



ADMINISTRATIVE BINDING SITE PLAN (BSP) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPROVAL

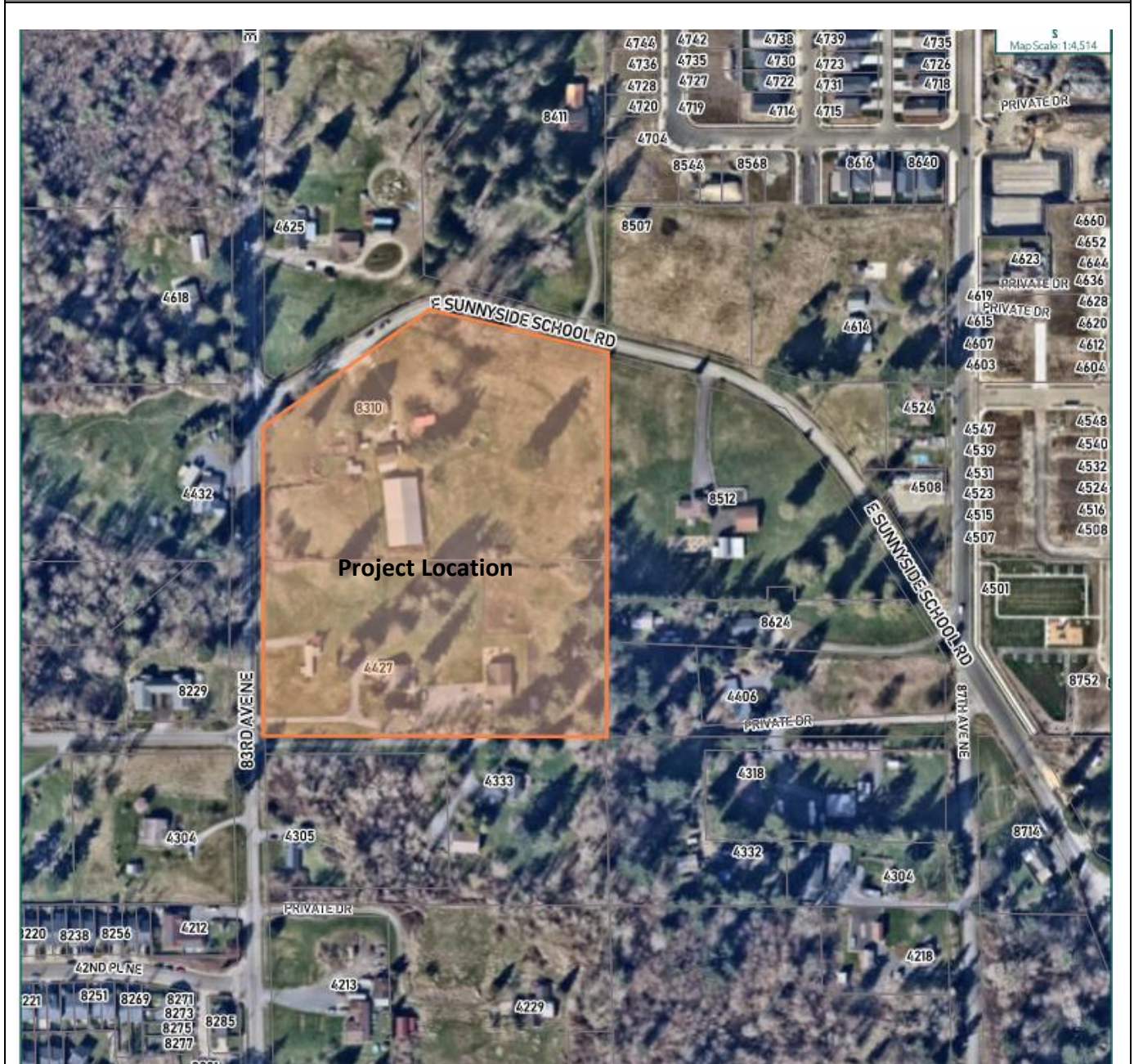
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION								
Project Title	Cornelius Lacey PRD		Date of Report	April 4, 2024				
File Number	PA23-026		Attachments	Approved Site Plan (Exhibit 028 – see attached)				
Administrative Recommendation	Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to construct a 67-lot subdivision.							
BACKGROUND SUMMARY								
Applicant	KM Capital, LLC (Attn: Mark Villwock)							
Request	The applicant requested a 67-lot PRD subdivision via Binding Site Plan an assemblage of (2) parcels within Whiskey Ridge Master Plan. The applicant proposes to utilize the Residential Density Incentives per MMC 22C.090, to maximize the allowed density onsite.							
Site Address	8310 E. Sunnyside School Road and 4427 83 rd Avenue		APN(s)	00590700018600, 00590700018601, 00590700017700, and 00590700016102				
Legal Description (abbreviated)	See Title Report (Exhibit 004)		Section	36	Township	30	Range	05E
Comprehensive Plan	Multifamily Medium	Zoning	WR-R-6-18	Shoreline Environment		N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed	
	Private (well)	Marysville			Private (septic)	Marysville		
REVIEWING AGENCIES								
Marysville	Local Agencies		State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Zply <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens School Dist. <input checked="" type="checkbox"/> PUD No. 1		<input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe	
ACTION								
<input checked="" type="checkbox"/> Administrative			<input type="checkbox"/> City Council		<input type="checkbox"/> Quasi-Judicial		<input type="checkbox"/> Planning Commission	
Date of Action	April 4, 2024		<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF								
Name	Amy Hess		Title	Senior Planner		Phone	360.363.8215	
			E-mail	ahess@marysvillewa.gov				

