



PRELIMINARY SHORT PLAT APPROVAL

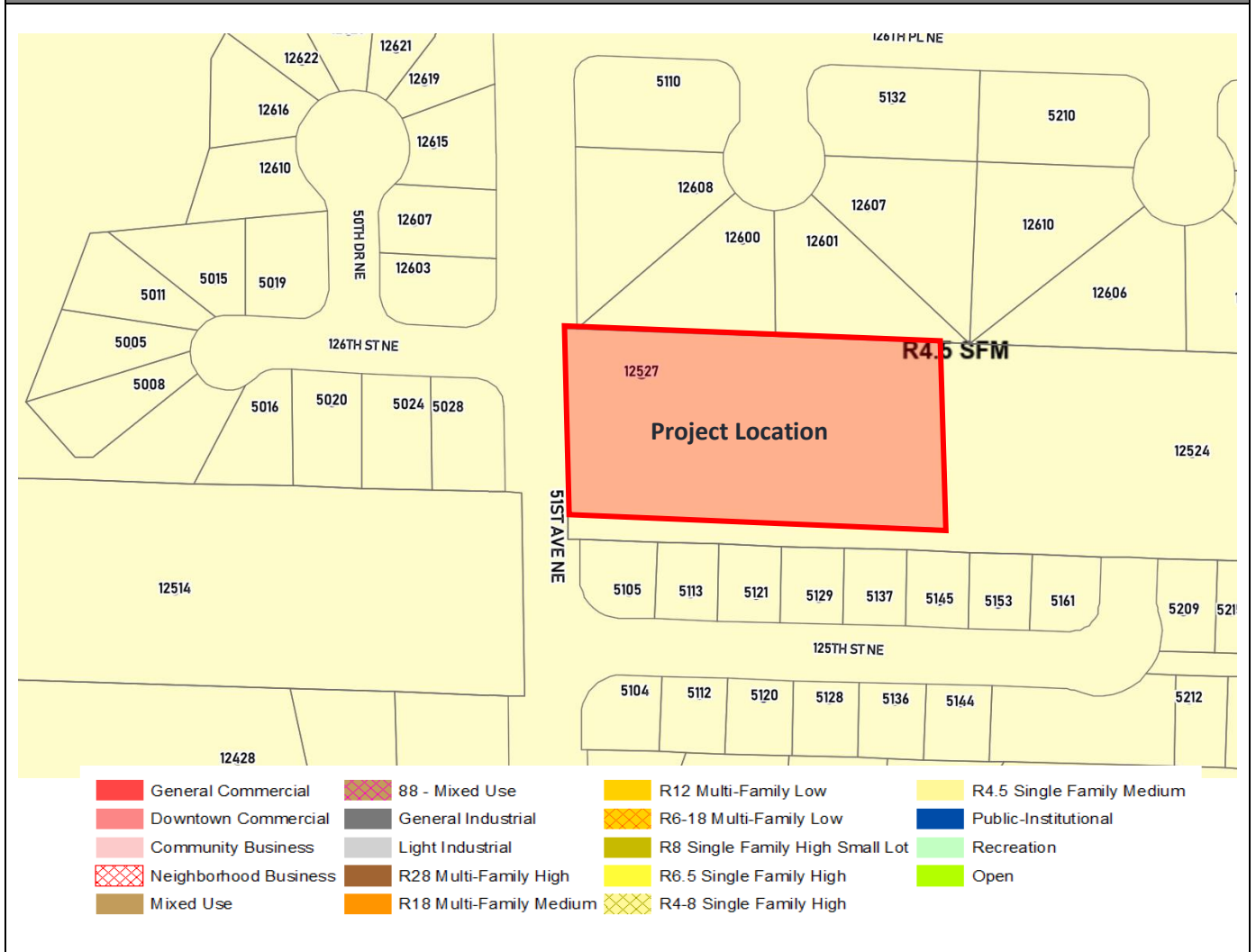
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION										
Project Title	Hidden Valley Short Plat			Date of Report	March 14, 2024					
File Number	SP23-003			Attachments	Preliminary Short Plat Map (Exhibit 029)					
Administrative Recommendation	Approve the preliminary 5-lot Planned Residential Development (PRD) short plat.									
BACKGROUND SUMMARY										
Applicant	James Funston									
Request	The applicant is proposing a 5-lot PRD short plat on 1.24 acres.									
Site Address	12527 51 st Ave NE			APN(s)	30050300302600					
Legal Description (abbreviated)	Portion of SW ¼ of SW ¼ of Section 3			Section	3	Township	30	Range	05E	
Comprehensive Plan	Single Family Medium	Zoning	R-4.5	Shoreline Environment			N/A			
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed			
	Marysville	Marysville			Marysville	Marysville				
REVIEWING AGENCIES										
Marysville	Local Agencies		State & Federal		County		Other			
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Development Services <input checked="" type="checkbox"/> Water Quality <input checked="" type="checkbox"/> Operations <input checked="" type="checkbox"/> Traffic	<input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1		<input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe			
ACTION										
<input checked="" type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission										
Date of Action	March 14, 2024		<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued			
STAFF										
Name	Emily Morgan		Title	Senior Planner		Phone	360.363.8216		E-mail	emorgan@marysvillewa.gov

