

**CITY OF MARYSVILLE-  
EXECUTIVE SUMMARY FOR ACTION**

**CITY COUNCIL MEETING DATE: November 26, 2012**

<b>AGENDA ITEM:</b> ZA05-12811SD Meadows at Two Cedars Div. 3 – final plat	<b>AGENDA SECTION:</b>	
<b>PREPARED BY:</b> Angela Gemmer, Associate Planner	<b>AGENDA NUMBER:</b>	
<b>ATTACHMENTS:</b> 1. Sno. Co. Hearing Examiner’s Decision dated 9/27/2006 2. Vicinity map 3. Legal description 4. Final plat checklist 5. Final plat map	<b>APPROVED BY:</b>	
	<b>MAYOR</b>	<b>CAO</b>
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>	

The Snohomish County Hearing Examiner granted preliminary subdivision approval for a 142-lot subdivision known as “Meadows at Two Cedars” on September 27, 2006. Snohomish County PDS approved a minor modification dividing the subdivision into four phases on September 11, 2009. The first two phases, consisting of 97 lots, were constructed and recorded while under Snohomish County’s jurisdiction. The final two phases of this plat have been consolidated as Division 3. Division 3 was annexed into the City on December 30, 2009, and consists of 45 lots generally located along 58<sup>th</sup> Drive NE from approximately 121<sup>st</sup> Place NE to 123<sup>rd</sup> Place NE. The applicant has met all plat conditions of approval.

<b>RECOMMENDED ACTION:</b> Staff recommends that the City Council approve and authorize the Mayor to sign the final plat of Meadows at Two Cedars Div. 3.
<b>COUNCIL ACTION:</b>



Snohomish County

BEFORE THE

Hearing Examiner's Office

Email: [Hearing.Examiner@co.snohomish.wa.us](mailto:Hearing.Examiner@co.snohomish.wa.us)

**SNOHOMISH COUNTY HEARING EXAMINER**

Robert J. Backstein  
Hearing Examiner

**DECISION of the DEPUTY HEARING EXAMINER**

Ed Good  
Deputy Hearing Examiner

In the Matter of the Application of )  
BOYDEN, ROBINETT & ASSOC. )  
Preliminary plat for a 142-lot subdivision utilizing lot )  
size averaging in two phases )

**FILE NO. 05 128311 SD**

M/S 405  
3000 Rockefeller Ave.  
Everett, WA 98201

(425) 388-3538  
FAX (425) 388-3201

DATE OF DECISION: September 27, 2006

PLAT/PROJECT NAME: *Meadows at Two Cedars*

DECISION (SUMMARY): The application for a 142-lot subdivision is **CONDITIONALLY APPROVED.**

**BASIC INFORMATION**

GENERAL LOCATION: This project is located east of 55<sup>th</sup> Avenue NW, south of 124<sup>th</sup> Place NW and north of 119<sup>th</sup> Place NE, Marysville, Washington.

ACREAGE: 30 acres

NUMBER OF LOTS: 142

AVERAGE LOT SIZE: 5,622 square feet

MINIMUM LOT SIZE: 5,001 square feet

DENSITY: 4.79 du/ac (gross)  
6.05 du/ac (net)

ZONING: R-9,600

05128311.doc

Received

SEP 28 2006

City of Marysville  
Community Development

**COMPREHENSIVE PLAN DESIGNATION:**

General Policy Plan Designation: Urban Low Density Residential (5-6 du/ac)

**UTILITIES:**

Water/Sewer: City of Marysville

**SCHOOL DISTRICT:** Marysville

**FIRE DISTRICT:** No. 12

**SELECTED AGENCY RECOMMENDATIONS:**

Department of:

Planning and Development Services (PDS): Approval subject to conditions

Public Works (DPW): Approval subject to conditions

**INTRODUCTION**

The applicant filed the Master Application on February 1, 2006. (Exhibit 1)

The Department of Planning and Development Services (PDS) gave proper public notice of the open record hearing as required by the county code. (Exhibits 17, 18 and 19)

A SEPA determination was made on July 28, 2006. (Exhibit 16) No appeal was filed.

The Examiner held an open record hearing on September 12, 2006, the 61<sup>st</sup> day of the 120-day decision making period. Witnesses were sworn, testimony was presented, and exhibits were entered at the hearing.

**PUBLIC HEARING**

The public hearing commenced on September 12, 2006 at 9:04 a.m.

1. The Examiner announced that he had read the PDS staff report, reviewed the file and viewed the area and therefore was generally apprised of the particular request involved.
2. The applicant, Richard Boyden of Boyden, Robinett & Associates, was represented by Ry McDuffy. Snohomish County was represented by Paul MacCready of the Department of Planning and Development Services and by Ann Goetz of the Department of Public Works.
3. No member of the general public attended the hearing. However, correspondence (Exhibits 21 and 23 - 29) was received from eight vicinity households expressing concern primarily about traffic and drainage.

The hearing concluded at 9:26 a.m.

**NOTE:** For a complete record, an electronic recording of this hearing is available in the Office of the Hearing Examiner.

## FINDINGS, CONCLUSIONS AND DECISION

### FINDINGS OF FACT

Based on all the evidence of record, the following findings of fact are entered.

