GROUNDHOG PRELIMINARY PLAT / PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NE 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON CITY PROJECT FILE #: PREA22-009

APPLICANT

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ENGINEER

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GEOTECHNICAL

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SOUNDVIEW CONSULTANTS, LLC

LANDSCAPE

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SUBJECT PROPERTY LEGAL DESCRIPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 500132201 AMMENDMENT 1)

TPN 005907000-10500

TRACT 105, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT PROPERTY SITE ADDRESS

5110 83 AVENUE NE, MARYSVILLE, WA 98270

SUBJECT PROPERTY OWNER

GROUNDHOG LAND DEVELOPMENT COMPANY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

PRELIMINARY PLAT OVERVIEW PLAN SCALE: 1" = 50'TPN 00590700005802 TPN 0059070000880 TRACT 996 **TRACT 998** 23 22 TPN 00590700010601 ROAD A & OPEN SPACE TPN 00590700011200 TPN 00590700011201

PLAT RESTRICTION NOTES - PRD DEVELOPMENT 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 OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. 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 83 AVENUE NE
- PURSUANT TO THE EAST SUNNYSIDE/WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES SECTION A.1 RESIDENTIAL SUBDIVISION DESIGN, SUBSECTION A1.1 RESIDENTIAL DEVELOPMENTS, ALL RESIDENTIAL DEVELOPMENTS SHALL BE DESIGNED TO FRONT ONTO STREETS. CONFIGURATIONS WHERE DWELLING UNITS AND/OR RESIDENTIAL LOTS BACK UP ANY STREET ARE PROHIBITED. LOT CONFIGURATIONS WHERE SIDE YARDS FACE THE STREET ARE ACCEPTABLE.
- 6. PURSUANT TO THE EAST SUNNYSIDE/WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES SECTION F.2 FENCES AND SCREENING ELEMENTS. SUBSECTION F.2.1 MAXIMUM WALL HEIGHT ALONG PUBLIC STREETS OR SIDEWALKS. THE FOLLOWING STANDARDS APPLY:
- 6a. THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE—STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FACADE SHALL BE 3-1/2 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
- 6b. THE MAXIMUM HEIGHT OF ANY DECORATIVE WALL OR FENCE WHICH ALLOWS VISIBILITY (NO MORE THAN 50% OPAQUE), SUCH AS A WROUGHT IRON OR SPLIT RAIL FENCES, SHALL BE 6 FEET. SUCH FENCES SHALL BE SET BACK FROM THE SIDEWALK AT LEAST 3 FEET TO ALLOW FOR LANDSCAPING ELEMENTS TO SOFTEN THE VIEW OF THE FENCE.

6c. IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET. FENCES TALLER THAN 3-1/2 FEET SHALL BE

- SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE. PROVISIONS FOR LONG TERM MAINTENANCE OF THIS LANDSCAPING SHALL BE ADDRESSED ON THE PLAT. 7. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE
- ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
- TOTAL OF 25 LOTS ARE LESS THAN 5,000 SF (LOTS 1-25).
- ACCORDINGLY, 6 LOTS (25% OF 25 LOTS THAT ARE LESS THAN 5,000 SF) ARE SUBJECT TO THIS DRIVEWAY ACCESS REQUIREMENT AS FOLLOWS:
- AUTO-COURT ACCESS (6 LOTS): 8, 9, 18-20, & 25
- PURSUANT TO MMC 22G.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS: - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
- 9. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY

ZONING AND LAND USE SUMMARY

PROPOSED LAND USE: HIGH DENSITY SINGLE FAMILY RESIDENTIAL PROPOSED DENSITY: 25 LOTS PHASING: 1 PHASE HOUSING MIX RATIO WITHIN 300 F 100% SINGLE FAMILY DETACHED 3,500 SF

30 FT

MIN. LOT AREA ALLOWED: MIN. LOT WIDTH ALLOWED: MAX. BUILDING HEIGHT ALLOWED: MAX. IMPERVIOUS AREA ALLOWED: MIN. DRIVEWAY LENGTH: MAX. DRIVEWAY CUT: MIN. PARKING:

30 FT 20 FT 3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

STREET: 10 FT* GARAGE: 20 FT PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE SIDE: 5 FT STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC / REAR: 10 FT COMMUNITY IMPROVEMENTS. ALLEY: 0 FT

SPECIAL DISTRICTS AND UTILITY PROVIDERS

LAKE STEVENS DISTRICT 4 SNOHOMISH COUNTY FIRE DISTRICT 22 CITY OF MARYSVILLE CITY OF MARYSVILLE SNOHOMISH COUNTY PUD PUGET SOUND ENERGY VERIZON GARBAGE: WASTE MANAGEMENT NW

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150) GROSS SUBJECT PROPERTY AREA (R-6.5 ZONE): 201,846 SF 4,634 Ac LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE): (40,369 SF) (0.927 Ac) 161,477 SF 3.707 Ac NET PROJECT AREA (FOR DENSITY CALCULATIONS):

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (6.5 DWELLING UNITS PER AC): $(4.634 \text{ Ac} - 0.927 \text{ Ac}) \times 6.5 \text{ DU/Ac} = 24.10 (24)$ MAX. BONUS DENSITY (20% PRD INCREASE): BASE DENSITY (24) \times 0.20 = 4.80 (5) MAX. ALLOWABLE DENSITY: 24.10 + 4.80 = 28.90 (29 DU)*Bonus density achieved via application of residential density incentives (RDI'S).

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (24) + 1 BONUS UNIT = 25 LOTS * REQUIRE 1 RDI BONUS UNIT TO ACHIEVE PROPOSED 25 LOT PRD DENSITY

3. LOT PROPOSAL SUMMARY TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 25 LOTS AVERAGE LOT SIZE: 3,574 SF

(RDI UNITS REQUIRED = 1)

SMALLEST LOT SIZE:

LARGEST LOT SIZE:

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090) RDI BENEFIT DESCRIPTION RDI BONUS UNITS

(6b) DUAL USE STORM DETENTION TRACT 2 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACTS USED FOR PASSIVE RECREATION (0.263 Ac \times 2 = 0.53 UNITS) (7c) PROJECT DESIGN — PERIMETER FENCING

1 BONUS UNIT PER 500 LF OF PERIMETER FENCING (EXCUDING 83 AVE NE FRONTAGE) 1,020 LF / 500 = 2.04 UNITS

TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS: (NOTE: EXCEEDS MINIMUM RDI UNITS REQUIRED)

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100) OPEN SPACE REQUIRED: 24,222 SF 0.556 Ac 15% OF 3.707 Ac NET PROJECT AREA OPEN SPACE TRACTS PROPOSED: 11,475 SF 0.263 Ac TRACT 999 - STORM WATER & ACTIVE OPEN SPACE

TOTAL OPEN SPACE PROPOSED: 68.815 SF 1.580 Ac ACTIVE OPEN SPACE SUMMARY: *** MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE 8,478 SF 0.195 Ac ACTIVE OPEN SPACE AREA PROPOSED 11,475 SF 0.263 Ac **VICINITY MAP** SCALE: 1" = 1.000' SUBJECT **PROPERTY** EAST SUNNYSIDE/WHISKEY RIDGE

SHEET INDEX

C-01 COVER SHEET

C-02 EXISTING CONDITION C-03 PRELIMINARY PLAT

C-05 TYPICAL ROAD SECTIONS

C-04 GRADING AND COMPOSITE UTILITY PLAN

C-06 ROAD A - PRELIMINARY ROAD & UTILITY PLAN

L-1 PRELIMINARY LANDSCAPE PLAN - OVERVIEW

SURVEY BASIS OF BEARING

MARCH 9, 2021 AS FOLLOWS:

MARCH 9, 2021 AS FOLLOWS:

ELEVATION = 388.27

AS THE BEARING OF N 0017'24" E.

SURVEY VERTICAL DATUM

BASIS OF BEARING PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED

BASIS OF BEARINGS PER THE MONUMENTED CENTERLINE OF 83RD AVE NE,

VERTICAL DATUM PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED

FOUND CASED CONC. MON. W/ BRASS NAIL IN CONC.

WGS SURVEY DATA WAREHOUSE I.D. #17857

C-07 83 AVE NE - PRELIMINARY ROAD & UTILITY PLAN

DRAFTING LEGEND

WATER SYMBOLS:

■ WATER METER GATE VALVE MECHANICAL JOINT

 SEWER CLEAN OUT SEWER MANHOLE STORM MANHOLE

MISC SYMBOLS: -O-

UTILITY POLE ANCHOR P POWER VAULT T TELEPHONE VAULT фЩ ♦ → 3000 STREET LIGHT EXISTING TREE (CONIFER)

LINE TYPES

2.04

44,826 SF 1.029 Ac

12,514 SF 0.287 Ac

---- G ---- EXISTING GAS ---- BF --- EXISTING COM. BURIED FIBER ---- P ---- EXISTING OVERHEAD POWER $-\cdot \longrightarrow \cdot \cdot \longrightarrow \cdot \cdot \longrightarrow -$ Existing ditch ---- SD ---- EXISTING STORM DRAIN -----SD------ PROPOSED STORM DRAIN ---- w ---- existing water main

PROPOSED PROPERTY LINE —— — — EXISTING PROPERTY LINE

L-2 TRACT 999 OPEN SPACE CONCEPT L-3 LANDSCAPE DETAILS & SPECIFICATIONS

SEWER AND STORM DRAIN SYMBOLS:

■ STORM CATCH BASIN

PROJECT DATUM: NAVD 88 EXISTING TREE (DECIDUOUS) PROJECT BENCHMARK:

EXISTING EDGE OF PAVEMENT ----ss---- Existing Sanitary Sewer ------SS------- PROPOSED SANITARY SEWER

— — — EASEMENT OR SETBACK LINE

—— — SUBJECT PROPERTY BOUNDARY ----- EXISTING ELEVATION CONTOUR

COVER SHEET GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT

5110 83 AVENUE NE, MARYSVILLE, WA

SHEET:

DRAWING:

of **7**

PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M. DATE: SCALE: H: AS SHOWN V: N/A APRIL 2022

- (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.

1-800-424-5555

EXISTING UTILITIES NOTE: ISSUED FOR PRELIMINARY PLAT HE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE HOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN REVISED PER CITY REVIEW COMMENTS NDEPENDENTLY VERIFIED BY THE OWNER OR ITS EPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE XACT LOCATION OF ALL EXISTING UTILITIES BEFORE OMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE OR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG



05/28/2022

LATTA ENGINEERING PLLC

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PREA22-009 **DESIGNED BY:** DRAWN BY: CHECKED BY:

CITY FILE NUM.

JOB NO.:

3,500 SF

4,641 SF

GROUNDHOG LAND DEVELOPMENT COMPANY, LLC 2502 161 AVENUE SE BELLEVUE, WA 98008-5423

TRACT 998 - OPEN SPACE

TRACT 997 - STORM WATER & OPEN SPACE

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY