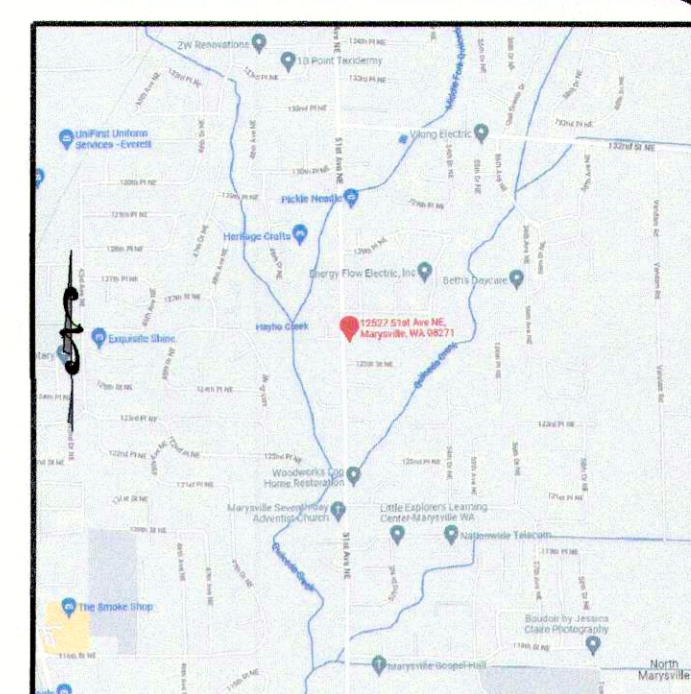
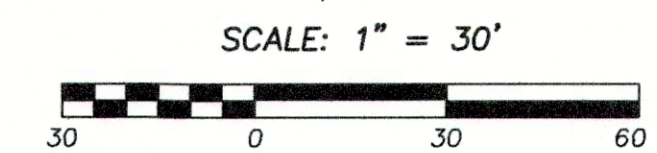


LEGEND

- SECTION CORNER FOUND AS NOTED
- QUARTER SECTION FOUND AS NOTED
- SANITARY SEWER MANHOLE
- SIGN
- MONUMENT FOUND AS NOTED
- REBAR FOUND AS NOTED
- SET 1/2" X 24" REBAR WITH PLASTIC CAP "ORCA 34671"
- WATER METER
- WATER VALVE
- WATER WELL
- POWER POLE LIGHT
- POWER VAULT
- UTILITY POLE
- UTILITY POLE ANCHOR
- SANITARY SEWER CLEANOUT
- CATCH BASIN TYPE 1
- MAILBOX
- TREE (CONIFEROUS)
- CONCRETE (WALKS, SLABS, CURB)

**PRELIMINARY SHORT PLAT &
PLANNED RESIDENTIAL DEVELOPMENT
FOR
HIDDEN VALLEY**

IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.30N., R.5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



PROJECT DESIGN TEAM:

- | | | |
|--|--|---|
| APPLICANT:
JAMES FUNSTON
19705 38TH DRIVE NW,
STANWOOD, WASHINGTON 98292 | OWNERS:
MARK KYLE GILL &
DARREN KENNETH STRANGELAND
12527 51ST AVENUE NE
EVERETT, WASHINGTON 98201
CONTACT: RYAN J. GRIGGS, PLS
EMAIL: RYAN@ORCALSI.COM | PLANNER/PROJECT CONTACT:
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
(425) 258-4438
CONTACT: RYAN J. GRIGGS, PLS
EMAIL: RYAN@ORCALSI.COM |
| SURVEYOR:
ORCA LAND SURVEYING
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
(425) 258-3400
CONTACT: RYAN J. GRIGGS, PLS
EMAIL: RYAN@ORCALSI.COM | ENGINEER:
OMEGA ENGINEERING
2707 WETMORE AVENUE
EVERETT, WASHINGTON 98201
(425) 903-4852
EMAIL: JOE@OMEGA-ENG.COM
CONTACT: JOSEPH SMEBY, P.E. | GEOTECH:
NELSON GEOTECHNICAL ASSOCIATES, INC.
ATTN: ALEX RIVALDI, L.C.
17311 - 135TH AVE NE #A-500
WOODINVILLE, WASHINGTON 98072
(425) 488-1669
CONTACT: ALEXR@NELSONGEOTECH.COM |

LANDSCAPE ARCHITECT:

PAUL JAY
1115 BRIDGE ROAD
EASTHAM, MASSACHUSETTS 02642
(425) 210-1986
EMAIL: PAULJAYLA@GMAIL.COM
CONTACT: PAUL JAY

LEGAL DESCRIPTION:

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, THE WEST 351.53 FEET OF THE FOLLOWING DESCRIBED TRACT:
ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 736.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 87°16'57" EAST A DISTANCE OF 1309.19 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 00°00' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 181.06 FEET;
THENCE NORTH 87°33'18" WEST A DISTANCE OF 1309.19 FEET TO THE WEST LINE OF SAID SECTION 3;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 184.17 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE SOUTH 20 FEET THEREOF;
AND ALSO EXCEPT THE WEST 20 FEET THEREOF FOR ROAD.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION:

SITE ADDRESS:	12527 51ST AVENUE NE MARYSVILLE, WASHINGTON 98271 30050300302600
TAX NUMBER:	R-4.5
EXISTING ZONING:	R-4.5
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	CITY OF MARYSVILLE
SEWAGE DISPOSAL:	MARYSVILLE DISTRICT 25
WATER SUPPLY:	MARYSVILLE FIRE DISTRICT
SCHOOL DISTRICT:	CITY OF MARYSVILLE
FIRE DISTRICT:	
PARK DISTRICT:	

CITY OF MARYSVILLE DENSITY CALCULATION:

TOTAL SITE AREA	54,164 SF	1.24 ACRES
MINUS FLOOD PLAINS	0 SF	0 ACRES
MINUS UTILITY EASEMENTS OVER 30'-FEET	0 SF	0 ACRES
MINUS PUBLIC OWNED FACILITY & R.O.W.	15,748 SF	0.36 ACRES
MINUS STORM WATER DETENTION TRACTS OR EASEMENTS	0 SF	0 ACRES
MINUS PRIVATE ROAD OR ACCESS EASEMENTS	0 SF	0 ACRES
MINUS CRITICAL AREAS UNDER WATER	0 SF	0 ACRES
MINUS PANHANDLES	0 SF	0 ACRES
TEMP-TURN AROUND LOT 4	120 SF	0.03 ACRES
TEMP-TURN AROUND LOT 5	1,051 SF	0.02 ACRES
NET SITE AREA	37,245 SF	0.85 ACRES
SFR UNITS = 0.85 X 4.5 = 3.85		
TOTAL = 4 UNITS MAXIMUM		
3.85 X 0.20 = 0.77 OR 1 BONUS UNITS		
TOTAL UNITS PERMITTED = 5		
TOTAL UNITS PROPOSED = 5		

PRD DEVELOPMENT STANDARDS:

- SETBACKS:**
MINIMUM STREET: 10'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 10'
MAXIMUM IMPERVIOUS SURFACE: 70%
MAXIMUM BUILDING HEIGHT: 30'
MINIMUM LOT AREA: 3,500 SINGLE FAMILY
2,000 SF - ATTACHED SINGLE FAMILY
5,250 SF - TWO-UNIT DUPLEX
MINIMUM LOT WIDTH: 30'
25' ZERO LOT LINE ATTACHED SINGLE FAMILY
MAXIMUM DRIVEWAY WIDTH: 20' (PER ENGINEERING SERVICES MANAGER)
- *PORCHES MAY EXTEND AS CLOSE AS 7'-FEET FROM THE SIDEWALK
**IF NO LOT LINE BETWEEN HOMES 10' SEPARATION BETWEEN STRUCTURES
***IF NO LOT LINE BETWEEN HOMES 20' SEPARATION BETWEEN STRUCTURES

RDI BONUSES PROPOSED (22G.090.030):

- (3a). COMMUNITY IMAGE AND IDENTITY - \$25,000 PER BONUS UNIT.
1 UNITS TO BE PURCHASED AT \$25,000 EACH = \$25,000.
TOTAL DENSITY BONUSES = 1 UNITS
TOTAL LOTS PERMITTED = 5

PRD STANDARD AMENITIES (MMC 22G.080.100):

4(a) ONE LARGE RECREATIONAL AMENITY OR TWO SMALL RECREATIONAL AMENITIES PER ONE QUARTER ACRE OF ACTIVE RECREATION SPACE ARE REQUIRED.
0.13 ACRES = 5,829 SF
ACTIVE RECREATION SPACE PROVIDED = 8,168 SF, OR 0.188 ACRES
ONE PICNIC TABLE IS PROPOSED TO SATISFY REQUIRED PRD AMENITIES.
SEE LANDSCAPE PLAN PREPARED BY PAUL JAY FOR PRD AMENITIES.

OPEN SPACE NOTES (22G.080.100):

- 15% OF NET SITE AREA IS REQUIRED TO BE PLACED IN OPEN SPACE.
NET SITE AREA = 37,245 SF
37,245 X 0.15 = 5,587 SF OPEN SPACE REQUIRED
OPEN SPACE PROVIDED = 8,168 SF OR 21.93%
- 35% OF TOTAL OPEN SPACE REQUIRED TO BE ACTIVE OPEN SPACE.
SEE LANDSCAPE PLAN PREPARED BY PAUL JAY FOR ACTIVE OPEN SPACE ELEMENTS FOR THIS SUBDIVISION.

PARKING NOTES (22G.080.080):

MINIMUM PARKING REQUIREMENTS OF 3 STALLS PER DETACHED SINGLE FAMILY DWELLING WILL BE MET VIA 2 CARS IN THE GARAGE AND 1 IN THE DRIVEWAY.

PROJECT NOTES:

- 1) ENTIRE SITE LIES OUTSIDE OF SHORELINE MANAGEMENT AREA.
- 2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA.
- 3) THIS PROPERTY LIES OUTSIDE ANY LANDSLIDE AREA.
- 4) NOT WITHIN AN AIRPORT COMPATIBILITY AREA.
- 5) NEAREST FIRE HYDRANT IS LOCATED 160' WEST OF THE NORTHWEST CORNER OF THE SITE, IN THE NORTH SIDE OF 126TH STREET NE.
- 6) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AT TIME OF RECORDING.
- 7) EXISTING BUILDINGS AND SHEDS TO BE REMOVED.
- 8) BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT AND WILL NOT EXCEED MAXIMUM IMPERVIOUS PER LOT.

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCR1205 TOTAL STATION AND STONEX S900 (GNSS) OR LEICA APX 1200 GPS
METHOD OF SURVEY: FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) OBSERVATION
PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS.

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 51ST AVENUE NE, SAID LINE ALSO KNOWN AS THE WEST LINE OF THE SOUTHWEST 1/4, AS THE BEARING OF NORTH 01°09'29" WEST, PER PLAT OF CREEKSIDE MANOR AFN 202107205001, WHICH WAS THEN ROTATED TO THE PROJECTS FINAL BASIS OF BEARING, BEING BASED UPON NAD83 AS BEING N 01°09'05" E.

REFERENCES: HIDDEN QUILCEDA ESTATES AFN 200705235243
CREEKSIDE MANOR PRO/BSP AFN 202107205001
HENNESSY ADDITION DIVISION NO. 1 VOLUME 26, PAGE 16

VERTICAL DATUM: NAVD 88, AS OBTAINED BY GPS OBSERVATION.

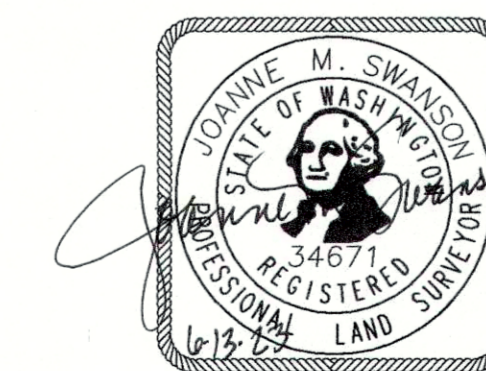
VERTICAL CONVERSION: NAVD88 TO NGVD29 SUBTRACT 3.75'

(BM) BENCHMARK: FOUND CONCRETE MONUMENT AND 1-3/4" BRASS DISK WITH PUNCH AND STAMPED "7068" DOWN 0.5' IN CASE, VISITED 7-13-2022. LOCATE AT THE INTERSECTION OF 126TH STREET NE AND 51ST AVENUE NE, OBTAINED BY GPS OBSERVATION EL=80.28

(TBM) TEMPORARY BENCHMARK: EXISTING MAG NAIL LOCATED IN THE SOUTHWEST CORNER OF SITE ELEVATION = 79.59'

ARCHEOLOGICAL NOTE:

IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST 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 MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.



ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-258-3400 FAX: 425-258-1616

**PRELIMINARY SHORT PLAT &
PLANNED RESIDENTIAL DEVELOPMENT
FOR
HIDDEN VALLEY
SP**

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
jen@orcalst.com
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

PROJECT: 2022-015 DWG BY: J/LH DATE: 6/1/2023 REV:

SHEET
1
OF
1