



PRELIMINARY SHORT PLAT (SP) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPROVAL

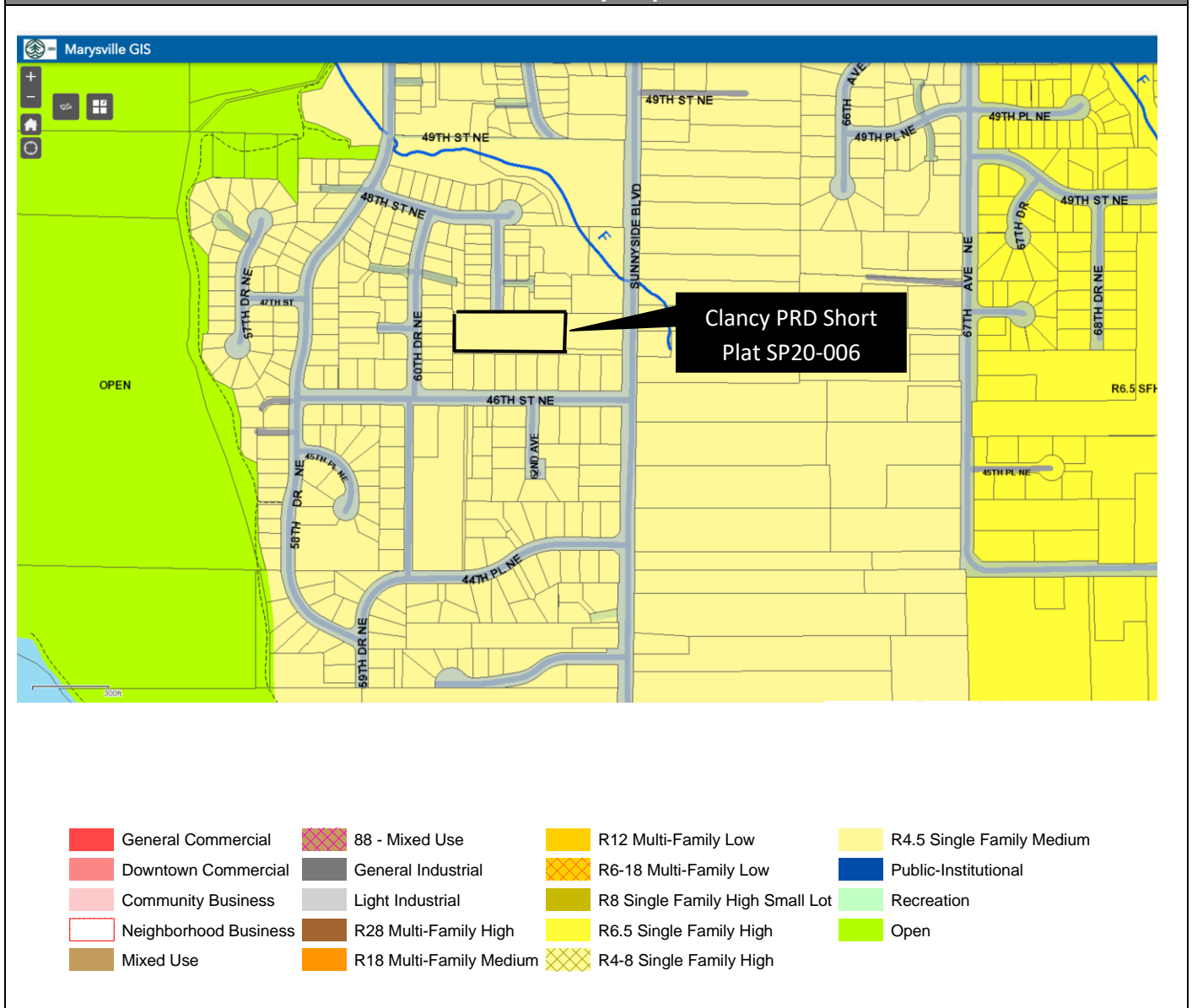
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	Clancy Short Plat Planned Residential Development			Date of Report	May 18, 2021				
File Number	SP20-006			Attachments	Preliminary Short Plat PRD Map (Exhibit 17)				
Administrative Recommendation	Approve the Preliminary Short Plat (SP) and Planned Residential Development (PRD) request to allow the construction of a 7-lot residential PRD, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Owner/Applicant	James Clancy								
Request	Preliminary Short Plat and Planned Residential Development approval in order to subdivide a 1.62-acre property into seven (7) single-family lots.								
SEPA Status	This project is categorically exempt from SEPA review pursuant to MMC 22E.030.090.								
Location	4600 Block of 61 st Drive NE			APN(s)	30053400404700				
Legal Description (abbreviated)	Parcel A, City of Marysville BLA, File No. 20-001, AFN 202007215006			Section	34	Township	30	Range	05
Comprehensive Plan	SFM	Zoning	R-4.5	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	N/A	Marysville			N/A	Marysville			
Present Use of Property	Vacant 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 checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input 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"/> Health District <input type="checkbox"/> Planning <input 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	05/19/2021	<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued			
STAFF									
Name	Kate Tourtellot	Title	Senior Planner	Phone	360.363.8216	E-mail	ktourtellot@marysvillewa.gov		

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Single Family, Medium Density	R-4.5	single family residences
North	Single Family, Medium Density	R-4.5	single family residences
East	Single Family, Medium Density	R-4.5	single family residences
South	Single Family, Medium Density	R-4.5	single family residences
West	Single Family, Medium Density	R-4.5	single family residences

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

Keystone Land, applicant, has requested Preliminary Short Plat and Planned Residential Development Approval in order to subdivide 1.62-acres into seven (7) single-family lots and construct associated improvements.

2. Project History

An application was filed on November 24, 2020 and was deemed complete on December 1, 2020. Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. As of the date of this decision, no comments from the public have been received.

3. Site Location

The subject property is located at the south terminus of 61st Drive NE, accessed through Emerald Terrace, and identified as Assessor’s Parcel Number (APN) 30053400404700.

4. Site Description

The site is currently vacant. The entire site slopes gently from the southeast down to the northwest. According to the Geotechnical Report prepared by Earth Solutions NW, LLC, date November 23, 2020, the native soil consists primarily of medium dense to dense sandy silt. Vashon till (Qvt) was identified as the primary geologic unit.

5. Critical Areas

No critical areas were found on site or adjacent to the site.

6. Access and Circulation

Access to the site will be through the Emerald Terrace Plat via = 61st Drive NE which will be extended into the site. The extension will terminate in a cul-de-sac that serves all lots directly or by a shared drive.

7. Traffic Impacts

A Traffic Impact Analysis (TIA) was prepared by Gibson Traffic Consultants, Inc. dated October 28, 2020. According to the TIA, the proposed development would generate approximately 66.08 Average Daily Trips (ADT), 5.18 AM peak hour trips (AMPHT), and 7 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer Manager reviewed the TIA, and issued a written concurrency recommendation dated May 13, 2021 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 City Engineer, based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on May 18, 2021. The conditions of the concurrency determination are as follows:

- 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 \$6,300.00, per PMPHT.

- b. The applicant shall be required to construct frontage improvements along internal short plat road(s), including removal of the temporary cul-de-sac within the plat of Emerald Terrace, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval
- c. The joint use private drive serving lots 6 and 7 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. A detail of the surfacing of the joint use private drive will be required to be provided on the civil construction plans and approved by the City Engineer.
- d. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along the internal plat road(s) in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. The City Engineer shall determine right-of-way widths and required dedication.

8. Utilities

The following utilities will be provided to each lot:

Storm drainage: According to the *Stormwater Site Plan Report for Clancy Property, 2nd Submittal: April 2021*, prepared by Land Technologies, Inc., all stormwater facilities will be designed in accordance with the 2012 Department of Ecology Stormwater Management Manual for Western Washington as amended in 2014 (SWMMWW). Stormwater will be collected into bioretention cells for treatment before being piped to an existing stormwater facility within the adjacent Emerald Terrace Plat. The applicant has secured a 30-foot stormwater easement through Emerald Terrace lots 9, 10 and 11, connecting the on-site Clancy SP bioretention facility to the existing Emerald Terrace stormwater system. Treated stormwater is then discharged into the Snohomish River Estuary.

Water: An 8-inch ductile iron (DI) main is located in 61st Drive NE. The water line will be extended on site to serve the proposed lots.

