'	67°17'27"
L5	49.95'	N08°56'32"W				
L6	268.64'	N00°03'28"E				

LOT SIZE SUMMARY

LOTS PROPOSED: 45
 AVERAGE LOT SIZE: 4,113 SF
 SMALLEST LOT SIZE: 3,521 SF (LOT 30)
 LARGEST LOT SIZE: 6,421 SF (LOT 19)

ACCESS CALCULATION (PER MMC 22G.080.070(4))

LOTS TO ACCESS FROM AUTOCOURTS: 14 (25-38)
 PRD REQUIREMENT FOR NON-STANDARD ACCESS: 25%
 PROPOSED NON-STANDARD ACCESS: 14 LOTS/45 TOTAL LOTS=31.1%

WETLAND BUFFER AVERAGING CALCULATIONS

WETLAND BUFFER REDUCTION: 5,539 SF
 WETLAND BUFFER ADDITION: 5,558 SF
 NET: 17 SF

IMPERVIOUS AREA

IMPERVIOUS AREA PROPOSED: 199,940 SF (4.59 AC)
 SITE PERCENTAGE AS IMPERVIOUS: 45.9%

DENSITY, DIMENSION AND PARKING

Requirement	Allowable under PRD Regulation	Proposed
Density: Dwelling unit/acre	As allowed per the underlying zone	18 DU/AC
Maximum density:	As allowed per the underlying zone or modified through the residential density incentives in Chapter 22C.090 MMC	4.5 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	TBD
Maximum impervious surface:	70 percent	70%
Minimum lot area:	3,500 square feet	3,521 SF
Minimum lot width:	30 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	135 total

OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area*	10.01	435,992
Net Project Area (NPA)*	6.58	286,707
Req. Open Space (15% NPA)	0.99	43,006
Req. Open Space (65% Critical Area/Buffer Portion)	0.64	27,954
Req. Open Space (35% Active Open Space Portion)	0.35	15,052
Active Open Space Provided (Tract 998)	0.35	15,311
Critical Areas Open Space Provided (Tract 999)	0.64	27,954
Total Open Space Provided	0.99	43,265

PROJECT ZONING DENSITY CALCULATIONS

	DU (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area (AC)*	10.01	435,992
Net Project Area (NPA) (AC)*	6.58	286,707
Base Density	118.47	
Max Density (with Bonus Density) = 120% x Base Density	137.00	
Dwelling Units Proposed	45	
Density Proposed (DU/AC)	4.50	
Bonus Density Required	0	

NET AREA: R-18 ZONING

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Parcel Area	10.01	435,992
ROW Dedication	1.77	76,974
Tract 992, 993, 994, 997 (Access and/or Alley Tracts)	0.41	17,701
Wetland Area	1.25	54,610
Total Removal for NPA	3.43	149,285
Net Project Area (NPA)	6.58	286,707
Net Project Density (NPA x 18 DU/AC)	118.47	

