

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
(---)	PROPOSED PAVED AREA

LOT YIELD ANALYSIS

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

OPEN SPACE ANALYSIS

Total Development Area	850,175 sf	(19.52 ac)
Gross Floor Area	605,583 sf	(13.90 ac)
Minimum Open Space (OS) Required	20.0%	121,117 sf (2.78 ac)

Open Space Provided

COS 999 - Common open space and SWM	24,668 sf	(0.57 ac)
COS 998 - Common open space and SWM	32,021 sf	(0.74 ac)
COS 997 - Common open space	18,788 sf	(0.43 ac)
COS 996 - Common open space	7,834 sf	(0.18 ac)
COS 995 - Common open space	41,562 sf	(0.95 ac)
COS 994 - Landscape buffer	18,017 sf	(0.41 ac)
COS 993 - Landscape buffer	3,275 sf	(0.08 ac)
COS 992 - Landscape buffer	14,551 sf	(0.33 ac)
COS 991 - Common open space and landscape buffer	49,378 sf	(1.13 ac)
Total Open Space Provided	34.7%	210,093 sf (4.82 ac)

IMPERVIOUS AREAS

New road pavement area (onsite)	13.58%	115,458 sf	(2.65 ac)
New road pavement area total	15.42%	131,102 sf	(3.01 ac)
New driveway area	5.28%	44,879 sf	(1.03 ac)
New concrete and parking area	1.45%	12,291 sf	(0.28 ac)
New roof area	23.74%	201,861 sf	(4.63 ac)
New sidewalk area (onsite)	2.48%	21,060 sf	(0.48 ac)
New sidewalk area total	3.11%	26,438 sf	(0.61 ac)
Total impervious area (onsite)	46.53%	395,549 sf (9.08 ac)	

SITE AREA ANALYSIS

Gross Site Area	850,175 sf	(19.52 ac)
Area in ROW	36,911 sf	(0.85 ac)
Area in Lots	440,660 sf	(10.12 ac)
Area in COS & Easement	372,605 sf	(8.55 ac)
Total	850,175 sf (19.52 ac)	

DESIGNATION COMMON OPEN SPACE BY AREA

COS 999 - Common open space and SWM	25,875 sf	(0.59 ac)
COS 998 - Common open space and SWM	35,596 sf	(0.82 ac)
COS 997 - Common open space	21,428 sf	(0.49 ac)
COS 996 - Common open space	7,930 sf	(0.18 ac)
COS 995 - Common open space	41,678 sf	(0.96 ac)
COS 994 - Landscape buffer	18,017 sf	(0.41 ac)
COS 993 - Landscape buffer	3,344 sf	(0.08 ac)
COS 992 - Landscape buffer	14,551 sf	(0.33 ac)
COS 991 - Common open space and landscape buffer	49,378 sf	(1.13 ac)
Total open space area	217,797 sf (5.00 ac)	

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%	25,875 sf
5% - 10%	0 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	850,175 sf (19.52 ac)

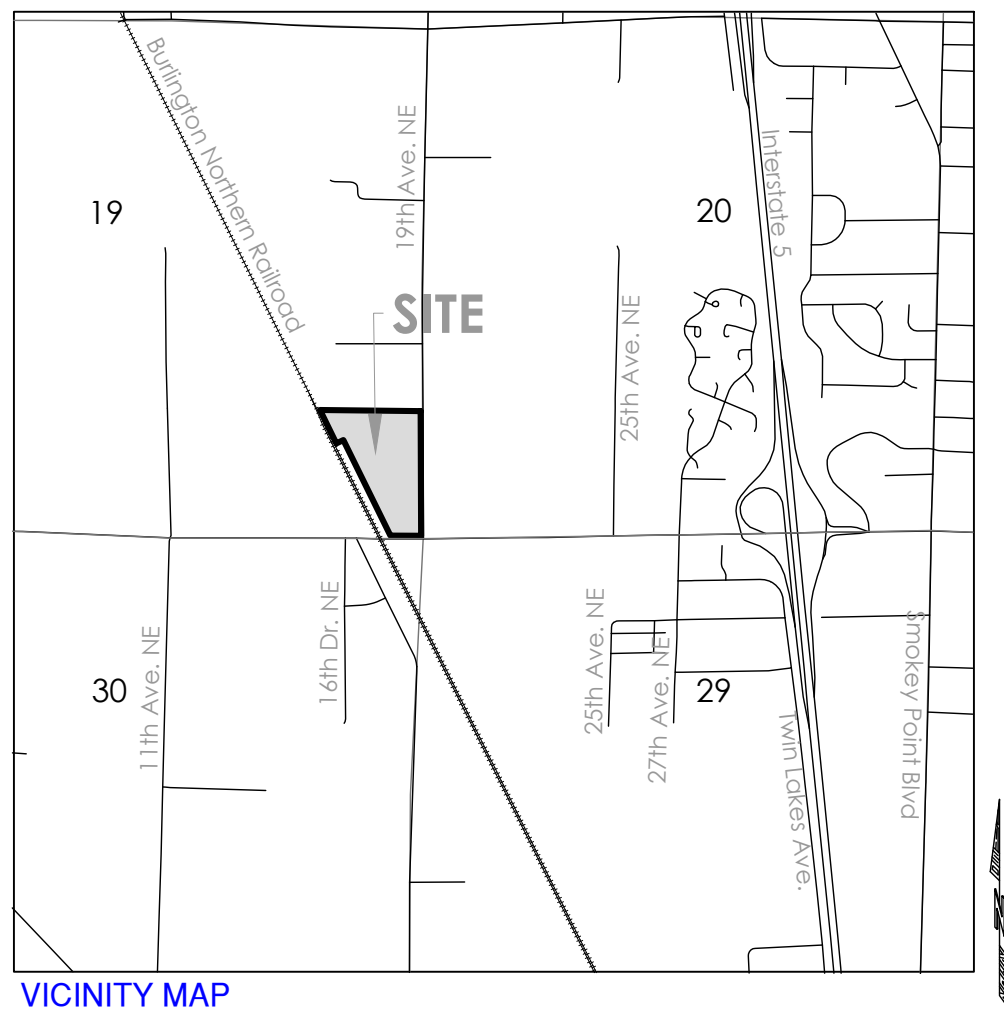
VEGETATIVE ANALYSIS

EXISTING

Pasture grass fields	850,175 sf	(19.52 ac)
Building & gravel areas	0 sf	(0.00 ac)
Total	850,175 sf (19.52 ac)	

PROPOSED

Landscape areas	433,604 sf	(9.95 ac)
Building & driveway areas	259,031 sf	(5.95 ac)
Road & sidewalk areas	157,540 sf	(3.62 ac)
Total site area	850,175 sf (19.52 ac)	



LAND TECHNOLOGIES

18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727

LAND TECHNOLOGIES

MAKING A WAY OUT OF NO WAY

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	85%
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	100,767 cy

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHEAST 1/4 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

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 172ND ST. NE, AS THE BEARING OF N 89°56'15" W.

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-012-00
Total Area	850,175 sf (19.52 ac)
GPP Designation	Mixed Use
Existing Zoning	Mixed Use
Existing Land Use	Undeveloped
Proposed Land Use	Single Family Dwelling Units
Number of Lots	243
Average Lot Size	1,813
Smallest Lot	1,224
Net Lot Density	12.45 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:	

CONTACT PERSON

Land Technologies Inc.
 Mele Ash
 18820 3rd Ave. NE
 Arlington, WA 98223
 360.652.9727
 mele@landtechway.com

SITE ADDRESS

17406 19th Ave NE
 Marysville, WA 98271

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

SURVEYOR

Pacific Coast Surveys, Inc.
 Darren J. Riddle
 P.O. BOX 13619
 Clinton, WA 98236
 425.512.7099

CERTIFIED EROSION CONTROL SPECIALIST

11/17/2023 12:11 PM
 Z:\Hilcock Joel - Larson Property\Sheets\PI Preliminary Site Plan.dwg
 310520-001-014-00 Burlington Northern RR
 310520-001-001-00 James & Linda Kavanagh 1814 172nd St NE Marysville, WA 98271-6618
 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 17409 19th Ave NE Marysville, WA 98271
 310520-003-016-00 Smokey Point Apartments IV LLC Marysville, WA 98271
 310520-003-018-00 Smokey Point Apartments IV LLC Marysville, WA 98271
 1836-62286 V.M. Wadsway
 00-110-006-6016
 00-110-006-6016

PROJECT LEAD: Mele Ash
 CHECKED BY: Tyler S. Foster
 DRAWN BY: Mele Ash
 DATE: 11/17/2023
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -

English Crossing
 17406 19th Ave NE, Marysville, WA 98271
 A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
 PRELIMINARY SITE PLAN

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

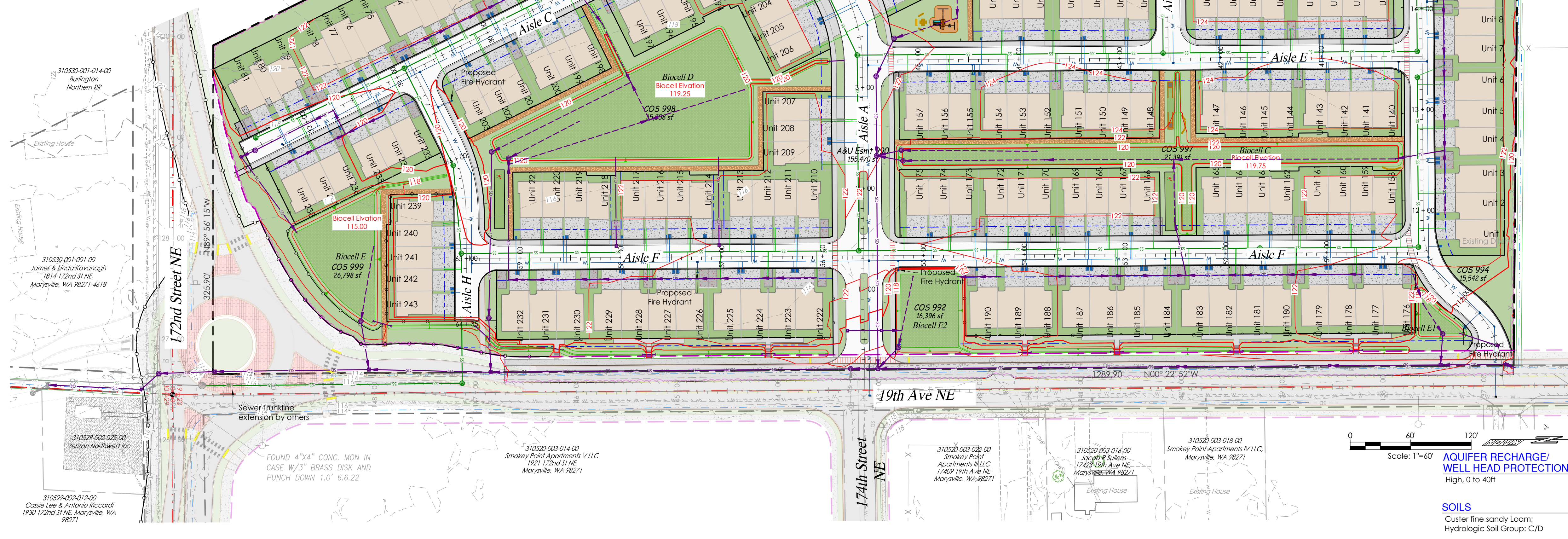
SHEET
 P1 of P3
 24x36
 PA 23-12

WELL RECHARGE/ WAIL HEAD PROTECTION

High: 0 to 40ft

SOILS

Custer fine sandy loam;
 Hydrologic Soil Group: C/D



RECREATIONAL AMENITIES

- 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
- Off-street Pedestrian Path

