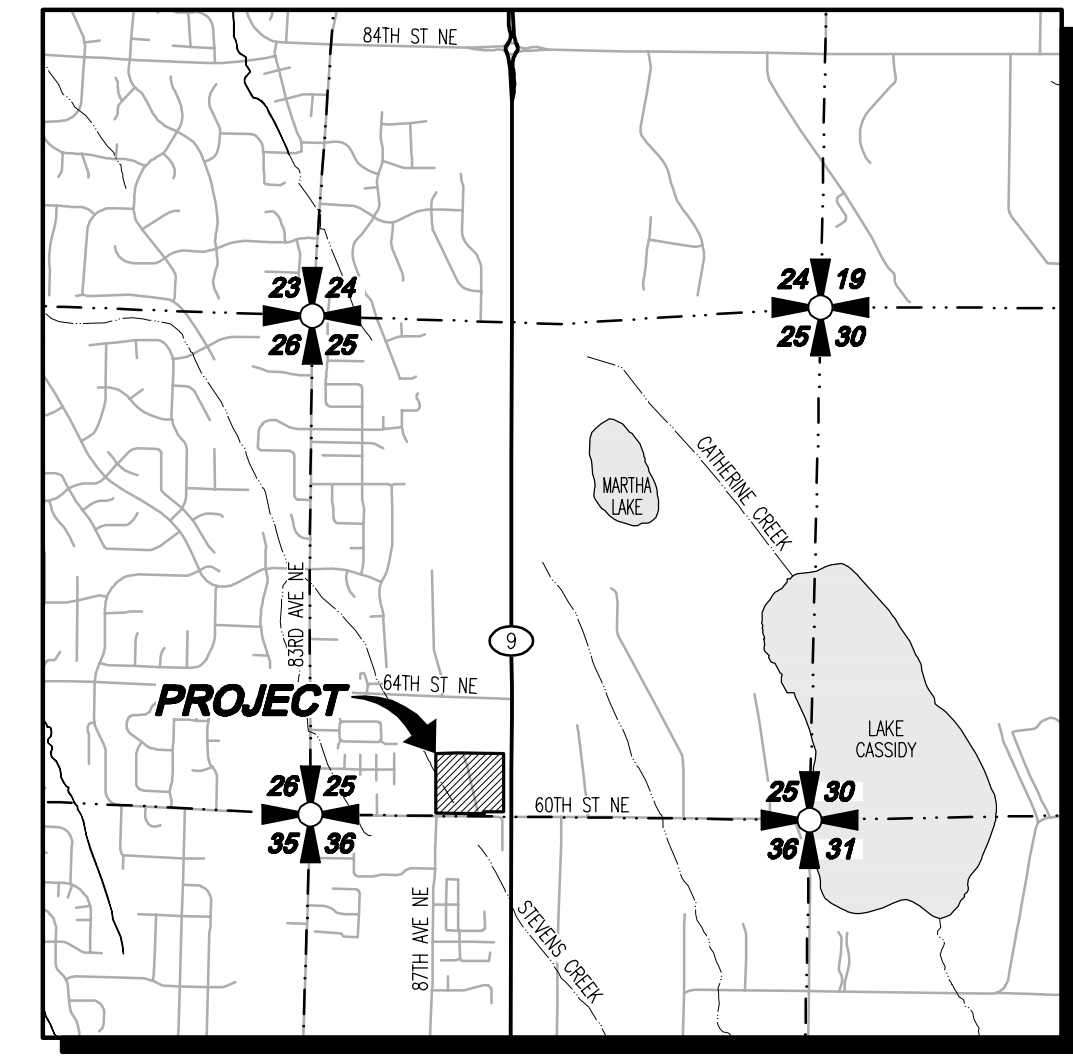
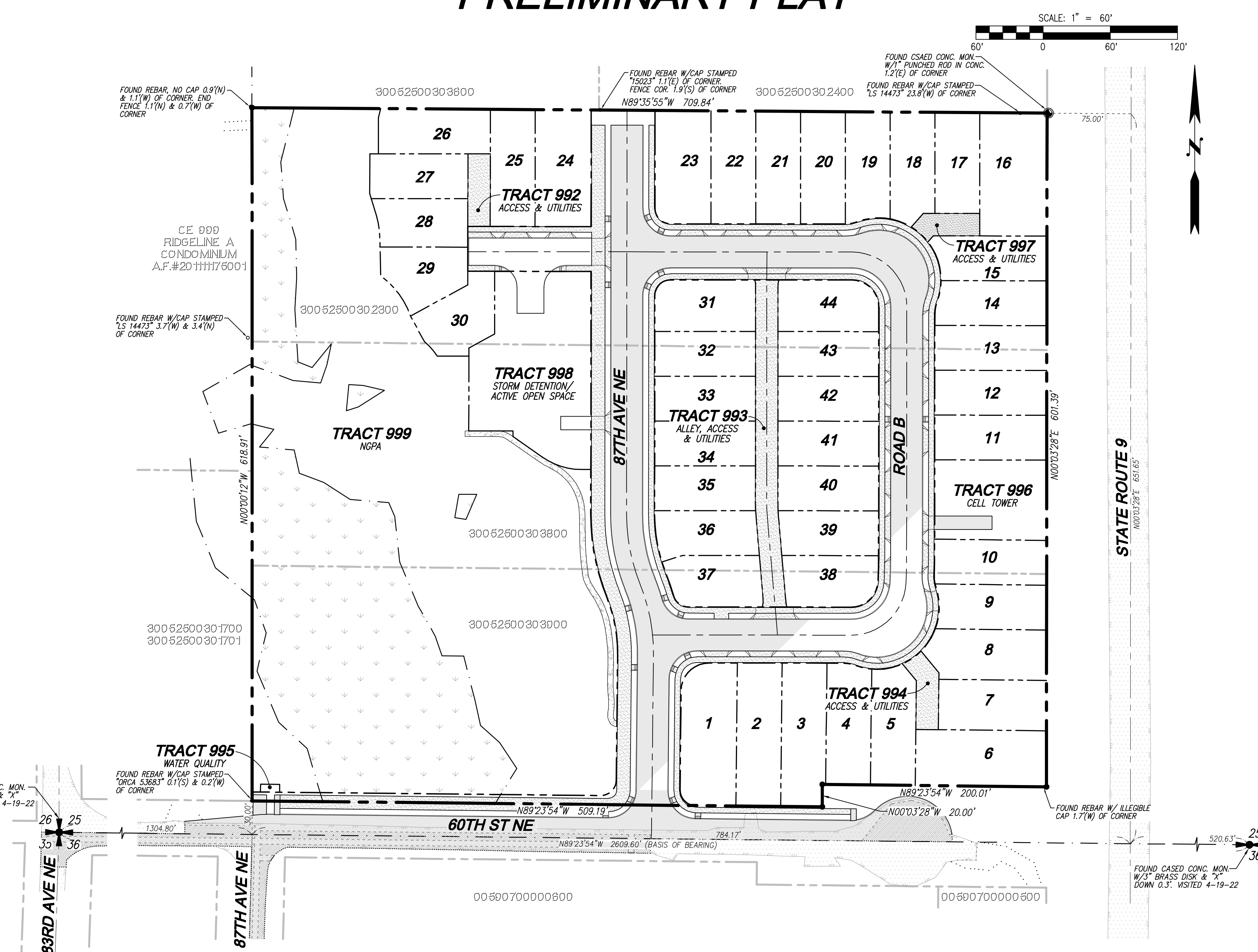