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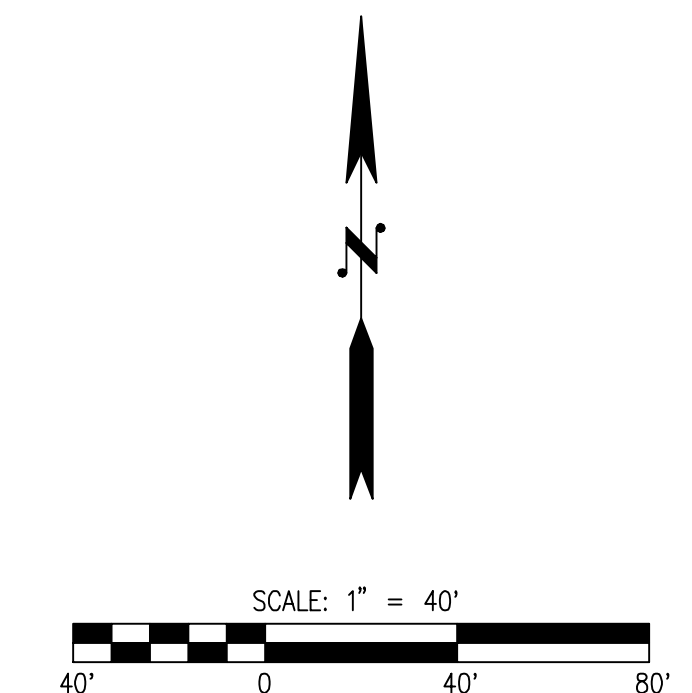
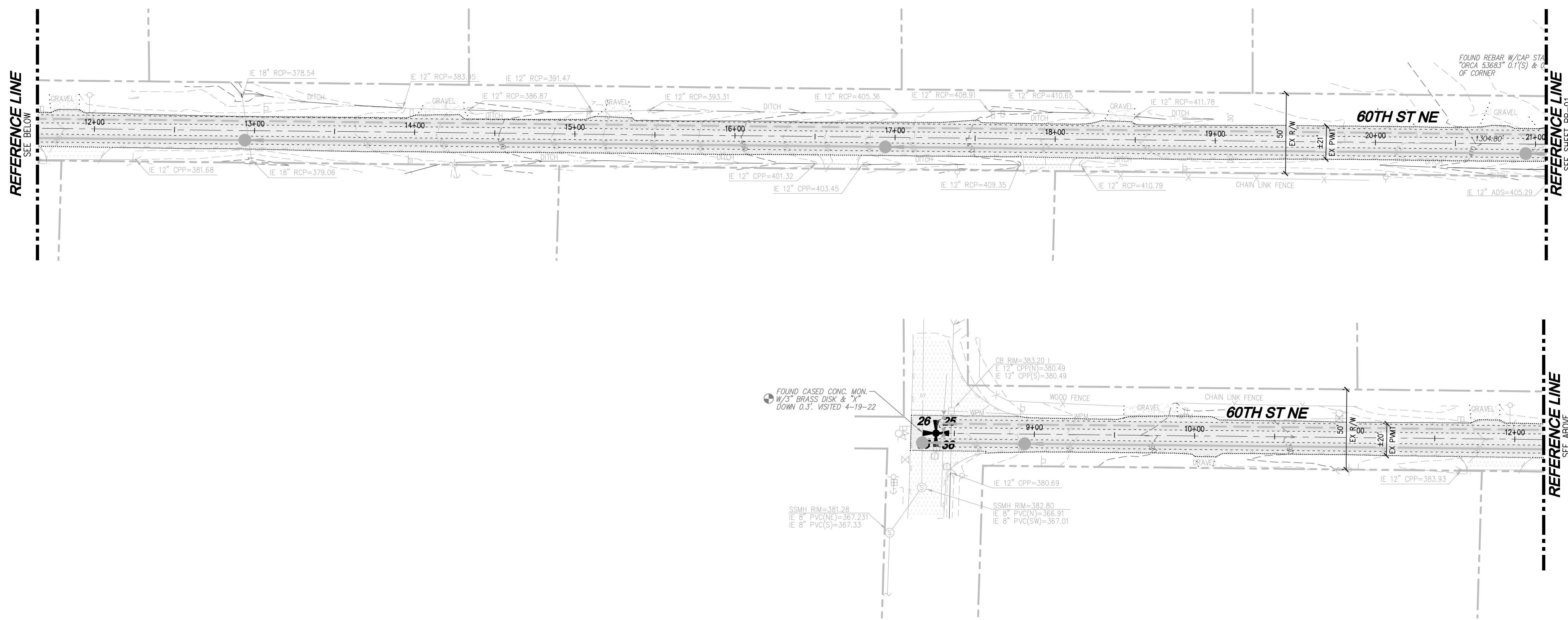
REVISIONS
 NO. DATE DESCRIPTION

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 DRAWING NAME: C22177PP-PP-PL
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYVILLE

PP-01
 SHEET 4 OF 5

Drawing: P:\Civil\2022\C22-177 Brodie Plats\Drawings\Preliminary\PP-PL\C22177PP-PP-PL.dwg Plotter: Jun 28, 2022 - 12:41pm

PORTION OF SE1/4, SW1/4, SEC 25, TWN 30 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON



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