

GENERAL NOTES - COTTAGE HOUSING DEVELOPMENT (File Number PA22-042)

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

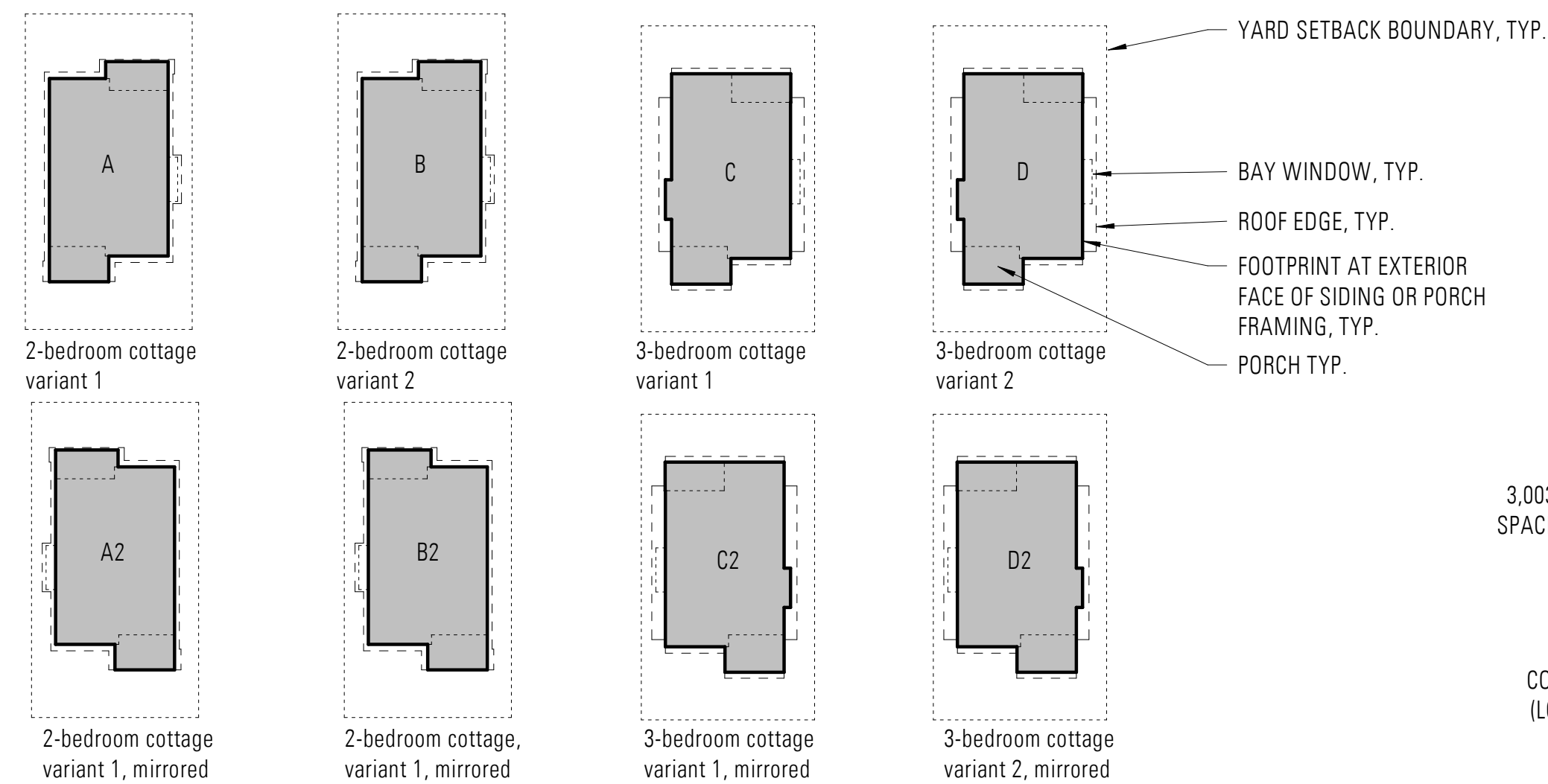
WOODED AREAS

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.