1. The master list of exhibits and witnesses which is a part of this file and which exhibits were considered by the Examiner, is hereby made a part of this file as if set forth in full herein.
2. The PDS staff report has correctly analyzed the nature of the application, the issues of concern, the application's consistency with adopted codes and policies and land use regulations, and the State Environmental Policy Act (SEPA). That staff report is hereby adopted by the Examiner as if set forth in full herein.
3. The request is to construct a 142-lot subdivision using lot size averaging in two phases. Average weekday vehicle trips are 1,291, of which 100 are morning peak hour trips and 136 are p.m. peak hour trips. Residents in the vicinity express dismay at the addition of that number of daily and peak hour trips. Gary McKeeman (Exhibit 21) points out that the only ingress to, and egress from, his neighborhood is the intersection of 121<sup>st</sup> Place NE and 51<sup>st</sup> Avenue NE. He is concerned about whether proposed improvements to that intersection will take into account this plat's additional trips. Gary Baunsgard (Exhibit 23) expresses similar concerns about the combined trips of the subject plat and also the plat of Pacific Meadows. He notes that Shoultes Road is "way overloaded" now at 108<sup>th</sup> Street NE and 100<sup>th</sup> Street NE and 88<sup>th</sup> Street NE "in all directions". Related concerns are expressed by Rick Seibert (Exhibit 27) and by Richelle Fisher (Exhibit 25), the latter of whom states concern about the safety of children on 121<sup>st</sup> Street NE. John Radder (Exhibit 28) shares the concerns listed above and asks several questions about how the proposed plat herein will affect development options for his own property.
4. Water and sewer are being provided by the City of Marysville. The Health District has no objection to the plat, therefore.
5. The project would comply with park mitigation requirements under Chapter 30.66A SCC by the payment of \$48.82 for each new single-family home.
6. The DPW reviewed the request with regard to traffic mitigation and road design standards. This review covered Title 13 SCC and Chapter 30.66B SCC as to road system capacity, concurrency, inadequate road conditions, frontage improvements, access and circulation, and dedication/deeding of right-of-way, state highway impacts, impacts on other streets and roads, and Transportation Demand Management. As a result of this review, the DPW has determined that the development is concurrent and has no objection to the requests subject to various conditions.
7. School mitigation requirements under Chapter 30.66C SCC have been reviewed and set forth in the conditions.
8. No wetlands are located on or within 100 feet of the subject property. A watercourse on the south boundary of the proposed plat flows westerly in Tracts 997 and 998 as a ditched stream. This watercourse is a Type 5 stream which requires a 10-foot buffer from the ordinary high water mark (OHWM) of the stream. There are no requirements for designation of this area as Native Growth Protection Area (NGPA) and the watercourse may continue to be maintained as a ditched stream via an

easement and per the requirements as may be needed through the Washington State Department of Fish & Wildlife's (WDFW) Hydraulic Project Approval (HPA) process. The preliminary plat map correctly labels the stream and buffer. Larry Lindquist (Exhibit 24) points out that the farm drainage ditch has grown with development in the area and its water crosses the sites of four homes in the 5500 block of 126<sup>th</sup> Place NE. He is concerned that shoring up of the ditch that he was required to do by the County has been removed for ditch expansion during the last few years. Nick VanDam describes the ditch and shows its course in more detail on a map and points out: "This ditch is crucial to the appropriate drainage of all surrounding land to the North and East, the majority of it still being farmed." He asks that the ditch be piped because trash is thrown into it now which he has been removing to prevent serious damage. Arthur Wright (Exhibit 29) lives on the south side of the subject ditch which he asserts has flooded his home due to NGPS's required downstream. His two recommendations are noted for consideration during detailed drainage plan review.

9. The PDS Engineering Division has reviewed the concept of the proposed grading and drainage and recommends approval of the project subject to conditions, which would be imposed during full detailed drainage plan review pursuant to Chapter 30.63A SCC.
10. The property is designated Urban Low Density Residential (ULDR 4-6 du/ac) on the General Policy Plan (GPP) Future Land Use Map (FLUM) and is located within an Urban Growth Area (UGA). Land in this category may be developed at a density of 4-6 du/ac and one of the implementing zones is the R-7,200 zone which is the case here.
11. The proposed use (single-family detached development) is essentially compatible with existing single-family detached developments on larger lots. Because the property is within a UGA, policies were adopted to promote urban densities of development. A comparison with the present lower density character of much of the area is inappropriate since the present density of development in much of the surrounding area is inconsistent with both the adopted comprehensive plans and the present zoning.
12. The request complies with the Snohomish County Subdivision Code, Chapter 30.41A SCC as well as the State Subdivision Code, RCW 58.17. The proposed plat complies with the established criteria therein and makes the appropriate provisions for public, health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and other planning features including safe walking conditions for students.
13. The proposal has been evaluated by PDS for compliance with the lot size averaging provisions of SCC 30.41A.240 and SCC 30.23.210. This proposal is consistent with those provisions.
14. The request is consistent with Section 30.70.100 SCC (Section 32.50.100 SCC), which requires, pursuant to RCW 36.70B.040, that all project permit applications be consistent with the GMACP, and GMA-based county codes.
15. Any finding of fact in this decision which should be deemed a conclusion is hereby adopted as such.

## CONCLUSIONS OF LAW

Based on the findings of fact entered above, the following conclusions of law are entered.