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	Single Family Medium	R-4.5	Single family residences
East	Single Family Medium	R-4.5	Single family residence on large lot
South	Single Family Medium	R-4.5	Single family residences
West	Single Family Medium	R-4.5	Single family residences

VICINITY MAP



DEPARTMENT REVIEW - FINDINGS OF FACT & CONCLUSIONS

1. **Description of Proposal.** Land Resolutions (agent) on behalf of James Funston (applicant) has requested a 5-lot planned residential development (PRD) short plat.
 - 1.1. A preliminary planned residential development short plat application is an Administrative Decision. No public hearing is required.
2. **Site Location.** The project site is located at 12527 51st Ave NE and is further identified by Assessor's Parcel Number (APN): 30050300302600.
3. **Site Description.** The project site is currently developed with a single family residence and accessory structures, to be demolished with development. The ground surface within the site is relatively level. The site is generally vegetated with grass pasture areas, underbrush and scattered young to mature trees.
4. **Project History.** A pre-application review (PREA22-017) was completed April 21, 2022 for a 3-lot short plat. The development proposal has since been modified to reflect this application, 5-lot PRD short plat.
5. **Letter of Completeness.** An application was deemed complete on June 27, 2023.
6. **Public Notice.** Notice was provided in accordance with MMC 22G.010.090, *Notice of development application*.
7. **Request for Review.** A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on page 1 of this report. The following comments were received; if above-referenced agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Traffic	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated March 8, 2024.</i>
Public Works, Development Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Public Works, Surface Water	<ul style="list-style-type: none"> • <i>The City has adopted the 2019 Stormwater Management Manual for Western Washington.</i> • <i>For residential projects triggering MR #6 Runoff Treatment and #7 Flow Control, the HOA gets lot ownership and landscaping responsibility. The City gets routine maintenance easement for hard infrastructure maintenance, if applicable.</i>
Public Works, Operations	<i>Provided requirements for hydrant locations and the specifics for water connections.</i>

Marysville Fire District	<ul style="list-style-type: none"> • <i>Access for fire apparatus appears to be acceptable and fire hydrant locations appear to be adequate.</i> • <i>Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200 ft. from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.</i>
Building Department	<i>Provided requirements for the building permit submittal.</i>

8. **Public Comments.** No comments from the public were received.
9. **State Environmental Policy Act Review.** Pursuant to MMC 22E.030.090, the proposed short plat is exempt from SEPA review.
10. **Critical Areas.** The subject property does not have critical areas on or near the site; therefore, the provisions of MMC 22E.010 Critical Areas Management would not apply.
11. **Access and Circulation.** Access to the development is proposed via an extension of 126th St NE, ending in a cul-de-sac. Each lot would be served by a single driveway off of the proposed internal road extension.

Per approved Engineering Development and Design Standards (EDDS) variance, dated February 29, 2024 (Exhibit E026), Josh King, Development Services Manager, accepted justification to allow the applicant relief from constructing a sidewalk along the north side of the new road (126th St NE) as well as allowing the standard 35 ft. radius of the required intersection to be reduced to a 25 ft. radius. This variance was approved provided that the existing conditions of the 126th St NE intersection limit the radius of the curb return respective of adjacent property impacts and the existing topography further limits the construction of a walkway along the edge of the new road.

12. **Traffic Impacts.** Per the Traffic Impact Analysis Trip Generation for Developments Memorandum dated December 20, 2021, prepared by Jeff Laycock, Director of Public Works, trip generation rates for residential units are calculated at a rate of 1 weekday PM peak hour trips (PMPHT) per dwelling unit. Therefore, four (4) new PMPHT would be generated for the proposed development. Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$25,200 (\$6,300 x 4), with a credit applied for the new SFR proposed on Lot 2.

The City Engineer and Traffic Engineer issued a written concurrency recommendation dated March 8, 2024 (Exhibit 31) informing the developer of the project’s impacts and mitigation obligation pursuant to Chapter 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on March 8, 2024 (Exhibit 32).

As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

13. **Park Impacts.** Pursuant to MMC 22D.020, the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit application.

14. **School Impacts.** Pursuant to MMC 22D.040, the applicant shall mitigate school impact for the Marysville School District through the payment of the school impact fee in effect at the time of building permit application.

15. **Utilities.** The following utilities will be provided to the site:

Storm Drainage: According to the Preliminary Storm Drainage Report, prepared by Elias J. Troutman, EIT and Joseph M. Smeby, PE, dated October 2023 (Exhibit E027), the roof runoff from the new buildings would be connected to individual infiltration systems. Road runoff from the new roads and driveways would be collected, treated, and infiltrated on-site.

Water: An existing 8” ductile iron water main is located in 51st Ave NE. Line extensions through the development are proposed as 8” ductile iron.

Sewer: The sewer service would be provided by 8” PVC line extension through the proposed development.

16. **Application Review.** MMC 22G.010.140(3) requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

16.1. **Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.**

Staff Comment: Pursuant to MMC 22C.010.060, single family residences and duplexes are permitted outright in the R-4.5 zone.

16.2. **Density of residential development in urban growth areas.**

Staff Comment: The base density permitted for single family residences in the R-4.5 zone is 4.5 dwelling units per net project area. The density of the project is calculated as follows:

Single Family	0.83 acres x 4.5 du/acres = 3.73 units or 4 unit
Bonus Density Allowance per MMC 22C.010.090(1)(b)	3.73 base density x 20% = 0.75 or 1 bonus unit allowed
Total Allowed Units	5 units

The applicant is proposing to install perimeter fencing to satisfy the bonus provision of Benefit 7c, project design. This density incentive provides for the installation of perimeter fencing and/or landscaping, at least 6 ft. in in order to improve design/compatibility between neighboring land uses. The density incentive allows for 1 bonus unit per 500 lineal ft. of perimeter fencing and/or landscaping. This benefit shall be pursued if fencing is otherwise required by code. MMC

As proposed, the applicant would install 570 lineal ft. of fencing along the perimeter. Per MMC 22G.090.580, a 6 ft. sight obscuring fence is required to be installed if it is determined during civil plan review that the existing grade would be increased by 2 ft. or greater, causing the newly created lots to be a higher elevation than the abutting property. If this is determined to be the case, alternate method to achieve (1) bonus RDI unit must be pursued.

16.3. **Availability and adequacy of public facilities identified in the comprehensive plan.**

Staff Comment: The Comprehensive Plan designation for the subject property is Single Family, Medium Density. The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Single Family, Medium Density designation.

As conditioned, the proposed development would be consistent with the City of Marysville Comprehensive Plan.

16.4. **Development Standards.**

Staff Comment: The project site is currently zoned R-4.5 Single Family, Medium Density. It allows detached single-family residences at a density of 4.5 dwelling units per net project acre. The maximum density for the R-4.5 zone may be increased by 20% through the application of residential density incentive (RDI) provisions as outlined in MMC 22C.090. The applicant is proposing RDI to achieve (1) bonus unit/lot.

The proposed PRD short plat would meet all bulk and dimensional requirements set forth in MMC 22G.080.080, Modification of Development Regulations.

The proposed development and subsequent use of the property would comply with the intent of the R-4.5 zone, and as conditioned herein, complies with all of the applicable design and development standards.

As conditioned, the proposed development would comply with the required development standards.

17. **Factors Considered by City Departments.** MMC 22G.090.360 requires the City to review the short plat application to determine whether it meets the following criteria:

17.1. **Public Use and Interest.** *Evaluation of the proposed short subdivision to determine whether the public use and interest are served;*

Staff Comment: Based on the review of application materials for the proposed project, staff concludes that as conditioned, the public use and interest would be served.

17.2. **Public Health, Safety, and General Welfare.** *Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of RCW 58.17.110;*

Staff Comment: Per above Finding 16.4, the proposed PRD short plat application would make appropriate provisions for the public health, safety, and general welfare would be served in accordance with RCW 58.17.110.

17.3. **Comprehensive Plan.** *Evaluation of all elements of the comprehensive plan and its consistency with the proposed short subdivision;*

Staff Comment: Per above Finding 16.3, the proposed development would be consistent with the elements of the Comprehensive Plan.

17.4. **Existing Zoning.** *Evaluation of existing zoning and its compliance with the proposed short subdivision and Article V of this chapter, Land Division Requirements;*

Staff Comment: The project site is zoned residential. The purpose of residential zones in the City of Marysville is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy.

As conditioned, the proposed development would comply with the applicable development standards of Title 22 of the Marysville Municipal Code.

- 17.5. **Natural Environment.** *Evaluation of the impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues;*

Staff Comment: The project site does not contain critical areas and is not subject to environmental review via the SEPA review process pursuant to MMC 22E.030.090(1)(a) and WAC 197-11-800(6); therefore, this provision would not apply, however, staff reviewed impacts on all elements of the natural environment including topography, vegetation, soils, geology, and all environmental issues, and determined compliance with MMC Chapter 22G.090, Article V, *Land Division Requirements*, as conditioned herein.

- 17.6. **Drainage.** *Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts;*

Staff Comment: Per Finding 15, on-site drainage impacts would be contained and infiltrated on-site. As conditioned, the proposed development would not allow for adverse drainage impacts.

- 17.7. **Open Space.** *Evaluation of all impacts and provision for open space;*

Staff Comment: Being as the proposed short plat is also to be a PRD, the development must dedicate 15% of the net project area as open space with 35% of that area dedicated as active open space. The net project area is calculated at 36,203 sq. ft. (0.83 acres) which would require the dedication of 5,773 sq. ft. of open space; therefore, 2,021 sq. ft. must be dedicated as active open space. As proposed, the dedicated open space tract appears to meet these standards.

As conditioned, the proposed development would satisfy the required open space requirements.

- 17.8. **Public Systems Capacity.** *Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools and community facilities;*

Staff Comment: As conditioned, the proposed development would be required to make payment for Traffic, School, and Park impact fees.

- 17.9. **Public Services.** *Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, fire and police protection;*

Staff Comment: As conditioned, all impacts have been evaluated, and provisions have been made for mitigation of impacts on public services including streets, all public utilities, fire, and police protection.

- 17.10. **Floodplain.** *Identification of short subdivisions proposed in the floodplain and compliance with requirements of this title and Chapter 22E.020 MMC, Floodplain Management;*

Staff Comment: The proposed development is not located within floodplain area; therefore, this provision would not apply.

17.11. **Sidewalks.** Pursuant to RCW 58.17.060(2), the applicant shall be required to show that sidewalks are provided to assure safe walking conditions for students who walk to and from school;

Staff Comment: As conditioned, the proposed development would be required to install adequate sidewalks along 51st St NE and the internal access road.

18. **Decision Criteria for Planned Residential Developments.** MMC 22G.080.050(2) requires the applicant to fulfill the requirements and intent of the city's development regulations, comprehensive plan, and subarea plans.

Staff Comment: Compliance with the required criteria of the above section has been demonstrated through Findings 16 and 17. As conditioned, the requirements of this section would be satisfied.

19. **In House Days.** Pursuant to MMC 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made (70) in-house calendar days from the date of completeness.

CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants **Preliminary Administrative Short Plat and Planned Residential Development Approval** subject to the following conditions:

1. The preliminary short plat map (Exhibit 29) shall be the approved site layout.
2. 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 short plat PRD approval.
3. 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.
4. In order to achieve density greater than 4.5 dwelling units per acre, the applicant shall be required to comply with MMC Chapter 22C.090 Residential Density Incentives.
 - 4.1. The applicant is proposing RDI Benefit 7c, installation of perimeter fencing. Per MMC 22G.090.580, a 6 ft. sight obscuring fence is required to be installed if it is determined during civil plan review that the existing grade would be increased by 2 ft. or greater, causing the newly created lots to be a higher elevation than the abutting property. If this is determined to be the case, alternate method to achieve (1) bonus RDI unit must be pursued.
5. Accessory dwelling units shall not be allowed within this PRD per MMC 22G.080.070, or as amended.
6. 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 to the adequacy of the covenants to fulfill the requirement of the PRD.

7. The applicant shall submit payment to Marysville School District No. 25 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 will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
8. 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 will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
 - 8.1. Credit shall be granted to Lot 1 if a complete application for a building permit to replace or reconstruct an existing structure that was removed or destroyed is submitted within 3 years after the structure was removed or destroyed in order for the exemption to apply
9. The project is subject to the following (3) traffic mitigation obligations as required by the Traffic Concurrency Recommendation, dated March 8, 2024. Said obligations are as follows:
 - 9.1. The applicant shall be required to construct frontage improvements along 51st Ave NE, and the internal short plat road (126th St NE), prior to final short 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. 51st Ave NE is classified as a minor arterial and is to be built with (2) travel lanes, a turn lane, and bike lanes, together with curb, gutter, and 5 ft. sidewalk with a 5 ft. planter meeting the standards of the EDDS SP 3-201-004.
 - 9.2. The applicant shall be required to dedicate public right-of-way for 51st Ave NE, and the internal plat road (126th St NE), 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. 51st Ave NE is a minor arterial, a 70 ft. right-of-way is required.
 - 9.3. 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, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. **Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$25,200.**

Prepared by: *Emily*

Reviewed by: *Amy*

DETERMINATION

This ***Preliminary Administrative Short Plat and Planned Residential Development Approval*** is issued pursuant to MMC Section 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Preliminary Administrative Short Plat and Planned Residential Development Approval.

Date: March 14, 2024 Signature: 
Haylie Miller, CD Director

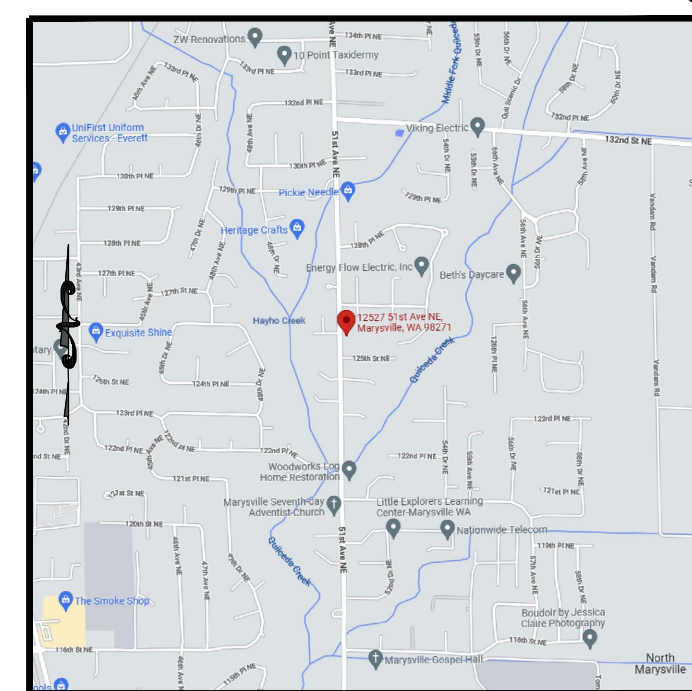
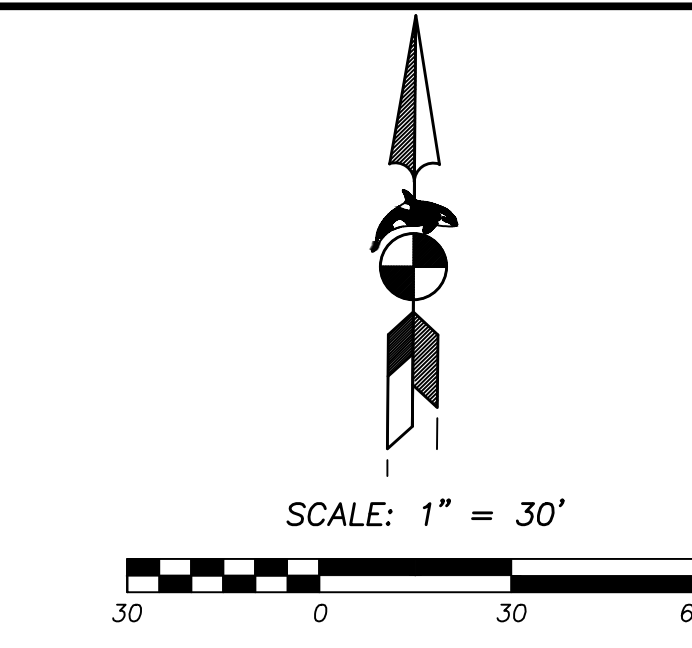
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

PRELIMINARY SHORT PLAT &
 PLANNED RESIDENTIAL DEVELOPMENT
 FOR
 HIDDEN VALLEY

IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.30N., R.5E., W.M.
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND

- SECTION CORNER FOUND AS NOTED
- QUARTER SECTION FOUND AS NOTED
- SANITARY SEWER MANHOLE
- SIGN
- MONUMENT FOUND AS NOTED
- REBAR FOUND AS NOTED
- SET 1/2" X 24" REBAR WITH PLASTIC CAP "ORCA 34671"
- WATER METER
- WATER VALVE
- WATER WELL
- POWER POLE LIGHT
- POWER VAULT
- UTILITY POLE
- UTILITY POLE ANCHOR
- SANITARY SEWER CLEANOUT
- CATCH BASIN TYPE 1
- MAILBOX
- TREE (CONIFEROUS)
- CONCRETE (WALKS, SLABS, CURB)



VICINITY MAP
 SCALE: 1" = 2000'

PROJECT DESIGN TEAM:

- APPLICANT:**
 JAMES FUNSTON
 19705 38TH DRIVE NW
 STANWOOD, WASHINGTON 98292
- OWNERS:**
 MARK KILE GILL &
 DARREN KENNETH STRANGELAND
 12527 51ST AVENUE NE
 MARYSVILLE, WASHINGTON
 CONTACT: RY MCDUFFY
 EMAIL: RY@ORCALANDSURVEYING.COM
- SURVEYOR:**
 ORCA LAND SURVEYING
 3605 COLBY AVENUE
 EVERETT, WASHINGTON 98201
 (425) 258-3400
 CONTACT: JOANNE M. SWANSON, PLS
 EMAIL: JOANNE@ORCALANDSURVEYING.COM
- ENGINEER:**
 OMEGA ENGINEERING
 2707 WE MORE AVENUE
 EVERETT, WASHINGTON 98201
 (425) 903-4852
 EMAIL: JOE@OMEGA-ENG.COM
 CONTACT: JOSEPH SMEBY, P.E.
- GEOTECH:**
 NELSON GEOTECHNICAL ASSOCIATES, INC.
 ATTN: ALEX RINALDI, L.G.
 17311 - 135TH AVE NE #A-500
 WOODINVILLE, WASHINGTON 98072
 (425) 486-1669
 CONTACT: ALEX@NELSONGEOTECH.COM

LANDSCAPE ARCHITECT:

PAUL JAY
 1115 BRIDGE ROAD
 EASTHAM, MASSACHUSETTS 02642
 (425) 210-1986
 EMAIL: PAULJAYLAB@GMAIL.COM
 CONTACT: PAUL JAY

LEGAL DESCRIPTION:

