

# BRODIE PLAT PRELIMINARY PLAT

### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
+	SECTION CORNER	CB	CATCH BASIN
⊕	SECTION QTR CORNER	CL	CENTERLINE
⊙	FOUND MONUMENT IN CASE	CMP	CORRUGATED METAL PIPE
●	SET 1/2" X 24" REBAR W/CAP STAMPED "LS. 37536"	CP	CONCRETE PIPE
○	EXISTING REBAR & CAP, AS NOTED	CCP	CONCRETE CYLINDER PIPE
⊙	SIGN POST	EL	ELEVATION
□	MAILBOX	EXST.	EXISTING
○	CATCH BASIN	FL	FLOWLINE
○	CULVERT	IE	INVERT ELEVATION
○	FIRE HYDRANT	PL	PROPERTY LINE
○	WATER VALVE	PP	POWER POLE
○	WATER METER	PVC	POLYVINYL CHLORIDE PIPE
○	WELL	R/W	RIGHT-OF-WAY
○	GAS VALVE	STA	STATION
○	GUY ANCHOR	SD	STORM DRAIN
○	UTILITY/POWER POLE	SS	SANITARY SEWER
○	TELEPHONE VAULT	SSMH	SANITARY SEWER MANHOLE
○	TELEPHONE RISER	TYP	TYPICAL
○	POWER VAULT	TBR	TO BE REMOVED
○	POWER TRANSFORMER	WPM	WATER PAINT MARK
○	SANITARY SEWER MANHOLE	C	CEDAR
○	CONIFEROUS TREE	F	FIR
○	DECIDUOUS TREE	M	MAPLE
○	METAL FENCING	B	BIRCH
○	GAS PAINT MARK		
○	TELEPHONE PAINT MARK		
○	POWER PAINT MARK		
○	WATER PAINT MARK		
○	SEWER PAINT MARK		
○	UNDERGROUND POWER		

PROPOSED WATER SYMBOLS	
○	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

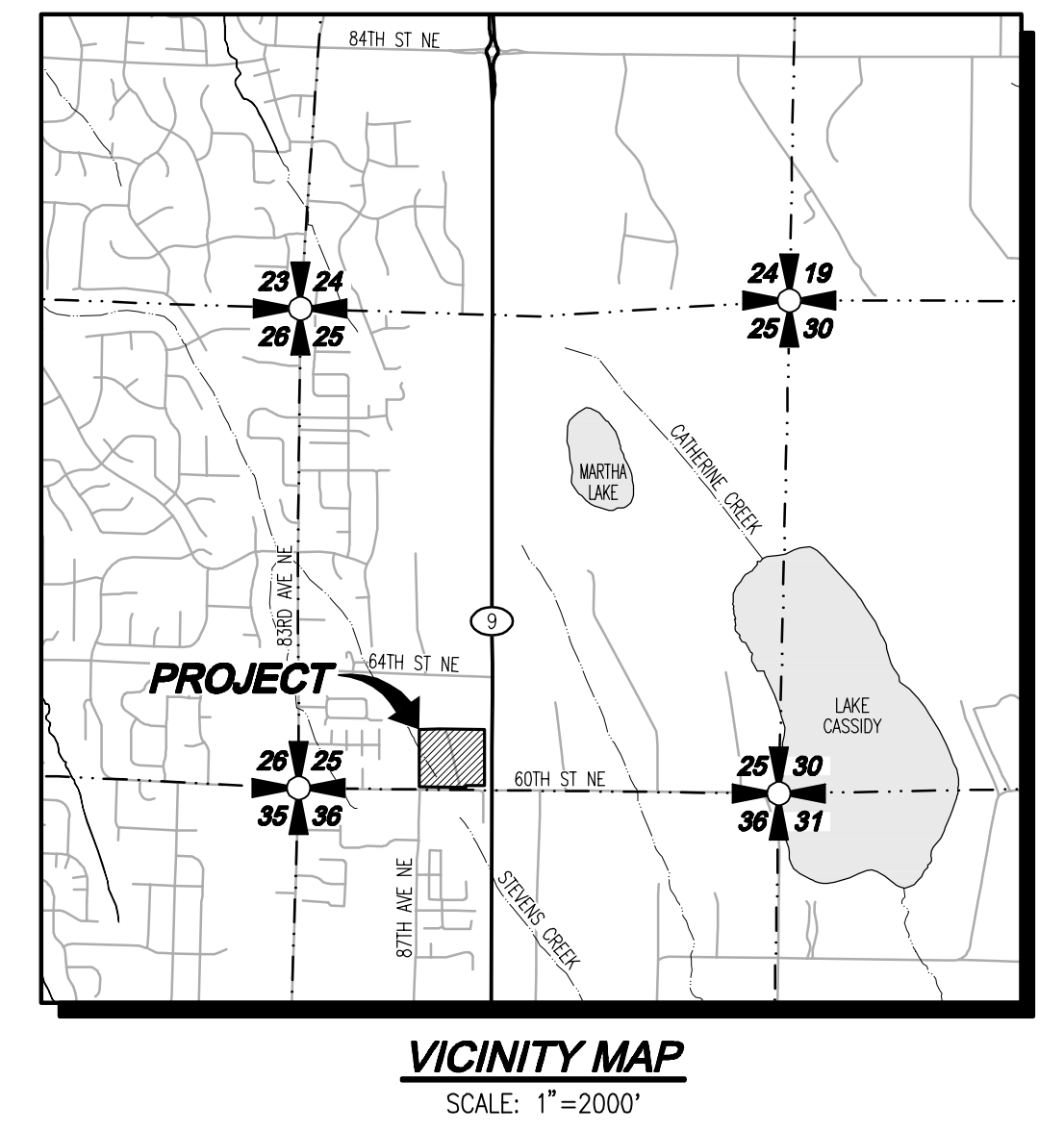
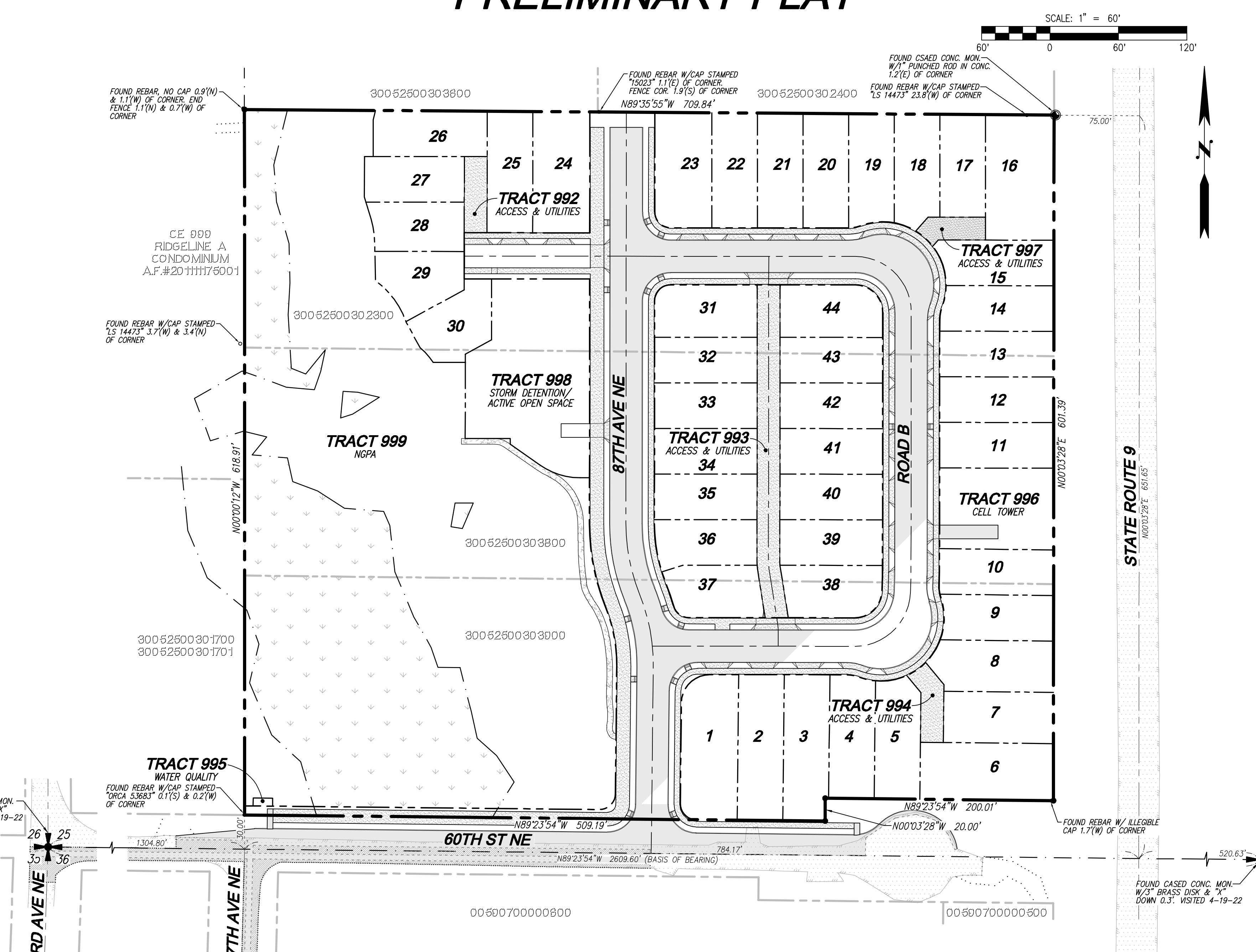
PROPOSED STORM SYMBOLS	
○	SD CAP
○	TYPE 1 CATCH BASIN, GRATED LID
○	TYPE 1 CATCH BASIN, SOLID LID
○	TYPE 2 CATCH BASIN, GRATED LID
○	TYPE 2 CATCH BASIN, SOLID LID
○	BEEHIVE MANHOLE COVER
○	SQUARE YARD DRAIN
○	ROUND YARD DRAIN
○	STORM CLEAN OUT
○	STORM PIPE

PROPOSED SEWER SYMBOLS	
○	SEWER CAP
○	SEWER CLEANOUT
○	SEWER MANHOLE
○	SEWER PIPE

PROPOSED SURVEY SYMBOLS	
○	SURVEY MONUMENT IN PROPOSED ROAD



**SURVEY INFORMATION**  
**LEGAL DESCRIPTION**  
**PARCEL A:**  
 LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.,

**PARCEL B:**  
 LOT 3, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.,

**PARCEL C:**  
 LOT 4, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-348 (11-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8207290183, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.,

**VERTICAL DATUM**  
 NAVD 88  
 FOUND CONCRETE MONUMENT WITH A 3" BRASS DISK AND "X" 0.3" DEEP IN MONUMENT CASE WITH A BROKEN LID IN THE CENTER OF THE NORTHBOUND LANE OF 83RD AVE. N.E., AT ITS INT. WITH 60TH ST. N.E. ELEV.=382.91'

**BASIS OF BEARING**  
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., AS THE BEARING OF N 89°23'54" W, PER SURVEY RECORDED UNDER AF#200301175004

**EQUIPMENT & PROCEDURES**  
**METHOD OF SURVEY:**  
 SURVEY PERFORMED BY FIELD TRAVERSE  
**INSTRUMENTATION:**  
 LEICA TORA 1105 ROBOTIC ELECTRONIC TOTAL STATION  
**PRECISION:**  
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**SURVEY REFERENCES**  
 (R1) RECORD OF SURVEY - A.F.#200301175004  
 (R2) SNO. CO. SP-348(11-81) - A.F.#8207290183

**SURVEY NOTES**  
 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.  
 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

**CONTACT LIST**  
**OWNER/APPLICANT:**  
 LAND PRO GROUP, INC.  
 10515 20TH ST SE, SUITE 202  
 LAKE STEVENS, WASHINGTON 98258  
 CONTACT: RYAN LARSEN  
 PHONE: (425) 551-7600  
 EMAIL: rlarson@landprogrp.com

**SURVEYOR:**  
 PACIFIC COAST SURVEYS, INC.  
 16300 MILL CREEK BLVD, STE G4  
 MILL CREEK, WASHINGTON 98082  
 CONTACT: DARREN RIDOLE, PLS  
 PHONE: (425) 508-4951  
 FAX: (425) 357-3577  
 EMAIL: darren@pcsurveys.net

**WETLAND BIOLOGIST:**  
 WETLAND RESOURCES  
 9505 19TH AVE SE, STE 106  
 EVERETT, WA 98208  
 CONTACT: JOHN LAUFENBURG  
 PHONE: (425) 337-3174  
 FAX: (425) 337-3045  
 EMAIL: john@wetlandresources.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: tabott@ldccorp.com

**LANDSCAPE ARCHITECT:**  
 ORIGIN DESIGN GROUP  
 1031 185TH AVENUE NE  
 SNOHOMISH, WASHINGTON 98290  
 CONTACT: KRISTAL LOWE  
 PHONE: (425) 346-9105  
 EMAIL: origindg@gmail.com

**GEOTECH:**  
 COBALT GEOSCIENCES, LLC  
 P.O. BOX 82243  
 KENMORE, WASHINGTON 98028  
 CONTACT: PHIL HABERMAN, PE, LG, LEG  
 PHONE: (206) 331-1097  
 EMAIL: phil@cobaltgeo.com

**EARTHWORK QUANTITIES**  
 CUT: 31,500 CY  
 FILL: 26,300 CY  
 STRIPPINGS: 13,300 CY  
 DISTURBED AREA: 344,356 SF (7.91 AC)  
 THESE CALCULATIONS ARE FOR PERMITTING PURPOSES ONLY. FOR DETAILED CALCULATIONS, DETAILED EARTHWORKS TAKEOFFS SHOULD BE PERFORMED.

**TABLE OF CONTENTS**  
 1 COVER SHEET  
 2-3 PRELIMINARY PLAT

**PROJECT INFORMATION**  
**TAX PARCELS:**  
 30052500302300, 30052500303800, 30052500303900, 8703 60TH ST NE, EVERETT, WA 98205  
**SITE ADDRESS:**  
 435,992 SF 10.01 AC  
**CITY:**  
 NB (NEIGHBORHOOD BUSINESS)  
**PROPOSED ZONING:**  
 R6.5 SINGLE FAMILY DETACHED  
**PROPOSED LOTS:**  
 44  
**CITY OF MARYSVILLE:**  
 CITY OF MARYSVILLE  
 SNOHOMISH COUNTY PUD  
 PUGET SOUND ENERGY  
 FRONTIER  
 COMCAST  
 LAKE STEVENS SCHOOL DISTRICT 4  
 MARYSVILLE FIRE DISTRICT

**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**  
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CITY PROJECT #: PA22-023  
 Call 2 Business Days Before You Dig  
 811 or 1-800-424-5555  
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	11-22-22	REVISED PER 1ST CITY COMMENTS

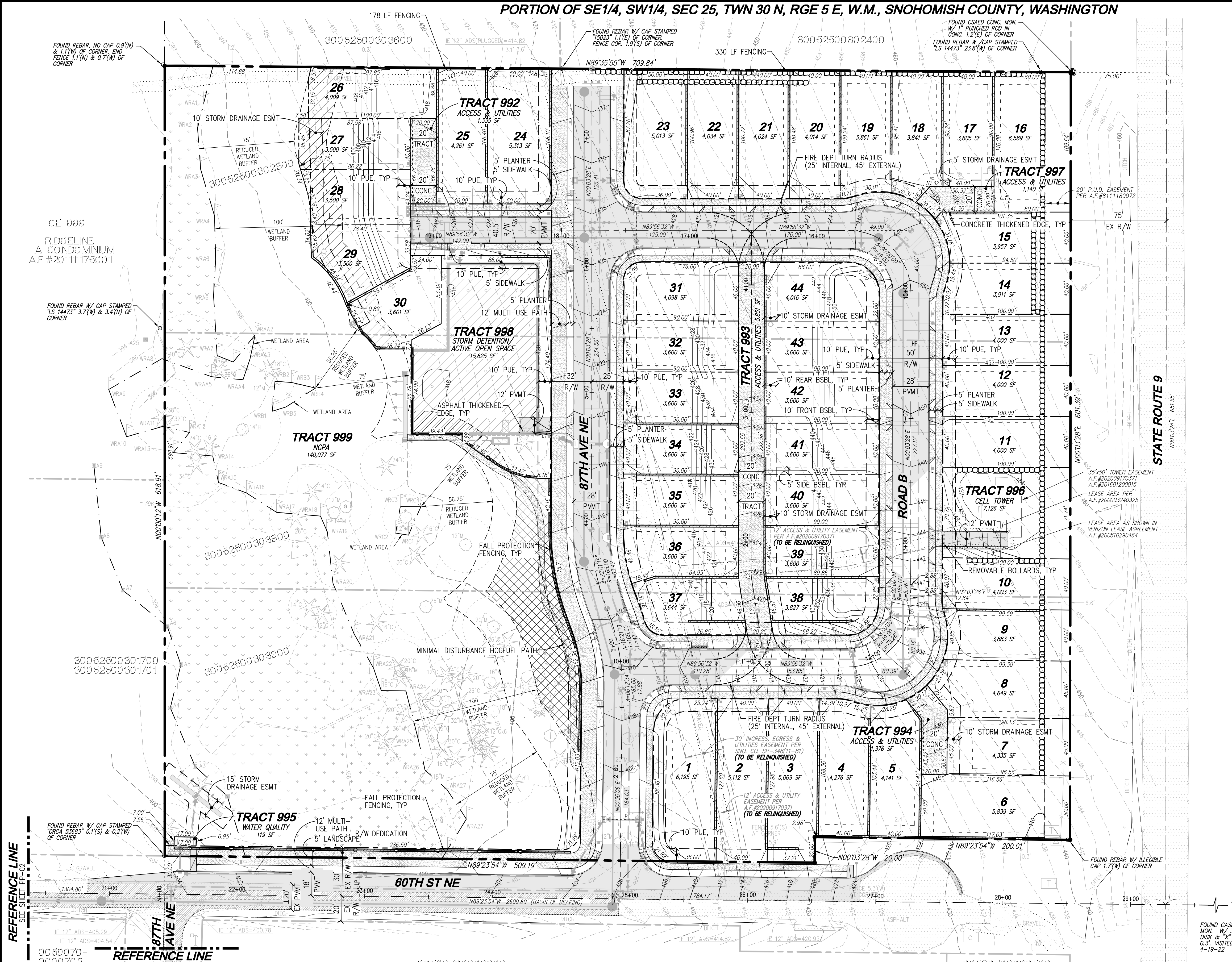
**LDC** | Surveying Engineering Planning  
 Kent  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

LAND PRO GROUP, INC.  
**BRODIE PLAT**  
 COVER SHEET

JOB NUMBER: C22-177  
 DRAWING NAME: C22177PP-CS-PL  
 DESIGNER: TPA  
 DRAFTING BY: DPN  
 DATE: 6-28-22  
 SCALE: 1"=60'  
 JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\Civil\2022\C22-177 Brodie Plat\Drawings\Preliminary\Plat\C22177PP-CS-PL.dwg  
 Plotted: Nov 22, 2022 - 10:16am

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



**LEGEND**

- STORM PIPE
- DRAIN LINE
- SEWER PIPE
- WATER PIPE
- FALL PROTECTION FENCING
- RETAINING WALL
- ROCKERY RETAINING WALL
- SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
- STREET LIGHT
- FULL DEPTH ASPHALT
- CONCRETE
- 2" GRIND AND OVERLAY
- BUFFER ADDITION (6,479 SF)
- BUFFER REDUCTION (6,468 SF)

**LOT SIZE SUMMARY**

LOTS PROPOSED: 44  
 AVERAGE LOT SIZE: 4,140 SF  
 SMALLEST LOT SIZE: 3,500 SF (LOT 27, 28 AND 29)  
 LARGEST LOT SIZE: 6,589 SF (LOT 16)

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

LOTS TO ACCESS FROM AUTOCOURTS OR ALLEYS: 16  
 PRD REQUIREMENT FOR NON-STANDARD ACCESS: 25%  
 PROPOSED NON-STANDARD ACCESS: 16 LOTS/44 TOTAL LOTS=36%

**WETLAND BUFFER AVERAGING CALCULATIONS**

WETLAND BUFFER REDUCTION: 6,468 SF  
 WETLAND BUFFER ADDITION: 6,479 SF  
 NET: 11 SF

**IMPERVIOUS AREA**

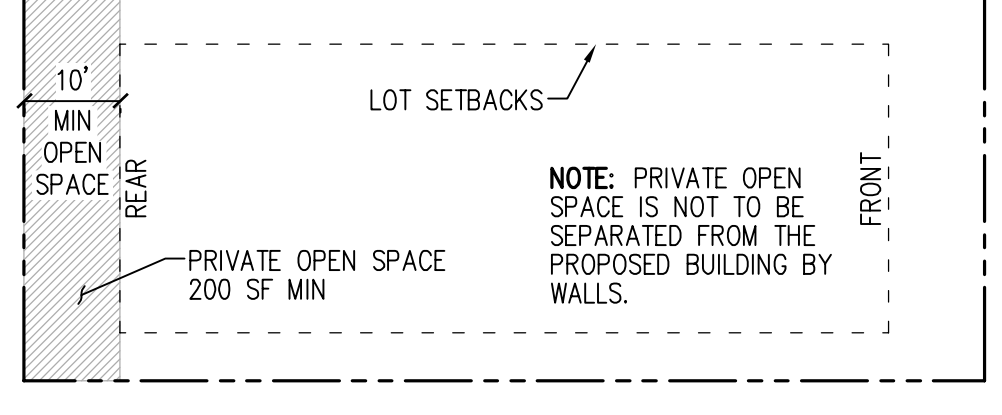
IMPERVIOUS AREA PROPOSED: 199,940 SF (4.59 AC)  
 SITE PERCENTAGE AS IMPERVIOUS: 45.9%

**ALLEY CENTERLINE TABLES**

LINE TABLE			CURVE TABLE			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	14.64'	N00°03'28"E	C1	4.71'	30.00'	09°00'00"
L2	49.95'	N8°56'32"W	C2	4.71'	30.00'	09°00'00"
L3	268.64'	N00°03'28"E				

**TRACT TABLE**

TRACT	AREA (SF)	USE
999	140,077	NGPA
998	15,625	STORM DETENTION/ACTIVE OPEN SPACE
997	7,140	ACCESS & UTILITIES
996	7,126	CELL TOWER
995	119	WATER QUALITY
994	1,376	ACCESS & UTILITIES
993	5,851	ACCESS & UTILITIES
992	1,335	ACCESS & UTILITIES



**DENSITY, DIMENSION AND PARKING**

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 22C.090 (6.5 DU/AC x 120% = 7.8 DU/AC)	4.4 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	3500
Minimum lot width:	30 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	132 total*

**OPEN SPACE CALCULATIONS**

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area*	10.01	435,992
Net Project Area (NPA)*	6.66	290,176
Req. Open Space (15% NPA)	1.00	43,526
Req. Open Space (65% Critical Area/Buffer Portion)	0.65	28,292
Req. Open Space (35% Active Open Space Portion)	0.35	15,234
Active Open Space Provided (Tract 998)	0.35	15,323
Critical Areas Open Space Provided (Tract 999)	0.65	28,292
Total Open Space Provided	1.00	43,615

**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)*	6.66	290,176
Base Density	43.30	
Max Density (with Bonus Density) = 120% x Base Density	51.96	
Dwelling Units Proposed	44	
Density Proposed (DU/AC)	4.4	
Bonus Density Required	1	
R01 7.c: Installation of perimeter fencing to improve compatibility between land uses (500 LF/unit)	508 LF proposed	1 Bonus Unit

**NET AREA: R6.5 ZONING**

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Parcel Area	10.01	435,992
ROW Dedication	1.87	81,505
Tract 992, 993, 994, 997 (Access and/or Alley Tracts)	0.22	9,702
Wetland Area	1.25	54,610
Total Removal for NPA	3.35	145,817
Net Project Area (NPA)	6.66	290,176
Net Project Density (NPA x 6.5 DU/AC)	43.30	

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**LAND PRO GROUP, INC.**  
**BRODIE PLAT**  
 PRELIMINARY SITE PLAN

**LDC**  
 Surveying  
 Engineering  
 Planning  
 Olympia  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
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 F 425-482-2893  
 T 425-806-1869

**REVISIONS**

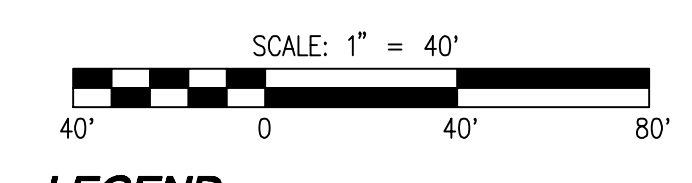
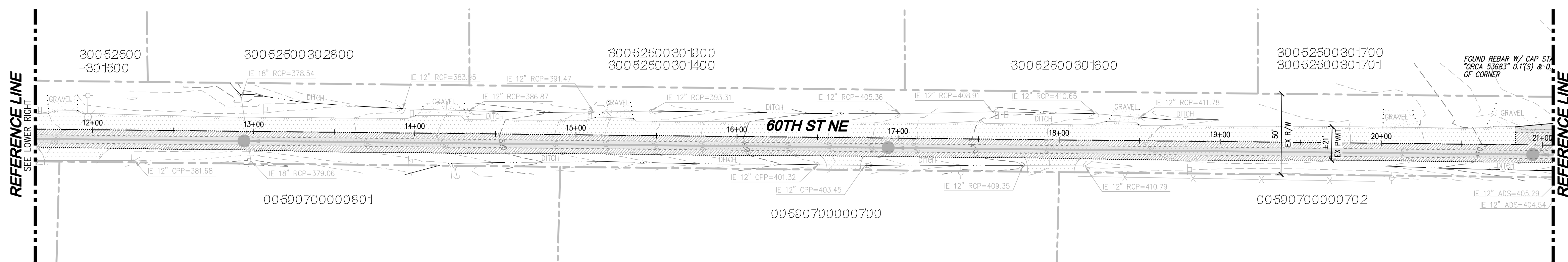
NO.	DATE	DESCRIPTION
1	11-22-22	REVISED PER 1ST CITY COMMENTS