1. The Examiner having fully reviewed the PDS staff report, hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the existing regulations, policies, principles, conditions and their effect upon the request. It is therefore hereby adopted by the Examiner as a conclusion as if set forth in full herein, in order to avoid needless repetition. There are no changes to the recommendations of the staff report.
2. The Department of Public Works recommends that the request be approved as to traffic use subject to conditions specified below herein.
3. The request is consistent with the (1) GMACP, GMA-based County codes, (2) the type and character of land use permitted on the site, (3) the permitted density, and(4) the applicable design and development standards.
4. Because of asserted flooding, the two recommendations made by Arthur Wright in this record should be given thorough consideration during final drainage plan review.
5. The conclusions of law immediately above herein are entered with awareness of the public concerns expressed in this record. However, the higher density infill in lieu of sprawl implements the applicable law and policies.
6. The request should be approved subject to compliance by the applicant with the following conditions:

## CONDITIONS

- A. The revised preliminary plat received by PDS on July 13, 2006 (Exhibit 15) shall be the approved plat configuration. Changes to the approved plat are governed by SCC 30.41A.330.
- B. Prior to initiation of any further site work; and/or prior to issuance of any development/construction permits by the county:
  - i. All site development work shall comply with the requirements of the plans and permits approved pursuant to Condition A, above.
- C. The following additional restrictions and/or items shall be indicated on the face of the final plat:
  - i. "The dwelling units within this development are subject to park impact fees in the amount of \$48.82 per newly approved dwelling unit pursuant to Chapter 30.66A. Payment of these mitigation fees is required prior to building permit issuance; provided that the building permit has been issued within five years after the application is deemed complete. After five years, park impact fees shall be based upon the rate in effect at the time of building permit issuance."

- ii. "The lots within this subdivision will be subject to school impact mitigation fees for the Marysville School District to be determined by the certified amount within the Base Fee Schedule in effect at the time of building permit application, and to be collected prior to building permit issuance, in accordance with the provisions of SCC 30.66C.010. Credit shall be given for one existing parcel. Lot 1; Phase 1 shall receive credit."
- iii. Chapter 30.66B SCC requires the new lot mitigation payments in the amounts shown below for each single family residential building permit:
  - \$2,200.14 per lot for mitigation of impacts on county roads paid to the county,
  - \$24.68 per lot for mitigation of impacts to WSDOT project DOT-1 (I-5 at SR-531) paid to the County,
  - \$33.50 per lot for mitigation of impacts to WSDOT project DOT-34 (SR-9 at 108th Street NE) paid to the County,
  - \$2,565.40 per lot for mitigation of impacts on Marysville streets paid to the City; proof of payment is required,
  - \$209.68 per lot for mitigation of impacts on Arlington streets paid to the City; proof of payment is required.

These payments are due at the time of building permit issuance for each single-family residence. Notice of these mitigation payments shall be contained in any deeds involving this subdivision of the lots therein. Once building permits have been issued all mitigation payments shall be deemed paid.
- iv. On lots with more than one road frontage, access shall be restricted to the minor road, unless a formal deviation is granted.

D. Prior to recording of the final plat:

- i. The extension of 121st Street NE, from the present end to the west property line of the development shall be converted to public right-of-way, and designed and constructed in accordance with EDDS 3-050 for a public non-arterial urban collector road or to the equivalent standard approved by the City of Marysville.
- ii. Construction of an offsite walkway to the nearest bus stop location for the public school students as identified by the Marysville School District (currently the intersection of 51st Ave. NE at 121st Street NE for the elementary and middle school students; and at 51st Ave. NE and 128th Place NE for the high school students) shall have been completed along the most direct legal route where no walkway currently exists.

E. In conformity with applicable standards and timing requirements:

- i. The preliminary landscape plan (Exhibit 13) shall be implemented. All required detention facility landscaping shall be installed in accordance with the approved landscape plan.

F. All development activity shall conform to the requirements of Chapter 30.63A SCC.

Nothing in this recommended approval excuses the applicant, owner, lessee, agent, successor or assigns from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project.

Preliminary plats which are approved by the county are valid for five (5) years from the date of approval and must be recorded within that time period unless an extension has been properly requested and granted pursuant to SCC 30.41A.300.

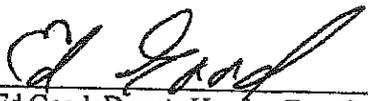
7. Any conclusion in this decision which should be deemed a finding of fact is hereby adopted as such.

### DECISION

Based on the findings of fact and conclusions of law entered above, the decision of the Hearing Examiner on the application is as follows:

The requests for a preliminary plat for a 142-lot subdivision utilizing lot size averaging provisions is hereby **CONDITIONALLY APPROVED**, subject to the conditions set forth in Conclusion No. 6 above.

Decision issued this 27<sup>th</sup> day of September, 2006.

  
Ed Good, Deputy Hearing Examiner

### **EXPLANATION OF RECONSIDERATION AND APPEAL PROCEDURES**

The decision of the Hearing Examiner is final and conclusive with right of appeal to the County Council. However, reconsideration by the Examiner may also be sought by one or more parties of record. The following paragraphs summarize the reconsideration and appeal processes. For more information about reconsideration and appeal procedures, please see Chapter 30.72 SCC and the respective Examiner and Council Rules of Procedure.

