



SITE PLAN APPROVAL - Lexington Place

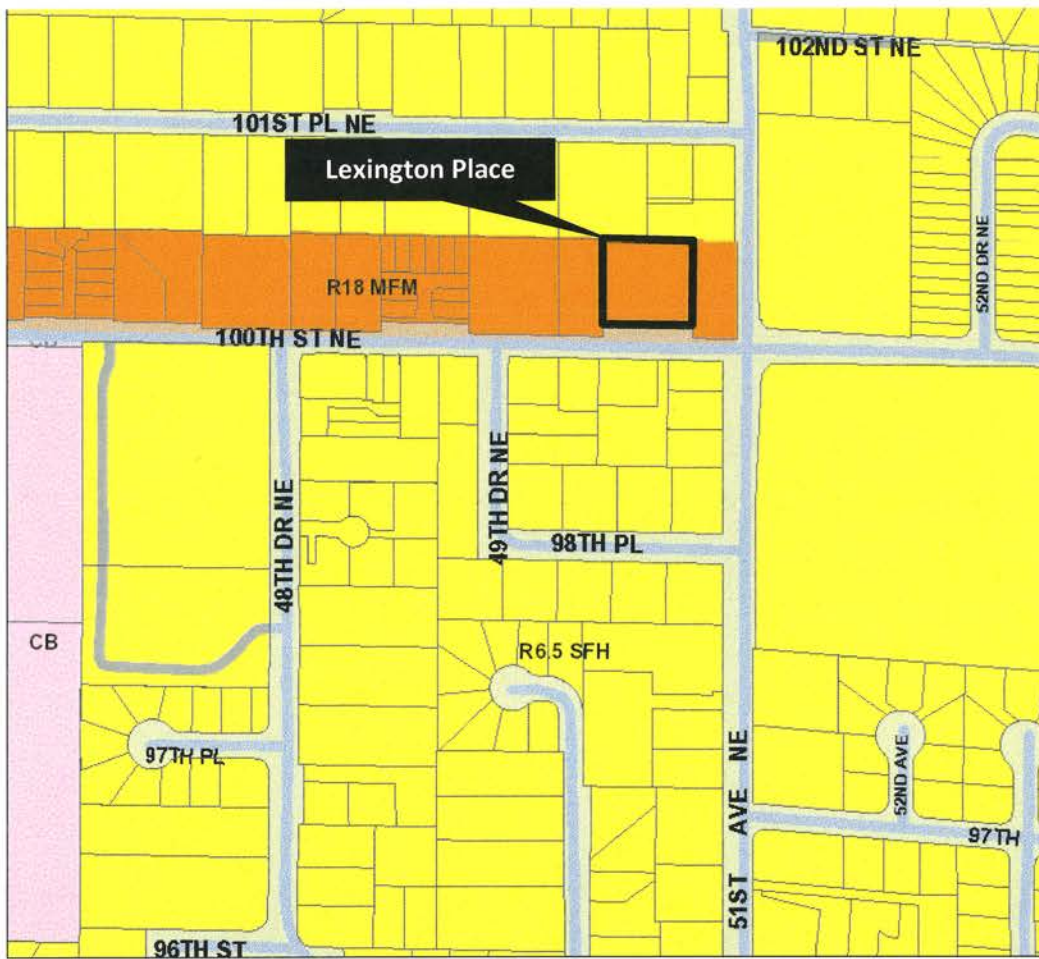
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION								
Project Title	Lexington Place		Date of Report	March 10, 2020				
File Number	PA 18036		Attachments	Preliminary Site Plan (Exhibit 37)				
Administrative Recommendation	Approve the preliminary Multi-family Site Plan subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.							
BACKGROUND SUMMARY								
Applicant	Grandview North, LLC							
Request	The applicant is requesting Administrative Multi-family Site Plan Approval in order to construct an 18-unit, 3-story apartment complex, and associated parking, open space, landscaping and stormwater improvements.							
SEPA Status	Exempt pursuant to MMC 22E.030.090(1)(b)							
Site Location	Northwest corner of 51 st Ave. NE and 100 th St. NE		APN(s)	30051600108800				
Acreage (SF)	0.72 acres (31,363 SF)		Section	16	Township	30	Range	05
Comprehensive Plan	MFM	Zoning	R-18	Shoreline Environment		N/A		
Water Supply	Current	Proposed		Sewer Supply	Current	Proposed		
	None	Marysville			None	Marysville		
Present Use of Property	Vacant undeveloped land							
REVIEWING AGENCIES								
Marysville	Local Agencies & Districts		State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
ACTION								
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission					
Date of Action	March 10, 2020	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF CONTACT								
Name Chris Holland	Title Planning Manager	Phone 360.363.8207	E-mail cholland@marysvillewa.gov					