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:** like pool, but on grass with numbered balls and kicking the cue ball to a "pocket";
- Croquet:** traditional or a "pool table" version as in Kick Pool above.
- Bocce Ball:** now becoming popular along with Lawn Bowling.
- Frisbee:** Kan Jam capture the flag, kick the can, Red Rover
- Tag Games:** Whiffle Ball;
- Whiffle Ball:** with formal sand pit or Rubber Horseshoe set made for lawns;
- Horseshoes:** for some reason, in spite of the name, this has become a popular outdoor activity.
- Cornhole:**
- Yard Dice Games:** Kubk;
- Kubb:** lawn game combo like horseshoes-lawn bowling-chess for singles or family play.
- Molky:** version of "bowling" using a wooden pin to knock over numbered wooden pins to reach a score (safety flips)
- 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



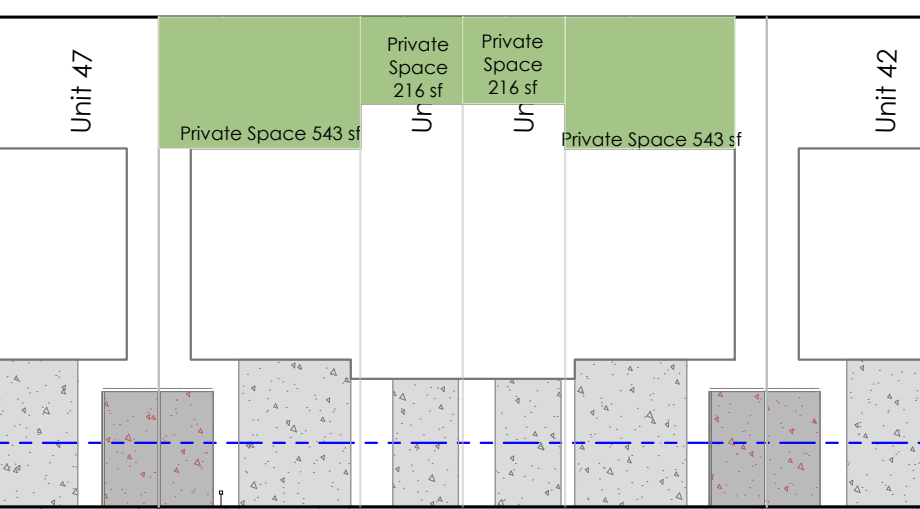
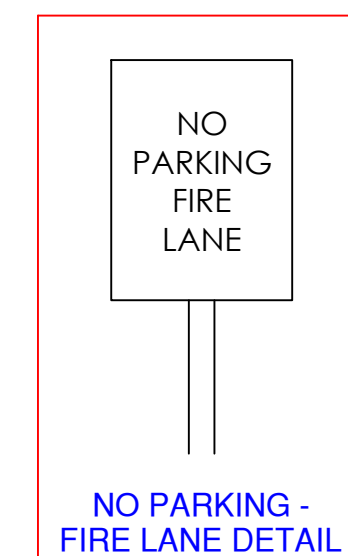
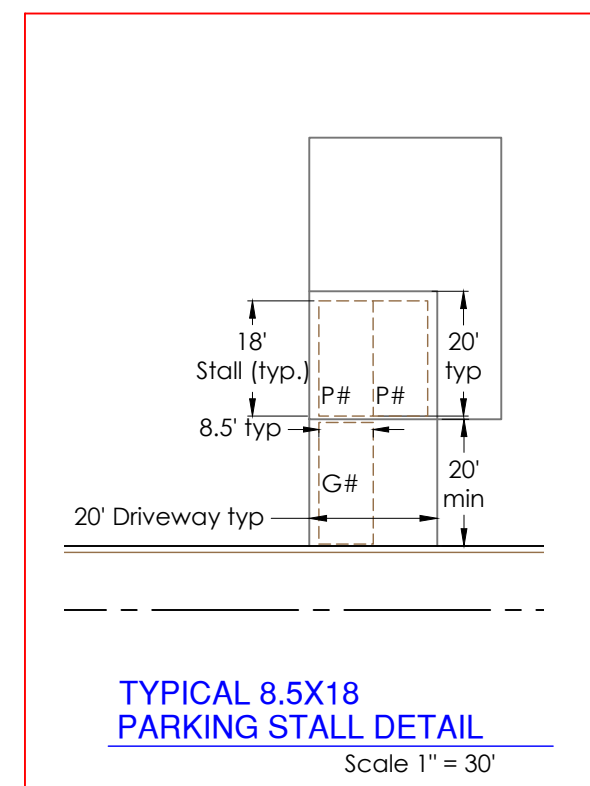
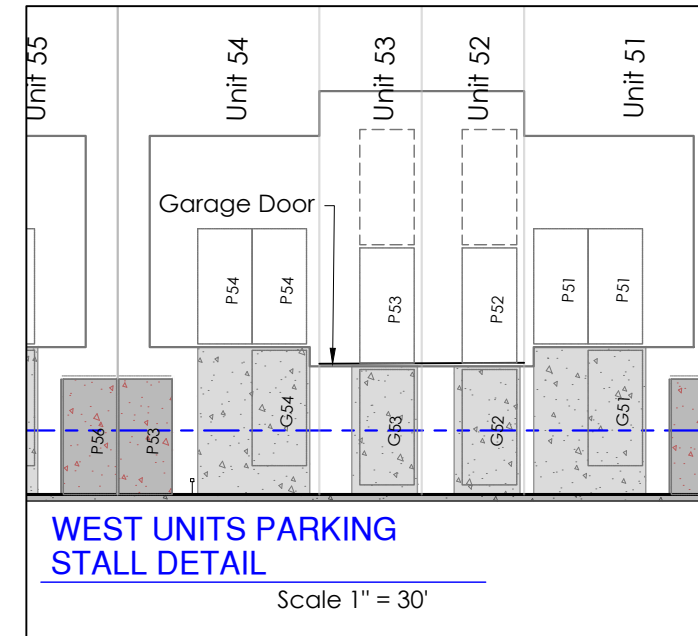
Lawn Sports: Bocce Ball, Croquet, and one Badminton