#### Reconsideration

Any party of record may request reconsideration by the Examiner. A petition for reconsideration must be filed in writing with the Office of the Hearing Examiner, 2<sup>nd</sup> Floor, County Administration-East Building, 3000 Rockefeller Avenue, Everett, Washington, (Mailing Address: M/S #405, 3000 Rockefeller Avenue, Everett WA 98201) on or before **OCTOBER 9, 2006**. There is no fee for filing a petition for reconsideration. "The petitioner for reconsideration shall mail or otherwise provide a copy of the petition for reconsideration to all parties of record on the date of filing." [SCC 30.72.065]

A petition for reconsideration does not have to be in a special form but must: contain the name, mailing address and daytime telephone number of the petitioner, together with the signature of the petitioner or of the petitioner's attorney, if any; identify the specific findings, conclusions, actions and/or conditions for which reconsideration is requested; state the relief requested; and, where applicable, identify the specific nature of any newly discovered evidence and/or changes proposed by the applicant.

The grounds for seeking reconsideration are limited to the following:

- (a) The Hearing Examiner exceeded the Hearing Examiner's jurisdiction;
- (b) The Hearing Examiner failed to follow the applicable procedure in reaching the Hearing Examiner's decision;
- (c) The Hearing Examiner committed an error of law;
- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by the record;
- (e) New evidence which could not reasonably have been produced and which is material to the decision is discovered; or
- (f) The applicant proposed changes to the application in response to deficiencies identified in the decision.

Petitions for reconsideration will be processed and considered by the Hearing Examiner pursuant to the provisions of SCC 30.72.065. Please include the County file number in any correspondence regarding this case.

#### Appeal

An appeal to the County Council may be filed by any aggrieved party of record. Where the reconsideration process of SCC 30.72.065 has been invoked, no appeal may be filed until the reconsideration petition has been disposed of by the hearing examiner. An aggrieved party need not file a petition for reconsideration but may file an appeal directly to the County Council. If a petition for reconsideration is filed, issues subsequently raised by that party on appeal to the County Council shall be limited to those issues raised in the petition for reconsideration. Appeals shall be addressed to the Snohomish County Council but shall be filed in writing with the Department of Planning and Development Services, 2<sup>nd</sup> Floor, County Administration-East Building, 3000 Rockefeller Avenue, Everett, Washington (Mailing address: M/S #604, 3000 Rockefeller Avenue, Everett, WA 98201) on or before **OCTOBER 11, 2006** and shall be accompanied by a filing fee in the amount of five hundred dollars (\$500.00); PROVIDED, that the filing fee shall not be charged to a department of the County or to other than the first appellant; and PROVIDED FURTHER, that the filing fee shall be refunded in any case where an appeal is dismissed without hearing because of untimely filing, lack of standing, lack of jurisdiction or other procedural defect. [SCC 30.72.070]

An appeal must contain the following items in order to be complete: a detailed statement of the grounds for appeal; a detailed statement of the facts upon which the appeal is based, including citations to specific Hearing Examiner findings, conclusions, exhibits or oral testimony; written arguments in support of the appeal; the name, mailing address and daytime telephone number of each appellant, together with the signature of at least one of the appellants or of the attorney for the appellant(s), if any; the name, mailing address, daytime telephone number and signature of the appellant's agent or representative, if any; and the required filing fee.

The grounds for filing an appeal shall be limited to the following:

- (a) The decision exceeded the Hearing Examiner's jurisdiction;
- (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- (c) The Hearing Examiner committed an error of law; or

- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by substantial evidence in the record. [SCC 30.72.080]

Appeals will be processed and considered by the County Council pursuant to the provisions of Chapter 30.72 SCC. Please include the County file number in any correspondence regarding the case.

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Staff Distribution:

Department of Planning and Development Services: Paul MacCready  
Department of Public Works: Ann Goetz

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation." A copy of this Decision is being provided to the Snohomish County Assessor as required by RCW 36.70B.130.

Parties of Record Register  
05 128311 SD MEADOWS AT TWO  
CEDARS  
HRG: 9/12/06  
05128311 KW UPDATED 9/27/06

WA ST DEPT OF TRANSPORTATION  
RAMIN PAZOOKI  
PO BOX 330310  
SEATTLE WA 98133-9710

SNO CO PLANNING & DEV/LAND USE  
DIV  
PAUL MACCREADY & ANN GOETZ  
3000 ROCKEFELLER AVE M/S 604  
EVERETT WA 98201

JOHN L RADDER  
12209 55TH AVE NE  
ARLINGTON WA 98223

LARRY J LINDQUIST  
5524 126TH PL NE  
MARYSVILLE WA 98271

MARYSVILLE SCH DIST  
JOE LEGARE / JOHN BINGHAM  
4220 80TH ST NE  
MARYSVILLE WA 98270-3498

LOZIER HOMES  
JENNIFER MCCALL  
1203 114TH AVE SE  
BELLEVUE WA 98004

BOYDEN ROBINETT & ASSOC  
RICHARD BOYDEN  
1429 BROADWAY AVE  
EVERETT WA 98201

STILLAGUAMISH TRIBE  
VICTORIA YEAGER  
PO BOX 277  
ARLINGTON WA 98223-0277

LAND RESOLUTIONS  
RY MCDUFFY  
3605 COLBY AVE  
EVERETT WA 98201

RICK SEIBERT  
5320 123RD PL NE  
MARYSVILLE WA 98271

NICK VANDAM  
11924 67TH AVE NE  
ARLINGTON WA 98223

CITY OF ARLINGTON  
YVONNE PAGE  
238 N OLYMPIC AVE  
ARLINGTON WA 98223

GARY MCKEEMAN  
12304 54TH DR NE  
MARYSVILLE WA 98271

SNO CO PUD NO 1  
DEAN SAKSENA  
PO BOX 1107  
EVERETT WA 98206-1107

SNOHOMISH HEALTH DIST  
BRENT RAASINA  
3020 RUCKER AVE SUITE 104  
EVERETT WA 98201-3900

H & J VANDAM TRUST  
12510 67TH AVE NE  
ARLINGTON WA 98223

GARY BAUNSGARD  
5510 121ST ST NE  
MARYSVILLE WA 98271

RICHELLE FISHER  
5120 121ST ST NE  
MARYSVILLE WA 98271

CITY OF MARYSVILLE  
LIBBY GRAGE/ DERYL TAYLOR /  
JOHN COWLING  
80 COLUMBIA AVE  
MARYSVILLE WA 98270

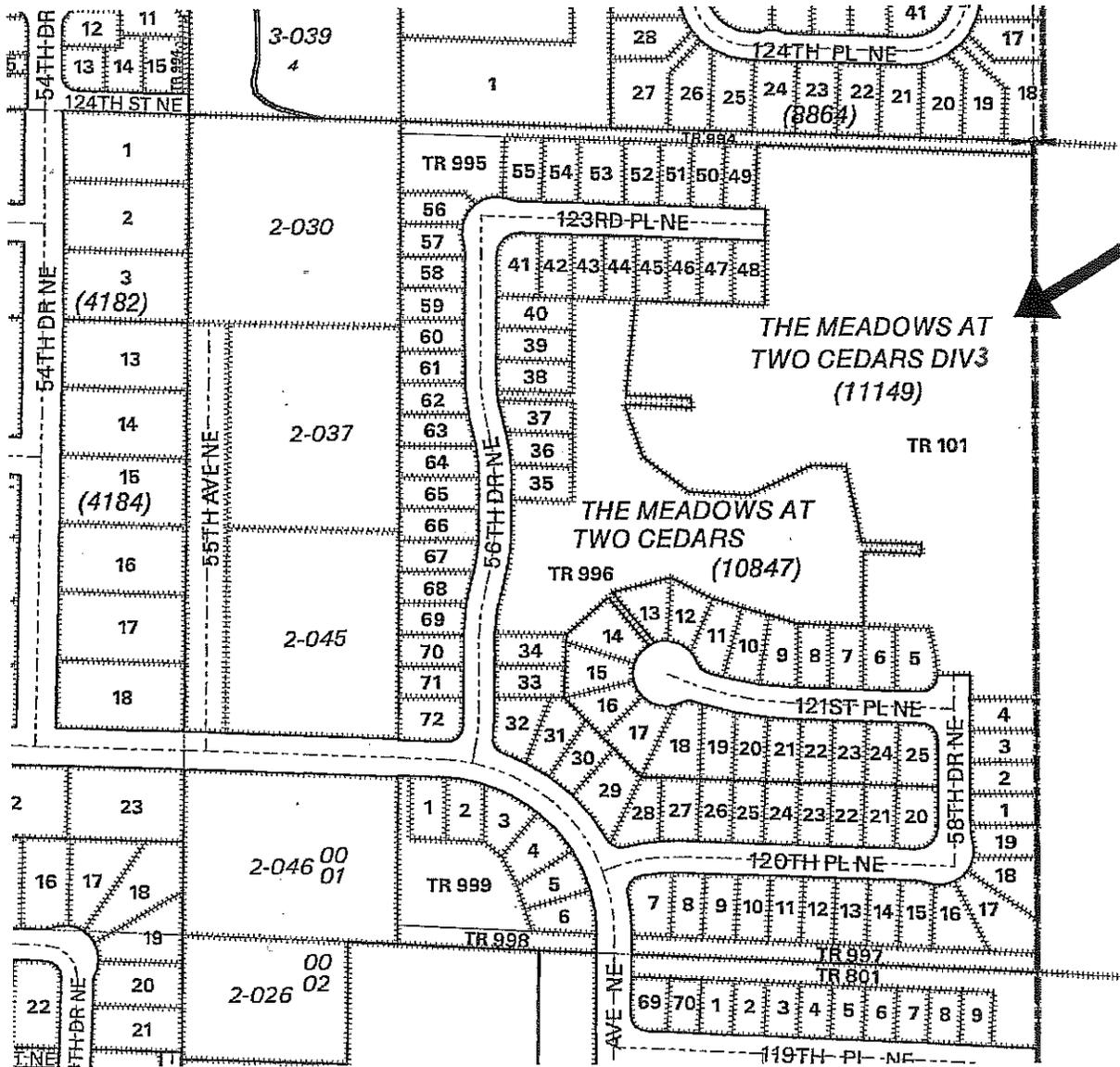


# OLD REPUBLIC TITLE & ESCROW, Ltd.

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

**NORTHWEST QUARTER, SECTION 10, TOWNSHIP 30 NORTH, RANGE 5 EAST**

**PROPERTY ADDRESS: 58TH DRIVE NORTHEAST, MARYSVILLE, WA 98271**



19020 33rd Ave. W, #360 Lynnwood, WA 98036, phone (425) 776-1970 FAX (425) 776-5710

**EXHIBIT "A"**

Tract **1 01**, MEADOWS AT TWO CEDARS, DIVISION 2, according to the plat thereof recorded under Recording No. 201001065001, and amended by plat recorded under Recording No. 20100**1**265009, records of Snohomish County, Washington.

**SITUATE** in the County of Snohomish, State of Washington.

**ABBREVIATED LEGAL**

Tract **1 01**, MEADOWS AT TWO CEDARS, DIVISION 2, Recording No. 201001065001, and amended by Recording No. 201001265009, records of Snohomish County, Washington.

Tax Account No. 011149-000-101-00

**END OF EXHIBIT "A"**



COMMUNITY DEVELOPMENT DEPARTMENT  
 80 Columbia Avenue, Marysville, WA 98270  
 (360) 363-8100, (360) 651-5099 FAX

**FINAL PLAT CHECK LIST**

Plat Name:	<i>Meadows at Two Cedars Div. 3</i>	PA#/ZA	05-128311SD
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Item	Department	Initials	Date
1. Plat Map- Checked & Approved	Land Dev.	SAS	11/7/12
	Planning	ADG	11/7/12
2. Letter of Segregation to Assessor	Planning	ADG	10/2/12
3. Water System/Sewer System			
Letter of Acceptance	Const. Insp.	SAS	11/7/12
Asbuilts – Including Digital Files	Const. Insp.	SAS	10/12/12
Bill(s) of Sale	Const. Insp.	SAS	10/12/12
Maintenance and Warranty Funding	Const. Insp.	SAS	10/12/12
4. Road/Storm Sewer			
Letter of Acceptance	Const. Insp.	SAS	11/7/12
Asbuilts – Including Digital Files	Const. Insp.	SAS	10/12/12
Bill(s) of Sale	Const. Insp.	SAS	10/12/12
Maintenance and Warranty Funding	Const. Insp.	SAS	10/12/12
5. Performance Bond – Submitted/Approved			
(If Required - Road and Storm Drain Only)	Const. Insp.	N/A	
6. Inspection Fees - Calculated and Paid	Const. Insp.	SAS	10/30/12
7. Final Plat Fee - Calculated and Paid	Planning	ADG	8/15/12
\$5,500.00 (45 lots)			
8. TIP Fees: <i>To be paid prior to building permit issuance</i>	Planning	ADG N/A	

9. Parks Mitigation Fees: <i>To be paid prior to building permit issuance</i>	Planning	N/A ADG	
10. School District Mitigation Fees: <i>To be paid prior to building permit issuance</i>	Planning	N/A ADG	
11. Signage and Striping Installed	Const. Insp.	SAS	10/12/12
12. Final Grading and TESC Inspection	Const. Insp.	SAS	10/12/12
13. Satisfied Hearing Examiner's Conditions of Approval	Planning	ADG	11/7/12
14. Utility/Recovery/Main Fees	Land Dev.	SAS	10/6/12

**Plat Approved for Recording:**

Community Development Director:

*[Signature]*  
11/7/12

Date:

City Engineer:

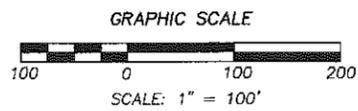
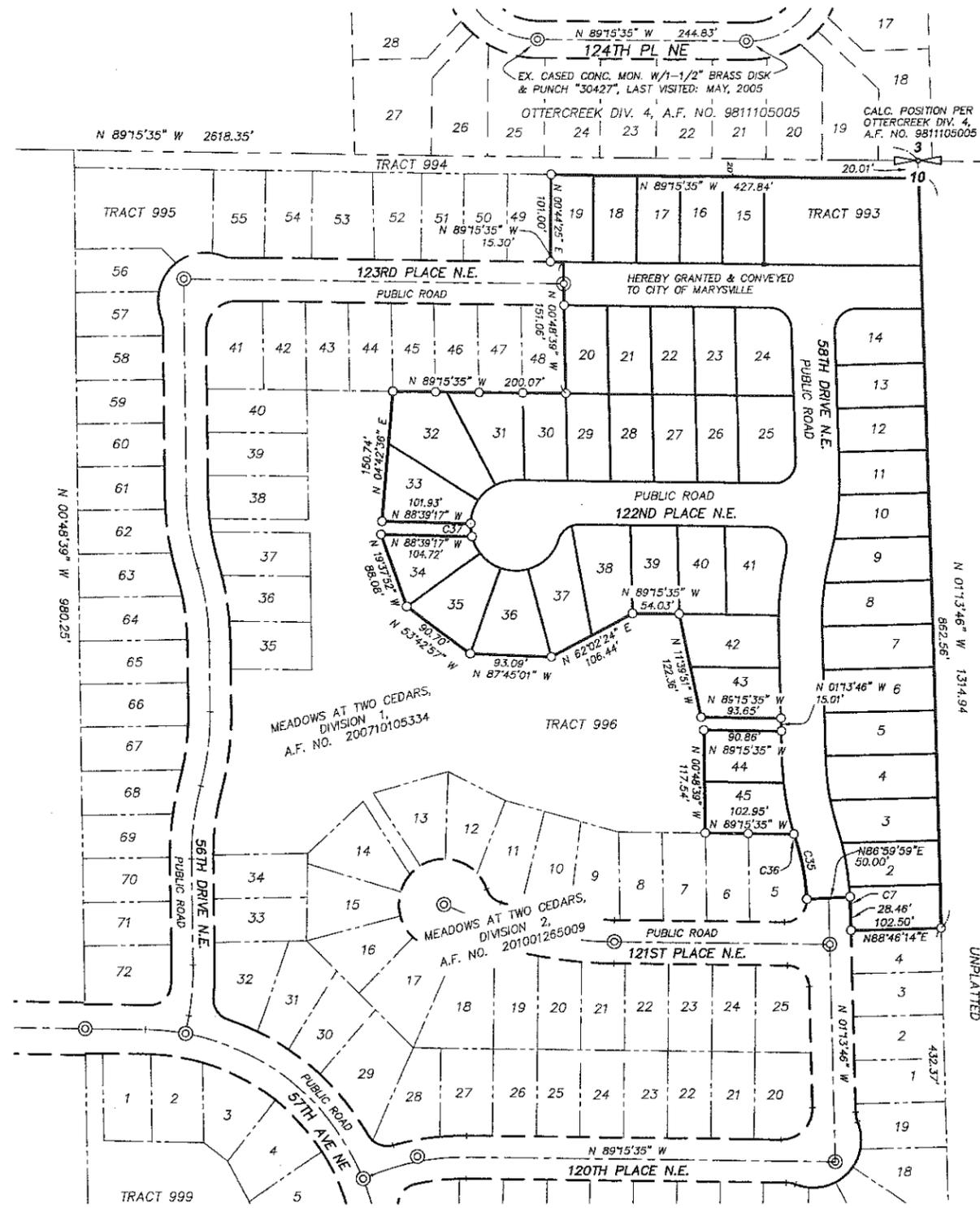
*[Signature]*

Date:

11/7/12

Note: The final plat will not be scheduled before the City Council until this checklist is complete.





CURVE	LENGTH	RADIUS	DELTA
C7	10.04	325.00	1°46'14"
C35	69.55	275.00	14°29'23"
C36	6.59	325.00	1°09'43"
C37	15.17	52.00	16°43'13"



**EQUIPMENT & PROCEDURES**

INSTRUMENTATION: LEICA TORM1205 TOTAL STATION  
 METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTS  
 PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 120TH PLACE N.E., AS THE BEARING OF NORTH 89°15'35" WEST, PER THE PLAT OF MEADOWS AT TWO CEDARS, DIVISION 1, AS RECORDED UNDER A.F. NO. 200710105334, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**LEGEND**

- SET 1/2" X 24" REBAR WITH CAP "ORCA 20719"
- EXISTING 1/2" X 24" REBAR WITH CAP "ORCA 20719"
- ⊠ SET NAIL WITH WASHER "ORCA 20719"
- ⊙ SET CASED CONCRETE MONUMENT WITH BRASS DISK "ORCA 20719"
- ⊕ EXISTING CASED CONC. MONUMENT WITH BRASS DISK "ORCA 20719"
- P.D.E. PRIVATE DRAINAGE EASEMENT

**EASEMENT PROVISIONS**

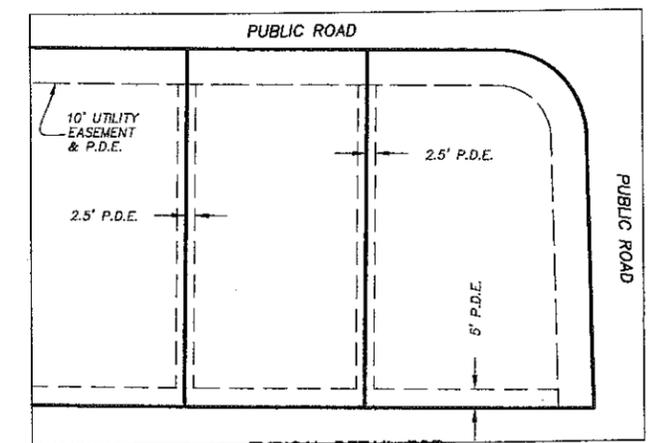
**UTILITY EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN, UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

**PRIVATE DRAINAGE EASEMENT**

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COST THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE LOTS SERVED BY SAID EASEMENT, THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.



TYPICAL DETAIL FOR PRIVATE DRAINAGE EASEMENTS  
 SCALE 1" = 30'

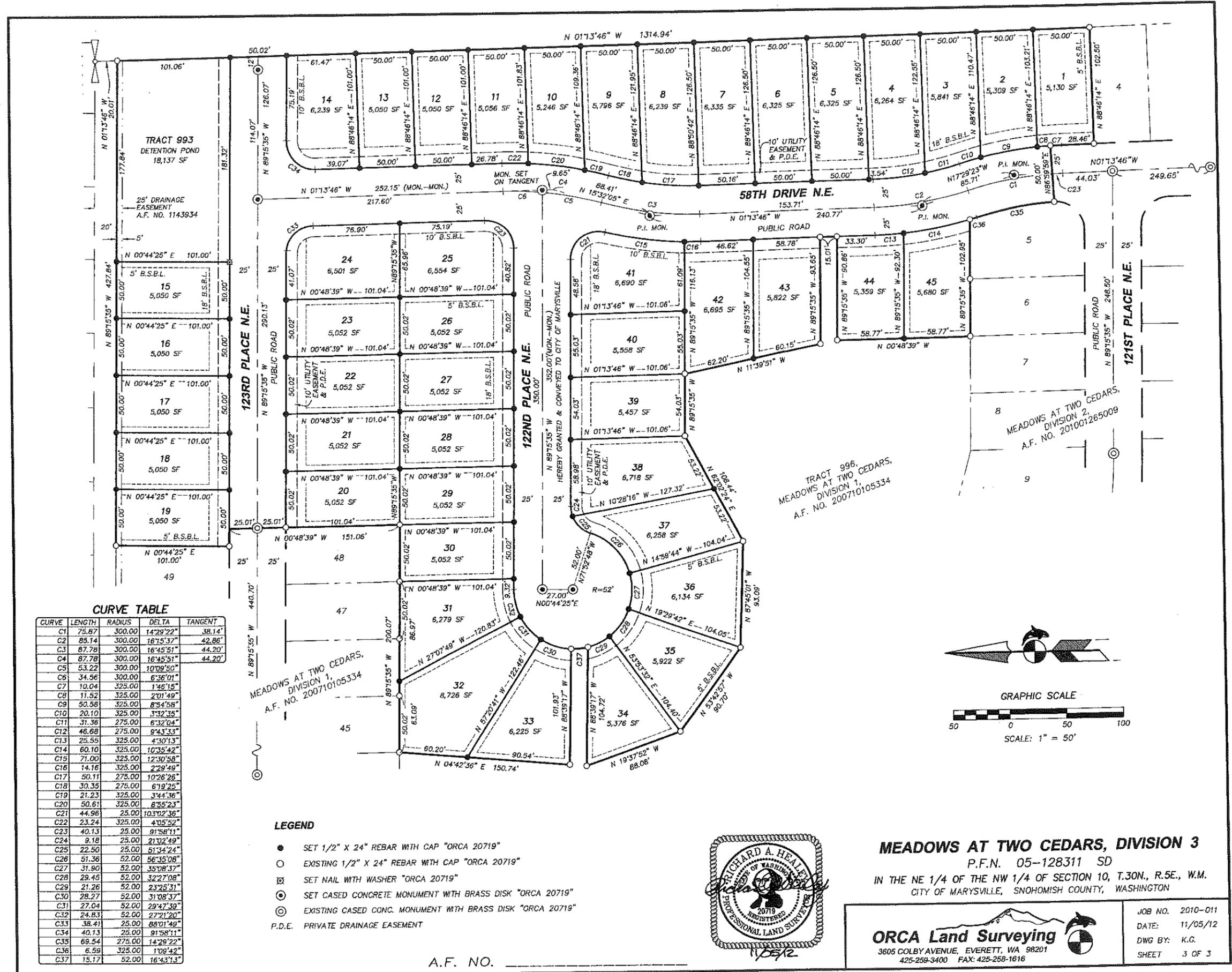
**MEADOWS AT TWO CEDARS, DIVISION 3**  
 P.F.N. 05-128311 SD

IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T.30N., R.5E., W.M.  
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

**ORCA Land Surveying**  
 3605 COLBY AVENUE, EVERETT, WA 98201  
 425-259-3400 FAX: 425-258-1616

JOB NO. 2010-011  
 DATE: 11/05/12  
 DWG BY: K.G.  
 SHEET 2 OF 3

A.F. NO. \_\_\_\_\_



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	75.87	300.00	14°29'22"	38.14'
C2	85.14	300.00	16°15'37"	42.86'
C3	87.78	300.00	16°45'51"	44.20'
C4	87.78	300.00	16°45'51"	44.20'
C5	53.22	300.00	10°09'50"	
C6	34.56	300.00	6°36'01"	
C7	10.04	325.00	1°46'16"	
C8	11.52	325.00	2°01'49"	
C9	50.58	325.00	8°54'58"	
C10	20.10	325.00	3°32'35"	
C11	31.36	275.00	6°32'04"	
C12	46.68	275.00	9°43'33"	
C13	25.55	325.00	4°30'13"	
C14	60.10	325.00	10°35'42"	
C15	71.00	325.00	12°30'58"	
C16	14.16	325.00	2°29'49"	
C17	50.11	275.00	10°26'26"	
C18	30.35	275.00	6°19'25"	
C19	21.23	325.00	3°44'36"	
C20	50.61	325.00	8°55'23"	
C21	44.96	25.00	10°30'23"	
C22	23.24	325.00	4°05'52"	
C23	40.13	25.00	9°15'11"	
C24	9.18	25.00	2°10'49"	
C25	22.50	25.00	5°13'24"	
C26	51.36	52.00	56°35'08"	
C27	31.90	52.00	35°08'37"	
C28	29.45	52.00	32°27'08"	
C29	21.26	52.00	2°25'31"	
C30	28.27	52.00	3°10'37"	
C31	27.04	52.00	29°47'39"	
C32	24.83	52.00	27°21'20"	
C33	38.41	25.00	8°01'49"	
C34	40.13	25.00	9°15'11"	
C35	69.54	275.00	14°29'22"	
C36	6.59	325.00	1°09'42"	
C37	15.17	52.00	16°43'13"	

- LEGEND**
- SET 1/2" X 24" REBAR WITH CAP "ORCA 20719"
  - EXISTING 1/2" X 24" REBAR WITH CAP "ORCA 20719"
  - ⊠ SET NAIL WITH WASHER "ORCA 20719"
  - ⊙ SET CASED CONCRETE MONUMENT WITH BRASS DISK "ORCA 20719"
  - ⊕ EXISTING CASED CONC. MONUMENT WITH BRASS DISK "ORCA 20719"
  - P.D.E. PRIVATE DRAINAGE EASEMENT



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