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, THE WEST 351.53 FEET OF THE FOLLOWING DESCRIBED TRACT:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 736.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°16'57" EAST A DISTANCE OF 1309.19 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°00' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 181.06 FEET;

THENCE NORTH 87°33'18" WEST A DISTANCE OF 1309.19 FEET TO THE WEST LINE OF SAID SECTION 3;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 184.17 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 20 FEET THEREOF;

AND ALSO EXCEPT THE WEST 20 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION:

SITE ADDRESS: 12527 51ST AVENUE NE
 MARYSVILLE, WASHINGTON 98271
 30050300302600

TAX NUMBER: R-4.5

EXISTING ZONING: R-4.5

PROPOSED ZONING: R-4.5

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL

SEWAGE DISPOSAL: CITY OF MARYSVILLE

WATER SUPPLY: CITY OF MARYSVILLE

SCHOOL DISTRICT: MARYSVILLE DISTRICT 25

FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

PARK DISTRICT: CITY OF MARYSVILLE

CITY OF MARYSVILLE DENSITY CALCULATION:

TOTAL SITE AREA	54,164 SF	1.24 ACRES
MINUS FLOOD PLAINS	0 SF	0 ACRES
MINUS UTILITY EASEMENTS OVER 30'-FEET	0 SF	0 ACRES
MINUS PUBLIC OWNED FACILITY & R.O.W.	17,961 SF	0.41 ACRES
MINUS STORM WATER DETENTION TRACTS OR EASEMENTS	0 SF	0 ACRES
MINUS PRIVATE ROAD OR ACCESS EASEMENTS	0 SF	0 ACRES
MINUS CRITICAL AREAS UNDER WATER	0 SF	0 ACRES
MINUS PANHANDLES	0 SF	0 ACRES
NET SITE AREA	36,203 SF	0.83 ACRES
SFR UNITS = 0.83 X 4.5 = 3.73		
TOTAL = 4 UNITS MAXIMUM		
3.73 X 0.20 = 0.75 OR 1 BONUS UNITS		
TOTAL UNITS PERMITTED = 5		
TOTAL UNITS PROPOSED = 5		

PRD DEVELOPMENT STANDARDS:
 SETBACKS:
 MINIMUM STREET: 10'
 MINIMUM SIDE YARD: 5'
 MINIMUM REAR YARD: 10'
 MAXIMUM IMPERVIOUS SURFACE: 70%
 MAXIMUM BUILDING HEIGHT: 30'
 MINIMUM LOT AREA: 3,500 SINGLE FAMILY
 2,000 SF - ATTACHED SINGLE FAMILY
 5,250 SF - TWO-UNIT DUPLEX
 MINIMUM LOT WIDTH: 30'
 25' ZERO LOT LINE ATTACHED SINGLE FAMILY
 MAXIMUM DRIVEWAY WIDTH: 20' (PER ENGINEERING SERVICES MANAGER)
 *PORCHES MAY EXTEND AS CLOSE AS 7'-FEET FROM THE SIDEWALK

RD1 BONUSES PROPOSED (22C.090.030):

(7C) INSTALLATION OF PERIMETER FENCING OR LANDSCAPING - 1 BONUS UNIT PER 500 LF.
 570 LF OF PERIMETER FENCING PROPOSED ALONG EAST, SOUTH AND WEST BOUNDARY LINES.

TOTAL DENSITY BONUSES = 1 UNITS

TOTAL LOTS PERMITTED = 5

PRD STANDARD AMENITIES (MMC 22G.080.100):

4(0) ONE LARGE RECREATIONAL AMENITY OR TWO SMALL RECREATIONAL AMENITIES PER ONE QUARTER ACRE OF ACTIVE RECREATION SPACE ARE REQUIRED.
 0.13 ACRE = 5,829 SF
 ACTIVE RECREATION SPACE PROVIDED = 5,725 SF, OR 0.13 ACRES

ONE PICNIC TABLE IS PROPOSED TO SATISFY REQUIRED PRD AMENITIES.
 SEE LANDSCAPE PLAN PREPARED BY PAUL JAY FOR DETAILS.