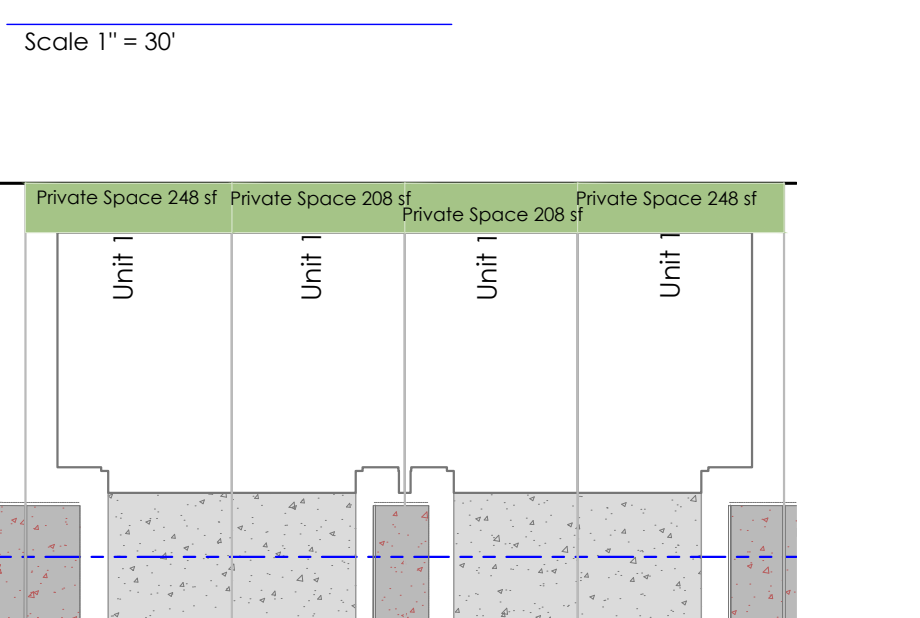
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GENERAL DEVELOPMENT STANDARDS - PARKING
NUMBER OF SPACES REQUIRED (MMC 22C.130.030 Table 1)

