

Residential Density Incentives: APPENDIX A

This PRD application requires a single RDI credit (1 unit) to achieve the proposed density of 25 lots.

To ensure sufficient RDI credits are provided for this application, the applicant is proposing perimeter fencing (RDI-7c) along the PRD boundary (810 LF of fence along the PRD west and south property boundary (Lots 1 through 15), and 210 LF of fence along the PRD north property boundary (Lots 16 through 20 and Tract 999)). Moreover, RDI-7c provides 1 bonus unit per 500 LF of perimeter fencing (1,020 LF / 500 = 2.04 units).

In summary, the Residential Density Incentives proposed (RDI-6b and RDI-7c) exceed the minimum RDI requirements for this project. An updated RDI summary is provided on the revised Civil Plan Sheet C-1 (see attached).

Landscaping & Bonding: APPENDIX B

Bond Title	Type	Term	Amount
Critical Area Mitigation & Monitoring	Performance	5 Years	\$34,866.22
Deferred Landscaping - Street Trees	Performance	1 Year	\$13,269.52
Installed Landscaping (incl. Street Trees)	Maintenance	2 Years	\$120,422.32

See enclosed estimates for bonding amounts.

Narrative: Conditions of Approval

1. The preliminary BSP/PRD site plan map (Exhibit 38) shall be the approved site layout.
Site Layout is consistent with Exhibit 38, unchanged.
2. At time of civil construction plan review, the following changes shall be demonstrated:
 - 2.1. Tract 996 shall be extended to the west edge of the sidewalk (or curb line) of Road A, centered between Lots 17 and 25 and shall be surfaced of the same materials of the autocourt.
 - 2.2. The fire turnaround of Tract 999 shall be surfaced of the same materials as autocourt Tract 996.**Noted. See the autocourt plan of attack, enclosed. APPENDIX C**
3. Per the approved EDDS variance, dated June 17, 2022, Ken McIntyre, Assistant City Engineer, accepted the justification for allowing proposed Road A to extend greater than 150 ft. and serves more than 5 lots and to allow a hammerhead style turnaround rather than a temporary cul-de-sac. As a

condition to allow the variance, automatic fire sprinkler systems shall be required on any lots beyond the proposed turn-around. Any lots requiring sprinklers shall be identified on the civil plans, and 1" meter-setters will need to be specified for those lots.

Noted on the Approved Civil Plans and Note #19 on the Final Map.

4. 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.

Completed as required.

5. 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. This includes the existing lines located along 83rd Avenue NE.

Will be completed as required with Land Development.

6. In order to achieve density greater than 6.5 dwelling units per acre, the applicant shall be required to comply with MMC Chapter 22C.090 Residential Density Incentives.

Completed, as required, per Approved Civil Plans.

7. Direct vehicular access from individual single family lots onto 83rd Avenue NE is prohibited.

Completed, as required, per Approved Civil Plans.

8. Construction of the subdivision and single-family units will be required to comply with all applicable standards outlined the East Sunnyside-Whiskey Ridge Design Standards and Guidelines.

Noted, will comply.

9. 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.

Noted, will comply.

10. 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 façade shall be 3½ ft. unless a taller wall is required, per the Community Development Director, to mitigate significant noise and traffic impacts.

Noted, will comply.

11. In development configurations where side yards abut a street, fences taller than 3½ ft. shall be setback at least 5 ft. 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 FINAL plat map.

Noted, will comply.

12. Stormwater systems proposed along arterial streets (83rd Avenue NE) are required to be designed as natural looking pond systems, underground vaults, or setback with additional landscaping to screen visibility from roadways. The stormwater management system and/or landscaping plan will be required to be designed to comply with this condition prior to civil construction plan approval.

Completed, as required, per Approved Civil & Landscape Plans.

13. The applicant shall submit payment to Lake Stevens School District No. 4 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 shall be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.

Noted, will comply.

14. 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 shall be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.

Noted, will comply.

15. The existing on-site sewage system(s) shall be abandoned 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). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.

Completed, documents required already provided via Demo Permit.

16. The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.

Completed, documents required already provided via Demo Permit.

17. 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 the adequacy of the covenants to fulfill the requirement of the PRD.

Enclosed.

18. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify City of Marysville Community Development Department and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020

Noted, none to date.

19. Pursuant to MMC 22G.100.120 and RCW 58.17.140, the final binding site plan shall be approved and recorded within 5-years of the date of preliminary approval. A 2-year extension may be granted in accordance with MMC 22G.100.120(d).

Noted, completed.

20. The project is subject to conditions 1 through 12 of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on August 19, 2022 (Exhibit 35).

Noted, see below.

SEPA: Conditions of Approval

1. Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.
Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.

Completed, as required, per Approved Civil & Landscape Plans.

2. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until these parties have agreed upon a process, and no exposed human remains may be left unattended.

Noted, none to date.

3. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts.

Completed, as required, per Approved Civil & Landscape Plans.

4. Prior to ground disturbing activities, a final mitigation and monitoring plan shall be approved with proper mitigation measures in place on-site, in accordance with MMC Chapter 22E.010 *Critical Areas Management*.

Completed, as required, per Approved Civil & Landscape Plans.

5. Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.

Noted, Geotech Field Reports collected and provided.

6. Prior to final plat approval, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provide to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.

Completed, as required, per Approved Civil & Landscape Plans, provided to City.

7. The applicant shall be required to construct frontage improvements along 83rd Avenue NE and the internal plat road (Road A), prior to final plat approval. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

Completed, as required, per Approved Civil & Landscape Plans.

8. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 83rd Avenue NE and the internal plat road (Road A) 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.

Completed, as required, per Final Plat.

9. 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 for the development, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300.00 per PMPHT.

Noted, will comply.

10. The joint use auto court (Tracts 995 and 996) providing access to Lots 8-9, 18-20, and 25 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 auto court will be required to be provided on the civil construction plans and approved by the City Engineer.

Noted. See the autocourt plan of attack, enclosed.

11. The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted prior to final PRD/BSP approval.

Completed, documents required already provided via Demo Permit.

12. The existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final BSP/PRD approval.

Completed, documents required already provided via Demo Permit.

APPENDIX A

Supplemental Narrative explain how RDI benefits are satisfied- PERIMETER FENCING.

9.2. Density of residential development in urban growth areas.

Staff Comment: The base density allowed in the R-6.5 zone is 6.5 dwelling units per net project acre. Per MMC 22C.010.090(1)(b), the maximum net density for the single family zones is the same as the base density, provided that for PRD developments, the maximum density may be increase by 20% by utilizing Residential Density Incentives outlined in MMC Chapter 22C.090.

The applicant has proposed utilizing RDI benefit *7c Perimeter Fencing*. The following is the RDI calculation for the proposed development:

- **BASE DENSITY** (6.5 d.u./acre) = 24.09 (3.707 acres x 6.5)
- **MAX DENSITY** (6.5 d.u./acre x 20%) = 28.9 (24.09 x 20%)
- **RDI CALCULATION**
Benefit 7c: Perimeter Fencing = 2.04 or 2 (1,020 LF/500 LF)
- **TOTAL ALLOWED UNITS** = 26 (24 base + 2 RDI)

The proposed development is proposing a density of 6.7 dwelling units per acre for a total of 25 dwelling units, which complies with the density allowances outlined in MMC 22C.010.080(2).

Wintergreen Landscapes & Nursery, LLC

P.O. Box 558
 Lake Stevens, WA 98258
 425-330-3350



Bid Summary

Customer: Century Communities	Job Name: Groundhog	Phone Number:	Date: 9/28/2023 <small>Bid Good For 60 days</small>
Project Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date: 10/24/2023
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

OPTIONS AND NOTES

10/24/2023 Added proposal for site amenities

Page 2	Landscaping	Subtotal:	\$ 62,344.02	
Page 3	Planting	Subtotal:	\$ 11,129.13	
Page 4	Critical Area	Subtotal:	\$ 34,866.22	- Critical Area
Page 5	Irrigation	Subtotal:	\$ 18,573.40	
Page 6	Site Amenities	Subtotal:	\$ 15,106.25	
Subtotal Pre Tax:			\$ 142,019.02	

Tax Code WSST

Total:

Street Trees to be Installed with Houses Page 6 Street Trees Bonding \$ 13,269.52 - Street Trees

\$120,422.32 Landscaping & Street Trees

Notes and Contract conditions:

- ~ Owner to provide all permits, fees, bonds, engineering, surveying, soils and compaction tests, plans and as-builts, etc. as may be required by governing agencies or Wintergreen Landscapes during construction.
- ~ All Construction debris to be taken care of by General Contractor. If site prep is not completed additional site prep will be will accordingly.
- ~ Sub grade elevations is the responsibility of the General Contractor
- ~ This proposal does not include any unforeseen hidden objects unearthed during construction. (I.E. Boulders, Tree Stumps, Old Tanks, ETC.)
- ~ Estimate does not include, concrete or asphalt cutting or patching, or boring underneath existing paved areas
- ~ All watering on projects without an irrigation system is the responsibility of the owner.
- ~ Substitutions of plant material may be made if spec'd plants are hard to come by at time of contracted awarded
- ~ Plant materials are install as healthy and vibrant and not under warranty if not properly cared for or damaged by others
- ~ All plant material has a warranty of 60 days if proper care and maintenance is present. Warranty does not include damage by extreme weather, negligent or theft.
- ~ If project has a irrigation system installed by WLN and the landscape is maintained by WLN warranty will be valid for 1 years
- ~ If irrigation system is installed it does not include spring start up or winterization (Unless noted in the estimate)
- ~ Proposal is based on single mobilization charges.
- ~ Any request or reasons for phasing project may result in additional mobilization fees up to \$650
- ~ Assuming area is free and clear of all debris and vegetation and is ready to be landscaped otherwise additional charges will apply
- ~ Any tasks or materials not listed on these proposals should not be assumed included in proposal
- ~ Hourly rate of \$65.00 per man hour will be charged to clean up site and prep for landscaping if needed
- ~ Any alteration or deviation from above listed line items involving extra labor or materials will be executed only upon written order and will become an extra charge over and above the sum of above total.
- ~ In the event of failure to pay any amount due under this contract by due date, Interest shall accrue at the rate of 12% per month until paid.

Bid Good For 60 days

Submitted By: _____

Date: _____

Customer Approval: _____

Date: _____

Wintergreen Landscapes & Nursery, LLC

P.O. Box 558
 Lake Stevens, WA 98258
 425-330-3350



Landscape Materials

Customer: Century Communities	Job Name: Groundhog	Phone Number: 0	Date: 9/29/2023 <small>Bid Good For 60 days</small>
Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date:
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

QTY	Description	Info	Unit Price	Total Price
2	ea Heavy Equipment with operator (day minimum)		\$ 1,180.00	\$ 2,360.00
BMP T5.13 WSDOE - CSC/SOIL				
19961	sf Scarify existing soil to a depth of 4" (included with equipment hrs)			
124	cy Organic Compost (PGM or equivalent) 2" in depth for Lawn and Planting Beds	19,961 SF	\$ 68.25	\$ 8,463.00
55	cy Organic Compost (PGM or equivalent) 2" in depth for Planting Beds	8,869 SF	\$ 66.50	\$ 3,657.50
19961	sf Rough and Fine Grade - Soil Prep	19,961 SF	\$ 0.25	\$ 4,990.25
137	cy Topsoil 10% organic matter for lawn 4" in depth	11,092 SF	\$ 70.20	\$ 9,617.40
110	cy Topsoil 10% organic matter for Planting Beds 4" in depth	8,869 SF	\$ 68.25	\$ 7,507.50
55	cy Dark Mulch @ 2" Depth	8,869 SF	\$ 72.15	\$ 3,968.25
11092	sf Sod Lawn - Premium 70% Rye 30% Fescue		\$ 1.11	\$ 12,312.12
58	ea Tree Stakes (2) per deciduios(1) per evergreen Tree		\$ 8.50	\$ 493.00
690	lf Root Barrier 18" - 15' LF curb and Sidewalk		\$ 12.00	\$ 8,280.00
1	ls Administrative Fee / Project Management			
5	hrs Site Prep and Clean Up		\$ 65.00	\$ 325.00
1	ls Trucking/Procurement/Delivery			\$ 370.00
SUB TOTAL LANDSCAPE:				\$62,344.02
Tax Code			WSST	
TOTAL Landscaping:				