Sewer: A 10-inch sanitary sewer main is located in 61st Drive NE and will be extended on site to serve the proposed lots.

9. SEPA

The proposed seven lot Preliminary Short Plat and Planned Residential Development is categorically exempt from environmental review per Marysville Municipal Code (MMC) 22E.030.090(1)(a).

10. Agency Comments

A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal agencies and districts:

- a. *Marysville Fire District:* The proposed fire hydrant location at the end of the cul-de-sac is acceptable. The following relate to fire code compliance for this project:
 - The project shall comply with the current fire code requirements (2015 IFC) including WA State and local City of Marysville amendments to the fire code.

- Fire marshal approval of fire access and fire hydrant/water supply system is required as part of the civil construction plan review and approval process.
- It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
- The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.
- Existing fire hydrant spacing along the roadway appears adequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced less than 600' apart.
- Maximum hydrant spacing for the proposed use is 600' apart.
- Provide water main extensions with hydrants along the new roadway in approved locations with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.
- Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
- Future homes to be constructed may require residential sprinkler installation for reasons, including: if any are three or more stories tall, if fire flow from hydrant does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.
- Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾' X 1" Meter Service. Under this plan, a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
- Access planned appears adequate for fire apparatus. Access of 28' wide is shown on the plan.
- Turnaround provision is required for dead-end access in excess of 150 feet long.
- An adequate access route for fire apparatus must be in service prior to any building construction.
- If vehicle impact protection is deemed required for protection of any equipment, it shall comply with IFC Section 312. Guard posts (bollards) are typically required for proposed gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
- Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved

route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.

- The city address committee will determine road names and address numbers for the lots.

b. *Tulalip Tribes*: No comments received.

c. *Stillaguamish Tribes*: No comments received.

11. Application Review: MMC Section 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: The proposed project will create lots for single-family residences, which are permitted outright in the R-4.5 zone per MMC 22C.010.060, Permitted uses.

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

Staff Comment: The base density permitted in the R-4.5 zone is 4.5 dwelling units per net project acre. The applicant is proposing a planned residential development (PRD), which allows for an additional 20 percent increase over the base density through the application of the residential density incentive provisions outlined in Chapter 22C.090 MMC.

Based on zoning, the base density allowed is six units (1.34 net project acres X 4.5 du/acre = 6.03 units). The 20 percent PRD bonus allows for one additional lot (6 du X 20% = 1.21 units). The applicant is proposing seven (7) single-family lots on 1.34 net project acres, which complies with the allowed density.

The applicant is using Residential Density Incentive (RDI) 7(c), Project Design – Installation of perimeter fencing or landscaping, which allows one bonus unit per 500 lineal feet of perimeter fencing or landscaping installed. The applicant proposes to install 802 lineal feet (LF) of perimeter fencing around the project that is not otherwise required by code; therefore, 1.6 bonus units is earned (802 LF/ 500 LF per bonus unit = 1.6 bonus units).

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

Staff Comment: The Comprehensive Plan designation for the subject property is Single Family, Medium Density. 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 following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall short subdivision request, and were used to establish appropriate conditions, are as follows:

LAND USE ELEMENT

General Development Land Use Policies

Policies: LU-3, LU-5, LU-7, LU-8, LU-10

Residential

Policies: LU-20, LU-23, LU-26, LU-27, LU-28, LU-31
Single Family

Policies: LU-43

HOUSING ELEMENT

Policies: HO-15, HO-21, HO-29

ENVIRONMENTAL ELEMENT

Policies: EN-1, EN-2, EN-9, EN-10, EN-12, EN-13, EN-16, EN-28, EN-29, EN-32, EN-38, EN-40, EN-44

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-7

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: PK-13

UTILITIES ELEMENT

Policies: UT-1, UT-3

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-9

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-18, PF-20 PF-26

d. Development Standards.

Staff Comment: The project site is zoned R-4.5 Single Family, Medium Density. It allows detached single-family residences at a density of 4.5 dwelling units per net project acre. The major type of new development will be detached single-family residences.

Bulk & Dimensional Standards: The proposed short plat will meet all bulk and dimensional requirements set forth in MMC Section 22C.010.080, *Densities and Dimensions*.

Open Space Standards: Fifteen percent of the net project area is required to be dedicated as open space as required by MMC Section 22G.080.100. As proposed, 27.8 percent of the net project area will be reserved for open space. Of the 15 percent required open space, 35 percent must be for active recreation: the subject application proposes 59 percent of the open space be dedicated for active recreation. Improvements within the open space area will include, but are not limited to, a joint use bioretention cell/active recreation field, children’s play equipment, picnic area, benches, pedestrian pathways, and fencing.

PRD Decision Criteria: 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 will comply with the intent of the R-4.5 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*. The proposed development, as conditioned herein, makes appropriate provisions for the public use and interest, health, safety and general welfare.

12. Factors Considered by City Departments: MMC 22G.090.360, *Review Process – Elements considered*, requires the City to review the short plat to determine whether it meets the following criteria:

- a. Public Use and Interest. Evaluation of the proposed short subdivision to determine whether the public use and interest are served;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public use and interest are served by the proposed short subdivision.

- b. Public Health, Safety and General Welfare. Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of RCW 58.17.110;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the short subdivision is consistent with the requirements of RCW 58.17.110;

- c. Comprehensive Plan. Evaluation of all elements of the comprehensive plan and its consistency with the proposed short subdivision;

Staff Comment: The proposed short subdivision and development of the parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Section 11(c) above.

- d. Existing Zoning. Evaluation of existing zoning and its compliance with the proposed short subdivision and Article V of this chapter, Land Division Requirements;

Staff Comment: The existing zoning and its compliance with the proposed short subdivision and Chapter 22G.090, Article V, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is specifically demonstrated in Sections 11(a)-(d) above.

- e. Natural Environment. Evaluation of the impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues as defined in the State Environmental Policy Act, Chapter 197-11 WAC and Article V of this chapter, Land Division Requirements;

Staff Comment: The proposal is categorically exempt from the State Environmental Protection Act (SEPA) review.

- f. Drainage. Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city's comprehensive drainage ordinance and Chapter 22G.090, Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials which includes the *Geotechnical Report* prepared by Earth Solutions NW LLC dated November 23, 2020, and the *Preliminary Stormwater Site Plan Report*, prepared by Land Technologies, Inc., dated November, 2020, and updated April 2021, staff concludes that, as conditioned, the proposed development has evaluated all drainage impacts and will provide mitigation for all drainage impacts as defined in the City's comprehensive drainage ordinance and Chapter 22G.090, Article V, Land Division Requirements;

- g. Open Space. Evaluation of all impacts and provision for open space as defined in Chapter 22G.090, Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development has evaluated all impacts and made provision for open space as defined in Chapter 22G.090, Article V, Land Division Requirements;

- h. Public Systems Capacity. Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools and community facilities as defined in Chapter 22G.090, Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, all impacts have been evaluated, and provisions have been made for mitigation of impacts on public systems including parks, schools and community facilities as defined in Chapter 22G.090, Article V, Land Division Requirements;

- i. Public Services. Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, fire and police protection as defined in Chapter 22G.090, Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, all impacts have been evaluated, and provisions have been made for mitigation of impacts on public services including streets, all public utilities, fire and police protection as defined in Chapter 22G.090, Article V, Land Division Requirements;

- j. Floodplain. Identification of short subdivisions proposed in the floodplain and compliance with requirements of this title and Chapter 22E.020 MMC, Floodplain Management;

Staff Comment: This requirement is not applicable as the project is not in a floodplain.

- k. Sidewalks. Pursuant to RCW 58.17.060(2), the applicant shall be required to show that sidewalks are provided to assure safe walking conditions for students who walk to and from school.

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the requirements of RCW 58.17.060(2) are met. Sidewalks will be constructed on the project's frontage.

13. In-House Days

Pursuant to MMC 22G.090.380, a decision on the application shall be made within 60 in-house days from the date of the letter of completeness. A decision on this application was made fifty-seven (57) in-house calendar days from the date of completeness.

2.0 DECISION

Based on the foregoing findings and conclusions, review of the application materials 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 Short Plat and Planned Residential Development Approval** subject to the following conditions:

1. The attached Preliminary Short Plat and Planned Residential Development map submitted on April 2, 2021 (Exhibit 17) will be the approved lot configuration.
2. Prior to civil construction plan approval, a final landscape plan shall be submitted consistent with MMC 22C.120, *Landscaping and Screening*. All required landscaping, fencing, and open space improvements shall be installed prior to final Short Plat/PRD approval.
3. Prior to civil construction plan approval, the civil construction and landscape plans will be required to be amended to incorporate an accessible path or ramp(s) for access into dual use bioretention/active recreation facility Tract 998 to account for the two-foot grade change from the surrounding land. The path or ramp(s) shall be paved and meet accessibility requirements.



4. 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.
5. The applicant shall be required to dedicate public right-of-way in order to accommodate the proposed extension of 61st Drive NE, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. The City Engineer shall determine right-of-way widths and required dedication.

SP20-006 Clancy Preliminary Short Plat and Planned Residential Development Approval

6. The applicant shall be required to construct the 61st Drive NE frontage improvement extension, including removal of the temporary cul-de-sac within the plat of Emerald Terrace, prior to final short plat/PRD approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
7. The joint use private drive serving lots 6 and 7 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. A detail of the surfacing of the joint use private drive will be required to be provided on the civil construction plans and approved by the City Engineer.
8. The applicant shall submit payment to the Marysville School District No. 25 for school impacts caused by the new lots in accordance with MMC Chapter 22D.040. 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.
9. The applicant shall submit payment to the City of Marysville for park impacts caused by the new lots in accordance with MMC Chapter 22D.020. 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.
10. The maximum height of solid (more than 50 percent opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3 ½ feet unless a taller wall, fence, or hedge is needed, per the Community Development Director, in order to mitigate significant noise and traffic impacts.
11. 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 the adequacy of the covenants to fulfill the requirement of the PRD.

Prepared by: *Kate*

Reviewed by: *Angela*

This ***Preliminary Short Plat and Planned Residential Development Approval*** is issued pursuant to MMC Section 22G.010.160(1)(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 Short Plat and Planned Residential Development Approval.

Signature: *Haylie Miller* **Date:** May 19, 2021

Haylie Miller, Community Development 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 representatives proves inaccurate.

A PORTION OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- PROPOSED FENCE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS

VEGETATIVE ANALYSIS

EXISTING:

Forested areas=	70,397 sf	(1.62 ac)	100.0%
Building & Gravel areas=	0 sf	(0.00 ac)	0.0%
Total=	70,397 sf	(1.62 ac)	100.0%

PROPOSED:

Landscape Areas	32,078 sf	(0.74 ac)
Building & Driveway	38,319 sf	(0.88 ac)
Total	70,397 sf	(1.62 ac)

STATEMENT OF INTENT

It is the Applicant's intent to Subdivide the property into Fee Simple lots for Detached Single Family homes

HOUSING MIX RATIO

Proposed - 100% Single Family Detached Homes

BONUS YIELD

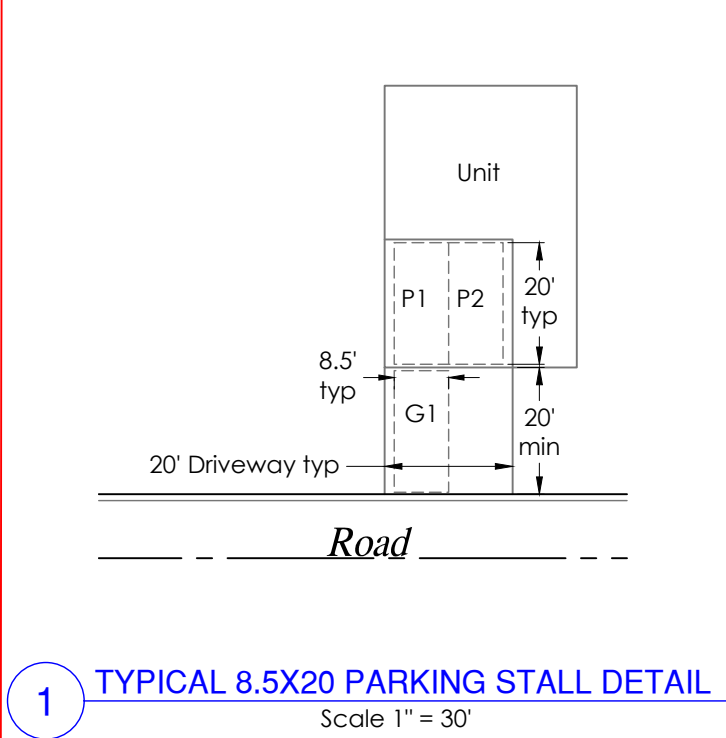
Marysville Municipal Code - 22C.090.030 Public Benefits and density incentives

