

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

**LEGEND**

	PROJECT BOUNDARY
	R/W LINE, EXIST
	R/W LINE, PROPOSED
	LOT LINE
	TRACT LINE
	UTILITY EASEMENT
	EXIST. PARCEL LINE
	BUILDING SETBACK
	PROPOSED PAVED AREA
	POWER POLE, EXIST
	PROPOSED STORM CULVERT
	ROCK WALL
	FENCE (MIN 48" H)
	COMMON OPEN SPACE
	ACCESS AND UTILITY ESMT

**LOT YIELD ANALYSIS**

Gross Project Area	850,175 sf	(19.52 ac)
Zoning Multiplier	28.0	
Net Project Area Percentage	100%	
<b>Maximum Yield (Standard)</b>	<b>547</b>	

**OPEN SPACE ANALYSIS**

Gross Floor Area	634,046 sf	(14.56 ac)
Total Development Area	850,175 sf	(19.52 ac)
Minimum Open Space (OS) Required	30.0%	255,053 sf (5.86 ac)

**Open Space Provided**

COS 999 - Open space active recreation and SWM	26,360 sf	(0.61 ac)
COS 998 - Open space active recreation and SWM	37,222 sf	(0.85 ac)
COS 997 - Open space active recreation	22,772 sf	(0.52 ac)
COS 996 - Open space passive recreation	9,104 sf	(0.21 ac)
COS 995 - Open space active recreation	43,858 sf	(1.01 ac)
COS 994 - Landscape buffer	16,934 sf	(0.39 ac)
COS 993 - Landscape buffer	4,268 sf	(0.10 ac)
COS 992 - Landscape buffer	11,392 sf	(0.26 ac)
COS 991 - Open space passive and landscape buffer	67,530 sf	(1.55 ac)
<b>Total Open Space Provided</b>	<b>28.2%</b>	<b>239,440 sf (5.50 ac)</b>
<b>Total Active Open Space Provided</b>	<b>15.3%</b>	<b>130,212 sf (2.99 ac)</b>

**IMPERVIOUS AREAS**

Existing road area	0 sf	(0.00 ac)
Existing driveway area	0 sf	(0.00 ac)
Existing roof area	0 sf	(0.00 ac)
<b>New road pavement area (onsite)</b>	<b>110,000 sf</b>	<b>(2.53 ac)</b>
<b>New road pavement area total</b>	<b>125,644 sf</b>	<b>(2.88 ac)</b>
<b>New driveway area</b>	<b>94,758 sf</b>	<b>(2.18 ac)</b>
<b>New concrete and parking area</b>	<b>16,082 sf</b>	<b>(0.37 ac)</b>
<b>New roof area</b>	<b>211,349 sf</b>	<b>(4.85 ac)</b>
<b>New sidewalk area (onsite)</b>	<b>24,975 sf</b>	<b>(0.57 ac)</b>
<b>New sidewalk area total</b>	<b>30,395 sf</b>	<b>(0.70 ac)</b>
<b>Total impervious area (onsite)</b>	<b>457,164 sf</b>	<b>(10.50 ac)</b>

**SITE AREA ANALYSIS**

Gross Site Area	850,175 sf (19.52 ac)
Area in ROW	36,911 sf (0.85 ac)
Area in Lots	427,175 sf (9.81 ac)
Area in COS & Easement	386,089 sf (8.86 ac)
<b>Total</b>	<b>850,175 sf (19.52 ac)</b>

**TRACT DESIGNATION**

COS 999 - Open space active recreation and SWM	26,360 sf (0.61 ac)
COS 998 - Open space active recreation and SWM	37,222 sf (0.85 ac)
COS 997 - Open space active recreation	22,772 sf (0.52 ac)
COS 996 - Open space passive recreation	9,197 sf (0.21 ac)
COS 995 - Open space active recreation	43,858 sf (1.01 ac)
COS 994 - Landscape buffer	16,934 sf (0.39 ac)
COS 993 - Landscape buffer	4,497 sf (0.10 ac)
COS 992 - Landscape buffer	11,392 sf (0.26 ac)
COS 991 - Open space passive and landscape buffer	67,530 sf (1.55 ac)

**Access Open Space**

A&U Esmt 990 - Access and utility easements	146,147 sf (3.36 ac)
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**Total Open Space Area**