BRODIE PLAT PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

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



VICINITY MAP
SCALE: 1" = 2000'

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	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
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	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com
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	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: 341,886 SF (7.84 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
435,992 SF 10.01 AC
CITY: NB (NEIGHBORHOOD BUSINESS)
CURRENT ZONING: R6.5
PROPOSED ZONING: SINGLE FAMILY DETACHED
PROPOSED LAND USE: 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

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DISCLAIMER

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CITY PROJECT NO:
PA22-023, G22-0054

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
2	1-03-23	REVISED PER CITY 2ND PRELIMINARY COMMENTS
3	1-27-23	REVISED PER 1ST CIVIL COMMENTS

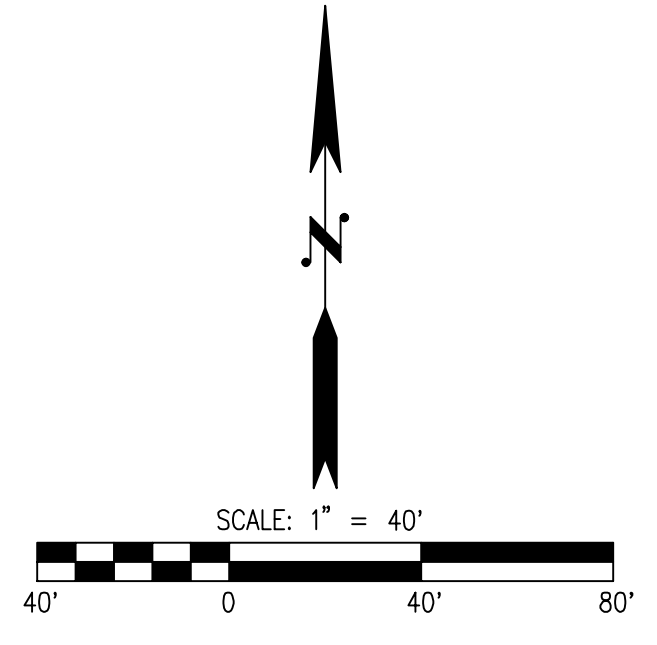
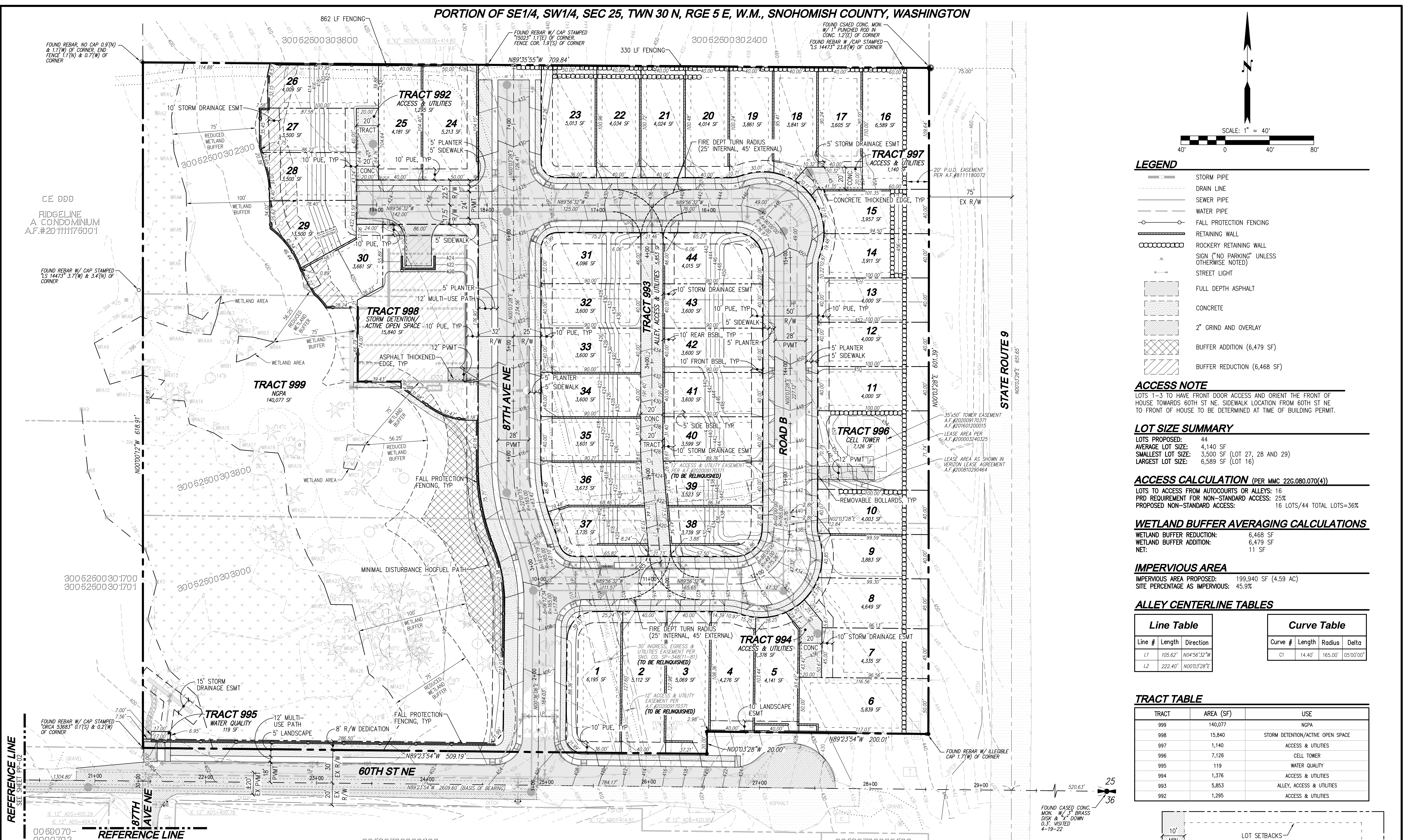
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Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
T 425.806.1869 F 425.482.2893