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	Whiskey Ridge Single-Family High Density	WR-R-4-8	Single family residences on acreage
East	Whiskey Ridge Single-Family High Density	WR-R-4-8	Single family residences on acreage
South	Whiskey Ridge Medium Density Multi Family	WR-R-6-18	Single family residences on acreage
West	Single-Family High Density	R-6.5	Single family residences on acreage

VICINITY MAP



DEPARTMENT REVIEW - FINDINGS OF FACT & CONCLUSIONS

1. **Description of Proposal.** KM Capital, LLC (applicant) has requested Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide approximately 10.3 acres 67 single family lots.
 - 1.1. A Binding Site Plan and Residential Planned Development is an Administrative Decision. No public hearing is required.
2. **Site Location.** The project site is made up of an assemblage of (2) parcels off of 83rd Ave NE and East Sunnyside School Road. The addresses and parcel numbers are listed on page 1 of this decision.
3. **Site Description.** The site is currently developed with single-family residences and outbuildings, which will be demolished with development. The site is comprised of pasture area and vegetated with field grass. The site generally slopes from southeast to northwest, with slopes approximately 5% to 15%.
4. **Project History.** A pre-application review (PREA23-036) was completed August 22, 2023 for a Planned Residential Development on the subject property.
5. **Letter of Completeness.** An application was filed on November 14, 2023 and deemed complete on November 15, 2023.
6. **Public Notice.** Notice was provided in accordance with [MMC Section 22G.010.090](#), *Notice of development application*. No comments have been received from the public to-date.
7. **Request for Review.** A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on page 1 of this report. The following comments were received; if above-referenced agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Operations	<ul style="list-style-type: none"> • <i>New water main needs to be connected by live tap to 16" main in 83rd Ave.</i> • <i>Hydrant installation shall follow standards 2-060.</i> • <i>Air vacs are required as needed.</i>
Public Works, Traffic	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated March 20, 2024.</i>
Public Works, Development Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Public Works, Surface Water	<i>The City has adopted the 2019 Stormwater Management Manual for Western Washington.</i>

Marysville Fire District	<ul style="list-style-type: none"> Proposed new buildings will require approved fire sprinkler systems if a home is three or more stories tall, exceeds 3,600 SF, the distance from ROW to furthest part of home exceeds 200 feet, deficient access to any part of a home, lack of hydrants, or inadequate fire flow. Lots 1, 5, 12, 13, 31, 35, 39, and 43 exceed 200 feet from ROW and will require sprinklers. Access for fire apparatus appears to be acceptable. 'No Parking' signs are required in autocourts.
Building Department	Provided requirements for the building permit submittal.
Snohomish County, Traffic Operations	If the intersection of 88 th St. between 44 th Dr. and 66 th Dr. will be impacted by more than 3 directions PMPHT, County mitigation fees shall be required.

8. **Public Comments.** No comments were received during the public comment period for the Notice of Application.
9. **State Environmental Policy Act Review.** A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on March 20, 2024 (Exhibit 035). The appeal period expired April 3, 2024; no appeals were filed.
10. **Critical Areas.** With application, a Critical Area Determination Report, dated October 27, 2023, prepared by Wetland Resources, was provided. The report concludes that the subject property has no wetlands or streams.
11. **Access and Circulation.** Access to the development is proposed via a new internal plat road, Road B off of 83rd Avenue, and construction of a half-road width of 44th Street NE (Road A) along the southern project boundary. With development, 85th Avenue NE will be extended along the eastern property boundary, providing connection to the project to the south.