Benefit	Density Incentive	Provided	Bonus Yield
7.c. Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city codes).	802H	1.60
Total Bonus Attainable			1.60
Maximum Bonus Allowable (20%)			1.20
Standard Yield			6
Maximum Lots			7

GENERAL DEVELOPMENT STANDARDS - PARKING

NUMBER OF SPACES REQUIRED (MMC 22C.130.030)

Description	Required	Provided
Single Family Dwelling Units Proposed - 7 SFDU's		
Min. Req'd Parking Spaces	2 per SFDU (14 spaces)	14 spaces
+ Add'l Guest Space	1 per 1 SFDU (7 spaces)	7 spaces
TOTAL Parking Spaces	21 spaces	21 spaces



SITE AREA ANALYSIS

Gross Site Area	70,397 sf (1.62 ac)
Area in ROW	8,299 sf (0.19 ac)
Area in Lots	43,666 sf (1.00 ac)
Area in Tracts	18,432 sf (0.42 ac)
Total	70,397 sf (1.62 ac)

TRACT DESIGNATION

Tract 999 - Open Space Passive, SWM	6,599 sf (0.15 ac)
Tract 998 - Open Space Active Recreation, SWM	9,601 sf (0.22 ac)
Tract 997 - Autocourt	2,231 sf (0.05 ac)
Total Tract Area	18,432 sf (0.42 ac)

OPEN SPACE ANALYSIS

Net Project Area	58,317 sf (1.34 ac)
Minimum Open Space (OS) Required	15.0% 8,748 sf (0.20 ac)
Minimum Active Open Space	35% of Required OS 3,062 sf (0.07 ac)

Open Space Passive Provided

Tract 999 - Open Space Passive, SWM	6,599 sf (0.15 ac)
Total Passive Recreation	6,599 sf (0.15 ac)

Open Space Active Provided

Tract 998 - Open Space Active Recreation, SWM	9,601 sf (0.22 ac)
Total Active Recreation	9,601 sf (0.22 ac)

Total Open Space Provided 27.8% 16,200 sf (0.37 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100 ft.

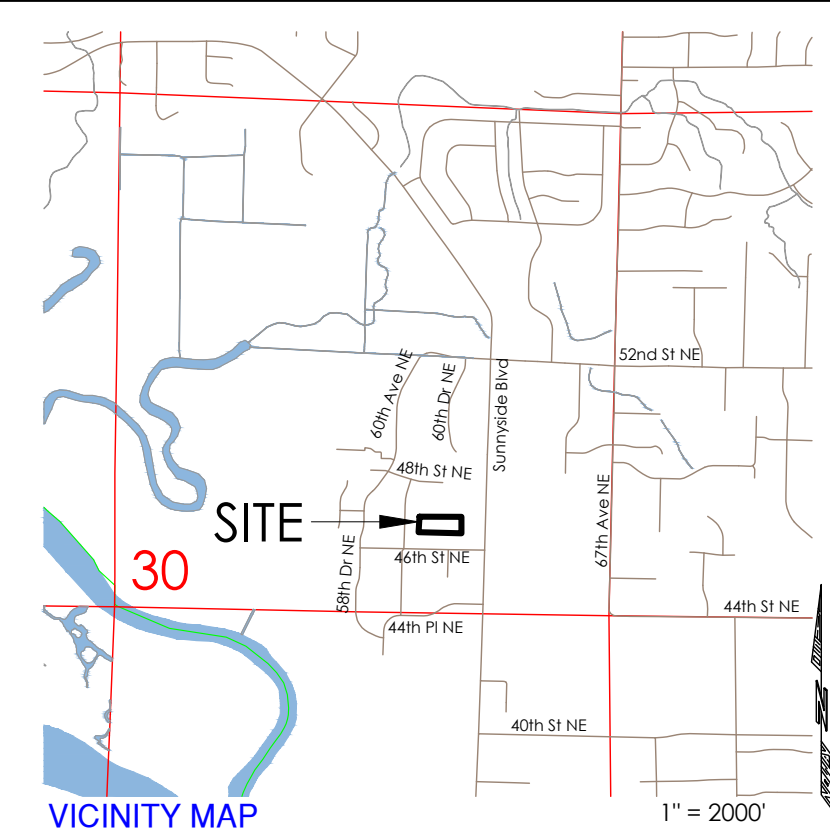
SOILS

Pastik Silt Loam;
Hydrologic Soil Group: C;
Takul Gravelly Medial Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

