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 #: PA22-019

APPLICANT

2502 161 AVENUE SE BELLEVUE. WA 98008-5423 PHONE: (425) 330-4117 CONTACT: RUSTY DRIVSTUEN E-MAIL: MTVIEWCHEV@YAHOO.COM

ENGINEER

LATTA ENGINEERING, PLLC 5970 BIRCH POINT ROAD BLAINE, WA 98230 CONTACT: NEIL LATTA, PE PH: (360) 671-7002 EMAIL: NLATTA@LATTAENGINEERING.COM

SURVEYOR

PACIFIC COAST SURVEYS, INC PO BOX 13619 MILL CREEK. WA 98012 CONTACT: DARREN RIDDLE, PLS PH: (425) 512-7009 EMAIL: DARREN@PCSURVEYS.NET

GEOTECHNICAL

ROBINSON NOBLE, INC 17625 130 AVENUE NE, SUITE 102 WOODENVILLE, WA 98072 CONTACT: BARBARA GALLAGER, PE PH: (425) 488-0599 EMAIL: BGALLAGER@ROBINSON-NOBLE.COM

KIMLEY-HORN AND ASSOCIATES, INC 22722 29 DRIVE SE, SUITE 100 BOTHELL, WA 98021 CONTACT: BRAD J. LINCOLN, PE PH: (425) 339-8266 EMAIL: BRAD.LINCOLN@KIMLEY-HORN.COM **BIOLOGIST**

2907 HARBORVIEW DRIVE GIG HARBOR, WASHINGTON 98335 CONTACT: JON PICKETT, ECOLOGIST PH: (253) 514-8952

SOUNDVIEW CONSULTANTS, LLC

EMAIL: JON@SOUNDVIEWCONSULTANTS.COM LANDSCAPE

CASCADE DESIGN GROUP PO BOX 5938 BELLINGHAM, WA 98227

CONTACT: PAUL GEORGE, LAND. ARCHITECT PH: (360) 715-2119 EMAIL: PAULGEORGE.CASCADE@GMAIL.COM

AMMENDMENT 1)

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 500132201

SUBJECT PROPERTY LEGAL DESCRIPTIONS

TPN 005907000-10500

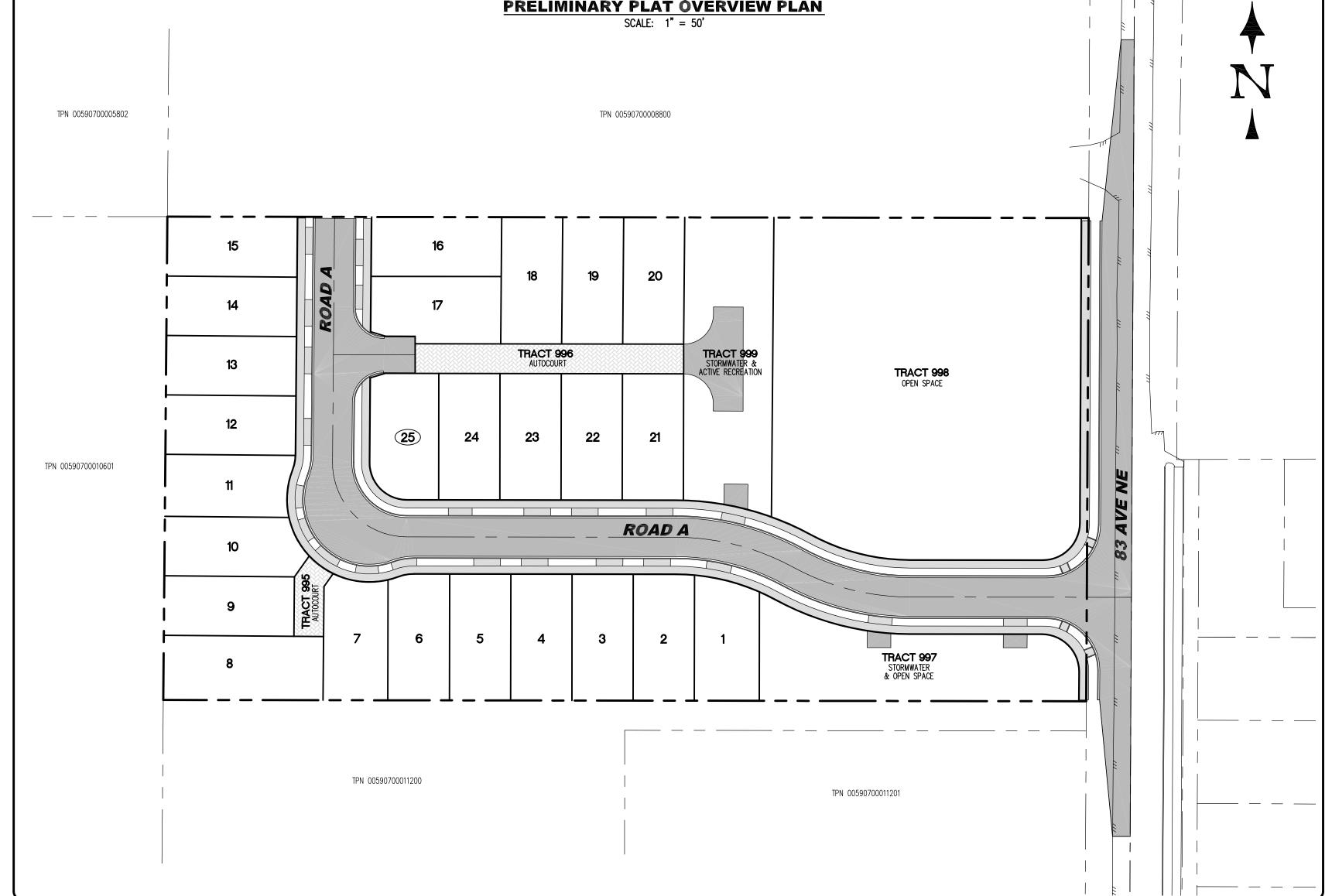
TRACT 105, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT PROPERTY SITE ADDRESS

5110 83 AVENUE NE, MARYSVILLE, WA 98270

SUBJECT PROPERTY OWNER

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



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 - (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
- 9. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.

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:

30 FT 20 FT 3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

MIN. PARKING:

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 CABLE: VERIZON GARBAGE: WASTE MANAGEMENT NW

1. NET PROJECT AREA (PER MMC 22A.020.150) GROSS SUBJECT PROPERTY AREA (R-6.5 ZONE): LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE):

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)

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (24) + 1 BONUS UNIT = 25 LOTS *

3. LOT PROPOSAL SUMMARY

(RDI UNITS REQUIRED = 1)

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 25 LOTS 3,574 SF AVERAGE LOT SIZE: 3,500 SF SMALLEST LOT SIZE: LARGEST LOT SIZE: 4,641 SF

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

201,846 SF 4.634 Ac (40,369 SF) (0.927 Ac)

161,477 SF 3.707 Ac

*Bonus density achieved via application of residential density incentives (RDI'S).

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100) OPEN SPACE REQUIRED: 15% OF 3.707 Ac NET PROJECT AREA REQUIRE 1 RDI BONUS UNIT TO ACHIEVE PROPOSED 25 LOT PRD DENSITY OPEN SPACE TRACTS PROPOSED:

RDI BENEFIT DESCRIPTION

(6b) DUAL USE STORM DETENTION TRACT

(7c) PROJECT DESIGN — PERIMETER FENCING

(EXCUDING 83 AVE NE FRONTAGE)

1,020 LF / 500 = 2.04 UNITS

TRACT 999 - STORM WATER & ACTIVE OPEN SPACE 11,614 SF 0.267 Ac 46,599 SF 1.070 Ac TRACT 998 - OPEN SPACE 10,496 SF 0.241 Ac TRACT 997 - STORM WATER & OPEN SPACE TOTAL OPEN SPACE PROPOSED: 68,709 SF 1.577 Ad ACTIVE OPEN SPACE SUMMARY: ***

TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS:

(NOTE: EXCEEDS MINIMUM RDI UNITS REQUIRED)

MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE 8,478 SF 0.195 Ac ACTIVE OPEN SPACE AREA PROPOSED 11.614 SF 0.267 Ac

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

(NOTE: THIS RDI CATEGORY DELETED FROM THE APPLICATION)

1 BONUS UNIT PER 500 LF OF PERIMETER FENCING

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

DRAFTING LEGEND

WATER SYMBOLS:

■ WATER METER GATE VALVE

MECHANICAL JOINT

SEWER AND STORM DRAIN SYMBOLS:

 SEWER CLEAN OUT SEWER MANHOLE ■ STORM CATCH BASIN STORM MANHOLE

MISC SYMBOLS: -O-

UTILITY POLE ANCHOR Р P POWER VAULT T TELEPHONE VAULT фЩ ♦ → 3000 STREET LIGHT

EXISTING TREE (CONIFER) EXISTING TREE (DECIDUOUS)

LINE TYPES

RDI BONUS UNITS

2.04

24,222 SF 0.556 Ac

DATE:

APRIL 2022

---- BF --- EXISTING COM. BURIED FIBER ---- P ---- EXISTING OVERHEAD POWER $-\cdot \longrightarrow \cdot \cdot \longrightarrow \cdot \cdot \longrightarrow -$ Existing ditch ----ss---- Existing Sanitary Sewer ------SS------- PROPOSED SANITARY SEWER ---- SD ---- EXISTING STORM DRAIN -----SD------ PROPOSED STORM DRAIN ---- w ---- existing water main

— — — — EASEMENT OR SETBACK LINE PROPOSED PROPERTY LINE —— — EXISTING PROPERTY LINE

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

SHEET INDEX

VICINITY MAP

SCALE: 1" = 1.000'

C-01 COVER SHEET C-02 EXISTING CONDITION

C-03 PRELIMINARY PLAT C-04 GRADING AND COMPOSITE UTILITY PLAN

EAST SUNNYSIDE/WHISKEY RIDGE

C-05 TYPICAL ROAD SECTIONS C-06 ROAD A - PRELIMINARY ROAD & UTILITY PLAN C-07 83 AVE NE - PRELIMINARY ROAD & UTILITY PLAN

SUBJECT

PROPERTY

L-1 PRELIMINARY LANDSCAPE PLAN - OVERVIEW L-2 TRACT 999 OPEN SPACE CONCEPT

L-3 LANDSCAPE DETAILS & SPECIFICATIONS

SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED MARCH 9, 2021 AS FOLLOWS: BASIS OF BEARINGS PER THE MONUMENTED CENTERLINE OF 83RD AVE NE, AS THE BEARING OF N 0017'24" E.

SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY PACIFIC COAST SURVEYS, INC DATED MARCH 9, 2021 AS FOLLOWS:

PROJECT DATUM: NAVD 88 PROJECT BENCHMARK:

FOUND CASED CONC. MON. W/ BRASS NAIL IN CONC. WGS SURVEY DATA WAREHOUSE I.D. #17857 ELEVATION = 388.27

ISSUED FOR PRELIMINARY PLAT REVISED PER CITY REVIEW COMMENTS REVISED PER CITY TECH. #1 REVIEW COMMENTS REVISED PER CITY TECH. #2 REVIEW COMMENTS

EXISTING UTILITIES NOTE:

1-800-424-5555

HE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE HOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN IDEPENDENTLY VERIFIED BY THE OWNER OR ITS PRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE XACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE OR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED Y THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG

08/08/2022

LATTA ENGINEERING PLLC

Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com

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JOB NO.: 16160-5 CITY FILE NUM. PA22-019 **DESIGNED BY:** DRAWN BY:

CHECKED BY:

GROUNDHOG LAND DEVELOPMENT

COVER SHEET GROUNDHOG PLANNED RESIDENTIAL DEVELOPMENT

5110 83 AVENUE NE, MARYSVILLE, WA PORTION OF NE 1/4 SE 1/4 OF SEC 35, TWP 30N, RGE 5E, W.M.

H: AS SHOWN

SCALE:

SHEET: V: N/A

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

DRAWING:

of **7**