

# E SUNNYSIDE PRD PRELIMINARY PLAT

## LEGEND AND ABBREVIATIONS

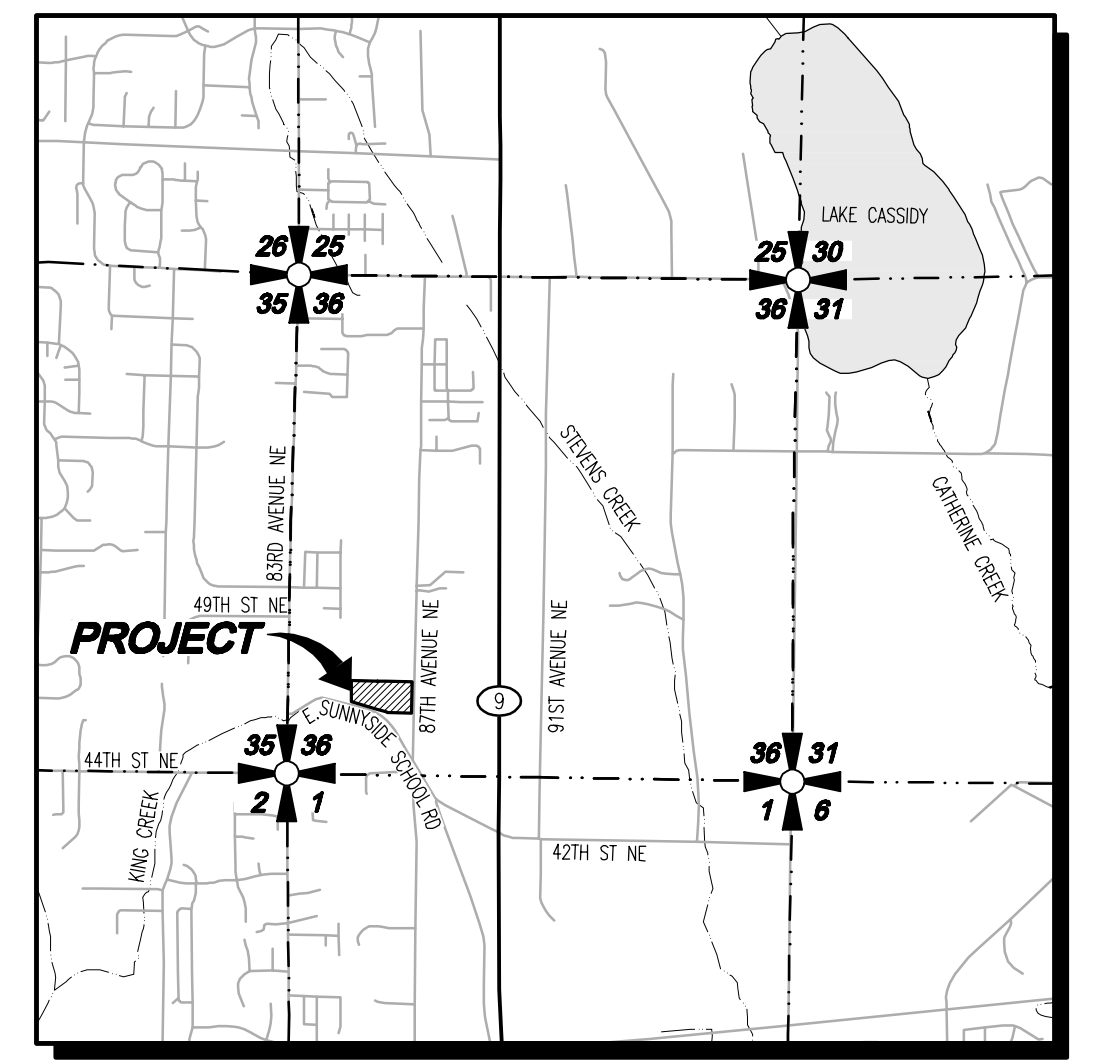
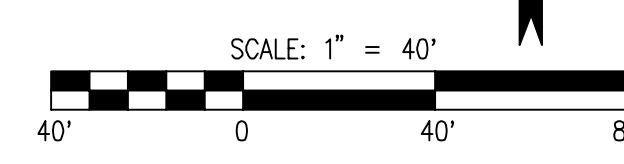
EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	DESCRIPTION
⊕	FOUND CONCRETE MONUMENT AS NOTED	CL	CATCH BASIN
⊙	FOUND REBAR W/ CAP AS NOTED	EL	CENTERLINE
○	SET REBAR W/ CAP	CMP	CORRUGATED METAL PIPE
□	CATCH BASIN	CP	CONCRETE PIPE
⊕	WATER METER	EL	ELEVATION
⊕	WATER VALVE	EXIST.	EXISTING
⊕	FIRE HYDRANT	FL	FLOWLINE
⊕	SEWER MANHOLE	IE	INVERT ELEVATION
⊕	POWER POLE	LCPE	LINE CORRUGATED POLYETHYLENE
⊕	GUY ANCHOR	PL	PROPERTY LINE
⊕	CONIFEROUS TREE	PP	POWER POLE
⊕	DECIDUOUS TREE	PVC	POLYVINYL CHLORIDE PIPE
		R/W	RIGHT-OF-WAY
		STA	STATION
		SD	STORM DRAIN
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED

PROPOSED SURVEY SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SURVEY MONUMENT IN PROPOSED ROAD	⊕	WATER CAP
		⊕	CONCRETE BLOCKING
		⊕	BUTTERFLY VALVE
		⊕	11' BEND
		⊕	45' BEND
		⊕	90' BEND
		⊕	22' BEND
		⊕	VALVE
		⊕	HYDRANT ASSEMBLY
		⊕	BLOW-OFF VALVE
		⊕	REDUCER
		⊕	AIR-VAC ASSEMBLY
		⊕	WATER METER
		⊕	WATER PIPE

PROPOSED STORM SYMBOLS		PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SD CAP	⊕	SEWER CAP
⊕	TYPE 1 CATCH BASIN, GRATED LID	⊕	SEWER CLEANOUT
⊕	TYPE 1 CATCH BASIN, SOLID LID	⊕	SEWER MANHOLE
⊕	TYPE 2 CATCH BASIN, GRATED LID	⊕	SFWTR PIPF
⊕	TYPE 2 CATCH BASIN, SOLID LID		
⊕	BEEHIVE MANHOLE COVER		
⊕	SQUARE YARD DRAIN		
⊕	ROUND YARD DRAIN		
⊕	STORM CLEAN OUT		
⊕	STORM PIPE		



VICINITY MAP  
SCALE: 1"=2000'

## SURVEY INFORMATION

**LEGAL DESCRIPTION**  
**PARCEL A:**  
 ALL THAT PORTION OF TRACT 162, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 162;  
 THENCE WEST ALONG THE NORTH LINE THEREOF 360 FEET;  
 THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 162 TO THE SOUTH LINE OF SAID TRACT;  
 THENCE ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT 162;  
 THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 162 TO THE POINT OF BEGINNING.

**PARCEL B:**  
 TRACT 162 OF SUNNYSIDE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 19, RECORDS OF SNOHOMISH COUNTY;  
 EXCEPT THE EAST 360 FEET AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE EAST LINE.

BOTH SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## HORIZONTAL DATUM

NAD 83/2011  
 WASHINGTON STATE COORDINATES—NORTH ZONE

## VERTICAL DATUM

NAD 83/91  
 WASHINGTON STATE COORDINATES—NORTH ZONE

## BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION  
 MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 36  
 (BEARING = N 0°56'25" E)

## BENCHMARK

**BENCHMARK**  
 WGS SURVEY DATA WAREHOUSE MONUMENT NO. 3005X21  
 FOUND 4"x4" CONCRETE MONUMENT WITH TACK IN LEAD AT THE WEST QUARTER CORNER OF SEC. 36, TOWNSHIP 30 N, RANGE 5 E  
 PUBLISHED ELEVATION = 388.27 FEET (NAVD88)

## REFERENCES

- (R1) RECORD OF SURVEY (AFN. 200812305012)
- (R2) RECORD OF SURVEY (AFN. 200804295049)
- (R3) BOUNDARY LINE ADJUSTMENT (AFN. 200010110472)
- (R4) RECORD OF SURVEY (AFN. 9701095004)
- (R5) BOUNDARY LINE ADJUSTMENT (AFN. 8709160386)
- (R6) SNOHOMISH COUNTY ENGINEERS OFFICE EAST SUNNYSIDE SCHOOL RD SURVEY NO.1168
- (R7) PLAT OF SUNNY SIDE FIVE ACRE TRACTS (AFN. 122901)
- (R8) PLAT OF THE RIDGE (AFN. 201904295009)

## CONTACT LIST

**DEVELOPER/OWNER:**  
 NATURAL 9 HOLDINGS, LLC  
 10515 20TH STREET SE, SUITE 202  
 LAKE STEVENS, WASHINGTON 98258  
 CONTACT: RYAN LARSEN  
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 FAX: (425) 482-2893  
 EMAIL: jjjarrell@ldccorp.com

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**LANDSCAPE ARCHITECT:**  
 ORIGIN DESIGN GROUP  
 10311 185TH AVENUE NE  
 SNOHOMISH, WASHINGTON 98290  
 CONTACT: KRISTAL LOWE  
 PHONE: (425) 346-9105  
 EMAIL: origindg@gmail.com

## PROJECT INFORMATION

**TAX PARCELS:** 00590700016202, 00590700016201  
**SITE ADDRESS:** 4614 87TH AVENUE NE, MARYSVILLE, WA 98270  
**TOTAL SITE AREA:** 186,679 SF (4.29 AC)  
**ROW DEDICATION:** 34,209 SF (0.79 AC)  
**NET SITE AREA:** 152,470 SF (3.50 AC)  
**PROPOSED DENSITY:** 8 UNITS/ACRE = 28 UNITS  
**EXISTING ZONING:** WF-R-4-B WRSFH  
**PROPOSED LAND USE:** SINGLE FAMILY  
**PROPOSED LOTS:** 28  
**LOTS ACCESSED FROM SHARED DRIVEWAY:** 8 (28.6% OF TOTAL LOTS)  
**MIN OPEN SPACE REQUIRED:** 22,871 SF (15% OF NET)  
**OPEN SPACE DESIGNED (TRACT 999):** 26,814 SF  
**MAX BUILDING HEIGHT:** 30'  
**BUILDING SETBACKS:**  
 FRONT: 10' (20' FOR GARAGES)  
 SIDE: 5'  
 REAR: 10'  
**WATER:** CITY OF MARYSVILLE  
**SEWER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD NO. 1  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** FRONTIER  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** LAKE STEVENS SCHOOL DISTRICT NO. 5  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA

## PARKING INFORMATION

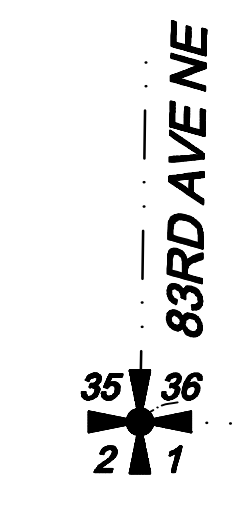
**REQUIRED PARKING SPACES:** 3 PER LOT - 84 SPACES  
**PROVIDED PARKING SPACES:** 4 PER LOT - 112 SPACES

## EARTHWORK QUANTITIES

**CUT:** 12,500 CY  
**FILL:** 13,000 CY  
**NET:** 500 (FILL)  
**DISTURBED AREA:** 192,400 SF (4.42 AC)

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## 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

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN NOVEMBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

CITY FILE NO: PA 22-033

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

NO.	DATE	DESCRIPTION
1	2-23-23	1ST CITY REVIEW COMMENTS

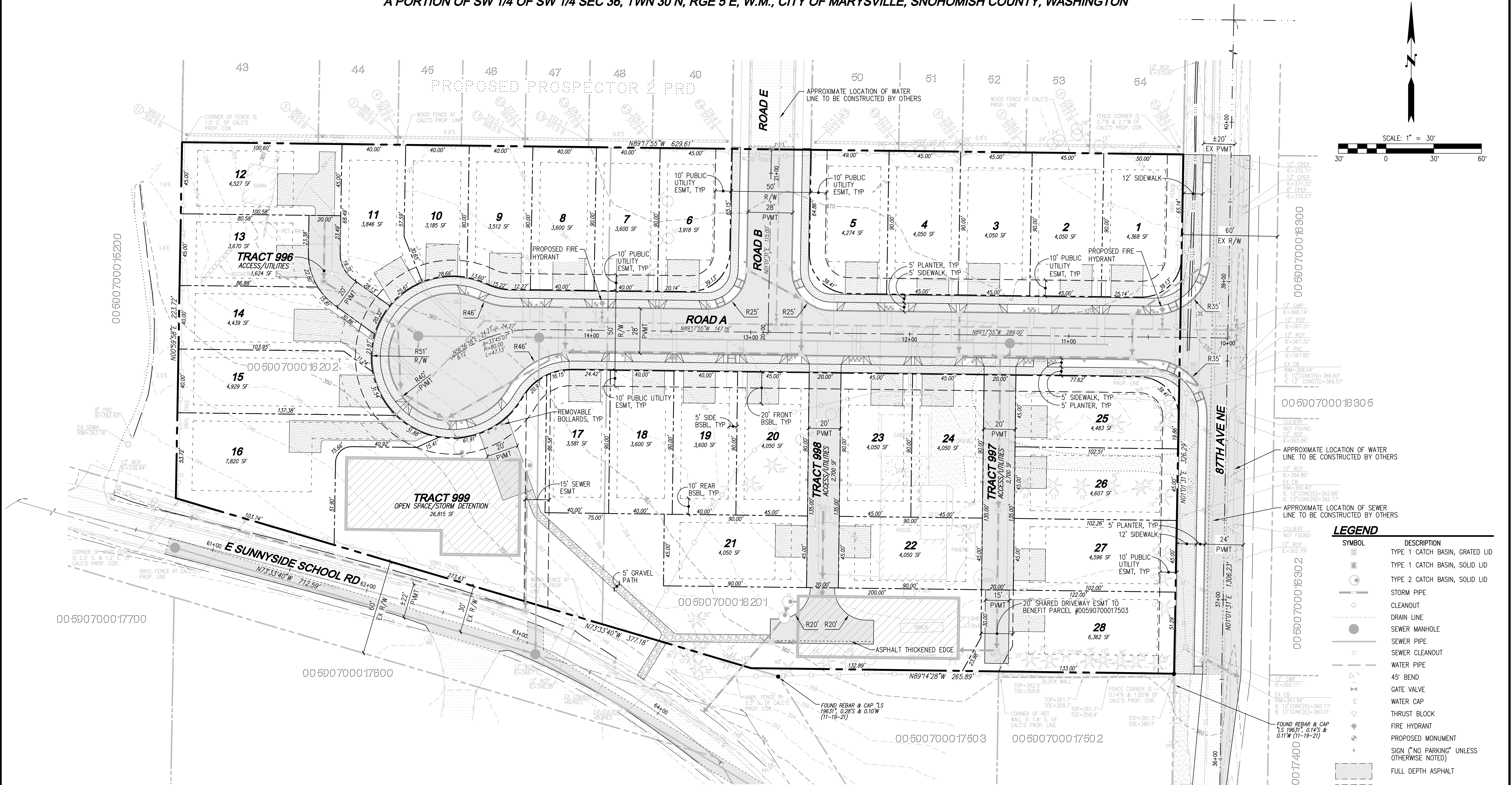
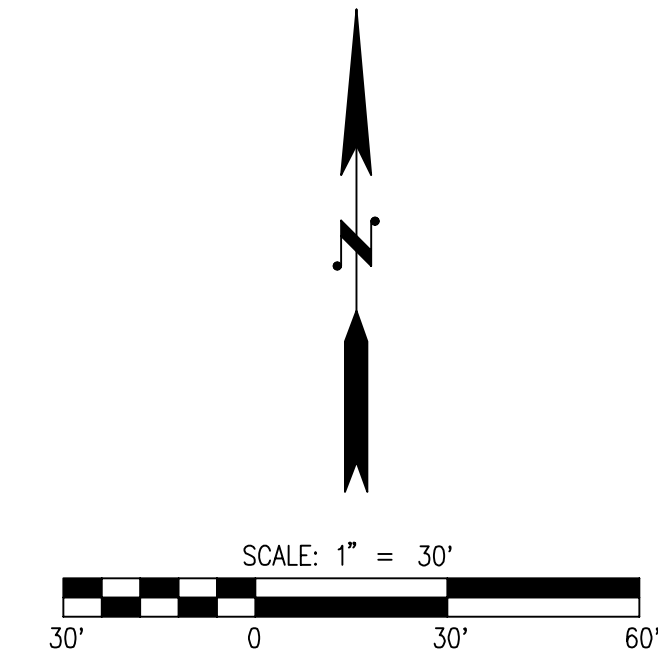
**LDC**  
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NATURAL 9 HOLDINGS, LLC  
**E SUNNYSIDE PRD**  
 COVER SHEET

JESSE A. JARRELL  
 15844  
 PROFESSIONAL ENGINEER

JOB NUMBER:	C21-202
DRAWING NAME:	C21202PP-CS-PL
DESIGNER:	JAJ
DRAFTING BY:	JDG
DATE:	7-25-22
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



**LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	CLEANOUT
[Symbol]	DRAIN LINE
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER PIPE
[Symbol]	SEWER CLEANOUT
[Symbol]	WATER PIPE
[Symbol]	45° BEND
[Symbol]	GATE VALVE
[Symbol]	WATER CAP
[Symbol]	THRUST BLOCK
[Symbol]	FIRE HYDRANT
[Symbol]	PROPOSED MONUMENT
[Symbol]	SIGN ("NO PARKING" UNLESS OTHERWISE NOTED)
[Symbol]	FULL DEPTH ASPHALT
[Symbol]	2" GRIND AND OVERLAY
[Symbol]	CONCRETE SIDEWALK

**RDI CALCULATIONS**

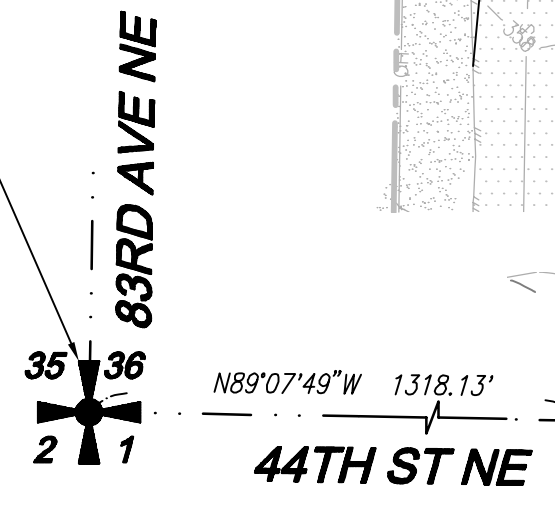
Incentive	Incentive Bonus	Amount Provided	Achieved Units
7. Project Design			
c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,105 If	2.2 points
3. Community Image and Identity			
a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	\$25,000 per bonus unit. Bonus units may only be claimed in whole numbers or 0.5 bonus unit increments.	\$250,000.00	10
		Total Achieved Incentive Units	12.20 points

\* TOTAL ALLOWED NUMBER OF LOTS 28 (BASE DENSITY CALCULATION+ INCENTIVES) 16 LOTS + 12 LOTS = 28 LOTS

**DENSITY/OPEN SPACE CALCULATIONS**

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Site Area	4.29	186,679
ROW	0.79	34,209
Panhandles	0.00	0
Total Remove for NPA	0.79	34,209
Net Project Area	3.50	152,470
Required Open Space	0.53	22,871
Common Open Space	0.62	26,815
Active Open Area	0.20	8,520
Zoning Density		
Gross Site Area	4.29	186,679
Net Project Area (NPA)	3.50	152,470
Units Allowed (STND) - R-4-8	16 Units	N/A
Units Allowed (with Bonus Density)	28 UNIT (MAX)	N/A
Units Proposed	28 UNITS	N/A
Density Proposed	8 DU/AC	N/A

SW CORNER SECTION 36 FOUND 3" BRASS DISC ON CONC. MON. WITH PUNCH, IN CASE HELD FOR POSITION (11-19-21)



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**E SUNNYSIDE PRD**  
PRELIMINARY PLAT



JOB NUMBER: C21-202  
DRAWING NAME: C21202PP-PP-PL  
DESIGNER: JAJ  
DRAFTING BY: JJD  
DATE: 7-25-22  
SCALE: 1"=30'  
JURISDICTION: MARYSVILLE

Drawing: P:\Cvt\2021\2021-02\_sunnyside.plat\Drawings\Preliminary\Plat\C21202PP-PP-PL.dwg Printed: Feb. 23, 2023 - 1:43pm