



ADMINISTRATIVE BINDING SITE PLAN (BSP) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) 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	Minor PRD		Date of Report	June 5, 2024				
File Number	PA24-003		Attachments	Approved Site Plan (Exhibit 025)				
Administrative Recommendation	Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to construct a 29-lot detached single-family residential subdivision.							
BACKGROUND SUMMARY								
Applicant	Land Pro Group, Inc. (Attn: Ryan Larsen)							
Request	The applicant requested a 29-lot PRD subdivision via Binding Site Plan within the Whiskey Ridge Master Plan. The applicant proposes to utilize the Residential Density Incentives per MMC 22C.090, to maximize the allowed density onsite.							
Site Address	8512 E. Sunnyside School Road		APN(s)	00590700018700, 00590700018703				
Legal Description (abbreviated)	See Title Report (Exhibit 005)		Section	36	Township	30	Range	05E
Comprehensive Plan	Multifamily Medium	Zoning	WR-R-6-18	Shoreline Environment		N/A		
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed
	Private (well)		Marysville			Private (septic)		Marysville
REVIEWING AGENCIES								
Marysville		Local Agencies		State & Federal		County		Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens School Dist. <input checked="" type="checkbox"/> PUD No. 1		<input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" 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	June 5, 2024		<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF								
Name Amy Hess		Title Senior Planner		Phone 360.363.8215		E-mail ahess@marysvillewa.gov		

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	Whiskey Ridge Single-Family High Density	WR-R-4-8	Single family residences on acreage
East	Whiskey Ridge Single-Family High Density	WR-R-4-8	E. Sunnyside School Road and Single family residences
South	Whiskey Ridge Medium Density Multi Family	WR-R-6-18	Single family residences on acreage
West	Whiskey Ridge Medium Density Multi Family	WR-R-6-18	Currently, single family residences on acreage, with preliminarily approved PRD

VICINITY MAP



DEPARTMENT REVIEW - FINDINGS OF FACT & CONCLUSIONS

1. **Description of Proposal.** Land Pro Group, Inc. (applicant) has requested Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide approximately 3.88 acres into 29 detached single family lots.
 - 1.1. A Binding Site Plan and Residential Planned Development is an Administrative Decision. No public hearing is required.
2. **Site Location.** The project site is at 8512 East Sunnyside School Road, identified by Assessor Parcel Number(s) (APNs) 00590700017600.
3. **Site Description.** The site is currently developed with a single-family residence and outbuildings, which will be demolished with development. The site is comprised of lawn area and vegetated with field grass. The site generally descends to the north/northeast along moderate slopes, towards conveyance ditches along E. Sunnyside School Road.
4. **Project History.** A pre-application review (PREA23-048) was completed November 28, 2023 for a Planned Residential Development on the subject property.
5. **Letter of Completeness.** An application was filed on February 15, 2024 and deemed complete on the same day.
6. **Public Notice.** Notice was provided in accordance with [MMC Section 22G.010.090](#), *Notice of development application*. No comments have been received from the public to-date.
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 May 16, 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> • <i>No access shall be permitted to E. Sunnyside School Road.</i>
Public Works, Surface Water	<ul style="list-style-type: none"> • <i>For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on the lot. The HOA will be responsible to maintain the landscaping and park amenities. The City will</i>

	<p><i>receive an easement to maintain the vault. This policy may be modified depending on facility design.</i></p> <ul style="list-style-type: none"> • <i>Please include all vault access locations (vents and manholes) on landscaping plans.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>Proposed new buildings will require approved fire sprinkler systems if a home is three or more stories tall, exceeds 3,600 SF, the distance from ROW to furthest part of home exceeds 200 feet, deficient access to any part of a home, lack of hydrants, or inadequate fire flow.</i> • <i>Access for fire apparatus appears to be acceptable.</i> • <i>'No Parking' signs are required in autocourts.</i> • <i>Due to single access point, all units shall have fire sprinklers installed.</i>
Building Department	<i>Provided requirements for the building permit submittal.</i>