Future connectivity is proposed via Road C, which runs east/west, and will provide access to the project, known as the Minor PRD (PA24-003), to the east.
12. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated October 2023 (Exhibit 007), and updated March 2024 (Exhibit E026). According to the TIA, the proposed development would generate approximately 606 new Average Daily Trips (ADT), 46 new AM peak hour trips (AMPHT), and 60 new PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated March 20, 2024 (Exhibit 033) informing the developer of the project's impacts and mitigation obligation pursuant to [Chapter 22D.030, Traffic Impact Fees and Mitigation](#). Pursuant to [MMC Section 22D.030.070\(1\)\(d\)](#), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on March 20, 2024 (Exhibit 034).

As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

13. **Utilities.** The following utilities will be provided to the site:

Storm Drainage: According to the Preliminary Storm Drainage Report, prepared by Kimley Horn, dated November 6, 2023, stormwater runoff from the development will be collected and routed to an underground detention vault located in the northwest portion of the site. The detention vault will discharge flows into a BayFilter Stormwater Treatment System for water quality treatment prior to routing the flow under 83rd Avenue NE and discharging into the existing vegetated swale on the west side of the roadway. The proposed stormwater facilities would fully mitigate storm water runoff in accordance with the Department of Ecology 2019 Stormwater Management Manual for Western Washington.

Water: An existing 16” and 24” ductile iron water main is located along 83rd Ave NE. Line extensions though the development are proposed as 8” ductile iron with the main extension within 44th St NE being sized as 12” ductile iron.

Sewer: The sewer service would be provided by 8” PVC line extension through the proposed development, connecting to the sewer main in East Sunnyside School Road.

14. **Application Review.** [MMC 22G.010.140\(3\)](#) requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

14.1. ***Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.***

Staff Comment: Pursuant to [MMC 22C.010.060](#), detached single family homes, and associated infrastructure, are permitted outright in the WR-R-6-18 zone.

14.2. ***Density of residential development in urban growth areas.***

Staff Comment: The base density allowed in the WR-R-6-18 zone is 6 dwelling units per net project acre with a maximum density of 18 dwelling units per net project acre utilizing Residential Density Incentives outlined in [MMC Chapter 22C.090](#). The site area is approximately 10.3 acres (448,583 SF).

Based on the definition of “Net Project Area” per [MMC 22A.020.150](#), as an alternative to an itemized deduction, the developer may elect to take a flat 20% deduction from the gross project area for right-of-way, private roads, access easements, and panhandles. Per the site plan of record, the applicant is opting to utilize the flat 20% deduction; therefore, the proposed site has a net project area of 8.24 acres (385,866 sq. ft.).

The applicant has proposed utilizing RDI benefits pursuant to [MMC 22C.090.030](#) to achieve bonus density. The following is the RDI calculation for the proposed development:

BASE DENSITY – 6 DU/Acre	8.24 acres x 6 DU/Acre = 49 Units
MAX DENSITY ALLOWED – 18 DU/Acre	8.24 acres x 18 DU/Acre = 148 Units
RDI CALCULATION	
Benefit 3a: Community Image & Identification – Capital Contribution (\$25,000 per unit)	\$450,000 contribution = 18 Units
RDI BONUS UNITS ALLOWED	18 Units
TOTAL UNITS PROPOSED	67 UNITS

14.3. **Availability and adequacy of public facilities identified in the comprehensive plan.**

Staff Comment: The Comprehensive Plan designation for the subject property is Whiskey Ridge Multi Family, Medium Density. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall subdivision request, and were used to establish appropriate conditions, are as follows:

- **LAND USE ELEMENT – Policies:** LU-3, LU-5, LU-6, LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33, LU-34, LU-38, LU-41
- **HOUSING ELEMENT – Policies:** HO-4, HO-7, HO-19, HO-25, HO-30, HO-32, HO-37
- **ENVIRONMENTAL ELEMENT – Policies:** EN-17, EN-20, EN-21, EN-26, EN-32
- **TRANSPORTATION ELEMENT – Policies:** T-3, T-7, T-8, T-25, T-27, T-29, T-30, T-40, T-43, T-48
- **UTILITIES ELEMENT – Policies:** UT-1, UT-3, UT-8, UT-14, UT-22
- **PARKS ELEMENT – Policies:** PK-12, PK-13
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:**
 - **Police, Fire, Library:** PS-1, PS-3
 - **Schools:** SC-6
 - **Water, Sewer, Storm Drainage, Solid Waste:** PF-1, PF-2, PF-7, PF-9, PF-19, PF-20, PF-22, PF-23, PF-26, PF-28

14.4. **Development Standards.**

Staff Comment: The project site is currently zoned WR-R-6-18 Whiskey Ridge Multi Family, Medium Density. The WR-R-6-18 zone allows single-family residences at base density of 6 detached dwelling units per acre and a maximum of 18 dwelling units per acre utilizing Residential Density Incentives outlined in [MMC Chapter 22C.090](#).

The proposed PRD would meet all bulk and dimensional requirements set forth in [MMC Section 22G.080.080\(1\)](#), *Modification of development regulations*. Demonstrated compliance with said development regulations would be reviewed at time of building permit submittal.

15% (358,866 x 15% = 53,829 SF) of the net project area is required to be dedicated as open space with 35% of that total being dedicated as active open space (53,829 x 35% = 18,840) as required by [MMC 22G.080.100](#). As proposed, the total area of dedicated open spaces exceed the required provisions. Improvements within the open space areas would include, but are not limited to, landscaping, trail network, benches, play structure and multi-purpose active recreation area.

As proposed and conditioned, the PRD meets all of the requirements set forth in [22G.080.050](#), *Procedures for review and approval*, including subsections: (a) Consistency with Applicable Plans and Laws, (b) Quality Design, (c) Design Criteria (i), (iii), and (iv), (d) Public Facilities, (e) Consistency with adjacent single family development, (f) Perimeter Design, (g) Open Space

and Recreation, (h) Streets, Sidewalks, and Parking, (i) Landscaping, and (j) Maintenance Provisions.

The proposed development and subsequent use of the property would comply with the intent of the WR-R-6-18 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

As conditioned, the proposed development makes appropriate provisions for the public use and interest, health, safety and general welfare.

15. **Factors Considered by City Departments.** [MMC 22G.100.100\(3\)](#) requires the City to review the binding site plan to determine whether it meets the following criteria:

- 15.1. **Comprehensive Plan.** *Whether the proposed binding site plan and development of the parcel relate to all elements of the comprehensive plan;*

Staff Comment: The proposed binding site plan and development of the project site relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 14.3 above.

- 15.2. **Zoning.** *Whether the proposed binding site plan meets the zoning regulations;*

Staff Comment: Per Finding 14.4, the proposed binding site plan meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*.

- 15.3. **Physical Setting.** *Whether the binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site;*

Staff Comment: The binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

- 15.4. **Public Services.** *(i) Adequate water supply; (ii) Adequate sewage disposal; (iii) Appropriate storm drainage improvements; (iv) Adequate fire hydrants; (v) Appropriate access to all anticipated uses within the site plan; (vi) Provisions for all appropriate deeds, dedications, and/or easements; and (vii) Examination of the existing streets and utilities and how the proposed binding site plan relates to them.*

Staff Comment: After evaluation of the applications materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development will provide adequate and appropriate public services.

- 15.5. **Environmental Issues.** *Examination of the project through the SEPA process and a determination of whether the proposed binding site plan complies with the SEPA requirements.*

Staff Comment: The project and binding site plan has been examined through the SEPA process and have been determined to comply with SEPA requirements. A SEPA MDNS was issued on March 20, 2024; no appeals were filed.

- 15.6. **Critical Areas.** *Binding site plans shall comply with the land division requirements of MMC 22E.010.350.*

Staff Comment: The binding site plan complies with the land division requirements of MMC 22E.010.350. No critical areas are present on the subject property.

16. **In House Days.** Pursuant to MMC 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made forty-one (41) in-house calendar days from the date of completeness.

CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants ***Preliminary Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) Approval*** subject to the following conditions:

1. The preliminary BSP/PRD site plan map (Exhibit 028) shall be the approved site layout.
2. Prior to civil construction plan approval, a final landscaping plan meeting the requirements outlined in [MMC Chapter 22C.120, Landscaping and Screening](#), shall be submitted for review and approval. All required landscaping, fencing, and open space improvements shall be installed prior to final PRD approval.
3. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or line shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
4. In order to achieve density greater than 6 detached dwelling units per acre, and not exceed 18 dwelling units per acre, the applicant shall be required to comply with [MMC Chapter 22C.090 Residential Density Incentives](#). Demonstrated compliance shall be provided with final plat submittal.
 - 4.1. Any and all RDI financial contributions shall be paid prior to BSP/Plat recording with Snohomish County, WA.
5. Fire sprinklers shall be installed in future residences on lots 1, 5, 12, 13, 31, 35, 39, and 43.
6. Construction of the subdivision and units will be required to comply with all applicable standards outlined the *East Sunnyside-Whiskey Ridge Design Standards and Guidelines*.
7. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3½ feet unless a taller wall is required, per the Community Development Director, to mitigate significant noise and traffic impacts.
8. In development configurations where side yards abut a street, fences taller than 3½ ft. shall be setback at least 5 ft. from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the FINAL plat map.
9. All lots less than 5,000 square feet shall adhere to the Small Lot Design Standards in [MMC 22C.010.310](#).
10. The site shall be developed to promote continuity between, and a smooth transition to, neighboring projects, including, but not limited to, similar landscaping/street trees, consistent fencing, and continuation of pathways where feasible.