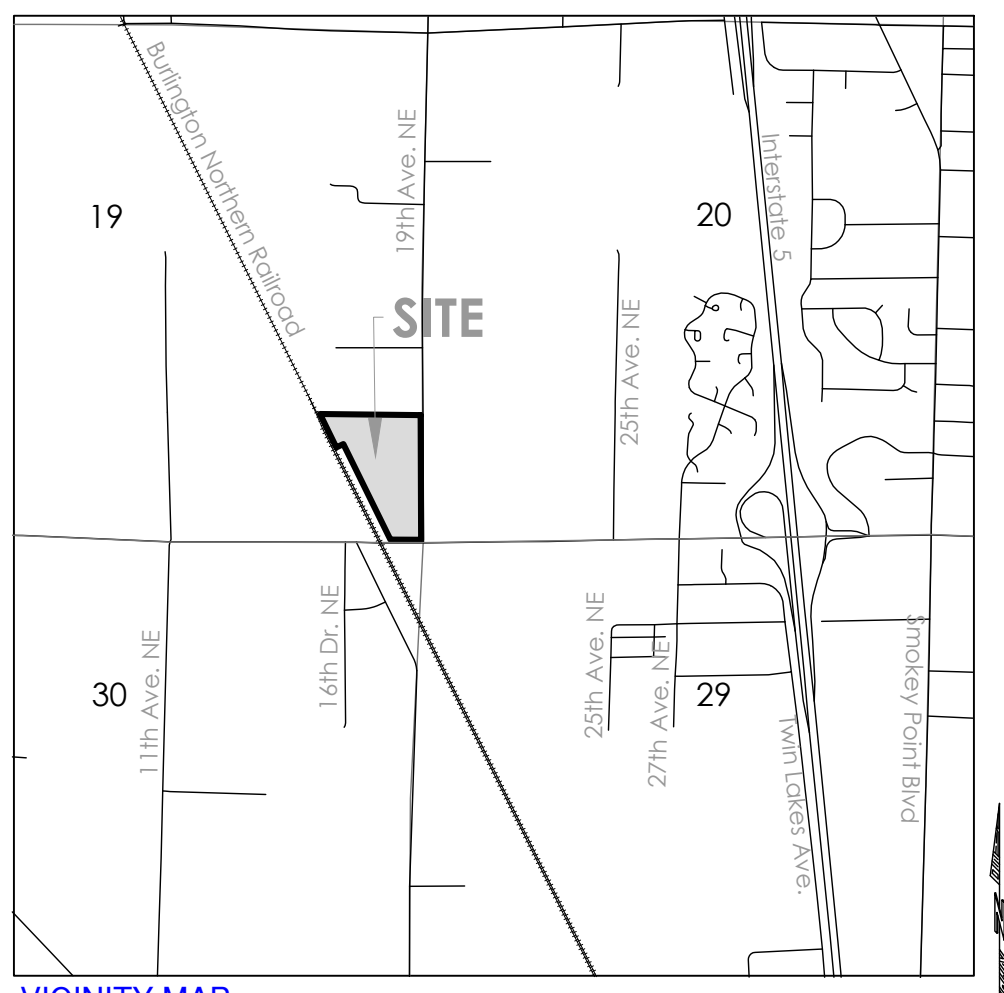
<b>386,089 sf (8.86 ac)</b>
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**VEGETATIVE ANALYSIS**

<b>EXISTING</b>	
Forested areas	850,175 sf (19.52 ac)
Building & Gravel areas	0 sf (0.00 ac)
<b>Total</b>	<b>850,175 sf (19.52 ac)</b>
<b>PROPOSED</b>	
Landscape areas	371,947 sf (8.54 ac)
Building & Driveway areas	322,189 sf (7.40 ac)
Road & Sidewalk areas	156,039 sf (3.58 ac)
<b>Total site area</b>	<b>850,175 sf (19.52 ac)</b>

**SLOPE ANALYSIS**  
Slopes vary across the site. Slopes typically range from 0 to 5%. Average slope is 3.66%. Site slopes generally downward from the west to east.  
There are no indications of unstable slopes on the site.  
Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area (sf)
0% - 5%	850,175 sf
5% - 10%	0 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
<b>Total =</b>	<b>850,175 sf (19.52 ac)</b>