Description	Required	Provided
Single Family Dwelling Units Proposed - 243 townhomes		
Min. Req'd Parking Spaces	2 per DU (486 spaces)	486 spaces
+ Add'l Guest Space	1 per 1 DU (243 spaces)	307 spaces
TOTAL Parking Spaces	729 spaces	793 spaces

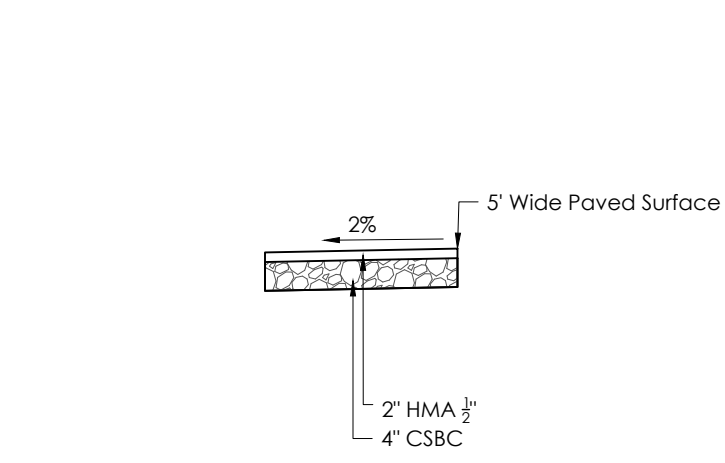


TYPICAL PRIVATE SPACE DETAIL



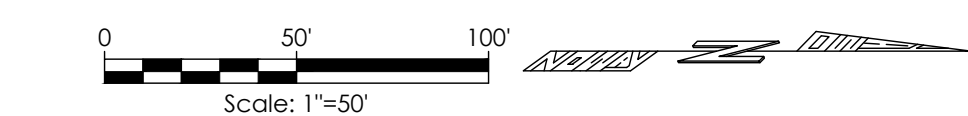
TYPICAL UNIT LOT DETAIL

OFF-STREET PEDESTRIAN PATH DETAIL



OFF-STREET PEDESTRIAN PATH NOTE

Neighborhood pathways are soft surface facilities designed for pedestrians and equestrians. Such pathways shall be a minimum four feet wide with at least an and one-half foot clearance to obstructions on both sides and 10-foot vertical clearance. Pathways shall be designed and located so as to avoid drainage and erosion problems. Pathways shall be constructed of two and one-half inches of crushed surfacing top course or wood chips over cleared native material as approved by the Public work Director or designee.