11. The applicant shall submit payment to Lake Stevens School District No. 4 for school impacts caused by the development in accordance with [MMC Chapter 22D.040, School Impact Fees and Mitigation](#). School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
12. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with [MMC Chapter 22D.020, Parks, Recreation, Open Space and Trail Impact Fees and Mitigation](#). Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
13. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.
14. If applicable, existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.
15. Prior to final PRD approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities consistent with [MMC Section 22G.080.120](#). All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the City, and shall be approved by the City at the time of initial occupancy. Said restrictive covenants shall also include provisions to address parking enforcement and a statement from a private attorney as to the adequacy of the covenants to fulfill the requirement of the PRD.
16. Accessory dwelling units are prohibited pursuant to [MMC Section 22G.080.070\(1\)](#), or as otherwise amended.
17. The project is subject to the (10) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on March 20, 2024. Said mitigating measures are as follows:
 - 17.1. The applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment, prepared by Terra Associates, Inc., dated October 12, 2023, or as otherwise amended.

Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the Geotechnical Assessment and subsequent amendments have been followed; and that all fill has been properly placed.
 - 17.2. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving

Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

- 17.3. The applicant shall be required to dedicate public right-of-way in order to accommodate frontage improvements on 83rd Avenue NE and the proposed internal plat roads, in accordance with [MMC 12.02A.110\(1\)\(c\)](#), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer.
- 17.4. The applicant shall be required to construct frontage improvements along the new internal roads, prior to final plat approval. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- 17.5. The applicant shall be required to construct 85th Avenue NE, identified as Road B, of at least 20 feet of pavement, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-202-002. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- 17.6. The applicant shall be required to construct a portion of 44th Street NE, identified as Road A, as determined by the City Engineer, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- 17.7. The applicant shall be required to construct frontage improvements upon 83rd Ave NE consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- 17.8. The joint use autocourts (Tracts 993, 994, 995, 996, 997, and 998) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the EDDS. A detail of the surfacing of the autocourts will be required to be provided on the civil construction plans and approved by the City Engineer.
- 17.9. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in [MMC 22D.030.070\(3\)](#), for the development. Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT. The traffic impacts fees for this proposal are estimated to be \$403,200.00 (67 PMPHT – 3 PMPHT for Existing SFRs = 64; 64 x \$6,300 = \$403,200.00).

17.10. Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional PM peak-hour trips; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

Prepared by: *Amy*

Reviewed by: *Emily*

DETERMINATION

This ***Preliminary Administrative Binding Site Plan and Planned Residential Development Approval*** is issued pursuant to [MMC Section 22G.010.160\(a\)](#). Administrative decisions may be appealed to the Hearing Examiner in accordance with [MMC 22G.010](#), Article VIII, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Preliminary Administrative Binding Site Plan and Planned Residential Development Approval.

Date: 4/4/24 **Signature:**  _____
Haylie Miller, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

PROJECT TEAM

PROJECT CONTACT
 LAND PRO GROUP, INC.
 10515 20TH STREET SE, SUITE 202
 LAKE STEVENS, WA 98258
 (425) 231-2718

LANDSCAPE ARCHITECT
 ORIGIN DESIGN GROUP
 1031 185TH AVENUE NE
 SNOHOMISH, WA 98290
 (425) 346-9105

SURVEYOR
 DARREN J. RIDDLE, PLS
 PACIFIC COAST SURVEYS, INC.
 P.O. BOX 13619
 MILL CREEK, WA 98082(425) 512-7099

APPLICANT
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 10515 20TH STREET SE, SUITE 202
 LAKE STEVENS, WA 98258

CIVIL ENGINEER
 KIRK MYERS - PE
 KIMLEY-HORN AND ASSOCIATES, INC.
 1201 THIRD AVENUE, SUITE 2500
 SEATTLE, WA 98104
 (206) 207-4210
 KIRK.MYERS@KIMLEY-HORN.COM

GEOTECH
 CAROLYN S. DECKER, PE
 TERRA ASSOCIATES, INC.
 12220 113TH AVENUE NE, SUITE 130
 KIRKLAND, WA 98034
 (425) 821-7777

UTILITY PURVEYORS

WATER, SEWER, & TRASH
 CITY OF MARYSVILLE
 501 DELTA AVE
 MARYSVILLE, WA 98270
 (360) 363-8000

GAS
 PUGET SOUND ENERGY
 355 - 110TH AVENUE NE
 BELLEVUE, WA 98004
 (800) 562-1482

CABLE TV
 COMCAST
 7725 EVERGREEN WAY I-2
 EVERETT, WA 98203
 (800) 934-6489

ELECTRICITY
 SNOHOMISH COUNTY PUD NO.1
 2320 CALIFORNIA STREET
 EVERETT, WA 98201
 (425) 783-1000

TELEPHONE
 FRONTIER
 5226 88TH ST NE
 MARYSVILLE, WA 98270
 (409) 275-5612

LEGAL DESCRIPTION PER TITLE REPORT

LOT 177, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PART OF TRACT 161, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, LYING SOUTHEASTERLY OF COUNTY ROAD, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 40 FEET IN WIDTH BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;
 THENCE NORTH 1°0'27" WEST ALONG THE WEST LINE OF SAID SECTION 36 FOR 585.12 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 54°33' EAST FOR 405.9 FEET TO A POINT IN THE CENTER LINE OF THE PRESENT PLATTED ROAD;
 SAID RIGHT OF WAY BEING SITUATED IN LOT 161 OF THE SUNNYSIDE FIVE ACRE TRACTS, SAID CENTER LINE IS AS STAKED UPON THE GROUND AND OF RECORD IN THE COUNTY ENGINEER'S OFFICE AS SURVEY NO. 1168, AND DEEDED TO SNOHOMISH COUNTY BY AUDITOR'S FILE NUMBER 527307;

TOGETHER WITH ALL THAT PORTION OF VACATED ROAD LYING THEREIN.

ALSO TOGETHER WITH TRACT 186, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

DATUM: NAVD88
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
 ELEVATION: 359.09'
 PER GPS OBSERVATIONS

BENCHMARK NOTE

PROJECT BENCHMARK:
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH
 FOUND CASED CONC. MON. W/1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
 FOUND 2" IRON PIPE 0.6"(N) & 0.3"(W) OF CORNER. FENCE 0.5"(W) AT CORNER
 FOUND CASED CONC. MON. W/1-3/4" BRASS DISK & PUNCH. DOWN 0.5'. VISITED 6-2-23
 FOUND CASED CONC. MON. W/3" BRASS DISK & PUNCH DOWN 0.4'. VISITED 6-11-23
 ELEVATION: 359.09 FEET
 DATUM: NAVD88

BASIS OF BEARINGS NOTE

SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 200010110472 AS DETERMINED FROM THE MONUMENTED EAST-WEST CENTER OF SECTION LINE AS THE BEARING OF N 89°34'45" W.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HxGN SMARTNET NETWORK.

INSTRUMENTATION:
 LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
 LEICA VIVA GNSS GS08 RECEIVER
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 331-130-100.

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110.