8. **Public Comments.** No comments were received during the public comment period for the Notice of Application.
9. **State Environmental Policy Act Review.** Pursuant to [MMC 22E.030.090\(1\)\(a\)](#), this proposal is categorically exempt from SEPA review.
10. **Critical Areas.** With submittal, a Critical Area Reconnaissance Report, dated January 31, 2024, was prepared by Wetland Resources, Inc. (Exhibit 008). The report concludes that the subject property has no wetlands or streams located on-site.
11. **Access and Circulation.** Access to the development is proposed via a new internal plat road, Road A, which connects to 83rd Avenue NE through the project to the west.

Future connectivity is proposed via Road A, stubbing at the south property line for future extension. An Engineering Development and Design Standards (EDDS) variance (Exhibit 027) was submitted requesting relief from construction of temporary cul-de-sac. The variance was granted (Exhibit 030), on condition that a hammerhead turnaround is provided utilizing Tract 995.

12. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn, dated February 2024 (Exhibit 009), and updated April 2024 (Exhibit 022). According to the TIA, the proposed development would generate approximately 264 new Average Daily Trips (ADT), 19 new AM peak hour trips (AMPHT), and 28 new PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated May 16, 2024 (Exhibit 028) 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 May 20, 2024 (Exhibit 029).

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

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

Storm Drainage: According to the Preliminary Storm Drainage Report, prepared by Solid Ground Engineering, dated February 2024 (Exhibit 012), and updated March 2024 (Exhibit 023) stormwater runoff from the development will be collected and routed to underground detention vaults located in the northwestern and eastern portions of the site. Prior to vault intake, Perfilter cartridge filtration units will be used to treat stormwater runoff to meet water quality treatment requirements. Upstream run-on from the property to the south will be collected and contribute to the Onsite Basin 2. Runoff from surfaces unable to be collected due to vertical constraints, approximately 0.16 acres, will be considered bypass detention and be within the Bypass Basin. The proposed stormwater facilities would fully mitigate storm water runoff in accordance with the Department of Ecology 2019 Stormwater Management Manual for Western Washington.

Water: Water line extensions through the development are proposed as 8” ductile iron, connecting to the water main in the project to the west, known as Cornelius Lacey.

Sewer: The sewer service would be provided by 8” PVC line extension from East Sunnyside School Road sewer main. It will be extended through the internal plat road, and stubbed to the south for future development.

14. **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:

14.1. ***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](#), detached single family homes, and associated infrastructure, are permitted outright in the WR-R-6-18 zone.

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

Staff Comment: The base density allowed in the WR-R-6-18 zone is 6 dwelling units per net project acre with a maximum density of 18 dwelling units per net project acre utilizing Residential Density Incentives outlined in [MMC Chapter 22C.090](#). The site area is approximately 3.88 acres (169,001 SF).

Based on the definition of “Net Project Area” per [MMC 22A.020.150](#), as an alternative to an itemized deduction, the developer may elect to take a flat 20% deduction from the gross project area for right-of-way, private roads, access easements, and panhandles. Per the site plan of record, the applicant is opting to utilize the flat 20% deduction; therefore, the proposed site has a net project area of 3.10 acres (135,201 sq. ft.).

The applicant has proposed utilizing RDI benefits pursuant to [MMC 22C.090.030](#) to achieve bonus density. The following is the RDI calculation for the proposed development:

BASE DENSITY – 6 DU/Acre	3.10 acres x 6 DU/Acre = 19 Units
MAX DENSITY ALLOWED – 18 DU/Acre	3.10 acres x 18 DU/Acre = 56 Units
RDI CALCULATION	
Benefit 3a: Community Image & Identification – Capital Contribution (\$25,000 per unit)	\$250,000 contribution = 10 Units

RDI BONUS UNITS ALLOWED	37 Units
TOTAL UNITS PROPOSED	29 UNITS

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

Staff Comment: The Comprehensive Plan designation for the subject property is Whiskey Ridge Multi Family, Medium Density. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall subdivision request, and were used to establish appropriate conditions, are as follows:

- **LAND USE ELEMENT – Policies:** LU-3, LU-5, LU-6, LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33, LU-34, LU-38, LU-41
- **HOUSING ELEMENT – Policies:** HO-4, HO-7, HO-19, HO-25, HO-30, HO-32, HO-37
- **ENVIRONMENTAL ELEMENT – Policies:** EN-17, EN-20, EN-21, EN-26, EN-32
- **TRANSPORTATION ELEMENT – Policies:** T-3, T-7, T-8, T-25, T-27, T-29, T-30, T-40, T-43, T-48
- **UTILITIES ELEMENT – Policies:** UT-1, UT-3, UT-8, UT-14, UT-22
- **PARKS ELEMENT – Policies:** PK-12, PK-13
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:**
 - **Police, Fire, Library:** PS-1, PS-3
 - **Schools:** SC-6
 - **Water, Sewer, Storm Drainage, Solid Waste:** PF-1, PF-2, PF-7, PF-9, PF-19, PF-20, PF-22, PF-23, PF-26, PF-28

14.4. **Development Standards.**

Staff Comment: The project site is currently zoned WR-R-6-18 Whiskey Ridge Multi Family, Medium Density. The WR-R-6-18 zone allows single-family residences at base density of 6 detached dwelling units per acre and a maximum of 18 dwelling units per acre utilizing Residential Density Incentives outlined in [MMC Chapter 22C.090](#).

The proposed PRD would meet all bulk and dimensional requirements set forth in [MMC Section 22G.080.080\(1\)](#), *Modification of development regulations*. Demonstrated compliance with said development regulations would be reviewed at time of building permit submittal.

Fifteen percent (15%) (135,201 x 15% = 20,280 SF) of the net project area is required to be dedicated as open space with 35% of that total being dedicated as active open space (20,280 x 35% = 7,098) as required by [MMC 22G.080.100](#). As proposed, the total area of dedicated open spaces exceed the required provisions. Improvements within the open space areas would include, but are not limited to, landscaping, benches, picnic table, play structure and multi-purpose active recreation area.

As proposed and conditioned, the PRD meets all of the requirements set forth in [22G.080.050](#), *Procedures for review and approval*, including subsections: (a) Consistency with Applicable

Plans and Laws, (b) Quality Design, (c) Design Criteria (i), (iii), and (iv), (d) Public Facilities, (e) Consistency with adjacent single family development, (f) Perimeter Design, (g) Open Space and Recreation, (h) Streets, Sidewalks, and Parking, (i) Landscaping, and (j) Maintenance Provisions.

The proposed development and subsequent use of the property would comply with the intent of the WR-R-6-18 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

As conditioned, the proposed development makes appropriate provisions for the public use and interest, health, safety and general welfare.

15. **Factors Considered by City Departments.** [MMC 22G.100.100\(3\)](#) requires the City to review the binding site plan to determine whether it meets the following criteria:

15.1. **Comprehensive Plan.** *Whether the proposed binding site plan and development of the parcel relate to all elements of the comprehensive plan;*

Staff Comment: The proposed binding site plan and development of the project site relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 14.3 above.

15.2. **Zoning.** *Whether the proposed binding site plan meets the zoning regulations;*

Staff Comment: Per Finding 14.4, the proposed binding site plan meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*.

15.3. **Physical Setting.** *Whether the binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site;*

Staff Comment: The binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

15.4. **Public Services.** *(i) Adequate water supply; (ii) Adequate sewage disposal; (iii) Appropriate storm drainage improvements; (iv) Adequate fire hydrants; (v) Appropriate access to all anticipated uses within the site plan; (vi) Provisions for all appropriate deeds, dedications, and/or easements; and (vii) Examination of the existing streets and utilities and how the proposed binding site plan relates to them.*

Staff Comment: After evaluation of the applications materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development will provide adequate and appropriate public services.

15.5. **Environmental Issues.** *Examination of the project through the SEPA process and a determination of whether the proposed binding site plan complies with the SEPA requirements.*

Staff Comment: The project was not subject to the State Environmental Policy Act review, however, staff reviewed impacts on all elements of the natural environment including Critical Areas Reconnaissance Report, topography, vegetation, soils, geology, and all environmental issues, and determined compliance with MMC Chapter 22G.090, Article V, Land Division Requirements, as conditioned herein.

15.6. **Critical Areas.** *Binding site plans shall comply with the land division requirements of MMC 22E.010.350.*

Staff Comment: The binding site plan complies with the land division requirements of MMC 22E.010.350. No critical areas are present on the subject property.

16. **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 forty-three (43) 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 Binding Site Plan (BSP) and Planned Residential Development (PRD) Approval*** subject to the following conditions:

1. The preliminary BSP/PRD site plan map (Exhibit 025) 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 PRD approval.
 - 2.1. Vault access/inspection manholes shall be depicted.
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. Automatic residential fire sprinkler systems shall be installed in all single-family residences, as required by the Marysville Fire District Fire Marshall.
5. In order to achieve density greater than 6 detached dwelling units per acre, and not exceed 18 dwelling units per acre, the applicant shall be required to comply with [MMC Chapter 22C.090 Residential Density Incentives](#). Demonstrated compliance shall be provided with final plat submittal.
 - 5.1. Any and all RDI financial contributions shall be paid prior to BSP/Plat recording with Snohomish County, WA.
6. Construction of the subdivision and units will be required to comply with all applicable standards outlined the *East Sunnyside-Whiskey Ridge Design Standards and Guidelines*.
7. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3½ feet unless a taller wall is required, per the Community Development Director, to mitigate significant noise and traffic impacts.

8. In development configurations where side yards abut a street, fences taller than 3½ ft. shall be setback at least 5 ft. from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the FINAL plat map.
9. All lots less than 5,000 square feet shall adhere to the Small Lot Design Standards in [MMC 22C.010.310](#).
10. The site shall be developed to promote continuity between, and a smooth transition to, neighboring projects, including, but not limited to, similar landscaping/street trees, consistent fencing, and continuation of pathways where feasible.
11. The applicant shall submit payment to Lake Stevens School District No. 4 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. Credit shall be given to Lot 1 for the existing single family residence.
12. 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. Credit shall be given to Lot 1 for the existing single family residence.
13. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.
14. If applicable, existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.
15. 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.
16. Accessory dwelling units are prohibited pursuant to [MMC Section 22G.080.070\(1\)](#), or as otherwise amended.
17. A six-foot sight-obscuring fence may be required as determined by [MMC 22G.090.580](#).
18. The project is subject to the (5) mitigation measures in the Concurrency Recommendation issued on May 16, 2024. Said mitigating measures are as follows:


- 18.1. The applicant shall be required to construct frontage improvements and internal plat roads, prior to the recording the final subdivision. 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.
- 18.2. The applicant shall be required to dedicate public right-of-way in order to accommodate improvements and internal plat roads, 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.
- 18.3. 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 \$176,400 (29 PMPHT – 1 PMPHT for existing SFR x \$6,300).**
- 18.4. The joint use autocourts (Tracts 994, 995, 996, and 997) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the EDDS. A detail of the surfacing of the autocourts will be required to be provided on the civil construction plans and approved by the City Engineer.
- 18.5. Based on Section 7.2 of the TIA, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional PM peak-hour trips; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

Prepared by: *Amy*

Reviewed by: *Chris*

DETERMINATION

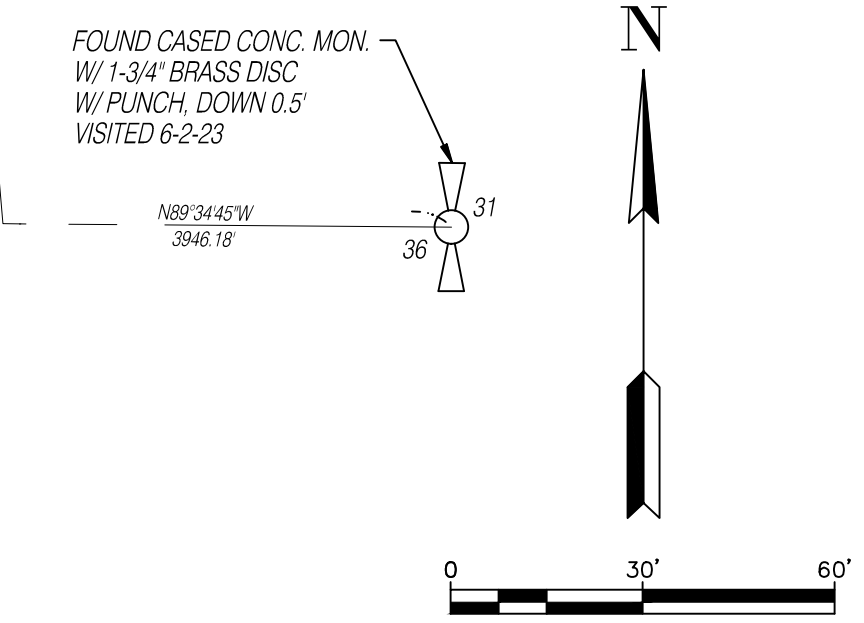
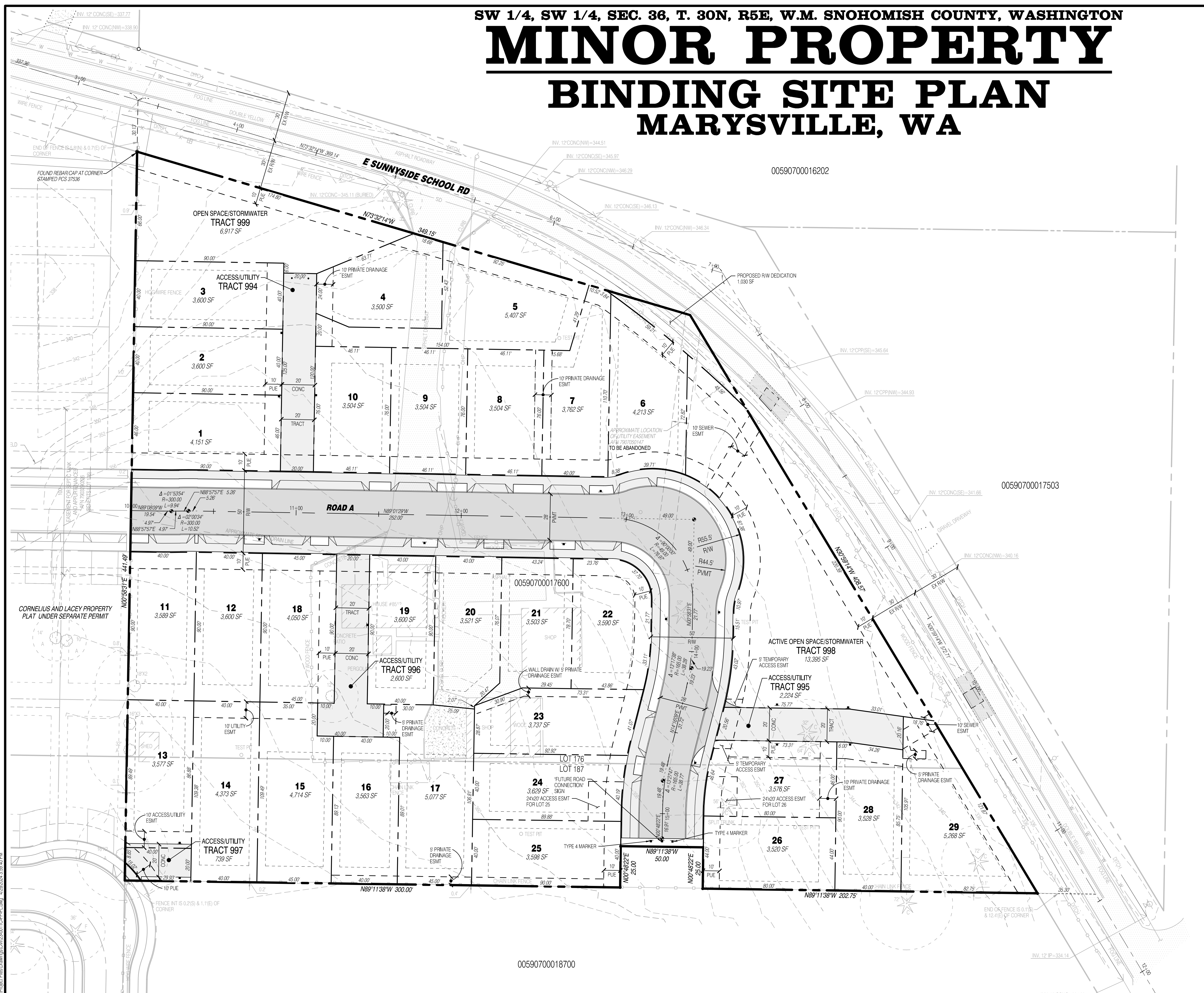
This ***Preliminary Administrative Binding Site Plan and Planned Residential Development Approval*** is issued pursuant to [MMC Section 22G.010.160\(a\)](#). Administrative decisions may be appealed to the Hearing Examiner in accordance with [MMC 22G.010](#), Article VIII, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Preliminary Administrative Binding Site Plan and Planned Residential Development Approval.

Signature:  Date: June 5, 2024
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.

MINOR PROPERTY BINDING SITE PLAN

MARYSVILLE, WA



LEGEND

SYMBOLS	DESCRIPTION
(Symbol: Dashed line with dots)	REMOVABLE BOLLARD
(Symbol: Dashed line with triangles)	*FIRE LANE NO PARKING* SIGN
(Symbol: Dashed line with squares)	LOCK n LOAD RETAINING WALL (UNLESS OTHERWISE NOTED)
(Symbol: Dashed line with circles)	ASPHALT PAVEMENT
(Symbol: Dashed line with diamonds)	ASPHALT GRIND AND OVERLAY
(Symbol: Dashed line with crosses)	CONCRETE PAVEMENT
(Symbol: Dashed line with asterisks)	STORM MAIN PIPE
(Symbol: Dashed line with hash marks)	PROPOSED MONUMENT

PROJECT INFORMATION

TAX PARCELS:	00590700017600, 00590700018700, 00590700018703
SITE ADDRESS:	8512 E. SUNNYSIDE SCHOOL RD
SITE AREA:	169001 SF 3.88 AC
PROPOSED ZONING:	WR R-6-18
PROPOSED LAND USE:	DETACHED SINGLE FAMILY HOMES
FUTURE LAND USE:	URBAN LOW RESIDENTIAL
(PER COMP PLAN)	
PROPOSED LOTS:	29 LOTS
BUILDING SETBACKS:	29 GARAGE 5 SIDE / 11' WHEN ADJACENT TO RW 10 REAR CITY OF MARYSVILLE CITY OF MARYSVILLE SNOHOMISH COUNTY PUD CASCADE NATURAL GAS FRONTIER COMCAST LAKE STEVENS SCHOOL DISTRICT NO. 5 MARYSVILLE FIRE DISTRICT RFA
WATER:	
SEWER:	
POWER:	
GAS:	
TELEPHONE:	
CABLE:	
SCHOOL DISTRICT:	
FIRE DISTRICT:	

DENSITY CALCULATIONS

ZONE (DENSITY):	WR R-6-18
GROSS AREA:	169,001 SF (3.88 AC)
FLAT 20% DEDUCTION:	33,800 SF (0.78 AC)
NET AREA:	135,201 SF (3.10 AC)
BASE DENSITY:	3.10 x 6 = 18.60 = 19 LOTS
MAX DENSITY:	3.10 x 18 = 55.8 = 56 LOTS
LOTS PROPOSED:	29 LOTS

RDI CREDITS PER MMC 22C.090.030
 RDI CREDITS REQUIRED: 10 CREDITS
 RDI CREDITS PROPOSED: 3(A) - COMMUNITY IMAGE AND IDENTITY (\$25,000/CREDIT); \$250,000 = 10.0 CREDITS

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	15% NET AREA = 15% x 135,201 = 20,280 SF
PROVIDED OPEN SPACE (TRACT 999, 998):	20,312 SF
REQUIRED ACTIVE OPEN SPACE:	35% x OPEN SPACE = 35% x 20,280 = 7,098 SF
PROVIDED ACTIVE OPEN SPACE (TRACT 999):	13,395 SF

SOIL TYPE AND VEGETATIVE COVER

SOILS:	TILL SOILS
VEGETATIVE COVER:	PRIMARILY LAWN

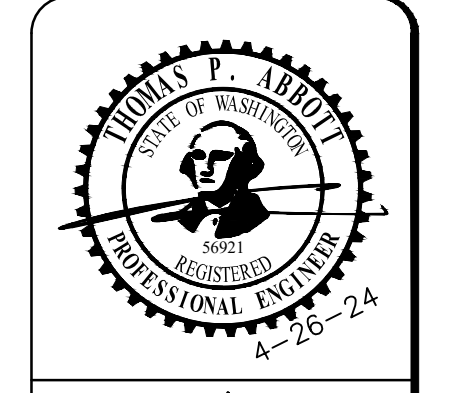
CONTACT LIST

DEVELOPER:	SOUTH LAKE RIDGE, LLC 10515 20th ST SE #202 LAKE STEVENS, WA 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarsen@landprogr.com	CIVIL ENGINEER:	SOLID GROUND ENGINEERING 8105 166th AVE NE REDMOND, WA 98052 CONTACT: TOM ABBOTT, PE PHONE: (206) 281-8324 EMAIL: tabbott@solidgroundpnw.com
GEOTECHNICAL ENGINEER:	TERRA ASSOCIATES, INC 12220 113TH AVE NE #130 KIRKLAND, WA 98034 CONTACT: CAROLYN DECKER, PE PHONE: (425) 821-7777 EMAIL: cdecke@terra-associates.com	LANDSCAPE ARCHITECT:	ORIGIN DESIGN GROUP 1031 185TH AVE NE SNOHOMISH, WA 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: kristal@origindesigngroup.com
SURVEYOR:	PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 512-7099 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net		

- NOTES**
- UNDERGROUND OF EXISTING UTILITIES ALONG E. SUNNYSIDE SCHOOL ROAD IS REQUIRED.
 - RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED ON ALL LOTS.

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.

SURVEY DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS, INC. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.



ENGINEER'S STAMP

REVISIONS	DESCRIPTION	DATE	REVISED PER	1ST CITY COMMENTS
1		4-26-24		

SGE
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

BINDING SITE PLAN

SOUTH LAKE RIDGE, LLC.
MINOR PROPERTY
8512 E. SUNNYSIDE SCHOOL RD

DRAWN BY:	KMV
CHECKED BY:	TPA
DATE:	2-9-24
JURISDICTION:	CITY OF MARYSVILLE
JOB NUMBER:	23-0011

BSP-01
1 OF 1

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CITY FILE NO: PA24-003