

SUNNYSIDE VILLAGE

3121 66th Ave NE
Marysville, WA 98270

9/05/2022 CD
COORDINATION SET

| NO. | DATE | DESCRIPTION |
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| | | |

NOT FOR CONSTRUCTION

Architect Project No: 1819
Author:
Checker:

ARCHITECTURAL SITE PLAN

A000

GENERAL NOTES - COTTAGE HOUSING DEVELOPMENT

NET PROJECT AREA

GROSS PROJECT AREA: 4.75 ACRES
FLAT 20% DEDUCTION FOR RIGHT OF WAY, PRIVATE ROADS, AND ACCESS EASEMENTS = 0.95 ACRES. 4.75 ACRES - 0.95 ACRES = 3.8 ACRES.

NET PROJECT AREA IS 3.8 ACRES

DENSITY

ALLOWED 2x THE BASE DENSITY OF UNDERLYING ZONE
UNDERLYING ZONE: R4.5 (4.5 x 2 = 9 DWELLING UNITS PER ACRE)
3.8 ACRES x 9 = 34 DWELLING UNITS ALLOWED

SETBACKS

FRONT YARD: 10' MINIMUM
REAR YARD: 10' MINIMUM
SIDE YARD: 5' MINIMUM
SEPARATION BETWEEN BUILDING STRUCTURES: 10' MINIMUM

ROOFS AND BAY WINDOWS MAY OVERHANG SETBACKS PER DIMENSIONS IN MMC

WOODED AREAS

EXISTING TREES WITHIN WETLAND BUFFER ARE ANTICIPATED TO REMAIN. EXISTING TREES OUTSIDE OF WETLAND BUFFER ARE ANTICIPATED TO BE REMOVED. REFERENCE ARBORIST REPORT AND SITE SURVEY FOR LOCATIONS OF EXISTING TREES.

SITE ELEMENTS LEGEND

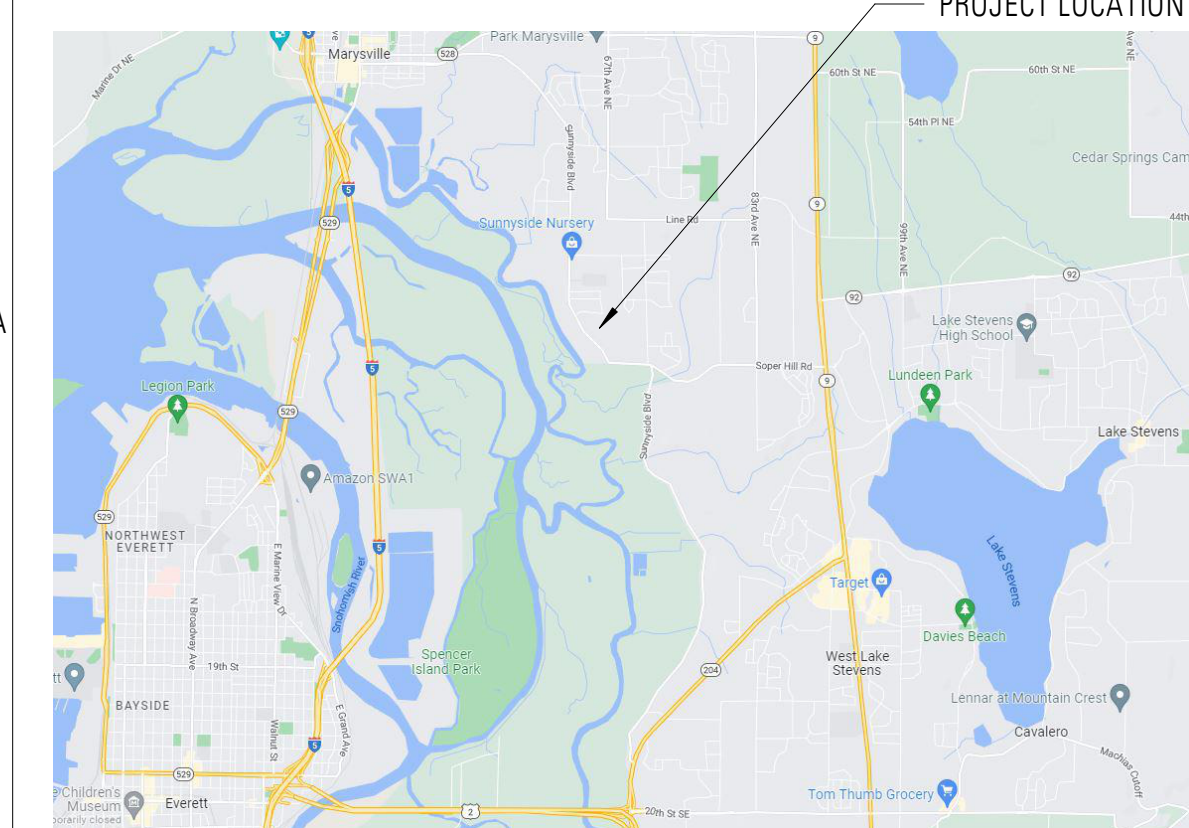
- CONCRETE PAVING
- ASPHALT ROADWAY / PARKING AREA
- FIRE ACCESS TURNAROUND
- LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- PATIO PAVERS
- BUILDING
- (W) (E) WELL
- BUILDING SETBACK
- PROPERTY, ROAD, EASEMENT OR WETLAND BUFFER SETBACK
- PROPERTY BOUNDARY (PROPERTY BOUNDARIES AROUND INDIVIDUAL COTTAGE LOTS ARE PROPOSED)
- WETLANDS BUFFER
- 1 COTTAGE PARCEL NO. FOR PROPOSED SUBDIVISION

COTTAGE TYPE LEGEND

YARD SETBACK BOUNDARY, TYP.
BAY WINDOW, TYP.
ROOF EDGE, TYP.
FOOTPRINT AT EXTERIOR FACE OF SIDING OR PORCH FRAMING, TYP.
PORCH, TYP.

2-bedroom cottage variant 1
2-bedroom cottage variant 2
3-bedroom cottage variant 1
3-bedroom cottage variant 2
2-bedroom cottage variant 1, mirrored
2-bedroom cottage variant 2, mirrored
3-bedroom cottage variant 1, mirrored
3-bedroom cottage variant 2, mirrored

VICINITY MAP



PARKING

DWELLINGS OF 1,000 SF OR MORE REQ 2 PARKING SPACES EACH

TOTAL DWELLINGS: 32 PROVIDED
TOTAL PARKING: 64 SPACES PROVIDED

REQ BICYCLE PARKING IS 5% OF TOTAL OFF-STREET PARKING PROVIDED; 4 BICYCLE PARKING SPOTS REQ AND 12 PROVIDED.

OPEN SPACE

200 SF COMMON OPEN SPACE REQ PER DWELLING UNIT - 50% MUST BE LOCATED CENTRALLY TO THE COTTAGE GROUPING; NOTED ON PLAN.
200 SF PRIVATE OPEN SPACE REQ PER DWELLING UNIT; 360 SF TO 432 SF PROVIDED.

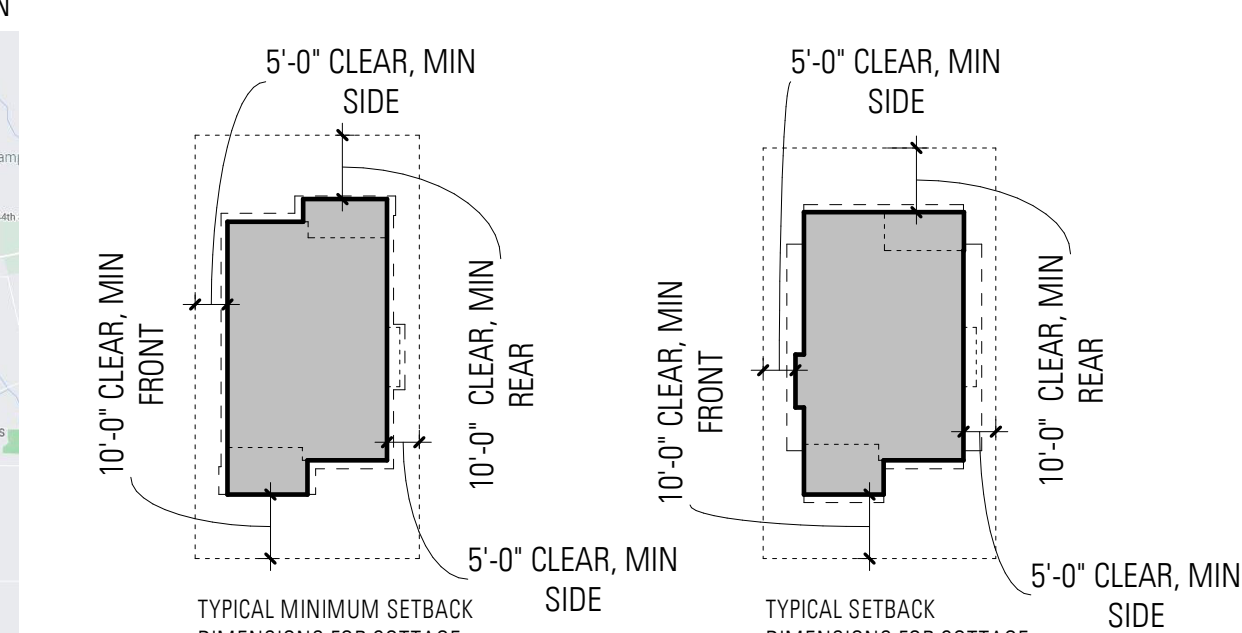
LOT COVERAGE - COTTAGE PARCELS (COMBINED AREA = 76,366 SF / 1.75 ACRES)
BUILDING COVERAGE = 44.8% (AT PARCEL WITH HIGHEST COVERAGE PERCENTAGE)
IMPERVIOUS SURFACE COVERAGE = 56.4% (AT PARCEL WITH HIGHEST COVERAGE PERCENTAGE / EXCLUDES WALKS 5' WIDE OR LESS PER MMC 22C.010.100)

LOT COVERAGE - TRACT (TOTAL TRACT AREA = 130,589 SF / 3.0 ACRES)
BUILDING COVERAGE = 2.2%
IMPERVIOUS SURFACE COVERAGE = 29.9% (EXCLUDES WALKS 5' WIDE OR LESS PER MMC 22C.010.100)

EXISTING EASEMENT AFN REFERENCES

201805300151; 201805300153; 200311180470; 201504020233

TYPICAL MINIMUM COTTAGE SETBACK DIMENSIONS



CLUSTER MAILBOX UNITS AND PARCEL LOCKER PER CITY OF MARYSVILLE STANDARD PLAN 3-505-001

EXISTING 20' EASEMENT - AFN 201805300151

WASTE ENCLOSURE: CMU BLOCK WALLS, OPEN ON TOP WITH A FULL-WIDTH METAL GATE FACING ROAD. CONCRETE PAD MUST ENDURE 20,000 LBS OF DIRECT FORCE AND A TRUCK WEIGHT OF 65,000 LBS.

FUTURE SINGLE STORY WORKSHOP LOCATION
10' SETBACKS FOR SINGLE STORY ACCESSORY STRUCTURES
10' SETBACKS ALONG 66TH AVE EXTENSION
ROW EXTENDS 6' PAST SIDEWALK EDGES

5' STRUCTURE SETBACKS FROM ROW ALONG PRIVATE ROAD PER MMC 22C.010.180

3,003 SF COMMON OPEN SPACE; 1800 SF REQUIRED (9 UNITS x 200 SF)

COTTAGE CLUSTER 3 (LOTS 1-9 / 9 UNITS)

20' STRUCTURE SETBACK FOR REAR YARD ADJACENCY TO SINGLE FAMILY ZONED PROPERTY

10' STRUCTURE SETBACK FOR SIDE YARD ADJACENCY TO SINGLE FAMILY ZONED PROPERTY

1 SITE PLAN
1" = 30'-0"

32 cottages, 64 parking stalls
Type A/B: 16, Type C/D: 16

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