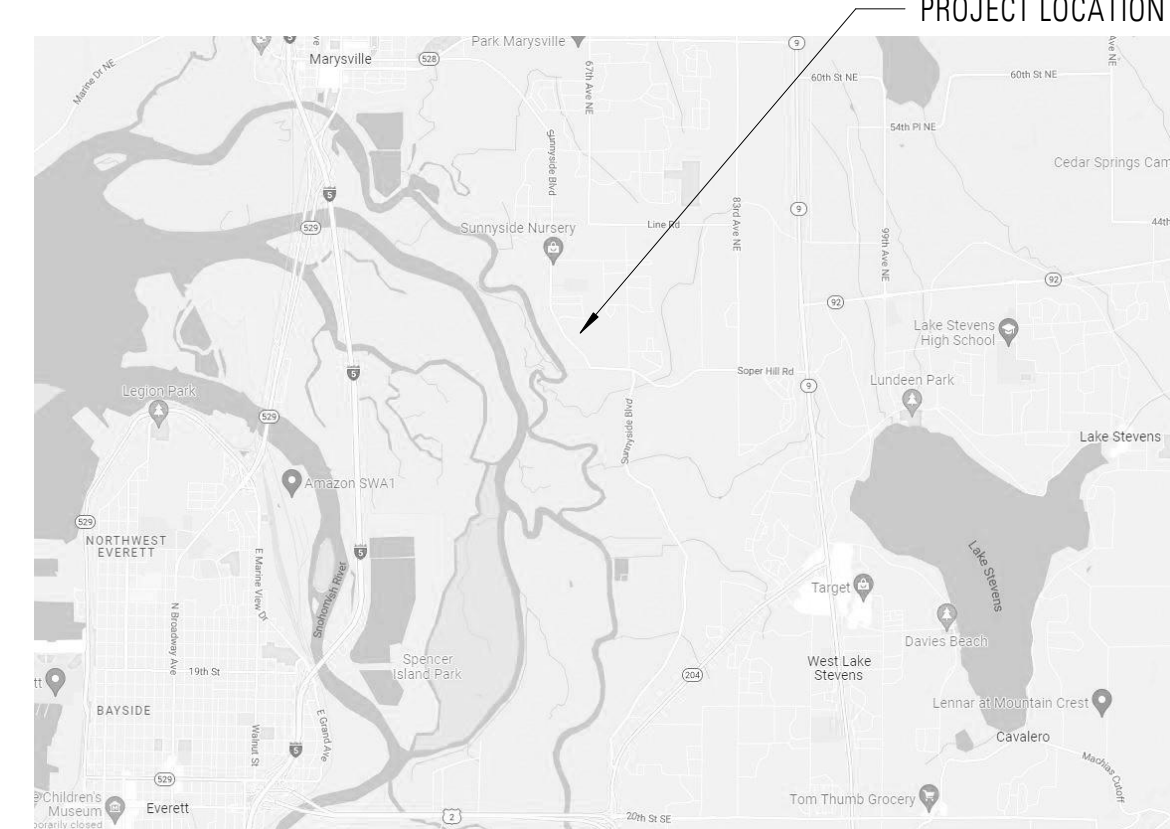
SITE ELEMENTS LEGEND

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

COTTAGE TYPE LEGEND

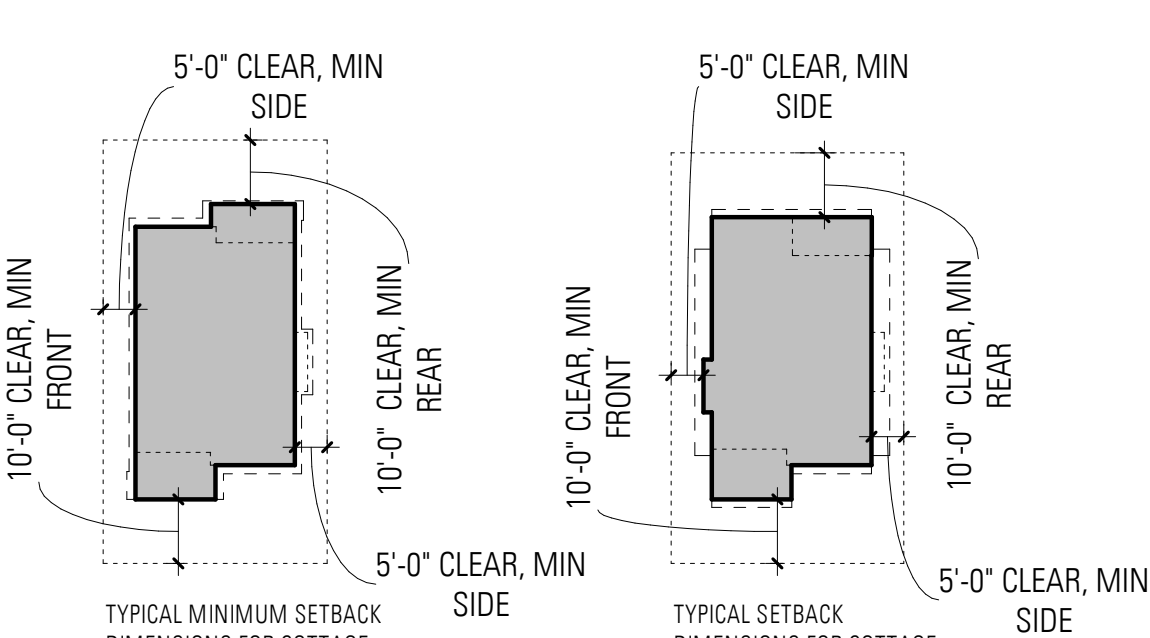


VICINITY MAP



PROJECT LOCATION

TYPICAL MINIMUM COTTAGE SETBACK DIMENSIONS



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 RECORDING NUMBER REFERENCES

201805300151; 201805300153; 200311180470; 201504020233; 8312070172
 201805300152; 201809130096

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

EXISTING 20' EASEMENT - AFN 201805300151

5' SETBACK FROM ACCESS EASEMENT PER MMC 22C.010.180

3,704 SF COMMON OPEN SPACE; 1800 SF REQUIRED (9 UNITS x 200 SF)

EXISTING 20' EASEMENT - AFN 201805300153

WASTE ENCLOSURE: CHAIN LINK FENCE, OPEN ON TOP WITH A FULL-WIDTH 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

POST "NO PARKING - FIRE LANE" SIGNAGE ALONG LENGTH OF PRIVATE DRIVE
 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)

CONCRETE DIVIDER STRIP FLUSH WITH PAVERS, TYP.

CONCRETE RETAINING WALL WITH GUARDRAIL - SEE STRUCTURAL

MAIN VEGETABLE GARDEN

COTTAGE CLUSTER 4 (LOTS 26-32 / 7 UNITS)

2,122 SF COMMON OPEN SPACE; 1400 SF REQUIRED (7 UNITS x 200 SF)

1 SITE PLAN
 1" = 30'-0"



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SUNNYSIDE VILLAGE

3121 66th Ave NE
 Marysville, WA 98270

PRELIMINARY SITE PLAN
 (REVISED 3/16/23)

NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION

Architect Project No: 1819
 Author: MC, MD, AL
 Checker: MM

ARCHITECTURAL SITE PLAN

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