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCR1205 TOTAL STATION AND STONEX S900 (GNSS) OR LEICA APX 1200 GPS

METHOD OF SURVEY: FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) OBSERVATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS.

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 51ST AVENUE NE, SAID LINE ALSO KNOWN AS THE WEST LINE OF THE SOUTHWEST 1/4, AS THE BEARING OF NORTH 01°09'29" WEST, PER PLAT OF CREEKSIDE MANOR AFN 202107205001, WHICH WAS THEN ROTATED TO THE PROJECTS FINAL BASIS OF BEARING, BEING BASED UPON NAD83 AS BEING N 01°09'05" E.

REFERENCES: HIDDEN HILL CEDA ESTATES AFN 200705235243
 CREEKSIDE MANOR PRO/BSP AFN 202107205001
 HENNESSY ADDITION DIVISION NO. 1 VOLUME 26, PAGE 16

VERTICAL DATUM: NAVD 88, AS OBTAINED BY GPS OBSERVATION.

VERTICAL CONVERSION: NAVD88 TO NGVD29 SUBTRACT 3.75'

(BM) BENCHMARK: FOUND CONCRETE MONUMENT AND 1-3/4" BRASS DISK WITH PUNCH AND STAMPED "17068" DOWN 0.5' IN CASE, VISITED 7-13-2022. LOCATE AT THE INTERSECTION OF 126TH STREET NE AND 51ST AVENUE NE, OBTAINED BY GPS OBSERVATION EL=80.28

(TM) TEMPORARY BENCHMARK: EXISTING MAG NAIL LOCATED IN THE SOUTHWEST CORNER OF SITE ELEVATION = 79.59'

OPEN SPACE NOTES (22G.080.100):

15% OF NET SITE AREA IS REQUIRED TO BE PLACED IN OPEN SPACE.
 NET SITE AREA = 36,203 SF
 36,203 X 0.15 = 5,430 SF OPEN SPACE REQUIRED
 OPEN SPACE PROVIDED = 5,773 SF OR 15.95%

35% OF TOTAL OPEN SPACE REQUIRED TO BE ACTIVE OPEN SPACE.
 SEE LANDSCAPE PLAN PREPARED BY PAUL JAY FOR ACTIVE OPEN SPACE ELEMENTS FOR THIS SUBDIVISION.

PARKING NOTES (22G.080.080):

MINIMUM PARKING REQUIREMENTS OF 3 STALLS PER DETACHED SINGLE FAMILY DWELLING WILL BE MET VIA 2 CARS IN THE GARAGE AND 1 IN THE DRIVEWAY.

PROJECT NOTES:

- ENTIRE SITE LIES OUTSIDE OF SHORELINE MANAGEMENT AREA.
- ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA.
- THIS PROPERTY LIES OUTSIDE ANY LANDSLIDE AREA.
- NOT WITHIN AN AIRPORT COMPATIBILITY AREA.
- NEAREST FIRE HYDRANT IS LOCATED 160' WEST OF THE NORTHWEST CORNER OF THE SITE, IN THE NORTH SIDE OF 126TH STREET NE.
- 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AT TIME OF RECORDING.
- EXISTING BUILDINGS AND SHEDS TO BE REMOVED.
- BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT AND WILL NOT EXCEED MAXIMUM IMPERVIOUS PER LOT.

ARCHEOLOGICAL NOTE:

IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST 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 MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.



ORCA Land Surveying
 3605 COLBY AVENUE, EVERETT, WA 98201
 425-258-3400 FAX: 425-258-1616

LAND RESOLUTIONS

LAND USE CONSULTANTS
 Design • Planning • Management
 3605 Colby Avenue - Everett, WA 98201
 tele (425) 258-4438 - fax (425) 258-1616
 jen@orcali.com

PRELIMINARY SHORT PLAT &
 PLANNED RESIDENTIAL DEVELOPMENT
 FOR
 HIDDEN VALLEY
 SP 23-003

IN THE SW 1/4 OF THE SW 1/4 OF
 SECTION 3, TWP. 30 N., RGE. 5 E., W.M.
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

PROJECT: 2022-015 DWG BY: JLH DATE: 01/29/2024 REV: