

OLYMPIC VISTA PRD

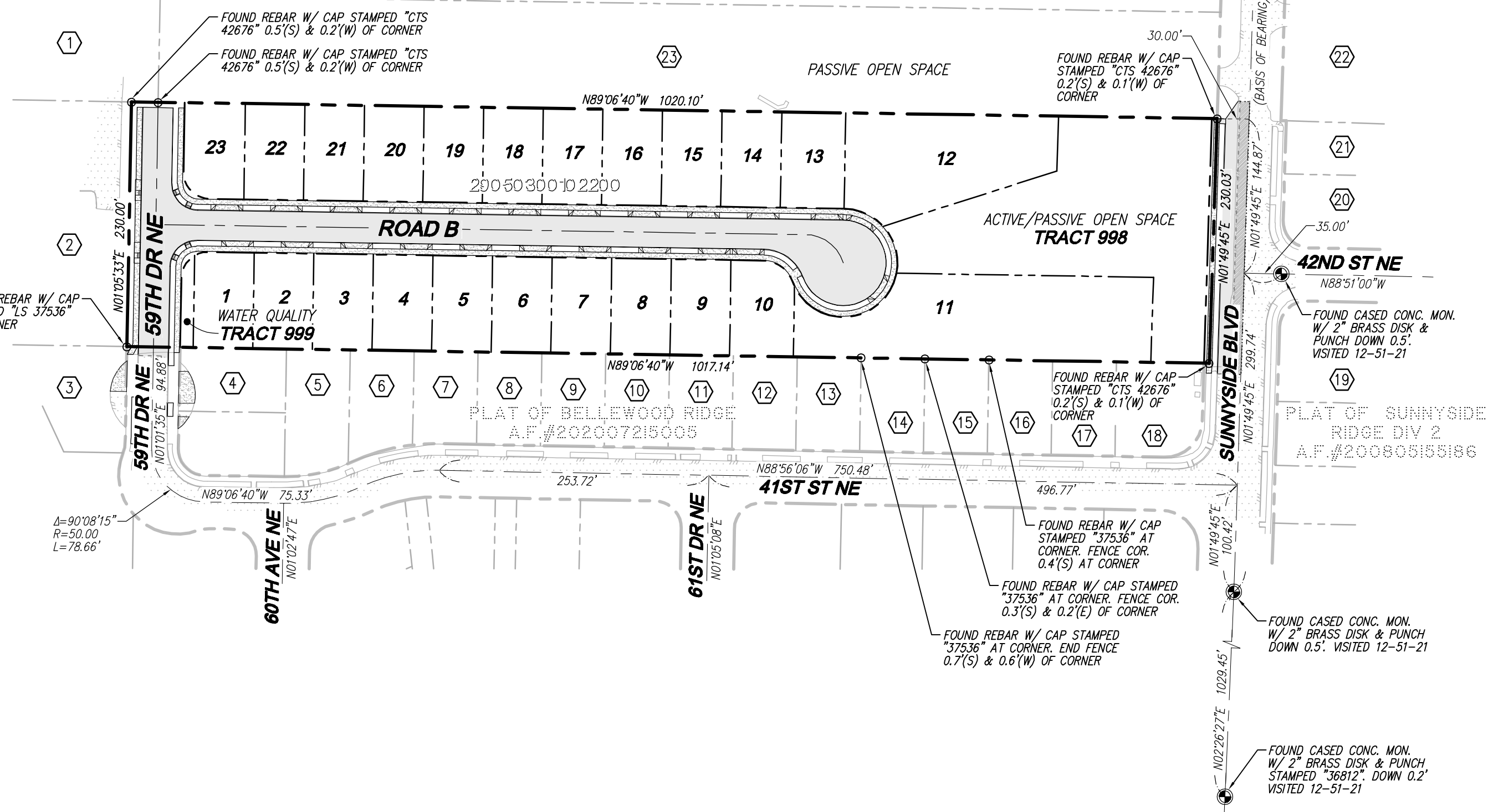
PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
●	SET 1/2"x24" REBAR W/ CAP STAMPED "PCS 37536"	CB	CATCH BASIN
○	REBAR W/ CAP, AS NOTED	CL	CENTERLINE
⊙	FOUND CONCRETE MONUMENT AS NOTED	CMP	CORRUGATED METAL PIPE
⊕	STORM DRAIN MANHOLE	CP	CONCRETE PIPE
▽	CULVERT	EL	ELEVATION
□	CATCH BASIN	EXST.	EXISTING
⊗	WATER VALVE	FL	FLOWLINE
⊙	FIRE HYDRANT	IE	INVERT ELEVATION
⊕	WATER METER	LCPE	LINE CORRUGATED POLYETHYLENE
⊕	HOSE BIB	PL	PROPERTY LINE
⊕	SANITARY SEWER MANHOLE	PP	POWER POLE
⊕	MAILBOX	PVC	POLYVINYL CHLORIDE PIPE
⊕	SIGN POST	R/W	RIGHT-OF-WAY
⊕	UTILITY/POWER POLE	STA	STATION
⊕	POWER HAND HOLE	SD	STORM DRAIN
⊕	GUY ANCHOR	SS	SANITARY SEWER
⊕	GUY ANCHOR POLE	SSMH	SANITARY SEWER MANHOLE
⊕	POWER TRANSFORMER	SWPE	SOLID WALL POLYETHYLENE PIPE
⊕	CONFERIOUS TREE	TYP	TYPICAL
⊕	DECIDUOUS TREE	TBR	TO BE REMOVED

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

PROPOSED SEWER SYMBOLS		PROPOSED SURVEY SYMBOLS	
□	SEWER CAP	⊕	SURVEY MONUMENT IN PROPOSED ROAD
○	SEWER CLEANOUT		
●	SEWER MANHOLE		
⊕	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 455.34 FEET SOUTH OF THE QUARTER CORNER ON THE NORTH BOUNDARY OF THE SECTION; THENCE EAST 1294.3 FEET; THENCE SOUTH 00'05" WEST FOR 100 FEET; THENCE WEST 2032.9 FEET TO THE BANK OF EBEL SLOUGH; THENCE NORTH 53'51" WEST FOR 110 FEET; THENCE NORTH 40'22" WEST FOR 40 FEET; THENCE EAST FOR 857.5 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF SUNNYSIDE BOULEVARD;

TOGETHER WITH TRACT 998, WESTVIEW AT SUNNYSIDE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 9808075002, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL UNDER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9207010592, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH MEASURES SOUTH 02'47'23" WEST, A DISTANCE OF 455.34 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 274.00 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF 59TH DRIVE N.E. (FORMERLY 44TH STREET N.E.), PER PLAT OF WESTVIEW AT SUNNYSIDE II AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 07°05'04" WEST, ALONG THE SOUTHERLY PROJECTED CENTERLINE OF SAID 59TH DRIVE N.E., A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL; THENCE NORTH 89°07'08" WEST, A DISTANCE OF 1052.40 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE HIGH ORDINARY WATER MARK LINE OF EBEL SLOUGH AS FIELD LOCATED 5/3/2005; THENCE NORTH 49°39'27" WEST, A DISTANCE OF 42.18 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE; THENCE CONTINUING ALONG SAID HIGH WATER MARK LINE NORTH 40°54'16" WEST, A DISTANCE OF 98.16 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 876.74 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 998, PLAT OF WESTVIEW AT SUNNYSIDE II, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID 59TH DRIVE N.E.;

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BENCHMARK

FOUND CASED CONC. MON. ON CENTERLINE, SUNNYSIDE BLVD.
ELEVATION=143.93'
PER GPS OBSERVATIONS

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF SUNNYSIDE ROAD, AS THE BEARING OF N02°26'27"E.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 BOTOMIC ELECTRONIC TOTAL STATION

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

REFERENCES

- (R1) PLAT OF BELLEWOOD (AFN. 202007215005)
- (R2) PLAT OF SUNNYSIDE RIDGE (AFN. 201003025001)

NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

PROJECT INFORMATION

TAX PARCEL: 29050300102200
SITE ADDRESS: 4128 SUNNYSIDE BLVD MARYSVILLE, WA 98270
SITE AREA: 234,283 SF (5.38 AC)
CURRENT ZONING: R-4.5 (PRD)
PROPOSED ZONING: R-4.5 (PRD)
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS: 23
MAX IMPERVIOUS COVERAGE: 70% PER LOT
WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD
GAS: PUGET SOUND ENERGY
TELEPHONE: FRONTIER
CABLE: COMCAST
SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
BUILDING SETBACKS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 5 FEET
PARKING REQUIREMENTS:
PARKING REQUIRED: 3 PER DU=69 STALLS
PARKING PROVIDED: 96 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

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) 482-2893
EMAIL: tabbott@ldccorp.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

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

GEOTECH:
LIU & ASSOCIATES, INC.
19213 KENLAKE PL NE
KENMORE, WASHINGTON 98028
CONTACT: JULIAN LIU, PE
PHONE: (425) 483-9134
FAX: (425) 486-2746

EARTHWORK QUANTITIES

CUT: 12,300 CY
FILL: 1,400 CY
STRIPPINGS: 13,000 CY
DISTURBED AREA: 251,318 SF (5.77 AC)
THESE CALCULATIONS ARE FOR PERMITTING PURPOSES ONLY. FOR DETAILED CALCULATIONS, DETAILED EARTHWORKS TAKEOFFS SHOULD BE PERFORMED.

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 PRELIMINARY PLAT

ADJACENT TAX PARCEL NUMBERS

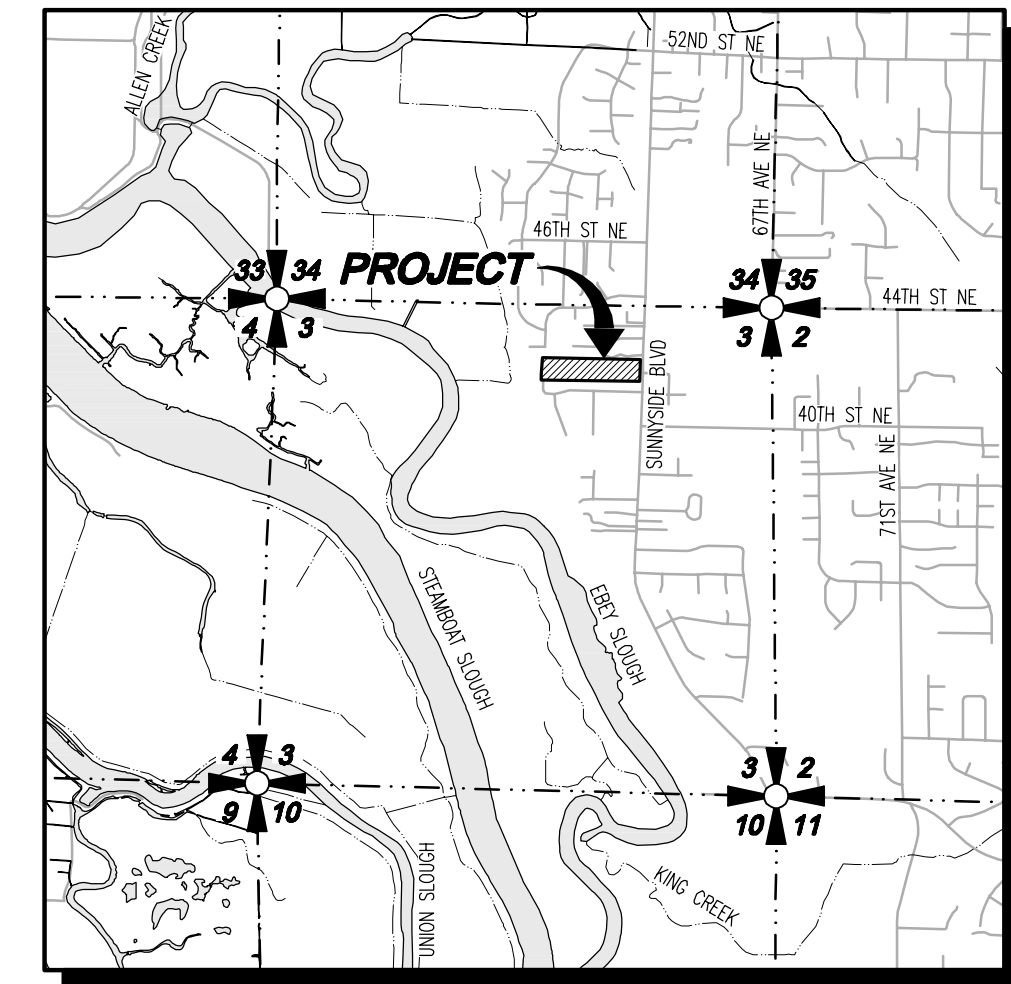
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- 20 01099000000500
- 21 01099000000600
- 22 29050300100700
- 23 29050300102100

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



VICINITY MAP
SCALE: 1"=200'

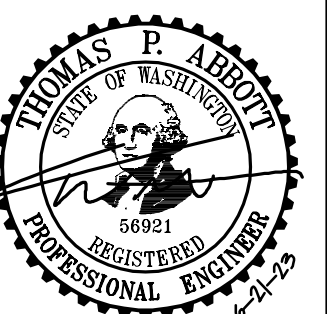
CITY PROJECT NO: PA22-044, G23-0022

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

NO.	DATE	DESCRIPTION
1	4-24-23	REVISED PER CITY 1ST REVISIONS
2	6-15-23	REVISED PER CITY COMMENTS
3	6-21-23	REVISED PER 3RD PRELIM COMMENTS

LDC Surveying Engineering Planning
Woodinville, WA 98072
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCCorp.com
F: 425-482-2893

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
COVER SHEET

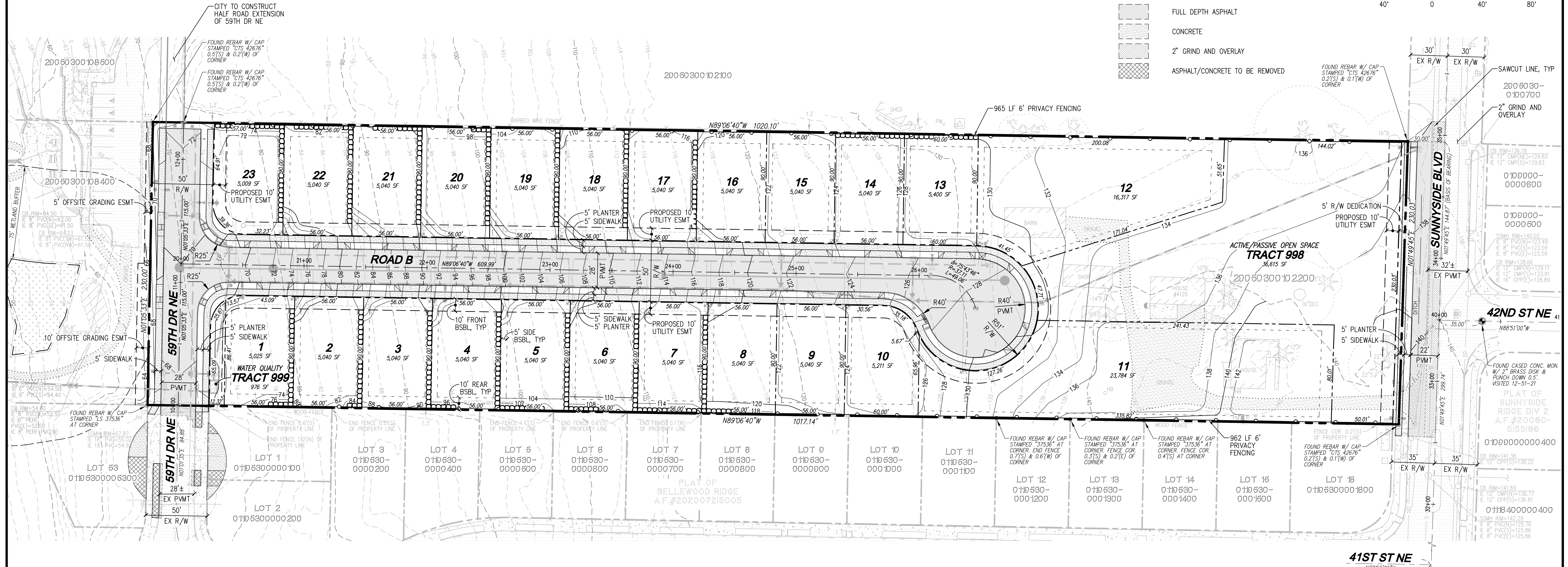
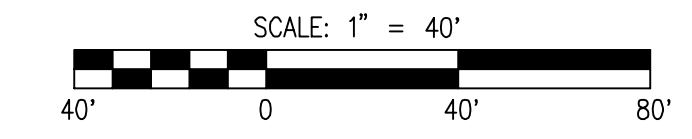


JOB NUMBER: C21-210
DRAWING NAME: G21210PP-CS-PL
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 2-07-23
SCALE: 1"=100'
JURISDICTION: MARYSVILLE

PP-01

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- PRIVACY FENCE
- ROCKERY RETAINING WALL
- "NO-PARKING FIRE LANE" SIGN
- STREET LIGHT
- FULL DEPTH ASPHALT
- CONCRETE
- 2" GRIND AND OVERLAY
- ASPHALT/CONCRETE TO BE REMOVED



DENSITY, DIMENSION AND PARKING

Requirement	Allowable under PRD Regulation	Proposed
Density: Dwelling unit/acre	As allowed per the underlying zone	4.5 DU/AC
Maximum density:	As allowed per the underlying zone or modified through the residential density incentives in Chapter 22C.090 MMC	5.53 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	5,009 SF
Minimum lot width:	30 feet	56 feet
Minimum driveway length:	20 feet	20 feet
Minimum parking:	3 stalls per detached single-family dwelling	92 total

* 2 STALLS PER LOT DRIVEWAY AND 2 GARAGE SPACES

OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area	5.38	234,283
Net Project Area (NPA)	4.26	185,617
Req. Open Space (15% NPA)	0.64	27,843
Req. Open Space (35% Min Active Open Space Portion)	0.22	9,745
Active Open Space Provided (Tract 998)	0.42	18,457
Total Open Space Provided	0.84	36,615
Additional Active Open Space (Provided Above And Beyond Required Amount)	0.20	8,712

RESIDENTIAL DENSITY INCENTIVES

Residential Density Incentives	PER MMC22C.090.030	
7C. Installation of Perimeter Fencing (1 unit/500 LF)	3 UNITS	1,927 LF
7E. Private Park and Open Space Facilities (5 units/AC)	1 UNIT	0.20 AC
Total Additional Units	4 UNITS	N/A
Total Units Allowed (Base + Additional Bonus Units)	19 + 4 = 23 UNITS	N/A
Total Units Proposed	23 UNITS	N/A

*Tract 998 Active Open Space Area Above And Beyond The Required For PRDS Considered in this calculation

PROJECT ZONING DENSITY CALCULATIONS

	DU (unless otherwise noted)	SF (unless otherwise noted)
Gross Project Site Area (AC)	5.38	234,283
Net Project Area (NPA) (AC)	4.26	185,617
Base Density	19.40	
Max Density (with Bonus Density) = 120% x Base Density	23.28	
Dwelling Units Proposed	23	
Density Proposed (DU/AC)	5.40	
Bonus Density Required	4	

NET AREA: R-4.5 ZONING

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Parcel Area	5.38	234,283
ROW Dedication	1.12	48,666
Total Removal for NPA	1.12	48,666
Net Project Area (NPA)	4.26	185,617
Net Project Density (NPA x 4.5 DU/AC)	19.18	

LOT SIZE SUMMARY

LOTS PROPOSED: 23
 AVERAGE LOT SIZE: 8,572 SF
 SMALLEST LOT SIZE: 5,009 SF (LOT 23)
 LARGEST LOT SIZE: 23,784 SF (LOT 11)

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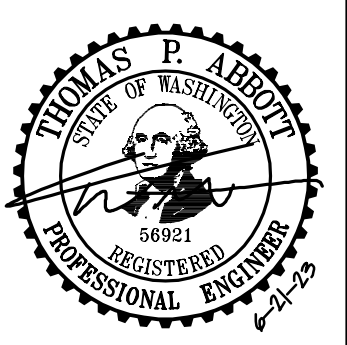
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 20210 142nd Avenue NE
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 F: 425-882-9893
 T: 425-886-1869

KEYSTONE LAND, LLC.
OLYMPIC VISTA PRD
 PRELIMINARY PLAT



JOB NUMBER: C21-210
 DRAWING NAME: C21210PP-PP-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 2-07-23
 SCALE: 1"=40'
 JURISDICTION: MARYSVILLE

PP-02
 SHEET 2 OF 2

Drawing: P:\City\2021\21-210 olympic_vista\Drawings\Pre-Plat\C21210PP-PP-PL.dwg Plotted: Jun 21, 2023 - 8:56am