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Multi-family, Medium Density	R-18	Vacant
North	Single-family, High Density	R-6.5	Single-family residences
East	Multi-family, Medium Density	R-18	Snohomish County stormwater management pond
South	Single-family, High Density	R-6.5	100 th Street NE; single-family residences
West	Multi-family, Medium Density	R-18	Single-family residences

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 FINDINGS AND CONCLUSIONS

1. On October 18, 2018, Grandview North, LLC, applicant, requested Administrative Multi-family Site Plan Approval in order to construct an eighteen (18) unit apartment complex, and associated parking, open space and landscape improvements on a 0.72 acre site.
2. The application was determined to be complete on August 16, 2018. Public notice of application was provided in accordance with Marysville Municipal Code (MMC) 22G.010.090. No public comments have been received on this application.
3. A *Request for Review* of the proposed development was sent to the following Local, County, State and Federal Agencies and Districts:
 - a. *Marysville School District*: Marysville School District responded on October 18, 2018, and stated they had no comments.
 - b. *Stillaguamish Tribe*: no comments received
 - c. *Tulalip Tribes*: no comments received
4. The project site is approximately 0.72 acres in size, and is located on the northwest corner of 51st Avenue NE and 100th Street NE. The site is vacant undeveloped land, and is generally flat with very little change in topography.

The site is bordered by single family residences to the north, a Snohomish County stormwater management pond to the east, 100th Street NE and single family residences to the south, and single family residences to the west.
5. Motor vehicle access to the development is proposed from 100th Street NE via a 25 foot wide paved driveway. The proposed access is located approximately 212 feet from the intersection of 51st Avenue NE and 100th Street NE, which is less than the 230 foot minimum separation from the signalized intersection required by Marysville Engineering Design and Development Standards (EDDS) Section 3-301. The applicant submitted a deviation request for a reduced access separation from the signalized intersection, which was approved without conditions by the City Engineer on March 3, 2020.
6. According to the *Institute of Transportation Engineers Trip General Manual*, Land Use Code 221: Multi-family Housing (Mid-Rise) generates 5.44 average daily trips (ADT) and 0.44 PM Peak hour trips (PMPHT) per unit. The proposed development is anticipated to generate 98 ADT and 8 PMPHT.
7. Based on a review of existing conditions and anticipated trip generation, as well as other applicable supplemental information submitted with the application and on file with the City, the Public Works Director made a traffic concurrency recommendation to the applicant dated February 21, 2020. The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:
 - a. 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 per PMPHT.
 - b. The applicant shall be required to replace the failing frontage improvements along 100th Street NE, per Engineering Design and Development Standard Plan SP3-201-004. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer prior to construction plan approval.
8. The applicant submitted a written proposal, dated February 24, 2020, agreeing to the development's traffic impacts and mitigation measures. The traffic mitigation measures

are included as conditions of approval in Section 2.0 of this Administrative Site Plan Approval.

9. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on March 10, 2026.
10. There are no known critical areas located near the proposed project.
11. Pursuant to MMC 22E.090.090(1)(b), the proposal is exempt from State Environmental Policy Act (SEPA) review.
12. Pursuant to Chapter 14.15 Marysville Municipal Code (MMC), a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site are required. Potential significant adverse environmental impacts associated with increased stormwater runoff from the proposed development will be adequately mitigated through compliance with the MMC.
13. Utilities are proposed to be provided to the site as follows:
 - a. Storm Drainage – All runoff from the proposed on-site roof area is proposed to be fully infiltrated through the use of infiltration trenches. Runoff from impervious surfaces is proposed to be collected in catch basins and conveyed to three infiltration trenches. Each trench is proposed to have a 1.5 foot layer of amended soils directly below the trench to meet water quality and flow control requirements.
 - b. Water – An 18-inch ductile iron water main is located within 100th Street NE, and is proposed to be extended on-site to provide adequate water pressure and fire flow.
 - c. Sewer – An 18-inch sewer stub is located in the intersection of 51st Avenue NE and 100th Street NE, and will be required to be extended along the project's roadway frontage in order to provide sewer service to the proposed development.

All utility and street improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs.

14. 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:
 - a. 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: Multi-family apartments are permitted outright in the R-18 zone in accordance with MMC 22C.010.060.

- b. Density of residential development in urban growth areas.

Staff Comment: The base density allowed in the R-18 zone is 18 dwelling units per acre, and the maximum density is 27 dwelling units per acre through application of residential density incentive (RDI) provisions outlined in MMC Chapter 22C.090. The applicant has proposed utilizing RDI benefit 3 *Community Image and Identity*, 7.c. *Installation of perimeter fencing or landscaping*, and 9.a. *Integration of LID measures into project design*. The following is the RDI calculation for the proposed development:

RDI CALCULATION

Benefit 3: 1 Bonus Unit per \$15,000	= 3	(3 x \$15,000)
Benefit 7c: 1 Bonus Unit per 500 lf of fencing	= 1.052	(526 lf of fencing/500)
Benefit 9a: 5% base increase for LID design	= 14	(0.72 acres x 18.9)
TOTAL ALLOWED UNITS	= 18	

The proposed development is proposing a density of 25 dwelling units per acre (18 d.u./0.72 acres) which complies with the density allowances outlined in MMC 22C.010.080(2).

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

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

The development policies outlined in the Comprehensive Plan that are specifically pertinent to this request, and were used to establish appropriate mitigation measures, are as follows:

LAND USE ELEMENT

General Development Land Use Goals & Policies

Policies: LU-3, LU-5, LU-6

Residential Land Use Goals & Policies

Policies: LU-23, LU-25, LU-26, LU-28, LU-30, LU-31, LU-33, LU-34,
Multi-family

Policies: LU-46, LU-47, LU-48, LU-50, LU-51

HOUSING ELEMENT

Housing Policies

Policies: HO-4, HO-8, HO-20, HO-21, HO-22, HO-24, HO-27, HO-28, HO-29,
HO-30

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-19, EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff,
Drainage, Shoreline Goals and Policies

Policies: EN-32, EN-38

Climate Change Goals and Policies

Policies: EN-54

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-7, T-8

Mobility Options

Policies: T-25, T-26, T-27, T-29

Level of Service Standards and Concurrency

Policies: T-42

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: PK-13, PK-17

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-8, UT-18

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-5, PS-9, PS-10, PS-11

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-13, PF-18, PF-19, PF-20, PF-23, PF-24, PF-26,
PF-28

d. Development Standards.

Staff Comment: The project site is currently zoned R-18 (Medium Density, Multi-Family). The R-18 zone is a medium density multiple-family residential zone. The major types of new housing will be attached and detached single family residences, duplexes, apartments and condominiums. The density is 18 units per acre; the maximum density is 27 units per acre.

The proposed development and subsequent use of the property will comply with the intent of the R-18 zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

15. Pursuant to Chapter 22D.020 MMC, the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit issuance.
16. Pursuant to Chapter 22D.040 MMC, the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance.
17. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.
18. Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made forty-five (45) in-house calendar days from the date of completeness.

2.0 RECOMMENDATION

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 MMC, the Community Development Department hereby grants Preliminary Administrative Multi-family Site Plan Approval for Lexington Place, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on January 9, 2020 (Exhibit 37) shall be the approved preliminary site plan layout subject to the following amendment:
 - . A minimum 5 foot wide pedestrian pathway shall be provided from the south entry, west to the parking lot. This is in addition to the proposed pedestrian pathway provided from the south entry to the public sidewalk located on 100th Street NE. The improvement shall be required to be shown on the final civil construction and landscape plans.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in MMC 22C.120.030, and includes all of the applicable design elements outlined in MMC 22C.020.250(4) and MMC Chapter 22C.120.
4. As noted on the face of the preliminary site plan, the applicant shall demonstrate compliance with the following design elements outlined in the MMC:

- a. Prior to preliminary site plan approval, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(2), *Relationship of Buildings to Site and Street Front*.
 - b. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in MMC 22C.120.030, and includes all of the applicable design elements outlined in MMC 22C.010.290(4), *Landscaping and Site Treatment* and MMC Chapter 22C.120.
 - c. Prior to civil construction plan approval, an exterior lighting plan shall be provided in accordance with MMC 22C.010.290(4)(c) and MMC 22C.130.050(3)(d).
 - d. Prior to preliminary site plan approval, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(5), *Site Design Utilizing Crime Prevention through Environmental Design (CPTED) Principles*.
 - e. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(6), *Building Design – Human-Scale Standards*.
 - f. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(7), *Building Design – Architectural Scale*.
 - g. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(8), *Building Design – Entrances*.
 - h. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(9), *Building Design – Details*.
 - i. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(10), *Window Design for Residential Uses*.
 - j. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(11), *Building Materials*.
 - k. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(12), *Blank Walls*.
 - l. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
 - m. Prior to granting occupancy permits, declaration or covenants shall be required to be recorded, including provisions which address the following:
 - . Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
 - . Provisions for storage, parking of boats, RVs, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.

These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District prior to recording.
5. Prior to civil construction plan approval, a parking lot lighting plan shall be submitted for review and approval. Parking lot illumination shall include lighting locations, materials and fixture design, in compliance with the following design standards:
 - a. Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;

- b. All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
 - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
 - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces; and
 - e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
6. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter 22D.020 MMC. Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
 7. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the multi-family development pursuant to Chapter 22D.040 MMC. School impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
 8. 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 for the development as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300 per PMPHT.
 9. The applicant shall be required to replace the failing frontage improvements along 100th Street NE per Engineering Design and Development Standard Plan SP3-201-004. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer prior to construction plan approval.

Prepared by: CES

Reviewed by: ADG

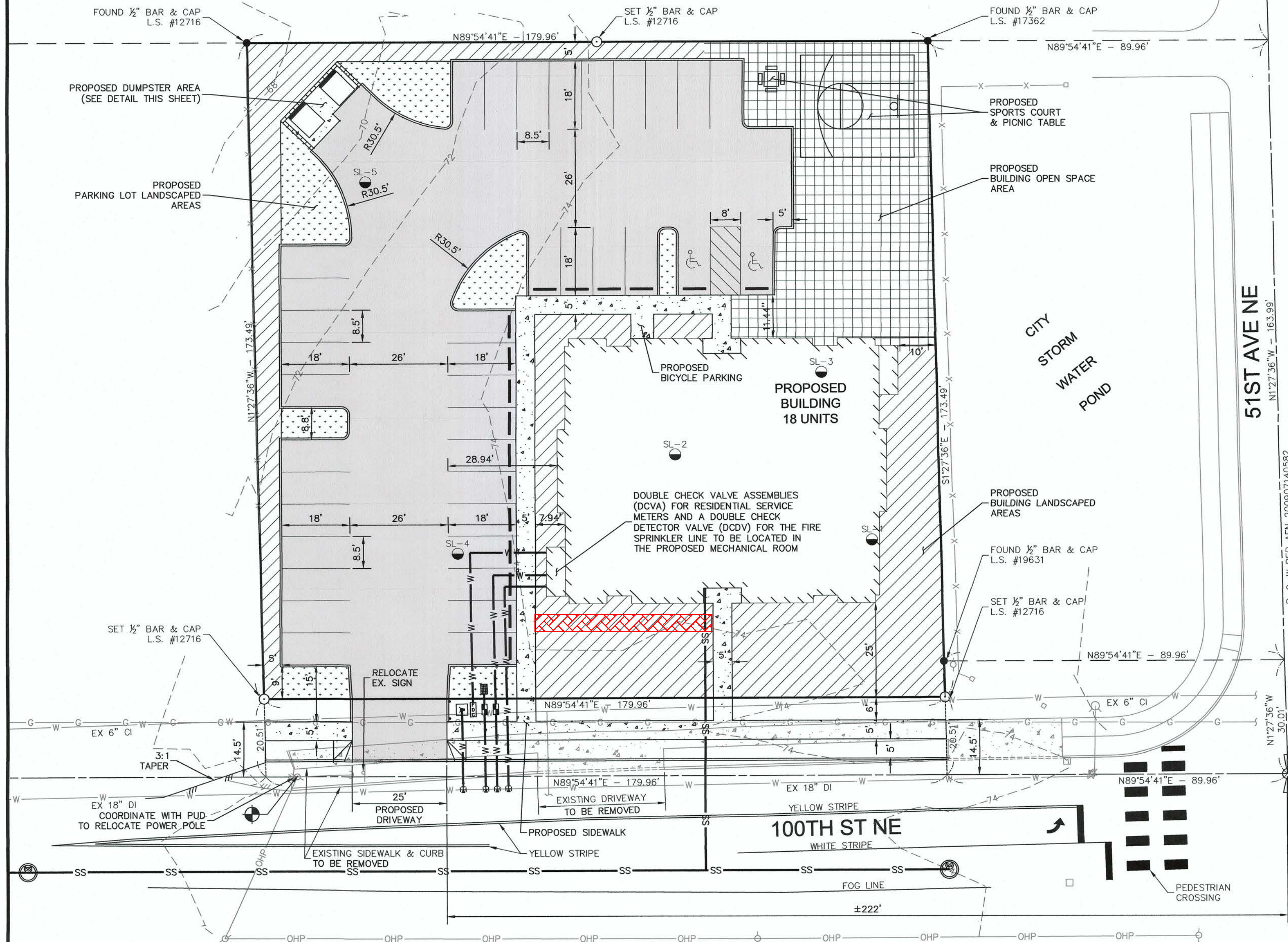
This **Administrative Multi-family Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Administrative Site Plan Approval.

Signature:  _____ **Date:** 3-10-2020

Jeff Thomas, CD Director

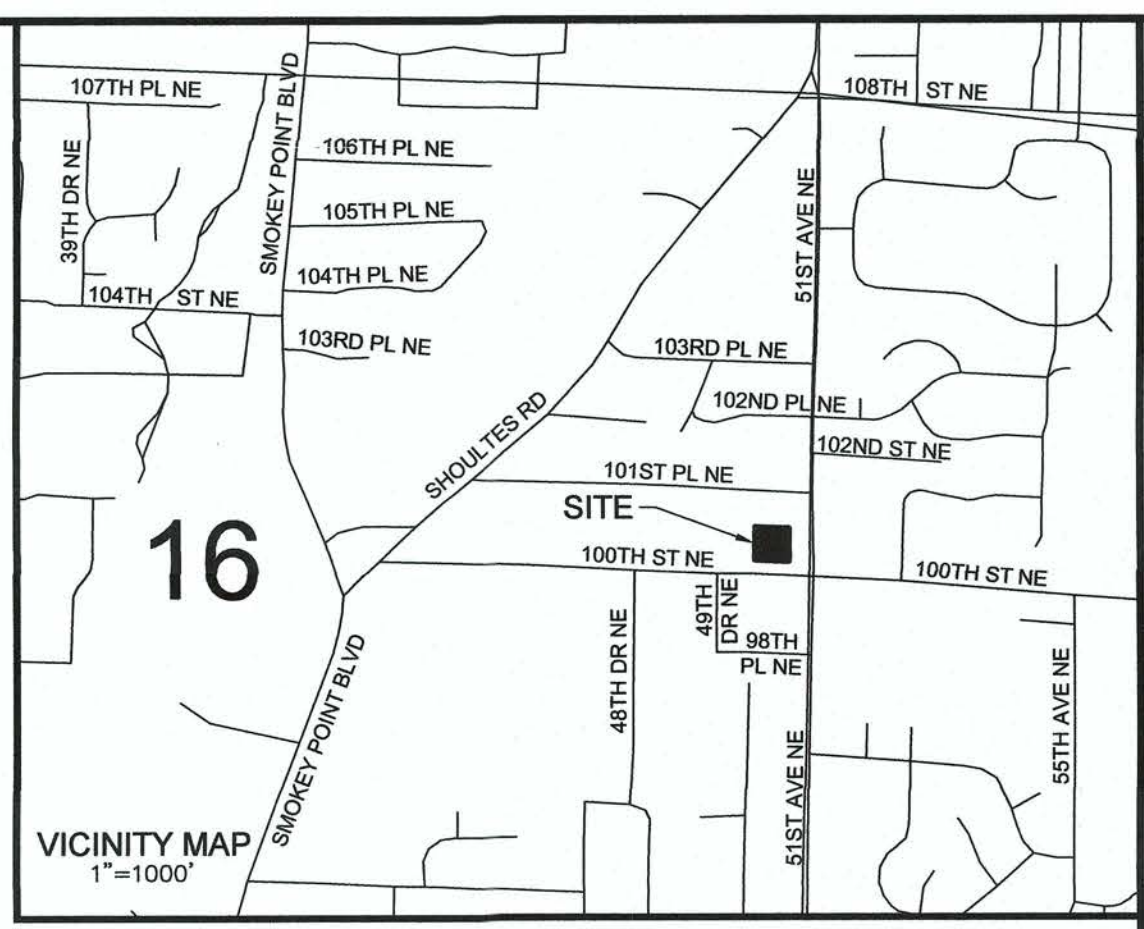
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

PORTION OF SEC. 16, TWP. 30 N., RGE. 05 E., W.M.



LEGEND:

- 74--- EXISTING CONTOUR
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- OHP EXISTING OVERHEAD POWER LINE
- W EXISTING WATER LINE
- SS EXISTING SEWER LINE
- G EXISTING GAS LINE
- X EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED PARKING STALL
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- FOUND 1/2" BAR & CAP AS NOTED
- SET 1/2" BAR & CAP L.S. #12716
- EXISTING POLE W/GUY ANCHOR
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- SOIL LOG
- EXISTING QUARTER CORNER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT WITH BOLLARDS
- PROPOSED FIRE DEPARTMENT CONNECTIONS (FDC)
- PROPOSED WATER METER
- PROPOSED 8" X 8" X 6" TEE (MJ X MJ X FL) W/THRUST BLOCKING & PROPOSED 8" GATE VALVE (FL X MJ)
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING LOT
- PROPOSED BUILDING OPEN SPACE AREA
- PROPOSED PARKING LOT LANDSCAPED AREAS
- PROPOSED BUILDING LANDSCAPED AREAS



LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°36'31" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 89.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°36'31" WEST A DISTANCE OF 179.96 FEET; THENCE NORTH 88°36'31" EAST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 194.00 FEET; THENCE NORTH 2°44'27" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 179.96 FEET TO A LINE THAT BEARS NORTH 2°44'27" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°44'27" EAST, A DISTANCE OF 194.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS.

AND EXCEPT THE SOUTH 20.5 FEET AS GRANTED TO THE COUNTY OF SNOHOMISH UNDER RECORDING NO. 200911200404.

(ALSO KNOWN AS PARCEL 2, OF BOUNDARY LINE ADJUSTMENT NO. 180-92, RECORDED ON OCTOBER 26, 1992 UNDER AUDITOR'S FILE NO. 9210260380).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL NUMBERS:
30051600108800

CONTACT PERSON:
RANDY DEVOIR
CASCADE SURVEYING & ENGINEERING, INC.
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randy@cascaadesurveying.com

CIVIL ENGINEER:
FREDERICK F. POYNER, P.E., P.L.S.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551

SURVEYOR:
FREDERICK F. POYNER, P.E., P.L.S.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551

SITE AREAS:

NEW BUILDING AREA (BUILDING FOOTPRINT)	=	5,888 SF
NEW ASPHALT AREAS (PARKING LOT) W/ CURBS	=	12,856 SF
NEW SPORTS COURT AREA (OPEN SPACE)	=	810 SF
NEW CONCRETE AREAS (SIDEWALKS/DUMPSTER/BICYCLE PARKING)	=	1,285 SF
TOTAL NEW IMPERVIOUS AREA	=	20,839 SF
REPLACED IMPERVIOUS AREA	=	0 SF
NEW + REPLACED IMPERVIOUS AREA	=	20,839 SF
PROPOSED BUILDING OPEN SPACE AREA	=	2,728 SF
PROPOSED PARKING LOT LANDSCAPED AREAS	=	1,699 SF
PROPOSED BUILDING LANDSCAPED AREAS	=	5,946 SF
TOTAL PROPOSED SITE AREAS	=	31,212 SF

GRADING QUANTITIES:

PROPOSED CUT	=	280 CU YDS
PROPOSED FILL	=	470 CU YDS
NET (FILL)	=	190 CU YDS
AREA OF DISTURBANCE	=	0.72 ACRES
AREA TO BE CLEARED	=	0.72 ACRES

TOTAL LOT AREA = 31,212 SF (0.7165 AC)

UNIT MIXTURE

1 BEDROOM	=	8
2 BEDROOM	=	10
TOTAL UNITS	=	18

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE IS 20% BUILDING'S GROSS FLOOR AREA

GROSS FLOOR AREA	=	3 FLOORS x 5,888 SF = 17,664 SF
REQUIRED OPEN SPACE	=	3,533 SF REQUIRED
TOTAL OPEN SPACE	=	3,538 SF PROVIDED

SITE INFORMATION:

SITE AREA:	31,212 SF (0.72 ACRES)
PROPOSED BUILDING HEIGHT:	THREE-STORIES (45 FT)
PROPOSED DWELLING UNITS:	18 UNITS
LOT COVERAGE (BUILDING):	5,888 SF (18.9%)
LOT COVERAGE (TOTAL IMPERVIOUS):	20,839 SF (66.8%)
ZONING CLASSIFICATION:	R18 MULTI-FAMILY MEDIUM (MFM)
PROPOSED SCREENING:	LANDSCAPED AREAS AND WOOD FENCE
USE CLASSIFICATION:	910 UNDEVELOPED (VACANT) LAND
WATER PROVIDER:	CITY OF MARYSVILLE
SEWER PROVIDER:	CITY OF MARYSVILLE
SCHOOL DISTRICT:	MARYSVILLE 25
FIRE PROTECTION DISTRICT:	MARYSVILLE

BASE DENSITY CALCULATION

0.7165 AC x 18 DU/AC = 12.90 UNITS
ROUNDED TO 13 UNITS

DENSITY INCENTIVE CALCULATION

22C.090.030 (5) 7.c
INSTALLATION OF PERIMETER FENCING OR LANDSCAPING
1 BONUS UNIT PER 500 FT.
TOTAL PERIMETER FENCING = 526 FT.
= 1 UNIT

22C.090.030 (5) 9.a
INTEGRATION OF LID MEASURES INTO PROJECT DESIGN
5-10% INCREASE IN BASE DENSITY = 18.9 DU/AC

22C.090.030 (5) 3.
COMMUNITY IMAGE AND IDENTITY
\$15,000 PER BONUS UNIT
3 UNIT @ \$15,000/UNIT FEE = 3 UNIT

RDI DENSITY CALCULATION

0.7165 AC x 18.9 DU/AC = 13.54 OR 14 UNITS
526 FT. FENCING + 1 UNIT
3 UNITS @ \$15,000/UNIT FEE + 3 UNITS
= 18 UNITS

LANDSCAPING CALCULATION

REQUIRED LANDSCAPING IS 10% OF THE PROPOSED PARKING AREA

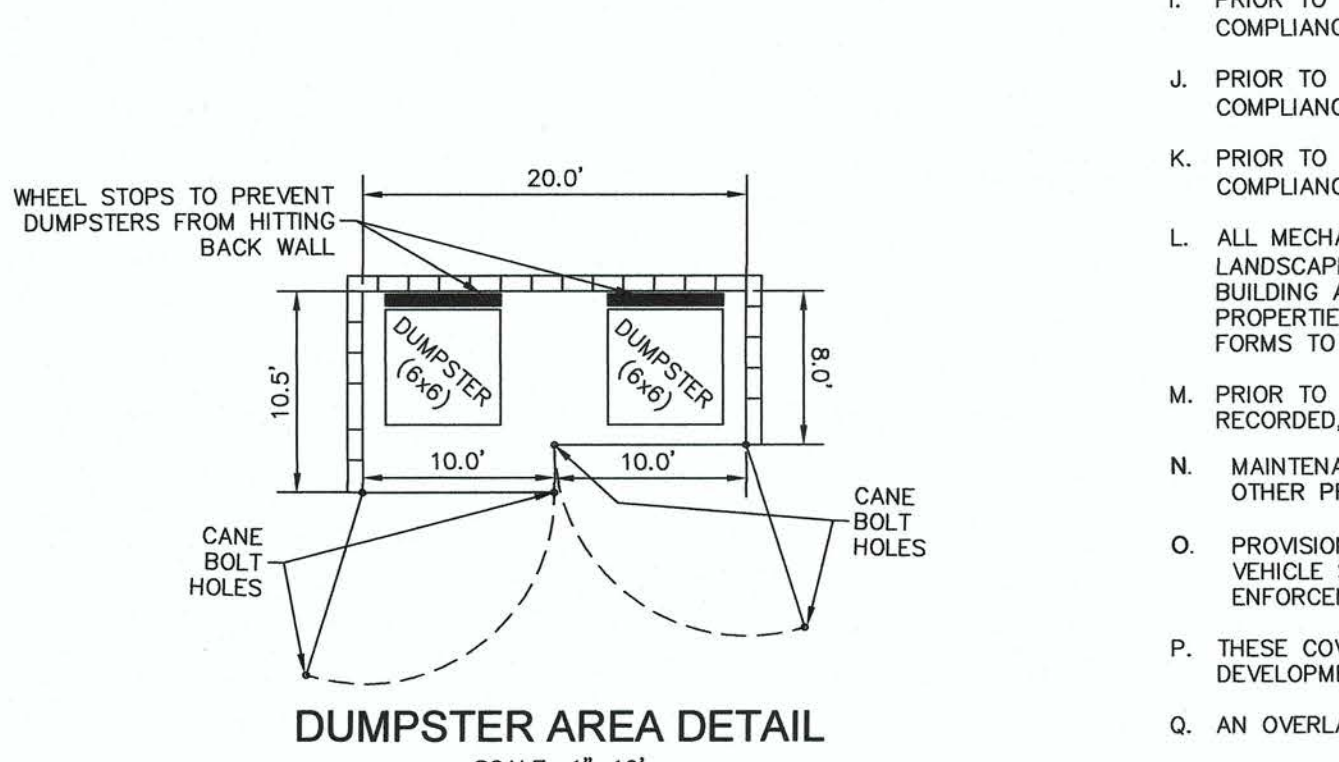
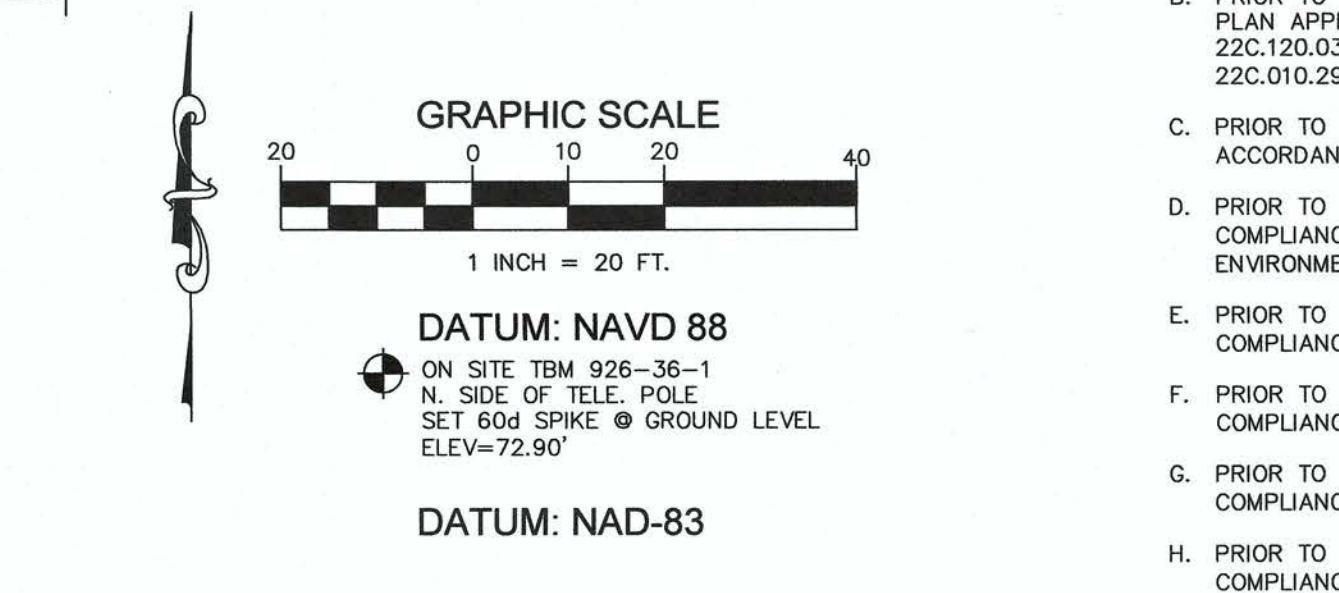
TOTAL PARKING AREA	=	12,856 SF
10% OF TOTAL PARKING AREA	=	1,286 SF
PARKING LOT LANDSCAPING PROVIDED	=	1,699 SF

PARKING:

1 BEDROOM	8 @ 1.5	=	12 STALLS
2 BEDROOM	10 @ 1.75	=	18 STALLS
TOTAL REQUIRED	=	30 STALLS	
SPACES PROVIDED	=	36	
(INCLUDES 2 ADA STALLS)			

BICYCLE PARKING:

5% OF TOTAL AUTOMOBILE STALLS
5% OF 30 = 1.5 OR 2 BICYCLE SPACES REQUIRED



- NOTES:**
- PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(2) RELATIONSHIP OF BUILDINGS TO SITE AND STREET FRONT.
 - PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL, THE APPLICANT SHALL HAVE A FINAL LANDSCAPING PLAN APPROVED THAT INCLUDES ALL OF THE PLAN SUBMITTAL REQUIREMENTS OUTLINED IN MMC 22C.120.030, AND INCLUDES ALL OF THE APPLICABLE DESIGN ELEMENTS OUTLINED IN MMC 22C.010.290(4) LANDSCAPING AND SITE TREATMENT AND MMC CHAPTER 22C.120.
 - PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL, AN EXTERIOR LIGHTING PLAN SHALL BE PROVIDED IN ACCORDANCE WITH MMC 22C.010.290(4)(c) AND MMC 22C.130.050(3)(d).
 - PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(5) SITE DESIGN UTILIZING CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(6) BUILDING DESIGN - HUMAN-SCALE STANDARDS.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(7) BUILDING DESIGN - ARCHITECTURAL SCALE.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(8) BUILDING DESIGN - ENTRANCES.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(9) BUILDING DESIGN - HUMAN-SCALE DETAILS.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(10) WINDOW DESIGN FOR RESIDENTIAL USES.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(11) BUILDING MATERIALS.
 - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH MMC 22C.010.290(12) BLANK WALLS.
 - ALL MECHANICAL EQUIPMENT SHALL BE ORGANIZED, PROPORTIONED DETAILED, SCREENED, LANDSCAPED (WITH DECKS OR TERRACES) AND/OR COLORED TO BE AN INTEGRAL ELEMENT OF THE BUILDING AND MINIMIZE VISUAL IMPACTS FROM THE GROUND LEVEL OF ADJACENT STREETS AND PROPERTIES. FOR EXAMPLE, SCREENING FEATURES SHOULD UTILIZE SIMILAR BUILDING MATERIALS AND FORMS TO BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING.
 - PRIOR TO BUILDING OCCUPANCY PERMITS, DECLARATION OR COVENANTS SHALL BE REQUIRED TO BE RECORDED, INCLUDING PROVISIONS WHICH ADDRESS THE FOLLOWING:
 - MAINTENANCE OF THE COMMON AREAS, DRAINAGE SYSTEMS, OPEN SPACE, LANDSCAPING AND OTHER PRIVATE IMPROVEMENTS WITHIN THE DEVELOPMENT.
 - PROVISIONS FOR STORAGE PARKING OF BOATS, RV'S, NON-OPERABLE VEHICLES AND SIMILAR VEHICLE STORAGE SO AS NOT TO REDUCE THE PROPOSED PARKING WITHIN THE DEVELOPMENT AND ENFORCEMENT OF THESE PROVISIONS
 - THESE COVENANTS OR RESTRICTIONS SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND MARYSVILLE FIRE DISTRICT, PRIOR TO RECORDING.
 - AN OVERLAYMENT OF THE EXISTING PUBLIC STREET TO ITS CENTERLINE IS REQUIRED.

CASCADE SURVEYING & ENGINEERS, INC.
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EXHIBIT 37
Approved Site Plan
03.10.20

DESIGNED: JH DATE 10/19
DRAWN: JBT DATE 10/19
CHECKED: RLD DATE 11/19
FIELD BOOK: SN 926 REF:

GRANDVIEW HOMES LLC
LEXINGTON PLACE
PA18036
SITE PLAN
CITY OF MARYSVILLE, WA

1 OF 1
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