LOT YIELD ANALYSIS

Clancy Property	Square Feet	Acreage
Gross Site Area	70,397 sf	(1.62 ac)
-Right of Way	8,299 sf	(0.19 ac)
-Private Roads	3,232 sf	(0.07 ac)
-Access Easements	-	(0.00 ac)
-Panhandles	549 sf	(0.01 ac)
-Stormwater Facility Tracts (underground and usable for recreation)	-	(0.00 ac)
-Non-Transferable Crit. Areas (Stream Beds, etc.)	-	(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Net Project Area	58,317 sf	(1.34 ac)
Zoning Multiplier	4.5	
Net Project Area Percentage	83%	
Maximum Yield (Standard)	6	

*MMC 22A.020.120 (5) Storm water detention facility tracts or easements (unless underground and useable for recreation). If stormwater detention areas are designed and constructed to meet low impact development standards, 50% of the area used for detention may be counted as net project area.



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)
New road pavement area	5,373 sf (0.12 ac)
New driveway area	7,018 sf (0.16 ac)
New roof area	24,017 sf (0.55 ac)
New sidewalk	1,911 sf (0.04 ac)
Total Impervious area	38,319 sf (0.88 ac)

ZONING NOTES R-4.5 (PRD)

Density: Dwelling units/acre	4.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Impervious Surface	70%
Maximum Building Coverage	None
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet

SLOPE ANALYSIS

Slopes are relatively mild across the site, with an average slope of less than 10%. The site slopes from south to north, with 4 to 8 feet of grade change. Eighty-five percent of the site is less than 15% slopes, with >95% being less than 25% slope.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Range	Area(sf)
0% - 15%	69,404 sf
15% - 20%	793 sf
20% - 25%	0 sf
25% - 33%	0 sf
33% +	0 sf
Total =	70,397 sf (1.62 ac)

LEGAL DESCRIPTION

PARCEL A, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO.20-001 AS RECORDED UNDER AUDITORS' FILE NO. 202007215006 RECORDS OF SNOHOMISH COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS 15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 60TH DR. N.E., AS THE BEARING OF N15°57'39" E.

VERTICAL DATUM

NAVD 88
FOUND CASED CONC. MON. W/INVERTED NAIL AT THE INTERSECTION OF 67TH AVE. & 2ND ST. ELEV. = 102.90'

PROJECT INFORMATION

Tax Parcel Numbers	3005340040700
Total Area	70,397 sf (1.62 ac)
OPP Designation	R4.5 SFM (Single Family Medium)
Existing Zoning	R4.5 SFM (Single Family Medium)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	7 Lots
Average Lot Size	6,238 sf
Smallest Lot	5,081 sf
Net Lot Density	5.47 du/ac per net acre

LOCAL SERVICES

Sewage Disposal: City of Marysville
Water District: City of Marysville
School District: Marysville Dist. #25
Fire District: First Dist. #12
Post Office: Marysville
Electric: Snohomish County PUD
Phone: Frontier
Cable: Comcast
Gas: Comcast

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

SITE ADDRESS
XX 61st Dr NE
Marysville, WA 98270

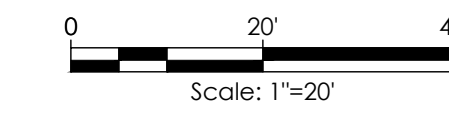
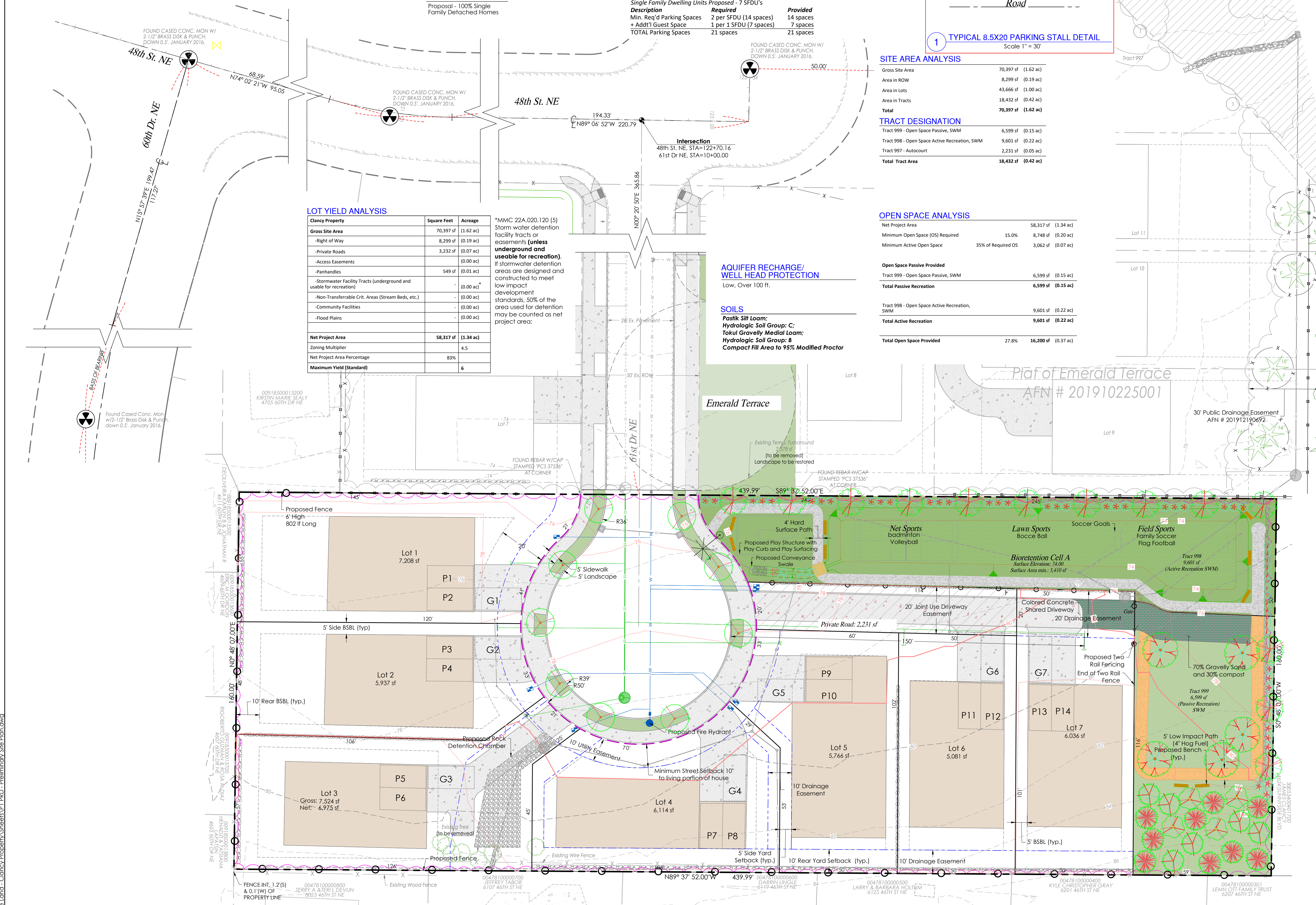
ENGINEER
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Tyler S. Foster, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

APPLICANT
Keystone Land
13805 Smokey Point Blvd., Suite 101
Marysville, WA 98271

SURVEYOR
Pacific Coast Surveys, Inc.
Darren Riddle, PLS
P.O. Box 13619
Mill Creek, WA 98082
425.508.4951

OWNER
Keystone Land
13805 Smokey Point Blvd., Suite 101
Marysville, WA 98271

CERTIFIED EROSION CONTROL SPECIALIST



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

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler Foster
DRAWN BY: Merle Ash, Tyler Foster
DATE: 11/15/2023
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Clancy Property
XX 61st Dr NE, Marysville, WA 98270

A PORTION OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

Keystone Land
13805 Smokey Point Blvd., Suite 101, Marysville, WA 98271