LAND PRO GROUP, INC.
BRODIE PLAT
COVER SHEET

THOMAS P. ABBOTT
PROFESSIONAL ENGINEER
68921
1-27-23

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

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)

ACCESS NOTE
 LOTS 1-3 TO HAVE FRONT DOOR ACCESS AND ORIENT THE FRONT OF HOUSE TOWARDS 60TH ST NE. SIDEWALK LOCATION FROM 60TH ST NE TO FRONT OF HOUSE TO BE DETERMINED AT TIME OF BUILDING PERMIT.

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

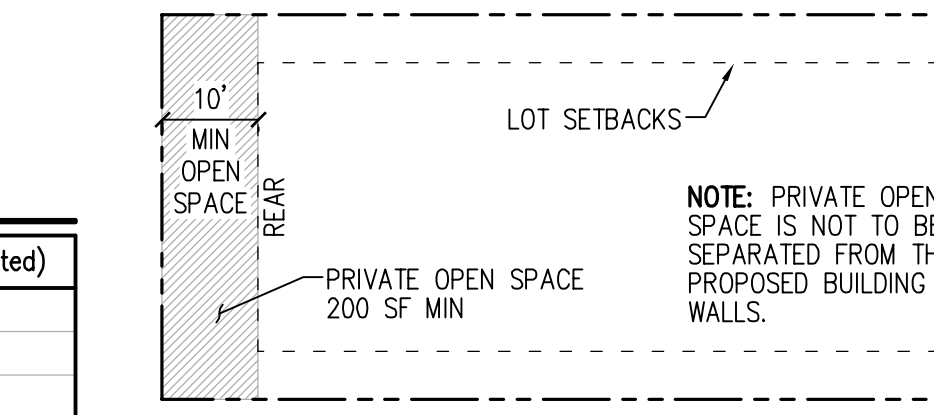
IMPERVIOUS AREA
 IMPERVIOUS AREA PROPOSED: 199,940 SF (4.59 AC)
 SITE PERCENTAGE AS IMPERVIOUS: 45.9%

ALLEY CENTERLINE TABLES

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	105.62'	N04°56'32"W	CI	14.40'	165.00'	05°00'00"
L2	222.40'	N00°03'28"E				

TRACT TABLE

TRACT	AREA (SF)	USE
999	140,077	NGPA
998	15,840	STORM DETENTION/ACTIVE OPEN SPACE
997	1,140	ACCESS & UTILITIES
996	7,126	CELL TOWER
995	119	WATER QUALITY
994	1,376	ACCESS & UTILITIES
993	5,853	ALLEY, ACCESS & UTILITIES
992	1,295	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	3,500
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	290,214
Req. Open Space (15% NPA)	1.00	43,532
Req. Open Space (65% Critical Area/Buffer Portion)	0.65	28,296
Req. Open Space (35% Active Open Space Portion)	0.35	15,236
Active Open Space Provided (Tract 998)	0.36	15,514
Critical Areas Open Space Provided (Tract 999)	0.65	28,296
Total Open Space Provided	1.01	43,810

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	290,214
Base Density	43.31	54,610
Max Density (with Bonus Density) = 120% x Base Density	51.96	65,172
Dwelling Units Proposed	44	54,610
Density Proposed (DU/AC)	4.4	290,214
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	9,664
Wetland Area	1.25	54,610
Total Removal for NPA	3.35	145,779
Net Project Area (NPA)	6.66	290,214
Net Project Density (NPA x 6.5 DU/AC)	43.31	

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LAND PRO GROUP, INC.
BRODIE PLAT
 PRELIMINARY SITE PLAN

LDC
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REVISIONS

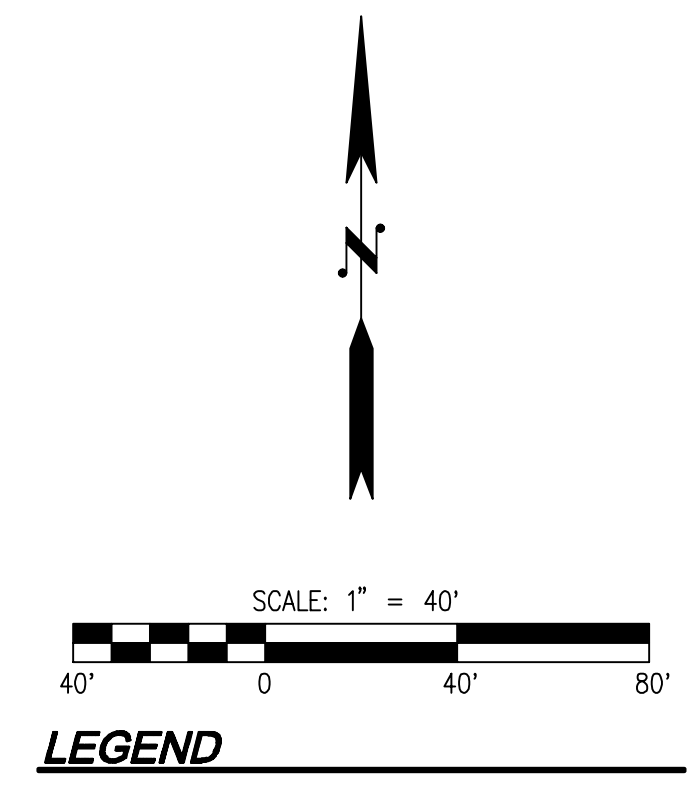
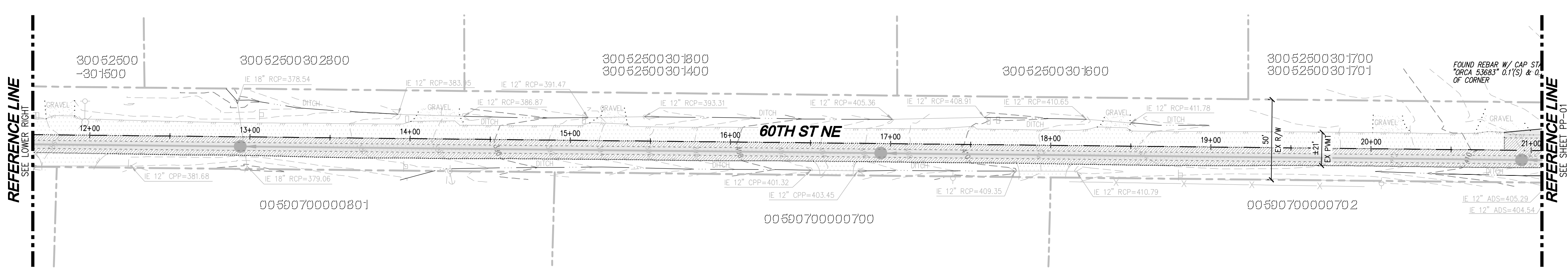
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THOMAS P. ALBERT
 PROFESSIONAL ENGINEER
 No. 68921
 State of Washington