REFERENCES

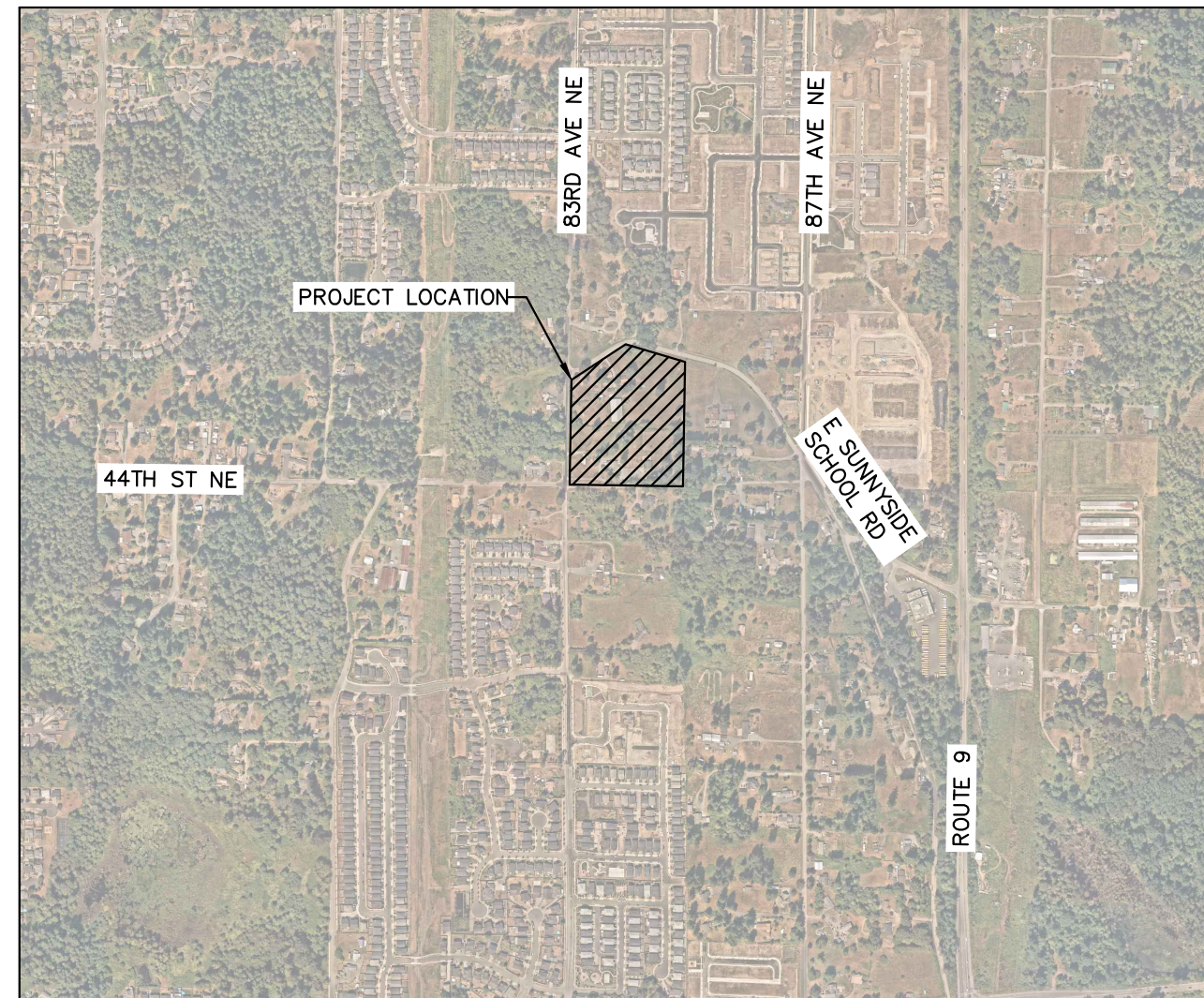
1. PLAT OF SUNNYSIDE FIVE ACRE TRACTS - VOL. 7, PG. 19
2. SNO. CO. BOUNDARY LINE ADJUSTMENT - A.F.#200010110472

BINDING SITE PLAN

FOR

CORNELIUS AND LACEY PROPERTY

8310 E SUNNYSIDE SCHOOL RD. MARYSVILLE, WA 98270



VICINITY MAP
 SCALE: 1"=1000'

PROJECT INFORMATION

SITE ADDRESS: 8310 E SUNNYSIDE SCHOOL RD.
 4427 83RD AVE NE
 MARYSVILLE, WA 98270

APN: 00590700017700
 00590700016102
 00590700018600

TOTAL SITE AREA: 10.3 AC
 ZONING CLASSIFICATION: WR-R-6-18
 CURRENT LAND USE: SINGLE FAMILY
 PROPOSED LAND USE: SINGLE FAMILY
 PROPOSED LOTS: 67
 AVERAGE LOT SIZE: 3,918 SF
 MINIMUM LOT SIZE: 3,500 SF

SHEET INDEX	
SHEET NO.	TITLE
1	TITLE SHEET
2	BINDING SITE PLAN

IMPERVIOUS AREA

GROSS SITE AREA: 448,583 SF (10.3 AC)
 TOTAL SITE IMPERVIOUS AREA: 288,890 SF (6.63 AC)
 INTERNAL ROW, TRACTS, & ADDITIONAL SIDEWALK: 105,310 SF (2.42 AC)
 IMPERVIOUS FOR LOTS: 183,580 SF (4.21 AC)
 AVG IMPERVIOUSNESS PER LOT: 2,740 SF

OPEN SPACE AREA

PER MMC 22G.080.100
 REQUIRED OPEN SPACE : 53,829 SF (1.24 AC) = 15% OF NET SITE AREA
 REQUIRED ACTIVE OPEN SPACE: 18,840 SF (0.43 AC) = 35% OF REQUIRED OPEN SPACE
 OPEN SPACE PROVIDED: 70,796 SF (1.63 AC)
 ACTIVE OPEN SPACE PROVIDED: 22,466 SF (0.52 AC)

LOT YIELD CALCULATIONS

GROSS SITE AREA: 448,583 SF (10.3 AC)
 LESS:
 R/W DEDICATION: 118,819 SF (2.73 AC)
 TRACT 999: 70,796 SF (1.63 AC)
 *NET SITE AREA: 358,866 SF (8.24 AC)

BASE DENSITY: 6 UNITS / ACRE
 BASE YIELD: 8.24 AC x 6 UNITS/ACRE = 49 UNITS
 RDI DENSITY: 18 UNITS/ ACRE
 RDI YIELD: 8.24 AC x 18 UNITS/ACRE = 148 UNITS
 PROPOSED DENSITY: 8.13 UNITS/ACRE
 PROPOSED YIELD: 67 UNITS

*NET SITE AREA CALCULATED AS GROSS AREA REDUCED BY 20% PER MMC DEFINITION OF NET AREA.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. IN SEPTEMBER 2023. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

ESTIMATED EARTHWORK QUANTITIES

CUT: 26,661 CY
 FILL: 31,669 CY
 NET: 5,008 CY (FILL)
 STRIP & OFFHAUL: 8,000 CY
 DISTURBED AREA: 434,802 SF (9.98 AC)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. IN SEPTEMBER 2023. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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.

LEGEND

- PROPOSED CL
- . - . - . SECTION LINE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- ROCKERY WALL
- LOCK-N-LOAD WALL
- EASEMENT
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED CURB
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN
- ▨ PROPOSED STORM DETENTION VAULT
- S --- EXISTING SEWER MAIN
- W --- EXISTING WATER MAIN
- EOP --- EXISTING EDGE OF PAVEMENT
- EGR --- EXISTING EDGE OF GRAVEL ROAD
- X --- EXISTING FENCE
- OP --- EXISTING OVERHEAD POWER
- G --- EXISTING GAS LINE
- ▨ PAVEMENT
- ▨ EXISTING PAVEMENT
- ▨ ALLEYWAY
- ▨ MAINTENANCE PATH
- ▨ EXISTING DRIVEWAY
- ▨ CONCRETE SIDEWALK/DRIVEWAY

ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ASPHALT
- AHJ - AUTHORITY HAVING JURISDICTION
- B - BOTTOM OF WALL
- BC - BACK OF CURB
- BS - BOTTOM OF STAIR
- BLDG - BUILDING
- BV - BOTTOM OF EXPOSED VAULT
- BW - BACK OF WALK
- CAB - COMPACTED AGGREGATE BASE
- CB - CATCH BASIN
- CF - CURB FACE
- C/L - CENTERLINE
- CONC. - CONCRETE
- CONST. - CONSTRUCT, CONSTRUCTION
- CSG - COMPACTED SUBGRADE
- DF - DEEPENED FOOTING
- DI - DRAIN INLET
- DW - DOMESTIC WATER
- E - EAST
- EG - EDGE OF GUTTER
- ELEC - ELECTRIC
- EP - EDGE OF PAVEMENT
- ESMT - EASEMENT
- EV - END OF EXPOSED VAULT
- EW - END OF WALL
- FF - FINISHED FLOOR
- FG - FINISHED GRADE
- FL - FLOW LINE
- FS - FINISHED SURFACE
- FW - FIRE WATER
- G - GAS
- GB - GRADE BREAK
- HP - HIGH POINT
- INV - INVERT
- IRR - IRRIGATION WATER
- JS - JUNCTION STRUCTURE
- LP - LOW POINT
- ME - MATCH EXISTING
- MMC - MARYSVILLE MUNICIPAL CODE
- MH - MANHOLE
- N - NORTH
- PCC - PORTLAND CEMENT CONCRETE
- P/L - PROPERTY LINE
- PU - PUBLIC UTILITY EASEMENT
- PVC - POLYVINYL CHLORIDE
- PVMT - PAVEMENT
- R - RADIUS OR RIDGE
- RD - ROOF DRAIN
- RW - RECLAIMED WATER
- R/W - RIGHT-OF-WAY
- S - SEWER OR SOUTH
- SD - STORM DRAIN
- STA - STATION
- SS - SANITARY SEWER
- SPPWC - STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
- SW - SIDE WALK
- SQ FT - SQUARE FEET
- T - TOP OF WALL
- TC - TOP OF CURB
- TS - TOP OF STAIR
- TV - TOP OF EXPOSED VAULT
- VF - VERIFY IN FIELD
- W - WATER OR WEST
- XXX.XX - PROPOSED ELEVATION
- (XXX.XX) - EXISTING ELEVATION



KHA PROJECT	090014000
DATE	3/11/2024
SCALE	AS SHOWN
DESIGNED BY	HEK
DRAWN BY	DAM
CHECKED BY	KPM
DATE	3/11/2024

TITLE SHEET

CORNELIUS AND LACEY PROPERTY
 PREPARED FOR
 KM CAPITAL, LLC
 10515 20TH STREET SE, SUITE 202
 LAKE STEVENS, WA 98258
 (425) 231-2718

Plotted By: For: AK Sheet Set: PRELIM - Cornelius and Lacey - Marysville Layout: COVER SHEET March 11, 2024 11:38:11am K:\SEA\DS\09014000 - Cornelius and Lacey - Marysville\CAD\Drawings\PRELIM\PLAT01V-PP.dwg
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