**LAND TECHNOLOGIES**  
18820 3rd Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

**HOUSING MIX RATIO**  
Proposal - 100% Single Family Attached Homes  
**ZONING NOTES MU**  
Density: Dwelling units/acre 28 du/acre  
Minimum Street Setback 0 feet  
Minimum Side Yard Setback 0 feet  
Minimum Rear Yard Setback 15 feet  
Base Height 45 feet  
Impervious Surface Coverage 75%  
Parking 3 stalls per unit

**LAND DISTURBING AREA**  
Total Site Area 850,175 sf (19.52 ac)  
Land Disturbing Activity Conceptual Area of Disturbance 838,082 sf (19.24 ac)  
Site Grading Cut 0 cy, Fill 120,311 cy

**LEGAL DESCRIPTION**  
ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. LYING EASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, LESS COUNTY ROAD, SNOHOMISH COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**DATUM & BENCHMARK**  
VERTICAL DATUM: NAVD 88 (NGVD 29-NAVD 88-3.71)  
FOUND A STANDARD NG3 3" BRASS DISK SET IN 6" IRON PIPE IN NW QUAD OF INTERSECTION 172ND ST. NW AND BNRR. ELEVATION = 124.68' PER GPS OBSERVATIONS.

**SURVEY REFERENCES**  
(R1) BOUNDARY LINE ADJUSTMENT BLA 06-004 - A.F. #200701125006  
(R2) SURVEY FOR MYRON GENIMER - A.F. #9309275016

**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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

**EQUIPMENT & PROCEDURES**  
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE  
INSTRUMENTATION: LEICA IS15 ROBOTIC ELECTRONIC TOTAL STATION  
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**PROJECT INFORMATION**  
Tax Parcel Numbers 310519-004-012-00  
Total Area 850,175 sf (19.52 ac)  
GPP Designation Mixed Use  
Existing Zoning Single Family Dwelling Units  
Existing Land Use Single Family Dwelling Units  
Proposed Land Use Single Family Dwelling Units  
Number of Lots 247  
Average Lot Size 1,892  
Smallest Lot 1,240  
Net Lot Density 12.65 du/net acre

**LOCAL SERVICES**  
Sewage Disposal: City of Marysville  
Water District: City of Marysville  
School District: Lakewood School #306  
Fire District: City of Marysville  
Post Office: Marysville  
Electric: Snohomish County PUD  
Phone: Frontier Communications  
Cable: Comcast  
Gas: Comcast

**CONTACT PERSON**  
Land Technologies Inc.  
Mefe Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
mefe@landtechway.com

**ENGINEER**  
Land Technologies, Inc.  
Tyler S. Foster, PE  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

**APPLICANT/OWNER**  
Hanson Sisters, LLC  
16720 Smokey Point Blvd, Ste 3  
Arlington, WA 98223

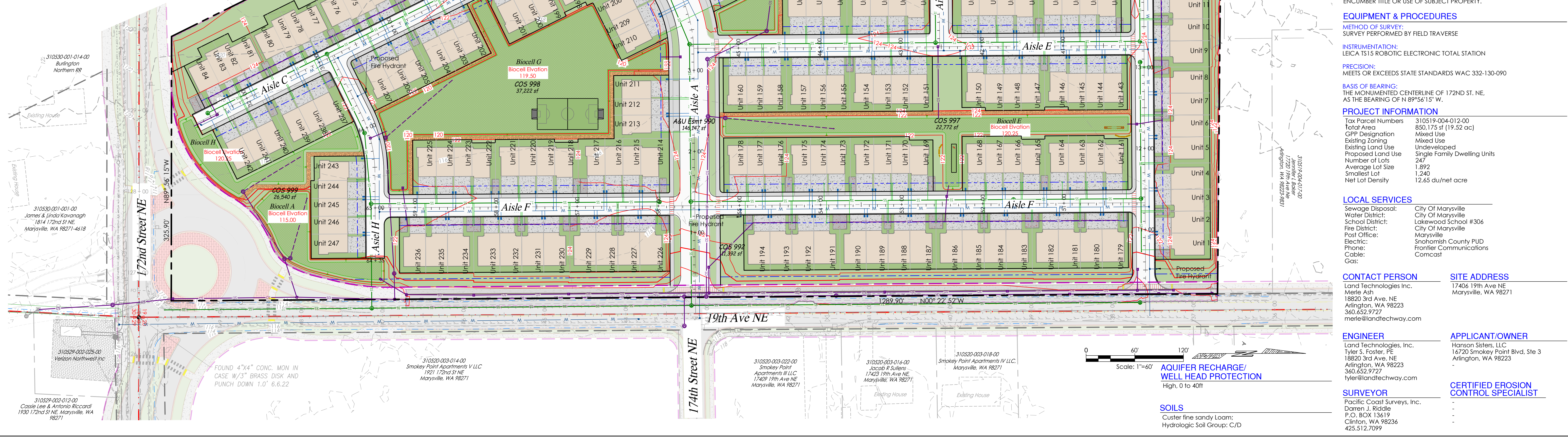
**CERTIFIED EROSION CONTROL SPECIALIST**  
Pacific Coast Surveys, Inc.  
Darren J. Riddle  
P.O. BOX 13619  
Clinton, WA 98236  
425.512.7099