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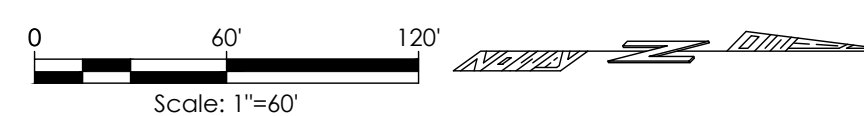
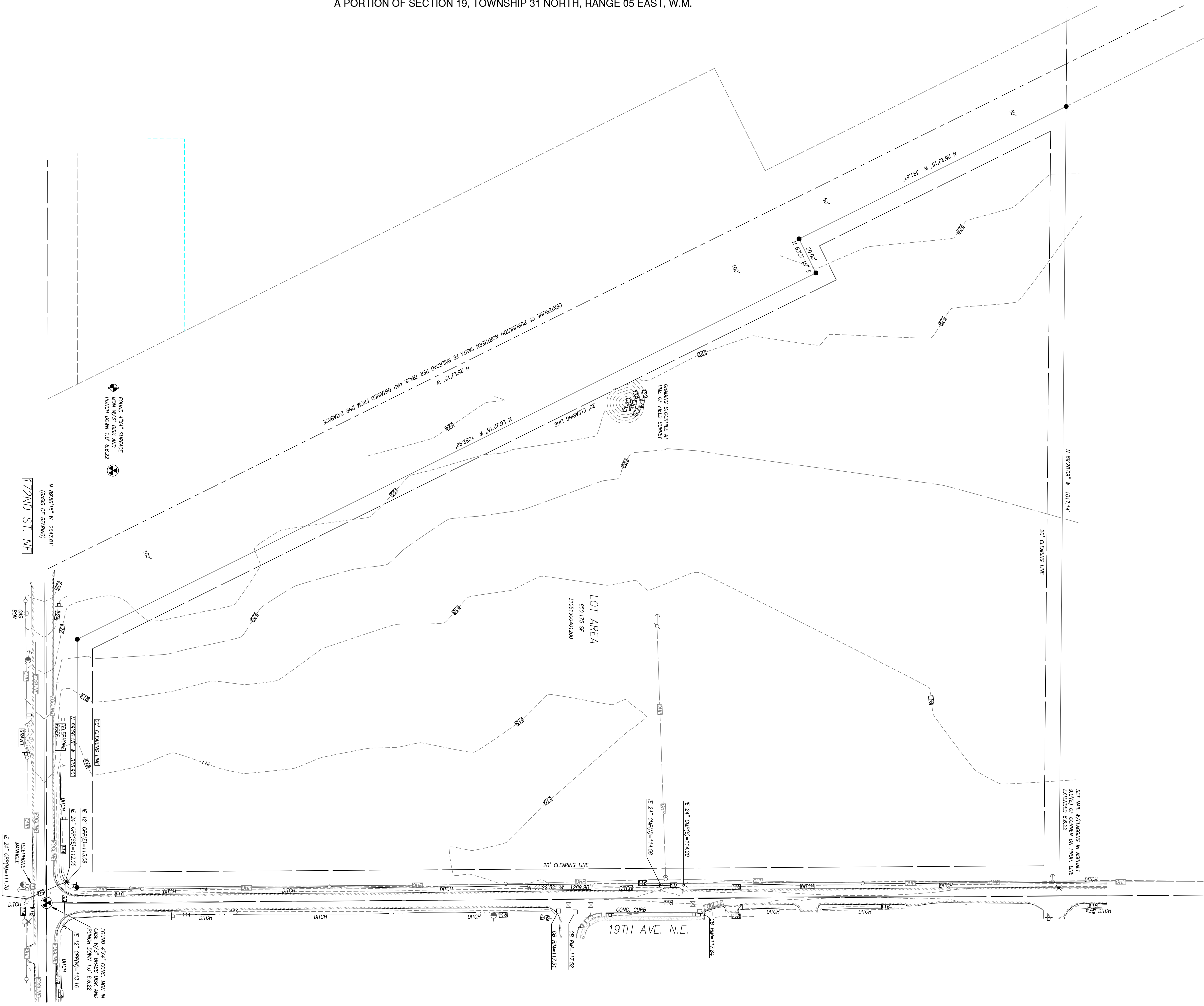
PROJECT LEAD: Merie
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
DATE: 11/17/2023
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

English Crossing
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SHEET
P2 of P3
24x36
PA 23-12

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



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PROJECT LEAD: Merie
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 DRAWN BY: Merie, Alex
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