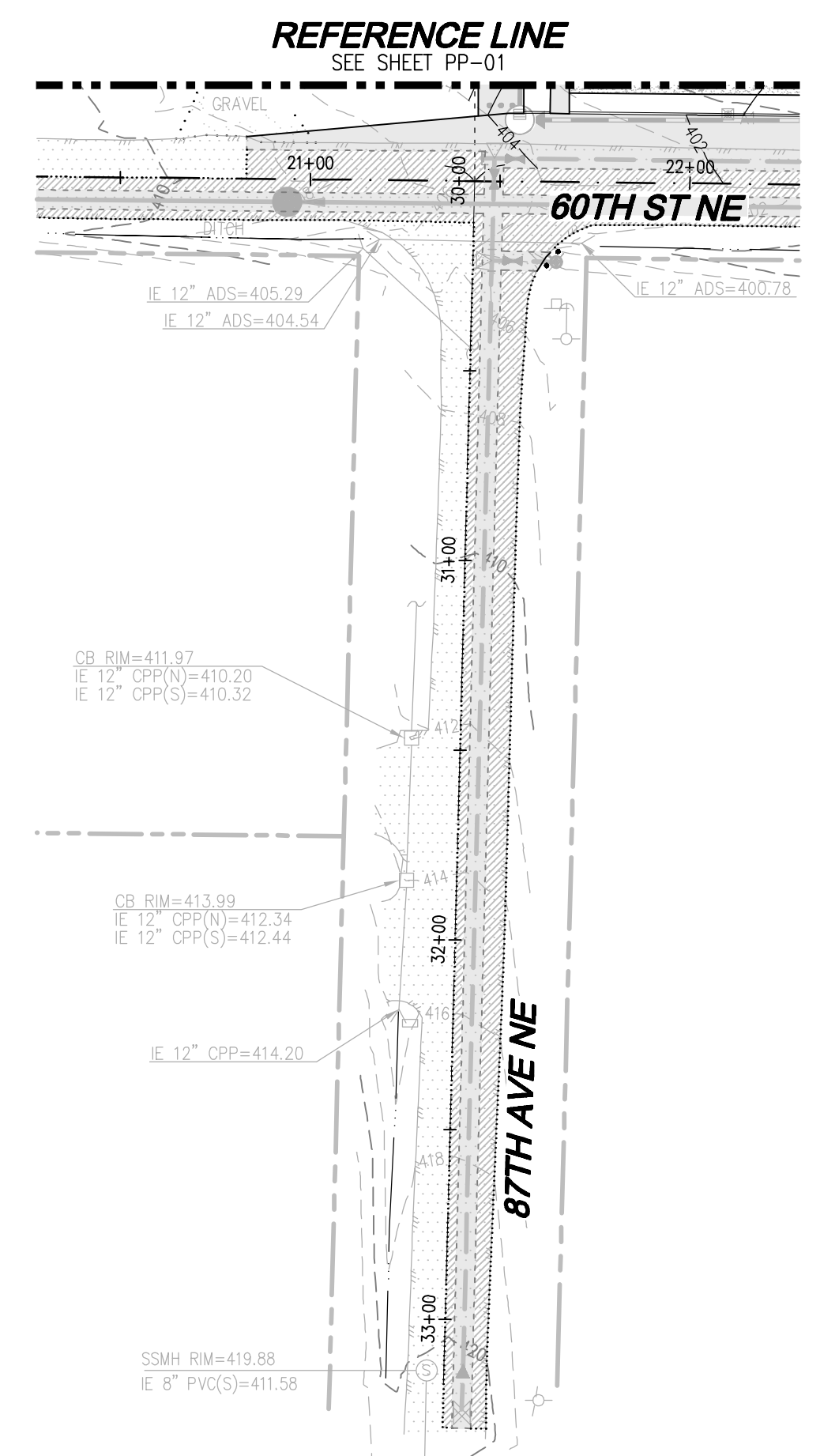
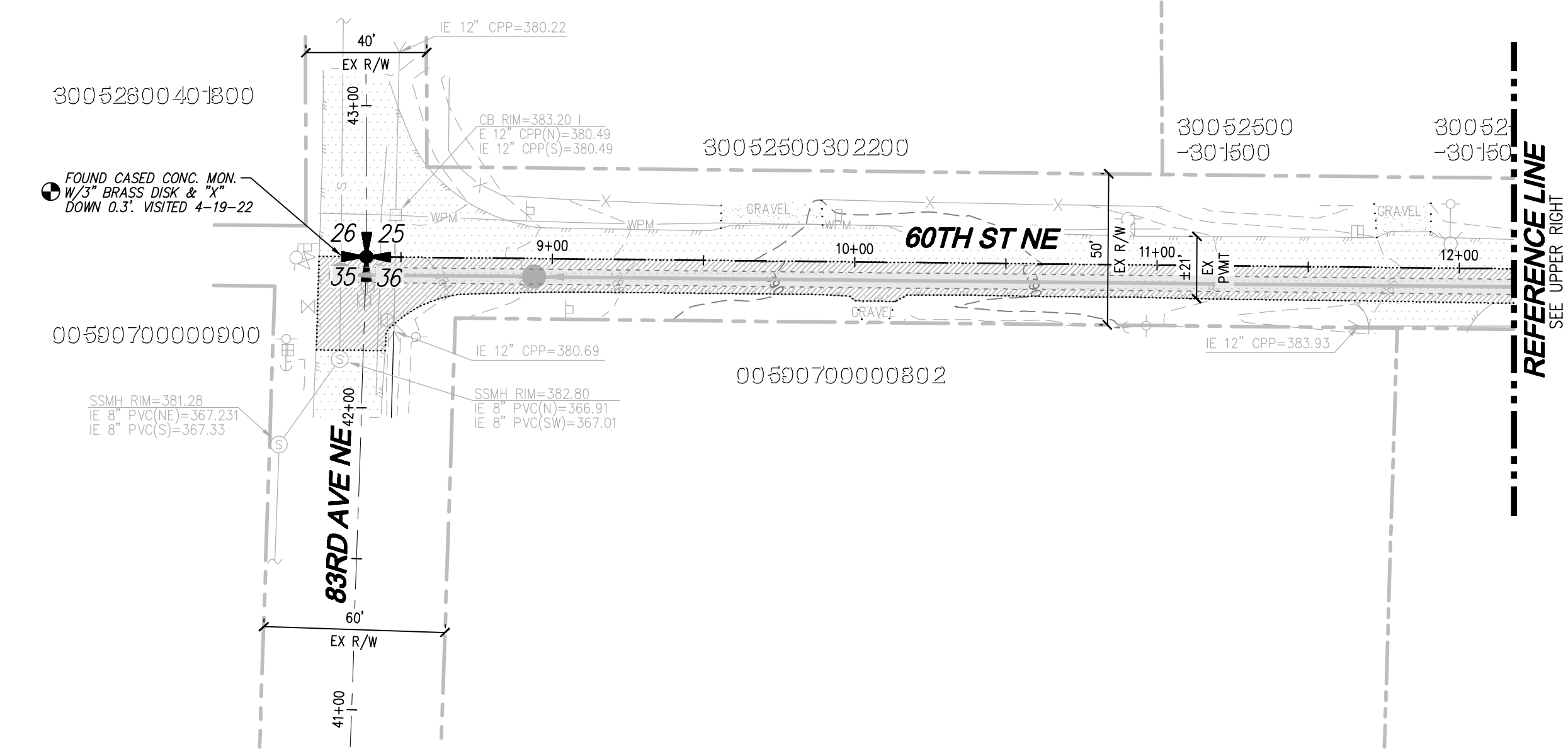
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 DRAWING NAME: C22177PP-PP-PL
 DESIGNER: TPA
 DRAFTING BY: DPN
 DATE: 6-28-22
 SCALE: 1"=40'
 JURISDICTION: CITY OF MARYVILLE

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
 - SEWER PIPE
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 - FALL PROTECTION FENCING
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 - SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
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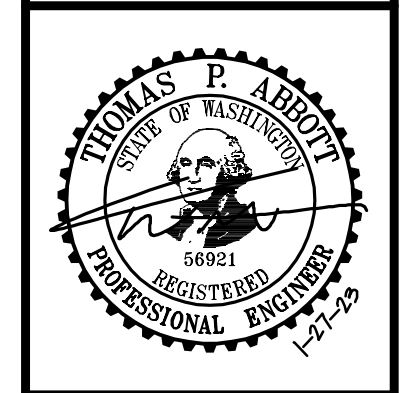
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T 425.806.1869 F 425.482.2893

LAND PRO GROUP, INC.
BRODIE PLAT
PRELIMINARY SITE PLAN



JOB NUMBER:	C22-177
DRAWING NAME:	C22177PP-PP-PL
DESIGNER:	TPA
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Drawing: P:\Civil\2022\C22-177 Brodie Plats\Drawings\Preliminary\PP\C22177PP-PP-PL.dwg Plot: Jan 27, 2023 - 4:38pm