**THOMAS P. ALBERT**  
 PROFESSIONAL ENGINEER  
 68921  
 11-22-22

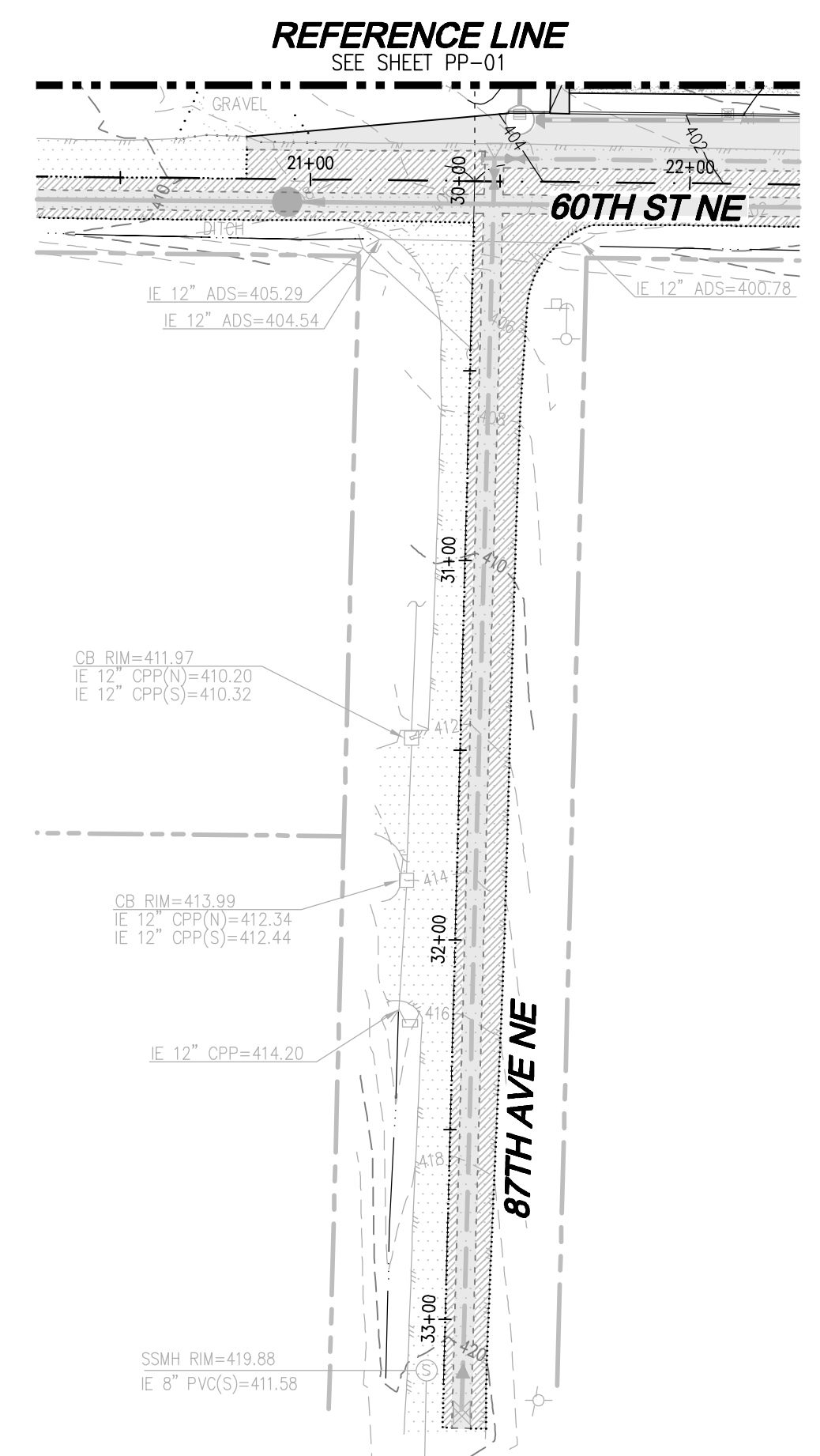
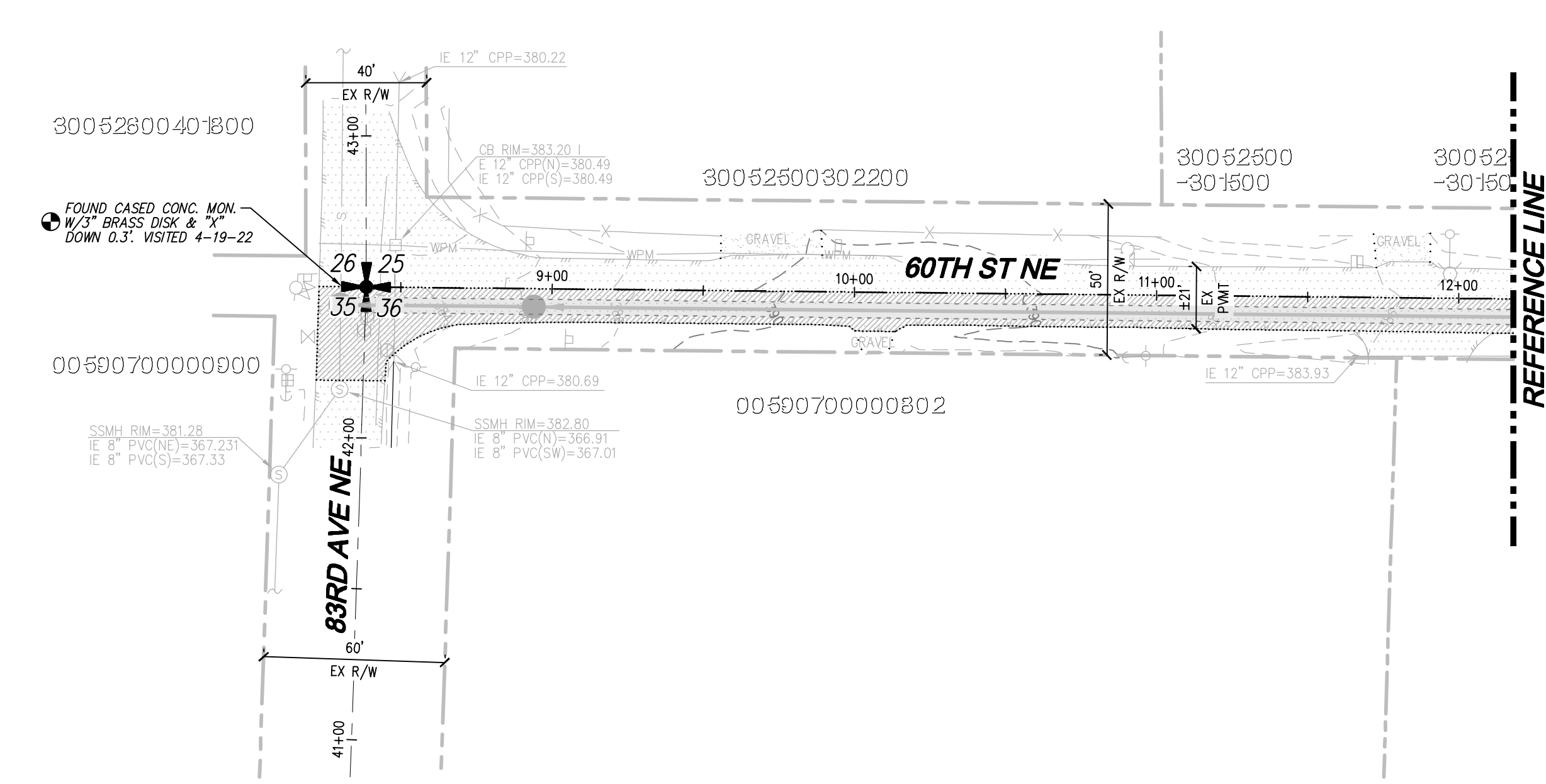
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 DRAWING NAME: C22177PP-PP-PL  
 DESIGNER: TPA  
 DRAFTING BY: DPN  
 DATE: 6-28-22  
 SCALE: 1"=40'  
 JURISDICTION: CITY OF MARYVILLE

**PP-01**  
 SHEET 2 OF 3

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



- LEGEND**
- STORM PIPE
  - DRAIN LINE
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  - FALL PROTECTION FENCING
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  - ROCKERY RETAINING WALL
  - SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
  - STREET LIGHT
  - FULL DEPTH ASPHALT
  - CONCRETE
  - 2" GRIND AND OVERLAY
  - BUFFER ADDITION (7,030 SF)
  - BUFFER REDUCTION (6,861 SF)



NO.	DATE	DESCRIPTION
1	11-22-22	REVISED PER 1ST CITY COMMENTS

**LDC** | Surveying Engineering Planning

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LAND PRO GROUP, INC.  
**BRODIE PLAT**  
PRELIMINARY SITE PLAN

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

**PP-02**  
SHEET 3 OF 3

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Drawing: P:\Civil\2022\C22-177 Brodie Plats\Drawings\Preliminary\PP\C22177PP-PP-PL.dwg Plotted: Nov 22, 2022 - 10:17am