

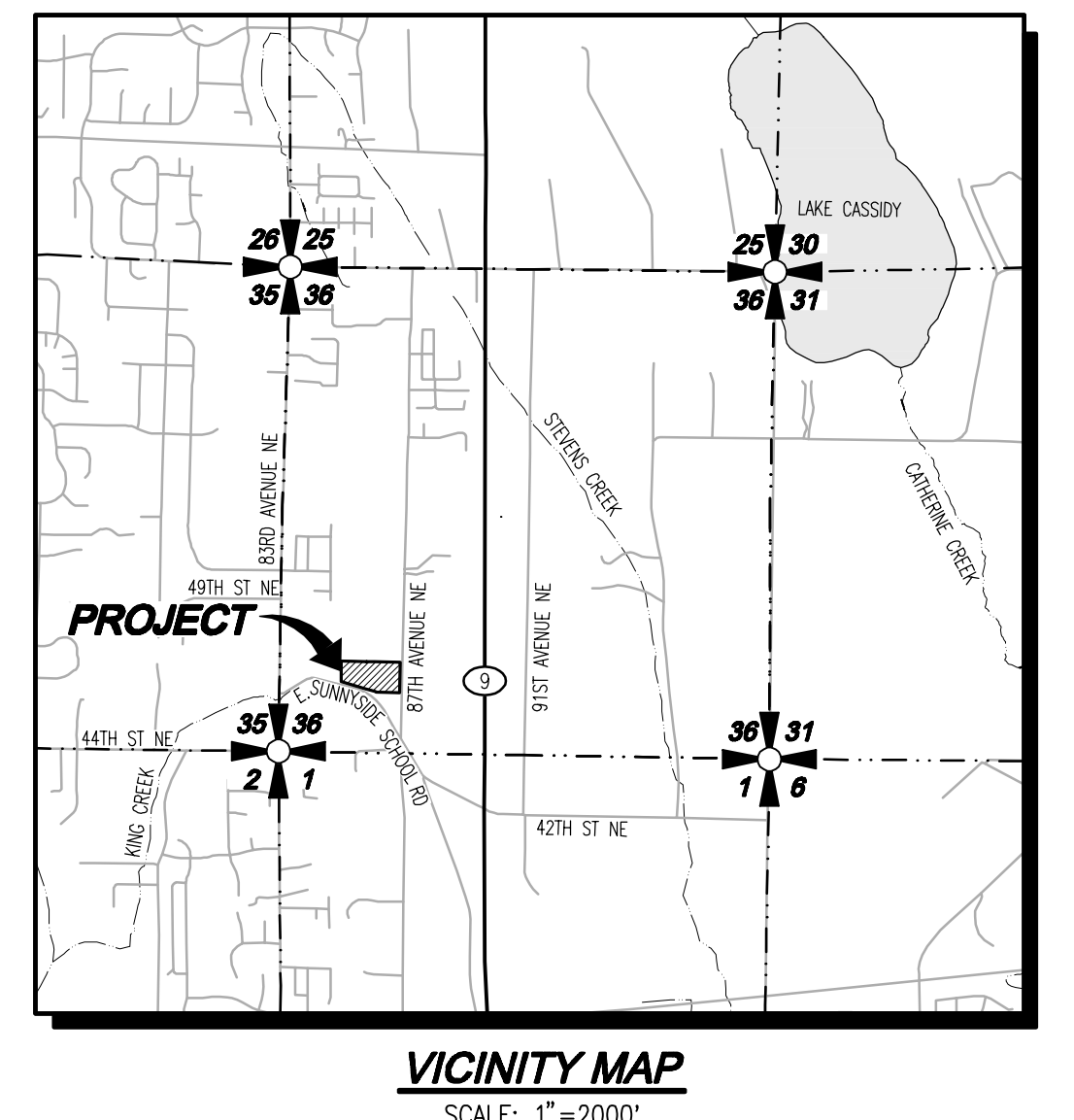
