



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

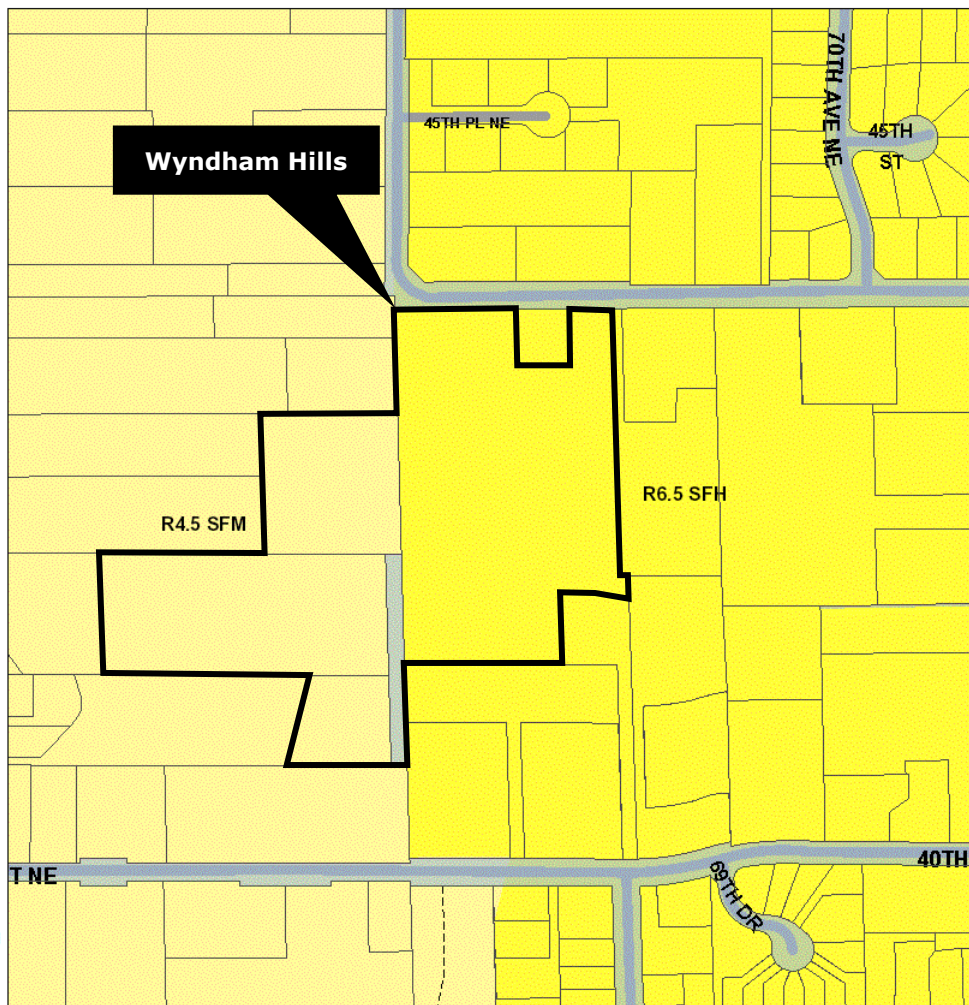
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	Wyndham Hills			Date of Report	July 22, 2021				
File Number	PA21-013			Attachments	Preliminary BSP/PRD map (Exhibit 43); MDNS (Exhibit 36)				
Administrative Recommendation	Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to allow the construction of a 48 lot single-family subdivision on 13.94 acres.								
BACKGROUND SUMMARY									
Applicant	Keystone Land, LLC								
Request	Administrative Binding Site Plan and Planned Residential Development approval in order to subdivide a 13.94 acres into 48 single family lots.								
SEPA Status	A SEPA Mitigated Determination of Non-Significance was issued on July 1, 2021. The appeal period expired July 15, 2021; no appeals were filed.								
Location	South side of 44 th Street NE at the intersection of 67 th Avenue NE			APN(s)	01116400999900, 29050200201800, 29050300100600, 01099000099700				
Legal Description (abbreviated)	See File PA21-013			Section	03	Township	29	Range	05
Comprehensive Plan	SFM SFH	Zoning	R-4.5 R-6.5	Shoreline Environment			N/A		
Water Supply	Current		Proposed		Sewer Supply		Current		Proposed
	None		Marysville				None		Marysville
Present Use of Property	The site is primarily forested and lawn with a shed structure associated with a residence on an adjacent property.								
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"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Marysville School Dist. No. 25 <input type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <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 <input checked="" type="checkbox"/> Mark Hagen		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	July 22, 2021	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF									
Name	Chris Holland	Title	Planning Manager	Phone	360.363.8207	E-mail	cholland@marysvillewa.gov		

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Single Family Medium Density & Single Family High Density	R-4.5 R-6.5	Forested and lawn with a shed structure
North	Single Family High Density	R-6.5	Large lot single-family homes
East	Single Family High Density	R-6.5	Large lot single-family homes and forested vacant parcels
South	Single Family Medium Density & Single Family High Density	R-4.5 R-6.5	Large lot single-family homes
West	Single Family Medium Density	R-4.5	Vacant forested parcels

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. Description of Proposal

Keystone Land, LLC, applicant, has requested Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide a 13.94-acres into 48 single-family lots. The existing shed structure is proposed to be demolished.

2. Project History

An application was filed on February 26, 2021 and deemed complete on March 8, 2021. Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. During the public review process the following comments and questions were received:

- a. In review of the plans I do not see any consideration for pedestrian traffic on 67th Avenue NE.

Staff Response: The applicant will be required to construct frontage improvements along the 67th Avenue NE street extension, south of 44th Street NE, and along the south side of 44th Street NE along the project frontage, including curb, gutters and pedestrian sidewalks. The applicant will not be required to construct off-site pedestrian improvements with the construction of the proposed subdivision.

- b. I have been paying taxes for a view piece of property and don't want to be negatively impacted by unwanted light. I would like to see a condition of use be adopted that requires that street lights, yard lights and any other lights be shaded so the light is directed directly downward.

Staff Response: Street lighting will be required to be installed along the public roadway corridor. Street lighting shall consist of standard fiberglass PUD poles and LED luminaires. The applicant may elect to require light pollution standards within the development's Covenants, Conditions and Restrictions (CC&Rs); however, Marysville Municipal Code (MMC) has no provisions that would require the applicant to do so.

- c. There are many wrecks at the intersection of 67th Avenue NE and 44th Street NE and I am sure that adding more traffic will make it worse and maybe even more deadly. I would like to see ingress and egress to this property limited to 71st Avenue NE at the top until the arterial is completed.

Staff Response: The applicant shall be required to construct frontage improvements for the 67th Avenue NE extension, including a 3-legged "T" intersection at 67th Avenue NE and 44th Street NE, and construct frontage improvements along 44th Street NE and the internal plat road(s), prior to final plat approval. The stop controlled "T" intersection should greatly improve both motor vehicle and pedestrian safety at this currently uncontrolled intersection.

3. Site Location

The subject property is located south of 44th Street NE at the intersection of 67th Avenue NE, and is identified by Assessor's Parcel Numbers 01116400999900, 29050200201800, 29050300100600, and 01099000099700. Surrounding uses include existing single family residences and accessory structures on acreage and vacant forested parcels.

4. Site Description

The subject property consists of 13.94 acres that descends gently to moderately to the west. The site contains ground cover consisting primarily of forested area and lawn with a shed structure associated with a residence on an adjacent property.

A site soil survey by Earth Solution NW, LLC, determined that the existing topography of the project site descends from northeast to southwest at slopes ranging from steep to moderate. Onsite soils are classified as silty and sand with gravel, silty gravel with sand, poorly graded with silt and sand, and silt.

5. Critical Areas

According to the *Critical Areas Study and Buffer Mitigation Plan* prepared by Wetland Resources, Inc., dated April 27, 2018, one Category II Wetland (Wetland A) is located on the western portion of the site. Pursuant to MMC 22E.010.100(4), Category II wetlands require a 100 foot natural vegetative buffer. Where the minimum wetland buffer extends into an area with a slope greater than 25 percent, the buffer is the greater of the minimum buffer or twenty-five feet beyond the point where the slope becomes 25 percent or less.

Pursuant to MMC 22E.010.100, where existing buffer area plantings provide minimal vegetative cover and cannot provide the minimum water quality or habitat cover, buffer enhancement shall be provided. The onsite portion of the Wetland A buffer is comprised of a mixed native deciduous/coniferous forest. Given the predominance of native vegetation and the presence of multiple strata of vegetation within Wetland A, buffer enhancement planting would not significantly improve buffer functions; therefore, buffer enhancement is not required.

The applicant has proposed 87 square feet (SF) of unavoidable permanent buffer impacts in order to install a stormwater dispersion trench to serve the proposed development. To compensate for these impacts, the applicant proposed to designate 870 SF of additional buffer, a 10:1 ratio.

The applicant is also proposing buffer averaging to accommodate the proposed development in accordance with MMC 22E.010.100(5)(a) & (c). To compensate for the proposed 4,923 SF of buffer reduction, 12,658 SF of equivalent or higher quality buffer is proposed to be provided, a 2.57:1 ratio.

Pursuant to MMC 22E.010.370, wetland fencing and signage shall be required to be installed at the edge of the wetland buffer and placed in a separate tract on which development is prohibited in perpetuity.

6. Access and Circulation

The project proposes extending 67th Avenue NE, south of 44th Street NE, and construction of new internal plat roads located north and south of 67th Avenue NE, providing access to Lots 1 – 45. Lots 46 – 48 are proposed to be accessed via a private drive located off of 44th Street NE.

The applicant applied for a variance to the Marysville Engineering Design and Development Standards (EDDS) in order to modify Standard Plan 3-218-002 as it relates to proposed "Drive B." The applicant proposed removal of planter strips on both sides and removal of a sidewalk from one side. The variance was approved by Ken McIntyre, PE, Development Services Manager, on March 30, 2021.

7. Traffic Impacts

A traffic impact analysis (TIA) was prepared by Gibson Traffic Consultants (GTC), dated February 2017. GTC also submitted a Technical Addendum, dated February 12, 2021 and a Technical Addendum and Comment Response, dated June 30, 2021. According to the TIA and Technical Addendums, the proposed development would generate approximately 453 Average Daily Trips (ADT), 36 AM peak hour trips (AMPHT), and 48 PM peak hour trips (PMPHT) along with 8.64 PMPT through the intersection of 87th Avenue NE at Soper Hill Road.

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated June 30, 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 Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on June 30, 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 contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road, based on the number of PMPHT distributed through the intersection. The proportionate share mitigation shall be vested at a rate of \$1,700.00 per PMPHT through the intersection.
- c. The applicant shall be required to construct frontage improvements for the 67th Avenue NE extension, including a 3-legged "T" intersection at 67th Avenue NE and 44th Street NE, and construct frontage improvements along 44th Street NE and the internal plat road(s), 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.
- d. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along the 67th Avenue NE extension, 44th Street NE and the internal plat road(s) 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.
- e. The applicant shall be required to construct a Rectangular Rapid Flash Beacon (RRFB) at the intersection of 67th Avenue NE and Drive B. RRFB improvements will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- f. The joint use autocourts (Tracts B, C, E, F & G) 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.

8. Utilities

The following utilities will be provided to the site:

Storm drainage: According to the *Preliminary Storm Water Site Plan Report* prepared by LDC, Inc. dated February 2021, runoff from pollution generating impervious and pervious areas is proposed to be routed to a single detention vault structure and Perkfilter unit to provide flow control and water quality treatment

Water: Water mains will be required to be extended along the project frontage of 67th Avenue NE. Water mains shall also be required to be extended within the project to serve the development.

Sewer: Sewer mains will be required to be extended along the project frontage of 67th Avenue NE. Sewer mains shall also be required to be extended within the project to serve the development. In addition, off-site sewer connection will be provided in easements south of the development site.

9. SEPA

A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on July 1, 2021. The appeal period expired July 15, 2021; no appeals were filed.

10. Agency Comments: 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 No. 25:* No comments received.
- b. *Stillaguamish Tribe:* No comments received.
- c. *Tulalip Tribes:* No comments received.

11. 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:

- 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: Pursuant to MMC 22C.010.060, single family residences and associated infrastructure are permitted outright in the R-4.5 and R-6.5 zones.

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

Staff Comment: Density allowed in the R-4.5 zone is 4.5 dwelling units per net project acre, and the density allowed in the R-6.5 zone is 6.5 dwelling units per net project acre.

Pursuant to MMC 22C.010.230(2), when a lot contains residential zones of varying density, any residential density transfer within the lot shall only be allowed from the portion with the lesser residential density to that of the greater residential density.

The following is the density calculations for the proposed development:

R-4.5 Net Project Density	=	25	(5.62 acres x 4.5)
R-6.5 Net Project Density	=	34	(5.23 acres x 6.5)
TOTAL ALLOWED UNITS	=	59	(25 + 34)

The applicant has proposed construction of forty-eight (48) new single-family dwelling units, which complies with the density allowances outlined in MMC 22C.010.080(2).

Staff Comment: The Comprehensive Plan designation for the subject property is Single Family, High 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 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-6

Residential Land Use Goals & Policies

Policies: LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33. LU-34, LU-38

Single Family

Policies: LU-42

HOUSING ELEMENT

Housing Policies

Policies: HO-18, HO-19, HO-22, HO-25, HO-30, HO-32, HO-37

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-20, EN-21

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

Policies: EN-26, EN-27, 28, EN-29, EN-30, EN-32

Wildlife Goals and Policies

Policies: EN-40, EN-41

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-3, T-7, T-8

Mobility Options

Policies: T-25, T-26, T-27, T-29, T-30

Level of Service Standards and Concurrency

Policies: T-40, T-41

Financing and Implementation

Policies: T-46, T-47, T-48

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-8, UT-9, UT-10, UT-14

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-10, PS-11

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-9, PF-10, PF-19, PF-20, PF-23, PF-26, PF-28

c. Development Standards.

Staff Comment: The project site is currently zoned R-4.5 Single Family, Medium Density and R-6.5 Single Family, High Density. The R-4.5 and R-6.5 zones allow single-family residences at a density of 4.5 and 6.5 dwelling units per net acre, respectively. The major type of new development will be detached single-family residences.

Bulk & Dimensional Standards: The proposed PRD will meet all bulk and dimensional requirements set forth in MMC Section 22G.080.080(1), *Modification of development regulations*. These standards include a minimum 30 foot lot width, 3,500 square foot

minimum lot size, 10 foot street setback (7 feet for porches), 20 foot garage setback, 10 foot rear yard setback, 5 foot side yard setback, and 70 percent lot coverage.

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, approximately 53 percent of the net project area will be reserved for open space 5.95 acres of open space/11.22 net acres). Improvements within the open space area will include, but are not limited to, landscaping, trail network, playground equipment, picnic tables and benches.

PRD Decision Criteria: As proposed and conditioned, the PRD meets all of the requirements set forth in MMC 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.

Small lot design standards: Any lots under 5,000 square feet will be required to demonstrate compliance with MMC Section 22C.010.310, *Small lot single family dwelling development standards*, prior to building permit issuance.

The proposed development and subsequent use of the property will comply with the intent of the R-4.5 and R-6.5 zones, 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.100.100(3) requires the City to review the binding site plan to determine whether it meets the following criteria:

- a. 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 parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Section 11(b) above.

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

Staff Comment: The proposed binding site plan meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*. Compliance with specific zoning regulations is demonstrated in Sections 11(a),(b), and (c) above.

- c. 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.

- d. 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 application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development will provide adequate and appropriate public services.

- e. 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 has been determined to comply with SEPA requirements. A SEPA MDNS was issued on July 1, 2021; no appeals were filed.

- f. 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. Since temporary and permanent buffer impacts are proposed, the applicant shall be required to submit a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160.

13. In House Days

Pursuant to MMC Section 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-eight (48) in-house calendar days from the date of completeness.

2.0 DECISION

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 and Planned Residential Development (PRD) Approval** subject to the following conditions:

1. The preliminary BSP/PRD site plan map, submitted on July 21, 2021 (Exhibit 43) shall be the approved site layout.
2. 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.
3. 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.
4. A minimum 10 foot wide landscape buffer (placed within an easement or tract) shall be established along 67th Avenue NE adjacent to proposed lots 1 – 17 and 21 – 34, and shall be located between the street and any proposed fence. Any retaining wall or rockery which may be required along 67th Avenue NE should be placed outside of the required landscape buffer, and the landscape proposal should be designed to soften the appearance of the wall or rockery. Prior to civil construction plan approval, a final 67th Avenue NE corridor landscaping plan shall be required to be approved.
5. Construction of the guardrail and walls within the right-of-way along 67th Avenue NE may impact the decorative fencing and driveway of APN 30053400403000. The applicant shall be required to work with the property owner to ensure there are no negative impacts to the property and existing improvements.

6. Direct vehicular access from individual single family lots onto 67th Avenue NE and 44th Street NE is prohibited.
7. Any lots under 5,000 square feet must demonstrate compliance with MMC Section 22C.010.310, *Small lot single family dwelling development standards*, prior to building permit issuance.
8. The applicant shall submit payment to Marysville School District No. 25 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.
9. 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.
10. 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.
11. The project is subject to conditions 1 – 10 of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on July 1, 2021 (Exhibit 36).

Prepared by: *Chris*

Reviewed by: *Angela*

This ***Preliminary Administrative Binding Site Plan and Planned Residential Development Approval*** is issued pursuant to MMC Section 22G.010.150(h). 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: July 22, 2021 **Signature:**  _____
 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.

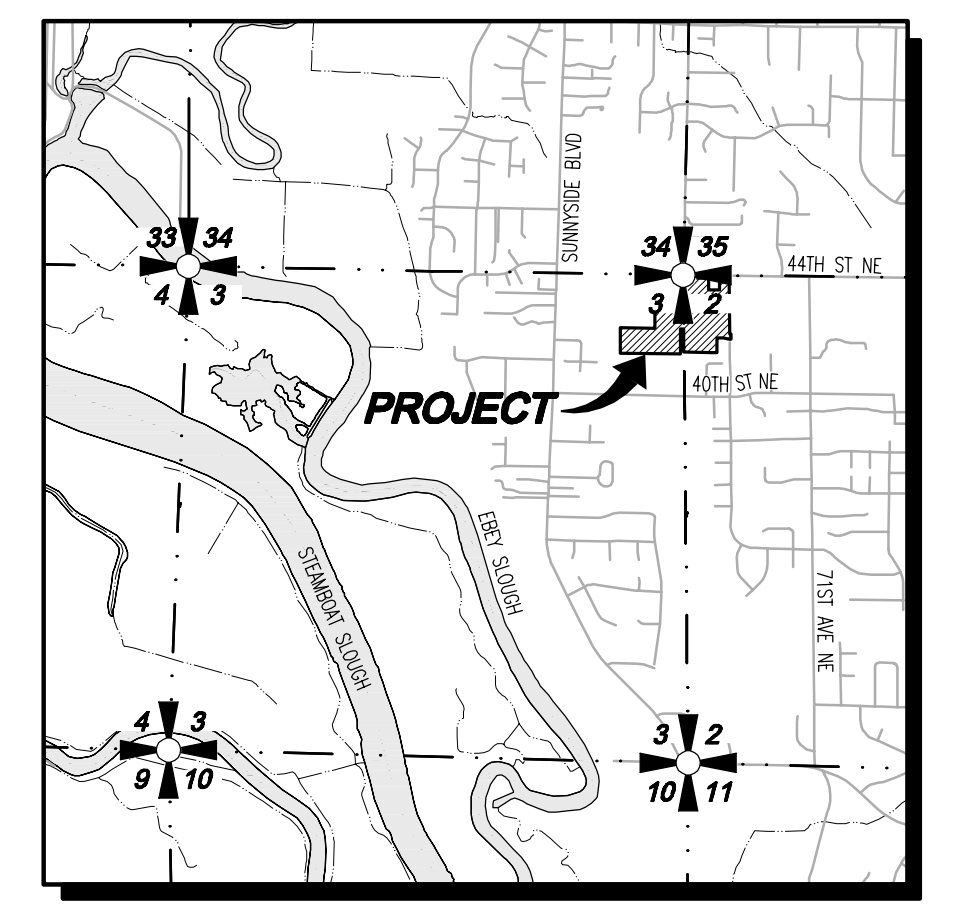
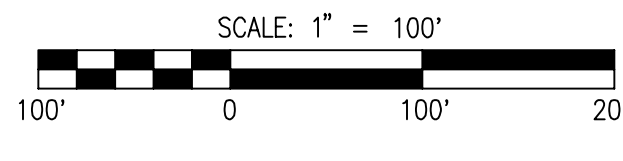
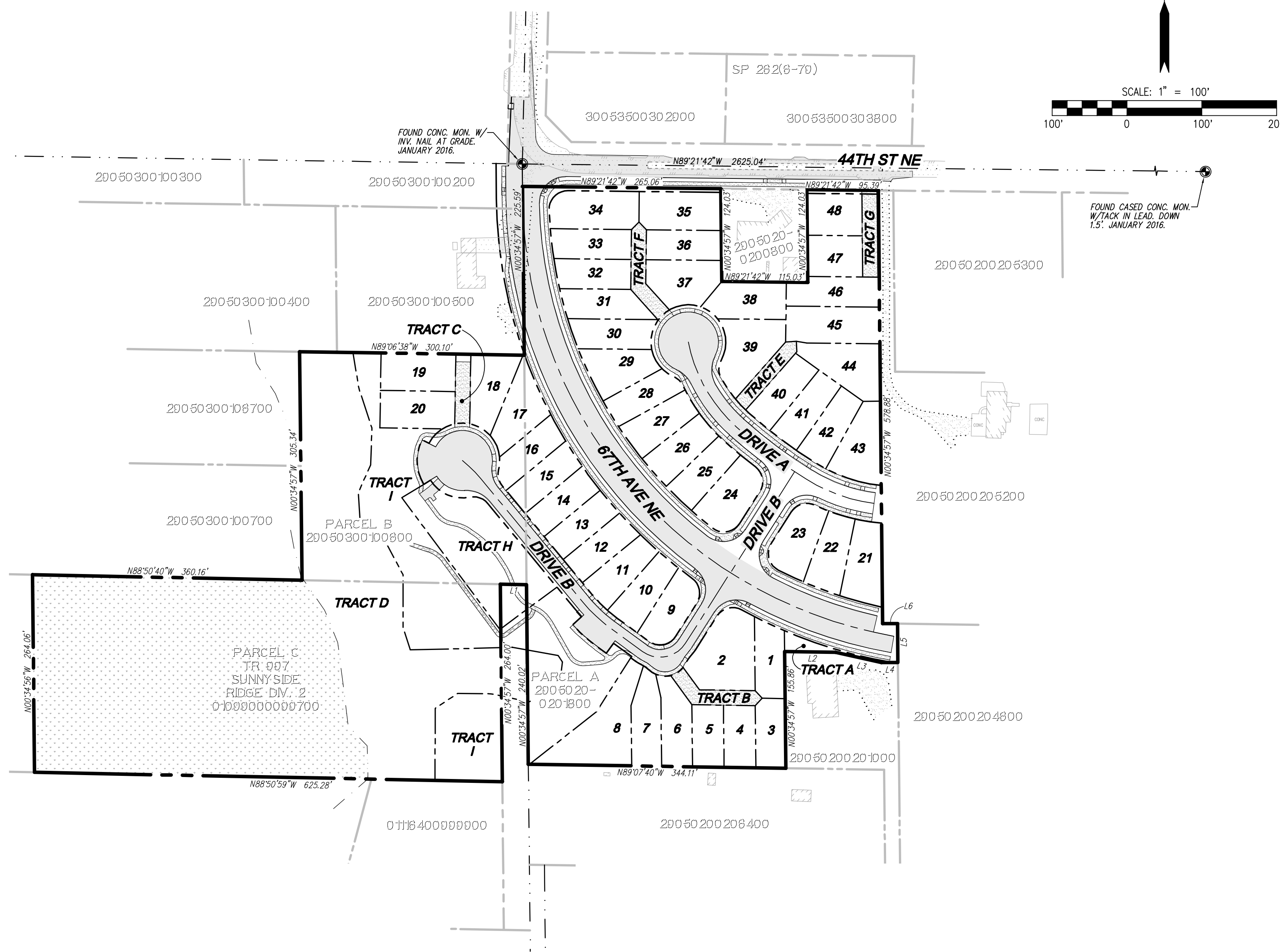
WYNDHAM HILLS PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
+	SECTION CORNER	CL	CENTERLINE
+	SECTION QTR CORNER	CMP	CORRUGATED METAL PIPE
+	MONUMENT IN CASE	CP	CONCRETE PIPE
•	SET 1/2" x 24" REBAR W/CAP STAMPED "L.S. 37536"	CCP	CONCRETE CYLINDER PIPE
○	EXISTING REBAR & CAP, AS NOTED	EL	ELEVATION
+	SIGN POST	EXIST.	EXISTING
+	MAILBOX	FL	FLOWLINE
+	CATCH BASIN	IE	INVERT ELEVATION
+	STORM MANHOLE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
+	CULVERT	PL	PROPERTY LINE
+	FIRE HYDRANT	PP	POWER POLE
+	WATER VALVE	PVC	POLYVINYL CHLORIDE PIPE
+	WATER METER	R/W	RIGHT-OF-WAY
+	IRRIGATION CONTROL VALVE	STA	STATION
+	GAS VALVE	SD	STORM DRAIN
+	GUY ANCHOR	SS	SANITARY SEWER
+	UTILITY/POWER POLE	SSMH	SANITARY SEWER MANHOLE
+	POWER VAULT	SWPE	SOLID WALL POLYETHYLENE PIPE
+	POWER TRANSFORMER	TYP	TYPICAL
+	SANITARY SEWER MANHOLE	TBR	TO BE REMOVED
+	CONIFEROUS TREE	WPM	WATER PAINT MARK
+	DECIDUOUS TREE	A	ALDER
+	METAL FENCING	C	CEDAR
+	GPM	CW	COTTONWOOD
+	TPM	F	FIR
+	PPM	HEM	HEMLOCK
+	WPM	H	HOLLY
+	SPM	M	MAPLE
+	UG	P	PINE
+		S	SPRUCE
+		U	UNKNOWN

PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
+	SD CAP	+	WATER CAP
+	TYPE 1 CATCH BASIN, GRATED LID	+	CONCRETE BLOCKING
+	TYPE 1 CATCH BASIN, SOLID LID	+	BUTTERFLY VALVE
+	TYPE 2 CATCH BASIN, GRATED LID	+	11" BEND
+	TYPE 2 CATCH BASIN, SOLID LID	+	45" BEND
+	BEEHIVE MANHOLE COVER	+	90" BEND
+	SQUARE YARD DRAIN	+	22" BEND
+	ROUND YARD DRAIN	+	VALVE
+	STORM CLEAN OUT	+	HYDRANT ASSEMBLY
+	STORM PIPE	+	BLOW-OFF VALVE
+		+	REDUCER
+		+	AIR-VAC ASSEMBLY
+		+	WATER METER
+		+	WATER PIPE

PROPOSED SEWER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
+	SEWER CAP	+	SURVEY MONUMENT IN PROPOSED ROAD
+	SEWER CLEANOUT		
+	SEWER MANHOLE		
+	SEWER PIPE		



SURVEY INFORMATION LEGAL DESCRIPTION

PARCEL A: LOT 2 OF BOUNDARY LINE ADJUSTMENT NO. 06-100657, RECORDED UNDER RECORDING NUMBER 200805110564, BEING A PORTION OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, WHICH IS 253.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST 300 FEET; THENCE SOUTH 137 FEET; THENCE EAST 300 FEET TO THE EAST LINE OF SAID SECTION 3; THENCE NORTH 137 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THE EAST 300 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON; THENCE EAST TO EAST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 165 FEET; THENCE WEST TO WEST LINE OF SAID LINE OF SAID LOT 1; THENCE SOUTH 165 FEET TO POINT OF BEGINNING IN SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON; AND TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES AS ESTABLISHED BY DOCUMENT RECORDED SEPTEMBER 14, 1960 UNDER SNOHOMISH COUNTY RECORDING NUMBER 1419270.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: THE EAST 660 FEET OF THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON; THENCE WEST 1,320 FEET, MORE OR LESS, TO THE EAST LINE OF COUNTY ROAD; THENCE SOUTH 264 FEET; THENCE EAST 1,320 FEET; THENCE NORTH 264 FEET TO POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C IS NOW KNOWN AS: TRACT 997 OF SUNNYSIDE RIDGE DIV. 2, AKA SHADOWBROOK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200805155186, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 88
FOUND CONC. POST W/ INVERTED NAIL AT THE INTERSECTION OF 44TH ST NE AND 6TH AVE NE ELEV=224.46

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 44TH ST NE AS THE BEARING OF N89°21'42"W

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION: LEICA TOPCON 1201 ROBOTIC ELECTRONIC TOTAL STATION
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

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

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	35.02	N89°50'40"W
L2	68.00	N89°21'42"W
L3	62.92	N77°26'19"W
L4	14.59	N89°21'42"W
L5	52.01	N00°34'57"W
L6	19.89	N89°21'42"W

EARTHWORK QUANTITIES

CUT:	55,000 CY
FILL:	32,000 CY
STRIPPINGS:	12,500 CY
DISTURBED AREA:	480,665 SF (11.03 AC)

CONTACT LIST

OWNER/APPLICANT:
KEYSTONE LAND, LLC
13805 SMOKEY POINT BLVD
MARYSVILLE, WASHINGTON 98271
CONTACT: JOE LONG
PHONE: (425) 268-6373
EMAIL: joe@cornerstonehomes.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
FAX: (425) 422-2893
EMAIL: tabbott@ldcorp.com

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-9105
FAX: (425) 357-3577
EMAIL: origindg@gmail.com

GEOTECH:
EARTH SOLUTIONS NW, LLC
15365 NE 90TH ST, SUITE #100
REDMOND, WASHINGTON 98052
CONTACT: HENRY WRIGHT, PE
PHONE: (425) 449-4704
EMAIL: henryw@esnw.com

STRUCTURAL ENGINEER:
SWENSON SAY FACET
2124 THIRD AVE, SUITE 100
SEATTLE, WASHINGTON 98121
CONTACT: RYAN ANDERSON, PE, SE
PHONE: (206) 443-6212
FAX: (206) 443-4870
EMAIL: info@ssfengineers.com

WETLAND BIOLOGIST:
WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WASHINGTON 98208
CONTACT: JOHN LAUFENBERG
PHONE: (425) 337-3174
FAX: (425) 337-3045
EMAIL: john@wetlandresources.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
16300 MILL CREEK BLVD, STE G4
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN RIDDLE, PLS
PHONE: (425) 508-4951
FAX: (425) 357-3577
EMAIL: darren@pcsurveys.net

PROJECT INFORMATION

TAX PARCELS: 29050200201800, 29050300100600, 01099000099700

SITE ADDRESS: N/A
SITE AREA: 607,296 SF 13.94 AC
CURRENT ZONING: R6.5 (PARCEL A)
R4.5 (PARCELS B & C)
R6.5 AND R4.5 (PRD)
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: 48
PROPOSED LOTS: CITY OF MARYSVILLE
CITY OF MARYSVILLE
SNOHOMISH COUNTY PUD
PUGET SOUND ENERGY
FRONTIER
COMCAST
MARYSVILLE SD #25
MARYSVILLE FIRE DISTRICT

TABLE OF CONTENTS

1	COVER SHEET
2-3	PRELIMINARY PLAT

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.

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDOT HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

NO.	DATE	DESCRIPTION
1	5-27-21	REVISED PER 1ST PRELIMINARY PRD AND CIVIL COMMENTS
2	7-07-21	REVISED PER 2ND PRELIMINARY COMMENTS

REVISIONS

Surveying Engineering Planning

LDC

Woodville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.806.1869 www.LDCorp.com

Kent
1851 Central Pls S, #101
Kent, WA 98030
F: 425.882.9893

KEYSTONE LAND, LLC
WYNDHAM HILLS
COVER SHEET

PA 21013
Exhibit 43

JOB NUMBER: C20-159
DRAWING NAME: C20159PP-CS-PL
DESIGNER: MEV
DRAFTING BY: PO
DATE: 2-24-21
SCALE: 1"=100'
JURISDICTION: CITY OF MARYSVILLE

PP-01
SHEET 1 OF 3

PRD DENSITY/OPEN SPACE CALCULATIONS

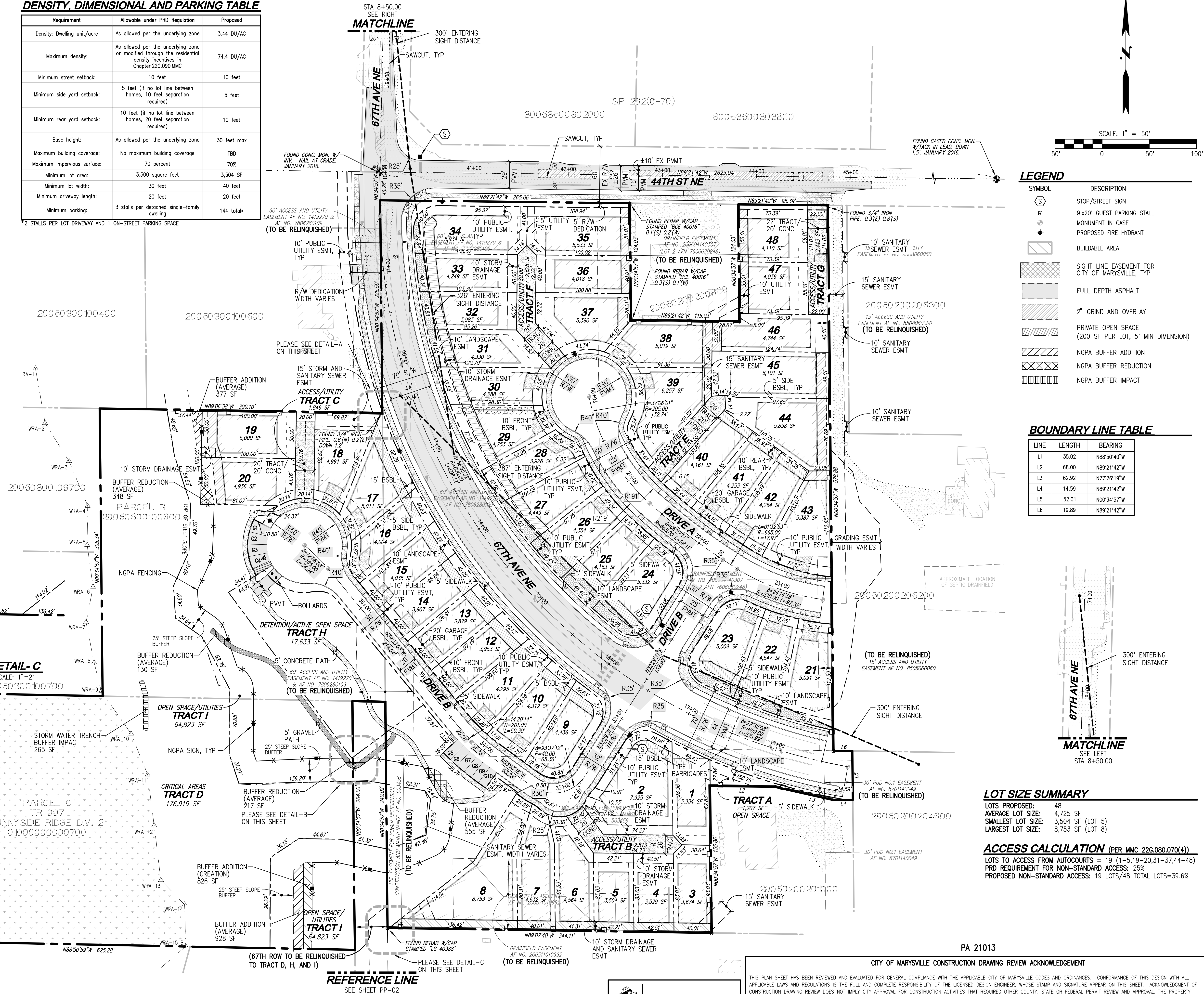
DENSITY/OPEN SPACE CALCULATIONS		
	AC (unless otherwise noted)	SF (unless otherwise noted)
NET AREA: PARCELS ZONED R-4.5 (#29050300100600, #02099000099700)		
GROSS PARCEL AREA	5.90	256,829
ROW DEDICATION	0.24	10,269
TRACT C (PANHANDLE)	0.04	1,846
TOTAL REMOVAL FOR NPA	0.28	12,115
NET PROJECT AREA (NPA)	5.62	244,714
NET PROJECT DENSITY (NPA x 4.5 DU/AC)	25.28	
Net Area: Parcels Zoned R-6.5 (#29050200201800)		
GROSS PARCEL AREA	7.67	334,296
ROW DEDICATION	2.22	96,838
TRACT B, E, F AND G (PANHANDLE)	0.22	9,739
TOTAL REMOVAL FOR NPA	2.45	106,577
NET PROJECT AREA (NPA)	5.23	227,719
NET PROJECT DENSITY (NPA x 6.5 DU/AC)	33.98	
NET AREA: 67TH AVE ROW RELINQUISHMENT (UNDER SEPARATE INSTRUMENT)		
GROSS RELINQUISHMENT AREA	0.37	16,170
TOTAL REMOVAL FOR NPA	0.00	0
NET PROJECT AREA (NPA)	0.37	16,170
NET PROJECT DENSITY (NPA x 4.5 DU/AC)	2.41	
PROJECT ZONING DENSITY CALCULATIONS		
	DU (unless otherwise noted)	SF (unless otherwise noted)
GROSS PROJECT SITE AREA (AC)	13.94	607,295
NET PROJECT AREA (NPA) (AC)	11.22	488,603
DENSITY PER R-4.5 PARCEL AREA	27.69	
DENSITY PER R-6.5 PARCEL AREA	33.98	
TOTAL BASE DENSITY (R-4.5 + R-6.5)	61.67	
TOTAL BASE DENSITY (R-4.5 + R-6.5) (ROUNDED)	62.00	
MAX DENSITY (WITH BONUS DENSITY) = 120% x BASE DENSITY	74.4	
DWELLING UNITS PROPOSED	48	
DENSITY PROPOSED (DU/AC)	3.44	
BONUS DENSITY REQUIRED	0	
OPEN SPACE CALCULATIONS		
	AC (unless otherwise noted)	SF (unless otherwise noted)
GROSS PROJECT SITE AREA	13.94	607,295
NET PROJECT AREA (NPA)	11.22	488,603
CRITICAL AREAS AND BUFFERS	4.06	176,919
REQ. OPEN SPACE (15% NPA)	1.68	73,290
REQ. OPEN SPACE (65% CRITICAL AREA/BUFFER PORTION)	1.09	47,639
REQ. OPEN SPACE (35% ACTIVE OPEN SPACE PORTION)	0.59	25,652
OPEN SPACE PROVIDED (TRACTS D, H AND I)	5.95	259,375
TOTAL OPEN SPACE PROVIDED	5.95	259,375

DENSITY, DIMENSIONAL AND PARKING TABLE

Requirement	Allowable under PRD Regulation	Proposed
Density: Dwelling unit/acre	As allowed per the underlying zone	3.44 DU/AC
Maximum density:	As allowed per the underlying zone or modified through the residential density incentives in Chapter 22C.090 MMC	74.4 DU/AC
Minimum street setback:	10 feet	10 feet
Minimum side yard setback:	5 feet (if no lot line between homes, 10 feet separation required)	5 feet
Minimum rear yard setback:	10 feet (if no lot line between homes, 20 feet separation required)	10 feet
Base height:	As allowed per the underlying zone	30 feet max
Maximum building coverage:	No maximum building coverage	TBD
Maximum impervious surface:	70 percent	70%
Minimum lot area:	3,500 square feet	3,504 SF
Minimum lot width:	30 feet	40 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	144 total*

* 2 STALLS PER LOT DRIVEWAY AND 1 ON-STREET PARKING SPACE

PORTION OF NW1/4, NW1/4, SEC 2, TWN 29 N, RGE 5 E, W.M., SNOHOMISH COUNTY, WASHINGTON

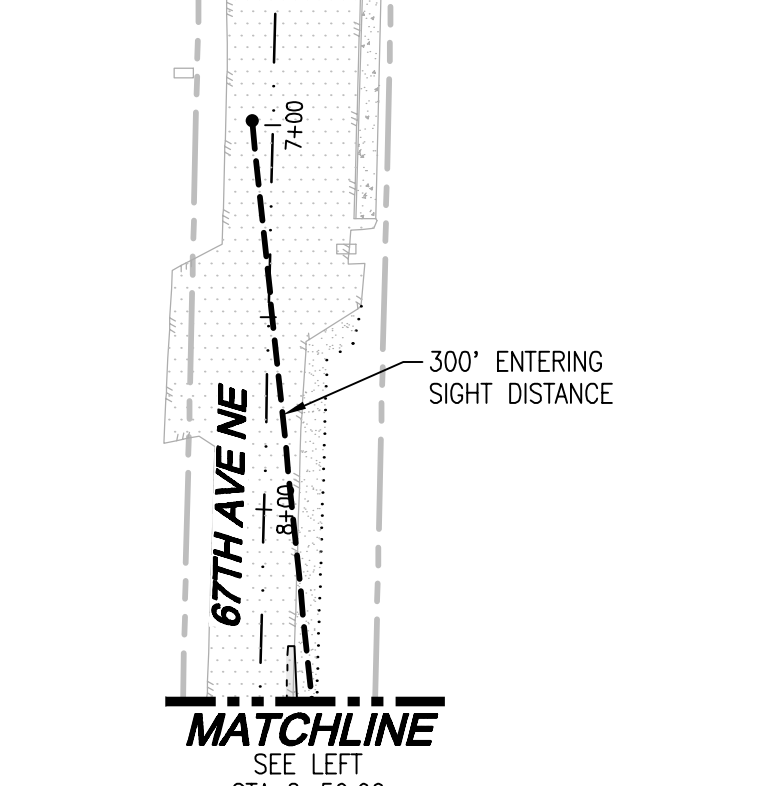
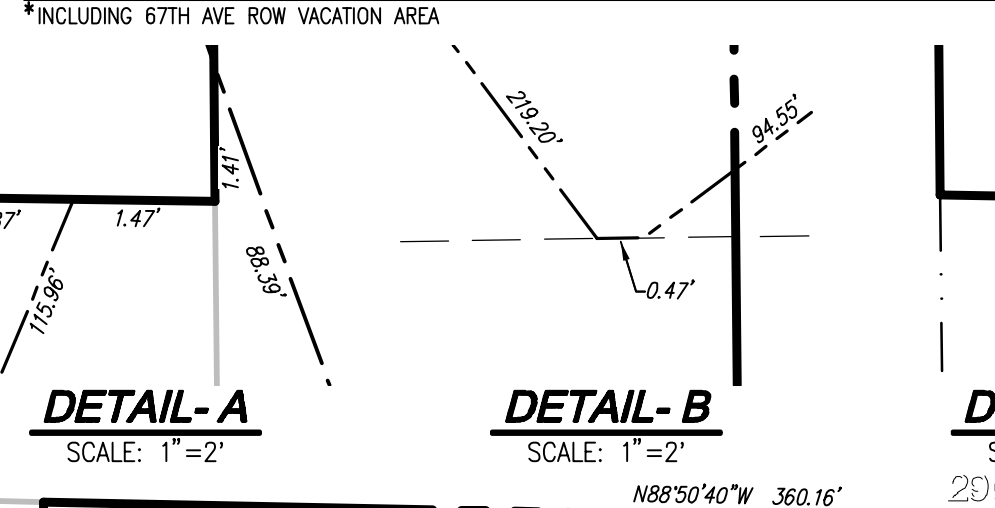


LEGEND

SYMBOL	DESCRIPTION
(S)	STOP/STREET SIGN
61	9'x20' GUEST PARKING STALL
+	MONUMENT IN CASE
+	PROPOSED FIRE HYDRANT
[Hatched Box]	BUILDABLE AREA
[Dashed Line]	SIGHT LINE EASEMENT FOR CITY OF MARYSVILLE, TYP
[Diagonal Lines]	FULL DEPTH ASPHALT
[Diagonal Lines]	2" GRIND AND OVERLAY
[Diagonal Lines]	PRIVATE OPEN SPACE (200 SF PER LOT, 5' MIN DIMENSION)
[Diagonal Lines]	NGPA BUFFER ADDITION
[Diagonal Lines]	NGPA BUFFER REDUCTION
[Diagonal Lines]	NGPA BUFFER IMPACT

BOUNDARY LINE TABLE

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L1	35.02	N88°50'40"W
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L4	14.59	N89°21'42"W
L5	52.01	N03°34'57"W
L6	19.89	N89°21'42"W



LOT SIZE SUMMARY

LOTS PROPOSED: 48
 AVERAGE LOT SIZE: 4,725 SF
 SMALLEST LOT SIZE: 3,504 SF (LOT 5)
 LARGEST LOT SIZE: 8,753 SF (LOT 8)

ACCESS CALCULATION (PER MMC 22C.080.070(4))

LOTS TO ACCESS FROM AUTOCOURTS = 19 (1-5, 19-20, 31-37, 44-48)
 PRD REQUIREMENT FOR NON-STANDARD ACCESS: 25%
 PROPOSED NON-STANDARD ACCESS: 19 LOTS/48 TOTAL LOTS=39.6%

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BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

PA 21013

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KEYSTONE LAND, LLC
WYNDHAM HILLS
 PRELIMINARY PLAN

LDC
 Surveying
 Engineering
 Planning

PROFESSIONAL ENGINEER
 KENT
 1851 Central Pls. #101
 Kent, WA 98030
 T: 425.886.1869 www.LDCorp.com F: 425.882.9893

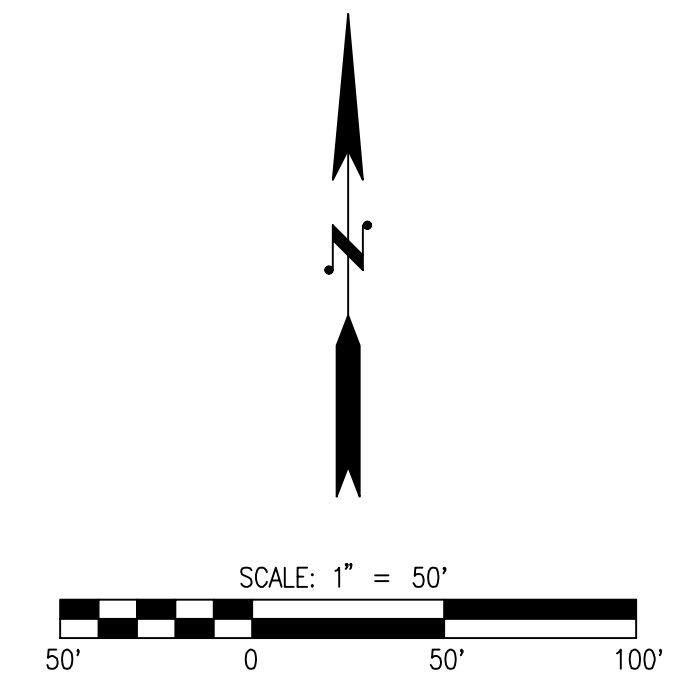
NO. DATE DESCRIPTION REVISIONS

1	5-27-21	REVISED PER 1ST PRELIMINARY PRD AND CIVIL COMMENTS
2	7-07-21	REVISED PER 2ND PRELIMINARY COMMENTS

JOB NUMBER: C20-159
 DRAWING NAME: C20159PP-PP-LP
 DESIGNER: MEV
 DRAFTING BY: PO
 DATE: 2-24-21
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

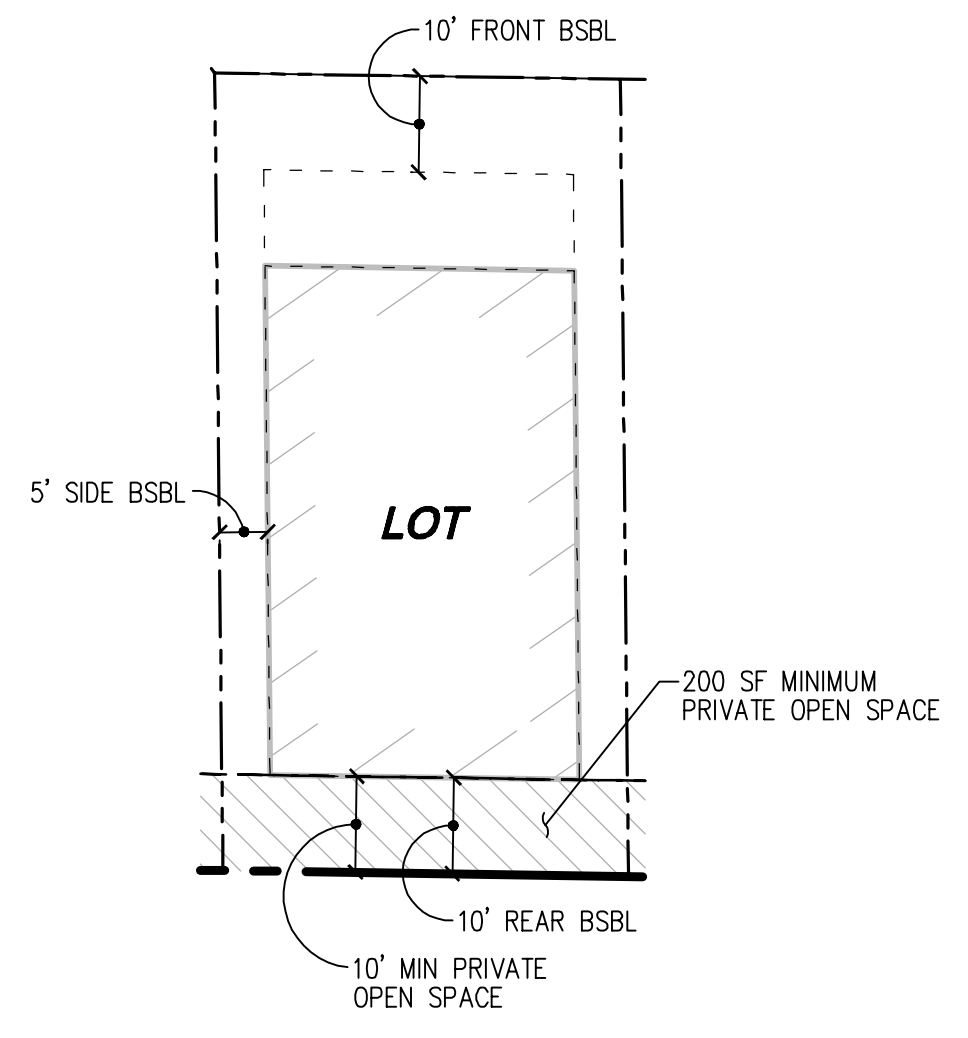
PP-02
 SHEET 2 OF 3

Drawing: P:\City\2020\2020-159 Wyndham Hills\Drawings\Preliminary\C20159PP-PP-LP.dwg
 Plotted: Jul 07, 2021 - 10:35am
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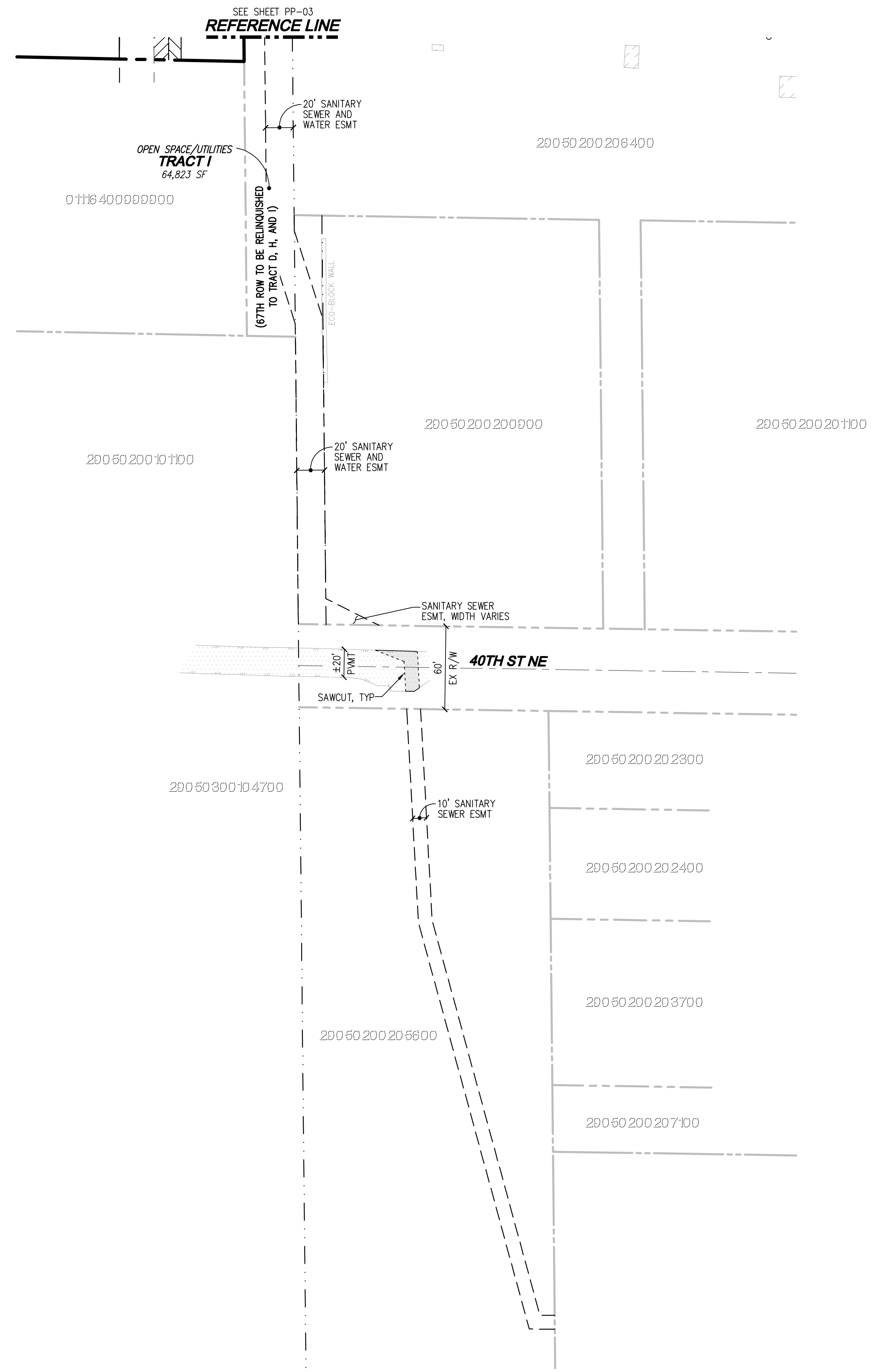


PLAT RESTRICTION NOTES - PRD STANDARDS

1. ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
2. EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OR PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNITS. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
3. PURSUANT TO MMC 22G.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 44TH STREET NE AND 67TH AVENUE NE.
5. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLINGS ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTOCOURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS.



PRIVATE OPEN SPACE DETAIL
NOT TO SCALE



Drawing: P:\Civil\2020\20-159 Wyndham Hills\Drawings\Preliminary\C20159PP-PP-PL.dwg Plotted: Jul 07, 2021 - 10:35am

UTILITY NOTE

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THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

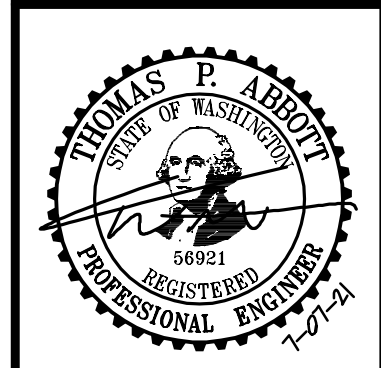
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LDC Surveying Engineering Planning

Kent
1851 Central Pl S, #101
Kent, WA 98030
T: 425.886.1869 www.LDCcorp.com F: 425.882.9893

KEYSTONE LAND, LLC
WYNDHAM HILLS
PRELIMINARY PLAT



JOB NUMBER: C20-159
DRAWING NAME: C20159PP-PP-PL
DESIGNER: MEV
DRAFTING BY: PO
DATE: 2-24-21
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

PP-03
SHEET 3 OF 3



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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	Wyndham Hills	File No.	PA21013
Detailed Project Description	Planned Residential Development subdividing 13.94 acres into 48 single-family lots through the provisions of MMC Chapter 22G.100 <i>Binding Site Plan</i> .		
Project Location	South side of 44 th Street NE at the intersection of 67 th Avenue NE	APN(s)	01116400999900, 29050200201800, 29050300100600, 01099000099700
Legal Description (abbreviated)	See File No. PA21013		
	OWNER	APPLICANT	CONTACT
Name	Keystone Land, LLC	Same as owner	Tom Abbott LDC, Inc.
Address	13805 Smokey Point Blvd, Suite 101		20210 142 nd Avenue NE
City, State, ZIP	Marysville, WA 98271		Woodinville, WA 98072
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: July 15, 2021</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	80 Columbia Avenue, WA 98270		


 Haylie Miller, CD Director

July 1, 2021
 Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Direct impacts to on-site critical areas, which requires compliance with RCW 90.48 and WAC 173-201A, Section 401 of the Clean Water Act and 40 CFR Section 121.2.
5.	Increase in vehicular traffic on 83 rd Avenue NE, 87 th Avenue NE, 64 th Street NE (SR 528) and Soper Hill Road, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from a large acre homesites into an urban medium-density detached single-family development.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

1.	The applicant/contractor shall adhere to the requirements outlined in the Recommendations Section of the Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC, dated November 28, 2016, or as amended.
2.	If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should 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 should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	Pursuant to MMC 22E.010.100(3), a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160, shall be required to be approved, prior to civil construction plan approval.
4.	The applicant shall connect all affected, adjacent properties if septic systems, reserve areas and wells are negatively impacted by this development, to sanitary sewer and public water. The applicant shall pay all capital improvement and meter fees prior to final plat approval or as otherwise determined by the City Engineer. The applicant shall also be responsible for abandoning the existing septic system(s) 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) and decommissioning the existing well(s) in accordance with WAC 173-160-381. Documentation demonstrating completion of this work shall be submitted, prior to final plat approval or as otherwise determined by the City Engineer.
5.	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.

6.	The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87 th Avenue NE and Soper Hill Road, based on the number of PMPHT distributed through the intersection. The proportionate share mitigation shall be vested at a rate of \$1,700.00 per PMPHT through the intersection.
7.	The applicant shall be required to construct frontage improvements for the 67 th Avenue NE extension, including a 3-legged "T" intersection at 67 th Avenue NE and 44 th Street NE, and construct frontage improvements along 44 th Street NE and the internal plat road(s), 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.
8.	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along the 67 th Avenue NE extension, 44 th Street NE and the internal plat road(s) in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way - Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer.
9.	The applicant shall be required to construct a Rectangular Rapid Flash Beacon (RRFB) at the intersection of 67 th Avenue NE and Drive B. RRFB improvements will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
10.	The joint use autocourts (Tracts B, C, E, F & G) 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **July 15, 2021**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering (Jeff Laycock) <input checked="" type="checkbox"/> PW – Engineering (Ken McIntyre) <input checked="" type="checkbox"/> PW – Engineering (Shane Whitney) <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. (Jesse Hannahs) <input checked="" type="checkbox"/> PW – Water Res.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <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 (electric) <input type="checkbox"/> PUD No. 1 (water) <input type="checkbox"/> ZiPLY <input type="checkbox"/>	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Olympia - Env. Review) <input type="checkbox"/> DOE (SEPA – Greta Stough) <input type="checkbox"/> DOE (Shorelands – G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <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"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Mark Hagen <input type="checkbox"/>