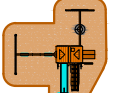
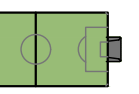
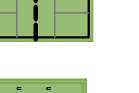



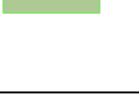

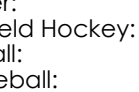
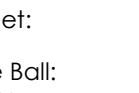
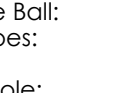
English Crossing  
17406 19th Ave NE, Marysville, WA 98271

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Hanson Sisters, LLC  
16720 Smokey Point Blvd, Ste 3, Arlington, WA 98223

3/15/2023 9:40 AM  
Z:\Hilcock-Joe-Larson Property Sheets\P1 Preliminary Site Plan.dwg  
310520-001-014-00 Burlington Northern RR  
310520-001-001-00 James & Linda Kavanagh 1814 172nd St NE Marysville, WA 98271-4618  
310520-002-025-00 Verizon Northwest Inc  
310520-002-012-00 Cassie Lee & Antonio Riccardi 1930 172nd St NE Marysville, WA 98271  
310520-003-014-00 Smokey Point Apartments V LLC 1921 172nd St NE Marysville, WA 98271  
310520-003-022-00 Smokey Point Apartments III LLC 17423 19th Ave NE Marysville, WA 98271  
310520-003-016-00 Jacob & Subira 17423 19th Ave NE Marysville, WA 98271  
310520-003-018-00 Smokey Point Apartments IV LLC Marysville, WA 98271



-  TOT LOT PLAY AREA
-  AREA FOR FIELD SPORTS—family soccer, flag football, dodge ball, kickball and whiffle ball.
-  NET SPORTS—volley ball, badminton, or 4 square
-  LAWN GAMES—croquet, lawn bowl, cornhole
-  BOCCIE BALL COURT
-  HORSESHOE PIT
-  PICNIC TABLE
-  COMMERCIAL-GRADE BENCHES
-  Active Open Space
-  Passive Open Space not including CA's
-  Private Open Space

**GAMES AND ACTIVITIES THAT CAN BE PLAYED ON OPEN GRASS AREAS**

- Net Sports:** from Badminton to Volleyball | Crossnet-4 Square—unique four "team" court, Spike Ball, Biddy Soccer, Family Soccer
- Soccer:** Mini Field Hockey; Kickball;
- Dodgeball:** Kick Pool;
- Croquet:** like pool, but on grass with numbered balls and kicking the cue ball to a "pocket" traditional or a "pool table" version as in Kick Pool above,
- Bocce Ball:** now becoming popular along with Lawn Bowling, Kan Jam
- Frisbee:** capture the flag, kick the can, Red Rover
- Tag Games:** Whiffle Ball;
- Horseshoes:** with formal sand pit or Rubber Horseshoe set made for lawns,
- Cornhole:** for some reason, in spite of the name, this has become a popular outdoor activity.
- Yard Dice Games:** lawn game combo like horseshoes-lawn bowling-chess for singles or family play.
- Kubb:** version of "bowling" using a wooden pin to knock over numbered wooden pins to reach a score (safety tips)
- Molky:**
- Lawn Darts:**
- Untold others:**

Some Net Sports: Badminton, Volleyball and Crossnet-4 Square



Some Field Sports: Family Soccer, Flag Football, Kick Ball, Dodge Ball and Whiffle Ball



Lawn Sports: Bocce Ball, Croquet, and one Badminton

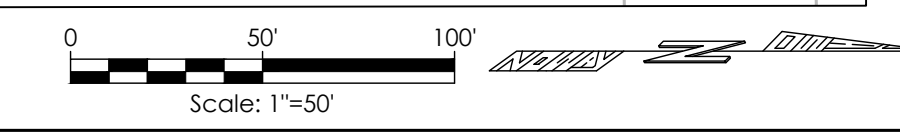
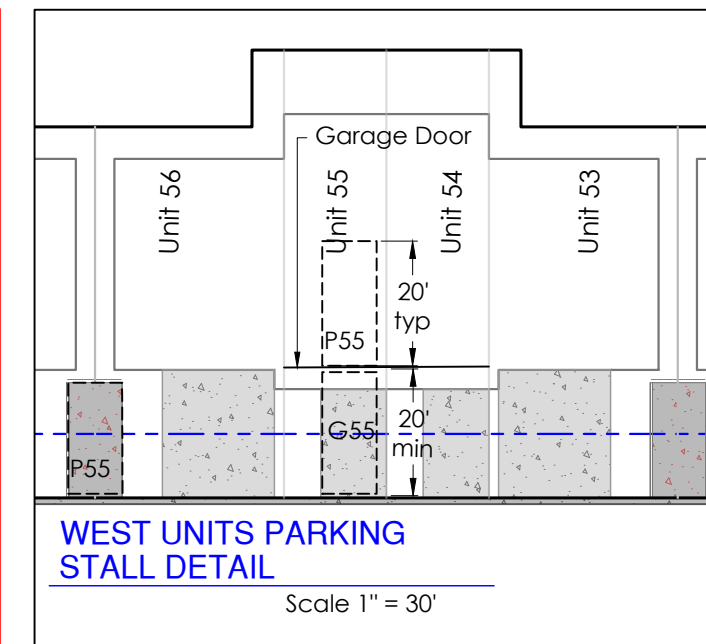
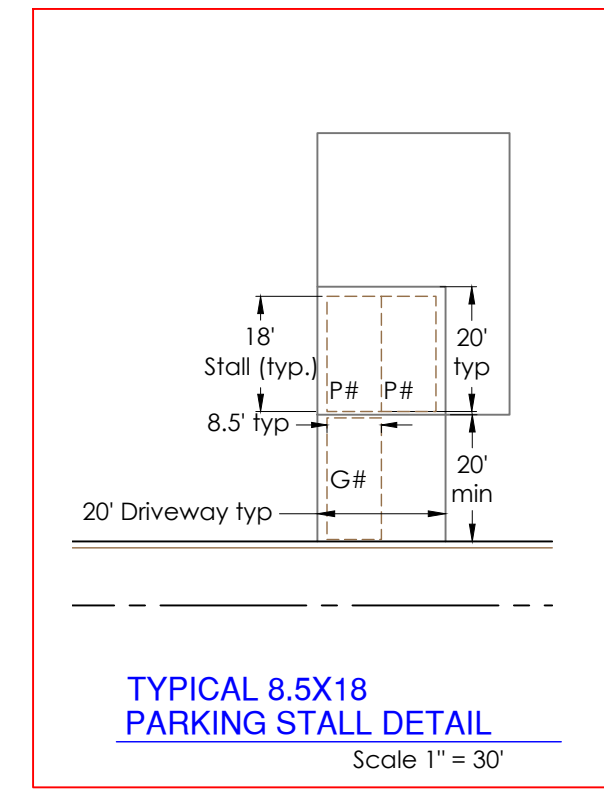


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**GENERAL DEVELOPMENT STANDARDS - PARKING**

NUMBER OF SPACES REQUIRED (MMC 22C.130.030 Table 1)

Description	Required	Provided
Single Family Dwelling Units Proposed - 247 townhomes		
Min. Req'd Parking Spaces	2 per DU (494 spaces)	494 spaces
+ Add'l Guest Space	1 per 1 DU (247 spaces)	299 spaces
<b>TOTAL Parking Spaces</b>	<b>731 spaces</b>	<b>793 spaces</b>



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 18820 Third Avenue, N.E.  
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 360-652-9727



MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merie  
 CHECKED BY: Tyler  
 DRAWN BY: Mer, Alex  
 DATE: 11/15/23  
 REVISION 1: -  
 REVISION 2: -  
 REVISION 3: -  
 REVISION 4: -  
 AS-BUILT: -

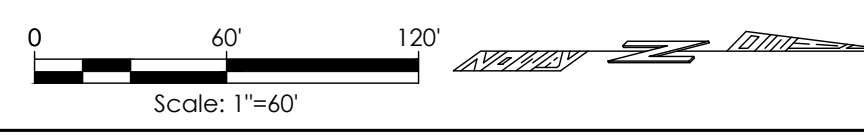
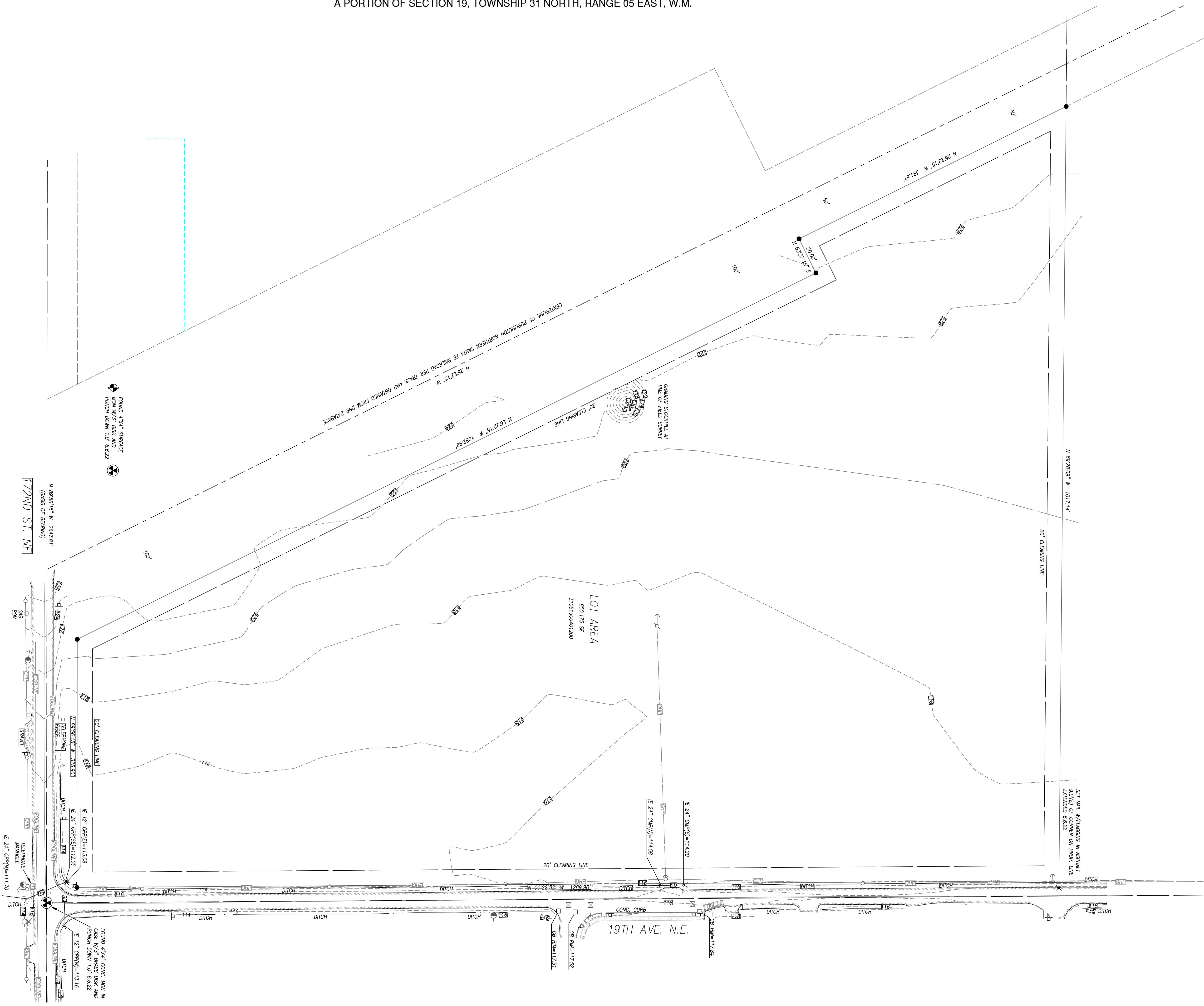
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PA 21-023

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	POWER POLE, EXIST
	PROPOSED STORM CULVERT
	ROCK WALL
	FENCE (MIN 48" H)



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 360-652-9727

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 REVISION 4: -  
 AS-BUILT: -

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