Notes and Contract conditions:

- ~ Owner to provide all permits, fees, bonds, engineering, surveying, soils and compaction tests, plans and as-builts, etc. as may be required by governing agencies or Wintergreen Landscapes during construction.
- ~ All Construction debris to be taken care of by General Contractor. If site prep is not completed additional site prep will be will accordingly.
- ~ Sub grade elevations is the responsibility of the General Contractor
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- ~ Estimate does not include, concrete or asphalt cutting or patching, or boring underneath existing paved areas
- ~ All watering on projects without an irrigation system is the responsibility of the owner.
- ~ Substitutions of plant material may be made if spec'd plants are hard to come by at time of contracted awarded
- ~ Plant materials are install as healthy and vibrant and not under warranty if not properly cared for or damaged by others
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- ~ In the event of failure to pay any amount due under this contract by due date, Interest shall accrue at the rate of 12% per month until paid.

Bid Good For 60 days

Submitted By: _____

Date: _____

Customer Approval: _____

Date: _____

Wintergreen Landscapes & Nursery, LLC

P.O. Box 558

Lake Stevens, WA 98258

425-330-3350



Planting Proposal

Customer: Century Communities	Job Name: Groundhog	Phone Number: 0	Date: 9/28/2023 <small>Bid Good For 60 days</small>
Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date:
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

Plant Materials, Trees				Size	Unit Price	Total Price
2	ea	Acer grandidentatum ' Schmidt / Rockey Mt. Glow Maple		1.5 Cal.	\$ 218.75	\$ 437.50
4	ea	Malus fusca / Pacific Crabapple		1.5" Cal.	\$ 201.25	\$ 805.00
5	ea	Acer Buergerianum / Trident Maple		1.5" Cal.	\$ 218.75	\$ 1,093.75
18	ea	Liquidamber Styraciflua/ Worplesdon Sweet Gum		1.5" Cal.	\$ 218.75	\$ 3,937.50
Plant Materials, Shrubs				Size	Unit Price	Total Price
21	ea	Lavendula dentata candicans/ French Lavender		1 gal	\$ 18.00	\$ 378.00
17	ea	Viburnum Davidii / David Viburnum		2 gal	\$ 22.80	\$ 387.60
42	ea	Mahonia Aquifoliu Compacta / Oregon Grape		2 gal	\$ 39.60	\$ 1,663.20
15	ea	Juniperus Squamata 'Blue Star / Blue Star Juniper		2 gal	\$ 22.80	\$ 342.00
10	ea	Rhododendron PJM/ PJM Rhododendron		2 gal	\$ 39.60	\$ 396.00
20	ea	Cornus Sericea Kelseyi/ Kelseyi Dwarf Red Twig Dogwood		1 gal	\$ 11.88	\$ 237.60
10	ea	Spiraea x Bumalda 'Goldflame / Goldflame Spirea		2 gal	\$ 22.80	\$ 228.00
13	ea	Berberis thunbergii Crimson Pygny / Crimson Pygmy Barberry		1 gal	\$ 15.60	\$ 202.80
23	ea	Calamagrostis x acutiflora 'Karl Forster / Feather Reed Grass		1 gal.	\$ 13.20	\$ 303.60
15	ea	Arctostaphylos uva-ursi 'Vancouver Jade / Kinnikinnick 18" O.C		1 gal	\$ 11.88	\$ 178.20
1	ls	Trucking/Procurement/Delivery/Dump Fees				\$ 538.38
					SUB TOTAL PRE TAX:	\$ 11,129.13
					Tax Code	WSST \$ -
					TOTAL LANDSCAPE:	

- ~ All watering on projects without an irrigation system is the responsibility of the owner.
- ~ Substitutions of plant material may be made if spec'd plants are hard to come by at time of contracted awarded
- ~ Plant materials are install as healthy and vibrant and not under warranty if not properly cared for or damaged by others
- ~ All plant material has a warranty of 60 days if proper care and maintenance is present. Warranty does not include damage by extreme weather, negligent or theft.
- ~ If project has a irrigation system installed by WLN and the landscape is maintained by WLN warranty will be valid for 1 years
- ~ If irrigation system is installed it does not include spring start up or winterization (Unless noted in the estimate)

Submitted By: _____

Date: _____

Customer Approval: _____

Date: _____

APPENDIX B

Wintergreen Landscapes & Nursery, LLC

4 of 6

P.O. Box 558
 Lake Stevens, WA 98258
 425-330-3350



Buffer Proposal

Customer: Century Communities 0	Job Name: Groundhog	Phone Number:	Date: 9/28/2023 <small>Bid Good For 60 days</small>
Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date:
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

sf Hydroseed Native Upland Grass Mix #9 (As needed TBD) \$ 0.24 \$ -

QTY	Description	Unit Price	Total Price
Clearing of invasives and unwanted debris and vegetation			
36,000	sf Prep / Clean up of area		\$ 7,800.00
5	cy Dump Fees	\$ 97.50	\$ 487.50
BUFFER CLEAN UP SUB TOTAL PRE TAX:			\$ 8,287.50

QTY	Plant Materials Buffer Enhancement	Unit Price	Total Price
92	ea Acer circinatum / Vine Maple	2 gal \$ 12.60	\$ 1,159.20
18	ea Acer Macrophyllum / Big Leaf Maple	2 gal \$ 19.00	\$ 342.00
13	ea Cornus Stolonifera/ red-twig dogwood	1 gal \$ 12.00	\$ 156.00
57	ea Corylus Cornuta / Western Hazelnut	2 gal \$ 16.63	\$ 947.91
16	ea Frangula purshiana/ Cascara	1 gal \$ 11.40	\$ 182.40
136	ea Gaultheria shallon / Salal	1 gal \$ 10.80	\$ 1,468.80
20	ea Mahonia Nervosa / Low Oregon Grape	1 gal \$ 14.28	\$ 285.60
90	ea Oemleria Cerasiformis / Indian Plum	2 gal \$ 20.40	\$ 1,836.00
137	ea Polystichum munitum / Western Sword Fern	1 gal \$ 11.50	\$ 1,575.50
22	ea Prunus emarginata/ bitter cherry	2 gal \$ 17.00	\$ 374.00
62	ea Pseudotsuga Menziesii / Douglas Fir	2 gal \$ 17.00	\$ 1,054.00
8	ea Ribes lacustre / Swamp Gooseberry	1 gal. \$ 13.20	\$ 105.60
34	ea Rosa Gymnocarpa / Bald Hip Rose	1 gal. \$ 8.97	\$ 304.98
8	ea Rubus Parviflorus / Thimbleberry	1 gal. \$ 13.20	\$ 105.60
83	ea Rubus Spectabilis / Salmonberry	1 gal. \$ 10.56	\$ 876.48
34	ea Sambucus Racemosa / Red Elderberry	2 gal \$ 22.80	\$ 775.20
42	ea Thuja plicata / Western Red Cedar	2 gal \$ 17.00	\$ 714.00
8	ea Tsuga Heterophylla / Western Hemlock	2 gal \$ 20.90	\$ 167.20
PLANT MATERIALS SUB TOTAL PRE TAX:			\$ 12,430.47

QTY	Materials	Unit Price	Total Price
	cy Topsoil 10% organic matter - Pit Planting (use site soil from hole dig)	\$ 64.75	\$ -
35	cy Mulch around Plants	\$ 74.75	\$ 2,616.25
6	ea Flagging ape (plant locator)	\$ 32.00	\$ 192.00
LANDSCAPE MATERIALS SUB TOTAL PRE TAX:			\$ 2,808.25

QTY	Description	Unit Price	Total Price
634	LF Split Rail Fence	\$ 16.50	\$ 10,461.00
8	ea NGPA Signs (1 per lot)	\$ 68.00	\$ 544.00
1	ls Administrative Fee / Project Management		\$ 85.00
1	ls Site Prep and Clean Up		\$ 65.00
1	ls Trucking/Procurement/Delivery		\$ 185.00
SPLIT RAIL SUB TOTAL PRE TAX:			\$11,340.00

BUFFER CLEAN UP SUB TOTAL PRE TAX:	\$8,287.50
PLANT MATERIALS SUB TOTAL PRE TAX:	\$12,430.47
LANDSCAPE MATERIALS SUB TOTAL PRE TAX:	\$2,808.25
SPLIT RAIL SUB TOTAL PRE TAX:	\$11,340.00
	\$34,866.22

Tax Code WSST
TOTAL MITIGATION:

Notes and Contract conditions:

- ~ Owner to provide all permits, fees, bonds, engineering, surveying, soils and compaction tests, plans and as-builts, etc. as may be required by governing agencies or Wintergreen Landscapes during construction.
- ~ All Construction debris to be taken care of by General Contractor. If site prep is not completed additional site prep will be will accordingly.
- ~ Sub grade elevations is the responsibility of the General Contractor
- ~ This proposal does not include any unforeseen hidden objects unearthed during construction. (I.E. Boulders, Tree Stumps, Old Tanks, ETC.)
- ~ Estimate does not include, concrete or asphalt cutting or patching, or boring underneath existing paved areas
- ~ All watering on projects without an irrigation system is the responsibility of the owner.
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- ~ Any request or reasons for phasing project may result in additional mobilization fees up to \$650
- ~ Assuming area is free and clear of all debris and vegetation and is ready to be landscaped otherwise additional charges will apply
- ~ Any tasks or materials not listed on these proposals should not be assumed included in proposal
- ~ Hourly rate of \$65.00 per man hour will be charged to clean up site and prep for landscaping if needed
- ~ Any alteration or deviation from above listed line items involving extra labor or materials will be executed only upon written order and will become an extra charge over and above the sum of above total.
- ~ In the event of failure to pay any amount due under this contract by due date, Interest shall accrue at the rate of 12% per month until paid.

Bid Good For 60 days

Submitted By: _____ **Date:** _____
Customer Approval: _____ **Date:** _____

Wintergreen Landscapes & Nursery, LLC

P.O. Box 558
 Lake Stevens, WA 98258
 425-330-3350



Irrigation Proposal

Customer: Century Communities	Job Name: Groundhog	Phone Number: 0	Date: 9/28/2023 <small>Bid Good For 60 days</small>
Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date: none
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

Sleeving under sidewalks, drives and other hard surfaces as needed, provided by others
Access to metered water mainline required by others
Access to GFI Outlet required by others

QTY	Description	Unit Price	Total Price
9	ea Irrigation Zones for plat landscping	\$ 1,450.00	\$ 13,050.00
3	ea Irrigation Zones (temp fo mittigation)	\$ 1,300.00	\$ 3,900.00
	lf Irrigation Sleeving 4" sched. 40 (by others)		\$ -
1	ls Irrigation Control Panel (requires power source)	\$ 218.40	\$ 218.40
1	ls Point of connection and BFPV (at meter)	\$ 990.00	\$ 990.00
1	ls Backflow Certification Test	\$ 145.00	\$ 145.00
1	ls Administrative Fee / Project Management	\$ 85.00	\$ 85.00
1	ls Trucking/Procurement/Delivery	\$ 185.00	\$ 185.00
SUB TOTAL PRE-TAX:			\$18,573.40
	Tax Code	WSST	\$ -
TOTAL IRRIGATION:			

Notes and Option: -

- ~ Assuming area is free and clear of all debris and vegetation and is ready to be landscaped otherwise additional charges will apply
- ~ Actual Measurements will be taken at the end of the project and billed accordingly
- ~ Any tasks or materials not listed on these proposals should not be assumed included in proposal
- ~ Hourly rate of \$65.00 per man hour will be charged to clean up site and prep for landscaping if needed

Customer Approval: _____

Date: _____

Wintergreen Landscapes & Nursery, LLC

P.O. Box 558
 Lake Stevens, WA 98258
 425-330-3350



Amenities Proposal

Customer: Century Communities	Job Name: Groundhog Hardscaping	Phone Number: 0	Date: 9/28/2023 <small>Bid Good For 60 days</small>
Project Address: 5110 83rd Ave NE	Proposal Submitted To: Stacia Bloom		Revision Date:
City, State, Zip code Marysville, WA 98270	Email Address: Staca.Bloom@centurycommunities.com		Completed by: Gary K, Ethan A

QTY	Description	Unit Price	Total Price
1	ea Picnic Table 6' Poly ADA (PT-38) SE-5335 Surface Mount / Green	\$ 3,481.25	\$ 3,481.25
1	ea Concrete Chess Table "Stone Age" Round with (2) Stools	\$ 5,625.00	\$ 5,625.00
1	ea Basketball hoop Bison 3 1/2" Gooseneck Playground System	\$ 2,750.00	\$ 2,750.00
1	ls Shipping	\$ 400.00	\$ 400.00
1	ls Installation		\$ 2,850.00
SUB TOTAL:			\$15,106.25
Tax Code		WSST	
TOTAL AMENITIES:			

Notes and Option: -

- ~ Assuming area is free and clear of all debris and vegetation and is ready to be landscaped otherwise additional charges will apply
- ~ Any tasks or materials not listed on these proposals should not be assumed included in proposal
- ~ Hourly rate of \$65.00 per man hour will be charged to clean up site and prep for landscaping if needed

Submitted By: _____

Date: _____

Customer Approval: _____

Date: _____

Stacia (stay-sha) Bloom, P.E.

From: Stacia (stay-sha) Bloom, P.E.
Sent: Thursday, December 28, 2023 4:03 PM
To: Jeremy Ball; Trevor Deyo
Cc: Jared Skov; Corey Watson
Subject: Groundhog - Autocourt
Attachments: Goundhog - Autocourt Material.pdf

SCE:
This was a HOT topic in our pre-con with Corey Watson. Bringing this back to your attention, as we are nearing the surfacing selection for Groundhog.

The Conditions of the HEX state:

2. At time of civil construction plan review, the following changes shall be demonstrated:
 - 2.1. Tract 996 shall be extended to the west edge of the sidewalk (or curb line) of Road A, centered between Lots 17 and 25 and shall be surfaced of the same materials of the autocourt.
 - 2.2. **The fire turnaround of Tract 999 shall be surfaced of the same materials as autocourt Tract 996.**

The SEPA Condition state:

The joint use auto court (Tracts 995 and 996) providing access to **Lots 8-9, 18-20, and 25** 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 auto court will be required to be provided on the civil construction plans and approved by the City Engineer.

See attached PDF, my interpretation is that all items highlighted will require the autocourt surfacing. Also in our pre-con meeting, we concluded that this is a GREAT sample (below). Open to other ideas, but let's make it happen.

Address: 3503 146th Street SE, Bothell, WA



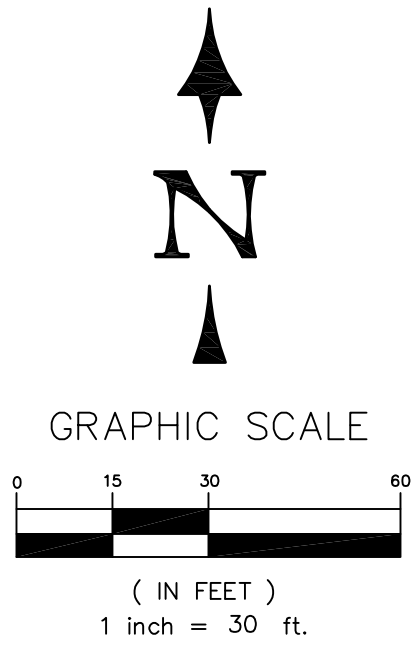
APPENDIX C

APPENDIX C

THIS PLAN SHEET HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE LAWS 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 & APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF, AND COMPLIANCE WITH ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSP/WHY HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

Handwritten Signature
REN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER DATE: 08/07/2023

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE, OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.030



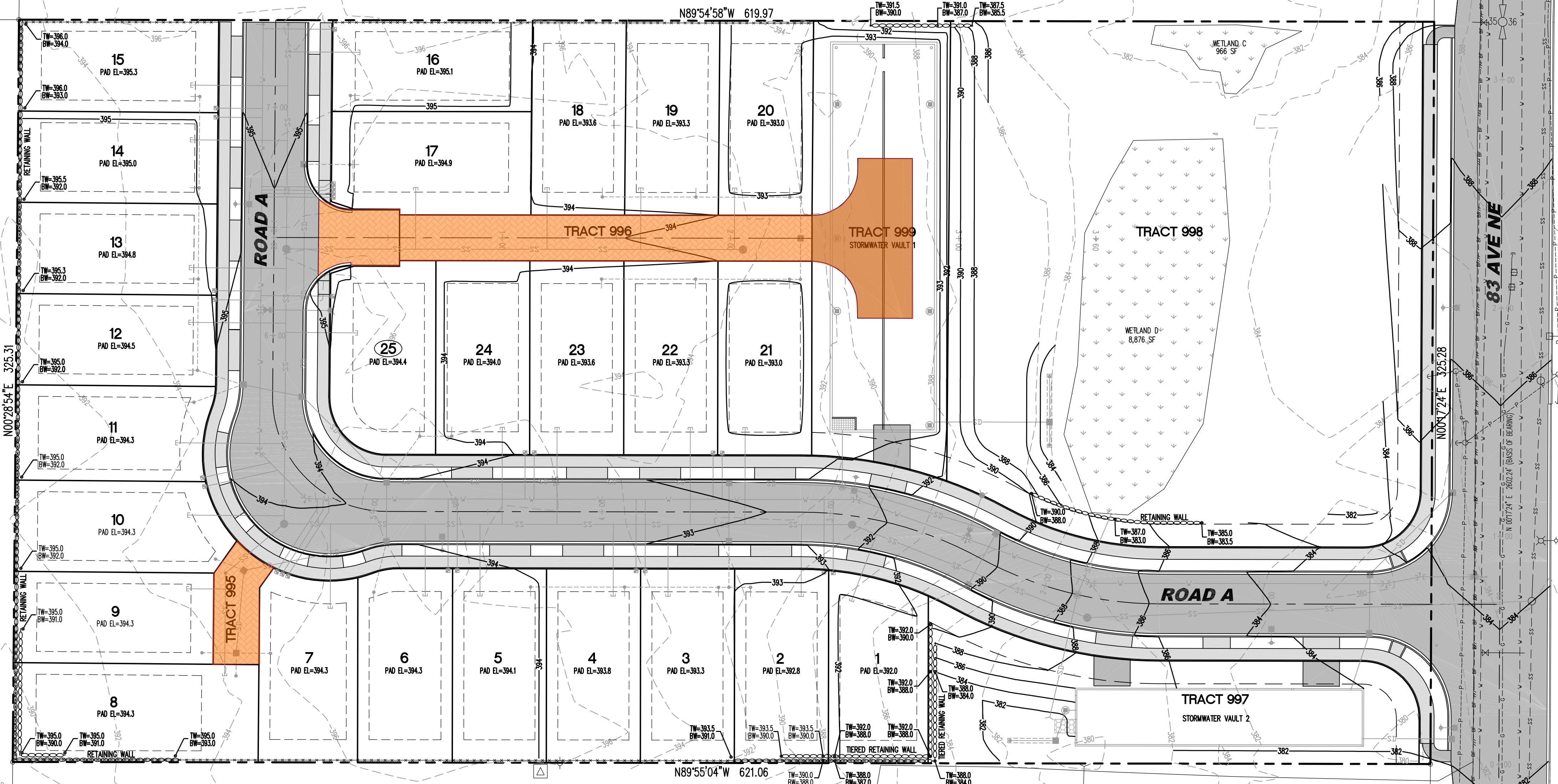
TPN 00590700005802

TPN 00590700008800

TPN 00590700010601

TPN 00590700011200

TPN 0059070001201



PROSPECTOR PRD

PLAT OF THE RIDGE

1	ISSUED FOR PERMIT REVIEW	NL	03-15-23
2	REVISED PER CITY REVIEW COMMENTS	NL	05-26-23
3	REVISED PER CITY REVIEW COMMENTS	NL	07-05-23
NO.	REVISION	BY	DATE

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR 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
1-800-424-5555



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.:	G23-0016
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

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

GRADING PLAN
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.

DATE: APRIL 2023 SCALE: H: 1" = 30' V: N/A

DRAWING:	C - 5
SHEET:	5 OF 21