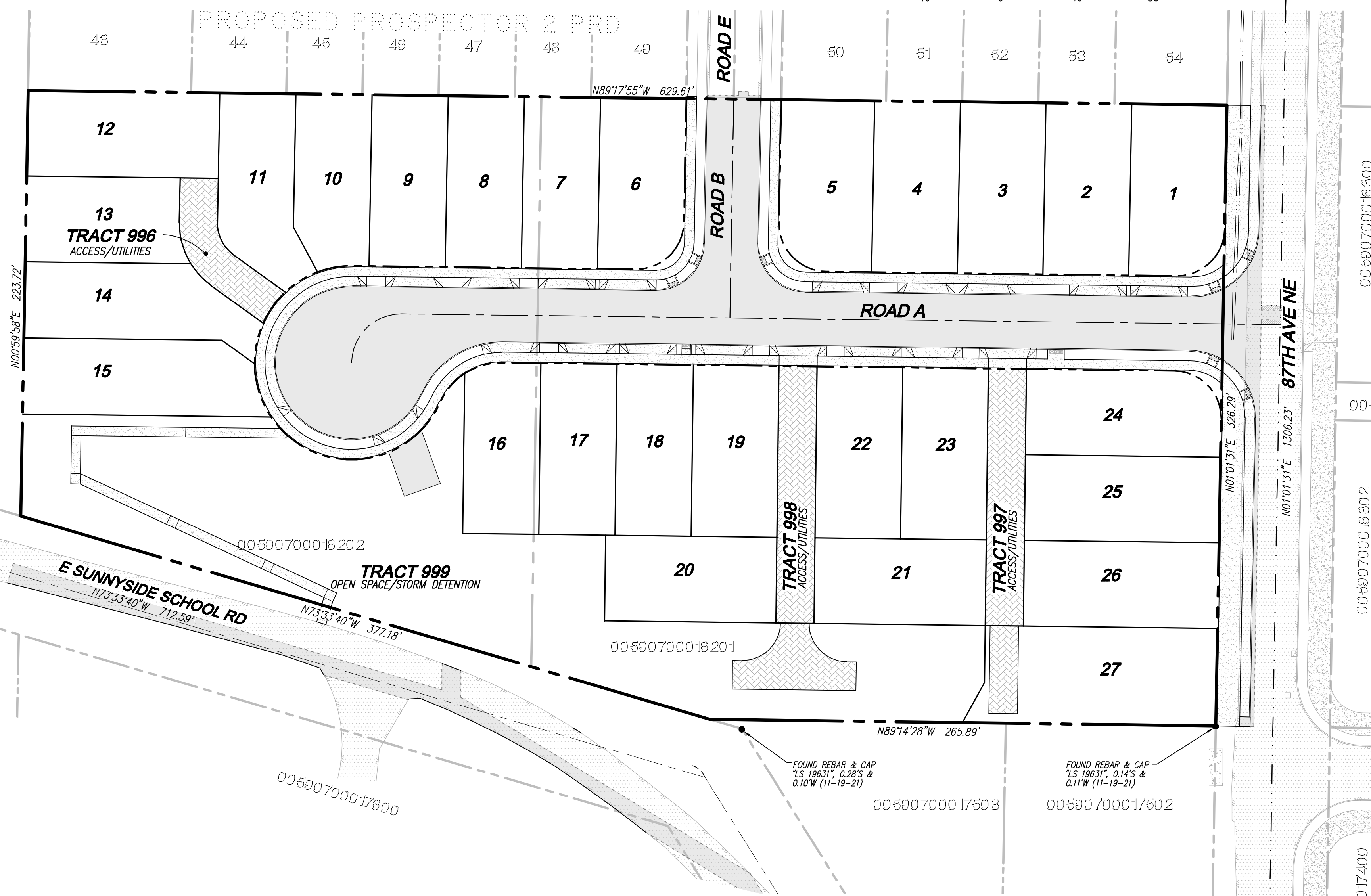
E SUNNYSIDE PRD BINDING SITE PLAN

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
⊕	FOUND CONCRETE MONUMENT AS NOTED	CL	CENTERLINE
⊙	FOUND REBAR W/ CAP AS NOTED	CMP	CORRUGATED METAL PIPE
○	SET REBAR W/ CAP	CP	CONCRETE PIPE
□	CATCH BASIN	EL	ELEVATION
⊕	WATER METER	EXIST.	EXISTING
⊕	WATER VALVE	FL	FLOWLINE
⊕	FIRE HYDRANT	IE	INVERT ELEVATION
⊕	SEWER MANHOLE	LCPE	LINE CORRUGATED POLYETHYLENE
⊕	POWER POLE	PL	PROPERTY LINE
⊕	GUY ANCHOR	PP	POWER POLE
⊕	CONIFEROUS TREE	PVC	POLYVINYL CHLORIDE PIPE
⊕	DECIDUOUS TREE	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
⊕	SO 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	⊕	SFWR PIPF
⊕	TYPE 2 CATCH BASIN, SOLID LID		
⊕	BEEHIVE MANHOLE COVER		
⊕	SQUARE YARD DRAIN		
⊕	ROUND YARD DRAIN		
⊕	STORM CLEAN OUT		
⊕	STORM PIPE		



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. 20010110472)
 - (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
 PHONE: (360) 631-1820
 EMAIL: rlarsen@landprogr.com

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVENUE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: JESSE JARRELL, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: jjarrell@ldccorp.com

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 EVERETT, WASHINGTON 98208
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 10505 19TH AVE SE, SUITE D
 EVERETT, WASHINGTON 98208
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 WOODINVILLE, WASHINGTON 98072
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GEOTECHNICAL ENGINEER:
 COBALT GEOSCIENCES, LLC
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 KENMORE, WASHINGTON 98028
 CONTACT: PHIL HABERMAN
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 EMAIL: phil@cobaltgeo.com

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: 149,343 SF (3.43 AC)
PROPOSED DENSITY: 7.87 UNITS/ACRE = 27 UNITS
EXISTING ZONING: WR-R-4-B WRSFH
PROPOSED LAND USE: SINGLE FAMILY
PROPOSED LOTS: 27
LOTS ACCESSED FROM SHARED DRIVEWAY: 8 (29.6% OF TOTAL LOTS)
MIN OPEN SPACE REQUIRED: 22,401 SF (15% OF NET)
OPEN SPACE DESIGNED (TRACT 999): 33,900 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
***NOTE:** NET SITE AREA CALCULATED BY TAKING 20% REDUCTION OFF OF GROSS SITE AREA PER M.M.C. DEFINITION OF NET AREA

PARKING INFORMATION

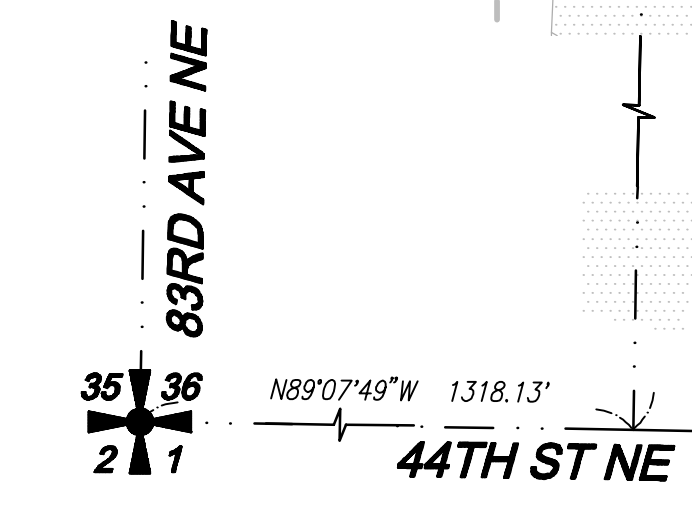
REQUIRED PARKING SPACES: 3 PER LOT— 81 SPACES
PROVIDED PARKING SPACES: 4 PER LOT— 108 SPACES

EARTHWORK QUANTITIES

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

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 PRELIMINARY PLAT



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
2	8-31-23	1ST REVIEW OF PERIMINARY PLAN

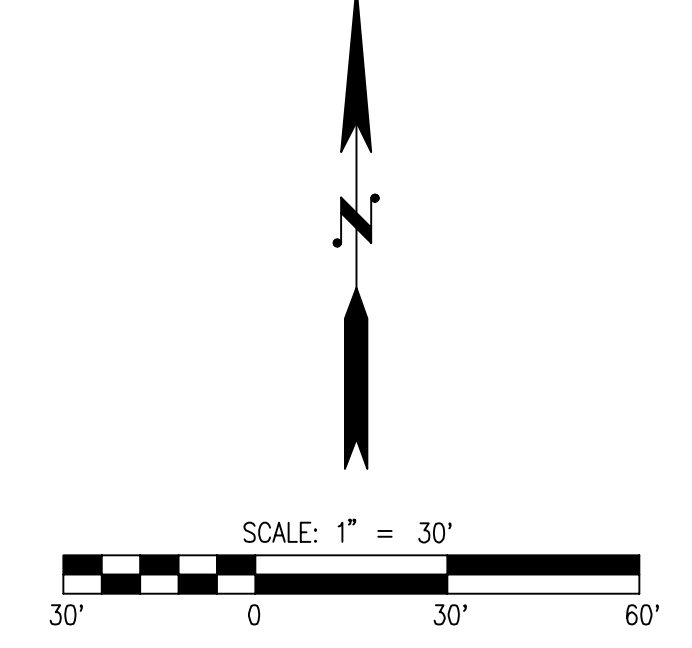
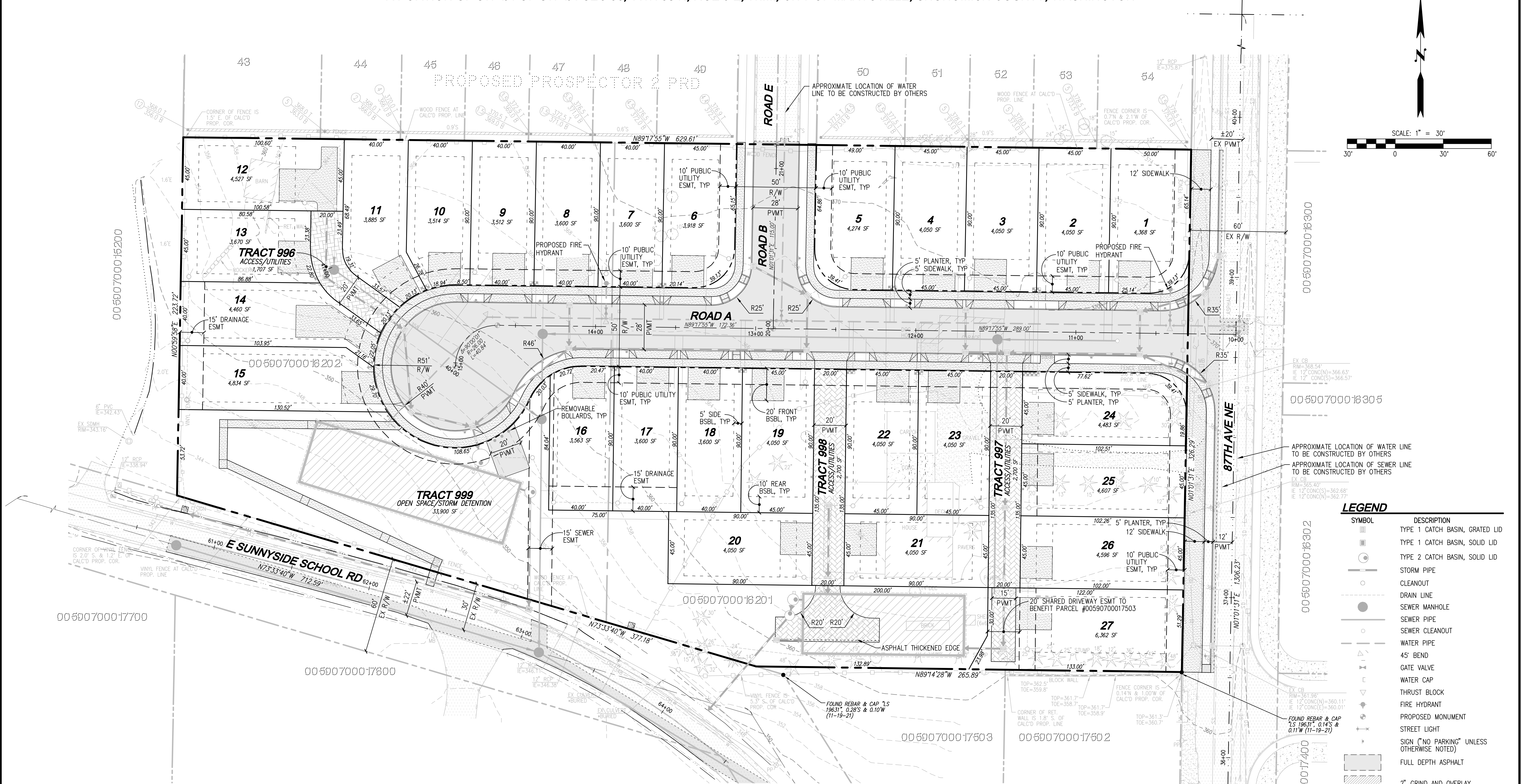
LDC
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 20210 142nd Avenue NE
 Woodinville, WA 98072
 Kent
 T 425.806.1869 www.LDCCorp.com F 425.482.2893

NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
 COVER SHEET

JESSE A. JARRELL
 15844
 PROFESSIONAL ENGINEER
 7-2022

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]	STREET LIGHT
[Symbol]	SIGN (NO PARKING UNLESS OTHERWISE NOTED)
[Symbol]	FULL DEPTH ASPHALT
[Symbol]	2" GRIND AND OVERLAY
[Symbol]	CONCRETE SIDEWALK
[Symbol]	IMPERVIOUS PAVERS

RDI CALCULATIONS

Incentive	Incentive Bonus	Amount Provided	Achieved Units
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.	\$300,000.00	12
		Total Achieved Incentive Units	12.0 points

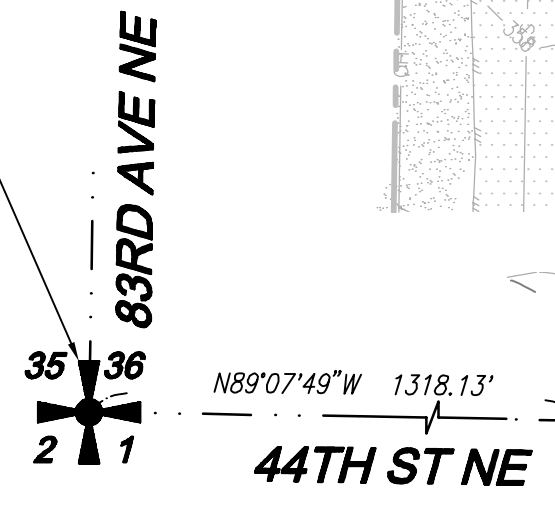
*TOTAL ALLOWED NUMBER OF LOTS 27 (BASE DENSITY CALCULATION+ INCENTIVES) 15 LOTS + 12 LOTS = 27 LOTS

DENSITY/OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Site Area	4.29	186,679
*Net Project Area	3.43	149,343
Required Open Space	0.51	22,401
Common Open Space	0.78	33,900
Active Open Area	0.2	8,520
Zoning Density		
Gross Site Area	4.29	186,679
*Net Project Area (NPA)	3.43	149,343
Units Allowed (STND) - R-4-8	15.4 Units	N/A
Units Allowed (with Bonus Density)	27.44 UNIT (MAX)	N/A
Units Proposed	27 UNITS	N/A
Density Proposed	7.87 DU/AC	N/A

*NOTE: NET SITE AREA CALCULATED BY TAKING 20% REDUCTION OFF OF GROSS SITE AREA PER M.C.C. DEFINITION OF NET AREA.

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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REVISIONS

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Planning
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Woodinville
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Woodinville, WA 98072
T 425-806-1869 www.LDCcorp.com F 425-482-2893

NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
BINDING SITE PLAN



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:\Civil\2021\2021_sunnyside.psd\Drawings\Preliminary\Plan\C21202PP-PP-PL.dwg Printed: Aug 31, 2023 - 9:56am