HEARING EXAMINER MEETING
THURSDAY, JANUARY 16, 2025 – 6:00 PM
501 DELTA AVE, MARYSVILLE, WA 98270

PA24-024 Stevens PRD and PA24-008 Lakewood Heights

AGENDA

The public hearing is a *hybrid* meeting which you are welcome to attend in-person or via Zoom. Anyone wishing to provide verbal public comment must pre-register by contacting the Project Manager listed in the item by *4PM the day prior to the meeting*. Those providing verbal public comment will need to provide their name, address, e-mail and phone number.

Join Zoom Meeting:
https://us06web.zoom.us/j/82587021221?pwd=JdUykwPXTX6kC0kMCDBvjuAJ1qikZs.1
Meeting ID: 825 8702 1221
Passcode: 533039
Phone: 253.215.8782

Call to Order

Public Hearings *PA24-008 - Lakewood Heights and PA24-024 - Stevens PRD*

PA24-008 Exhibits
E001 - Land Use Application - PA24-008.pdf
E033 - Notice of SEPA MDNS - PA24-008.pdf
E002 - Project Narrative - PA24-008.pdf
E003 - Title Report-Legal Description - PA24-008.pdf
E004 - Environmental Checklist - PA24-008.pdf
E005 - Critical Areas Report - PA24-008.pdf
E006 - Critical Areas Report - PA24-008.pdf
E007 - Traffic Impact Analysis - PA24-008.pdf
E008 - Snohomish County Traffic Offer - PA24-008.pdf
E009 - Geotechnical Report - PA24-008.pdf
E010 - Drainage Report - PA24-008.pdf
E011 - Stormwater Pollution Prevention Plan - PA24-008.pdf
E012 - Building Elevations - PA24-008.pdf
E013 - Landscape Plan - PA24-008.pdf
E014 - Plat Map - PA24-008.pdf
E015 - Preliminary Civil Plans - PA24-008.pdf

E016 - Letter of Completeness - PA24-008.pdf
E017 - Notice of Application - PA24-008.pdf
E018 - Request for Review - PA24-008.pdf
E019 - Affidavit of Publication - PA24-008.pdf
E020 - Snohomish County Traffic Offer - PA24-008.pdf
E021 - Technical Review Comments - PA24-008.pdf
E022 - Correspondence - PA24-008.pdf
E023 - Response Letter - PA24-008.pdf
E024 - Plat Map - PA24-008.pdf
E025 - Preliminary Civil Plans - PA24-008.pdf
E026 - Stormwater Report - PA24-008.pdf
E027 - Traffic Impact Analysis - PA24-008.pdf
E028 - Correspondence - PA24-008.pdf
E029 - Technical Review Comments 2 - PA24-008.pdf
E030 - Concurrency Recommendation - PA24-008.pdf
E031 - Concurrency Acceptance - PA24-008.pdf
E032 - SEPA MDNS - PA24-008.pdf

PA24-008
E033 - Notice of SEPA MDNS - PA24-008.pdf
E034 - Plat Map - PA24-008.pdf
E035 - Site Plan - PA24-008.pdf
E036 - Notice of Public Hearing - PA24-008.pdf
E037 - Affidavit of Publication - PA24-008.pdf
E038 - Affidavit of Publication - PA24-008.pdf
E039 - Staff Recommendation - PA24-008.pdf

PA24-024 Stevens PRD
E001 - Land Use Application - PA24-024.pdf
E033 - SEPA MDNS - PA24-024.pdf
E002 - Project Narrative - PA24-024.pdf
E003 - Project Narrative - PA24-024.pdf
E004 - Title Report-Legal Description - PA24-024.pdf
E005 - Environmental Checklist - PA24-024.pdf
E006 - Land Use Application - PA24-024.pdf
E007 - Critical Areas Report - PA24-024.pdf
E008 - Professional Study - PA24-024.pdf
E009 - Drainage Report - PA24-024.pdf
E010 - Geotechnical Report - PA24-024.pdf
E011 - Traffic Impact Analysis - PA24-024.pdf
E012 - Snohomish County Traffic Offer - PA24-024.pdf
E013 - Preliminary Civil Plans - PA24-024.pdf
E014 - Landscape Plan - PA24-024.pdf
E015 - Plat Map - PA24-024.pdf
E016 - Letter of Completeness - PA24-024.pdf
E017 - Notice of Application - PA24-024.pdf
E018 - Request for Review - PA24-024.pdf
E019 - Affidavit of Publication - PA24-024.pdf
E020 - Affidavit of Publication - PA24-024.pdf
E021 - Concurrency Recommendation - PA24-024.pdf

E022 - Correspondence - PA24-024.pdf
E023 - Technical Review Comments - PA24-024.pdf
E024 - Correspondence - PA24-024.pdf
E025 - Concurrency Acceptance - PA24-024.pdf
E026 - Resubmittal Letter - PA24-024.pdf
E027 - Preliminary Civil Plans - PA24-024.pdf
E028 - Landscape Plan - PA24-024.pdf
E029 - Correspondence - PA24-024.pdf
E030 - SEPA MDNS - PA24-024.pdf
E031 - Notice of SEPA MDNS - PA24-024.pdf
E032 - Affidavit of Publication - PA24-024.pdf

PA24-024 Stevens PRD (2)
E033 - SEPA MDNS - PA24-024.pdf
E034 - Notice of Public Hearing - PA24-024.pdf
E035 - Affidavit of Posting - PA24-024.pdf
E036 - Affidavit of Publication - PA24-024.pdf
E037 - Correspondence - PA24-024.pdf
E038 - Response Letter - PA24-024.pdf
E039 - Preliminary Civil Plans - PA24-024.pdf
E040 - Correspondence - PA24-024.pdf
E041 - Response Letter - PA24-024.pdf
E042 - Response Letter - PA24-024.pdf
E043 - Staff Recommendation - PA24-024.pdf
E044 - Staff Recommendation - PA24-024.pdf

Special Accommodations: The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.

Agenda Bill

HEARING EXAMINER AGENDA ITEM REPORT

DATE:	January 16, 2025
SUBMITTED BY:	Marisa Nishmura, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**Public Hearings**
SUBJECT:	PA24-008 Exhibits
SUGGESTED ACTION:	
SUMMARY:	

ATTACHMENTS:

E001 - Land Use Application - PA24-008.pdf
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EST. 1891
MARYSVILLE COMMUNITY DEVELOPMENT

MASTER LAND USE PERMIT APPLICATION

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

SITE INFORMATION

SITE ADDRESS: 1125 & 1507 172nd St NE	**APN(S):** 31051900400900, 31051900401100
PROPOSED PROJECT NAME: Lakewood Heights PRD	**SECTION, TOWNSHIP, & RANGE:** S19, T31N, R05E
LAND USE (ZONING) DESIGNATION: R-6.5	**SHORELINE ENVIRONMENT:** N/A
WATER SUPPLY **Current:** Marysville **Proposed:** Marysville	**SEWER SUPPLY** **Current:** Private (septic) **Proposed:** Marysville

PRESENT USE OF PROPERTY:
Residential

PRE-APPLICATION CONFERENCE HELD? ☒ **Yes, the City file # is** PreA 21-050 ☐ **No**

	PROPERTY OWNER	APPLICANT	PROJECT CONTACT
NAME	Myron Gemmer, Brad Gemmer	MJS Investors	Merle Ash/Land Technologies, Inc.
ADDRESS	1507 172nd St NE	1201 SE 8th St	18820 3rd Ave NE
CITY, STATE, ZIP	Marysville, WA 98271	Bellevue, WA 98004	Arlington, WA 98223
PHONE		425.559.2726	360.652.9727
E-MAIL			merle@landtechway.com

PROJECT INFORMATION

TYPE OF APPLICATION (Check all that apply):
****Permit type has supplemental checklist that must be submitted with Master Land Use Permit Application*

☐ Annexation Request	☐ Grading Permit	☒ SEPA Environmental Review**
☐ Binding Site Plan (Preliminary)**	☐ Major Subdivision (Preliminary)**	☐ Rezone
☐ Boundary Line Adjustment**	☐ Modification**	☐ Shoreline**
☐ Comprehensive Plan Amendment**	☐ Minor	☐ SDP Exemption
☐ Conditional Use Permit**	☐ Major	☐ Substantial Dev. Permit
☐ Critical Area Review	☒ Planned Residential Dev. (PRD)**	☐ Conditional Use Permit
☐ Final Plat Review**	☐ Site Plan Review**	☐ Variance
☐ BSP	☐ Commercial	☐ Variance**
☐ Short Plat	☐ Multifamily	☐ Wireless Communication Facility**
☐ Major Subdivision	☐ Short Plat (Preliminary)	☐ Other

LIST ANY OTHER PERMITS NEEDED (State/Federal):
DOE Construction Stormwater General Permit

DETAILED PROJECT DESCRIPTION:
This proposal is for a 182 lot PRD Subdivision.

I certify that I am the owner or owners authorized agent If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Adele Ash

Digitally signed by Adele Ash
DN: C=US, E=adele@landtechway.com, O="Land Technologies, Inc.", CN=Adele Ash
Date: 2024.02.22 07:42:38-08'00'

2/22/24

Owner/Owner's Authorized Agent **Date**

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA24-008

Project Title: Lakewood Heights Panned Residential Development

Applicant: MJS Investors

Project Contact: Merle Ash
Land Technologies
360.652.9727
merle@landtechway.com

Project Location: 1125 & 1507 172nd Street NE

APN: 31051900400900 and 31051900401100

Lead Agency: City of Marysville – Community Development Department

Scan to View SEPA MDNS

Project Description: 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.

SEPA Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **December 17, 2024**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee as prescribed by MMC 22G.030, and be filed in writing at the City of Marysville Community Development Department, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **December 18, 2024**. The appeal must contain the items set forth in MMC 22G.010.550.

SEPA Contact: Amy Hess, Senior Planner
(360) 363-8215
ahess@marysvillewa.gov

Date Issued: **November 25, 2024**

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED



Lakewood Heights PRD
Site Address: **1125 – 172nd St NE, Marysville WA 98271**
Parcel Numbers: **310519-004-009-00, 310519-004-011-00**
Zoning: **R-6.5 Multi-Family High & Mixed Use**
Designation: **R-6.5 Multi-Family High & Mixed Use**
Shoreline: **NA**
Flood Plain Designation: **NA**
Area: **1,283,961 sf (29.48 acres) Gross Project Area**
SE ¼ Section 19, Township 31N, Range 05 East

Section I……Plat Narrative Page 1 of 12
Section II…..Rezone Narrative Page 10 of 12
Section III….Games and Activities that can be played on Grass and Biocell Surfaces

Plat Narrative

Summary: The proposal is to develop this 29.48 acres per its R-6.5 zoning as a PRD using 22G.080. Allowed Base Density would be about 153 homes. Using the Residential Density Incentives per 22C.090 to the maximum of 20% density bonus, another 30 homesites could be allowed or a total of 183 might possibly be allowed. This proposal is for a total of 182 lots.

The proposal is on two parcels located in the very NW corner of the city limits of Marysville north of 172nd St NE and across from Lakewood High School. The property is bordered by 11th Ave NE on the west and rural Snohomish County property along the north property line. The eastern parcel (…1100) has split zoning and is bordered on the east by Burlington Northern Railway. The Mixed-Use portion of this property borders the RR property and fronts on 172nd.

The western parcel, all zoned R-6.5, of this assemblage proposal has about 290 feet with frontage on 172nd St NE. Another 300 feet borders up with the back side of existing residential lots that front on 172nd. It also has frontage on 11th Ave NE.

The eastern parcel currently has mixed zoning with the R-6.5 portion in the NW portion of the parcel. The Mixed-Use portion has some frontage on 172nd broken up by the Service Station Parcel and existing small lots including the old Lakewood Store property in the SE corner.

NOTE: There has been a BLA recorded that puts this proposed PRD all on one parcel. The BLA is recorded but the Assessor's Office has not yet posted new Parcel Numbers. Our "guess" is that this parcel will be Parcel Number 310519-004-009-00 when the Assessor does assign parcel numbers. This BLA does carry the split zoning discussed in this narrative.

The portions of the assembled parcels zoned R-6.5 does have one homesite in the SW corner that will be saved, another old house will be removed. Part of the residentially zoned property is in pasture that is actively farmed for a hay crop or two each year. There are two wooded portions, one in the NW corner of the site; this wooded area does have a small Category III Wetland. The second area is

in the eastern parcel and has several groves of trees. Over the years, this area has had some recreational use by the family that has lived on this property for two generations.

There is also an offsite wetland in the NE corner of the property that has buffers extending onto this property.

Bulk Matrix: Density and Dimensional Criteria:

1. Dwelling Units Per "Net Project Area" has the Base as 6.5 Lots/acre. With NPA of 23.58 acres up to 153 lots could be developed—the proposal is for 182 lots that intend on using the Residential Density Incentives to get to 20% increase in density. The NPA was determined using the option for a 20% limit on deductions for roads.
2. Street setbacks are 20 feet to the garage and some homes may have 10 feet to living areas.
3. Buildings will have 10-foot separation with a 5-foot setback to the side lot line.
4. Rear Yard Setbacks are minimum 10 feet most all yards have 20'.
5. Total Impervious Surfaces with roofs, driveways, and roads is less than 65% and will be kept under the 70% Maximum.
6. Minimum lot widths allowed are 30 feet and the minimum lot width proposed is 40 feet.
7. Minimum lot area allowed is 3,500 SF and minimum lot area proposed is 3,514 SF with most lots more than 3600 SF.
8. Driveways are minimum 20 feet and we are providing 3 parking stalls on each lot where minimum is 3 stalls per detached single-family dwelling. Additional parking will be provided along the streets.

Split Zoned Parcel: There are two parcels (See NOTE above) that are part of this proposal, the western parcel (31051900400900) is zoned R-6.5 in its entirety. The eastern parcel (31051900401100) is more complicated. Of the approximate 27.5 acres, approximately 11.2 acres are zoned R-6.5 and 16.7 acres are zoned Mixed Use. Having one parcel with two different zoning designations is not desirable.

There is not an existing legal description of the exact zoning boundaries but North Peak Survey did prepare a zoning line that is based on evidence that was available and graphics provided by the City's maps. These types of zoning designations are typically broad-brush strokes made over larger general areas; they are not made with any site detail for site specific efficiencies.

The zoning boundaries, as depicted, create some "awkward" lines and it would be desirable to fix those lines slightly to make all the property more useable and put the two zoning areas on separate parcels.

The scope of this project would be to separate the R-6.5 zoned property from the Mixed-Use portion of this parcel. The proposal would be to move the existing western parcel line dividing the two parcels of this proposal to wholly include the R-6.5 zoning in one parcel and Mixed Use in the other. This would eliminate the split zoning on the eastern parcel with the residential project combined into one properly zoned parcel. We are requesting a slight modification to the zoning lines dividing the classifications for more efficient uses of the land in each zone.

The below will likely be hard to follow without Sheet P2 of the submittals in hand.

Recap: To rectify the "split zoning" inconvenience, we have submitted and now have an approved and recorded Boundary Line Adjustment that moved north-south parcel line between the two parcels. The revised parcels will be consistent with the slightly modified zoning lines proposed with R-6.5 zone in one parcel and Mixed Use in the other.

As mentioned above, the zoning boundaries are basically graphic and have no legal description. We propose slightly altering these zoning lines to remove the split zoning on the current parcels. North of the Service Station parcel, the graphical zoning north-south line is about 80 to 85 feet east of the east side of the Gas Station Parcel. This creates a "choke point" between the BNRR property and the R-6.5 zoned portion of the parcel. We did move that parcel about 85' west to align with the projected north-south line of the east boundary of the Service Station parcel. This will make that portion of what will be the MU property more useable.

In part, to make up for the above expansion of the MU, the proposal will reduce the MU area north of the Service Station and trade it for R-6.5. The west zoning break line will also be moved 15 feet east to line up property lines with the east line of the residential lots to the south (please see Sheet P2).

The current area of the MU zoning is 19.13 acres, including the Service Station Parcel; 1.38 acres will be added to the MU by widening the "pinch" between the RR Property and the R-6.5 zoning. The current R-6.5 zoned area, including both parcels, is 29.23 acres and a net of .4 acres will be added to that for the proposed total of 29.63 as the project area and the total R-6.5 zoning.

This proposed re-aligning of the zoning lines is what is best for the site making both parcels more usable and efficient. It is not an exact one-for-one trade as this adds 0.41 acres to the 29.23 acres of R-6.5 and reduces the current MU zoning from 19.13 acres to 18.71 acres (this area includes the Service Station Parcel). This makes a useful and efficient boundary for both the MU and R-6.5.

One little anomaly that makes it 'not quite perfect' when using the BLA as the tool to divide the zoning differences into two separate parcels, the zoning boundary should go to the existing Service Station north property line but that would "divide" the western portion of the MU from the eastern portion. This would create the "illusion" of creating one additional lot. To resolve that issue, this proposal leaves a 50-foot strip along the north boundary of the Service Station as a connecting corridor between the two segments of the MU zoning. This 50-foot strip will be used as a second access coming from the new Public Road along the west side of the Gas Station to future uses on the MU property to the east.

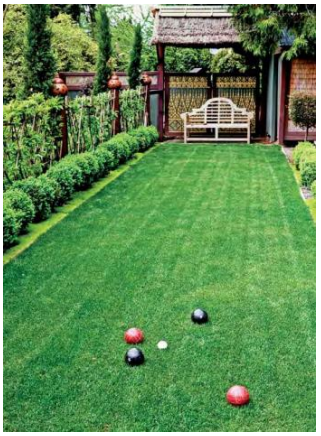
Open Space and Recreation (Per Conceptual Plan Used for this Pre-Application): a critical element of a Planned Residential Development is the provision of 15% of the Net Project Area (NPA) as Open Space. Our Concept Plan has 1,027,169 sf as NPA that would require 154,075 sf minimum but we are providing 266,450 sf or 29.9% of the site. Of the total required Open Space, 35% is to be Active Open Space or 53,926 sf. The proposal is providing 75,711 sf of Active Open Space which is 49.1% of the site.

This project is providing numerous Tracts with Open Space integrated throughout the development and is accessible by all in the community, and has visibility from the public and many surrounding

houses. The Open Spaces will provide very diverse and varied recreational opportunities to the residents. A very large percentage of the homes back up to these open space recreational areas.

There are 20 Tracts that make up the Total Open Space. Two are solely NGPA Tracts that include wetland, buffer, and Open Space. Five will provide Enhanced Landscape Entries. Eight of the Tracts will provide detention and "upland" areas for Active Recreation. Five will provide Passive Recreation, Stormwater Treatment and Stormwater Detention.

The most used recreational amenities in communities like this are trails and open grass fields or areas where all generations of families can enjoy. This proposal has both. It has trails, grass play fields that will allow for volleyball, badminton, biddy soccer, and other net sports. There will be areas that allow for lawn sports like bocce ball, lawn bowling, and croquet. More on that below.



Thirteen of the proposed Open Space areas provide stormwater runoff Detention Galleries and bio-cells for treatment. Portions of the Detention Galleries are in Tracts designated as Active Recreation; these have "upland" ground cover to support active use. Other portions of the Detention Gallery Tracts have Bio-cells for treatment of runoff from Pollutant Generating Impervious Surfaces (PGIS); the Tracts with biocells are designated for Passive Open Space.

Open space areas that are designated as the Active Open Space will provide manicured areas for Net Sports such as Badminton, Volleyball, or Crossnet-4 square. There will also be Soccer Goals to allow for family field sports such as soccer, flag football, dodgeball, or even whiffle ball. The net sport area will look similar to the badminton court above and to the right.



The multiple Open Space Tracts have no dimension less than 30' that are counted unless there are connective paths allowing residents to move from one area to another. The whole site is relatively level so grades and surfaces are suitable for recreation.

Each Lot will have a rear yard area at least 40' x 10' wide for 400 sf of Private Space.

Recreational Amenities: MMC 22G.080.100(4)(e) requires one large amenity or two small amenities per ¼ acre of Active Recreational Area. I would think this should say per Required Recreational Area as it otherwise penalizes projects, like this one, that provide substantially more recreational area than required by code.

Per the Code section, this project would need 7 "amenity points" or 5 "amenity points" based on the required area of Active Open Space. Sheet P6 breaks down the items as scored. The project is providing 8 "Amenity Points". For clarification, 2 benches equals 1 small amenity point and 2 small amenities equals 1 large amenity point.

Housing Mix: Existing Homes within 300 feet of the property are single-family detached. To the east and along the east side of the south property line is a Mixed-Use Zoning with several small businesses there including a Gas Station and Store. South of 172nd is the Lakewood High School.

This project is located in the very NW corner of Marysville with properties to the north and west being in Snohomish County and zoned rural residential. There is a new rural residential plat in process to the north of this site. Across 11th Ave NE to the west are several existing single-family homes, a couple on larger parcels that can be further subdivided and several on non-conforming lots.

The Mixed-Use Property to the east will likely be built out as apartments. Properties in the Mixed-Use zone to the south and along 172nd will likely develop as commercial with perhaps living units above—classic Mixed-Use Development.

Basic Yield: The Gross Site Area is 29.48 Acres but the Net Project Area after deducting the listed and appropriate deducts is 23.58 Acres. The Net Project Area times 6.5 is 153.27 lots as a Base Yield. Details of Calculations for Net Project Area are on PRD Preliminary Site Plan

Residential Density Bonus: using provisions of 22C.090, residential projects can increase yields by offering or providing elements from a complex list of options. Up to 20% bonus can be obtained over Base Density; that would allow for 183 lots. Details are on spreadsheet on the PRD Preliminary Site Plan. See spreadsheet on Sheet P3 for details of Residential Bonus Incentive calculations.

While the calculations could provide supposedly 47 Bonus Dwellings, there is a limit of 20% over Base Density or with 153 Dwellings as a base, only 30.7 Bonus Lots are the maximum. Final calculations could allow 183 lots and this proposal is for 182 lots.

Design Criteria or Design Elements: MMC 22G.080.050(2)(c) requires the development to achieve at least two results from a list of 8 options. This project would be offering three.

Per (c)(i), The layout and street design improve circulation patterns with road system providing alternate routes back to 172nd St NE. It provides 4 entrance-exit points with one directly back to 172nd and three intersecting 11th Ave NE to the West with an indirect route to 172nd St SE.

Per (c)(iii), Recreational facilities both active and passive are being provided in Stormwater Management Tracts and we are providing nearly 5 times the Open Space than the minimum required. We are also providing forty percent more Active Recreation area than the required minimum.

And per (c)(iv), this proposal is providing extensive landscaping with several Enhanced Landscape Entries and a landscape screening strip along 11th Ave. This site was designed to have open space along the 172nd frontage except for the existing house; these Open Space Tracts will have screening landscape along the two road frontages. The driveway to the existing house will be switched to the plat side and landscape screening will be placed along the frontage behind the house. There is extensive landscaping of the interior active and passive recreation areas. About 4,275 feet of six-foot fence will provide screening around perimeter of the project. Fencing along 11th will be behind a ten foot landscape strip.

Street, Sidewalks, and Parking: The Streets are to be designed per the City Standards for a PRD road with possible Modifications as allowed Per 22G.080.080.

Access to the site will be on the existing "road" west of the Service Station and across from one of the entries into Lakewood High School. There is a 30-foot access easement on the Service Station Property. That will be widened to the west to 50 feet to allow for a full residential road section.

The LNMP shows connectors that extend along the east property line to the northern boundary of this property and the City Limits from 172nd St NE. That intersection would only be 200 feet from the RR Tracks.

The eastern north-south concept connector running adjacent and parallel with BNRR property as an extension of 19th Drive NE would dead end into the offsite wetland. This would not be practical or useful. The property to the north has a Rural Plat that has been approved for Construction. The likelihood the Puget Sound Regional Council would allow an expansion of the Urban Growth Boundary to the north is extraordinarily remote given the current attitude of that board. Extending this road into an significant wetland would also be unlikely.

The LNMP also shows an east-west connector along this northern property line, at the City Limits, with an alignment that would be 178th St NE. This east-west road is also shown crossing the BNRR Tracks and would have to be constructed in the buffer of that offsite wetland. This road will never be able to cross the tracks unless there is an overpass built; that is a remote possibility. The City has a lot more important overpasses to build, including one at 172nd St NE and 156th St NE.

We believe we are proposing reasonable road system within this plat. As the MU property develops, other connections may become relevant. We are not providing a connection with a public road to the east Mixed-Use property as that will be developed with Private Drive Aisles. Connecting a Public Road to a Private Road system does not make sense. It does not make sense to connect a public road through this eastern Mixed-Use parcel back to 172nd intersecting with 172nd St just 200 feet from the RR Crossing; that would really create a traffic "mess" at an already compromised intersection when trains are passing by.

The LNMP Plan does call for a Roundabout at the intersection with 11th Ave NE. It is called out to be one-lane circle and it may be assumed it will be similar to the roundabout at 174th St NE and 23rd Ave NE. This project has put an Open Space Tract that can allow for dedications of ROW without impacting the layout. The LNMP calls for an 82.5-foot ROW width at this end of 172nd; but the Tract allowed for future dedication would allow for 50' on the north half of the street. That would allow for up to 100' of ROW for 172nd if needed.

As an update, an Intersection Control Analysis has been submitted to WSDOT on the design of the roundabout at 11th.

Sidewalks: are proposed per the PRD standard road section for all onsite roads. Frontage Improvements will be required along 11th Ave NE to the intersection of 172nd. All onsite sidewalks will connect to this frontage and will provide safe walking conditions for students walking to the Lakewood Schools. Although Lakewood Schools say they are all Bus and no walking to school,

With the roundabout and the Crosswalk at the proposed intersection along the west side of the Gas Station, I would guess that might change.

This R-6.5 zone and this project will have about 290 feet on very west end of 172nd St NE. Sidewalks for this segment will be per the LNMP. The LNMP shows a 12-foot multimodal path and a 10-foot planter adjacent to a 11-foot travel lane. The multi-modal path will merge with the sidewalk on the east side of 11th Ave NE. There will also be a crossing to the school. We have not detailed out this frontage improvement until details of the dedication can be resolved.

The Lakewood Schools are only 100 feet (across the ROW for 172nd from the SW corner of this project.

Parking: The PRD requires two parking spaces per lot/residence with 1 Guest Spot per lot/residence. There are 182 lots proposed with homes that will have two-car garages (no tandem). Two spaces in the garage will provide for the base number or 364 spaces. One tandem space in the driveway will provide for 182 Guest Spots. There will also be about 73 Guest Spaces along the streets in between driveways and along road segments without driveways.

Driveway Access: One hundred and eighty-two homes are proposed with 135 of these taking direct access to the residential road by driveway.

The PRD requires that 25% of the lots take access by shared driveways or Auto Courts; the 47 lots shown in this concept PRD satisfy that criterion by providing 25.8% of the homes having a shared access.

Landscaping: Landscaping will provide Street Trees along frontages and Plat Road. The Park Areas are extensively landscaped for their use. There will be 5 enhanced landscape entries and a ten-foot landscape screening buffer along 11th Ave. A fence is proposed around the project.

Sewer and Water: A Water Main runs along this project in 172nd St NE. Fire Flow Test showed 3076 GPM@20 psi.

The Sewer Trunkline has been extended to the SW corner of the Ziply Fiber lot along the future alignment with 19th Ave NE. Several projects will be involved in extending it to 172nd. Two projects will be required to bring it under the BNRR Tracks to the Gemmer Property.

Maintenance Provisions: Homeowners Agreements with Covenants, Conditions, and Restrictions will be provided with the Final Plat. There will be provisions for maintaining the parks and drainage facilities. Easements to the Stormwater Facilities will be provided to the City should their involvement become necessary to maintain functionality of the system.

CPTED: Crime Prevention through Environmental Design is required for Planned Residential Developments. Developments that are subject to Section 22C.010.290(5)(c) shall incorporate the following CPTED strategies into building design and site layout:

(a) **Access Control:** having open access or multiple access points to a building/home increases potential for criminal intrusion. This is especially true if one or more of the access points are not

observable by interested members in the community. For example, having two access points to a home with one being from an "Arterial" or road with a lot of drive-by traffic, traffic that has no real interest in the surveillance of the home, opens up a pathway for "criminals" to get into the homes unobserved. Having public access into the yard or home from one "end" of the home, especially if that access is from the side interior to the community and on a residential street, deters criminals from trying to enter a home. Members of a Community moving around on their community roads or sidewalks are more interested and observant of what is going on in "their" neighborhood. Those driving by on an arterial are thinking of getting to work or getting home.

The proposed layout offers public access to the homes from just one side, a side interior to the community where more interested observers will provide meaningful surveillance to the homes. The backyards will be fenced off or hedged off to any public access taking away that "hidden"



Fences along lots that back up to Open Space will have 3 to 4 feet of solid board with 2 to 3 feet of open lattice above the solid fence. This is to allow for surveillance of Open Space Residents in the Community. Examples shown are concept, specifications will come with Engineering Plan submittals.



unobserved pathway for criminal access. This also provides a nice "private space" for the people living in this community.

The Active Recreation Space is intertwined throughout the community with many homes having this amenity out their backyard. These residents will also be able to observe and monitor what is going on in these spaces. Many elements of the open space are also placed on the community streets. The Passive Recreation area in the northwest corner of the community will be fenced to control access into the backyards of this portion of the community.

This Community proposal provides per the COM 22C.010.290 "*…Provisions of natural control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas that are not readily observable*.

(b) **Surveillance:** As with "Access Control", access points to homes and recreational facilities need to be surveillable by interested observers. Primary access to homes should be from one side, and that side should be from the side where the most interested observers can view these entrances. That is having access from a *community side of the house* and not count on disinterested drivers on a high-volume road that is not an integral part of the community.

From the cities CPTED Guideline document *"Open Spaces and recreational areas should be located so that they can be observed from nearby homes*." These are the homes of your neighbors and community that has a vested interest in keeping "their" community safe.

From COM Code "*Placement of features, uses, activities, and people to maximize visibility. Provision of natural surveillance helps to create environments where there is plenty of*

opportunity for people engaged in their normal behavior to observe the space around them." The people most engaged in having an interest in their neighbor's homes and their parks are members of that community.

This Community proposal does have access to the homes from the interior of the Community and restricts access from outside with either fencing or hedging. As stated in the previous section, the Open Spaces and recreation areas are observable from nearby homes.

(c) Territoriality/Ownership: Having the Primary Entrance coming from the Community side of the home will *"encourage interaction between neighbors"*. Having a Primary Entrance out to High Volume Road not part of "your" community will not encourage this community interaction.

From COM Code it is important to provide "*Delineation of private space from semi-public and public spaces that creates a sense of ownership."* Keeping the Primary Entrance to the Community side of the home allows for delineation of private space useful to the families that live in those homes. This as opposed to those homes that end up with an entrance at each end of the home with one coming from a "semi-public" side really removes any delineation of private space. Both useable ends of the homes end up accessible and unusable to as Private Space for families of the homeowner.

Techniques are incorporated that reduce the perception of areas as "ownerless" and, therefore, available for undesirable uses.

Examples of ways in which a proposal can comply with CPTED principles are outlined in the CPTED Guidelines for Project Design and Review, prepared by the city.

Rezone Narrative

Summary: This proposal is not to actually "Rezone" any of the property to a new zoning classification but is to trade areas of existing zoning to make each area more efficient and productive. Specific reasons were described in the Plat Narrative.

Described in the Preliminary Plat Narrative, a BLA of two prior existing parcels, one with Split Zoning, has been completed and recorded. The original western parcel was realigned to include this PRD Project as shown in the plans. The realigned parcels do have Split Zoning. See Sheet P2 for graphic of this propose rezone to remove split zoning.

The proposal here is to BLA the western parcel that is all R-6.5 Zoning to include the R-6.5 zone on the eastern parcel all into one R-6.5 zoned parcel and the remaining portion of eastern parcel to all have single zone of Mixed Use.

The reason this rezone is necessary is we are asking to trade areas of the existing zoning where portions of the Mixed Use would be expanded into the R-6.5 zone and portions of the R-6.5 zone would be expanded into portions of the Mixed-Use Zone. To recreate logical parcel lines though, does not result in a perfect foot-for-foot exchange. Of the 45 acres involved, there would be about a 0.42-acre gain in R-6.5 zone.

Rezone Required: Since an area of land zoned Mixed Use is being downzoned to R-6.5 and another portion is being up-zoned to Mixed Use, a rezone is required. The total affected area is about 3.17 acres with about 1.38 acres going from R-6.5 to Mixed Use and about 1.79 acres going from Mixed Use to R-6.5. MMC 22G.010.440 does allow for properties to make application to rezone property to a bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate certain criteria per MMC 22G.010.440(2).

MMC 22G.010.440(1) *A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:*

(a) There is a demonstrated need for additional zoning as the type proposed;

The definition of "need" is to "require (something) because it is essential or very important". In this case, it is very important that first, parcels are aligned in a single zone. Added to this need is that the resulting zones allow for logical boundaries consistent with other adjacent boundaries. Another partial reason for this request is that a portion of the existing MU zone has a choke point between a corner of adjacent properties and the boundary of the existing MU zone. This adjustment allows for more efficient use of the MU Zone. Similar arguments are made in other areas of the site where leaving narrow areas of MU zoning behind existing uses would allow for land that could not be efficiently used as MU and would be more efficiently used as R-6.5 per the current proposed PRD Application.

While it may not be "essential" it is "very important" lands are formed that will allow for efficient uses. This would certainly be consistent with keeping in line with the goals of GMA.

(b) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

This is not really a "reclassification" of the zoning, it is simply a trade of area of the zoning on the surrounding properties as they currently exist. Compatibility was an issue of the original decisions to make these zoning classifications. This small trade of areas would not impact the compatibility with surrounding properties.

(c) There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

Again, we are not asking for a change in "classification". We are just asking to adjust existing parcels and zoning boundaries to put each current zoning classification onto one parcel versus split zoning on one parcel. Second, we are wanting to adjust the zoning boundaries to more efficiently "line-up" with adjacent property uses and boundaries.

Since these parcels were originally classified, there has been changes in use and previous Boundary Line Adjustments that ended creating property lines and zoning boundaries that are in need of a little tweaking to make them more efficient.

(d) The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

Again, this is not a request to reclassify zoning on any parcel. It is a request to tweak the boundaries of the current zoning to be consistent with surrounding land uses and property boundaries.

MMC 22G.010.440(2) *Property at the edges of land use districts can make application to rezone property to the bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate:*

This property is at the "edge" of two land use districts and this proposal is requesting to trade areas of adjacent zoning classifications.

(a) The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

The small tweaks requested have little impact on neighboring land uses and are internal to the property itself. This is not a change in land use districts or classifications. The same zoning is to be applied to each area but the internal boundary for those zones will be slightly altered.

(b) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

We are not changing the “land use district” or classification of the land use. Internally to the parcels involved and to the existing zoning classifications, we are asking for some adjustments to the boundaries and areas. We are essentially “swapping out” a small area zoned R-6.5 to make it MU and trading that area by rezoning a small area that is now MU to R-6.5.

This swap just makes the use of the land per each zoning more efficient without any compromise of to the goals, objectives, policies and text of the comprehensive plan. Since it is internal to the parcels involved, and not adjacent to a non-participating parcel, no other property is possibly impacted by a “change of use”.

Modifying the boundaries of these two existing “land use districts” does make each zone more useable. Making each area more usable is consistent with Comprehensive Plan Goal 18 which is to *“Encourage the creation of a more desirable place to live and a quality standard of living for all citizens.”*

(c) The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas. (Ord. 2981 § 23, 2015; Ord. 2898 § 17, 2012; Ord. 2852 § 10 (Exh. A), 2011. Formerly 22G.010.420).

The total affected area is about 3.17 acres with about 1.38 acres going from R-6.5 to Mixed Use and about 1.79 acres going from Mixed Use to R-6.5.

Thank you

Merle Ash
Land Technologies Inc.

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500144314C
Amendment 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

MJS Investors LLC, a Washington limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Chris Swartz
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$34.65

Effective Date: March 8, 2024 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Myron Gemmer, an unmarried man, and Bradley Gemmer, an unmarried man, as equal tenants in common

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 310519-004-009-00 and 310519-004-011-00 IOP

Parcel A of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows:

Parcel A, as delineated on that survey recorded under Auditor's File No. 200409245129, records of Snohomish County, Washington;

Together with that portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying Westof the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'19" East, along the South line of said Section, 662.05 feet;
thence North 00°47'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 494.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03 " East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. This item intentionally deleted.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Energy, Inc.
   Purpose: Electric transmission and/or distribution system
   Recording Date: October 26, 1929
   Recording No.: 464421
   Affects: Portion of said premises

3. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as granted in deed to Snohomish County recorded February 28, 1966, under Auditor's File No. 1847825.

4. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as granted in deed to Snohomish County , recorded May 31, 1966, under Auditor's File No. 1870393.

5. This item intentionally deleted.

6. This item intentionally deleted.

7. Restrictive Covenant for Alternative On-site Sewage System, including the terms, covenants and provisions thereof

   Recording Date: February 26, 1991
   Recording No.: 9102260469

8. This item intentionally deleted.

9. This item intentionally deleted.

10. This item intentionally deleted.

11. This item intentionally deleted.

12. This item intentionally deleted.

13. This item intentionally deleted.

14. This item intentionally deleted.

15. This item intentionally deleted.

SCHEDULE B
(continued)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Septic system
Recording Date: July 31, 2008
Recording No.: 200807310560
Affects: A portion of Said premises

17. Right to Farm including the terms, covenants and provisions thereof:

Recording Date: January 9, 2012
Recording No.: 201201090348

18. This item intentionally deleted.

19. This item intentionally deleted.

20. This item intentionally deleted.

21. This item intentionally deleted.

22. This item intentionally deleted.

23. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $4,143,115.44
Dated: September 28, 2016
Trustor/Grantor: Myron F. Gemmer, as a separate estate
Trustee: UPF Incorporated, a Washington corporation
Beneficiary: Coastal Community Bank, a Washington banking corporation, and Pacific Coast Bankers' Bank d/b/a Borrower's loan protection, a California banking corporation
Recording Date: September 28, 2016
Recording No.: 201609280660
Affects: Said premises and includes other property

24. Assignment of Rents and Leases

Assigned to: Coastal Community Bank, a Washington banking corporation, and Pacific Coast Bankers' Bank d/b/a Borrower's loan protection, a California banking corporation
Assigned by: Myron F. Gemmer, as a separate estate
Recording Date: September 28, 2016
Recording No: 201609280661
Affects: Said premises and includes other property

SCHEDULE B
(continued)

25. Subordination, Nondisturbance and Attornment Agreement, and the terms and conditions thereof:

Lender: Coastal Community Bank
Tenant: Dr. Michael Breneman (dba Cascadia Clinic LLC)
Landlord: Myron F. Gemmer
Recording Date: September 28, 2016
Recording No.: 201609280740

26. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 2883899

Lessee: Cascadia Chiropractic and Massage

27. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 2787787

Lessee: John McKeon & Associates Insurance and Financial Services

28. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 0270652

Lessee: Bray's

29. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

30. Agreement for Easements including the terms, covenants and provisions thereof

Recording Date: December 6, 2023
Recording No.: 202312060150, being a re-recording of 202311200211

31. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by North Peak Associates LLC, dated January 3, 2024, designated Job No. 23-65

Matters shown:

A. Wetland delineated at Northwestern portion of the Land
B. Building extends 26.8 feet South over Southern boundary at Southeastern portion of the Land
C. Gravel driveways located primarily on adjoining parcels to the South extend over Southern and Eastern boundaries onto the Land
D. Telephone sentry and power pole lie outside of recorded easement area and/or without the benefit of a recorded easement North of Southern boundary
E. Intersection of 172nd Street NE and 11th Avenue NW rights-of-way cross through Southwestern corner of the Land
F. Overhead power line lies outside of recorded easement area and/or without the benefit of a recorded easement North of Southern boundary at Southwestern corner and East of Western boundary of the Land

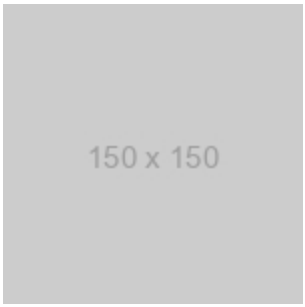
SCHEDULE B
(continued)

32. Memorandum of Real Estate Purchase and Sale Agreement including the terms, covenants and provisions thereof

Recording Date: January 5, 2024
Recording No.: 202401050077

33. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B



Title Report

Vesting

Myron Gemmer, an unmarried man, and Bradley Gemmer, an unmarried man, as equal tenants in common

Guarantee Number

500144314C

Plant Date

February 12, 2024 at 08:00 AM

Color Codes

Yellow Codes: Items you typically expect to see on a title report but need some action such as Deed of Trust or current property taxes. These items likely have to be paid at closing. See Appendix for examples.

Red Codes: Items you would not expect to see on a title report and could impede the closing, such as liens, judgments, and court actions. Also items that present challenges such as HERO, Solar and Credit Line Deed of Trust. See Appendix for examples.

Exceptions

1. Miscellaneous

1. This item intentionally deleted.

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2. Miscellaneous

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: October 26, 1929
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Recording No.: 9102260469

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12. This item intentionally deleted.

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13. Miscellaneous

13. This item intentionally deleted.

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14. Miscellaneous

14. This item intentionally deleted.

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15. Miscellaneous

15. This item intentionally deleted.

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 500144314C

SCHEDULE B
(continued)

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16. Miscellaneous

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Septic system
Recording Date: July 31, 2008
Recording No.: 200807310560
Affects: A portion of Said premises

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17. Miscellaneous

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Recording Date: January 9, 2012
Recording No.: 201201090348

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18. Miscellaneous

18. This item intentionally deleted.

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19. Miscellaneous

19. This item intentionally deleted.

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20. Miscellaneous

20. This item intentionally deleted.

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22. This item intentionally deleted.

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Trustee: UPF Incorporated, a Washington corporation
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Recording Date: September 28, 2016
Recording No.: 201609280660
Affects: Said premises and includes other property

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24. Miscellaneous

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Assigned by: Myron F. Gemmer, as a separate estate
Recording Date: September 28, 2016
Recording No: 201609280661
Affects: Said premises and includes other property

---

25. Miscellaneous

25. Subordination, Nondisturbance and Attornment Agreement, and the terms and conditions thereof:

Lender: Coastal Community Bank
Tenant: Dr. Michael Breneman (dba Cascadia Clinic LLC)
Landlord: Myron F. Gemmer
Recording Date: September 28, 2016
Recording No.: 201609280740

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 500144314C

SCHEDULE B
(continued)

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26. Miscellaneous

26. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 2883899

Lessee: Cascadia Chiropractic and Massage

27. Miscellaneous

27. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 2787787

Lessee: John McKeon & Associates Insurance and Financial Services

28. Miscellaneous

28. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by personal property account no. 0270652

Lessee: Bray's

29. Miscellaneous

29. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

30. Miscellaneous

30. Agreement for Easements including the terms, covenants and provisions thereof

Recording Date: December 6, 2023
Recording No.: 202312060150, being a re-recording of 202311200211

31. Miscellaneous

31. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by North Peak Associates LLC, dated January 3, 2024, designated Job No. 23-65

Matters shown:

A. Wetland delineated at Northwestern portion of the Land
B. Building extends 26.8 feet South over Southern boundary at Southeastern portion of the Land
C. Gravel driveways located primarily on adjoining parcels to the South extend over Southern and Eastern boundaries onto the Land
D. Telephone sentry and power pole lie outside of recorded easement area and/or without the benefit of a recorded easement North of Southern boundary
E. Intersection of 172nd Street NE and 11th Avenue NW rights-of-way cross through Southwestern corner of the Land
F. Overhead power line lies outside of recorded easement area and/or without the benefit of a recorded easement North of Southern boundary at Southwestern corner and East of Western boundary of the Land

32. Miscellaneous

32. Memorandum of Real Estate Purchase and Sale Agreement including the terms, covenants and provisions thereof

Recording Date: January 5, 2024
Recording No.: 202401050077

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 500144314C

SCHEDULE B

(continued)

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33. Miscellaneous

33. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

Appendix

Yellow Code Examples:

- Charitable Housing Agreement
- Community Facilities District (CFD)
- Community Interest of the Spouse of the Vestee
- Deed of Trust / Mortgage
- Effect of an Affidavit of Change of Trustee
- Escaped Taxes
- Fannie Mae REO anti-flip regulations or restrictions
- Interest, if any, of a Grantee in a Deed
- Lien Contract and Deed of Trust/Security Agreement
- Lien of any State or Federal Estate Tax against a former owner
- Lien Securing Performance of a Contract for Improvements
- Notice of Assessment
- Notice of Special Tax Lien
- Option to Purchase
- Property Taxes
- Right of Redemption by the United States following a foreclosure
- Short-Sale transaction
- Supplemental Taxes
- Transfer Fee or Tax

Red Code Examples:

- Bankruptcy proceedings
- Delinquent assessment lien to the Owner's Association (HOA)
- Delinquent Business Tax Debt and Administrative Fees
- Delinquent or Defaulted Property Taxes
- Delinquent Water/ Utility/Sewer Service Charges
- Effect of a Deed
- Foreclosure Activity (Notice of Default/Sale)
- Lack of Legal Access
- Lien for Complaint Re-inspection Charges
- Lien for Delinquent Rent Stabilization and Arbitration fees
- Lien for Rental Unit Business Taxes
- Lis Pendens / Pending Court Action
- Notice Abatement
- Notice of Lien for Delinquent Real Estate Transfer Tax
- Notice of Noncompliance
- Notice of Rent Escrow Account Program (REAP)
- Notice of Special Assessment
- Notice of Sub-Standard Dwelling

- Notice or Writ of Attachment
- Quiet Title Action or Judgment
- Revocable Transfer on Death Deed (RTODD)
- Solar Energy System Producer Contract / HERO / PACE
- Spousal or Child Support Judgment
- State or Federal (IRS) Tax Liens
- UCC Financing Statement

202301195003
BOUNDARY LINE ADJUSTMENT-MAP
Rec: $297.50
1/19/2023 3:15 PM 1 of 3
SNOHOMISH COUNTY, WA

CITY OF MARYSVILLE
BOUNDARY LINE ADJUSTMENT
BLA22-006

COMMUNITY DEVELOPMENT

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 19 DAY OF January 2023

COMMUNITY DEVELOPMENT DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2022 TAXES.

TREASURER, SNOHOMISH COUNTY 1.19.23

PORTION OF

SW 1/4 AND THE SE 1/4 OF THE SE 1/4, SEC. 19, TWP. 31 N., RGE. 5 E., W.M.

DEDICATION

I AM THE OWNER, OR OWNERS, OF THE PROPERTY SUBJECT TO THE BOUNDARY LINE ADJUSTMENT, AND ACKNOWLEDGE THAT I AM SOLELY RESPONSIBLE FOR SECURING AND EXECUTING ALL NECESSARY LEGAL ADVICE OR ASSISTANCE CONCERNING THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THOSE PORTIONS OF THE PROPERTIES INVOLVED IN THE BOUNDARY LINE ADJUSTMENT; AND THAT THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THE PROPERTY IN QUESTION HAVE BEEN PREPARED AND EXECUTED SO THAT, UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT, THE TITLE TO THE PROPERTIES WILL ACCURATELY REFLECT THE NEW CONFIGURATION RESULTING FROM THE BOUNDARY LINE ADJUSTMENT AS APPROVED BY THE CITY.

Myron Gemmer
BY: MYRON GEMMER
ITS: PROPERTY OWNER

Bradley Gemmer
BY: BRADLEY GEMMER
ITS: PROPERTY OWNER

COASTAL COMMUNITY BANK,
A WASHINGTON BANKING CORPORATION

BY: Isaac Maldonado
ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MYRON GEMMER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGES THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public
State of Washington
Alicia Sheppard
Commission No. 187145
Commission Expires 05-13-2024

Alicia Sheppard
PRINT NAME: Alicia Sheppard
DATED: 1/6/2023
RESIDING AT 16419 Smokey Pt Blvd Arlington, WA 98223
COMMISSION EXPIRES 05/13/2024

STATE OF WASHINGTON)
)SS
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRADLEY GEMMER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGES THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public
State of Washington
Alicia Sheppard
Commission No. 187145
Commission Expires 05-13-2024

Alicia Sheppard
PRINT NAME: Alicia Sheppard
DATED: 1/6/2023
RESIDING AT 16419 Smokey Pt Blvd. Arlington, Wa 98223
COMMISSION EXPIRES 05/13/2024

STATE OF WASHINGTON)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Isaac Maldonado IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED, TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE SVP OF COASTAL COMMUNITY BANK, A WASHINGTON BANKING CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public
State of Washington
GUADALUPE MARIE POMERINKE
COMMISSION# 182823
MY COMMISSION EXPIRES
May 01, 2024

Guadalupe Marie Pomerinke
PRINT NAME: Guadalupe Marie Pomerinke
DATED: 01-11-2023
RESIDING AT Arlington, Wa.
COMMISSION EXPIRES 05-01-2024

LEGAL DESCRIPTIONS PRIOR TO ADJUSTMENT

PARCEL A (TAX PARCEL NO. 31051900400900):

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19;
THENCE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.75 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET;
THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET;
THENCE NORTH 01°13'08" WEST A DISTANCE OF 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING;

EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'31" EAST OF SOUTH QUARTER CORNER;
THENCE 02°03'21" WEST 195.03 FEET;
THENCE SOUTH 88°47'30" WEST 302.65 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET;
THENCE SOUTH 01°12'30" EAST 131.36 FEET;
THENCE NORTH 88°47'30" EAST 332.10 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO SNOHOMISH COUNTY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 1847825 AND 1870393, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

(ALSO KNOWN AS PARCEL A AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

PARCEL B (TAX PARCEL NO.31051900401100):

PARCEL B, CITY OF MAYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 20080519067, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

PARCEL A:

PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY;

TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

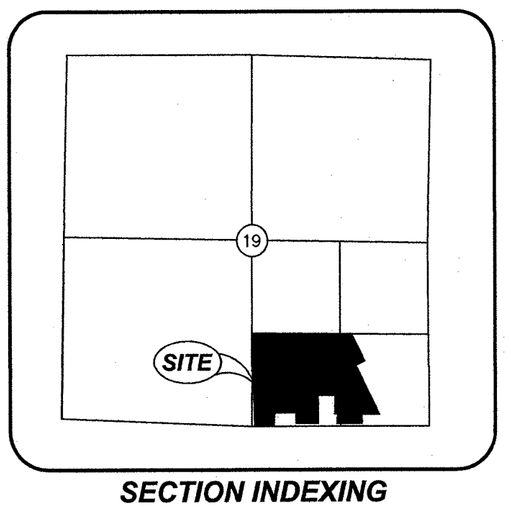
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

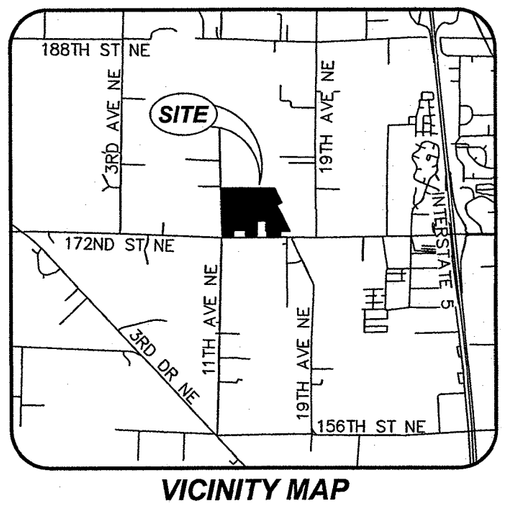
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH IN THE DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 116403.
2. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 464421.
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 1836571.
4. THIS SITE IS SUBJECT TO RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, GRANTED TO SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 1847825.
5. THIS SITE IS SUBJECT TO RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, GRANTED TO SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 1870393.
6. THIS SITE IS SUBJECT TO AN CONCOMITANT REZONE AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 8804200182.
7. THIS SITE IS SUBJECT TO A RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 9102260469.
8. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 9305240146.
9. THIS SITE IS SUBJECT TO FENCE ENCROACHMENTS ALONG EASTERLY PORTION NEAR THE SOUTH LINE OF PARCEL B, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 9309275016.
10. THIS SITE IS SUBJECT TO AN ANNEXATION COVENANT AND POWER OF ATTORNEY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 9702070355.
11. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR COMMUNICATION DISTRIBUTION LINES GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 9711140354.
12. THIS SITE IS SUBJECT TO AN ANNEXATION COVENANT AND POWER OF ATTORNEY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 199906170650.
13. THIS SITE IS SUBJECT FENCE ENCROACHMENTS ALONG NORTH LINE OF SAID PREMISES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 200003205004.
14. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 200409245129.
15. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT FILE NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO 200701125006.
16. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 200712040482.
17. THIS SITE IS SUBJECT TO A SEPTIC SYSTEM EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 200807310560.
18. THIS SITE IS SUBJECT TO A RIGHT TO FARM DOCUMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 201201090348.



SECTION INDEXING
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

202301195003

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF
NORTH PEAK ASSOCIATES LLC
THIS 19th DAY OF January, 2023, AT 15
MINUTES PAST 3P M, AND RECORDED IN VOL. ___ OF PLATS,
PAGE ___, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell / Heather Follett
AUDITOR, SNOHOMISH COUNTY / DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCATE STATUTES AND REGULATIONS GOVERNING SURVEYING.

STEVEN C. BERG, PLS #53385

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS
17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072
(206) 601-4682
WWW.NORTHPEAKASSOCIATES.COM

STEVEN C. BERG STATE OF WASHINGTON 53385 REGISTERED PROFESSIONAL LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT
GEMMER

CITY OF MARYSVILLE SNOHOMISH COUNTY WASHINGTON

DWN. BY: WIMS	SCALE: N/A
CHK. BY: SCB	JOB NO.: 20-72
DATE: 7/6/2022	SHEET 1 OF 3

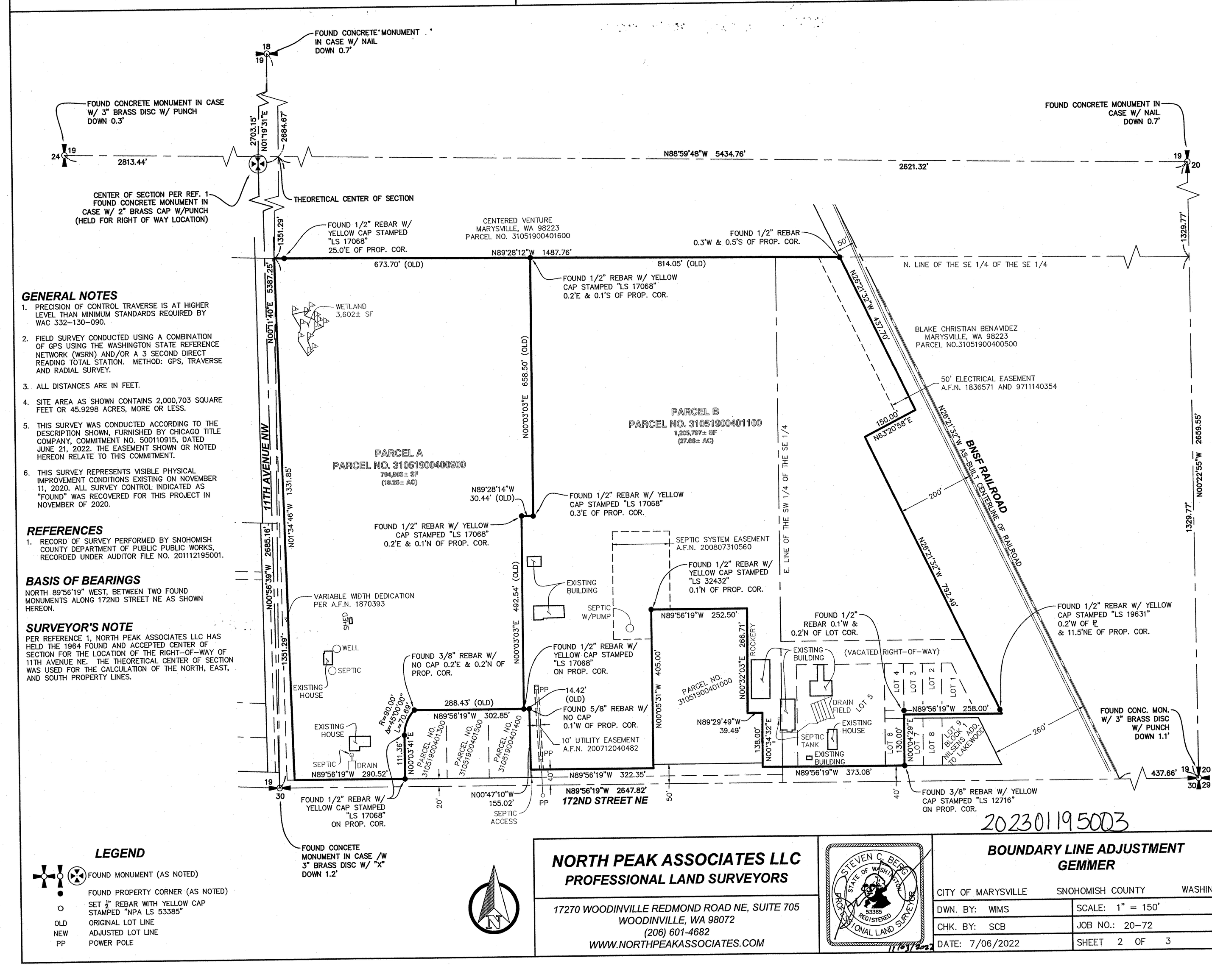
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22-006

SCALE 1 INCH = 150 FT. (150 0 75 150)

PORTION OF SW 1/4 AND THE SE 1/4 OF THE SE 1/4, SEC. 19, TWP. 31 N., RGE. 5 E., W.M.



GENERAL NOTES

1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
3. ALL DISTANCES ARE IN FEET.
4. SITE AREA AS SHOWN CONTAINS 2,000,703 SQUARE FEET OR 45.9298 ACRES, MORE OR LESS.
5. THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 500110915, DATED JUNE 21, 2022. THE EASEMENT SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.
6. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 11, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2020.

REFERENCES

1. RECORD OF SURVEY PERFORMED BY SNOHOMISH COUNTY DEPARTMENT OF PUBLIC PUBLIC WORKS, RECORDED UNDER AUDITOR FILE NO. 201112195001.

BASIS OF BEARINGS

NORTH 89°56'19" WEST, BETWEEN TWO FOUND MONUMENTS ALONG 172ND STREET NE AS SHOWN HEREON.

SURVEYOR'S NOTE

PER REFERENCE 1, NORTH PEAK ASSOCIATES LLC HAS HELD THE 1964 FOUND AND ACCEPTED CENTER OF SECTION FOR THE LOCATION OF THE RIGHT-OF-WAY OF 11TH AVENUE NE. THE THEORETICAL CENTER OF SECTION WAS USED FOR THE CALCULATION OF THE NORTH, EAST, AND SOUTH PROPERTY LINES.

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- O SET ½" REBAR WITH YELLOW CAP STAMPED "NPA LS 53385"
- OLD ORIGINAL LOT LINE
- NEW ADJUSTED LOT LINE
- PP POWER POLE

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS
17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072
(206) 601-4682
WWW.NORTHPEAKASSOCIATES.COM

STEVEN C. BERG STATE OF WASHINGTON 53385 REGISTERED PROFESSIONAL LAND SURVEYOR 11/03/2022

BOUNDARY LINE ADJUSTMENT GEMMER

CITY OF MARYSVILLE	SNOHOMISH COUNTY	WASHINGTON
DWN. BY: WIMS	SCALE: 1" = 150'	
CHK. BY: SCB	JOB NO.: 20-72	
DATE: 7/06/2022	SHEET 2 OF 3	

202301195003

202301195003 Document:B-LINE-ADJ-M Rec: $297.50 Page-3 of 3
Record Date:1/19/2023 3:15 PM Snohomish County, WA

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22-006

SCALE
1 INCH = 100 FT.
100 0 50 100

PORTION OF
SW 1/4 AND THE SE 1/4 OF THE SE 1/4,
SEC. 19, TWP. 31 N., RGE. 5 E., W.M.

N89°28'12"W 1487.76'
1241.37' (NEW)

246.39' (NEW)

11TH AVENUE NW

WETLAND
3,602± SF

25' DEDICATION PER DEED
A.F.N. 1821215

20' DEDICATION PER DEED
A.F.N. 1847825

N01°34'46"W 1331.85'

10' DEDICATION PER DEED
A.F.N. 1850570

VARIABLE WIDTH DEDICATION
PER A.F.N. 1870393

SHED

WELL

SEPTIC

EXISTING BUILDING

10' DEDICATION PER DEED
A.F.N. 18558051

30' PER SHORT PLAT
A.F.N. 8508010151

EXISTING BUILDING

SEPTIC

DRAIN FIELD

PARCEL A
1,284,016± SF
(29.48± AC)

PARCEL NO. 31051900400900

N00°32'03"E 846.43' (NEW)

E. LINE OF THE SW 1/4 OF THE SE 1/4

50'

N26°21'32"W 437.70'

50' ELECTRICAL EASEMENT
A.F.N. 1836571 AND 9711140354

BLAKE CHRISTIAN BENAVIDEZ
MARYSVILLE, WA 98223
PARCEL NO.31051900400500

BNSF RAILROAD
N26°21'32"W AS-BUILT CENTERLINE OF RAILROAD

150.00'
N63°20'58"E

PARCEL B
716,687± SF
(16.45± AC)

PARCEL NO. 31051900401100

N26°21'32"W 792.49'

200'

EXISTING BUILDING

SEPTIC SYSTEM EASEMENT
A.F.N. 200807310560

BLDG 36.1'S OF ℄

N89°56'19"W 575.35' (NEW)

BLDG 13.0'E OF ℄

EXISTING BUILDING

SEPTIC W/PUMP

N89°56'19"W 252.50'

W. FACE OF ROCKERY
0.3'E OF ℄

N00°16'29"E 299.75' (NEW)

N00°32'03"E 266.71'

ROCKERY

EXISTING BUILDING

(VACATED RIGHT-OF-WAY)

N00°05'31"W 405.00'

PARCEL NO.
31051900401000

BLDG 10.0'E OF ℄

N89°29'49"W 39.49'

SEPTIC TANK

EXISTING BUILDING

EXISTING BUILDING

DRAIN FIELD

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

N89°56'19"W 258.00'

10'

R=90.00'
Δ=45°00'00"
L=70.69'

N89°56'19"W 302.85'

10' UTILITY EASEMENT
A.F.N. 200712040482

PP

N00°47'10"W 155.02'

111.36'
N00°03'41"E

PARCEL NO.
31051900401300

PARCEL NO.
31051900401500

PARCEL NO.
31051900401400

PP

SEPTIC ACCESS

PP

N00°34'32"E 138.00'

E. FACE OF ROCKERY
0.2'W OF ℄

EXISTING BUILDING

LOT 6
130.00'
N00°04'29"E

LOT 7

LOT 8

LOT 9
BLOCK 1
NILSENS ADD.
TO LAKEWOOD

N89°56'19"W 322.35'

DEDICATION PER A.F.N.
200805190267

172ND STREET NE

N89°56'19"W 373.08'

BLDG 16.9'N OF ℄

40'

50'

40'

20'

19
30

N89°56'19"W 290.52'

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET ½" REBAR WITH YELLOW CAP STAMPED "NPA LS 53385"
- OLD ORIGINAL LOT LINE
- NEW ADJUSTED LOT LINE
- PP POWER POLE

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS
17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072
(206) 601-4682
WWW.NORTHPEAKASSOCIATES.COM

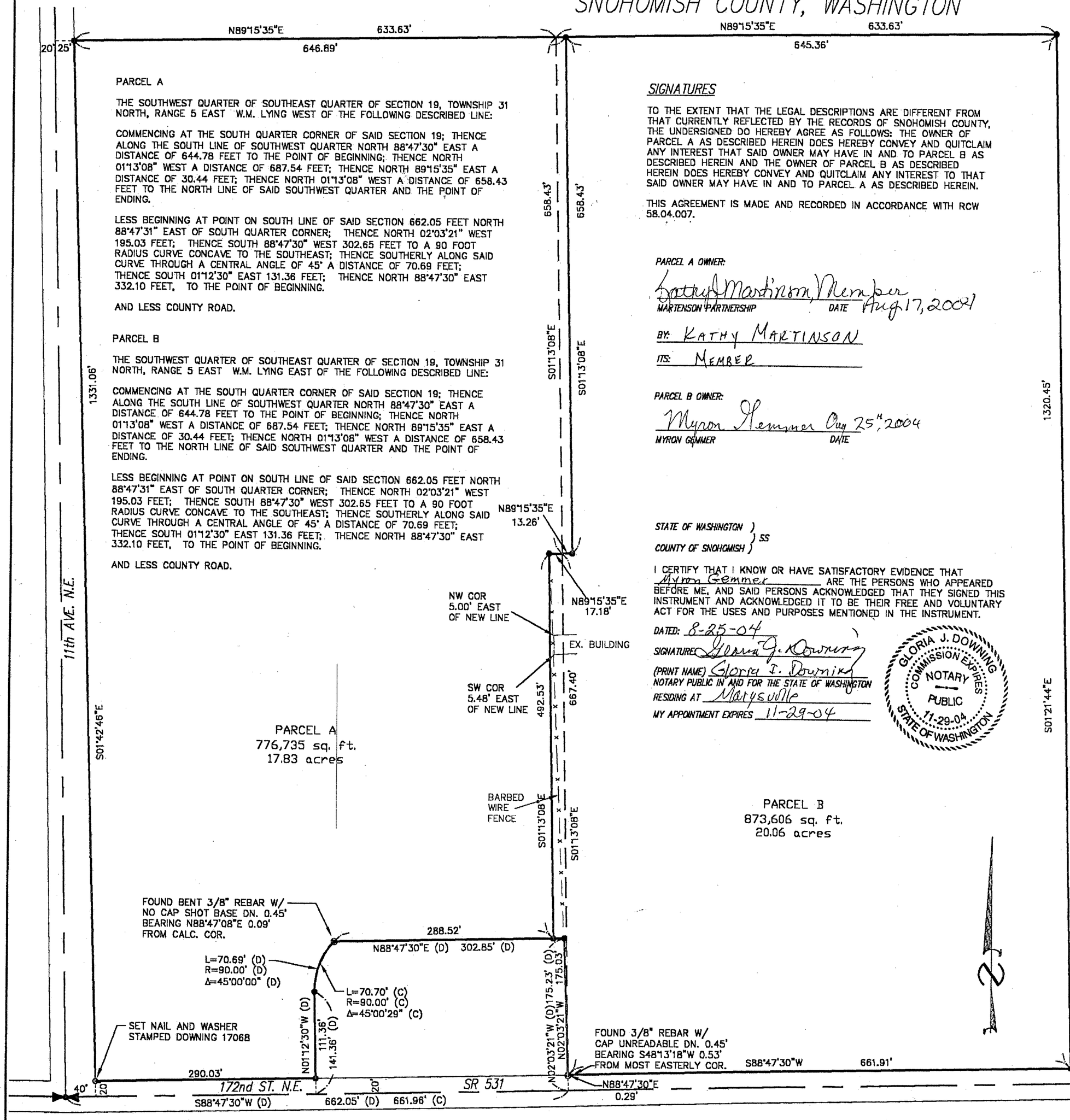
STEVEN C. BERG
STATE OF WASHINGTON
53385
REGISTERED
PROFESSIONAL LAND SURVEYOR
11/03/2022

BOUNDARY LINE ADJUSTMENT
GEMMER

CITY OF MARYSVILLE	SNOHOMISH COUNTY	WASHINGTON
DWN. BY: WMS	SCALE: 1" = 100'	
CHK. BY: SCB	JOB NO.: 20-72	
DATE: 7/06/2022	SHEET 3 OF 3	

202301195003

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 19, TWP. 31N., R. 5E. W.M., SNOHOMISH COUNTY, WASHINGTON



PARCEL A

THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST W.M. LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET; THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET; THENCE NORTH 01°13'08" WEST A DISTANCE OF 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING.

LESS BEGINNING AT POINT ON SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'31" EAST OF SOUTH QUARTER CORNER; THENCE NORTH 02°03'21" WEST 195.03 FEET; THENCE SOUTH 88°47'30" WEST 302.65 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET; THENCE SOUTH 01°12'30" EAST 131.36 FEET; THENCE NORTH 88°47'30" EAST 332.10 FEET, TO THE POINT OF BEGINNING.

AND LESS COUNTY ROAD.

PARCEL B

THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST W.M. LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET; THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET; THENCE NORTH 01°13'08" WEST A DISTANCE OF 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING.

LESS BEGINNING AT POINT ON SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'31" EAST OF SOUTH QUARTER CORNER; THENCE NORTH 02°03'21" WEST 195.03 FEET; THENCE SOUTH 88°47'30" WEST 302.65 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET; THENCE SOUTH 01°12'30" EAST 131.36 FEET; THENCE NORTH 88°47'30" EAST 332.10 FEET, TO THE POINT OF BEGINNING.

AND LESS COUNTY ROAD.

SIGNATURES

TO THE EXTENT THAT THE LEGAL DESCRIPTIONS ARE DIFFERENT FROM THAT CURRENTLY REFLECTED BY THE RECORDS OF SNOHOMISH COUNTY, THE UNDERSIGNED DO HEREBY AGREE AS FOLLOWS: THE OWNER OF PARCEL A AS DESCRIBED HEREIN DOES HEREBY CONVEY AND QUITCLAIM ANY INTEREST THAT SAID OWNER MAY HAVE IN AND TO PARCEL B AS DESCRIBED HEREIN AND THE OWNER OF PARCEL B AS DESCRIBED HEREIN DOES HEREBY CONVEY AND QUITCLAIM ANY INTEREST TO THAT SAID OWNER MAY HAVE IN AND TO PARCEL A AS DESCRIBED HEREIN.

THIS AGREEMENT IS MADE AND RECORDED IN ACCORDANCE WITH RCW 58.04.007.

PARCEL A OWNER:

Kathy Martinson, Member — Aug 17, 2004
MARTENSON PARTNERSHIP — DATE

BY: KATHY MARTINSON

ITS: MEMBER

PARCEL B OWNER:

Myron Gemmer — Aug 25th, 2004
MYRON GEMMER — DATE

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Myron Gemmer ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8-25-04

SIGNATURE: Gloria J. Downing

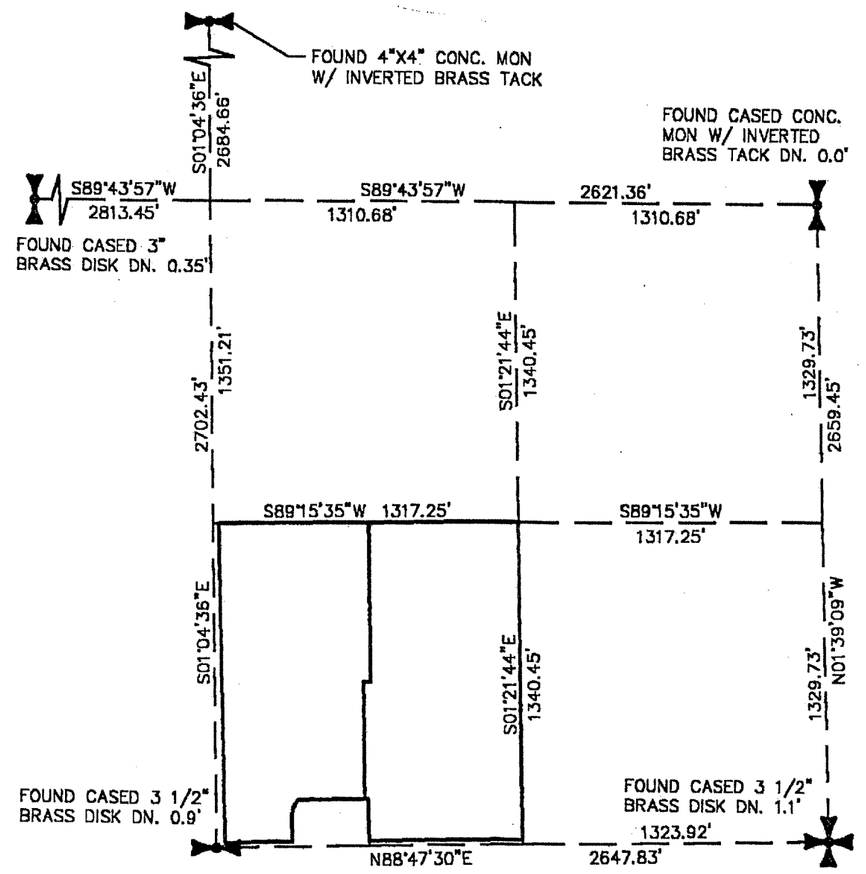
(PRINT NAME) Gloria J. Downing

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Marysville

MY APPOINTMENT EXPIRES 11-29-04

GLORIA J. DOWNING — NOTARY PUBLIC — STATE OF WASHINGTON — COMMISSION EXPIRES 11-29-04



SCALE 1" = 600'

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHY MARTINSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS ~~THE~~ A MEMBER OF MARTENSON PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8-17-04

SIGNATURE: Gloria J. Downing

(PRINT NAME) Gloria J. Downing

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Marysville

MY APPOINTMENT EXPIRES 11-29-04

GLORIA J. DOWNING — NOTARY PUBLIC — STATE OF WASHINGTON — COMMISSION EXPIRES 11-29-04

100 0 100
1" = 100'
(IN FEET)

LEGEND

- ● SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
- ⊡ SET 2" SQUARE HUB & LATH ON PROPERTY LINE
- ○ FOUND IRON ROD WITH CAP
- (M) MEASURED
- (D) PER DEED
- (C) PER CALCULATIONS

NOTES:

1. INSTRUMENT DATA – LIETZ 4 (5" DIRECT READING)
2. FIELD METHOD USED – TRAVERSE
3. METHOD OF ADJUSTMENT – NONE
4. MONUMENTS VISITED – 1/6/00
5. BASIS OF BEARING – N88°47'30"E PER DEED BEARING OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 19, TWP. 31N, RGE. 5E. W.M.
6. REFERENCE MATERIALS – ROS RECORDED UNDER AF NO 200003205004
7. FOR SUBDIVISION INFORMATION SEE ROS RECORDED UNDER AF NO 200003205004

200409245129

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 24 DAY OF September, 2004
AT 11:45 A.M. IN BOOK — OF SURVEYS, PAGE —
AT THE REQUEST OF:
UNDER AUDITOR'S FILE NO: 200409245129

Bob Terwilliger — COUNTY AUDITOR
DEPUTY

DAVID R. DOWNING — STATE OF WASHINGTON — 17068 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 3/5/06 — 3/16/04

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY ACT, AT THE REQUEST OF THE MARTENSON PARTNERSHIP THIS 21st DAY OF MAY ,2004

REGISTERED LAND SURVEYOR — L.S. NO. 17068

RECORD OF SURVEY FOR:

MARTENSON PARTNERSHIP / MYRON GEMMER

DAVID R. DOWNING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4229 76th ST. N.E. SUITE 104
MARYSVILLE, WA., 98270
(360) 653-5385

DATE: 07/06/04
DWG BY: KRD
JOB# 04071
SH 1 OF 1

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

LEGAL DESCRIPTIONS PRIOR TO BOUNDARY LINE ADJUSTMENT

PARCEL A

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET;
THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET;
THENCE NORTH 01°13'08" WEST A DISTANCE 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING;

EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'30" EAST OF THE SOUTH QUARTER CORNER;
THENCE NORTH 02°03'21" WEST 195.03 FEET;
THENCE SOUTH 88°47'30" WEST 302.85 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET;
THENCE SOUTH 01°12'30" EAST 131.36 FEET;
THENCE NORTH 88°47'30" EAST 332.10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE GREAT NORTHERN RAILWAY;

EXCEPT PORTION CONTAINED IN NILSENS ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 51, IN SNOHOMISH COUNTY, WASHINGTON (NOW VACATED);

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF;

TOGETHER WITH VACATED LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, OF NILSEN'S ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 51, IN SNOHOMISH COUNTY, WASHINGTON, (NOW VACATED);

AND TOGETHER WITH NORTH HALF OF VACATED ALLEY ADJACENT TO LOTS 1, 2 AND 3 OF SAID BLOCK 1 AND ALL OF VACATED ALLEY ADJACENT TO LOTS 4 AND 6 OF SAID BLOCK;

AND TOGETHER WITH ALL OF VACATED CASCADE STREET, ALL OF VACATED SUMMIT AVENUE AND ALL OF VACATED BUELL AVENUE LYING NORTH OF THE CENTER LINE EXTENDED EASTERLY OF VACATED ALLEY IN SAID BLOCK 1;

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER AUDITOR'S FILE NUMBER 8908160400;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AFFIDAVIT OF OWNERSHIP

I, MYRON F. GEMMER, BEING DULY SWORN, DEPOSED AND STATE THAT I AM THE OWNER OF THE PROPERTY INVOLVED IN THE APPLICATION AND THAT I HAVE FAMILIARIZED MYSELF WITH THE RULES AND REGULATIONS WITH RESPECT TO PREPARING AND FILING THIS APPLICATION AND THAT THE STATEMENTS AND INFORMATION SUBMITTED HEREWITH ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED Myron F. Gemmer
MYRON F. GEMMER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF July, 2006.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT 3230 172ND St. Arlington, WA

RUTH A. SCHELBRACK NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. JAN 29, 2008

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 17 DAY OF July 2006.

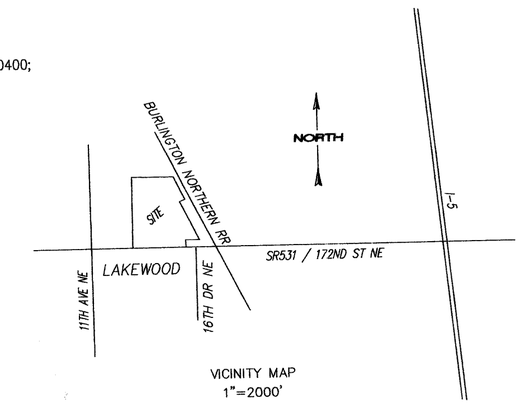
COMMUNITY DEVELOPMENT DIRECTOR

TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2006 TAXES. see 2nd pg.

TREASURER, SNOHOMISH COUNTY DATE 1-12-07

AUDITOR'S FILE NO. 200701125006



VICINITY MAP
1"=2000'

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS, OR LEGAL REPRESENTATIVES, OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF AND DECLARE THIS REVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID REVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS, IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

DATED THIS_____ DAY OF_____, 2006.

MYRON F. GEMMER

SIGNAL MORTGAGE, INC.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF Jan 2007

AT 1:35 PM IN BOOK - OF - AT PAGE -

AT THE REQUEST OF JACK W. TURPIN.

Carolyn Diepenbrock
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS SHALL BE SET AND LOT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING SURVEYING.

JACK W. TURPIN NO. 32432

JACK W. TURPIN STATE OF WASHINGTON 32432 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2008

07.13.06

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
MYRON F. GEMMER

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;
THENCE N89°56'15"W, ALONG THE SOUTH LINE OF SAID SECTION, FOR 53.00 FEET TO THE POINT OF BEGINNING;
THENCE N00°34'36"E FOR 178.00 FEET;
THENCE N89°29'45"W FOR 39.49 FEET;
THENCE N00°32'07"E FOR 266.71 FEET;
THENCE N89°56'15"W FOR 252.50 FEET;
THENCE S00°05'27"E FOR 445.00 FEET TO THE SOUTH LINE OF SAID SECTION 19;
THENCE S89°56'15"E, ALONG SAID SOUTH LINE, FOR 287.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE GREAT NORTHERN RAILWAY;

EXCEPT PORTION CONTAINED IN NILSENS ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 51, IN SNOHOMISH COUNTY, WASHINGTON (NOW VACATED);

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF;

TOGETHER WITH VACATED LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, OF NILSEN'S ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 51, IN SNOHOMISH COUNTY, WASHINGTON, (NOW VACATED);

AND TOGETHER WITH NORTH HALF OF VACATED ALLEY ADJACENT TO LOTS 1, 2 AND 3 OF SAID BLOCK 1 AND ALL OF VACATED ALLEY ADJACENT TO LOTS 4 AND 6 OF SAID BLOCK;

AND TOGETHER WITH ALL OF VACATED CASCADE STREET, ALL OF VACATED SUMMIT AVENUE AND ALL OF VACATED BUELL AVENUE LYING NORTH OF THE CENTER LINE EXTENDED EASTERLY OF VACATED ALLEY IN SAID BLOCK 1;

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER AUDITOR'S FILE NUMBER 8908160400;

TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET;
THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET;
THENCE NORTH 01°13'08" WEST A DISTANCE 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING;

EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'30" EAST OF THE SOUTH QUARTER CORNER;
THENCE NORTH 02°03'21" WEST 195.03 FEET;
THENCE SOUTH 88°47'30" WEST 302.85 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET;
THENCE SOUTH 01°12'30" EAST 131.36 FEET;
THENCE NORTH 88°47'30" EAST 332.10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

ALSO EXCEPT A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;
THENCE N89°56'15"W, ALONG THE SOUTH LINE OF SAID SECTION, FOR 53.00 FEET TO THE POINT OF BEGINNING;
THENCE N00°34'36"E FOR 178.00 FEET;
THENCE N89°29'45"W FOR 39.49 FEET;
THENCE N00°32'07"E FOR 266.71 FEET;
THENCE N89°56'15"W FOR 252.50 FEET;
THENCE S00°05'27"E FOR 445.00 FEET TO THE SOUTH LINE OF SAID SECTION 19;
THENCE S89°56'15"E, ALONG SAID SOUTH LINE, FOR 287.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BOUNDARY LINE ADJUSTMENT FILE NO. BLA 06 - 004

A PORTION OF THE SW1/4, SE1/4 AND THE SE1/4, SE1/4 SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON



A.S.E. & T., INC.
LAND SURVEYING
P.O. BOX 1136
CLINTON, WA 98236
PHONE (360) 221-6538

DRAWN BY:	J.W.T.
CHECKED BY:	J.W.T.
DATE:	07-03-06
SCALE:	AS SHOWN
SHEET	1 OF 2
JOB NO.:	248BLA-ROS

N1/4 CORNER
FOUND CASED CONC MON W/
INVERTED NAIL, 4' S. OF EP
(VISITED 01-05-06)

NORTH LINE OF THE S1/2, SE1/4

813.85'

N26°21'33"W

50'

50' PUD EASEMENT
RECORDED UNDER
AF#1836571 & 9711140354

442.13'

FOUND 1/2" RBC
STAMPED 19631
0.0'N X 0.25'W

150.00'

S63°38'27"W

FOUND 1/2" RBC
STAMPED 19631
0.0'N X 0.2'W

S26°21'33"E

S89°28'09"E

FENCE LINE

15.5'

14'

FOUND 1/2" RBC
STAMPED 17068
0.0'N X 0.1'E
FENCE LINE 6' SOUTH

(658.43'-D)
658.45'

WEST LINE PER RECORD OF SURVEY/
BOUNDARY LINE AGREEMENT
AF#200409245129

EXISTING PARCEL A

TAX PARCEL NO. 31051900401000

AREA BEFORE BLA =20.05 ACRES

ADJUSTED
PARCEL B

AREA AFTER BLA =27.80 ACRES

(N01°13'08"W-D)
S00°03'07"W

(N89°15'35"E-D)
S89°28'10"E
30.44'-D

FOUND 1/2" RBC
STAMPED 17068
0.1'S X 0.1'E

492.53'

13'

BUILDING

SHEDS

DF

SFR

SHED

EXISTING LOT LINE

EAST LINE OF THE SW1/4, SE1/4

N89°56'15"W 252.50'

266.71'

445.00'

425.00'

ADJUSTED
PARCEL A

ADJUSTED LOT LINE

AREA AFTER BLA =2.58 ACRES

10'

SHOP

N00°32'07"E

N89°29'45"W
39.49'

178.00'

158.00'

N00°34'36"E

S00°05'27"E

N00°05'27"W

BUILDING

TEMPORARY
BUILDINGS

COFFEE
DRIVE THRU

EXISTING PARCEL B

TAX PARCEL NO. 31051900401100

AREA BEFORE BLA =10.33 ACRES

(VACATED RIGHT-OF-WAY)

SHOP

SHED

SHED

DF

NILSENS ADDITION
TO LAKEWOOD

SFR

E. LN. LOT 6

FALLEN FENCE
1.1' W. OF LINE

FOUND 1/2" RBC
STAMPED 19631

FOUND 1/2" REBAR

CL OF VACATED ALLEY

N89°56'15"W

252.90'

FENCE E.
OF LINE

140.10'
S00°04'20"W

BOUNDARY LINES
PER ROS REFERENCED

156.44'-CS

67.00'-CS

255.54'-CS

320.45'

FALLEN FENCE
0.9' E. OF LINE

662.76'

40'

44.67'

223.33'-CS

116°25'18"-CS

437.81'-CS

2647.80'

19 20
30 29

777.52'-CS

200'

CENTERLINE OF R/R R/W PER ROS AF#9309275016

S26°21'33"E

BURLINGTON NORTHERN SANTA FE RAILROAD
(GREAT NORTHERN RAILROAD)

CURVE DATA PER
ROS AF#200409245129
R=90'-D
Δ=45°-D

(N01°13'08"W-D)
N00°03'07"E

(S88°47'30"W-D)
S89°56'15"E 14.42'

FOUND 1/2" RBC
STAMPED 17068
0.2'S X 0.1'E
FENCE LINE 0.2'N

FOUND 5/8" REBAR
ON SUBDIVISION LINE

FENCE CORNER
0.3'N X 0.7'E OF BOUNDARY COR.

302.85'-D

DF

10' PUD EASEMENT
AF#9305240146

(N02°03'21"W-D 195.03'-D)
N00°47'06"W
175.03'

FOUND 1/2" RBC
STAMPED 19631, IN DITCH
0.0'N X 0.1'E
FENCE CORNER
4'N X 3.5'E

(S01°12'30"E-D)
N00°03'45"E
131.36'-D

662.05'-D
332.10'-D

19
30

322.09'
20.00'
321.85'

287.23'
287.00'

20.00'
53.00'
40.00'

20' R/W

S89°56'15"E
(N88°47'30"E-D)

SR 531 (172ND ST NE)

FOUND 1/2" REBAR

SE CORNER OF THE
E1/2, SW1/4, SE1/4

40' DEEDED TO SNO. CO. PER AF#8908160400

W1/4 CORNER
FOUND CASED
3" BRASS DISK
W/ PUNCH MARK
(VISITED 01-05-06)

18
24

2684.59'

S88°59'46"E
2813.46'

1310.66'
1310.66'

20

1351.23'
1340.46'
1329.73'
2659.47'

N00°11'41"E

S89°28'09"E
1317.23'
1317.23'

1351.24'
N00°05'27"W
1340.47'
1329.74'
N00°22'52"W

1323.90'
1323.90'

19 20
30 29

30
S89°56'15"E
2647.80'

S1/4 CORNER
FOUND CASED
3" BRASS DISK
W/ PUNCH MARK
(VISITED 01-05-06)

E1/4 CORNER
FOUND CASED
CONC MON W/
INVERTED NAIL
(VISITED 01-05-06)

SEC CORNER S19
FOUND CASED
4" BRASS DISK
(VISITED 01-05-06)

SECTION SUBDIVISION
SCALE: 1"=1000'

NORTH

100 0 50 100

SCALE: 1"=100'

BASIS OF BEARING

ASSUMED BEARING ALONG THE SOUTH LINE OF SECTION 19

SURVEY REFERENCES

NILSENS ADDITION TO LAKEWOOD, VOL. 6, PG. 51

CS - RECORD OF SURVEY RECORDED UNDER AF#9309275016

NOTES

1. THE METHOD OF SURVEY WAS A COMBINATION OF SOKKIA GPS, FOR PRIMARY CONTROL, AND FIELD TRAVERSE, WITH A 3" TOTAL STATION, FOR MONUMENT TIES AND CORNER STAKING.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.

LEGEND

- ● SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP STAMPED "32432"
- ○ FOUND REBAR AND CAP (RBC) AS NOTED. (VISITED 01-06)

SFR = SINGLE FAMILY RESIDENCE

D - BEARING AND OR DISTANCE PER LEGAL DESCRIPITON

DF - APPROXIMATE DRAINFIELD LOCATION

07-3-06

JACK W. TURPIN
STATE OF WASHINGTON
32432
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2008

A PORTION OF THE SW1/4, SE1/4 AND THE SE1/4, SE1/4
SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

BOUNDARY LINE ADJUSTMENT FILE NO.
BLA 06 - 004

20070112-5006

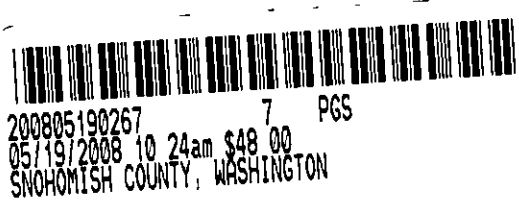
RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
MYRON F. GEMMER

A.S.E. & T., INC.
LAND SURVEYING
P.O. BOX 1136
CLINTON, WA 98236
PHONE (360) 221-6538

DRAWN BY:	J.W.T.
CHECKED BY:	J.W.T.
DATE:	07-03-06
SCALE:	AS SHOWN
SHEET	2 OF 2
JOB NO.:	248BLA-ROS

217991

10.00



No. 4618576 5/19/2008 10:15 AM
Thank you for your payment.
GERI

COVER SHEET

Return Address:

CITY OF MARYSVILLE
80 COLUMBIA AVENUE
MARYSVILLE, WA 98270

(Please print or type information)

Document Title(s): (or transactions contained therein) Store

Deed and Dedication for Public Right-of-Way

Grantor(s): (Last name first, then first name and initials)

Gemmer, Myron F.

Grantee(s): (Last name first, then first name and initials)

CITY OF MARYSVILLE

Legal description: (abbreviated - i.e., lot, block, plat or section, township, range, qtr./qtr.) SE 19-31-05, 1411 172nd St NE

A portion of the SE Quarter of Section 19, T31N, R5E, WM., Snohomish County, WA. Add'l on page ___.

Reference Number(s) of Documents assigned or released: N/A

Assessor's Property Tax Parcel/Account Number:

Portions of 310519-004-010-00 & 310519-004-011-00

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return to:

CITY OF MARYSVILLE
1049 STATE AVENUE
MARYSVILLE, WA 98270

DEED AND DEDICATION FOR PUBLIC RIGHT-OF-WAY

The Grantor(s), Myron Gemmer,
(Print name of property owner or company name)
for and in consideration of satisfaction of a condition of development approval, conveys, warrants and dedicates to the CITY OF MARYSVILLE, a municipal corporation of the State of Washington, the following described real estate, situate in the County of Snohomish, State of Washington, together with all after-acquired title of the Grantor therein for use as a public right-of-way. *(legal description or attach exhibit)*

A portion of SE Y4 Section 19, T31N, R5E.

SEE EXHIBITS A & A1
B & B1

ASSESSOR'S TAX PARCEL ID#: Portion of 310519004010004 ... 1100

SIGNED this 30 day of April, 2008.

GRANTOR: Myron Gemmer MYRON GEMMER
*(Signature of Individual Owner **OR** Print Name of Company)*

By _____ Title: _____
(Signature for Company)

Print Name(s) _____ _____

Individual Notary:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Myron Gemmer is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument

Dated this 30 day of April, 20 08

Notary Public
State of Washington
AMY C. MANN
MY COMMISSION EXPIRES
August 2, 2008

Amy Mann
(Notary Signature)

Amy Mann
(Print Name of Notary)

NOTARY PUBLIC in and for the State of Washington,

Residing at (city) Arlington

My commission expires 8-2-2008

Representative or Company Notary

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____ is/are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged him/her as the (title)_____of (company)_____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated this _____ day of _____, 20____

_____
(Notary Signature)

_____
(Print Name of Notary)

NOTARY PUBLIC in and for the State of Washington,

Residing at (city) _____

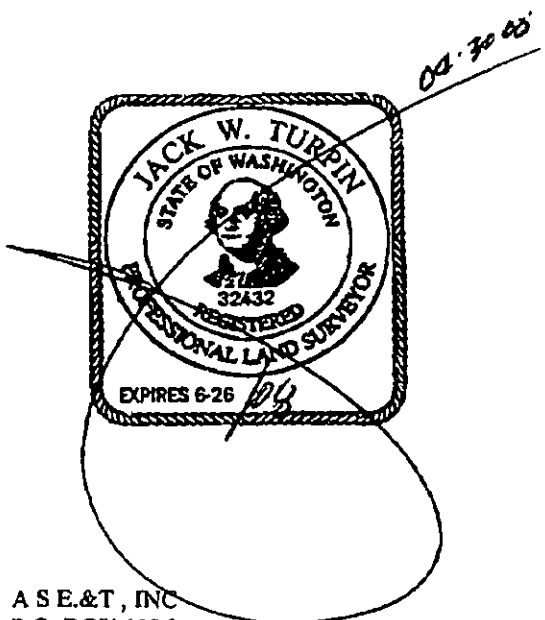
My commission expires _____

EXHIBIT A

THAT PORTION OF PARCEL "A" OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOHMISH COUNTY AUDITOR'F FILE NUMBER 200701125006, DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W M ;

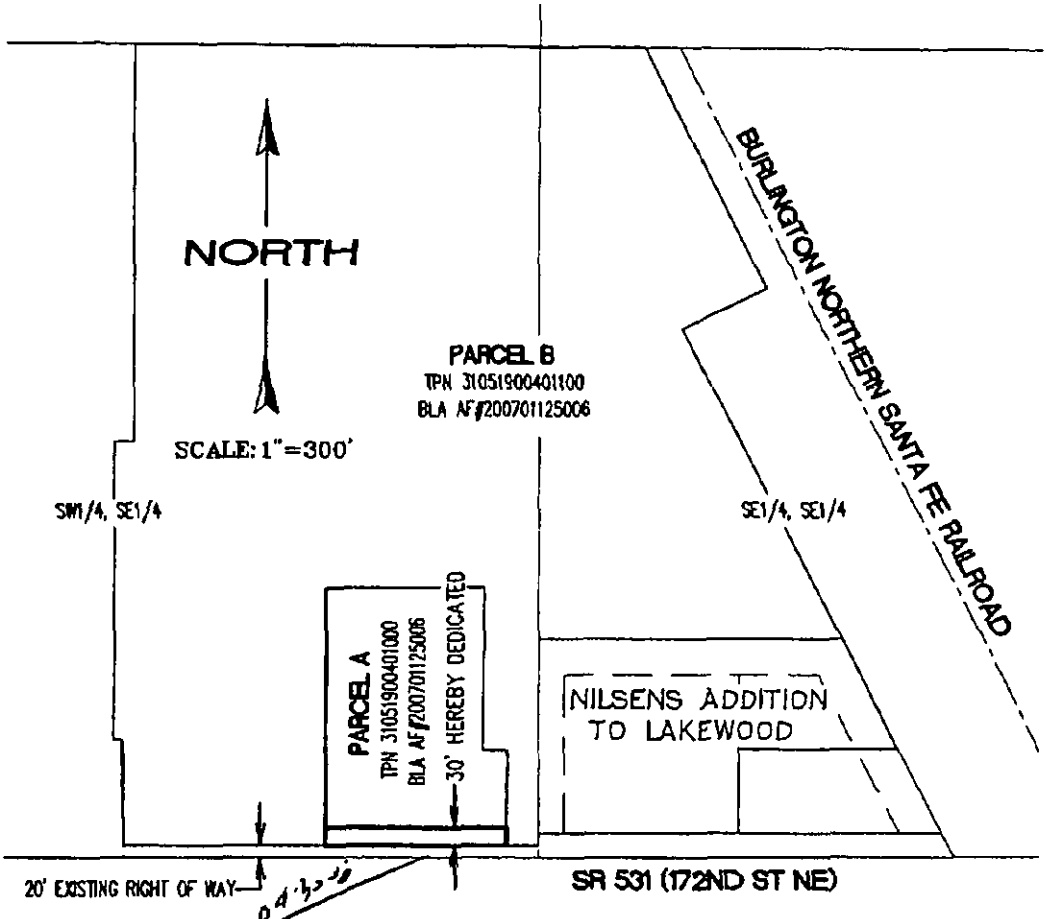
SITUATE IN SNOHOMISH COUNTY, WASHINGTON



A S E.&T , INC
P.O. BOX 1136
CLINTON, WA 98236
360-221-6538
C:\DOCS\248RWDED

Exhibit A-1

A PORTION OF THE SW1/4, SE1/4 OF
SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M
SNOHOMISH COUNTY, WASHINGTON



BLA = BOUNDARY LINE ADJUSTMENT
TPN = TAX PARCEL NUMBER

JACK W TURPIN
STATE OF WASHINGTON
32432
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2008

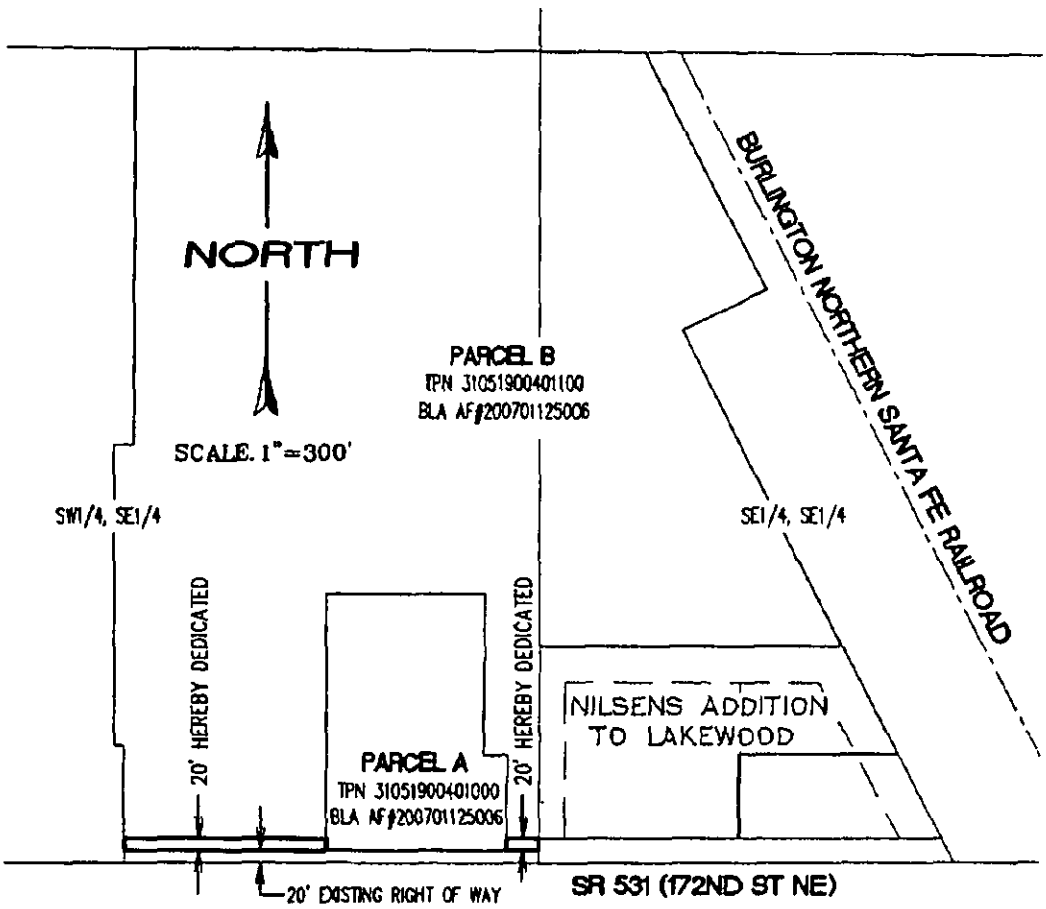


A.S.E. & T., INC.
LAND SURVEYING
P O BOX 1136
CLINTON, WA 98236
PHONE (360) 221-6538

DRAWN BY	J.W.T
CHECKED BY.	J.W.T
DATE.	10-31-07
SCALE	1"=300'
SHEET	1 OF 1
JOB NO.	248RWDED1

Exhibit B1

A PORTION OF THE SW1/4, SE1/4 OF
SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M
SNOHOMISH COUNTY, WASHINGTON



BLA = BOUNDARY LINE ADJUSTMENT
TPN = TAX PARCEL NUMBER

JACK W TURPIN
STATE OF WASHINGTON
32432
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2008



A.S.E. & T., INC.
LAND SURVEYING
P O BOX 1136
CLINTON, WA 98236
PHONE (360) 221-6538

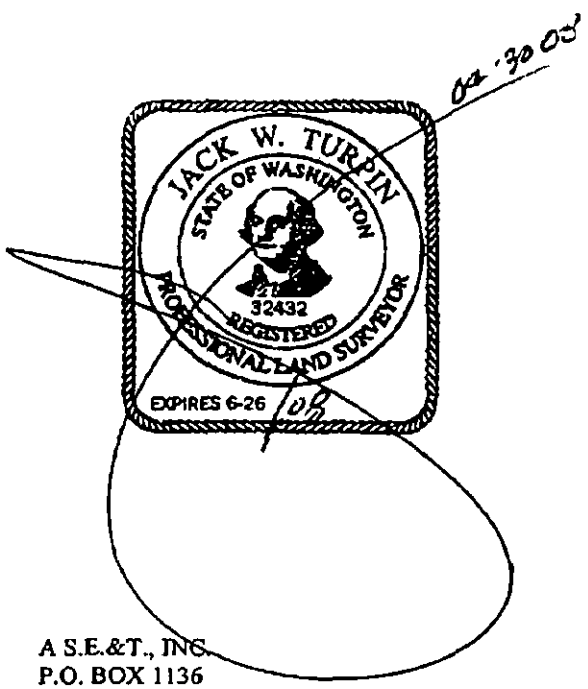
DRAWN BY	J.W.T
CHECKED BY	J.W.T
DATE	10-31-07
SCALE	1"=300'
SHEET	1 OF 1
JOB NO	248RWDED

EXHIBIT B

THAT PORTION OF PARCEL "B" OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOHMISH COUNTY AUDITOR'F FILE NUMBER 200701125006, DESCRIBED AS FOLLOWS:

THE NORTH 20 FEET OF THE SOUTH 40 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W M ,

SITUATE IN SNOHOMISH COUNTY, WASHINGTON



A S.E.&T., INC.
P.O. BOX 1136
CLINTON, WA 98236
360-221-6538
C:\DOCS\248RWDED

QUITCLAIM DEED

The Grantor herein Reed Webb and Leona Webb, husband and wife

for the consideration of mutual benefits to be derived

by reason of laying out and establishing a public road through their property, and which is hereafter described, do convey, release and quit-claim to the County of Snohomish, State of Washington, for the use of the public forever, as a public road and highway, all interest in the following described real estate, viz: A strip of land 20.00 feet wide along the entire length of the West side of the West Half of the Southwest Quarter of the Southeast Quarter; also, the East 5.00 feet of the West 25.00 feet of the Northwest Quarter of the Southeast Quarter, all in Section 19, Township 31 North, Range 5 East W.M.

The county agrees to the Grantors not having to move the existing fence to the new R/w line along the west side of NW¼SE¼ of Sec. 19, Twp 31 N. R. 5 East W.M., until such time the fence needs replacing, then it shall be placed on the 5ft. R/w line herein granted.

R. W.
L. W.

NO SALES TAX REQUIRED

FEB 25 1963

By _____ Deputy

situated in the County of Snohomish, State of Washington.

The Grantor S hereby agree... and consent... to the establishment of said road as surveyed and of record in the Snohomish County Engineer's office as Survey No. ..... , and to the perpetual maintenance of the same as a County Road, and waive all claim for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, construction, drainage and maintenance of said road, and agree.. and consent .. to the right of the County to make all necessary slopes for cuts and fills whenever they extend beyond the right-of-way line, upon above mentioned road, all in conformity with standard practices of County highway construction, and to the same extent and purpose as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington.

Said covenants shall run with the land and be binding upon the Grantor S, ... successors or assigns.

Dated this 18th day of Feb A.D. 1963

Reed Webb

Leona Webb

STATE OF WASHINGTON,
COUNTY OF ..... } ss.

On this ..... day of ..... , 19....., before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came .....

to me known to be the ..... of the ..... the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned and on oath stated that he w authorized to execute said instrument, and that the seal affixed is the seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand an affixed my seal the day and year in this certificate above written.

.....

Notary Public in and for the State of Washington, residing at .....

STATE OF WASHINGTON,
COUNTY OF ..... } ss.

On this ..... day of ..... , 19..., before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came .....

..... to me known to be the individual described in and who executed the within instrument and acknowledged to me that ..... signed and sealed the same as ..... free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above written.

.....

Notary Public in and for the State of Washington, residing at .....

STATE OF WASHINGTON,
COUNTY OF Snohomish } ss.

On this 18TH day of February, 1966, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Reed Webb and Leona Webb, husband and wife to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above written.

Clarence E. Adams

Notary Public in and for the State of Washington, residing at Everett

FEB 28 1966

No. 1847825

QUITCLAIM DEED
FROM
Reed Webb at ux
TO
COUNTY OF SNOHOMISH
Right of Way
Dated February 18, 1966
FILED FOR RECORD AT REQUEST OF OFFICIAL RECORDS

VOL. OF PAGE REQ. OF RECORDED

Snohomish County
1966 FEB 28 PM 4 23

STANLEY DEBLOIS, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

COMMISSIONERS APPROVAL
APPROVED
FEB 28 1966
Board of Co. Commissioners

OK6B

OFFICIAL RECORDS VOL. 12 PAGE 16

QUITCLAIM DEED

The Grantors herein ALVIN MARTENSON and LORRAINE MARTENSON, HIS WIFE,

for the consideration of mutual benefits to be derived

the receipt of which is hereby acknowledged, and also of benefits to accrue to them by reason of laying out and establishing a public road through their property, and which is hereafter described, do convey, release and quit-claim to the County of Snohomish, State of Washington, for the use of the public forever, as a public road and highway, all interest in the following described real estate, viz: A wedge shape strip of land described as follows: Beginning at the South West corner of the West ½ of the South West ¼ of the South East ¼ of Section 19, Township 31 North, Range 5 East W.M., thence East 20 feet to the True Point of Beginning., thence continue East for 20 feet., thence northerly in a straight line to a point 25 feet East from the North West corner of said subdivision thebce West 5 feet., thence South to True Point of Beginning.

1870393

402 M
608 C

NO SALES TAX
REQUIRED

MAY 26 1966

[illegible]
By [illegible]
Deputy

situated in the County of Snohomish, State of Washington.

The Grantors hereby agree and consent to the establishment of said road as surveyed and of record in the Snohomish County Engineer's office as Survey No. [illegible], and to the perpetual maintenance of the same as a County Road, and waive all claim for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, construction, drainage and maintenance of said road, and agree and consent to the right of the County to make all necessary slopes for cuts and fills whenever they extend beyond the right-of-way line, upon above mentioned road, all in conformity with standard practices of County highway construction, and to the same extent and purpose as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington,

Said covenants shall run with the land and be binding upon the grantors, their successors or assigns.

Dated this 15th day of April A.D., 1966

x Alvin Martenson

x Lorraine Martenson

OFFICIAL RECORDS

VOL 32 PAGE 284

50

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH } ss.

On this 15th day of APRIL, 1966, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came ALVIN MARTENSON and LORRAINE MARTENSON, husband and wife,

to me known to be the grantors of the ..... the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand an affixed my seal the day and year in this certificate above written.

.....

Notary Public in and for the State of Washington, residing at .....

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH } ss.

On this 15th day of APRIL, 1966, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came ALVIN MARTENSON and LORRAINE MARTENSON, his wife, to me known to be the individual described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above written.

Myron A. Semple

Notary Public in and for the State of Washington, residing at EVERETT

STATE OF WASHINGTON,
COUNTY OF } ss.

On this day of , 19 , before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came , to me known to be the individual described in and who executed the within instrument and acknowledged to me that signed and sealed the same as free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above written.

.....

Notary Public in and for the State of Washington, residing at .....

No. 2382

QUITCLAIM DEED
FROM
Alvin Martenson et ux
TO
COUNTY OF SNOHOMISH
Right-of-Way

Dated April 15, 1966

FILED FOR RECORD AT REQUEST OF
OFFICIAL RECORDS
VOL. OF DEEDS PAGE
RECORDED
1966 MAY 31 PM 3 12
STANLEY ATKINSON, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

COMMISSIONER'S APPROVAL
APPROVED
MAY 31 1966
Board of County Commissioners
Snohomish County, Washington

OK EB

OFFICIAL RECORDS
VOL 32 PAGE 285

464421
Andrew Anderson, et ux
to
Puget Sound Power & Light Company

EASEMENT

THIS INDENTURE, made this 11th day of December, A.D.1928, between Andrew Anderson and Gina Anderson, his wife, hereinafter called the Grantors, parties of the first part, and PUGET SOUND POWER & LIGHT COMPANY, a Massachusetts corporation, hereinafter called the Grantee, party of the second part, WITNESSETH:

That the Grantors, for and in consideration of the sum of One and no/100 Dollars ($1.00) paid by the Grantee to the Grantors, receipt whereof is hereby acknowledged, hereby convey and grant to the Grantee, its successors and assigns, the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles, with necessary braces, guys, and anchors, and to place upon or suspend from such poles transmission, distribution and signal wires, insulators, cross-arms, transformers, and other necessary or convenient appurtenances, across, over and upon the following described lands and premises situated in the County of Snohomish, State

of Washington, to-wit:

The West half (W½) of the southwest quarter (SW¼) of the southeast quarter (SE¼) less the West twenty (20) feet, in Section Nineteen (19) Township Thirty-one (31) N.Range Five (5) E.W.M. The center line of said transmission and distribution line to be located as follows:

Three feet east of the east side of the strip reserved for road; thence north 1300 feet more or less.

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from said lands across adjacent lands of the Grantors for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right to the Grantee, its successors and assigns, at all times to cut all brush and timber, and trim all trees standing or growing upon said lands which, in the opinion of the Grantee, constitute a menace or danger to said line.

The Grantors, their heirs, successors or assigns, covenant and agree that they will not do any blasting or discharge any explosives within a distance of three hundred (300) feet of said line without giving reasonable notice in writing to the Grantee, its successors or assigns of intention so to do.

The rights, title, privileges and authority hereby granted shall continue and be in force until such times as the Grantee, its successors or assigns, shall permanently remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

IN WITNESS WHEREOF, the parties of the first part have signed and executed this instrument the day and year first above written.

Andrew Anderson
Gina Anderson

STATE OF WASHINGTON)
County of Snohomish) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 11th day of December, 1928, personally appeared before me Andrew Anderson and Gina Anderson his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

(H.S.Atwood
(N.P.Seal
(Com.Expires
(Oct. 1,1932

H. S. Atwood
Notary Public in and for the State of Washington, residing at Everett, Wn.

Filed for record at request of Puget Sound Power & Lt. Co., on Oct. 26,1929, at 11:02 A.M.

County Auditor By A. J. Evans Deputy Auditor

Myron Hemmer
Box 247
Lakewood Wa 98259

RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM

Myron Hemmer AND _____, owners of the following described property situated in the County of Snohomish, State of Washington, to-wit: 193105-4-011-0006

9102260469

Do hereby grant Snohomish Health District personnel with the rights of ingress and egress over, along and across the above described property at reasonable times for the purpose of monitoring and recording data pertinent to the alternative on-site sewage disposal system.

Said restrictive covenant is appurtenant to the present and future owners, their heirs, successors and assigns on the above described property and is hereby declared to be a restrictive covenant running with the land.

The grantor agrees to cancel this restrictive covenant at such time Snohomish Health District will approve cancellation of same.

DATED THIS 26th day of Feb, 1990.

Myron Hemmer
(Owner's Name)

_____
(Owner's Name)

Eileen T Haugan
Notary Public in and for the
State of Washington,
residing at Everett WA

REV: 042090

9102260469

VOL. 2416 PAGE 1283

53

200807310560 3 PGS
07/31/2008 2 02pm $44 00
SNOHOMISH COUNTY, WASHINGTON

NO EXCISE TAX REQUIRED

JUL 31 2008

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

Recorded for:
MYRON GEMMER dba LAKEWOOD STATION
1507 172ND St NE
Marysville, WA 98271

EASEMENT FOR SEPTIC SYSTEM

The undersigned Myron Gemmer Grantor(s) his heirs, successors and assigns (hereinafter together referred to as "Grantor"), for and in considered of the sum of One Dollar ($1 00) and other valuable considerations the receipt of which is hereby acknowledged, hereby convey(s) and grants to Myron Gemmer, owner of property described below, its successors and assigns, (herein referred to as the "Grantee"), from the following described property

Grantor: Legal Description-Tax Parcel # 31051900401100 also known as Parcel A

Section 19 Township 31 Range 05 Quarter SE ALL THAT PTN OF SE1/4 SE1/4 SD SEC 19 LY W OF GNRR EXC PTN CONT IN NILSEN'S ADD TO LAKEWOOD (NOW VAC) EXC CO RD ALG S LN THOF TGW VAC LOTS 1 - 6, BLK 1, NILSEN'S ADD TO LAKEWOOD (NOW VAC) & TGW N1/2 VAC ALLEY ADJ TO LOTS 1-3 SD BLK 1 & ALL VAC ALLEY ADJ LOTS 4 & 6 SD BLK & TGW ALL VAC CASCADE ST, ALL VAC SUMMIT AVE & ALL VAC BUELL AVE LY N C/L EXT ELY VAC ALLEY IN SD BLK 1 EXC CO RD ALG S LN THOF & EXC TH PTN CONVYD TO SNO CO PER AFN 8908160400 TGW SW1/4 SE1/4 SD SEC 19 LY E FDL COM S 1/4 COR SD SEC 19 TH ALG S LN SW1/4 N88*47 30E DIST 644 78FT TO POB TH N01*13 08W DIST 687 54FT TH N89*15 35E DIST 30.44FT TH N01*13 08W DIST 658 43FT TO N LN SD SW1/4 & PT OF ENDING EXC BEG AAP ON S LN SD SEC 662 05FT N88*47 30E OF S 1/4 COR TH N02*03 21W 195 03FT TH S88*47 30W 302 85FT TO 90FT RAD CRV CONC TO SE TH SLY ALG SD CRV THRU C/A 45 00* DIST 70 69FT TH S01*12 30E 131.36FT TH N88*47 30E 332 10FT TO POB & EXC TH PTN THOF LY WHN 172ND ST NE (AKA LAKE GOODWIN RD) ALSO EXC A PTN E1/2 SW1/4 SE1/4 SD SEC 19 DAF COM SE COR E1/2 SW1/4 SE1/4 SD SEC 19 TH N89*56 15W ALG S LN SD SEC 53 00FT TO POB TH N00*34 36E 178 00FT TH N89*29 45W 39 49FT TH N00*32 07E 266 71FT TH N89*56 15W 252 50FT TH S00*05 27E 445 00FT TO S LN SD SEC 19 TH S89*56 15E ALG SD S LN 287 00FT TO POB EXC TH PTN THOF LY WHN 172ND ST NE (AKA LAKE GOODWIN RD) AKA PAR B CITY OF MAR BLA 06-004 REC AFN 200701125006

Grantee Legal Description-Tax Parcel 31051900401000 also known as Parcel B

Section 19 Township 31 Range 05 Quarter SE A PTN OF E1/2 SW1/4 SE1/4 SD SEC 19 DAF COM SE COR E1/2 SW1/4 SE1/4 SD SEC 19 TH N89*56 15W ALG S LN SD SEC FOR 53 00FT TO POB TH N00*34 36E 178 00FT TH N89*29 45W 39 49FT TH N00*32 07E 266 71FT TH N89*56 15W 252 50FT TH S00*05 27E 445 00FT TO S LN SD SEC 19 TH S89*56 15E ALG SD S LN 287 00FT TO POB EXC TH PTN THOF LY WHN 172ND ST NE (AKA LAKE GOODWIN RD) AKA PAR A CITY OF MAR BLA 06-004 REC AFN 200701125006

A temporary easement over, across, along, in, upon and under the following described portion of the above-described property

A PORTION OF PARCEL "B" OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200701125006, DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID BOUNDARY LINE ADJUSTMENT,
THENCE S89°56'15"E, ALONG THE NORTH LINE OF SAID PARCEL "A", FOR 50 00 FEET,
THENCE N00°03'45"E FOR 200 00 FEET,
THENCE N89°56'15"W FOR 150 00 FEET,
THENCE S00°03'45"W FOR 275 00 FEET
THENCE S89°56'15"E FOR 100 20 FEET TO THE WEST LINE OF SAID PARCEL "A",
THENCE N00°05'27"W FOR 75 00 FEET, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING,

SITUATE IN SNOHOMISH COUNTY, WASHINGTON

Said easement being for the purpose of installing, constructing, operating, maintaining, removing, repairing, replacing and using a Septic System, together with all connections, and appurtenances thereto, together with the right of ingress to and egress from said described property as needed for any work required to keep septic system in full working order per Snohomish County Health Department requirements

The Grantor shall retains all right, title and interest which may be used and enjoyed without interfering with the easement rights herein conveyed are reserved to the Grantor The construction, installation or maintenance of structures within the easement or outside the easement but affecting the functionality of the septic system shall be deemed an encroachment upon easement rights Grantor and any successors or assigns shall be obligated to remove said encroachments at Grantor's expense

Said easement shall automatically be abandoned and no longer valid when Public Sanitary Sewer System becomes available along the frontage the Grantee's property

Dated this 31st day of July, 2008

Grantor Myron Semmer

Grantee Myron Semmer

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
.ss
County of Snohomish)

I certify that I know or have satisfactory evidence that _____

signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the _____ of _____

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

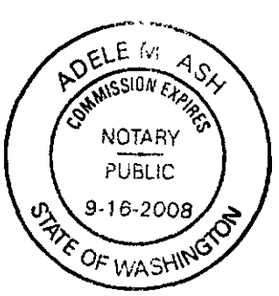
Dated _____
Signature of
Notary Public. _____
Notary (print name)_____
Residing at_____
My appointment expires _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON)
ss
County of Snohomish)

I certify that I know or have satisfactory evidence that Myron Gemmer

signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument



Dated 7/31/08
Signature of
Notary Public: Adele M. Ash
Notary (print name) Adele M Ash
Residing at Arlington, WA.
My appointment expires: 9/16/08

Return Name & Address

Old Republic Title
4114 198TH ST SW #4
Lynnwood WA 98036
Recording Dept.



201201090348 5 PGS
01/09/2012 1:51pm $66.00
SNOHOMISH COUNTY, WASHINGTON

Document Title(s)

Right To Farm

ORT 07-98152-1

Reference Number(s) of Related Document(s)

Additional Reference #'s on Page_____

Grantor(s)

Martenson Family LLC

Additional Grantors on Page ___

Grantee(s)

Gemmer, Bradley K.

Additional Grantees on Page___

Legal Description (abbreviated form: ie Lot/Block/Plat or Section/Township/Range)

PTN SW 1/4 OF SE 1/4 19-31-05, Snohomish County

Complete Legal on Page _____

Assessor's Property Tax Parcel/Account Number

310519-004-009-00

Additional Parcel #'s on Page __

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

⇨I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process requirements may cover up or otherwise obscure some part of the text of the original document.

Authorized Signature of Requesting Party

S:\RECORD\FORMS\Cover sheet-nonstandard.doc

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SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT

Name of Transferor: Martenson Family LLC

Name of Transferee: ~~Gemmer, Bradley K.~~

Legal Description of Property (Attach an addendum if additional space is needed):

See attached Exhibit "A", made a part hereof.
Tax No: 310519-004-009-00
4165
OLD REPUBLIC TITLE LTD
Abrev. Legal: Ptn. SW 1/4 of SE 1/4 of Sec. 19, Twn. 31, Rng. 5, Snd Co. 07-98152-1

A. INSTRUCTIONS:

1. This Disclosure Statement must be provided to the Transferee whenever there is a *transfer* of (1) real property designated as farmland or (2) real property adjacent to or within 1300 feet of designated farmland. This Disclosure Statement applies to transfers by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase, or any other means of transfer (except transfers made by testamentary provisions or the laws of descent).
2. The Transferor must provide the Transferee a copy of this Disclosure Statement prior to closing.
3. The Transferor must record a copy of this Disclosure Statement, showing an acknowledgment of receipt executed by the Transferee, with the Snohomish County Auditor prior to closing.
4. Fill in the names of the Transferor (Seller) and Transferee (Buyer) prior to recording this form.

B. DISCLOSURE: Your real property is within, adjacent to, or within 1300 feet of designated farmland; therefore, you may be subject to inconveniences or discomforts arising from agricultural activities, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENT, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES. Snohomish County has adopted an Agricultural Lands Regulation (chapter 30.32B SCC) which may affect you and your land. You may obtain a copy of chapter 30.32B from Snohomish County.

A provision of Chapter 30.32B SCC provides, "Agricultural activities conducted on designated farmlands in compliance with acceptable agriculture practices and established prior to surrounding non-agricultural activities are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health and safety."

This disclosure applies to the real property upon any development or building permit approval; or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated farmland are changed from the farmland designation.

Nothing in Chapter 30.32B SCC shall affect or impair any right to sue for damages.

INITIALS: TRANSFEROR DM TRANSFEROR KM TRANSFEREE _____ TRANSFEREE _____

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SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT (continued)

C. NOTE TO CLOSING AGENT: Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Snohomish County Auditor before closing. The copy to be recorded must bear (1) an acknowledgement of receipt executed by the Transferee and (2) the signature of a witness.

_____ / _____ _____ / _____
(Transferor) (Transferee)

RECEIPT, ACKNOWLEDGEMENT AND WITNESS SIGNATURE

Bradley K. Gemmer ("Transferee") acknowledges receipt of this Snohomish County Right to Farm Disclosure Statement from Martenson Family LLC ("Transferor").

Dated this 5th day of January 2012.

Bradley K. Gemmer
Signature of Transferee

BRADLEY K. GEMMER
Print Name of Transferee

By

Its

Witnessed by:

Angela Weed
Signature of Witness

Angela Weed
Print Name of Witness

143 Chestermere Cr. Sherwood PK, AB T8H 2W5
Address

JANUARY 5, 2012
Date

NOTE: The above "Witness" section must be completed for this Disclosure to be legally valid. A real estate agent or licensee who is involved in the transaction may act as a witness and is permitted to complete the above "Witness" section.

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SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT (continued)

C. NOTE TO CLOSING AGENT: Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Snohomish County Auditor before closing. The copy to be recorded must bear (1) an acknowledgement of receipt executed by the Transferee and (2) the signature of a witness.

_____ / _____ _____ / _____
(Transferor) (Transferee)

RECEIPT, ACKNOWLEDGEMENT AND WITNESS SIGNATURE

Bradley K. Gemmer ("Transferee") acknowledges receipt of this Snohomish County Right to Farm Disclosure Statement from Martenson Family LLC ("Transferor").

Dated this _____ day of _____.

_____
Signature of Transferee

_____
Print Name of Transferee

_____
By

_____
Its

Witnessed by:

_____
Signature of Witness

_____
Print Name of Witness

_____
Address

_____
Date

NOTE: The above "Witness" section must be completed for this Disclosure to be legally valid. A real estate agent or licensee who is involved in the transaction may act as a witness and is permitted to complete the above "Witness" section.

ORDER NO. : 5207098152-1

LEGAL DESCRIPTION EXHIBIT "A"

The land referred to is situated in the County of Snohomish, City of Marysville, State of Washington, and is described as follows:

The Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., lying West of the following described line:

Commencing at the South quarter corner of said Section 19;
THENCE along the South line of the Southwest quarter, North 88°47'30" East, a distance of 644.78 feet to the Point of Beginning;
THENCE North 01°13'08" West, a distance of 687.54 feet;
THENCE North 89°15'35" East, a distance of 30.44 feet;
THENCE North 01°13'08" West, a distance of 658.43 feet to the North line of said Southwest quarter and the point of ending;

EXCEPT beginning at a point on the South line of said Section, 662.05 feet North 88°47'31" East of the South quarter corner;
THENCE North 02°03'21" West, 195.03 feet;
THENCE South 88°47'30" West, 302.65 feet to a 90 foot radius curve concave to the Southeast;
THENCE Southerly, along said Curve through a central angle of 45°, a distance of 70.69 feet;
THENCE South 01°12'30" East, 131.36 feet;
THENCE North 88°47'30" East, 332.10 feet to the Point of Beginning; and

EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); and
EXCEPT that portion thereof conveyed to Snohomish County by Quit Claim Deeds recorded under Auditor's File Numbers 1847825 and 1870393, records of Snohomish County, Washington;

(ALSO KNOWN AS Parcel A, Survey recorded under Recording No. 200409245129, records of Snohomish County, Washington.)

SITUATE in the County of Snohomish, State of Washington.

Property Address: 1125 172nd Street Northeast, Marysville, WA 98270

ABBREVIATED LEGAL

Portion of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M.

Tax Account No. 310519-004-009-00

ELECTRONICALLY RECORDED
201609280660 11
09/28/2016 02:47 PM 84.00
SNOHOMISH COUNTY, WASHINGTON

RETURN ADDRESS:
Coastal Community Bank
5415 Evergreen Way (2nd Floor) / PO Box 12220
Everett, WA 98206-2220

201609280660

DEED OF TRUST

DATE: September 28, 2016

07-1360813
OLD REPUBLIC TITLE LTD

Reference # (if applicable): LN 190-50800 / ORT 5207136813-5 11/84

Additional on page ____

Grantor(s):
1. Gemmer, Myron F.

Grantee(s)
1. Coastal Community Bank
2. UPF Incorporated, a Washington Corporation, Trustee

Legal Description: Parcels A and B of BLA 06-004, Recording No. 200701125006, being a portion of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., Snohomish County, Washington.

Additional on page 2

Assessor's Tax Parcel ID#: 310519-004-011-00 and 310519-004-010-00

THIS DEED OF TRUST is dated September 28, 2016, among Myron F. Gemmer, whose address is 1507 172nd ST NE, Marysville, WA 98271; as a separate estate ("Grantor"); for the benefit of Coastal Community Bank, a Washington banking corporation, whose mailing address is Evergreen Branch, 5415 Evergreen Way, PO Box 12220, Everett, WA 98206 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Pacific Coast Bankers' Bank d/b/a Borrower's loan protection, a California banking corporation ("PCBB"); collectively, Bank and PCBB are referred to herein as "Beneficiary"), and UPF Incorporated, a Washington Corporation, whose mailing address is 910 W. Boone Avenue, Spokane, WA 99201 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee in trust with power of sale, right of entry and possession and for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property") located in Snohomish County, State of Washington:**

PARCEL 1:

All that portion of the Southeast quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington, lying West of the Great Northern Railway; EXCEPT portion contained in NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); EXCEPT county road along the South line thereof; TOGETHER WITH vacated Lots 1, 2, 3, 4, 5 and 6, Block 1, NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); AND TOGETHER WITH North half of vacated alley adjacent to Lots 1, 2 and 3 of said Block 1 and all of vacated alley adjacent to Lots 4 and 6 of said Block; AND TOGETHER WITH all vacated Cascade Street, all of vacated Summit Avenue and all of vacated Buell Avenue, lying North of the center line extended Easterly of vacated alley of said Block 1; EXCEPT county road along the South line thereof; AND EXCEPT that portion conveyed to Snohomish County under Recording No. 8908160400; TOGETHER WITH the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., lying East of the following described line; Commencing at the South quarter corner of said Section 19; THENCE along the South line of the Southwest quarter North 88°47'30" East a distance of 644.78 feet to the point of beginning; THENCE North 01°13'08" West, a distance of 687.54 feet; THENCE North 89°15'35" East, a distance of 30.44 feet; THENCE North 01°13'08" West, a distance of 658.43 feet to the North line of said Southwest quarter and the point of ending; EXCEPT beginning at a point on the South line of said Section 662.05 feet North, 88°47'30" East of the South quarter corner; THENCE North 02°03'21" West 195.03 feet; THENCE South 88°47'30" West 302.85 feet to a 90 foot radius curve concave to the Southeast; THENCE Southerly along said curve through a central angle of 45° a distance of 70.69 feet; THENCE South 01°12'30" East 131.36 feet; THENCE North 88°47'30" East 322.10 feet to the point of beginning; AND EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); ALSO EXCEPT a portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 19; THENCE North 89°56'15" West along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May 19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel B of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

PARCEL 2:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of said Section 19; THENCE North 89°56'15" West, along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel A of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

BOTH SITUATE in the County of Snohomish, State of Washington.

The Real Property or its address is commonly known as 1333 and 1507 172nd Street NE, AND, 1411 172nd Street NE, Marysville, WA 98271. The Real Property tax identification number is 310519-004-011-00 and 310519-004-010-00.

CROSS-COLLATERALIZATION. In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

FUTURE ADVANCES. In addition to the Note, this Deed of Trust secures all future advances made by Lender to Borrower or Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Deed of Trust secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Borrower or Grantor, together with all interest thereon.

Grantor hereby assigns as security to Lender, all of Grantor's right, title, and interest in and to all leases, Rents, and profits of the Property. This assignment is recorded in accordance with RCW 65.08.070; the lien created by this assignment is intended to be specific, perfected and choate upon the recording of this Deed of Trust. Lender grants to Grantor a license to collect the Rents and profits, which license may be revoked at Lender's option and shall be automatically revoked upon acceleration of all or part of the Indebtedness. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Borrower and Grantor shall pay to Lender all Indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall strictly perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property (this privilege is a license from Lender to Grantor automatically revoked upon default). The following provisions relate to the use of the Property or to other limitations on the Property. The Real Property is not used principally for agricultural purposes.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply, and shall promptly cause compliance by all agents, tenants or other persons or entities of every nature whatsoever who rent, lease or otherwise use or occupy the Property in any manner, with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any

proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, (A) declare immediately due and payable all sums secured by this Deed of Trust or (B) increase the interest rate provided for in the Note or other document evidencing the Indebtedness and impose such other conditions as Lender deems appropriate, upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Washington law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least fifteen (15) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds $500.00. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and

repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid without interest to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice all at Grantor's expense, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Borrower which

Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Borrower's and Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Borrower and Grantor pay all the Indebtedness, including without limitation all future advances, when due, and Grantor otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee shall be paid by Grantor, if permitted by applicable law. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto", and the recitals in the reconveyance of any matters or facts shall be conclusive proof of the truthfulness of any such matters or facts.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's or any Grantor's property or Borrower's ability to repay the Indebtedness or Borrower's or Grantor's ability to perform their respective obligations under this Deed of Trust or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Borrower's or Grantor's existence as a going business or the death of any member, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Borrower or Grantor under the terms of any other agreement between Borrower or Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Borrower or Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Borrower's or Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Deed of Trust within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within ten (10) days; or (2) if the cure requires more than ten (10) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Borrower would be required to pay.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall have the right to exercise its power of sale and to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding or pending foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Borrower and Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee (pursuant to Lender's instructions) are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless required by applicable law, or unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of Snohomish County, State of Washington. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page or the Auditor's File Number where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

PACIFIC COAST BANKERS' BANK. This Deed of Trust and the grants, assignments and transfers made herein are also given for the purpose of securing the payment of all indebtedness, liabilities and obligations of Trustor to Pacific Coast

Bankers' Bank ("PCBB") under that certain Rate Protection Agreement dated on or about September 28, 2016 by and between the trustor / grantor hereunder (the "Trustor") and PCBB and any and all amendments, modifications, extensions, renewals or restatements thereof (the "Prepayment Agreement"). PCBB is a joint beneficiary and secured party for all purposes under this Deed of Trust. PCBB, the other beneficiary under this Deed of Trust ("Lender"), and the Trustor agree and acknowledge that the exercise of the secured parties' and beneficiaries' rights under this Deed of Trust will be done solely by Lender until such time that PCBB certifies in writing to Trustor and Lender that the conditions set forth in subsection (a) of the "Conditional Power of Attorney" provision in that certain Servicing and Intercreditor Agreement entered into by and between PCBB and Lender (the "Servicing Agreement") have been satisfied, in which case only PCBB may exercise the rights of the secured parties and beneficiaries under this Deed of Trust for the benefit of the secured parties and beneficiaries. On and after the date that PCBB has certified in writing to Trustor and Lender that the Prepayment Agreement has been terminated and that all of the obligations owed to PCBB under the Prepayment Agreement have been satisfied, PCBB will cease to be a secured party and beneficiary under this Deed of Trust and Lender will be the sole secured party and beneficiary under this Deed of Trust and will be solely entitled to exercise the rights of the secured party and beneficiary. On and after the date that Lender has certified in writing to Trustor and PCBB that all of the obligations owed to Lender that are secured by this Deed of Trust have been satisfied, Lender will cease to be a secured party and beneficiary under this Deed of Trust and PCBB will be the sole secured party and beneficiary under this Deed of Trust and may solely exercise the rights of the secured party and beneficiary.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Washington.

Joint and Several Liability. All obligations of Borrower and Grantor under this Deed of Trust shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Deed of Trust.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Washington as to all Indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to

such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means Coastal Community Bank, and its successors and assigns.

Borrower. The word "Borrower" means Lakewood Center North, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means Myron F. Gemmer.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

Lender. The word "Lender" means Coastal Community Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated September 28, 2016, **in the original principal amount of $4,143,115.44** from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; provided, that guaranties and environmental indemnity agreements are not "Related Documents" and are not secured by this Deed of Trust.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means UPF Incorporated, a Washington Corporation, whose mailing address is 910 W. Boone Avenue, Spokane, WA 99201 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:
X Myron F Gemmer
Myron F. Gemmer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Myron F. Gemmer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Deed of Trust, and acknowledged that he or she signed the Deed of Trust as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of September, 20 16.

By Jodi K Torie Residing Marysville WA at

Notary Public in and for the State of WA My commission expires 12-31-16

Notary Public
State of Washington
JODI K TORIE
My Appointment Expires Dec 31, 2016

REQUEST FOR FULL RECONVEYANCE

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. You are hereby requested, upon payment of all sums owing to you, to reconvey without warranty, to the persons entitled thereto, the right, title and interest now held by you under the Deed of Trust.

Date: _____

Beneficiary: _____
By: _____
Its: _____

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C:\APPS\CFI\LPL\G01.FC TR-8849 (M)

ELECTRONICALLY RECORDED
201609280661 8
09/28/2016 02:47 PM 80.00
SNOHOMISH COUNTY, WASHINGTON

201609280661

RETURN ADDRESS:
Coastal Community Bank
5415 Evergreen Way (2nd Floor) / PO Box 12220
Everett, WA 98206-2220

ASSIGNMENT OF RENTS

Reference # (if applicable): LN 190-50800 / ORT 5207136813-5

Additional on page ____

07-136813
OLD REPUBLIC TITLE LTD
8/80

Grantor(s):
1. Gemmer, Myron F.

Grantee(s)
1. Coastal Community Bank

Legal Description: Parcels A and B of BLA 06-004, Recording No. 200701125006, being a portion of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., Snohomish County, Washington.

Additional on page 2

Assessor's Tax Parcel ID#: 310519-004-011-00 and 310519-004-010-00

THIS ASSIGNMENT OF RENTS is dated September 28, 2016, among Myron F. Gemmer, whose address is 1507 172nd ST NE, Marysville, WA 98271; as a separate estate ("Grantor"); for the benefit of Coastal Community Bank, a Washington banking corporation, whose mailing address is Evergreen Branch, 5415 Evergreen Way, PO Box 12220, Everett, WA 98206 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Pacific Coast Bankers' Bank d/b/a Borrower's loan protection, a California banking corporation ("PCBB"); collectively, Bank and PCBB are referred to herein as "Beneficiary"), and UPF Incorporated, a Washington Corporation, whose mailing address is 910 W. Boone Avenue, Spokane, WA 99201 (referred to below as "Trustee").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Snohomish County, State of Washington:

PARCEL 1:
All that portion of the Southeast quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington, lying West of the Great Northern Railway; EXCEPT portion contained in NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); EXCEPT county road along the South line thereof; TOGETHER WITH vacated Lots 1, 2, 3, 4, 5 and 6, Block 1, NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); AND TOGETHER WITH North half of vacated alley adjacent to Lots 1, 2 and 3 of said Block 1 and all of vacated alley adjacent to Lots 4 and 6 of said Block; AND TOGETHER WITH all vacated Cascade Street, all of vacated Summit Avenue and all of vacated Buell Avenue, lying North of the center line extended Easterly of vacated alley of said Block 1; EXCEPT county road along the South line thereof; AND EXCEPT that portion conveyed to Snohomish County under Recording No. 8908160400; TOGETHER WITH the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., lying East of the following described line; Commencing at the South quarter corner of said Section 19; THENCE along the South line of the Southwest quarter North 88°47'30" East a distance of 644.78 feet to the point of beginning; THENCE North 01°13'08" West, a distance of 687.54 feet; THENCE North 89°15'35" East, a distance of 30.44 feet; THENCE North 01°13'08" West, a distance of 658.43 feet to the North line of said Southwest quarter and the point of ending; EXCEPT beginning at a point on the South line of said Section 662.05 feet North, 88°47'30" East of the South quarter corner; THENCE North 02°03'21" West 195.03 feet; THENCE South 88°47'30" West 302.85 feet to a 90 foot radius curve concave to the Southeast; THENCE Southerly along said curve through a central angle of 45° a distance of 70.69 feet; THENCE South 01°12'30" East 131.36 feet; THENCE North 88°47'30" East 322.10 feet to the point of beginning; AND EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); ALSO EXCEPT a portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 19; THENCE North 89°56'15" West along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May 19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel B of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

PARCEL 2:
A portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of said Section 19; THENCE North 89°56'15" West, along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel A of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

BOTH SITUATE in the County of Snohomish, State of Washington.

The Property or its address is commonly known as 1333 and 1507 172nd Street NE, AND, 1411 172nd Street NE, Marysville, WA 98271. The Property tax identification number is 310519-004-011-00 and 310519-004-010-00.

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

FUTURE ADVANCES. In addition to the Note, this Assignment secures all future advances made by Lender to Borrower or Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Assignment secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Borrower or Grantor, together with all interest thereon.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Assignment. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action or inaction of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Assignment.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Washington and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Borrower, any guarantor or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's, any guarantor's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Borrower's or Grantor's existence as a going business or the death of any member, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount

determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Cure Provisions. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within ten (10) days; or (2) if the cure requires more than ten (10) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Borrower would be required to pay.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding or pending foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

PACIFIC COAST BANKERS' BANK. This Deed of Trust and the grants, assignments and transfers made herein are also given for the purpose of securing the payment of all indebtedness, liabilities and obligations of Trustor to Pacific Coast Bankers' Bank ("PCBB") under that certain Rate Protection Agreement dated on or about September 28, 2016 by and between the trustor / grantor hereunder (the "Trustor") and PCBB and any and all amendments, modifications, extensions, renewals or restatements thereof (the "Prepayment Agreement"). PCBB is a joint beneficiary and secured party for all purposes under this Deed of Trust. PCBB, the other beneficiary under this Deed of Trust ("Lender"), and the Trustor agree and acknowledge that the exercise of the secured parties' and beneficiaries' rights under this Deed of Trust will be done solely by Lender until such time that PCBB certifies in writing to Trustor and Lender that the conditions set forth in subsection (a) of the "Conditional Power of Attorney" provision in that certain Servicing and Intercreditor Agreement entered into by and between PCBB and Lender (the "Servicing Agreement") have been satisfied, in which case only PCBB may exercise the rights of the secured parties and beneficiaries under this Deed of Trust for the benefit of the secured parties and beneficiaries. On and after the date that PCBB has certified in writing to Trustor and Lender that the Prepayment Agreement has been terminated and that all of the obligations owed to PCBB under the Prepayment Agreement have been satisfied, PCBB will

cease to be a secured party and beneficiary under this Deed of Trust and Lender will be the sole secured party and beneficiary under this Deed of Trust and will be solely entitled to exercise the rights of the secured party and beneficiary. On and after the date that Lender has certified in writing to Trustor and PCBB that all of the obligations owed to Lender that are secured by this Deed of Trust have been satisfied, Lender will cease to be a secured party and beneficiary under this Deed of Trust and PCBB will be the sole secured party and beneficiary under this Deed of Trust and may solely exercise the rights of the secured party and beneficiary.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Washington.

Joint and Several Liability. All obligations of Borrower and Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Assignment.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead

exemption laws of the State of Washington as to all Indebtedness secured by this Assignment.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means Lakewood Center North, LLC.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means Myron F. Gemmer.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

Lender. The word "Lender" means Coastal Community Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated September 28, 2016, **in the original principal amount of $4,143,115.44** from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON SEPTEMBER 28, 2016.

GRANTOR:
X Myron Gemmer
Myron F. Gemmer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Myron F. Gemmer,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the ASSIGNMENT OF RENTS, and acknowledged that he or she signed the Assignment as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of September, 20 16.

By Jodi K Torie Residing at Marysville

Notary Public in and for the State of WA My commission expires 12-31-16

Notary Public
State of Washington
JODI K TORIE
My Appointment Expires Dec 31, 2016

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ELECTRONICALLY RECORDED
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09/28/2016 03:50 PM 80.00
SNOHOMISH COUNTY, WASHINGTON

RETURN ADDRESS:
Coastal Community Bank
5415 Evergreen Way (2nd Floor) / PO Box 12220
Everett, WA 98206-2220

201609280740

07-136813
OLD REPUBLIC TITLE LTD 8/80

NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE COLLATERAL BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE

Reference # (if applicable): LN 190-0800 / ORT 5207136813-5 Additional on page ____
Grantor(s):
1. Gemmer, Myron F.

Grantee(s)
1. Coastal Community Bank

Legal Description: PARCEL A OF BLA 06-004, RECORDING NO. 200701125006, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.
Additional on page 2

Assessor's Tax Parcel ID#: 310519-004-011-00

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated September 23, 2016 ("Agreement"), is made and executed among Myron F. Gemmer, whose address is PO Box 247, North Lakewood, WA 98259 ("Landlord"); Dr. Michael Breneman (dba Cascadia Clinic LLC), whose address is 1507 172nd Street NE, Suites C-1 & C-2, Marysville, WA 98271 ("Tenant"); and Coastal Community Bank, Marysville Branch, 319 State Avenue, Suite 105, Marysville, WA 98270 ("Lender").

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (Continued)

SUBORDINATED LEASE. Tenant and Landlord have executed a lease dated January 1, 2013 of the property described herein which was recorded as follows: unrecorded (the "Lease"). The following information is the summary of the basic terms and conditions of the Subordinated Lease: The term of lease shall be for 3 years commencing on January 1, 2013 and terminating on December 31, 2016. Lessee shall have the right to extend the lease term in additional consecutive 3 year terms.

REAL PROPERTY DESCRIPTION. The Lease covers approximately 2500 sq. feet of commercial office space located at 1507 172nd ST NE, Marysville, WA 98271, it shall consist of 2 separate but adjoining suites that shall be identified as Suite C-1 and Suite C-2 of the following described real property (the "Real Property") located in Snohomish County, State of Washington:

All that portion of the Southeast quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington, lying West of the Great Northern Railway; EXCEPT portion contained in NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); EXCEPT county road along the South line thereof; TOGETHER WITH vacated Lots 1, 2, 3, 4, 5 and 6, Block 1, NILSEN'S ADDITION TO LAKEWOOD, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of Snohomish County, Washington (not vacated); AND TOGETHER WITH North half of vacated alley adjacent to Lots 1, 2 and 3 of said Block 1 and all of vacated alley adjacent to Lots 4 and 6 of said Block; AND TOGETHER WITH all vacated Cascade Street, all of vacated Summit Avenue and all of vacated Buell Avenue, lying North of the center line extended Easterly of vacated alley of said Block 1; EXCEPT county road along the South line thereof;

AND EXCEPT that portion conveyed to Snohomish County under Recording No. 8908160400; TOGETHER WITH the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., lying East of the following described line; Commencing at the South quarter corner of said Section 19; THENCE along the South line of the Southwest quarter North 88°47'30" East a distance of 644.78 feet to the point of beginning; THENCE North 01°13'08" West, a distance of 687.54 feet; THENCE North 89°15'35" East, a distance of 30.44 feet; THENCE North 01°13'08" West, a distance of 658.43 feet to the North line of said Southwest quarter and the point of ending; EXCEPT beginning at a point on the South line of said Section 662.05 feet North, 88°47'30" East of the South quarter corner; THENCE North 02°03'21" West 195.03 feet; THENCE South 88°47'30" West 302.85 feet to a 90 foot radius curve concave to the Southeast; THENCE Southerly along said curve through a central angle of 45° a distance of 70.69 feet; THENCE South 01°12'30" East 131.36 feet; THENCE North 88°47'30" East 322.10 feet to the point of beginning; AND EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); ALSO EXCEPT a portion of the East half of the Southwest quarter of the Southeast quarter of

Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 19; THENCE North 89°56'15" West along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying within 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May 19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel B of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

The Real Property or its address is commonly known as 1507 172nd Street NE, Marysville, WA 98271. The Real Property tax identification number is 310519-004-011-00.

SUPERIOR INDEBTEDNESS. Lender has extended or has agreed to extend the following described financial accommodations to Lakewood Center North, LLC, secured by the Real Property (the "Superior Indebtedness"):

Deed Of Trust dated _____, **recorded in Snohomish County, WA on** _____ **under auditor file number** _____.

LENDER'S LIEN. The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated 09/26/2016, from Landlord to Lender (the "Lender's Lien") and recorded in Snohomish County, State of Washington as follows:

Deed Of Trust dated 9-28-2016, **recorded in Snohomish County, WA on** _____ **under auditor file number** 201609280660.

As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in the Real Property ("Lease Rights").

REQUESTED FINANCIAL ACCOMMODATIONS. Landlord and Tenant each want Lender to provide financial accommodations to Lakewood Center North, LLC in the form of the Superior Indebtedness. Landlord and Tenant each represent and acknowledge to Lender that Landlord and Tenant will benefit as a result of these financial accommodations from Lender to Lakewood Center North, LLC, and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:

ESTOPPEL CERTIFICATE. Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certifications and agreements of Tenant as consideration for Lender executing this Agreement:

(A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms.

(B) All requirements for the commencement and validity of the Lease have been satisfied.

(C) Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.

(D) There are no defenses, counterclaims or setoffs against rents or charges due or which may become due under the Lease and no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.

(E) None of the rent, which Tenant is required to pay under the Lease, has been prepaid, or will in the future be prepaid, more than one month in advance.

(F) The Lease shall not after the date of this Agreement be modified, terminated, or amended, without the prior written consent of Lender for any termination and each such amendment or modification. Any attempted modification, termination, or amendment without the prior written consent of Lender shall be void.

(G) Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interest under the Lease and, during the term of the Loan, agrees to not assign, mortgage, sublet, encumber, or otherwise transfer any or all of its interest under the Lease without the prior written consent of Lender.

SUBORDINATION. Notwithstanding anything in the Lease to the contrary, the parties acknowledge and agree that the Lease and Lease Rights are and shall be subject and subordinate in right, interest and lien, and for all purposes, to Lender's Lien, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to any subsequent lien of the Lender with which Lender's Lien may be spread or consolidated, to the full extent of the principal sum and all other amounts secured thereby and interest thereon. Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender.

NON-DISTURBANCE. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Lender shall not name or join Tenant as a defendant in any exercise of Lender's rights and remedies arising upon a default of the Loan under the Note and/or under Lender's Lien unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or pursuing such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action. If the Lease has not been terminated, then, when Lender succeeds to the interest of Landlord, the Lender shall not terminate or disturb Tenant's possession of Tenant's premises under the Lease, except in accordance with the terms of the Lease and this Agreement.

ATTORNMENT. If Lender shall succeed to the interest of the Landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender, all rights and obligations under the Lease to continue as though the interest of Landlord had not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, any instrument or certificate which, in the sole judgment of Lender, may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment.

NO LIABILITY FOR LENDER. Lender in the event of attornment shall have the same remedies in the event of any default by Tenant (beyond any period given Tenant to cure such default) in the payment of annual base rent or additional rent or in the performance of any of the terms, covenants, and conditions of the Lease on Tenant's part to be performed that are available to Landlord under the Lease. Tenant shall have the same remedies against Lender for the breach of an agreement contained in the Lease that Tenant might have had against Landlord if Lender had not succeeded to the interest of Landlord; provided, however, that Lender shall not be:

(A) Liable for any act or omission of or any claims against any prior landlord, including Landlord; or

(B) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord; or

(C) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or

(D) Bound by any amendment or modification of the Lease, or waiver of any of its terms, made without its consent; or

(E) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including without limitation any security deposit, unless the amount owed was actually delivered to Lender; or

(F) Bound by any surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant; or

(G) Liable for any construction obligation of any prior landlord, including Landlord; or

(H) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

NEW LEASE. If Lender shall succeed to the interest of the Landlord under the Lease, upon the written request of Lender to Tenant, Tenant shall execute and deliver to Lender a lease of the Real Property upon the same terms and conditions as the Lease between Landlord and Tenant, which lease shall cover any unexpired term of the Lease existing prior to such transfer.

ACKNOWLEDGMENT AND AGREEMENT BY LANDLORD. Landlord, as landlord under the Lease, acknowledges and agrees for itself and its heirs, successors and assigns to each of the following:

(A) This Agreement does not in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Note, Lender's Lien or any other documents executed in connection with the Loan.

(B) In the event of a default under the Note, or any of the other documents executed in connection with the Loan, Landlord hereby consents to Tenant's attornment to Lender and, upon such event, Tenant shall pay all rent and all other sums due under the Lease to Lender as provided in the Lease.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement:

Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Agreement, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Landlord also will pay any court costs, in addition to all other sums provided by law.

Authority. Any person who signs this Agreement on behalf of Landlord and Tenant represents and warrants that he or she has authority to execute this Agreement.

Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.

Counterparts. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

Governing Law. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Agreement has been accepted by Lender in the State of Washington.

Notices. Any notice required to be given under this Agreement shall be given in writing, and, shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Myron F. Gemmer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination, Non-Disturbance and Attornment Agreement, and acknowledged that he or she signed the Agreement as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of Sept., 20 16.

By [signature] Residing at Marysville

Notary Public in and for the State of WA My commission expires 4-1-2019

LENDER ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Snohomish)

On this 23rd day of Sept, 20 16, before me, the undersigned Notary Public, personally appeared **Seth Jones** and personally known to me or proved to me on the basis of satisfactory evidence to be the **Relationship Manager,** authorized agent for **Coastal Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Coastal Community Bank,** duly authorized by **Coastal Community Bank** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **Coastal Community Bank.**

By [signature] Residing at Marysville

Notary Public in and for the State of WA My commission expires 4-1-2019

the other parties, specifying that the purpose of the notice is to change the party's address.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED SEPTEMBER 23, 2016.

LANDLORD:

X _____
Myron F. Gemmer

LENDER:

COASTAL COMMUNITY BANK

X _____
Seth Jones, Relationship Manager

TENANT:

X _____
Dr. Michael Breneman (dba Cascadia Clinic LLC)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Dr. Michael Breneman (dba Cascadia Clinic LLC)**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination, Non-Disturbance and Attornment Agreement, and acknowledged that he or she signed the Agreement as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of Sept, 20 16.

By [signature] Residing at Marysville

Notary Public in and for the State of WA My commission expires 4-1-2019

WHITNEY WARNER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 04-01-2019

LaserPro, Ver. 16.3.0.026 Copr. D+H USA Corporation 1997, 2016. All Rights Reserved. - WA
C:\APPS\CFI\LPL\G216.FC TR-8849

202312060150
AGREEMENT
Rec: $229.50
12/6/2023 12:23 PM 1 of 27
SNOHOMISH COUNTY, WA
Electronically Recorded

AFTER RECORDING RETURN TO:

FKSDO
901 5th Avenue #4000
Seattle WA 98164
Attn: Stacy Clark or Tina Lieu

NO EXCISE TAX REQUIRED

DEC 06 2023

BRIAN SULLIVAN, Snohomish County Treasurer
By BRIAN SULLIVAN

AGREEMENT FOR EASEMENTS

CTI_W2321406

Reference Nos. of Related Documents:	200807310560; 202311200211***
Grantor:	MYRON GEMMER
Grantee:	BRADLEY GEMMER; MJS INVESTORS ACQUISITION, LLC
Legal Description:	
Abbreviated:	Parcels A and B, BLA22-006 Recording No. 202301195003; Parcel A BLA 06-004 Recording No. 200701125006; Lot 9, Blk 1 Nilsens Add to Lakewood V6 P5; Snohomish County, WA
Full Legal Description:	See Exhibit A and Exhibit B attached.
Assessor's Tax Parcel Nos.:	31051900400900, 31051900401100; 31051900401000; 00530800100902

******Snohomish County Recording No. 202311200211 being re-recorded by this instrument to correct Page 2, Exhibit A and Exhibit B.***

CHICAGO TITLE INSURANCE COMPANY
has placed this document of record as a customer courtesy
and accepts no liability for the accuracy or validity of the document

202311200211
AGREEMENT
Rec: $224.50
11/20/2023 1:09 PM 1 of 22
SNOHOMISH COUNTY, WA
Electronically Recorded

AFTER RECORDING RETURN TO:
FKSDO
901 5th Avenue #4000
Seattle WA 98164
Attn: Stacy Clark or Tina Lieu

NO EXCISE TAX REQUIRED

NOV 15 2023

BRIAN SULLIVAN, Snohomish County Treasurer
By BRIAN SULLIVAN

Reference No. of Related Documents	200807310560
Document Title:	AGREEMENT FOR EASEMENTS
Grantor:	MYRON GEMMER
Grantee:	BRADLEY GEMMER; MJS INVESTORS ACQUISITION, LLC
Legal Description:	CTI-W2321399

Abbreviated Legal Description: Parcels A and B, BLA22-006 Recording No. 202301195003; Parcel A BLA 06-004 Recording No. 200701125006; Lot 9, Blk 1 Nilsens Add to Lakewood V6 P5; Snohomish County, WA;

Full Legal Description: See Exhibit A and Exhibit B attached.

Assessor's Tax Parcel No.: , 31051900401100; 31051900401000; 00530800100902
31051900400900

CHICAGO TITLE INSURANCE COMPANY
has placed this document of record as a customer courtesy
and accepts no liability for the accuracy or validity of the document.

AGREEMENT FOR EASEMENTS
(with special power of attorney)

AGREEMENT FOR EASEMENTS (this "Agreement"), dated as of November 9, 2023, by and between MYRON GEMMER ("**Grantor**"), and MJS INVESTORS ACQUISITION, LLC, a Washington limited liability company and/or assigns ("**Buyer**").

1. **Purchase and Sale Agreement for Subject Property**. Bradley Gemmer and Grantor (collectively, "**Seller**") and Buyer are parties to a Commercial & Investment Real Estate Purchase & Sale Agreement dated as of July 3, 2023 (including the Addendum attached thereto), as amended, most recently by Fourth Amendment dated on or about the date of this Agreement (as amended, "**Purchase and Sale Agreement**"), for the property in Marysville, Snohomish County, Washington identified as Tax Parcel Nos. 31051900400900 and (a portion of) 31051900401100, and legally described on **Exhibit A** of this Agreement ("**Subject Property**").

2. **Easements for Subject Property.** Grantor Seller and Buyer have agreed that, on or before Closing under the Purchase and Sale Agreement ("**Closing**"), Buyer shall have an Access Easement and a Utilities Easement (each, an "**Easement**") across certain parcels of land adjacent to the Subject Property and owned by Grantor. Grantor's property ("**Grantor Property**") is legally described on **Exhibit B** of this Agreement. This Agreement is and the Easements will be appurtenant to the Subject Property. The Easements will be for the purpose of facilitating the development of a residential community on the Subject Property. Grantor acknowledges that he is entering into this Agreement, and will grant the Easements, as an accommodation to Seller and Buyer to facilitate the development of the Subject Property, and without consideration.

3. **Easements to be Granted; Locations of Easement Tracts.** Grantor shall grant the Easements to Seller or Buyer, as the case may be, either (i) at any time after Buyer's removal of the Feasibility Contingency under the Purchase and Sale Agreement, within five business days after Buyer's written request to Grantor, or (ii) at Closing, whichever occurs first, by executing, acknowledging and delivering (if at Closing, delivery shall be made into the escrow for the Closing) an Access Easement substantially in the form attached to this Agreement as **Exhibit D** ("**Access Easement**"), and a Utilities Easement substantially in the form attached to this Agreement as **Exhibit E** ("**Utilities Easement**" and, with the Access Easement, "**Easements**"). The timing of execution and recording of each Easement shall be determined by Buyer in its sole discretion. The Subject Property, Grantor Property and presently contemplated locations of the Easements are depicted on **Exhibits C-1, C-2, and C-3** of this Agreement. The location of the tract of each Easement on the Grantor Property shall be as so depicted, and Grantor approves those depicted locations; but those locations shall be subject to adjustment or relocation to such revised locations as may be designated by Buyer as meeting the approval of the City of Marysville and utility providers and in any event the adjusted or revised tract locations shall not have a material adverse effect on the use or developability of the Grantor Property compared to other possible locations on the Grantor Property. Buyer shall keep Seller and Grantor informed and up to date as to changes in the locations of the tracts of each Easement after the date of this Agreement.

4. **Dedication in Lieu of Easements.** It may be determined, with the approval of or requirement by the City, that one or both Easement Tracts (as they may be adjusted or relocated as provided in **Section 3**) shall be dedicated to the City directly by Grantor, as an alternative to the grant of the subject Easement(s) as contemplated by **Section 3** and other provisions of this Agreement. In that event, Buyer shall so notify Grantor, and may give such notice at any time after removal of the Feasibility Contingency under the Purchase and Sale Agreement, and Grantor shall execute such dedication deeds and other documents directly to the City as may be required or requested by the City, and generally in the manner that would be required if dedication were required after the grant of the Easements to Grantee, as provided in the forms of Easements attached to this Agreement. In the event of a direct dedication as described in this **Section 4**. Grantor shall continue to have the obligation to cooperate with Buyer's obligations to obtain permits and approvals for its residential development, as set forth in greater detail in the in the forms of Easements attached to this Agreement.

5. **Special Power of Attorney.** If Grantor does not execute and deliver each Easement when and as required by **Section 3** then Buyer shall have the right (but not the obligation) to execute

SEE ATTACHED CORRECTED PAGE 2

2. **Easements for Subject Property.** Seller and Buyer have agreed that, after Closing under the Purchase and Sale Agreement ("**Closing**"), Buyer shall have an Access Easement and a Utilities Easement (each, an "**Easement**") across certain parcels of land adjacent to the Subject Property and owned by Grantor. Grantor's property (**"Grantor Property**") is legally described on **Exhibit B** of this Agreement. This Agreement is and the Easements will be appurtenant to the Subject Property. The Easements will be for the purpose of facilitating the development of a residential community on the Subject Property. Grantor acknowledges that he is entering into this Agreement, and will grant the Easements, as an accommodation to Seller and Buyer to facilitate the development of the Subject Property, and without consideration.

3. **Easements to be Granted; Locations of Easement Tracts**. Grantor shall grant the Easements to Seller or Buyer, as the case may be, either (i) at any time after Buyer's removal of the Feasibility Contingency under the Purchase and Sale Agreement, within five business days after Buyer's written request to Grantor, or (ii) at Closing, whichever occurs first, by executing, acknowledging and delivering (if at Closing, delivery shall be made into the escrow for the Closing) an Access Easement substantially in the form attached to this Agreement as **Exhibit D** ("**Access Easement**"), and a Utilities Easement substantially in the form attached to this Agreement as **Exhibit E** ("**Utilities Easement**" and, with the Access Easement, "**Easements**"). The timing of execution and recording of each Easement shall be determined by Buyer in its sole discretion. The Subject Property, Grantor Property and presently contemplated locations of the Easements are depicted on **Exhibit C-1** of this Agreement. Grantor approves the location of the tract of each Easement on the Grantor Property as so depicted, but acknowledges and agrees those locations shall be subject to adjustment or relocation to such revised locations as may be designated by Buyer as meeting the approval of the City of Marysville and utility providers and in any event the adjusted or revised tract locations shall not have a material adverse effect on the use or developability of the Grantor Property compared to other possible locations on the Grantor Property. Buyer shall keep Seller and Grantor informed and up to date as to changes in the proposed locations of the tracts of each Easement after the date of this Agreement.

4. **Dedication in Lieu of Easements**. It may be determined, with the approval of or requirement by the City, that one or both Easement Tracts (as they may be adjusted or relocated as provided in **Section 3**) shall be dedicated to the City directly by Grantor, as an alternative to the grant of the subject Easement(s) as contemplated by **Section 3** and other provisions of this Agreement. In that event, Buyer shall so notify Grantor, and may give such notice at any time after removal of the Feasibility Contingency under the Purchase and Sale Agreement, and Grantor shall execute such dedication deeds and other documents directly to the City as may be required or requested by the City, and generally in the manner that would be required if dedication were required after the grant of the Easements to Grantee, as provided in the forms of Easements attached to this Agreement. In the event of a direct dedication as described in this **Section 4**. Grantor shall continue to have the obligation to cooperate with Buyer's obligations to obtain permits and approvals for its residential development, as set forth in greater detail in the in the forms of Easements attached to this Agreement.

5. **Special Power of Attorney.** If Grantor does not execute and deliver each Easement when and as required by **Section 3** then Buyer shall have the right (but not the obligation) to execute

and acknowledge the missing Easement(s) on Grantor's behalf, as Grantor's attorney-in-fact pursuant to a special power of attorney, hereby granted by Grantor to Buyer. This power of attorney is coupled with an interest and is irrevocable, shall not be affected by the death or disability of the principal, and shall be binding on Grantor and his heirs, successors and assigns. This power of attorney shall also apply to the same extent to (i) the execution and delivery by Grantor of any deed accomplishing the dedication of any tract under either Easement (or portion thereof) as required by either Easement (or any easement in favor of the City prior to or as an alternative to dedication), or as provided in **Section 4**, (ii) the obligation to terminate the Septic System Easement as provided in **Section 7**, and (iii) the obligation under each Easement to cooperate with Buyer's permitting efforts, and for such purposes this special power of attorney shall continue beyond Closing and the recordation of the Easements, to the extent Grantor does not perform the applicable obligations within 5 business days after Buyer's request. The appointment of Buyer as Grantor's attorney-in-fact shall be with the right and power of full substitution by Buyer in favor of the successors and assigns of Buyer's interest in the Purchase and Sale Agreement or its title to the Subject Property.

6. **Blanket Encumbrance until Locations Finalized.** Until the location of each Easement tract is finalized as provided above and the Easement recorded, this Agreement shall be treated as an encumbrance over, across, upon, and under the entirety of the Grantor Property. If the location of either Easement has not been finalized as of the date for recording of the Easement under **Section 3**, then it shall be entered into as an easement and encumbrance over, across, upon, and under the entirety of Grantor Property, and the form of such Easement shall be modified accordingly. When the location is thereafter finalized, Buyer shall cause the applicable Easement instrument to be modified to reduce the encumbrance of that Easement to the location of the Tract as so finalized. Notwithstanding the foregoing, this Agreement shall remain in place and of record until the performance by the parties of their obligations in **Section 7** and **Section 8**.

7. **Option to Decommission Existing Septic System**. Grantor grants Buyer the right, after Closing, to decommission the drainfield and septic system currently on portions of the Subject Property and Grantor's Property and serving the 76 Station Parcel (as defined in **Section 8**), and to terminate the Easement For Septic System dated July 31, 2008, recorded under Snohomish County Recording No. 200807310560 ("**Septic System Easement**"), currently burdening portions of the Subject Property and Grantor Property. Buyer shall provide at least 10 days' advance written notice prior to commencing any decommissioning work; provided, no such decommissioning shall occur unless and until Buyer constructs a sewer line pursuant to the Utilities Easement ("**Sewer Line**") (including the stub to the 76 Station Parcel as provided in **Section 8**) and the Sewer Line is connected and operational. Grantor shall cooperate with Buyer and execute and acknowledge any instrument necessary to remove the drainfield and septic system from the Grantor Property and otherwise comply with all state and local laws applicable to the decommissioning and in terminating the Septic System Easement.

8. **Sewer Connection to Grantor Property.** Buyer shall stub the Sewer Line to Parcel 2 of the Grantor Property, as described on Exhibit B ("**76 Station Parcel**") as part of the original construction of the Sewer Line. Grantor shall be responsible for any connection of the Sewer Line to the existing building on the 76 Station Parcel and the cost thereof, as well as any sanitary sewer impact fees arising

from the stubbing or connection of the Sewer Line to the 76 Station Parcel. Notwithstanding the foregoing, at Buyer's election, Buyer may elect to connect the Sewer Line to the existing building on the 76 Station Parcel. If Buyer elects to make that connection, Grantor shall grant Buyer a license to enter onto the 76 Station Parcel for that purpose, and shall reimburse Buyer for the actual costs of such connection incurred by Buyer within 30 days after receipt of a reasonably detailed invoice from Buyer.

9. **Termination of Purchase and Sale Agreement.** If the Purchase and Sale Agreement terminates before Closing for any reason other than the default of Seller, then Grantor shall have the right to request that Buyer shall promptly upon Seller's or Grantor's request execute such instrument for recording as relinquishes Buyer's rights (as an express third-party beneficiary) under this Agreement and (if the Seller under the Purchase and Sale Agreement) removes this Agreement from record title to the Subject Property and the Grantor Property.

10. **Binding Effect**. This Agreement touches and concerns the Subject Property and the Grantor Property and shall bind and inure to the benefit of Grantee, Grantor, and their respective successors and assigns, including without limitation any owners association established for the Subject Property. In addition, until Buyer (or its successors and assigns) has acquired the Subject Property, Buyer (or its successors and assigns) shall be an express third-party beneficiary of Grantor's obligations under this Agreement.

11. **Further Acts**. The parties shall execute and deliver such further documents and instruments and take such other further actions as may be reasonably necessary to carry out the intent and provisions of this Agreement.

[continued next page]

EXECUTED as of the date first written above.

GRANTOR:

Myron Gemmer
MYRON GEMMER

BUYER:

MJS INVESTORS ACQUISITION, LLC

By
Name Andrew Rockwell
Title VP of Acquisitions

Exhibits

A	Legal Description of Subject Property
B	Legal Description of Grantor Property
C-1	Depiction of Subject Property and Easement Locations
~~C-2~~	~~Depiction of Access Easement Location~~
~~C-3~~	~~Depiction of Utilities Easement Location~~
D	Form of Access Easement
E	Form of Utilities Easement

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Andrew P Rockwell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of MJS INVESTORS ACQUISITION, LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated: November 9th, 2023.

TINA M. YOTTER
COMM. # 124539
NOTARY PUBLIC
EXP. 03/01/2024
STATE OF WASHINGTON

Tina M. Yotter
(print or type name)
NOTARY PUBLIC in and for the State of Washington
residing at Arlington
My Commission expires: 3-1-2024

7

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that MYRON GEMMER is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 9th day of November 2023

TINA M. YOTTER
COMM. # 124539
NOTARY PUBLIC
EXP. 03/01/2024
STATE OF WASHINGTON

Tina M. Yotter

Tina M. Yotter
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at Arlington WA
My Commission expires: 3-1-2024

Exhibit A

Legal Description of Subject Property

Parcel A of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows:

Parcel A, as delineater on that survey recorded under Auditor's File No. 200409245129, records of Snohomish County, Washington,

Together with that portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying Westof the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'19" East, along the South line of said Section, 622.05 feet;
thence North 00°57'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 494.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03" East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

SEE ATTACHED CORRECTED EXHIBIT A

Exhibit A

Legal Description of Subject Property

Parcel A of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows:

Parcel A, as delineated on that survey recorded under Auditor's File No. 200409245129, records of Snohomish County, Washington;

Together with that portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying West of the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'19" East, along the South line of said Section, 662.05 feet;
thence North 00°47'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 494.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03 " East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Exhibit B

Legal Description of Grantor Property

Parcel 1:

Parcel B of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows.

That portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying East of the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'15" East, along the South line of said Section, 622.05 feet;
thence North 00°57'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 994.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03 " East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Parcel 2:

PARCEL 2:
A portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of said Section 19; THENCE North 89°56'15" West, along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 39.49 feet; THENCE North 00°32'07" East for 206.71 feet; THENCE North 89°56'15" West for 252.50 feet; THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May19, 2008 under Recording No. 200805190267. (ALSO KNOWN AS Parcel A of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington)

Parcel 3:

LOT 9, BLOCK 1, NILSENS ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 51, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 40 FEET THEREOF.

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SEE ATTACHED CORRECTED EXHIBIT B

B-1

Exhibit B

Legal Description of Grantor Property

Parcel 1:

Parcel B of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows:

That portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying East of the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'19" East, along the South line of said Section, 662.05 feet;
thence North 00°47'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 494.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03 " East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Parcel 2:

PARCEL 2:
A portion of the East half of the Southwest quarter of the Southeast quarter of Section 19, Township 31 North, Range 5 East, W.M., described as follows: Commencing at the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of said Section 19; THENCE North 89°56'15" West, along the South line of said Section, for 53.00 feet to the point of beginning; THENCE North 00°34'36" East for 178.00 feet; THENCE North 89°29'45" West for 30.49 feet; THENCE North 00°32'07" East for 266.71 feet; THENCE North 89°56'15" West for 252.50 feet, THENCE South 00°05'27" East for 445.00 feet to the South line of said Section 19; THENCE South 89°56'15" East, along said South line, for 287.00 feet to the point of beginning; EXCEPT that portion thereof lying 172nd Street N.E. (aka Lake Goodwin Road); EXCEPT that portion conveyed to City of Marysville, a municipal corporation recorded May19, 2008 under Recording No. 200805190267; (ALSO KNOWN AS Parcel A of BLA 06-004 recorded January 12, 2007 under Recording No. 200701125006, in Snohomish County, Washington).

Parcel 3:

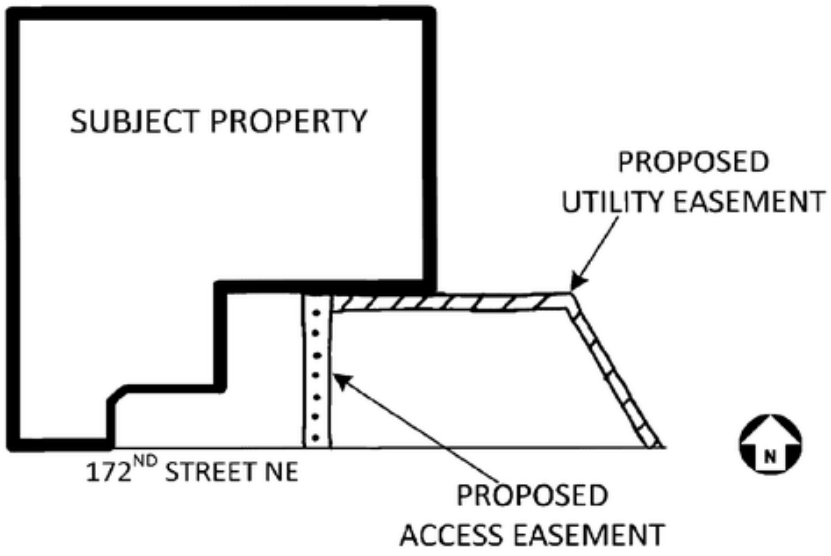
LOT 9, BLOCK 1, NILSENS ADDITION TO LAKEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 51, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 40 FEET THEREOF.

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Exhibit C-1

Depiction of Subject Property and Proposed Easement Locations



C-1

Exhibit D

Form of Access Easement

AFTER RECORDING RETURN TO:
FKSDO
901 5th Avenue #4000
Seattle WA 98164
Attn: Stacy Clark or Tina Lieu

Document Title: ACCESS ROAD EASEMENT AND AGREEMENT

Grantor: MYRON GEMMER

Grantee: [_____]

Legal Description:

Abbreviated Legal Description: Parcels A and B, BLA22-006, Snohomish Cty. WA

Full Legal Description: See Exhibit A attached.

Assessor's Tax Parcel No.: 31051900400900, 31051900401100; 31051900401000; 00530800100902

ACCESS ROAD EASEMENT AND AGREEMENT
(with Temporary Construction Easement)

ACCESS ROAD EASEMENT AND AGREEMENT (this "**Agreement**") dated as of _____, 20__ by and between MYRON GEMMER ("**Grantor**"), and _____, a _____, and its successors and assigns ("**Grantee**") **[insert Seller or Buyer, as the case may be; see Agreement for Easements]**.

BACKGROUND

A. Grantor owns the real property in Marysville, Snohomish County, Washington identified as Tax Parcel Nos. 31051900401100 (a portion), 31051900401000, and 00530800100902, and legally described on **Exhibit A** ("**Grantor Property**") **[update tax parcel nos. to reflect updates after BLA]**.

B. Grantee owns the real property in Marysville, Snohomish County, Washington identified as Tax Parcel Nos. 31051900400900 and (a portion of) 31051900401100, and legally described on **Exhibit B** ("**Grantee Property**"). Grantee has entered into a real estate purchase and sale agreement for the sale of the Grantee Property to MJS Investors Acquisition, LLC and/or assigns ("**Buyer**"); Buyer

intends to develop a residential community on the Grantee Property **[delete preceding sentence if Easement granted at Closing]**.

C. By Agreement for Easements dated as of November ___, 2023 ("**Agreement for Easements**"), Grantor and Buyer agreed to enter into this Agreement to provide for a right-of-way on the Grantor Property, for ingress and egress to and from the Grantee Property and from and to NE 172nd Street, and for utilities.

EASEMENT AND AGREEMENT

Grantor and Grantee agree as follows:

1. **Grant of Easement; Nature of Easement**. Grantor hereby grants to Grantee an easement ("**Easement**") over, under, and across the Grantor Property, in the 50-foot wide right-of-way tract described on **Exhibit C** ("**Easement Tract**"). The Easement is perpetual, until such time as it terminates in accordance with this Agreement, and non-exclusive as provided more fully in this Agreement. The Grantor Property, Grantee Property, and Easement Tract are depicted on **Exhibit D**. Grantor and Grantee intend that the Agreement for Easements referred to in the Recitals shall no longer encumber the entirety of the Grantor Property with respect to the Easement, and that this Agreement encumber the Grantor Property with the Easement only to the extent of the described Easement Tract (together with the TCE tract described below) **[adjust preceding sentence if location of Easement Tract not yet finalized when executed]**.

2. **Purpose of Easement.** The purpose of the Easement is to provide vehicular and pedestrian ingress and egress to and from the Grantee Property and from and to NE 172nd Street, and for underground utilities serving the Grantee Property. Before construction of the Improvements (as defined below), the Easement shall be non-exclusive as to any use of the Easement Tract by Grantor that is not inconsistent with the use by Grantee under this Agreement. Upon construction of the Improvements, the Easement Tract and Improvements may also be used by Grantor, for the benefit of the Grantor Property, in common with Buyer as Grantee, in accordance with all applicable requirements, and subject to any restrictions imposed by, the City of Marysville ("**City**"). Such use by Grantor shall be at Grantor's sole risk and expense, and the indemnity provisions of **Section 6** shall apply to Grantor with respect to its use of the Easement Tract and Improvements to the same extent as they apply to Grantee, with the identities of the parties reversed.

3. **Improvements**. Buyer as Grantee shall have the right to improve the Easement Tract with such improvements as may be necessary or appropriate for the subdivision and development of Grantee's residential community on the Grantee Property (and other property, if applicable), and/or as may be required by the City. These improvements (collectively, "**Improvements**") may include without limitation an asphalt roadway, sidewalks and curbs, frontage improvements, signage and other traffic control improvements, and underground utilitity lines.

4. **Construction; Temporary Construction Easement; Restoration.** Buyer as Grantee shall construct and cause the construction of the Improvements in accordance with good industry practices and all applicable laws and legal requirements, at Grantee's sole cost and expense, lien-free. To the

extent any of the Improvements are for the benefit of Grantor, however, Grantor shall bear a reasonable share of the cost thereof. For these construction purposes, and for planning, surveying, engineering, inspection, and related purposes, Grantor grants to Grantee a temporary construction easement ("**TCE**") of 30 feet in width on either side of and along the entirety of the Easement Tract ("**TCE Tract**", as shown with cross-hatching on **Exhibit D**. Upon completion of construction, Grantee shall restore the TCE Tract to as good or a better condition as before Grantee's construction activities. Upon the completion of any such restoration work, the TCE shall terminate.

5. **Maintenance**. For the term of the Easement, Grantee shall keep the Easement Tract (and during construction, the TCE Tract) in good condition and repair, and in compliance with all requirements of the City and other authorities with jurisdiction, at Grantee's sole cost and expense, lien-free.

6. **Indemnity**. The activities of Grantee and its contractors, consultants, and agents (collectively, "**Grantee Parties**"), on the Easement Tract and TCE Tract for construction and related purposes under **Section 4** and maintenance under **Section 5** shall, as between Grantor and Grantee, be at the sole risk of Grantee. Grantee shall defend and indemnify Grantor, and hold Grantor harmless, from and against any and all loss, cost, damage, liability, property damage, bodily injury, third-party claim and expenses (including reasonable attorneys' fees) whatsoever (collectively, "**Loss**") arising out of or resulting from the presence of the Grantee Parties on the Easement Tract or TCE Tract for construction of the Improvements and related activities. The foregoing obligations of Grantee shall not apply, however, to the extent the Loss arises out of or results from the negligence or misconduct of Grantor or its contractors, consultants, or agents (collectively, "**Grantor Parties**"); in that event, Grantee shall only be liable to the extent of its own negligence or misconduct. For the sole purpose of giving effect to the obligations in this **Section 6** with respect to claims brought by its employees, if any, Grantor and Grantee have negotiated and agreed on Grantee's waiver of its immunity as an employer under Washington industrial insurance laws.

7. **Insurance**. Grantee shall cause the Easement Tract and Improvements to be covered under the liability and property insurance policy or policies that Grantee maintains for the Grantee Property. To the extent such coverage is reasonably available, Grantee's insurance coverage shall include contractual liability for Grantee's indemnity obligations under **Section 6**.

8. **Dedication**. By agreement with Grantee or otherwise, the City may require that the Easement Tract and some or all of the Improvements be dedicated for public purposes. Grantee shall not oppose and shall cooperate with any such dedication, including by executing and delivering one or more deeds or other instruments of conveyance or transfer of the Easement Tract or Improvements to the City or other transferee and taking such other further actions as may be required by the City. Without limiting the generality of the foregoing, prior to or as an alternative to dedication of title to the Easement Tract, the City may require a easement for access and utilities in its favor in the same location as the Easement Tract (and TCE Tract). Upon such conveyance and transfer to the City (or the grant of any such easement to the City on an exclusive basis), and any required written acceptance by the City, the Easement and this Agreement shall automatically terminate, except that the indemnity provisions of

Section 6 shall survive as to any Loss arising before termination. Grantee shall have the sole responsibility for any maintenance bonding of any of the Improvements.

9. **Cooperation with Permitting**. Grantor shall also cooperate with Buyer as Grantee in obtaining all permits and entitlements and other governmental and private approvals necessary or convenient to develop the Grantee Property and to construct the Improvements on the Easement Tract, and Grantor shall execute all documents Grantee may reasonably require for the foregoing, including without limitation applications for permits or approvals; provided, however, Grantor shall not be required to incur out-of-pocket expenses in providing its cooperation that are not reimbursed by Grantee. Grantee shall pay all costs related to its applications for permits and approvals (including any required for the Improvements).

10. **Remedies**. Grantor shall indemnify Grantee and hold Grantee harmless from and against any Loss resulting from any failure by Grantor to perform its obligations under **Sections 8 and 9** of this Agreement. In addition, Grantee may pursue any and all available remedies against Grantor for any such failure. This includes without limitation the right to pursue and obtain an order of specific performance of such obligations or other equitable relief. In addition, Grantor confirms that, in the Agreement for Easements, Grantor has granted a special power of attorney to Buyer to carry out various obligations on Grantor's behalf, including obligations under this Agreement following the execution and recordation of this Agreement.

11. **Binding Effect.** This Agreement touches and concerns the Grantor Property and Grantee Property and shall bind and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, including without limitation any owners association established for the Grantee Property. In addition, until Buyer (or its successors and assigns) has acquired the Grantee Property, Buyer (or its successors and assigns) shall be an express third-party beneficiary of Grantor's obligations under this Agreement. **[Delete if this is executed at Closing]**

12. **Attorneys' Fees.** In any litigation, arbitration, or other proceeding arising out of or brought to enforce or interpret this Agreement, the prevailing party shall be entitled to an award of its reasonable attorneys' fees incurred therein, in the preparation therefor, and on any appeal or rehearing thereof.

13. **Further Acts.** Grantor and Grantee shall each execute further documents and instruments and take such other further actions as may be reasonably necessary to provide assurances of performance of and otherwise carry out the intent and provisions of this Agreement.

14. **Counterparts**. This Agreement may be executed in multiple identical counterparts which taken together constitute one and the same instrument.

[Signatures follow]

D4

EXECUTED as of the date first written above.

GRANTOR:

_____
MYRON GEMMER

GRANTEE:

_____

By _____
Name _____
Title _____

[or Seller, if Easement is before Closing]

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that MYRON GEMMER is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 20__.

_____

_____
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission expires: _____

D5

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ i the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 20__.

_____

_____
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission expires: _____

Exhibits [to be inserted before execution]

A Legal Description of Grantor Property
B Legal Description of Grantee Property
C Legal Description of Easement Tract **[if available]**
D Depiction

D6

Exhibit E

Form of Utilities Easement

AFTER RECORDING RETURN TO:

FKSDO
901 5th Avenue #4000
Seattle WA 98164
Attn: Stacy Clark or Tina Lieu

Document Title:	UTILITIES EASEMENT AND AGREEMENT
Grantor:	MYRON GEMMER
Grantee:	[_____][1]

Legal Description:

Abbreviated Legal Description: Parcels A and B, BLA22-006, Snohomish Cty. WA

Full Legal Description: See Exhibit A attached.

Assessor's Tax Parcel No.: 31051900400900, 31051900401100; 00530800100902; 31051900401000

UTILITIES EASEMENT AND AGREEMENT

UTILITIES EASEMENT AND AGREEMENT (this "Agreement") dated as of _____, 20__ by and between MYRON GEMMER (, "**Grantor**"), and _____, a _____, and its successors and assigns ("**Grantee**"). **[Insert Seller or Buyer, as the case may be; see Agreement for Easements]**

BACKGROUND

A. Grantor owns the real property commonly in Marysville, Snohomish County, Washington identified as Tax Parcel Nos. 31051900401100 (a portion), 31051900401000, and 00530800100902, and legally described on **Exhibit A ("Grantor Property")**. **[update tax parcel nos. to reflect updates after BLA]**.

B. Grantee owns the real property in Marysville, Snohomish County, Washington identified as Tax Parcel Nos. 31051900400900 and (a portion of) 31051900401100, and legally described on

_____

Exhibit B ("**Grantee Property**"). Grantee has entered into a real estate purchase and sale agreement for the sale of the Grantee Property to MJS Investors Acquisition, LLC and/or assigns ("**Buyer**"); Buyer intends to develop a residential community on the Grantee Property **[delete preceding sentence if Easement granted at Closing]**.

C. By Agreement for Easements dated as of November ___, 2023 ("**Agreement for Easements**"), Grantor and Buyer agreed to enter into this Agreement to provide for an easement over the Grantor Property for utilities serving the Grantee Property.

EASEMENT AND AGREEMENT

Grantor and Grantee agree as follows:

1. **Grant of Easement; Nature of Easement**. Grantor hereby grants to Grantee an easement ("**Easement**") over, under, and across the Grantor Property, in the tract of varying width described on **Exhibit C** ("**Easement Tract**"). The Easement is perpetual, until such time as it terminates in accordance with this Agreement, and non-exclusive as provided more fully in this Agreement. The Grantor Property, Grantee Property, and the Easement Tract are depicted on **Exhibit D**. Grantor and Grantee intend that the Agreement for Easements referred to in the Recitals shall no longer encumber the entirety of the Grantor Property with respect to the Easement, and that this Agreement encumber the Grantor Property with the Easement only to the extent of the described Easement Tract (together with the TCE tract described below). **[adjust preceding sentence if location of Easement Tract not yet finalized when executed]**

2. **Purpose of Easement**. The purpose of the Easement is to provide for undersground utilities serving the Grantee Property, including without limitation a santiary sewer line. Before construction of the Improvements (as defined below), the Easement shall be non-exclusive as to any use of the Easement Tract by Grantor that is not inconsistent with the use by Grantee under this Agreement. Upon construction of the Improvements, the Easement Tract and Improvements may also be used by Grantor, for the benefit of the Grantor Property, in common with Buyer as Grantee, in accordance with all applicable requirements, and subject to any restrictions imposed by the City of Marysville ("**City**") or applicable utility providers. Such use by Grantor shall be at Grantor's sole risk and expense, and the indemnity provisions of **Section 6** shall apply to Grantor with respect to its use of the Easement Tract and Improvements to the same extent as they apply to Grantee, with the identities of the parties reversed.

3. **Improvements**. Buyer as Grantee shall have the right to improve the Easement Tract with underground utility lines as may be necessary or appropriate for the subdivision and development of Grantee's residential community on the Grantee Property (and other property if applicable), and/or as may be required by the City. These improvements are collectively referred to in this Agreement as "**Improvements**". The Improvements may include without limitation power lines, telecom lines, gas lines, storm drainage lines, sanitary sewer lines, and water lines, including pipes, conduits, manholes, and other equipment and facilities related to those lines.

4. **Construction; Temporary Construction Easement; Restoration.** Buyer as Grantee shall construct and cause the construction of the Improvements in accordance with good industry practices

and all applicable laws and legal requirements, at Grantee's sole cost and expense, lien-free. To the extent any of the Improvements are for the benefit Grantor, however, Grantor shall bear a reasonable share of the cost thereof. For these construction purposes and for planning, surveying, engineering, inspection, and related purposes, Grantor grants to Grantee a temporary construction easement ("**TCE**") of 15-feet in width on either side of and along the entirety of the Easement Tract, as shown with cross-hatching on **Exhibit D** ("**TCE Tract**"); provided, if a portion of the TCE Tract would encroach upon neighboring property, the TCE Tract shall extend only to the property boundary. Upon completion of construction, Grantee shall restore the TCE Tract to as good or a better condition as before Grantee's construction activities. Upon the completion of any such restoration work, the TCE shall terminate.

5. **Maintenance**. For the term of the Easement, Grantee shall keep the Easement Tract (and during construction, the TCE Tract) in good condition and repair, and in compliance with all requirements of the City and other authorities with jurisdiction, at Grantee's sole cost and expense, lien-free.

6. **Indemnity**. The activities of Grantee and its contractors, consultants, and agents (collectively, **Grantee Parties**"), on the Easement Tract and TCE Tract for construction and related purposes under **Section 4** and maintenance under **Section 5** shall, as between Grantor and Grantee, be at the sole risk of Grantee. Grantee shall defend and indemnify Grantor, and hold Grantor harmless, from and against any and all loss, cost, damage, liability, property damage, bodily injury, third-party claim and expenses (including reasonable attorneys' fees) whatsoever (collectively, "**Loss**") arising out of or resulting from the presence of the Grantee Parties on the Easement Tract or TCE Tract for construction of the Improvements and related activities. The foregoing obligations of Grantee shall not apply, however, to the extent the Loss arises out of or results from the negligence or misconduct of Grantor or its contractors, consultants, or agents (collectively, "**Grantor Parties**"); in that event, Grantee shall only be liable to the extent of its own negligence or misconduct. For the sole purpose of giving effect to the obligations in this **Section 6** with respect to claims brought by its employees, if any, Grantor and Grantee have negotiated and agreed on Grantee's waiver of its immunity as an employer under Washington industrial insurance laws.

7. **Insurance**. Grantee shall cause the Easement Tract and Improvements to be covered under the liability and property insurance policy or policies that Grantee maintains for the Grantee Property. To the extent such coverage is reasonably available, Grantee's insurance coverage shall include contractual liability for Grantee's indemnity obligations under **Section 6**.

8. **Dedication**. By agreement with Grantee or otherwise, the City or applicable utility providers may require that the Easement Tract and some or all of the Improvements be dedicated for public purposes or to one or more utility providers, as the case may be. Grantee shall not oppose and shall cooperate with any such dedication, including by executing and delivering one or more deeds or other instruments of conveyance or transfer of the Easement Tract or Improvements to the City or other transferee and taking such other further actions as may be required by the City or applicable utility providers. Without limiting the generality of the foregoing, prior to or as an alternative to dedication of title to the Easement Tract, the City may require an easement for access and utilities in its favor in the same location as the Easement Tract (and TCE Tract). Upon such conveyance and transfer (or the grant

of any such easement to the City or utility providers on an exclusive basis), and any required written acceptance by the City or applicable utility providers, the Easement and this Agreement shall automatically terminate, except that the indemnity provisions of **Section 6** shall survive as to any Loss arising before termination. Grantee shall have the sole responsibility for any maintenance bonding of any of the Improvements.

9. **Cooperation with Permitting**. Grantor shall also cooperate with Buyer as Grantee in obtaining all permits and entitlements and other governmental and private approvals necessary or convenient to develop the Grantee Property and to construct the Improvements on the Easement Tract, and Grantor shall execute all documents Grantee may reasonably require for the foregoing, including without limitation applications for permits or approvals; provided, however, Grantor shall not be required to incur out-of-pocket expenses in providing its cooperation that are not reimbursed by Grantee. Grantee shall pay all costs related to its applications for permits and approvals (including any required for the Improvements).

10. **Remedies**. Grantor shall indemnify Grantee and hold Grantee harmless from and against any Loss resulting from any failure by Grantor to perform its obligations under **Sections 8 and 9** of this Agreement. In addition, Grantee may pursue any and all available remedies against Grantor for any such failure. This includes without limitation the right to pursue and obtain an order of specific performance of such obligations or other equitable relief. In addition, Grantor confirms that, in the Agreement for Easements, Grantor has granted a special power of attorney to Buyer to carry out various obligations on Grantor's behalf, including obligations under this Agreement following the execution and recordation of this Agreement.

11. **Binding Effect.** This Agreement touches and concerns the Grantor Property and Grantee Property and shall bind and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, including without limitation any owners association established for the Grantee Property. In addition, until Buyer (or its successors and assigns) has acquired the Grantee Property, Buyer (or its successors and assigns) shall be an express third-party beneficiary of Grantor's obligations under this Agreement. **[Delete if this is executed at Closing]**

12. **Attorneys' Fees.** In any litigation, arbitration, or other proceeding arising out of or brought to enforce or interpret this Agreement, the prevailing party shall be entitled to an award of its reasonable attorneys' fees incurred therein, in the preparation therefor, and on any appeal or rehearing thereof.

13. **Further Acts.** Grantor and Grantee shall each execute further documents and instruments and take such other further actions as may be reasonably necessary to provide assurances of performance of and otherwise carry out the intent and provisions of this Agreement.

14. **Counterparts.** This Agreement may be executed in multiple identical counterparts which taken together constitute one and the same instrument.

[Signatures follow]

EXECUTED as of the date first written above.

GRANTOR:

_____
MYRON GEMMER

GRANTEE:

_____

By _____
Name _____
Title _____

[or Seller, if Easement is before Closing]

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that MYRON GEMMER is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 20__.

_____

_____
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission expires: _____

[Signatures continue]

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 20__.

_____

_____
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission expires: _____

Exhibits [to be inserted before execution]

A Legal Description of Grantor Property
B Legal Description of Grantee Property
C Legal Description of Easement Tract
D Depiction

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss

I, Garth Fell, Snohomish County Auditor, do hereby certify that the foregoing instrument is a true and correct copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand this 1st day of Dec 2023

GARTH FELL, County Auditor

_____ Deputy

AUDITOR SNOHOMISH COUNTY WASHINGTON SEAL

202401050077
PURCHASERS
AGREEMENT
Rec: $307.50
1/5/2024 10:02 AM 1 of 5
SNOHOMISH COUNTY, WA

AFTER RECORDING RETURN TO:
Fikso Kretschmer Smith Dixon Ormseth PS
Attn: Stacy Clark or Tina Lieu
901 Fifth Avenue, Suite 4000
Seattle, WA 98030

MEMORANDUM OF REAL ESTATE PURCHASE AND SALE AGREEMENT

GRANTOR:	Bradley Gemmer, Myron Gemmer
GRANTEE:	MJS Investors Acquisition, LLC
ABBREVIATED LEGAL DESCRIPTION:	Parcel A, City of Marysville BLA22-006, recording No. 202301195002 Ptn. SE of 19-31N-5E WM Additional legal description on Schedule 1
PARCEL NUMBER:	31051900400900; ptn. 31051900401100

This Memorandum of Real Estate Purchase Agreement ("**Memorandum**") dated as of November 30, 2023, by and between BRADLEY GEMMER and MYRON GEMMER (collectively, "**Seller**"), and MJS INVESTORS ACQUISITION, LLC, a Washington limited liability company and/or assigns ("**Buyer**"), with respect to the Commercial & Investment Real Estate Purchase & Sale Agreement dated July 3, 2023, by and between Seller and Buyer, as amended ("**Agreement**"). In the Agreement, Seller has granted to Buyer the exclusive right to purchase the real property located in the City of Marysville, Snohomish County, Washington, as described on Schedule 1 attached to this Memorandum (the "**Property**").

This Memorandum is for notice purposes only, and shall not be construed to alter, modify, amend, or supplement the Agreement.

This Memorandum may be executed in any number of counterparts, all of which shall constitute one and the same instrument.

[Signatures on following pages]

This Memorandum is executed as of the date first above written.

SELLER:

Bradley Gemmer
BRADLEY GEMMER

Myron Gemmer
MYRON GEMMER

SELLER SIGNATURE PAGE

BUYER:

MJS INVESTORS ACQUISITION, LLC

By _____
Name Andrew Rockwell
Title VP of Acquisitions

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~KING~~ Snohomish)

I certify that I know or have satisfactory evidence that Andrew Rockwell is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Vice President of MJS INVESTORS ACQUISITION, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

☐ (Check if applicable) This notarial act involved the use of communication technology.

Dated this 30th day of November, 2023.

KIMBERLY ROONEY
NOTARY PUBLIC
License No. 48170
COMMISSION EXPIRES
11-16-2024
STATE OF WASHINGTON

Kimberly K. Rooney
Name: Kimberly K. Rooney
NOTARY PUBLIC in and for the State of Washington, residing at Granite Falls
My commission expires: 11-16-2024

BUYER SIGNATURE PAGE

STATE OF WASHINGTON)
Snohomish) ss.
COUNTY OF WASHINGTON)

I certify that I know or have satisfactory evidence that BRADLEY GEMMER is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

☐ (Check if applicable) This notarial act involved the use of communication technology.

Dated this 30 day of November 2023.

ELLA URSULA SPIDELL NOTARY PUBLIC 22013594 COMMISSION EXPIRES 3-08-26 STATE OF WASHINGTON

Ella Ursula Spidell
Name: Ella Ursula Spidell
NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish
My commission expires: 3/8/26

STATE OF WASHINGTON)
Snohomish) ss.
COUNTY OF WASHINGTON)

I certify that I know or have satisfactory evidence that MYRON GEMMER is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

☐ (Check if applicable) This notarial act involved the use of communication technology.

Dated this 30 day of November, 2023.

ELLA URSULA SPIDELL NOTARY PUBLIC 22013594 COMMISSION EXPIRES 3-08-26 STATE OF WASHINGTON

Ella Ursula Spidell
Name: Ella Ursula Spidell
NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish
My commission expires: 3/8/26

SELLER SIGNATURE PAGE

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

The following real property situated in Snohomish County, Washington:

Parcel A of City of Marysville Boundary Line Adjustment BLA22-006 recorded under Auditor's File No. 202301195003, records of Snohomish County, Washington, more particularly described as follows:

Parcel A, as delineated on that survey recorded under Auditor's File No. 200409245129, records of Snohomish County, Washington;

Together with that portion of Parcel B, City of Marysville Boundary Line Adjustment No. BLA 06-004 recorded under Auditor's File No. 200701125006, records of Snohomish County, Washington, lying Westof the following described line:

Commencing at the South Quarter corner of Section 19, Township 31 North, Range 5 East of the Willamette Meridian;
thence South 89°56'19" East, along the South line of said Section, 662.05 feet;
thence North 00°47'10" West, 20.01 feet to the Southwesterly corner of Parcel B;
thence continuing North 00°47'10" West, along the Westerly line of said Parcel B, 175.02 feet to an angle point along said Westerly line and the Point of Beginning of the herein described line;
thence North 00°16'29" East 299.75 feet to the North line of the South 494.75 feet of said Section;
thence South 89°56'19" East, along said North line, 575.35 feet to a point that bears North 00°32'03 " East from the Northeast corner of Parcel A of said Boundary Line Adjustment;
thence North 00°32'03" East 846.43 feet to the North line of said Parcel B and the terminus of said described line;

EXCEPT that portion thereof conveyed to City of Marysville by deed recorded under Auditor's File No. 200805190267, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

501 Detla Avenue • Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM • (360) 363-8100

MARYSVILLE
COMMUNITY DEVELOPMENT

SEPA ENVIRONMENTAL CHECKLIST
APPLICATION REVIEW

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Application Format
The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments
Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan*
3. Conceptual building elevations
4. Preliminary Civil Plans
5. Wetland Delineation, if applicable
6. Geotechnical Reports, if applicable
7. Critical Areas Report (fish and wildlife habitat), if applicable

**The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.*

Correspondence
Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant.**

Fees
There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville. The required fees for SEPA Review may be found here:
https://www.codepublishing.com/WA/Marysville/#!/Marysville22G/Marysville22G030.html#22G.030.020

Pre-application Conference
Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived. The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing
The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals
Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable $500 Administrative

Appeal fee to be submitted with appeal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Lakewood Heights PRD

2. Name of applicant: http://sepaguidance.epermitting.wa.gov/DesktopModules/help.aspx?project=0&node=554

   MJS Investors

3. Address and phone number of applicant and contact person:

   Applicant: 11201 SE 8th St. Ste 116
   Bellevue, WA 98004
   425.559.2726

Contact: Land Technologies, Inc.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727

4. Date checklist prepared:

   January 22, 2024

5. Agency requesting checklist:

   City of Marysville

6. Proposed timing or schedule (including phasing, if applicable):

   Work to commence as soon as permits can be approved; expect summer 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No, this 182 lot PRD is the final plan for the site. Adjacent properties will be developed by other developers and not as an "expansion" of this project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   1. ***SEPA***
   2. ***Critical Area Report***
   3. ***Traffic Report***
   4. ***Geotechnical Report***
   5. ***Stormwater Management Report***
   6. ***Stormwater Pollution Prevention Plan***

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

An Administrative Rezone is required. This is trading areas to remove split zoning.

10. List any government approvals or permits that will be needed for your proposal, if known.

From the City of Marysville:

1. ***Land Disturbing Activity Permit***
2. ***SEPA Determination***
3. ***PRD Binding Site Plan Approval***
4. ***Construction Stormwater General Permit from DOE***
5. ***Forest Practice Permit from DNR***

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

"Lakewood Heights PRD" is a 29.48 Acre Site in the City of Marysville. It is zoned R-6.5 Single-Family High. The proposal is for a 182 lot Planned Residential Development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SE ¼ Section 19, Township 31N, Range 5E

Address is 1125 & 1507 172nd St NE, Marysville WA 98271

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(*bold/italicize*): ***Flat***, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is mostly "level" with slopes averaging in the range of 0 to 5 percent for the majority of the developable area. The site has an average slope of 3.89%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per NRCS mapping, the majority of the site is mapped as moderately well-drained Alderwood gravelly sandy loan. The eastern side of the site is mapped as Kitsap silt loam. Neither of these soils are considered hydric or wetland soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Site grading for development of lots, roads and homesites covers about 27 acres. There is a clearing of a mixture of pastures/hay crops and wooded areas. Grading estimates will include about 50,000 cys of total earth work. A good portion of that is stripping of organic soils and replacement with compost amended soils in the landscape areas of the site. That also includes that replacement of gravels and paving for road areas. Structural cuts and fills will come very close to balancing.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Total Impervious Surfaces with roofs, driveways and roads is less than 60% and will be kept under the 70% Maximum allowed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices (BMPs) per the Current Stormwater Management Manual are proposed. The primary concern will to be to contain any silt laden runoff from leaving the fill site. Vegetative Strips, Wattles, Plastic Covering, and Sediment Traps are a few of the options but not all inclusive.

2. **Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust can be raised during dry weather earth work and exhaust from construction equipment. During operation, exhaust from onsite equipment and vehicles coming to the site. Possibility of some dust being raised moving materials around during dry weather could happen

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If there is persistent dry weather during construction, watering for dust control will be first measure of control. Combinations of keeping access ways clean of silts and dirt may be combined with watering in extreme conditions.
Construction equipment and onsite operating equipment will have all exhaust control devices in proper working order. Licensed trucks and autos emissions are controlled by licensing laws.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a small wetland in a wooded portion of the NW corner of the site. There is another offsite wetland in the NE corner where a buffer extends onto this property. Any runoff from the site is picked up by Road Ditches or old Farm Ditches off this project near the RR. These ditches direct flow to the south and it eventually may get to the West Fork Quilceda Creek which is a ¼ mile south of the SW corner of the property and ½ mile south of the SE corner of the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There will be work within 200' of the wetlands but no work in the wetlands. There may be some buffer mitigation.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste to surface waters

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste is to be discharged to the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be from roads, driveways, and rooftops. The runoff is being collected in biocells for treatment and will be flow-controlled in rock chamber under the treatment cell. The runoff will infiltrate through a biofilter that will

providing enhanced treatment before passing into a rock chamber for flow control.

Roof runoff will be conveyed directly into flow-control facilities after treatment and filtering through a small yard basin structure and/or a downspout filter.

In the rock chambers, flows will be metered to the MS4 stormwater conveyance. This MS4 does discharge a quarter to half mile offsite into Quilceda Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not likely. All runoff is filtered before being released to rock chambers for flow control. The biofiltration through the biocells are considered enhanced treatment.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns in the vicinity will not be measurably impacted. Runoff from the graded site will be similar to the existing drainage patterns—Threshold Discharge Areas (TDAs) will be maintained.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Providing Erosion Control BMPs and treatment BMPs as needed. Set up site to collect and treat runoff before metering discharge to pre-development release rates.

4. Plants

a. ***Bold/Italicize*** the types of vegetation found on the site:

deciduous tree: ***alder, maple, aspen***, other
evergreen tree: ***fir,*** **cedar**, pine, other
shrubs
Grass, pasture
crop or grain **Hay and some winter wheat**
Orchards, vineyards or other permanent crops.
wet soil plants: cattail, ***buttercup***, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? http://sepaguidance.epermitting.org/DesktopModules/help.aspx?project=0&node=619

The 29.48 is acres has a mix of pasture or hay-crop fields and wooded areas. About 27 acres of this will be cleared.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Provide landscape buffers and screening per City of Marysville Code

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. ***Bold/Italicize*** any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: ***hawk***, heron, eagle, ***songbirds***, other:

mammals: ***deer***, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None needed as site has been mostly farmed.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be the primary energy source. There may be some wood stoves or solar provided by individuals later.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. However, none will be stored at the site; placing equipment will be refueled from mobile trucks.

Once Construction is completed, just hazards associated with a residential community could occur.

1) Describe any known or possible contamination at the site from present or past uses.

There are none.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site. None will be stored onsite.

4) Describe special emergency services that might be required.

The likeliest emergency service would be for someone hurt in the operation of the sitework. This could be physical injury from heavy equipment operations requiring ambulance service to the hospital.

5) Proposed measures to reduce or control environmental health hazards, if any:

Think Safety and Operate per OSHA Guidelines

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are the railroad tracks to the east of the site but the train noise will not be detrimental to the use of the site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During permitted hours of work, noise will be created by grading and excavation equipment during development, and saws and hammers from carpenters when building homes. This additional noise will be temporary in nature.

There will be increased background noise from a future residential community by the increase in density. This is a by-product of GMA on a site designated for the increase in density by GMA.

3) Proposed measures to reduce or control noise impacts, if any:

Work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The land is in the Area known as the Lakewood Neighborhood of the City of Marysville. The area is rapidly developing with retail, commercial, and high-density residential projects.

To the south is a mix of uses. There are some single family homes and some commercial uses including a small store and gas station. There is some office space with a couple of tenants. The adjacent land is zoned Mixed Use. Across

172nd is the Lakewood School Complex with the high school located directly south of the site.

To the west and across 11th Ave NE are rural residential uses outside the City. The same rural uses are to the north also. A new rural plat is in process on the adjacent property to the north.

To the east is vacant land zoned for Mixed Use and east of that land is Burlington Northern Railroad lines.

Any change has the perception of "impacts" by existing properties but adjacent property uses will not be affected; any existing uses and planned uses per current rules and regulations will not be impacted.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

Significant parts of the site have been farmed in the past and fields have been maintained in pasture grasses for hay or cover crops in recent years. The field provided some part-time farmer income but not enough to be self-supporting.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. http://sepaguidance.epermitting.org/DesktopModules/help.aspx?project=0&node=641

There are existing homes on the site per this proposal. One home will be saved but the other old house will be removed.

d. Will any structures be demolished? If so, what?

Yes, one old farmhouse built in 1912 will be removed

e. What is the current zoning classification of the site?

R-6.5 Multi-Family High

f. What is the current comprehensive plan designation of the site?

R-6.5 Multi-Family High

g. If applicable, what is the current shoreline master program designation of the site?

Not in a Shoreline Management Area

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

City of Marysville Critical Area mapping shows no streams or wetlands. Snohomish County shows some unverified wetlands suspected on the site from Remote Sensing. On the ground evaluations by Critical Area Consultant has found one small onsite wetland and an offsite wetland that has a buffer extending onto this site.

i. Approximately how many people would reside or work in the completed project?

Theoretical average would be 510 people based on SEPA average of 2.8 residents per home.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This development consistent with the zoning and comprehensive plan for the area.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

182 middle income single family detached homes.

c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One old house built in 1912 will be replaced, the second house on the site will remain.

d. Proposed measures to reduce or control housing impacts, if any:

NA—this project is adding supply of housing to a poorly supplied industry.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Thirty feet

b. What views in the immediate vicinity would be altered or obstructed?

Instead of pasture and woods there will be streets and single family homes.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Providing a 10-foot landscape buffer and/or 6' fence around the perimeter of the site to screen views from offsite.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There may be some instantaneous glare come from chrome, glass, or mirrors on the trucks, equipment, and cars as they are moved around the site.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None that will seriously impact the site.

d. Proposed measures to reduce or control light and glare impacts, if any:

None needed

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

To the south across 172nd St NE is Lakewood High School which does have an interlocal agreement with Snohomish County Parks for after school hours use of fields for baseball, softball, soccer, football, tennis etc.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will provide a little over five acres of active and passive recreation area.

13. HISTORIC and CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No historic structures are shown onsite or nearby on the Washington State DAHP website.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known and none discovered on nearby projects.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consulted Washington State DAHP WISSARD. There is a moderate risk of encountering archaeological findings. Checked with landowners who have lived at the site for 60 plus years to see if they ever heard of any findings of archeological evidence.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If there should be anything found, work to stop and local tribes to be notified.

14. TRANSPORTATION

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

172nd St NE is the existing Public Road that will be the Primary Access serving this site. 11th Ave NE which intersects with 172nd at the SW corner of this site is a dead street that is adjacent to the western property line; there are two roads proposed to intersect with 11th.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public Transit does provide service along 172nd St NE. There is a westbound Bus Stop at 172nd and 11th Ave NE , an eastbound stop at 172nd just east of 11th Ave NE, westbound at 172nd St NE & 19th Dr NE and eastbound at 172nd St NE & 16th Dr NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Minimum new spaces will be 546 with none eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There will be frontage improvements on 11th Ave NE along the entire length of the west property line. There will be some improvements along a short portion of 172nd where this project has frontage. New Public Roads will be constructed internal to the project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Burlington Northern Railroad tracks are to the east of the project, however, there are no stations in the immediate vicinity.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The 182 homes would generate about 1762 Average Daily Trips with 184 Peak hour Trips. Exact Peak Hour not known but likely about 5 PM. See provided traffic report.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Pay Mitigation Fees.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Only GMA planned increases in Public Services will result from this proposal. When projects are built per Comprehensive Plans and Zoning, jurisdictions are required by GMA to plan for planned increases in Public Services. This project will not result in increased services outside what should have already been planned for.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None Needed, project is per zoning and comprehensive plan and impacts, per GMA, are to be planned for by the local jurisdictions

16. UTILITIES

a. ***Bold/Italicize*** utilities currently available at the site:

Electricity
natural gas
water
refuse service
telephone
sanitary sewer
septic system
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Marysville Sewer Extension is in the works as a separate project. City of Marysville Water will be extended from 172nd into the site and will loop back into the main on 172nd.

All other utilities will be extended into the site from 172nd. The Utilities needed for the project will be provided by:

Snohomish County PUD Power
Wave Cable
Ziply Fiber Phone
Marysville Sanitary Sewer and Water

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Print name of signee: Tyler Foster

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 03/22/2024

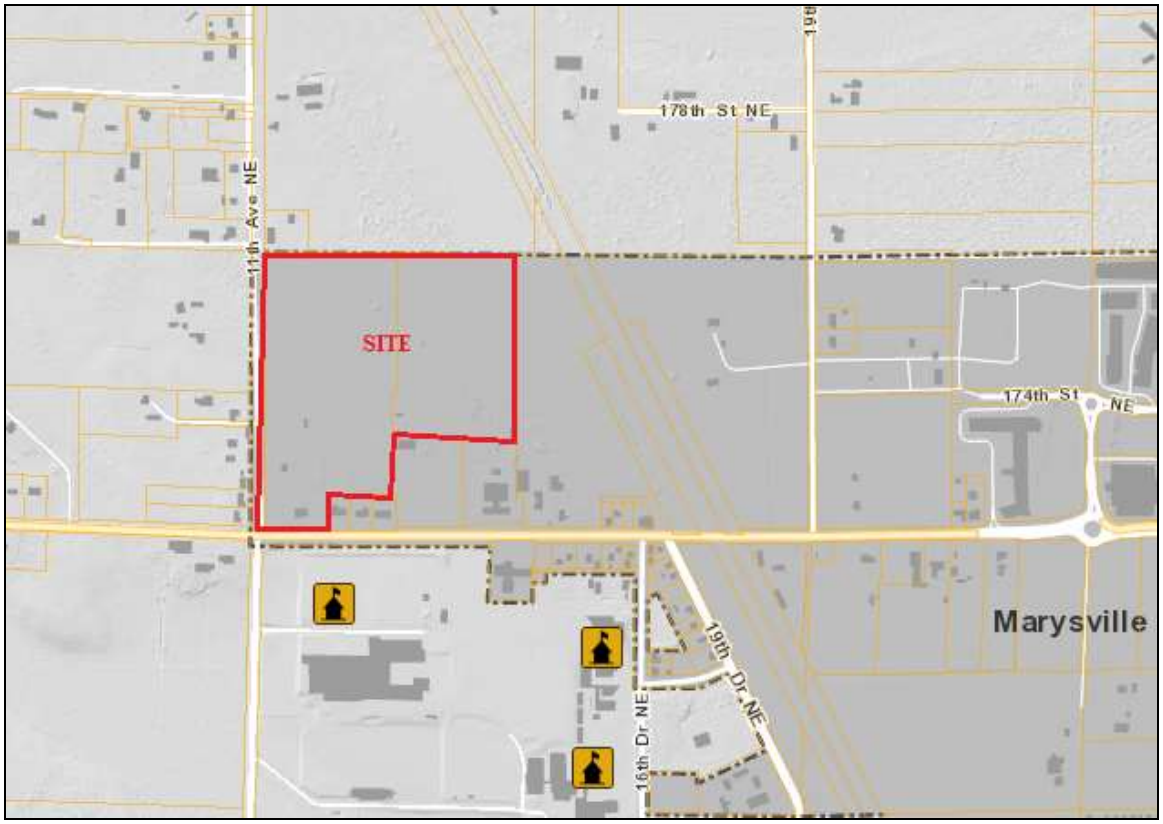
Sewall Wetland Consulting, Inc.
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

January 30, 2024

Rob Risinger
MJS Investors
11201 SE 8th Street
Bellevue, Washington 98059

RE: Lakewood Heights PRD – Critical Area Report
City of Marysville, Washington
SWC Job #23-170

This report describes our observations of any jurisdictional wetlands, streams or buffers on or within 200' of Parcel #31051900400900 and a portion of #31051900401100 located at 1125 & 1507 172nd Street NE in the City of Marysville, Washington (the "site").



Above: Vicinity Map

The 29.76 acre site is located in the SE ¼ of Section 29, Township 31 North, Range 5 east of the W.WM.

The site is an irregular shaped and contains active agricultural fields as well as several single family homes, barns, several small outbuildings and associated gravel driveways and landscaped area. Some disturbed douglas fir dominated forest is also present on the site containing an informal atv type road track throughout.



Above: Snohomish County Parcel Map of the site.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site between February and May 30 of 2019 and on July 28, 2021. The site had also been reviewed in the past prior to incorporation into Marysville in 2005. The site was reviewed again on October 25,2023 and all conditions remained the same as previous site visits.

The site was reviewed using methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement* (Version 2.0) dated June 24, 2010, as required by the US Army Corps of Engineers.

Given the agricultural use and existing drainage modifications that exists (drainage ditches tiles ect) in the western side of the site where inventoried wetlands were mapped, hydrology monitoring in the early growing season was used to verify if wetland hydrology exists on this agricultural field.

The presence of wetland hydrology is the driving force behind wetland presence, without wetland hydrology, an area does not meet wetland criteria. Therefore, only areas on the site that contain all three parameters during the early growing season meet the definition of a wetland. Areas that do not have hydrology do not meet wetland criteria and are considered upland.

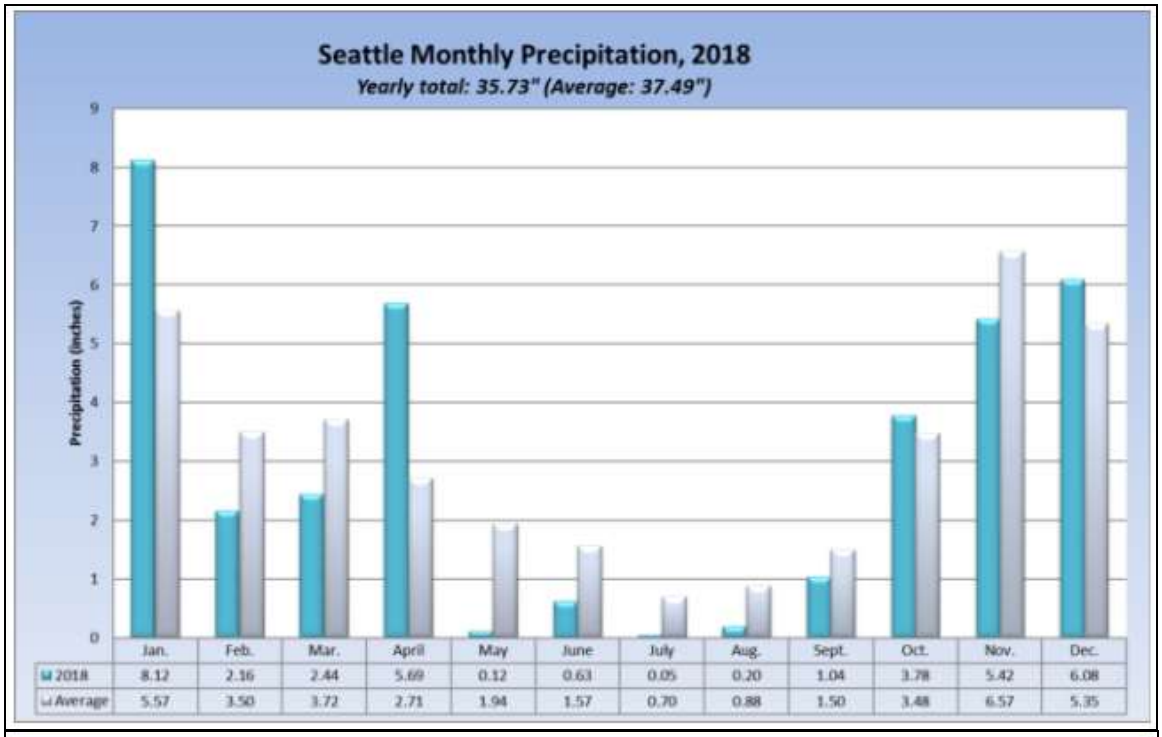
Site Hydrology Monitoring Methods

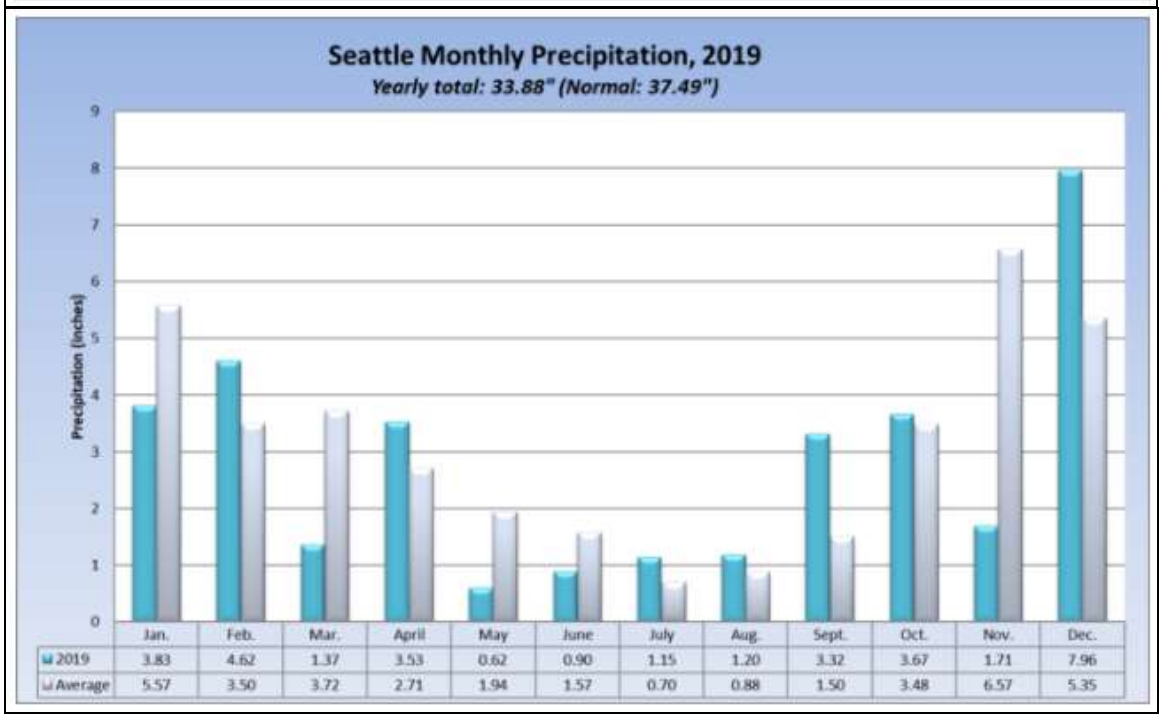
A total of 16 data points (soil pits) were sampled to determine if wetland vegetation, soils and hydrology was present on the site within 12” of the soil surface.



Above: Data point locations on the site

The site was visited between February 28th and May 25 of 2019 to collect hydrology data. Site visits were also conducted in April and July of 2021 to confirm nothing had changed since the 2019 hydrology monitoring.





Rainfall in the region for the water year through the growing season starting in October 2018 and ending in May 2019 was 29.29", which was 90% of a normal rainfall of 32.84". However, this small amount of

difference was not enough to invalidate our hydrology monitoring results, and given the drier years we have been having over the last decade, may be closer to normal at this point in time.

At each data point soil pit was excavated -18" deep. At each pit observations of the level of standing water and/or soil saturation (if any) were recorded through the monitoring period. Only the data point within Wetland A was found to contain wetland hydrology long enough to be called a wetland.

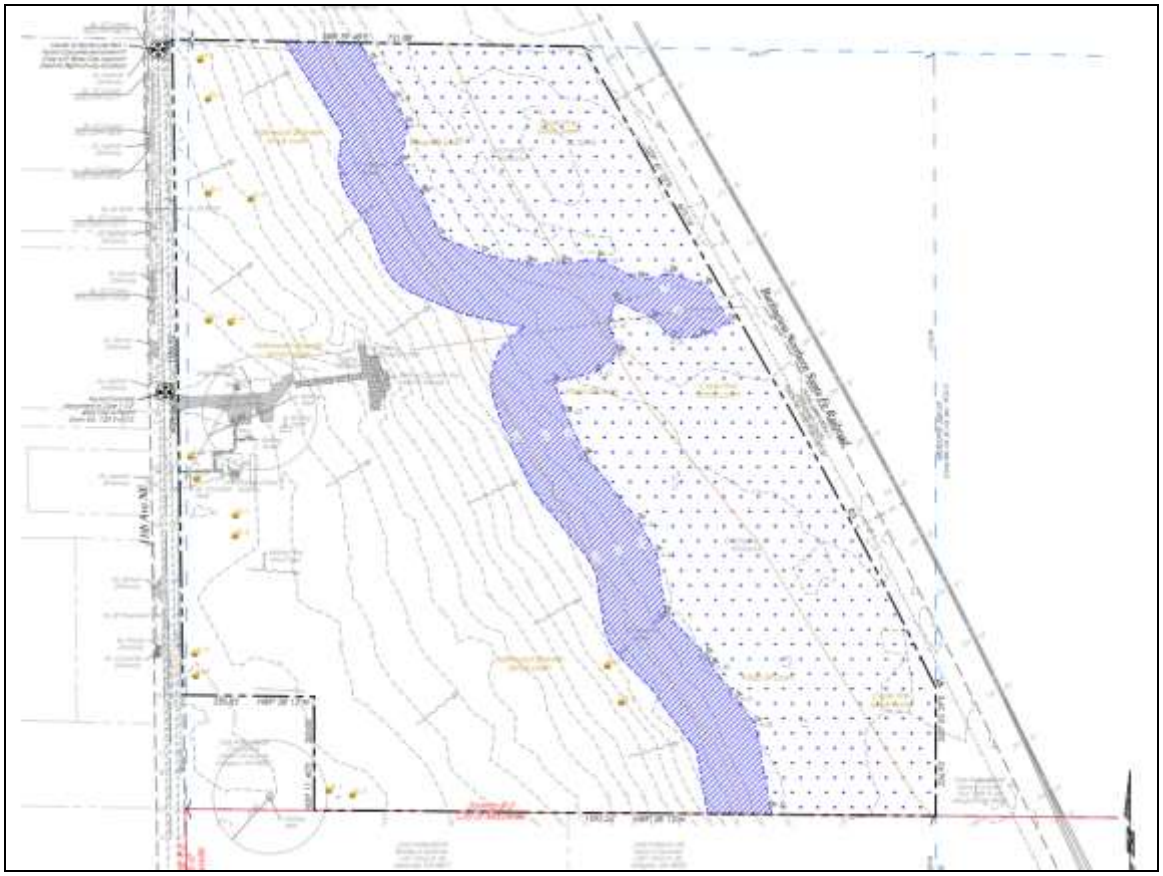
OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included previous studies of the site in 2005 as well as a study of the site to the north of the eastern side of the site, the City of Marysville Critical Areas map, National Wetland Inventory Map, the NRCS Soil Survey online mapping and Data, WADNR Fpars stream mapping and the WDFW Priority Habitats mapping website.

Centered Ventures Study of Parcel#31051900401600

Sewall wetland Consulting conducted a study of Parcel#31051900401600 in October of 2020. This parcel lies immediately north of the site in unincorporated Snohomish County. A single Category III wetland was identified on the eastern side of the site. The hydrology of this area was not confirmed at that time as it was conducted in the dry season.



Above: Wetland Map of Category III wetland on Parcel#31051900401600 located immediately north of the site.

The pasture wetland ended at the site at an east-west ditch which drained towards the railroad tracks to the east. Again, wetland hydrology was not confirmed for this study and areas with wetland grasses and soils were assumed to be wetland.

Snohomish County Mapping

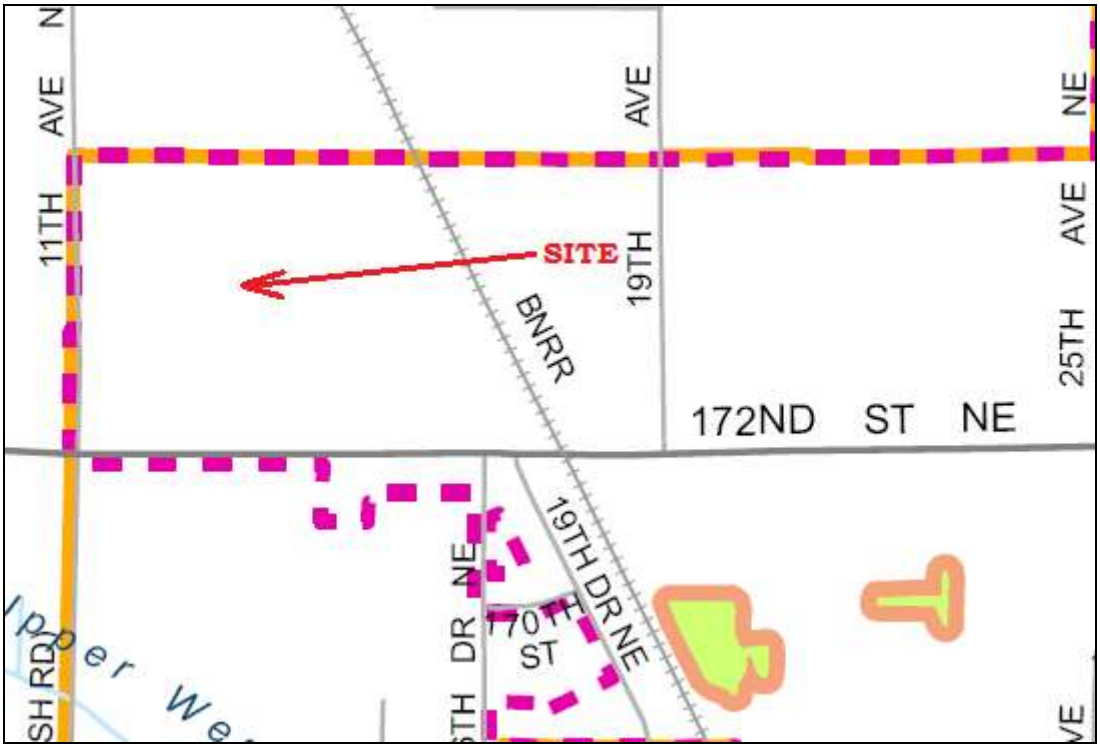
The Snohomish County PDS mapping of the site with wetland and stream layers activated depicts a large wetland to the east of the site in the area shown on the Centered Ventures site, as well as a wetland in the center of the western pasture.



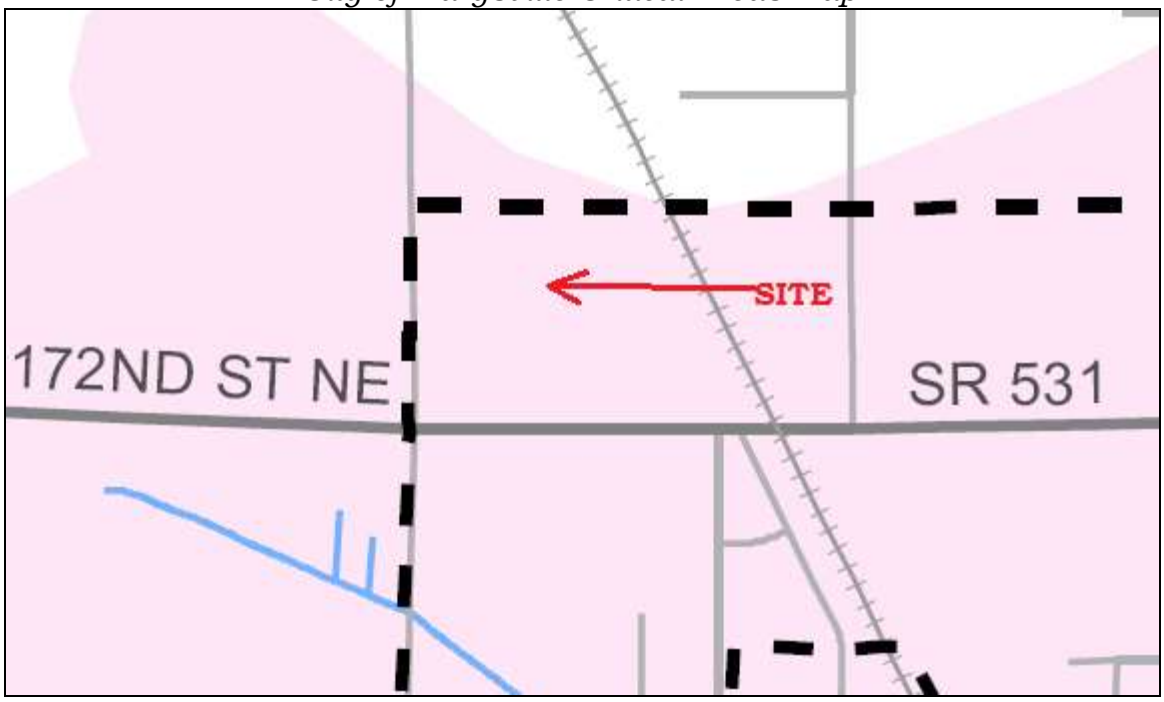
Above: Snohomish County PDS wetland and stream mapping of the area of the site.

City of Marysville Critical Areas Map

According to the City of Marysville Critical Areas Maps, there are no wetlands or streams on the site



City of Marysville Critical Areas Map



Above: City of Marysville Stream mapping.

National Wetlands Inventory (NWI)

The NWI map depicts the same wetlands as shown on the Snohomish County PDS mapping, and in fact the County mapping is a carry-over from the NWI maps. These inventory maps were not field verified and are just an aerial photograph interpretation of the area.



Above: NWI Map of the area of the site.

Soil Survey

According to the NRCS Soil Mapper website, the majority of the site is mapped as moderately well-drained Alderwood gravelly sandy loam. The

eastern side of the site is mapped as Kitsap silt loam. Neither of these soils are considered hydric or wetland soils.



Above: NRCS Soil map of the study area.

WADNR Fpars

The WADNR Fpars stream typing map for the site there are no streams on or near the site.



Above WDNR Fpars Stream Typing map.

WDFW Priority Habitats

According to the WDFW Priority Habitats mapping website, there are no priority habitats on the site. The wetlands identified on the NWI maps have been replicated on this map as wetlands are considered priority habitats.



Above: WDFW Priority Habitats Map of the site

Field observations

Uplands

The site has a high point along the east edge and from there slopes off to the east and gently to the west and south. As previously described, several single family homes are found on the site with associated outbuildings and landscaped lawn areas and gravel driveways.

The eastern and northwest corner contain forested areas with numerous trails and dirt roads throughout. Douglas fir, red alder and big leaf maple make up the sparse overstory in these areas. An informal atv type track is located along the eastern portion of the site and this area is generally disturbed.

The western side of the site contains a large pasture area which is mowed for hay and a portion is used as a large garden area for the westernmost residence. Numerous drainage tiles were noted to be in place in this pasture as outfalls are present along ditches to the west and south of the site with tile outfalls.

The pasture contains a mix of pasture species including sweet vernal grass, orchard grass, reed canary grass and bent grass. Monitoring of data points throughout this pasture revealed none of the pasture meets the criteria of a wetland although some hydric soils and facultative grass species are present.

Soil pits excavated throughout the site were very mixed and varied, with loam in the western area of the site and some dense silty loam and sandy loam and loamy sand on the eastern side of the site. Soils were generally high chroma with colors of 10YR 3/3-3/4. Some areas in the pasture contained marginal hydric soils with B-horizon colors of 2.5Y 3/2 with few fine faint redoximorphic concentrations. However, hydrology monitoring of these areas revealed they do not contain wetland hydrology and were probably drained years ago by tile placement and ditching along the site perimeter.

One area along the northwest corner of the site was determined to meet wetland hydrology criteria. In addition, the buffer of the off-site wetland from the Category III wetland to the north encroaches onto the site. Below is a description of these areas;

Wetland A

A small forested wetland was identified and delineated on the northwest corner of the site with pink flags labeled A1-A12. This area is sparsely vegetated as there are trails through this area removing much of the understory. Small cedars and quaking aspens are present as well as some speedwell and creeping buttercup in the understory.

Soil pits excavated within the wetland revealed a gravelly loam with a color of 10YR 3/2 with common, medium distinct redoximorphic concentrations. Soils were saturated near the surface in our early growing season observations of this area.

This area would be classified as PFO4C (palustrine, forested needle leaved evergreen, seasonally flooded) using the US Fish and Wildlife wetland classification method (Cowardin et al 1979).

City of Marysville Code (MMC 22E.010.060 Wetland rating and classification) states: Wetlands shall be classified as Category I, II, III, or IV using the Washington State Department of Ecology's Wetland Rating System for Western Washington, Publication No. 04-06-025, or as amended hereafter. As a result the wetland area was rated using the 2014 Wetland Rating system.

Using the 2014 WADOE Wetland Rating system and rating the wetland as a depressional wetland, this wetland scored a total of 16 points with 4 for habitat.

Off-site wetland to north

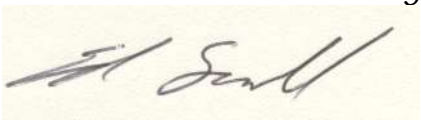
As previously described, our study of the parcel to the north identified a category III wetland. This wetland was found to end at an agricultural ditch that is oriented in an east-west direction, draining to the east. The area to the south which is eats of the site is plowed agricultural field which does not contain any vegetation, nor was any wetland hydrology observed in this area.

The off-site wetland was never confirmed for wetland hydrology so its mapping may be conservative and larger than actually meets wetland criteria. However, we have no further data on this area so it is presumed to be wetland.

Using the 2014 WADOE Wetland Rating system and rating the off-site wetland as a depressional type wetland, the wetlands scored a total of 16 points with 5 for habitat. This indicates a Category III wetland. This indicates a Category III wetland. Category III wetlands in the City of Marysville have a 75' buffer measured from the wetland edge.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Site Plan and Survey
Data Sheets
Rating Form and Exhibits

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

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Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

City of Marysville Municipal Code

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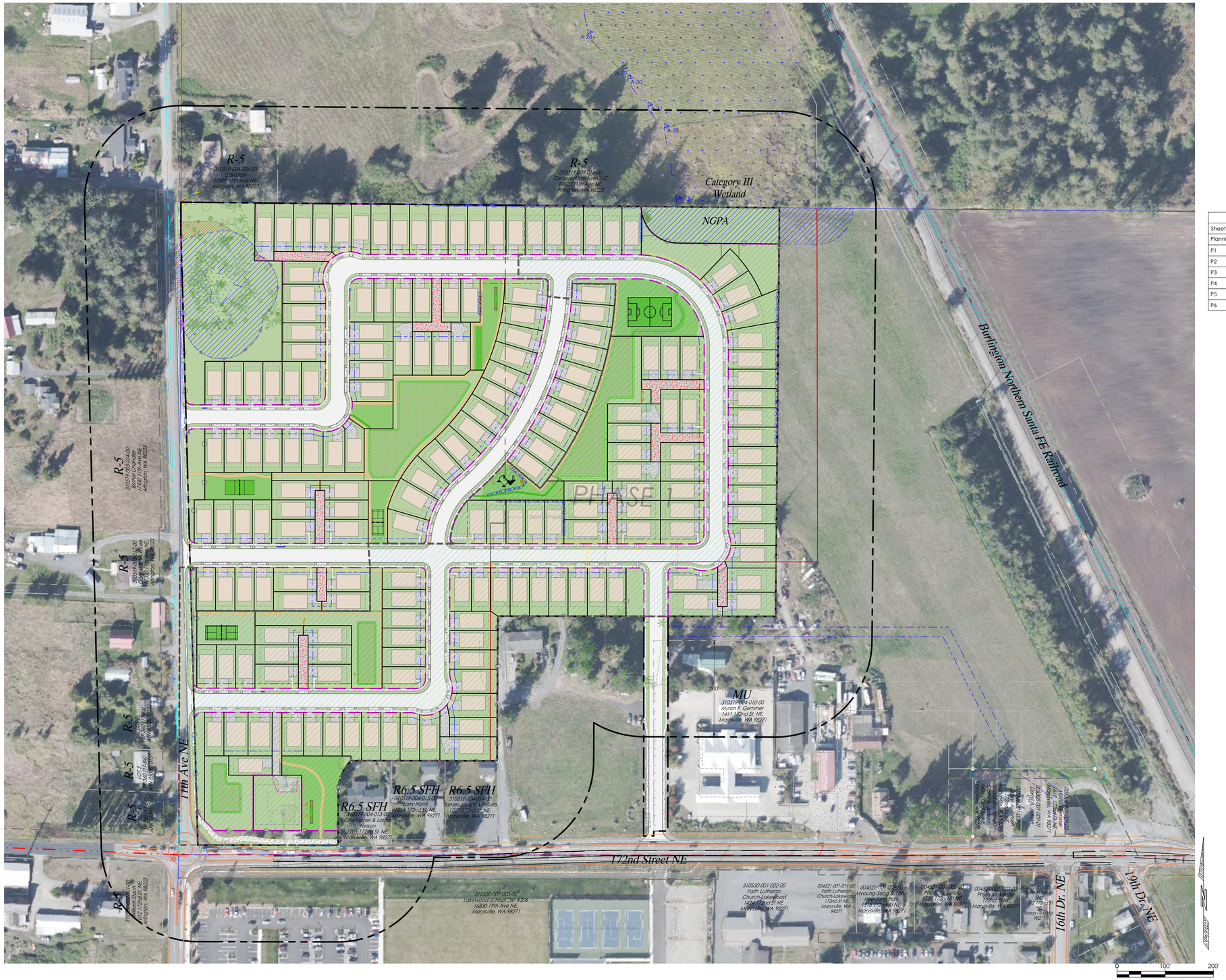
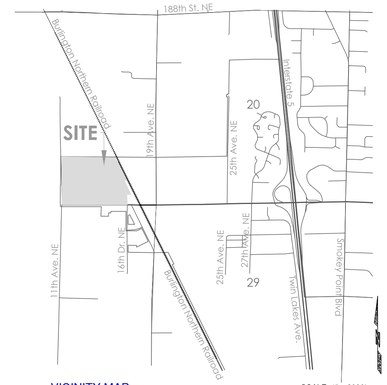
Z:\Myron Gemmer - Lakewood PRD\Sheets\P1 Cover Sheet.dwg

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.





VICINITY MAP SCALE: 1" = 2000'

Sheet List Table		Sheet List Table	
Sheet Number	Sheet Title	Sheet Number	Sheet Title
Planning: P6		Construction: C37	
P1	Cover Sheet	C1	Civil Site Plan Overview
P2	Existing Survey Map	C2	Civil Site Plan
P3	PRD-Preliminary Plat Plan	C3	Construction Notes
P4	Preliminary Plat Plan	C4	Existing Conditions Map
P5	Open Space & Landscape Concept Plan	C5	Clearing & TESC Plan
P6	Parking Plan	C6	Grading Plan Overview
		C7	Grading Plan - Northwest
		C8	Grading Plan - Northeast
		C9	Grading Plan - Southwest
		C10	Grading & TESC Details
		C11	Site Cross Sections
		C12	Site Cross Sections
		C13	Site Cross Sections
		C14	Frontage Improvements Plan
		C15	Road A Plan and Profile
		C16	Road A Plan and Profile
		C17	Road A Plan and Profile
		C18	Road A Plan and Profile
		C19	Road B Plan and Profile
		C20	Road B Plan and Profile
		C21	Road C Plan and Profile
		C22	Road Details
		C23	Stormwater Management Overview Plan
		C24	Stormwater Management Plan and Profile
		C25	Stormwater Management Plan and Profile
		C26	Stormwater Management Plan and Profile
		C27	Stormwater Management Plan and Profile
		C28	Stormwater Management Plan and Profile
		C29	Stormwater Management Details
		C30	City of Marysville Stormwater Details
		C31	Sewer and Water Overview Plan
		C32	Sewer and Water Plan with Profiles Offsite
		C33	Sewer and Water Plan with Profile Road A South
		C34	Sewer and Water Plan with Profiles Road A North
		C35	Sewer and Water Plan with Profile Road B
		C36	Sewer and Water Details
		C37	Mailbox Plan

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	4,054
Smallest Lot	3,569
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

CONTACT PERSON

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merle@landtechway.com

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Richard Van Mourik
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206.601.4682

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Marysville, WA 98271

APPLICANT

MJS Investors
Great Western Building, 11201 SE 8th St
Bellevue, WA 98004
425-559-2726

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

OWNER

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Marysville, WA 98271
-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

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PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
PRE-APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

COVER SHEET

SHEET P1 of P8

24x36

PA22-007

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cranmer City/County: Mount Vernon Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP1

Investigator(s): Ed Sarell Section, Township, Range: 32 T31N R2E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No	Is the Sampled Area within a Wetland? Yes ✓ No
Hydric Soil Present?	Yes ✓	No	
Wetland Hydrology Present?	Yes ✓	No	

Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1. Thuja plicata	20		FAC
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Ranunculus repens	20		FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
16	10YR 3/2		C ~ d				SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
✓ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:
Depth (inches):

Hydric Soil Present? Yes ✓ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

✓ Surface Water (A1)
___ High Water Table (A2)
✓ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches):
Water Table Present? Yes ___ No ✓ Depth (inches):
Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0

Wetland Hydrology Present? Yes ✓ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Grenmar City/County: Marysville Sampling Date: 3-7-19
Applicant/Owner: State: WA Sampling Point: DP#2
Investigator(s): Ed Bull Section, Township, Range: 32 T31N R5E
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: Alderwood NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ___ No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ___ No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ___ No ___
Hydric Soil Present? Yes ___ No ___
Wetland Hydrology Present? Yes ___ No ___
Is the Sampled Area within a Wetland? Yes ___ No ___
Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
	___ = Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	___ = Total Cover		
Herb Stratum (Plot size: ___)			
1. Anthoxanthum odoratum	50		FACU
2. Agrostis	50		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	___ = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	___ = Total Cover		

% Bare Ground in Herb Stratum ___

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)
Total Number of Dominant Species Across All Strata: ___ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 50	x 3 =	150
FACU species 50	x 4 =	200
UPL species	x 5 =	
Column Totals: 100 (A)		350 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No ___
Remarks:

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SOIL

Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
16	10YR 3/2						GSL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)
___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:
___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
Type: ___
Depth (inches): ___
Hydric Soil Present? Yes ___ No ___
Remarks:
No indicators

HYDROLOGY

Wetland Hydrology Indicators:
Primary Indicators (minimum of one required; check all that apply)
___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)
___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:
Surface Water Present? Yes ___ No ___ Depth (inches): ___
Water Table Present? Yes ___ No ___ Depth (inches): ___
Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___
Wetland Hydrology Present? Yes ___ No ___
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Remarks:

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Denman City/County: Monroeville Sampling Date: 3-7-19
Applicant/Owner: State: WA Sampling Point: DP#3
Investigator(s): Ed Buell Section, Township, Range: 32 T31N R5E
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: Alderwood NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No
Hydric Soil Present? Yes No ✓
Wetland Hydrology Present? Yes No ✓
Is the Sampled Area within a Wetland? Yes No ✓
Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Athyrium cuttuh	40		FAC
2. Holcus lanatus	20		FAC
3. Festuca arundinacea	20		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		
% Bare Ground in Herb Stratum			

Remarks:

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

SOIL

Sampling Point: DP#3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/3						Loam	
10-16	10YR 3/4						"	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)
___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:
___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
Type:
Depth (inches):

Hydric Soil Present? Yes ___ No ✓

Remarks:
No indicators

HYDROLOGY

Wetland Hydrology Indicators:
Primary Indicators (minimum of one required; check all that apply)
___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)
___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:
Surface Water Present? Yes ___ No ✓ Depth (inches):
Water Table Present? Yes ___ No ✓ Depth (inches):
Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches):

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Gemmer City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP# 4

Investigator(s): Ed Buell Section, Township, Range: 32 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No	Is the Sampled Area within a Wetland? Yes No ✓
Hydric Soil Present?	Yes No ✓	
Wetland Hydrology Present?	Yes No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Anthoxanthum odoratum	35		FAC
2. Festuca rubra	35		FAC
3. Agrostis capillaris	35		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		
% Bare Ground in Herb Stratum			

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

Prevalence Index is ≤3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? ✓ Yes No

SOIL

Sampling Point: DP# 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/3							
8-16	10YR 3/4							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes No ✓

Remarks: No Hydric

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes No Depth (inches):

Saturation Present? (includes capillary fringe) Yes No Depth (inches):

Wetland Hydrology Present? Yes ✓ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No Hydric

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Genmill City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#5

Investigator(s): Ed Bunell Section, Township, Range: 329 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✓

Hydric Soil Present? Yes ____ No ✓

Wetland Hydrology Present? Yes ____ No ✓

Is the Sampled Area within a Wetland? Yes ____ No ✓

Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: ____)			
1. Agrostis alba	30	✓	FAC
2. Anthoxanthum odor	50	✓	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	____ = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum ____

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 =	
FACW species ____	x 2 =	
FAC species 50	x 3 =	150
FACU species 50	x 4 =	200
UPL species ____	x 5 =	
Column Totals: 100	(A)	350 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

SOIL

Sampling Point: DP#5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
13	10YR 3/3							
16	5YR 5/3		DDF					

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ No ✓

Remarks:

no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): ____

Water Table Present? Yes ____ No ✓ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Greenwich City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#4

Investigator(s): Ed Buell Section, Township, Range: 32 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No	Is the Sampled Area within a Wetland? Yes No ✓
Hydric Soil Present?	Yes No ✓	
Wetland Hydrology Present?	Yes No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Phalaris arundinacea	50		FACW
2. Holcus lanatus	50		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Wetland Non-Vascular Plants[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks:

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

SOIL

Sampling Point: DP#4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
13	10YR 2/2							
16	2.5Y 3/2						Compact	Loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

__ Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
__ Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1) (except MLRA 1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

__ 2 cm Muck (A10)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ✓ No

Remarks: No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

__ Surface Water (A1)
__ High Water Table (A2)
__ Saturation (A3)
__ Water Marks (B1)
__ Sediment Deposits (B2)
__ Drift Deposits (B3)
__ Algal Mat or Crust (B4)
__ Iron Deposits (B5)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Sparsely Vegetated Concave Surface (B8)
__ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
__ Salt Crust (B11)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Tilled Soils (C6)
__ Stunted or Stressed Plants (D1) (LRR A)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

__ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Saturation Visible on Aerial Imagery (C9)
__ Geomorphic Position (D2)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)
__ Raised Ant Mounds (D6) (LRR A)
__ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes No ✓ Depth (inches):

Saturation Present? (includes capillary fringe) Yes No ✓ Depth (inches):

Wetland Hydrology Present? Yes No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Grenmch City/County: Monroe Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#7

Investigator(s): Ed Bandl Section, Township, Range: 32 T31N R6E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No	Is the Sampled Area within a Wetland? Yes No ✓
Hydric Soil Present?	Yes	No ✓	
Wetland Hydrology Present?	Yes	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Phalaris arundinacea	70	✓	FACW
2. Festuca	30		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

Prevalence Index is ≤3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

DP#7

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
16	10YR3/2						fsl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes No ✓

Remarks:

no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes No ✓ Depth (inches):

Saturation Present? (includes capillary fringe) Yes No ✓ Depth (inches):

Wetland Hydrology Present? Yes No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Gemmill City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#8

Investigator(s): Ed Sarell Section, Township, Range: 32 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Aldwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ___ No ✓

Hydric Soil Present? Yes ___ No ✓

Wetland Hydrology Present? Yes ___ No ✓

Is the Sampled Area within a Wetland? Yes ___ No ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Festuca arundinacea	50	✓	FAC
2. Agrostis gigantea	50	✓	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ___

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 50	x 3 =	150
FACU species 50	x 4 =	200
UPL species	x 5 =	
Column Totals: 100 (A)		350 (B)

Prevalence Index = B/A = 3.50

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No ✓

SOIL

Sampling Point: DP#8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
3	10YR 2/2							
16	10YR 4/6						SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks: no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Genmill City/County: Marysville Sampling Date: 3-7-19
Applicant/Owner: State: WA Sampling Point: DP#9
Investigator(s): Ed Bandl Section, Township, Range: 32 T31N R5E
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: Alderwood NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)
Are Vegetation, Soil, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No
Are Vegetation, Soil, or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes No ✓
Hydric Soil Present? Yes ✓ No
Wetland Hydrology Present? Yes No
Is the Sampled Area within a Wetland? Yes No ✓
Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Agrostis	45		FAC
2. A. tenuis	55		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		
% Bare Ground in Herb Stratum			

Remarks:

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species 90	x 3 = 270
FACU species 90	x 4 = 360
UPL species	x 5 =
Column Totals: 180 (A)	630 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:
__ Dominance Test is >50%
__ Prevalence Index is ≤3.0[1]
__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

SOIL

Sampling Point: DP#9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
14	10YR 2/2							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)
__ Histosol (A1)
__ Histic Epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted Below Dark Surface (A11)
__ Thick Dark Surface (A12)
__ Sandy Mucky Mineral (S1)
__ Sandy Gleyed Matrix (S4)
__ Sandy Redox (S5)
__ Stripped Matrix (S6)
__ Loamy Mucky Mineral (F1) (except MLRA 1)
__ Loamy Gleyed Matrix (F2)
__ Depleted Matrix (F3)
__ Redox Dark Surface (F6)
__ Depleted Dark Surface (F7)
__ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:
__ 2 cm Muck (A10)
__ Red Parent Material (TF2)
__ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
Type:
Depth (inches):
Hydric Soil Present? Yes ✓ No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:
Primary Indicators (minimum of one required; check all that apply)
__ Surface Water (A1)
__ High Water Table (A2)
__ Saturation (A3)
__ Water Marks (B1)
__ Sediment Deposits (B2)
__ Drift Deposits (B3)
__ Algal Mat or Crust (B4)
__ Iron Deposits (B5)
__ Surface Soil Cracks (B6)
__ Inundation Visible on Aerial Imagery (B7)
__ Sparsely Vegetated Concave Surface (B8)
__ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
__ Salt Crust (B11)
__ Aquatic Invertebrates (B13)
__ Hydrogen Sulfide Odor (C1)
__ Oxidized Rhizospheres along Living Roots (C3)
__ Presence of Reduced Iron (C4)
__ Recent Iron Reduction in Tilled Soils (C6)
__ Stunted or Stressed Plants (D1) (LRR A)
__ Other (Explain in Remarks)

Secondary Indicators (2 or more required)
__ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
__ Drainage Patterns (B10)
__ Dry-Season Water Table (C2)
__ Saturation Visible on Aerial Imagery (C9)
__ Geomorphic Position (D2)
__ Shallow Aquitard (D3)
__ FAC-Neutral Test (D5)
__ Raised Ant Mounds (D6) (LRR A)
__ Frost-Heave Hummocks (D7)

Field Observations:
Surface Water Present? Yes No ✓ Depth (inches):
Water Table Present? Yes No ✓ Depth (inches):
Saturation Present? (includes capillary fringe) Yes No ✓ Depth (inches):
Wetland Hydrology Present? Yes No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Grenmuh City/County: Moses Lk Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP #10 + 11

Investigator(s): Ed Bull Section, Township, Range: 329 T31N R28E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Aldmwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No

Hydric Soil Present? Yes No ✓

Wetland Hydrology Present? Yes No ✓

Is the Sampled Area within a Wetland? Yes No ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Centaurea edwk	50		FACU
2. Festuca	20		FAC
3. Poa sp.	30		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ✓ Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
4	10YR 3/1							
16	10YR 3/4						Fsa	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (except MLRA 1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ___ No ✓

Remarks:

No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (LRR A)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches):

Water Table Present? Yes ___ No ✓ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches):

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Gronmek City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP2 12

Investigator(s): Ed Sarell Section, Township, Range: 32 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Dactylis glomerata	70	✓	FACU
2. Festuca arundinacea	30	✓	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		
% Bare Ground in Herb Stratum ____			

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 30	x 3 =	90
FACU species 70	x 4 =	280
UPL species	x 5 =	
Column Totals: 100 (A)		370 (B)

Prevalence Index = B/A = 3.7

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

SOIL

Sampling Point: ____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
14	10YR 3/2						gr L	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (except MLRA 1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ No ✓

Remarks:

no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (LRR A)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): ____

Water Table Present? Yes ____ No ✓ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no indicators

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP#13

Project/Site: Gemmill City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#13

Investigator(s): Ed Sarell Section, Township, Range: 329 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Aldwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes No ✓	Is the Sampled Area within a Wetland? Yes No ✓
Hydric Soil Present?	Yes No ✓	
Wetland Hydrology Present?	Yes No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. Rubus discolor	60	✓	FAC
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Dactylis glomerata	30	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: (A)

Total Number of Dominant Species Across All Strata: (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 60	x 3 =	180
FACU species 40	x 4 =	160
UPL species	x 5 =	
Column Totals: 100 (A)		340 (B)

Prevalence Index = B/A = 3.4

Hydrophytic Vegetation Indicators:

- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No ✓

Remarks:

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
4	10YR 3/2							
2	10YR 3/6							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes No ✓

Remarks:

no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes No ✓	Depth (inches):	
Water Table Present?	Yes No ✓	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes No	Depth (inches):	

Wetland Hydrology Present? Yes No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no indicators

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Interim Version

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP#14

Project/Site: Gemmill City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP#14

Investigator(s): Ed Buell Section, Township, Range: 32a T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Alderwood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No ___	Is the Sampled Area within a Wetland? Yes ___ No ___
Hydric Soil Present?	Yes ___ No ___	
Wetland Hydrology Present?	Yes ___ No ___	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	___ = Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	___ = Total Cover		
Herb Stratum (Plot size: ___)			
1. Phalaris arundinacea	75	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	___ = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	___ = Total Cover		

% Bare Ground in Herb Stratum ___

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ___	x 1 =	___
FACW species ___	x 2 =	___
FAC species ___	x 3 =	___
FACU species ___	x 4 =	___
UPL species ___	x 5 =	___
Column Totals: ___ (A)		___ (B)

Prevalence Index = B/A = ___

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ___

DP#14

SOIL

Sampling Point: ___

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
16	10YR 2/1						gsl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks:

no indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cremer City/County: Mossville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: DP# 15 + 16

Investigator(s): Ed Sarell Section, Township, Range: 329 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Aldervood NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No

Hydric Soil Present? Yes No ✓

Wetland Hydrology Present? Yes No ✓

Is the Sampled Area within a Wetland? Yes No ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. Rubus discolor	40	✓	FAC
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Festuca	40	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
14	10YR 3/4						Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ____ No ✓

Remarks:

No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches):

Water Table Present? Yes ____ No ✓ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches):

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Gemmer City/County: Marysville Sampling Date: 3-7-19

Applicant/Owner: State: WA Sampling Point: SP# 17

Investigator(s): Ed Buell Section, Township, Range: 32 T31N R5E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: K, Tsmp NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology naturally disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes No ✓

Hydric Soil Present? Yes No ✓

Wetland Hydrology Present? Yes No

Is the Sampled Area within a Wetland? Yes No ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: (A)

Total Number of Dominant Species Across All Strata: (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks: None plowed field

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/3							
6-16	2.5Y 4/2				C	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3) ✓
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes No ✓ Depth (inches):

Saturation Present? (includes capillary fringe) Yes No Depth (inches):

Wetland Hydrology Present? Yes No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wet A Gemmers Date of site visit: 3-7-14

Rated by Ed Sarff Trained by Ecology? Yes No Date of training

HGM Class used for rating Depressional Wetland has multiple HGM classes? Y N

NOTE: Form is not complete without the figures requested *(figures can be combined).*

Source of base aerial photo/map

OVERALL WETLAND CATEGORY III (based on functions / or special characteristics)

1. Category of wetland based on FUNCTIONS

_____ **Category I** – Total score = 23 - 27

_____ **Category II** – Total score = 20 - 22

/ **Category III** – Total score = 16 - 19

_____ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	H (M) L	H M (L)	H M (L)	
Landscape Potential	H (M) L	H (M) L	H (M) L	
Value	(H) M L	H (M) L	H M (L)	TOTAL
Score Based on Ratings	7	5	4	16

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	/

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number ____

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3 **YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

NO – go to 5 **YES** – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number 1

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?

D 1.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet).	points = 3	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.	points = 2	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	~~points = 1~~	2
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 1	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*.	Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):		
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	
Wetland has persistent, ungrazed, plants > ½ of area	points = 3	
Wetland has persistent, ungrazed plants > $^1/_{10}$ of area	points = 1	5
Wetland has persistent, ungrazed plants < $^1/_{10}$ of area	points = 0	
D 1.4. Characteristics of seasonal ponding or inundation:		
This is the area that is ponded for at least 2 months. See description in manual.		
Area seasonally ponded is > ½ total area of wetland	points = 4	
Area seasonally ponded is > ¼ total area of wetland	points = 2	
Area seasonally ponded is < ¼ total area of wetland	points = 0	2
Total for D 1	Add the points in the boxes above	9

Rating of Site Potential If score is: ___12-16 = H ✓ 6-11 = M ___0-5 = L *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?

D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____	Yes = 1 No = 0	0
Total for D 2	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ___3 or 4 = H ✓ 1 or 2 = M ___0 = L *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?

D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	1
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 2 No = 0	2
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality *(answer YES if there is a TMDL for the basin in which the unit is found)*?	Yes = 2 No = 0	2
Total for D 3	Add the points in the boxes above	5

Rating of Value If score is: ✓ 2-4 = H ___1 = M ___0 = L *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	2
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	0
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*		
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	~~points = 0~~	3
Entire wetland is in the Flats class	points = 5	
Total for D 4	Add the points in the boxes above	5

Rating of Site Potential If score is: ___12-16 = H ___6-11 = M ✓ 0-5 = L *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	0
Total for D 5	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ___3 = H ✓ 1 or 2 = M ___0 = L *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____	points = 0	1
There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ✓ 2-4 = H ___1 = M ___0 = L *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

___ Aquatic bed	4 structures or more: points = 4	
___ Emergent	3 structures: points = 3	
___ Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1	
___ Forested (areas where trees have > 30% cover)	1 structure: points = 0	0
If the unit has a Forested class, check if:		
___ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon		

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

___ Permanently flooded or inundated	4 or more types present: points = 3	
___ Seasonally flooded or inundated	3 types present: points = 2	
___ Occasionally flooded or inundated	2 types present: points = 1	
___ Saturated only	1 type present: points = 0	0
___ Permanently flowing stream or river in, or adjacent to, the wetland		
___ Seasonally flowing stream in, or adjacent to, the wetland		
___ **Lake Fringe wetland**	**2 points**	
___ **Freshwater tidal wetland**	**2 points**	

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2	
5 - 19 species	points = 1	1
< 5 species	points = 0	

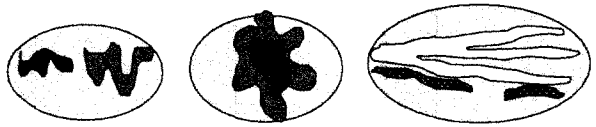
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points **Low** = 1 point **Moderate** = 2 points

All three diagrams in this row are **HIGH** = 3points



0

Wetland name or number A

H 1.5. Special habitat features:

Check the habitat features that are present in the wetland. *The number of checks is the number of points.*

- ___ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).
- ___ Standing snags (dbh > 4 in) within the wetland
- ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)
- ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)*
- ___ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)*
- ___ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)

1

Total for H 1 — Add the points in the boxes above: 2

Rating of Site Potential If score is: ___ **15-18 = H** ___ **7-14 = M** ___ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*).

Calculate: / % undisturbed habitat 9 + [(% moderate and low intensity land uses)/2] 5 = 6 %

If total accessible habitat is:

> 1/3 (33.3%) of 1 km Polygon	points = 3
20-33% of 1 km Polygon	points = 2
10-19% of 1 km Polygon	points = 1
< 10% of 1 km Polygon	points = 0

0

H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.

Calculate: 20 % undisturbed habitat 60 + [(% moderate and low intensity land uses)/2] 30 = 45 %

Undisturbed habitat > 50% of Polygon	points = 3
Undisturbed habitat 10-50% and in 1-3 patches	points = 2
Undisturbed habitat 10-50% and > 3 patches	points = 1
Undisturbed habitat < 10% of 1 km Polygon	points = 0

2

H 2.3. Land use intensity in 1 km Polygon: If

> 50% of 1 km Polygon is high intensity land use	points = (- 2)
≤ 50% of 1 km Polygon is high intensity	points = 0

0

Total for H 2 — Add the points in the boxes above: 2

Rating of Landscape Potential If score is: ___ **4-6 = H** ___ **1-3 = M** ___ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.*

Site meets ANY of the following criteria: points = 2

- — It has 3 or more priority habitats within 100 m (see next page)
- — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)
- — It is mapped as a location for an individual WDFW priority species
- — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources
- — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m: points = 1

Site does not meet any of the criteria above: points = 0

Rating of Value If score is: ___ **2 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest - Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests - Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

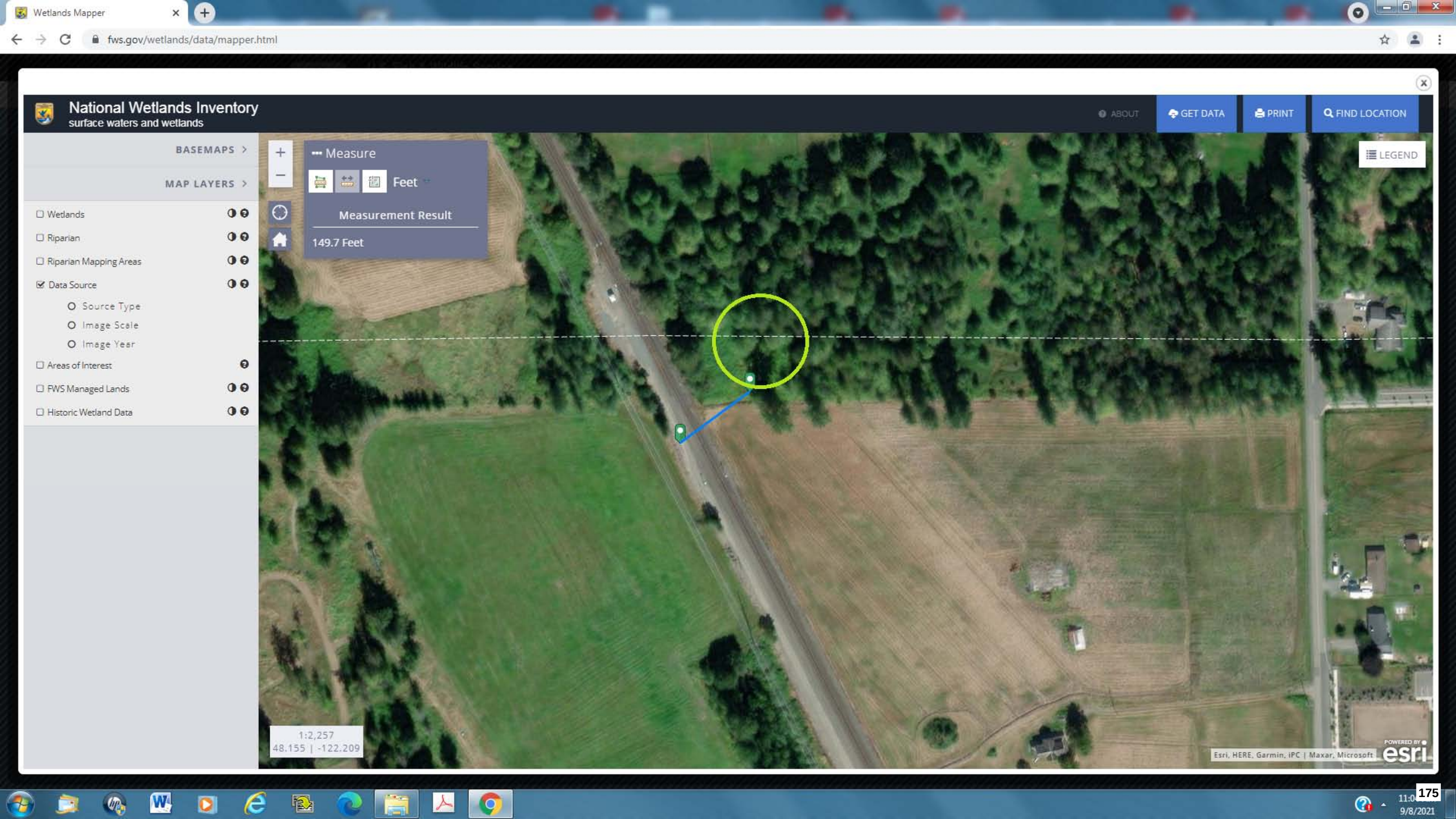
Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to **SC 1.1** No= **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to **SC 2.2** No – Go to **SC 2.3** SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = **Category I** No = **Not a WHCV** SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – **Contact WNHP/WDNR and go to SC 2.4** No = **Not a WHCV** SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = **Category I** No = **Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below. If you answer YES you will still need to rate the wetland based on its functions.* SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to **SC 3.3** No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** No = **Is not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Is a Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Is a Category I bog** No = **Is not a bog**	**Cat. I**

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = **Category I** No = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to **SC 5.1** No = **Not a wetland in a coastal lagoon**	**Cat. I**
SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ⅓ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to **SC 6.1** No = **not an interdunal wetland for rating**	**Cat I**
SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2**	**Cat. II**
SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3**	**Cat. III**
SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA


Wetlands Mapper
fws.gov/wetlands/data/mapper.html
National Wetlands Inventory
surface waters and wetlands
ABOUT
GET DATA
PRINT
FIND LOCATION
BASEMAPS
MAP LAYERS
Wetlands
Riparian
Riparian Mapping Areas
Data Source
Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
Feet
Measurement Result
149.7 Feet
LEGEND
1:2,257
48.155 | -122.209
Esri, HERE, Garmin, iPC | Maxar, Microsoft
POWERED BY esri
175
9/8/2021

Assessment of state waters 303d | Water Quality Atlas - Map

apps.ecology.wa.gov/waterqualityatlas/wqa/map?CustomMap=y&BBox=-14338616,5395963,-12562831,6503994&RT=0&Layers=27&Filters=y,n,n,n,n,n&F1.4=n,n,n,n,n,y

DEPARTMENT OF ECOLOGY State of Washington

Water Quality Atlas Map

Legend | Filter | Zoom | **Tools** | Home | Add/Remove Map Data | My Maps | Print | Share | About

Basic

Drawing

Other

Keyboard Identify | **Measure Distance** | Measure Area | Image Service

Usage:

Click on map to add measure points. Double-click to finish.

Unit

Feet

Distance

2,049.02 ft

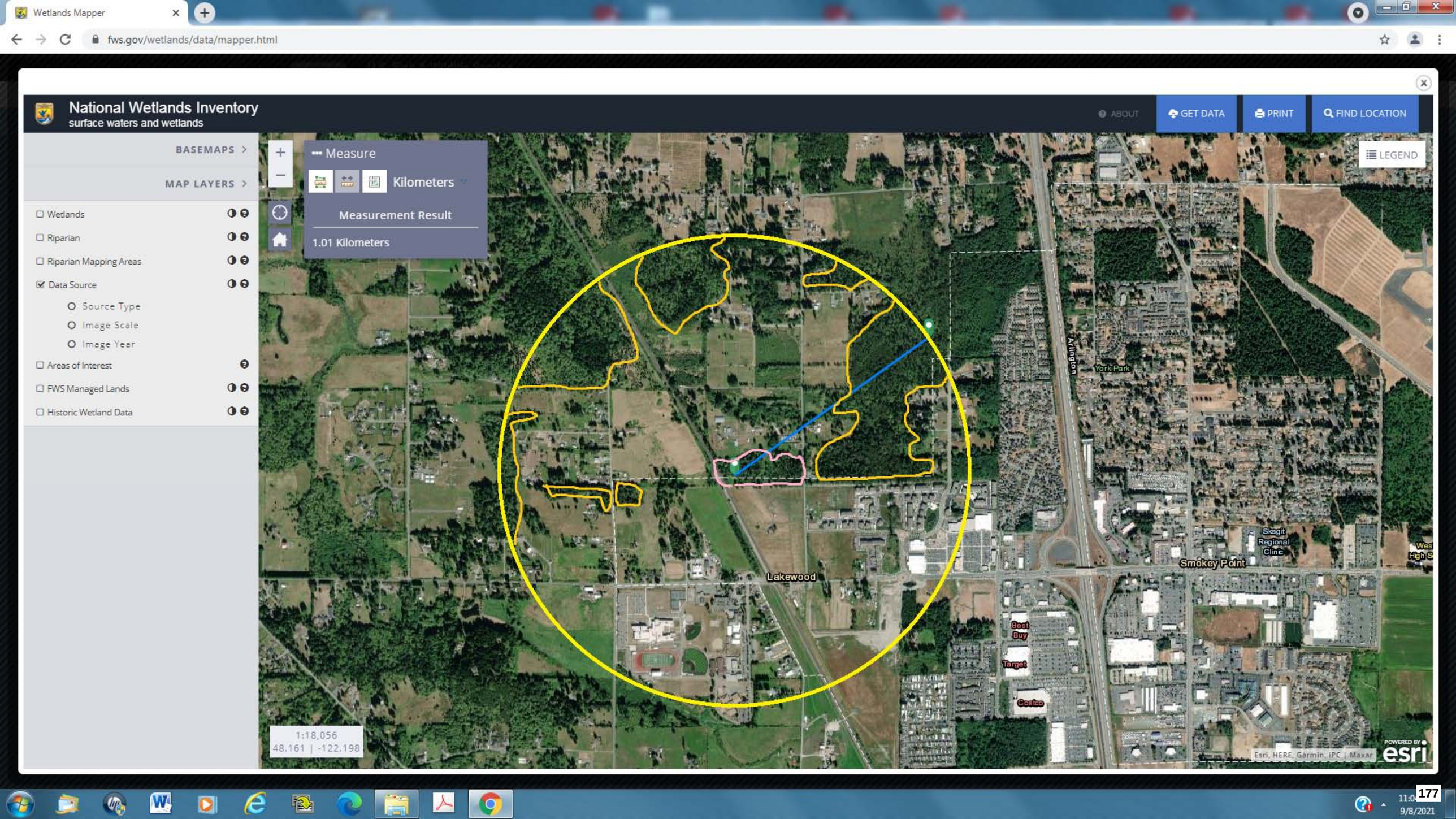
New measurement

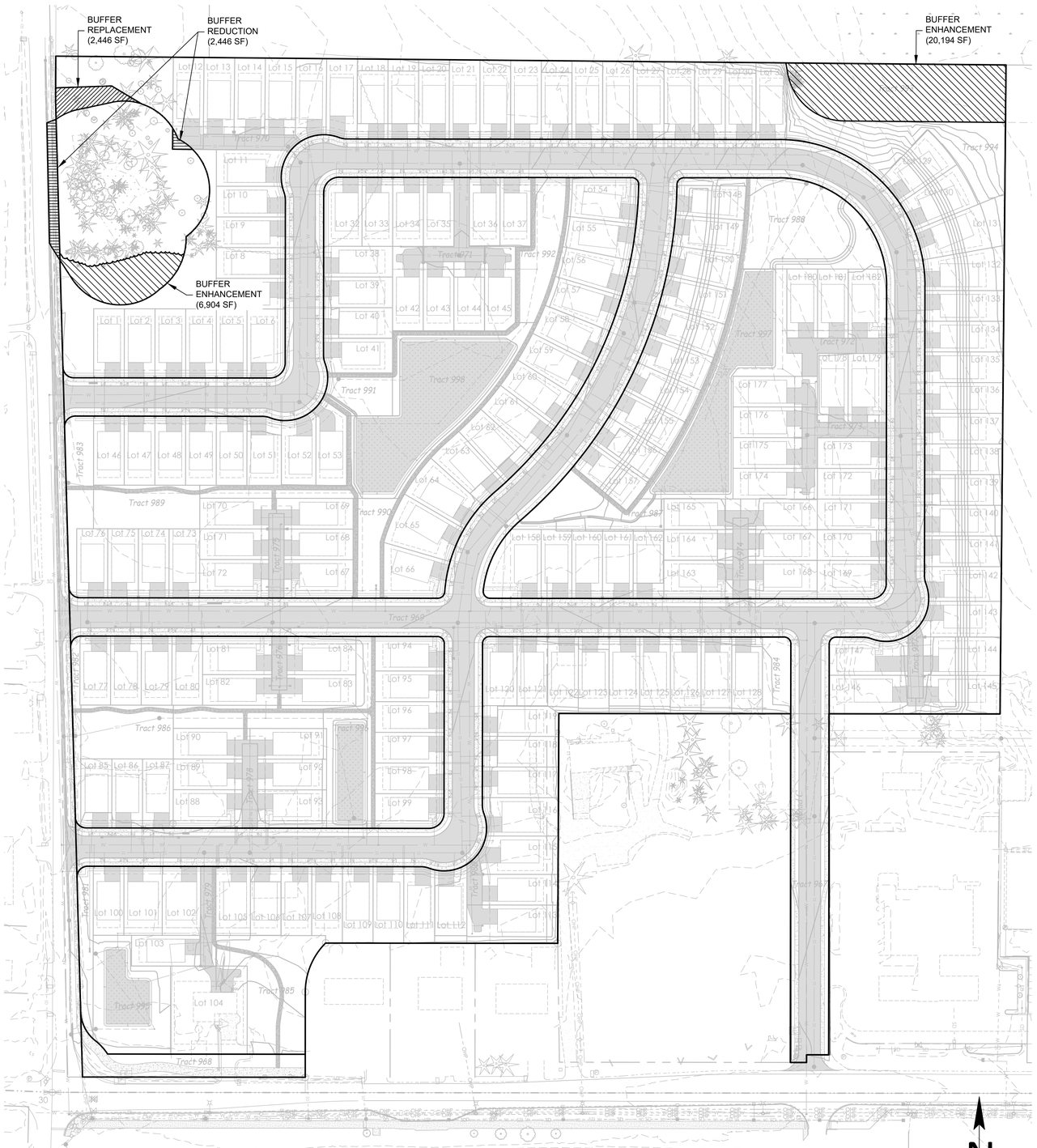


Assessed Water/Sediment | Filter Applied | Clear filters | Zoom to selection | Table to CSV

Find	Listing ID	Assessment Unit ID	Category	Medium	Parameter	Details
	66746	170200011202_01_01	5	Water	Dissolved Oxygen	View
	11253	170200050203_01_01	5	Water	Temperature	View
	42784	170200050203_01_01	5	Water	Dissolved Oxygen	View

Show 5 entries | Showing 1 to 5 of 4,548 entries | First | Previous | Next | Last


Wetlands Mapper
fws.gov/wetlands/data/mapper.html
National Wetlands Inventory
surface waters and wetlands
ABOUT
GET DATA
PRINT
FIND LOCATION
BASEMAPS
MAP LAYERS
Wetlands
Riparian
Riparian Mapping Areas
Data Source
Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
Kilometers
Measurement Result
1.01 Kilometers
LEGEND
Arlington
York Park
Lakewood
Smokey Point
Skagit Regional Clinic
Best Buy
Target
Costco
1:18,056
48.161 | -122.198
Esri, HERE, Garmin, iPC | Maxar
POWERED BY esri
9/8/2021



LEGEND:

WETLAND BUFFER ENHANCEMENT (27,098 SF)

PLAN REFERENCES:

THE SURVEY AND SITE PLAN USED TO PREPARE THIS DRAWING WAS PROVIDED BY LAND TECHNOLOGIES (18820 THIRD AVENUE NE - ARLINGTON, WA 98223). BASE DRAWINGS HAVE BEEN MODIFIED FROM THEIR ORIGINAL FORMAT TO ENHANCE VISUAL PRESENTATION AND/OR TO CLARIFY SPECIFIC INFORMATION.

N

0 40 80

SCALE IN FEET

1/1 **WETLAND BUFFER ENHANCEMENT SITE PLAN**

GENERAL NOTES:

1. WORK SHALL CONFORM TO ALL CITY OF MARYSVILLE CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY WORK, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF MARYSVILLE, THE OWNER, AND THE PLAN DESIGNER.
3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER WORK IS IN PROGRESS.
4. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL CITY OF MARYSVILLE STANDARDS.

RECOMMENDED WORK SEQUENCE:

1. FLAG WORK AREA LIMITS.
2. REQUEST AND ATTEND A PRE-CONSTRUCTION MEETING WITH OWNER.
3. CONTROL NOXIOUS/NON-NATIVE WEEDS.
4. INSTALL NATIVE PLANTS.
5. PLACE MULCH AT THE BASE OF INSTALLED PLANTS.
6. IRRIGATE INSTALLED PLANTS (2 YEARS).
7. MAINTAIN AND MONITOR INSTALLED PLANTS (3 YEARS).

NOXIOUS WEED CONTROL:

PRIOR TO PLANT INSTALLATION, CONTROL NOXIOUS WEEDS WITHIN THE PLANTING AREA. TARGET NOXIOUS WEED SPECIES SHALL INCLUDE ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS AND "WEEDS OF CONCERN") IDENTIFIED ON THE LATEST SNOHOMISH COUNTY NOXIOUS WEED LIST. DURING NOXIOUS WEED CONTROL WORK, EXISTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE. ALL NOXIOUS WEED CONTROL CUTTINGS AND DEBRIS SHALL BE REMOVED FROM THE SITE. ACCEPTABLE CONTROL METHODS INCLUDE THE FOLLOWING:

1. REDUCE TOP GROWTH OF NOXIOUS WEEDS. ACCEPTABLE METHODS INCLUDE: WALK BEHIND OR TRACTOR MOUNTED MOWER, EXCAVATOR WITH BUCKET AND THUMB, POWER SAW, BRUSH HOG, LINE TRIMMER, LOPPERS, CLIPPERS, HAND PULLING, OR APPROVED EQUAL.

2. GRUB OUT LARGE ROOT CROWNS AND MAJOR ROOTS BY HAND USING CLAW MATTOCK, PULASKI, OR APPROVED EQUAL.

PLANT INSTALLATION NOTES:

1. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
2. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS.
3. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS MAY BE ACCEPTABLE SUBJECT TO OWNER APPROVAL.
4. PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
5. CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

PLANT INSTALLATION SCHEDULE:

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QTY.	SPACING
BIGLEAF MAPLE	*ACER MACROPHYLLUM*	2 GAL CONT.	75	9 FT ON-CENTER
BITTER CHERRY	*PRUNUS EMARGINATA*	2 GAL CONT.	50	9 FT ON-CENTER
DOUGLAS-FIR	*PSEUDOTSUGA MENZIESII*	2 GAL CONT.	125	9 FT ON-CENTER
VINE MAPLE	*ACER CIRCINATUM*	2 GAL CONT.	95	5 FT ON-CENTER
INDIAN PLUM	*OEMLERIA CERASFORMIS*	2 GAL CONT.	110	5 FT ON-CENTER
THIMBLEBERRY	*RUBUS PARVIFLORUS*	2 GAL CONT.	140	5 FT ON-CENTER
SALMONBERRY	*RUBUS SPECTABILIS*	2 GAL CONT.	125	5 FT ON-CENTER
BALDHIP ROSE	*ROSA GYMNOCARPA*	2 GAL CONT.	163	5 FT ON-CENTER
COMMON SNOWBERRY	*SYMPHORICARPUS ALBUS*	2 GAL CONT.	175	5 FT ON-CENTER

MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALLY AVAILABLE "MEDIUM MULCH" (WWW.PACIFICTOPSOILS.COM; 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES.

TEMPORARY IRRIGATION:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS:

ENHANCEMENT PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

GOAL - ENHANCE WETLAND BUFFER PER CITY OF MARYSVILLE STANDARDS

OBJECTIVE - INSTALL DENSE NATIVE PLANTINGS WITHIN THE BUFFER AREA SHOWN ON THIS DRAWING.

PERFORMANCE STANDARD -

YEAR 1 - 100% SURVIVAL

YEAR 2 THROUGH YEAR 3 - 80% SURVIVAL

THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

MONITORING PLAN (3 GROWING SEASONS):

THE MONITORING PLAN OUTLINED BELOW WILL ENSURE THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET.

MONITORING SCHEDULE

1. AT THE TIME OF CONSTRUCTION (AS-BUILT)
2. THIRTY DAYS AFTER PLANTING
3. EARLY IN THE GROWING SEASON OF THE FIRST YEAR (YEAR 1)
4. END OF THE GROWING SEASON OF THE FIRST YEAR (YEAR 1)
5. TWICE THE SECOND GROWING SEASON (YEAR 2)
6. ONCE DURING THE THIRD GROWING SEASON (YEAR 3)

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF MARYSVILLE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

MONITORING (3 GROWING SEASONS)

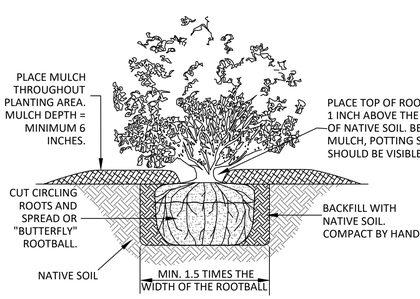
ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE GROWING SEASONS. UNLESS OTHERWISE ALLOWED BY THE CITY OF MARYSVILLE, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION AND REPORTING TO THE CITY OF MARYSVILLE. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE. IN ADDITION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS. THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF MARYSVILLE NO LATER THAN 30 DAYS FOLLOWING EACH SITE INVESTIGATION.

MAINTENANCE PLAN:

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH. GENERAL MAINTENANCE SHALL INCLUDE: 1) RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - GROWING SEASON 1 ONLY; 2) THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FOR; 3) THE REPLACEMENT OF DEAD, DISTRESS AND/OR DISEASED PLANTS; 4) THE REMOVAL OF UNDESIRABLE VEGETATION; 5) THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS; 6) REPAIR DAMAGES CAUSED BY EROSION, SETTLING, AND/OR OTHER GEOMORPHIC PROCESSES. GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

CONTINGENCY PLAN:

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF MARYSVILLE TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2)EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF MARYSVILLE WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF MARYSVILLE, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF MARYSVILLE MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.



2/1 **PLANT INSTALLATION DETAIL**

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

TITLE: WETLAND BUFFER ENHANCEMENT PLAN

PROJECT: LAKEWOOD HEIGHTS PRD
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

811 Know what's below. Call before you dig.

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES
1.	01/23/24	REVISED PROJECT NAME
2.	01/30/24	REVISED BUFFER MITIGATION

DATE: 07/14/2022
JOB NUMBER: 23-170

Site Plan, Notes & Details

SHEET: 1 OF 1

State Route (SR) 531 / 11th Ave NE

MP 5.13

Intersection Control Evaluation

January 2024



Region Traffic Engineer Approval:

_____ _____

Mark Leth, P.E. Date

Northwest Region Traffic Engineer

HQ Traffic Concurrence:

_____ _____

Brian J. Walsh, P.E. Date

State Traffic Design and Operations Manager

172nd Street NE (SR 531) / 11th Ave NE
MP 5.13

Intersection Control Evaluation (ICE)

January 16, 2024

Prepared by:

TENW

Transportation Engineering NorthWest

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INTRODUCTION

This document provides the Intersection Control Evaluation (ICE) completed for the intersection of 172nd Street NE (State Route (SR) 531) and 11th Ave NE in Marysville, WA. The analysis was completed to evaluate intersection improvements as a result of the proposed *Gemmer Residential* development within the City of Marysville jurisdiction.

The *Gemmer Residential* project is located in the Lakewood area of the City of Marysville, WA as shown in Figure 1 site vicinity map. The proposed project will include up to 185 Single-Family Detached homes. The site includes one (1) existing Single-Family Detached home that would be removed with the proposed project. Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE (SR 531) via an existing gas station access located southeast of the site. A preliminary site plan is included in Appendix A.

Based on discussions with City of Marysville and WSDOT, three (3) potential intersection control alternatives were identified at the 172nd Street NE (SR 531)/11th Ave NE intersection consistent with criteria established in the WSDOT *Design Manual* section 1300.05(3). Of the three (3) intersection control alternatives identified, one (1) alternative was evaluated as a potential intersection control alternative at the 172nd Street NE (SR 531)/11th Ave NE intersection.

STEP 1: BACKGROUND AND PROJECT NEEDS

This document provides the Intersection Control Evaluation (ICE) completed for the intersection of 172nd Street NE (SR 531)/11th Ave NE located in the City of Marysville. The analysis was completed to evaluate potential improvements at the intersection. Three (3) potential intersection control alternatives were identified and evaluated consistent with criteria established in the WSDOT *Design Manual* section 1300.05(1) for an ICE. The analysis presented in this ICE is based on the *Gemmer Residential Traffic Impact Analysis* (TENW, November 2023), included in Appendix B. Step 1 of this evaluation includes documentation of existing conditions, establishes the various performance metrics and targets, and identifies the intersection control alternative(s) that were considered.

Existing Roadway

The intersection of 172nd Street NE (SR 531)/NE 11th Ave is an existing four leg intersection with 172nd Street NE (SR 531) running in the east/west direction and 11th Ave NE running in the north/south direction. The intersection is currently two-way stop-controlled with 172nd Street NE (SR 531) free flow. Existing channelization at the intersection includes single-lane southbound and northbound approaches, a shared eastbound left-through-right lane, a westbound left-turn lane, and a shared westbound through-right lane. Near the 172nd Street NE (SR 531)/11th Ave NE intersection, 172nd Street NE (SR 531) generally includes one (1) travel lane in each direction with a posted speed limit of 35 mph east of the intersection and 25 mph west of the intersection. 11th Ave NE consists of one (1) travel lane in each direction with a posted speed limit of 25 mph. 172nd Street NE (SR 531) is classified by WSDOT as a Major Collector in the project vicinity. 11th Ave NE is classified by the City of Marysville as a local street.

According to WSDOT, average annual daily traffic (AADT) on 172nd Street NE (SR 531) at 11th Ave NE is approximately 13,000 vehicles per day based on counts collected in 2022. The City of Marysville and WSDOT LOS standard at intersections is LOS D with one exception. The City of Marysville Traffic Impact Analysis Guidelines state that intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E.

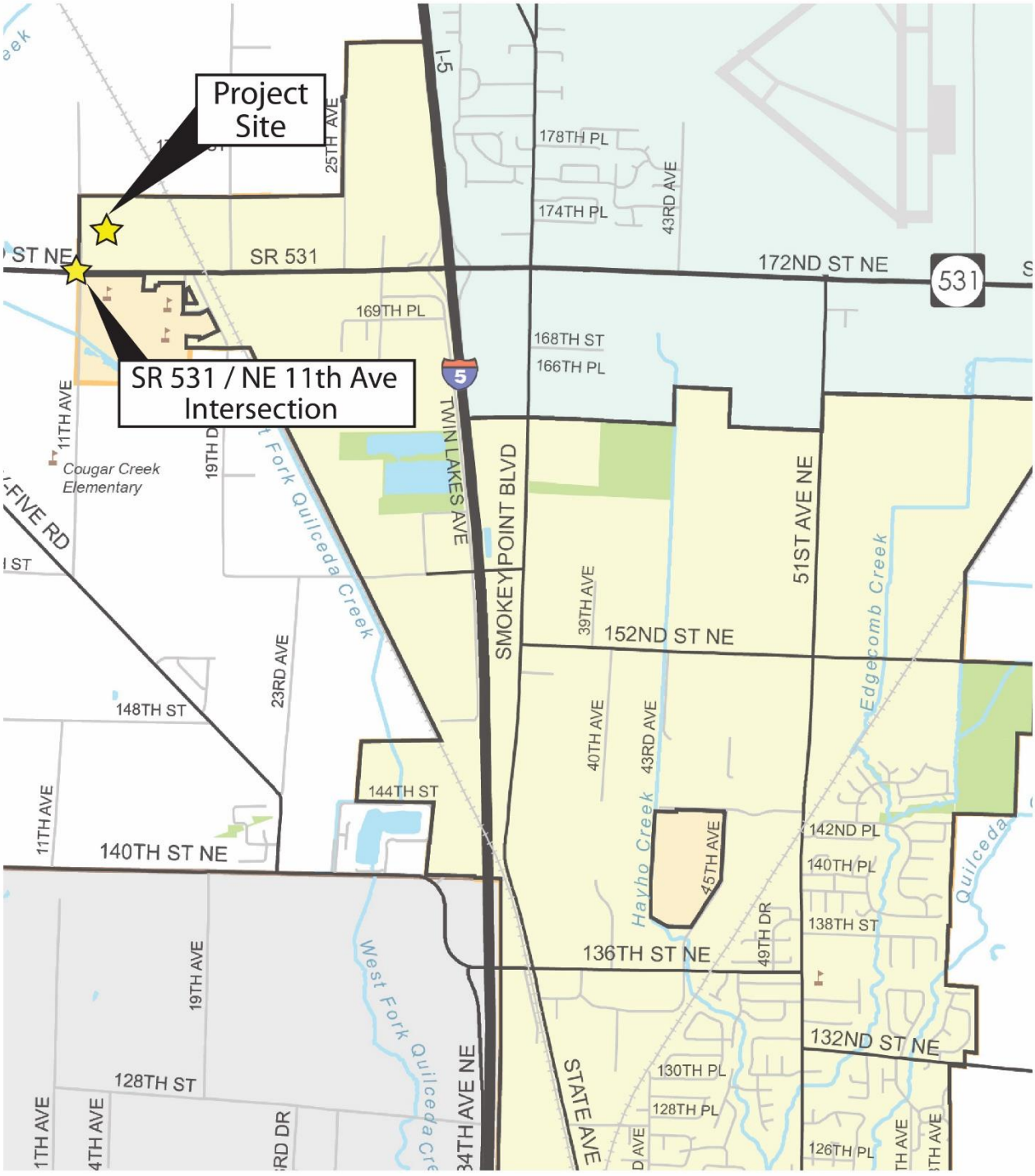

Figure 1: Project Site Vicinity

Existing Bicycle and Pedestrian Facilities

No marked crosswalks exist at the 172nd Street NE (SR 531)/11th Ave NE intersection. Sidewalks exist along the Lakewood Highschool project frontages on 11th Ave NE and 172nd Street NE (SR 531).

A bike lane exists on the east side of 11th Ave NE, south of 172nd Street NE (SR 531).

Existing Transit Services

Transit service in the project site vicinity is provided by Community Transit. The closest bus stop is located on 172nd Street NE at 11th Ave NE. The bus stop provides access to Community Transit Route 240 which provides service between Stanwood Downtown Park & Ride and Smokey Point Transit Center throughout the day with approximately 1-hour headways.

City Planned Improvements

Based on review of the currently adopted *City of Marysville 2023-2028 Six Year TIP (TIP)* and Marysville's Lakewood Neighborhood Master Plan, a future roundabout is planned at the 172nd Street NE (SR 531)/11th Ave NE intersection.

Future Traffic Volumes

The year of opening for the proposed *Gemmer Residential* project is 2030. However, a 2036 Horizon Year was used in this analysis, consistent with City of Marysville guidelines. Year 2036 Baseline (without project) peak hour traffic volumes were estimated by applying a 3.0 percent annual background growth rate to the existing 2023 volumes, consistent with the *Gemmer Residential Traffic Impact Analysis* (TENW, November 2023). Appendix C includes the existing PM peak hour traffic count sheets.

The 2036 With Project traffic volumes were determined by adding the trip assignment from the proposed development (per the *Gemmer Residential Traffic Impact Analysis* (TENW, November 2023)) to the future 2036 Baseline traffic volumes. The resulting 2036 Baseline and With Project PM peak hour traffic volumes at the 172nd Street NE (SR 531)/11th Ave NE intersection are shown in Figure 3.



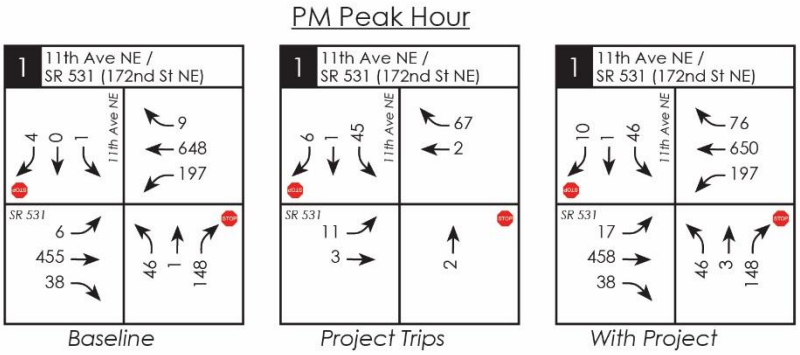

Figure 2: 2036 Weekday PM Peak Hour Traffic Volumes

N
NOT TO SCALE

Intersection Control Evaluation Alternatives and Initial Screening

The following section details the three (3) intersection control alternatives that were identified for preliminary consideration at the 172nd Street NE (SR 531)/11th Ave NE intersection.

A) No Action Alternative

The No Action Alternative would maintain the existing channelization at the intersection and maintain the stop-control from 11th Ave NE onto 172nd Street NE (SR 531).

The No Action Alternative does not pass initial screening at the 172nd Street NE (SR 531) intersection due to the level of service deficiencies (LOS F) reported in the *Gemmer Residential Traffic Impact Analysis* (TENW, November 2023).

B) Traffic Signal Alternative

The Traffic Signal Alternative would install a traffic signal at the intersection while maintaining the existing channelization.

Based on review of the currently adopted *City of Marysville 2023-2028 Six Year TIP (TIP)* and Marysville's Lakewood Neighborhood Master Plan, a future roundabout is planned at the 172nd Street NE (SR 531)/11th Ave NE intersection. Therefore, the Traffic Signal Alternative does not pass initial screening as it does not align with City goals/objectives at this intersection.

C) Compact Roundabout Alternative

The Compact Roundabout Alternative would install a new compact (single-lane) roundabout at the intersection, consistent with the City's future plans for this intersection and the 172nd Street NE (SR 531) corridor.

A preliminary conceptual plan illustrating the Roundabout Alternative is included in Appendix D.

Based on a review of the three (3) preliminary intersection control alternatives, only the Compact Roundabout Alternative passed initial screening. Therefore, the Compact Roundabout Alternative was evaluated at the 172nd Street NE (SR 531)/11th Ave NE intersection.

STEP 2: FEASIBILITY

Right-Of-Way (ROW)

Preliminary design of the Compact Roundabout Alternative (see Appendix D) anticipates that third-party right-of-way acquisition would likely not be required to complete the improvements.

Environmental

The addition of project traffic at the 172nd Street NE (SR 531)/11th Ave NE intersection may result in minor increases in emissions and fuel consumption under the Compact Roundabout Alternative. However, there are no known environmental constraints at the 172nd Street NE (SR 531)/11th Ave NE location that would prevent the alternative from being feasible. The Compact Roundabout Alternative, due to its reduced delay at the intersection, would be expected to result in a lower emissions impact. While the construction of a roundabout may result in short-term construction impacts on the community, roundabouts require low levels of long-term maintenance and are therefore expected to have low long-term impacts on the environment.

Context Sensitive & Sustainable Design

Context sensitive and sustainable design considers a transportation project's effects on the aesthetic, social, economic, and environmental values, needs, constraints, and opportunities in a larger community setting.

While construction of intersection improvements at the 172nd Street NE (SR 531)/11th Ave NE intersection will disrupt traffic under the Compact Roundabout Alternative, traffic control measures would be implemented to minimize impacts to commuters, freight movement, and adjacent neighborhoods/businesses.

Based on the findings of *NCHRP Project 03-110* which evaluates the life-cycle cost of intersection designs through various case studies, the Compact Roundabout Alternative would likely result in the relatively low life-cycle cost. Factors included in estimating total net present value include but are not limited to environmental impacts, safety, multimodal efficiency, and transit/truck reliability.

A future roundabout is identified as the preferred design alternative in the *City of Marysville 2023-2028 Six Year TIP (TIP)* and Marysville's Lakewood Neighborhood Master Plan. As a result, a compact roundabout at the 172nd Street NE (SR 531)/11th Ave NE intersection would align with regional/City/State goals, objectives, and plans for the 172nd Street NE (SR 531) corridor. Additionally, the Compact Roundabout Alternative would better control vehicular traffic on 172nd Street NE (SR 531) considering the heavy east/west volumes in comparison to the side street volumes.

Bicycle and Pedestrian Facilities

11th Ave NE and 172nd Street NE (SR 531) currently experience low pedestrian and bicycle activity during the PM peak hour; however, the City of Marysville is expected to experience developmental growth in the vicinity of the *Gemmer Residential* project by 2036.

The Compact Roundabout Alternative would offer non-motorized improvements by providing new sidewalk/bicycle facilities along the *Gemmer Residential* project frontage on 172nd Street NE (SR 531), and new sidewalk on 11th Ave NE. Additionally, the proposed roundabout design would tie into the existing sidewalks/bicycle facilities along the Lakewood High School project frontages on 11th Ave NE and 172nd Street NE. Curb, gutter, curb ramps, and marked crosswalks would be provided on all four legs of the roundabout.

The Compact Roundabout alternative would be expected to provide a desirable environment for a pedestrian crossing 172nd Street NE (SR 531) because it would lower speeds along the corridor, reduce conflict points at the intersection, and provide a median refuge for pedestrians crossing 172nd Street NE (SR 531).

Transit Services

Transit service in the project site vicinity is provided by Community Transit. The closest bus stops are located on 172nd Street NE at 11th Ave NE. The bus stop provides access to Community Transit Route 240 which provides service between Stanwood Downtown Park & Ride and Smokey Point Transit Center throughout the day with approximately 1-hour headways. The Compact Roundabout Alternative is not expected to have a significant impact on transit services at this location.

STEP 3: OPERATIONAL AND SAFETY PERFORMANCE ANALYSIS

Operations Analysis

Level of service (LOS), queuing, and volume to capacity (V/C) analyses were completed for future year 2036 weekday PM peak hour With Project conditions, consistent with the *Gemmer Residential Traffic Impact Analysis* (TENW, November 2023).

LOS, queuing, and volume to capacity calculations were based on *Synchro 12* and *Sidra 9* traffic analysis software. LOS methodology, queue, and volume to capacity calculations are included in Appendix E. The volumes used in the analyses were shown previously in Figure 2.

Table 1 summarizes the future year 2036 LOS, queuing, and volume to capacity results at the 172nd Street NE (SR 531)/11th Ave NE intersection. The reported queues are estimated 95th percentile queues that are exceeded only 5 percent of the time.

Table 1
Future 2036 PM Peak Hour LOS Summary

	ICE Alternative (With Project)			
	Compact Roundabout			
Time Period	LOS[1]	Delay (sec)[2]	95th % Queue (ft)	V/C Ratio
172nd Street NE (SR 531) / 11th Ave NE	A	5.0		
Eastbound Approach	A	6.1	125'	0.57
Westbound Approach	A	3.7	375'	0.84
Northbound Approach	A	6.2	50'	0.29
Southbound Approach	B	12.4	25'	0.14

1. LOS = Level of Service.
2. Delay refers to average control delay expressed in seconds per vehicle.

As shown in Table 1, the Compact Roundabout Alternative is expected to meet the applicable LOS standard with v/c ratios less than 1.0 for every approach. Additionally, queueing for the Compact Roundabout Alternative may be considered minimal.

Safety Analysis

Crash History

Crash history is summarized for the five-year period from 2018 to 2022 at the 172nd Street NE (SR 531)/11th Ave NE intersection. Crash data was provided by WSDOT.

It should be noted that *"Under 23 U.S. Code § 148 and 23 U.S. Code § 409, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data."*

Summaries of the total, yearly average, and crashes per million entering vehicles (MEV) are provided in Table 2. Summaries of crashes by severity over the five-year period are provided in Table 3. Summaries of crashes by type over the five-year period are provided in Table 4. The detailed crash history is included in Appendix F.

Table 2
Crash Data Summary by Year, January 1, 2018 to December 31, 2022

	2018	2019	2020	2021	2022	Five-Year Total Crashes	Average Annual Crash Frequency	Est. AWDT[1]	Crashes per MEV [2]
Intersection									
172nd Street NE (SR 531) / 11th Ave NE	0	0	1	2	1	4	0.80	10,580	0.35

Source: WSDOT Crash Data.
[1] AWDT = Average Weekday Daily Traffic. Estimated daily volumes are based on 2023 PM volumes and a K-factor of 10.
[2] MEV = Million Entering Vehicles.

Table 3
Crash Data Summary by Severity, January 1, 2018 to December 31, 2022

	Fatal	Suspected Injury	No Injury/ Property Damage Only	Five-Year Total Crashes
Intersection				
172nd Street NE (SR 531) / 11th Ave NE	0	2	2	4

Source: WSDOT Crash Data.

Table 4
Crash Data Summary by Type, January 1, 2018 to December 31, 2022

	Crash Type							
	Angle (Left/Right)	Angle (T)	Sideswipe	Rear-end	Parked Veh / Fixed Object	Ped/ Bike	Other	Five-Year Total Crashes
Intersection								
172nd Street NE (SR 531) / 11th Ave NE	2	1	1	0	0	0	0	4

Source: WSDOT Crash Data.

A review of the crash data shows that two (2) of the four (4) crashes that occurred at the intersection resulted from entering at angle (Angle-Left/Right) crashes, one of which was reported to result in a suspected injury. One (1) crash resulted from vehicles crashing from opposite directions (Angle-T) and was reported to result in a suspected injury. One (1) crash resulted from a sideswipe crash and was not reported to result in any apparent injury.

The Compact Roundabout Alternative is expected to yield a positive impact to the safety performance at the 172nd Street NE (SR 531)/11th Ave NE intersection.

Per the U.S. Department of Transportation Federal Highway Administration (FHWA), a typical modern roundabout results in lower speeds and fewer conflict points than other intersection control alternatives and is a proven safety countermeasure for intersection control.[1] The Compact Roundabout Alternative would be expected to manage vehicular speeds along 11th Ave NE and 172nd Street NE (SR 531).

Given roundabouts result in lower speeds and fewer conflict points, the potential for severe right angle and left-turn head-on crashes is significantly reduced with a roundabout. Additionally, roundabouts are an effective traffic calming method that effectively transition traffic from high-speed to low-speed environments while maintaining efficiency.

Design Vehicle Turning Movements

For the Compact Roundabout Alternative, the final design would ensure that the intersection could accommodate the largest design vehicle as coordinated with WSDOT and the City of Marysville as part of the design review process.

STEP 4: SELECTION

Based on the analysis presented in this Intersection Control Evaluation (ICE), the proposed Compact Roundabout Alternative is the recommended alternative at the 172nd Street NE (SR 531)/11th Ave NE intersection.

[1] https://safety.fhwa.dot.gov/provencountermeasures/roundabouts/

Appendix A

Preliminary Site Plan

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS

STATEMENT OF INTENT

It is the Applicants intent to Subdivide the property into Fee Simple lots for Detached Single Family homes

LOTS NOTE

All lots under 5,000 square feet are subject to the *Small lot* single family dwelling development standards set forth in MMC 22C.010.310.

HOUSING MIX RATIO

Proposal - 100% Single Family Detached Homes

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B

ZONING NOTES R-6.5 (PRD)

Density: Dwellings units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Coverage	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet
Maximum Driveway Width	30% Roadway Frontage

LAND DISTURBING AREA

Total Site Area 1,298,041 sf (29.80 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 1,194,930 sf (27.43 ac)

Site Grading
Cut 45,864 cy
Fill 50,029 cy

LOT YIELD ANALYSIS

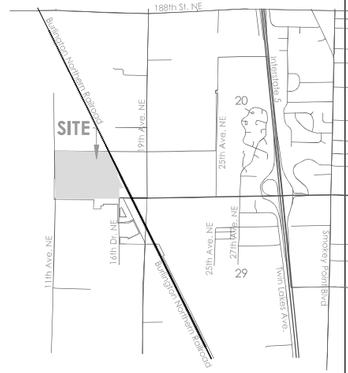
Lakewood Heights	Square Feet	Acreage
Gross Site Area	1,298,041 sf	(29.80 ac)
-Right of Way	250,676 sf	(5.75 ac)
-Private Roads	20,002 sf	(0.46 ac)
-Panhandles	3,752 sf	(0.09 ac)
Total Road Deducation	274,430 sf	(6.30 ac)
Total Deducation @ 20%	259,608 sf	(5.96 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total Deducation (Using 20% road deduction)	259,608 sf	(5.96 ac)
Net Project Area	**1,038,433 sf**	**(23.84 ac)**
Zoning Multiplier		6.5
Net Project Area Percentage	80%	
Maximum Yield (Standard)		**155**

BONUS YIELD

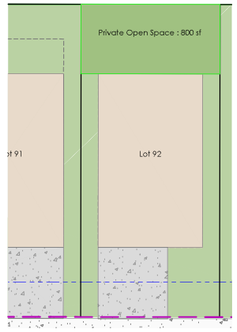
	Benefit	Density Incentive	Provided	Bonus Yield
6	Storm Drainage Facilities Dual use retention/detention facilities			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	168,414 sf	19.3
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	16,338 sf	0.8
7	**Project Design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	4,275 lf	8.6
5	**Locational/Mixed Use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone		7.7
9	**Low Impact Development (LID)**			
9a.	a. Integration of LID measures in project design and storm water facility construction.	5 – 10 percent increase over base density (range dependent on degree of LID integration in project design and construction).	Use Full LID 5% Bonus	7.7
			Total Bonus	44.1
			Max Bonus (20% Base)	31.0
			Base Density	155
			Total Yield	**185**

TRACT DESIGNATION

Tract 999 - Wetland buffer and open space passive	64,723 sf	(1.49 ac)
Tract 998 - Open space active recreation and SWM	60,827 sf	(1.40 ac)
Tract 997 - Open space active recreation and SWM	51,730 sf	(1.19 ac)
Tract 996 - Open space active recreation and SWM	29,286 sf	(0.67 ac)
Tract 995 - Open space active recreation	14,168 sf	(0.33 ac)
Tract 994 - Open space passive recreation and SWM	17,748 sf	(0.41 ac)
Tract 993 - Wetland Buffer	20,247 sf	(0.46 ac)
Tract 992 - Open space passive recreation	16,338 sf	(0.38 ac)
Tract 991 - Landscape Buffer	3,695 sf	(0.08 ac)
Tract 990 - Landscape buffer	10,318 sf	(0.24 ac)
Tract 989 - Landscape buffer	5,398 sf	(0.12 ac)
Tract 988 - Landscape buffer	8,376 sf	(0.19 ac)
Tract 987 - Landscape buffer	7,998 sf	(0.18 ac)
Access Tracts		
Tract 985 - Autocourt	1,749 sf	(0.04 ac)
Tract 984 - Autocourt	2,100 sf	(0.05 ac)
Tract 983 - Autocourt	3,400 sf	(0.08 ac)
Tract 982 - Autocourt	3,200 sf	(0.07 ac)
Tract 981 - Shared driveway	1,152 sf	(0.03 ac)
Tract 980 - Shared driveway	2,600 sf	(0.06 ac)
Tract 979 - Autocourt	2,200 sf	(0.05 ac)
Tract 978 - Autocourt	1,400 sf	(0.03 ac)
Tract 977 - Autocourt	2,200 sf	(0.05 ac)
Tract 976 - Autocourt	3,400 sf	(0.08 ac)
Tract 975 - Autocourt	2,435 sf	(0.06 ac)
Total Tract Area	**336,688 sf**	**(7.73 ac)**



PRIVATE OPEN SPACE - TYPICAL



OPEN SPACE ANALYSIS

Net Project Area		1,038,433 sf	(23.84 ac)
Minimum Open Space (OS) Required	15.0%	155,765 sf	(3.58 ac)
Minimum Active Open Space	35% of Required OS	54,518 sf	(1.25 ac)
Open Space Provided (NOTE:Area of tracts less than 30' are not counted here.)			
Tract 999 - Wetland buffer and open space passive		61,213 sf	(1.41 ac)
Tract 998 - Open space active recreation and SWM		57,358 sf	(1.32 ac)
Tract 997 - Open space active recreation and SWM		47,330 sf	(1.09 ac)
Tract 996 - Open space active recreation and SWM		23,630 sf	(0.54 ac)
Tract 995 - Open space active recreation		13,928 sf	(0.32 ac)
Tract 994 - Open space passive recreation and SWM		15,964 sf	(0.37 ac)
Tract 993 - Wetland Buffer		20,247 sf	(0.46 ac)
Tract 992 - Open space passive recreation		15,508 sf	(0.36 ac)
Total Open Space Provided	24.6%	**255,178 sf**	(5.86 ac)
Active Recreation Space AOS			
Tract 998 - Open space active recreation and SWM		57,358 sf	(1.32 ac)
Tract 997 - Open space active recreation and SWM		47,330 sf	(1.09 ac)
Tract 996 - Open space active recreation and SWM		23,630 sf	(0.54 ac)
Tract 995 - Open space active recreation		13,928 sf	(0.32 ac)
Total Active Open Space Provided		**142,246 sf**	(3.27 ac)

SITE AREA ANALYSIS

Gross Site Area	1,298,041 sf	(29.80 ac)
Area in ROW	250,676 sf	(5.75 ac)
Area in Lots	710,677 sf	(16.31 ac)
Area in Tracts	336,688 sf	(7.73 ac)
Total	**1,298,041 sf**	**(29.80 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf*	*(0.00 ac)*
Existing driveway area	*3,313 sf*	*(0.08 ac)*
Existing roof area	*12,501 sf*	*(0.29 ac)*
New road pavement area	144,079 sf	(3.31 ac)
New driveway area	137,454 sf	(3.16 ac)
New roof area	384,052 sf	(8.82 ac)
New sidewalk area	79,587 sf	(1.83 ac)
Total impervious area	745,172 sf	(17.11 ac)

VEGETATIVE ANALYSIS

EXISTING		
Forested areas	*1,282,227 sf*	*(29.44 ac)*
Building & Gravel areas	*15,814 sf*	*(0.36 ac)*
PROPOSED		
Landscaped areas	552,869 sf	(12.69 ac)
Building & Driveway areas	521,506 sf	(11.97 ac)
Road & Sidewalk areas	223,666 sf	(5.13 ac)
Total site area	1,298,041 sf	(29.80 ac)

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 10%) in the northeast portion of the site. Slopes typically range from 0 to 10%. Average slope is 3.89%. Site slopes generally downward from the west to east.

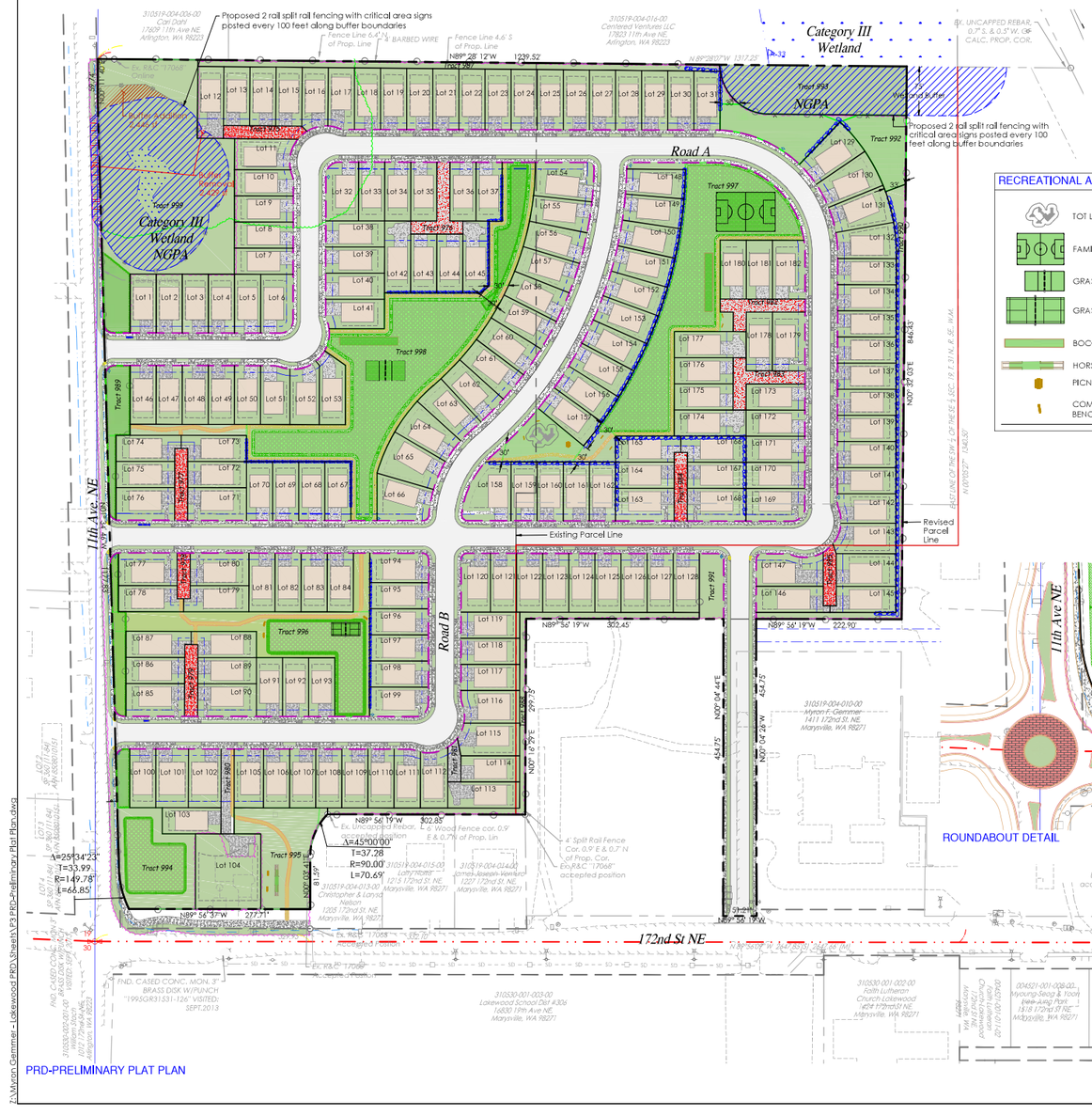
There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

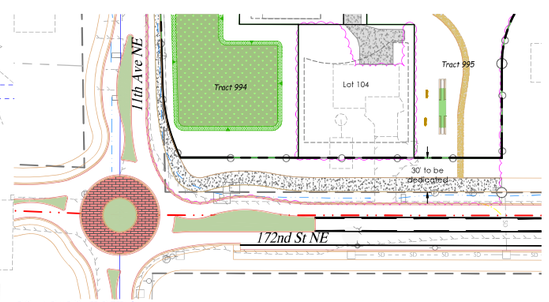
Range	Area (sf)
0% - 5%	1,038,085 sf
5% - 10%	252,507 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,298,041 sf (29.80 ac)

RECREATIONAL AMENITIES

- TOT LOT
- FAMILY SOCCER/ PLAY FIELD
- GRASS VOLLEYBALL COURT
- GRASS BADMINTON COURT
- BOCCE BALL
- HORSESHOE PIT
- PICNIC TABLE
- COMMERCIAL-GRADE BENCHES



ROUNDABOUT DETAIL



LEGAL DESCRIPTION

ADJUSTED PAREL A
PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY;

TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200707125006, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 00°16'29" WEST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 352.31 FEET;
THENCE SOUTH 00°03'31" WEST 29.75 FEET TO A POINT 20.00 FEET NORTH OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT, AS MEASURED AT RIGHT-ANGLES;
THENCE SOUTH 89°56'19" EAST, PARALLEL WITH SAID NORTH LINE, 222.72 FEET;
THENCE NORTH 00°52'03" EAST 876.18 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
STANDARD NGS BRASS DISK SET IN 6" IRON PIPE IN THE NW QUADRANT OF THE INTERSECTION OF LAKEWOOD DR. AND B.N.R.R. DESIGNATION:

A-457 ELEV. = 124.68' (NAVD 88)

SURVEY NOTES

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,298,041 sf (29.80 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	3,925
Smallest Lot	3,569
Net Lot Density	7.98 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

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ENGINEER

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SURVEYOR

North Peak Associates LLC
Richard Van Mourik
17270 Woodinville Redmond Rd NE Ste 705
Woodinville, WA 98072
206.601.4682

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

APPLICANT

Robinett Brothers, LLC
2825 Colby Ave, Ste 304
Everett, WA 98201
425.259.9000

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-

OWNER

Bradley K. Gemmer & Myron F. Gemmer
1507 - 172nd St NE
Marysville, WA 98271
-

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Robinett Brothers, LLC
2825 Colby Ave, Ste 304, Everett, WA 98201

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

PRD-PRELIMINARY PLAT PLAN

SHEET P3 of P6

24x36

PA22-007

PRD-PRELIMINARY PLAT PLAN

Z:\Myron Gemmer - Lakewood PRD\Sheets\P3 PRD-Preliminary Plat Plan.dwg

Appendix B

Gemmer Residential Traffic Impact Analysis

(TENW, November 2023)

Gemmer Residential

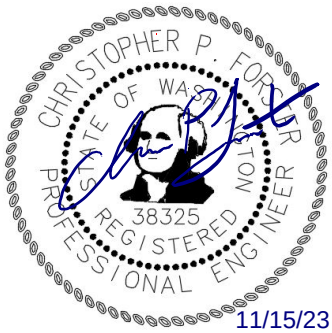
Marysville, WA

Traffic Impact Analysis

November 15, 2023

Prepared for:

MJS Investors
11201 SE 8th Street, Suite 116
Bellevue, WA 98004



11/15/23

Prepared by:

TENW

Transportation Engineering NorthWest

11400 SE 8th Street, Suite 200
Bellevue, WA 98004
Office: (425) 889-6747

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FINDINGS/CONCLUSIONS

This traffic impact analysis (TIA) has been prepared for the proposed *Gemmer Residential* project located in the Lakewood area of the City of Marysville, WA.

Project Proposal. The proposed *Gemmer Residential* project site is located east of 11th Ave NE and north of 172nd Street NE. The proposed project will include up to 185 Single-Family Detached homes. The site includes one (1) existing Single-Family Detached home that would be removed with the proposed project.

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located southeast of the site.

Trip Generation. The *Gemmer Residential* project is estimated to generate 1,762 net new weekday daily trips, with 129 net new trips (32 in, 97 out) occurring during the AM peak hour and 184 net new trips (116 in, 68 out) occurring during the PM peak hour.

Future City Road Plans. The City of Marysville has identified several future road improvements, intersections, and connections in the vicinity of the project site. These connector roads are identified on the City's Comprehensive Plan, City's Lakewood Neighborhood Plan, the City's six-year 2023-2028 Transportation Improvement Plan (TIP), and/or the City's traffic impact fee program. And it should be noted that portions of some of these City improvements would be completed by the *Gemmer Residential* project as mitigation, which is further described in the Mitigation section below.

Intersection Level of Service (LOS). The City of Marysville and WSDOT LOS standard at all study intersections is LOS D with one exception, as noted in the City of Marysville *Traffic Impact Analysis Guidelines,* which state that intersections on the 172nd Street NE (SR 531) corridor that have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E.

The intersection LOS analyses documented in this report were assessed during the weekday PM peak hour at eight (8) off-site study intersections. All study intersections are anticipated to meet the applicable LOS standards in 2030 (buildout year) and 2036 (horizon year) during the weekday PM peak hour without or with the proposed *Gemmer Residential* project with two (2) exceptions:

- 11th Ave NE / 172nd Street NE (LOS F in 2030 and 2036, without or with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #25). The *Gemmer Residential* project will construct a new single-lane roundabout (or a portion of a new roundabout) at this intersection as mitigation. As a single-lane roundabout, the intersection is anticipated to operate at LOS B in 2036 without or with the proposed project during the PM peak hour.
- 19th Ave NE / 172nd Street NE (LOS E in 2030, with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #24). The new roundabout is required as a condition of approval for the Lodge Apartments project. As such, this improvement is assumed to be completed by 2036 (when the 156th Street NE Interchange project is complete) and is expected to operate at LOS A in 2036 as a future roundabout, without or with the project. Therefore, no mitigation is proposed at this intersection with the *Gemmer Residential* project.

Site Access Evaluation. The LOS results indicate that the individual movements at the proposed site access intersection are expected to operate at LOS A with minimal queuing during the weekday PM peak hour in 2030 (buildout year) and 2036 (horizon year).

Mitigation. The following measures have been identified to mitigate traffic impacts of the *Gemmer Residential* project.

- City of Marysville Traffic Impact Fees. The City of Marysville requires payment of transportation impact fees to help fund planned roadway improvements throughout the City. Transportation impact fees for the proposed *Gemmer Residential* project were calculated based on the trip generation estimate documented in this TIA and the City of Marysville's currently adopted transportation impact fee rate of $6,300 per PM peak hour trip.

  The proposed *Gemmer Residential* project is estimated to generate 184 net new PM peak hour trips. As a result, the estimated City of Marysville transportation impact fee is **$1,159,200** ($6,300 X 184 PM peak hour trips). Actual impact fees will be calculated by the City at the time of building permit issuance.

- Snohomish County Mitigation. The City of Marysville and Snohomish County have adopted an interlocal agreement whereby developments in Marysville must assess potential mitigation for impacts on Snohomish County roadway facilities. Mitigation fees to Snohomish County are based on predetermined distribution percentages according to location or specific project impacts to planned roadway improvements.

  Mitigation fees to Snohomish County were estimated with application of the standard distribution percentage based on the project location (20%) multiplied by the daily trip generation (1,762 net new daily project trips) and adopted cost per ADT ($185 for residential developments within TSA A and the UGA). The resulting Snohomish County transportation impact fee is **$65,194**. A mitigation offer form to Snohomish County will be submitted separately.

- Future City Road Plans. The *Gemmer Residential* project would build a portion of the following City planned improvements:

  - Construct and dedicate right-of-way for the northern half-street of a 3-lane section on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. Construct frontage improvements including new curb, gutter, sidewalk, and street lighting on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. It should be noted that it is anticipated the applicant would receive transportation impact fee credit for frontage and roadway improvements on 172nd Street NE.
  - Construct frontage improvements on 11th Ave NE from 172nd Street NE to the northern site property line including new curb, gutter, sidewalk, and street lighting.
  - Construct a new roundabout (or a portion of a new roundabout) at 11th Ave NE / 172nd Street NE. Credit toward City transportation impact fees is expected with the anticipated addition of this roundabout to the next adoption of the City's six-year TIP.

INTRODUCTION

This traffic impact analysis (TIA) has been prepared for the proposed *Gemmer Residential* project located in the Lakewood area of the City of Marysville, WA. The proposed project will include up to 185 Single-Family Detached homes. A site vicinity map is provided in Figure 1.

Project Description

The proposed project will include up to 185 Single-Family Detached homes. The site includes one (1) existing Single-Family Detached home that would be removed with the proposed project.

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located southeast of the site. A preliminary site plan is shown in Appendix A.

Traffic Scoping & Study Area

The scope of work for this Traffic Impact Analysis was prepared consistent with City of Maryville's adopted Traffic Impact Analysis guidelines (June 2023) and confirmed by the City during the scoping process. A total of eight (8) off-site study intersections were identified for evaluation during future weekday PM peak hour conditions in 2030 (buildout year) and 2036 (horizon year):

1. 11th Ave NE / 172nd St NE
2. Gas Station Access / 172nd St NE
3. 19th Dr NE / 172nd St NE
4. 19th Ave NE / 172nd St NE
5. 23rd Ave NE /172nd St NE
6. 27th Ave NE /172nd St NE
7. I-5 SB Ramps /172nd St NE
8. I-5 NB Ramps /172nd St NE

Project Approach

To analyze the traffic impacts of the *Gemmer Residential* development, the following tasks were undertaken:

- Assessment of existing conditions through field reconnaissance and review of existing planning documents.
- Estimation of weekday vehicular AM peak hour, PM peak hour, and weekday daily trips generated by the development.
- Evaluation of weekday PM peak hour level of service (LOS) at eight (8) off-site study intersections.
- Analyzed the weekday PM peak hour operations at the proposed site access intersection including LOS and queues. Review of City planning documents to evaluate long-term road improvements plans in project vicinity.
- Documentation of trip impacts at Snohomish County Key Intersections.
- Summary of mitigation including transportation impact fees to City of Marysville and Snohomish County, and construction of local roadway improvements adjacent to the site.

Primary Data and Information Sources

- Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021.
- City of Marysville *Traffic Impact Analysis Guidelines,* June 2023.
- *Highway Capacity Manual (HCM 7th Edition)*, 2022.
- 2023 weekday PM peak period traffic counts, All Traffic Data (ATD).
- City of Marysville 2023-2028 Six Year Transportation Improvement Plan (TIP).
- *City of Marysville Comprehensive Plan – Transportation Element*, 2015.
- *Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville*, October 2015.

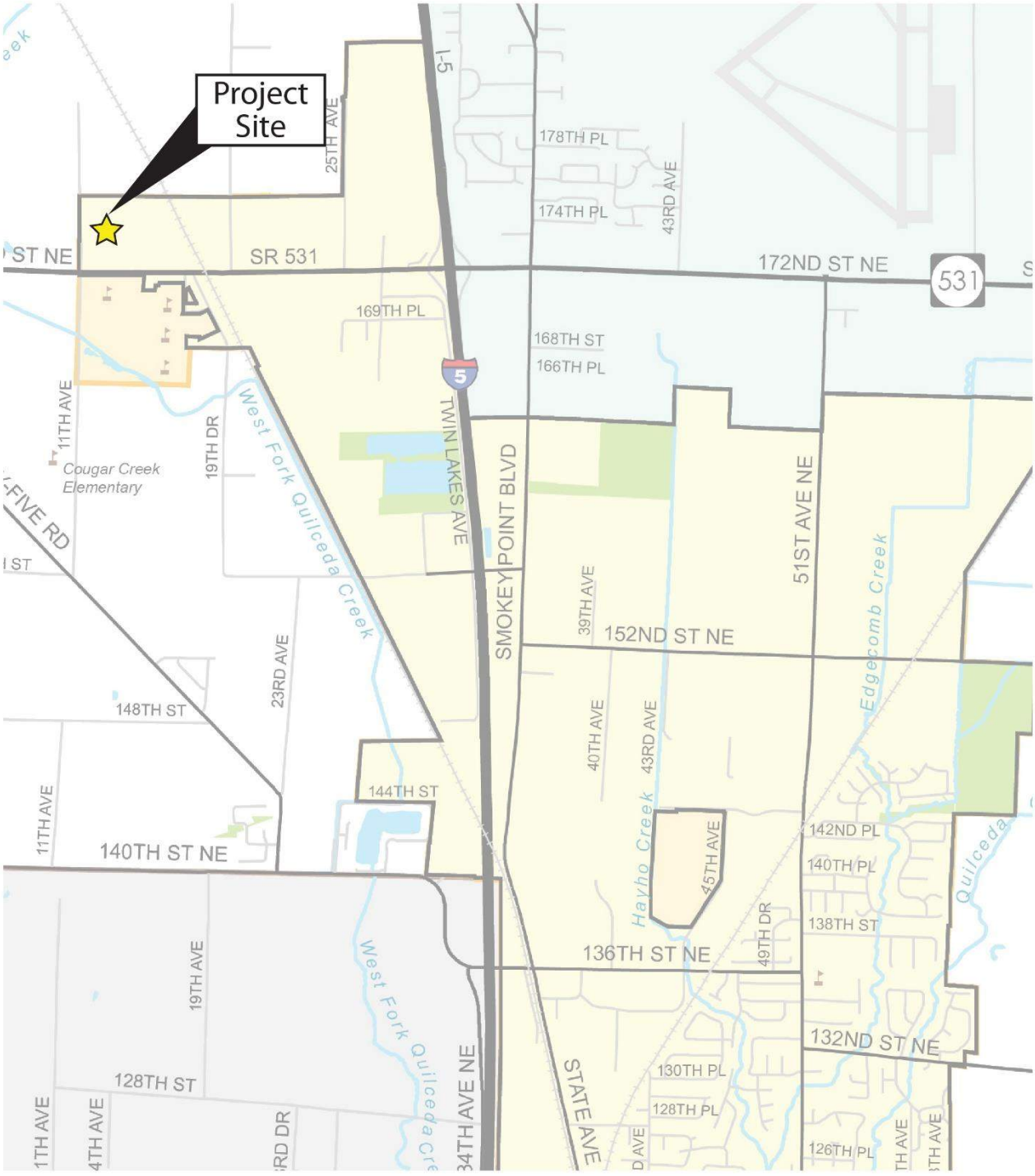


Figure 1: Project Site Vicinity

N
NOT TO SCALE

EXISTING CONDITIONS

This section describes existing transportation system conditions in the study area. Existing conditions described include an inventory of existing roadways, public transportation services, non-motorized transportation facilities, existing traffic volumes, and intersection levels of service (LOS).

Roadway Network

The existing street characteristics in the vicinity of the proposed *Gemmer Residential* project are described below in Table 1.

Table 1
Existing Roadway Network Summary – Project Site Vicinity

Roadway	Orientation	Classification	Speed Limit	Number of Travel Lanes	Street Parking	Sidewalks	Bicycle Facilities
172nd St NE (SR 531)	East-West	State Highway	35 mph	3 - 4	None	Intermittent	Intermittent Bike Lanes
11th Ave NE	North-South	Local Street	25 mph	2	None	None	None

Transit Service

Transit service in the project site vicinity is provided by Community Transit. The closest bus stop is located on 172nd Street NE at 11th Ave NE. The bus stop provides access to Community Transit Route 240 which provides service between Stanwood Downtown Park & Ride and Smokey Point Transit Center throughout the day with approximately 1-hour headways.

Non-motorized Transportation Facilities

Non-motorized transportation facilities in the project site vicinity include a mix of sidewalks and paved shoulders. Existing pedestrian activity is minimal in the project vicinity based on recent PM peak period traffic counts.

Collision History

Historical collisions at the eight (8) off-site study intersections and seven (7) roadway segments were analyzed for the three-year period from 2020 to 2022. Collision data was provided by WSDOT. Summaries of the total and yearly average collisions during this period at the off-site study intersections are provided in Table 2. Summaries of collisions by type at the off-site study intersections are provided in Table 3. Summaries of the total and yearly average collisions along the roadway segments are provided in Table 4.

The detailed collision history is included in Appendix B.

Table 2
Collision Data Summary, January 1, 2020, to December 31, 2022

Roadway Segment	2020	2021	2022	3-Year Total Collisions	Avg. Annual Collisions	Est. AWDT[1]	Collisions per MEV[2]
1) 11th Ave NE / 172nd St NE	1	2	1	4	1.33	10,580	0.35
2) Gas Station Access / 172nd St NE	0	0	0	0	1.00	10,310	0.00
3) 19th Dr NE / 172nd St NE	2	1	0	3	1.00	11,660	0.23
4) 19th Ave NE / 172nd St NE	2	3	2	7	2.33	12,050	0.53
5) 23rd Ave NE / 172nd St NE	1	2	3	6	2.00	15,100	0.36
6) 27th Ave NE / 172nd St NE	5	7	4	16	5.33	34,980	0.42
7) I-5 SB Ramps / 172nd St NE	4	7	8	19	6.33	38,660	0.45
8) I-5 NB Ramps / 172nd St NE	6	3	7	16	5.33	44,020	0.33

Source: WSDOT Collision Records.
[1] AWDT = Average Weekday Daily Traffic. Estimated daily volumes are based on 2023 PM volumes and a K-factor of 10.
[2] MEV = Million Entering Vehicles.

Table 3
Collision Data Summary by Type, January 1, 2020 to December 31, 2022

	Collision Type							
Intersection	Angle (Left/Right)	Angle (T)	Head-on	Other	Parked Veh/Fixed Object	Ped/Bike	Rear end	Sideswipe
1) 11th Ave NE / 172nd St NE	1	2	0	0	0	0	0	1
2) Gas Station Access / 172nd St NE	0	0	0	0	0	0	0	0
3) 19th Dr NE / 172nd St NE	2	0	0	0	0	0	1	0
4) 19th Ave NE / 172nd St NE	0	2	0	0	0	0	4	1
5) 23rd Ave NE / 172nd St NE	1	2	0	0	0	0	2	1
6) 27th Ave NE / 172nd St NE	3	5	0	1	1	0	6	0
7) I-5 SB Ramps / 172nd St NE	0	7	0	0	0	0	10	2
8) I-5 NB Ramps / 172nd St NE	1	8	0	2	1	0	4	0

Source: WSDOT Collision Records.

Table 4
Collision Data Summary, January 1, 2020, to December 31, 2022

Roadway Segment	2020	2021	2022	3-Year Total Collisions	Avg. Annual Collisions	Est. AWDT[1]	Collisions per MEV[2]	Collisions per MVM[3]
172nd St NE between								
11th Ave NE and Gas Station Access	0	0	0	0	0.00	9,960	0.00	0.00
Gas Station Access and 19th Dr NE	0	0	0	0	0.00	9,890	0.00	0.00
19th Dr NE and 19th Ave NE	3	2	0	5	1.67	11,490	0.40	3.31
19th Ave NE and 23rd Ave NE	5	3	1	9	3.00	11,210	0.73	2.93
23rd Ave NE and 27th Ave NE	3	8	3	14	4.67	14,520	0.88	3.52
27th Ave NE and I-5 SB Ramps	3	5	5	13	4.33	29,740	0.40	3.07
I-5 SB Ramps and I-5 NB Ramps	3	11	7	21	7.00	31,060	0.62	3.63

Source: WSDOT Collision Records.
[1] AWDT = Average Weekday Daily Traffic. Estimated daily volumes are based on 2023 PM volumes and a K-factor of 10.
[2] MEV = Million Entering Vehicles.
[3] MVM = Million Vehicle Miles.

Per the City of Marysville's *Traffic Impact Analysis Guidelines* (June 2023) intersection collision rates over 1.0 collision per MEV and roadway segment collision rates over 10.0 collisions per MEV generally warrant further review to determine if any patterns exist. Based on the collision data, none of the eight (8) off-site study intersections have rates that exceed 1.0 collision per MEV. Additionally, none of the seven (7) roadway segments have rates that exceed 10.0 collisions per MEV or 10.0 collisions per MVM.

Traffic Volumes

Existing weekday PM peak hour traffic volumes at the eight (8) off-site study intersections were based on counts conducted by All Traffic Data in October 2023. The PM peak hour represents the highest one-hour time period between 4:00 and 6:00 PM. Figure 2 illustrates the 2023 existing weekday PM peak hour traffic volumes at the eight (8) off-site study intersections. Appendix C includes the PM peak hour traffic count data sheets.

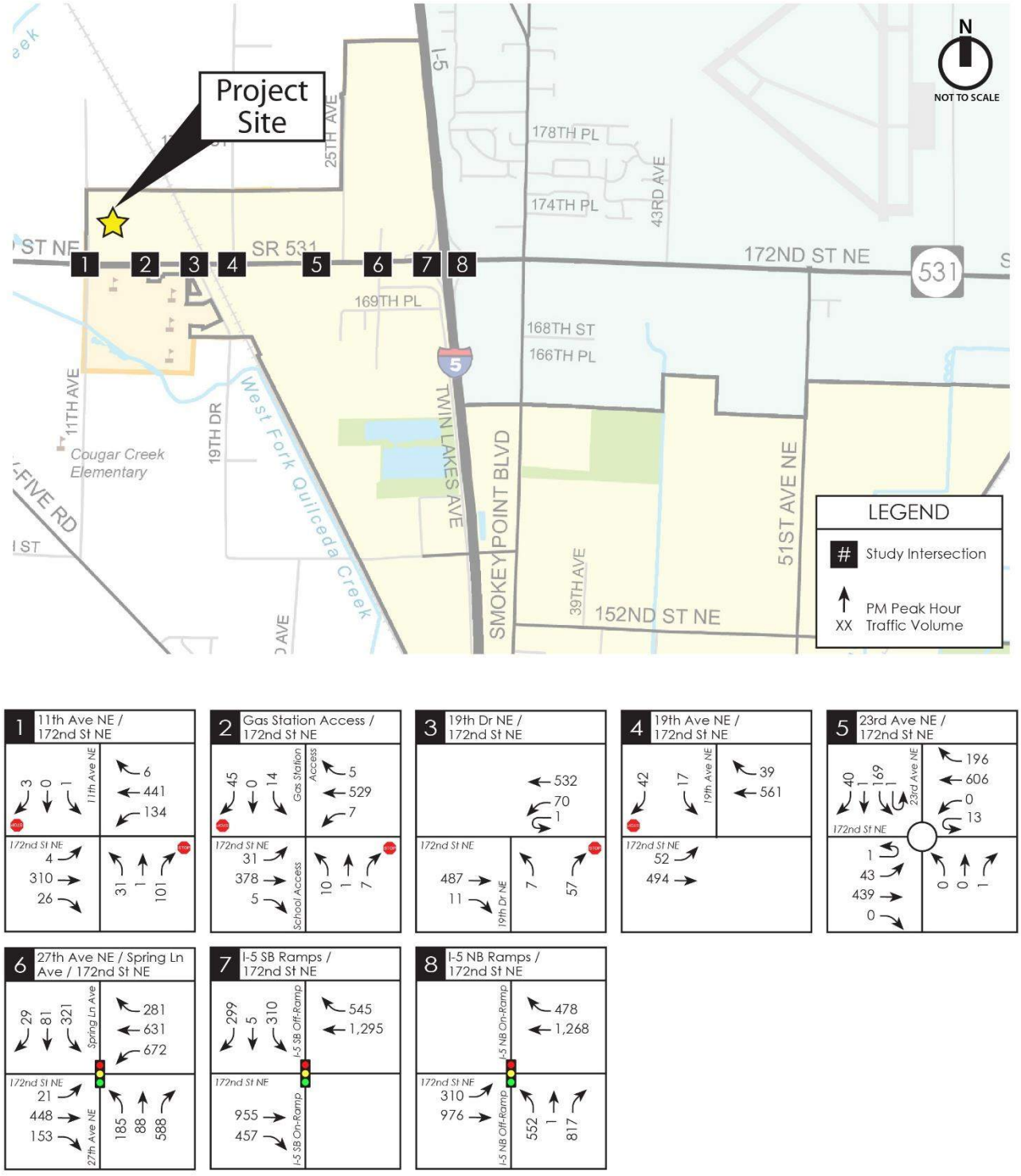


Figure 2: 2023 Existing PM Peak Hour Traffic Volumes

Intersection Levels of Service

Level of service calculations for intersections were based on the use of *Synchro 12* traffic analysis software. LOS methodology is included in Appendix C.

Existing signal timing was provided by WSDOT and City of Marysville at the signalized study intersections. Level of service calculations for the roundabout study intersections were based on WSDOT methodology and procedures outlined in the *WSDOT Sidra Policy Settings* document using *Sidra 9* traffic analysis software. The existing LOS results at the eight (8) off-site study intersections are summarized in Table 6. Detailed LOS summary worksheets are provided in Appendix D.

Table 5
2023 Existing Weekday PM Peak Hour LOS Summary

Study Intersection / Movement	LOS	Delay (sec)
Stop-Controlled Intersections:		
1) 11th Ave NE / 172nd St NE		
Eastbound Left-Turn	A	8.5
Westbound Left-Turn	A	8.5
Northbound Approach	D	32.4
Southbound Approach	C	15.5
2) Gas Station Access / 172nd St NE		
Eastbound Left-Turn	A	8.9
Westbound Left-Turn	A	8.3
Northbound Approach	C	15.8
Southbound Approach	B	14.9
3) 19th Dr NE / 172nd St NE		
Westbound Left-Turn	A	8.8
Northbound Approach	B	13.4
4) 19th Ave NE / 172nd St NE		
Eastbound Left-Turn	A	9.1
Southbound Approach	C	19.0
Roundabout:		
5) 23rd Ave NE / 172nd St NE	A	4.2
Signalized Intersections:		
6) 27th Ave NE / 172nd St NE	E	58.4
7) I-5 SB / 172nd St NE	A	7.5
8) I-5 NB / 172nd St NE	C	20.4

As shown in Table 6, all study intersections operate at LOS D or better during the weekday PM peak hour under 2023 existing conditions with the exception of the following intersection:

5. 27th Ave NE / 172nd St NE (LOS E)

The City of Marysville and WSDOT LOS standard at intersections is LOS D with one exception. The City of Marysville *Traffic Impact Analysis Guidelines* state that intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E. Currently the 27th Ave NE / 172nd St NE intersection operates at LOS E, which applies to this statement.

FUTURE CONDITIONS & PROJECT IMPACTS

This section of the report describes the traffic impacts of the proposed *Gemmer Residential* project on the surrounding and adjacent road network, and at identified off-site study intersections in the project site vicinity. The analysis of traffic impacts includes a trip generation estimate, distribution/assignment of project trips, and PM peak hour LOS evaluation at the eight (8) off-site study intersections and the site access. Consideration of future planned roadway projects identified by the City of Marysville is also documented and considered in the evaluation of intersection LOS.

Future Planned Roadway Improvements

Marysville Comprehensive Plan

The Transportation Element of the *City of Marysville Comprehensive Plan 2015* includes a depiction of the functional classification of existing and planned future roadways within the City limits and adjacent jurisdictions. The planned roadways are intended to serve anticipated growth in Marysville and the surrounding area through 2035.

Marysville's Lakewood Neighborhood Master Plan

The City's Lakewood Neighborhood Master Plan (dated March 2017) cites that it is "consistent with the Marysville Comprehensive Plan and provides additional detail for the Lakewood Neighborhood. This plan focuses on the infrastructure and urban design aspects of the neighborhood."

The *Neighborhood Roadways* section of the Plan identifies roadway improvements to support growth in vehicular and non-motorized demand. The Plan further states that the neighborhood roads create network of minor and collector arterials that create a secondary network to provide alternate routes to 172nd Street NE and 27th Ave NE, and also supports the City's vision of a second I-5 interchange at 156th Street NE.

The Lakewood Neighborhood Master Plan identifies a similar system of north-south and east-west arterials (collector and minor) that were also identified in the City's Comprehensive Plan Transportation Element.

It should be noted that the roadway alignments shown in the Lakewood Neighborhood Master Plan and the City's Comprehensive Plan are intended to represent a planned roadway connection and not necessarily the exact alignment for a planned future roadway. The City's six-year Transportation Improvement Plan (TIP), which is typically adopted annually, implements the elements of the City Comprehensive Plan and Lakewood Neighborhood Plan; that plan is described next.

Marysville Transportation Improvement Plan

The City's plan for funding and implementing new roadway and intersection improvement projects that come out of the Comprehensive Plan and Neighborhood Master Plans is administered through a six-year Transportation Improvement Plan which is typically adopted and updated annually.

Based on review of the currently adopted *City of Marysville 2023-2028 Six Year Transportation Improvement Plan (TIP),* there are eight (8) planned improvements in the vicinity of the *Gemmer Residential* project that impact the off-site study intersections or connectivity of the adjacent street network.

Most of these projects are included in the City's Transportation Element of the Comprehensive Plan, the City's Lakewood Neighborhood Master Plan, and the City's Traffic Impact Fee program.

The eight (8) planned improvements in the vicinity of the *Gemmer Residential* project that impact the off-site study intersections or connectivity of the adjacent street network are as-follows:

- Marysville TIP #24 – 172nd Street NE / 19th Avenue NE Roundabout – construct new roundabout at the 19th Avenue NE / 172nd Street NE intersection. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is required as a condition of approval for the Lodge Apartments project. Therefore, this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios (when the 156th Street NE Interchange project is complete).

- Marysville TIP #25 – 172nd Street NE / 11th Avenue NE Roundabout – construct new roundabout at the 11th Avenue NE / 172nd Street NE intersection. The project is anticipated to be funded by new development in the vicinity, and anticipated to be added to the City's funded list in the next update to the six-year TIP.

  Note: this project is not yet a condition of approval of any development and is not assumed in the future roadway network or traffic analysis herein. The Gemmer Residential project is anticipated to fund and construct a portion of this project.

- Marysville TIP #30 – 172nd Street NE: 27th Avenue NE to 19th Avenue NE – widen 172nd Street NE from a 3-lane section to a 4/5-lane section with pedestrian and bicycle facilities between 27th Avenue NE and 19th Avenue NE. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- Marysville TIP #31 – 172nd Street NE: 11th Avenue NE to 19th Drive NE – widen 172nd Street NE from a 2-lane section to a 3-lane section with pedestrian and bicycle facilities between 11th Avenue NE and 19th Drive NE. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor but does not change roadway geometry at any of the off-site intersections. The Gemmer Residential project is anticipated to complete a portion of this project along its' project frontage.

- Marysville TIP #36 – 172nd Street NE Railroad Crossing Improvements – widen 172nd Street NE from a 2-lane section to a 3-lane section with pedestrian and bicycle facilities and provide railroad crossing improvements.

  Note: this project is not yet a condition of approval of any development and is not otherwise funded. Therefore, this improvement is not assumed in the future roadway network.

- TIP #48 – 23rd Avenue NE & 169th Street NE – construct new 3-lane roadways including pedestrian and bicycle facilities. Connections to the existing street network would be provided at the existing roundabout at 23rd Avenue NE / 172nd Street NE and the existing western terminus of 169th Street NE. The project is anticipated to be funded and constructed by new development in the vicinity.

  Note: this project is not yet a condition of approval of any development and is not otherwise funded. Therefore, this improvement is not assumed in the future roadway network or traffic analysis herein.

- TIP #51 – 19th Avenue NE Extension from 156th Street NE to 172nd Street NE – construct new 3-lane roadway between 156th Street NE and 172nd Street NE that would include pedestrian and

bicycle facilities. The project is anticipated to be funded and constructed by new development in the vicinity.

Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- TIP #61 – 156th Street NE Interchange – convert the existing road overcrossing at 156th Street NE and Interstate 5 to a full single-point urban interchange (SPUI). The project is funded under Connecting Washington and WSDOT is the lead agency.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios only.

Project Trip Generation

Trip generation estimates associated with full buildout of the proposed *Gemmer Residential* project for weekday daily, AM peak hour, and PM peak hour were based on methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition for Land Use Code (LUC) 210 (Single-Family Detached Housing). A weekday PM peak hour trip rate of 1.0 trip per single-family dwelling unit was used, consistent with the City scoping comments. Table 7 summarizes the net new weekday daily, AM peak hour, and PM peak hour trip generation. Detailed trip generation estimates are provided in Appendix E.

Table 6
Gemmer Residential – Trip Generation Summary

	Net New Trips Generated		
Weekday Time Period	In	Out	Total
Daily	881	881	1,762
AM Peak Hour	32	97	129
PM Peak Hour	116	68	184

Project Trip Distribution and Assignment

The distribution of project-generated trips during the weekday PM peak hour was estimated based on traffic model distribution figures provided by the City of Marysville. These figures are included in Appendix F. The model distribution was used to assign the net new weekday PM peak hour (116 inbound and 68 outbound) trips generated by the *Gemmer Residential* project to the adjacent street network. Separate distribution patterns were used for the 2030 (project buildout) and 2036 (horizon year) analyses due to anticipated changes in the roadway network in the site vicinity. The most significant change is a planned extension of 19th Avenue NE to the south (assumed by year 2036) where it will eventually connect to 156th Street NE.

Based on the trip distribution percentages, net new PM peak hour project trips were assigned through the study intersections. The distribution and assignment of the net new weekday PM peak hour trips through study intersections are shown in Figure 3 (2030 buildout) and Figure 6 (2036 horizon year).

Future Traffic Volumes

Future year 2030 and 2036 No Action PM peak hour traffic volumes were estimated by applying a three (3) percent annual growth rate to the existing traffic counts, which is consistent with City of Marysville TIA Guidelines. No additional pipeline projects were included in the 2030 and 2036 No Action volumes since a three (3) percent annual growth rate was used, which is also consistent with City of Marysville guidelines.

Based on discussions with the City of Marysville, 25 percent of traffic on 172nd Street NE east of 19th Ave NE may be diverted to the south through the Lakewood Neighborhood to account for planned roadway improvements in the vicinity, namely the planned 156th Street NE/I-5 interchange project which is expected to shift existing traffic off 172nd Street NE. Year 2036 PM peak hour traffic volumes were shifted to account for planned roadway improvements as-follows:

- 25 percent of 2036 No Action traffic volumes on 172nd Street NE were diverted to the south on 19th Ave NE and Twin Lakes Ave, and over to the future 156th Street NE interchange with I-5. Diversions were based on PM peak hour turning movement volume distribution on 172nd Ave NE west of the I-5 interchange as directed by City staff.

The resulting future 2030 (buildout year) and 2036 horizon year No Action PM peak hour traffic volumes at the eight (8) off-site study intersections are shown in Figures 4 and 7, respectively. The 2030 and 2036 With Project traffic volumes were determined by adding the trip assignment from the proposed development (shown in Figures 3 and 6) to the future 2030 and 2036 No Action traffic volumes (shown in Figures 4 and 7). The 2030 buildout year and 2036 horizon year With Project traffic volumes are shown in Figures 5 and 8, respectively.

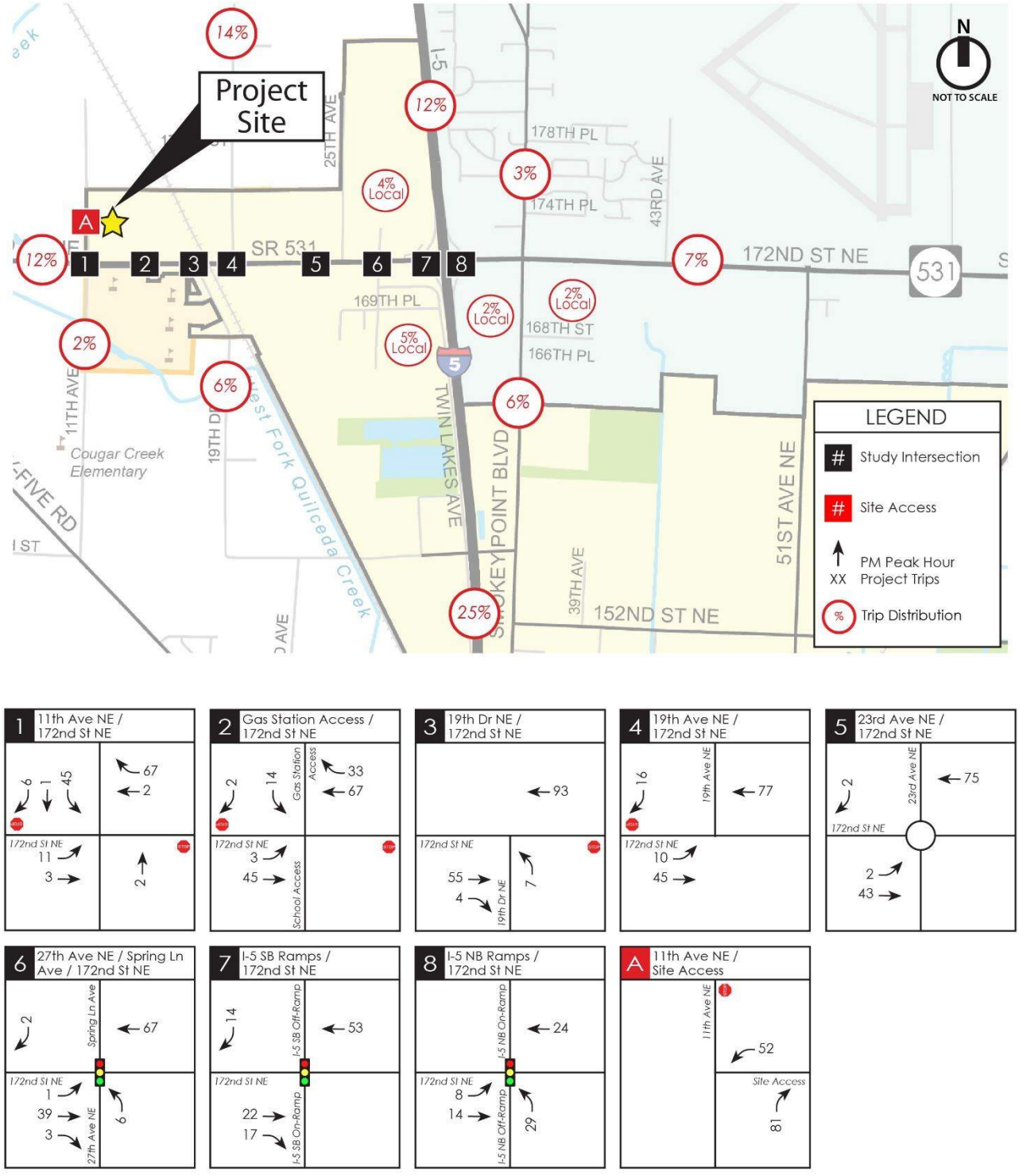


Figure 3: Weekday PM Peak Hour Project Trip Distribution and Assignment (2030 Buildout)

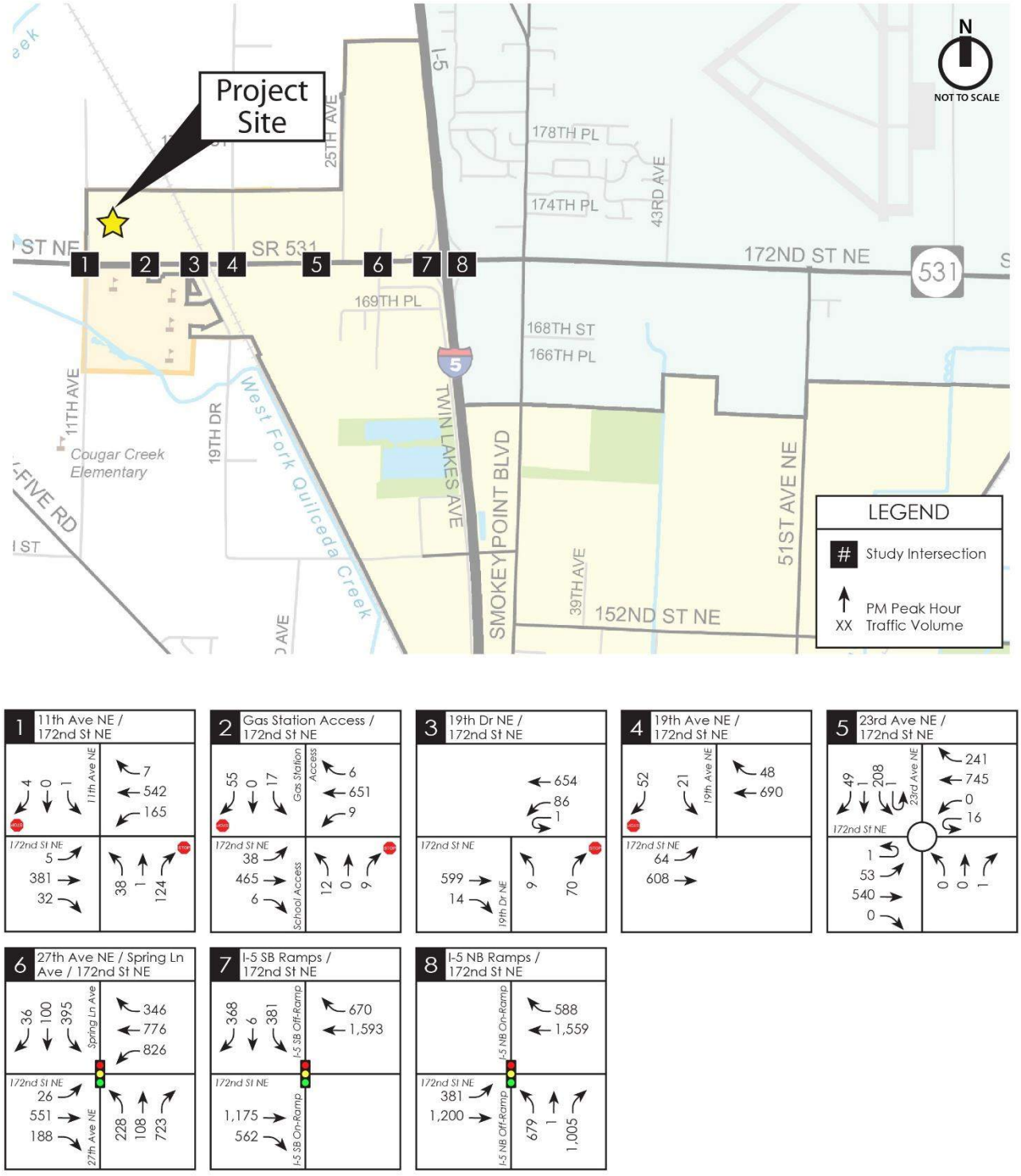


Figure 4: 2030 No Action Weekday PM Peak Hour Traffic Volumes (Buildout)

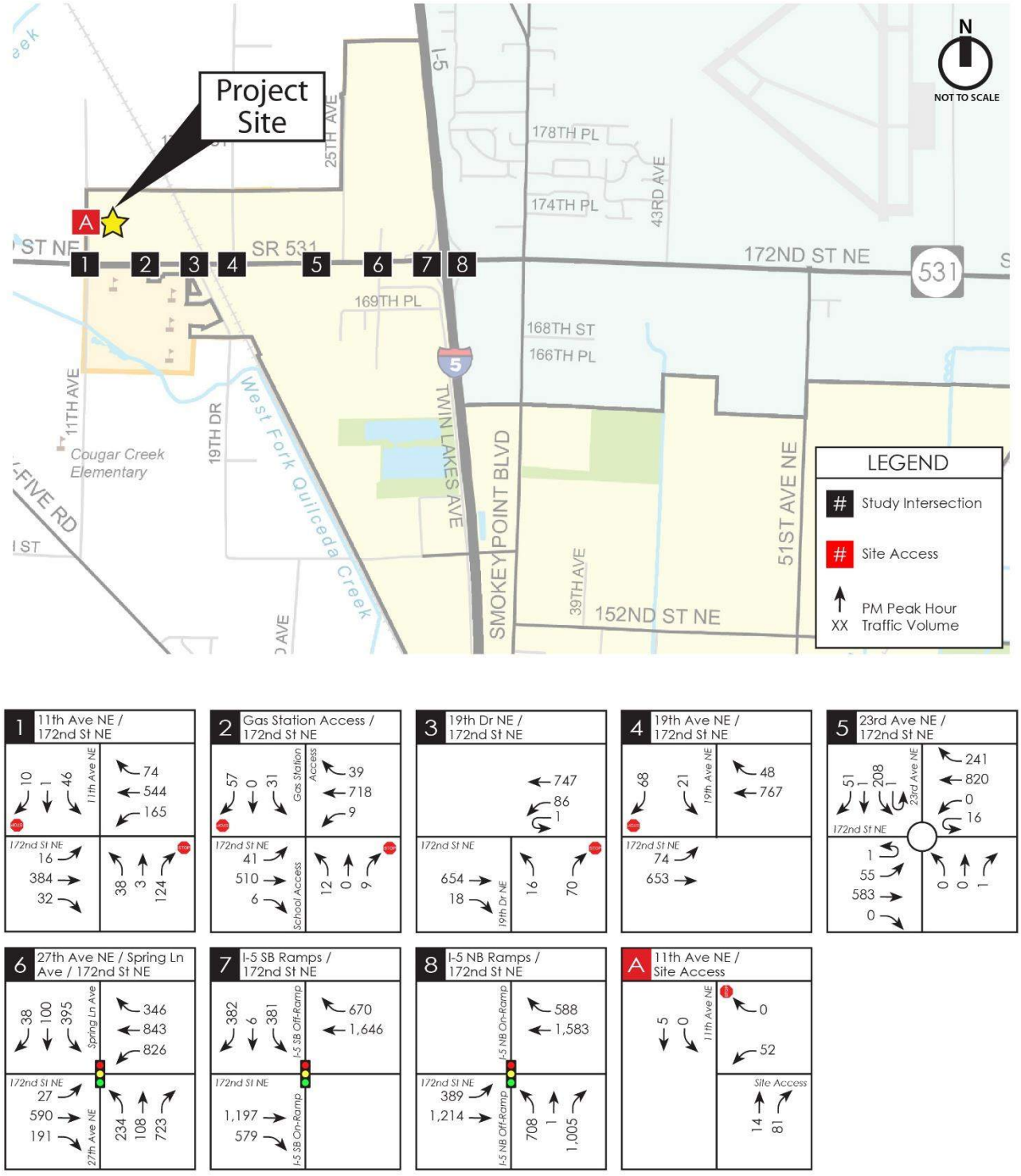


Figure 5: 2030 With Project Weekday PM Peak Hour Traffic Volumes (Buildout)

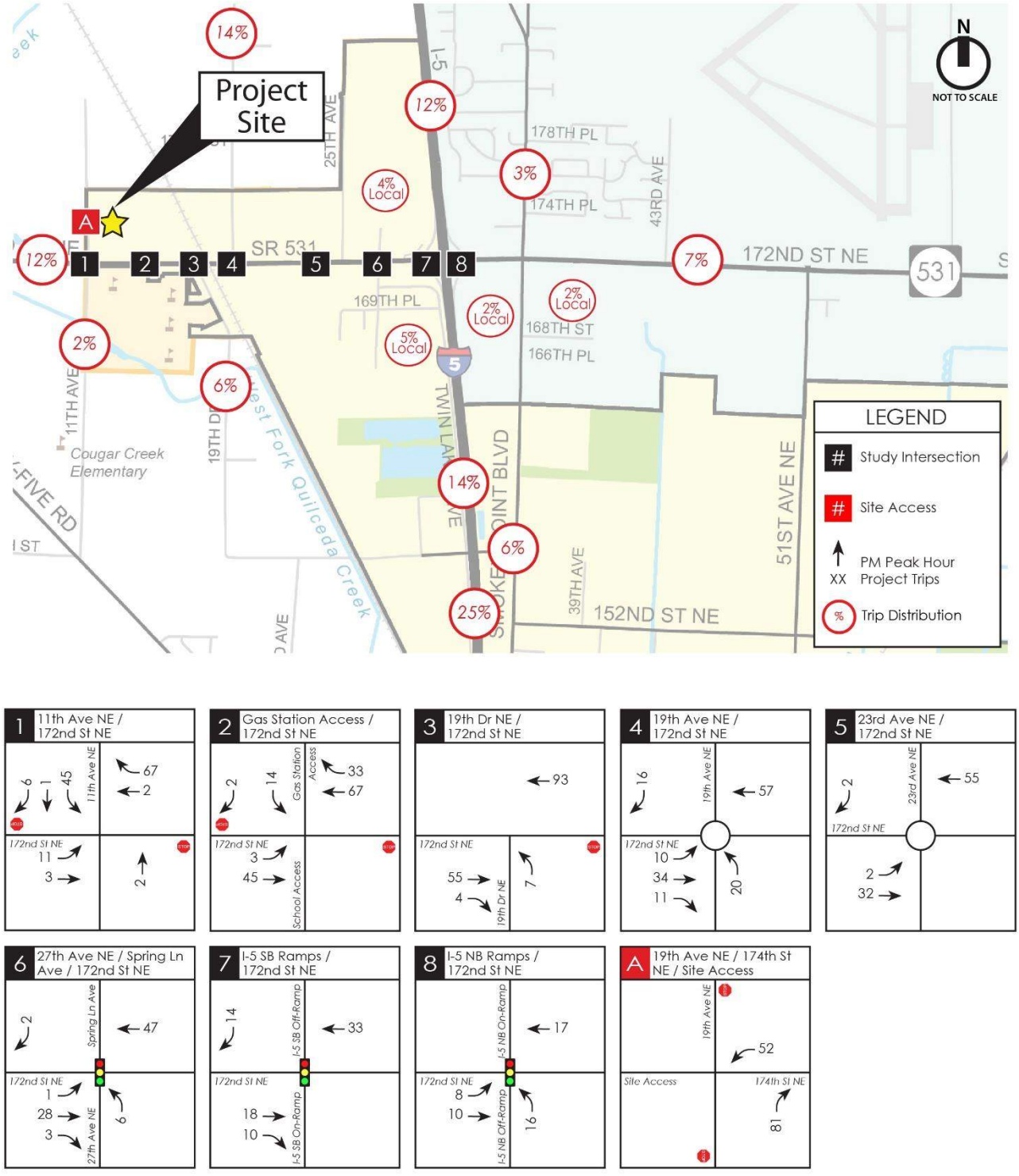


Figure 6: Weekday PM Peak Hour Project Trip Distribution and Assignment (2036 Horizon Year)

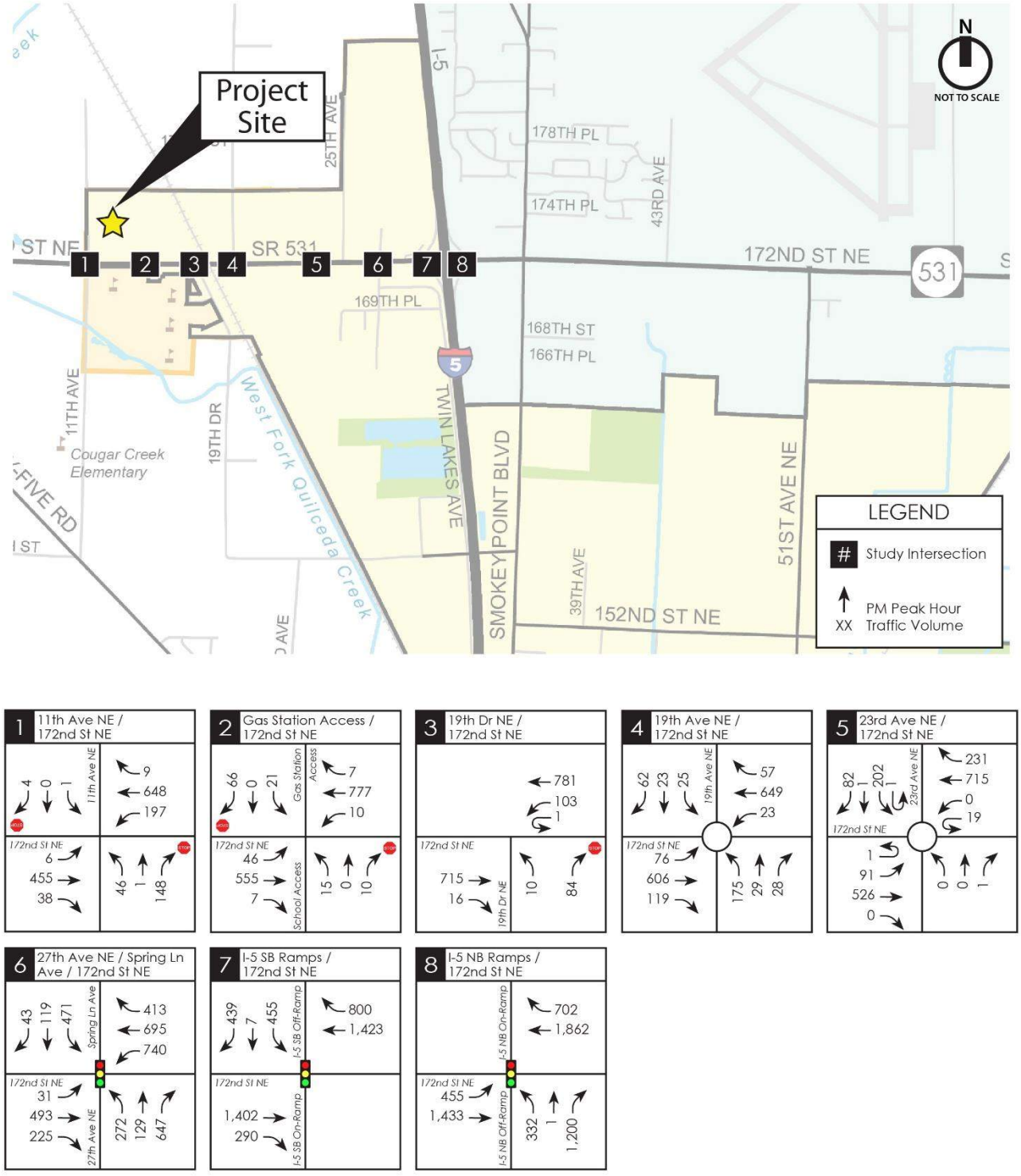


Figure 7: 2036 No Action Weekday PM Peak Hour Traffic Volumes (Horizon Year)

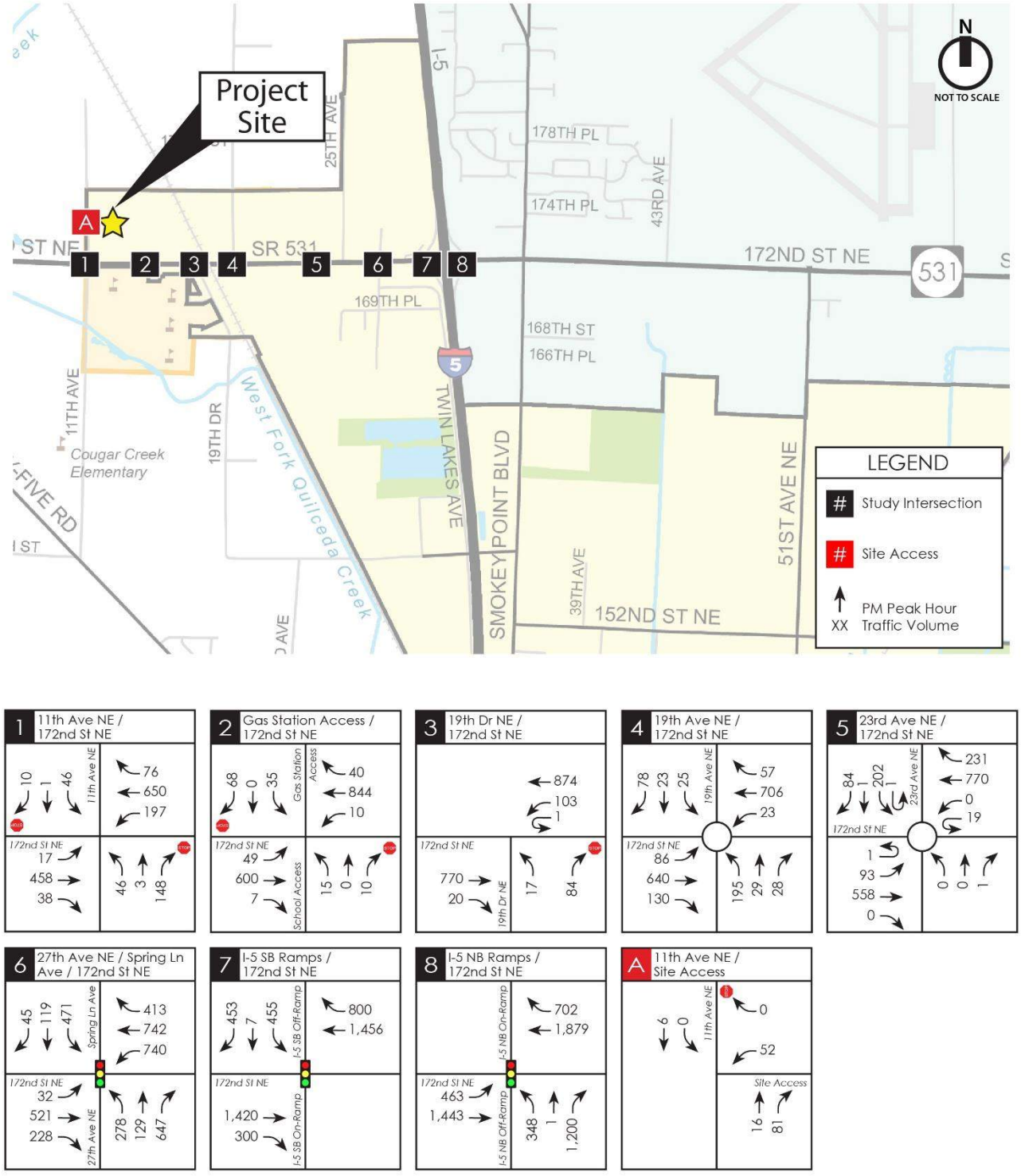


Figure 8: 2036 With Project Weekday PM Peak Hour Traffic Volumes (Horizon Year)

Intersection LOS Analysis

Future intersection LOS analyses during the weekday PM peak hour were evaluated at the eight (8) off-site study intersections for future year 2030 (buildout year) and 2036 (horizon year) conditions with and without the *Gemmer Residential* project. Off-site study intersections were identified based on the City of Marysville's *Traffic Impact Analysis Guidelines (June 2023),* and confirmed through the traffic scoping process. The signal timing data used at the off-site signalized study intersections were based on data provided by the City of Marysville and WSDOT.

The 2030 and 2036 roadway networks assumed in the future LOS analyses were based on existing intersection geometry, plus at least partial completion of the following City planned improvements, as noted below at each location:

- 172nd Street NE / 19th Avenue NE Roundabout – construct new roundabout at the 19th Avenue NE / 172nd Street NE intersection. (Marysville TIP Project #24)

  Note: this improvement is required as a condition of approval for the Lodge Apartments project. Therefore, this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios (when the 156th Street NE Interchange project is complete).

- 172nd Street NE from 27th Avenue NE to 19th Avenue NE – widen to a 4/5-lane section with pedestrian and bicycle facilities between 27th Avenue NE and 19th Avenue NE. (Marysville TIP 30)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- 172nd Street NW from 11th Avenue NE to 19th Drive NE – widen to a 3-lane section with pedestrian and bicycle facilities between 19th Drive NE and 11th Avenue NE.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor but does not change roadway geometry at any of the off-site intersections. The Gemmer Residential project is anticipated to complete a portion of this project along it's project frontage.

- New 19th Avenue NE Extension – construct new 3-lane roadway between 156th Street NE and 172nd Street NE that would include pedestrian and bicycle facilities. (Marysville TIP #51)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- 156th Street NE Interchange – convert the existing overcrossing to a full single-point urban interchange (SPUI) with Interstate 5. (Marysville TIP #61)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios only.

The intersection LOS results are summarized in Tables 8 and 9 and detailed LOS worksheets are provided in Appendix D.

Table 7
2030 Buildout Year – Weekday PM Peak Hour LOS Summary

	No Action		With Project	
Study Intersection / Movement	LOS	Delay (sec)	LOS	Delay (sec)
Stop-Controlled Intersections:				
1) 11th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	8.8	A	9.2
Westbound Left-Turn	A	9.0	A	9.0
Northbound Approach	F	>100	F	>100
Southbound Approach	C	18.7	F	>100
2) Gas Station Access / 172nd St NE				
Eastbound Left-Turn	A	9.4	A	9.9
Westbound Left-Turn	A	8.6	A	8.7
Northbound Approach	C	19.3	C	21.7
Southbound Approach	C	18.3	C	24.1
3) 19th Dr NE / 172nd St NE				
Westbound Left-Turn	A	9.4	A	9.6
Northbound Approach	C	15.8	C	18.5
4) 19th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	9.7	B	10.2
Southbound Approach	D	28.7	E	36.8
Roundabouts:				
5) 23rd Ave NE / 172nd St NE	A	4.5	A	4.5
Signalized Intersections:				
6) 27th Ave NE / 172nd St NE	E	68.8	E	66.8
7) I-5 SB / 172nd St NE	A	7.3	A	7.1
8) I-5 NB / 172nd St NE	C	31.0	C	33.6

Table 8
2036 Horizon Year – Weekday PM Peak Hour LOS Summary

Study Intersection / Movement	No Action LOS	No Action Delay (sec)	With Project LOS	With Project Delay (sec)
Stop-Controlled Intersections:				
1) 11th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	9.3	A	9.6
Westbound Left-Turn	A	9.6	A	9.6
Northbound Approach	F	>100	F	>100
Southbound Approach	D	26.5	F	>100
2) Gas Station Access / 172nd St NE				
Eastbound Left-Turn	B	10.1	B	10.7
Westbound Left-Turn	A	8.9	A	9.1
Northbound Approach	D	26.2	D	31.0
Southbound Approach	C	24.2	D	34.8
3) 19th Dr NE / 172nd St NE				
Westbound Left-Turn	B	10.0	B	10.4
Northbound Approach	C	19.4	C	23.6
Roundabouts:				
4) 19th Ave NE / 172nd St NE	A	5.7	A	6.1
5) 23rd Ave NE / 172nd St NE	A	4.7	A	4.7
Signalized Intersections:				
6) 27th Ave NE / 172nd St NE	E	67.3	E	65.8
7) I-5 SB / 172nd St NE	A	8.1	A	8.0
8) I-5 NB / 172nd St NE	C	26.7	C	28.7

The City of Marysville and WSDOT intersection LOS standard is LOS D with one exception. The City of Marysville *Traffic Impact Analysis Guidelines* state that WSDOT intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E. This is the case at the intersection of 127th Ave NE/172nd Street NE. Therefore, as shown in Tables 7 and 8, all off-site study intersections are expected meet the applicable LOS standards during the weekday PM peak hour in year 2030 and 2036 without or with the proposed *Gemmer Residential* project with two (2) exceptions:

- 11th Ave NE / 172nd Street NE (LOS F in 2030 and 2036, without or with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #25). The *Gemmer Residential* project will construct a new single-lane roundabout (or a portion of a new roundabout) at this intersection as mitigation. As a single-lane roundabout, the intersection is anticipated to operate at LOS A in 2036 without or with the proposed project during the PM peak hour. Detailed 2036 No Action and With Project Mitigation LOS worksheets are included in Appendix D.

- 19th Ave NE / 172nd Street NE (LOS E in 2030, with project): The City has identified a roundabout at this intersection (TIP #24). The new roundabout is required as a condition of approval for the Lodge Apartments project. As such, this improvement is assumed to be completed by 2036 (when the 156th Street NE Interchange project is complete) and is expected to operate at LOS A in 2036 as a future roundabout, without or with the project. Therefore, no mitigation is proposed at this intersection with the *Gemmer Residential* project.

It should also be noted that the addition of project traffic to intersections #6 and #7 results in a decrease (improvement) in the overall average intersection delay during the weekday PM peak hour. This occurs because the *Gemmer Residential* project adds trips to non-critical movements (east and west through trips) instead of movements with higher levels of delay, which results in a decrease in the average delay for the entire intersection.

Site Access Evaluation

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located south of the site. To evaluate the operations of the site access intersection on 11th Ave NE, a level of service (LOS) and queue analysis was completed. The weekday PM peak hour LOS and queue analysis at the site access intersection was based on the methodology outlined in the 7th Edition of the *Highway Capacity Manual* using *Synchro 12* software.

Table 10 summarizes the calculated LOS and the 95th percentile queues of the controlled movements at the site access intersection during the weekday PM peak hour in 2030 (buildout year) and 2036 (horizon year) with the proposed project. The reported 95th percentile queues represent a condition that is exceeded only 5 percent of the time. Detailed LOS and queue calculation worksheets are included in Appendix D.

Table 9
PM Peak Hour Site Access LOS and Queuing

	2030 With Project			2036 With Project		
Controlled Movements	LOS [1]	Delay	95th % Queue (ft)[3]	LOS [1]	Delay	95th % Queue (ft)[3]
A. 11th Ave NE / Site Access						
Westbound Approach	A	9.1	<25'	A	9.1	<25'
Southbound Left-Turn	A	0.0	0'	A	0.2	0'

1. LOS = Level of Service
2. Delay refers to average control delay expressed in seconds per vehicle.
3. Queues are 95th Percentile queues. <25' indicates 95th Percentile queue statistically less than 1 vehicle.

Snohomish County Key Intersections

In accordance with the *Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville*, project trip impacts at Snohomish County key intersections were identified. Weekday AM and PM peak hour Trip Distribution and Assignment figures and tables were prepared consistent with these guidelines and are included in Appendix G.

MITIGATION

The following measures have been identified to mitigate traffic impacts of the proposed *Gemmer Residential* project.

City of Marysville Traffic Impact Fees. The City of Marysville requires payment of transportation impact fees to help fund planned roadway improvements throughout the City. Transportation impact fees for the proposed *Gemmer Residential* project were calculated based on the trip generation estimate documented in this TIA and the City of Marysville's currently adopted transportation impact fee rate of $6,300 per PM peak hour trip.

The proposed *Gemmer Residential* project is estimated to generate 184 net new PM peak hour trips. As a result, the estimated City of Marysville transportation impact fee is **$1,159,200** ($6,300 X 184 PM peak hour trips). Actual impact fees will be calculated by the City at the time of building permit issuance.

Snohomish County Mitigation. The City of Marysville and Snohomish County have adopted an interlocal agreement whereby developments in Marysville must assess potential mitigation for impacts on Snohomish County roadway facilities. Mitigation fees to Snohomish County are based on predetermined distribution percentages according to location or specific project impacts to planned roadway improvements. A mitigation offer form to Snohomish County will be submitted separately and is included in **Appendix H**.

Future City Road Plans. The *Gemmer Residential* project would build a portion of the following City planned roadway improvements:

- Construct and dedicate right-of-way for the northern half-street of a 3-lane section on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. Construct frontage improvements including new curb, gutter, sidewalk, and street lighting on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. It should be noted that it is anticipated the applicant would receive transportation impact fee credit for frontage and roadway improvements on 172nd Street NE.
- Construct frontage improvements on 11th Ave NE from 172nd Street NE to the northern site property line including new curb, gutter, sidewalk, and street lighting.
- Construct a new roundabout (or a portion of a new roundabout) at 11th Ave NE / 172nd Street NE. Credit toward City transportation impact fees is expected with the anticipated addition of this roundabout to the next adoption of the City's six-year TIP in 2024.

Appendix C

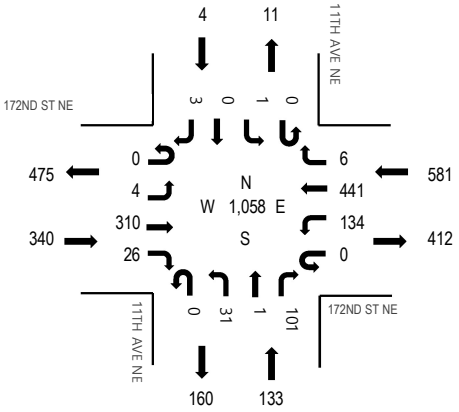
Peak Hour Turning Movement Counts

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

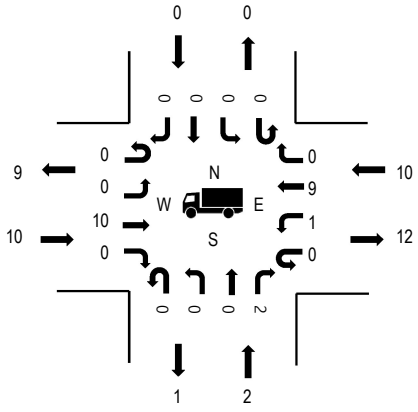
Location: 11TH AVE NE & 172ND ST NE PM
Date: Thursday, October 5, 2023
Peak Hour: 04:15 PM - 05:15 PM

Peak Hour

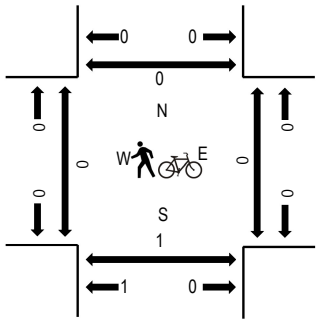
Motorized Vehicles



Heavy Vehicles



Pedestrians/Bicycles in Crosswalk



	HV%	PHF
EB	2.9%	0.89
WB	1.7%	0.96
NB	1.5%	0.59
SB	0.0%	0.50
All	2.1%	0.87

Traffic Counts - Motorized Vehicles

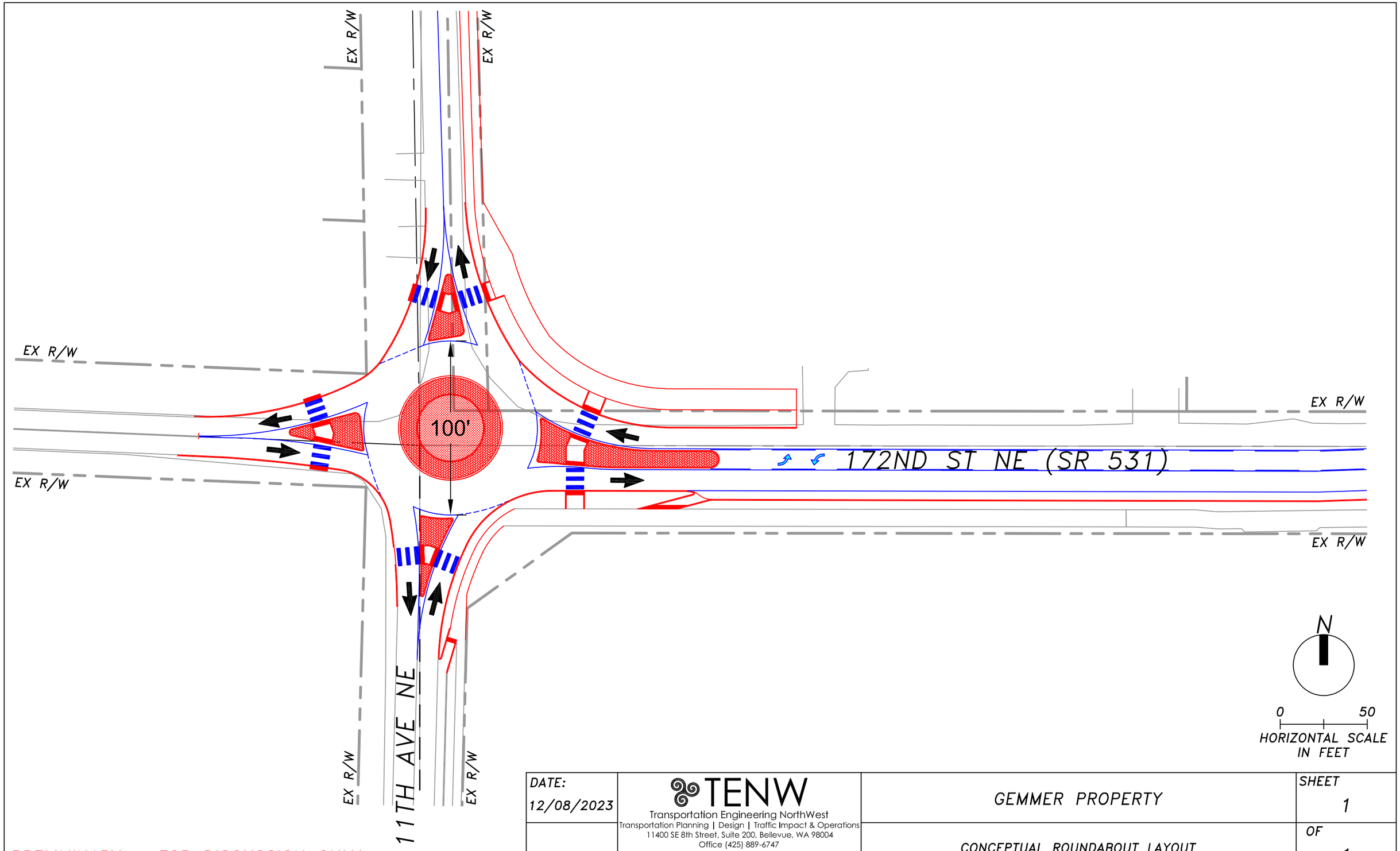
Interval Start Time	172ND ST NE Eastbound				172ND ST NE Westbound				11TH AVE NE Northbound				11TH AVE NE Southbound					Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	
4:00 PM	0	0	76	1	0	22	102	2	0	7	0	25	0	2	2	0	239	1,044
4:15 PM	0	1	79	5	0	28	102	3	0	8	0	20	0	0	0	0	246	1,058
4:30 PM	0	0	84	12	0	34	116	1	0	15	0	41	0	0	0	1	304	1,037
4:45 PM	0	1	67	8	0	38	110	0	0	3	1	26	0	0	0	1	255	1,017
5:00 PM	0	2	80	1	0	34	113	2	0	5	0	14	0	1	0	1	253	981
5:15 PM	0	0	60	5	0	30	102	3	0	2	0	21	0	2	0	0	225	
5:30 PM	0	1	76	15	0	54	108	1	0	1	2	24	0	1	1	0	284	
5:45 PM	0	0	56	4	0	43	81	2	0	4	1	24	0	2	1	1	219	
Count Total	0	5	578	51	0	283	834	14	0	45	4	195	0	8	4	4	2,025	
Peak Hour	0	4	310	26	0	134	441	6	0	31	1	101	0	1	0	3	1,058	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	3	1	1	0	5	4:00 PM	0	0	0	0	0
4:15 PM	5	0	3	0	8	4:15 PM	0	0	0	0	0
4:30 PM	2	1	5	0	8	4:30 PM	0	0	0	0	0
4:45 PM	1	0	2	0	3	4:45 PM	0	0	0	0	0
5:00 PM	2	1	0	0	3	5:00 PM	0	1	0	0	1
5:15 PM	0	0	2	0	2	5:15 PM	0	0	0	0	0
5:30 PM	1	1	3	0	5	5:30 PM	0	0	0	0	0
5:45 PM	1	0	0	0	1	5:45 PM	0	0	0	0	0
Count Total	15	4	16	0	35	Count Total	0	1	0	0	1
Peak Hour	10	2	10	0	22	Peak Hour	0	1	0	0	1

Appendix D

Compact Roundabout Concept



PRELIMINARY – FOR DISCUSSION ONLY

DATE: 12/08/2023	TENW Transportation Engineering NorthWest Transportation Planning | Design | Traffic Impact & Operations 11400 SE 8th Street, Suite 200, Bellevue, WA 98004 Office (425) 889-6747 Project Contact: Trevor Takara, P.E. Phone: 425-250-0865	GEMMER PROPERTY	SHEET 1
		CONCEPTUAL ROUNDABOUT LAYOUT	OF 1

Appendix E

LOS, Queue, and V/C Calculations

Level of Service Methodology

Level of Service (LOS) generally refers to the degree of congestion at an intersection. It is a measure of vehicle operating speed, travel time, travel delays, and driving comfort. A letter scale from A to F generally describes intersection LOS.

Signalized Intersection LOS represents the average control delay (sec/veh) and can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for signalized intersections.

LOS Criteria for Signalized Intersections [1]

Control Delay (sec/veh)	Level of Service [2]	General Description [3]
≤ 10	A	Exceptionally Favorable Progression (or very short cycle lengths) – Most vehicles arrive during the green indication and travel through the intersection without stopping.
> 10 to ≤ 20	B	Highly Favorable Progression (or short cycle lengths) – While more vehicles than LOS A stop, most vehicles still pass through the intersection without stopping.
> 20 to ≤ 35	C	Favorable Progression (or moderate cycle lengths) – Individual cycle failures begin to appear, but many vehicles still pass through the intersection without stopping.
> 35 to ≤ 55	D	Ineffective Progression (or long cycle lengths) – Many vehicles stop and individual cycle failures are noticeable.
> 55 to ≤ 80	E	Unfavorable Progression (and long cycle lengths) – Individual cycle failures are frequent.
> 80	F	Very Poor Progression (and long cycle lengths) – Most cycles fail to clear the queue at this level.

1 Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2022.
2 If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at signals, LOS is defined solely by control delay.
3 Individual cycle failures: one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle.

Synchro 12 and/or HCM 2000 LOS methodology may be used when HCM 7th Edition methodology is not supported at an intersection (i.e., intersection geometry and/or custom phasing) or jurisdictional standards require use of an alternative methodology.

Unsignalized Intersection LOS (two-way stop control, all-way stop control, and roundabouts) is based on the average control delay. For two-way stop-controlled intersections, the LOS criteria apply to each controlled minor-street approach, controlled minor-street lane group, and controlled major-street movement (additional v/c ratio criteria apply to lane group LOS only). LOS is not calculated for major-street approaches or for the intersection as a whole at two-way stop-controlled intersections. For all-way stop-controlled intersections and roundabouts, LOS can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for unsignalized intersections based on these methodologies.

LOS Criteria for Unsignalized Intersections[1]

Control Delay (sec/veh)	Level of Service [2]
≤ 10	A
> 10 to ≤ 15	B
> 15 to ≤ 25	C
> 25 to ≤ 35	D
> 35 to ≤ 50	E
> 50	F

1 Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2022.
2 If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at unsignalized intersections, LOS is defined solely by control delay.

LANE LEVEL OF SERVICE

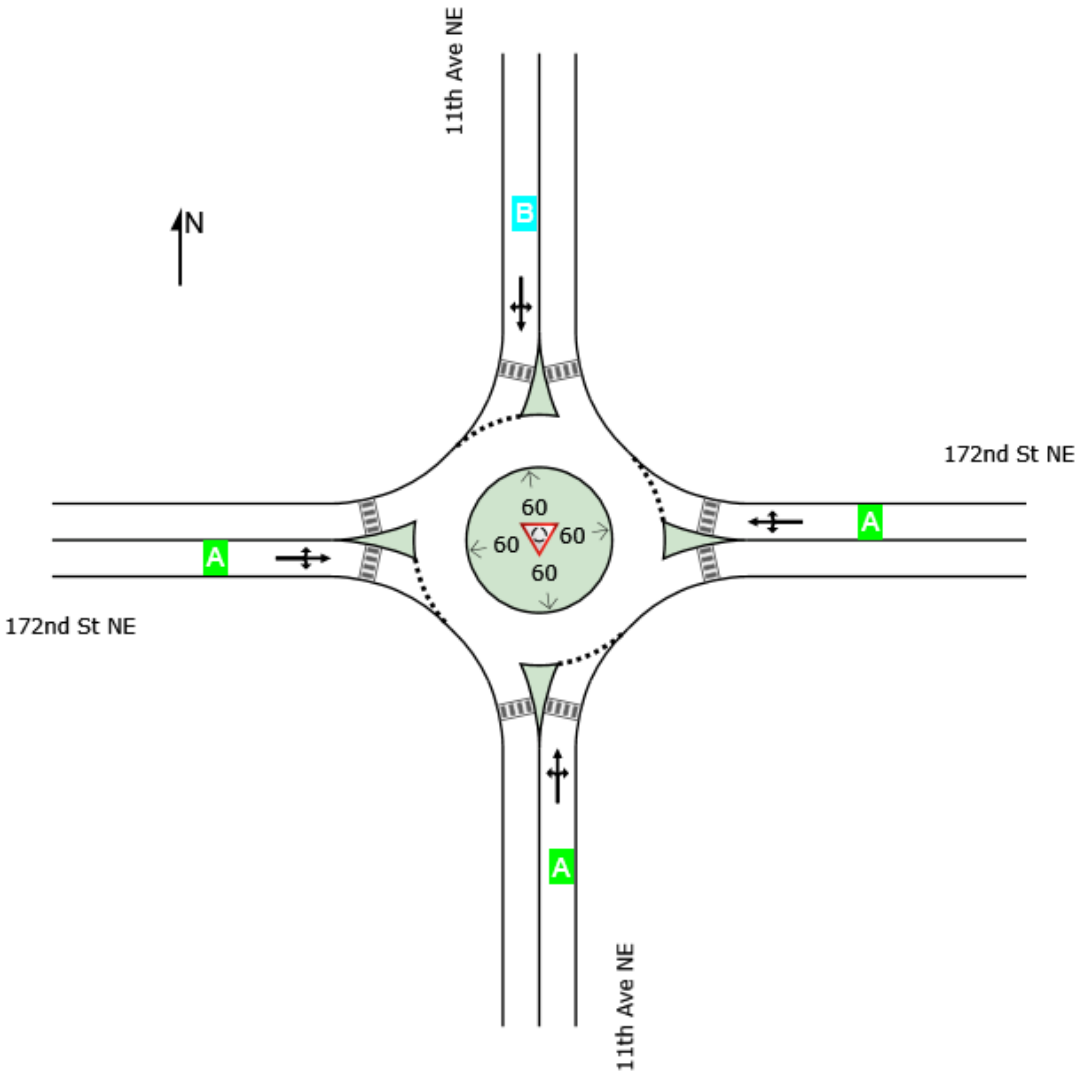
Lane Level of Service

Site: 1 [2036 With Project - PM Peak Hour (Site Folder: 11th Ave NE / 172nd St NE)]

Output produced by SIDRA INTERSECTION Version: 9.1.5.224

11th Ave NE / 172nd St NE
Site Category: 2036 With Project - PM Peak Hour
Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	A	B	A	A



Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Signalised Intersections.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used).
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

MOVEMENT SUMMARY

Site: 1 [2036 With Project - PM Peak Hour (Site Folder: 11th Ave NE / 172nd St NE)]

Output produced by SIDRA INTERSECTION Version: 9.1.5.224

11th Ave NE / 172nd St NE
Site Category: 2036 With Project - PM Peak Hour
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: 11th Ave NE															
3	L2	All MCs	53	2.0	53	2.0	0.285	9.0	LOS A	1.8	44.6	0.71	0.66	0.71	26.2
8	T1	All MCs	3	2.0	3	2.0	0.285	4.9	LOS A	1.8	44.6	0.71	0.66	0.71	23.3
18	R2	All MCs	170	2.0	170	2.0	0.285	5.3	LOS A	1.8	44.6	0.71	0.66	0.71	23.3
Approach			226	2.0	226	2.0	0.285	6.2	LOS A	1.8	44.6	0.71	0.66	0.71	23.9
East: 172nd St NE															
1	L2	All MCs	226	2.0	226	2.0	0.843	6.9	LOS A	14.5	367.9	0.74	0.43	0.74	23.2
6	T1	All MCs	747	2.0	747	2.0	0.843	2.8	LOS A	14.5	367.9	0.74	0.43	0.74	26.6
16	R2	All MCs	87	2.0	87	2.0	0.843	3.2	LOS A	14.5	367.9	0.74	0.43	0.74	23.3
Approach			1061	2.0	1061	2.0	0.843	3.7	LOS A	14.5	367.9	0.74	0.43	0.74	25.5
North: 11th Ave NE															
7	L2	All MCs	53	0.0	53	0.0	0.139	13.1	LOS B	1.0	24.2	0.91	0.79	0.91	21.8
4	T1	All MCs	1	0.0	1	0.0	0.139	9.0	LOS A	1.0	24.2	0.91	0.79	0.91	22.0
14	R2	All MCs	11	0.0	11	0.0	0.139	9.4	LOS A	1.0	24.2	0.91	0.79	0.91	24.6
Approach			66	0.0	66	0.0	0.139	12.4	LOS B	1.0	24.2	0.91	0.79	0.91	22.2
West: 172nd St NE															
5	L2	All MCs	20	3.0	20	3.0	0.566	10.3	LOS B	4.4	113.5	0.65	0.58	0.66	26.4
2	T1	All MCs	526	3.0	526	3.0	0.566	5.9	LOS A	4.4	113.5	0.65	0.58	0.66	26.7
12	R2	All MCs	44	3.0	44	3.0	0.566	5.9	LOS A	4.4	113.5	0.65	0.58	0.66	26.6
Approach			590	3.0	590	3.0	0.566	6.1	LOS A	4.4	113.5	0.65	0.58	0.66	26.7
All Vehicles			1943	2.2	1943	2.2	0.843	5.0	LOS A	14.5	367.9	0.71	0.51	0.72	25.5

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA HCM.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Appendix F

Crash History

OFFICER REPORTED CRASHES THAT OCCURRED *at* OR *in the vicinity of* MULTIPLE INTERSECTIONS & ROAD SEGMENTS IN THE CITIES OF ARLINGTON & MARYSVILLE

01/01/2018 - 12/31/2022 *See 2nd tab below for road info & interchange drawing*

Under 23 U.S. Code § 148 and 23 U.S. Code § 407, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.

STATE ROUTE INTERSECTIONS

SR 531 (aka 172nd St, mp 5.11 - 5.16 0 @ 11th Ave

JURISDICTION	COUNTY	CITY	PRIMARY TRAFFIC WAY	BLOCK NUMBER	INTERSECTING TRAFFIC WAY	DIST FROM REF POINT	MI or FT	COMP DIR FROM REF POINT	REFERENCE POINT NAME	MILEPOST	REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# INJ	# FAT	# VEH	# PEDS	# BIKES	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO	VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO
State Route	Snohomish	Marysville	531							5.12	EC43943	05/06/2022	12:17	No Apparent Injury	0	0	2	0	0	Entering at angle	Making Left Turn	Going Straight Ahead	South	West	East	West
State Route	Snohomish	Marysville	531							5.12	EB38002	06/10/2021	15:17	No Apparent Injury	0	0	2	0	0	From same direction - both going straight - one stopped - sideswipe	Overtaking and Passing	Stopped at Signal or Stop Sign	South	East	Vehicle Stopp	Vehicle Stopped
State Route	Snohomish	Marysville	531							5.12	EB53808	08/07/2021	14:43	Suspected Minor Injury	2	0	2	0	0	Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South	West	East
State Route	Snohomish	Marysville	531							5.12	EA91462	12/20/2020	20:45	Possible Injury	2	0	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn	West	East	East	South

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Marysville

Name of Proposed Development Gemmer Residential

City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

Proportionate Share Calculation: *Choose Option A or B*

☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: 11/15/23

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title Rob Risinger

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Marysville

Name of Proposed Development Gemmer Residential

City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

Proportionate Share Calculation: *Choose Option A or B*

☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$_____

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: _____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Part Two: To be completed by the City

Receipt of Written Offer and attachments by City and routing to County

Name of Proposed Development

City Project File Number

Date Received

City Staffer Assigned to Project

Address

Phone

Instructions to City. Send this offer and all attachments to Contact.pwCMS@snoco.org

Received by:

_____ Date: _____ _____

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and attachments by Snohomish County and routing back to City

Name of Proposed Development

City Project File Number

Received by:

_____ Date: _____ _____

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts.

☐ The information requested is shown in the notes below.

By:

_____ Date: _____ _____

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

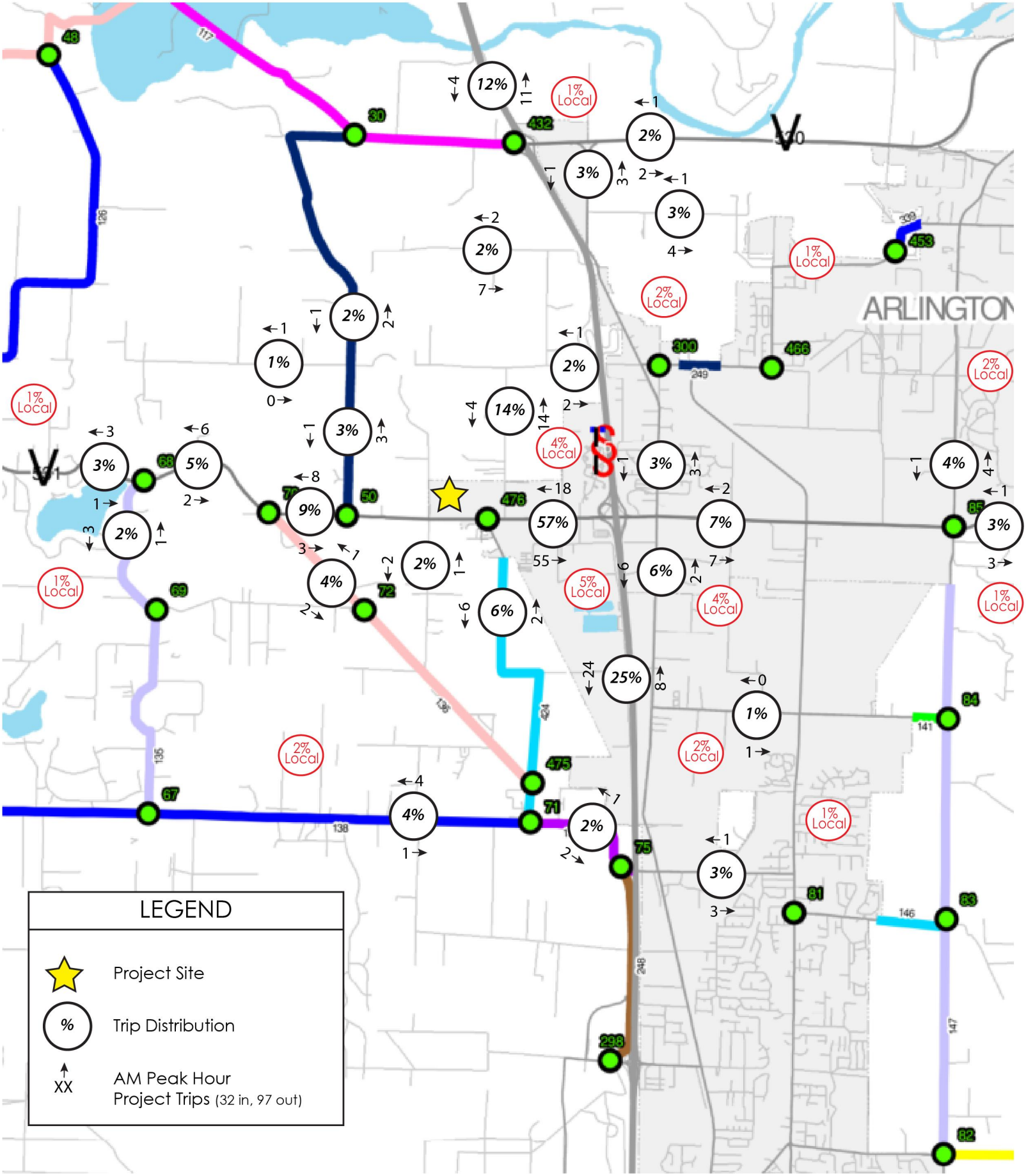
Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

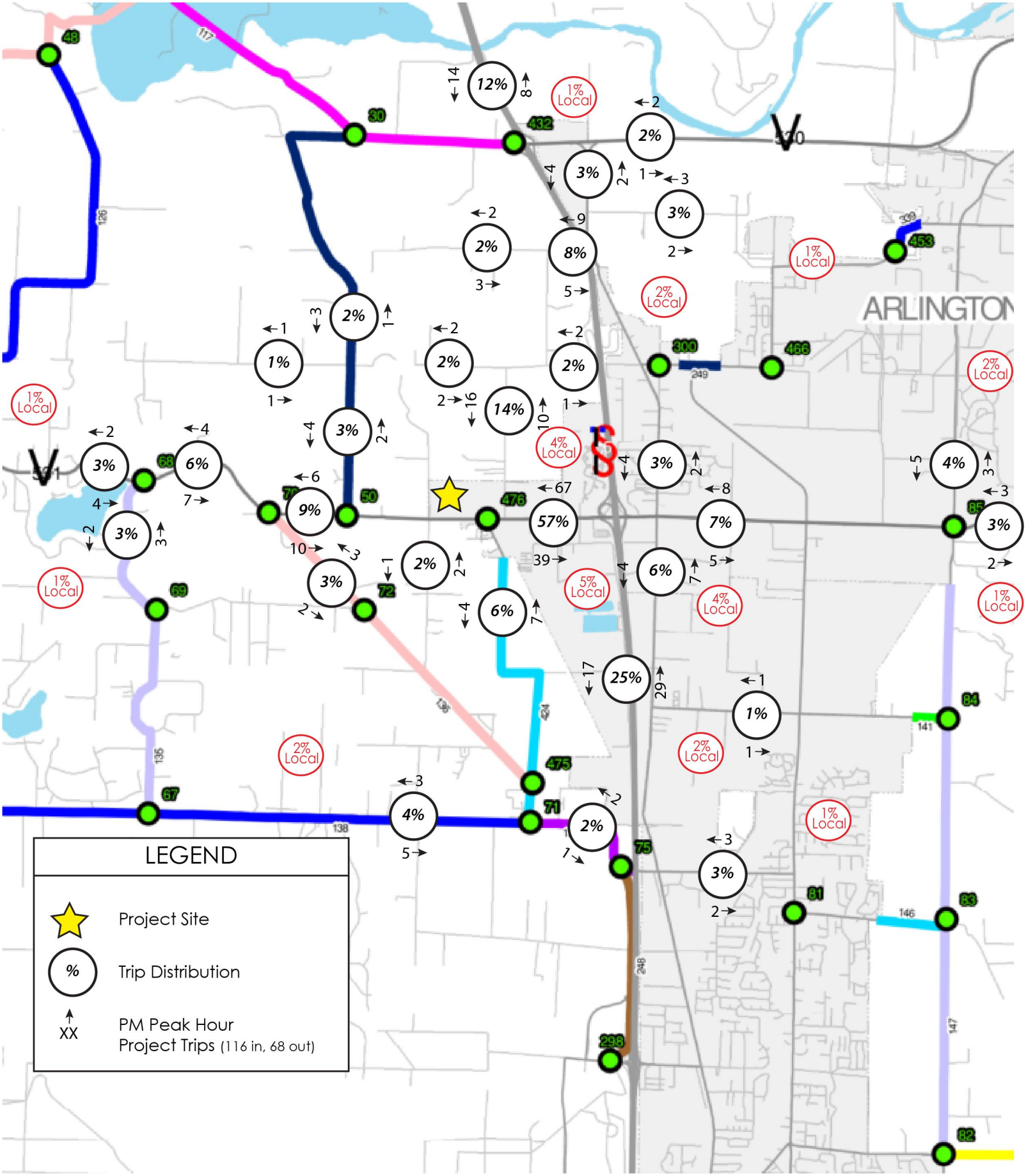
_____ Date: _____ _____

Initialed by City Staffer Print Name and Title

Notes



Attachment G1: Weekday AM Peak Hour Project Trip Distribution & Assignment



Attachment G2: Weekday PM Peak Hour Project Trip Distribution & Assignment

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Gemmer Residential

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

   MJS Investors, 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

   Phone #: 425-417-6004

3. Development Site Address 1507 172nd Street NE, Marysville, WA

4. Is it a residential or commercial development? Yes (residential)

5. Description of Development (size and specific type)_____
   The proposed project will include up to 185 Single-Family Detached Homes. The site includes 1 existing Single-Family Detached Home that would be removed with the project.

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   129 AM Peak Hour 184 PM Peak Hour 1,762 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   x For determining the amount based on a percentage of the county fee go to section two.

   _____ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

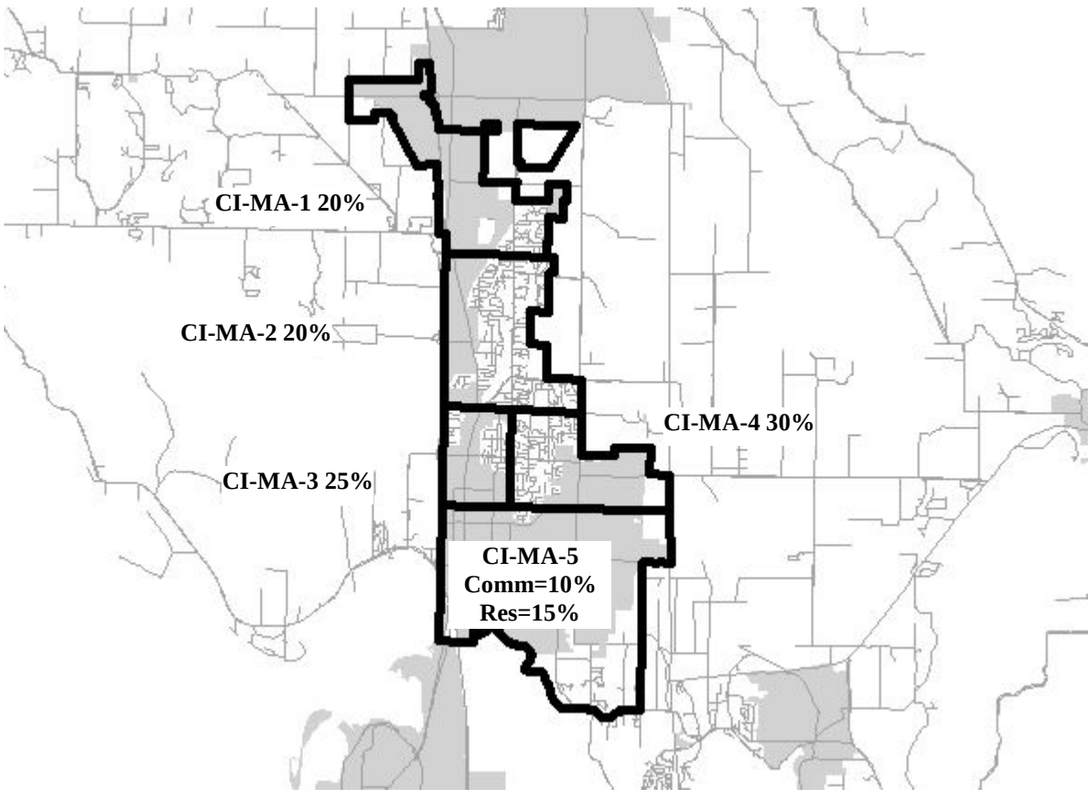
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) 20 %

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT) 1,762

4. Type of Development (Residential or Commercial) Residential

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $ 185

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

20%	×	1,762	×	185	=	$ 65,194
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

__X__ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, Washington 98028

February 9, 2022

Merle Ash
merle@landtechway.com

RE: Geotechnical Evaluation
Proposed Residential Development
Parcel No.'s 31051900400900 and 31051900401100
1125 and 1507 172nd Street NE
Marysville, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this report to discuss the results of our geotechnical evaluation at the referenced site.

The purpose of our evaluation was to provide recommendations for foundation design, grading, and earthwork.

Site Description

The site is located at 1125 and 1507 172nd Street NE in Marysville, Washington. The site consists of two irregularly shaped parcels (Parcel No.'s 310519004011100 and 31051900400900) with a total area of about 35 acres.

The southern portions of both parcels are locally developed with residential and commercial structures and driveway areas. The remainder of the property is undeveloped and vegetated with grasses, ferns, ivy, blackberry vines, and variable diameter trees.

The site includes level and slightly sloping areas with relief of about 35 feet. The overall area slopes downward to the east. There are numerous graded areas with likely fill zones throughout the central portion of the site. Fill thicknesses appear to be generally less than 4 feet.

The site is bordered to the east by land and right-of-way, to the south by commercial and residential properties and 172nd Street NE, to the east by 11th Avenue NE and to the north by land.

The proposed development includes numerous residential lots (about 182), open spaces, access roadways, stormwater systems, and utilities. Figure 1 shows the proposed site layout.

Initial site work could include tree removal and temporary roadway construction for tree removal.

Stormwater will include infiltration or other systems depending on feasibility. Site grading may include cuts and fills of 15 feet or less for mass grading and cuts and/fill of 3 feet or less for foundation placement. Foundation loads are expected to be light. We should be provided with the final plans to verify that our recommendations remain valid and do not require updating.

Area Geology

The Geologic Map of the Arlington West Quadrangle, indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till includes mixtures of silt, sand, clay, and gravel. These materials are usually impermeable and are typically dense to very dense below a weathered zone.

Soil & Groundwater Conditions

As part of our evaluation, we excavated six test pits and four hand borings within the property, where accessible.

All of the explorations encountered approximately 6 inches of topsoil and vegetation underlain by approximately 1.5 to 3 feet of loose to medium dense, silty-fine to medium grained sand trace to with gravel (Weathered Glacial Till). These materials were underlain by dense to very dense, silty-fine to fine grained sand trace gravel (Vashon Glacial Till), which continued to the termination depths of these explorations. The till was partially to well cemented.

Groundwater was encountered in all of the explorations between about 1.5 and 3.75 feet below grade. Groundwater is consistent with interflow at the base of the weathered glacial till. This zone is relatively thin and volumes were generally light. Groundwater will likely be present between December and March of a typical year.

Water table elevations often fluctuate over time. The groundwater level will depend on a variety of factors that may include seasonal precipitation, irrigation, land use, climatic conditions and soil permeability. Water levels at the time of the field investigation may be different from those encountered during the construction phase of the project.

Erosion Hazard

The Natural Resources Conservation Services (NRCS) maps for Snohomish County indicate that the site is underlain by Alderwood gravelly sandy loam (0 to 8 percent slopes), Alderwood-Everett gravelly sandy loams (25 to 70 percent slopes) and Kitsap silt loam (0 to 8 percent slopes). These soils would have a slight to moderate erosion potential in a disturbed state depending on the slope magnitude.

It is our opinion that soil erosion potential at this project site can be reduced through landscaping and surface water runoff control. Typically, erosion of exposed soils will be most noticeable during periods of rainfall and may be controlled by the use of normal temporary erosion control measures, such as silt fences, hay bales, mulching, control ditches and diversion trenches. The typical wet weather season, with regard to site grading, is from October 31st to April 1st. Erosion control measures should be in place before the onset of wet weather.

Seismic Hazard

The overall subsurface profile corresponds to a Site Class *D* as defined by Table 1613.5.2 of the International Building Code (IBC). A Site Class *D* applies to an overall profile consisting of stiff/medium dense soils within the upper 100 feet.

We referenced the U.S. Geological Survey (USGS) Earthquake Hazards Program Website to obtain values for S_S, S_1, F_a, and F_v. The USGS website includes the most updated published data on seismic conditions. The following tables provide seismic parameters from the USGS web site with referenced parameters from ASCE 7-10 and 7-16.

Seismic Design Parameters (ASCE 7-10)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F_a	F_v	S_{DS}	S_{D1}	
D	1.10.3	0.43	1.059	1.57	0.778	0.45	0.443

Seismic Design Parameters (ASCE 7-16)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F_a	F_v	S_{DS}	S_{D1}	
D	1.084	0.387	1.066	Null	0.771	Null	0.459

Additional seismic considerations include liquefaction potential and amplification of ground motions by soft/loose soil deposits. The liquefaction potential is highest for loose sand with a high groundwater table. The site has a low likelihood of liquefaction. For items listed as "Null" see Section 11.4.8 of the ASCE.

Conclusions and Recommendations

General

The site is underlain by weathered and unweathered glacial till which becomes denser with depth. There are likely areas of fill throughout the property where prior grading has taken place.

The proposed residential structures may be supported on shallow foundation systems bearing on medium dense or firmer native soils or on structural fill placed on the native soils. Local overexcavation or recompaction of loose weathered native soils may be necessary depending on the proposed elevations and locations of the new footings.

We anticipate that stormwater runoff will be managed through detention systems with possible rain gardens, bioretention, dispersion, and permeable pavements. We can provide additional input upon request and once detailed plans are prepared.

Site Preparation

Trees, shrubs and other vegetation should be removed prior to stripping of surficial organic-rich soil and fill. Based on observations from the site investigation program, it is anticipated that the stripping depth will be 6 to 18 inches. Deeper excavations will be necessary below large trees and below foundation systems, and in areas with fill.

The native soils consist of silty-sand with gravel. Most of the native soils may be used as structural fill provided they achieve compaction requirements and are within 3 percent of the optimum moisture. Some of these soils may only be suitable for use as fill during the summer months, as they will be above the optimum moisture levels in their current state. These soils are variably moisture sensitive and may degrade during periods of wet weather and under equipment traffic.

Imported structural fill should consist of a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Structural fill should be placed in maximum lift thicknesses of 12 inches and should be compacted to a minimum of 95 percent of the modified proctor maximum dry density, as determined by the ASTM D 1557 test method.

Temporary Excavations

Based on our understanding of the project, we anticipate that the grading could include local cuts on the order of approximately 3 feet or less for foundation and most of the utility placement. Any deeper temporary excavations should be sloped no steeper than 1.5H:1V (Horizontal:Vertical) in loose native soils and fill, 1H:1V in medium dense native soils and 3/4H:1V in dense to very dense native soils. If an excavation is subject to heavy vibration or surcharge loads, we recommend that the excavations be sloped no steeper than 2H:1V, where room permits.

Temporary cuts should be in accordance with the Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. Temporary slopes should be visually inspected daily by a qualified person during construction activities and the inspections should be documented in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and reducing slope erosion during construction.

Temporary cut slopes should be covered with visqueen to help reduce erosion during wet weather, and the slopes should be closely monitored until the permanent retaining systems or slope configurations are complete. Materials should not be stored or equipment operated within 10 feet of the top of any temporary cut slope.

Soil conditions may not be completely known from the geotechnical investigation. In the case of temporary cuts, the existing soil conditions may not be completely revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of temporary slopes will need to be re-evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable. Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed and required deadlines can be met.

If any variations or undesirable conditions are encountered during construction, we should be notified so that supplemental recommendations can be made. If room constraints or groundwater conditions do not permit temporary slopes to be cut to the maximum angles allowed by the WAC, temporary shoring systems may be required. The contractor should be responsible for developing temporary shoring systems, if needed. We recommend that Cobalt Geosciences and the project structural engineer review temporary shoring designs prior to installation, to verify the suitability of the proposed systems.

Foundation Design

The proposed structures may be supported on shallow spread footing foundation systems bearing on undisturbed dense or firmer native soils or on properly compacted structural fill placed on the suitable native soils. Any undocumented fill and/or loose native soils should be removed and replaced with structural fill below foundation elements. Structural fill below footings should consist of clean angular rock 5/8 to 4 inches in size. We should verify soil conditions during foundation excavation work.

For shallow foundation support, we recommend widths of at least 16 and 24 inches, respectively, for continuous wall and isolated column footings supporting the proposed structure. Provided that the footings are supported as recommended above, a net allowable bearing pressure of 2,500 pounds per square foot (psf) may be used for design. Detention vaults set at least 5 feet below grade may be designed using a bearing pressure of 5,000 psf.

A 1/3 increase in the above value may be used for short duration loads, such as those imposed by wind and seismic events. Structural fill placed on bearing, native subgrade should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Footing excavations should be inspected to verify that the foundations will bear on suitable material.

Exterior footings should have a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Interior footings should have a minimum depth of 12 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower.

If constructed as recommended, the total foundation settlement is not expected to exceed 1 inch. Differential settlement, along a 25-foot exterior wall footing, or between adjoining column footings, should be less than ½ inch. This translates to an angular distortion of 0.002. Most settlement is expected to occur during construction, as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. All footing excavations should be observed by a qualified geotechnical consultant.

Resistance to lateral footing displacement can be determined using an allowable friction factor of 0.40 acting between the base of foundations and the supporting subgrades. Lateral resistance for footings can also be developed using an allowable equivalent fluid passive pressure of 225 pounds per cubic foot (pcf) acting against the appropriate vertical footing faces (neglect the upper 12 inches below grade in exterior areas). The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance.

Care should be taken to prevent wetting or drying of the bearing materials during construction. Any extremely wet or dry materials, or any loose or disturbed materials at the bottom of the footing excavations, should be removed prior to placing concrete. The potential for wetting or drying of the bearing materials can be reduced by pouring concrete as soon as possible after completing the footing excavation and evaluating the bearing surface by the geotechnical engineer or his representative.

Concrete Retaining Walls

The following table, titled **Wall Design Criteria**, presents the recommended soil related design parameters for retaining walls with a level backslope. Contact Cobalt if an alternate retaining wall system is used. This has been included for new cast in place walls.

Wall Design Criteria	
"At-rest" Conditions (Lateral Earth Pressure – EFD+)	55 pcf (Equivalent Fluid Density)
"Active" Conditions (Lateral Earth Pressure – EFD+)	35 pcf (Equivalent Fluid Density)
Seismic Increase for "At-rest" Conditions (Lateral Earth Pressure)	18H* (Uniform Distribution) 1 in 2,500 year event
Seismic Increase for "At-rest" Conditions (Lateral Earth Pressure)	12H* (Uniform Distribution) 1 in 500 year event
Seismic Increase for "Active" Conditions (Lateral Earth Pressure)	6H* (Uniform Distribution)
Passive Earth Pressure on Low Side of Wall (Allowable, includes F.S. = 1.5)	Neglect upper 2 feet, then 275 pcf EFD+
Soil-Footing Coefficient of Sliding Friction (Allowable; includes F.S. = 1.5)	0.40

*H is the height of the wall; Increase based on one in 500 year seismic event (10 percent probability of being exceeded in 50 years),
+EFD – Equivalent Fluid Density

The stated lateral earth pressures do not include the effects of hydrostatic pressure generated by water accumulation behind the retaining walls. Uniform horizontal lateral active and at-rest pressures on the retaining walls from vertical surcharges behind the wall may be calculated using active and at-rest lateral earth pressure coefficients of 0.3 and 0.5, respectively. A soil unit weight of 125 pcf may be used to calculate vertical earth surcharges.

To reduce the potential for the buildup of water pressure against the walls, continuous footing drains (with cleanouts) should be provided at the bases of the walls. The footing drains should consist of a minimum 4-inch diameter perforated pipe, sloped to drain, with perforations placed down and enveloped by a minimum 6 inches of pea gravel in all directions.

The backfill adjacent to and extending a lateral distance behind the walls at least 2 feet should consist of free-draining granular material. All free draining backfill should contain less than 3 percent fines (passing the U.S. Standard No. 200 Sieve) based upon the fraction passing the U.S. Standard No. 4 Sieve with at least 30 percent of the material being retained on the U.S. Standard No. 4 Sieve. The primary purpose of the free-draining material is the reduction of hydrostatic pressure. Some potential for the moisture to contact the back face of the wall may exist, even with treatment, which may require that more extensive waterproofing be specified for walls, which require interior moisture sensitive finishes.

We recommend that the backfill be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. In place density tests should be performed to verify adequate compaction. Soil compactors place transient surcharges on the backfill. Consequently, only light hand operated equipment is recommended within 3 feet of walls so that excessive stress is not imposed on the walls.

Stormwater Management Feasibility

The site is underlain by relatively dense glacial till. The unweathered till was cemented and acts as a restrictive layer. Groundwater was perched within the weathered till above the denser unweathered glacial till. Groundwater is consistent with seasonal interflow.

We anticipate that most of the runoff will be routed to shallow detention systems. Additional systems may include permeable pavements, rain gardens, dispersion trenches, and bioretention.

We performed a small scale pilot infiltration test in TP-6 at a depth of 2 feet below grade to provide information for any very shallow systems above the restrictive layer. Widespread infiltration in the denser till at depth is not feasible.

The design infiltration rate was determined by applying correction factors to the measured infiltration rate as prescribed in Volume III, Section 3.3.6 of the DOE. The measured rate must be reduced through appropriate correction factors for site variability (CF_V), uncertainty of test method (CF_T), and degree of influent control (CF_M) to prevent siltation and bio-buildup.

It should be noted that construction traffic or other disturbance to the target infiltration area could compact the soil, which may decrease the effective infiltration rates. The correction factors and resulting design infiltration rate are also shown in the table below.

Test Number	Test Depth (ft)	Measured Infiltration Rate (in/hr)	Correction Factors			Design Infiltration Rate (in/hr)
			CF_V	CF_T	CF_M	
TP-6	2.0	0.78	0.9	0.5	0.9	0.32

The above rate may be used if near-surface systems are proposed. We should review the grading and civil plans to verify that adequate thicknesses of weathered till will be present. If cuts of 1.5 feet or more are proposed, shallow systems will not be feasible.

We should be provided with final plans for review to determine if the intent of our recommendations has been incorporated or if additional modifications are needed. We should be on site to confirm

Slab-on-Grade

We recommend that the upper 12 inches of the existing native soils within slab areas be re-compacted to at least 95 percent of the modified proctor (ASTM D1557 Test Method).

Often, a vapor barrier is considered below concrete slab areas. However, the usage of a vapor barrier could result in curling of the concrete slab at joints. Floor covers sensitive to moisture typically requires the usage of a vapor barrier. A materials or structural engineer should be consulted regarding the detailing of the vapor barrier below concrete slabs. Exterior slabs typically do not utilize vapor barriers.

The American Concrete Institutes ACI 360R-06 Design of Slabs on Grade and ACI 302.1R-04 Guide for Concrete Floor and Slab Construction are recommended references for vapor barrier selection and floor slab detailing.

Slabs on grade may be designed using a coefficient of subgrade reaction of 210 pounds per cubic inch (pci) assuming the slab-on-grade base course is underlain by structural fill placed and compacted as outlined in Section 8.1. A 4- to 6-inch-thick capillary break layer should be placed over the prepared subgrade. This material should consist of pea gravel or 5/8 inch clean angular rock.

A perimeter drainage system is recommended unless interior slab areas are elevated a minimum of 12 inches above adjacent exterior grades. If installed, a perimeter drainage system should consist of a 4-inch diameter perforated drain pipe surrounded by a minimum 6 inches of drain rock wrapped in a non-woven geosynthetic filter fabric to reduce migration of soil particles into the drainage system. The perimeter drainage system should discharge by gravity flow to a suitable stormwater system.

Exterior grades surrounding buildings should be sloped at a minimum of one percent to facilitate surface water flow away from the building and preferably with a relatively impermeable surface cover immediately adjacent to the building.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.
- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Utilities

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards, by a contractor experienced in such work. The contractor is responsible for the safety of open trenches. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

In general, silty soils were encountered at shallow depths in the explorations at this site. These soils have low cohesion and density and will have a tendency to cave or slough in excavations. Shoring or sloping back trench sidewalls is required within these soils in excavations greater than 4 feet deep. Heavy caving should be expected in the outwash sands and gravels.

All utility trench backfill should consist of imported structural fill or suitable on site soils. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. The upper 5 feet of utility trench backfill placed in pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Below 5 feet, utility trench backfill in pavement areas should be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with the pipe manufacturer's recommendations.

The contractor is responsible for removing all water-sensitive soils from the trenches regardless of the backfill location and compaction requirements. Depending on the depth and location of the proposed utilities, we anticipate the need to re-compact existing fill soils below the utility structures and pipes. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction procedures.

Pavements

The near surface subgrade soils generally consist of silty sand with gravel. These soils are rated as good for pavement subgrade material (depending on silt content and moisture conditions). We estimate that the subgrade will have a California Bearing Ratio (CBR) value of 10 and a modulus of subgrade reaction value of k = 200 pci, provided the subgrade is prepared in general accordance with our recommendations.

We recommend that at a minimum, 12 inches of the existing subgrade material be moisture conditioned (as necessary) and re-compacted to prepare for the construction of pavement sections. Deeper levels of recompaction or overexcavation and replacement may be necessary in areas where fill and/or very poor (soft/loose) soils are present.

The subgrade should be compacted to at least 95 percent of the maximum dry density as determined by ASTM Test Method D1557. In place density tests should be performed to verify proper moisture content and adequate compaction.

The recommended flexible and rigid pavement sections are based on design CBR and modulus of subgrade reaction (k) values that are achieved, only following proper subgrade preparation. It should be noted that subgrade soils that have relatively high silt contents will likely be highly sensitive to moisture conditions. The subgrade strength and performance characteristics of a silty subgrade material may be dramatically reduced if this material becomes wet.

Based on our knowledge of the proposed project, we expect the traffic to range from light duty (passenger automobiles) to heavy duty (delivery trucks). The following tables show the recommended pavement sections for light duty and heavy duty use.

ASPHALTIC CONCRETE (FLEXIBLE) PAVEMENT

LIGHT DUTY

Asphaltic Concrete	Aggregate Base*	Compacted Subgrade* **
2.5 in.	6.0 in.	12.0 in.

HEAVY DUTY

Asphaltic Concrete	Aggregate Base*	Compacted Subgrade* **
3.5 in.	6.0 in.	12.0 in.

PORTLAND CEMENT CONCRETE (RIGID) PAVEMENT

Min. PCC Depth	Aggregate Base*	Compacted Subgrade* **
6.0 in.	6.0 in.	12.0 in.

** 95% compaction based on ASTM Test Method D1557*

*** A proof roll may be performed in lieu of in place density tests*

The asphaltic concrete depth in the flexible pavement tables should be a surface course type asphalt, such as Washington Department of Transportation (WSDOT) ½ inch HMA. The rigid pavement design is based on a Portland Cement Concrete (PCC) mix that has a 28 day compressive strength of 4,000 pounds per square inch (psi). The design is also based on a concrete flexural strength or modulus of rupture of 550 psi.

CONSTRUCTION FIELD REVIEWS

Cobalt Geosciences should be retained to provide part time field review during construction in order to verify that the soil conditions encountered are consistent with our design assumptions and that the intent of our recommendations is being met. This will require field and engineering review to:

- Monitor and test structural fill placement and soil compaction
- Observe bearing capacity at foundation locations
- Observe slab-on-grade preparation
- Verify stormwater system soil conditions
- Monitor foundation drainage placement
- Observe excavation stability

Geotechnical design services should also be anticipated during the subsequent final design phase to support the structural design and address specific issues arising during this phase. Field and engineering review services will also be required during the construction phase in order to provide a Final Letter for the project.

CLOSURE

This report was prepared for the exclusive use of Merle Ash and his appointed consultants. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Cobalt Geosciences, LLC.

The recommendations contained in this report are based on assumed continuity of soils with those of our test holes and assumed structural loads. Cobalt Geosciences should be provided with final architectural and civil drawings when they become available in order that we may review our design recommendations and advise of any revisions, if necessary.

Use of this report is subject to the Statement of General Conditions provided in Appendix A. It is the responsibility of Merle Ash who is identified as "the Client" within the Statement of General Conditions, and its agents to review the conditions and to notify Cobalt Geosciences should any of these not be satisfied.

Sincerely,

Cobalt Geosciences, LLC





2/9/2022
Phil Haberman, PE, LG, LEG
Principal

Statement of General Conditions

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Cobalt Geosciences and the Client. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Cobalt Geosciences present understanding of the site specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Cobalt Geosciences is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other material descriptions, and statements regarding their condition, made in this report are based on site conditions encountered by Cobalt Geosciences at the time of the work and at the specific testing and/or sampling locations. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated material behavior. Extrapolation of in situ conditions can only be made to some limited extent beyond the sampling or test points. The extent depends on variability of the soil, rock and groundwater conditions as influenced by geological processes, construction activity, and site use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Cobalt Geosciences must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Cobalt Geosciences will not be responsible to any party for damages incurred as a result of failing to notify Cobalt Geosciences that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Cobalt Geosciences, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer; Cobalt Geosciences cannot be responsible for site work carried out without being present.



TP-1
HB-1

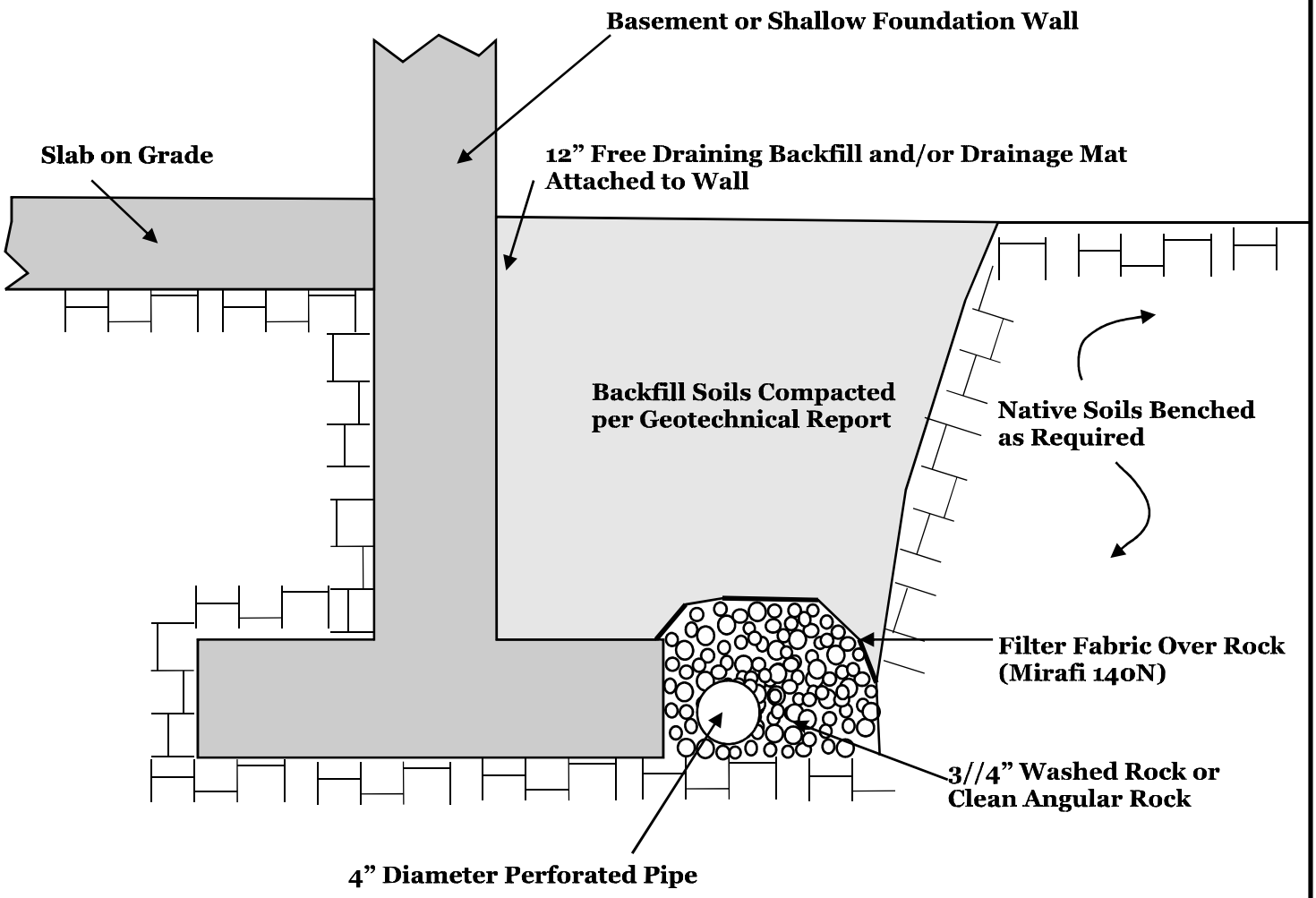
Approximate Test Pit and Hand Boring Location

N

Not to Scale

Provided site plan.

COBALT GEOSCIENCES	Proposed Development 1125 172nd Street NE Marysville, Washington	**SITE PLAN** **FIGURE 1**	Cobalt Geosciences, LLC P.O. Box 82243 Kenmore, WA 98028 (206) 331-1097 www.cobaltgeo.com cobaltgeo@gmail.com



Not to Scale

COBALT GEOSCIENCES	Typical Foundation Drain Detail	Attachment	Cobalt Geosciences, LLC PO Box 1792 North Bend, WA 98045 (206) 331-1097 www.cobaltgeo.com phil@cobaltgeo.com

Unified Soil Classification System (USCS)

MAJOR DIVISIONS			SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (less than 5% fines)	GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with Fines (more than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean Sands (less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
			SP	Poorly graded sand, gravelly sands, little or no fines
		Sands with Fines (more than 12% fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	ML	Inorganic silts of low to medium plasticity, sandy silts, gravelly silts, or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
		Organic	OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays (liquid limit 50 or more)	Inorganic	MH	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt
			CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay
		Organic	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		PT	Peat, humus, swamp soils with high organic content (ASTM D4427)

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose 0 to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Grain Size Definitions

Description	Sieve Number and/or Size
Fines	<#200 (0.08 mm)
Sand	
-Fine	#200 to #40 (0.08 to 0.4 mm)
-Medium	#40 to #10 (0.4 to 2 mm)
-Coarse	#10 to #4 (2 to 5 mm)
Gravel	
-Fine	#4 to 3/4 inch (5 to 19 mm)
-Coarse	3/4 to 3 inches (19 to 76 mm)
Cobbles	3 to 12 inches (75 to 305 mm)
Boulders	>12 inches (305 mm)

Relative Density (Coarse Grained Soils)

N, SPT, Blows/FT	Relative Density
0 - 4	Very loose
4 - 10	Loose
10 - 30	Medium dense
30 - 50	Dense
Over 50	Very dense

Consistency (Fine Grained Soils)

N, SPT, Blows/FT	Relative Consistency
Under 2	Very soft
2 - 4	Soft
4 - 8	Medium stiff
8 - 15	Stiff
15 - 30	Very stiff
Over 30	Hard

Moisture Content Definitions

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

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Soil Classification Chart

Figure C1

Test Pit TP-1

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 2.5'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Fill and Weathered Glacial Till)
2	■			
3			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
4				
5				
6				
7	■			
8				
				End of Test Pit 8'
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Proposed Residential Development
1125 172nd Street NE
Marysville, Washington

Test Pit Logs

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Test Pit TP-2

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 2.75'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
3				
4				
5				
6				
7				
8				End of Test Pit 8'
9				
10				

Groundwater

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Test Pit TP-3

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 1.5'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Fill and Weathered Glacial Till)
2			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
3				
4				
5				
6				
7				
8				End of Test Pit 8'
9				
10				

Groundwater

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Test Pit TP-4

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 1.5'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
3				
4				
5				
6				
7				
8				End of Test Pit 8'
9				
10				

Groundwater

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Test Pit TP-5

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 3.75'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2	■			
3			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
4				
5				
6				
7	■			
8				
				End of Test Pit 8'
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Test Pit TP-6

Date: FEBRUARY 1, 2022	Depth: 8'	Groundwater: 3.5'
Contractor: Jim	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Forest Duff
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Fill and Weathered Glacial Till)
2	■			
3				
4			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
5				
6				
7	■			
8				
				End of Test Pit 8'
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Hand Boring HB-1

Date: FEBRUARY 1, 2022	Depth: 5'	Groundwater: 2.5'
Contractor: Cobalt	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Grass/Topsoil
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2	■			
3			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
4				
5	■			
6				End of Hand Boring 5'
7				
8				
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Hand Boring HB-2

Date: FEBRUARY 1, 2022	Depth: 5'	Groundwater: 2'
Contractor: Cobalt	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Grass/Topsoil
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2				
3			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
4				
5				
6				End of Hand Boring 5'
7				
8				
9				
10				

Groundwater

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Hand Boring HB-3

Date: FEBRUARY 1, 2022	Depth: 5'	Groundwater: 3'
Contractor: Cobalt	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Grass/Topsoil
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2	■			
3				
4	■		SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
5				
6				End of Hand Boring 5'
7				
8				
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Hand Boring HB-4

Date: FEBRUARY 1, 2022	Depth: 5'	Groundwater: 3.5'
Contractor: Cobalt	Elevation: N/A	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description
				Grass/Topsoil
1			SM	Loose to medium dense, silty-fine to fine grained sand with gravel, mottled yellowish brown to grayish brown, moist to wet. (Weathered Glacial Till)
2	■			
3				
4			SM	Dense to very dense, silty-fine to medium grained sand with gravel, grayish brown to olive gray, moist. (Glacial Till)
5	■			
6				End of Hand Boring 5'
7				
8				
9				
10				

Groundwater ▼

Moisture Content (%)
Plastic Limit — Liquid Limit

DCP Equivalent N-Value
0 10 20 30 40 50

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Myron Gemmer & Brad Gemmer

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PN -

1st Submittal: March 2024

Stormwater Site Plan Report for Lakewood Heights PRD

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02/26/2024

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Tables

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Table 2 - Project Area Analysis & Activities Summary 1-3

Acronyms

The following acronyms and abbreviations may or may not be called out within the body of this report.

- ASTM - American Society for Testing and Materials
- BMPs - Best Management Practices
- CB - Catch Basin
- CAO - Critical Areas Ordinance
- CESCL - Certified Erosion and Sediment Control Lead
- DOE - Department of Ecology
- EDDS - Engineering Design & Development Standards
- FEMA - Federal Emergency Management Agency
- HSPF - Hydrological Simulation Program—Fortran
- LiDAR - Light Detecting And Ranging
- LDA - Land disturbing activity
- LID - Low Impact Development
- LID Manual - DOE 2005 LID Technical Guidance Manual for Puget Sound
- MRs - Minimum Requirements (for Stormwater Management)
- MS4 - Municipal Separate Storm Sewer System
- MSL - Mean Sea Level
- NAVD88 - North American Vertical Datum of 1888
- NGVD29 - National Geodetic Vertical Datum of 1929
- NPDES - National Pollutant Discharge Elimination System
- NRCS - Natural Resources Conservation Service
- NPGIS - Non-Pollutant Generating Impervious Surface
- O&M - Operations and Maintenance
- PGIS - Pollutant Generating Impervious Surface
- PGPS - Pollutant Generating Pervious Surface
- PLSS - Public Land Survey System
- POC - Point of Compliance
- RCW - Revised Code of Washington
- ROW - Right-of-Way
- SCDM-2010 - Snohomish County 2010 Drainage Manual
- SMMWW - DOE 2005 Stormwater Management Manual for Western Washington
- SWPPP - Stormwater Pollution Prevention Plan
- TDA - Threshold Discharge Area
- TESC - Temporary Erosion and Sediment Controls
- USDA - United States Department of Agriculture
- US EPA - United States Environmental Protection Agency
- WSDOT - Washington State Department of Transportation
- WWHM - Western Washington Hydrology Model

Section 1 – Report Summary

1.1 Project Description

MJS Investors is proposing the development of 29.48-*acres* of land in Northwest Marysville, WA off of 11th Ave NE. The parcel is vacant and vegetated with pasture. The parcel has an onsite wetland and buffer.

The development of the parcel will result in a Planned Residential Development (PRD) with 182-Lots, public road and shared auto court. Each lot is allocated to accept a maximum of 70% total impervious of roof and driveway with the remaining portion consisting of lawn. Open space areas for both passive and active recreation will be located outside of the proposed lots.

The proposed road access for the PRD will be from 11th Ave NE at three locations. The development consists of public roads, lots, driveways, homes, auto court, on-site recreation and stormwater facilities.

Per NRCS mappings, type "B" Alderwood gravelly sandy loam soils are found throughout the site. No infiltration will be utilized. Infiltration is not feasible in Till soils with infiltration rates less than 0.3 *in/hr*.

The 2019 DOE Stormwater Management Manual for Western Washington will be used for stormwater management guidance. Stormwater management BMPs and engineered designs are specified in this report.

Stormwater facilities will consist of bioretention facilities.

The entire developable project area is in two natural discharge areas with two discharge locations. Stormwater BMPs will be employed to mitigate polluted and unpolluted surface water flows.

Summary Stormwater Management

The project qualifies as 'new development' because there are less than 35% of existing impervious areas. The proposed condition of the fully developed site will have more than 5,000 *sf* impervious areas. Per Figure I-3.1 Vol. 1 of the 2019 SMMWW, all minimum requirements shall apply for this project.

This project triggers MRs 1-9 and is within the City's UGA. The project will choose to adhere to List #2 of MR #5. On-site stormwater BMPs will consist only of BMPT5.13. Feasibility analysis for individual lot BMPs is provided in MR #5 of the report. However, the overall site stormwater management will mirror the requirements and intent of MR #5.

Flow control requirements for the site will be met by detention. The majority of runoff from impervious surfaces and converted surfaces will be detained. A small portion of the site bypasses facilities for detention. The site as a whole meets the flow control threshold requirement matching the fully-forested condition.

Water quality will be met by percolating stormwater through bioretention treatment soils. The bioretention cell mitigates polluted stormwater through physical, chemical, and biological treatment processes.

1.2 Project Data Summary

Existing and proposed project areas are presented for determination of stormwater management requirements based on prescribed thresholds as outlined in the Marysville Municipal Code (MMC 22C) and the 2019 SMMWW Vol-1, Ch-2, Section 2.4 are summarized in the following tables.

Table 1 - Project Parcel Summary

Project Data:	
Applicant	MJS Investors
Site Owner	Myron Gemmer & Brad Gemmer
Project Name	Lakewood Heights PRD
Project T.S.R. Location	Twn 31 N, Rng 5 E, Sec 19, Qtr-SE
Project Address	1125 & 1507 172nd Street NE, Marysville, Washington 98271
Parcel ID(s)	310519-004-009-00, 310519-004-011-00
Watershed	Snohomish
Basin	Snohomish
Sub-Basin	Quilceda Creek
WRIA Number	7-Snohomish
Analysis Standard	2019 DOE SMMWW

Table 2 - Project Area Analysis & Activities Summary

Existing Conditions:		
Total Site Area	1,283,961	sf (29.48 ac)
Existing Impervious Area	0	sf (0.00 ac) 0.0%
Proposed Activity:		
Proposed Activity	PRD Subdivision	
Total Proposed Disturbance Area	1,194,930	sf (27.43 ac)
Proposed Grading Area	1,194,930	sf (27.43 ac)
Proposed New NPGIS Onsite (Roof)	397,836	sf (9.13 ac)
Proposed New PGIS Onsite (Road, Sidewalk & Driveway)	303,086	sf (6.96 ac)
Proposed Replaced Impervious Area	0	sf (0.00 ac)
Native Vegetation convert to Lawn	0	sf (0.00 ac)
Native Vegetation convert to Pasture	0	sf (0.00 ac)
Total New Impervious Area Onsite	700,922	sf (16.09 ac)
Grading is ≤ 2 feet from P/L	No	
Any excavation 4+' at <1:1 slope to P/L	No	
Fill Slopes 4+' and >33% slope	No	

Section 2 - Minimum Requirements

2.1 Assessment of Minimum Requirements and Thresholds

Minimum requirements and thresholds are established by City of Marysville Municipal Code 14.15.050 – Minimum Requirements. Minimum Requirements for new development and Redevelopment are based on a development's disturbance area. Existing and proposed project areas for determination of stormwater management requirements are presented in Table 2.

The existing impervious area is less than 35% so this project qualifies as 'new development'. The proposed condition of the fully developed site will have impervious area in excess of 5,000 sf. This requires construction activities and stormwater management to comply with Minimum Requirements 1 through 9. A full construction SWPPP is also required.

Minimum Requirements per the SWWMM:

MR-1: Prepare Stormwater Site Plan. MMC 14.15.050 (1)

MR-2: Stormwater Pollution Prevention Plan (SWPPP). MMC 14.15.050 (2)

MR-3: Water pollution source control for new development. MMC 14.15.050 (3)

MR-4: Preservation of natural drainage systems and outfalls. MMC 14.15.050 (4)

MR-5: On-site stormwater management. MMC 14.15.050 (5)

MR-6: Runoff treatment. MMC 14.15.050 (6)

MR-7: Flow control requirements. MMC 14.15.050 (7)

MR-8: Detention or treatment in wetlands and wetland buffers. MMC 14.15.050 (8)

MR-9: Inspection, operation and maintenance requirements. MMC 14.15.050 (9)

Each Minimum Requirements is described in the following sections. There are no additional requirements to be met.

2.2 MR #1: Preparation of Stormwater Site Plans

This document is the Stormwater Site Plan Report that addresses the requirements of MR-1. This section presents the portion of the Stormwater Site Plan that includes recommendations, calculations, and procedures required to adhere to Minimum Requirement #1. The evaluation of the existing site conditions follows.

2.2.1 Site Location

The site is located in the SE quarter of Section 19 of Township 31 North, Range 5 East. The street address is 1125 & 1507 172nd Street NE, Marysville, Washington 98271 and the parcel is located on the north side of 172nd Street NE. See Figure 1 for a vicinity map.

2.2.2 Site Description, Existing Conditions

The project site is a 29.48-*acres* parcel. The parcel is owned by Myron Gemmer & Brad Gemmer. The Snohomish County parcel number is 310519-004-009-00, 310519-004-011-00. It is zoned R-6.5 Multi-Family High and Mixed Use and is located in Snohomish County.

The site is vacant. The existing drainage system(s) are undetermined but largely surface runoff to an existing agriculture ditch over the top silt layer. Surface runoff overall flows southwest and east.

The majority of the site is pasture.

All maps and figures are presented in the Support Data section of this document.

A vicinity map that shows the site location is shown as Figure 1.

A site map that shows the property lines is shown in Figure 2.

A topographic map that shows the site boundaries, study area boundaries, and the downstream flow-paths is also presented in Figure 3.

2.2.3 Existing Basin Analysis

The project is defined by the development within the subject parcel. Existing project flow paths are shown in Figure 2.

The study area is located in the Quilceda Creek sub-basin of the Snohomish Basin in the Snohomish watershed (WRIA-7-Snohomish), which drains to the Puget Sound.

All existing flow assessment and site related basin delineations were established by tracing analysis of a LIDAR surface model.

2.2.4 Other Information on the Study Area

The site is not in or adjacent to a USEPA Sole Source Aquifer.

The site is not in a well-head protection area.

The site is not in a floodway or floodplain.

2.2.5 Critical Areas

There is an onsite Category III wetland on the northwest corner of the site. Category III wetlands carry 75-foot buffer. An offsite Category III wetland is located north of the site. The offsite wetland's buffer encroaches onto the site.

2.2.6 Topography

The site and surrounding topography was analyzed using survey topographic points provided by North Peak Associates. A 3D surface model was generated.

The site has mostly flat slopes with high points around 162 feet MSL in the middle of the site. The site slopes up from the west to a high point 162 feet and then slopes down to the east boundary.

Slopes average in the range of 0 to 5 percent for the majority of the developable area. The site has an average slope of 3.89%.

2.2.7 Soils

Per NRCS mappings, Tokul gravelly sandy loam soils are found throughout the site. Tokul soils are related with glacial Till. Glacial Till is also mapped within the USGS Geologic maps for this site.

Infiltration cannot be used as a primary component of stormwater management due to the relative density of site soils.

Detailed physical and chemical properties of these soils are presented in Section 4.1. The NRCS mapping can be seen in Figure 5.

2.2.8 Field Inspection

The site has not been visited recently. All inspection has been conducted via remote sensing.

2.2.9 Upstream Analysis

The site is at a local high point in the area. No upstream basin flows onto the site.

2.2.10 Downstream Analysis

The downstream area was established by tracing analysis of a LIDAR surface model and evaluation of various GIS data, aerial imagery, and City of Marysville Drainage Inventory. Two onsite basins are present on site. The basins on site are named West and East Basin respective to their location within the site. The Basins meet within West Fork Quilceda Creek more than ¼ mile as measured from the shortest path away.

Stormwater from West Basin flows to the southwest between property lines before reaching an existing ditch, which flows south and is parallel to the west property boundary. The ditch turns east at the southwest corner of the site. There is an existing 8" concrete culvert at the end of the ditch. The ditch is then conveyed through the culvert and across 172nd Street NE. Stormwater flows along the storm system within 172nd Street NE ROW and then within a bypass conveyance system along 11th Ave NE. The storm system eventually discharges to West Fork Quilceda Creek south of the high school stadium.

East Basin flows east to an existing ditch, which is within Burlington Northern RR ROW. Stormwater flows southeast along the ditch and across 172nd Street NE ROW via an existing 12" concrete culvert. Stormwater then drains to an existing ditch which flows northeast along the railroad. The two basins eventually meet within West Fork Quilceda Creek which portion flows along the RR ROW.

Figure 3 shows a portion of the downstream flow path.

2.3 MR #2: Stormwater Pollution Prevention Plans (SWPPPs)

MMC 14.15.050 (2) specifies the requirements for development and redevelopment projects are responsible for preventing erosion and discharge of sediment and other pollutants into receiving waters. Volume I, Chapter 2.5.2 of the 2019 SMMWW specifies that all new development and redevelopment implement a Stormwater Pollution Prevention Plans (SWPPP), which is a list of 13 elements that present measures and methods for all permanent and temporary erosion and sediment control (TESC), pollution prevention, inspection/monitoring activities, and recordkeeping required during the proposed construction project.

Based on the MR#2 thresholds, this project generates more than 2,000 *square feet* of impervious area, so a full SWPPP is required. Required elements for the SWPPP:

- SWPPP element 1: Preserve vegetation/mark clearing limits
- SWPPP element 2: Establish construction access
- SWPPP element 3: Control flow rates
- SWPPP element 4: Install sediment controls
- SWPPP element 5: Stabilize soils
- SWPPP Element 6: Protect slopes
- SWPPP element 7: Protect permanent drain inlets
- SWPPP element 8: Stabilize channels and outlets
- SWPPP element 9: Control pollutants
- SWWP element 10: Control dewatering
- SWPPP element 11: Maintain best management practices
- SWPPP element 12: Manage the project
- SWPPP element 13: Protect On-Site Stormwater Management BMPs for Runoff from Roofs and Other Hard Surfaces

The SWPPP is assembled as a separate document for portability and reproduction purposes. The document is titled "**Stormwater Pollution Prevention Plan for MJS Investors**", dated 14 February 2024.

2.4 MR #3: Source Control of Pollution

MMC 14.15.050 (3) specifies the requirements for water pollution source control for new development or redevelopment activities in accordance with Volume IV of the SMMWW. These activities are primarily commercial industrial developments that represent significant pollutant generation potential and the associated source control BMPs are designed to suit those activities.

Per Chapter 2.5.3, MR#3 does not apply to residential development, hence such source controls are not specified for this project.

2.5 MR #4: Preservation of Natural Drainage Systems and Outfalls

MMC 14.15.050 (4) specifies the requirements for preservation of natural drainage systems or outfalls for all new development and redevelopment activities under Minimum Requirement 4 in the 2019 SMMWW.

Natural drainage patterns as they once existed shall be retained. Pre-developed conditions experience a sheet drainage pattern to the site's west and east property boundary. Stormwater generated onsite reaches the property boundary through infiltration or surface runoff prior to being intercepted by exiting ditches. Existing discharge location shall be maintained.

2.6 MR #5: On-Site Stormwater Management

MMC 14.15.050 (5) specifies requirements for on-site stormwater BMPs. This requirement mandates that on-site stormwater runoff be infiltrated, dispersed, and/or retained to the maximum extent feasible without causing flooding or erosion impacts. Projects triggering Minimum Requirements 1 through 5 must use On-site stormwater management BMPs from List #1 for all surfaces or demonstrate compliance with the LID Performance Standard. Projects triggering Minimum Requirements 1 through 9 must meet the requirements of Table 2.5.1 in Vol. 1 of the 2019 SMMWW. Table 2.5.1 specifies the requirements for new or redevelopment depending on UGA and parcel size to meet the requirements of the LID Performance Standard and/or List #2. List #1 and List #2 specify stormwater BMPs in order of preference. The first BMP determined feasible is required.

This project trigger MR's 1-9. This project is within the City's UGA. This project is required to adhere to the LID Performance Standard or List #2 per Table 2.5.1.

List #1 and #2 contain appropriate BMPs to mitigate a particular developed surface. The surfaces included in the list are Lawn and Landscaped Areas, Roofs, and other hard surfaces (road/driveway/parking).

> Lawn/Landscape is required to utilize BMP T5.13, Post-Construction Soil Quality and Depth.
>
> Roofs are required to employ BMP T5.30 Full Dispersion or Downspout Infiltration, Rain Gardens or Bioretention, BMP T5.10A Downspout Dispersion Systems, or perforated stub-out connections. The first feasible BMP in this list must be used.
>
> Other Hard surfaces (Roads, Driveways, Parking Lots, Etc.) must utilize BMP T5.30 Full Dispersion, BMP T5.15 Permeable Pavement, Bioretention, Sheet Flow Dispersion, or Concentrated Flow Dispersion. The first feasible BMP in this list must be used.

Lawn/landscape will utilize BMP T5.13, Post Construction Soil Quality and Depth.

Roofs will not be able to provide BMP T5.30 Full Dispersion. Full Dispersion requires 100-*foot* flow paths within native areas. The project will not be able to maintain 65% open space.

Individual Lot Infiltration is not feasible based on the low-permeability of native soils. Most roofs will be ultimately routed to bioretention areas for treatment and flow control.

BMP T5.10B Downspout Dispersion will not be utilized as each individual lot lacks the prescriptive flow path length. BMP T5.10C perforated stub out connections are also not feasible due to the close proximity of sewer, water, gas, electricity, and cable utilities on these narrow 40 ft wide lots. Perforated stub outs are also not permitted to be installed beneath driveways.

Onsite stormwater BMPs are infeasible.

Road and Driveway/Parking will be routed to bioretention areas, BMP T7.30. The bioretention cells will treat stormwater through filtering, phytoremediation, and microbial action from within the compost.

Permeable pavement will not be used as the pavement areas are likely to have long-term excessive sediment deposition after construction and homeowner turnover. Permeable pavement

may also be constructed over the top of compacted structural fill that does not exhibit infiltration rates consistent with the requirements for this BMP.

A site plan showing the stormwater management and development can be seen in Figure 4.

2.7 MR #6: Runoff Treatment

Minimum Requirement #6 in MMC 14.15.050 (6) specifies the requirements for providing runoff treatment. The threshold for requiring a treatment BMP is 5,000 *square feet* of PGIS (Pollution Generating Impervious Surface) or a total of more than ¾ of an acre of PGPS (Pollution Generating Pervious Surface).

This project is expected to generate 303,086 *square feet* (6.96 *acres*) of PGIS based on road, sidewalk and driveway areas, therefore treatment facility BMPs are required for this project.

Runoff treatment facility selection is outlined in Vol. III-1.2 of the 2019 SMMWW. Figure III-1.1 outlines the treatment facility selection flow chart based on the intended use of a project. Treatment selection is based on if the site is a high-use site, if the downstream receiving waters are phosphorous sensitive, and/or if the site is required to provide enhanced treatment. The definitions of high-use, phosphorous control, and enhanced treatment can be found in Section III-1.2 of the 2019 SMMWW.

The project is not a high use site.

The project is not required to treat for phosphorous.

Enhanced treatment is not required for the project.

Enhanced and Basic treatment is provided through the use of a bioretention facility per Vol. III Section 3.3.12 of the 2019 SMMWW. The bioretention specified will provide enhanced treatment. The bio-cell treats stormwater through the infiltration of stormwater through soils and their ability to absorb pollutants. On-site soils are suitable for use. See Vol III. Section 3.3.12 of the 2019 SMMWW for specific soil design criteria.

The project utilizes bioretention cells for treatment. The bioretention cell mitigates polluted stormwater through physical, chemical and biological treatment processes. The treatment process reduces pollutant loads to downstream receiving waters. Stormwater percolates through compost amended soils and plantings to obtain treatment. The total percolated runoff through each bio-cell's amended soils is well over the 91% total runoff volume treatment requirement. See Section 7.

2.8 MR #7: Flow Control

Minimum Requirement #7 in MMC 14.15.050 (7) specifies the requirements for runoff flow control. The threshold for requiring Minimum Requirement #7 is 5,000 *square feet* of impervious surface. Flow control shall be provided if the project creates more than 10,000 *square feet* of effective impervious area in a threshold discharge area, converts ¾ of an acre or more of native vegetation to lawn, 2.5 *acres* or more native vegetation is converted to pasture, or a combination of impervious and converted pervious surfaces cause a 0.1 *cfs* increase in the 100-*year* flow frequency from a continuous simulation runoff model.

The project exceeds this requirement and is required to provide flow control.

All runoff from impervious surfaces and converted surfaces is preferred to be infiltrated if feasible. Standard flow control requires that stormwater discharges match pre-developed discharge durations for the range of pre-developed discharge rates from 50% of the 2-year peak flow to the 50-year peak flow. The pre-developed condition shall be matched to the fully-forested condition (soils and vegetation) to which the Western Washington Hydrologic Model (WWHM) is calibrated, unless reasonable, historic information is provided that indicates the site was prairie prior to Euro-American settlement. This requirement may also be met by Full dispersion and infiltration. This standard requirement is waived for sites that will reliably infiltrate all the runoff from hard surface and converted vegetation areas.

The site stormwater management practices detention of stormwater generated on site. A small portion of the frontage and rooftops bypass facilities for detention. These bypasses are included in the stormwater model. The site as a whole still meets the flow control threshold requirement.

The site is split into two overall basins, West and East.

Stormwater generated in West Basin flows to Bioretention Cell A, C and D. Bioretention Cell A, C and D release stormwater to a proposed stormwater system within 11th Ave NE ROW.

Stormwater generated in East Basin flows to Bioretention Cell B. The discharge of the cell is to a level spreader.

The combination of bioretention cells A,B,C and D meet compliance with flow-control standard of 50% of the 2-year to the 50% predeveloped stormwater flows.

All bioretention cells are comprised of 1.5 *feet* of bioretention soil media. Those cells utilize ponded area with freeboard to allow stormwater to percolate through the amended soils. Percolated stormwater drains to a filter layer, and then to a storage chamber consisting of 0.5 *ft* to 8.0 *ft* of rock. The rock layer is drained through a perforated underdrain.

See Section 7 for bioretention cells, planter bioswales and rooftop modeling parameters.

2.9 MR #8: Wetlands Protection

MMC 14.15.050 (8) specifies requirements for discharge of stormwater in wetlands and wetland buffers as well as discharge of stormwater to a stream.

Since there is no detention or treatment in the critical areas, MR-8 does not apply to this project.

2.10 MR # 9: Operation and Maintenance

Minimum Requirement #9 specified MMC 14.15.050 (9) contains requirements for inspection, operation and maintenance of stormwater facilities and BMPs. Specific maintenance standards and requirements are outlined in Volume V of the 2019 SMMWW. The 2019 SMMWW requires the regular maintenance and inspection of drainage facilities.

For portability and reproduction purposes, the Operations and Maintenance Manual is presented in a separate stand-alone document titled "**Operations and Maintenance Manual for Lakewood Heights PRD"**, dated **14 February 2024.** This document will be provided with the construction plan submittal.

Section 3 - Maps & Figures

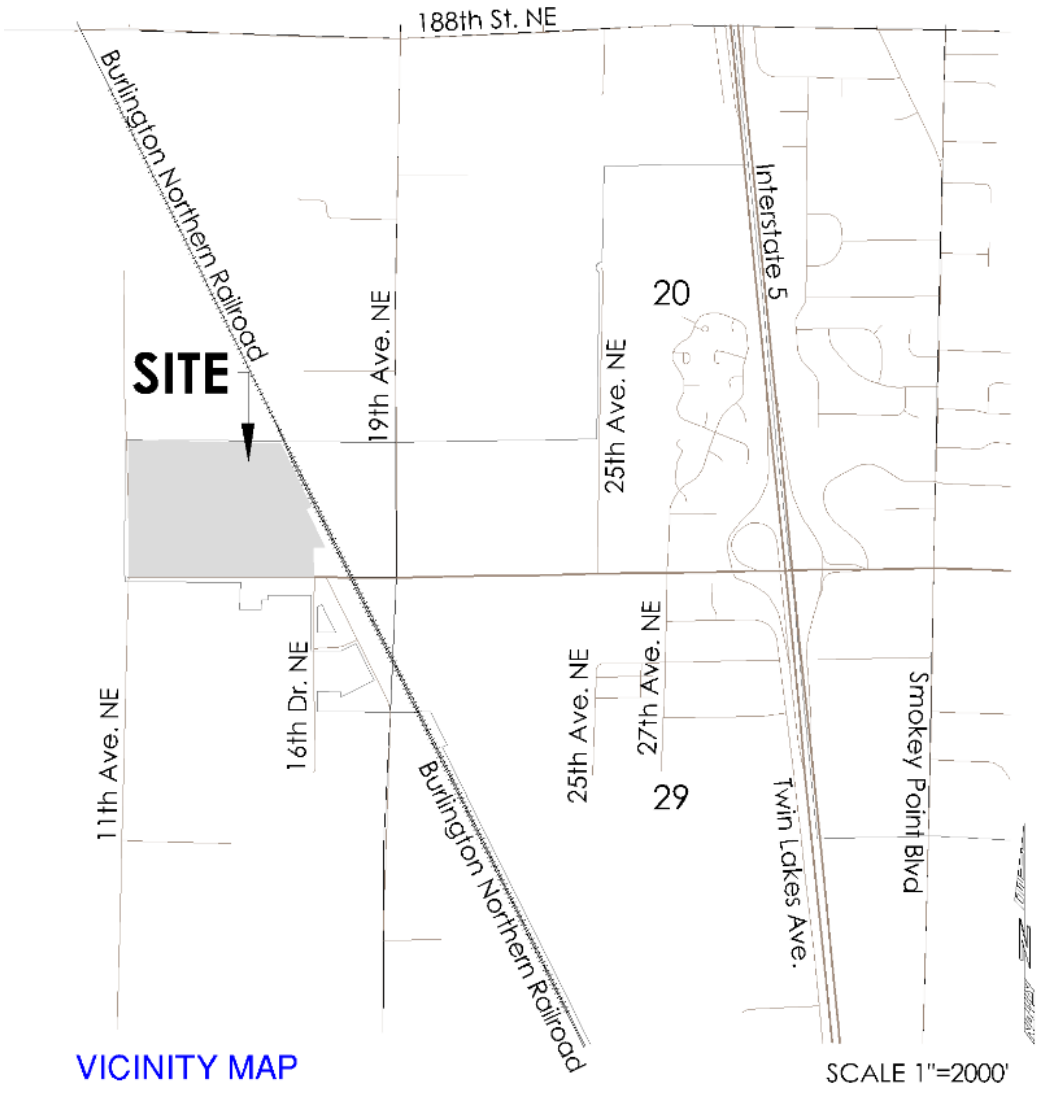


Figure 1 - Vicinity Map



Figure 2 - Existing Conditions (not to scale)

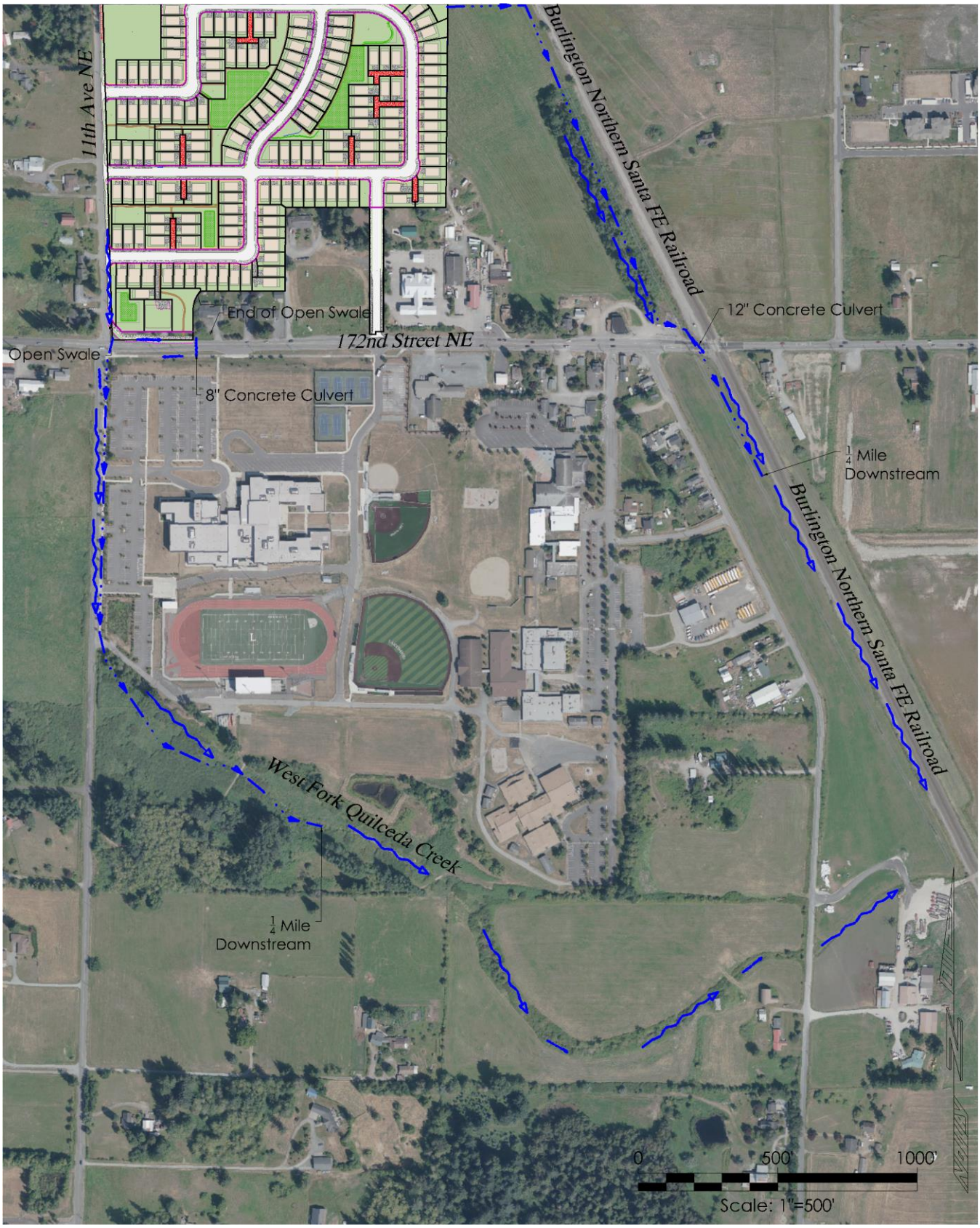


Figure 3 – Downstream Flow Path



Figure 4 - Site Plan

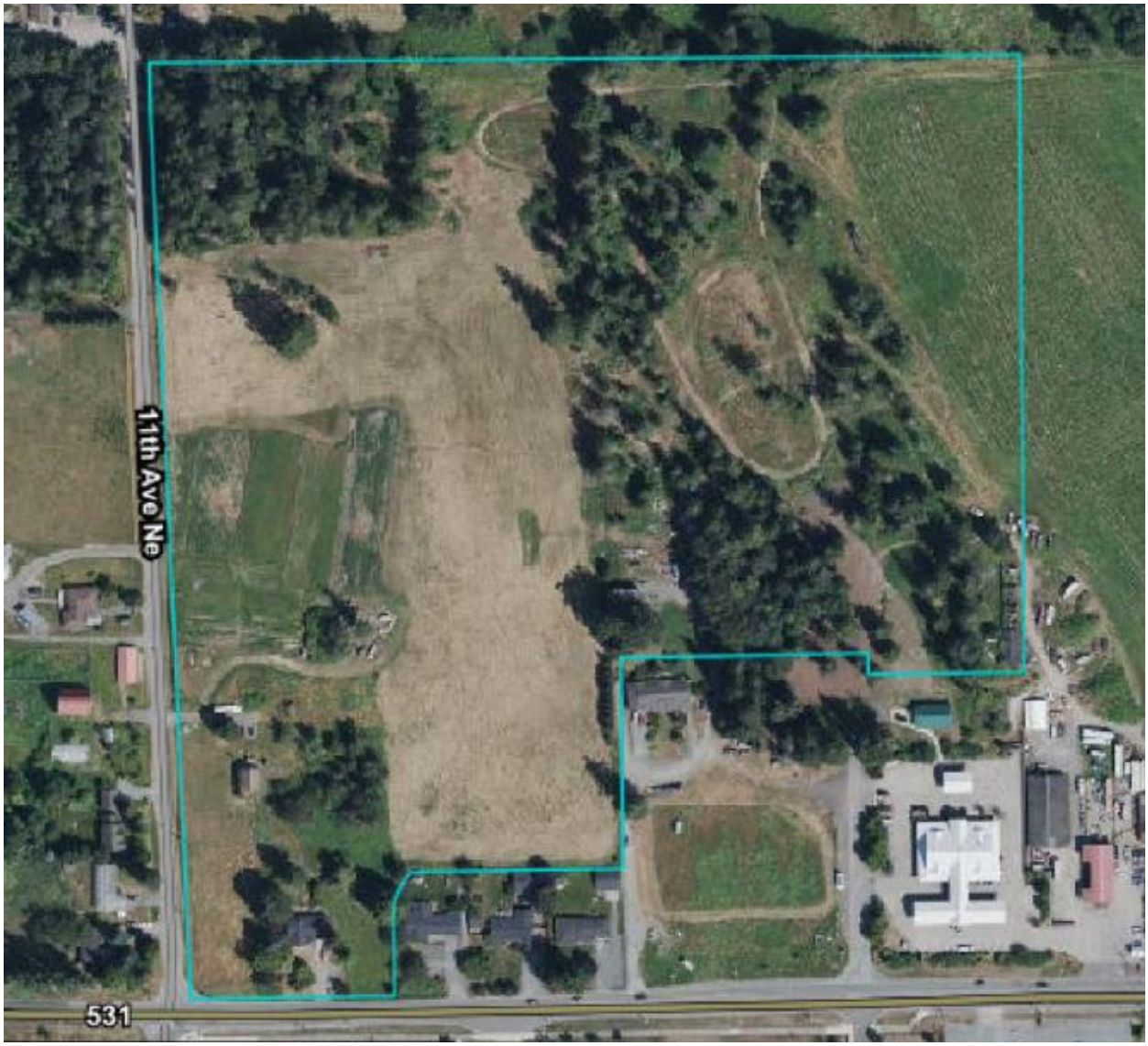


Figure 5 – Soil Map (Not to Scale)

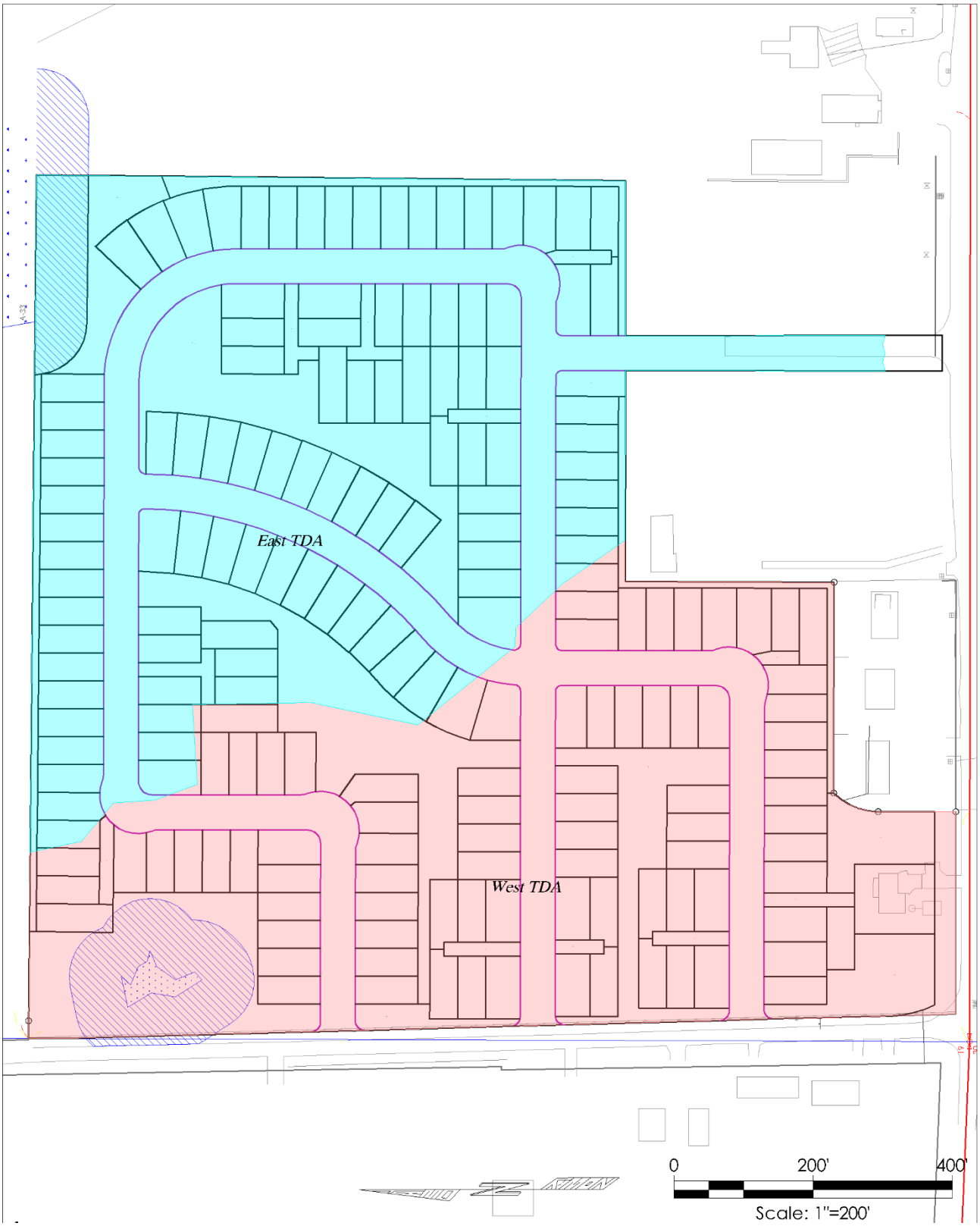


Figure 6 – Predeveloped TDA Map



Figure 7 – Basin Map

Section 4 - Support Data

4.1 Soils Data

1—Alderwood gravelly sandy loam, 0 to 8 percent slopes

Map Unit Setting
National map unit symbol: 2t625
Elevation: 50 to 800 feet
Mean annual precipitation: 25 to 60 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 160 to 240 days
Farmland classification: Prime farmland if irrigated
Map Unit Composition
*Alderwood and similar soils:*85 percent
*Minor components:*15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Alderwood
Setting
*Landform:*Hills, ridges
*Landform position (two-dimensional):*Summit
*Landform position (three-dimensional):*Crest, talf
*Down-slope shape:*Convex, linear
*Across-slope shape:*Convex
*Parent material:*Glacial drift and/or glacial outwash over dense glaciomarine deposits
Typical profile
A - 0 to 7 inches: gravelly sandy loam
Bw1 - 7 to 21 inches: very gravelly sandy loam
Bw2 - 21 to 30 inches: very gravelly sandy loam
Bg - 30 to 35 inches: very gravelly sandy loam
2Cd1 - 35 to 43 inches: very gravelly sandy loam
2Cd2 - 43 to 59 inches: very gravelly sandy loam
Properties and qualities
*Slope:*0 to 8 percent
*Depth to restrictive feature:*20 to 39 inches to densic material
*Drainage class:*Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):*Very low to moderately low (0.00 to 0.06 in/hr)
*Depth to water table:*About 18 to 37 inches
*Frequency of flooding:*None
*Frequency of ponding:*None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)

Other vegetative classification: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)
Hydric soil rating: No
Minor Components
Mckenna
*Percent of map unit:*5 percent
*Landform:*Drainageways, depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Linear, concave
*Across-slope shape:*Concave
Hydric soil rating: Yes
Everett
*Percent of map unit:*5 percent
*Landform:*Moraines, eskers, kames
*Landform position (two-dimensional):*Summit, shoulder
*Landform position (three-dimensional):*Interfluve, crest
*Down-slope shape:*Convex
*Across-slope shape:*Convex
Hydric soil rating: No
Shalcar
*Percent of map unit:*3 percent
*Landform:*Depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Concave
*Across-slope shape:*Concave
Hydric soil rating: Yes
Norma
*Percent of map unit:*2 percent
*Landform:*Drainageways, depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Linear, concave
*Across-slope shape:*Concave
Hydric soil rating: Yes

27—Kitsap silt loam, 0 to 8 percent slopes
Map Unit Setting
National map unit symbol: 2hyh
Elevation: 0 to 490 feet
Mean annual precipitation: 37 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 160 to 200 days
Farmland classification: All areas are prime farmland
Map Unit Composition
*Kitsap and similar soils:*85 percent

*Minor components:*5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Kitsap
Setting
*Landform:*Terraces
*Parent material:*Lacustrine deposits
Typical profile
H1 - 0 to 6 inches: ashy silt loam
H2 - 6 to 33 inches: silt loam
H3 - 33 to 60 inches: stratified silt to silty clay loam
Properties and qualities
*Slope:*0 to 8 percent
*Depth to restrictive feature:*More than 80 inches
*Drainage class:*Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):*Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:*About 18 to 30 inches
*Frequency of flooding:*None
*Frequency of ponding:*None
Available water supply, 0 to 60 inches: High (about 11.4 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Soils with Few Limitations (G002XF503WA)
Other vegetative classification: Soils with Few Limitations (G002XF503WA)
Hydric soil rating: No
Minor Components
Bellingham, undrained
*Percent of map unit:*5 percent
*Landform:*Depressions
*Other vegetative classification:*Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Section 5 Works Cited

Mays, L. W. (2011). *Water Resources Engineering.* Hoboken: Wiley & Sons, Inc.

Puget Sound Action Team. (2005, January). Low Impact Development Technical Guidance Manual for Puget Sound. *Publication No. PSAT 05-03*. Washington: Washington State University - Pierce County Extension.

Puget Sound LIDAR Consortium. (2003, April). LIDAR Bare Earth DEM File. q47121h24be.e00. Snohomish County, Washington. Retrieved May 2013, from http://pugetsoundlidar.ess.washington.edu/index.htm

Snohomish County Planning and Development Services. (2007, October 1). Aquifer Recharge/Wellhead Protection. Everett, WA.

Snohomish County Surface Water Management Division. (2002, December). Snohomish UGA Drainage Needs Report. Everett, Washington.

5.1 Topographic Data

- The various on and off site topography, utilities, and drainage elements were professionally surveyed by Pacific Coast Surveying in 2019.

- Snohomish County 2003 LiDAR survey was used to augment the existing site topography and the downstream and surrounding areas.

The modeled coordinate system:
Lateral - Washington State Plan Plane - North, FIPS 4601;
Vertical – NAVD 88

Section 6 - Continuous Simulation Modeling

6.1 Continuous Simulation Background

HSPF based continuous simulation modeling was used to evaluate the hydrologic performances of the pre-developed and developed sub-basins in order to accurately assess flow rates.

The currently adopted continuous simulation models use the HSPF (Hydraulic Simulation Program in FORTRAN) software engine. The HSPF model uses a robust and detail accounting of the 'water budget', including evaporation, evapotranspiration, interception, interflow, and groundwater. The modeling accounts for and assesses land segment areas that include vegetation or impervious cover, soil types, and slopes. The modeling also uses utilized over 50 years of continuous rainfall data (precipitation) and evaporation data for the area. The HSPF continuous modeling is considered the best available science for hydrologic analysis.

6.2 Modeling Methodology

HSPF modeling was managed via the Western Washington Hydrology Model (WWHM) interface program. The current professional version of WWHM by Clearcreek Solutions, Inc., WWHM-2012 was used. The current data precipitation and evaporation set provided by DOE with the WWHM-2012 software interface was used that includes quantized data in 15-minute time steps from October 1948 to October 2009.

The WWHM program comes packaged with generic, well considered HSPF modeling parameters. These settings allow for the modeling of the majority of the topological conditions found in the Puget Sound area. Where conditions fall reasonably outside the range of the default HSPF parameters, adjustments should be made to more accurately reflect those conditions. These is generally limited to the pervious land segments (IMPLNDS) and are mostly limited to slopes (SLSUR), infiltration rates (INFILT), and length of flow path (LSUR). For this project, HSPF parameters were not adjusted to reflect site conditions.

6.2.1 Existing Conditions

The surface vegetative cover is assumed fully forested with an average slope of 5% in the area of development, based on the LIDAR based TIN analysis. The LIDAR model represents the pre-graded conditions and is in accordance with the predeveloped requirements to be represented as native vegetation and soils that existed at a site prior to the influence of Euro-American settlement.

The NRCS soil mapping of Tokul gravelly medial loam within the modeled area is listed as Type C hydrologic soils. Land segments of Forest Flat, Mod are representative of the existing site areas. Wetland buffer is mapped as Forest, Flat. The wetland area itself is modeled in the WWHM as Sat Forest, Flat.

6.2.2 Developed Conditions

Default mapping for flat road was used for the road areas. Roof was for the rooftop areas. Driveway was for the driveway areas and sidewalk for the paths. Pasture was used for the amended soils from DOE recommendations for amended soils modeling. The intent of the modeling of this site was to determine the infiltration and treatment efficiencies of the bio-retention cell. Flow control modeling took place for the bypass area that is unable to be introduced to street system.

It should be noted that when ponds, bio-swales, or other open detention facilities are used, the corresponding WWHM analysis module includes the ponded area. Consequently, this area is not included in the basin land segment mappings so the total area is often different between the developed and pre-developed conditions.

The current DOE specification for amended soils in 2019 is labeled as 'SMMWW' in the Bio-Swale and other WWHM modules that employ amended soils. The parameters for modeling the SMMWW are preset and based on current state-of-the-art modeling using a combination of the Darcy's and Van Genuchten's equations to account for the variability of permeability and water content as the soils transition from dry or partly damp to saturated conditions as the bio-cell cycles through the process of filling, emptying, and drying out. The SMMWW settings based on the WSU amended soils.

Section 7 - Software Output

The following WWHM reports in this section represent individual sub-basin analysis for hydrologic flow evaluations. The following heading is common to all reports.

Western Washington Hydrology Model,

7.1 West Basin

A

Project Name: West TDA 0104
Site Name: Gemmer PRD
Site Address: 1125 172nd St NE
City : Marysville, WA
Report Date: 2/14/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE



Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	12.669
Pervious Total	12.669

Impervious Land Use	acre
Impervious Total	0
Basin Total	12.669

Element Flows To:
Surface **Interflow** **Groundwater**

Name : Onsite Wetland
Bypass: No

GroundWater: No

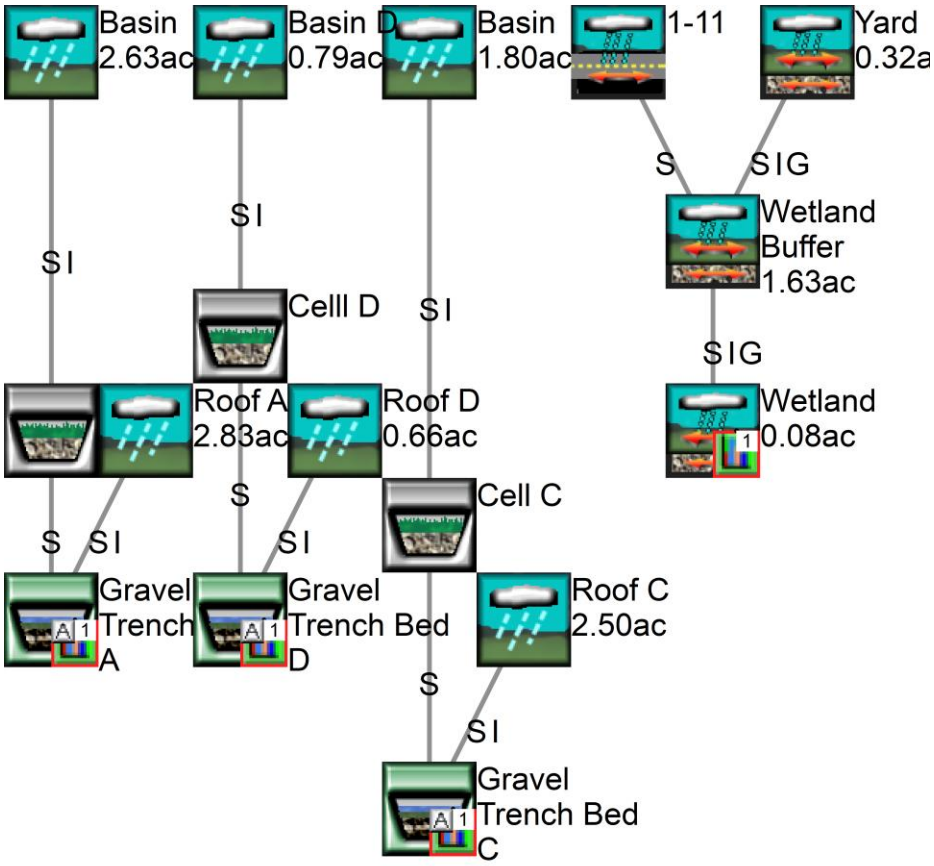
Pervious Land Use	acre
SAT, Forest, Flat	.083
C, Forest, Flat	1.625
Pervious Total	1.708

Impervious Land Use	acre
Impervious Total	0
Basin Total	1.708

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE



Name : Basin A
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	1.18
Pervious Total	**1.18**

Impervious Land Use	acre
ROADS FLAT	0.564
DRIVEWAYS FLAT	0.574
SIDEWALKS FLAT	0.308
Impervious Total	**1.446**
Basin Total	**2.626**

Element Flows To:

Surface	Interflow	Groundwater
Surface Cell A	Surface Cell A	

Name : Cell A
Bottom Length: 318.00 ft.
Bottom Width: 60.00 ft.
Material thickness of first layer: 1
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 0.9
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 302.114
Total Outflow (ac-ft.): 322.052
Percent Through Underdrain: 93.81
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 0.7 in. **Elevation:** 0.02 ft.

Element Flows To:

Outlet 1	Outlet 2
Gravel Trench Bed A	

Cell A Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.4380	0.0000	0.0000	0.0000
0.0220	0.4380	0.0044	0.0000	0.0000
0.0440	0.4380	0.0088	0.0000	0.0000
0.0659	0.4380	0.0132	0.0000	0.0000
0.0879	0.4380	0.0176	0.0000	0.0000
0.1099	0.4380	0.0220	0.0000	0.0000
0.1319	0.4380	0.0264	0.0018	0.0000
0.1538	0.4380	0.0308	0.0086	0.0000
0.1758	0.4380	0.0352	0.0092	0.0000
0.1978	0.4380	0.0396	0.0098	0.0000
0.2198	0.4380	0.0440	0.0103	0.0000
0.2418	0.4380	0.0484	0.0108	0.0000
0.2637	0.4380	0.0528	0.0113	0.0000
0.2857	0.4380	0.0572	0.0117	0.0000
0.3077	0.4380	0.0616	0.0122	0.0000
0.3297	0.4380	0.0660	0.0126	0.0000
0.3516	0.4380	0.0704	0.0130	0.0000
0.3736	0.4380	0.0748	0.0134	0.0000
0.3956	0.4380	0.0792	0.0138	0.0000
0.4176	0.4380	0.0836	0.0142	0.0000
0.4396	0.4380	0.0880	0.0146	0.0000
0.4615	0.4380	0.0924	0.0149	0.0000
0.4835	0.4380	0.0969	0.0153	0.0000
0.5055	0.4380	0.1013	0.0156	0.0000
0.5275	0.4380	0.1057	0.0160	0.0000
0.5495	0.4380	0.1101	0.0163	0.0000
0.5714	0.4380	0.1145	0.0166	0.0000
0.5934	0.4380	0.1189	0.0169	0.0000
0.6154	0.4380	0.1233	0.0172	0.0000
0.6374	0.4380	0.1277	0.0175	0.0000
0.6593	0.4380	0.1321	0.0178	0.0000
0.6813	0.4380	0.1365	0.0181	0.0000
0.7033	0.4380	0.1409	0.0184	0.0000
0.7253	0.4380	0.1453	0.0187	0.0000
0.7473	0.4380	0.1497	0.0190	0.0000
0.7692	0.4380	0.1541	0.0193	0.0000
0.7912	0.4380	0.1585	0.0196	0.0000
0.8132	0.4380	0.1629	0.0198	0.0000
0.8352	0.4380	0.1673	0.0201	0.0000
0.8571	0.4380	0.1717	0.0204	0.0000
0.8791	0.4380	0.1761	0.0206	0.0000
0.9011	0.4380	0.1805	0.0209	0.0000
0.9231	0.4380	0.1849	0.0211	0.0000
0.9451	0.4380	0.1893	0.0214	0.0000
0.9670	0.4380	0.1937	0.0216	0.0000
0.9890	0.4380	0.1981	0.0219	0.0000
1.0000	0.4380	0.2003	0.0269	0.0000

Surface Cell A Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.0000	0.4380	0.2003	0.0000	1.3250	0.0000
1.0220	0.4392	0.2099	0.0006	1.3250	0.0000
1.0440	0.4403	0.2196	0.0021	1.3832	0.0000
1.0659	0.4415	0.2293	0.0028	1.4124	0.0000
1.0879	0.4426	0.2390	0.0035	1.4415	0.0000
1.1099	0.4437	0.2488	0.0040	1.4706	0.0000
1.1319	0.4449	0.2585	0.0044	1.4997	0.0000

1.1538	0.4460	0.2683	0.0049	1.5288	0.0000
1.1758	0.4472	0.2781	0.0052	1.5580	0.0000
1.1978	0.4483	0.2880	0.0056	1.5871	0.0000
1.2198	0.4495	0.2978	0.0059	1.6162	0.0000
1.2418	0.4507	0.3077	0.0063	1.6453	0.0000
1.2637	0.4518	0.3176	0.0066	1.6745	0.0000
1.2857	0.4530	0.3276	0.0069	1.7036	0.0000
1.3077	0.4541	0.3376	0.0071	1.7327	0.0000
1.3297	0.4553	0.3475	0.0074	1.7618	0.0000
1.3516	0.4564	0.3576	0.0077	1.7909	0.0000
1.3736	0.4576	0.3676	0.0079	1.8201	0.0000
1.3956	0.4587	0.3777	0.0081	1.8492	0.0000
1.4176	0.4599	0.3878	0.0084	1.8783	0.0000
1.4396	0.4611	0.3979	0.0086	1.9074	0.0000
1.4615	0.4622	0.4080	0.0088	1.9365	0.0000
1.4835	0.4634	0.4182	0.0091	1.9657	0.0000
1.5055	0.4645	0.4284	0.0136	1.9875	0.0000
1.5275	0.4657	0.4386	0.0578	1.9875	0.0000
1.5495	0.4669	0.4489	0.1262	1.9875	0.0000
1.5714	0.4680	0.4592	0.2119	1.9875	0.0000
1.5934	0.4692	0.4695	0.3115	1.9875	0.0000
1.6154	0.4704	0.4798	0.4224	1.9875	0.0000
1.6374	0.4715	0.4901	0.5427	1.9875	0.0000
1.6593	0.4727	0.5005	0.6703	1.9875	0.0000
1.6813	0.4739	0.5109	0.8032	1.9875	0.0000
1.7033	0.4750	0.5213	0.9392	1.9875	0.0000
1.7253	0.4762	0.5318	1.0762	1.9875	0.0000
1.7473	0.4774	0.5423	1.2121	1.9875	0.0000
1.7692	0.4786	0.5528	1.3448	1.9875	0.0000
1.7912	0.4797	0.5633	1.4723	1.9875	0.0000
1.8132	0.4809	0.5739	1.5927	1.9875	0.0000
1.8352	0.4821	0.5844	1.7044	1.9875	0.0000
1.8571	0.4833	0.5950	1.8061	1.9875	0.0000
1.8791	0.4844	0.6057	1.8968	1.9875	0.0000
1.9011	0.4856	0.6163	1.9762	1.9875	0.0000
1.9231	0.4868	0.6270	2.0445	1.9875	0.0000
1.9451	0.4880	0.6377	2.1025	1.9875	0.0000
1.9670	0.4891	0.6485	2.1520	1.9875	0.0000
1.9890	0.4903	0.6592	2.1957	1.9875	0.0000
2.0000	0.4909	0.6646	2.2647	1.9875	0.0000

Name : Surface Cell A

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed A	Cell A

Name : Basin C
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.964**

Pervious Total	**0.964**

Impervious Land Use	**acre**
ROADS FLAT	**0.348**
DRIVEWAYS FLAT	**0.311**
SIDEWALKS FLAT	**0.18**
Impervious Total	**0.839**
Basin Total	**1.803**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Surface Cell C	Surface Cell C	

Name : Basin D
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.713**
Pervious Total	**0.713**

Impervious Land Use	**acre**
DRIVEWAYS FLAT	**0.079**
Impervious Total	**0.079**
Basin Total	**0.792**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Surface Celll D	Surface Celll D	

Name : Cell C
Bottom Length: 298.00 ft.
Bottom Width: 12.00 ft.
Material thickness of first layer: 1
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 1

Offset (in.): 0
Flow Through Underdrain (ac-ft.): 173.786
Total Outflow (ac-ft.): 184.23
Percent Through Underdrain: 94.33
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 0.6 in. **Elevation:** 0.01 ft.

Element Flows To:
Outlet 1 **Outlet 2**
Gravel Trench Bed C

Cell C Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0821	0.0000	0.0000	0.0000
0.0220	0.0821	0.0008	0.0000	0.0000
0.0440	0.0821	0.0017	0.0000	0.0000
0.0659	0.0821	0.0025	0.0000	0.0000
0.0879	0.0821	0.0033	0.0000	0.0000
0.1099	0.0821	0.0041	0.0000	0.0000
0.1319	0.0821	0.0050	0.0003	0.0000
0.1538	0.0821	0.0058	0.0026	0.0000
0.1758	0.0821	0.0066	0.0035	0.0000
0.1978	0.0821	0.0074	0.0047	0.0000
0.2198	0.0821	0.0083	0.0060	0.0000
0.2418	0.0821	0.0091	0.0076	0.0000
0.2637	0.0821	0.0099	0.0094	0.0000
0.2857	0.0821	0.0107	0.0114	0.0000
0.3077	0.0821	0.0116	0.0137	0.0000
0.3297	0.0821	0.0124	0.0156	0.0000
0.3516	0.0821	0.0132	0.0161	0.0000
0.3736	0.0821	0.0140	0.0166	0.0000
0.3956	0.0821	0.0149	0.0171	0.0000
0.4176	0.0821	0.0157	0.0175	0.0000
0.4396	0.0821	0.0165	0.0180	0.0000
0.4615	0.0821	0.0173	0.0184	0.0000
0.4835	0.0821	0.0182	0.0189	0.0000
0.5055	0.0821	0.0190	0.0193	0.0000
0.5275	0.0821	0.0198	0.0197	0.0000
0.5495	0.0821	0.0206	0.0201	0.0000
0.5714	0.0821	0.0215	0.0205	0.0000
0.5934	0.0821	0.0223	0.0209	0.0000
0.6154	0.0821	0.0231	0.0213	0.0000
0.6374	0.0821	0.0239	0.0217	0.0000
0.6593	0.0821	0.0248	0.0220	0.0000
0.6813	0.0821	0.0256	0.0224	0.0000
0.7033	0.0821	0.0264	0.0228	0.0000
0.7253	0.0821	0.0272	0.0231	0.0000
0.7473	0.0821	0.0281	0.0235	0.0000
0.7692	0.0821	0.0289	0.0238	0.0000
0.7912	0.0821	0.0297	0.0241	0.0000
0.8132	0.0821	0.0305	0.0245	0.0000
0.8352	0.0821	0.0314	0.0248	0.0000
0.8571	0.0821	0.0322	0.0251	0.0000

0.8791	0.0821	0.0330	0.0254	0.0000
0.9011	0.0821	0.0338	0.0258	0.0000
0.9231	0.0821	0.0347	0.0261	0.0000
0.9451	0.0821	0.0355	0.0264	0.0000
0.9670	0.0821	0.0363	0.0267	0.0000
0.9890	0.0821	0.0371	0.0270	0.0000
1.0000	0.0821	0.0375	0.0332	0.0000

Surface Cell C Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.0000	0.0821	0.0375	0.0000	0.2483	0.0000
1.0220	0.0830	0.0394	0.0011	0.2483	0.0000
1.0440	0.0840	0.0412	0.0018	0.2592	0.0000
1.0659	0.0849	0.0430	0.0023	0.2647	0.0000
1.0879	0.0859	0.0449	0.0027	0.2702	0.0000
1.1099	0.0868	0.0468	0.0031	0.2756	0.0000
1.1319	0.0877	0.0487	0.0034	0.2811	0.0000
1.1538	0.0887	0.0507	0.0037	0.2865	0.0000
1.1758	0.0896	0.0526	0.0040	0.2920	0.0000
1.1978	0.0906	0.0546	0.0042	0.2975	0.0000
1.2198	0.0915	0.0566	0.0045	0.3029	0.0000
1.2418	0.0925	0.0586	0.0047	0.3084	0.0000
1.2637	0.0934	0.0607	0.0049	0.3138	0.0000
1.2857	0.0944	0.0627	0.0051	0.3193	0.0000
1.3077	0.0953	0.0648	0.0053	0.3247	0.0000
1.3297	0.0963	0.0669	0.0055	0.3302	0.0000
1.3516	0.0972	0.0691	0.0057	0.3357	0.0000
1.3736	0.0982	0.0712	0.0059	0.3411	0.0000
1.3956	0.0991	0.0734	0.0061	0.3466	0.0000
1.4176	0.1001	0.0756	0.0062	0.3520	0.0000
1.4396	0.1010	0.0778	0.0064	0.3575	0.0000
1.4615	0.1020	0.0800	0.0066	0.3629	0.0000
1.4835	0.1029	0.0823	0.0067	0.3684	0.0000
1.5055	0.1039	0.0845	0.0112	0.3725	0.0000
1.5275	0.1048	0.0868	0.0553	0.3725	0.0000
1.5495	0.1058	0.0891	0.1237	0.3725	0.0000
1.5714	0.1068	0.0915	0.2093	0.3725	0.0000
1.5934	0.1077	0.0938	0.3088	0.3725	0.0000
1.6154	0.1087	0.0962	0.4198	0.3725	0.0000
1.6374	0.1096	0.0986	0.5400	0.3725	0.0000
1.6593	0.1106	0.1010	0.6676	0.3725	0.0000
1.6813	0.1116	0.1035	0.8004	0.3725	0.0000
1.7033	0.1125	0.1059	0.9363	0.3725	0.0000
1.7253	0.1135	0.1084	1.0733	0.3725	0.0000
1.7473	0.1145	0.1109	1.2092	0.3725	0.0000
1.7692	0.1154	0.1134	1.3418	0.3725	0.0000
1.7912	0.1164	0.1160	1.4693	0.3725	0.0000
1.8132	0.1174	0.1186	1.5896	0.3725	0.0000
1.8352	0.1183	0.1212	1.7013	0.3725	0.0000
1.8571	0.1193	0.1238	1.8029	0.3725	0.0000
1.8791	0.1203	0.1264	1.8936	0.3725	0.0000
1.9011	0.1212	0.1291	1.9730	0.3725	0.0000
1.9231	0.1222	0.1317	2.0412	0.3725	0.0000
1.9451	0.1232	0.1344	2.0992	0.3725	0.0000
1.9670	0.1242	0.1371	2.1486	0.3725	0.0000
1.9890	0.1251	0.1399	2.1923	0.3725	0.0000
2.0000	0.1256	0.1413	2.2612	0.3725	0.0000

Name : Surface Cell C

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed C	Cell C

Name : Celll D
Bottom Length: 112.00 ft.
Bottom Width: 30.00 ft.
Material thickness of first layer: 1.5
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0.5
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 1
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 51.38
Total Outflow (ac-ft.): 53.269
Percent Through Underdrain: 96.45
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 1.5 in. **Elevation:** 0.02 ft.

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed D	

Celll D Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0771	0.0000	0.0000	0.0000
0.0330	0.0771	0.0012	0.0000	0.0000
0.0659	0.0771	0.0023	0.0000	0.0000
0.0989	0.0771	0.0035	0.0000	0.0000
0.1319	0.0771	0.0047	0.0000	0.0000
0.1648	0.0771	0.0058	0.0000	0.0000
0.1978	0.0771	0.0070	0.0000	0.0000
0.2308	0.0771	0.0081	0.0011	0.0000
0.2637	0.0771	0.0093	0.0016	0.0000
0.2967	0.0771	0.0105	0.0022	0.0000
0.3297	0.0771	0.0116	0.0030	0.0000
0.3626	0.0771	0.0128	0.0040	0.0000
0.3956	0.0771	0.0140	0.0045	0.0000
0.4286	0.0771	0.0151	0.0061	0.0000
0.4615	0.0771	0.0163	0.0072	0.0000
0.4945	0.0771	0.0174	0.0072	0.0000
0.5275	0.0771	0.0186	0.0082	0.0000
0.5604	0.0771	0.0198	0.0091	0.0000
0.5934	0.0771	0.0209	0.0098	0.0000

0.6264	0.0771	0.0221	0.0105	0.0000
0.6593	0.0771	0.0233	0.0112	0.0000
0.6923	0.0771	0.0244	0.0118	0.0000
0.7253	0.0771	0.0256	0.0123	0.0000
0.7582	0.0771	0.0267	0.0129	0.0000
0.7912	0.0771	0.0279	0.0134	0.0000
0.8242	0.0771	0.0291	0.0139	0.0000
0.8571	0.0771	0.0302	0.0144	0.0000
0.8901	0.0771	0.0314	0.0148	0.0000
0.9231	0.0771	0.0326	0.0153	0.0000
0.9560	0.0771	0.0337	0.0157	0.0000
0.9890	0.0771	0.0349	0.0161	0.0000
1.0220	0.0771	0.0360	0.0165	0.0000
1.0549	0.0771	0.0372	0.0169	0.0000
1.0879	0.0771	0.0384	0.0173	0.0000
1.1209	0.0771	0.0395	0.0177	0.0000
1.1538	0.0771	0.0407	0.0181	0.0000
1.1868	0.0771	0.0419	0.0185	0.0000
1.2198	0.0771	0.0430	0.0189	0.0000
1.2527	0.0771	0.0442	0.0194	0.0000
1.2857	0.0771	0.0454	0.0197	0.0000
1.3187	0.0771	0.0465	0.0200	0.0000
1.3516	0.0771	0.0477	0.0203	0.0000
1.3846	0.0771	0.0488	0.0206	0.0000
1.4176	0.0771	0.0500	0.0209	0.0000
1.4505	0.0771	0.0512	0.0212	0.0000
1.4835	0.0771	0.0523	0.0215	0.0000
1.5165	0.0771	0.0533	0.0218	0.0000
1.5495	0.0771	0.0544	0.0220	0.0000
1.5824	0.0771	0.0554	0.0223	0.0000
1.6154	0.0771	0.0564	0.0226	0.0000
1.6484	0.0771	0.0574	0.0228	0.0000
1.6813	0.0771	0.0584	0.0231	0.0000
1.7143	0.0771	0.0594	0.0234	0.0000
1.7473	0.0771	0.0605	0.0236	0.0000
1.7802	0.0771	0.0615	0.0239	0.0000
1.8132	0.0771	0.0625	0.0241	0.0000
1.8462	0.0771	0.0635	0.0244	0.0000
1.8791	0.0771	0.0645	0.0246	0.0000
1.9121	0.0771	0.0656	0.0249	0.0000
1.9451	0.0771	0.0666	0.0251	0.0000
1.9780	0.0771	0.0676	0.0254	0.0000
2.0000	0.0771	0.0683	0.0255	0.0000

Surface Celll D Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
2.0000	0.0771	0.0683	0.0000	0.2333	0.0000
2.0330	0.0778	0.0708	0.0070	0.2333	0.0000
2.0659	0.0784	0.0734	0.0131	0.2436	0.0000
2.0989	0.0791	0.0760	0.0172	0.2487	0.0000
2.1319	0.0797	0.0786	0.0204	0.2538	0.0000
2.1648	0.0804	0.0812	0.0232	0.2590	0.0000
2.1978	0.0810	0.0839	0.0257	0.2641	0.0000
2.2308	0.0817	0.0866	0.0280	0.2692	0.0000
2.2637	0.0824	0.0893	0.0301	0.2744	0.0000
2.2967	0.0830	0.0920	0.0321	0.2795	0.0000
2.3297	0.0837	0.0948	0.0340	0.2846	0.0000
2.3626	0.0843	0.0975	0.0357	0.2897	0.0000

2.3956	0.0850	0.1003	0.0374	0.2949	0.0000
2.4286	0.0857	0.1031	0.0390	0.3000	0.0000
2.4615	0.0863	0.1060	0.0406	0.3051	0.0000
2.4945	0.0870	0.1088	0.0421	0.3103	0.0000
2.5275	0.0877	0.1117	0.0918	0.3154	0.0000
2.5604	0.0884	0.1146	0.2023	0.3205	0.0000
2.5934	0.0890	0.1175	0.3476	0.3256	0.0000
2.6264	0.0897	0.1205	0.5187	0.3308	0.0000
2.6593	0.0904	0.1235	0.7085	0.3359	0.0000
2.6923	0.0911	0.1264	0.9101	0.3410	0.0000
2.7253	0.0918	0.1295	1.1163	0.3462	0.0000
2.7582	0.0924	0.1325	1.3200	0.3513	0.0000
2.7912	0.0931	0.1356	1.5143	0.3564	0.0000
2.8242	0.0938	0.1386	1.6926	0.3615	0.0000
2.8571	0.0945	0.1417	1.8498	0.3667	0.0000
2.8901	0.0952	0.1449	1.9825	0.3718	0.0000
2.9231	0.0959	0.1480	2.0899	0.3769	0.0000
2.9560	0.0966	0.1512	2.1744	0.3821	0.0000
2.9890	0.0973	0.1544	2.2427	0.3872	0.0000
3.0000	0.0975	0.1555	2.3367	0.3889	0.0000

Name : Surface Celll D

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed D	Celll D

Name : 1-11
Bypass: No

Impervious Land Use	**acre**
ROOF TOPS FLAT LAT	**0.517**

Element Flows To:

Outlet 1	**Outlet 2**
Wetland Buffer	

Name : Yard 1-11
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.32**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Wetland Buffer	Wetland Buffer	Wetland Buffer

Name : Wetland Buffer

Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	1.625

Element Flows To:

Surface	Interflow	Groundwater
Wetland	Wetland	Wetland

Name : Wetland
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
SAT, Forest, Flat	.083

Element Flows To:

Surface	Interflow	Groundwater

Name : Gravel Trench Bed A
Bottom Length: 500.00 ft.
Bottom Width: 100.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 2
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 1.5 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.900 ft.
Notch Height: 0.030 ft.
Orifice 1 Diameter: 1.3 in. **Elevation:** 0 ft.

Element Flows To:

Outlet 1	Outlet 2

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	1.147	0.000	0.000	0.000
0.0222	1.147	0.010	0.006	0.000

0.0444	1.148	0.021	0.009	0.000
0.0667	1.148	0.032	0.011	0.000
0.0889	1.148	0.042	0.013	0.000
0.1111	1.148	0.053	0.015	0.000
0.1333	1.148	0.064	0.016	0.000
0.1556	1.148	0.075	0.018	0.000
0.1778	1.148	0.085	0.019	0.000
0.2000	1.148	0.096	0.020	0.000
0.2222	1.148	0.107	0.021	0.000
0.2444	1.148	0.117	0.022	0.000
0.2667	1.148	0.128	0.023	0.000
0.2889	1.148	0.139	0.024	0.000
0.3111	1.148	0.150	0.025	0.000
0.3333	1.148	0.160	0.026	0.000
0.3556	1.148	0.171	0.027	0.000
0.3778	1.148	0.182	0.028	0.000
0.4000	1.148	0.192	0.029	0.000
0.4222	1.149	0.203	0.029	0.000
0.4444	1.149	0.214	0.030	0.000
0.4667	1.149	0.225	0.031	0.000
0.4889	1.149	0.235	0.032	0.000
0.5111	1.149	0.246	0.032	0.000
0.5333	1.149	0.257	0.033	0.000
0.5556	1.149	0.268	0.034	0.000
0.5778	1.149	0.278	0.034	0.000
0.6000	1.149	0.289	0.035	0.000
0.6222	1.149	0.300	0.036	0.000
0.6444	1.149	0.310	0.036	0.000
0.6667	1.149	0.321	0.037	0.000
0.6889	1.149	0.332	0.038	0.000
0.7111	1.149	0.343	0.038	0.000
0.7333	1.149	0.353	0.039	0.000
0.7556	1.149	0.364	0.039	0.000
0.7778	1.150	0.375	0.040	0.000
0.8000	1.150	0.386	0.041	0.000
0.8222	1.150	0.396	0.041	0.000
0.8444	1.150	0.407	0.042	0.000
0.8667	1.150	0.418	0.042	0.000
0.8889	1.150	0.429	0.043	0.000
0.9111	1.150	0.439	0.043	0.000
0.9333	1.150	0.450	0.044	0.000
0.9556	1.150	0.461	0.044	0.000
0.9778	1.150	0.471	0.045	0.000
1.0000	1.150	0.482	0.045	0.000
1.0222	1.150	0.493	0.046	0.000
1.0444	1.150	0.504	0.046	0.000
1.0667	1.150	0.514	0.047	0.000
1.0889	1.150	0.525	0.047	0.000
1.1111	1.150	0.536	0.048	0.000
1.1333	1.151	0.547	0.048	0.000
1.1556	1.151	0.557	0.049	0.000
1.1778	1.151	0.568	0.049	0.000
1.2000	1.151	0.579	0.050	0.000
1.2222	1.151	0.590	0.050	0.000
1.2444	1.151	0.600	0.051	0.000
1.2667	1.151	0.611	0.051	0.000
1.2889	1.151	0.622	0.052	0.000
1.3111	1.151	0.633	0.052	0.000

1.3333	1.151	0.643	0.053	0.000
1.3556	1.151	0.654	0.053	0.000
1.3778	1.151	0.665	0.053	0.000
1.4000	1.151	0.676	0.054	0.000
1.4222	1.151	0.686	0.054	0.000
1.4444	1.151	0.697	0.055	0.000
1.4667	1.151	0.708	0.055	0.000
1.4889	1.151	0.719	0.063	0.000
1.5111	1.152	0.729	0.084	0.000
1.5333	1.152	0.740	0.136	0.000
1.5556	1.152	0.751	0.211	0.000
1.5778	1.152	0.762	0.302	0.000
1.6000	1.152	0.772	0.407	0.000
1.6222	1.152	0.783	0.522	0.000
1.6444	1.152	0.794	0.647	0.000
1.6667	1.152	0.805	0.778	0.000
1.6889	1.152	0.815	0.914	0.000
1.7111	1.152	0.826	1.052	0.000
1.7333	1.152	0.837	1.191	0.000
1.7556	1.152	0.848	1.327	0.000
1.7778	1.152	0.858	1.460	0.000
1.8000	1.152	0.869	1.586	0.000
1.8222	1.152	0.880	1.705	0.000
1.8444	1.152	0.891	1.814	0.000
1.8667	1.153	0.901	1.912	0.000
1.8889	1.153	0.912	1.999	0.000
1.9111	1.153	0.923	2.075	0.000
1.9333	1.153	0.934	2.139	0.000
1.9556	1.153	0.945	2.193	0.000
1.9778	1.153	0.955	2.241	0.000
2.0000	1.153	0.966	2.283	0.000

Name : Gravel Trench Bed D
Bottom Length: 100.00 ft.
Bottom Width: 70.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 3
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 2.5 ft.
Riser Diameter: 18 in.
Notch Type: Rectangular
Notch Width: 0.900 ft.
Notch Height: 0.040 ft.
Orifice 1 Diameter: 0.9 in. **Elevation:** 0 ft.
Orifice 2 Diameter: 0.4 in. **Elevation:** 0.5 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.160	0.000	0.000	0.000
0.0333	0.160	0.002	0.004	0.000
0.0667	0.160	0.004	0.005	0.000
0.1000	0.160	0.006	0.007	0.000
0.1333	0.160	0.009	0.008	0.000
0.1667	0.160	0.011	0.009	0.000
0.2000	0.160	0.013	0.009	0.000
0.2333	0.160	0.015	0.010	0.000
0.2667	0.160	0.018	0.011	0.000
0.3000	0.160	0.020	0.012	0.000
0.3333	0.161	0.022	0.012	0.000
0.3667	0.161	0.024	0.013	0.000
0.4000	0.161	0.027	0.013	0.000
0.4333	0.161	0.029	0.014	0.000
0.4667	0.161	0.031	0.015	0.000
0.5000	0.161	0.033	0.015	0.000
0.5333	0.161	0.036	0.016	0.000
0.5667	0.161	0.038	0.017	0.000
0.6000	0.161	0.040	0.018	0.000
0.6333	0.161	0.042	0.019	0.000
0.6667	0.161	0.045	0.019	0.000
0.7000	0.161	0.047	0.020	0.000
0.7333	0.161	0.049	0.020	0.000
0.7667	0.161	0.051	0.021	0.000
0.8000	0.161	0.054	0.022	0.000
0.8333	0.161	0.056	0.022	0.000
0.8667	0.161	0.058	0.023	0.000
0.9000	0.161	0.060	0.023	0.000
0.9333	0.161	0.063	0.024	0.000
0.9667	0.161	0.065	0.024	0.000
1.0000	0.161	0.067	0.025	0.000
1.0333	0.161	0.069	0.025	0.000
1.0667	0.161	0.072	0.026	0.000
1.1000	0.161	0.074	0.026	0.000
1.1333	0.161	0.076	0.026	0.000
1.1667	0.161	0.079	0.027	0.000
1.2000	0.161	0.081	0.027	0.000
1.2333	0.161	0.083	0.028	0.000
1.2667	0.161	0.085	0.028	0.000
1.3000	0.161	0.088	0.028	0.000
1.3333	0.161	0.090	0.029	0.000
1.3667	0.161	0.092	0.029	0.000
1.4000	0.161	0.094	0.030	0.000
1.4333	0.161	0.097	0.030	0.000
1.4667	0.161	0.099	0.030	0.000
1.5000	0.161	0.101	0.031	0.000
1.5333	0.161	0.103	0.031	0.000
1.5667	0.161	0.106	0.032	0.000
1.6000	0.161	0.108	0.032	0.000
1.6333	0.162	0.110	0.032	0.000
1.6667	0.162	0.112	0.033	0.000
1.7000	0.162	0.115	0.033	0.000
1.7333	0.162	0.117	0.033	0.000

1.7667	0.162	0.119	0.034	0.000
1.8000	0.162	0.122	0.034	0.000
1.8333	0.162	0.124	0.034	0.000
1.8667	0.162	0.126	0.035	0.000
1.9000	0.162	0.128	0.035	0.000
1.9333	0.162	0.131	0.035	0.000
1.9667	0.162	0.133	0.036	0.000
2.0000	0.162	0.135	0.036	0.000
2.0333	0.162	0.137	0.036	0.000
2.0667	0.162	0.140	0.037	0.000
2.1000	0.162	0.142	0.037	0.000
2.1333	0.162	0.144	0.037	0.000
2.1667	0.162	0.147	0.038	0.000
2.2000	0.162	0.149	0.038	0.000
2.2333	0.162	0.151	0.038	0.000
2.2667	0.162	0.153	0.038	0.000
2.3000	0.162	0.156	0.039	0.000
2.3333	0.162	0.158	0.039	0.000
2.3667	0.162	0.160	0.039	0.000
2.4000	0.162	0.162	0.040	0.000
2.4333	0.162	0.165	0.040	0.000
2.4667	0.162	0.167	0.042	0.000
2.5000	0.162	0.169	0.064	0.000
2.5333	0.162	0.172	0.162	0.000
2.5667	0.162	0.174	0.339	0.000
2.6000	0.162	0.176	0.567	0.000
2.6333	0.162	0.178	0.837	0.000
2.6667	0.162	0.181	1.140	0.000
2.7000	0.162	0.183	1.471	0.000
2.7333	0.162	0.185	1.823	0.000
2.7667	0.162	0.188	2.190	0.000
2.8000	0.162	0.190	2.568	0.000
2.8333	0.162	0.192	2.950	0.000
2.8667	0.162	0.194	3.329	0.000
2.9000	0.163	0.197	3.700	0.000
2.9333	0.163	0.199	4.057	0.000
2.9667	0.163	0.201	4.394	0.000
3.0000	0.163	0.204	4.708	0.000

Name : Gravel Trench Bed C
Bottom Length: 595.00 ft.
Bottom Width: 40.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 4
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 3.6 ft.
Riser Diameter: 18 in.
Notch Type: Rectangular
Notch Width: 1.300 ft.
Notch Height: 0.040 ft.

Orifice 1 Diameter: 1.1 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.546	0.000	0.000	0.000
0.0444	0.546	0.010	0.006	0.000
0.0889	0.546	0.020	0.009	0.000
0.1333	0.546	0.030	0.012	0.000
0.1778	0.546	0.040	0.013	0.000
0.2222	0.547	0.051	0.015	0.000
0.2667	0.547	0.061	0.017	0.000
0.3111	0.547	0.071	0.018	0.000
0.3556	0.547	0.081	0.019	0.000
0.4000	0.547	0.091	0.020	0.000
0.4444	0.547	0.102	0.021	0.000
0.4889	0.547	0.112	0.023	0.000
0.5333	0.547	0.122	0.024	0.000
0.5778	0.548	0.132	0.025	0.000
0.6222	0.548	0.143	0.025	0.000
0.6667	0.548	0.153	0.026	0.000
0.7111	0.548	0.163	0.027	0.000
0.7556	0.548	0.173	0.028	0.000
0.8000	0.548	0.184	0.029	0.000
0.8444	0.548	0.194	0.030	0.000
0.8889	0.549	0.204	0.031	0.000
0.9333	0.549	0.214	0.031	0.000
0.9778	0.549	0.225	0.032	0.000
1.0222	0.549	0.235	0.033	0.000
1.0667	0.549	0.245	0.033	0.000
1.1111	0.549	0.255	0.034	0.000
1.1556	0.549	0.266	0.035	0.000
1.2000	0.549	0.276	0.036	0.000
1.2444	0.550	0.286	0.036	0.000
1.2889	0.550	0.296	0.037	0.000
1.3333	0.550	0.307	0.037	0.000
1.3778	0.550	0.317	0.038	0.000
1.4222	0.550	0.327	0.039	0.000
1.4667	0.550	0.337	0.039	0.000
1.5111	0.550	0.348	0.040	0.000
1.5556	0.550	0.358	0.041	0.000
1.6000	0.551	0.368	0.041	0.000
1.6444	0.551	0.379	0.042	0.000
1.6889	0.551	0.389	0.042	0.000
1.7333	0.551	0.399	0.043	0.000
1.7778	0.551	0.409	0.043	0.000
1.8222	0.551	0.420	0.044	0.000
1.8667	0.551	0.430	0.044	0.000
1.9111	0.551	0.440	0.045	0.000
1.9556	0.552	0.451	0.045	0.000
2.0000	0.552	0.461	0.046	0.000
2.0444	0.552	0.471	0.046	0.000

2.0889	0.552	0.482	0.047	0.000
2.1333	0.552	0.492	0.048	0.000
2.1778	0.552	0.502	0.048	0.000
2.2222	0.552	0.513	0.048	0.000
2.2667	0.553	0.523	0.049	0.000
2.3111	0.553	0.533	0.049	0.000
2.3556	0.553	0.543	0.050	0.000
2.4000	0.553	0.554	0.050	0.000
2.4444	0.553	0.564	0.051	0.000
2.4889	0.553	0.574	0.051	0.000
2.5333	0.553	0.585	0.052	0.000
2.5778	0.553	0.595	0.052	0.000
2.6222	0.554	0.606	0.053	0.000
2.6667	0.554	0.616	0.053	0.000
2.7111	0.554	0.626	0.054	0.000
2.7556	0.554	0.637	0.054	0.000
2.8000	0.554	0.647	0.054	0.000
2.8444	0.554	0.657	0.055	0.000
2.8889	0.554	0.668	0.055	0.000
2.9333	0.554	0.678	0.056	0.000
2.9778	0.555	0.688	0.056	0.000
3.0222	0.555	0.699	0.057	0.000
3.0667	0.555	0.709	0.057	0.000
3.1111	0.555	0.719	0.057	0.000
3.1556	0.555	0.730	0.058	0.000
3.2000	0.555	0.740	0.058	0.000
3.2444	0.555	0.751	0.059	0.000
3.2889	0.556	0.761	0.059	0.000
3.3333	0.556	0.771	0.059	0.000
3.3778	0.556	0.782	0.060	0.000
3.4222	0.556	0.792	0.060	0.000
3.4667	0.556	0.802	0.061	0.000
3.5111	0.556	0.813	0.061	0.000
3.5556	0.556	0.823	0.061	0.000
3.6000	0.556	0.834	0.096	0.000
3.6444	0.557	0.844	0.246	0.000
3.6889	0.557	0.854	0.518	0.000
3.7333	0.557	0.865	0.869	0.000
3.7778	0.557	0.875	1.280	0.000
3.8222	0.557	0.886	1.735	0.000
3.8667	0.557	0.896	2.223	0.000
3.9111	0.557	0.906	2.727	0.000
3.9556	0.557	0.917	3.235	0.000
4.0000	0.558	0.927	3.732	0.000

Name : Roof A
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**1.207**
Pervious Total	**1.207**

Impervious Land Use	**acre**
ROOF TOPS FLAT	**1.621**

Impervious Total	**1.621**
Basin Total	**2.828**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed A	Gravel Trench Bed A	

Name : Roof D
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.327
Pervious Total	**0.327**

Impervious Land Use	acre
ROOF TOPS FLAT	0.333
Impervious Total	**0.333**
Basin Total	**0.66**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed D	Gravel Trench Bed D	

Name : Roof C
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.771
Pervious Total	**0.771**

Impervious Land Use	acre
ROOF TOPS FLAT	1.725
Impervious Total	**1.725**
Basin Total	**2.496**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed C	Gravel Trench Bed C	

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area:14.377
Total Impervious Area:0

Mitigated Landuse Totals for POC #1
Total Pervious Area:7.19
Total Impervious Area:6.56

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.308494
5 year	0.457228
10 year	0.559161
25 year	0.690719
50 year	0.790305
100 year	0.891016

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.190218
5 year	0.38324
10 year	0.583197
25 year	0.951995
50 year	1.337969
100 year	1.846978

Stream Protection Duration
POC #1
The Facility PASSED

The Facility PASSED.

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1542	22501	13372	59	Pass
0.1607	20501	11005	53	Pass
0.1671	18364	9000	49	Pass
0.1735	16700	7676	45	Pass
0.1799	15145	6652	43	Pass
0.1864	13580	5559	40	Pass
0.1928	12414	4883	39	Pass
0.1992	11159	4209	37	Pass

0.2056	10158	3788	37	Pass
0.2121	9133	3386	37	Pass
0.2185	8357	3106	37	Pass
0.2249	7625	2855	37	Pass
0.2313	6842	2639	38	Pass
0.2378	6261	2428	38	Pass
0.2442	5670	2188	38	Pass
0.2506	5230	2051	39	Pass
0.2570	4763	1901	39	Pass
0.2635	4378	1802	41	Pass
0.2699	4040	1722	42	Pass
0.2763	3625	1624	44	Pass
0.2827	3330	1561	46	Pass
0.2892	2988	1451	48	Pass
0.2956	2697	1353	50	Pass
0.3020	2449	1274	52	Pass
0.3084	2250	1214	53	Pass
0.3149	2080	1175	56	Pass
0.3213	1909	1121	58	Pass
0.3277	1794	1074	59	Pass
0.3341	1674	1010	60	Pass
0.3406	1559	968	62	Pass
0.3470	1470	925	62	Pass
0.3534	1382	864	62	Pass
0.3598	1319	832	63	Pass
0.3663	1240	796	64	Pass
0.3727	1180	772	65	Pass
0.3791	1121	749	66	Pass
0.3855	1067	728	68	Pass
0.3920	1011	713	70	Pass
0.3984	937	679	72	Pass
0.4048	901	662	73	Pass
0.4112	870	642	73	Pass
0.4177	837	624	74	Pass
0.4241	793	604	76	Pass
0.4305	754	584	77	Pass
0.4369	728	564	77	Pass
0.4434	694	545	78	Pass
0.4498	672	527	78	Pass
0.4562	648	501	77	Pass
0.4626	632	488	77	Pass
0.4691	612	480	78	Pass
0.4755	599	466	77	Pass
0.4819	583	454	77	Pass
0.4883	567	443	78	Pass
0.4948	556	425	76	Pass
0.5012	545	408	74	Pass
0.5076	535	387	72	Pass
0.5140	520	371	71	Pass
0.5205	505	343	67	Pass
0.5269	491	328	66	Pass
0.5333	467	316	67	Pass
0.5397	456	300	65	Pass
0.5462	441	287	65	Pass
0.5526	433	284	65	Pass
0.5590	421	275	65	Pass
0.5654	411	271	65	Pass
0.5719	401	264	65	Pass

0.5783	394	257	65	Pass
0.5847	381	247	64	Pass
0.5911	369	242	65	Pass
0.5976	357	235	65	Pass
0.6040	353	230	65	Pass
0.6104	341	222	65	Pass
0.6168	335	219	65	Pass
0.6233	322	216	67	Pass
0.6297	317	212	66	Pass
0.6361	307	211	68	Pass
0.6425	303	208	68	Pass
0.6490	298	205	68	Pass
0.6554	291	201	69	Pass
0.6618	285	198	69	Pass
0.6682	281	192	68	Pass
0.6747	272	188	69	Pass
0.6811	264	185	70	Pass
0.6875	257	184	71	Pass
0.6939	251	183	72	Pass
0.7004	242	176	72	Pass
0.7068	234	173	73	Pass
0.7132	229	168	73	Pass
0.7196	221	166	75	Pass
0.7261	209	163	77	Pass
0.7325	201	158	78	Pass
0.7389	198	156	78	Pass
0.7453	190	153	80	Pass
0.7518	185	151	81	Pass
0.7582	178	147	82	Pass
0.7646	174	142	81	Pass
0.7710	164	142	86	Pass
0.7775	161	140	86	Pass
0.7839	152	138	90	Pass
0.7903	148	135	91	Pass

7.2 East Basin

Project Name: East Basin 0102
Site Name: Gemmer PRD
Site Address: 1125 172nd St NE
City : Marysville, WA
Report Date: 2/14/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
(adjusted) **Precip Scale:** 0.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	7.338
C, Forest, Mod	5.501
Pervious Total	12.839

Impervious Land Use	acre
Impervious Total	0
Basin Total	12.839

Element Flows To:

Surface	Interflow	Groundwater

Name : Wetland Buffer
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.465
Pervious Total	0.465

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.465

Element Flows To:

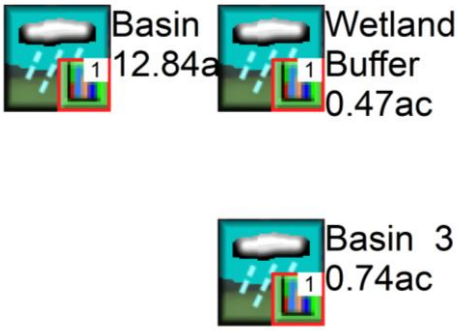
Surface	Interflow	Groundwater

Name : Basin 3
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.736
Pervious Total	0.736

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.736



Element Flows To:

Surface	Interflow	Groundwater

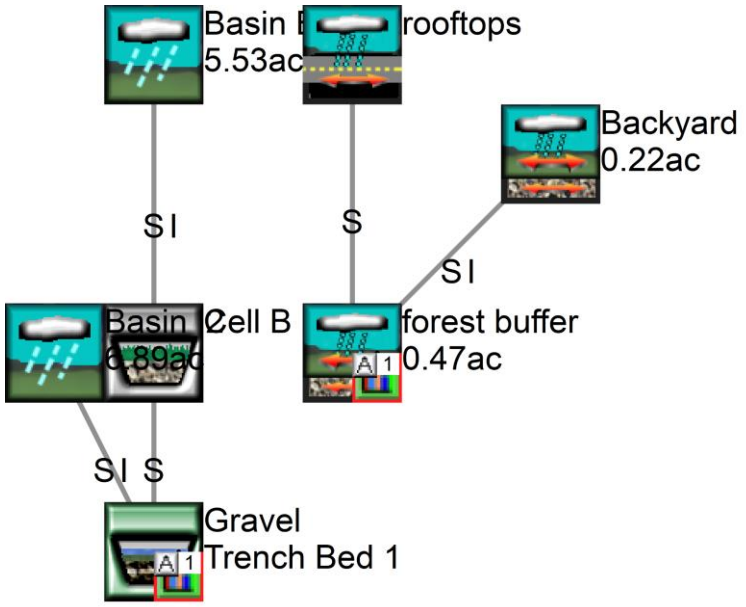
MITIGATED LAND USE

Name : Basin B
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.946
Pervious Total	0.946

Impervious Land Use	acre
ROADS FLAT	2.084
DRIVEWAYS FLAT	1.469
SIDEWALKS FLAT	1.034
Impervious Total	4.587
Basin Total	5.533



Element Flows To:

Surface	Interflow	Groundwater
Surface Cell B	Surface Cell B	

Name : Cell B
Bottom Length: 1220.00 ft.
Bottom Width: 12.00 ft.
Material thickness of first layer: 1.5
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0

Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 1.9
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 751.203
Total Outflow (ac-ft.): 788.961
Percent Through Underdrain: 95.21
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.125 ft.
Notch Height: 0.400 ft.
Orifice 1 Diameter: 0.2 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**
Gravel Trench Bed 1

Cell B Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.3361	0.0000	0.0000	0.0000
0.0275	0.3361	0.0042	0.0000	0.0000
0.0549	0.3361	0.0084	0.0000	0.0000
0.0824	0.3361	0.0127	0.0000	0.0000
0.1099	0.3361	0.0169	0.0000	0.0000
0.1374	0.3361	0.0211	0.0002	0.0000
0.1648	0.3361	0.0253	0.0046	0.0000
0.1923	0.3361	0.0296	0.0066	0.0000
0.2198	0.3361	0.0338	0.0092	0.0000
0.2473	0.3361	0.0380	0.0122	0.0000
0.2747	0.3361	0.0422	0.0157	0.0000
0.3022	0.3361	0.0464	0.0197	0.0000
0.3297	0.3361	0.0507	0.0243	0.0000
0.3571	0.3361	0.0549	0.0296	0.0000
0.3846	0.3361	0.0591	0.0354	0.0000
0.4121	0.3361	0.0633	0.0419	0.0000
0.4396	0.3361	0.0676	0.0490	0.0000
0.4670	0.3361	0.0718	0.0568	0.0000
0.4945	0.3361	0.0760	0.0654	0.0000
0.5220	0.3361	0.0802	0.0708	0.0000
0.5495	0.3361	0.0844	0.0726	0.0000
0.5769	0.3361	0.0887	0.0744	0.0000
0.6044	0.3361	0.0929	0.0762	0.0000
0.6319	0.3361	0.0971	0.0779	0.0000
0.6593	0.3361	0.1013	0.0795	0.0000
0.6868	0.3361	0.1056	0.0812	0.0000
0.7143	0.3361	0.1098	0.0828	0.0000
0.7418	0.3361	0.1140	0.0844	0.0000
0.7692	0.3361	0.1182	0.0859	0.0000
0.7967	0.3361	0.1224	0.0874	0.0000
0.8242	0.3361	0.1267	0.0889	0.0000

0.8516	0.3361	0.1309	0.0904	0.0000
0.8791	0.3361	0.1351	0.0919	0.0000
0.9066	0.3361	0.1393	0.0933	0.0000
0.9341	0.3361	0.1436	0.0947	0.0000
0.9615	0.3361	0.1478	0.0961	0.0000
0.9890	0.3361	0.1520	0.0974	0.0000
1.0165	0.3361	0.1562	0.0988	0.0000
1.0440	0.3361	0.1604	0.1001	0.0000
1.0714	0.3361	0.1647	0.1014	0.0000
1.0989	0.3361	0.1689	0.1027	0.0000
1.1264	0.3361	0.1731	0.1040	0.0000
1.1538	0.3361	0.1773	0.1052	0.0000
1.1813	0.3361	0.1816	0.1065	0.0000
1.2088	0.3361	0.1858	0.1077	0.0000
1.2363	0.3361	0.1900	0.1089	0.0000
1.2637	0.3361	0.1942	0.1101	0.0000
1.2912	0.3361	0.1984	0.1113	0.0000
1.3187	0.3361	0.2027	0.1125	0.0000
1.3462	0.3361	0.2069	0.1137	0.0000
1.3736	0.3361	0.2111	0.1148	0.0000
1.4011	0.3361	0.2153	0.1160	0.0000
1.4286	0.3361	0.2196	0.1171	0.0000
1.4560	0.3361	0.2238	0.1182	0.0000
1.4835	0.3361	0.2280	0.1193	0.0000
1.5000	0.3361	0.2305	0.1385	0.0000

Surface Cell B Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.5000	0.3361	0.2305	0.0000	1.0167	0.0000
1.5275	0.3408	0.2398	0.0002	1.0167	0.0000
1.5549	0.3454	0.2493	0.0003	1.0539	0.0000
1.5824	0.3501	0.2588	0.0003	1.0725	0.0000
1.6099	0.3547	0.2685	0.0008	1.0911	0.0000
1.6374	0.3594	0.2783	0.0034	1.1098	0.0000
1.6648	0.3641	0.2882	0.0072	1.1284	0.0000
1.6923	0.3688	0.2983	0.0119	1.1470	0.0000
1.7198	0.3734	0.3085	0.0174	1.1656	0.0000
1.7473	0.3781	0.3188	0.0234	1.1843	0.0000
1.7747	0.3828	0.3293	0.0299	1.2029	0.0000
1.8022	0.3874	0.3399	0.0369	1.2215	0.0000
1.8297	0.3921	0.3506	0.0443	1.2401	0.0000
1.8571	0.3968	0.3614	0.0521	1.2587	0.0000
1.8846	0.4015	0.3724	0.0603	1.2774	0.0000
1.9121	0.4062	0.3835	0.0687	1.2960	0.0000
1.9396	0.4108	0.3947	0.0775	1.3146	0.0000
1.9670	0.4155	0.4060	0.0865	1.3332	0.0000
1.9945	0.4202	0.4175	0.0958	1.3518	0.0000
2.0220	0.4249	0.4291	0.1322	1.3556	0.0000
2.0495	0.4296	0.4409	0.2142	1.3556	0.0000
2.0769	0.4343	0.4527	0.3234	1.3556	0.0000
2.1044	0.4390	0.4647	0.4532	1.3556	0.0000
2.1319	0.4436	0.4768	0.5992	1.3556	0.0000
2.1593	0.4483	0.4891	0.7575	1.3556	0.0000
2.1868	0.4530	0.5015	0.9239	1.3556	0.0000
2.2143	0.4577	0.5140	1.0944	1.3556	0.0000
2.2418	0.4624	0.5266	1.2649	1.3556	0.0000
2.2692	0.4671	0.5394	1.4311	1.3556	0.0000
2.2967	0.4718	0.5523	1.5893	1.3556	0.0000

2.3242	0.4765	0.5653	1.7357	1.3556	0.0000
2.3516	0.4812	0.5785	1.8674	1.3556	0.0000
2.3791	0.4859	0.5918	1.9824	1.3556	0.0000
2.4066	0.4906	0.6052	2.0797	1.3556	0.0000
2.4341	0.4953	0.6187	2.1599	1.3556	0.0000
2.4615	0.5000	0.6324	2.2254	1.3556	0.0000
2.4890	0.5047	0.6462	2.2806	1.3556	0.0000
2.5000	0.5066	0.6518	2.3615	1.3556	0.0000

Name : Surface Cell B

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed 1	Cell B

Name : forest buffer
Bypass: Yes

GroundWater: No

Pervious Land Use	**acre**
C, Forest, Flat	**.465**

Element Flows To:

Surface	**Interflow**	**Groundwater**

Name : rooftops
Bypass: No

Impervious Land Use	**acre**
ROOF TOPS FLAT LAT	**0.513**

Element Flows To:

Outlet 1	**Outlet 2**
forest buffer	

Name : Gravel Trench Bed 1
Bottom Length: 2600.00 ft.
Bottom Width: 14.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 9
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure

Riser Height: 8.6 ft.
Riser Diameter: 18 in.
Orifice 1 Diameter: 1.4 in. **Elevation:** 0 ft.
Orifice 2 Diameter: 0.1 in. **Elevation:** 6 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.835	0.000	0.000	0.000
0.1000	0.836	0.035	0.016	0.000
0.2000	0.838	0.070	0.023	0.000
0.3000	0.839	0.105	0.029	0.000
0.4000	0.840	0.140	0.033	0.000
0.5000	0.841	0.176	0.037	0.000
0.6000	0.842	0.211	0.041	0.000
0.7000	0.844	0.246	0.044	0.000
0.8000	0.845	0.282	0.047	0.000
0.9000	0.846	0.317	0.050	0.000
1.0000	0.847	0.353	0.053	0.000
1.1000	0.848	0.389	0.055	0.000
1.2000	0.850	0.424	0.058	0.000
1.3000	0.851	0.460	0.060	0.000
1.4000	0.852	0.496	0.062	0.000
1.5000	0.853	0.532	0.065	0.000
1.6000	0.854	0.568	0.067	0.000
1.7000	0.856	0.603	0.069	0.000
1.8000	0.857	0.639	0.071	0.000
1.9000	0.858	0.675	0.073	0.000
2.0000	0.859	0.712	0.075	0.000
2.1000	0.860	0.748	0.077	0.000
2.2000	0.862	0.784	0.078	0.000
2.3000	0.863	0.820	0.080	0.000
2.4000	0.864	0.856	0.082	0.000
2.5000	0.865	0.893	0.084	0.000
2.6000	0.866	0.929	0.085	0.000
2.7000	0.868	0.966	0.087	0.000
2.8000	0.869	1.002	0.089	0.000
2.9000	0.870	1.039	0.090	0.000
3.0000	0.871	1.075	0.092	0.000
3.1000	0.872	1.112	0.093	0.000
3.2000	0.874	1.148	0.095	0.000
3.3000	0.875	1.185	0.096	0.000
3.4000	0.876	1.222	0.098	0.000
3.5000	0.877	1.259	0.099	0.000
3.6000	0.878	1.296	0.100	0.000
3.7000	0.880	1.333	0.102	0.000
3.8000	0.881	1.370	0.103	0.000
3.9000	0.882	1.407	0.105	0.000
4.0000	0.883	1.444	0.106	0.000
4.1000	0.884	1.481	0.107	0.000
4.2000	0.886	1.518	0.109	0.000
4.3000	0.887	1.555	0.110	0.000

4.4000	0.888	1.593	0.111	0.000
4.5000	0.889	1.630	0.112	0.000
4.6000	0.890	1.667	0.114	0.000
4.7000	0.892	1.705	0.115	0.000
4.8000	0.893	1.742	0.116	0.000
4.9000	0.894	1.780	0.117	0.000
5.0000	0.895	1.817	0.118	0.000
5.1000	0.896	1.855	0.120	0.000
5.2000	0.898	1.893	0.121	0.000
5.3000	0.899	1.930	0.122	0.000
5.4000	0.900	1.968	0.123	0.000
5.5000	0.901	2.006	0.124	0.000
5.6000	0.902	2.044	0.125	0.000
5.7000	0.904	2.082	0.127	0.000
5.8000	0.905	2.120	0.128	0.000
5.9000	0.906	2.158	0.129	0.000
6.0000	0.907	2.196	0.130	0.000
6.1000	0.908	2.234	0.131	0.000
6.2000	0.910	2.272	0.132	0.000
6.3000	0.911	2.311	0.133	0.000
6.4000	0.912	2.349	0.134	0.000
6.5000	0.913	2.387	0.135	0.000
6.6000	0.914	2.426	0.136	0.000
6.7000	0.916	2.464	0.137	0.000
6.8000	0.917	2.503	0.138	0.000
6.9000	0.918	2.541	0.140	0.000
7.0000	0.919	2.580	0.141	0.000
7.1000	0.920	2.618	0.142	0.000
7.2000	0.922	2.657	0.143	0.000
7.3000	0.923	2.696	0.144	0.000
7.4000	0.924	2.735	0.145	0.000
7.5000	0.925	2.774	0.146	0.000
7.6000	0.926	2.813	0.147	0.000
7.7000	0.928	2.851	0.147	0.000
7.8000	0.929	2.890	0.148	0.000
7.9000	0.930	2.930	0.149	0.000
8.0000	0.931	2.969	0.150	0.000
8.1000	0.932	3.008	0.151	0.000
8.2000	0.934	3.047	0.152	0.000
8.3000	0.935	3.086	0.153	0.000
8.4000	0.936	3.126	0.154	0.000
8.5000	0.937	3.165	0.155	0.000
8.6000	0.938	3.204	0.156	0.000
8.7000	0.940	3.244	0.659	0.000
8.8000	0.941	3.283	1.562	0.000
8.9000	0.942	3.323	2.660	0.000
9.0000	0.943	3.362	3.792	0.000

Name : Basin 2
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**2.469**

Pervious Total **2.469**

Impervious Land Use	acre
ROOF TOPS FLAT	4.425
Impervious Total	4.425
Basin Total	6.894

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed 1	Gravel Trench Bed 1	

Name : Backyard
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.223

Element Flows To:

Surface	Interflow	Groundwater
forest buffer	forest buffer	

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area:14.04
Total Impervious Area:0

Mitigated Landuse Totals for POC #1
Total Pervious Area:4.103
Total Impervious Area:9.525

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.306413
5 year	0.458651
10 year	0.563741
25 year	0.70008
50 year	0.803729
100 year	0.908882

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.179353
5 year	0.364683
10 year	0.562377
25 year	0.937555
50 year	1.341016
100 year	1.885772

Stream Protection Duration
POC #1
The Facility PASSED

The Facility PASSED.

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1532	21774	15693	72	Pass
0.1598	19810	10898	55	Pass
0.1663	17686	6915	39	Pass
0.1729	16046	4502	28	Pass
0.1795	14305	2843	19	Pass
0.1861	12829	2162	16	Pass
0.1926	11678	1963	16	Pass
0.1992	10489	1820	17	Pass
0.2058	9527	1712	17	Pass
0.2123	8566	1639	19	Pass
0.2189	7822	1574	20	Pass
0.2255	6990	1498	21	Pass
0.2321	6269	1421	22	Pass
0.2386	5764	1376	23	Pass
0.2452	5223	1321	25	Pass
0.2518	4812	1263	26	Pass
0.2583	4368	1186	27	Pass
0.2649	4019	1118	27	Pass
0.2715	3602	1070	29	Pass
0.2781	3232	1015	31	Pass
0.2846	2939	986	33	Pass
0.2912	2618	959	36	Pass
0.2978	2415	932	38	Pass
0.3043	2177	893	41	Pass
0.3109	2020	863	42	Pass
0.3175	1864	827	44	Pass
0.3241	1727	796	46	Pass
0.3306	1619	767	47	Pass
0.3372	1498	739	49	Pass
0.3438	1414	707	50	Pass
0.3503	1336	680	50	Pass
0.3569	1271	658	51	Pass
0.3635	1198	640	53	Pass
0.3700	1133	615	54	Pass
0.3766	1074	596	55	Pass
0.3832	1004	581	57	Pass
0.3898	944	565	59	Pass
0.3963	901	553	61	Pass
0.4029	870	530	60	Pass
0.4095	836	516	61	Pass
0.4160	790	502	63	Pass

0.4226	754	490	64	Pass
0.4292	715	480	67	Pass
0.4358	688	464	67	Pass
0.4423	661	451	68	Pass
0.4489	644	440	68	Pass
0.4555	624	430	68	Pass
0.4620	607	420	69	Pass
0.4686	591	413	69	Pass
0.4752	574	407	70	Pass
0.4818	561	393	70	Pass
0.4883	549	384	69	Pass
0.4949	540	373	69	Pass
0.5015	523	355	67	Pass
0.5080	510	347	68	Pass
0.5146	490	336	68	Pass
0.5212	467	330	70	Pass
0.5277	455	317	69	Pass
0.5343	444	308	69	Pass
0.5409	434	304	70	Pass
0.5475	422	297	70	Pass
0.5540	409	287	70	Pass
0.5606	400	279	69	Pass
0.5672	390	276	70	Pass
0.5737	379	266	70	Pass
0.5803	365	254	69	Pass
0.5869	357	248	69	Pass
0.5935	350	241	68	Pass
0.6000	339	235	69	Pass
0.6066	329	229	69	Pass
0.6132	320	225	70	Pass
0.6197	311	215	69	Pass
0.6263	307	208	67	Pass
0.6329	300	202	67	Pass
0.6395	296	192	64	Pass
0.6460	287	185	64	Pass
0.6526	282	177	62	Pass
0.6592	271	173	63	Pass
0.6657	267	169	63	Pass
0.6723	257	166	64	Pass
0.6789	251	163	64	Pass
0.6855	244	157	64	Pass
0.6920	235	155	65	Pass
0.6986	230	151	65	Pass
0.7052	217	146	67	Pass
0.7117	208	142	68	Pass
0.7183	201	139	69	Pass
0.7249	196	136	69	Pass
0.7314	189	132	69	Pass
0.7380	184	131	71	Pass
0.7446	177	129	72	Pass
0.7512	168	127	75	Pass
0.7577	164	125	76	Pass
0.7643	156	120	76	Pass
0.7709	150	120	80	Pass
0.7774	144	118	81	Pass
0.7840	136	117	86	Pass
0.7906	130	113	86	Pass
0.7972	125	111	88	Pass

```
0.8037    118      109     92     Pass
```

LAND TECHNOLOGIES, INC.
PLANNING • PERMITTING • ENGINEERING

MAKING A "WAY" OUT OF "NO WAY"

Myron Gemmer & Brad Gemmer

Lakewood Heights PRD

1125 & 1507 172nd Street NE, Marysville, Washington 98271

PN -

1st Submittal: March 2024

Stormwater Pollution Prevention Plan for Lakewood Heights PRD

Prepared by:
Mier Zhou, P.E.
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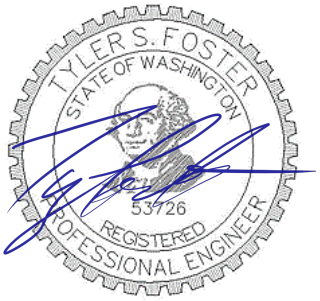

02/26/2024

Reviewed by:
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Stormwater Pollution Prevention Plan

Project Data Summary:

Existing and proposed project areas are presented for determination of stormwater management requirements. Requirements are based on prescribed thresholds as outlined on the Snohomish County Code (SCC) 30.63A.300.

Project Data:			
Applicant	MJS Investors		
Site Owner	Myron Gemmer & Brad Gemmer		
Project Name	Lakewood Heights PRD		
Project T.S.R. Location	Twn-31 N, Rng-5 E, Sec-19, Qtr-SE		
Project Address	1125 & 1507 172nd Street NE, Marysville, Washington 98271		
Existing Conditions:			
Total Site Area	1,283,961	sf (29.48 ac)	
Existing Impervious Area	0	sf (0.00 ac)	0.0%
Proposed Activity:			
Proposed Activity	PRD Subdivision		
Proposed Clearing Area	1,194,930	sf (27.43 ac)	
Proposed Grading Area	1,194,930	sf (27.43 ac)	
Proposed New NPGIS	397,836	sf (9.13 ac)	
Proposed New PGIS	303,086	sf (6.96 ac)	
Proposed Replaced Impervious Area	0	sf (0.00 ac)	
Native Vegetation convert to Lawn	0	sf (0.00 ac)	
Native Vegetation convert to Pasture	0	sf (0.00 ac)	
Total New Impervious Area	**700,922**	**sf (16.09 ac)**	
Proposed Disturbance Area	**1,194,930**	**sf (27.43 ac)**	

This project qualifies as 'New Development' and requires construction activities to comply with Minimum Requirements 1 through 9. This document is part of the Stormwater Site Plan and presents recommendations and procedures required to adhere to the minimum requirements.

Introduction:

This document is part of the Stormwater Site Plan for the MJS Investors Fee-Simple Subdivison Permit Application. The Stormwater Pollution Prevention Plan (SWPPP) fulfills Minimum Requirement 2 of the drainage requirement as outlined in the Stormwater Management Manual for Western Washington (SMMWW). It has been prepared for NPDES stormwater permit requirements for site improvements on MJS Investors Parcel No. 310519-004-009-00, 310519-004-011-00 located at 1125 & 1507 172nd Street NE, Marysville, Washington 98271.

Construction Activities

The SWPPP describes proposed construction activities, all erosion and sediment control measures, pollution prevention measures, inspection/monitoring activities, and recordkeeping that will be implemented during the proposed construction project.

The objective of the SWPPP is to:

a) Implement Best Management Practices (BMPs) to prevent erosion and sedimentation, and to identify, reduce, eliminate or prevent stormwater contamination and water pollution from construction activity.
b) Prevent violations of surface water quality, ground water quality, or sediment management standards.
c) Prevent, during the construction phase, adverse water quality impacts including impacts on beneficial uses of the receiving water by controlling peak flow rates and volumes of stormwater runoff at the Permittee's outfalls and downstream of the outfalls.

There are thirteen elements presented in the 2019 SMMWW Volume II, Chapter 3. Each element is addressed in this document for the project site and was prepared per the requirements set forth in the current Drainage Manual of 2019 (2019 SMMWW).

NOTES:

1. BMPs referred to in this document are those specified in the 2019 SMMWW. A copy of Volume 2 of the 2019 SMMWW should be acquired and made available at the construction site.
2. NOTE: Siting, sizing, materials, and other specifications for all BMPs offered in this SWPPP are presented in the Stormwater Site Plan Set as the 'SWPPP PLAN" sheet.

Element 1: Preserve Vegetation/Mark Clearing Limits

Preservation of vegetation is a guideline to minimize the removal of existing trees and limit disturbance of natural areas. The goal of Element 1 is to retain natural vegetation, limit compaction of native top soil, and maintain any existing duff layer. An effective method of preserving vegetation is by marking clearing limits.

Soil shall be managed in a manner that does not permanently compact or deteriorate the final soil and landscape system.

If disturbance and/or compaction occur, the impact must be corrected at the end of construction activity. This shall include restoration of soil depth, soil quality, permeability, and percent organic matter. Construction practices must not cause damage to, or compromise the design of permanent landscape or infiltration areas. Delineate or mark the following areas and features on the site prior to land disturbing activities:

a) Clearing limits;
b) All critical areas, and their setbacks and buffers;
c) Erosion or landslide hazard areas and their setbacks and buffers;
d) Existing and proposed easements;
e) Required landscaping, and tree retention and replacement areas;
f) Other areas on the site required to be preserved or protected including, but not limited to, drainage courses.

Relevant BMPs:

- BMP C101: Preserving Natural Vegetation
- BMP C102: Buffer Zones
- BMP C103: High Visibility Plastic or Metal Fence
- BMP C104: Stake and Wire Fence

Element 2: Establish Construction Access

Construction vehicle ingress and egress shall be limited to one route if possible. A stabilized construction entrance or other equivalent BMP shall be installed to prevent sediment transport onto roads. The location is shown on the SWPPP plan.

This site experiences infrequent traffic. The stabilized construction and parking shall be constructed to the west. The goal is to minimize sediment transport out of the construction area to neighboring businesses and roads.

Relevant BMPs:

- BMP C105: Stabilized Construction Entrance
- BMP C107: Construction Parking Area Stabilization

Element 3: Control Flow Rates

The purpose of Element 3 is to protect downstream property and waterways from soil erosion due to increases in velocity and peak volumetric flow rate of stormwater runoff. Stormwater retention or detention facilities may be needed to comply with this requirement. As the existing site is primarily

pasture/lawn with flat slopes, there will be effectively no change in flow rate from the current condition caused by grading. The implementation of soil stabilization BMPs as presented in Element 4 will provide all the flow control needed.

Relevant BMPs:

- None

Element 4: Install Sediment Controls

Remove sediment from construction site runoff by using appropriate sediment removal BMPs. Runoff from fully stabilized areas may be discharged without a sediment removal BMP.

The bio-cell areas on the northern side of the site will provide most of the sediment control needs when flows are not concentrated and will flow through the existing grasses and vegetation before reaching a sediment trap. Brush barriers, and straw wattles will provide protection in areas with steep slopes from grading activities. Wattles should be oriented to guide flow to the south.

Relevant BMPs:

- BMP C230: Straw Bale Barrier
- BMP C231: Brush Barrier
- BMP C233: Silt Fence (or preserve natural vegetation – see Element 1)
- BMP C234: Vegetated Strip
- BMP C235: Straw Wattles
- BMP C240: Sediment Trap

Element 5: Stabilize Soils

Exposed and unworked soils and soil stockpiles shall be stabilized. Soil stockpiles shall be located away from storm drain inlets, drainage channels and other waters.

Mandatory: The time period of soil exposure allowed depends on the season. No soil shall remain exposed and unworked for more than seven days during the dry season, May 1 through September 30, or two days during the wet season, October 1 through April 30, unless other restrictions are placed on the project.

Soil piles should be covered. Plastic covering will likely be the best option. Fill exploration holes or deep excavations as soon as possible. Rough grade the site to eliminate large soil mounds and prepare for temporary cover. Large soil mounds prove to be highly erodible. Remove excess soil from the site as soon as possible after backfilling. This will eliminate any sediment loss from surplus fill.

Relevant BMPs:

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- BMP C122: Nets and Blankets
- BMP C123: Plastic Covering
- BMP C140: Dust Control

Element 6: Protect Slopes

No cut/fill slopes are proposed for the project. No BMP's are required.

In the event of a redesign or field revision the following will be applied to any slopes that are created. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion and comply with the City's applicable critical area regulations. Cut and fill slopes shall be protected from erosive and concentrated flows until permanent drainage conveyance systems are in place. Excavated material shall be placed on the uphill side of trenches, consistent with safety and space considerations.

Relevant BMPs:

- BMP C120: Temporary and Permanent Seeding
- BMP C208: Triangular Silt Dike (Geotextile-Encased Check Dam)
- BMPs C122 and C123 for nets and blankets and plastic covering.

Element 7: Protect Permanent Drain Inlets.

This element provides guidance and means to protect permanent storm drain inlets from sediment and silt-laden water. Permanent storm drain inlets operable on the site during construction shall be protected so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment. Inlet protection devices shall be cleaned or removed and replaced when sediment has filled one-third of the available storage or as specified by the product manufacturer. They may be removed once the site is stabilized.

Relevant BMPs:

- BMP C220: Storm Drain Inlet Protection

Element 8: Stabilize Channels and Outlets

This element provides guidance and a means for stabilization of temporary and permanent (both proposed and pre-existing) conveyance systems for the prevention of erosion during and after construction. Stabilization includes armoring conveyance constituents so that they are adequate to prevent erosion. Conveyance elements include outlets, adjacent stream banks, slopes, channels, and downstream reaches.

Temporary conveyance channels would specify outlet protection to avoid erosion. A permanent overflow outlet utilizes rip-rap to prevent erosion by decreasing energy.

Relevant BMPs:

- BMP C201: Grass Lined Channels
- BMP C202: Channel Lining

Element 9: Control Pollutants

Appropriate pollution source control measures shall be implemented as applicable in areas of: construction equipment maintenance or fueling; handling or storage of waste materials, construction debris, fertilizers, chemicals; and other activities that may contribute pollutants to stormwater.

The following specific requirements apply:

- Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment.
- On-site fueling tanks shall include secondary containment.
- Maintenance, fueling, and repair of heavy equipment and vehicles shall be conducted using spill prevention and control measures consistent with Volume IV, Chapters 2 and 3 of the 2019 SMMWW.
- Contaminated surfaces shall be cleaned immediately following any spill incident.
- Application of fertilizers and pesticides shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' label requirements for application rates and procedures shall be followed.
- BMPs shall be used to prevent contamination of stormwater runoff by pH modifying sources. These sources include, but are not limited to: bulk cement, cement kiln dust, fly ash, new concrete washing approved treatment, curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping, and mixer washout waters.

Relevant BMPs:

- BMP C151: Concrete Handling
- BMP C153: Material Storage, Delivery, and Containment

Element 10: Control Dewatering

Turbid or contaminated water shall be handled separately from stormwater. Contaminated water shall be collected for off-site disposal in a legal manner. Uncontaminated or clean water from dewatering systems for trenches, vaults and foundations may be disposed of by on-site infiltration, catch basin insert, or outfall to a swale for small volumes of water.

If dewatering is required for septic tank installation it is recommended that dewater is released to a brush barrier or level spreader to disperse into downslope brush/forest area.

Relevant BMPs:

- BMP C220 - Storm Drain Inlet Protection

Element 11: Maintain Best Management Practices.

BMPs shall be inspected and maintained by the property owner during construction and removed within 30 days after City determines that the site is stabilized, provided that temporary BMPs may be removed when they are no longer needed.

Element 12: Manage the Project.

The SWPPP shall be fully implemented at all times and modified when changes in design, construction, operation, or maintenance at the construction site that could have an effect on the discharge of pollutants to state waters.

Quantities of erosion prevention and sediment control materials shall be kept on the project site at all times to be used for emergency situations such as unexpected heavy summer rains. Having these materials on-site reduces the time needed to implement BMPs when inspections indicate that existing BMPs are not meeting the SWPPP requirements.

Relevant BMPs:

- BMP C150 materials on hand

Element 13: Protect On-site Stormwater Management BMPs for Runoff from Roofs and other Hard Surface

On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction. BMPs include but are not limited to: full dispersion, roof downspout full infiltration or dispersion systems, perforated stubout connections, rain gardens, bioretention systems, permeable pavement, sheetflow dispersion, and concentrated flow dispersion. Additional requirements for on-site stormwater management BMPs are included in their respective sections of Volume V.

In particular, BMP T7.30 Bioretention Cells, Swales, and Planter Boxes in Section 7.3, Vol. V of the 2019 SMMWW. Areas to be used for Bio-retention shall be protected during construction and after construction. These areas are to be protected from compaction, siltation, and degradation.

Relevant BMPs:

- BMP C102: Buffer Zone
- BMP C103: High Visibility Fence
- BMP C201: Grass-lined Channels
- BMP C208: Triangular Silt Dike
- BMP C231: Brush Barrier
- BMP C233: Silt Fence
- BMP C234: Vegetated Strip

Sequence of BMP Implementation

Erosion control BMPs should be implemented in the following sequence:

1) Delineate or mark the following areas and features on the site:
   a) Clearing limits
   b) Critical areas and their buffers
   c) Erosion or landslide hazard areas and their setbacks
   d) Easements
   e) Required landscaping, and tree retention and replacement areas
   f) Other areas on the site required to be preserved or protected including, but not limited to, drainage courses
2) Provide parking area stabilization
3) Establish areas for storage and handling of pollution generating materials
4) Control BMPs will be implemented
5) Install sediment controls
6) Implement stabilization measures for disturbed areas, slopes, and material stockpiles
7) Maintain BMPs until final site stabilization









GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED–E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	35	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2 " CAL.	B&B
	27	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2 " CAL.	B&B
	16	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2 " CAL.	B&B
	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	44	Sequoia gigantica / Giant Sequaia	6' MIN. HT.	B&B, 8' O.C.
	82	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	141	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	66	Prunus lauroceracus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	73	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

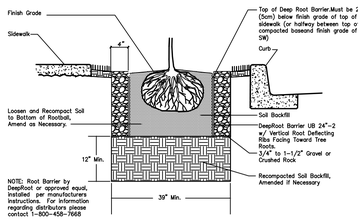
GROUNDCOVER

SYMBOL		BOTANICAL / COMMON NAME	SIZE	CONDITION
		Lonicera pileata / Box Leafed Honeysuckle	1 Gallon	36" On Center
		Lawn Area / Sodded In Street Tree Strips / Hydroseed All Other Areas		

INFILTRATION PLANTINGS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	12	Picea sitchensis / Sitka Spruce	6' HT.	Container Grown
	36	Malus fusca / Western Crabapple	6' HT.	Container Grown
	243	Cornus serica / Red Twig Dogwood	2 Gallon	Container Grown
	212	Rosa nutkana / Nootka Rose	2 Gallon	Container Grown
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		

Root Barrier Detail:



Landscape Maintenance Notes:

22C.120.180 Landscaping – Maintenance.

(1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.

(2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.

(3) All landscaped areas must be kept free of debris and weeds.

(4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.

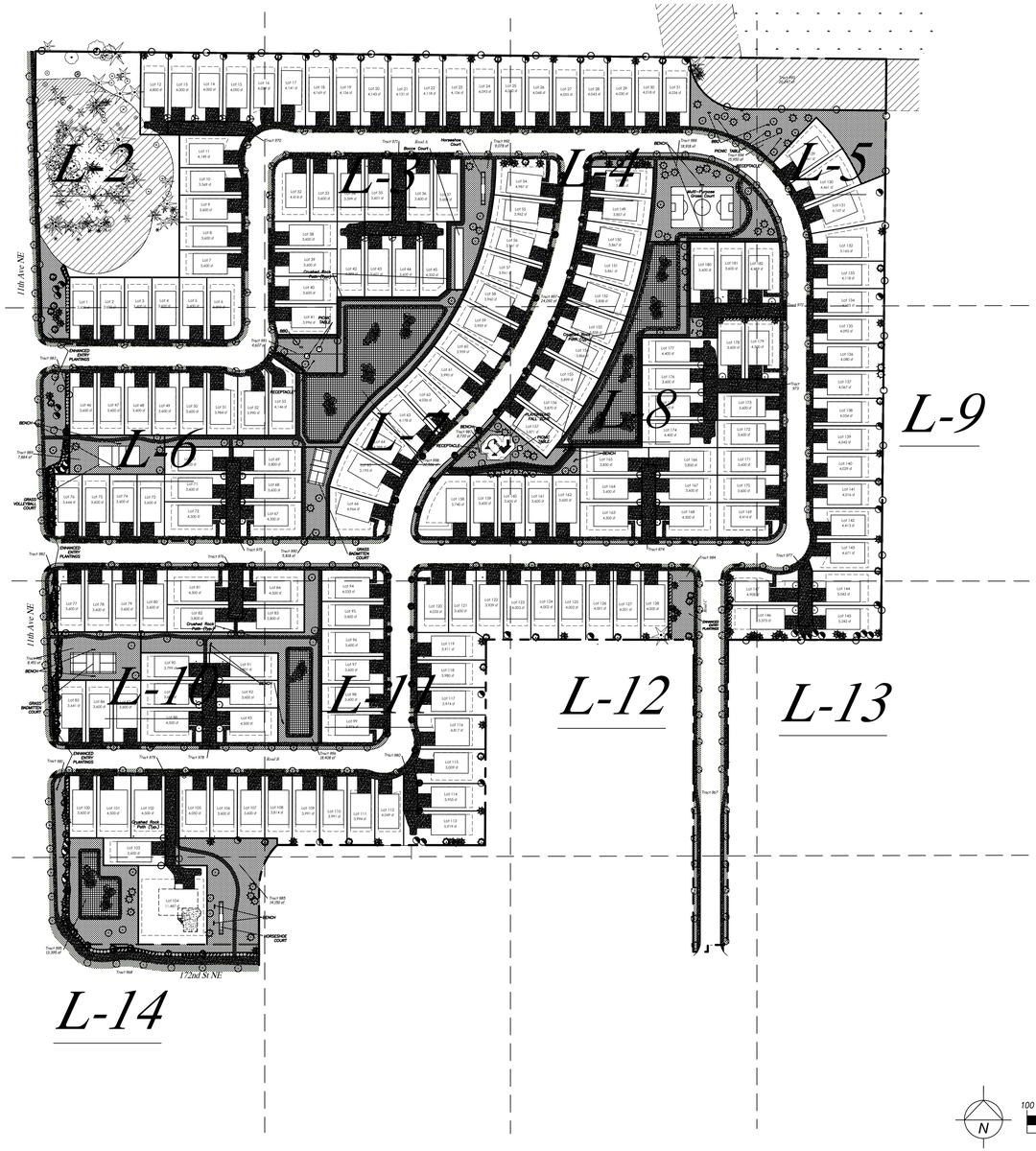
(5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

(6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

(7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds. (Ord. 2852 § 10 (Exh. A), 2011).

IRRIGATION ASSESSMENT

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.



GRAPHIC SCALE

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100 0 50 100 200

(IN FEET)
1"=100'

DATE		REVISION	BY
2.28.24	1	Site Plan Changes	PJ

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State of Washington registered Landscape Architect

PJ

Paul Jay
certificate No. 566

Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE:
2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-1
OF 14

Feb 28, 2024 - 2:20pm Paul E:\SrvData\Company\Projects\2020 caps cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-1

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	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
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	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



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2.28.24	1	Site Plan Changes	PJ

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certificate no. 566

Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE:
2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-2
OF 14

Feb 28, 2024 - 2:20pm Paul E:\Srv\Data\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-2

GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED–E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	35	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2 " CAL.	B&B
	27	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2 " CAL.	B&B
	16	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2 " CAL.	B&B
	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	44	Sequoia gigantica / Giant Sequaia	6' MIN. HT.	B&B, 8' O.C.
	82	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

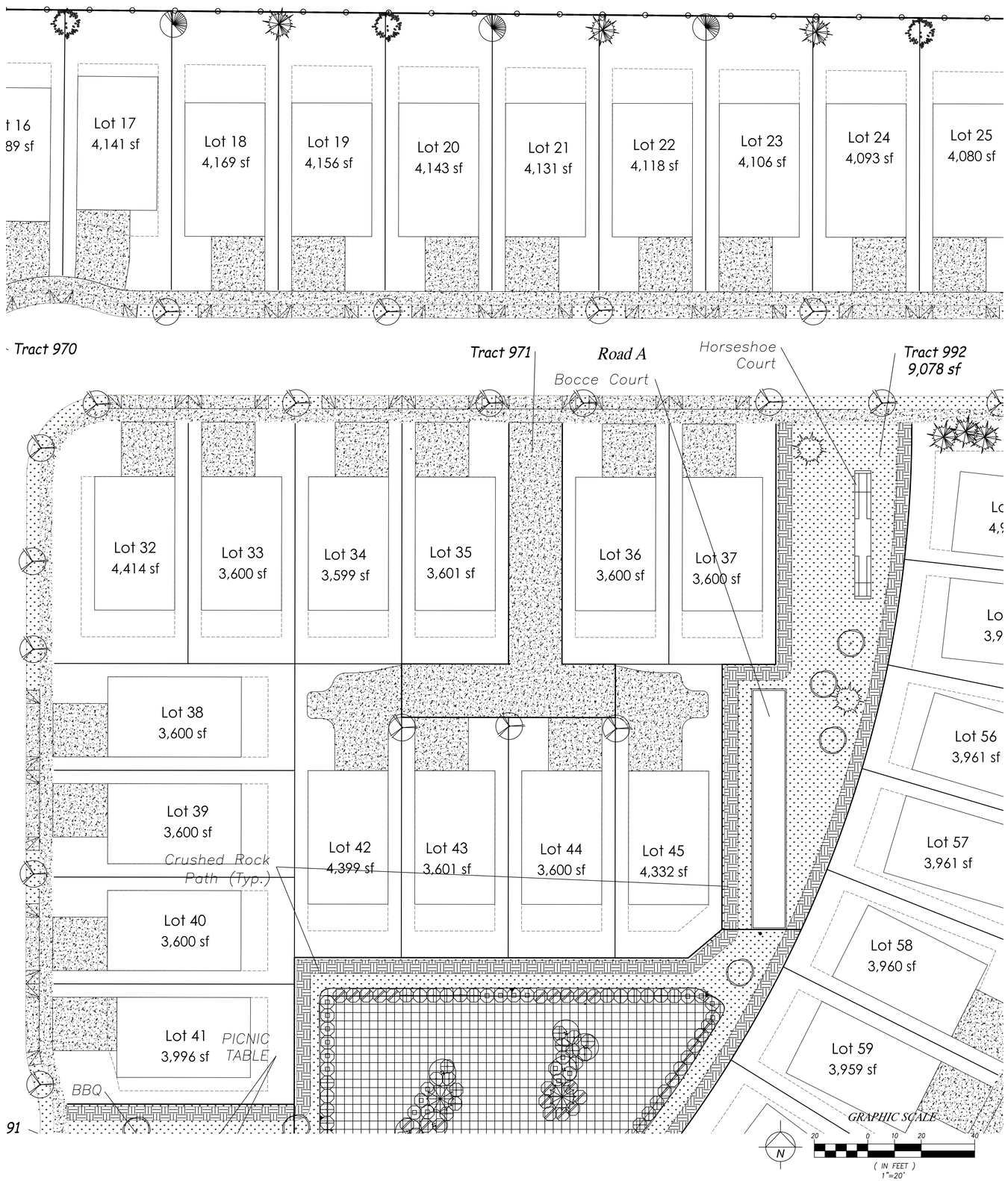
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	141	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	66	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	73	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUNDCOVER

SYMBOL		BOTANICAL / COMMON NAME	SIZE	CONDITION
		Lonicera pileata / Box Leafed Honeysuckle	1 Gallon	36" On Center
		Lawn Area / Sodded In Street Tree Strips / Hydroseed All Other Areas		

INFILTRATION PLANTINGS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	12	Picea sitchensis / Sitka Spruce	6' HT.	Container Grown
	36	Malus fusca / Western Crabapple	6' HT.	Container Grown
	243	Cornus serica / Red Twig Dogwood	2 Gallon	Container Grown
	212	Rosa nutkana / Nootka Rose	2 Gallon	Container Grown
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



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LANDSCAPE PLAN

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	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	44	Sequoia gigantica / Giant Sequaia	6' MIN. HT.	B&B, 8' O.C.
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SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
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GROUNDCOVER

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LANDSCAPE PLAN

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GROUNDCOVER

SYMBOL		BOTANICAL / COMMON NAME	SIZE	CONDITION
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INFILTRATION PLANTINGS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
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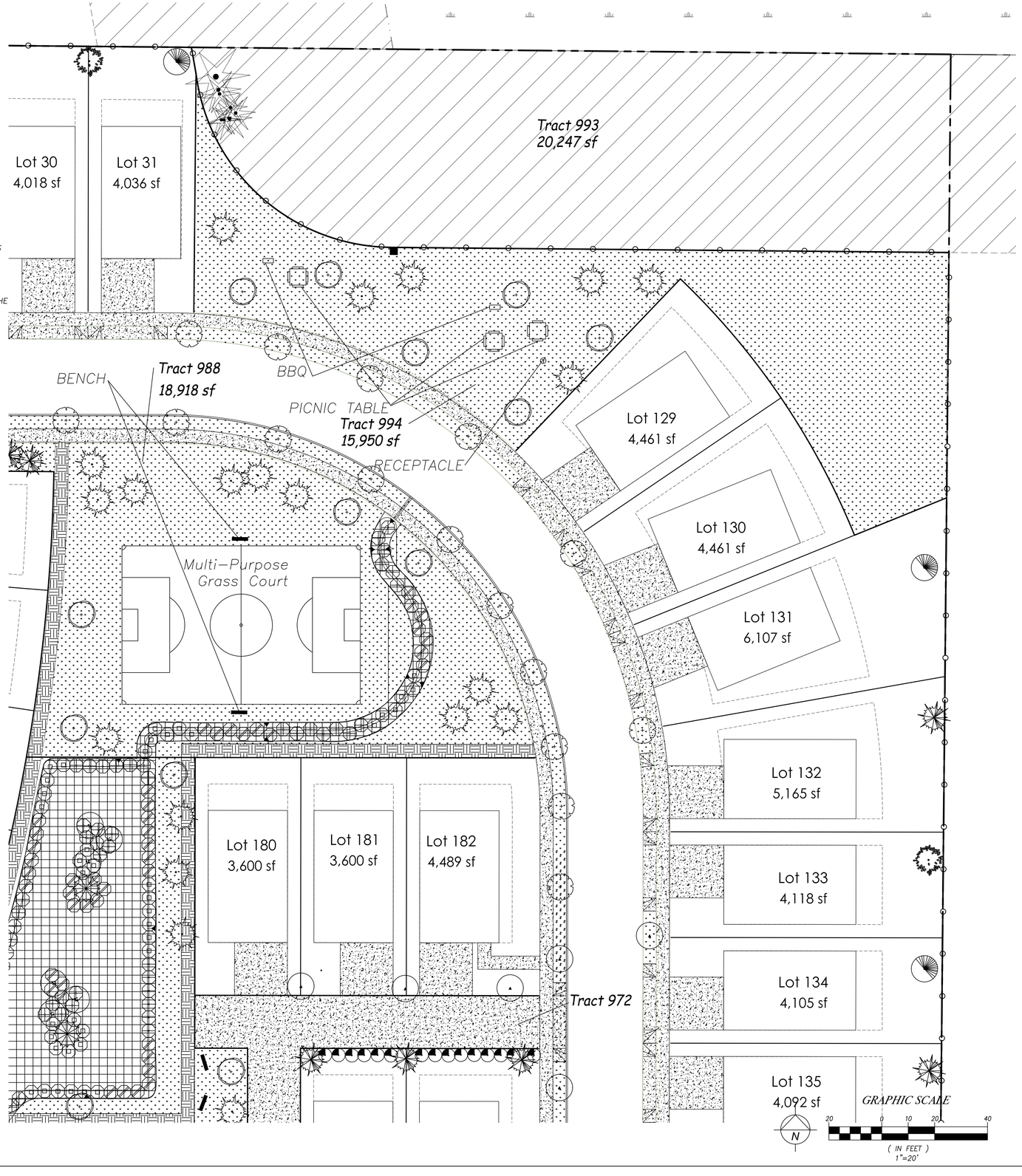
	212	Rosa nutkana / Nootka Rose	2 Gallon	Container Grown
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



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LANDSCAPE PLAN

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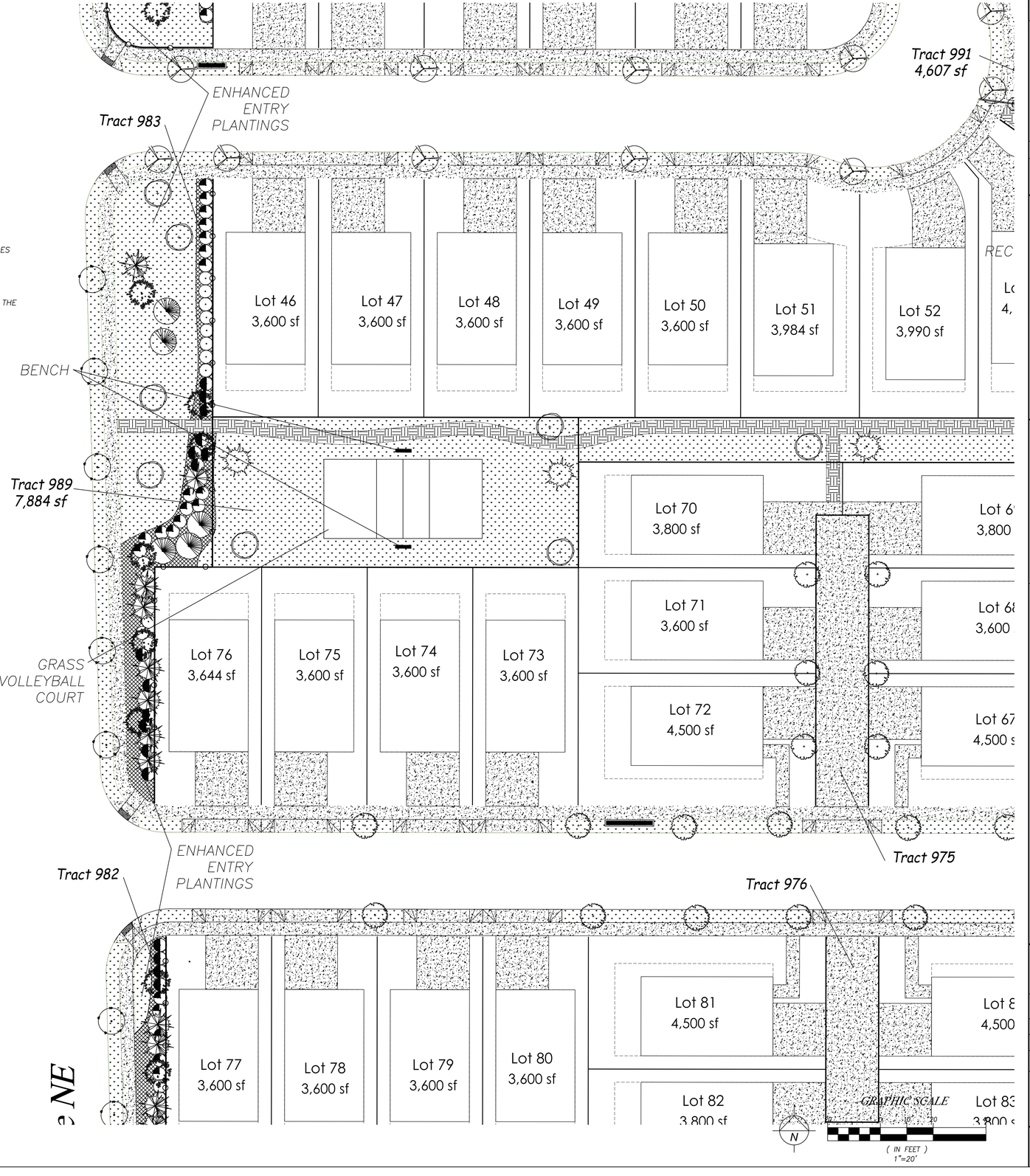

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IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

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LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	35	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2 " CAL.	B&B
	27	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2 " CAL.	B&B
	16	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2 " CAL.	B&B
	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	44	Sequoia gigantica / Giant Sequaia	6' MIN. HT.	B&B, 8' O.C.
	82	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

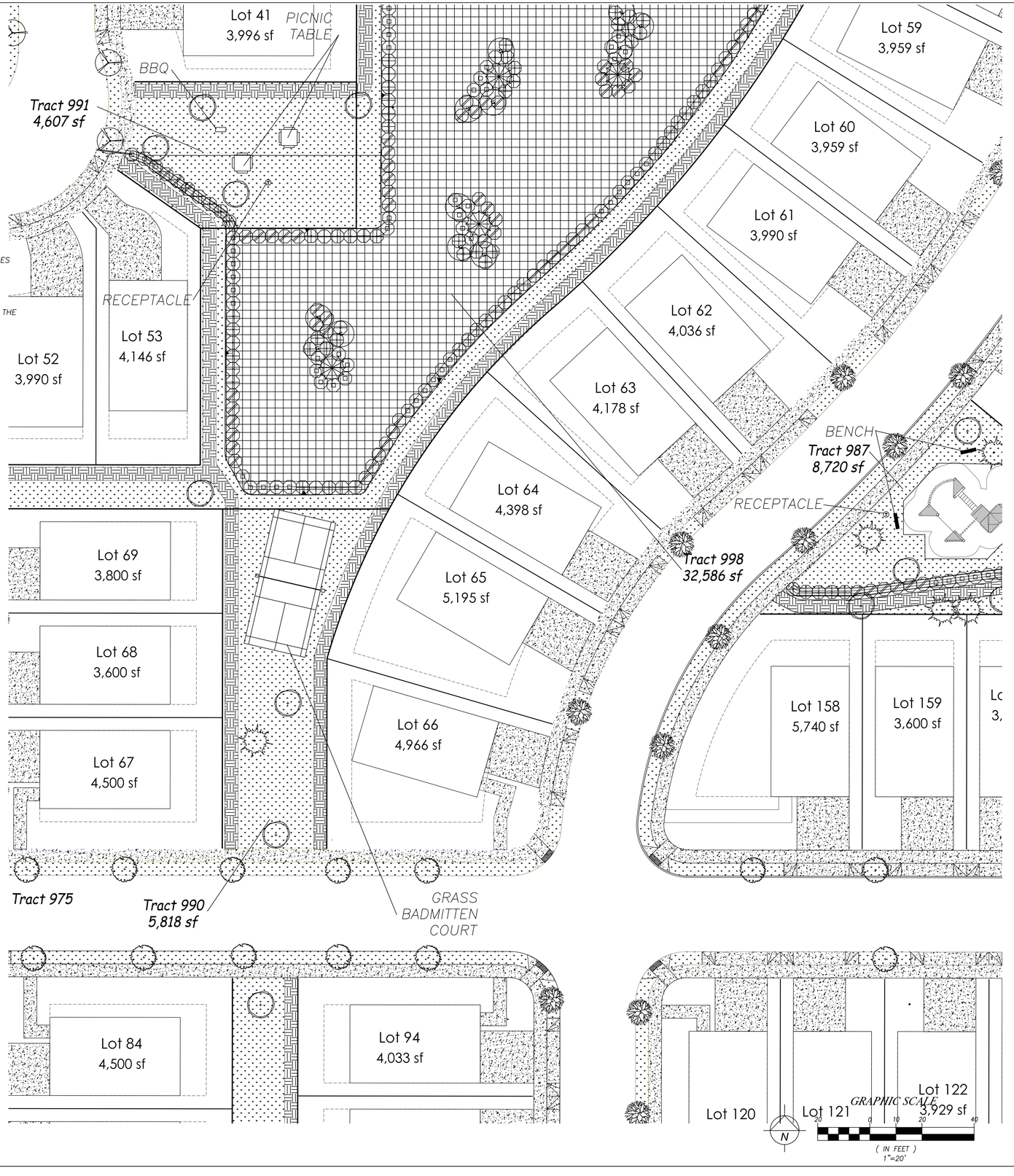
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	141	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	66	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	73	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUNDCOVER

SYMBOL		BOTANICAL / COMMON NAME	SIZE	CONDITION
		Lonicera pileata / Box Leafed Honeysuckle	1 Gallon	36" On Center
		Lawn Area / Sodded In Street Tree Strips / Hydroseed All Other Areas		

INFILTRATION PLANTINGS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	12	Picea sitchensis / Sitka Spruce	6' HT.	Container Grown
	36	Malus fusca / Western Crabapple	6' HT.	Container Grown
	243	Cornus serica / Red Twig Dogwood	2 Gallon	Container Grown
	212	Rosa nutkana / Nootka Rose	2 Gallon	Container Grown
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



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2.28.24	1	Site Plan Changes	PJ

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Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE:
2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-7
OF 14

Feb 28, 2024 - 2:21pm Paul E:\SrvData\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-7

GENERAL NOTES

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ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

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Gemmer Lakewood PRD

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APPLICANT:
Landtechnologies

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LANDSCAPE PLAN

SHEET
L-8
OF 14

Feb 28, 2024 - 2:21pm Paul E:\SrvData\Company\Projects\2020 capk cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-8

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IRRIGATION ASSESSMENT

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.

LANDSCAPE PLANTING SCHEDULE

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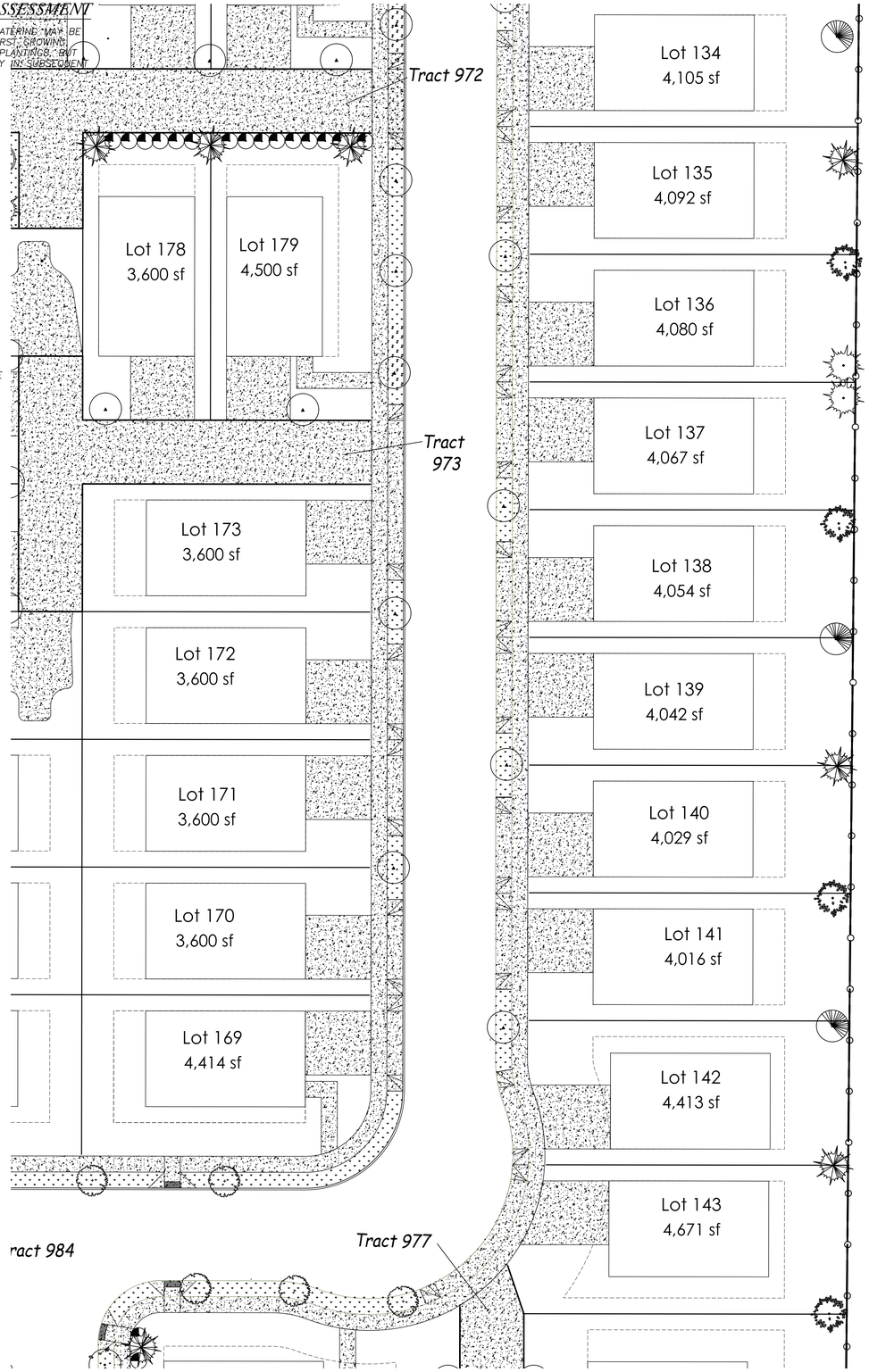

GRAPHIC SCALE

N

20 0 10 20 40

(IN FEET)
1"=20'

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2.28.24	1	Site Plan Changes	PJ

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Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE:
2.22.22

PJLA JOB NO.:

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CHECKED BY: PJ

LANDSCAPE PLAN

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L-9
OF 14

Feb 28, 2024 - 2:21pm Paul E:\Srv\Data\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-9

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LANDSCAPE PLAN

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	35	Acer rubrum 'Bowhall' / Bowhall Red Maple	11/2 " CAL.	B&B
	27	Acer platanoides 'Columnare Broad' / Parkway Maple	11/2 " CAL.	B&B
	16	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	11/2 " CAL.	B&B
	23	Amelancier grandiflora 'Autumn Brilliance' / Serviceberry	11/2 " CAL.	B&B
	47	Parrotia persica / Persian Parrotia	11/2 " CAL.	B&B
	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	29	Acerx freemanii 'Jeffersfed' / Autumn Blaze Maple	11/2 " CAL.	B&B
	28	Zelkova serrata 'Green Vase' / Green Vase Zelkova	11/2 " CAL.	B&B
	59	Lireodendron tulipifera / Tulip Poplar	11/2 " CAL.	B&B
	42	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B, 8' O.C.
	44	Sequoia gigantica / Giant Sequaia	6' MIN. HT.	B&B, 8' O.C.
	82	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B, 8' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	141	Rhododendron spp. / Medium Sized Mixed Rhododendrons	21" MIN. HT.	Container Grown
	66	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	73	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	Container Grown

GROUNDCOVER

SYMBOL		BOTANICAL / COMMON NAME	SIZE	CONDITION
		Lonicera pileata / Box Leafed Honeysuckle	1 Gallon	36" On Center
		Lawn Area / Sodded In Street Tree Strips / Hydroseed All Other Areas		

INFILTRATION PLANTINGS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	12	Picea sitchensis / Sitka Spruce	6' HT.	Container Grown
	36	Malus fusca / Western Crabapple	6' HT.	Container Grown
	243	Cornus serica / Red Twig Dogwood	2 Gallon	Container Grown
	212	Rosa nutkana / Nootka Rose	2 Gallon	Container Grown
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



DATE		REVISION	BY
2.28.24	1	Site Plan Changes	PJ

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Paul Jay
certificate No. 566

Gemmer Lakewood PRD

LANDSCAPE PLAN

APPLICANT:
Landtechnologies

DATE:
2.22.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-11
OF 14

Feb 28, 2024 - 2:21pm Paul I:\Srv\Data\Company\Projects\2020 capex cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-11

GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED–E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

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PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

LANDSCAPE PLANTING SCHEDULE

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	40	Liquidambar styraciflua 'Worplesdom' / Sweetgum	11/2 " CAL.	B&B
	56	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
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GROUNDCOVER

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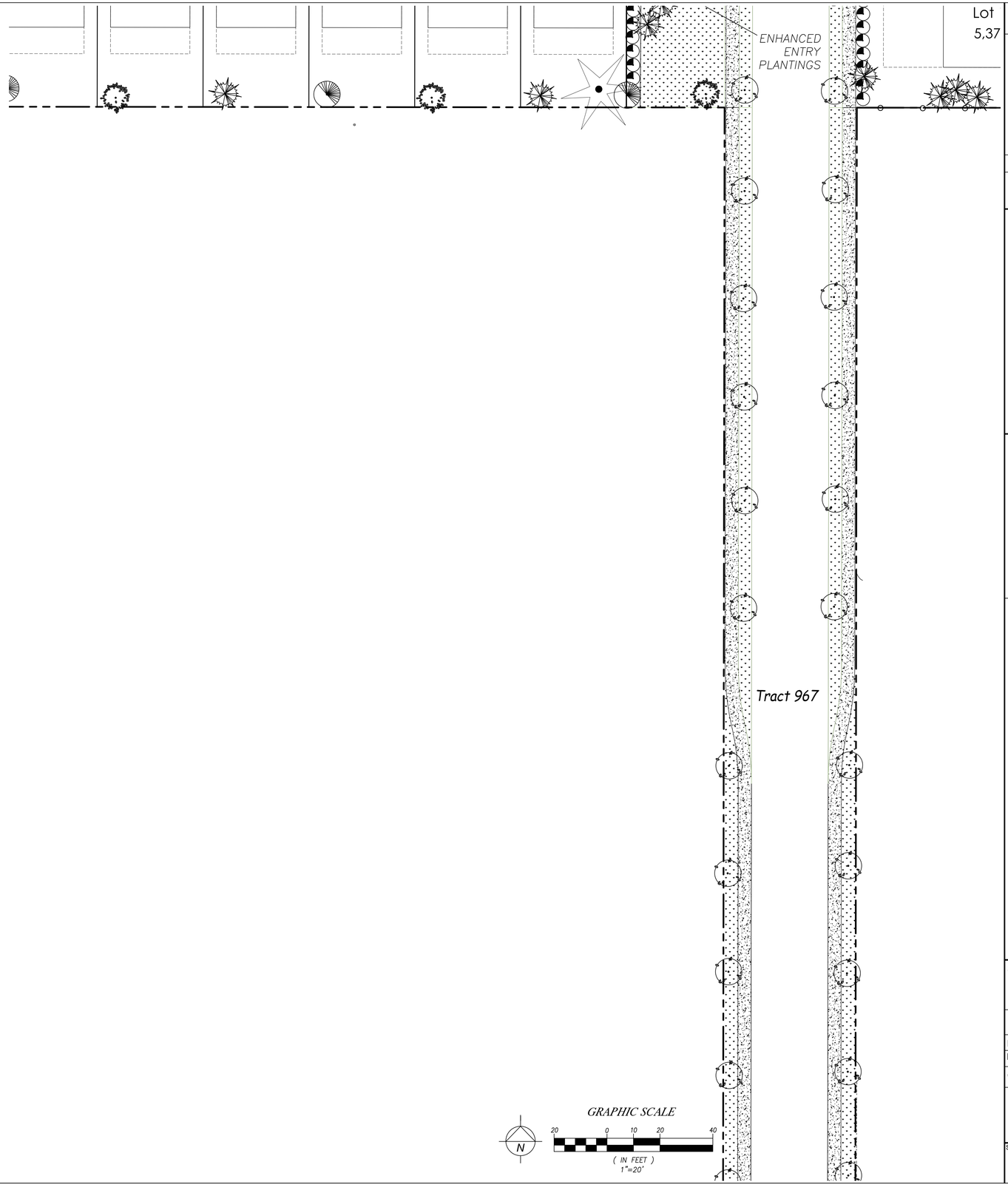
	240	Symphoricarpos alba / Snowberry	2 Gallon	Container Grown
		Hydroseeded with Microclover Mix		



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Gemmer Lakewood PRD

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LANDSCAPE PLAN

SHEET
L-12
OF 14

Feb 28, 2024 - 2:21pm Paul E:\SrvData\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-12

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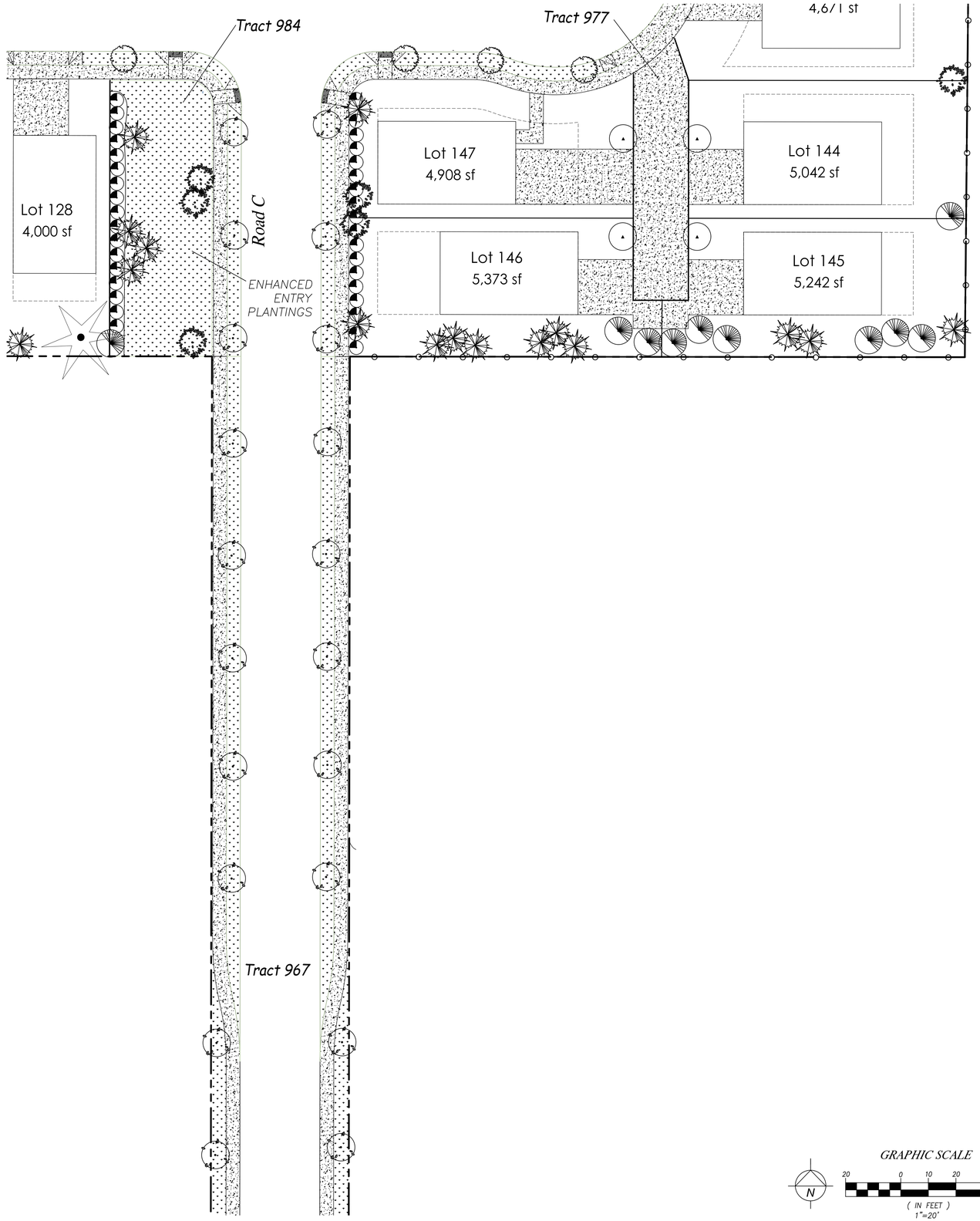

GRAPHIC SCALE

N

20 0 10 20 40

(IN FEET)
1"=20'

BY	REVISION	DATE
PJ	Site Plan Changes	2.28.24
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Gemmer Lakewood PRD

LANDSCAPE PLAN

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LANDSCAPE PLAN

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L-13
OF 14

Feb 28, 2024 - 2:21pm Paul E:\Srv\Data\Company\Projects\2020 cape cod\Gemmer Lakewood PRD\Plans\LP2.28.24.dwg Layout Name: L-13

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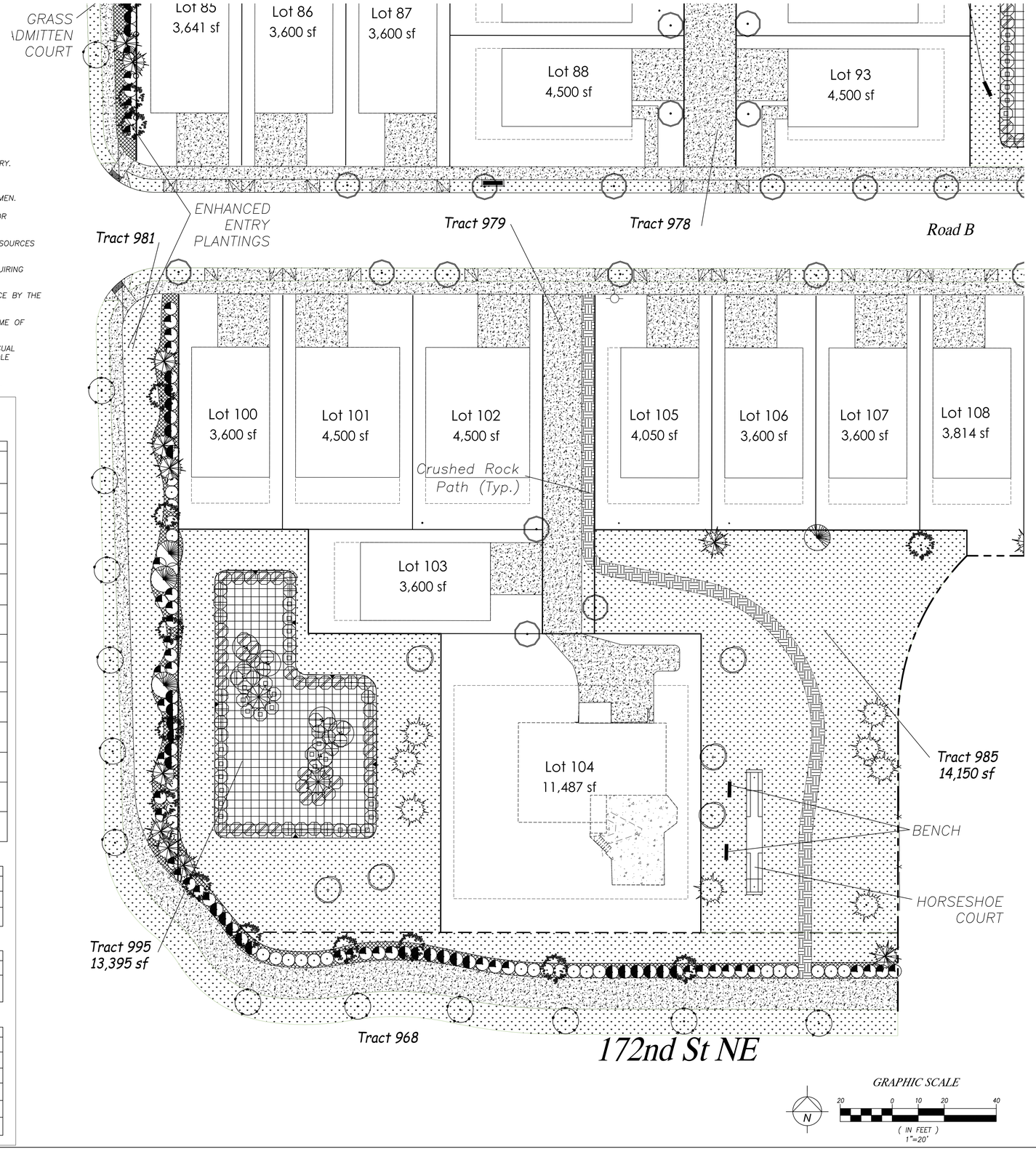

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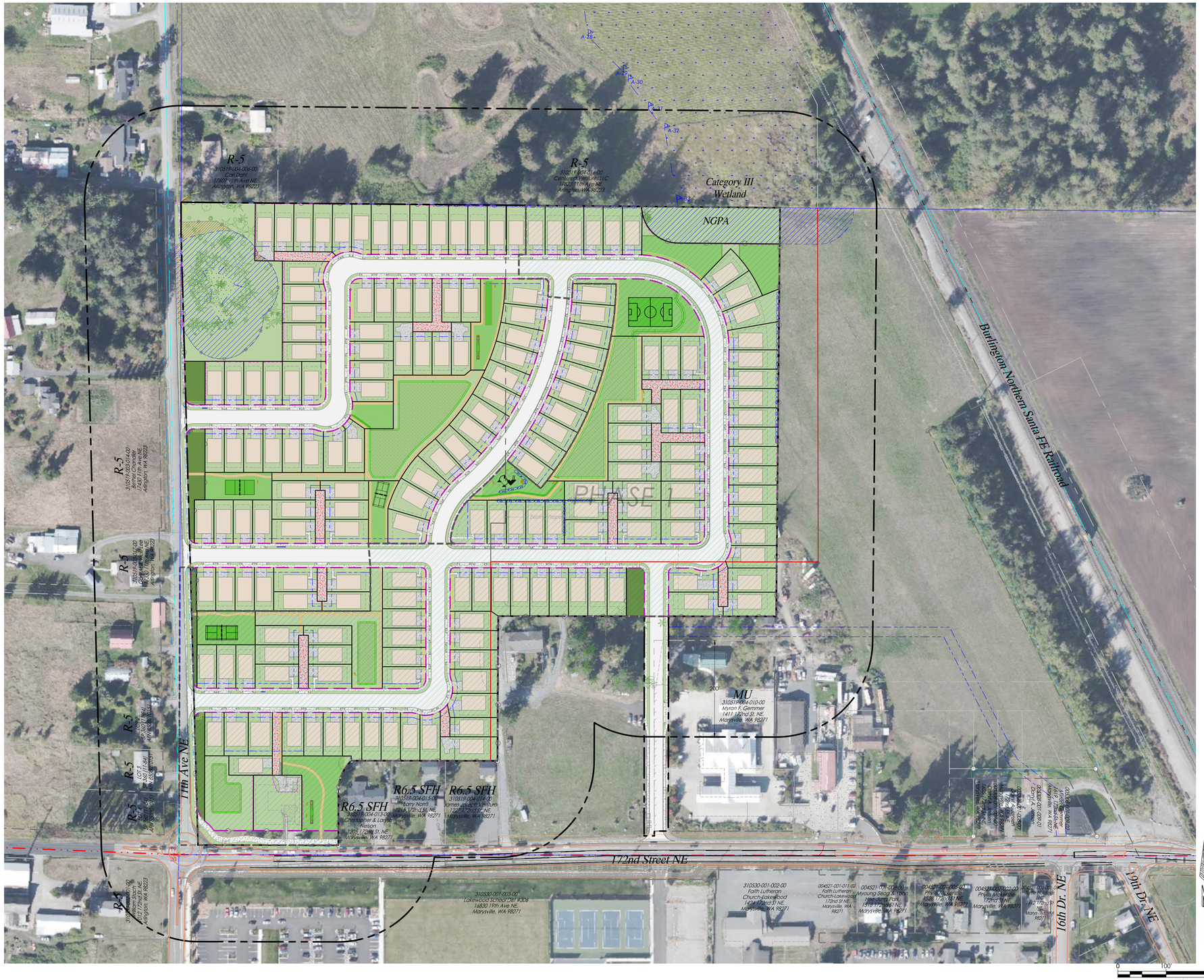
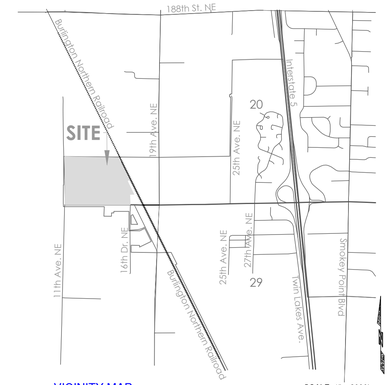
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.





VICINITY MAP SCALE: 1" = 2000'

Sheet List Table		Sheet List Table	
Sheet Number	Sheet Title	Sheet Number	Sheet Title
Planning: P6		Construction: C37	
P1	Cover Sheet	C1	Civil Site Plan Overview
P2	Existing Survey Map	C2	Civil Site Plan
P3	PRD-Preliminary Plat Plan	C3	Construction Notes
P4	Preliminary Plat Plan	C4	Existing Conditions Map
P5	Open Space & Landscape Concept Plan	C5	Clearing & TESC Plan
P6	Parking Plan	C6	Grading Plan Overview
		C7	Grading Plan - Northwest
		C8	Grading Plan - Northeast
		C9	Grading Plan - Southwest
		C10	Grading & TESC Details
		C11	Site Cross Sections
		C12	Site Cross Sections
		C13	Site Cross Sections
		C14	Frontage Improvements Plan
		C15	Road A Plan and Profile
		C16	Road A Plan and Profile
		C17	Road A Plan and Profile
		C18	Road A Plan and Profile
		C19	Road B Plan and Profile
		C20	Road B Plan and Profile
		C21	Road C Plan and Profile
		C22	Road Details
		C23	Stormwater Management Overview Plan
		C24	Stormwater Management Plan and Profile
		C25	Stormwater Management Plan and Profile
		C26	Stormwater Management Plan and Profile
		C27	Stormwater Management Plan and Profile
		C28	Stormwater Management Plan and Profile
		C29	Stormwater Management Details
		C30	City of Marysville Stormwater Details
		C31	Sewer and Water Overview Plan
		C32	Sewer and Water Plan with Profiles Offsite
		C33	Sewer and Water Plan with Profile Road A South
		C34	Sewer and Water Plan with Profiles Road A North
		C35	Sewer and Water Plan with Profile Road B
		C36	Sewer and Water Details
		C37	Mailbox Plan

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	4,054
Smallest Lot	3,569
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

CONTACT PERSON

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Arlington, WA 98223
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merle@landtechway.com

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

ENGINEER

Land Technologies, Inc.
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APPLICANT

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SURVEYOR

North Peak Associates LLC
Richard Van Mourik
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NE Ste 705
Woodinville, WA 98072
206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

OWNER

Bradley K. Gemmer & Myron F. Gemmer
1507 - 172nd St NE
Marysville, WA 98271
-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

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MAKING A "WAY OUT OF NO WAY"

PROJECT LEAD: Merle
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APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

COVER SHEET

SHEET P1 of P8

24x36

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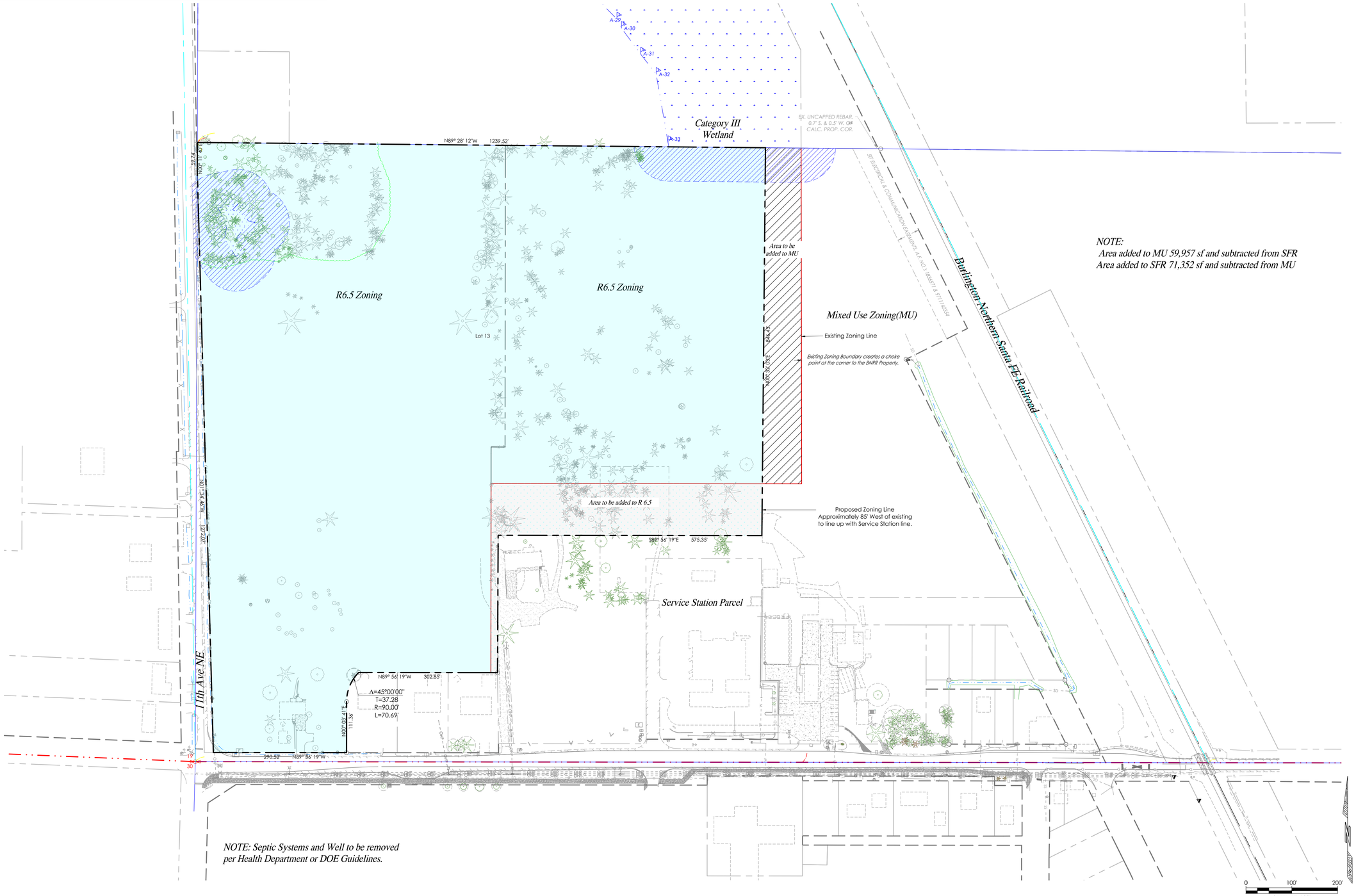
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- R/W LINE,EXIST
- R/W LINE, PROPOSED
- LOT LINE
- TRACT LINE
- UTILITY EASEMENT
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED PAVED AREA
- AREA OF PROPOSED PRD
- AREA TO BE ADDED TO MU
- AREA TO BE ADDED TO R6.5



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EXISTING SURVEY MAP

SHEET
P2 of P8

24x36

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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LEGEND

PROJECT BOUNDARY
PROPOSED R/W LINE
EXIST R/W LINE
EASEMENT LINE
EXIST. PARCEL LINE
BUILDING SETBACK
CONTOUR MAJOR, EXIST
CONTOUR MINOR, EXIST
EXIST POWERLINE
EXIST WATERLINE
EXISTING BUILDING
PROPOSED PAVED AREA
BIOCELL
ACTIVE RECREATION OS
PASSIVE RECREATION OS
ENHANCED ENTRY LANDSCAPING

LOT YIELD ANALYSIS

Lakewood Heights	Square Feet	Acreage
Gross Site Area	1,283,961 sf	(29.48 ac)
-Right of Way	237,059 sf	(5.44 ac)
-Private Roads	27,050 sf	(0.62 ac)
-Panhandles	3,752 sf	(0.09 ac)
Total Road Deducation	267,861 sf	(6.15 ac)
Total Deducation @ 20%	256,792 sf	(5.90 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total Deducation (Using 20% road deduction)	256,792 sf	(5.90 ac)
Net Project Area	**1,027,169 sf**	**(23.58 ac)**
Zoning Multiplier		6.5
Net project area percentage	80%	
Maximum yield (Standard)		**153**

ZONING NOTES R-6.5 (PRD)

Density: Dwelling units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Coverage	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet
Maximum Driveway Width	30% Roadway Frontage

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B

STATEMENT OF INTENT

It is the Applicants intent to Subdivide the property into Fee Simple lots for Detached Single Family homes

LOTS NOTE

All lots under 5,000 square feet are subject to the Small lot single family dwelling development standards set forth in MMC 22C.010.310.

HOUSING MIX RATIO

Proposal - 100% Single Family Detached Homes

RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density incentive	Provided	Bonus yield
3	**Community image and identity**			
3a.	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.	0	0.0
5	**Locational/mixed use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone		7.7
6	**Storm drainage facilities Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.50 ac	2.5
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	2.58 ac	5.2
7	**Project design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	4,275 lf	8.6
7e.	Private park and open space facilities integrated into project design	5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.	3.34 ac	16.71
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	19,867 sf	7.9
			Total bonus	48.5
			Max bonus (20% Base)	30.7
			Base density	153
			Total yield	**183**

OPEN SPACE ANALYSIS

Net project area		1,027,169 sf	(23.58 ac)
Minimum open space (OS) required	15.0%	154,075 sf	(3.54 ac)
Minimum active open space	35% of Required OS	53,926 sf	(1.24 ac)
Open space provided (NOTE:Area of tracts less than 30' are not counted here.)			
Tract 999 - Wetland buffer and open space passive		61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM		29,357 sf	(0.67 ac)
Tract 997 - Open space passive recreation and SWM		23,227 sf	(0.53 ac)
Tract 996 - Open space passive recreation and SWM		16,151 sf	(0.37 ac)
Tract 995 - Open space passive recreation and SWM		13,395 sf	(0.31 ac)
Tract 994 - Open space passive recreation		14,678 sf	(0.34 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Tract 992 - Open space active recreation and SWM		9,078 sf	(0.21 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,818 sf	(0.13 ac)
Tract 989 - Open space active recreation and SWM		7,884 sf	(0.18 ac)
Tract 988 - Open space active recreation and SWM		17,615 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Tract 984 - Enhanced entry landscaping		3,695 sf	(0.08 ac)
Tract 983 - Enhanced entry landscaping		5,266 sf	(0.12 ac)
Tract 980 - Enhacned entry landscaping		3,648 sf	(0.08 ac)
Total open space provided	25.9%	**266,450 sf**	(6.12 ac)
Active recreation space AOS			
Tract 992 - Open space active recreation and SWM		9,078 sf	(0.21 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,818 sf	(0.13 ac)
Tract 989 - Open space active recreation and SWM		7,884 sf	(0.18 ac)
Tract 988 - Open space active recreation and SWM		17,615 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Total active open space provided	49.1% Required OS	**75,711 sf**	(1.74 ac)

TRACT DESIGNATION

Passive open space		
Tract 999 - Wetland buffer and open space passive	61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM	32,586 sf	(0.75 ac)
Tract 997 - Open space passive recreation and SWM	24,092 sf	(0.55 ac)
Tract 996 - Open space passive recreation and SWM	18,408 sf	(0.42 ac)
Tract 995 - Open space passive recreation and SWM	13,395 sf	(0.31 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Active open space		
Tract 992 - Open space active recreation and SWM	9,078 sf	(0.21 ac)
Tract 991 - Open space active recreation and SWM	4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM	5,818 sf	(0.13 ac)
Tract 989 - Open space active recreation and SWM	7,884 sf	(0.18 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 986 - Open space active recreation and SWM	8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf	(0.32 ac)
Tract 984 - Enhanced entry landscaping	3,695 sf	(0.08 ac)
Tract 983 - Enhanced entry landscaping	6,207 sf	(0.14 ac)
Tract 982 - Enhanced entry landscaping	2,386 sf	(0.05 ac)
Tract 981 - Enhanced entry landscaping	3,931 sf	(0.09 ac)
Tract 980 - Enhanced entry landscaping	3,648 sf	(0.08 ac)
Access tracts		
Tract 979 - Shared driveway	1,152 sf	(0.03 ac)
Tract 978 - Shared driveway	2,600 sf	(0.06 ac)
Tract 977 - Autocourt	2,200 sf	(0.05 ac)
Tract 976 - Autocourt	1,749 sf	(0.04 ac)
Tract 975 - Autocourt	1,400 sf	(0.03 ac)
Tract 974 - Autocourt	2,200 sf	(0.05 ac)
Tract 973 - Autocourt	2,100 sf	(0.05 ac)
Tract 972 - Autocourt	3,400 sf	(0.08 ac)
Tract 971 - Autocourt	3,200 sf	(0.07 ac)
Tract 970 - Autocourt	3,400 sf	(0.08 ac)
Tract 969 - Autocourt	2,435 sf	(0.06 ac)
Total tract area	**309,081 sf**	**(7.10 ac)**

SITE AREA ANALYSIS

Gross site area	1,283,961 sf	(29.48 ac)
Area in ROW	237,059 sf	(5.44 ac)
Area in lots	737,820 sf	(16.94 ac)
Area in tracts	309,081 sf	(7.10 ac)
Total	**1,283,961 sf**	**(29.48 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf*	*(0.00 ac)*
Existing driveway area	*3,313 sf*	*(0.08 ac)*
Existing roof area	*12,501 sf*	*(0.29 ac)*
New road pavement area onsite	130,525 sf	(3.00 ac)
New road pavement area offsite	18,667 sf	(0.43 ac)
New driveway area	106,036 sf	(2.43 ac)
New roof area	397,836 sf	(9.13 ac)
New sidewalk area onsite	66,525 sf	(1.53 ac)
New sidewalk area offsite	13,899 sf	(0.32 ac)
Total impervious area onsite	700,922 sf	(16.09 ac)
Total impervious area	733,488 sf	(16.84 ac)

VEGETATIVE ANALYSIS

EXISTING		
Forested areas	*1,268,147 sf*	*(29.11 ac)*
Building & Gravel areas	*15,814 sf*	*(0.36 ac)*
PROPOSED		
Landscaped areas	583,039 sf	(13.38 ac)
Building & Driveway areas	503,872 sf	(11.57 ac)
Road & Sidewalk areas	197,050 sf	(4.52 ac)
Total site area	1,283,961 sf	(29.48 ac)

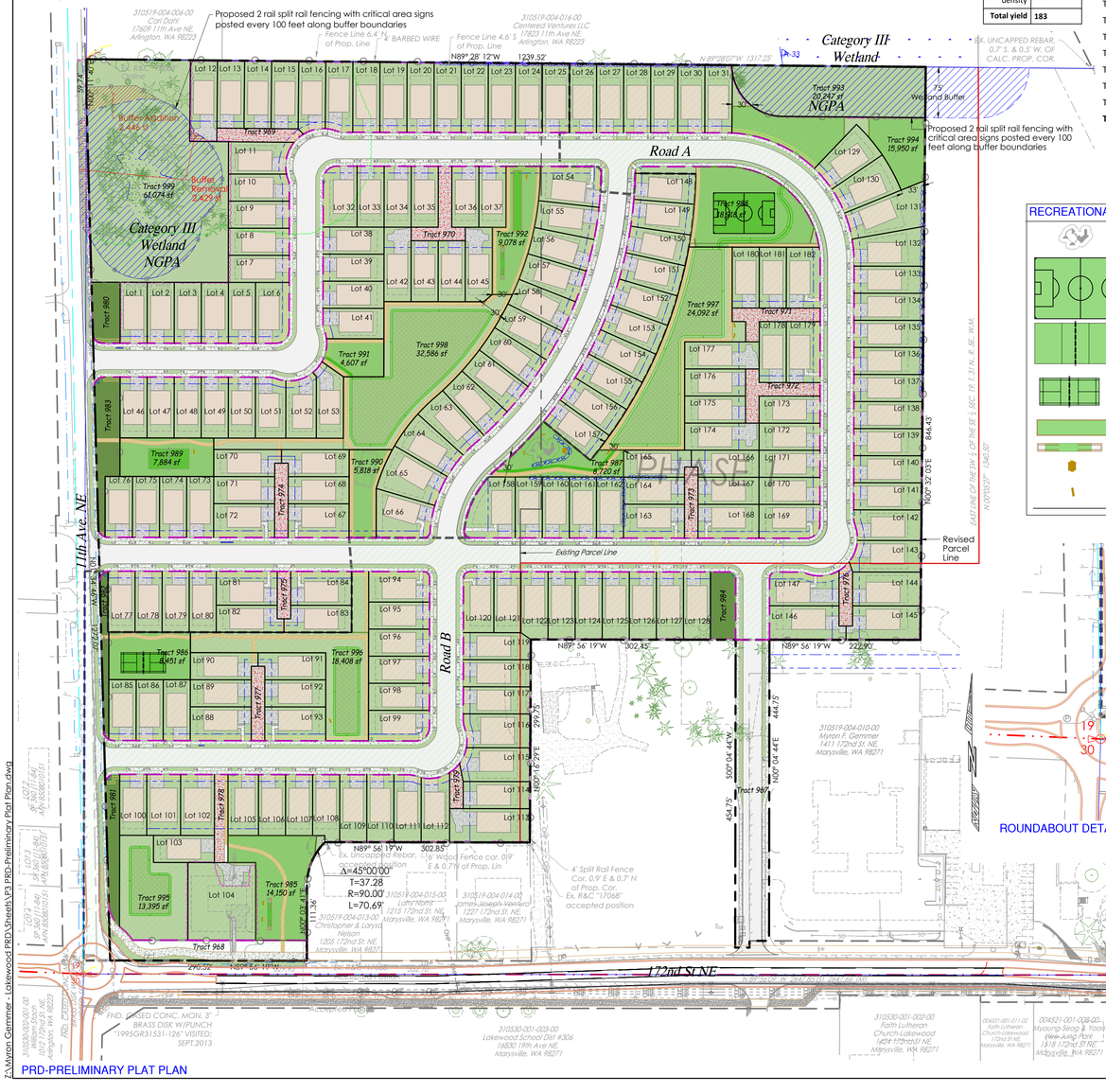
SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 10%) in the northeast portion of the site. Slopes typically range from 0 to 10%. Average slope is 3.89%. Site slopes generally downward from the west to east.

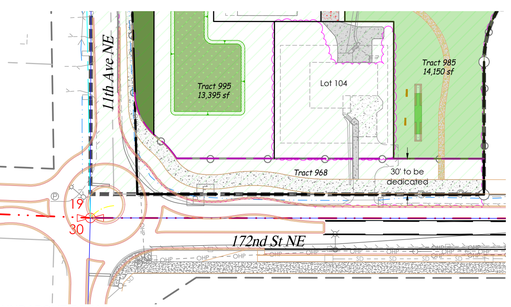
There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area (sf)
0% - 5%	1,038,085 sf
5% - 10%	252,507 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,283,961 sf (29.48 ac)



PRD-PRELIMINARY PLAT PLAN



ROUNDABOUT DETAIL

RECREATIONAL AMENITIES

PRIVATE OPEN SPACE - TYPICAL



VICINITY MAP SCALE: 1" = 2000'

LAND DISTURBING AREA

Total Site Area	1,283,961 sf (29.48 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,194,930 sf (27.43 ac)
Site Grading	
Cut	45,864 cy
Fill	50,029 cy

LEGAL DESCRIPTION

PARCEL A OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA22-006 RECORDED UNDER AUDITOR'S FILE NO. 202301195003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION; THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;
EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK: WSDOT
DESIGNATION: GP31005-188
BRASS DISK CEMENTED IN A DRILL HOLE AT JUNCTION OF SR 531 AND SR 005 IN SOUTHERLY CONC. SIDEWALK OF BRIDGE #531/005.
ELEVATION = 151.72'

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	4,054
Smallest Lot	3,569
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

CONTACT PERSON

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PRD-PRELIMINARY PLAT PLAN

SHEET P3 of P8
24x36
-

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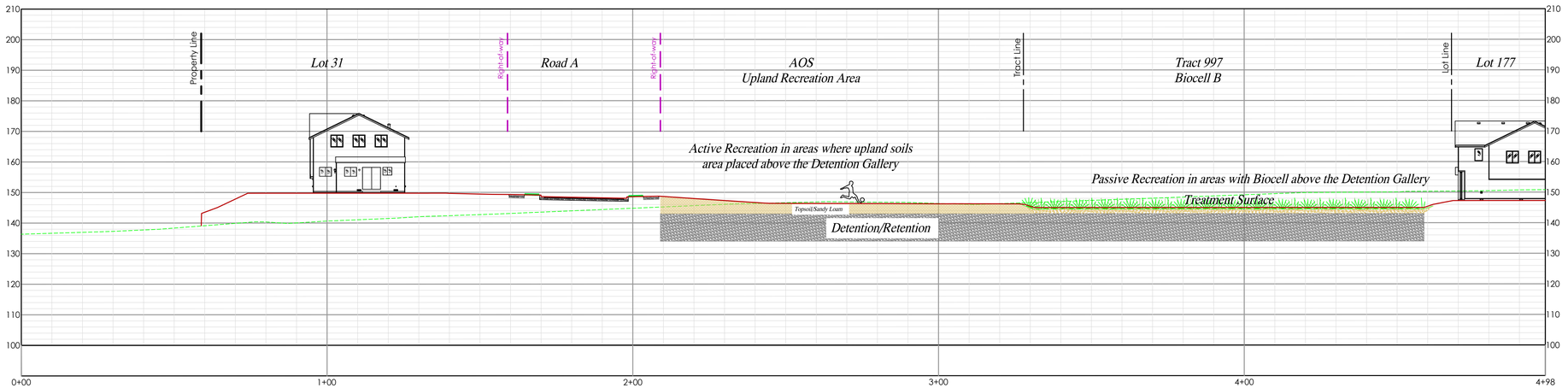
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



AOS CROSS SECTION



A - PROFILE

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

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AOS CROSS SECTION

SHEET
P4 of P8

24x36

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- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED PAVED AREA
- POWER POLE, EXIST
- PROPOSED STORM CULVERT
- ROCK WALL
- FENCE (MIN 48" H)

Intersection
11th Ave NE, STA=122+52.06
Road A, STA=0+00.00

Intersection
11th Ave NE, STA=119+65.14
Road A, STA=30+32.71

Intersection
11th Ave NE, STA=116+64.96
Road B, STA=65+19.93

Scale: 1"=60'

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	45	70.686	N45° 04' 44.43"E	(1303336.8,424090.2)	(1303381.8,424135.1)
C2	45	70.686	N45° 04' 44.43"E	(1303382.1,424357.0)	(1303427.2,424402.0)
C3	165	259.181	S44° 55' 15.57"E	(1304001.5,424401.2)	(1304166.3,424235.9)
C4	45	70.686	S45° 04' 44.43"W	(1304165.7,423847.2)	(1304120.7,423802.2)
C5	565	484.979	S24° 40' 10.22"W	(1303843.0,424375.1)	(1303646.7,423947.8)
C6	165	141.631	S24° 40' 10.22"W	(1303646.7,423947.8)	(1303589.4,423823.0)
C7	45	70.686	S45° 04' 44.43"W	(1303589.0,423547.8)	(1303544.0,423502.9)

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PRELIMINARY PLAT PLAN

SHEET
P5 of P8

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- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
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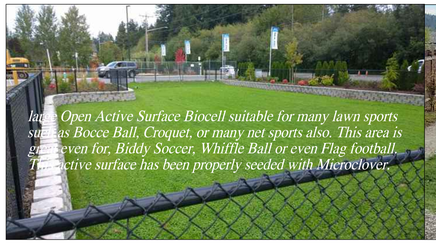
- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS
- TOT LOT
- FAMILY SOCCER/ PLAY FIELD
- GRASS VOLLEYBALL COURT
- GRASS BADMINTON COURT
- BOCCE BALL
- HORSESHOE PIT
- PICNIC TABLE
- COMMERCIAL-GRADE BENCHES



large Open Active Surface Biocell suitable for many lawn sports such as Bocce Ball, Croquet, or many net sports also. This area is graded even for, Biddy Soccer, Whiffle Ball or even Flag football. The active surface has been properly seeded with Microclover.



Family playing Volleyball on Thanksgiving at one of our Biocells with surface prepared for Active Use. Numerous net sports can be played in these open grass activity areas.



This active surface was split with Horseshoe Pits and Landscape area. Other lawn sports are an option for this site also.

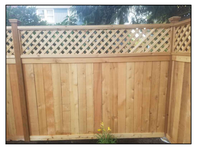
Some Field Sports: Family Soccer, Flag Football, Kick Ball, Dodge Ball and Whiffle Ball





Family Playing badminton on Grass " Court" similar to proposed uses of the Biocells.





Fences along lots that back up to Open Space will have 3 to 4 feet of solid board with 2 to 3 feet of open lattice above the solid fence. This is to allow for surveillance of Open Space Residents in the Community. Examples shown are concept, specifications will come with Engineering Plan submittals.



Amenity points provided	Amenity quantity	Amenities provided	Amenity points
Small amenities			
Net sport courts	3	3	
Benches	10	5	
Picnic table	1	1	
Horseshoe pits	2	2	
Bocce ball court	1	1	
Total small amenities		12	6 Amenity points
Large amenities			
Soccer/football field	1	1	
Tot lot	1	1	
Total large amenities		2	2 Amenity points
Total amenity points provided			**8 Amenity points**
Amenity points required			**7 Amenity points**
Total active open space provided		1.74 ac	7 (1/4 acre Amenities)







Volley Ball Grass " Court" similar to proposed uses of the Biocells.



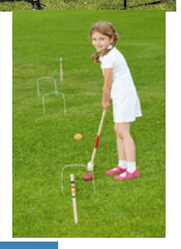
Kids playing Crossnet -4 on Grass " Court" as another option for our athletic prepared surfaces for our Bio-cells.

"Serious" Croquet players as an option for our Biocell surfaces.





Family Fun Croquet players as an option for our biocell surfaces.





Family Playing Bocce Ball on Open Grass Area



The Biocell surfaces can be finely maintained to provide for the serious Bocce Ball enthusiast.

NOTE:

9. Pursuant to MMC 22G.080.100(4)(e), open space shall include a minimum of one large recreational amenity or two small recreational amenities per one-quarter acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. Please provide the total number of large and small amenities to be provided.

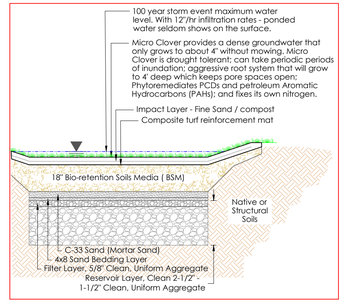
ACTIVE OPEN SPACE REQUIRED 1.24 Acres = 5-1/4 Acres
Requires: 5 Large Recreational Amenities and 10 Small Recreational Amenities.
Providing: 8 Large Recreational Amenities and 12 Small Recreational Amenities.

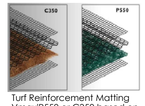
1 - Large Reinforced Grass Turf areas for multi-sport type activities.
1 - Grass Reinforced Soccer Field
1 - Grass Reinforced Volley Ball Court
1 - Grass Reinforced Badminton Court
2 - Bocce Ball / Lawn Bowling Lanes
1 - Horseshoe Pit
1 - Large Play Equipment
11 - Commercial-grade Benches
1 - Picnic Table

GAMES AND ACTIVITIES THAT CAN BE PLAYED ON OPEN GRASS AREAS.

Net Sports *from Badminton to Volley Ball (Crossnet 4 Square—unique four "team" court. Spike Ball*
Soccer *—Biddy Soccer—Family Soccer*
Mini Field Hockey
Kickball
Dodgeball
Kick Pool *—like pool but on grass with numbered balls and kicking the cue ball to a "pocket"*
Crochet *—traditional or a "pool table" version as in Kick Pool*
Bocce Ball *now becoming popular along with* ***Lawn Bowling***
Frisbee *—Kan Jam*
Tag Games *—capture the flag, kick the can, Red Rover*
Whiffle Ball
Horseshoes *with formal sand pit or Rubber Horseshoe set made for lawns*
Cornhole *—for some reason, in spite of the name, this has become a popular outdoor activity*
Yard Dice Games
Kubb *—lawn game combo like horseshoes-lawn bowling-Chess for singles or family play.*
Molkky *—version of "bowling" using a wooden pin to knock over numbered wooden pins to reach a score*
Lawn Darts *(safety tips)*
Untold others

ADDED SURFACING FOR ACTIVE USE BIOCELLS





Turf Reinforcement Matting VmaxP550 or C350 based on anticipated use.

SURFACES AVAILABLE FOR PLAY:
As a stormwater management facility, the question often comes up about availability of the Active Use Areas during rainy seasons. The "Biocell" component primarily provides treatment of stormwater by infiltrating water through filter medium which includes 6 layers totaling about 28 inches. Ponded water for detention or surcharge for infiltration is held in the Washed Ballast or rock chamber. Infiltration rates through the Biocell is typically 12 inches per hour so water discharged to the surface is quickly infiltrated to the rock chamber below. In twelve years of designing these facilities, I have not seen water ponded on the surfaces during the winter - wet surfaces would never be an issue. These surfaces, during heavy rains, are designed for wet weather and would be more usable than most playfields during heavy rain events.
When it is raining "that" hard - most people would not be looking to be playing on any field outside.

OPEN SPACE & LANDSCAPE CONCEPT PLAN

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Arlington, WA 98223
360-652-9727

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LAND TECHNOLOGIES — MAKING A "WAY OUT OF NO WAY"

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

MJS Investors
Great Western Building, 11201 SE 8th St. Bellevue, WA 98004

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

OPEN SPACE & LANDSCAPE CONCEPT PLAN

SHEET P6 of P8
24x36
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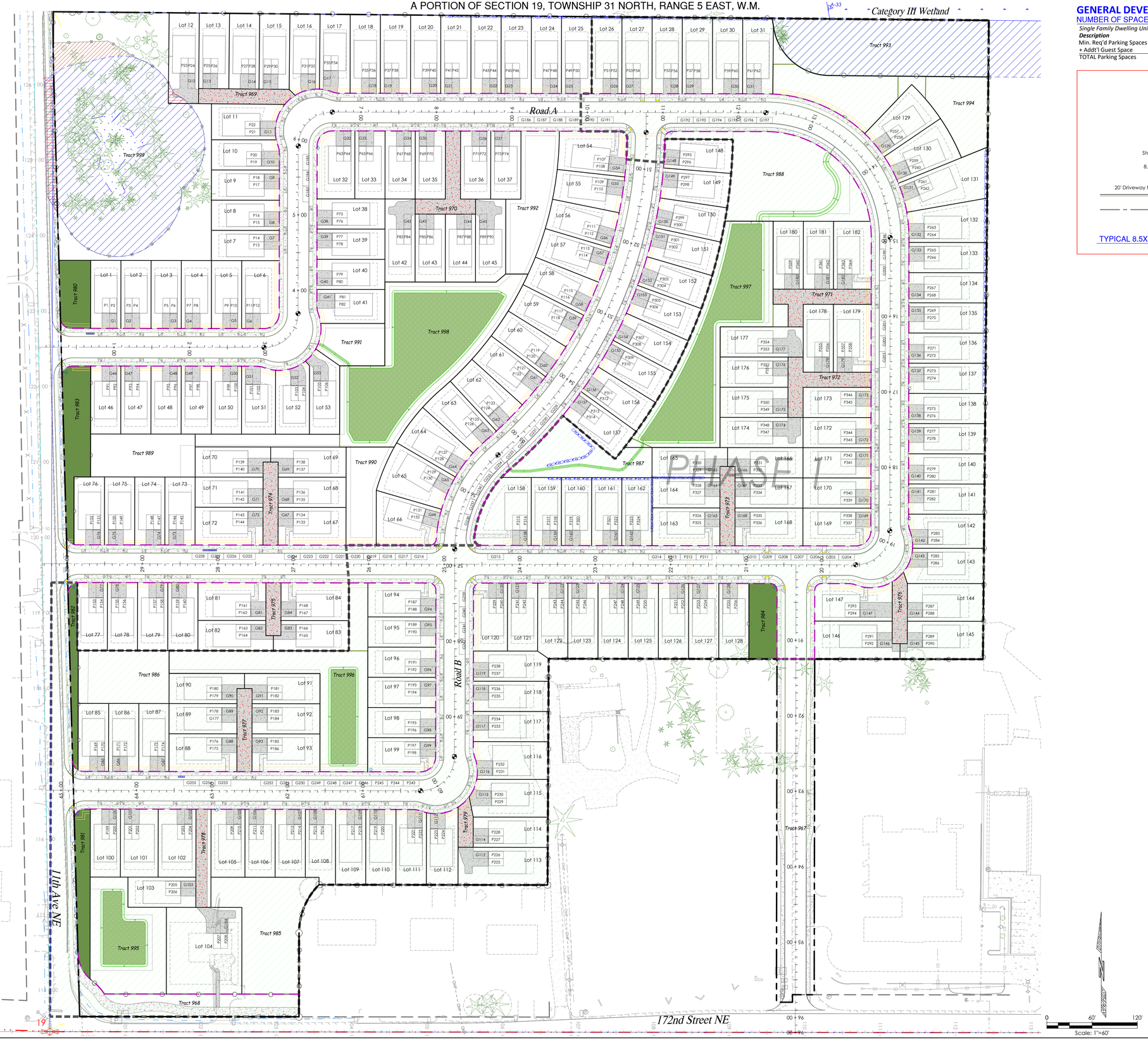
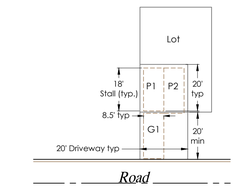


GENERAL DEVELOPMENT STANDARDS - PARKING

NUMBER OF SPACES REQUIRED (MMC 22C.130.030)

Single Family Dwelling Units Proposed - 182 SFDU's

Description	*Required*	*Provided*
Min. Req'd Parking Spaces	2 per SFDU (364 spaces)	364 spaces
+ Addt'l Guest Space	1 per 1 SFDU (182 spaces)	255 spaces
TOTAL Parking Spaces	546 spaces	619 spaces



TYPICAL 8.5X18 PARKING STALL DETAIL

Scale 1" = 30'

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PARKING PLAN

SHEET
P7 of P8

24x36

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RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density Incentive	Provided	Bonus Yield
5	**Locational/Mixed Use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone	84	4.2
6	**Storm Drainage Facilities** **Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.44 ac	2.2
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	1.28 ac	2.6
7	**Project Design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,567 lf	3.1
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	10,011 sf	4.0
			Total Bonus	16.1
			Max Bonus (20% Base)	16.7
			Base Density	84
			Total Yield	**99**

PHASE I NET PROJECT AREA

Lakewood Heights PHASE I	Square Feet	Acreage
Lots in Phase I	94	700,678 sf
Gross Site Area in Phase I	699,779 sf	(16.06 ac)
-Right of Way	138,732 sf	(3.18 ac)
-Private Roads	177,343 sf	(4.07 ac)
-Panhandles	-	(0.00 ac)
Total Road Deducation (actual)	316,075 sf	(7.26 ac)
Total Road Deducation @ 20%	139,956 sf	(3.21 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total Deducation (Using 20%)	139,956 sf	(3.21 ac)
Net Project Area	**559,823 sf**	**(12.85 ac)**
Zoning Multiplier	6.5	
Net Project Area Percentage	80%	
Maximum Yield (Standard)	**84**	

PHASE I TRACT DESIGNATION

Tract 997 - Open space passive recreation and SWM	24,092 sf	(0.55 ac)
Tract 996 - Open space passive recreation and SWM	18,408 sf	(0.42 ac)
Tract 995 - Open space passive recreation and SWM	13,395 sf	(0.31 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 986 - Open space active recreation and SWM	8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf	(0.32 ac)
Tract 984 - Enhanced entry landscaping	3,695 sf	(0.08 ac)
Tract 982 - Enhanced entry landscaping	2,386 sf	(0.05 ac)
Tract 981 - Enhanced entry landscaping	3,931 sf	(0.09 ac)
Access Tracts		
Tract 980 - Enhacned entry landscaping	3,648 sf	(0.08 ac)
Tract 979 - Shared driveway	1,152 sf	(0.03 ac)
Tract 978 - Shared driveway	2,600 sf	(0.06 ac)
Tract 977 - Autocourt	2,200 sf	(0.05 ac)
Tract 974 - Autocourt	2,200 sf	(0.05 ac)
Tract 973 - Autocourt	2,100 sf	(0.05 ac)
Tract 972 - Autocourt	3,400 sf	(0.08 ac)
Total Tract Area	**169,643 sf**	**(3.89 ac)**

PHASE I OPEN SPACE ANALYSIS

Net Project Area		559,823 sf	(12.85 ac)
Minimum Open Space (OS) Required	15.0%	83,973 sf	(1.93 ac)
Minimum Active Open Space	35.0% Required OS	29,391 sf	(0.67 ac)
Open Space Provided			
Tract 997 - Open space passive recreation and SWM		23,227 sf	(0.53 ac)
Tract 996 - Open space passive recreation and SWM		16,151 sf	(0.37 ac)
Tract 995 - Open space passive recreation and SWM		13,395 sf	(0.31 ac)
Tract 994 - Open space passive recreation		14,678 sf	(0.34 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Tract 988 - Open space active recreation and SWM		17,615 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Tract 984 - Enhanced entry landscaping		3,695 sf	(0.08 ac)
Total Open Space Provided	25.0%	**139,718 sf**	(3.21 ac)
Active Recreation Space AOS			
Tract 988 - Open space active recreation and SWM		17,615 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf	(0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Total Active Open Space Provided	57.5% Required OS	**48,325 sf**	(1.11 ac)

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APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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PHASING PLAN

SHEET
P8 of P8

24x36

-

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

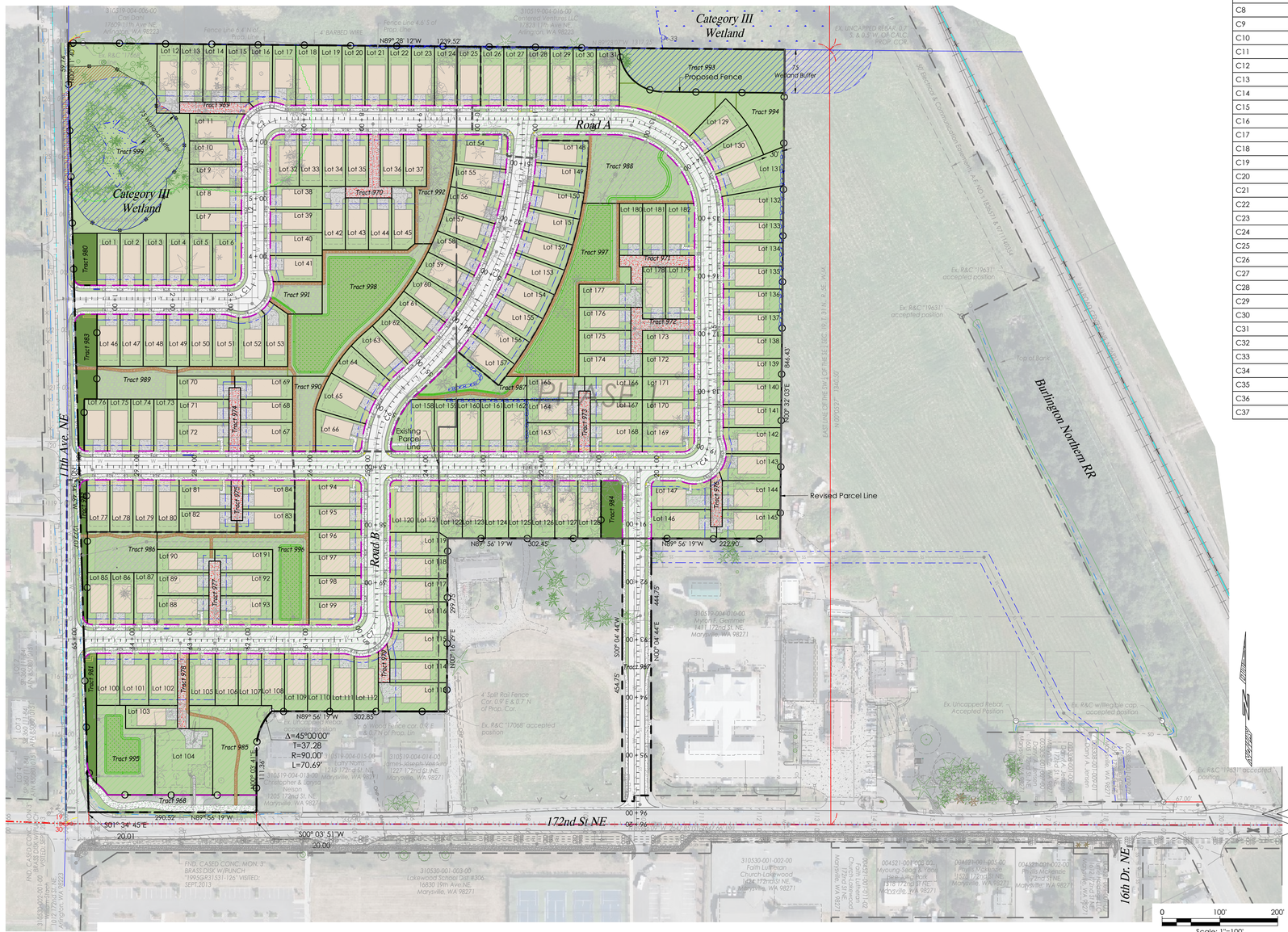
- PROJECT BOUNDARY
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED 6' BOARD FENCE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. EDGE OF PAVEMENT
- EXIST. POWERLINE
- WETLAND
- WETLAND BUFFER
- BIO-CELL
- BIO-CELL SIDESLOPE

LAND DISTURBING AREA

Total Site Area	1,283,961 sf (29.48 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,194,930
Site Grading	
Foundation EX	
Cut	45,864
Fill	50,029

ZONING NOTES R-6.5 (PRD)

Density: Dwelling units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Coverage	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet
Maximum Driveway Width	30% Roadway Frontage


Category III Wetland
Tract 993
Proposed Fence
75' Wetland Buffer
Tract 994
Road A
Tract 988
Tract 999
Tract 969
Tract 980
Tract 983
Tract 989
Tract 990
Tract 991
Tract 998
Tract 970
Tract 992
Tract 997
Tract 971
Tract 972
Tract 973
Tract 974
Tract 975
Tract 976
Tract 984
Tract 985
Tract 986
Tract 996
Tract 977
Tract 978
Tract 979
Tract 987
Tract 995
Tract 968
Existing Parcel Line
Revised Parcel Line
Road B
11th Ave. NE
16th Dr. NE
172nd St NE
Burlington Northern RR
PHASE
Ex. R&C "19631" accepted position
Ex. R&C "17068" accepted position
Ex. R&C "19631" accepted position
Ex. R&C w/illegible cap accepted position
Ex. Uncapped Rebar Accepted Position
Ex. R&C "19631" accepted position
Ex. Uncapped Rebar, 0.2' S. & 0.5' W. OF CALC. CORP. COR
Ex. R&C "19631" accepted position
Δ=45°00'00"
T=37.28
R=90.00'
L=70.69'
N89° 28' 12"W 1239.52'
N89° 56' 19"W 302.45'
N89° 56' 19"W 722.90'
N89° 56' 19"W 302.89'
N89° 56' 19"W 290.52'
S01° 34' 45"E 20.01
S00° 03' 51"W 20.00
S00° 04' 44"W 454.75'
N00° 04' 44"E 444.75'
N00° 16' 09"E 297.75'
S30° 32' 03"E 844.43'
S00° 03' 51"W 111.36'
Category III Wetland
72' Wetland Buffer
Top of Bank
Ex. R&C "19631" accepted position
Ex. R&C "19631" accepted position
Ex. R&C "19631" accepted position

2/26/2024 2:08 PM

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED 6' BOARD FENCE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. EDGE OF PAVEMENT
- EXIST. POWERLINE
- WETLAND
- WETLAND BUFFER
- BIO-CELL
- BIO-CELL SIDESLOPE
- OPEN SPACE

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



OPEN SPACE ANALYSIS

Net project area		1,027,169 sf (23.58 ac)
Minimum open space (OS) required	15.0%	154,075 sf (3.54 ac)
Minimum active open space	35% of Required OS	53,926 sf (1.24 ac)
Open space provided		
Tract 999 - Wetland buffer and open space passive		61,074 sf (1.40 ac)
Tract 998 - Open space passive recreation and SWM		29,357 sf (0.67 ac)
Tract 997 - Open space passive recreation and SWM		23,227 sf (0.53 ac)
Tract 996 - Open space passive recreation and SWM		16,151 sf (0.37 ac)
Tract 995 - Open space passive recreation and SWM		13,395 sf (0.31 ac)
Tract 994 - Open space passive recreation		14,678 sf (0.34 ac)
Tract 993 - Wetland buffer		20,247 sf (0.46 ac)
Tract 992 - Open space active recreation and SWM		9,078 sf (0.21 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM		5,818 sf (0.13 ac)
Tract 989 - Open space active recreation and SWM		7,884 sf (0.18 ac)
Tract 988 - Open space active recreation and SWM		17,615 sf (0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf (0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf (0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf (0.32 ac)
Tract 984 - Enhanced entry landscaping		3,695 sf (0.08 ac)
Tract 983 - Enhanced entry landscaping		5,266 sf (0.12 ac)
Tract 980 - Enhanced entry landscaping		3,648 sf (0.08 ac)
Total open space provided	25.9%	**266,450 sf** (6.12 ac)
Active recreation space AOS		
Tract 992 - Open space active recreation and SWM		9,078 sf (0.21 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM		5,818 sf (0.13 ac)
Tract 989 - Open space active recreation and SWM		7,884 sf (0.18 ac)
Tract 988 - Open space active recreation and SWM		17,615 sf (0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf (0.19 ac)
Tract 986 - Open space active recreation and SWM		8,451 sf (0.19 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf (0.32 ac)
Total active open space provided	49.1% Required OS	**75,711 sf** (1.74 ac)

SITE AREA ANALYSIS

Gross site area	1,283,961 sf (29.48 ac)
Area in ROW	237,059 sf (5.44 ac)
Area in lots	737,820 sf (16.94 ac)
Area in tracts	309,081 sf (7.10 ac)
Total	**1,283,961 sf (29.48 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf (0.00 ac)*
Existing driveway area	*3,313 sf (0.08 ac)*
Existing roof area	*12,501 sf (0.29 ac)*
New road pavement area onsite	130,525 sf (3.00 ac)
New road pavement area offsite	18,667 sf (0.43 ac)
New driveway area	106,036 sf (2.43 ac)
New roof area	397,836 sf (9.13 ac)
New sidewalk area onsite	66,525 sf (1.53 ac)
New sidewalk area offsite	13,899 sf (0.32 ac)
Total impervious area onsite	700,922 sf (16.09 ac)
Total impervious area	733,488 sf (16.84 ac)

VEGETATIVE ANALYSIS

EXISTING	
Forested areas	*1,268,147 sf (29.11 ac)*
Building & Gravel areas	*15,814 sf (0.36 ac)*
PROPOSED	
Landscaped areas	583,039 sf (13.38 ac)
Building & Driveway areas	503,872 sf (11.57 ac)
Road & Sidewalk areas	197,050 sf (4.52 ac)
Total site area	1,283,961 sf (29.48 ac)

TRACT DESIGNATION

Passive open space	
Tract 999 - Wetland buffer and open space passive	61,074 sf (1.40 ac)
Tract 998 - Open space passive recreation and SWM	32,586 sf (0.75 ac)
Tract 997 - Open space passive recreation and SWM	24,092 sf (0.55 ac)
Tract 996 - Open space passive recreation and SWM	18,408 sf (0.42 ac)
Tract 995 - Open space passive recreation and SWM	13,395 sf (0.31 ac)
Tract 994 - Open space passive recreation	15,950 sf (0.37 ac)
Tract 993 - Wetland buffer	20,247 sf (0.46 ac)
Active open space	
Tract 992 - Open space active recreation and SWM	9,078 sf (0.21 ac)
Tract 991 - Open space active recreation and SWM	4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM	5,818 sf (0.13 ac)
Tract 989 - Open space active recreation and SWM	7,884 sf (0.18 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf (0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf (0.20 ac)
Tract 986 - Open space active recreation and SWM	8,451 sf (0.19 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf (0.32 ac)
Tract 984 - Enhanced entry landscaping	3,695 sf (0.08 ac)
Tract 983 - Enhanced entry landscaping	6,207 sf (0.14 ac)
Tract 982 - Enhanced entry landscaping	2,386 sf (0.05 ac)
Tract 981 - Enhanced entry landscaping	3,931 sf (0.09 ac)
Tract 980 - Enhanced entry landscaping	3,648 sf (0.08 ac)
Access tracts	
Tract 979 - Shared driveway	1,152 sf (0.03 ac)
Tract 978 - Shared driveway	2,600 sf (0.06 ac)
Tract 977 - Autocourt	2,200 sf (0.05 ac)
Tract 976 - Autocourt	1,749 sf (0.04 ac)
Tract 975 - Autocourt	1,400 sf (0.03 ac)
Tract 974 - Autocourt	2,200 sf (0.05 ac)
Tract 973 - Autocourt	2,100 sf (0.05 ac)
Tract 972 - Autocourt	3,400 sf (0.08 ac)
Tract 971 - Autocourt	3,200 sf (0.07 ac)
Tract 970 - Autocourt	3,400 sf (0.08 ac)
Tract 969 - Autocourt	2,435 sf (0.06 ac)
Total tract area	**309,081 sf (7.10 ac)**

ROAD HORIZONTAL LINE TABLE

Line #	Length	
L2	221.91	N00°04'44"E
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	3+43.65	45.00	70.69	N45° 04' 44"E	2+98.65	3+69.34	45.000
C2	6+36.25	45.00	70.69	N45° 04' 44"E	5+91.25	6+61.93	45.000
C3	14+01.23	165.00	259.18	S44° 55' 16"E	12+36.23	14+95.42	165.000
C4	19+29.19	45.00	70.69	S45° 04' 44"W	18+84.19	19+54.88	45.000
C5	53+09.88	565.00	484.98	S24° 40' 10"W	50+51.32	55+36.30	258.564
C6	56+11.81	165.00	141.63	S24° 40' 10"W	55+36.30	56+77.93	75.510
C7	59+98.07	45.00	70.69	S45° 04' 44"W	59+53.07	60+23.76	45.000

LAND DISTURBING AREA

Total Site Area 1,283,961 sf (29.48 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 1,194,930

Site Grading
Foundation EX
Cut 45,864
Fill 50,029
Topsoil 35,000 ccys

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS ____ DAY OF _____, 202_.

JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

UTILITIES NOTE

All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
Any existing on-site septic systems or wells shall be abandoned in accordance with Snohomish Health District requirements.

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

811 Know what's **below.** **Call** before you dig.

Z:\Myron Gemmer - Lakewood PRD\Sheets\C2 Civil Site Plan.dwg

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

CIVIL SITE PLAN

SHEET C2 of C42

24x36

-

2/26/2024 2:09 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- Boundary Line
- Design Right-of-Way Line
- Existing Right-of-Way Line
- Design Major Contour Line
- Existing Major Contour Line
- Design Minor Contour Line
- Existing Minor Contour Line
- Phase Line
- Design Tract Line
- Design Lot line
- Existing Lot Line
- Design Easement Line
- Existing Easement Line
- Design Road Centerline
- Existing Road Centerline
- Site Benchmark
- Existing Benchmark
- Design Edge of Asphalt
- Existing Edge of Asphalt
- Design Sidewalk
- Existing Sidewalk
- Design Driveway Line/Hatch
- Existing Path
- Design Building
- Existing Building
- Design Building Setback Line
- Design Storm Drainage Line
- Existing Storm Drainage Line
- Design/Existing Type 1 Catch Basin
- Design/Existing Type 2 Catch Basin
- Design/Existing Storm Drain Clean-out
- Design Yard Drain Line
- Design Yard Drain Catch Basin
- Design Yard Drain Clean-out
- Design Shed Dispersion
- Design Drainage Basin
- Design Swale Line
- Existing Ditch line
- Design Sanitary Sewer Line
- Existing Sanitary Sewer Line
- Design/Existing Sanitary Sewer Manhole
- Design/Existing Sanitary Sewer Clean-out
- Design Sanitary Side Sewer
- Design Path
- Design Water Line
- Existing Water Line
- Design/Existing Water Hydrants
- Design/Existing Water Fittings
- Design Fence
- Existing Fence
- Existing Wetland Line/Hatch
- Design Buffer Line/Hatch
- Existing Buffer Line/Hatch
- Existing Section Line
- Existing Section Symbol
- Existing Power Line
- Existing Power Symbol
- Existing Telephone Line
- Existing Telephone Symbol
- Existing Gas Line
- Existing Gas Symbol
- Existing Flow Path
- Existing Tree Drip Line
- Design Filter Strip
- Design Area of Disturbance
- Design Temporary Silt Fence
- Temporary Construction Entrance
- Existing Soil Log
- BMP Designations
- Designed Bio-Retention Cell
- Designed Bio-Retention Cell Lined
- Road Drain Dispersion w/100' Flow Path
- NGPA signs

SEWER SYSTEM NOTES

1. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.
2. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.
3. After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the "Standard Specifications". Products used to seal the inside of the pipe are not to be used to obtain the air test.
4. For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease interceptor shall be installed downstream from the source.
5. The City of Marysville Community Development Department shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
6. The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
7. Gravity sewer main with ::5' of cover shall be D.I.P. Class 52; 5'-18' of cover shall be PVC, ASTM D 3034 SDR 35, or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477; ::18' cover shall be D.I.P. Class 52, or C-900.
8. Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
9. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the springline of the pipe.
10. All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey. cost of which shall be borne by the Developer.
11. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished subgrade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.
12. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with SEWER and the depth, in feet, stenciled in white letters 2" high.
13. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.
14. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
15. Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported an a uniformly dense unyielding base.
16. A 6-foot square X 4-inch thick concrete pad shall be installed around all SSMH'S and a 3-foot square X 4-inch thick concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. Testing of the sanitary sewer main shall include TV-ing of the main by the Contractor. Immediately prior to TV-ing, enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is completed.
18. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections

WATER SYSTEM NOTES

1. Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
2. Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
3. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with tyton or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1964.
4. Connections to existing water mains shall typically be wet taps through a tapping 'tee' and tapping valve and shall be made by a City-approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
5. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
6. Fire hydrants shall be installed in accordance with City Standard Detail 2-060-001 and as directed by the City of Marysville Fire Code Official.
7. Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas.
8. Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
9. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
10. Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
11. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
12. Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and-003.
13. All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
14. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

ARCHAEOLOGICAL RESOURCES NOTE

The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project area, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should 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 should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

GENERAL NOTES

1. All work in City right-of-way requires a permit from the City of Marysville. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Development Services at (360-363-8100) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water, sanitary sewer and storm systems.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Marysville City Engineering Design and Development Standards (hereinafter referred to as the "City Standards").
4. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative.
5. Prior to any site construction including clearing/logging or grading, the site clearing limits shall be located and field identified by the project surveyor (or project engineer) as required by these plans. The project surveyor's name and phone number is Darren Riddle, 425.512.7099.
6. The developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer. The project engineer's name and phone number is Tyler Foster, 360.652.9727.
7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction. The contractor for this project is _____. Contact person is _____. Phone _____. Mobile phone _____. emergency phone _____.
8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP prior to any grading or extensive land clearing. These facilities must be satisfactorily maintained until construction and landscaping is completed and final stabilization has occurred. Sediment laden waters shall not enter the city stormwater drainage system or a natural drainage system.
9. The contractor shall keep two sets of plans on site at all times for recording record drawing information; one set shall be submitted to the project engineer, and one set shall be submitted to the City engineer at completion of construction and prior to final acceptance of work.
10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.
11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
12. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.
13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88, in Washington State Plane Coordinates (feet), Washington North Zone 4601. A list of benchmarks is available through the Public Works Department.
14. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of ATB or Class B asphalt concrete. Contractor shall be responsible for maintenance as required.
15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility. Location of utilities shown on construction plans are based on best records available and are subject to variation. For assistance in utility location, call 1-800-4245555.
19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
21. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
22. During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
23. Certified record drawings are required prior to project acceptance.
24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information visit the Department of Ecology web site www.ecy.wa.gov/programs/wq/stormwater/construction/.
25. Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.
26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department prior to any on-site grading work not expressly exempt by the current adopted International Building Code.
27. Prior to commencement of framing, final drainage inspection and approval of the roof leader and positive footing systems shall be completed by the Building Department. Call 360-363-8100 to schedule the inspection.

CONSTRUCTION SEQUENCE

1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner.
2. Identify clearing limits and stream/wetland NGPA areas as required with flagging and/or temporary orange construction fence. Wetland buffer marking is to be checked by wetland consultant (or the county) before clearing begins.
3. Install construction zone road signs.
4. Grade and install construction entrance(s).
5. Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
6. Provide protection for existing offsite catch basins and other drainage facilities.
7. Grade and stabilize roads and interceptor swales in conjunction with clearing and grading activity.
8. Install temporary sedimentation measures.
9. Clear and grub site. Complete mass grading. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Marysville standards.
10. Final grade, construct and pave roadways. Ensure that the permanent drainage system is complete and functional.
11. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant rain gardens and wetland areas in accordance with landscape and wetland mitigation plans.
12. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City approval.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

1. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction.
2. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system. The contractor shall schedule an inspection of the erosion control facilities prior to any land clearing and/or other construction. All erosion and sediment facilities shall be maintained in a satisfactory condition as determined by the City, until such time that clearing and/or construction is completed and final stabilization has occurred. The implementation, maintenance, replacement and additions to the erosion and sedimentation control systems shall be the responsibility of the permittee.
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, facilities will be necessary to ensure complete siltation control on the site. During the course of construction, it shall be the obligation and responsibility of the permittee to address any new conditions that may be created by his activities and to provide additional facilities, over and above the minimum requirements, as may be needed to protect adjacent properties, sensitive areas, natural water courses, and/or storm drainage systems..
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only. It does not constitute an approval of permanent storm drainage design, size or location of pipes, restrictors, channels, or retention facilities.
5. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosions control treatment applicable to the time of year in question. During the dry season (May 1 - September 30) soils may be exposed and unworked for 7 days. During the wet season (October 1 - April 30) soils may be exposed and unworked for 2 days. Grass seeding alone will be acceptable only during the dry season. Seeding may proceed outside the specified time period whenever it is in the interest of the permittee but augmented with mulching, netting, or other treatment approved by the City.
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods. Restoration activity will continue until such time as the affected property owner is satisfied.
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching. Hydroseeding is preferred. No temporary stockpiling of materials or equipment shall occur within critical areas or associated buffers, or the critical root zone for vegetation proposed for retention.
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond foreclosures.
9. All earth work shall be performed in accordance with City Standards. Pre-construction soils investigation may be required to evaluate soils stability.
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet in height are to be designed and certified by a professional engineer experienced in soil mechanics.
11. The Surface of all slopes shall be compacted. This may be accomplished by over-building the slopes, then cutting back to final grades; or by compacting each lift as the slope is being constructed. All slopes shall be compacted by the end of each working day.
12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code.

MAINTENANCE OF SILTATION BARRIERS

1. Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales. Necessary repairs to barriers or replacement of bales shall be accomplished promptly. Sediment deposits should be removed after each rainfall. Sediment deposits must be removed when sediment level reaches approximately one-half the siltation barrier height. Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufactures specifications.
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance.
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area. The length of entrance shall be a minimum of 100 feet.
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road. Wash water must be carried away from entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective.
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2" stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

HYDROSEEDING GENERAL NOTES

1. Construction Acceptance: Will be subject to a well established ground cover that fulfills the requirements of the approved construction plans and City of Marysville Standards.
2. All disturbed areas such as retention facilities, roadway backslopes, etc., shall be seeded with a perennial ground cover grass to minimize erosion. Grass seeding will be done using an approved hydroseeder or as otherwise approved by the City of Marysville.
3. Preparation of Surface: All areas to be seeded shall be prepared in a manner consistent with BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5 of Volume V of the stormwater manual.
4. Immediately following finish grading permanent vegetation shall be applied consistent with the design and maintenance standards for Temporary and Permanent Seeding in the City adopted Department of Ecology Stormwater Management Manual for Western Washington.
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development.
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior toe the commencement of same to ensure compliance of these specifications.

ROADWAY NOTES

1. Monuments shall be installed at all street intersections, at angle points, and points of curvature in each street. All boundary monuments must be installed according to the Washington State subdivision laws.
2. Curb and gutter installation shall conform to City Standard Detail 3-514.
3. Sidewalks and driveways shall be installed as lots are built on. Sidewalks and driveways shall conform to City Standard Detail 3-303-001 and -002. If asphalt is damaged during replacement of curb and gutter, the repair shall conform to City Standard Detail 3-514-001.
4. The surrounding ground (5 feet beyond the base) for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.
5. Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy or plat approval. However, in larger developments, exact locations of stop and yield signs may need to be determined after full buildout when traffic patterns have been established. In this case, contractor shall provide indicated "City-placed" signs, signposts, and brackets to the City sign specialist (425) 328-7954 for later installation by the City. All signage shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
6. Prior to any sign or striping installation or removal the Contractor shall contact the City sign specialist (425) 328-7954 to arrange for an on-site meeting to discuss placement and uniformity.
7. New or revised stop signs or yield signs shall be advance warned using the procedure outlined in the MUTCD. Advance warning signs and flags shall be maintained by installer for 30 days and then removed.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by City forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing.

During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs, traffic control signs, delineators and temporary markings shall be according to the current Manual of Uniform Traffic Control Devices (MUTCD).

Access by emergency vehicles shall be maintained at all times during construction.

After work within the traveled roadway is competed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic (unless otherwise approved by the DPW of the City). Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e., edge of pavement, new curb edges not illuminated by street lights).

A ROW use permit is required from the DPW for any lane/road closure within the City ROW. Contact DPW at least 15 days prior to construction activity within the public ROW, City does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant shall obtain permission from the appropriate authority.

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days, if wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

1. During construction, all existing and newly installed drainage structures shall be protected from sediments.
2. All storm manholes shall conform to City Standard Detail No.4-080-009. Flow control manhole/oil water separator shall conform to City Standard Detail No. 4-040-004.
3. Manhole ring and cover shall conform to City Standard Detail 4-080-009 and 4-080-015 thru 4-080-024. The cover shall be marked with "storm" or "drain" in 2-inch raised letters. Minimum weight of the frame shall be 210 pounds. Minimum weight of the cover shall be 150 pounds.
4. Catch basins shall by Type I unless otherwise approved by the City Engineer or Designated representative. Type I Catch basins shall conform to City Standard Detail No.4-080-007 and 4-080-008 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
5. Catch basins Type II shall conform to City Standard Detail No. 4-080-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022. Grate shall be marked with "drains to stream". Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan B-30.20-02 (Olympic Foundry No. SM60, SM52, or SM44 or equal). Vaned grates shall be required on all storm structures when roadway profile is greater than 3% and shall conform to WSDOT Standard Plan B-30.30-01 (Olympic Foundry No. SM60V or equal). Grates located in the gutter flow line shall be depressed 0.1 feet below pavement level.
7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad.
8. All catch basins and manholes shall have locking lids. Rolled grates are not approved for use outside of the City right-of-way or for use with Type II manholes.
9. Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving.
10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003.
11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density (modified proctor) under roadways and 90% maximum density (modified proctor) off roadways. Compaction shall be performed in accordance with Section 7-08.3(3) and 2-03.3(14)C - Method B as defined in the current edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. For permeable pavement and other stormwater BMP's designed to infiltrate subgrade compaction should be "firm and unyielding" (qualitative), and 90- 92% Standard Proctor (quantitative). Do not allow heavy compaction due to heavy equipment operation. The subgrade should not be subject to truck traffic.
12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with (pipe loaded and compacted to finish grade. Products used to seal the inside of the pipe are not to be used to obtain the air test.
14. All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities.
15. Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or vinyl coated chain link perimeter fence per standard plans 3-501-007 and -008. Side slope averaging shall not be allowed. All inlet and outfall pipes shall have a trash rack installed and a mortared riprap headwall. Refer to storm drainage note 21.
16. Prior to sidewalk construction: lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required. Pipe shall be PVC 3034, or SDR-35. Stub-outs shall be marked with a 2" x 4" with 3 feet visible above grade and marked "storm". Locations of these installations shall be shown on the record drawing construction plans submitted to the City.
17. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to; City of Marysville final acceptance of the project and; upon commencement and completion of the 2-year warranty period for the storm drainage system.
18. Unless otherwise noted, all storm sewer pipe shall be; (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or greater, ASTM C-76; or (CMP) corrugated metal. CMP to be; galvanized steel with Treatment I asphalt coating or better; or corrugated aluminum; or AASHTO M274-70 aluminized steel. All pipes shall be installed with rubber gaskets as per manufacturers recommendations.

    Coverage Requirements for 12" diameter pipe:
    Backfill over pipe less than 12" requires RCP Class IV.
    Backfill over pipe less than 24" requires RCP minimum.
    Backfill over pipe greater than 24" requires 16 gage CMP minimum.
19. Corrugated Polyethylene Pipe (CPP):
    A. All pipe shall be smooth interior. CPP shall be double-walled. All pipe shall meet AASHTO and ASTM specifications.
    B. Upon request by the City inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with pipe loaded and compacted to finish grade.
    C. Upon request by the City inspector, pipe shall be subject to mandrel testing (mandrel size = 90% of nominal pipe diameter).
    D. Pipe shall be stored on site in shipping bunks on a flat level surface. This requirement will be strictly enforced; failure to comply may result in rejection of the pipe and/or future restriction on use of material.
    E. Minimum depth of cover shall be 2 feet.
    F. Couplings shall be integral bell and spigot or double bell separate couplings. Split couplings will not be allowed.
    G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction modified as follows:

    The second paragraph of Section 7-08.3(3) is deleted and replaced with the following:

    The material used for backfilling around and to a point 1 foot above the top of the pipe shall be clean earth or sand, free from clay. Any gravel or stones included in the backfill shall pass through a 1 inch sieve.
20. All non-perforated metal pipe shall have neoprene gaskets at the joints. O-ring gaskets may be used for type-F coupling band.
21. Culvert ends shall be beveled to match side slopes. Field cutting of culvert ends is permitted when approved by the City engineer or designated representative.
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions.
23. All pipe shall be placed on stable earth. If in the opinion of the City inspector, the existing trench foundation is unsatisfactory, then it shall be excavated below grade and backfilled with gravel bedding to support the pipe.
24. All landscaped and lawn areas, except areas within the dripline of preserved trees, shall be amended per BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

INFILTRATION FACILITY NOTES

1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designee. The geotechnical engineer shall certify that the Bioretention Soil Media soil type and condition (native or fill soil) meets the deign specification prior to final inspection.
2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity. Final engineering approval is required from the City.
3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

STAND PIPE AND SEDIMENT POND MAINTENANCE

1. The embankment of the basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to insure that the lining is well established and erosion resistant. The siltation basin should be checked for sediment clearout after each rainfall which produces runoff. When the sediment reaches the cleanout level, it shall be removed and properly disposed.

BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development.

Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.

Erosion control seed mix or shingle-weave sod, as determined by the City Engineer or designated representative, shall be placed above the design water surface for the 6-month, 24-hour storm event. A minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be at design grade for the swale. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established. The wetted surface area as defined by the 6-month, 24-hour storm event shall be planted with wet tolerant plant species.

Recommended Seed Mix for Bioswales:

	% Weight	% Purity	% Germination
Tall or meadow fescue *Festuca arundinacea or festuca elatior*	75-80	98	90
Seaside/Creeping bentgrass *agrostis palustris*	10-15	92	85
Redtop bentgrass *agrostis alba or Agrostis gigantea*	5-10	90	80

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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TYLER S. FOSTER — STATE OF WASHINGTON — 21572 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: - - - -
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS-BUILT:

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

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CONSTRUCTION NOTES

SHEET C3 of C42

24x36

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Sidewalk
- Existing Major Contour Line
- Existing Minor Contour Line
- Existing Storm Drainage Line
- Existing Ditch line
- Existing Sanitary Sewer Line
- Existing Water Line
- Existing Fence
- Existing Power Line
- Existing Telephone Line
- Existing Gas Line
- Existing Flow Path
- Existing Section Symbol
- Existing Monument
- Existing Type 1 Catch Basin
- Existing Sanitary Sewer Manhole
- Existing Water Hydrants
- Existing Water Meters
- Existing Water Fittings
- Existing Power Symbol
- Existing Telephone Symbol
- Existing Gas Symbol
- Existing Soil Log
- Existing Sign
- Existing Light
- Existing Mailbox



EXISTING CONDITIONS MAP

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam:
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

811 Know what's **below.** **Call** before you dig.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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TYLER S. FOSTER — STATE OF WASHINGTON — 23726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

EXISTING CONDITIONS MAP

SHEET C4 of C42

24x36

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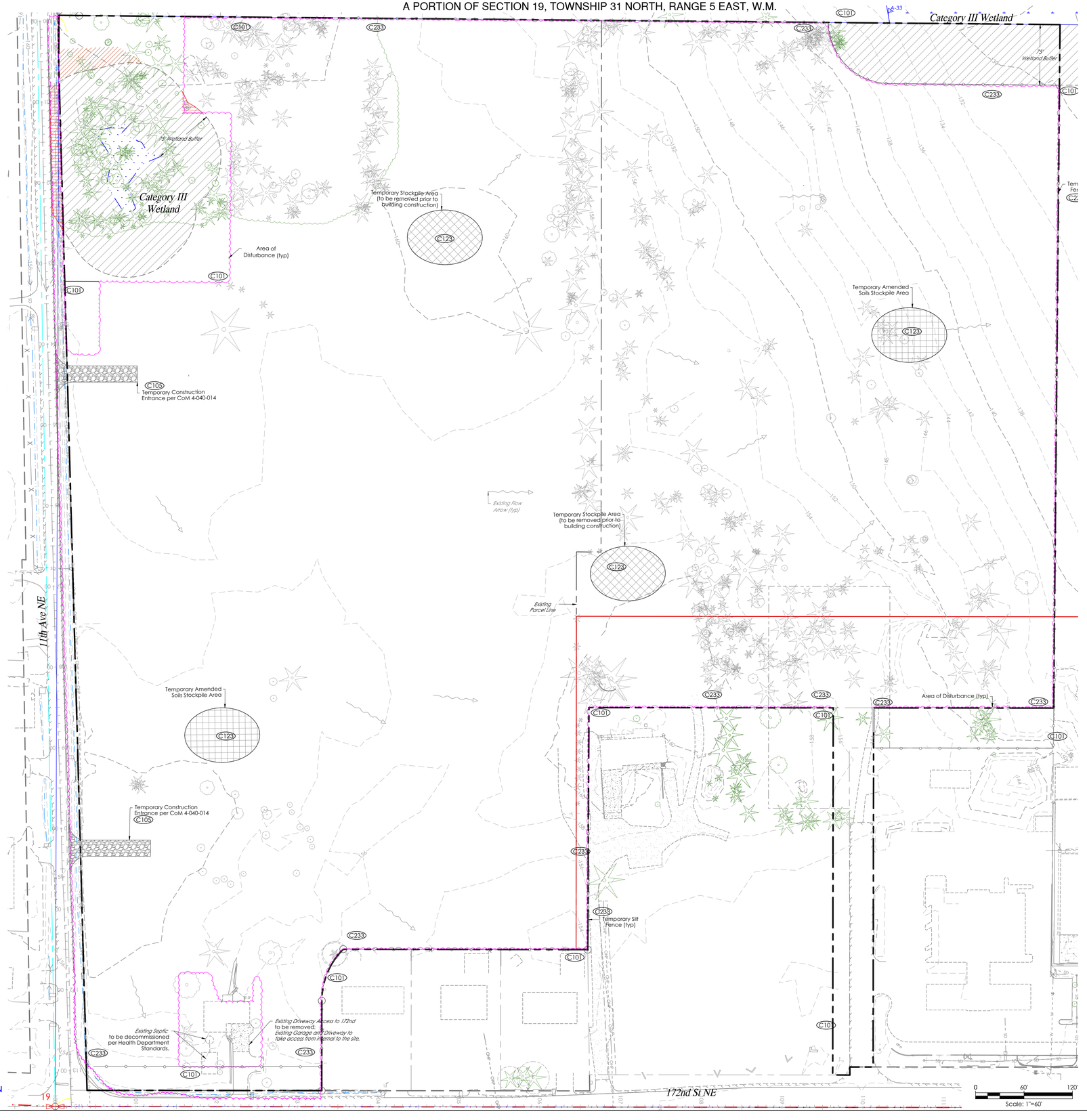

BMP'S (to be applied as appropriate)

BMP's:

- C101 Preserving Natural Vegetation
- C102 Buffer Zones
- C103 High Visibility Fence
- C105 Stabilized Construction Exit
- C107 Stabilized Parking Area
- C120 Temporary & Permanent Seeding
- C121 Mulching
- C122 Blankets
- C123 Plastic Covering
- C125 Topsoiling / Composting
- C130 Surface Roughening
- C131 Gradient Terraces
- C140 Dust Control
- C150 Materials on Hand
- C151 Concrete Handling
- C152 Sawcutting and Surface Pollution Prevention
- C153 Material Delivery, Storage and Containment
- C160 Certified Erosion & Sediment Control Lead
- C162 Scheduling

Runoff Conveyance and Treatment BMPs

- C200 Interceptor Dike and Swale
- C202 Channel Lining
- C203 Water Bars
- C204 Pipe Slope Drains
- C206 Level Spreader
- C207 Check Dam
- C208 Triangular Silt Dike
- C209 Outlet Protection
- C220 Storm Drain Inlet Protection
- C233 Silt Fence
- C234 Vegetated Strip
- C235 Straw Wattles
- C240 Sediment Trap

LAND DISTURBING AREA

Total Site Area 1,283,961 sf (29.48 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 1,194,930 sf (27.43 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

CONSTRUCTION SWPPP

The 13 elements that are part of a Construction SWPPP are as follows:

1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
11. Maintain BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs as well as their removal at the end of the project.
12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
13. Protect on-Site stormwater management BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

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02/26/2024

PROJECT LEAD: Merle
CHECKED BY: -
DRAWN BY: -
DEV. APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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CLEARING & TESC PLAN

SHEET C5 of C42

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CLEARING & TESC PLAN

19

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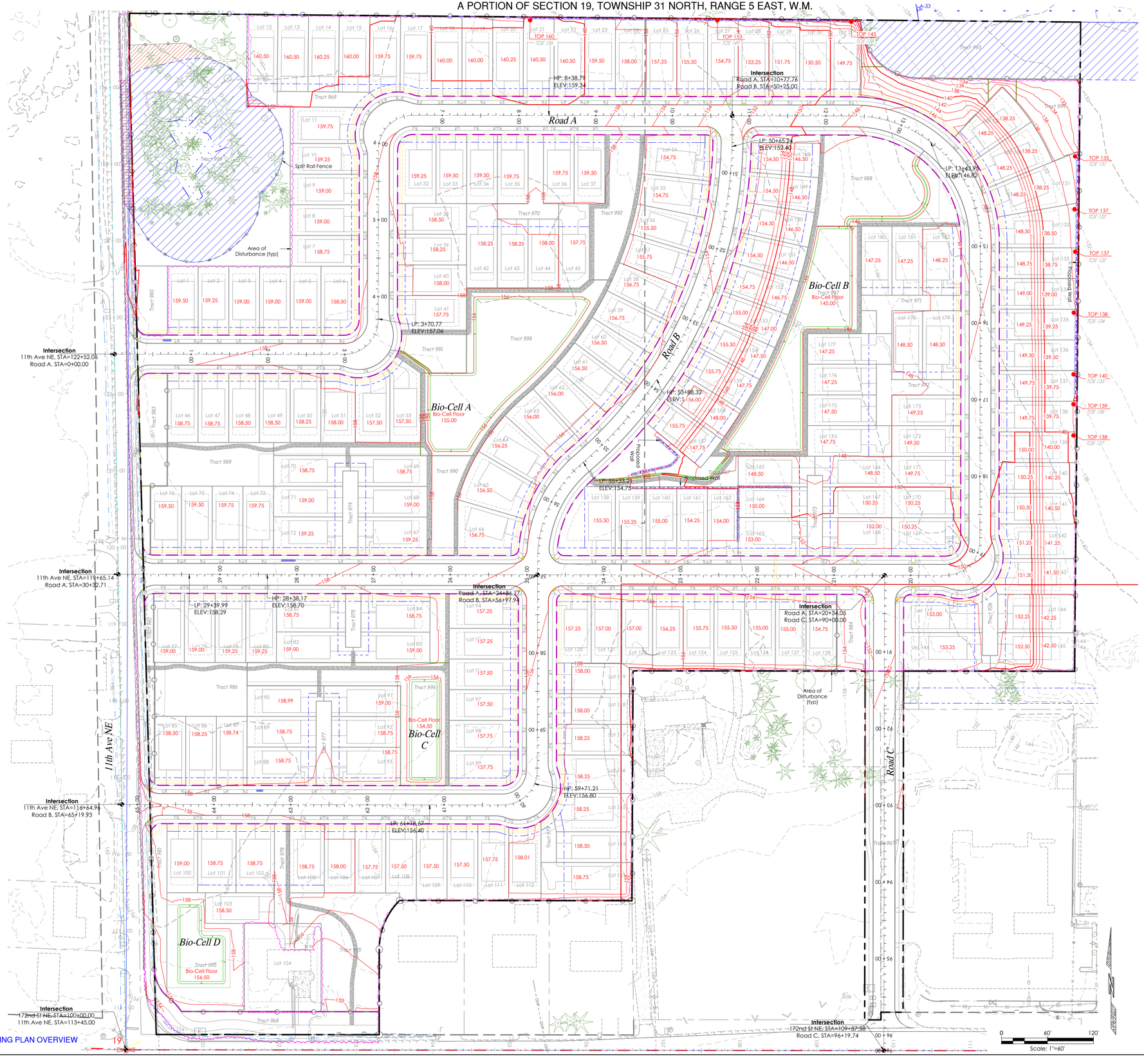
Road A
Road B
Road C
11th Ave NE
Bio-Cell A
Bio-Cell Floor
155.00
Bio-Cell B
Bio-Cell Floor
145.00
Bio-Cell C
Bio-Cell Floor
154.50
Bio-Cell D
Bio-Cell Floor
156.50
Split Rail Fence
Area of Disturbance (typ)
Proposed Wall
Intersection
11th Ave NE, STA=122+52.05
Road A, STA=0+00.00
Intersection
11th Ave NE, STA=119+65.14
Road A, STA=30+32.71
Intersection
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Road B, STA=65+19.93
Intersection
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11th Ave NE, STA=113+45.00
Intersection
Road A, STA=10+77.76
Road B, STA=50+25.00
Intersection
Road A, STA=24+86.17
Road B, STA=56+97.93
Intersection
Road A, STA=20+34.05
Road C, STA=90+00.00
Intersection
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Road C, STA=96+19.74
HP: 8+38.79
ELEV:159.34
LP: 3+70.77
ELEV:157.06
HP: 28+38.17
ELEV:158.70
LP: 29+39.99
ELEV:158.29
LP: 50+65.24
ELEV:152.40
LP: 13+43.93
ELEV:146.82
HP: 50+88.32
ELEV:156.00
LP: 55+33.21
ELEV:154.75
HP: 59+71.21
ELEV:156.80
LP: 61+18.67
ELEV:156.40
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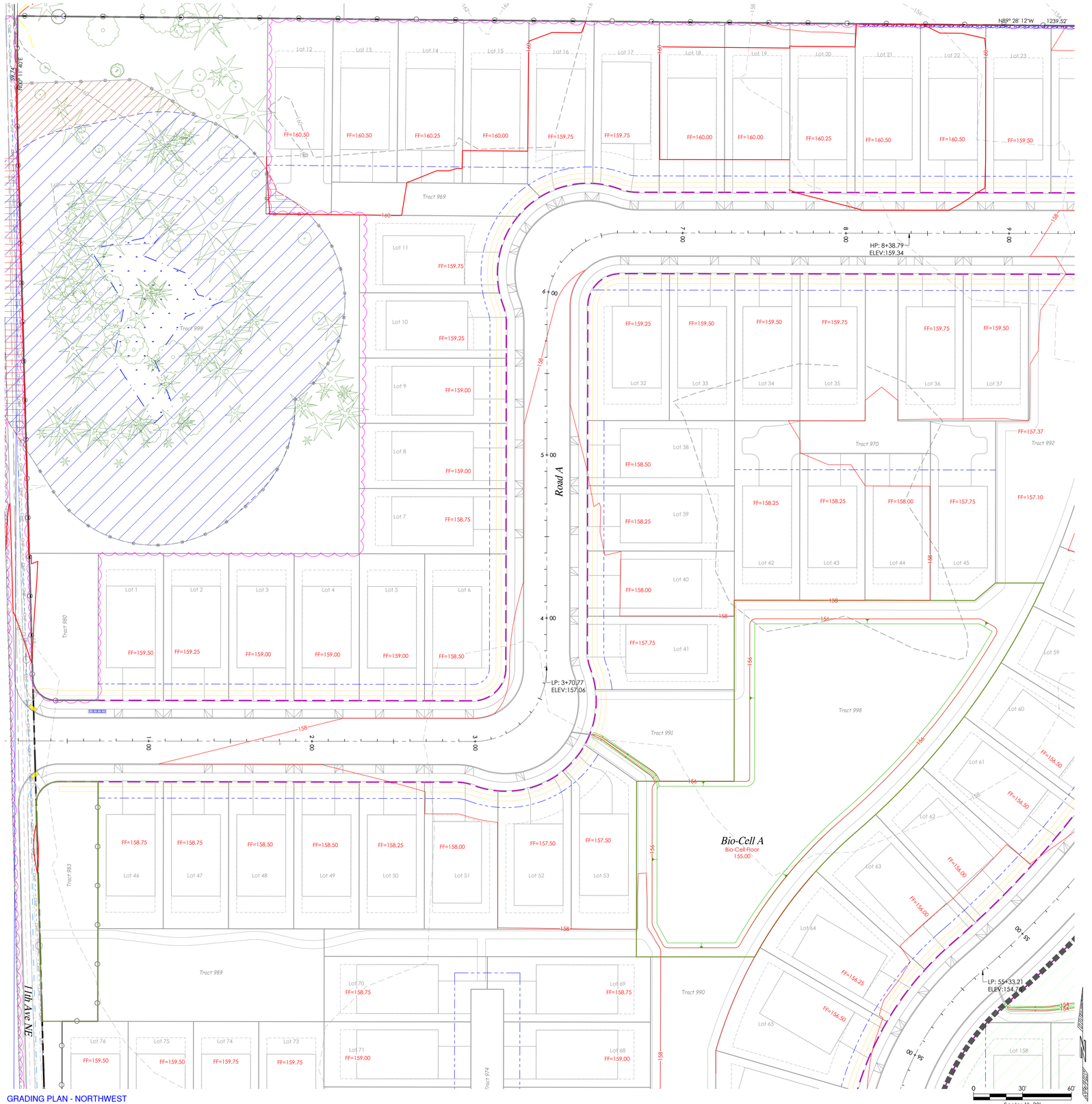

GRADING PLAN - NORTHWEST

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED FILL WALL
- PROPOSED CUT WALL
- PROPOSED 6' BOARD FENCE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXST. EDGE OF PAVEMENT
- WETLAND
- WETLAND BUFFER
- BIO-CELL
- BIO-CELL SIDESLOPE

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam:
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A WAY OUT OF NO WAY

TYLER S. FOSTER
STATE OF WASHINGTON
21537
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

GRADING PLAN - NORTHWEST

SHEET C7 of C42

24x36

-

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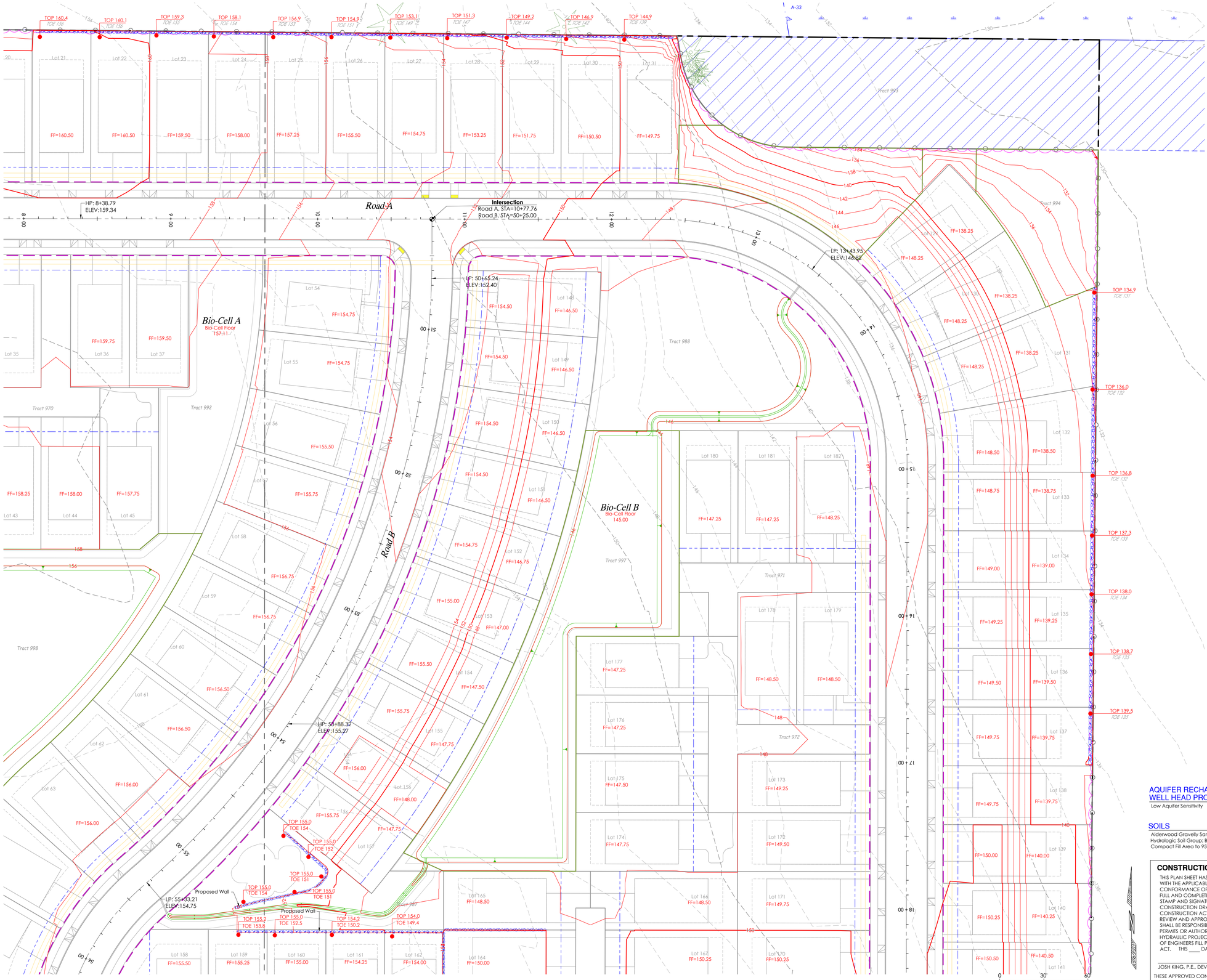

GRADING PLAN - NORTHEAST

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: -
DRAWN BY: *Tyler*
APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

GRADING PLAN - NORTHEAST

SHEET
C8 of C42

24x36

-

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Road A

Road B

Intersection
Road A, STA=24+96.17
Road B, STA=56+97.94

LP: 29+39.99
ELEV:158.29

HP: 28+38.17
ELEV:158.70

HP: 59+73.21
ELEV:156.80

LP: 61+18.67
ELEV:156.40

Bio-Cell C
Tract 996
Bio-Cell Floor
154.50

Bio-Cell D
Bio-Cell Floor
156.50
Tract 995

GRADING PLAN - SOUTHWEST

0 30' 60'
Scale: 1"=30'

AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low Aquifer Sensitivity

SOILS
Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
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- BUILDING SETBACK
- PROPOSED FILL WALL
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- PROPOSED CONTOUR MINOR
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- EXIST. EDGE OF PAVEMENT
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- WETLAND BUFFER
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- BIO-CELL SIDESLOPE

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TYLER S. FOSTER
STATE OF WASHINGTON
22726
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DRAFT SUBMITTAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

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GRADING PLAN - SOUTHWEST

SHEET
C9 of C42

24x36

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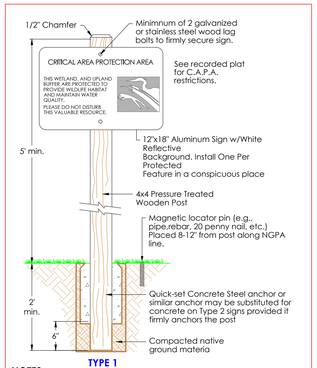
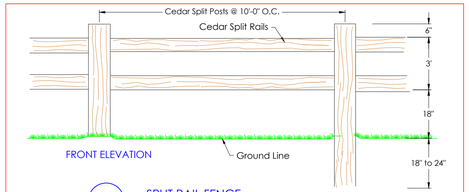


TYPE 1

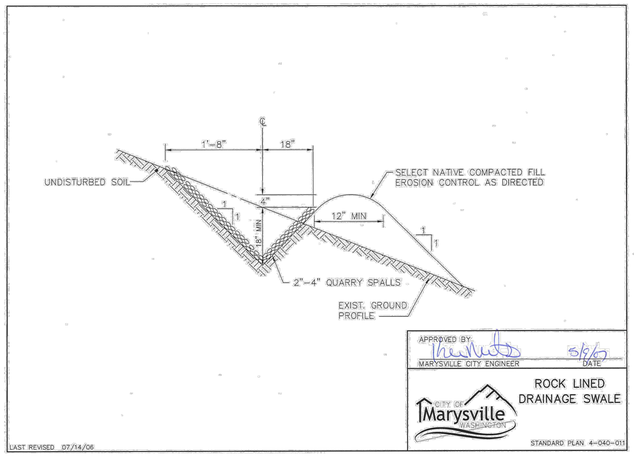
NOTES:

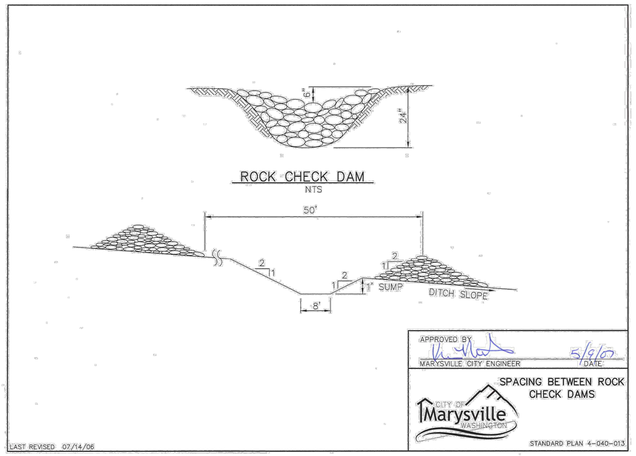
1. CAPA signs shall be placed no greater than 100 feet apart around the perimeter of the Critical Area Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Critical Area Protection Area, unless otherwise approvedby the County biologist.
2. Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
3. All signs must be secure and permanent.

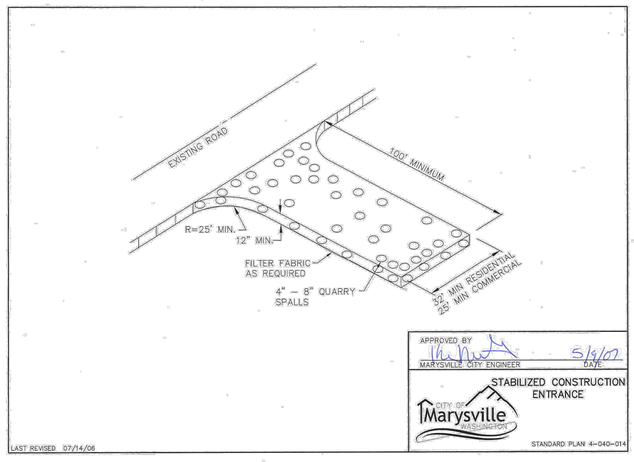
9A TYPE 1 CAPA SIGN DETAIL
N.T.S. (or approved equal)

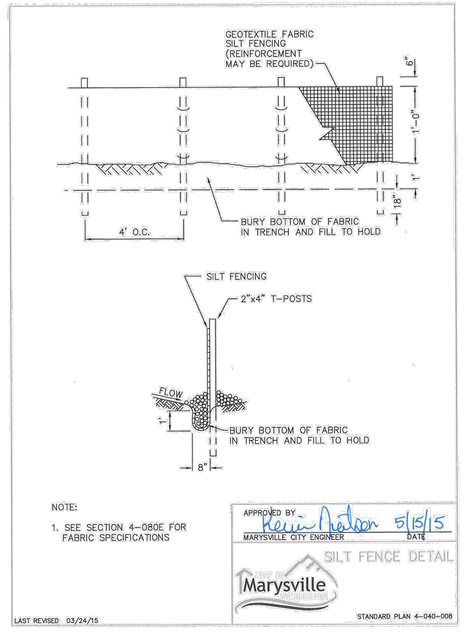


10 SPLIT RAIL FENCE
SCALE: nts









NOTE:

1. SEE SECTION 4-080E FOR FABRIC SPECIFICATIONS

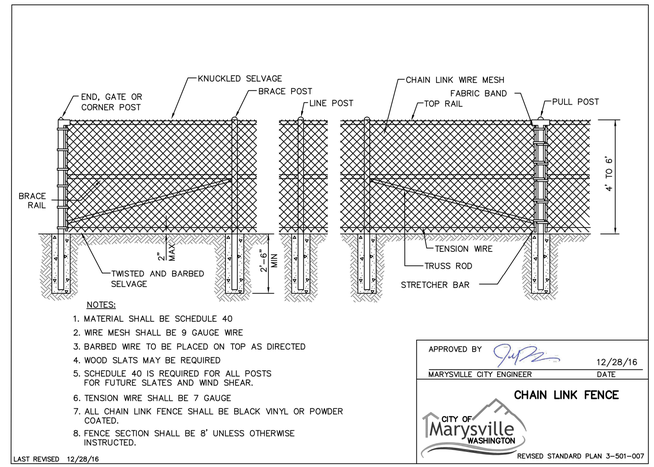
APPROVED BY
MARYSVILLE CITY ENGINEER
5/15/15
DATE
CITY OF Marysville WASHINGTON
SILT FENCE DETAIL
LAST REVISED 03/24/15
STANDARD PLAN 4-040-008



MAINTENANCE STANDARDS

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED
3. MAINTENANCE TO BE PERFORMED BY PROPERTY OWNER

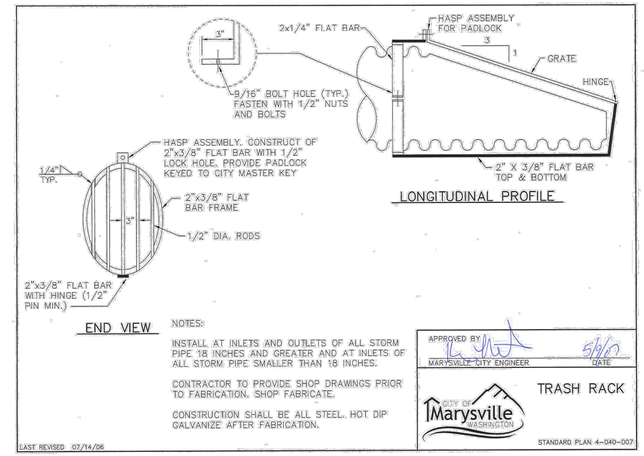
APPROVED BY
MARYSVILLE CITY ENGINEER
5/5/15
DATE
CITY OF Marysville WASHINGTON
INTERCEPTOR SWALE DETAIL
LAST REVISED 07/14/06
STANDARD PLAN 4-040-010



NOTES:

1. MATERIAL SHALL BE SCHEDULE 40
2. WIRE MESH SHALL BE 9 GAUGE WIRE
3. BARBED WIRE TO BE PLACED ON TOP AS DIRECTED
4. WOOD SLATS MAY BE REQUIRED
5. SCHEDULE 40 IS REQUIRED FOR ALL POSTS FOR FUTURE SLATES AND WIND SHEAR.
6. TENSION WIRE SHALL BE 7 GAUGE
7. ALL CHAIN LINK FENCE SHALL BE BLACK VINYL OR POWDER COATED.
8. FENCE SECTION SHALL BE 8' UNLESS OTHERWISE INSTRUCTED.

APPROVED BY
MARYSVILLE CITY ENGINEER
12/28/16
DATE
CITY OF Marysville WASHINGTON
CHAIN LINK FENCE
LAST REVISED 12/28/16
REVISED STANDARD PLAN 3-501-007



NOTES:

INSTALL AT INLETS AND OUTLETS OF ALL STORM PIPE 18 INCHES AND GREATER AND AT INLETS OF ALL STORM PIPE SMALLER THAN 18 INCHES.

CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION. SHOP FABRICATE.

CONSTRUCTION SHALL BE ALL STEEL, HOT DIP GALVANIZE AFTER FABRICATION.

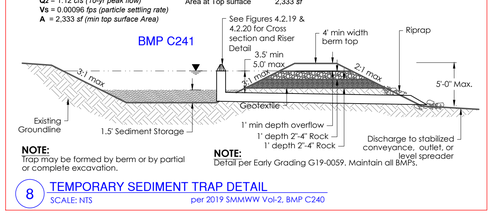
APPROVED BY
MARYSVILLE CITY ENGINEER
5/5/15
DATE
CITY OF Marysville WASHINGTON
TRASH RACK
LAST REVISED 07/14/06
STANDARD PLAN 4-040-007

SITE ASSESSMENT
Disturbance Area =265,460 sf
Protection Level =High
Reason =Sheet flow discharge post retention
Surface Area Equation: **A = F*(Q2s/Vs)**
where: **F** = 2.0 *(safety Factor)*
Q2 = 1.12 *cfs (10-yr peak flow)*
Vs = 0.00096 *fps (particle setting rate)*
A = 2,333 *sf (min top surface Area)*

RECOMMENDED DIMENSIONS:

Min Storage Depth	3 ft
Min Side Slopes, L & R	3:1
Min Side Slopes, F & B	3:1
Bottom Length	100 ft
Bottom Width	20 ft
Area at Top surface	2,333 sf

NOTE: A maximum of 3-acres Disturbed Area may be routed to each Sediment Trap. Multiple Sediment Traps are Required.

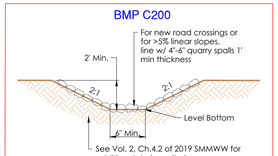


NOTE:
Trap may be formed by berm or by partial or complete excavation.

NOTE:
Detail per Early Grading G19-0059. Maintain all BMPs.

8 TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NTS per 2019 SMMWW Vol-2, BMP C240

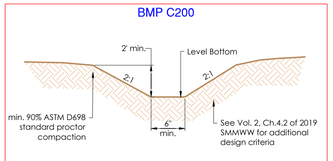
BMP C200



See Vol. 2, Ch.4.2 of 2019 SMMWW for additional design criteria

6 TEMPORARY CUT-OFF SWALE
SCALE: NTS Per 2019 SMMWW Vol 2 Ch 4.2

BMP C200



7 TEMPORARY INTERCEPTOR SWALE
SCALE: NTS Per 2019 SMMWW Vol 2 Ch 4.2

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TYLER S. FOSTER — STATE OF WASHINGTON — 21572 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
PRE-APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
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GRADING & TESC DETAILS

SHEET C10 of C42
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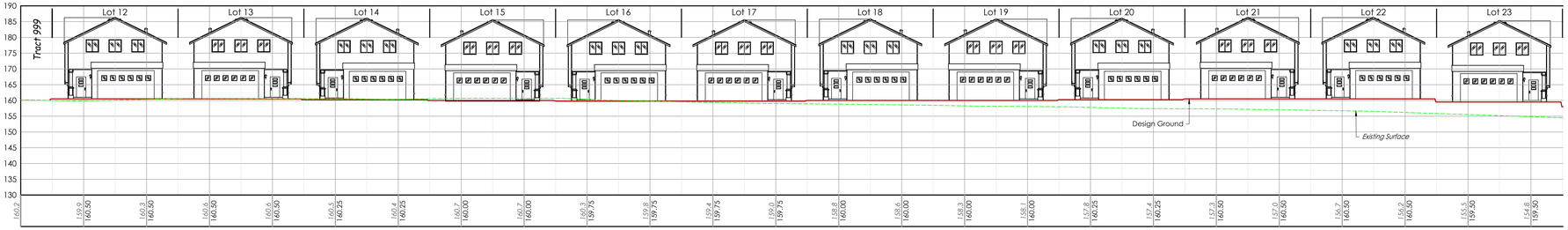
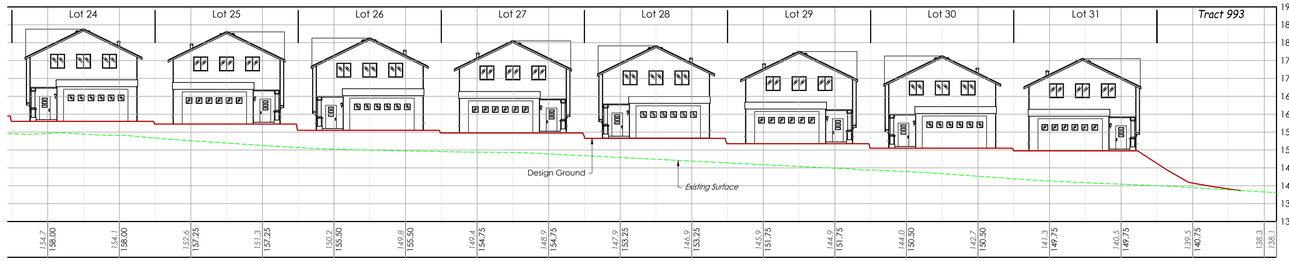
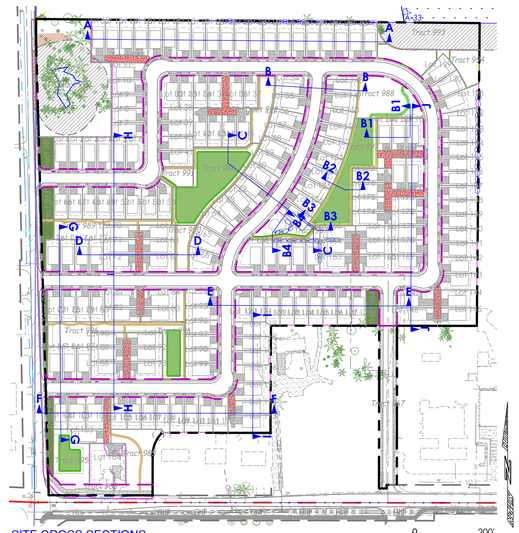
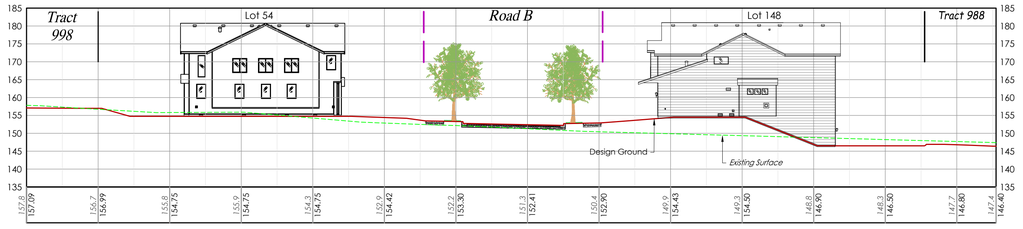


A - CROSS SECTION



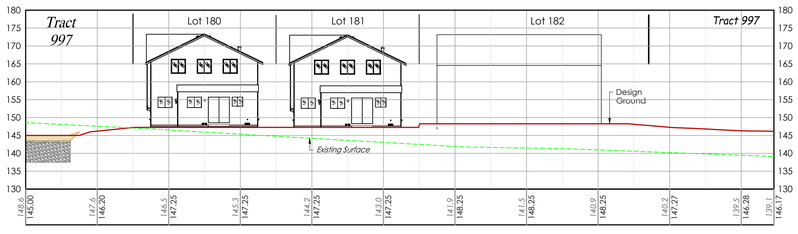
SCALE: Horz 1"=20'
(1:1) Vert 1"=20'





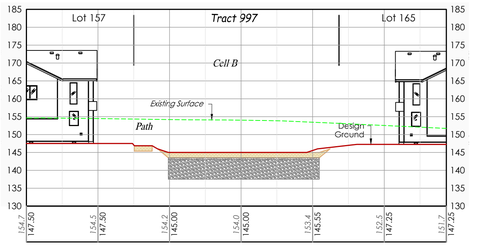
B - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



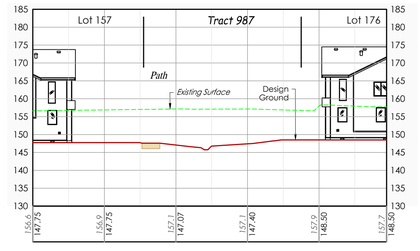
B1 - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



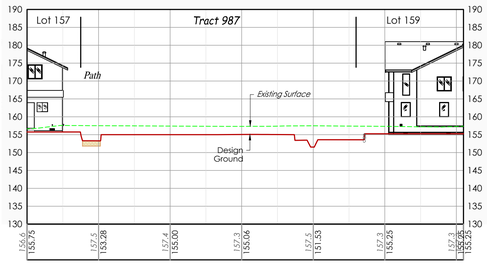
B2 - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



B3 - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



B4 - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



C - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21737
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: -
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SITE CROSS SECTIONS

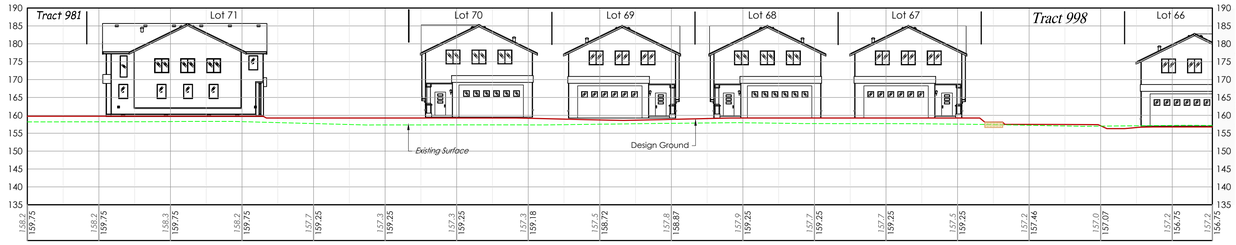
SHEET
C11 of C42

24x36

-
20-xxxxxx LDA

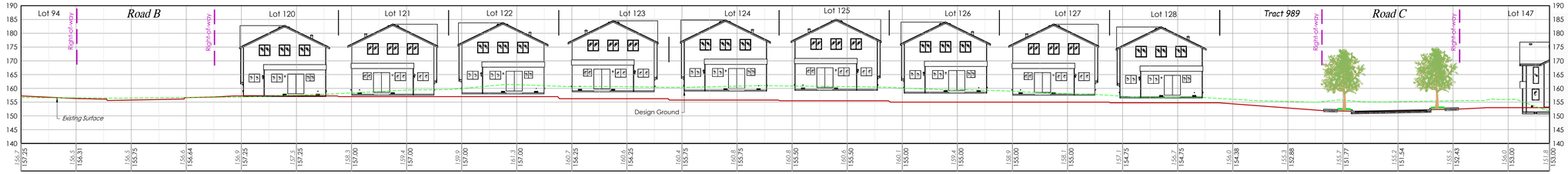
Z:\Myron Gemmer - Lakewood PRD\Sheets\C13 Site Cross Sections.dwg

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



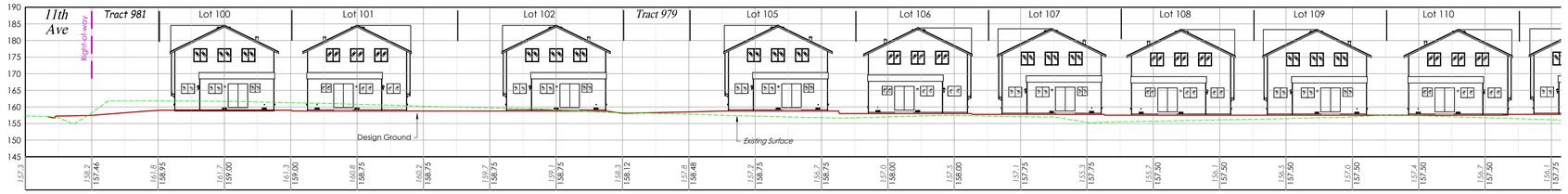
D - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

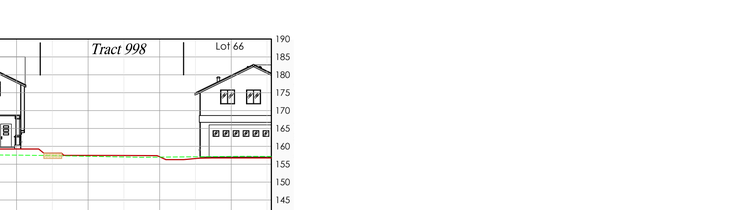


E - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



F - CROSS SECTION



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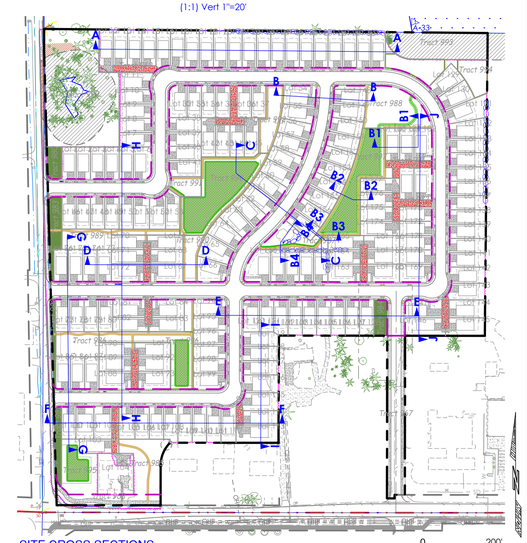
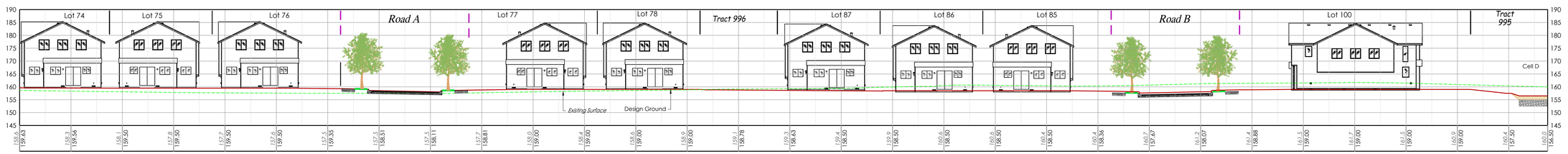
(1:1) Vert 1"=20'



SITE CROSS SECTIONS



G - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

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MAKING A WAY OUT OF NO WAY

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED
PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVED: DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITE CROSS SECTIONS

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SHEET
C12 of C42

24x36

-
20-xxxxxx LDA

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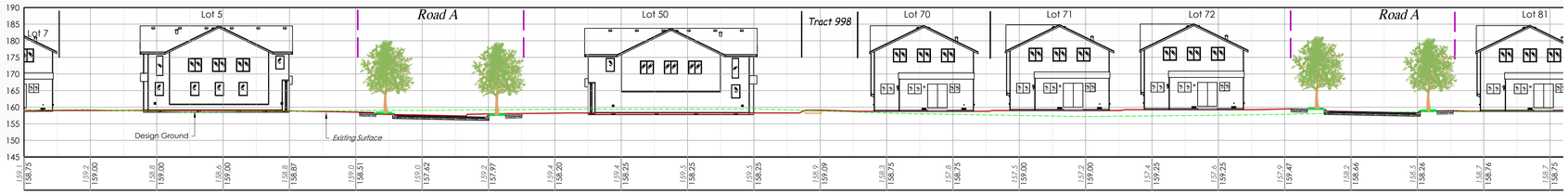
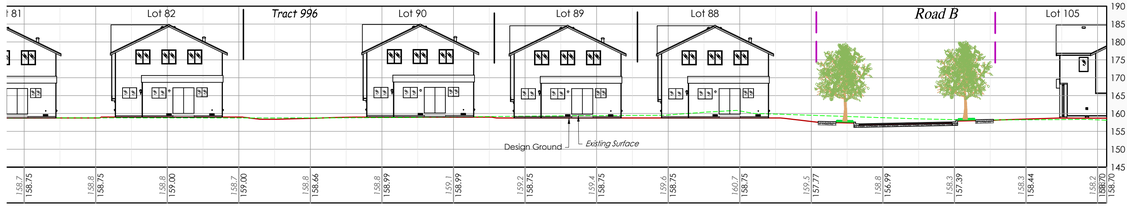
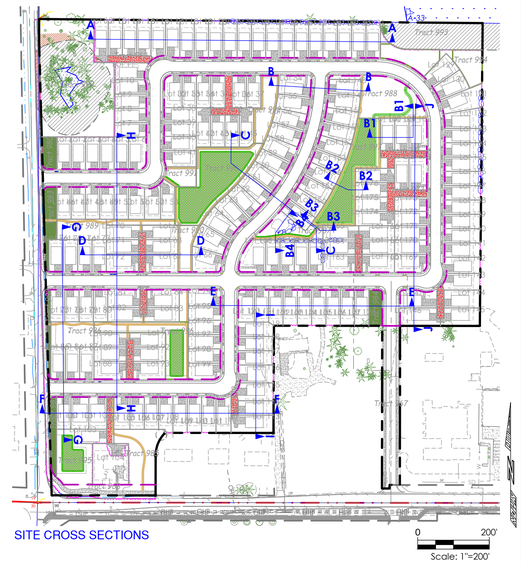


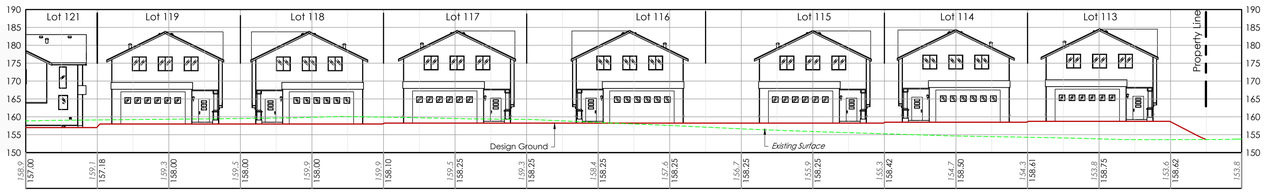
H - CROSS SECTION



SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

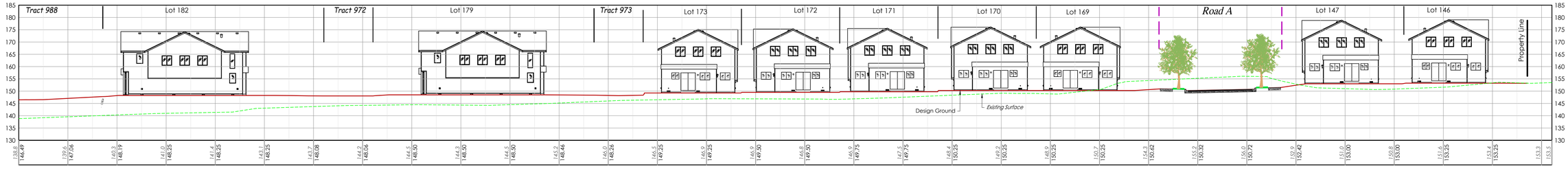


SITE CROSS SECTIONS



I - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



J - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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LAND TECHNOLOGIES — MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APP'D FOR LDA DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SITE CROSS SECTIONS

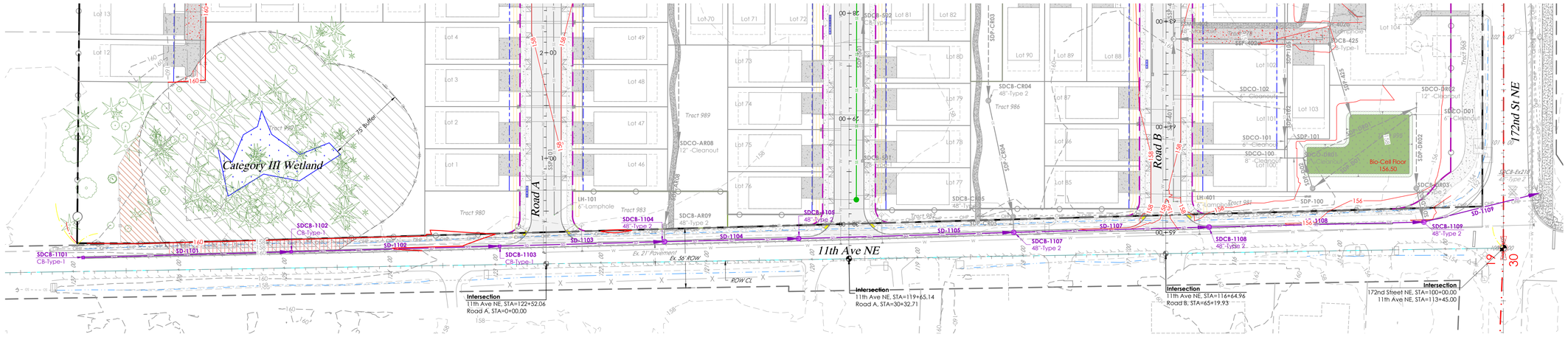
SHEET
C13 of C42

24x36

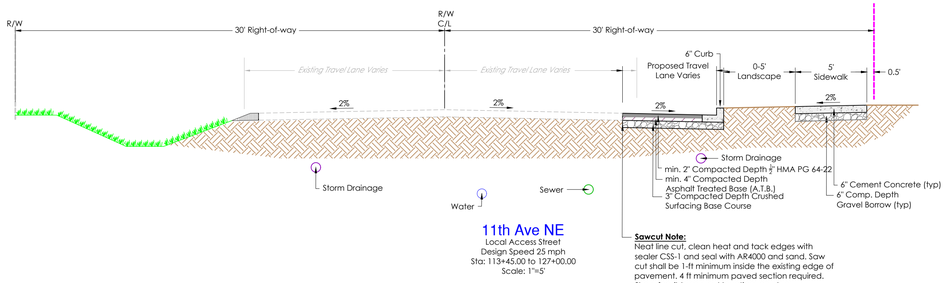
-
20-xxxxxx LDA

2/26/2024 2:17 PM

Z:\Myron Gemmer - Lakewood PRD\Sheets\C13 Site Cross Sections.dwg

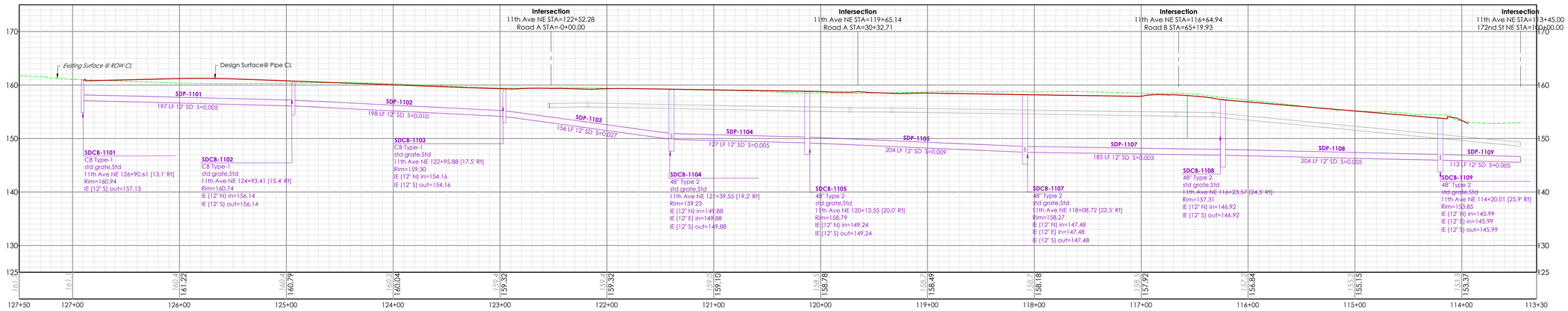


FRONTAGE IMPROVEMENTS PLAN



11th Ave NE
Local Access Street
Design Speed 25 mph
Sta: 113+45.00 to 127+00.00
Scale: 1"=5'

Sawcut Note:
Neat line cut, clean heat and tack edges with sealer CSS-1 and seal with AR4000 and sand. Saw cut shall be 1-ft minimum inside the existing edge of pavement. 4 ft minimum paved section required. Show feasible saw cut locations on plans.



11th Ave NE - PROFILE

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21577
REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: -
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

FRONTAGE IMPROVEMENTS PLAN

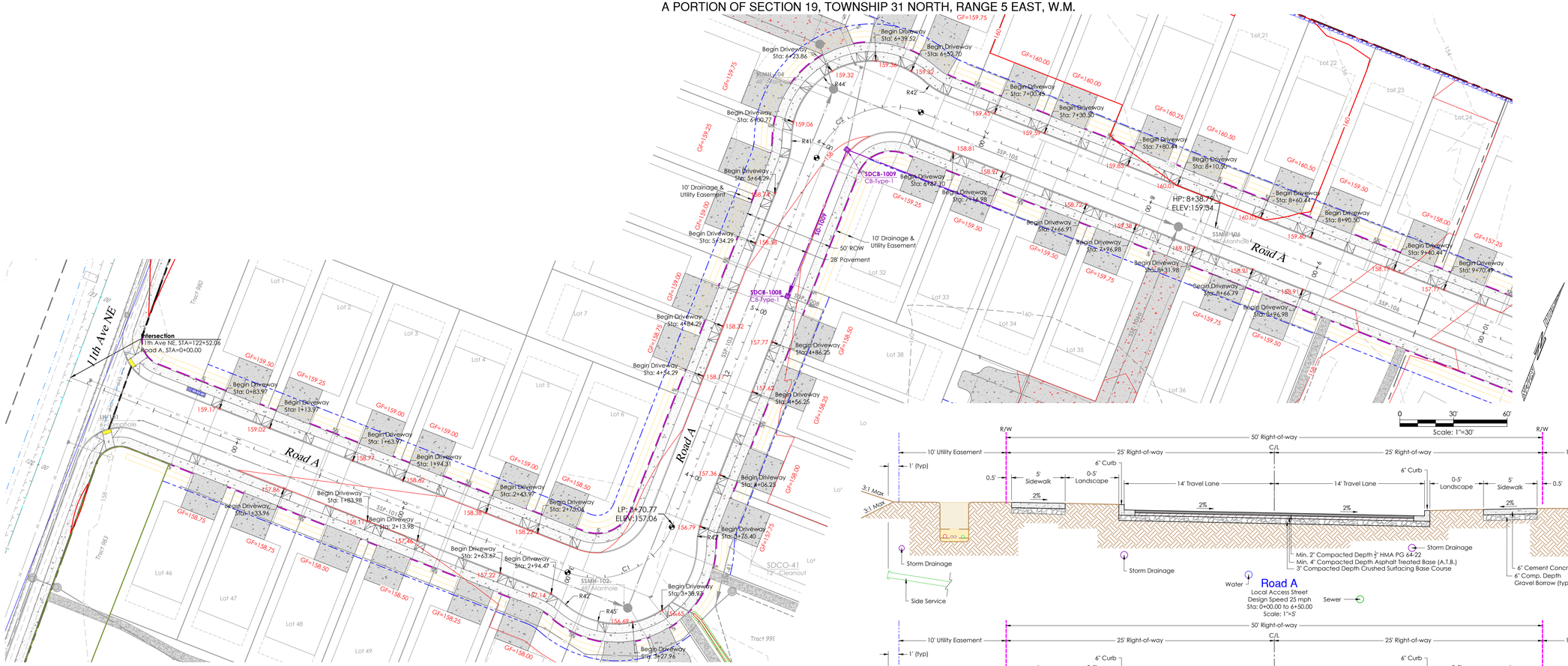
SHEET
C14 of C42
24x36
-

Know what's **below.**
Call before you dig.

Z:\Myron Gemmer - Lakewood PRD\Sheets\C14 Frontage Improvements Plan.dwg

2/26/2024 2:19 PM

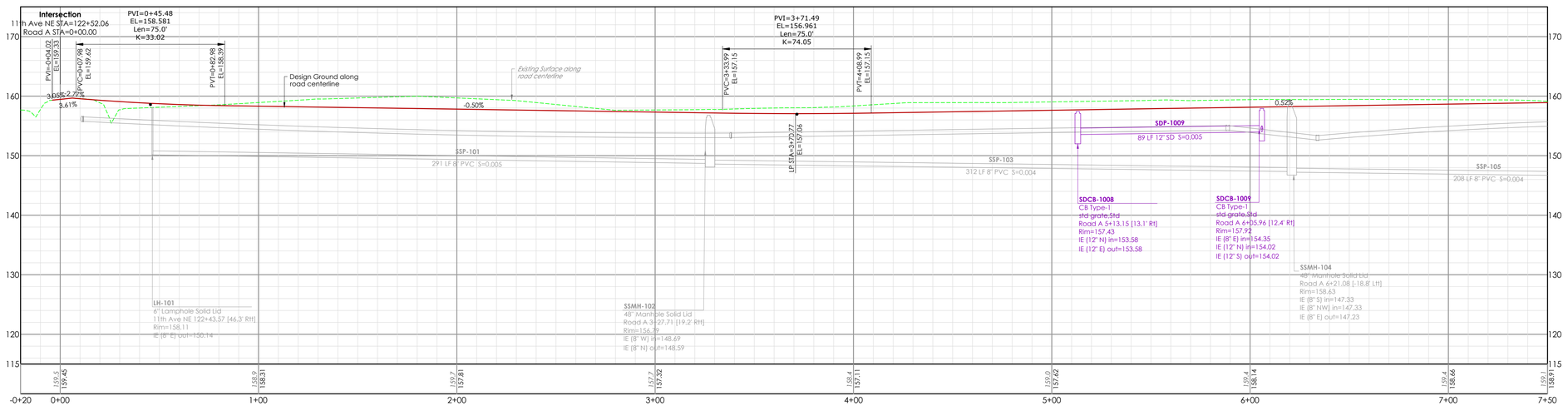
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



ROAD A PLAN - STA 0+00 TO 7+50

ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L2	221.91	N00°04'44"E

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	3+43.65	45.00	70.69	N45° 04' 44"E	2+98.65	3+69.34	45.000
C2	6+36.25	45.00	70.69	N45° 04' 44"E	5+91.25	6+61.93	45.000



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
CAD FILE: -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

ROAD A PLAN AND PROFILE

MJS Investors

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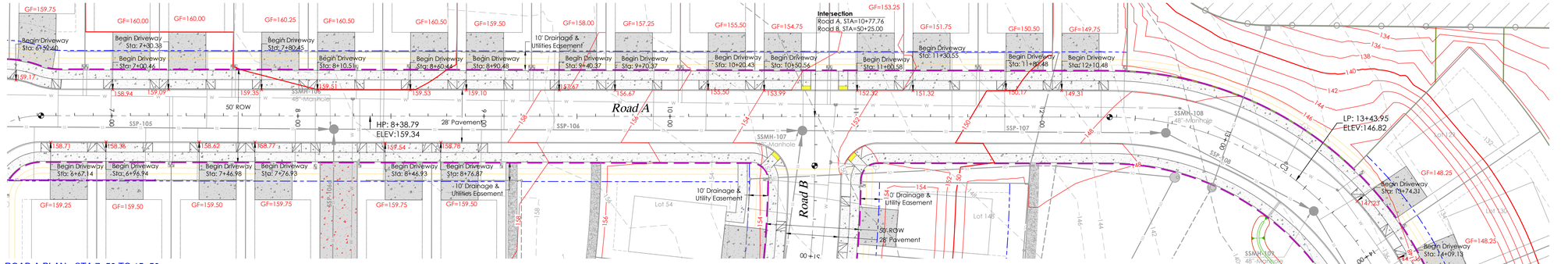
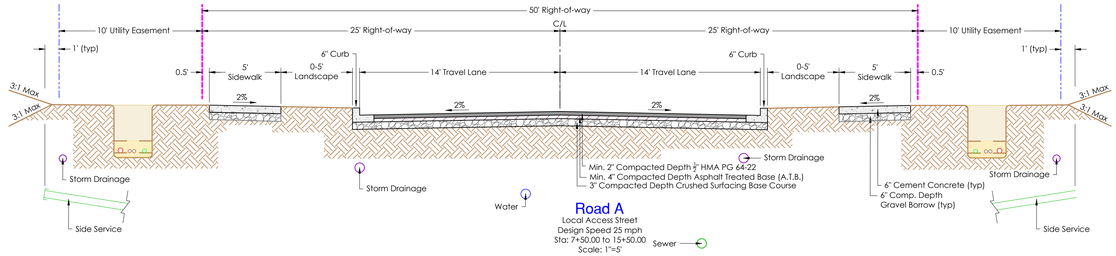
SHEET C15 of C42

24x36

-



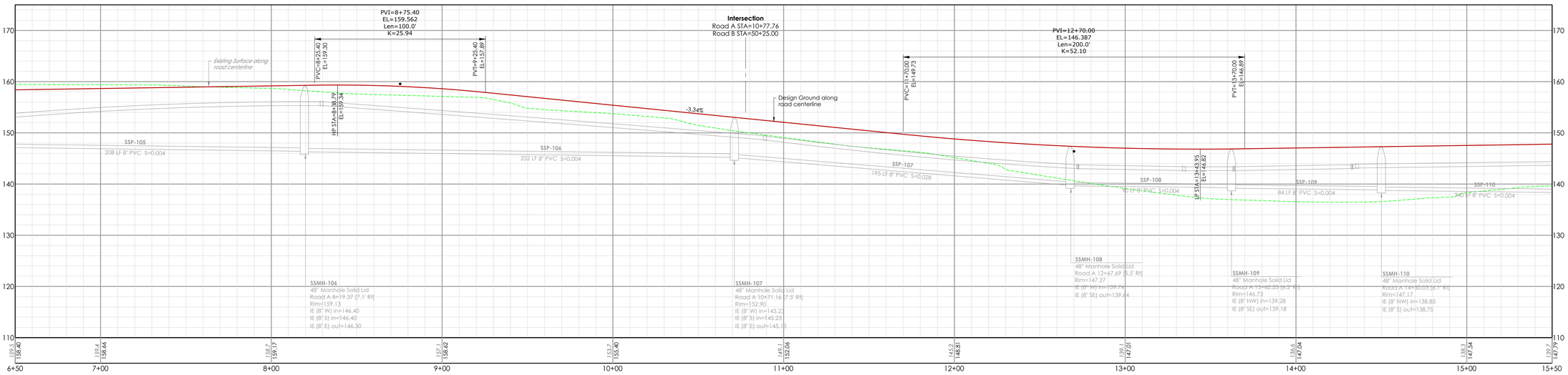
ROAD A PLAN - STA 7+50 TO 15+50



Road A
Local Access Street
Design Speed 25 mph
Sta: 7+50.00 to 15+50.00
Scale: 1"=5'

ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C3	14+01.23	165.00	259.18	544° 55' 16"E	12+36.23	14+95.42	165.000



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPROVED BY: -
SITE APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

ROAD A PLAN AND PROFILE

SHEET C16 of C42

24x36

-

2/26/2024 2:22 PM

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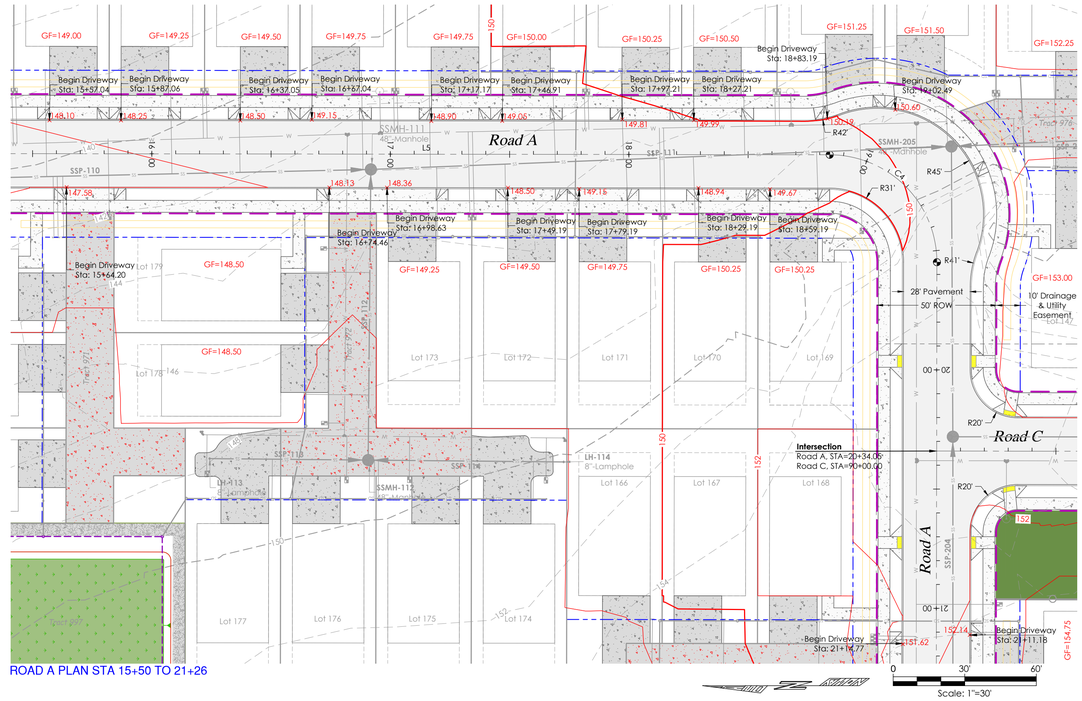
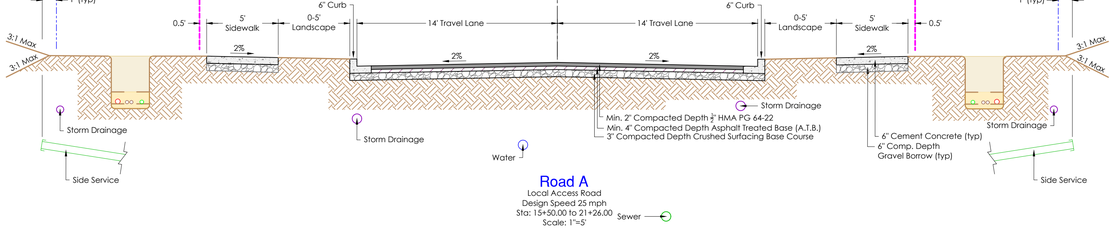


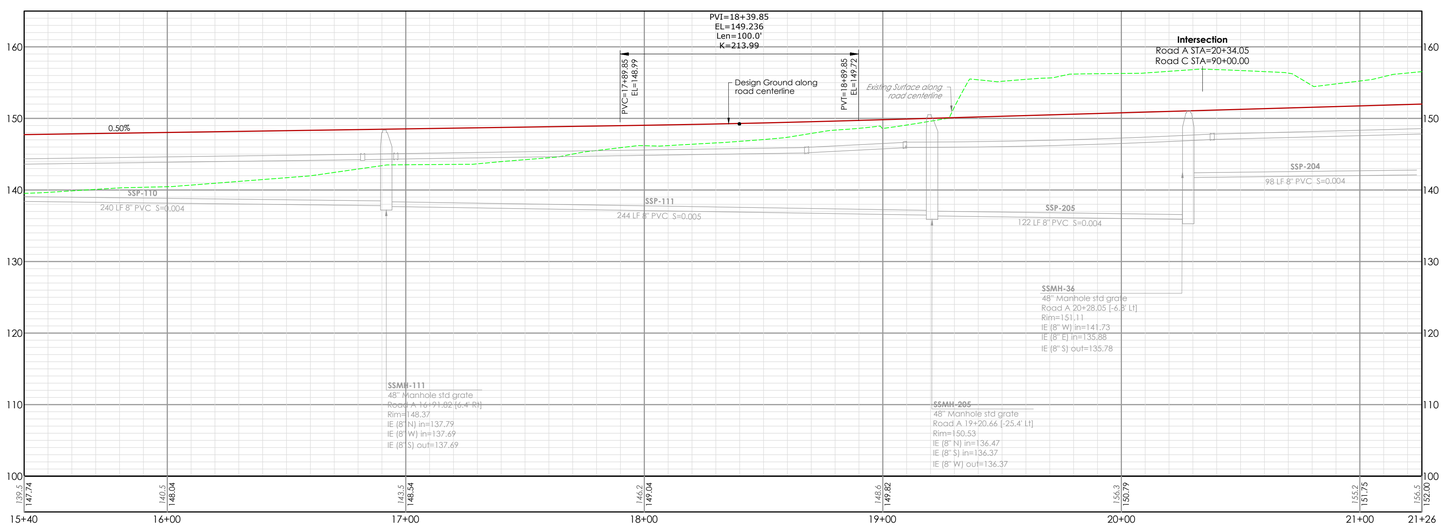
ROAD A PLAN STA 15+50 TO 21+26

ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C4	19+29.19	45.00	70.69	S45° 04' 44"W	18+84.19	19+54.88	45.000



Road A
Local Access Road
Design Speed 25 mph
Sta: 15+50.00 to 21+26.00
Scale: 1"=5'
Sewer



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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ROAD A PLAN AND PROFILE

SHEET C17 of C42
24x36
-

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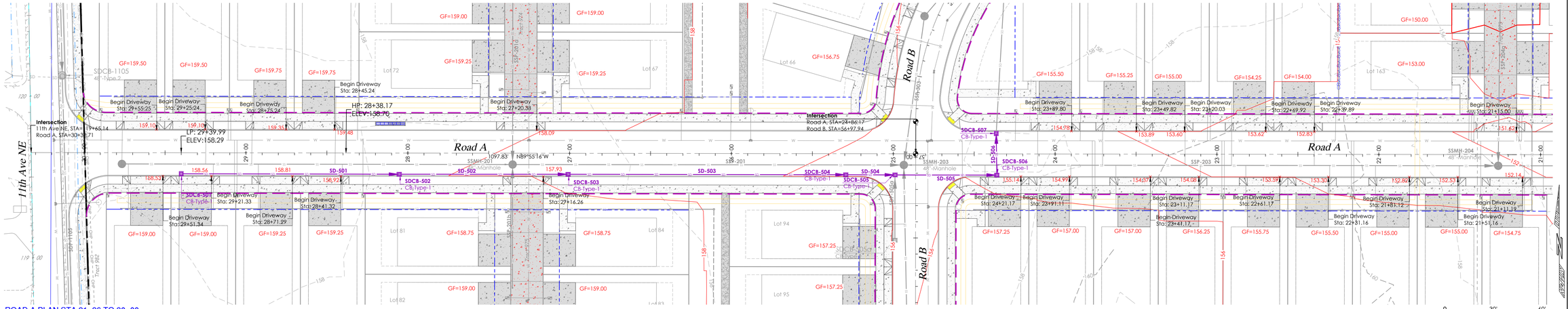
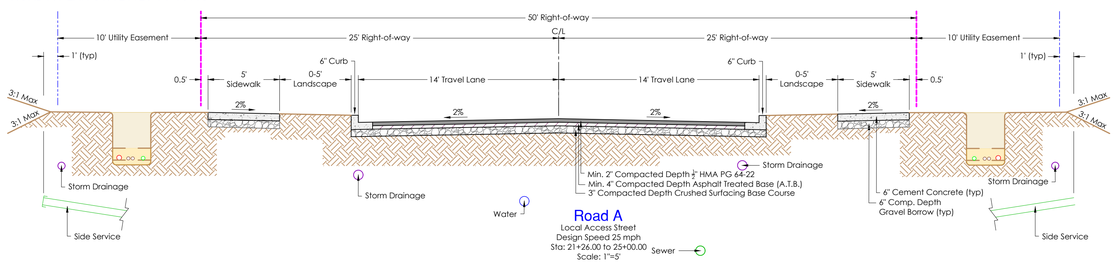
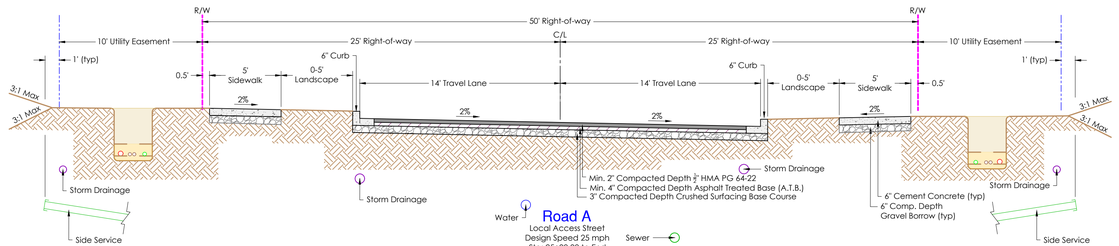
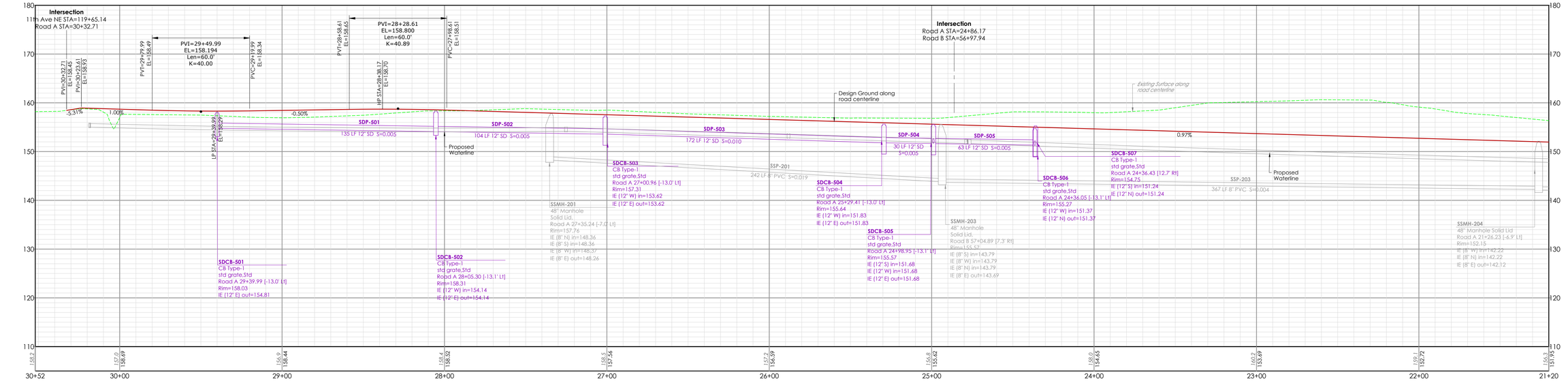


ROAD A PLAN STA 21+26 TO 30+00







ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21317
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DESIGN APPROVAL DATE: - - - - -
SITE APPROVAL: - - - - -
REVISION DATE: - - - - -
LDA APPROVAL: - - - - -
AS-BUILT: - - - - -

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ROAD A PLAN AND PROFILE

SHEET
C18 of C42

24x36

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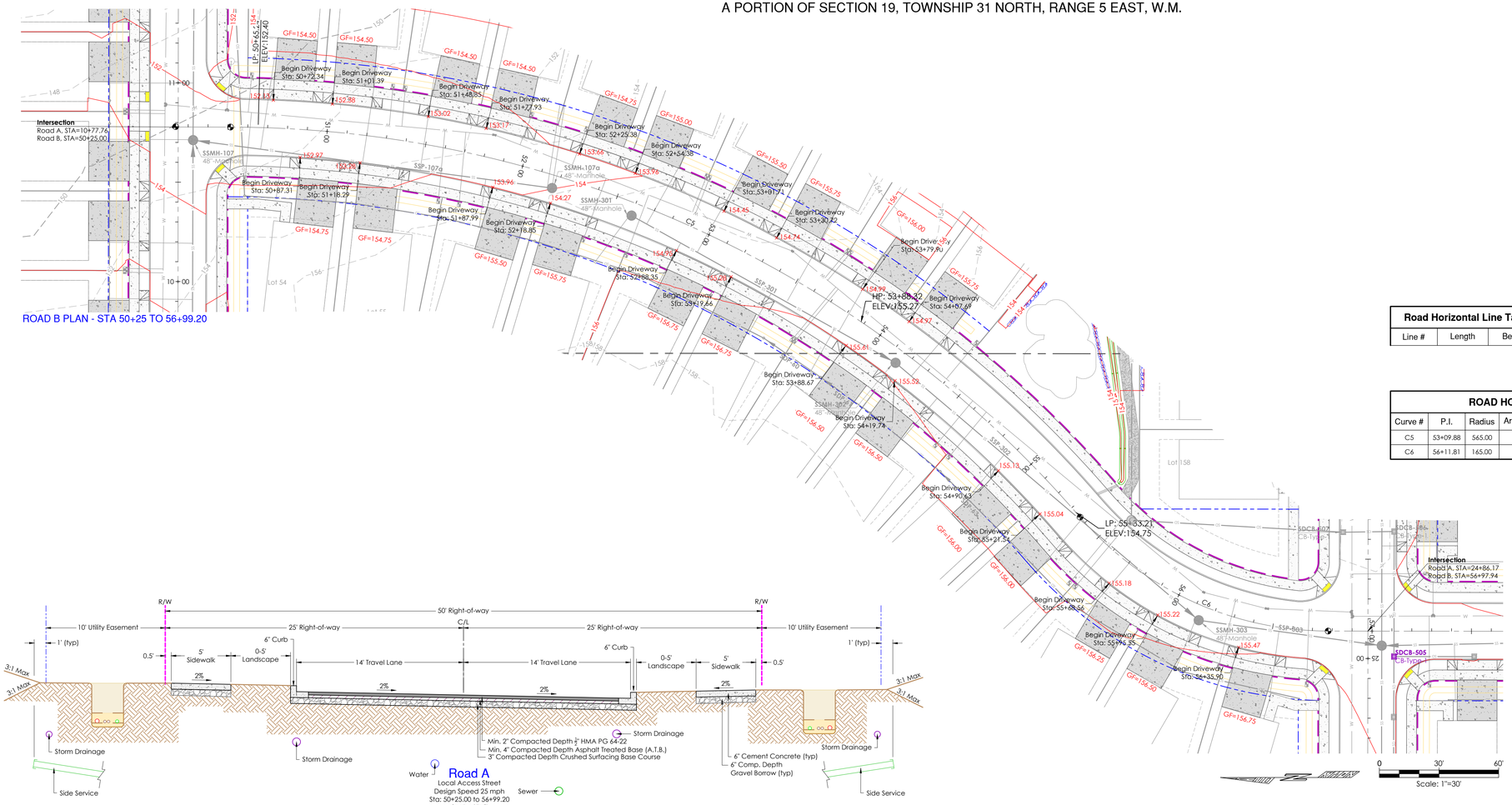
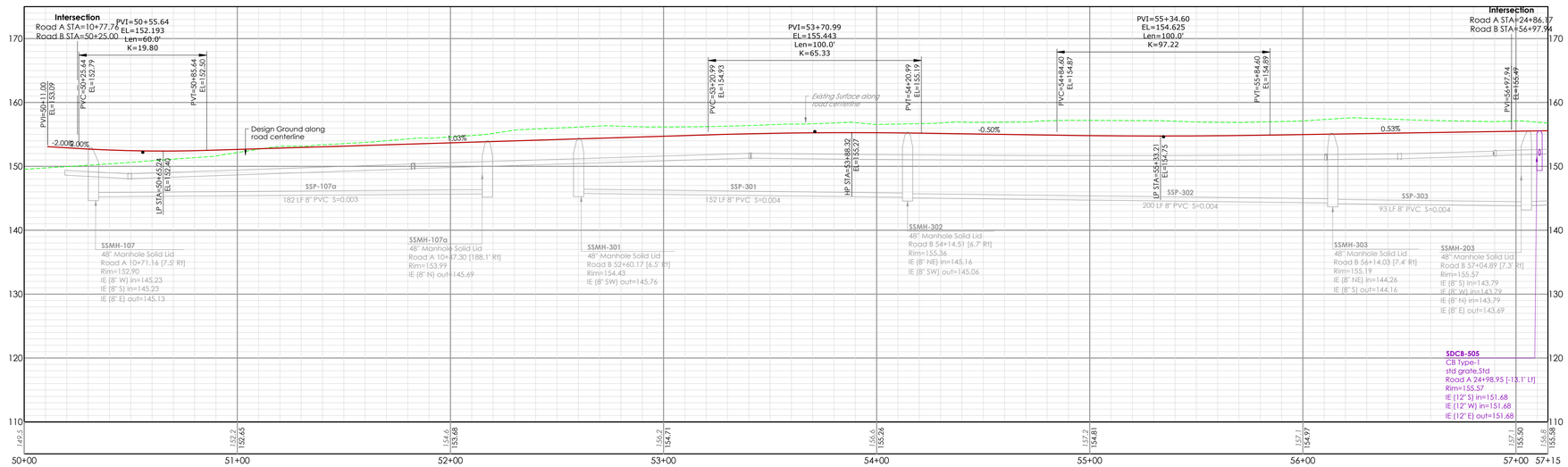


Road Horizontal Line Table		
Line #	Length	Bearing

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C5	53+09.88	565.00	484.98	524° 40' 10"W	50+51.32	55+36.30	258.564
C6	56+11.81	165.00	141.63	524° 40' 10"W	55+36.30	56+77.93	75.510



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MYERS FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPROVAL DATE: -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD

1125 & 1507 172nd ST NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

ROAD B PLAN AND PROFILE

SHEET C19 of C42

24x36

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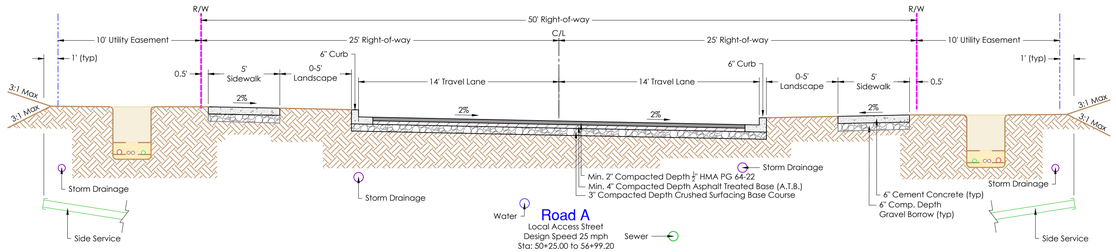
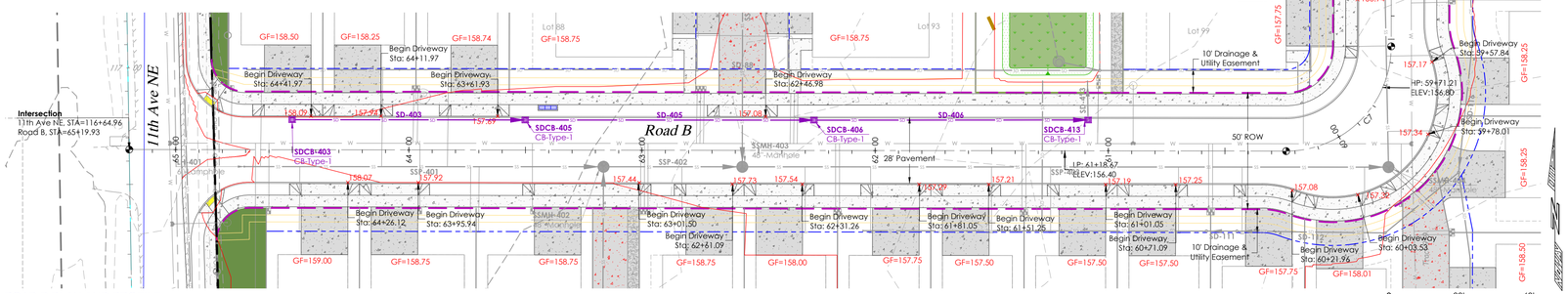
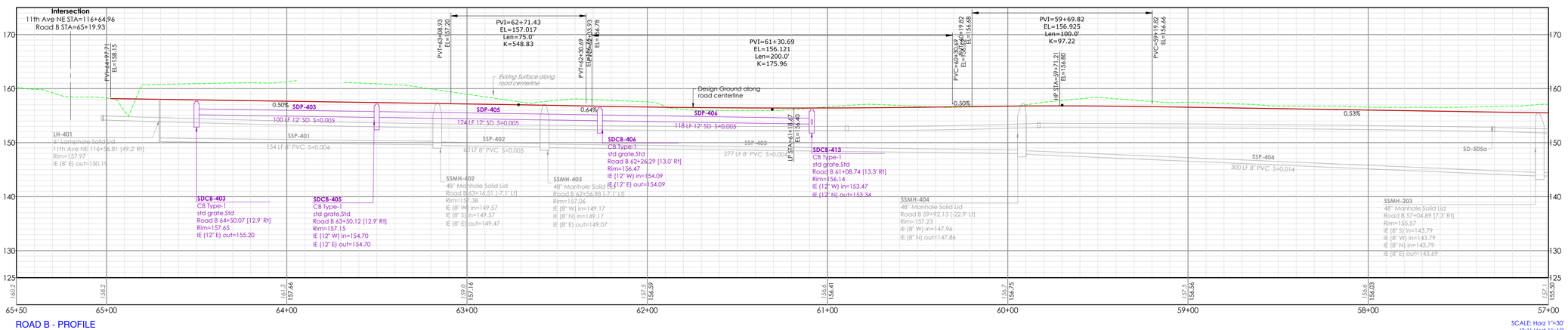




ROAD B PLAN AND PROFILE



ROAD B - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C7	59+98.07	45.00	70.69	545° 04' 44.43"W	59+53.07	60+23.76	45.000

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TYLER S. FOSTER
STATE OF WASHINGTON
21472
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DESIGN APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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ROAD B PLAN AND PROFILE

SHEET
C20 of C42

24x36

-

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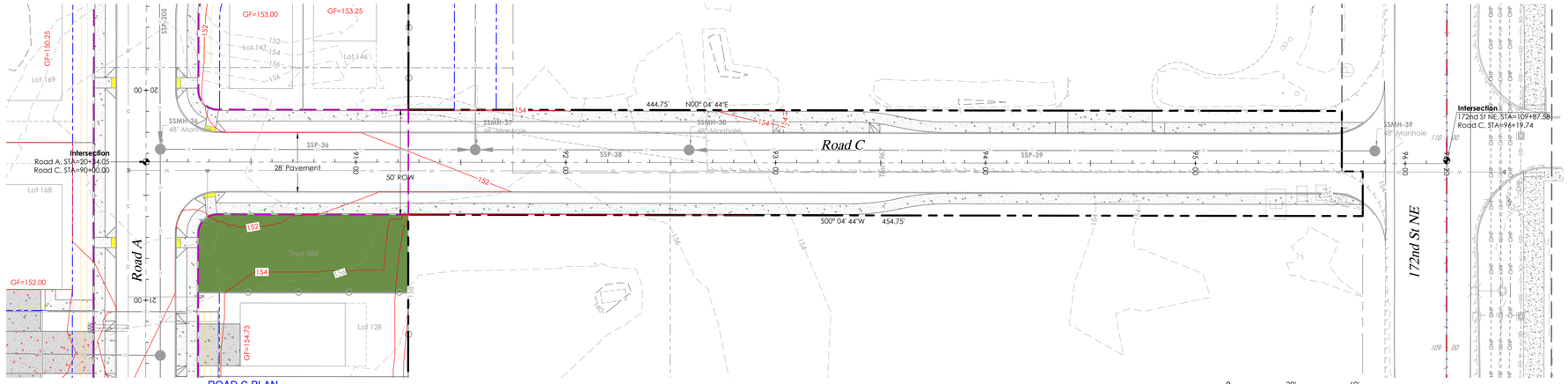
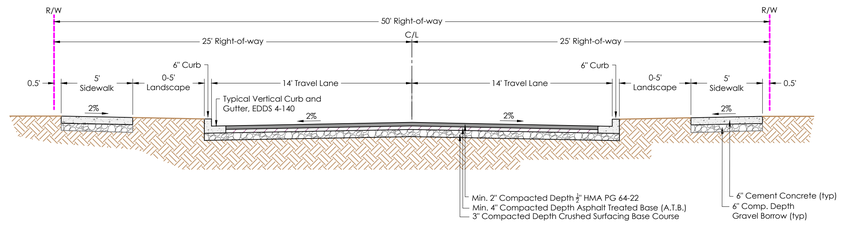
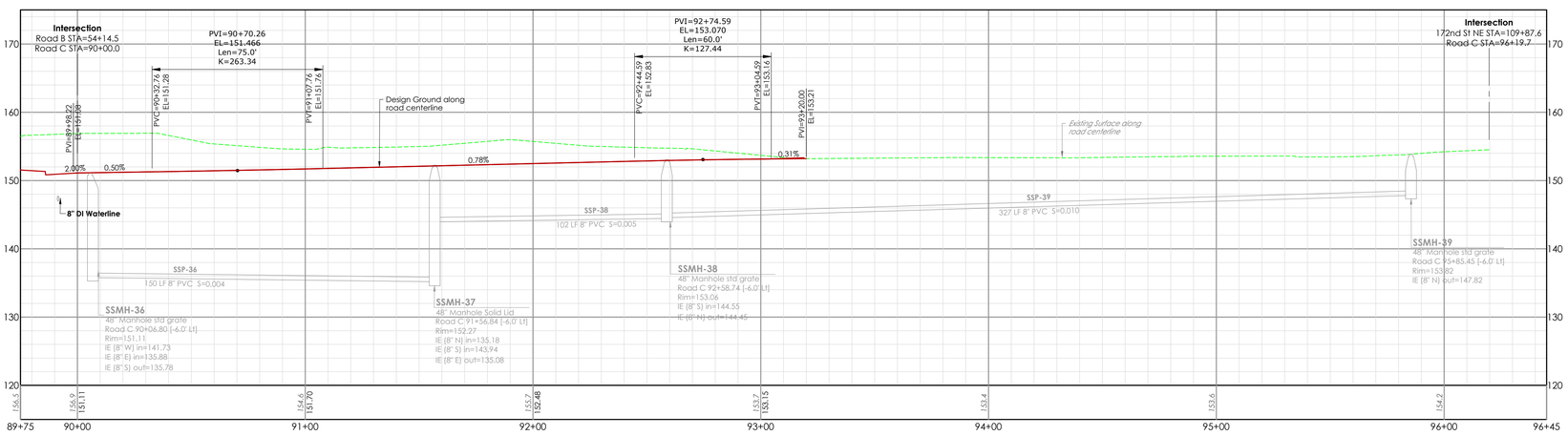


ROAD C PLAN



Roads C
Local Access Road
Design Speed 25 mph
Sta: 90+00 to 96+19.74
Scale: 1"=5'



ROAD C - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21837
5/17/26
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: -
DRAWN BY: Tyler
APPLICATION DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

ROAD C PLAN AND PROFILE

SHEET C21 of C42

24x36

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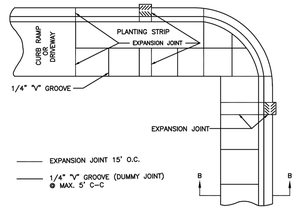
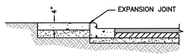


VERTICAL CURB & SIDEWALK



SECTION B–B

NOTES:

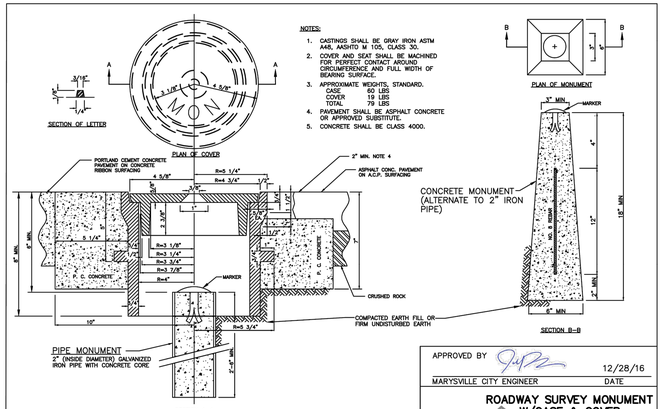
1. SEE SEC. 3–515 FOR JOINT REQUIREMENTS.
2. EXPANSION JOINTS IN SIDEWALK AND CURB TO BE ALIGNED WITH EACH OTHER.
3. EXPANSION JOINT SHALL BE 3/8"x2 1/2" MINIMUM.

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & SIDEWALK JOINTS

LAST REVISED 12/28/16 STANDARD PLAN 3–515–001



NOTES:

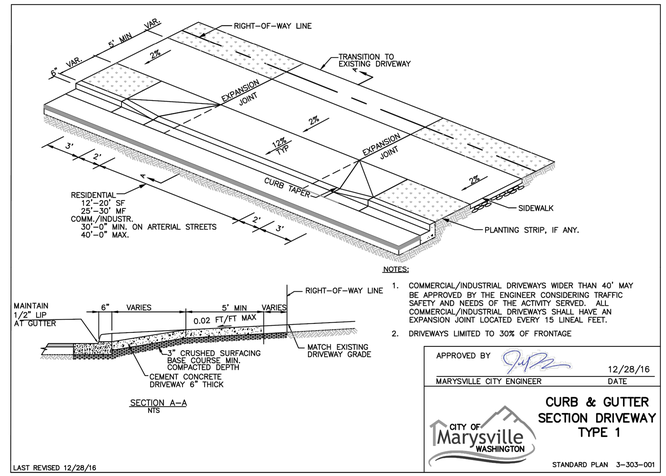
1. CASTINGS SHALL BE GRAY IRON ASTM A48, AASHTO M 105, CLASS 30.
2. COVER AND SEAT SHALL BE MACHINED FOR PERFECT CONTACT AROUND CIRCUMFERENCE AND FULL WIDTH OF BEARING SURFACE.
3. APPROXIMATE WEIGHTS, STANDARD.
   CASE 60 LBS
   COVER 19 LBS
   TOTAL 79 LBS
4. PAVEMENT SHALL BE ASPHALT CONCRETE OR APPROVED SUBSTITUTE.
5. CONCRETE SHALL BE CLASS 4000.

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

ROADWAY SURVEY MONUMENT W/CASE & COVER

LAST REVISED 12/28/16 STANDARD PLAN 3–507–001



NOTES:

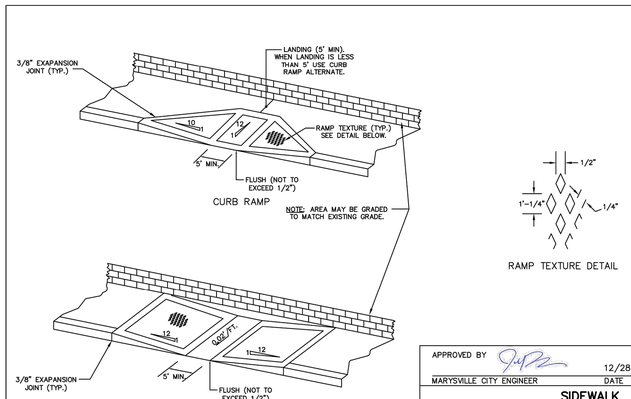
1. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 40' MAY BE APPROVED BY THE ENGINEER CONSIDERING TRAFFIC SAFETY AND NEEDS OF THE ACTIVITY SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE AN EXPANSION JOINT LOCATED EVERY 15 LINEAL FEET.
2. DRIVEWAYS LIMITED TO 30% OF FRONTAGE

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & GUTTER SECTION DRIVEWAY TYPE 1

LAST REVISED 12/28/16 STANDARD PLAN 3–303–001

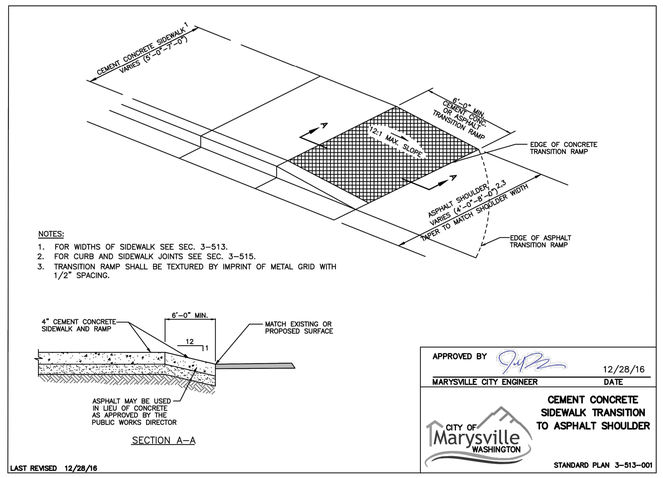


APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

SIDEWALK AND CURB RAMP DESIGN

LAST REVISED 12/28/16 STANDARD PLAN 3–516–002



NOTES:

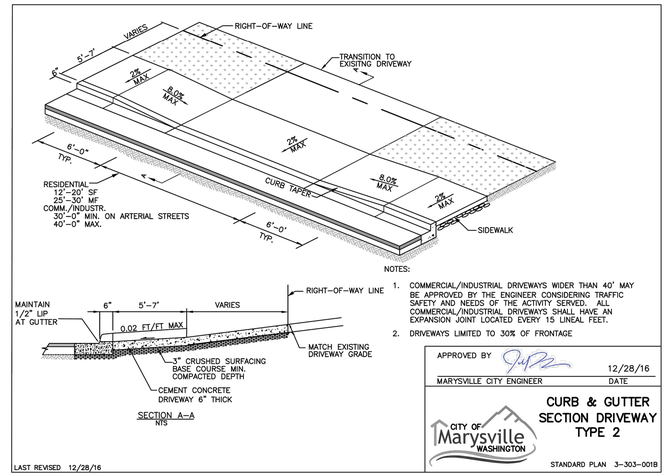
1. FOR WIDTHS OF SIDEWALK SEE SEC. 3–513.
2. FOR CURB AND SIDEWALK JOINTS SEE SEC. 3–515.
3. TRANSITION RAMP SHALL BE TEXTURED BY IMPRINT OF METAL GRID WITH 1/2" SPACING.

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER

LAST REVISED 12/28/16 STANDARD PLAN 3–513–001



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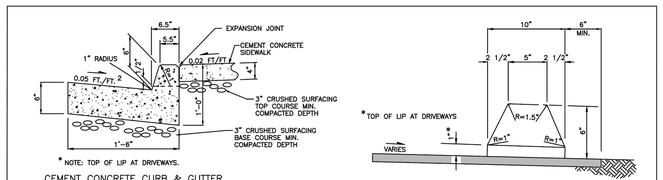
APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & GUTTER SECTION DRIVEWAY TYPE 2

LAST REVISED 12/28/16 STANDARD PLAN 3–303–001B



NOTES:

1. SEE SEC. 3–515 FOR JOINT REQUIREMENTS.
2. ROLL GUTTER TO MATCH POSITIVE SUPERELEVATION.
3. SEE SEC. 3–514 FOR EXTRUDED CURB ANCHORAGE.
4. VERTICAL CURB WILL BE REQUIRED EXCEPT AS NOTED IN SECTION 3–514

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB DETAILS

LAST REVISED 12/28/16 STANDARD PLAN 3–514–001

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 51726 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

ROAD DETAILS

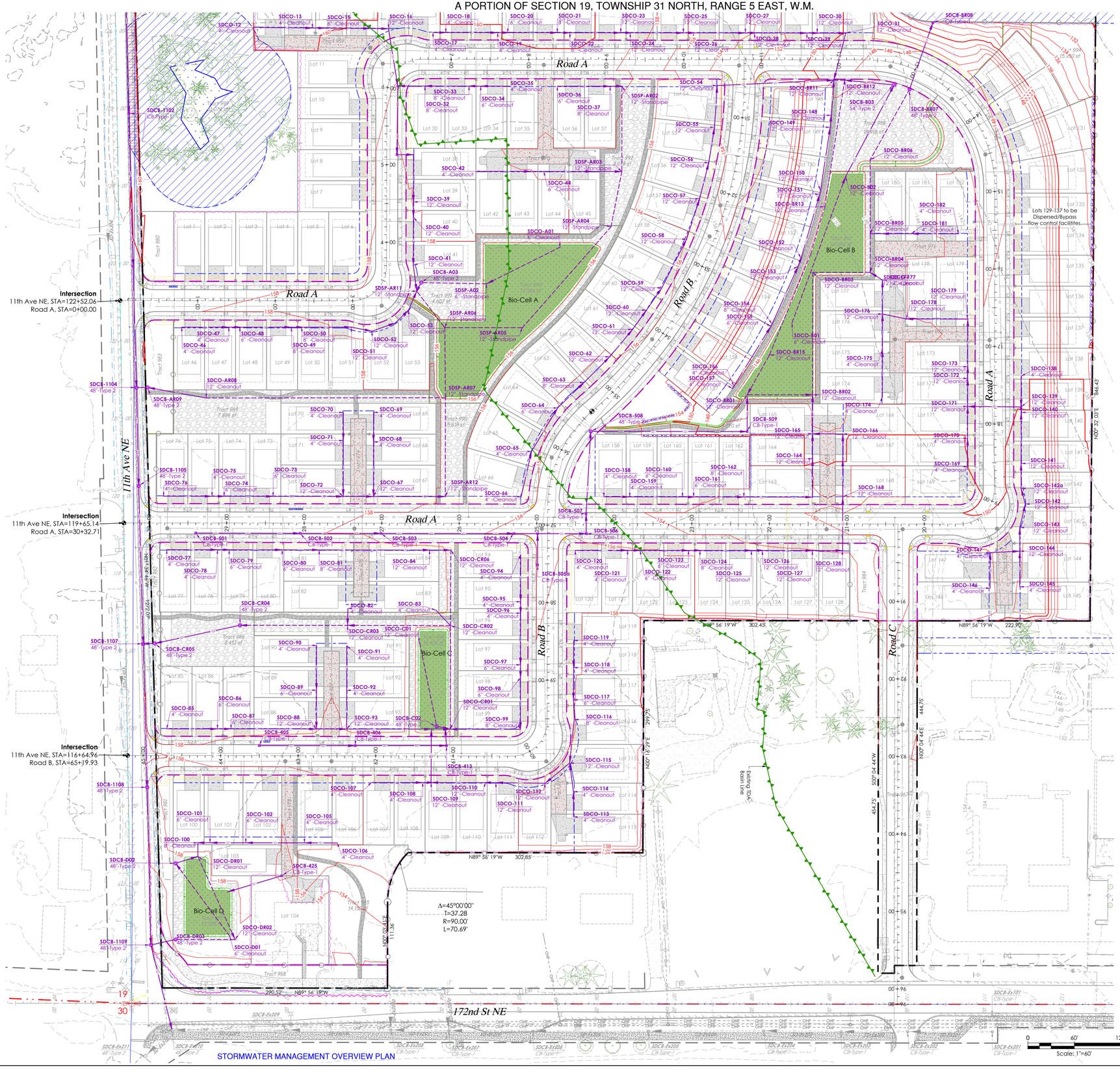
SHEET C22 of C42

24x36

-

811 Know what's below. Call before you dig.

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



STORMWATER MANAGEMENT OVERVIEW PLAN

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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TYLER S. FOSTER — STATE OF WASHINGTON — 51726 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DRAFT APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223

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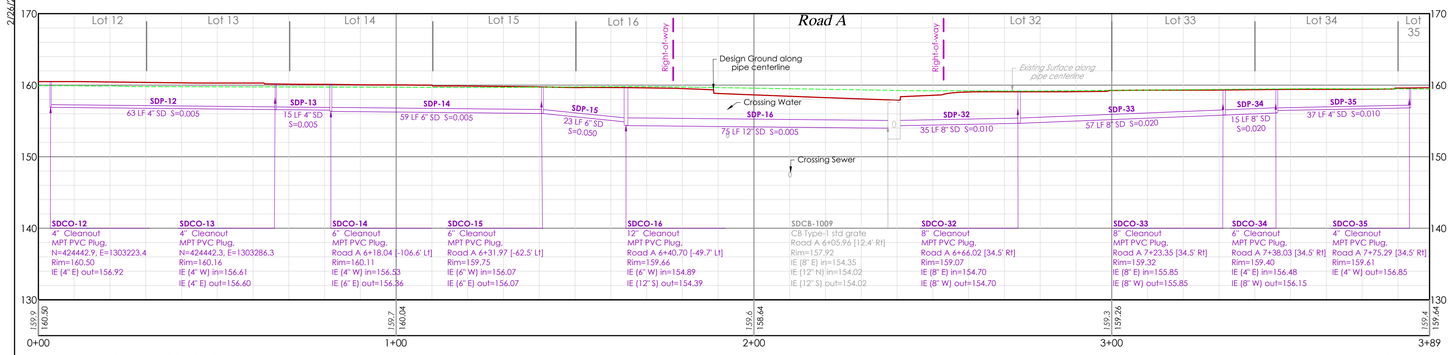
SHEET C23 of C42

24x36

-



SDCO-12 to SDCO-35 - PROFILE

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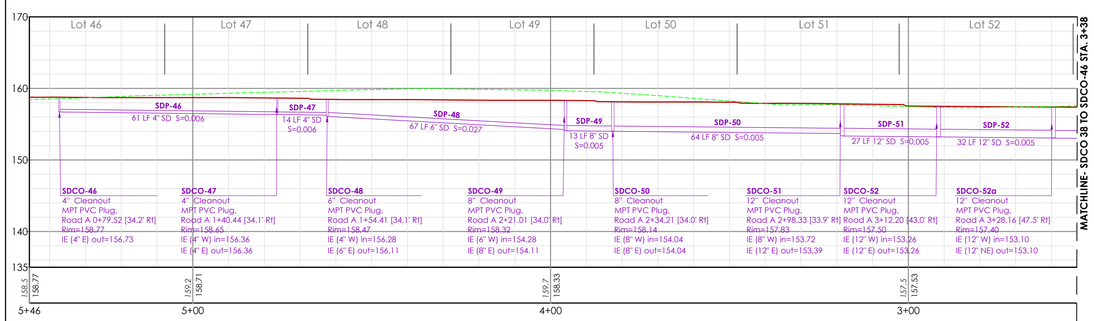
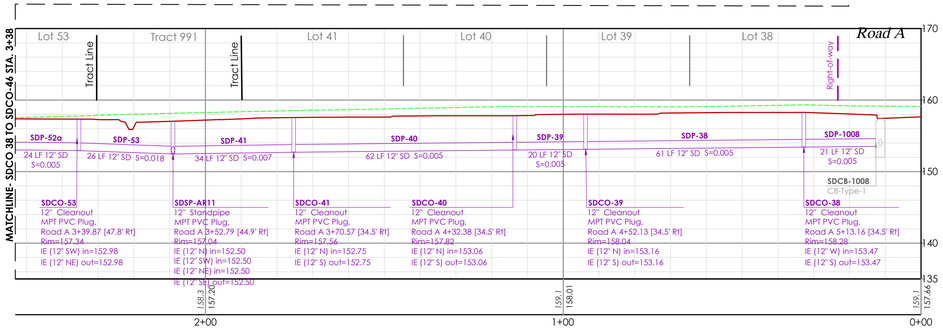
(2:1) Vert 1"=10'



SDCO-38 to SDCO-46 - PROFILE



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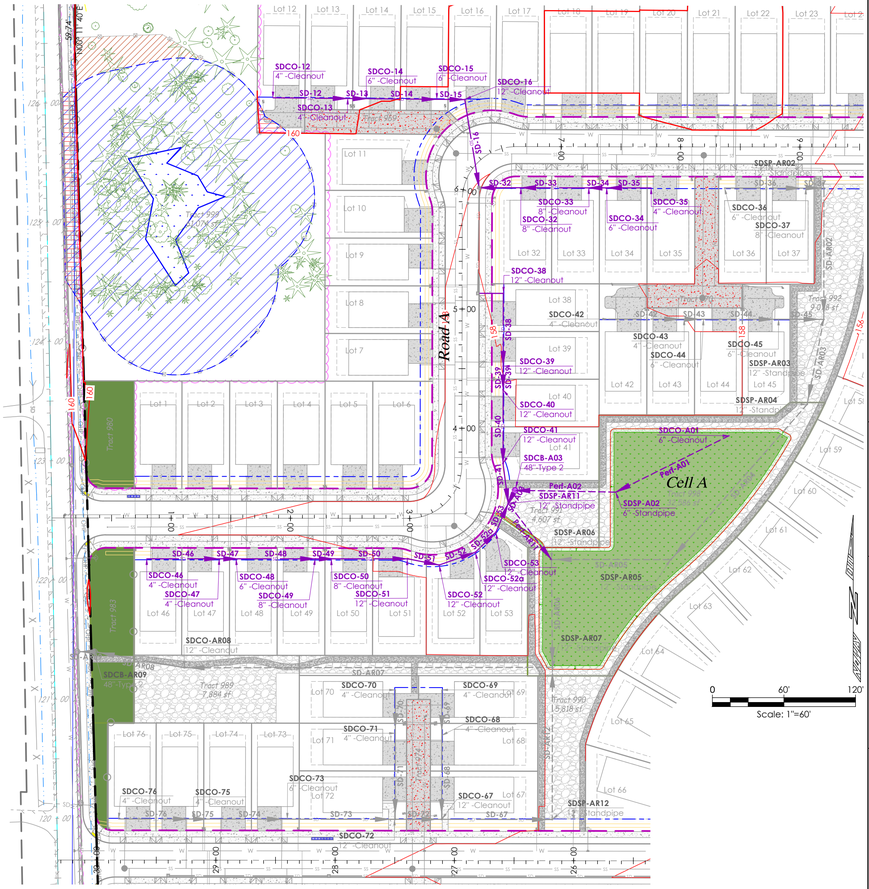
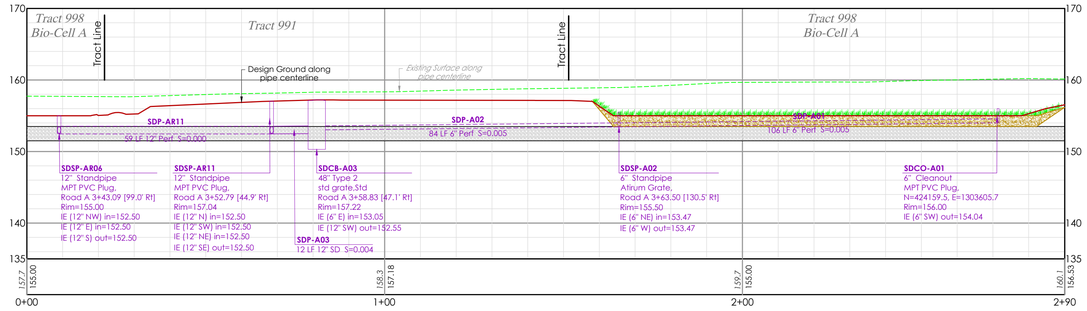
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN



Cell A - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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TYLER S. FOSTER
STATE OF WASHINGTON
21537
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
ART APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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1125 & 1507 172nd St NE, Arlington, WA 98223
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STORMWATER MANAGEMENT CELL A PLAN AND PROFILES PART 1

SHEET C24 of C42
24x36
-

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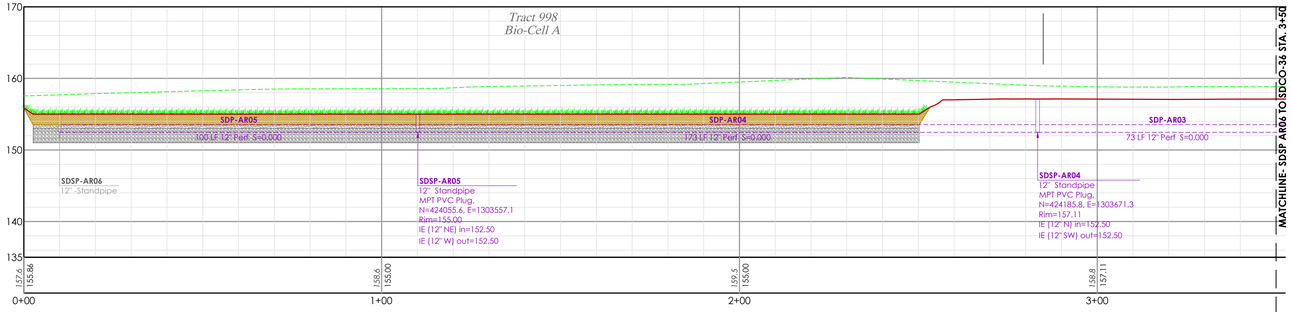
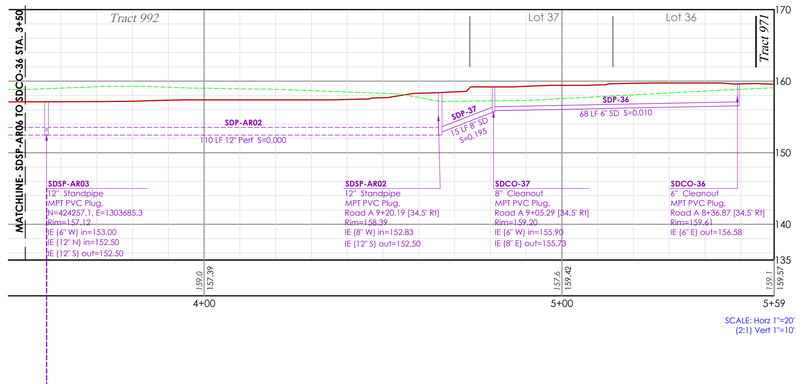


SDSP-AR06 to SDCO-36 - PROFILE



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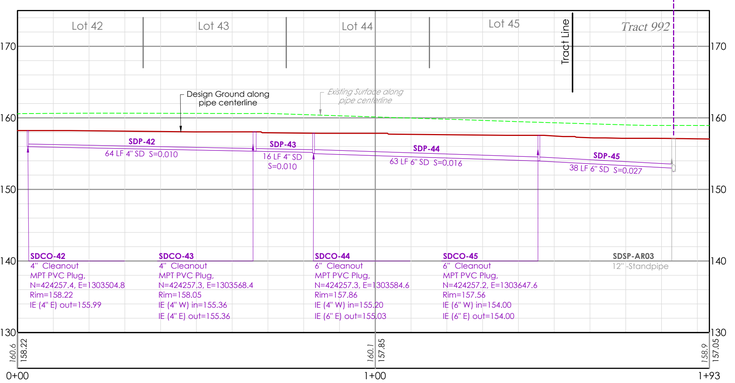

SDCO-42 to SDSP-AR03 - PROFILE

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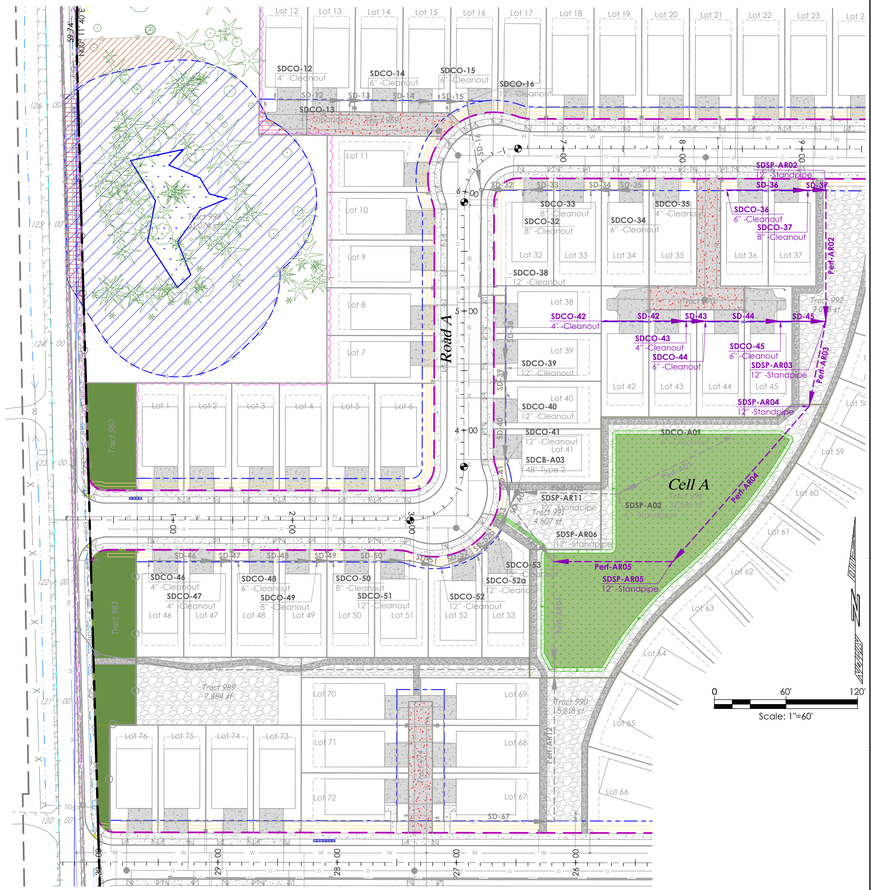

STORMWATER MANAGEMENT PLAN

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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
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STORMWATER MANAGEMENT CELL A PLAN AND PROFILES PART 2

SHEET
C25 of C42

24x36

-

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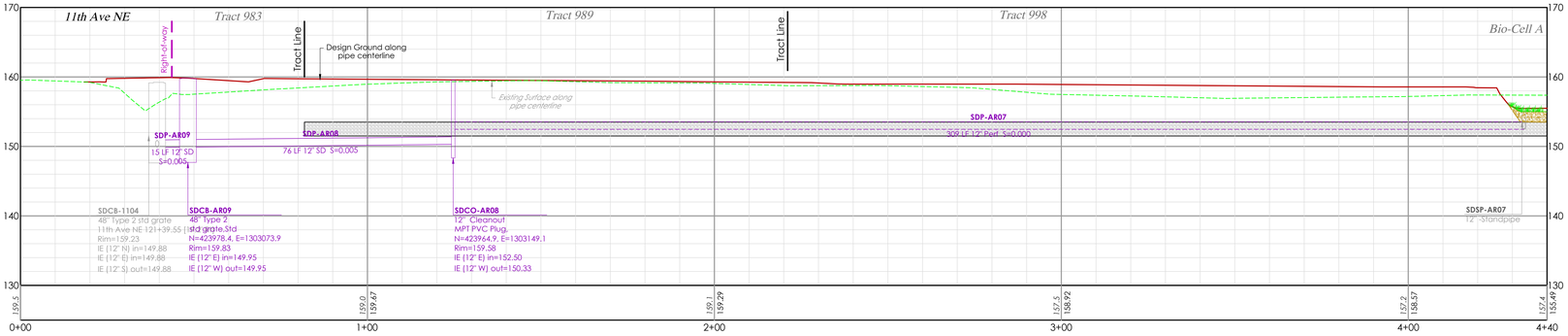
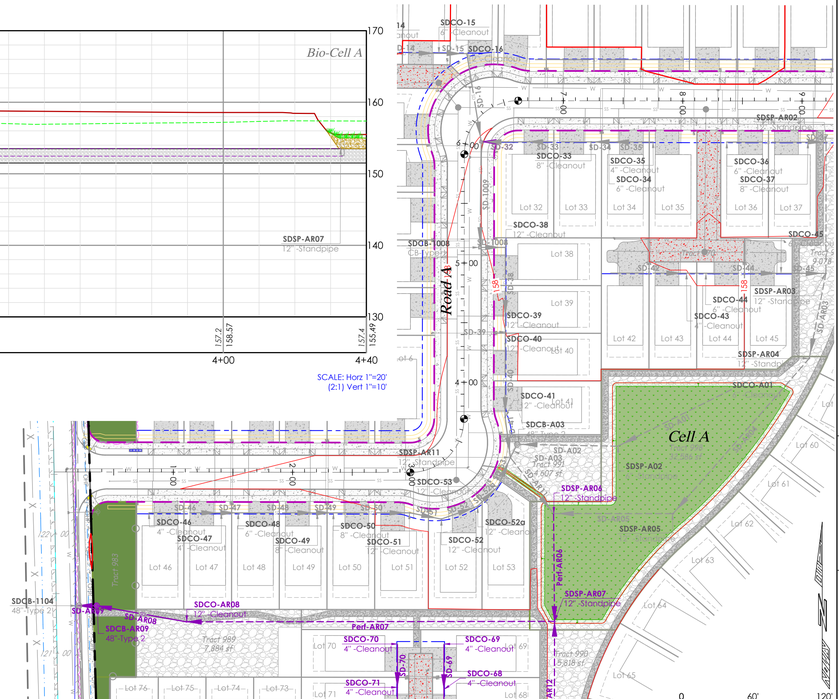
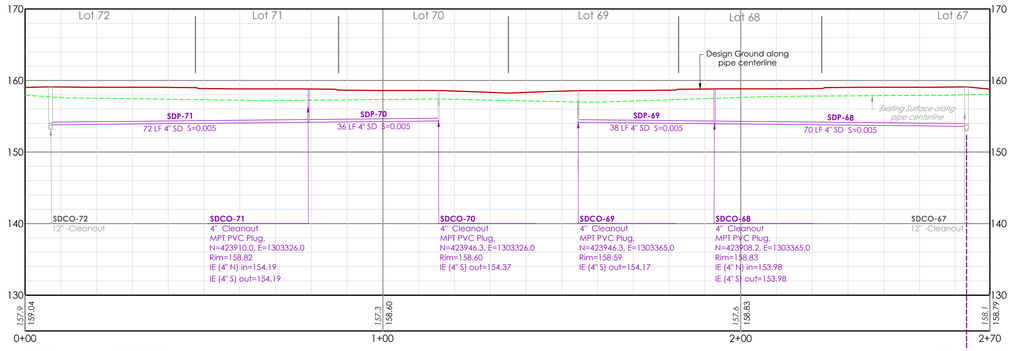


Rock to Outlet - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

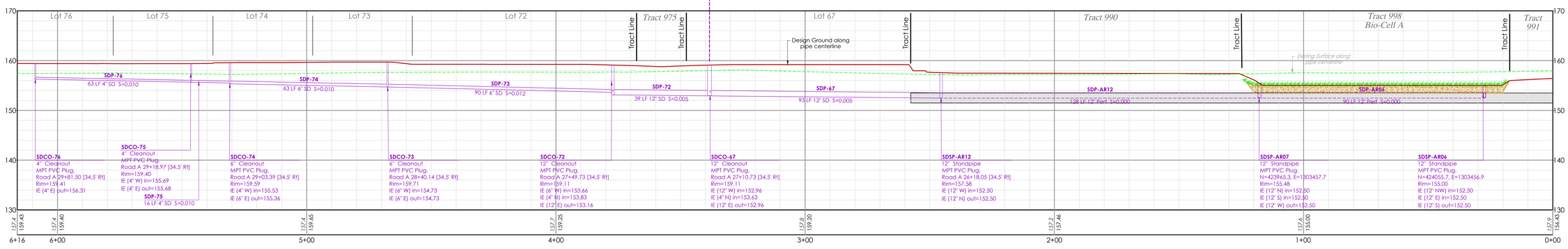


STORMWATER MANAGEMENT PLAN



SDCO-67 to 72 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO 76 to Rock - PROFILE

SCALE: Horz 1"=20'
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02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPD. FOR PERMIT DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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STORMWATER MANAGEMENT CELL A PLAN AND PROFILES PART 3

SHEET C26 of C42
24x36
-

2/26/2024 2:37 PM
Z:\Myron Gemmer - Lakewood PRD\Sheets\C26 Stormwater Management Cell A Plan and Profiles Part 3.dwg

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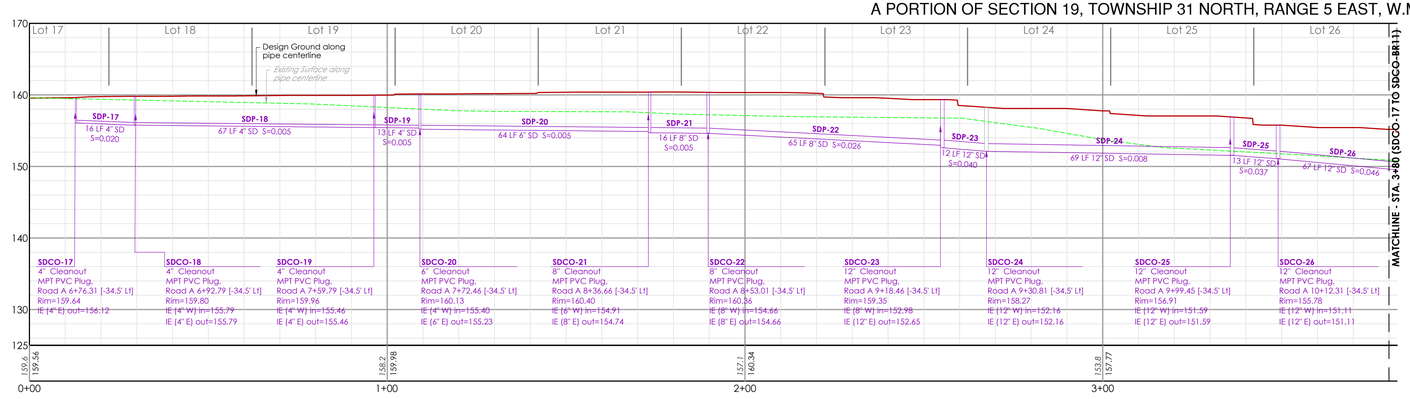
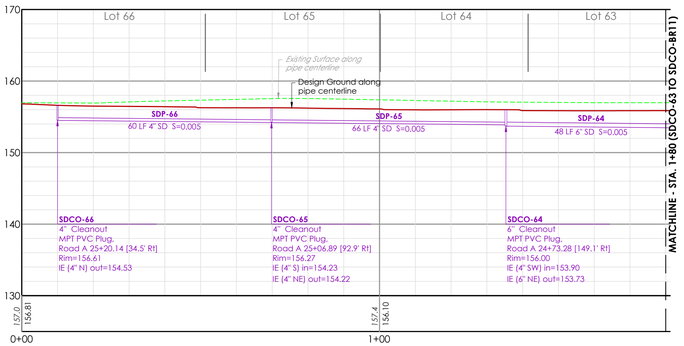
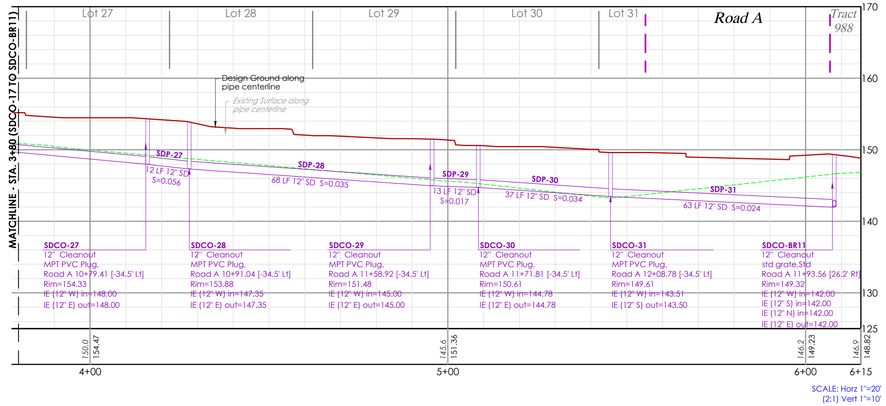


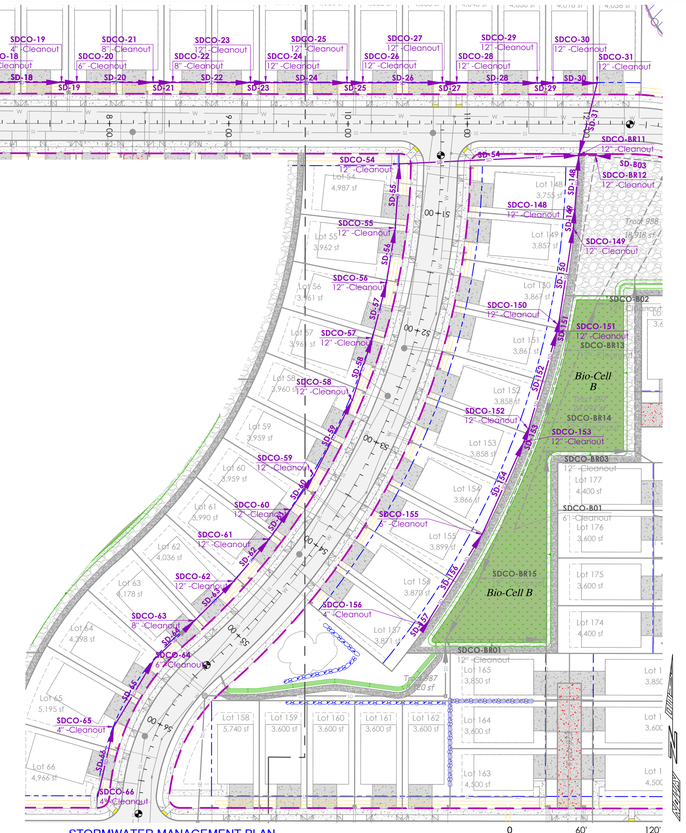
SDCO-17 to SDCO-BR11 - PROFILE



SDCO-66 to SDCO-BR12 - PROFILE



SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN

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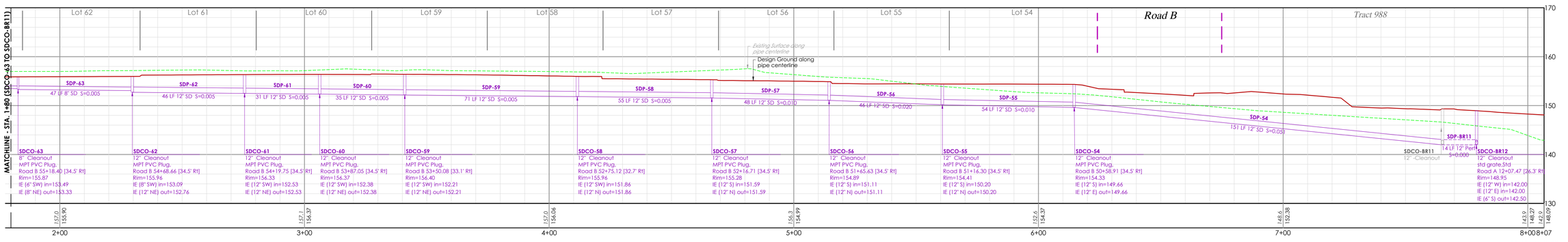
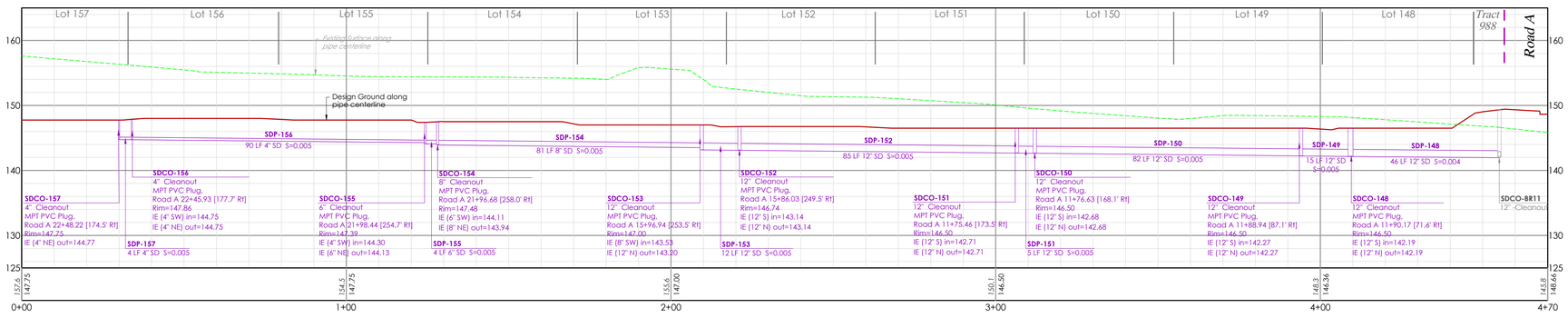
Scale: 1"=60'



SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO-157 to SDCO-BR11 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21726
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DESIGN DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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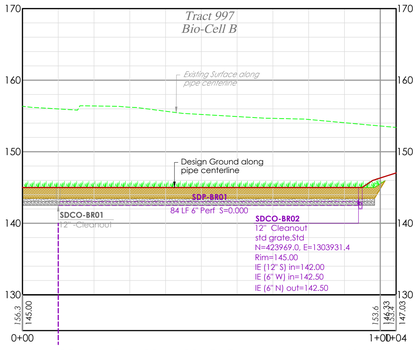
STORMWATER MANAGEMENT CELL B PLAN AND PROFILE PART 1

SHEET
C27 of C42

24x36

-



SDCO-BR01 to SDCO-BR02 - PROFILE

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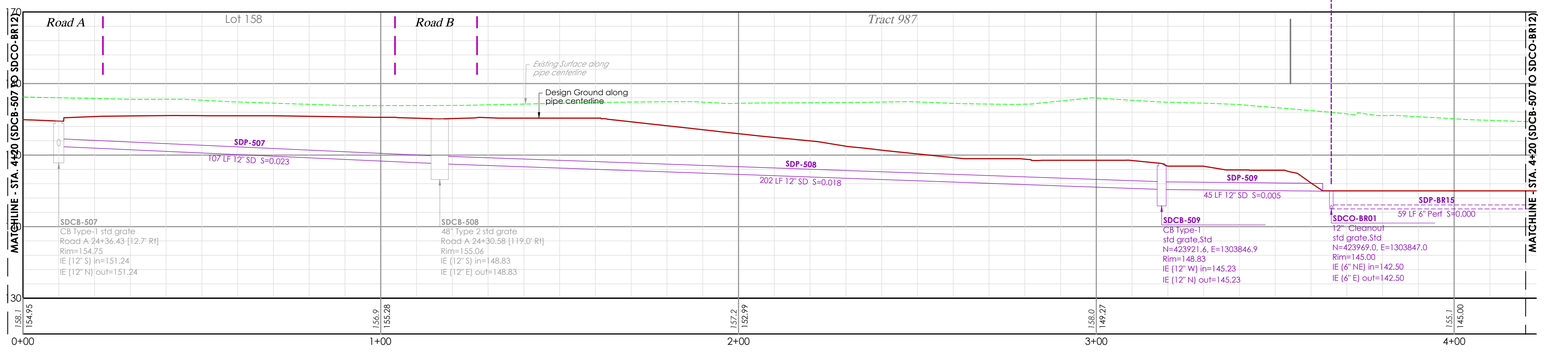
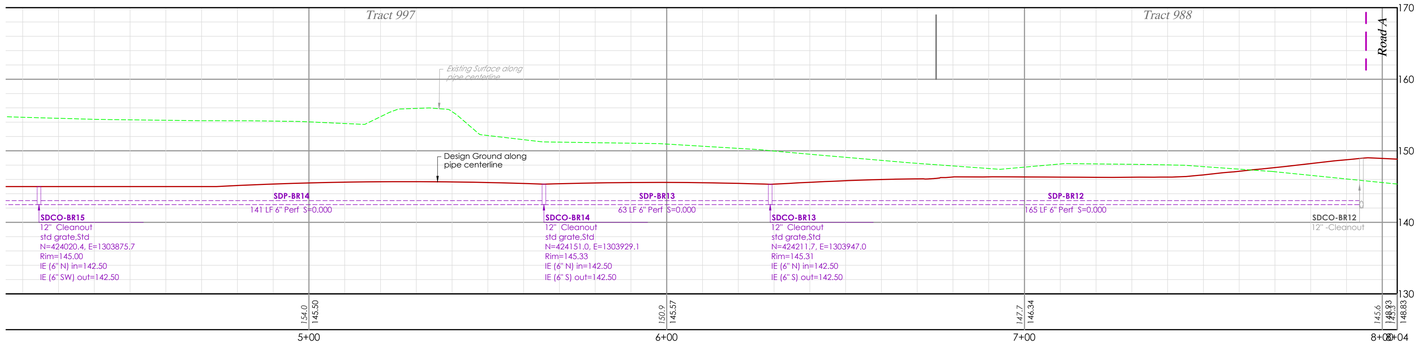


SDCB-507 to SDCO-BR12 - PROFILE



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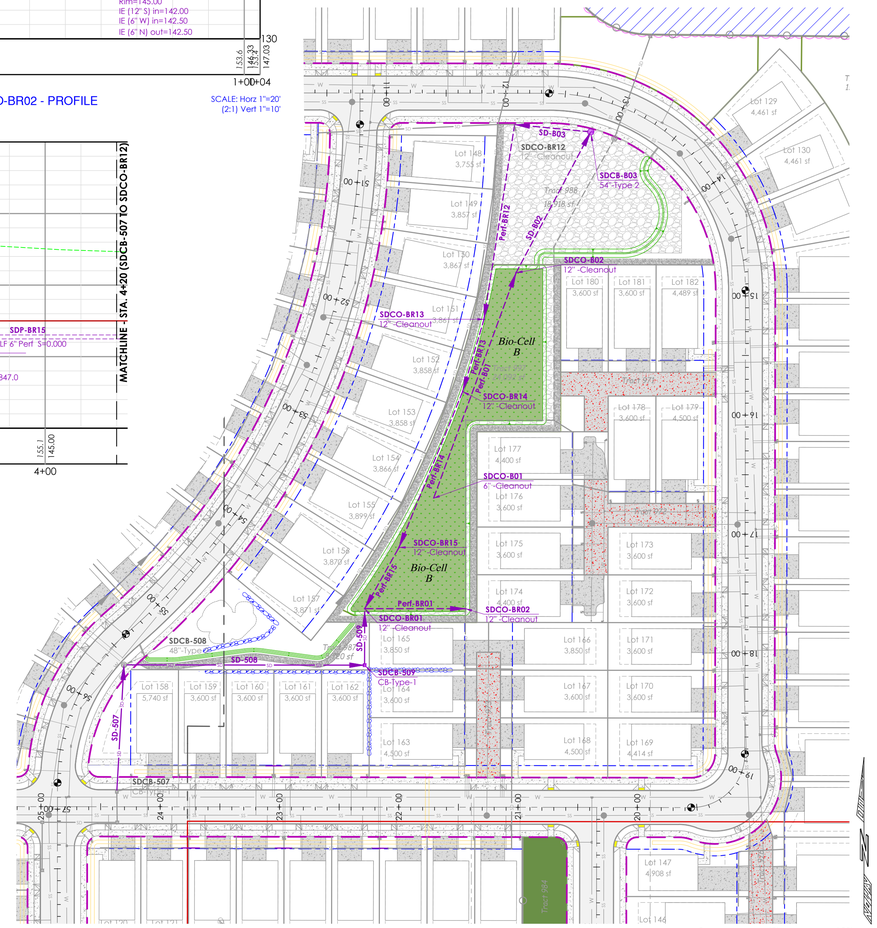
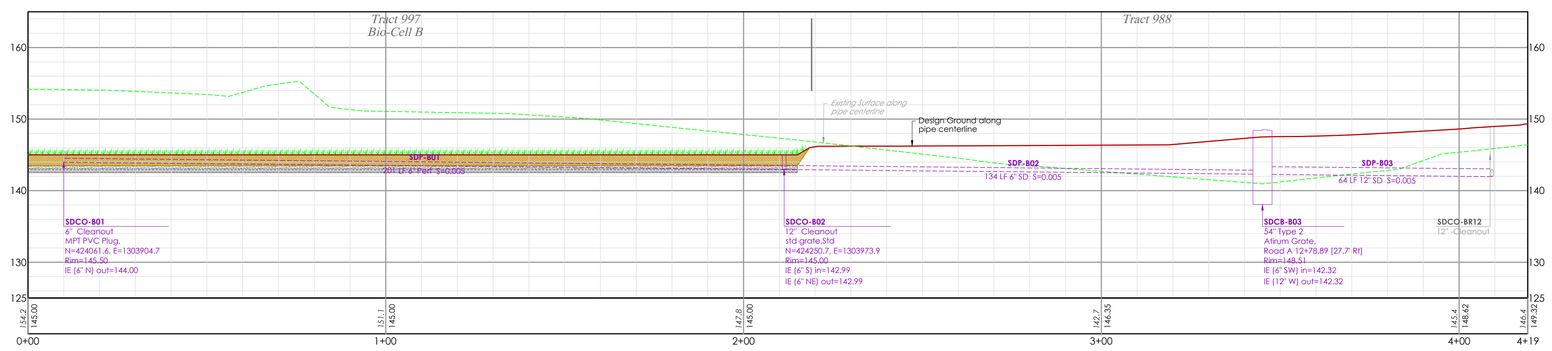
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN



SDCO-B01 to SDCB-BR12 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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TYLER S. FOSTER
STATE OF WASHINGTON
21737
REGISTERED
PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DRAFT APPROVAL DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

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1125 & 1507 172nd St NE, Arlington, WA 98223
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MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT CELL B PLAN AND PROFILE PART 2

SHEET
C28 of C42

24x36

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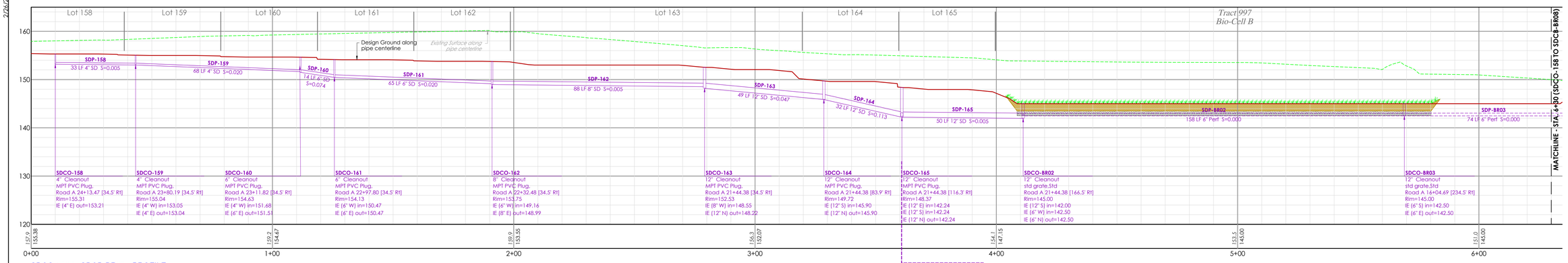
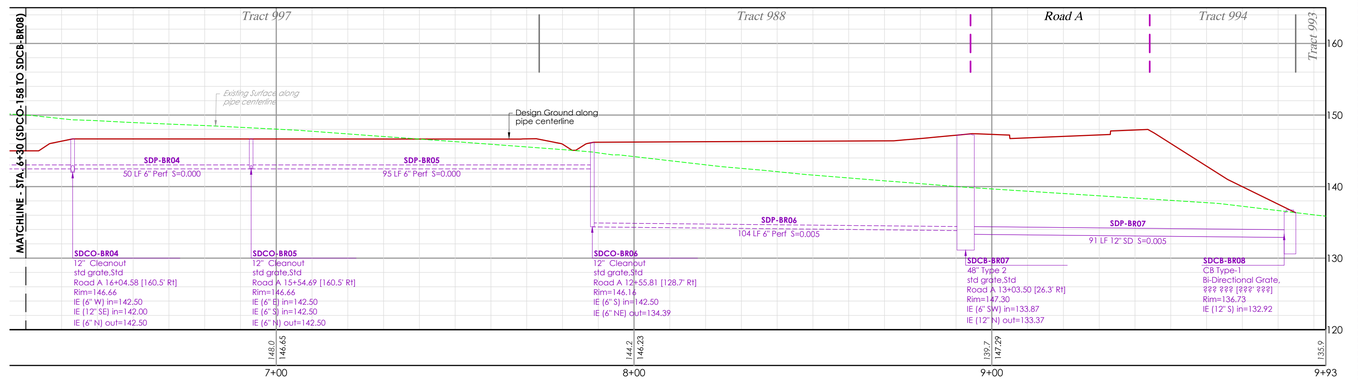
2/26/2024 2:41 PM

2/26/2024 2:43 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



SDCO-158 to SDCB-BR08 - PROFILE



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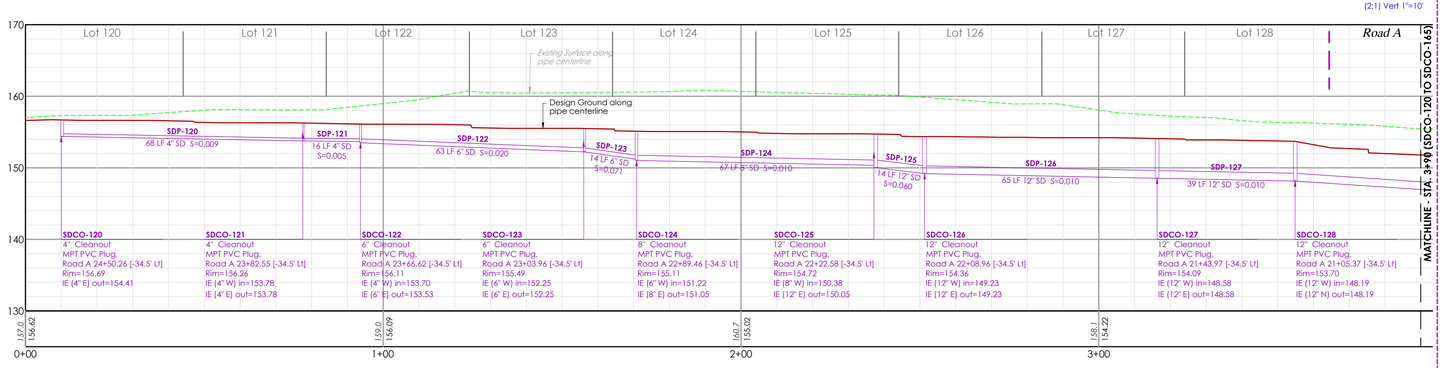
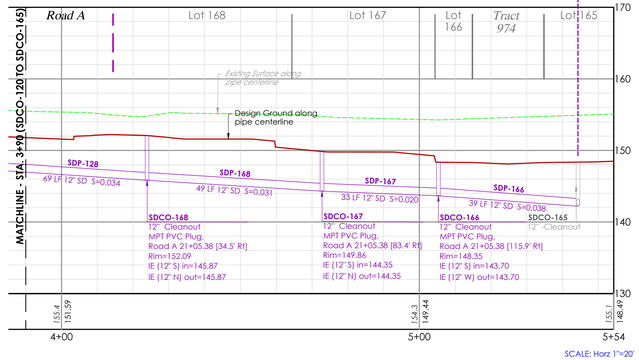


SDCO-120 to SDCO-165 - PROFILE



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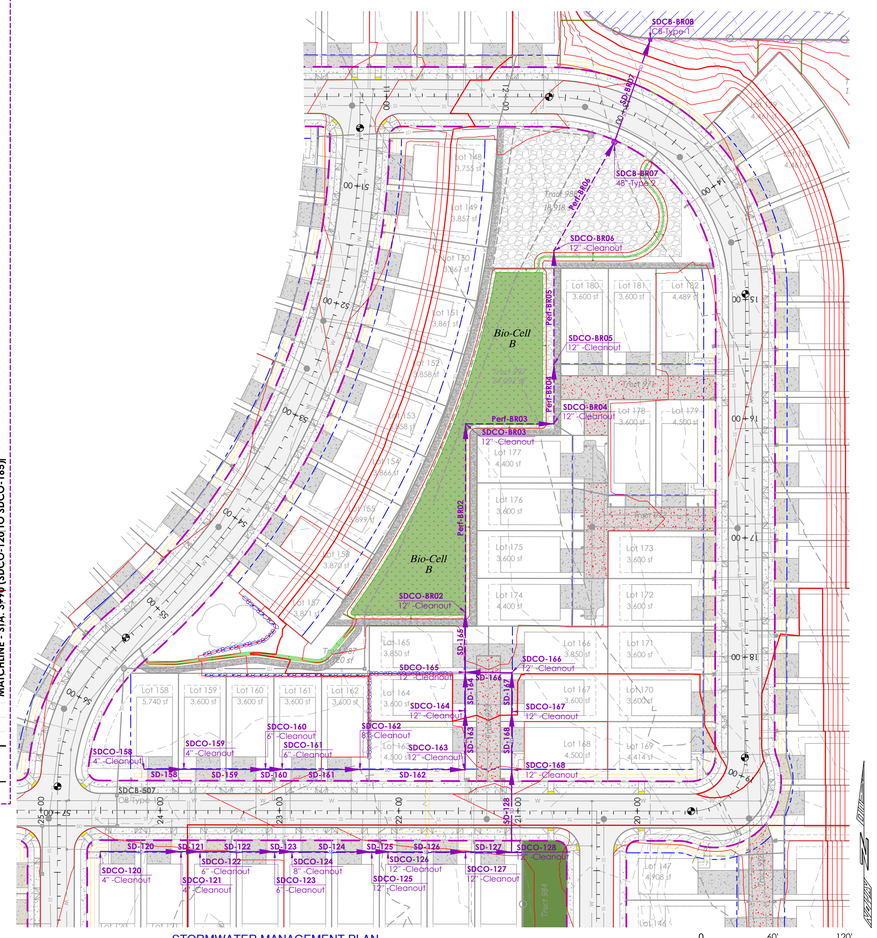
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
AS-BUILT APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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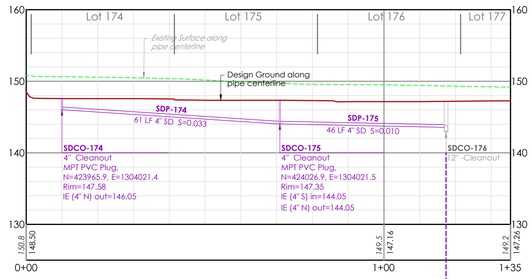
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT CELL B PLAN AND PROFILE PART 3

SHEET
C29 of C42

24x36

-



SDCO-174 to SDCO-176 - PROFILE

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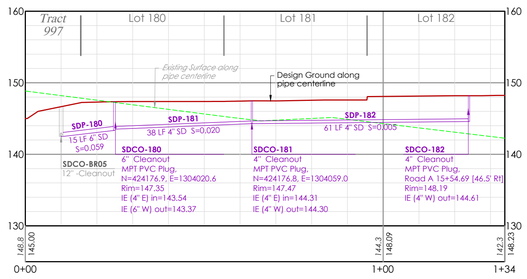

SDCO-BR05 to SDCO-182 - PROFILE

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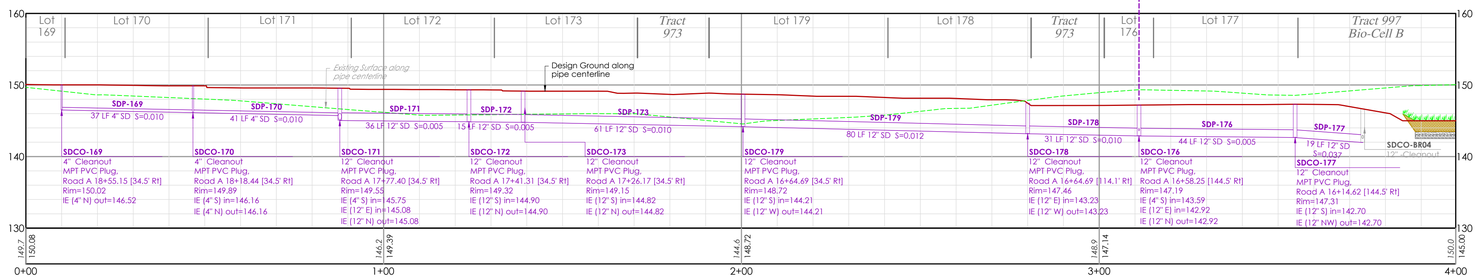

SDCO-169 to SDCO-BR04 - PROFILE

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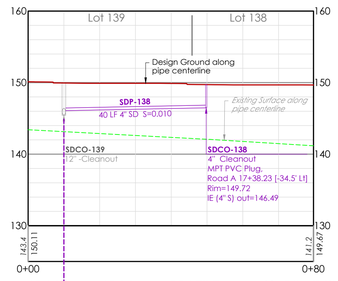

SDCO-139 to SDCO-138 - PROFILE

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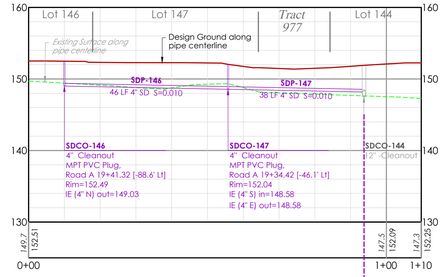

SDCO-146 to SDCO-144 - PROFILE

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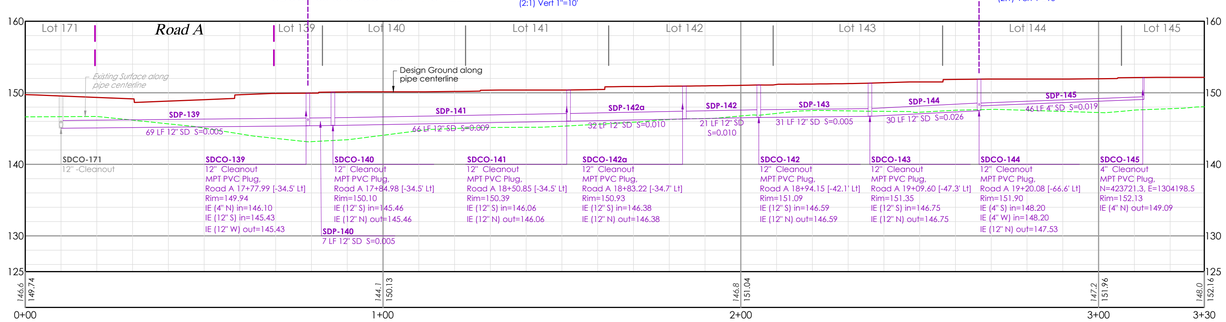

SDCO-171 to SDCO-145 - PROFILE

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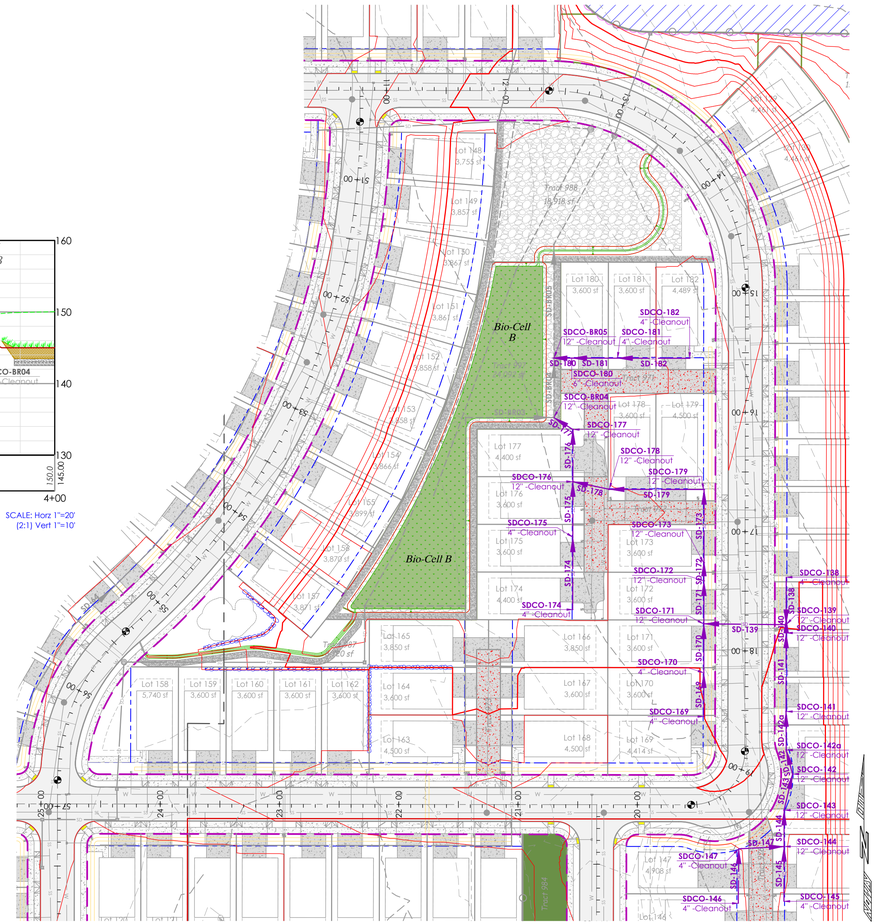

STORMWATER MANAGEMENT PLAN

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TYLER S. FOSTER
STATE OF WASHINGTON
21547
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
SITE APPROVAL: -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

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STORMWATER MANAGEMENT CELL B PLAN AND PROFILE PART 4

SHEET
C30 of C42

24x36

-

2/26/2024 2:45 PM
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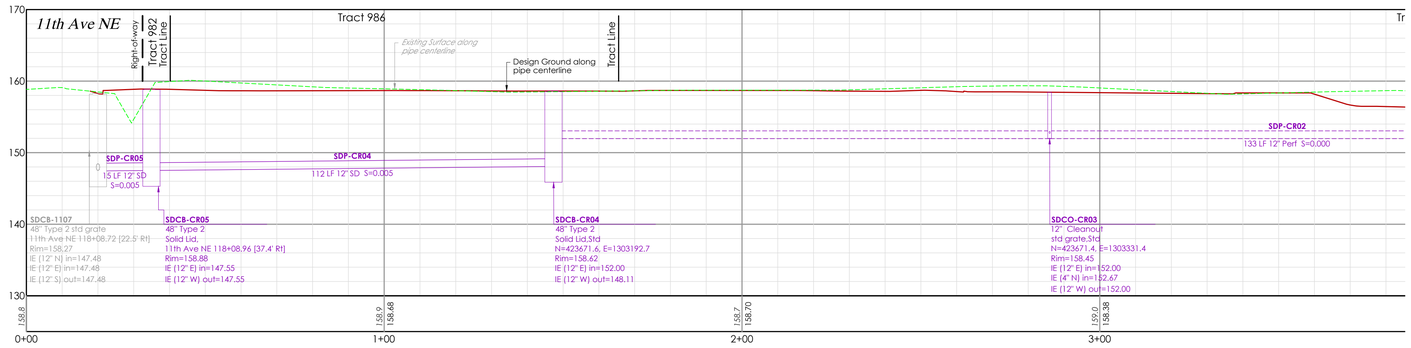
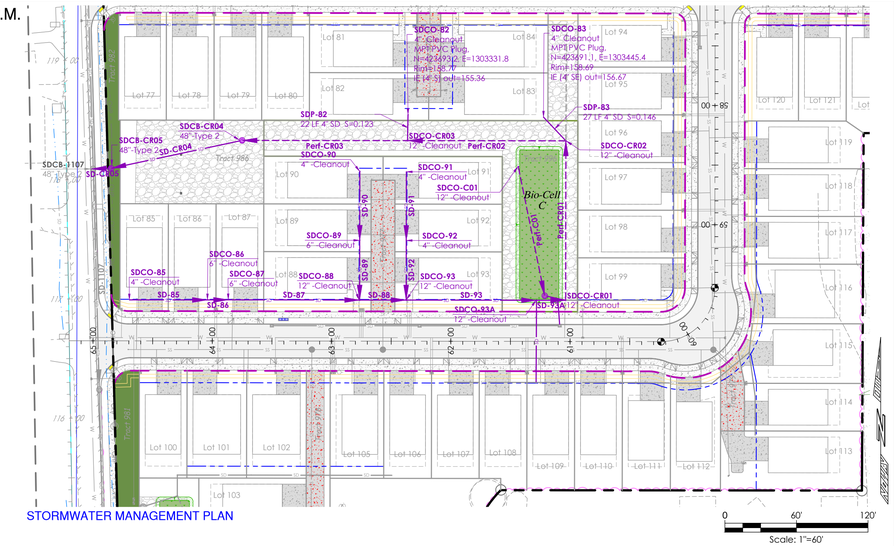
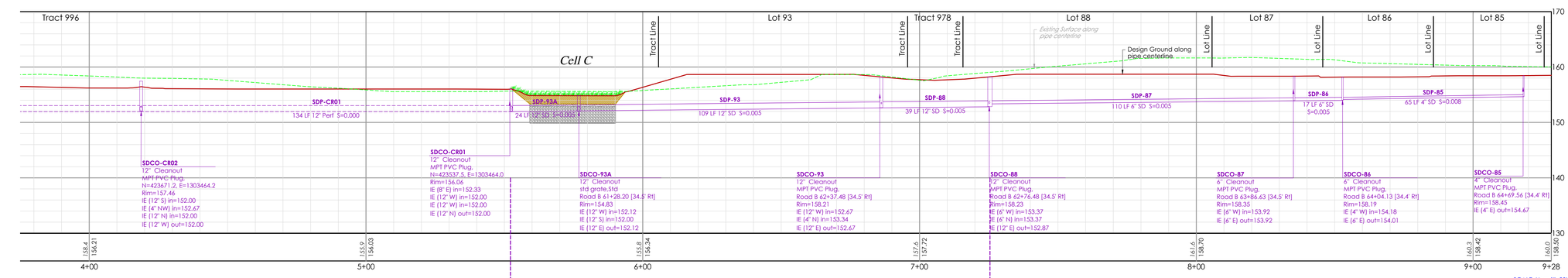


SDCO-85 to SDCB-1107 - PROFILE



STORMWATER MANAGEMENT PLAN



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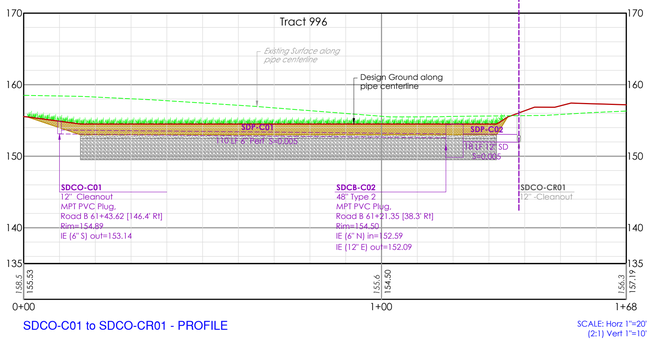
(2:1) Vert 1"=10'



SDCO-C01 to SDCO-CR01 - PROFILE

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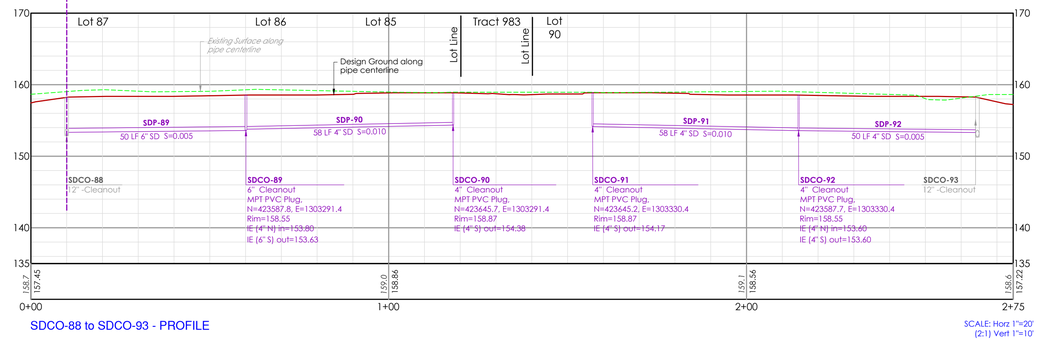
(2:1) Vert 1"=10'



SDCO-88 to SDCO-93 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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TYLER S. FOSTER — STATE OF WASHINGTON — 24572 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APP. APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
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STORMWATER MANAGEMENT CELL C PLAN AND PROFILES PART 1

SHEET C31 of C42

24x36

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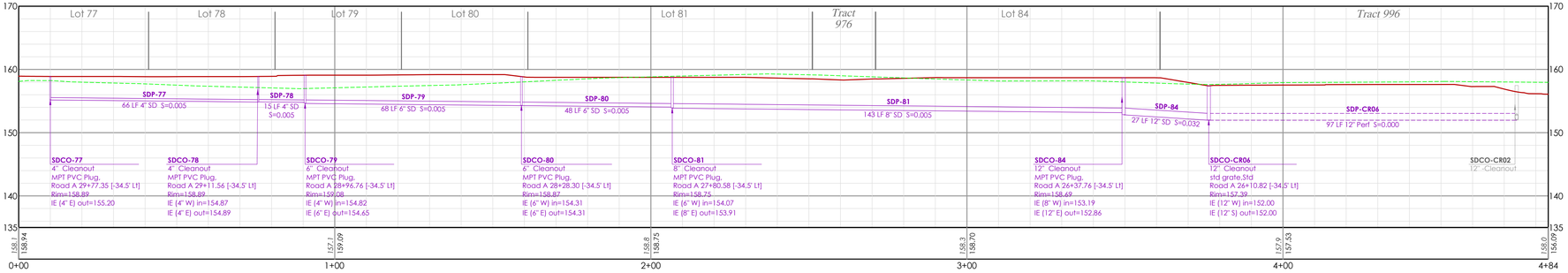
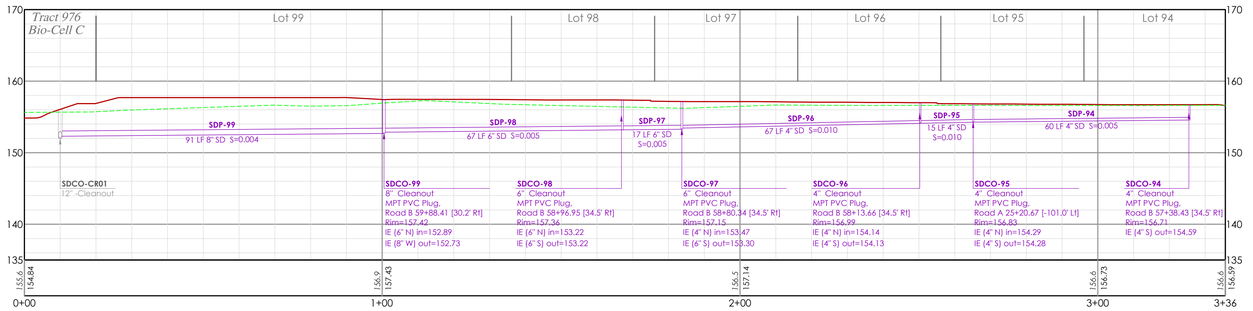


SDCO-77 to SDCO-CR02 - PROFILE



SDCO-CR01 to SDCO-94 - PROFILE

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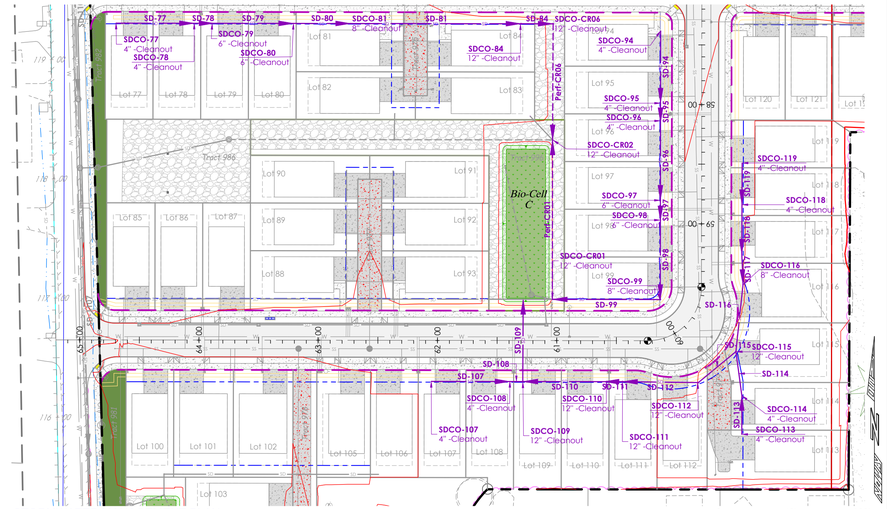
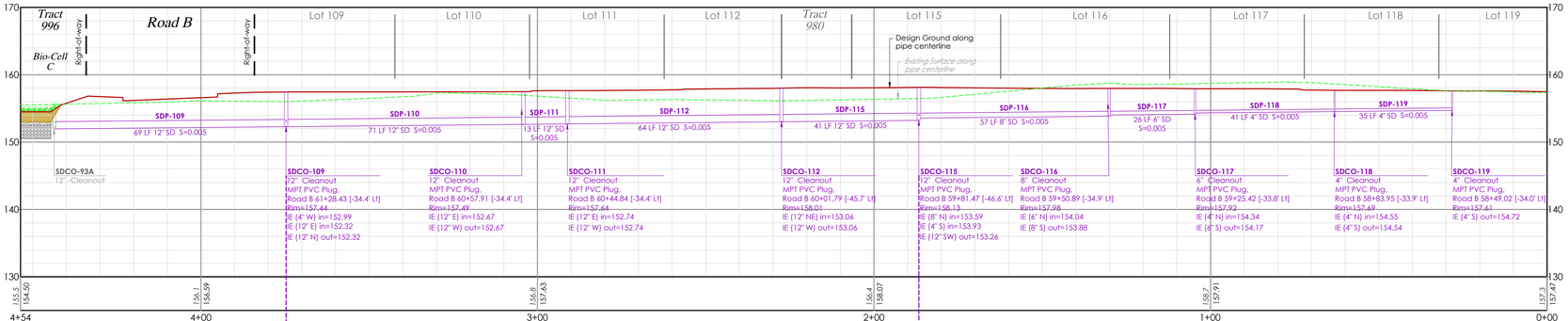


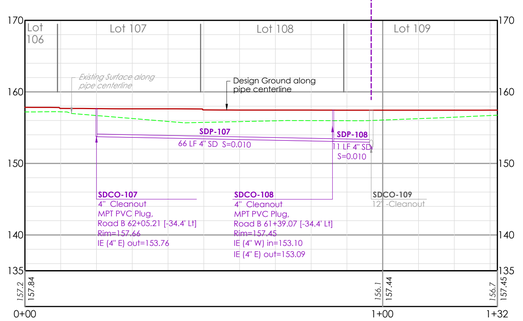
SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

STORMWATER MANAGEMENT PLAN



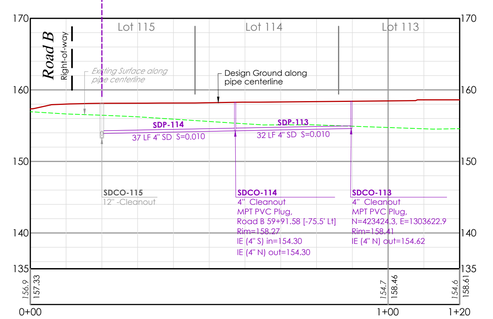
SDCO-119 to Bio-Cell C - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO-107 to SDCO-109 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO-113 to SDCO-115 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21726
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPD. APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
11125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT CELL C PLAN AND PROFILES PART 2

SHEET C32 of C42

24x36

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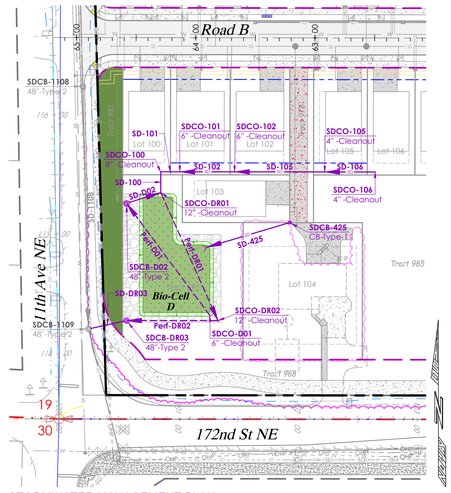
2/26/2024 2:48 PM

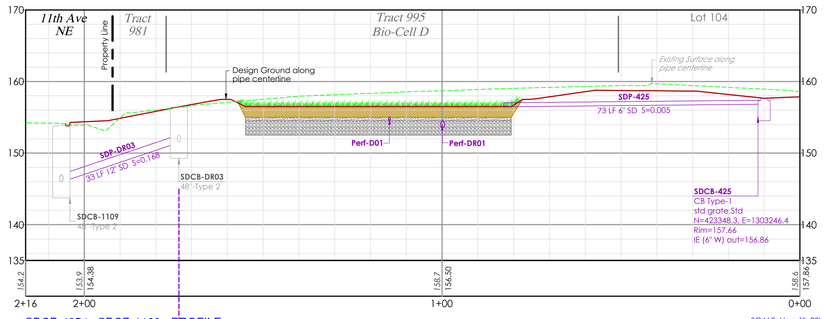
Z:\Myron Gemmer - Lakewood PRD\Sheets\C32 Stormwater Management Cell C Plan and Profiles Part 2.dwg



STORMWATER MANAGEMENT PLAN

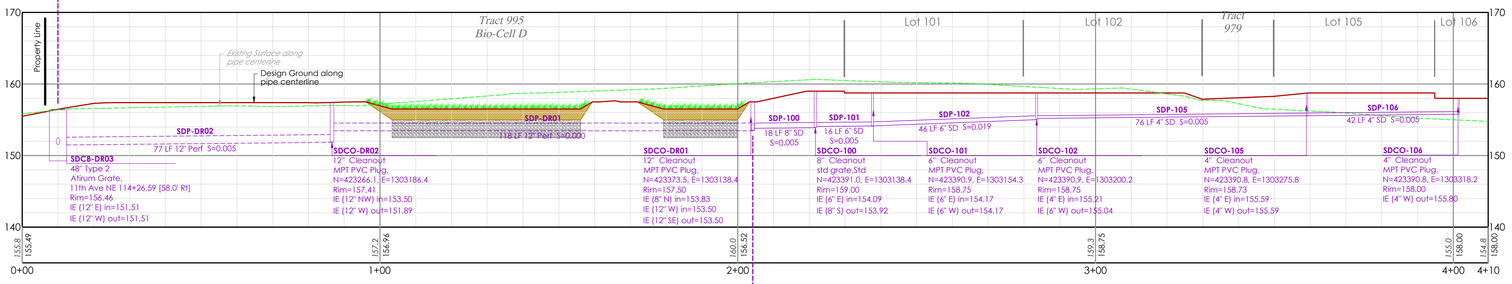
0 60' 120'

Scale: 1"=60'



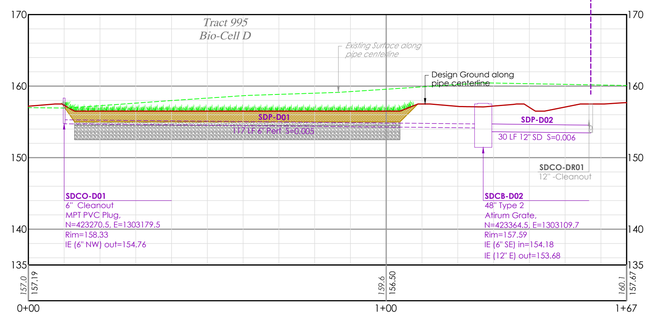
SDCB-425 to SDCB-1109 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO-106 to SDCB-DR03 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO-D01 to SDCO-DR01 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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360-652-9727

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21637
REGISTERED
PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVED DATE: - - - - - -
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS-BUILT:

Lakewood Heights PRD

11125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT CELL D PLAN AND PROFILES

SHEET C33 of C42

24x36

-

BIORETENTION SOIL MEDIA PROCEDURE NOTE:

Two acceptable criteria for Bioretention Soil Media (BSM or CAS):

- Default Bioretention Soil Media
- Custom Bioretention Soil Mix.

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate

Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation

The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
- Coefficient of Curve (Cc = (D30)2/D60 x D10) greater than or equal to 1 and less than or equal to 3.

The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

General Guideline for Mineral Aggregate Gradation	
Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity

- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35 - 40 percent compost.
- Organic matter content: 5 - 8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Compost

To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.

- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at http://www.ecy.wa.gov/programs/swfa/organics/soil.html
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at http://www.ecy.wa.gov/programs/swfa/compost/
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type II", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-B (gradations are shown in the specification in an appendix of the ***Low Impact Development Technical Guidance Manual for Puget Sound***)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less that 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

11 BIORETENTION SOIL MEDIA
SCALE: NTS

Design Criteria for Custom Bioretention Soil Mixes

Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

- CEC ≥ 5 meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974[Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method s for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-B, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention soil mix infiltration rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.

Design Criteria:

Soil Retention: The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.

Soil quality: The resulting soil should be conducive to the type of vegetation to be established. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:

- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
  1. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP T7.30), with the exception that the compost may have up to 35% biosolids or manure.
  2. Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
  3. The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
  4. The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

Implementation Options:

Option 1: Leave native soil undisturbed, and protect from compaction during construction.

Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:

a. Scarify subsoil to a depth of one foot.
b. In planting beds, place three inches of compost and till in to an eight-inch depth.
c. In turf areas, place two inches of compost and till in to an eight-inch depth.
d. Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.

(Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

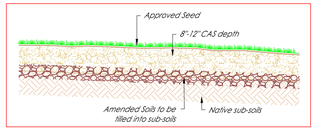
Option 3: Disturbed Soil.

Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

Option 4: Import topsoil mix with 10% min soil organic matter content.

Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

NOTE: All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP T5.13. Careful removal of 9 inches of the onsite Forest Duff** could meet this requirement if properly protected and cared for during the Construction Process.
**Ignition testing of organics shall confirm that forest duff meets BMP T5.13 Specifications by an independent soils lab.
Note: Grading with Heavy Equipment may render this layer unsuitable.



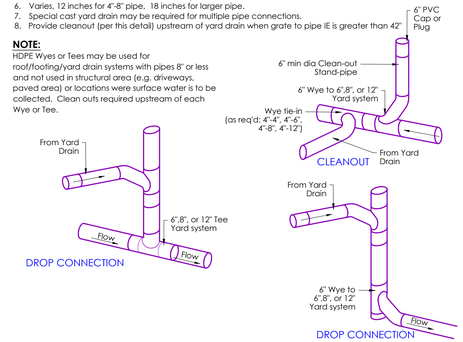
513 COMPOST AMENDED SOILS
SCALE: NTS

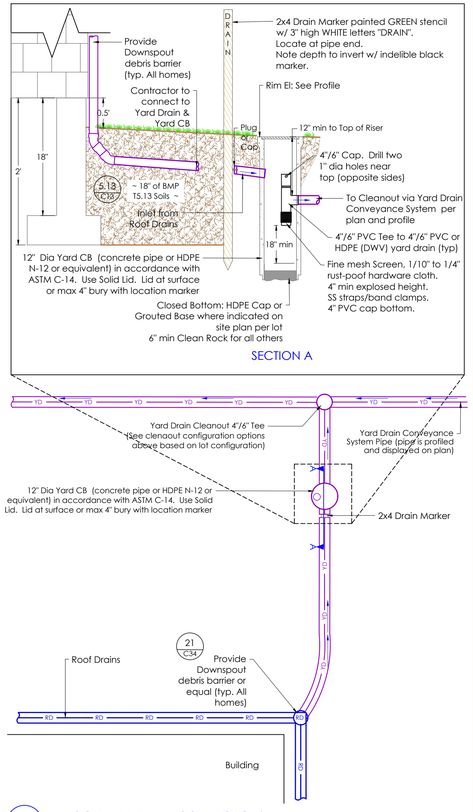
NOTES:

1. Yard drains to be constructed from High Density Polyehtylene (HDPE) in accordance with ASTM C-14 otherwise shown on the plans or noted in the specifications.
2. Cutout hole size is equal to outlet pipe outside diameter plus yard drain wall thickness.
3. Connection to outlet pipe to be mortared and made flush with inside of the yard drain wall.
4. Cast iron bell grate. Fits into bell recess and extends flush with face of bell. The grate shall have slots (holes) that constitute 50 percent open area for drainage unless otherwise specified on the plans or noted in the specifications. Inlet bell area shall be finished to assure non-rocking fit with any cover position.
5. Washed drain rock. 6 inches minimum depth.
6. Varies, 12 inches for 4"-8" pipe. 18 inches for larger pipe.
7. Special cast yard drain may be required for multiple pipe connections.
8. Provide cleanout (per this detail) upstream of yard drain when grate to pipe IE is greater than 42"

NOTE:

HDPE Wyes or Tees may be used for roof/footing/yard drain systems with pipes 8" or less and not used in structural area (e.g. driveways, paved area) or locations were surface water is to be collected. Clean outs required upstream of each Wye or Tee.



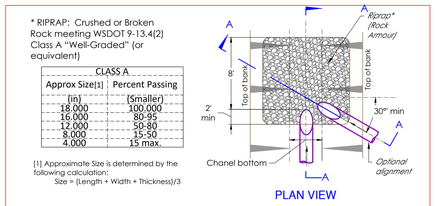


20 ROOF-YARD DRAIN CONNECTIONS
SCALE: NTS

* RIPRAP: Crushed or Broken Rock meeting WSDOT 9-13.4(2) Class A "Well-Graded" (or equivalent)

CLASS A	
Approx Size[1] (in)	Percent Passing (Smaller)
18.000	100.000
16.000	80-95
12.000	50-80
8.000	15-50
4.000	15 max.

[1] Approximate Size is determined by the following calculation:
Size = (Length + Width + Thickness)/3



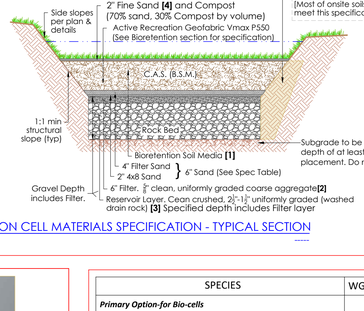
44 RIPRAP PAD (PIPE OUTFALL ARMOURING)
SCALE: NTS per 2014 SMMWW, Vol.V, Ch.4.5.2

NOTES

[1]. Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
[2]. Uniformly graded coarse aggregate WSDOT spec 9-03.1(4)C 'crushed washed stone' - AASHTO size number 67, (or equivalent)
[3]. Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9-03.12(5) 'Gravel Backfill for Drywells', (or equivalent)
[4]. Fine Sand. WSDOT spec 9-03.2(1) 'Grading for Surface Finishing applications', or equivalent

Filter Sand Specification Table	
U.S. Sieve Number	Percent Passing
#4	95-100
#8	70-100
#16	40-90
#30	25-75
#50	5-30
#100	<2
#200	<1

4x8 Sand Specification Table	
U.S. Sieve Number	Percent Passing
3/8"	100
#4	90-100
#8	0-10
#10	0-5
#100	0-0.5
#200 (wet sieve)	0-0.5



90 BIORETENTION CELL MATERIALS SPECIFICATION - TYPICAL SECTION
SCALE: NTS



Features
Integrated flow directional gutter outlet which directs the flow of water from the gutters onto an adjustable elliptical primary screen.

How it works
The steep angle of primary screen enables the action of the water to wash the screen and minimize maintenance. A secondary stainless steel screen keeps mosquitoes and vermin out of downpipes. With the removal of the secondary screen, the Leaf Beater is ideal for use purely as a debris removing device even when rainwater is not being collected.

Four settings can be applied to vary the angle at which the elliptical primary screen faces to adjust for various intensities of rainfall and amounts of debris. After observing the performance of the Leaf Beater®, the screen can be adjusted until the best operating setting is achieved.

Installation
The Leaf Beater® is usually mounted directly under the roof gutter, however it can be mid-mounted on a wall to make it easier to access for cleaning.
The Leaf Beater® range includes three variants and connects with PVC and metal downpipes:
1. For rectangular downpipes – 2" x 3
2. For round downpipes – 3" and 4" round.

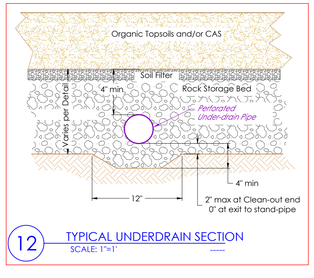


RainHarvest Systems, LLC
6075 Parkway North Drive
Cumming, GA 30040
Tel: 770-889-2533
Fax: 770-889-2577
http://www.rainharvest.com/filtration/pre-filtration/downspout-filters.asp

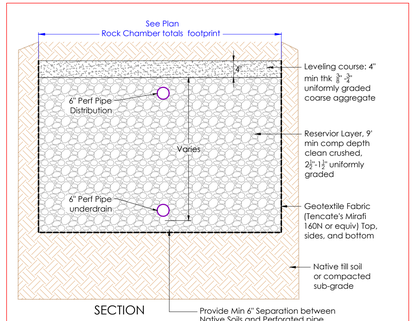
21 DOWNSPOUT DEBRIS SCREEN
SCALE: NTS

SPECIES	WGT/PERCENT
Primary Option-for Bio-cells	
**PT 799 Microclover®	2 lbs per 1000 sf
Secondary Option-for Bio-cells	
PT 769 R&R Eco-Turf Mix with Microclover	5-7lbs per 1000sf
Quatro Tetraploid Sheep Fescue	
Banfield Perennial Ryegrass	
Eureka II Hard Fescue	
Microclover	
Secondary Option-for swales	
PT 870 Clean Water Services Low Grow Swale Mix	7 lbs per 1000 sf
Turf Type Tall Fescue	
Perennial Ryegrasses	
Creeping Red Fescue	
Colonial Bentgrass	
*Then overseed with **Microclover at*	*1 lb per 1000 sf*
NOTE: Any Substitutions must be approved by Design Engineer before any application is made that deviates from these specifications. Substitutions are allowable but must be pre-approved.	
APPLICATION: Evenly disperse seed mix by hand-operated Spreader at the rate specified for the seed mix being spread. Hydro-mulch at the rate of 50 lbs. per 1000 sf over the seed. Hydroseed tanks and equipment to be cleaned of all prior seed and other materials before use.	
Microclover must be coated with Rhizobium leguminosarum bv Trifolii. (Seed by ProTime comes pre-coated.)	
SOURCE: Pro Time Lawn Seed, Portland Oregon 503-239-7518 www.ptlawnseed.com	

101 BIORETENTION CELL SEED MIX
SCALE: NTS



12 TYPICAL UNDERDRAIN SECTION
SCALE: 1"=1'



50 ROCK DETENTION CHAMBER
SCALE: 1"=3'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53736 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: *Myron*
DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

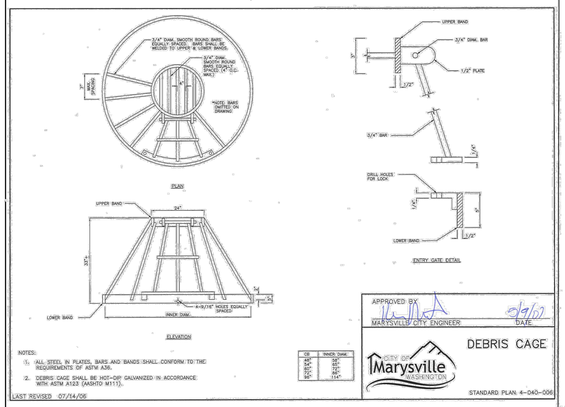
Lakewood Heights PRD
1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT DETAILS

SHEET C34 of C42
24x36
-

Z:\Myron Gemmer - Lakewood PRD\Sheets\C34 City of Marysville Stormwater Details.dwg
2/26/2024 2:50 PM



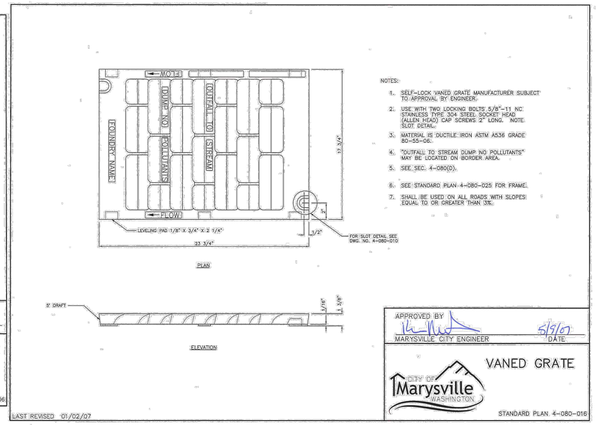
APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

DEBRIS CAGE

STANDARD PLAN 4-040-006

LAST REVISED 07/14/06



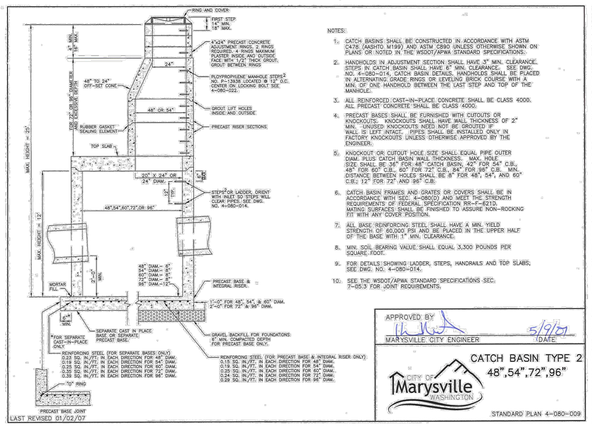
APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

VANED GRATE

STANDARD PLAN 4-080-016

LAST REVISED 01/02/07



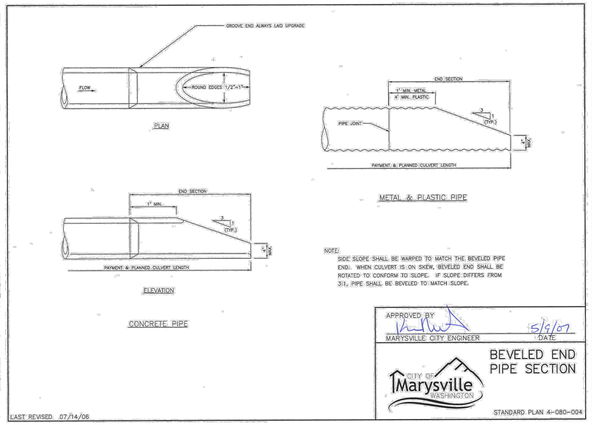
APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

CATCH BASIN TYPE 2 48",54",72",96"

STANDARD PLAN 4-080-009

LAST REVISED 01/03/07



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CITY OF Marysville WASHINGTON

BEVELED END PIPE SECTION

STANDARD PLAN 4-080-004

LAST REVISED 07/14/06



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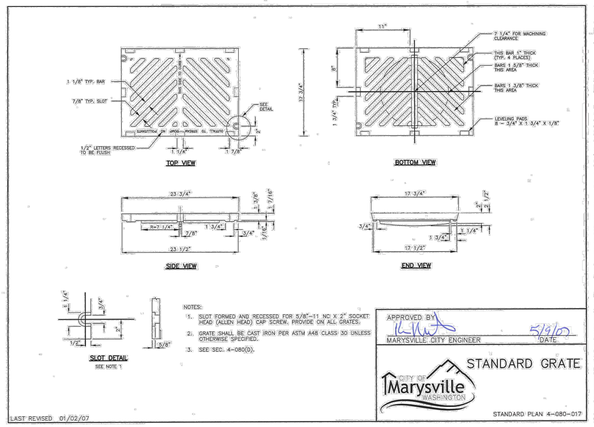
CITY OF Marysville WASHINGTON

INDIVIDUAL LOT & ROOF PLAN DETAILS

STANDARD PLAN 4-040-015

LAST REVISED 11/01/06



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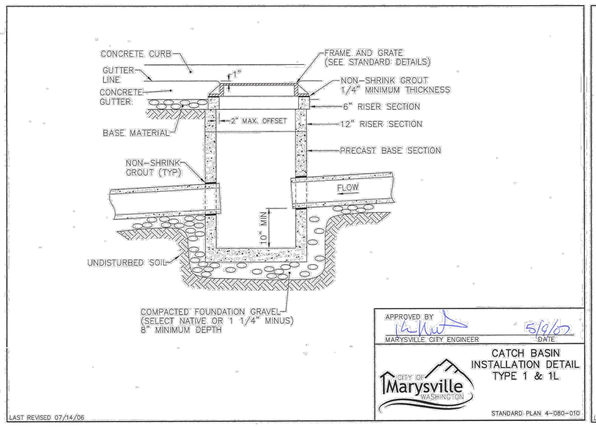
CITY OF Marysville WASHINGTON

STANDARD GRATE

STANDARD PLAN 4-080-017

LAST REVISED 01/02/07



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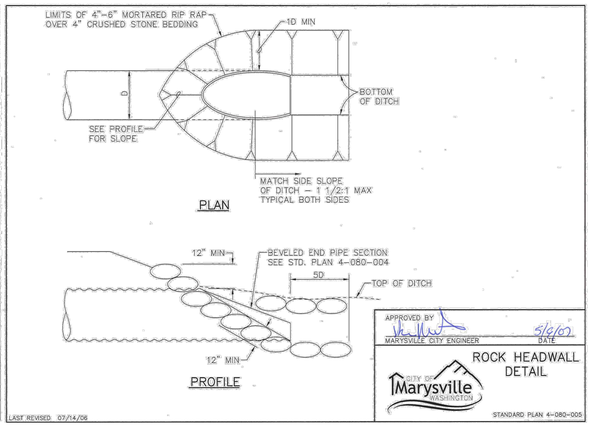
CITY OF Marysville WASHINGTON

CATCH BASIN INSTALLATION DETAIL TYPE 1 & 1L

STANDARD PLAN 4-080-010

LAST REVISED 07/14/06



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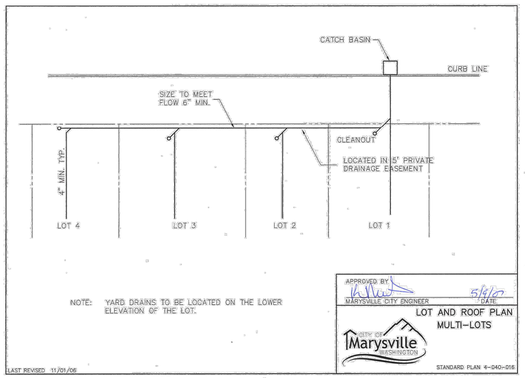
CITY OF Marysville WASHINGTON

ROCK HEADWALL DETAIL

STANDARD PLAN 4-080-005

LAST REVISED 07/14/06



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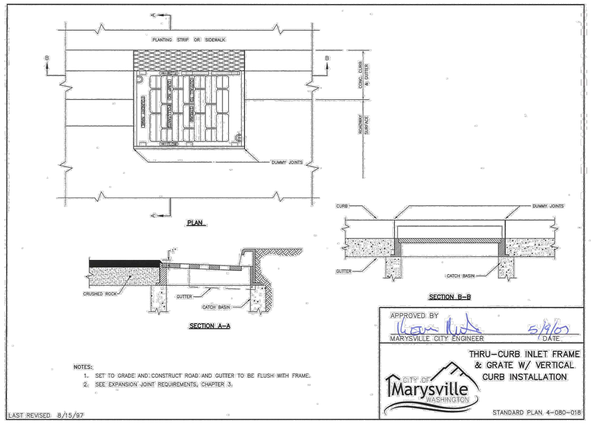
CITY OF Marysville WASHINGTON

LOT AND ROOF PLAN MULTI-LOTS

STANDARD PLAN 4-040-016

LAST REVISED 11/01/06



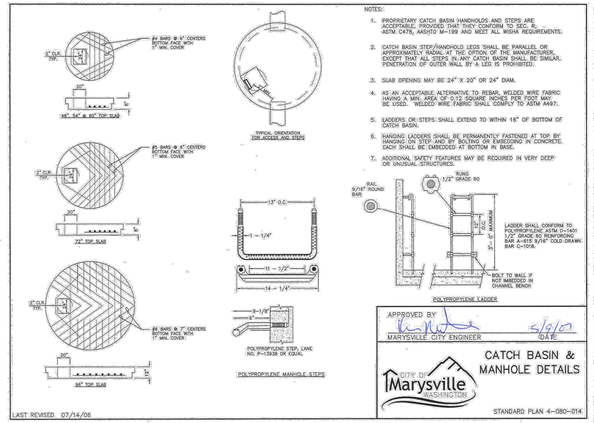
APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

THRU-CURB INLET FRAME & GRATE W/ VERTICAL CURB INSTALLATION

STANDARD PLAN 4-080-018

LAST REVISED 8/15/97



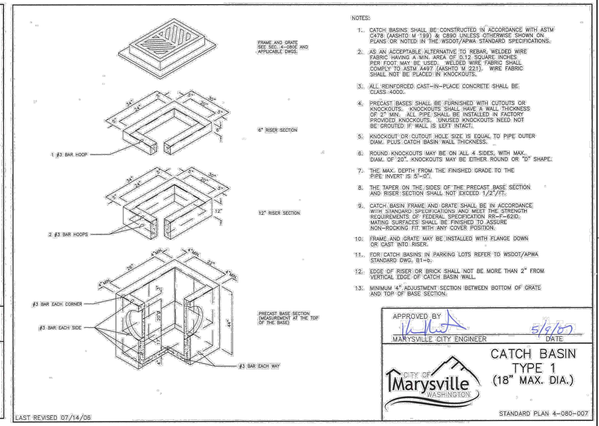
APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

CATCH BASIN & MANHOLE DETAILS

STANDARD PLAN 4-080-014

LAST REVISED 07/14/06



APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

CATCH BASIN TYPE 1 (18" MAX. DIA.)

STANDARD PLAN 4-080-007

LAST REVISED 07/14/06

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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360-652-9727
MAKING A WAY OUT OF NO WAY

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TYLER S. FOSTER — STATE OF WASHINGTON — 23726 — REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DESIGN APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Arlington, WA 98223
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CITY OF MARYSVILLE STORMWATER DETAILS

MJS Investors
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SHEET C35 of C42

24x36

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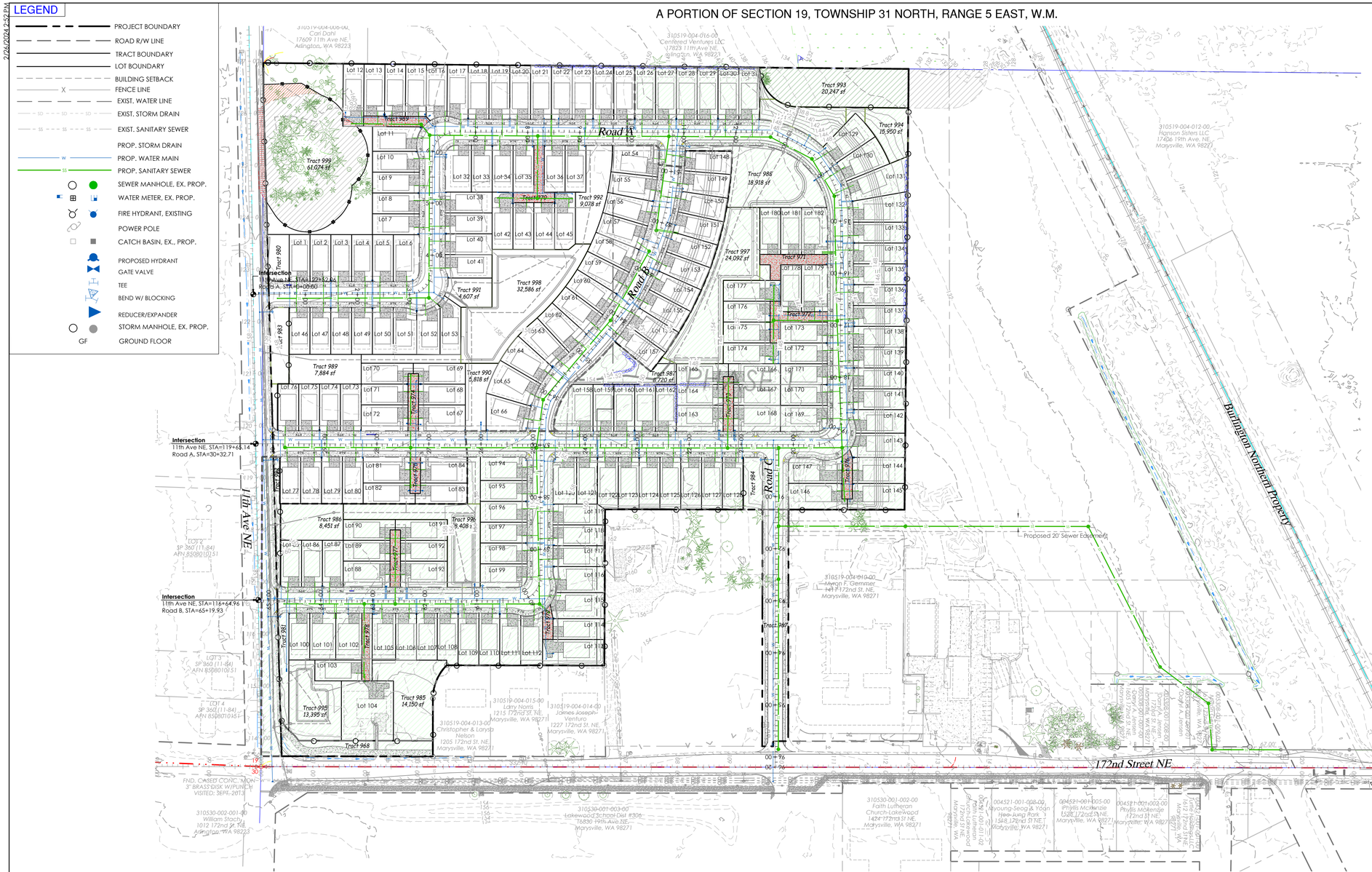

SEWER AND WATER OVERVIEW PLAN

GENERAL NOTES FOR WATER

1. All workmanship and material shall be in accordance with City of Marysville standards and the most current copy of the State of Washington/APWA Standard Specifications for Road, Bridge, and Municipal Construction. All water system improvements shall be constructed in accordance with these approved plans. Any deviation from the plans will require prior approval from the Owner, the City Engineer, and other approved public agencies.
2. A preconstruction meeting shall be held with the City prior to the start of construction.
3. It shall be the responsibility of the Contractor to locate or have located by the appropriate companies all utilities prior to beginning construction. Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.
4. Water pipe shall be ductile iron pipe standard thickness Class 52 cement-lined unless otherwise specified and shall conform to ANSI/AWWA C151/A21.51.
5. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-rings seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA S09-80. Valves shall be Mueller, M & H, Clow R/W or Waterous Series 500.
6. Fittings shall be ductile iron short body compact conforming to AWWA C110, C11 and C153 and shall be cement-mortar lined conforming to AWWA C104. The City will be given 72 hours notice prior to scheduling a shutdown. Where connections require "field verification", connection points will be exposed by Contractor and fittings verified 48 hours prior to distributing shut-down notices.;
7. Fire hydrants shall conform to AWWA C501 and shall be of standard manufacture and of a pattern approved by Marysville, with Storz 5" quarter turn fitting. Hydrants shall be M & H Reliant Style 929 or Mueller A-423 (MJ). Hydrants shall be bagged until system is approved.
8. All lines shall be disinfected, flushed, and pressure tested in conformance with WSDOT/APWA standards and specifications. All pipe shall be tested at 240 psi. The Contractor shall furnish all temporary plugs, testing devices, etc. The City shall be present for all testing. The City will take purity tests, and connection will be authorized following passing of the tests. The Contractor shall not operate any valve or part of the City water system without notification and specific supervision of the City utility superintendent. The Contractor shall make all connections to the system required after making arrangements with the City in advance. Work and procedures shall conform to APWA Sec. 7-11.3(9).
9. Installation of pipe, fittings and valves, hydrants, and appurtenances shall conform to WSDOT/APWA standard specifications. Cover shall be 42 inches over the top of pipe unless otherwise noted on plans. In the event grade revision following water main construction results in cover over the water main of less than 3 feet or in excess of 5 feet, the water main shall be reconstructed by the Owner to conform to the specifications of the City of Marysville unless depth has been pre-approved by the City. All added costs of inspecting such water main reconstruction shall be charged to the developer.
10. Prior to construction of any water mains, the lot corners shall be staked and water main locations established by survey, cost of which is to be borne by the developer.
11. To maintain the required alignment, use short lengths and deflect the joints or use necessary bends.
12. Bedding material meeting the requirements for rigid pipe shall be placed to a depth of 6" under and around the pipe and to a depth of at least 12 inches over the top of the pipe. The bedding materials hall be rammed and tamped around the pipe by the use of shovels or other approved hand-held tools so as to provide firm and uniform support over the full length of all pipe, valves, and fittings. Care shall be taken to prevent any damage to the pipe or its protective coating.
13. Separation of water and sewer mains shall conform to W.D.O.E. standards or special construction requirements.
14. Services, blow-offs, and miscellaneous details shall be shown on the drawings or standard plans.

ADDITIONAL NOTES
1. Hydrants shall be painted all yellow, without painted green tops in accordance with Design and Construction Standard 2-060 part C;
2. All water main placed in fill soils shall be restrained joint;

GENERAL NOTES FOR SANITARY SEWER

1. All workmanship and materials shall be in accordance with City of Marysville standards and the most recent copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT/APWA).
2. City of Marysville datum (NGVD, 1960 supplemental adjustment) shall be used for all vertical control. A list of benchmarks is available at the Public Works Department.
3. All approvals and permits required by the City of Marysville shall be obtained by the Contractor prior to the start of construction. All sanitary improvements shall be constructed in accordance with these approved plans. Any deviation from these plans shall require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
4. If construction is to take place in the County right-of-way, the Contractor shall contact the City Public Works Department to obtain all the required approvals and permits.
5. A preconstruction meeting shall be held with the City of Marysville Department of Public Works prior to the start of construction.
6. The City of Marysville Department of Public Works shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
7. The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
8. Gravity sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.
9. Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
10. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the spring line of the pipe. The contractor shall provide the City with accurate As-Built Drawings of all side sewer locations.
11. All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
12. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished sub grade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.
13. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with "S/S" and the depth, in feet, stenciled in black letters 2" high.
14. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
15. Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense unyielding base.
16. A 3-foot square x 4-inch thick asphalt or concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1-inch maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
18. Erosion control measure shall be taken by the Contractor during construction to prevent infiltration and inflow into existing and proposed sanitary sewer facilities.
19. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
20. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
21. Any changes to the design shall first be reviewed and approved by the project engineer and the City of Marysville.
22. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. (See note 1.) Testing of the sanitary sewer main shall include TV inspection of the main by the Contractor. Immediately prior to TV inspection enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway sub grade is completed.
23. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

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PETER S. FOSTER, STATE OF WASHINGTON, 53726, REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA. 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER OVERVIEW PLAN

SHEET C36 of C42

24x36

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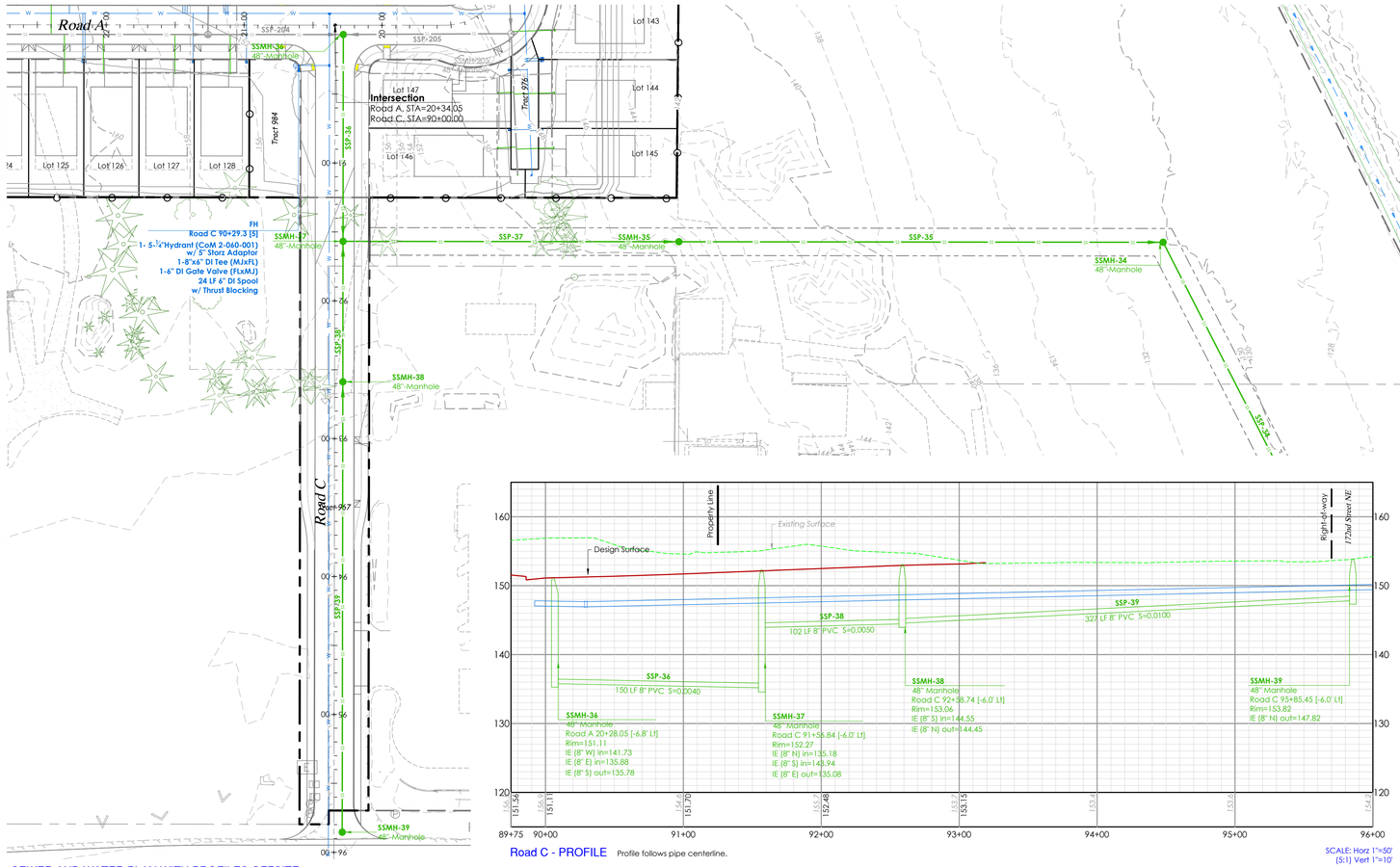
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.



SEWER AND WATER PLAN WITH PROFILES OFFSITE

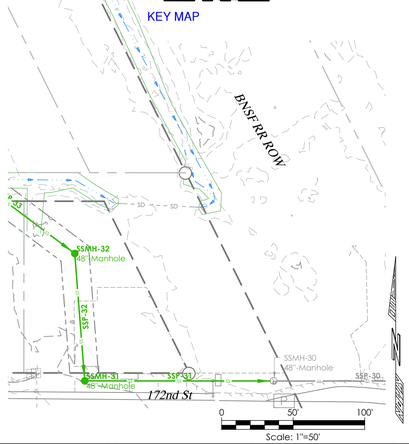
Road C - PROFILE Profile follows pipe centerline.

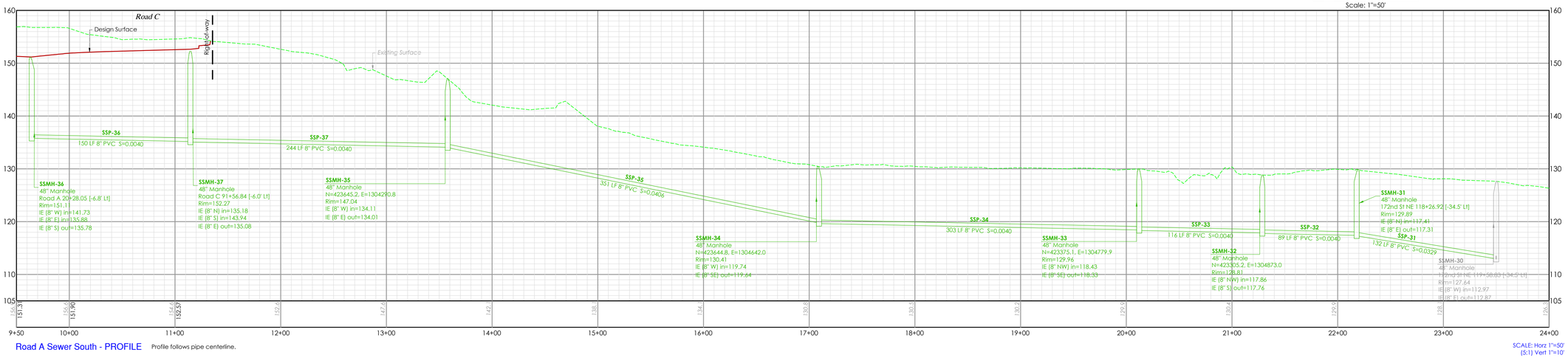
SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

SEWER AND WATER PLAN WITH PROFILES OFFSITE



KEY MAP 1"=200'





Road A Sewer South - PROFILE Profile follows pipe centerline.

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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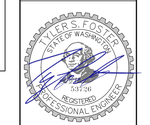
MAKING A WAY OUT OF "NO WAY"



02/26/2024

PROJECT LEAD: Merle
PROJECT MGR: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE; Marysville, WA. 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER PLAN WITH PROFILES OFFSITE

SHEET C37 of C42

24x36

-

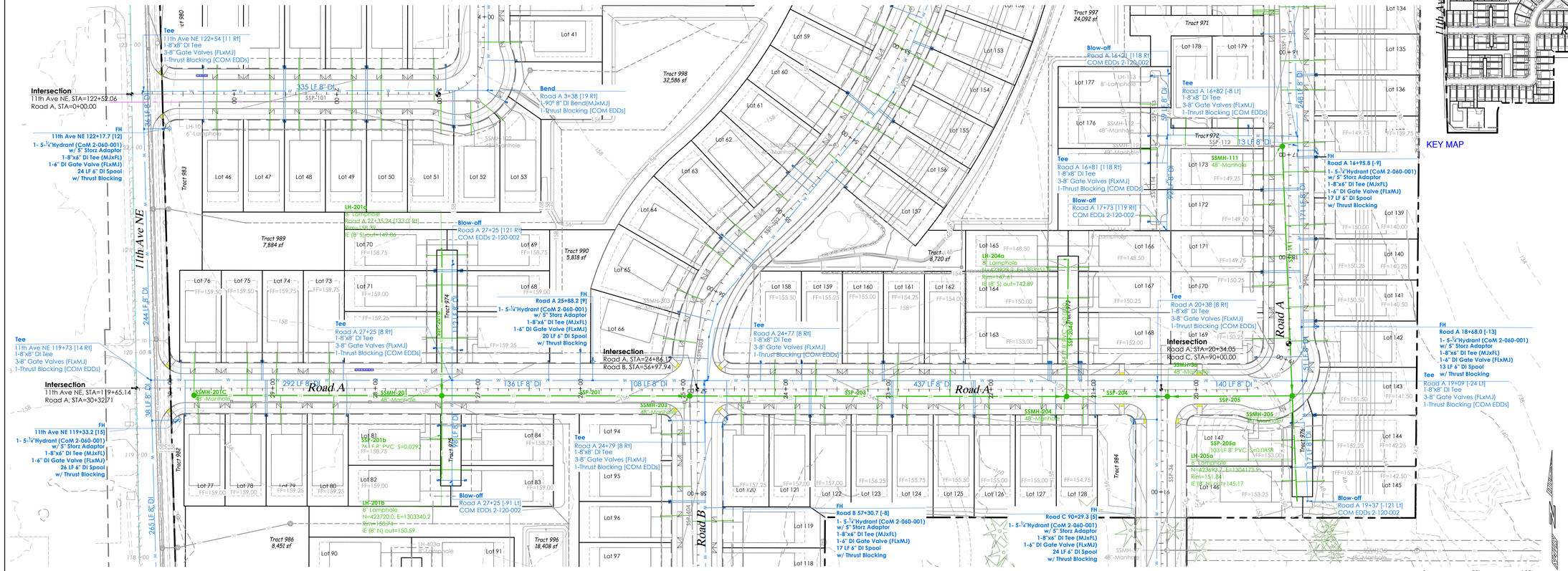
Z:\Myron Gemmer - Lakewood PRD\Sheets\C37 Sewer and Water Plan with Profiles Offsite.dwg

2/26/2024 2:55 PM

LEGEND

PROJECT BOUNDARY
ROAD R/W LINE
TRACT BOUNDARY
LOT BOUNDARY
BUILDING SETBACK
FENCE LINE
EXIST. WATER LINE
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
PROP. SANITARY SEWER
SEWER MANHOLE, EX. PROP.

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



KEY MAP 1"=300'

SEWER AND WATER PLAN WITH PROFILE ROAD A SOUTH

Road A South Sewer - PROFILE Profile follows pipe centerline.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER. WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS ____ DAY OF _____, 202_.

JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
REGISTERED PROFESSIONAL ENGINEER
34726
02/26/2024

PROJECT LEAD: Merle
TECH: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT:

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA, 98271
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MJS Investors

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SEWER AND WATER PLAN WITH PROFILE ROAD A SOUTH

SHEET C38 of C42

24x36

-

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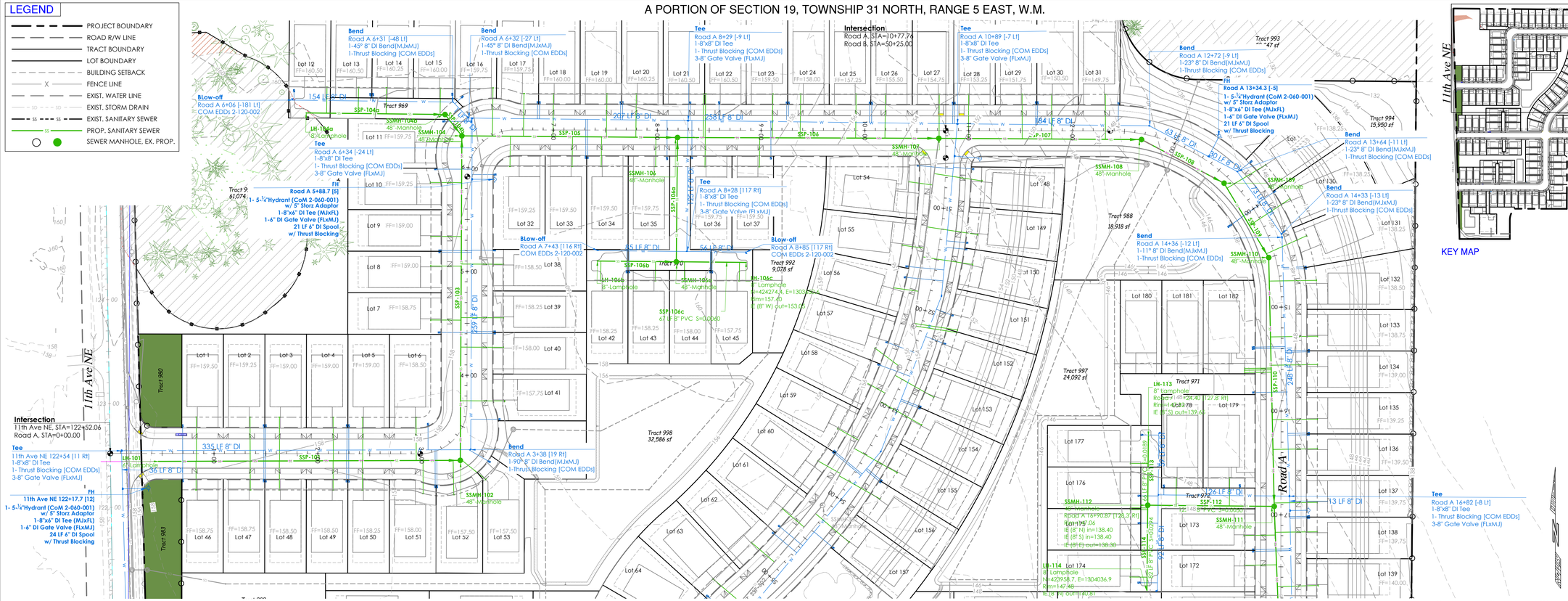
2/26/2024 2:57 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

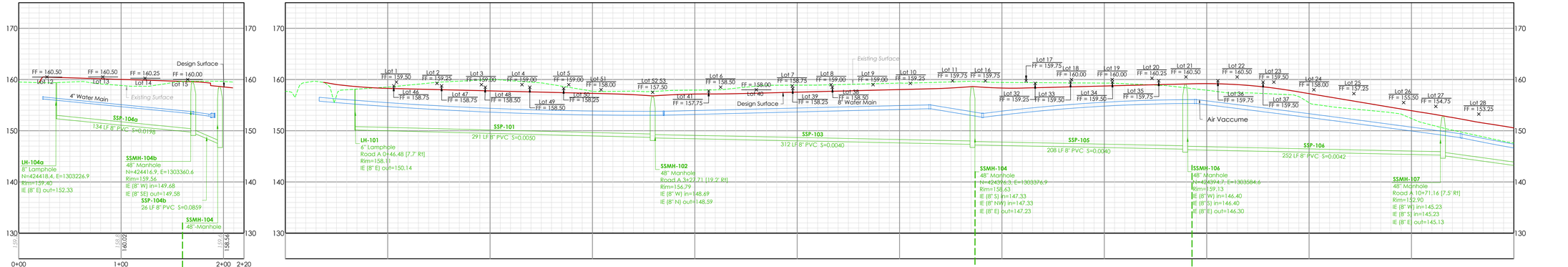
LEGEND

- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.



SEWER AND WATER PLAN WITH PROFILES ROAD A NORTH

KEY MAP 1"=300'



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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
CERTIFIED WASHINGTON
53726
REGISTERED
PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT:

Lakewood Heights PRD

1125 & 1507 172nd ST NE: Marysville, WA. 98271
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SEWER AND WATER PLAN WITH PROFILES ROAD A NORTH

SHEET C39 of C42

24x36

-

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.

Tee
11th Ave NE 116+67 [17 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Intersection
11th Ave NE, STA=1J6+64.96
Road B, STA=65+19.93

FH
11th Ave NE 116+32.7 [18]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
23 LF 6" DI Spool
w/ Thrust Blocking

Tie-In
172nd St NE 100+22 [29 Rt]
1-8"x8" DI Tapping Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
Road A 25+88.2 [9]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
20 LF 6" DI Spool
w/ Thrust Blocking

Bend
Road B 56+45 [-8 Lt]
1-11¼ 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

Bend
Road B 56+11 [-6 Lt]
1-23° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

Intersection
Road A, STA=24+86.17
Road B, STA=56+97.94

Tee
Road A 24+77 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Tee
Road A 24+79 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Blow-off
Road B 60+08 [-123 Lt]
COM EDDs 2-120-002

Tee
Road B 59+83 [-23 Lt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Bend
Road B 53+41 [-12 Lt]
1-23° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

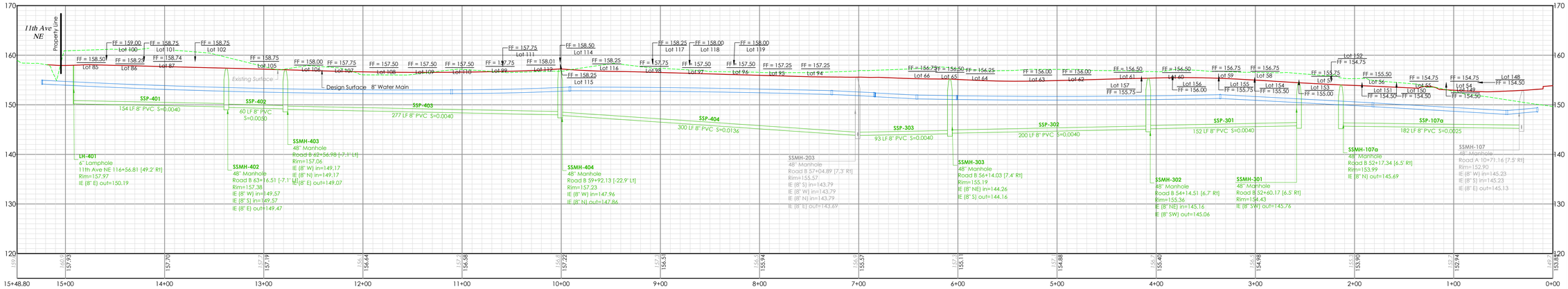
Intersection
Road A, STA=10+77.76
Road B, STA=50+26.00

Tee
Road A 10+89 [-7 Lt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
Road B 50+49.4 [-9]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
24 LF 6" DI Spool
w/ Thrust Blocking

KEY MAP 1"=300'

SEWER AND WATER PLAN WITH PROFILE ROAD B



Road B Sewer - PROFILE Profile follows pipe centerline. Structure stationing per Alignment named.

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

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TYLER S. FOSTER — EXPIRES 10/7/26 — REGISTERED PROFESSIONAL ENGINEER

02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT:

Lakewood Heights PRD

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER PLAN WITH PROFILE ROAD B

SHEET C40 of C42

24x36

-

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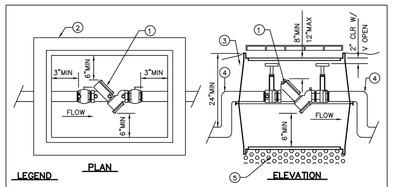


PLAN ELEVATION

LEGEND

1. STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY.
2. IN TRAFFIC AREAS (FOR 2 1/2" ASSEMBLY AND SMALLER) USE: PRECAST CONCRETE VAULT (UTILITY VAULT CO 233-LA, OR APPROVED EQUAL), OR PLASTIC VALVE BOX (UTILITY VAULT CO 1324-12L, OR APPROVED EQUAL). IN TRAFFIC AREAS: A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE CITY OF MARYSVILLE PRIOR TO INSTALLATION.
3. IF A DAYLIGHT DRAIN CANNOT BE PROVIDED, THERE MUST BE A 4" MINIMUM LAYER OF FREE DRAINING GRAVEL AT THE BOTTOM OF THE BOX.
4. ANGLES MAY BE IN OR OUT OF BOX, AS LONG AS SUFFICIENT ROOM IS ALLOWED AT EACH END FOR VALVE OPERATOR AND DCVA REPAIR OR MAINTENANCE.
5. PROVIDE 4" OF PEA GRAVEL.

NOTES

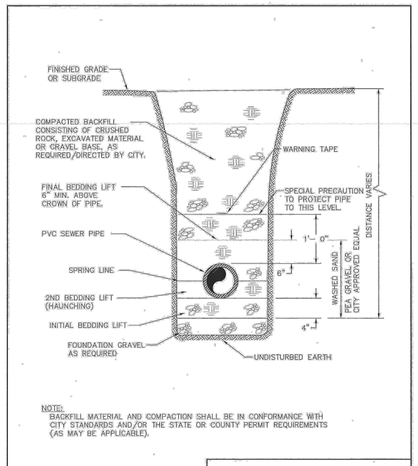
1 ALL TEST COCKS MUST HAVE BRASS PLUGS.
2 TEST COCKS MUST FACE UP OR SIDEWAYS, WHICH EVER IS MORE ACCESSIBLE
3 TEE AND GATE VALVE REQUIRED ON MAIN.
4 SINGLE DETECTOR CHECKS ARE NOT APPROVED BACKFLOW PREVENTION ASSEMBLIES.
5 ASSEMBLY REQUIRES CERTIFICATION UPON INSTALLATION AND RECERTIFICATION ANNUALLY.
6 TEST COCKS ARE REQUIRED TO BE PLUGGED IF ASSEMBLY IS INSTALLED UNDERGROUND.
7 MAXIMUM HEIGHT OF ASSEMBLY IS FIVE FEET UNLESS AN OSHA APPROVED PLATFORM IS PROVIDED.
8 METER SHALL BE INSTALLED SUCH THAT IT CAN BE READ WITHOUT ENTERING VAULT WITH ACCESS HATCH OPEN.
9 ALL DIMENSIONS ARE MINIMUM CLEARANCE REQUIREMENTS.
10 MINIMUM INSIDE VAULT HEIGHT IS 78" FOR 3" SERVICE AND LARGER.

APPROVED BY _____ 7/15/2018
MARYSVILLE CITY ENGINEER DATE

DOUBLE CHECK VALVE ASSEMBLY.

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 STANDARD PLAN 2-150-001



NOTE: BACKFILL MATERIAL AND COMPACTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND/OR THE STATE OR COUNTY PERMIT REQUIREMENTS (AS MAY BE APPLICABLE).

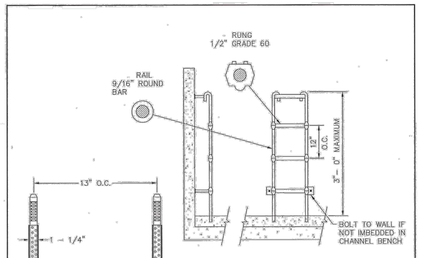
LAST REVISED 10/23/01

APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

TRENCH (FLEXIBLE PIPE)

CITY OF Marysville WASHINGTON

STANDARD PLAN 5-175-001



LADDER SHALL CONFORM TO POLYPROPYLENE: ASTM D-1401 1/2" GRADE 60 REINFORCING BAR A-615 9/16" COLD DRAWN BAR C-1018.

POLYPROPYLENE LADDER

POLYPROPYLENE STEP, LANE NO. P-13938 OR EQUAL.

POLYPROPYLENE MANHOLE STEPS

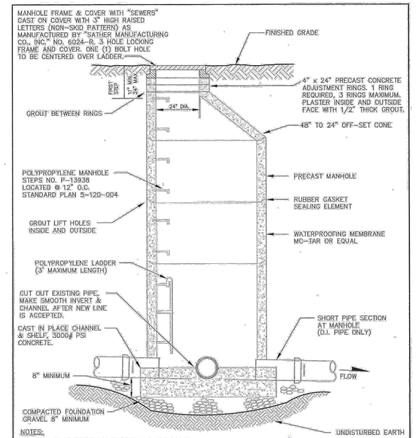
APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

LADDER DETAIL

CITY OF Marysville WASHINGTON

LAST REVISED 10/16/01 STANDARD PLAN 5-120-004

MANHOLE FRAME & COVER WITH "SEWERS" CAST ON COVER WITH 3" HIGH RAISED LETTERS (NON-SKID PATTERN) AS MANUFACTURED BY "SATHER MANUFACTURING CO., INC." NO. 6024-B, 3 HOLE LOCKING FRAME AND COVER. ONE (1) BOLT HOLE TO BE CENTERED OVER LADDER.



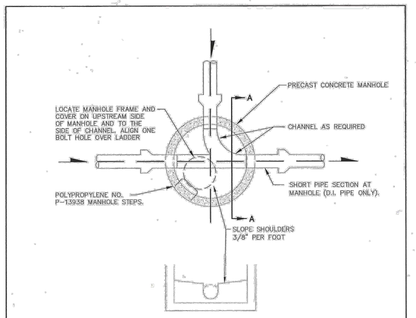
NOTES:
1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS: PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL. D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL. PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL BE 0.10', UNLESS OTHERWISE APPLICABLE.

APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

TYPE 1 MANHOLE DETAIL

CITY OF Marysville WASHINGTON

LAST REVISED 03/09/05 STANDARD PLAN 5-120-002



SECTION A-A

NOTES:
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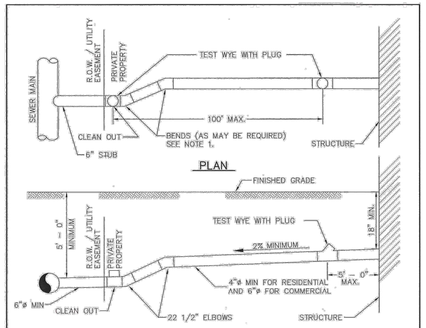
APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

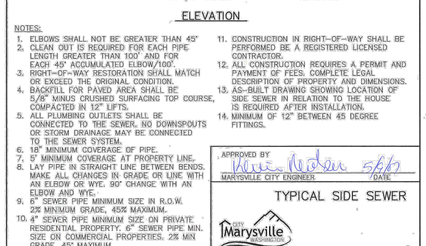
MANHOLE PLAN

CITY OF Marysville WASHINGTON

LAST REVISED 10/16/01 STANDARD PLAN 5-120-001



PLAN



ELEVATION

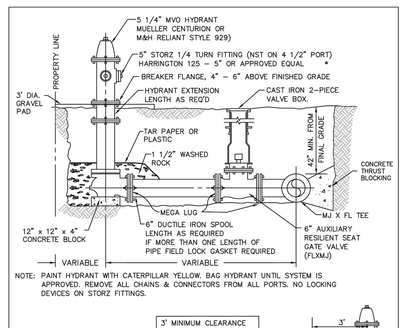
NOTES:
1. ELBOWS SHALL NOT BE GREATER THAN 45°
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 45° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION.
4. BACKFILL FOR PAVED AREA SHALL BE 5/8" MINUS CRUSHED SURFACING TOP COURSE, COMPACTED IN 12" LIFTS.
5. ALL PLUMBING OUTLETS SHALL BE CONNECTED TO THE SEWER. NO DOWNSPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
6. 18" MINIMUM COVERAGE OF PIPE.
7. 5' MINIMUM COVERAGE AT PROPERTY LINE.
8. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH AN ELBOW OR WYE. 90° CHANGE WITH AN ELBOW AND WYE.
9. 6" SEWER PIPE MINIMUM SIZE IN R.O.W. 25% MINIMUM GRADE, 45% MAXIMUM.
10. 4" SEWER PIPE MINIMUM SIZE ON PRIVATE RESIDENTIAL PROPERTY. 6" SEWER PIPE MIN. SIZE ON COMMERCIAL PROPERTIES. 2% MIN GRADE, 45° MAXIMUM.
11. CONSTRUCTION IN RIGHT-OF-WAY SHALL BE PERFORMED BE A REGISTERED LICENSED CONTRACTOR.
12. ALL CONSTRUCTION REQUIRES A PERMIT AND PAYMENT OF FEES. COMPLETE LEGAL DESCRIPTION OF PROPERTY AND DIMENSIONS.
13. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER IN RELATION TO THE HOUSE IS REQUIRED AFTER INSTALLATION.
14. MINIMUM OF 12" BETWEEN 45 DEGREE FITTINGS.

APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

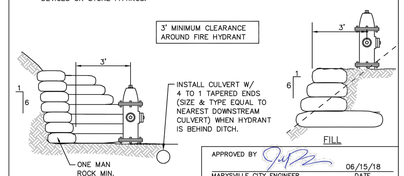
TYPICAL SIDE SEWER

CITY OF Marysville WASHINGTON

LAST REVISED 03/09/05 STANDARD PLAN 5-150-001



NOTE: PAINT HYDRANT WITH CATERPILLAR YELLOW. BAG HYDRANT UNTIL SYSTEM IS APPROVED. REMOVE ALL CHAINS & CONNECTORS FROM ALL PORTS. NO LOCKING DEVICES ON STORZ FITTINGS.

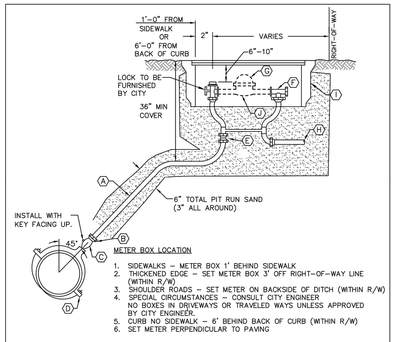


APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

HYDRANT INSTALLATION

CITY OF Marysville WASHINGTON

LAST REVISED 06/15/18 STANDARD PLAN 2-060-001



METER BOX LOCATION

1. SIDEWALKS – METER BOX 1' BEHIND SIDEWALK
2. THICKENED EDGE – SET METER BOX 3" OFF RIGHT-OF-WAY LINE (WITHIN R/W)
3. SHOULDER ROADS – SET METER ON BACKSIDE OF DITCH (WITHIN R/W)
4. SPECIAL CIRCUMSTANCES – CONSULT CITY ENGINEER NO BOXES IN DRIVEWAYS OR TRAVELED WAYS UNLESS APPROVED BY CITY ENGINEER.
5. CURB NO SIDEWALK – 6' BEHIND BACK OF CURB (WITHIN R/W)
6. SET METER PERPENDICULAR TO PAVING

NOTE: SERVICE LOCATION SHALL BE DETERMINED SIMULTANEOUSLY W/ OTHER UTILITIES SO THAT CONFLICTS ARE NOT ENCOUNTERED.

KEYED NOTES

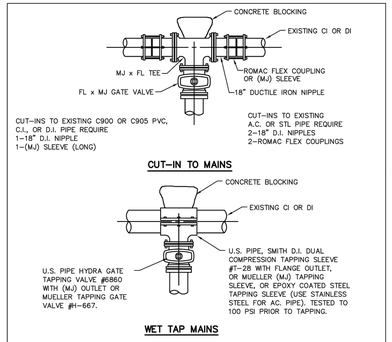
A 1" TYPE K COPPER CUT TO FIT ONE CONTINUOUS LENGTH.
B 1" AWWA THREAD X MUELLER 110 (OR FORD QUICK JOINT) BALL CORPORATION STOP
C 1" DIRECT TAP FOR CAST IRON AND DUCTILE IRON PIPE FOR 6" AND LARGER PIPE.
D 1" SERVICE SADDLE WITH DOUBLE STAINLESS STEEL STRAPS EQUAL TO ROMAC FOR PIPE SIZED 4".
E 1"x3/4" REDUCER MUELLER 110 OR APPROVED EQUAL
F METER SETTER W/CHECK, MUELLER B24104-2 OR EQUAL
G METER TO BE INSTALLED BY CITY
H OWNER CONNECTS TO FEMALE OR MALE IPT
I CARSON BOF 1118-18XL SKU #1118Z014 PC COVER WITH PC READER LID: CARSON PC1118R SKU #11184050 (NON-TRAFFIC). 20K PC COVER: CARSON PC1118 SKU #11184074 (TRAFFIC)
J CONTRACTOR TO FURNISH PVC SPACER OF CORRECT LENGTH FOR SETTER.

APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

5/8" X 3/4", FULL 3/4" & 1" METER SERVICE

CITY OF Marysville WASHINGTON

LAST REVISED 06/15/18 STANDARD PLAN 2-090-001



CUT-IN TO MAINS

WET TAP MAINS

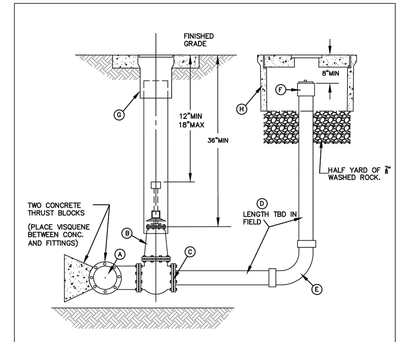
NOTE:
ALL CONNECTIONS TO EXISTING MAINS WILL BE MADE WITH CITY OF MARYSVILLE PERSONNEL PRESENT.
ALL FITTINGS TO BE SWABBED W/CL2 SOLUTION (50 PPM)
STEEL PIPES SHALL BE RECOATED WHERE WRAPPING HAS BEEN DISTURBED.
SIZE ON SIZE REQUIRES MJ TAPPING TEE

APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

CUT-INS AND LIVE TAPS

CITY OF Marysville WASHINGTON

LAST REVISED 06/15/18 STANDARD PLAN 2-070-004



LEGEND:

A. DUCTILE IRON TEE WITH 4"BRANCH, MJXFL. MJ SOLID PLUG.
B. 4" GATE VALVE, FLXFL, MUELLER #A2360-06/M&H #4607 (TO BE LOCATED IN ASPHALT.
C. REDUCING THREAD FLANGE 2"X4".
D. 2" SCHED 40 BRASS PIPE.
E. 2" 90 DEG ELL, FEMALE IRON PIPE THREAD BY FEMALE IRON PIPE THREAD. NO DRAIN HOLE
F. 2" BRASS COUPLING & 2" SCHEDULE 40 PVC THREADED PLUG (HAND TIGHT).
G. RICH #940 (18"X24") VALVE BOX WITH LID.
H. FOOTITE B-9 1/2T BOX WITH STEEL LID LOCATED BEHIND SIDEWALK. INSULATED TO PREVENT FREEZING.

APPROVED BY _____ 7/15/18
MARYSVILLE CITY ENGINEER DATE

PERMANENT 2" BLOWOFF ASSEMBLY

CITY OF Marysville WASHINGTON

LAST REVISED 6/1/18 STANDARD PLAN 2-120-002

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

Know what's **below.** **Call** before you dig.

GENERAL NOTE:
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-552-9727

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LAND TECHNOLOGIES MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER 24726 REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT:

Lakewood Heights PRD
1/2S & 1/2O 172nd St NE, Marysville, WA. 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St. Bellevue, WA 98004

SEWER AND WATER DETAILS

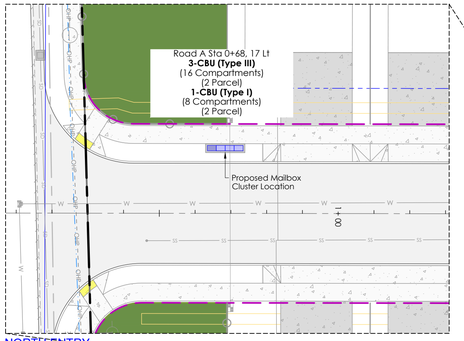
SHEET C41 of C42

24x36

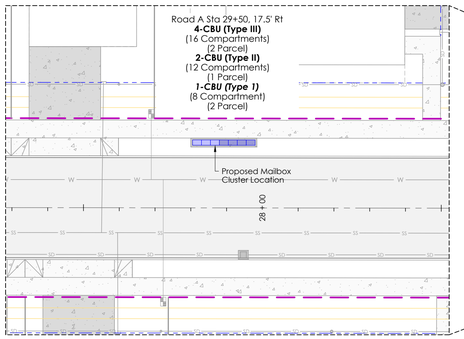
-

Z:\Myron Gemmer - Lakewood PRD\Sheets\C41 Sewer and Water Details.dwg

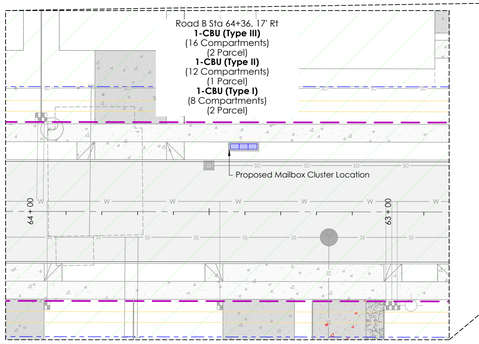
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



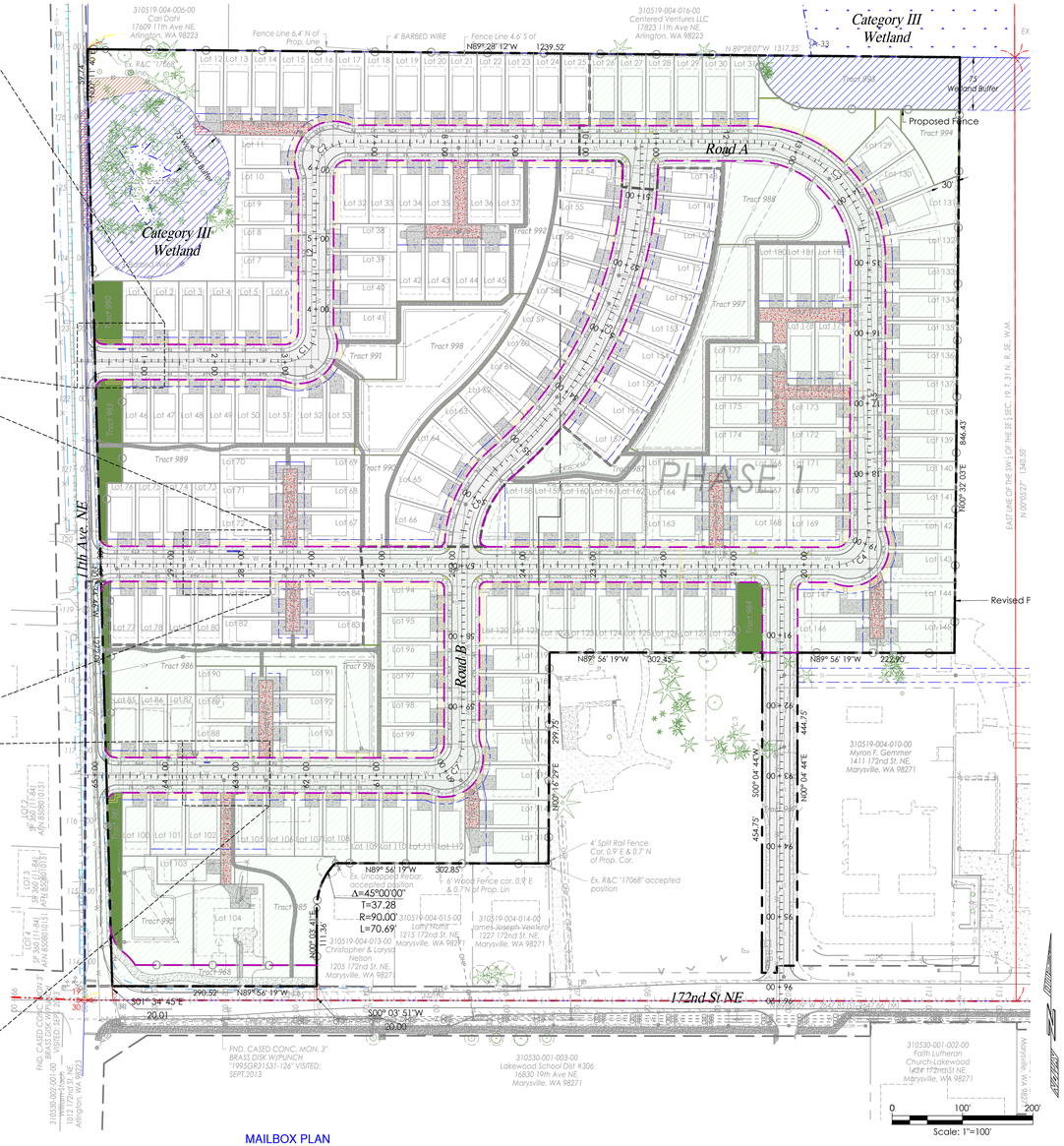
NORTH ENTRY



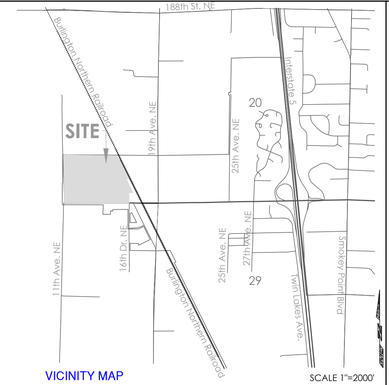
CENTRAL ENTRY



SOUTH ENTRY

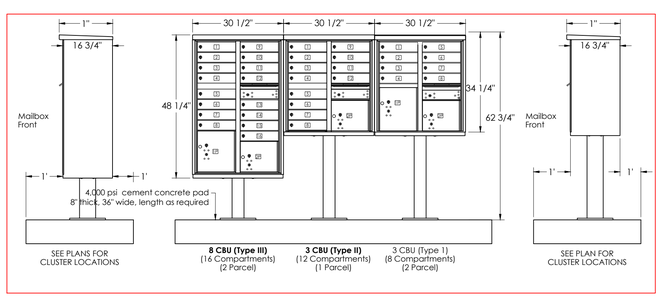


MAILBOX PLAN



VICINITY MAP

SCALE 1"=2000'



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CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER

Land Technologies, Inc.
Tyler Foster, P.E.
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
Tyler@landtechway.com

SURVEYOR

North Peak Associates LLC
Richard Van Mourik
17270 Woodinville Redmond Rd
NE Ste 705
Woodinville, WA 98072
206.601.4682

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

APPLICANT

MJS Investors
Great Western Building, 11201 SE 8th St
Bellevue, WA 98004
425-559-2726

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
17726
REGISTERED PROFESSIONAL ENGINEER
02/26/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT:

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

MAILBOX PLAN

SHEET C42 of C42

24x36

-

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

April 4, 2024

Land Technologies, Inc.
Merle Ash
18820 3rd Ave NE
Arlington WA 98223

Re: Lakewood Heights PRD – *Complete Application*
PA 24-008

Dear Merle,

The Community Development Department has reviewed the above referenced application and determined the application complete on April 4, 2024. Any additional information/items that are needed will be requested after all affected departments, local, state and federal agencies have had an opportunity to review the proposal.

If you have any questions regarding this application, please contact me at ahess@marysvillewa.gov, or by phone at 360-363-8215.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager
Rob Risinger, MJS Investors

EST. 1891
MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

NOTICE OF APPLICATION

File Number: PA24-008

Project Title: Lakewood Heights Planned Residential Development

Applicant: MJS Investors

Project Contact: Merle Ash
Land Technologies
360.652.9727
merle@landtechway.com

Project Location: 1125 & 1507 172nd Street NE

APN: 31051900400900 and 31051900401100

Date of Completeness: April 4, 2024

Scan to View Project Materials

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval with State Environmental Policy Act (SEPA) review in order to construct a 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.

Existing Environmental Documents: SEPA Checklist, Critical Areas Report, Traffic Impact Analysis, Geotechnical Report, Drainage Report, and Stormwater Pollution Prevention Plan

Public Hearing: N/A Administrative Decision

Public Comment Period: Written comments must be submitted to the contact person listed below by **4:30 PM on April 25, 2024**.

Document Availability: Application Materials

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:
Amy Hess, Senior Planner
(360) 363-8215
ahess@marysvillewa.gov

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

REQUEST FOR REVIEW

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					
File Number	PA24-008	**Date Sent**	4/4/2024	**Please Return by**	4/25/2024
Project Title	Lakewood Heights	**Related File Number**(s)	PA22-007, PreA21-050		
Project Description	Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 182-lot PRD on 29.48 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 6.5 to 8 units/acre. The project site contains a Category III wetland. The buffer from an off-site wetland to the north east extends on to the project property. The project proposes a concurrent rezone to align the spilt zoning of the underlying parcels with the project proposal.				

BACKGROUND SUMMARY									
Applicant	MJS Investors/Land Technologies								
Location	1125 & 1507 172nd Street NE			**APNs**	31051900400900 and 31051900401100				
Acreage	29.48 acres (1,283,961 SF)			**Section**	19	**Township**	31	**Range**	05
Comprehensive Plan	Single Family High	**Zoning**	R-6.5	**Shoreline Environment**	N/A				

REVIEWING AGENCIES				
Marysville	**Local Agencies & Districts**	**State & Federal**	**County**	**Other**
☒ **Building** ☒ **Parks** ☒ **Police** ☒ **PW – Development Services** ☒ **PW – Engineering** ☒ **PW – Operations** ☒ **PW – Solid Waste** ☐ **PW – Streets** ☒ **PW – Traffic Eng.** ☒ **PW – Water Res.** ☒ **PW – WWTP**	☐ **Arlington Airport** ☐ **Arlington** (city) ☐ **Comcast** ☒ **Community Transit** ☐ **Everett** (city) ☐ **Lake Stevens** (city) ☐ **Lake Stevens SD 4** ☒ **Lakewood SD 306** ☐ **Marysville Fire District** ☐ **Marysville SD 25** ☒ **PUD No. 1** (electric) ☒ **Ziply**	☐ **US Army Corps of Engineers** ☐ **BNSF** ☐ **DAHP** ☐ **DNR** ☐ **DOE** (Bellevue) ☐ **DOE** (Floodplain) ☐ **DOE** (Register) ☐ **DOE** (Shorelands) ☒ **WDFW** ☒ **WSDOT** ☐ **WUTC**	☐ **Health District** ☐ **Planning** ☐ **Public Works - Land Development** ☐ ☐	☐ **Olympic Pipeline** ☐ **Puget Sound Energy** ☒ **Stillaguamish Tribe** ☒ **Tulalip Tribes** ☐ ☐

PROJECT MANAGER			
Name Amy Hess	**Title** Senior Planner	**Phone** 360.363.8215	**E-mail** ahess@marysvillewa.gov

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

☐ **NO COMMENTS** **Signature**: _____ **Date**: _____

☐ **ATTACHED** **Title**: _____ **Agency**: _____

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH994294 PA24-008 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 04/09/2024 and ending on 04/09/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $84.40.

Subscribed and sworn before me on this 12th day of April, 2024.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 8/29/2025
Commission Number 4417

Notary Public in and for the State of Washington.

COMM DEVEL - CITY OF MARYSVILLE | 88522148
JANIS LAMOUREUX

MARYSVILLE

CITY OF MARYSVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue • Marysville, WA 98270 • (360) 363-8000
NOTICE OF APPLICATION

File Number: PA24-008
Project Title: Lakewood Heights Planned Residential Development
Applicant: MJS Investors
Project Contact: Merle Ash
Land Technologies
360.652.9727
merle@landtechway.com
Project Location: 1125 & 1507 172nd Street NE
APN: 31051900400900 and 31051900401100
Date of Completeness: April 4, 2024

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Public Comment Period: Written comments must be submitted to the contact person listed below by 4:30 PM on April 25, 2024.

Document Availability:
http://docs.marysvillewa.gov/htcomnet/public/?folder=45f703e6

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:
Amy Hess, Senior Planner
(360) 363-8215
ahess@marysvillewa.gov
Published: April 9, 2024.

EDH994294

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Marysville

Name of Proposed Development Gemmer Residential

City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

Proportionate Share Calculation: *Choose Option A or B*

☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: 11/15/23

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title Rob Risinger

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Traffic Mitigation Offer to Snohomish County

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City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

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☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$_____

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: _____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Part Two: To be completed by the City

Receipt of Written Offer and attachments by City and routing to County

Name of Proposed Development Lakewood Heights

City Project File Number PA24-008

Date Received March 24, 2024

City Staffer Assigned to Project Amy Hess

Address 501 Delta Ave

Phone 360.363.8000

Instructions to City. Send this offer and all attachments to Contact.pwCMS@snoco.org

Received by:

AH Date: 3.24/2024 Amy Hess, Senior Planner

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and attachments by Snohomish County and routing back to City

Name of Proposed Development

City Project File Number

Received by:

CD Date: 04/04/2024 Caleb Duhnke, Engineer II - Traffic Operations

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

- ☒ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.
- ☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts.
- ☐ The information requested is shown in the notes below.

By: Caleb Duhnke Date: 4/24/24 Caleb Duhnke, Engineer II - Traffic Ops

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

Date: Initialed by City Staffer Print Name and Title

Notes

Payment Information:

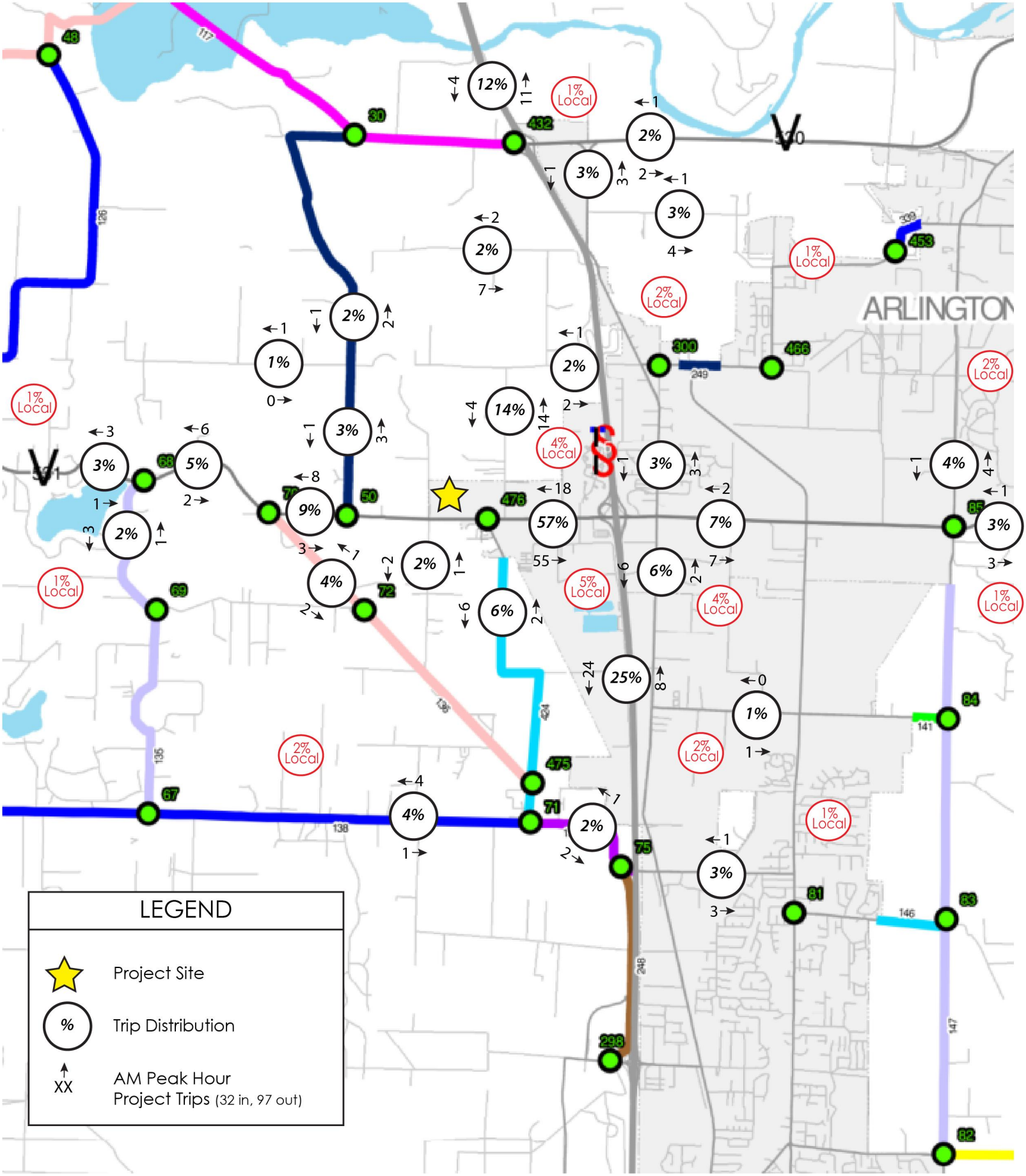
Total Mitigation Fees Due: $65,194.00

Transaction Code: 5601

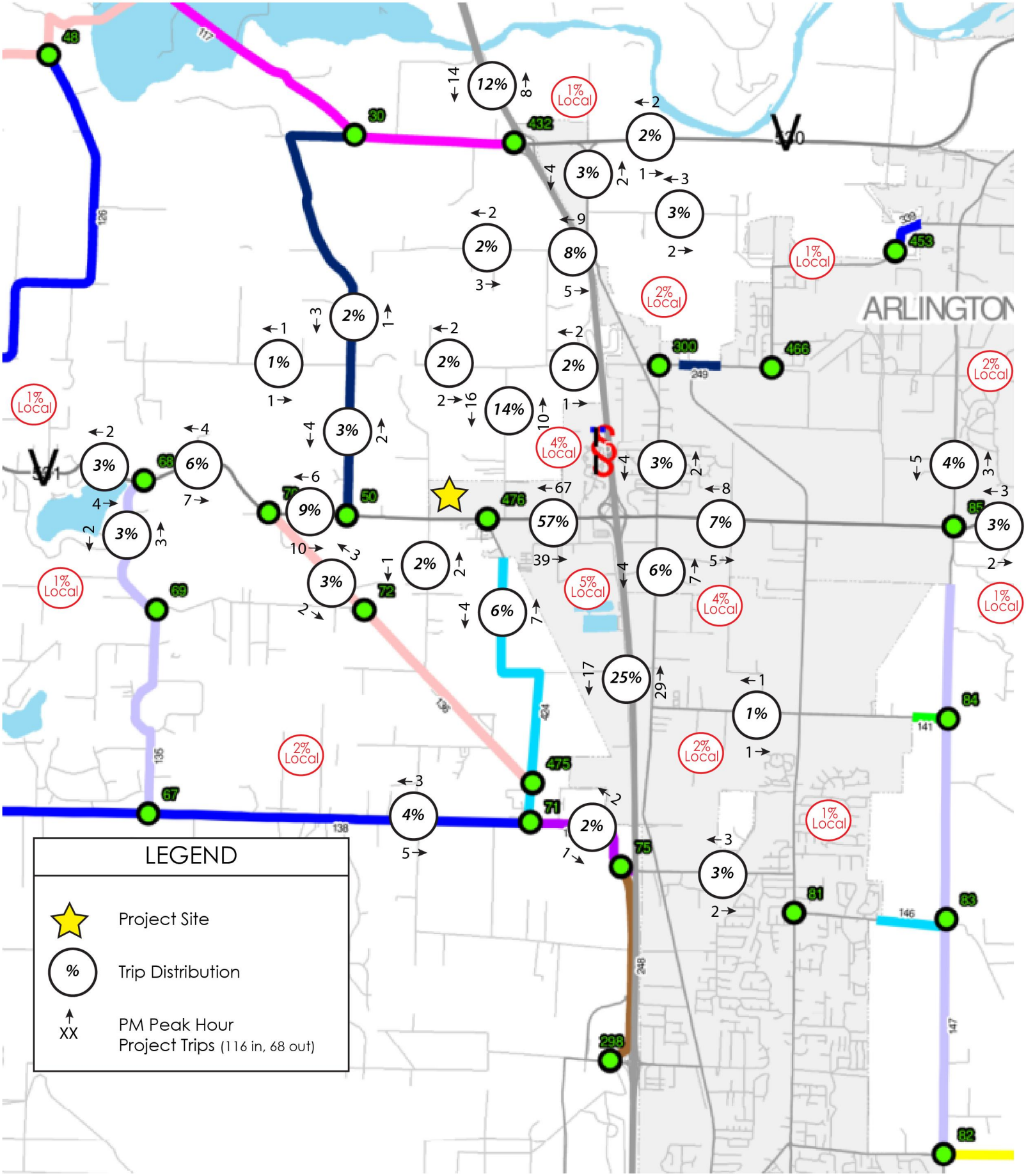
To pay in person by credit card, cash, or check please visit the PDS Cashier located on the 2nd floor of the Administration West Building located at 3000 Rockefeller Ave, Everett, WA or send check by post mail to PDS M/S 604 Attention: Cashier, 3000 Rockefeller Ave, Everett, WA 98201

To pay with credit card* by phone please call the Public Works Customer Service Counter at 425-388-6453.

***American Express is not accepted as a form of payment**



Attachment G1: Weekday AM Peak Hour Project Trip Distribution & Assignment



Attachment G2: Weekday PM Peak Hour Project Trip Distribution & Assignment

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Gemmer Residential

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

   MJS Investors, 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

   Phone #: 425-417-6004

3. Development Site Address 1507 172nd Street NE, Marysville, WA

4. Is it a residential or commercial development? Yes (residential)

5. Description of Development (size and specific type)_____
   The proposed project will include up to 185 Single-Family Detached Homes. The site includes 1 existing Single-Family Detached Home that would be removed with the project.

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   129 AM Peak Hour 184 PM Peak Hour 1,762 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   x For determining the amount based on a percentage of the county fee go to section two.

   _____ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

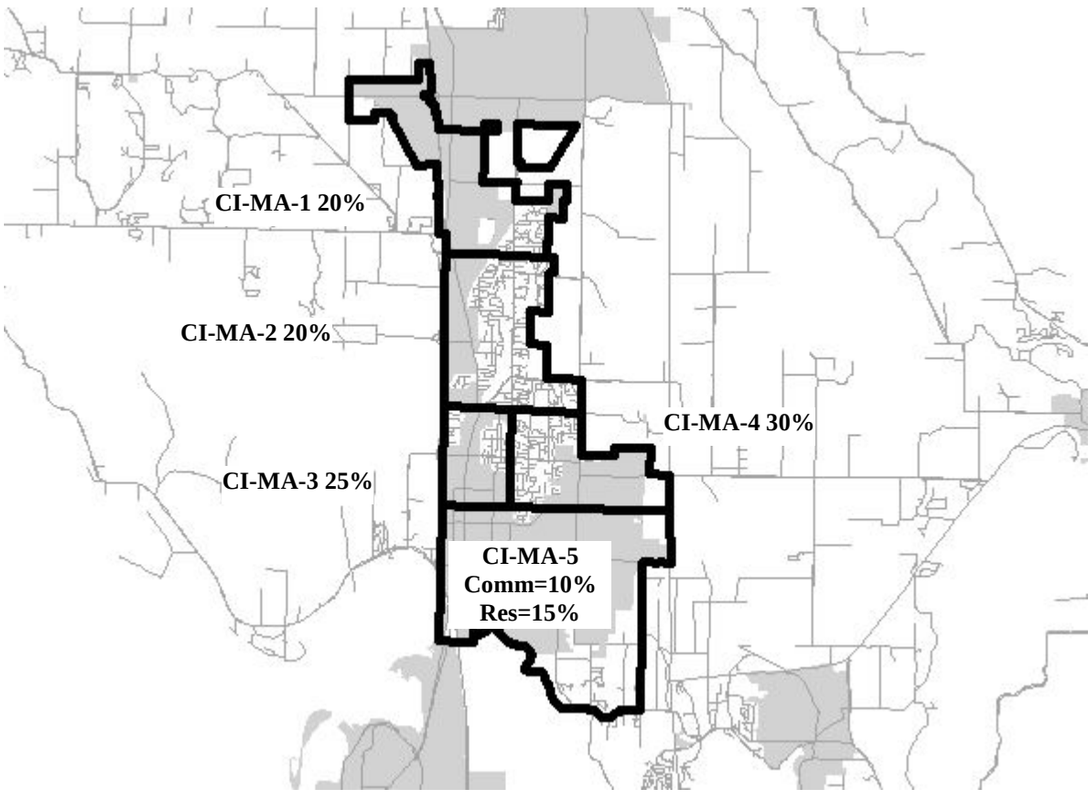
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) 20 %

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT) 1,762

4. Type of Development (Residential or Commercial) Residential

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $ 185

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

20%	×	1,762	×	185	=	$ 65,194
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

__X__ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270
(360) 363-8000

April 26, 2024

Land Technologies
Merle Ash
18820 3rd Ave NE
Arlington WA 98223

Re: PA24-008 – Lakewood Heights Rezone PRD – Technical Review 1

Dear Merle,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Include File Number PA24-008 on all future correspondence, in addition to all site, civil and landscape plans.
2. Work with Public Works/WSDOT on the amount of right-of-way dedication needed for the round-about (RAB) at 11th Avenue and 172nd Street. The area dedicated can be used as open space in the interim, but will need to be dedicated as part of this proposal. Please provide an updated density calculation deducting the area dedicated.
3. The project narrative suggests another BLA is proposed. If another BLA is proposed, please provide a layout of the proposed adjusted lots.
4. Is the project proposed to be phased? No phasing plan was mentioned in the project narrative, but phases are shown on site plan. If phasing is proposed, please describe the phasing plan. It appears that if Phase 1 is constructed as depicted, there will be only one access point. Marysville Fire Marshall may require fire sprinklers in units for which there is only one access point.
5. Please depict all plottable easements/encumbrances listed in the title report on the site plan and any existing water wells and/or septic systems within 200 feet of the project.
6. The preliminary Civil Plans have a 'Road C' depicted on some sheets, but not all, and there is no 'Road C' on the plat map. Please ensure road names are consistent on all plan sheets/sets.
7. It does not appear this property is eligible for Residential Density Incentive (RDI) 5a. The nearest fie and/or police station is well over 1 mile away. Please identify an alternative RDI to earn the desired additional units. Please also note that partial units cannot be earned, only whole units (see MMC 22C.090.050(4)).
8. If you do not intend to utilize RDI 3a, please remove it from the table on sheet P3.
9. Please identify where perimeter fencing is proposed in order to achieve bonus units so that staff can verify these areas are not otherwise required by code to have fencing installed.

10. Pursuant to MMC 22C.065.040(2)(a), the site shall be oriented and designed to create an attractive street edge and accommodate pedestrian access. The following provisions apply:

(i) The street edge shall be defined with buildings, landscaping or other features.

(ii) Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape.

(iii) Buildings with individual ground floor entries should face the street and/or common open space to the extent possible.

(iv) Buildings shall provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15 percent of the facade facing the street shall be occupied by transparent windows or doors. See Figure 2.

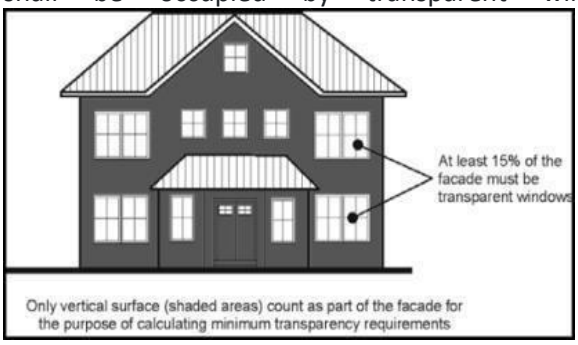


Figure 2 – Illustration of facade transparency requirements which enhance safety and the relationship to the street front

(v) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way.

(vi) Provide building entries that are accessed from the sidewalk. These pathways must be separated from parking and drive aisles and must not cross a parking lot.

(vii) Unless the building is immediately adjacent to the public ROW, the yard or open space between the street and the building front shall be landscaped. At least 20 percent of the landscaped area shall be trees and shrubs.

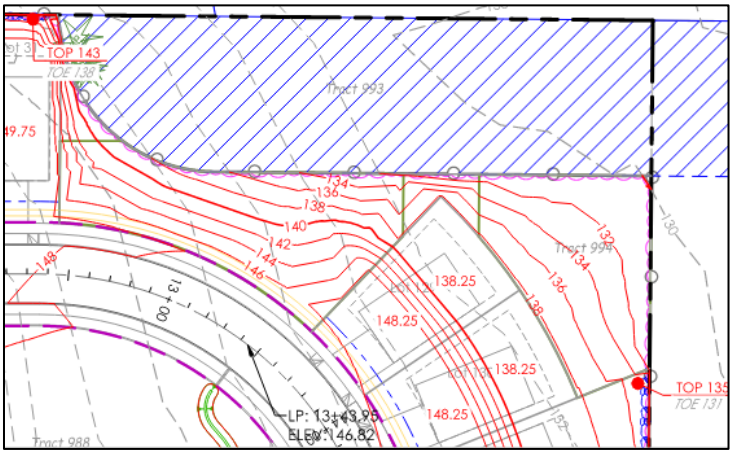
(viii) Private ground floor living spaces directly facing a public ROW and within 60 feet of the street shall be screened with planting (shrubs and trees) at least two feet high.

The current layout/design on 11th Avenue does not meet these standards. City staff and the Community Development Director have discussed and determined a couple of options that would meet the standards. The options are outlined below:

- Orient homes on lots adjacent to 11th Avenue so that the front/primary entrance faces 11th Avenue, including pedestrian pathways connecting the front entries to the public sidewalk.
- As an alternative to home orientation towards 11th Avenue, the Director has agreed to allow re-alignment of the landscape tracts adjacent to 11th Avenue to be a consistent, uniform width at least 20 feet wide, (tracts 981, 982, 983, and 980) and installation of a decorative fence (not standard 6' cedar), decorative masonry wall, or other hardscaped fencing.

11. Depending on the option you choose in item 10 above, an alternative RDI for the units earned using 7f may be needed.
12. Pursuant to MMC 22C.065.060(3), Where lots front on a public street, the house shall have doors and windows which face the street. Houses must have a distinct entry feature such as a porch or weather-covered entryway with an entry feature that is at least 60 square feet with no dimension less than six feet. Where lots front on a common open space or pathway, the requirements for orientation are the same as for a public street.

    The director may approve a street orientation or entryway with dimensions different than specified herein; provided, the entry visually articulates the front facade of the dwelling so as to create a distinct entryway, meets setback requirements, provides weather cover, has a minimum dimension of four feet, and is attached to the home.
13. Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from adjacent lots, parking areas, driveways, streets, and other accesses. Additional landscaping should be installed along the eastern boundary of Tract 985, and Tract 994.
14. The grading in Tract 994 appears rather steep. Is this conducive for recreation and proposed amenities?



15. Please provide base and top elevations for all retaining walls on civil plans.
16. Pursuant to MMC 22G.080.100(2)(g)(iii), trail segments shall be improved with an all-weather surface (gravel surfacing is not considered an all-weather surface). Please revise accordingly.
15. On the interior plat roads, the single family residences should face the street. Where side yards need to abut the street along arterials or the interior plat roads, an architectural approach similar to what is shown below should be proposed in lieu of the house facing the street. In the example below, the front of the house is oriented towards the auto court while the elevation that faces the street has

variation in siding, windows, trims, and a gable entry feature with decorative posts that gives the sense of the house being oriented towards the street. On lots that take access off of an auto court that have a side yard abutting the street, a pedestrian pathway should be provided to the street and auto court (lots 88, 93, 81, 84, 72, 67, 163, 168, 147, 179, and 182). This orientation, coupled with a pedestrian pathway that connects both towards the autocourt and the sidewalk along the street side of the interior plat roads, meets the intent of the Lakewood Neighborhood Master Plan design guidelines, and preserves private back yards.



16. Please review comments from the below related to the round-about at 11th Avenue and 172nd Street.

    16.1. See comments from Community Transit related to the round-about (RAB) and bus stop locations.

    16.2. Please see comments from WSDOT related to RAB and TIA.

    16.3. Please see comments from City Traffic Engineer and Civil Plan Reviewer related to RAB.

17. Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria outlined in MMC Section 22D.050.030(4). The applicant shall design the project to ensure a smooth transition to neighboring sites.

18. Overhead utilities on all frontages on 172nd Street and 11th Avenue, as well as internal plat roads, shall be placed underground.

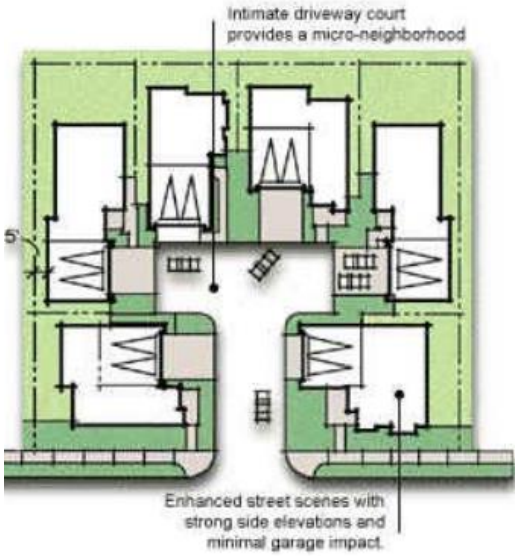
19. Pursuant to MMC 22C.065.130(3) *Block Size,* new development shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. A street network dominated by long, irregular loop roads and cul-de-sacs is not appropriate. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). It appears additional pedestrian access/connections are needed to meet the appropriate intervals.

20. Shared access driveways/autocourts will be required to 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219, or as amended. A detail of the surfacing of

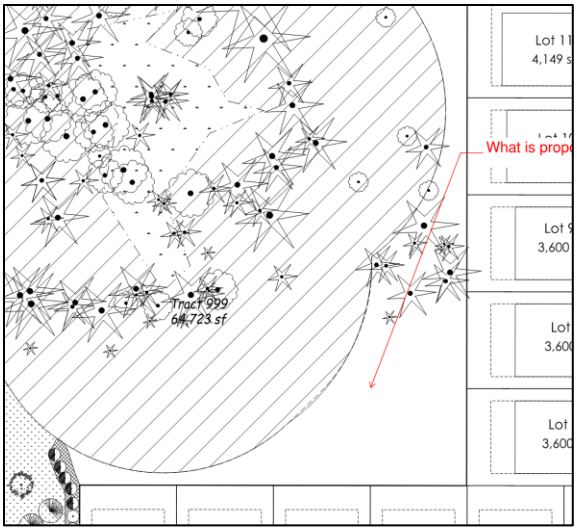
the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.

20.1. Tract 969 does not appear meet the definition or intent and design standards of an autocourt. An autocourt provides ingress and egress to clusters of dwellings; ends in a 'court' or courtyard area used for garage access and other activities; and is walled by buildings on three sides. See examples of what meets the standards below.





21. Please see comments from Deputy Fire Marshall, Brian Merkley that include, in part, the following:
    - At a minimum, the following lots will require fire sprinklers due to distance from ROW: 12-13, 42-45, 69-70, 90-91, 103-104, 165-166, 174-177, and 180.
    - Additional hydrants will need to be added to satisfy spacing requirements. Road B in front of Tract 996 and in front of Lot 59.
22. The applicant shall be required to obtain all necessary Federal, State and local permits for any critical area or buffer impacts prior to commencing construction.
23. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to MMC 22C.065.390, *Decorative Street Lighting Standards*.
24. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC Chapter 22C.120, *Landscaping and Screening* and MMC 22C.065. **Specifically, please revise the Landscaping Plan to include:**
    24.1. Detailed planting plan for the mitigation planting plan including specifics for buffer enhancement areas and buffer replacement areas.
    24.2. Typical side view of perimeter landscape buffers.
    24.3. Please identify what is proposed in the white area in tract 999 below.



24. Proposed fencing shall be in accordance with MMC 22C.065.120.

25. Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

26. The following are the impact fees that apply to this project. School and Park fees are based on the fee in effect at this time a building permit is accepted by the City.

Impact Fee Type	Impact Fee Rate
Traffic	$6,300 per SFR
Parks	$1,905 per SFR
Schools (Lakewood)	$0 per SFR

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received, I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Senior Planner

cc: Chris Holland, Planning Manger
MJS Investors

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: April 25, 2024

SUBJECT: PA24-008 Lakewood Heights PRD
1125 & 1507 172nd Street NE
APN's: 31051900400900 and 31051900401100

Utility Capital Improvement Fees
Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees
No recovery fees are applicable to this project.

Utility Main Fees
Main fees for an existing water main within 172nd St NE will be assessed at $2.25/ft. of frontage.

ULID/LID Fees
No ULID or LID fees are applicable to this project.

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MARYSVILLE
PUBLIC WORKS

UTILITY CAPITAL IMPROVEMENT CHARGES - 2024

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670
Community Development Department • 501 Delta Avenue • Marysville, WA 98270
(360) 363-8100 • Office Hours: Monday - Friday 8:00 AM - 4:30 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	$4,750/du	$5,490/du	$4,490/du	$4,890/du
Inspection		Plumb permit varies	Plumb permit	$100	$100
Admin/Filing Fee		$20	$20	$20	$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes. Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	$1,816/rm	$2,099/rm	$1,717/rm	$1,870/rm
RV Park Pads	Eff 1/1/06	$2,375/pad	$2,745/pad	$2,245/pad	$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	$1.64 / square foot (bldg)	$1.99 / square foot (bldg)
2001 – 4000 gpm	$2.40 / sf	$2.87 / sf
4001+ gpm	$3.16 / sf	$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	$0.48 / sf	$0.65 / sf
Warehouse/Storage with fire sprinklers	$0.36 / sf	$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	$1.03 / square foot (bldg)	$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	$1.67 / sf	$2.00 / sf
Warehouses/Storage	$0.49 / sf	$0.65 / sf
Restaurants/Taverns/Espresso	$2.38 / sf	$2.86 / sf
Schools without kitchens	$0.77 / sf	$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - $95/du	Commercial - $95/3200sf of imp surface

METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	$1,050	$500
3/4" x 3/4"	$1,075	$525
1"	$1,200	$560
1.5"	$1,600	$750
2"	$1,900 min	$850
3", 4", 6", 8"	Time and Material - $3,500 min + $1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Amy Hess

From: Kathryn Boris <Kathryn.Boris@commtrans.org>
Sent: Thursday, April 18, 2024 10:13 AM
To: Amy Hess
Cc: Matthew Muller; Robert Rich
Subject: [External!] Lakewood Heights Planned Residential Development - Community Transit

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from kathryn.boris@commtrans.org. Learn why this is important

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Amy,

Community Transit has some concerns about the proposed development, Lakewood Heights Planned Residential Development, namely the geometry of the roundabout located on 172nd St NE and 11th Ave NE. The displayed geometry does not appear to meet standards that would allow bus operations, especially in the westbound direction.

There are also concerns about access to Lakewood High School. We are aware of a lack of infrastructure, namely sidewalks and pedestrian crossings across 172nd St NE that are creating unsafe situations for the high school students that use our service on Route 240. The addition of, and/or relocation of bus stops as part of this project, along with potential pedestrian infrastructure (such as an RRFB or HAWK), could alleviate that issue and provide safer connectivity for students and residents in this area.

We would appreciate the opportunity to meet to discuss these concerns and propose potential solutions by integrating our transit service better in this area.

Prior to your deadline of April 25, our team has the following availability. Please let me know if you are able to meet at any of these times to discuss the project and its implications on Community Transit's service:

- Monday, April 22 – 3:00 pm - 5:00 pm
- Tuesday, April 23 – 4:00 pm - 5:00 pm
- Thursday, April 25 – 10:30 am - 12:00 pm

THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUES RETURNED BY APRIL 25, 2024

File Number:	PA24-008
Project Title:	Lakewood Heights Planned Residential Development

Project Description:	Applicant has requested Planned Residential Development (PRD) and Binding Site Plan State Environmental Policy Act (SEPA) review in order to construct a 182-lot Planned Development on approximately 29.48 acres, utilizing residential density incentives MMC 22G.090. The project contains one (1) Category III wetland, and buffer fr wetland extends on-site. Project will construct associated improvements, include cle and utility and roadway extensions. The project proposes a concurrent rezone to zoning of the underlying parcels with the project proposal.
Applicant:	MJS Investors
Project Location:	1125 & 1507 172nd Street NE
APNs:	31051900400900 and 31051900401100
Application Materials:	Lakewood Heights Application Materials
Please return comments via e-mail to ahess@marysvillewa.gov on or before **April 25, 2024**	

Thank you,

Kathryn Boris (she/her/hers)

Sr. Transit Integration Planner

425.359.6530

Kathryn.Boris@commtrans.org

Amy Hess

From: Kathryn Boris <Kathryn.Boris@commtrans.org>
Sent: Monday, April 22, 2024 10:54 AM
To: Amy Hess
Cc: Emily Morgan; Emily Tsan
Subject: Re: [Ex]:Automatic reply: [External!] Lakewood Heights Planned Residential Development - Community Transit

Some people who received this message don't often get email from kathryn.boris@commtrans.org. Learn why this is important

Hi Amy,

Reaching out again due to the limited timeline for comments to be submitted. There are many concerns about the roundabout design and I would like to meet with you to discuss this and bus stop placement in the area. Please let me know if you are unable to attend - I am also happy to meet with any staff from Marysville that are available.

Please note the attached document regarding roundabout design. This document is a draft from King County Metro but can be used in place of Community Transit's standards. CT's current roundabout standard is being updated and is not available at this time.

Please ensure that the roundabout at 172nd St NE and 11th Ave NE complies with these standards. Route 240 serves this corridor and provides important access to the area, connecting communities to the west and north that would otherwise be inaccessible to transit. The design of this roundabout is key to ensuring that access remains in place in the future.

It has also come to my attention that there were developments proposed in adjacent parcels south and east of this proposed development. With those developments, bus stops were requested. Our staff are unaware of the outcome of the requests on prior development proposals, could you please let me know what occurred with those? That will impact our comments for the Lakewood Heights community.

Thank you,
Kathryn Boris (she/her/hers)
Sr. Transit Integration Planner
425.359.6530
Kathryn.Boris@commtrans.org

community transit

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Thursday, April 18, 2024 10:13 AM
To: Kathryn Boris <Kathryn.Boris@commtrans.org>
Subject: [Ex]:Automatic reply: [External!] Lakewood Heights Planned Residential Development - Community Transit

****CAUTION: This email originated from outside of the agency. DO NOT click links or open attachments unless you recognize the sender's email address AND are expecting the information. Questions? Contact the Service Desk.****

I am in the office this week, however, my availability may be limited due to an Environmental Audit from HUD. I will respond as soon as possible.

If you need immediate assistance, you may contact Emily Morgan (emorgan@marysvillewa.gov), Emily Tsan (etsan@marysvillewa.gov). Otherwise, I will respond to your email when I return.
Have a great day!

King County Metro Roundabout Guidelines Draft

October 17, 2023

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Acknowledgements

These guidelines were developed by the following staff at King County Metro, building on the guidelines developed in 2014 by Community Transit, national guidance found in *NCHRP Research Report 1043: Guide for Roundabouts (2023)*, and King County Metro's *Transit Route Facilities Guidelines (2020)*..

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1 Introduction

The Roundabout Guidelines equip planners, engineers, and stakeholders with a clear understanding of important factors when designing a roundabout for King County Metro bus operations. The considerations outlined in this document allow bus operators to consistently navigate a roundabout without damaging their coach or injuring passengers onboard. Guidelines are aimed at preventing on board passengers from being jostled, slipping, falling, or losing possession of belongings, and providing safe and convenient access for passengers at nearby stops.

King County Metro operates transit coaches of differing length and handling characteristics on roadways owned by other agencies, including the state (Washington State Department of Transportation, WSDOT), the county (King County Roads), and 39 towns and cities within the county. It is important for planners, engineers, and stakeholders to consult with Metro staff early during the planning and development of a new roundabout configuration proposal on roadways with existing or future transit service. Consulting these guidelines can help planners, engineers, and stakeholders anticipate Metro's needs prior to discussions with Metro, which can help streamline the coordination process. Please refer to the checklist in Section 2 to obtain Metro's review/approval or concurrence of proposed roundabouts and related improvements.

Principles to consider when designing roundabouts for transit vehicles include:

- Design turning movements assuming buses will not traverse across the inner circle or mount the truck apron. Use caution when designing curbs and truck aprons to be mountable by bus wheels without jostling passengers.
- Coordinate with Metro on multilane roundabouts to determine the appropriate design approach for bus operations.
- Use the proper design vehicle settings for AutoTURN analysis.
- Review the design of raised crosswalks for vertical bus clearance.
- Consider pedestrian comfort and safety as well as bus operations as relates to bus stop placement and pedestrian pathways.
- Consider signalization, signage, and priority access for transit speed, reliability, and safety.

Roundabouts are a proven safety measure that substantially reduces fatal and injury crashes. As roundabouts become more prevalent in the Puget Sound Region, there is a growing need to integrate these transit-specific considerations into the planning and design process.

Because each roundabout is in a unique built environment, each roundabout is also unique. As a result, the document articulates design guidance and allows for flexibility when practical and necessary.

The checklist in Section 2 is designed to serve as a quick reference. Section 3 is focused on definitions and early involvement. Section 4 focuses on the bus as the design vehicle and street design elements.

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2 Transit-Friendly Roundabouts Checklist

King County Metro is providing this checklist on roundabout use and transit design considerations to its interagency partners, developers, and consultants. Agencies and jurisdictions planning roundabouts should review current and future bus service and engage King County Metro at plansreview@kingcounty.gov as early as possible or reach out directly to your Metro project contact.

☐ **Coordination with Metro: Planning and Concept Phase**

- ☐ Send details to plansreview@kingcounty.gov.
- ☐ Document bus routes and bus stops on the roadway where the roundabout is planned:
  - King County Transit Route map
  - King County Bus Stop Map – zoom in to see individual stops
  - Metro Connects Maps –click on the Metro Connects tile to view "Metro Connects Interim Network" and "Metro Connects 2050 Network".
- ☐ Document site constraints that may impact transit operations.
- ☐ Describe the planning and design approach as relates to plans for considering transit operations and transit access.
- ☐ Provide the assumed type of roundabout (mini, compact, single lane, or multi-lane).
- ☐ If completing an Intersection Control Evaluation, include King County Metro in the process.
- ☐ Consult with Metro before planning mini-roundabouts and compact roundabouts on transit routes – these designs are particularly challenging in terms of transit operations and include significant transit impacts.

☐ **Multilane Roundabouts: Planning and Concept Phase**

- ☐ Include King County Metro in the performance-based planning and design process in designing for buses to operate in lane or by splitting lanes (See Section 4.2).[1]
- ☐ Provide a sketch-level assessment of in-lane operations and compare to splitting lanes during early design.

☐ **Bus Stops and Pedestrian Access: Planning and Concept Phase**

- ☐ Coordinate with Metro on bus stop location and design.
- ☐ See Section 4.3 for considerations to factor in for near-side or far-side stops at a roundabout.
- ☐ Avoid in-lane near-side stops at multilane roundabouts: Metro prefers in-lane near-side stops in single lane roundabouts but prefers far-side in-lane stops in multilane roundabouts because they help ensure pedestrian sightlines and minimize transit delay.
- ☐ Provide a conceptual proposal for bus stop locations and types with supporting logic.
- ☐ Design pedestrian access to transit for safety, comfort, and convenience (see Section 4.3 for recommendations). Account for increased pedestrian volumes near transit stations and mobility hubs.

☐ **Coordination with Metro: Design Phase**

- ☐ Once available, send details to plansreview@kingcounty.gov.

[1] Splitting lanes is a non-standard movement for Metro operations. Metro prefers designs for buses to stay in lane but recognizes this will increase the size of the roundabout, increase operating speeds, and impact safety. In places with high pedestrian volumes, Metro may favor roundabouts designed for lane splitting due to lower operating speeds.

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- ☐ Provide signage and striping plans.
- ☐ Provide paving plans and curbing details.
- ☐ Provide truck apron details.
- ☐ Provide typical sections showing proposed cross slope at entries and in circulating roadway.
- ☐ Provide estimated 100% design date, construction date, completion date, and timeline updates.

☐ **Bus Stops and Pedestrian Access: Design Phase**

- ☐ Work with your point of contact at Metro and the Transit Route Facilities team to determine bus lengths and number of buses to be accommodated at new bus stop locations.
- ☐ Ensure that ample space is provided for boarding at bus door(s) - design stop platform and approaching curves so both doors of the bus align with the curb (see Section 4.3).
- ☐ Ensure that sightlines for pedestrian crossings are not obstructed.
- ☐ If applicable, ensure bus has sufficient clearance at raised crosswalks.
- ☐ Communicate potential construction impacts (like bus stop relocation) for existing bus stops.
- ☐ Where pedestrians are crossing legs of the roundabout to access transit, provide a design check such as in NCHRP 1043 Appendices 5, 6, and 7.

☐ **Design Vehicles, AutoTURN, and swept path diagrams**

- ☐ Provide swept path diagrams that refer to Metro's design vehicle and AutoTURN specifications (see Section 4.1).
- ☐ Use appropriate design vehicle for King County Metro Transit (Section 4.1) - additional details for Metro AutoTURN settings are available in Chapter 3.3 of Metro's Transit Route Facilities Guidelines.
- ☐ Ensure that mirrors and bike racks are included in transit design vehicles.
- ☐ Analyze turning movements with buses maintaining a 5-10 mph speed throughout the roundabout - lower speeds at pedestrian and bicycle crossings are acceptable.
- ☐ Ensure buses can navigate a roundabout without driving on truck aprons or curbs.
- ☐ Provide vertical clearance details of buses at raised crosswalks, truck aprons, and entry/exit points.

☐ **Signage**

- ☐ Include signage such as "Yield to Heavy Vehicles", "Yield to all Lanes", or "Large Vehicles take both lanes."

☐ **Review the following *preferred* design elements**

- ☐ For multilane roundabouts, if designed to stay in lane, use best practices identified in NCHRP 1043 to keep buses from drifting into adjacent lanes.
- ☐ Apply a sloped curb on truck aprons as featured in Section 4.7 (instead of a rolled curb), as buses may occasionally track onto the truck apron despite design accommodations.
- ☐ Consult with Metro before planning mini-roundabouts and compact roundabouts on transit routes – these designs are particularly challenging in terms of transit operations and include significant transit impacts (Section 3.1).

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3 Planning, Project Development, and Concept Development

This section provides more details on coordinating with Metro throughout the planning and concept phases.

The details included in this document are meant to serve as guidelines. In circumstances where guidelines cannot be met, Metro staff will work with the jurisdiction to determine collaboratively which features should be modified or eliminated.

Metro expects designers to supplement this transit-specific roundabout guidance with other guidelines and requirements. *NCHRP Research Report 1043: Guide for Roundabouts*, released in June 2023, provides a context-sensitive, performance-based design approach to designing roundabouts. King County Metro's *Transit Route Facilities Guidelines,* most recently updated in 2018, provides details about bus stops, transit coach characteristic, and street design standards. U.S. Access Board's *Public Right-of-Way Accessibility Guidelines (PROWAG)*, Final Rule issued in August 2023, provides requirements for sidewalks and shared use pathways.

3.1 Roundabout Definition and Characteristics

NCHRP 1043 defines a roundabout as "a circular intersection form in which traffic travels counterclockwise (in the United States and other countries that drive on the right-hand side of the road) around a central island and entering traffic must yield to circulating traffic." This document does not apply to traffic calming circles or rotaries. Traffic calming circles, common in King County, have smaller diameters, are distinct from roundabouts, and typically are not suitable for Metro operations. Rotaries, which are distinguished by having large diameters often greater than 300 ft, are not common in Washington.

Table 1 shows different types of roundabouts. All roundabouts on transit corridors should be designed so buses do not need to traverse the center island or mount the truck apron - in general, mini roundabouts should not be used on transit routes, and compact roundabouts may be acceptable if 40-foot buses can stay on the roadway. Larger roundabouts that can accommodate buses, like single-lane and multilane roundabouts, should be designed so buses do not need to mount the truck apron. To minimize safety concerns for bus passengers, roundabouts on transit routes should still be planned with bus-friendly truck apron designs (see section 4.7: Curb and Truck Apron Design) that allow for the occasional situation of bus mounting.

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Table 1: Comparison of common roundabout features across types of roundabouts. (adapted from NCHRP 1043)

Roundabout Feature	Mini-Roundabout	Compact Roundabout	Single-lane Roundabout	Multilane Roundabout
Meets bus operations requirements for 40' -60' coaches?	No	Unlikely	Yes, with proper design	Yes, with proper design
Central island	Requires large vehicles to traverse central island, which is not feasible for buses	Requires vehicles longer than 40' to traverse central island	Non-traversable, but typically includes truck apron	Non-traversable, but typically includes truck apron
Common Intercircle Diameter (ICD) range	45 ft to 90 ft	65 ft to 120 ft	90 ft to 180 ft	150 ft to 200 ft
Maximum number of circulating lanes conflicting with each entry	1	1	1	2+

Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 2.3.1 Roundabout Characteristics and Applications: Roundabout Types
- 2.3.2 Roundabouts with Traversable Elements

3.2 Involve Metro Early

Provide transit-related details to Metro early, including during planning studies and alternatives identification and evaluation. Performance goals and outcomes related to transit can influence a project even before project design begins. As a project evolves from preliminary to final design, it becomes more difficult to appropriately design for buses and achieve Metro's desired outcomes.

If Metro-operated buses are passing through the project area, the design team is expected to engage Metro throughout the design process, including in efforts like Intersection Control Evaluations (ICE) on state roads.

Metro expects project goals and desired outcomes to include safe and reliable transit operations and active transportation access to bus stops. In differentiating between *accommodating* and *designing* for a large vehicle, Metro expects roundabouts on transit routes to be *designed* for transit. The Metro-specific bus should be used as a *design vehicle* that regularly uses the facility rather than an occasional larger vehicle to be *accommodated*. With these transit goals and performance measures in place, Metro is interested in collaborating with jurisdictions throughout the iterative performance-based approach outlined in NCHRP 1043 Chapter 3.

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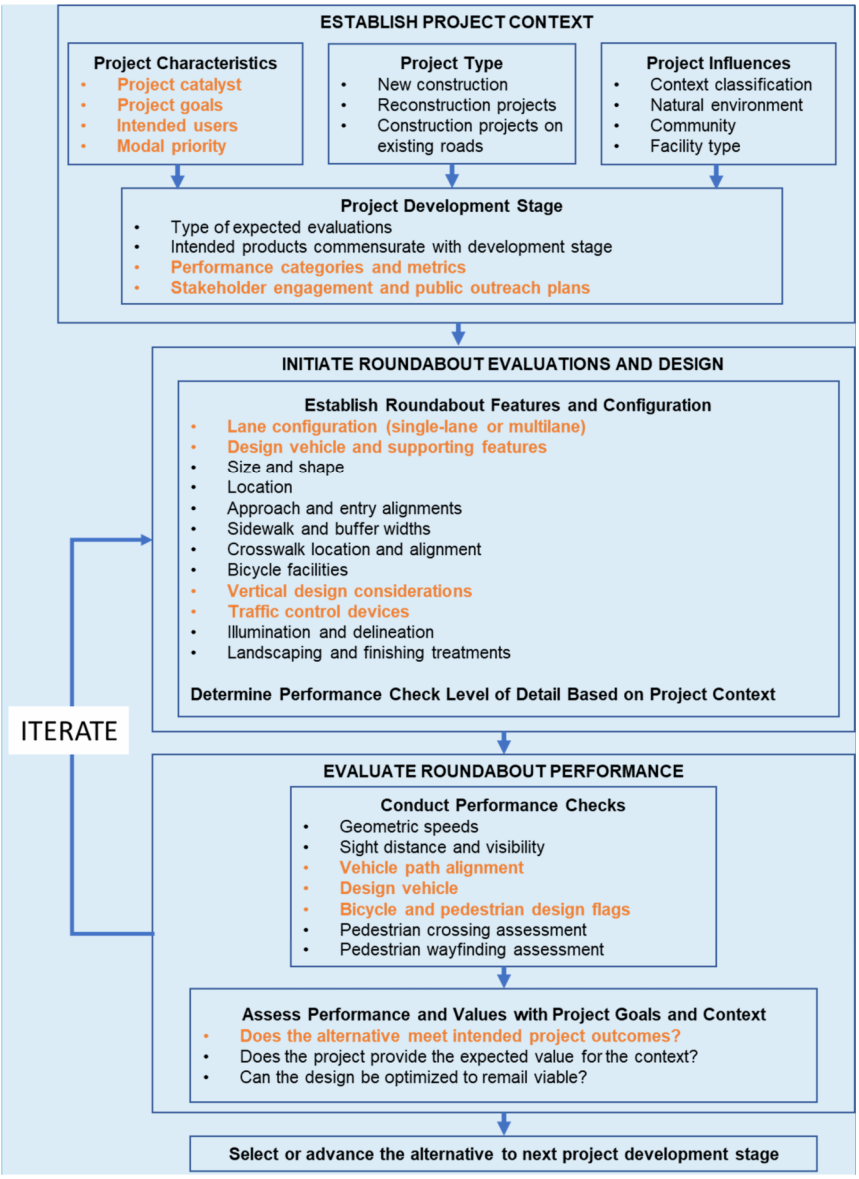

*Figure 1: Roundabout design process illustrating the iterative nature of project planning, preliminary design, and final design (source: NCHRP 1043 Section 9.1). Metro areas of interest shown in **bold orange**.*

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Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 3.1 A Performance-Based Planning and Design Approach: Ties to the Project Development Process
- 3.3 Performance Measures
- 3.4 Decision-Making Framework
- 6.4 Intersection Control Evaluation: Project Considerations
- 9.1 Geometric Design Process and Performance Checks: Design Process
- 10.3.1 Horizontal Design Performance Influences: Roundabout Size and Shape
- 10.3.3 Roundabout Approach Alignment

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4 Vehicle Characteristics and Street Design

This section includes guidance on transit design elements, both for the bus and people accessing the bus by foot or bike. Design elements should be considered in addition to those required by the design jurisdiction. Metro operates both 40-foot and 60-foot motorcoaches on bus routes in King County. Metro's operators are responsible for maintaining rider safety during every trip.

4.1 The Metro Bus as the Design Vehicle

As described in Section 4.4.4 of NCHRP 1043, transit buses may include fixed chassis and articulated vehicles. They can have a variety of wheelbase lengths as well as different distances between the bumpers and the outermost axles. These factors affect the swept path of the bus and potentially impact areas beyond the curb, such as signs, poles, and other fixed objects. AutoTURN software can verify swept path and vertical clearance for Metro buses.

Use Metro's custom design vehicles in AutoTURN: Metro developed custom AutoTURN settings after finding that the national AASHTO bus design vehicles, the BUS-40 and BUS 45, do not match the specifications of Metro coaches. When designing horizontal and vertical curves, Metro requires using the custom AutoTURN settings with bicycle rack and side mirror clearance outlined in Metro's Transit Facilities Guidelines, Chapter 3.3: AutoTURN. Controlling speed is very important for Metro operations and will need to be emphasized during the design process. Analyze turning movements with buses maintaining a 5-10 mph speed throughout the roundabout. Lower speeds at pedestrian and bicycle crossings are acceptable. Figure 2 shows parameters at the time these guidelines were published.

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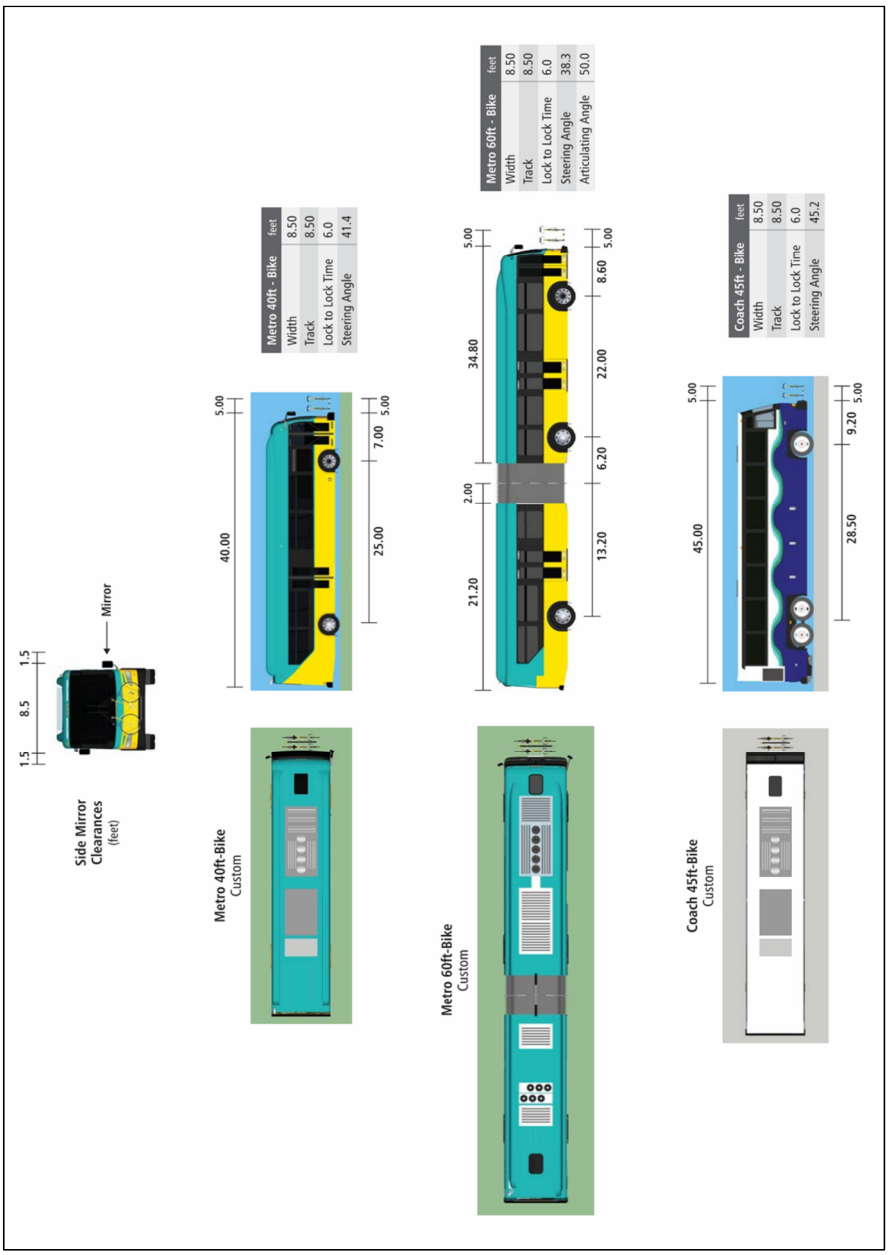

Figure 2: AutoTURN Vehicle Modifications with Deployed Bike Racks

Buses should not need to use truck aprons: Passenger buses need to be accommodated within the circulatory roadway without tracking over the truck apron, which could jostle bus occupants. Note the Metro 60-foot bus travels through a roundabout more easily than the 40-foot bus, although both should be tested in AutoTURN. Metro encourages the use of truck apron designs that will allow for occasional and incidental use by buses without disturbing passengers (see section 4.7: Curb and Truck Apron Design).

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Design Vehicles)

- 4.4 User Considerations: Large Vehicles
- 4.4.1 Designing for Versus Accommodating Large Vehicles
- 4.4.4 Buses
- 10.3.3 Roundabout Approach Alignment
- 10.5 Design for Large Trucks
- 11.6 Trucks
- 13.4 Curb and Pavement Details: Curb Type
- A.4 Design Performance Check Techniques: Design Vehicle

Applicable *Transit Route Facilities* Sections (Design Vehicles)

- 3.1 Metro Fleet
- 3.2.2 Street Widths
- 3.3 AutoTURN
- Appendix B: Metro Bus Design Specifications

4.2 Multilane Roundabouts

For multilane roundabouts, designers should work with Metro during sketch design to decide if buses will operate straddling lane (also known as lane splitting) or staying in lane. The design approach for trucks and buses needs to be established early in project planning and design in coordination with Metro staff, as it can affect the safety performance and operational effects for other users. NCHRP 1043 Section 7.2.4 discusses trade-offs between designs to stay in lane and designs to split lanes for large vehicles.

Transit operators are required to *qualify* on a particular route before they can drive the route themselves. During route qualification, operators receive training on specific characteristics and techniques for driving the route safely and efficiently. When a route includes a roundabout, instructions for navigating the roundabout will be provided as part of the route qualification process, including instructions about whether to stay in lane or split lanes while traversing the roundabout.

Lane width considerations: Metro's Transit Route Facilities Guidance Section 3.2.2 calls for 11 feet minimum lanes to accommodate turning movements for buses and to prevent them from encroaching into the adjacent lane. This minimum width applies to roundabout approaches but does not apply to the circulating area. Instead, NCHRP 1043 Section 4.4 notes that the swept path of the truck or bus may be the critical design dimension. It also notes that, "designing all movements for the largest possible truck can lead to negative safety and operational performance issues for other roundabout users, particularly

people walking and biking. Practitioners need to configure roundabouts to best serve large vehicles without sacrificing the safety performance and comfort levels of other users."

Designing for in-lane roundabouts: Metro prefers to stay in lane as it is consistent with Metro operational guidance and offers the optimal speed and reliability benefits for transit. However, Metro acknowledges that there are safety tradeoffs for in-lane operations when considering all roadway users. In-lane designs for large vehicles like buses typically result in a larger overall roundabout radii and wider lanes, which increases speeds and requires a larger footprint for the roundabout.

In-lane designs that do not accommodate the Metro design vehicle can result in a bus over-tracking into other lanes, which may create conflicts with other roundabout users.

Designing for lane splitting: Splitting or straddling lanes is considered a non-standard movement for Metro operations. In places with high pedestrian volumes or other design constraints, Metro may support roundabouts designed for lane splitting due to lower operating speeds. Instructions for splitting lanes will need to be included in the operator route qualification process and may require additional operator training materials (e.g., diagrams or videos)

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NCHRP 1043 guidance for straddling lanes is mixed. Authors advise to design for trucks to straddle lanes in most situations, as research suggests truck drivers do not attempt stay in lane. However, Section 10.5.3 notes that a transit agency may necessitate accommodating buses within their own lane to travel adjacent to a passenger car in places with frequent bus service as shown below.

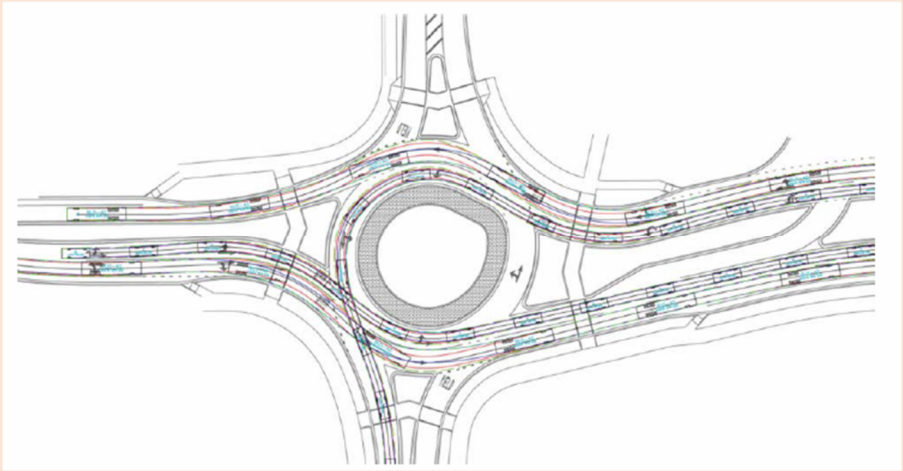

Figure 3: Example of side-by-side navigation for bus travelling straight and passenger car. (Source: NCHRP 1043, Kittelson & Associates)

For straddle-lane design, trucks and buses occupy more than one lane, meaning no vertical lane separation can be included in the entrance, circulating lanes, and exiting. Therefore, one objective for straddle-lane design becomes maintaining lane discipline for passenger cars (i.e. preventing lane drift) by achieving path alignment for passenger cars. Obtaining acceptable view angles is a related second objective. These two objectives require vehicles be staggered at the entrance so vehicles in the outside lane can see in front of the vehicle in the adjacent lane to the left.

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Multilane Roundabouts)

- 2.3.4 Roundabout Categories: Multilane roundabouts
- 7.2.2 Safety Performance Analysis: Conflict Points at Multilane Roundabouts
- 7.2.3 Conflict Types and Conflict Points: Trucks
- 7.5 Safety Surrogate Measures
- 9.7.1 Types of Design Vehicle Checks
- 9.7.2 Evaluating Design Vehicle and Check Vehicle
- 10.5.3 Design Vehicles in Multilane Roundabouts
- 10.7.5 Principles and Techniques for Straddle-Lane Design
- 10.7.6 Techniques for Designing for Trucks Staying In-Lane
- 12.2.4 Lane Designations for Multilane Roundabouts

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4.3 Bus Stops

Bus stop placement may vary for each roundabout project in response to several factors, including the number of lanes, site topography, transit service design, locations of popular pedestrian destinations, and the surrounding pedestrian sidewalk network.

Bus stop placement should optimize safety, accessibility, and transit operations: Jurisdiction partners should reach out to King County Metro early in the planning phase to determine which locations best support the following transit needs:

- Safety – ensure the safety at pedestrian crossings as well as for people entering or exiting the bus. In-lane near-side stops at multilane roundabouts should be avoided because vehicles in the next lane may not see pedestrians. Near-side stops at single-lane roundabouts may reduce the risk of a passenger fall from riders intending to exit at the next stop standing up when the coach is navigating through the roundabout.
- Access – bus stops sited closer to intersections and roundabouts improve accessibility and reduce walking distances. Bus stops should be sited in locations that minimize pedestrian roundabout crossings to access local destinations or to transfer between transit routes, if possible.
- Operations - consider bus stop placement and design that balances safety and bus reliability with minimizing general purpose vehicle traffic spilling back into the roundabout. Metro prefers in-lane stops as described in Metro's Transit Route Facilities (Chapter 3) because they improve transit travel times and reduce delay to transit vehicles. A pull-out may force a bus to wait a long time to re-enter the travel lane where traffic volumes are high.

Given the safety, access, and operations considerations, Metro prefers near-side in-lane stops in single lane roundabouts and far-side in-lane stops in multilane roundabouts. Location context and pedestrian travel patterns will influence final bus stop siting and design.

Bus stop pull-outs: Bus stop pull-outs may be appropriate where near-side stops on multilane roundabouts minimize out-of-direction pedestrian travel. When bus stop pull-outs are required due to stop location impeding sight lines, Metro and partner agencies have used the following criteria (in addition to national guidelines) to design bus stops in pull-outs near roundabouts:[2]

- Design must accommodate bus space based on need. For example, a stop may need to accommodate two 60-foot articulated coaches, each with bike racks deployed.
- For the front coach, the distance from the face of curb on the platform to each of the doors is to be within 6 inches.
- For the second coach, the front door is to be within 6 inches horizontally from the face of curb on the platform. If the back doors of the second coach are more than the desirable 6 inches away from the platform, they are to be at least 18 inches away to allow for a safe space for passengers to step off the coach.

[2] Adopted from WSDOT *I-405, NE 85th Street Interchange and In-lane BRT Station Project's Request for Proposal*, 2.27.5.1.2 Bus Docking, 20210301 V1.

- Coaches are to be fully within the bus pull-out when docking.

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Designers can refer to National guidance in NCHRP 1043 Section 10.13 (p 10-95) for further details. It is consistent with Metro's preferences, except Metro has a strong preference for in-lane stops:

To provide the best quality service for bus passengers, bus stops are located as close to pedestrian crossings as possible to minimize out-of-direction travel.

If a bus stop on the entry side of the roundabout (a near-side stop) is chosen, it will be located and designed as follows:

- *On a single-lane approach, the bus stop could be in the travel lane immediately upstream of the pedestrian crossing.*
- *On a multilane approach, a near-side bus stop in the travel lane is to be avoided because vehicles in the lane next to the bus may not see pedestrians and create a multiple-threat condition. [NCHRP 1043 identifies that] a pull-out compatible with the pedestrian and bicycle circulation system is instead used. However, a bus exiting the pull-out may obscure the visibility between pedestrians and oncoming motor vehicles; a bus stop on the exit side may be preferable.*

Because Metro uses in-lane stops, Metro prefers far-side stops on multilane roundabouts.

If a bus stop on the exit side of the roundabout (a far-side stop) is chosen, it will be located and designed as follows:

- *Bus stops are located immediately beyond the pedestrian crossing to improve visibility of pedestrians to other exiting vehicles. Proximity to the crosswalk is preferable to minimize out-of-direction travel for pedestrians.*
- *Stops on the exit side result in the crosswalk being behind the bus, which helps drivers see pedestrians and allows the bus to depart while pedestrians are still crossing the street.*
- *Bus pull-outs reduce the likelihood of queuing behind the bus into the roundabout. A bus pull-out may create sight line challenges for the bus driver to see vehicles approaching from behind as the bus driver attempts to merge into traffic.*

Metro uses in-lane stops because bus pull-outs cause transit delay.

Bus stops cannot be located along the circulatory roadway for the following reasons:

- *Bus stops along the circulatory roadway eliminate the detectable buffer that is required between the circulatory roadway and pedestrian path per proposed PROWAG. Detectable buffers are discussed further in Section 10.4.*
- *Bus stops within the circulatory roadway, either in-lane or in a pull-out, introduce conflicts within the circulatory roadway that cannot be present at a roundabout.*

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Bus stops)

- 10.13 Bus Stop Placement

Applicable *Transit Route Facilities* Sections

- 3.2.3 Bus Stop Lengths and Distances from Intersections
- 3.2.4 In-Lane Stops
- 3.2.5 Bus Pull-Outs
- 3.4 Sight Distance
- Chapter 4 Bus Stop Guidelines
- Chapter 5: Bus Stop Elements

4.4 Design for Active Transportation Users

Pedestrians, cyclists, and people with other mobility assistive devices should be able to safely navigate a roundabout while minimizing out-of-direction travel. The Public Rights-of-Way Accessibility Guidelines (PROWAG) require active traffic control at multilane roundabout crossings. Planners and designers should use pedestrian and bicycle design checks included in NCHRP 1043.

Metro requests two surrogate safety assessment methods for roundabout projects in King County:

- Design flag assessment: This method for identifying bicycle and pedestrian needs was developed for application during early alternatives evaluation or early levels of concept design. It can also apply to in-service roundabouts. See Chapter 9: Geometric Design Process and Performance Checks, Appendix: Design Performance Check Techniques
- Pedestrian crossing evaluation: Pedestrian crossing surrogate measures can be evaluated at a planning level by measuring crossing distances and evaluating sight distances. See Chapter 9 and the appendix.

"The [approved] Public Rights-of-Way Accessibility Guidelines, as amended for shared-use paths, require pedestrian-activated signals with accessible pedestrian signals at multilane roundabout crossings and multilane channelized turn lanes."

"Common active traffic control devices at roundabout crossings include:

- ***Rectangular rapid-flashing beacons.** As an active warning device, the RRFB rests in dark when not used and flashes for a predetermined time upon activation by the crossing user. These devices can be mounted along the roadside, overhead, or both…*
- ***Pedestrian hybrid beacons.** This device also rests in dark when not used and follows MUTCD guidelines for signal placement." (NCHRP 1043 Section 12.3.3)*

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Bicycle and Pedestrian Facilities)

- 7.2.4 Conflict Types and Conflict Points: Pedestrians
- 7.5.1 Safe System for Intersection Methods
- 9.8 Bicycle and Pedestrian Wayfinding and Crossing Assessment
- 10.3.4 Facilities for Pedestrians and Bicyclists
- 10.4 Design for People Walking and Biking
- 10.9.4 Pedestrian and Bicycle Crossings for Bypass Lanes
- 11.5 Pedestrian Design Influences
- 12.3 Traffic Control Devices and Applications: Entry Area
- A.5 Bicycle and Pedestrian Design Flags
- A.6 Pedestrian Crossing Assessment
- A.7 Pedestrian Wayfinding Assessment

Other Reports and Guidance

- NCHRP Research Report 948: Guide for Pedestrian and Bicyclist Safety at Alternative
- and Other Intersections and Interchanges
- NCHRP Research Report 834: Crossing Solutions at Roundabouts and Channelized Turn Lanes for Pedestrians with Vision Disabilities: A Guidebook
- U.S. Access Board's *Public Right-of-Way Accessibility Guidelines* (PROWAG), published August 2023.

4.5 Vertical Clearance at Raised Pedestrian Crossings and Other Locations

Raised pedestrian crossings are occasionally used in roundabouts and other intersections to encourage slower speeds and prioritize pedestrian safety. These treatments must provide ample clearance for buses to successfully traverse the crossing without damaging the coach.

Use AutoTURN to test bus vertical clearance at raised crossings: Metro uses customized AutoTURN settings to test the clearances on raised crossings. Design constraints for raised crossings including design speed of buses at the location of the crossing, type of buses (see AutoTURN requirements), and a controlling factor of minimum clearance of 4" between the bottom of the bus to any impediment. Buses used in AutoTURN do not account for a bus full of riders, which can weigh down the bus during turns and reduce clearance. As a result, designers should ensure that the minimum clearance is maintained during all turn movements.

"Raised crosswalks or speed humps force drivers to slow down; lower speeds have been linked to increased yielding behavior. A raised crosswalk can also guide pedestrians who are blind or have low vision to stay within the crosswalk if they can detect the crosswalk's side slopes as boundaries. The design of a raised crosswalk is a balance of a steep slope with a modest run (which may result in significant speed reductions) versus a gentler slope (which may have a more modest speed reduction but retain a higher capacity). Crosswalk design will also consider design vehicle maneuverability and needs." (NCHRP 1043 Section 10.4.7)



Figure 4: Example of a raised crosswalk at a multilane roundabout (source: NCHRP 1043, Jonathan French).AutoTurn Vertical Clearance Analysis should show minimum 4" clearance for the Metro bus.

Check vertical clearance at other locations: As part of profile and cross-section development, practitioners need to provide Metro with check locations shown in the following figure for adequate ground clearance.

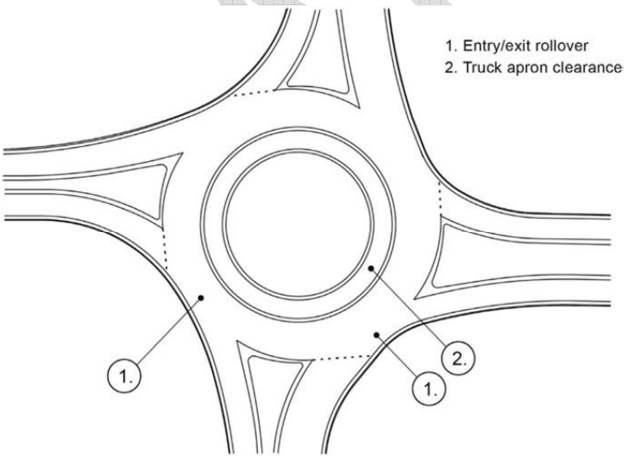

Figure 5: Typical ground clearance concern locations. (Source: NCHRP 1043, Adapted from Wisconsin Department of Transportation.)

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Vertical Alignment)

- 11.5 Vertical Alignment and Cross-Section Design: Pedestrian Design Influences
- 11.6 Vertical Alignment and Cross-Section Design: Trucks

Applicable *Transit Route Facilities* Sections

- 3.3 AutoTURN

4.6 Transit Priority Treatments and Operational Performance Analysis for Transit

Transit priority treatments can be difficult to incorporate into a roundabout, although the roundabout itself could be considered a transit improvement if it reduces delay compared to existing or alternative intersection treatments[3].

Queue bypass lanes can be effective approaching roundabouts: Queue bypass lanes are an effective transit priority treatment at high volume roundabouts because they ensure that transit coaches can approach and depart the roundabout unencumbered by other traffic. Queue bypass lanes should be considered for roundabouts on frequent transit routes, such as the planned roundabout with the queue bypass at NE 145th St & 5th Ave N near the 145th S light rail station in Shoreline.

Consider transit signal priority in the rare case of a metered or signalized roundabout: Traffic signals or meters at roundabouts are not common, as roundabouts are usually designed to operate with yield control of entries. However, some situations may require signalization of roundabouts, such as unexpected demand, nearby intersections, at-grade rail crossings, or pedestrian crossings. Transit signal priority or queue jumps should be analyzed in these situations.

Queue length is a key operational performance indicator for transit: Queues at roundabouts tend to move continuously, unlike those at signalized intersections, and they tend to be shorter than stop controlled movements. Metro will request the queue length for bus movements to assess any negative impact on transit movements. The need and length of any queue bypass lane should be based on this queue length.

Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 8.3.4 Operational Performance: Queue length
- 12.6 Entry Metering Signals

4.7 Curb and Truck Apron Design

Curb and truck apron design plays a large role in determining whether a bus can successfully navigate a roundabout.

[3] Transit without priority treatment at roundabouts does not meet FTA's New Starts grant program criteria for Bus Rapid Transit to "provide faster passenger travel times through congested intersections by using active signal priority in separated guideway, and either queue-jump lanes or active signal priority in nonseparated guideway."

Avoid roundabout designs that require buses to traverse the center island or mount truck aprons: Avoid using roundabouts on bus routes if they can't accommodate buses without traversing the center island or mounting the truck apron. When coaches roll over these features it can jostle passengers out of their seats or cause standing passengers to fall. Metro operators will avoid using a truck apron unless alternatives have been considered and determined to be unfeasible.

Use mountable curbs for roundabout designs with a 6:1 linear curb ratio: If a bus must use a truck apron due to space requirements (i.e., building locations or right-of-way do not allow expanding the roundabout), Metro approves of a 6:1 linear curb. This 6:1 linear curb is illustrated in the NCHRP Report 672 report on roundabout design Exhibit 6-78, Detail d.[4] This design was used on other roundabouts where it was deemed infeasible to widen the roundabout to meet requirements.

Testing and modifications: Coach testing is a valuable way to determine if roundabout designs not conforming to Metro guidance will support transit operations. Metro staff tested buses on WSDOT's pre-2022 typical mountable curb with a rolled curb transition, and concluded it is not preferred as it is an uncomfortable ride for passengers, can potentially damage Metro buses, and may increase bus maintenance. When existing roundabouts do not accommodate buses, Metro has explored and implemented modified curb designs with a 6:1 ratio based on route experience, field observations, and field tests with King County Roads. Metro has not yet tested the updated WDSOT standard design of a 4:1 linear curb.[5]

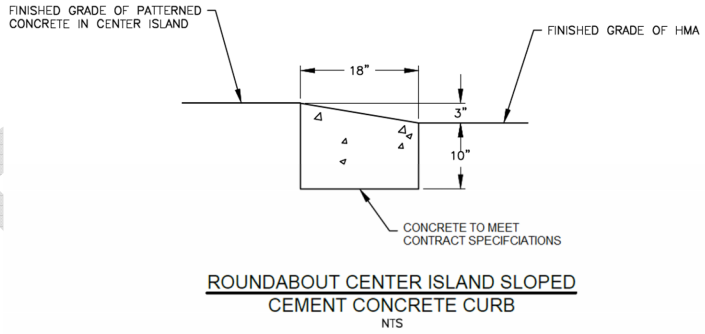

Figure 6: Preferred center island has a 6:1 sloped curb

4.8 Coach Testing for Roundabout Design

Building off successful partnerships with Sound Transit and WSDOT, Metro is open to partnering with other agencies and local jurisdictions to run coach testing on roundabout designs when the project can fund the activity. Previous partnerships to refine the curvature of new roundabouts have led to successful designs on N 145th Street, and at the I-405/NE 85th Interchange. Designers and planners

[4] https://nacto.org/docs/usdg/nchrprpt672.pdf

[5] WSDOT updated its truck apron design detail in 2022 from a rolled curb to a straight curb with a 4:1 ratio. Metro has not tested the updated standard. (WSDOT Design Manual & Standard Plan F-10.18-03, updated Mar 28, 2022, https://wsdot.wa.gov/engineering-standards/all-manuals-and-standards/standard-plans).

should discuss this possibility as early as feasible when there are enough details to do the layout and have a constructive conversation. The images below show an aerial view of the King County test facility for the NE 85th Interchange and in-lane BRT station project.

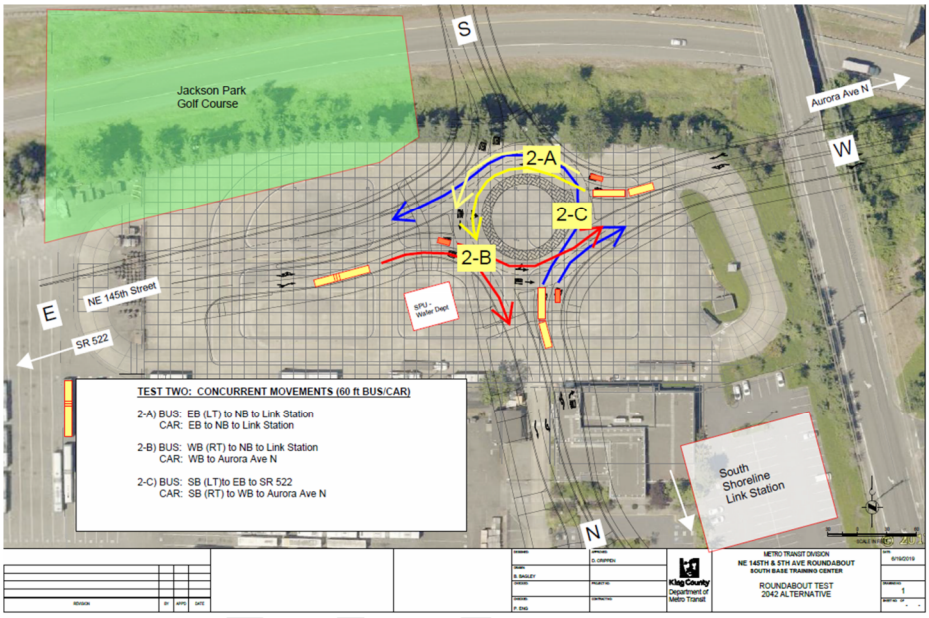

Figure 7: Notes from a coach test of the N 145th Street roundabout design.

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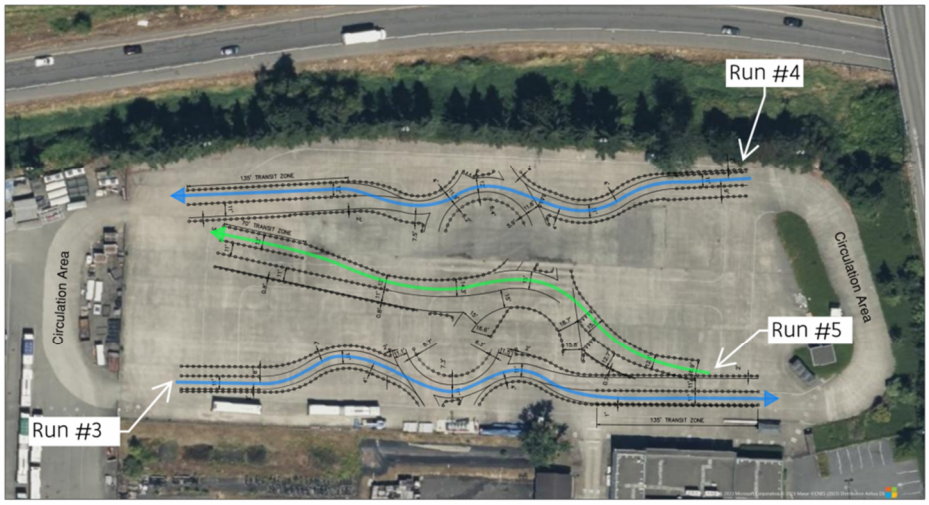



60-foot coach docked at head of bus stop zone



40-foot coach navigating the roundabout

Figure 8: Coach testing of the I-405/North 85th Interchange roundabout design.

A.1 Abbreviations, Acronyms and Definitions

BAT lane	Business access and transit lane. Lanes can only be used by transit and general purpose right turns at intersections or driveways.
Bus only lane	Continuous lane restricted to buses only. If right turns are allowed from the lane at intersections, it is considered a BAT lane.
DOT	Department of Transportation
Downstream	The direction to which the transportation flow is moving towards
DWS	detectable warning surface
The Guide	*NCHRP Report 1043: Guide for Roundabouts*
Far-side	The side of an intersection after the bus travels through the intersection
Headway	Interval of time between buses moving in the same direction on the same route
HCM	*Highway Capacity Manual*
ICD	inscribed circle diameter
ICE	intersection control evaluation
In-lane stop	A stop that is in the lane. This removes delay and increases reliability because it removes both the pull-out time and traffic re-entry time.
Near-side	The side of an intersection before the bus crosses
LOS	level of service
LTS	level of traffic stress
MUTCD	*Manual on Uniform Traffic Control Devices for Streets and Highways*
NACTO	National Association of City Transportation Officials
NCHRP	National Cooperative Highway Research Program
PROWAG	Public Right-of-Way Accessibility Guidelines
Pull-out	A designated spot on the side of a road where buses pull out of the flow of traffic to pick up or drop off passengers. Pull-outs increase bus delay due to the cost of time necessary to merge back into flowing traffic.
Queue bypass lane	A short bus-only lane intended for transit vehicles to bypass a point of recurring traffic congestion. Often a treatment, such as a queue jump signal, is needed at the end of the queue bypass lane to help buses re-enter traffic
RRFB	Rectangular rapid-flashing beacon
SPF	Safety performance function
Traverse	To travel across the center island of the roundabout
US Access Board	An independent federal agency devoted to accessibility for people with disabilities
Upstream	The direction from which the bus or transportation flow is coming.

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A.2 Bibliography

National Academies of Sciences, Engineering, and Medicine. 2023. *NCHRP Report 1043: Guide for Roundabouts.* Washington, DC: The National Academies Press. https://doi.org/10.17226/27069.

[add community transit, other references from research file]

Public Right-of-Way Access Guidelines

[properly reference the following]

- NCHRP Research Report 948: Guide for Pedestrian and Bicyclist Safety at Alternative
- and Other Intersections and Interchanges
- NCHRP Research Report 834: Crossing Solutions at Roundabouts and Channelized Turn Lanes for Pedestrians with Vision Disabilities: A Guidebook
- U.S. Access Board's *Public Right-of-Way Accessibility Guidelines* (PROWAG), published August 2023.

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A.3 Suggested Initial Design Parameters

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KCM WO1 - UrbanSingleLane_Figures 07-15-22.pdf]

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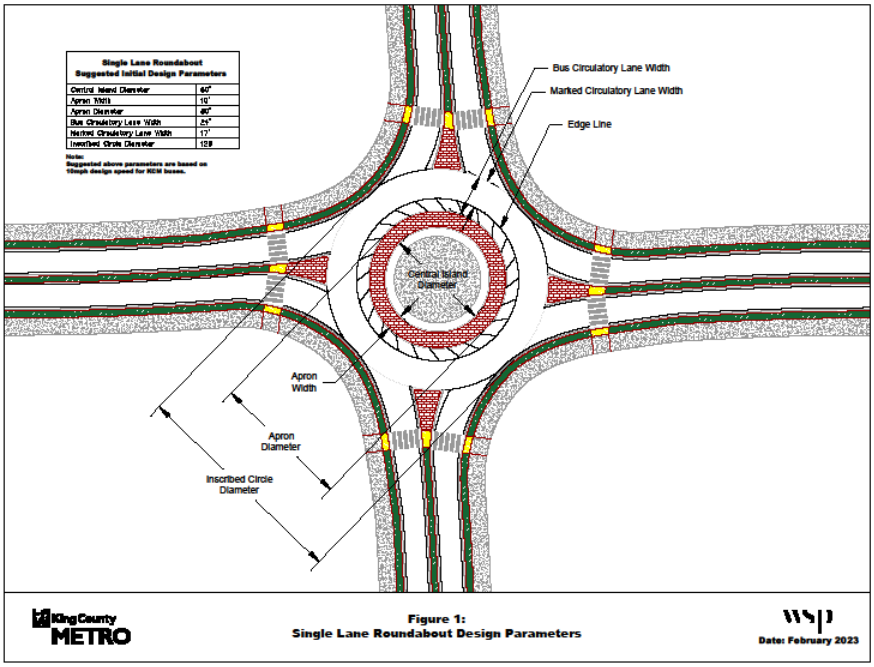

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King County Metro Roundabout Guidelines Draft

October 17, 2023

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Table 1: Comparison of common roundabout features across types of roundabouts. (adapted from NCHRP 1043) 5

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Acknowledgements

These guidelines were developed by the following staff at King County Metro, building on the guidelines developed in 2014 by Community Transit, national guidance found in *NCHRP Research Report 1043: Guide for Roundabouts (2023)*, and King County Metro's *Transit Route Facilities Guidelines (2020)*..

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1 Introduction

The Roundabout Guidelines equip planners, engineers, and stakeholders with a clear understanding of important factors when designing a roundabout for King County Metro bus operations. The considerations outlined in this document allow bus operators to consistently navigate a roundabout without damaging their coach or injuring passengers onboard. Guidelines are aimed at preventing on board passengers from being jostled, slipping, falling, or losing possession of belongings, and providing safe and convenient access for passengers at nearby stops.

King County Metro operates transit coaches of differing length and handling characteristics on roadways owned by other agencies, including the state (Washington State Department of Transportation, WSDOT), the county (King County Roads), and 39 towns and cities within the county. It is important for planners, engineers, and stakeholders to consult with Metro staff early during the planning and development of a new roundabout configuration proposal on roadways with existing or future transit service. Consulting these guidelines can help planners, engineers, and stakeholders anticipate Metro's needs prior to discussions with Metro, which can help streamline the coordination process. Please refer to the checklist in Section 2 to obtain Metro's review/approval or concurrence of proposed roundabouts and related improvements.

Principles to consider when designing roundabouts for transit vehicles include:

- Design turning movements assuming buses will not traverse across the inner circle or mount the truck apron. Use caution when designing curbs and truck aprons to be mountable by bus wheels without jostling passengers.
- Coordinate with Metro on multilane roundabouts to determine the appropriate design approach for bus operations.
- Use the proper design vehicle settings for AutoTURN analysis.
- Review the design of raised crosswalks for vertical bus clearance.
- Consider pedestrian comfort and safety as well as bus operations as relates to bus stop placement and pedestrian pathways.
- Consider signalization, signage, and priority access for transit speed, reliability, and safety.

Roundabouts are a proven safety measure that substantially reduces fatal and injury crashes. As roundabouts become more prevalent in the Puget Sound Region, there is a growing need to integrate these transit-specific considerations into the planning and design process.

Because each roundabout is in a unique built environment, each roundabout is also unique. As a result, the document articulates design guidance and allows for flexibility when practical and necessary.

The checklist in Section 2 is designed to serve as a quick reference. Section 3 is focused on definitions and early involvement. Section 4 focuses on the bus as the design vehicle and street design elements.

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2 Transit-Friendly Roundabouts Checklist

King County Metro is providing this checklist on roundabout use and transit design considerations to its interagency partners, developers, and consultants. Agencies and jurisdictions planning roundabouts should review current and future bus service and engage King County Metro at plansreview@kingcounty.gov as early as possible or reach out directly to your Metro project contact.

☐ **Coordination with Metro: Planning and Concept Phase**

- ☐ Send details to plansreview@kingcounty.gov.
- ☐ Document bus routes and bus stops on the roadway where the roundabout is planned:
  - King County Transit Route map
  - King County Bus Stop Map – zoom in to see individual stops
  - Metro Connects Maps –click on the Metro Connects tile to view "Metro Connects Interim Network" and "Metro Connects 2050 Network".
- ☐ Document site constraints that may impact transit operations.
- ☐ Describe the planning and design approach as relates to plans for considering transit operations and transit access.
- ☐ Provide the assumed type of roundabout (mini, compact, single lane, or multi-lane).
- ☐ If completing an Intersection Control Evaluation, include King County Metro in the process.
- ☐ Consult with Metro before planning mini-roundabouts and compact roundabouts on transit routes – these designs are particularly challenging in terms of transit operations and include significant transit impacts.

☐ **Multilane Roundabouts: Planning and Concept Phase**

- ☐ Include King County Metro in the performance-based planning and design process in designing for buses to operate in lane or by splitting lanes (See Section 4.2).[1]
- ☐ Provide a sketch-level assessment of in-lane operations and compare to splitting lanes during early design.

☐ **Bus Stops and Pedestrian Access: Planning and Concept Phase**

- ☐ Coordinate with Metro on bus stop location and design.
- ☐ See Section 4.3 for considerations to factor in for near-side or far-side stops at a roundabout.
- ☐ Avoid in-lane near-side stops at multilane roundabouts: Metro prefers in-lane near-side stops in single lane roundabouts but prefers far-side in-lane stops in multilane roundabouts because they help ensure pedestrian sightlines and minimize transit delay.
- ☐ Provide a conceptual proposal for bus stop locations and types with supporting logic.
- ☐ Design pedestrian access to transit for safety, comfort, and convenience (see Section 4.3 for recommendations). Account for increased pedestrian volumes near transit stations and mobility hubs.

☐ **Coordination with Metro: Design Phase**

- ☐ Once available, send details to plansreview@kingcounty.gov.

[1] Splitting lanes is a non-standard movement for Metro operations. Metro prefers designs for buses to stay in lane but recognizes this will increase the size of the roundabout, increase operating speeds, and impact safety. In places with high pedestrian volumes, Metro may favor roundabouts designed for lane splitting due to lower operating speeds.

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- ☐ Provide signage and striping plans.
- ☐ Provide paving plans and curbing details.
- ☐ Provide truck apron details.
- ☐ Provide typical sections showing proposed cross slope at entries and in circulating roadway.
- ☐ Provide estimated 100% design date, construction date, completion date, and timeline updates.

☐ **Bus Stops and Pedestrian Access: Design Phase**

- ☐ Work with your point of contact at Metro and the Transit Route Facilities team to determine bus lengths and number of buses to be accommodated at new bus stop locations.
- ☐ Ensure that ample space is provided for boarding at bus door(s) - design stop platform and approaching curves so both doors of the bus align with the curb (see Section 4.3).
- ☐ Ensure that sightlines for pedestrian crossings are not obstructed.
- ☐ If applicable, ensure bus has sufficient clearance at raised crosswalks.
- ☐ Communicate potential construction impacts (like bus stop relocation) for existing bus stops.
- ☐ Where pedestrians are crossing legs of the roundabout to access transit, provide a design check such as in NCHRP 1043 Appendices 5, 6, and 7.

☐ **Design Vehicles, AutoTURN, and swept path diagrams**

- ☐ Provide swept path diagrams that refer to Metro's design vehicle and AutoTURN specifications (see Section 4.1).
- ☐ Use appropriate design vehicle for King County Metro Transit (Section 4.1) - additional details for Metro AutoTURN settings are available in Chapter 3.3 of Metro's Transit Route Facilities Guidelines.
- ☐ Ensure that mirrors and bike racks are included in transit design vehicles.
- ☐ Analyze turning movements with buses maintaining a 5-10 mph speed throughout the roundabout - lower speeds at pedestrian and bicycle crossings are acceptable.
- ☐ Ensure buses can navigate a roundabout without driving on truck aprons or curbs.
- ☐ Provide vertical clearance details of buses at raised crosswalks, truck aprons, and entry/exit points.

☐ **Signage**

- ☐ Include signage such as "Yield to Heavy Vehicles", "Yield to all Lanes", or "Large Vehicles take both lanes."

☐ **Review the following *preferred* design elements**

- ☐ For multilane roundabouts, if designed to stay in lane, use best practices identified in NCHRP 1043 to keep buses from drifting into adjacent lanes.
- ☐ Apply a sloped curb on truck aprons as featured in Section 4.7 (instead of a rolled curb), as buses may occasionally track onto the truck apron despite design accommodations.
- ☐ Consult with Metro before planning mini-roundabouts and compact roundabouts on transit routes – these designs are particularly challenging in terms of transit operations and include significant transit impacts (Section 3.1).

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3 Planning, Project Development, and Concept Development

This section provides more details on coordinating with Metro throughout the planning and concept phases.

The details included in this document are meant to serve as guidelines. In circumstances where guidelines cannot be met, Metro staff will work with the jurisdiction to determine collaboratively which features should be modified or eliminated.

Metro expects designers to supplement this transit-specific roundabout guidance with other guidelines and requirements. *NCHRP Research Report 1043: Guide for Roundabouts*, released in June 2023, provides a context-sensitive, performance-based design approach to designing roundabouts. King County Metro's *Transit Route Facilities Guidelines,* most recently updated in 2018, provides details about bus stops, transit coach characteristic, and street design standards. U.S. Access Board's *Public Right-of-Way Accessibility Guidelines (PROWAG)*, Final Rule issued in August 2023, provides requirements for sidewalks and shared use pathways.

3.1 Roundabout Definition and Characteristics

NCHRP 1043 defines a roundabout as "a circular intersection form in which traffic travels counterclockwise (in the United States and other countries that drive on the right-hand side of the road) around a central island and entering traffic must yield to circulating traffic." This document does not apply to traffic calming circles or rotaries. Traffic calming circles, common in King County, have smaller diameters, are distinct from roundabouts, and typically are not suitable for Metro operations. Rotaries, which are distinguished by having large diameters often greater than 300 ft, are not common in Washington.

Table 1 shows different types of roundabouts. All roundabouts on transit corridors should be designed so buses do not need to traverse the center island or mount the truck apron - in general, mini roundabouts should not be used on transit routes, and compact roundabouts may be acceptable if 40-foot buses can stay on the roadway. Larger roundabouts that can accommodate buses, like single-lane and multilane roundabouts, should be designed so buses do not need to mount the truck apron. To minimize safety concerns for bus passengers, roundabouts on transit routes should still be planned with bus-friendly truck apron designs (see section 4.7: Curb and Truck Apron Design) that allow for the occasional situation of bus mounting.

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Table 1: Comparison of common roundabout features across types of roundabouts. (adapted from NCHRP 1043)

Roundabout Feature	Mini-Roundabout	Compact Roundabout	Single-lane Roundabout	Multilane Roundabout
Meets bus operations requirements for 40' -60' coaches?	No	Unlikely	Yes, with proper design	Yes, with proper design
Central island	Requires large vehicles to traverse central island, which is not feasible for buses	Requires vehicles longer than 40' to traverse central island	Non-traversable, but typically includes truck apron	Non-traversable, but typically includes truck apron
Common Intercircle Diameter (ICD) range	45 ft to 90 ft	65 ft to 120 ft	90 ft to 180 ft	150 ft to 200 ft
Maximum number of circulating lanes conflicting with each entry	1	1	1	2+

Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 2.3.1 Roundabout Characteristics and Applications: Roundabout Types
- 2.3.2 Roundabouts with Traversable Elements

3.2 Involve Metro Early

Provide transit-related details to Metro early, including during planning studies and alternatives identification and evaluation. Performance goals and outcomes related to transit can influence a project even before project design begins. As a project evolves from preliminary to final design, it becomes more difficult to appropriately design for buses and achieve Metro's desired outcomes.

If Metro-operated buses are passing through the project area, the design team is expected to engage Metro throughout the design process, including in efforts like Intersection Control Evaluations (ICE) on state roads.

Metro expects project goals and desired outcomes to include safe and reliable transit operations and active transportation access to bus stops. In differentiating between *accommodating* and *designing* for a large vehicle, Metro expects roundabouts on transit routes to be *designed* for transit. The Metro-specific bus should be used as a *design vehicle* that regularly uses the facility rather than an occasional larger vehicle to be *accommodated*. With these transit goals and performance measures in place, Metro is interested in collaborating with jurisdictions throughout the iterative performance-based approach outlined in NCHRP 1043 Chapter 3.

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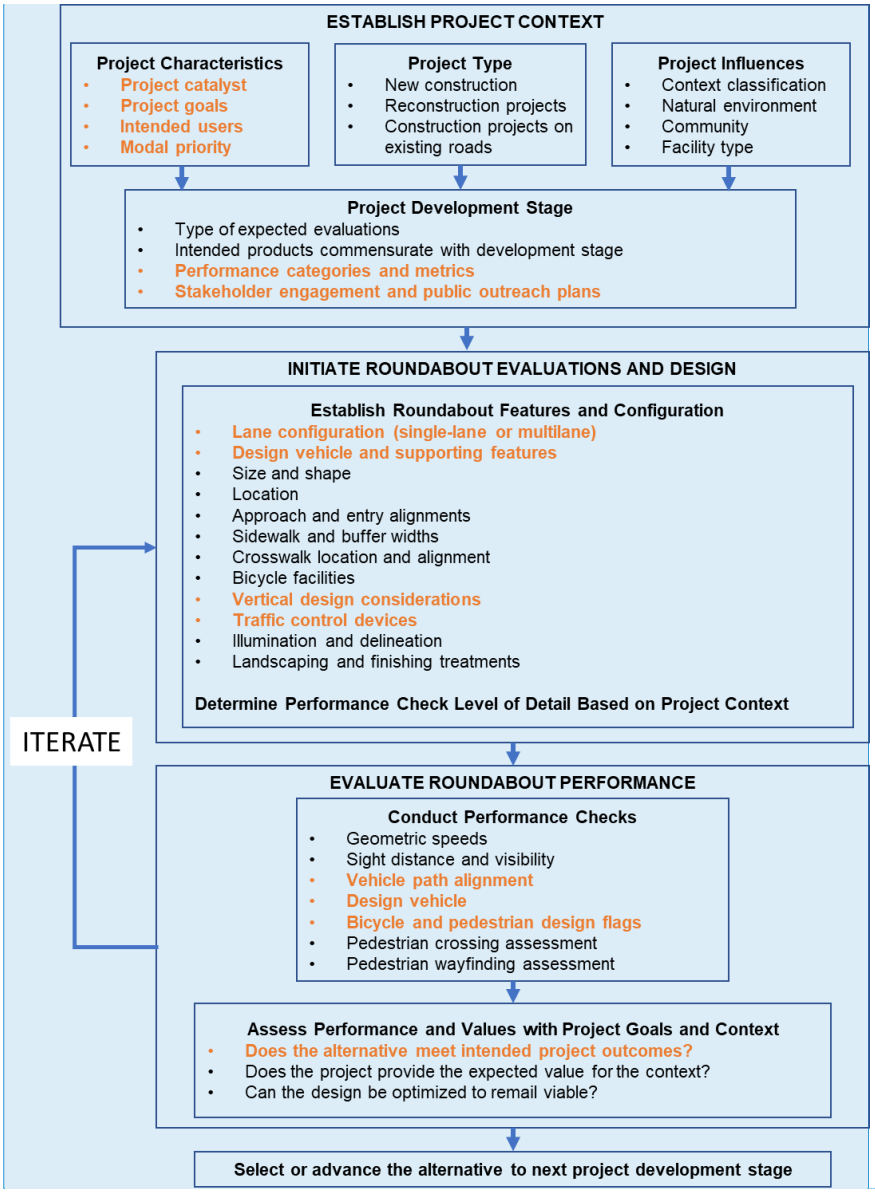

*Figure 1: Roundabout design process illustrating the iterative nature of project planning, preliminary design, and final design (source: NCHRP 1043 Section 9.1). Metro areas of interest shown in **bold orange.***

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Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 3.1 A Performance-Based Planning and Design Approach: Ties to the Project Development Process
- 3.3 Performance Measures
- 3.4 Decision-Making Framework
- 6.4 Intersection Control Evaluation: Project Considerations
- 9.1 Geometric Design Process and Performance Checks: Design Process
- 10.3.1 Horizontal Design Performance Influences: Roundabout Size and Shape
- 10.3.3 Roundabout Approach Alignment

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4 Vehicle Characteristics and Street Design

This section includes guidance on transit design elements, both for the bus and people accessing the bus by foot or bike. Design elements should be considered in addition to those required by the design jurisdiction. Metro operates both 40-foot and 60-foot motorcoaches on bus routes in King County. Metro's operators are responsible for maintaining rider safety during every trip.

4.1 The Metro Bus as the Design Vehicle

As described in Section 4.4.4 of NCHRP 1043, transit buses may include fixed chassis and articulated vehicles. They can have a variety of wheelbase lengths as well as different distances between the bumpers and the outermost axles. These factors affect the swept path of the bus and potentially impact areas beyond the curb, such as signs, poles, and other fixed objects. AutoTURN software can verify swept path and vertical clearance for Metro buses.

Use Metro's custom design vehicles in AutoTURN: Metro developed custom AutoTURN settings after finding that the national AASHTO bus design vehicles, the BUS-40 and BUS 45, do not match the specifications of Metro coaches. When designing horizontal and vertical curves, Metro requires using the custom AutoTURN settings with bicycle rack and side mirror clearance outlined in Metro's Transit Facilities Guidelines, Chapter 3.3: AutoTURN. Controlling speed is very important for Metro operations and will need to be emphasized during the design process. Analyze turning movements with buses maintaining a 5-10 mph speed throughout the roundabout. Lower speeds at pedestrian and bicycle crossings are acceptable. Figure 2 shows parameters at the time these guidelines were published.

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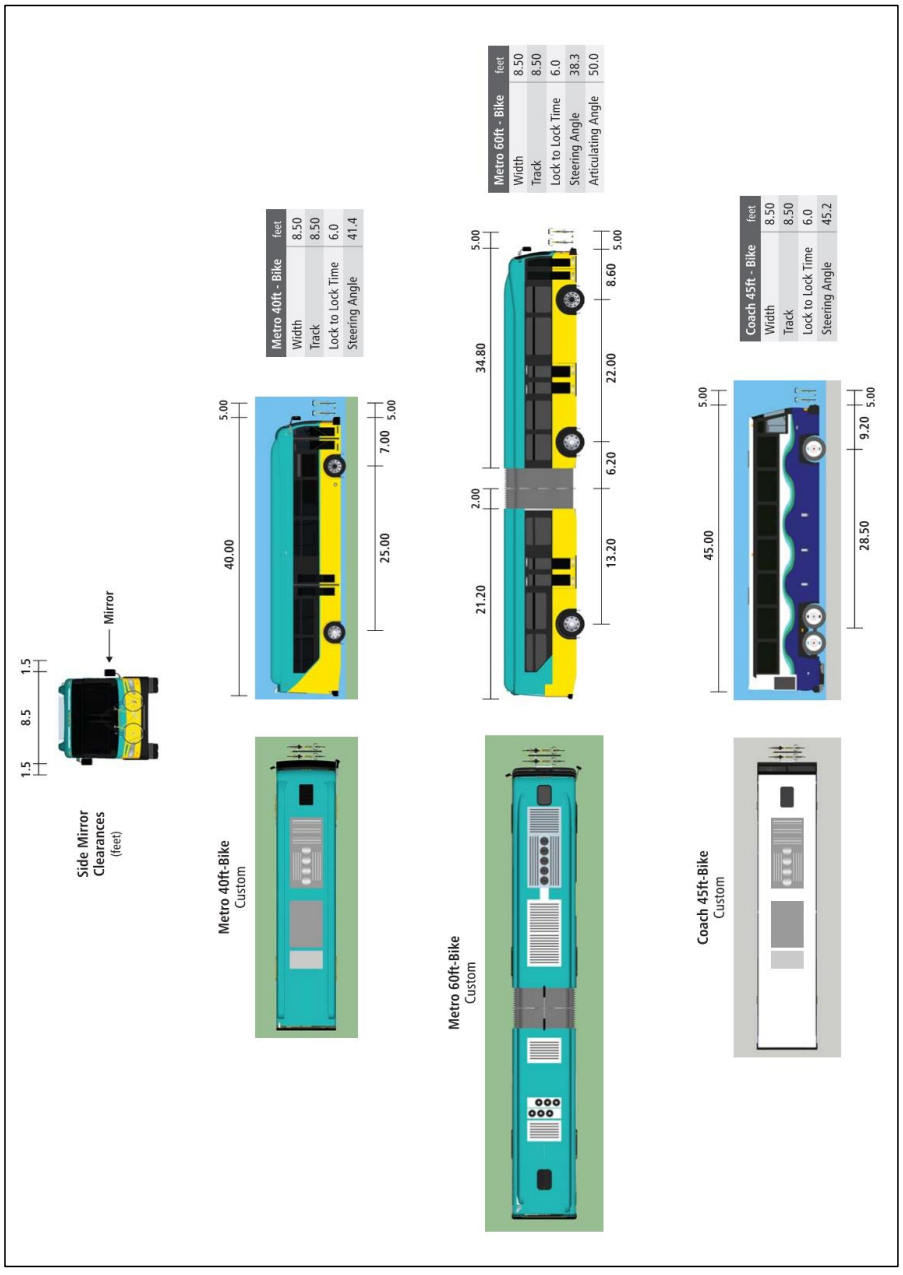

Figure 2: AutoTURN Vehicle Modifications with Deployed Bike Racks

Buses should not need to use truck aprons: Passenger buses need to be accommodated within the circulatory roadway without tracking over the truck apron, which could jostle bus occupants. Note the Metro 60-foot bus travels through a roundabout more easily than the 40-foot bus, although both should be tested in AutoTURN. Metro encourages the use of truck apron designs that will allow for occasional and incidental use by buses without disturbing passengers (see section 4.7: Curb and Truck Apron Design).

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Design Vehicles)

- 4.4 User Considerations: Large Vehicles
- 4.4.1 Designing for Versus Accommodating Large Vehicles
- 4.4.4 Buses
- 10.3.3 Roundabout Approach Alignment
- 10.5 Design for Large Trucks
- 11.6 Trucks
- 13.4 Curb and Pavement Details: Curb Type
- A.4 Design Performance Check Techniques: Design Vehicle

Applicable *Transit Route Facilities* Sections (Design Vehicles)

- 3.1 Metro Fleet
- 3.2.2 Street Widths
- 3.3 AutoTURN
- Appendix B: Metro Bus Design Specifications

4.2 Multilane Roundabouts

For multilane roundabouts, designers should work with Metro during sketch design to decide if buses will operate straddling lane (also known as lane splitting) or staying in lane. The design approach for trucks and buses needs to be established early in project planning and design in coordination with Metro staff, as it can affect the safety performance and operational effects for other users. NCHRP 1043 Section 7.2.4 discusses trade-offs between designs to stay in lane and designs to split lanes for large vehicles.

Transit operators are required to *qualify* on a particular route before they can drive the route themselves. During route qualification, operators receive training on specific characteristics and techniques for driving the route safely and efficiently. When a route includes a roundabout, instructions for navigating the roundabout will be provided as part of the route qualification process, including instructions about whether to stay in lane or split lanes while traversing the roundabout.

Lane width considerations: Metro's Transit Route Facilities Guidance Section 3.2.2 calls for 11 feet minimum lanes to accommodate turning movements for buses and to prevent them from encroaching into the adjacent lane. This minimum width applies to roundabout approaches but does not apply to the circulating area. Instead, NCHRP 1043 Section 4.4 notes that the swept path of the truck or bus may be the critical design dimension. It also notes that, "designing all movements for the largest possible truck can lead to negative safety and operational performance issues for other roundabout users, particularly

people walking and biking. Practitioners need to configure roundabouts to best serve large vehicles without sacrificing the safety performance and comfort levels of other users."

Designing for in-lane roundabouts: Metro prefers to stay in lane as it is consistent with Metro operational guidance and offers the optimal speed and reliability benefits for transit. However, Metro acknowledges that there are safety tradeoffs for in-lane operations when considering all roadway users. In-lane designs for large vehicles like buses typically result in a larger overall roundabout radii and wider lanes, which increases speeds and requires a larger footprint for the roundabout.

In-lane designs that do not accommodate the Metro design vehicle can result in a bus over-tracking into other lanes, which may create conflicts with other roundabout users.

Designing for lane splitting: Splitting or straddling lanes is considered a non-standard movement for Metro operations. In places with high pedestrian volumes or other design constraints, Metro may support roundabouts designed for lane splitting due to lower operating speeds. Instructions for splitting lanes will need to be included in the operator route qualification process and may require additional operator training materials (e.g., diagrams or videos)

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NCHRP 1043 guidance for straddling lanes is mixed. Authors advise to design for trucks to straddle lanes in most situations, as research suggests truck drivers do not attempt stay in lane. However, Section 10.5.3 notes that a transit agency may necessitate accommodating buses within their own lane to travel adjacent to a passenger car in places with frequent bus service as shown below.

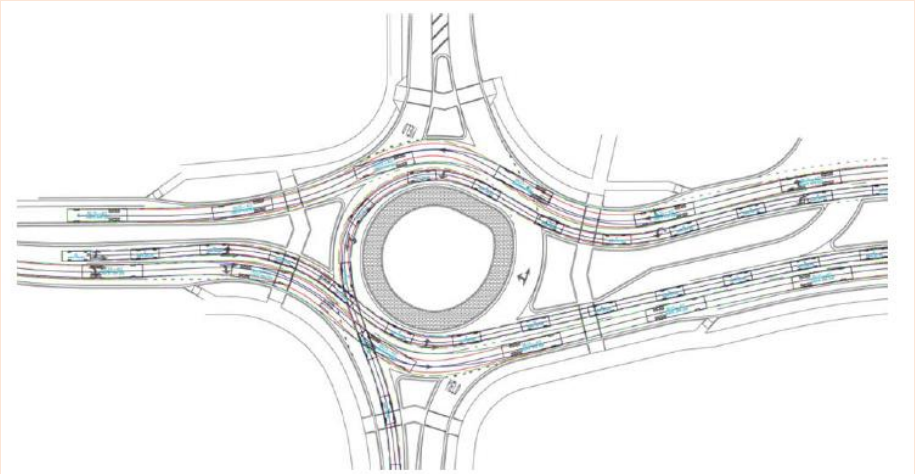

Figure 3: Example of side-by-side navigation for bus travelling straight and passenger car. (Source: NCHRP 1043, Kittelson & Associates)

For straddle-lane design, trucks and buses occupy more than one lane, meaning no vertical lane separation can be included in the entrance, circulating lanes, and exiting. Therefore, one objective for straddle-lane design becomes maintaining lane discipline for passenger cars (i.e. preventing lane drift) by achieving path alignment for passenger cars. Obtaining acceptable view angles is a related second objective. These two objectives require vehicles be staggered at the entrance so vehicles in the outside lane can see in front of the vehicle in the adjacent lane to the left.

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Multilane Roundabouts)

- 2.3.4 Roundabout Categories: Multilane roundabouts
- 7.2.2 Safety Performance Analysis: Conflict Points at Multilane Roundabouts
- 7.2.3 Conflict Types and Conflict Points: Trucks
- 7.5 Safety Surrogate Measures
- 9.7.1 Types of Design Vehicle Checks
- 9.7.2 Evaluating Design Vehicle and Check Vehicle
- 10.5.3 Design Vehicles in Multilane Roundabouts
- 10.7.5 Principles and Techniques for Straddle-Lane Design
- 10.7.6 Techniques for Designing for Trucks Staying In-Lane
- 12.2.4 Lane Designations for Multilane Roundabouts

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4.3 Bus Stops

Bus stop placement may vary for each roundabout project in response to several factors, including the number of lanes, site topography, transit service design, locations of popular pedestrian destinations, and the surrounding pedestrian sidewalk network.

Bus stop placement should optimize safety, accessibility, and transit operations: Jurisdiction partners should reach out to King County Metro early in the planning phase to determine which locations best support the following transit needs:

- Safety – ensure the safety at pedestrian crossings as well as for people entering or exiting the bus. In-lane near-side stops at multilane roundabouts should be avoided because vehicles in the next lane may not see pedestrians. Near-side stops at single-lane roundabouts may reduce the risk of a passenger fall from riders intending to exit at the next stop standing up when the coach is navigating through the roundabout.
- Access – bus stops sited closer to intersections and roundabouts improve accessibility and reduce walking distances. Bus stops should be sited in locations that minimize pedestrian roundabout crossings to access local destinations or to transfer between transit routes, if possible.
- Operations - consider bus stop placement and design that balances safety and bus reliability with minimizing general purpose vehicle traffic spilling back into the roundabout. Metro prefers in-lane stops as described in Metro's Transit Route Facilities (Chapter 3) because they improve transit travel times and reduce delay to transit vehicles. A pull-out may force a bus to wait a long time to re-enter the travel lane where traffic volumes are high.

Given the safety, access, and operations considerations, Metro prefers near-side in-lane stops in single lane roundabouts and far-side in-lane stops in multilane roundabouts. Location context and pedestrian travel patterns will influence final bus stop siting and design.

Bus stop pull-outs: Bus stop pull-outs may be appropriate where near-side stops on multilane roundabouts minimize out-of-direction pedestrian travel. When bus stop pull-outs are required due to stop location impeding sight lines, Metro and partner agencies have used the following criteria (in addition to national guidelines) to design bus stops in pull-outs near roundabouts:[2]

- Design must accommodate bus space based on need. For example, a stop may need to accommodate two 60-foot articulated coaches, each with bike racks deployed.
- For the front coach, the distance from the face of curb on the platform to each of the doors is to be within 6 inches.
- For the second coach, the front door is to be within 6 inches horizontally from the face of curb on the platform. If the back doors of the second coach are more than the desirable 6 inches away from the platform, they are to be at least 18 inches away to allow for a safe space for passengers to step off the coach.

[2] Adopted from WSDOT *I-405, NE 85th Street Interchange and In-lane BRT Station Project's Request for Proposal*, 2.27.5.1.2 Bus Docking, 20210301 V1.

- Coaches are to be fully within the bus pull-out when docking.

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Designers can refer to National guidance in NCHRP 1043 Section 10.13 (p 10-95) for further details. It is consistent with Metro's preferences, except Metro has a strong preference for in-lane stops:

To provide the best quality service for bus passengers, bus stops are located as close to pedestrian crossings as possible to minimize out-of-direction travel.

If a bus stop on the entry side of the roundabout (a near-side stop) is chosen, it will be located and designed as follows:

- *On a single-lane approach, the bus stop could be in the travel lane immediately upstream of the pedestrian crossing.*
- *On a multilane approach, a near-side bus stop in the travel lane is to be avoided because vehicles in the lane next to the bus may not see pedestrians and create a multiple-threat condition. [NCHRP 1043 identifies that] a pull-out compatible with the pedestrian and bicycle circulation system is instead used. However, a bus exiting the pull-out may obscure the visibility between pedestrians and oncoming motor vehicles; a bus stop on the exit side may be preferable.*

Because Metro uses in-lane stops, Metro prefers far-side stops on multilane roundabouts.

If a bus stop on the exit side of the roundabout (a far-side stop) is chosen, it will be located and designed as follows:

- *Bus stops are located immediately beyond the pedestrian crossing to improve visibility of pedestrians to other exiting vehicles. Proximity to the crosswalk is preferable to minimize out-of-direction travel for pedestrians.*
- *Stops on the exit side result in the crosswalk being behind the bus, which helps drivers see pedestrians and allows the bus to depart while pedestrians are still crossing the street.*
- *Bus pull-outs reduce the likelihood of queuing behind the bus into the roundabout. A bus pull-out may create sight line challenges for the bus driver to see vehicles approaching from behind as the bus driver attempts to merge into traffic.*

Metro uses in-lane stops because bus pull-outs cause transit delay.

Bus stops cannot be located along the circulatory roadway for the following reasons:

- *Bus stops along the circulatory roadway eliminate the detectable buffer that is required between the circulatory roadway and pedestrian path per proposed PROWAG. Detectable buffers are discussed further in Section 10.4.*
- *Bus stops within the circulatory roadway, either in-lane or in a pull-out, introduce conflicts within the circulatory roadway that cannot be present at a roundabout.*

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Bus stops)

- 10.13 Bus Stop Placement

Applicable *Transit Route Facilities* Sections

- 3.2.3 Bus Stop Lengths and Distances from Intersections
- 3.2.4 In-Lane Stops
- 3.2.5 Bus Pull-Outs
- 3.4 Sight Distance
- Chapter 4 Bus Stop Guidelines
- Chapter 5: Bus Stop Elements

4.4 Design for Active Transportation Users

Pedestrians, cyclists, and people with other mobility assistive devices should be able to safely navigate a roundabout while minimizing out-of-direction travel. The Public Rights-of-Way Accessibility Guidelines (PROWAG) require active traffic control at multilane roundabout crossings. Planners and designers should use pedestrian and bicycle design checks included in NCHRP 1043.

Metro requests two surrogate safety assessment methods for roundabout projects in King County:

- Design flag assessment: This method for identifying bicycle and pedestrian needs was developed for application during early alternatives evaluation or early levels of concept design. It can also apply to in-service roundabouts. See Chapter 9: Geometric Design Process and Performance Checks, Appendix: Design Performance Check Techniques
- Pedestrian crossing evaluation: Pedestrian crossing surrogate measures can be evaluated at a planning level by measuring crossing distances and evaluating sight distances. See Chapter 9 and the appendix.

"The [approved] Public Rights-of-Way Accessibility Guidelines, as amended for shared-use paths, require pedestrian-activated signals with accessible pedestrian signals at multilane roundabout crossings and multilane channelized turn lanes."

"Common active traffic control devices at roundabout crossings include:

- ***Rectangular rapid-flashing beacons.*** *As an active warning device, the RRFB rests in dark when not used and flashes for a predetermined time upon activation by the crossing user. These devices can be mounted along the roadside, overhead, or both…*
- ***Pedestrian hybrid beacons.*** *This device also rests in dark when not used and follows MUTCD guidelines for signal placement." (NCHRP 1043 Section 12.3.3)*

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Bicycle and Pedestrian Facilities)

- 7.2.4 Conflict Types and Conflict Points: Pedestrians
- 7.5.1 Safe System for Intersection Methods
- 9.8 Bicycle and Pedestrian Wayfinding and Crossing Assessment
- 10.3.4 Facilities for Pedestrians and Bicyclists
- 10.4 Design for People Walking and Biking
- 10.9.4 Pedestrian and Bicycle Crossings for Bypass Lanes
- 11.5 Pedestrian Design Influences
- 12.3 Traffic Control Devices and Applications: Entry Area
- A.5 Bicycle and Pedestrian Design Flags
- A.6 Pedestrian Crossing Assessment
- A.7 Pedestrian Wayfinding Assessment

Other Reports and Guidance

- NCHRP Research Report 948: Guide for Pedestrian and Bicyclist Safety at Alternative
- and Other Intersections and Interchanges
- NCHRP Research Report 834: Crossing Solutions at Roundabouts and Channelized Turn Lanes for Pedestrians with Vision Disabilities: A Guidebook
- U.S. Access Board's *Public Right-of-Way Accessibility Guidelines* (PROWAG), published August 2023.

4.5 Vertical Clearance at Raised Pedestrian Crossings and Other Locations

Raised pedestrian crossings are occasionally used in roundabouts and other intersections to encourage slower speeds and prioritize pedestrian safety. These treatments must provide ample clearance for buses to successfully traverse the crossing without damaging the coach.

Use AutoTURN to test bus vertical clearance at raised crossings: Metro uses customized AutoTURN settings to test the clearances on raised crossings. Design constraints for raised crossings including design speed of buses at the location of the crossing, type of buses (see AutoTURN requirements), and a controlling factor of minimum clearance of 4" between the bottom of the bus to any impediment. Buses used in AutoTURN do not account for a bus full of riders, which can weigh down the bus during turns and reduce clearance. As a result, designers should ensure that the minimum clearance is maintained during all turn movements.

"Raised crosswalks or speed humps force drivers to slow down; lower speeds have been linked to increased yielding behavior. A raised crosswalk can also guide pedestrians who are blind or have low vision to stay within the crosswalk if they can detect the crosswalk's side slopes as boundaries. The design of a raised crosswalk is a balance of a steep slope with a modest run (which may result in significant speed reductions) versus a gentler slope (which may have a more modest speed reduction but retain a higher capacity). Crosswalk design will also consider design vehicle maneuverability and needs." (NCHRP 1043 Section 10.4.7)



Figure 4: Example of a raised crosswalk at a multilane roundabout (source: NCHRP 1043, Jonathan French).AutoTurn Vertical Clearance Analysis should show minimum 4" clearance for the Metro bus.

Check vertical clearance at other locations: As part of profile and cross-section development, practitioners need to provide Metro with check locations shown in the following figure for adequate ground clearance.

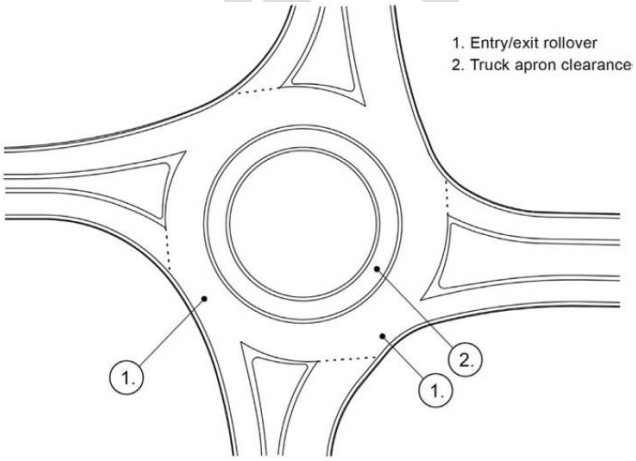

Figure 5: Typical ground clearance concern locations. (Source: NCHRP 1043, Adapted from Wisconsin Department of Transportation.)

Applicable *NCHRP 1043: Guide for Roundabouts* Sections (Vertical Alignment)

- 11.5 Vertical Alignment and Cross-Section Design: Pedestrian Design Influences
- 11.6 Vertical Alignment and Cross-Section Design: Trucks

Applicable *Transit Route Facilities* Sections

- 3.3 AutoTURN

4.6 Transit Priority Treatments and Operational Performance Analysis for Transit

Transit priority treatments can be difficult to incorporate into a roundabout, although the roundabout itself could be considered a transit improvement if it reduces delay compared to existing or alternative intersection treatments[3].

Queue bypass lanes can be effective approaching roundabouts: Queue bypass lanes are an effective transit priority treatment at high volume roundabouts because they ensure that transit coaches can approach and depart the roundabout unencumbered by other traffic. Queue bypass lanes should be considered for roundabouts on frequent transit routes, such as the planned roundabout with the queue bypass at NE 145th St & 5th Ave N near the 145th S light rail station in Shoreline.

Consider transit signal priority in the rare case of a metered or signalized roundabout: Traffic signals or meters at roundabouts are not common, as roundabouts are usually designed to operate with yield control of entries. However, some situations may require signalization of roundabouts, such as unexpected demand, nearby intersections, at-grade rail crossings, or pedestrian crossings. Transit signal priority or queue jumps should be analyzed in these situations.

Queue length is a key operational performance indicator for transit: Queues at roundabouts tend to move continuously, unlike those at signalized intersections, and they tend to be shorter than stop controlled movements. Metro will request the queue length for bus movements to assess any negative impact on transit movements. The need and length of any queue bypass lane should be based on this queue length.

Applicable *NCHRP 1043: Guide for Roundabouts* Sections

- 8.3.4 Operational Performance: Queue length
- 12.6 Entry Metering Signals

4.7 Curb and Truck Apron Design

Curb and truck apron design plays a large role in determining whether a bus can successfully navigate a roundabout.

[3] Transit without priority treatment at roundabouts does not meet FTA's New Starts grant program criteria for Bus Rapid Transit to "provide faster passenger travel times through congested intersections by using active signal priority in separated guideway, and either queue-jump lanes or active signal priority in nonseparated guideway."

Avoid roundabout designs that require buses to traverse the center island or mount truck aprons: Avoid using roundabouts on bus routes if they can't accommodate buses without traversing the center island or mounting the truck apron. When coaches roll over these features it can jostle passengers out of their seats or cause standing passengers to fall. Metro operators will avoid using a truck apron unless alternatives have been considered and determined to be unfeasible.

Use mountable curbs for roundabout designs with a 6:1 linear curb ratio: If a bus must use a truck apron due to space requirements (i.e., building locations or right-of-way do not allow expanding the roundabout), Metro approves of a 6:1 linear curb. This 6:1 linear curb is illustrated in the NCHRP Report 672 report on roundabout design Exhibit 6-78, Detail d.[4] This design was used on other roundabouts where it was deemed infeasible to widen the roundabout to meet requirements.

Testing and modifications: Coach testing is a valuable way to determine if roundabout designs not conforming to Metro guidance will support transit operations. Metro staff tested buses on WSDOT's pre-2022 typical mountable curb with a rolled curb transition, and concluded it is not preferred as it is an uncomfortable ride for passengers, can potentially damage Metro buses, and may increase bus maintenance. When existing roundabouts do not accommodate buses, Metro has explored and implemented modified curb designs with a 6:1 ratio based on route experience, field observations, and field tests with King County Roads. Metro has not yet tested the updated WDSOT standard design of a 4:1 linear curb.[5]

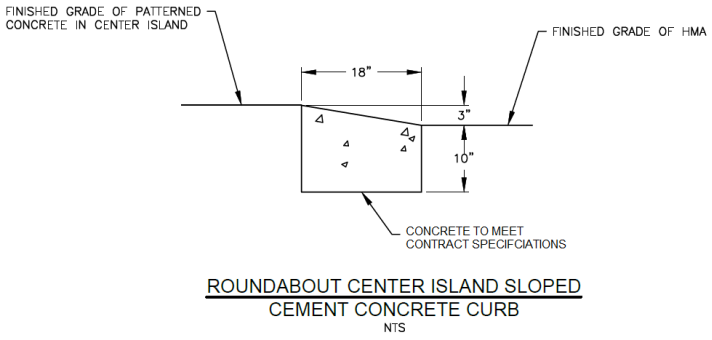

Figure 6: Preferred center island has a 6:1 sloped curb

4.8 Coach Testing for Roundabout Design

Building off successful partnerships with Sound Transit and WSDOT, Metro is open to partnering with other agencies and local jurisdictions to run coach testing on roundabout designs when the project can fund the activity. Previous partnerships to refine the curvature of new roundabouts have led to successful designs on N 145th Street, and at the I-405/NE 85th Interchange. Designers and planners

[4] https://nacto.org/docs/usdg/nchrprpt672.pdf

[5] WSDOT updated its truck apron design detail in 2022 from a rolled curb to a straight curb with a 4:1 ratio. Metro has not tested the updated standard. (WSDOT Design Manual & Standard Plan F-10.18-03, updated Mar 28, 2022, https://wsdot.wa.gov/engineering-standards/all-manuals-and-standards/standard-plans).

should discuss this possibility as early as feasible when there are enough details to do the layout and have a constructive conversation. The images below show an aerial view of the King County test facility for the NE 85th Interchange and in-lane BRT station project.

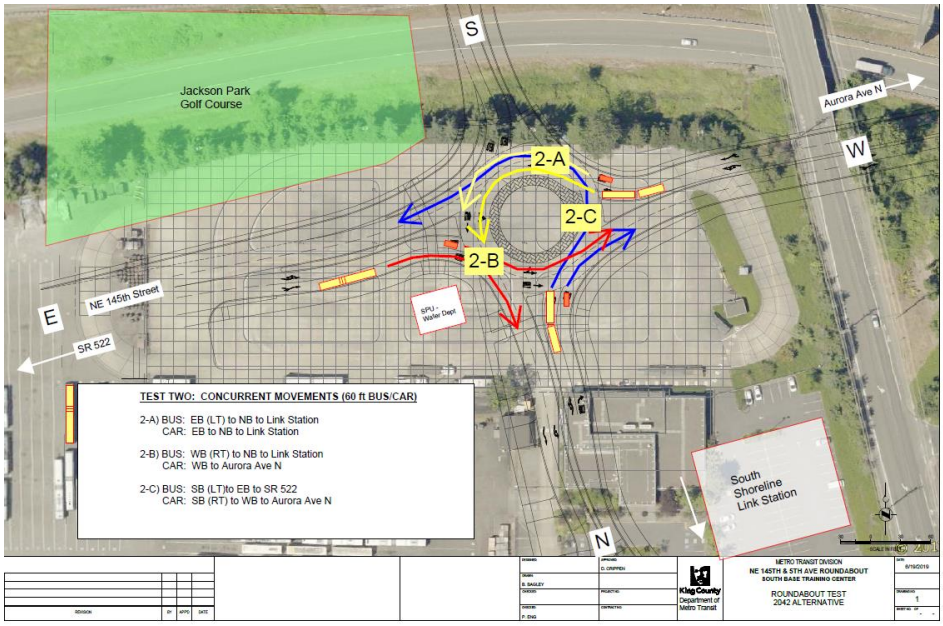

Figure 7: Notes from a coach test of the N 145th Street roundabout design.

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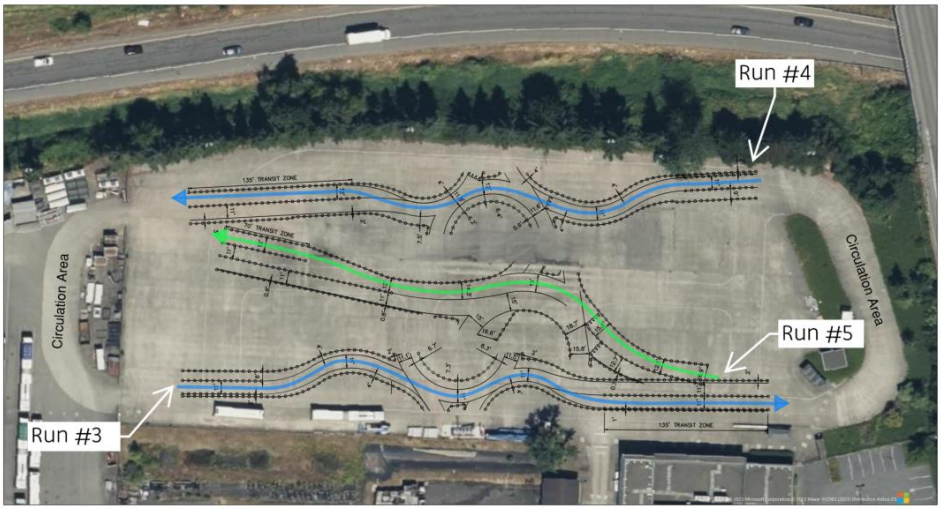




60-foot coach docked at head of bus stop zone



40-foot coach navigating the roundabout

Figure 8: Coach testing of the I-405/North 85th Interchange roundabout design.

A.1 Abbreviations, Acronyms and Definitions

BAT lane	Business access and transit lane. Lanes can only be used by transit and general purpose right turns at intersections or driveways.
Bus only lane	Continuous lane restricted to buses only. If right turns are allowed from the lane at intersections, it is considered a BAT lane.
DOT	Department of Transportation
Downstream	The direction to which the transportation flow is moving towards
DWS	detectable warning surface
The Guide	*NCHRP Report 1043: Guide for Roundabouts*
Far-side	The side of an intersection after the bus travels through the intersection
Headway	Interval of time between buses moving in the same direction on the same route
HCM	*Highway Capacity Manual*
ICD	inscribed circle diameter
ICE	intersection control evaluation
In-lane stop	A stop that is in the lane. This removes delay and increases reliability because it removes both the pull-out time and traffic re-entry time.
Near-side	The side of an intersection before the bus crosses
LOS	level of service
LTS	level of traffic stress
MUTCD	*Manual on Uniform Traffic Control Devices for Streets and Highways*
NACTO	National Association of City Transportation Officials
NCHRP	National Cooperative Highway Research Program
PROWAG	Public Right-of-Way Accessibility Guidelines
Pull-out	A designated spot on the side of a road where buses pull out of the flow of traffic to pick up or drop off passengers. Pull-outs increase bus delay due to the cost of time necessary to merge back into flowing traffic.
Queue bypass lane	A short bus-only lane intended for transit vehicles to bypass a point of recurring traffic congestion. Often a treatment, such as a queue jump signal, is needed at the end of the queue bypass lane to help buses re-enter traffic
RRFB	Rectangular rapid-flashing beacon
SPF	Safety performance function
Traverse	To travel across the center island of the roundabout
US Access Board	An independent federal agency devoted to accessibility for people with disabilities
Upstream	The direction from which the bus or transportation flow is coming.

DRAFT

A.2 Bibliography

National Academies of Sciences, Engineering, and Medicine. 2023. *NCHRP Report 1043: Guide for Roundabouts.* Washington, DC: The National Academies Press. https://doi.org/10.17226/27069.

[add community transit, other references from research file]

Public Right-of-Way Access Guidelines

[properly reference the following]

- NCHRP Research Report 948: Guide for Pedestrian and Bicyclist Safety at Alternative
- and Other Intersections and Interchanges
- NCHRP Research Report 834: Crossing Solutions at Roundabouts and Channelized Turn Lanes for Pedestrians with Vision Disabilities: A Guidebook
- U.S. Access Board's *Public Right-of-Way Accessibility Guidelines* (PROWAG), published August 2023.

DRAFT

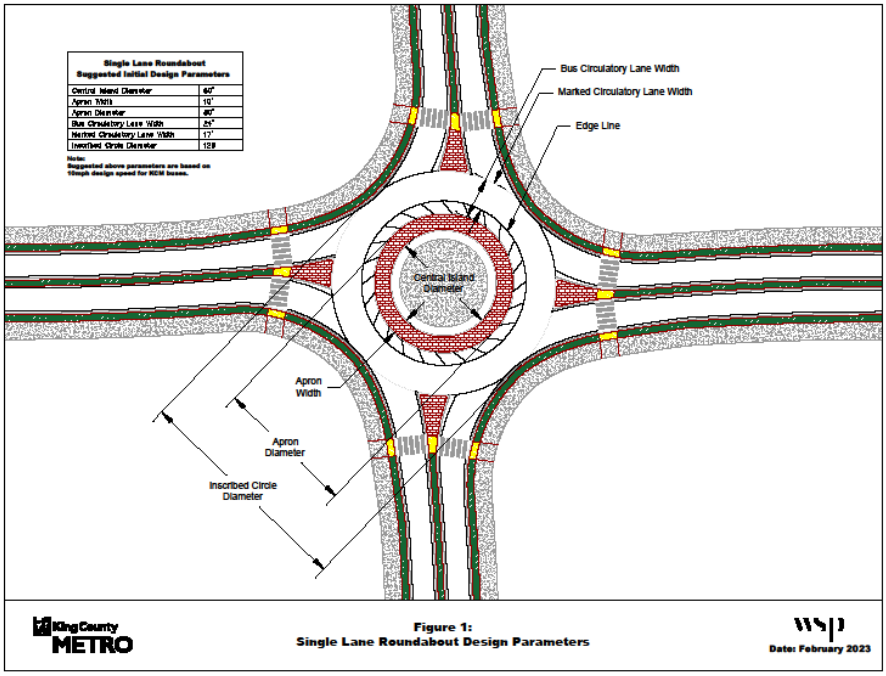
A.3 Suggested Initial Design Parameters

[in final production need to enter PDF docs:

KCM WO1 - Preliminary Exhibit Set 1 02-13-23.pdf

KCM WO1 - UrbanSingleLane_Figures 07-15-22.pdf]

Commented [BL4]: External partners, see documents attached in email.



A.4 List of reviewers

Name	Org	Contact Info
Irin Limargo	King County Metro	irin.limargo@kingcounty.gov
Hannah McIntosh	King County Metro	hmcintosh@kingcounty.gov
Katie Chalmers	King County Metro	
Owen Kehoe	King County Metro	owen.kehoe@kingcounty.gov
Brendan Hafele	King County Metro	
Charlie Reynolds	King County Metro	
Gina Franco	King County Metro	
Steve Crosley	King County Metro	
Pierce Canser	King County Metro	
Kale Chang Yuen	King County Metro	kchangyuen@kingcounty.gov
Jacob Brett	King County Metro	jbrett@kingcounty.gov
Stephen St Aubin	King County Metro – Training	stephen.staubin@kingcounty.gov
Andrew Goudreau	King County Metro – Safety	andrew.goudreau@kingcounty.gov
Particia Spanjer	King County Metro – Service Quality	patricia.spanjer@kingcounty.gov
Pyara Randave	King County Metro – Service Quality	prandave@kingcounty.gov
Amy Sanders	King County Metro - Communications	amy.sanders@kingcounty.gov
Carissa Leone	King County Metro - Communications	caleone@kingcounty.gov
External Partners		
Keith Brown	King County Roads	keith.brown@kingcounty.gov
Christina Strand	WSDOT – Northwest Region	
Scott Davis	WSDOT – Headquarters Transportation Operations	
Zach Howard	WSDOT – Management of Mobility	
Jonathan Dong	SDOT?	
Noah Tunick	Community Transit	Noah.Tunick@commtrans.org
Scott Ritterbush	Community Transit	scott.ritterbush@commtrans.org
David True		david.true@commtrans.org
Tina Lee	Pierce Transit	
	Sound Transit (ask Steve Crosley for contact at ST)	Kathy.leotta@soundtransit.org
	Other Local Jurisdictions?	

Commented [BL5]: Remove for final document. Amy and Carissa will edit after other comments are addressed. @Randall, Andrew to coordinate with them.

DRAFT

Amy Hess

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Tuesday, April 23, 2024 3:00 PM
To: Amy Hess
Subject: RE: [EXTERNAL] RE: [External!] TIA for Lakewood Heights

Amy,
Looks like my Traffic Engineer is smarter than me, his comment was that we could use the approved ICE if the Developer proposes a roundabout but they want a new TIA to evaluate the proposed LOS for the approved one-lane roundabout. If the one-lane roundabout fails, the TIA should propose suitable improvements to the roundabout like right turn lanes.

Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Snohomish County
15700 Dayton Ave N
PO Box 330310 MS 240
Seattle, WA 98133
206-945-2328 Cell
206-440-4712 Office
anderdm@wsdot.wa.gov

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Tuesday, April 23, 2024 12:07 PM
To: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Subject: [EXTERNAL] RE: [External!] TIA for Lakewood Heights

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dawn,
They combined the ICE and the TIA. TIA begins on page 16 of the pdf document. Let me know if you need anything additional.

Amy

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Tuesday, April 23, 2024 11:58 AM
To: Amy Hess <ahess@marysvillewa.gov>
Subject: [External!] TIA for Lakewood Heights

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Amy,
I opened the exhibit/submitted docs and the TIA is actually the ICE document not a TIA. Do you have the TIA?

Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Snohomish County
15700 Dayton Ave N
PO Box 330310 MS 240
Seattle, WA 98133
206-945-2328 Cell
206-440-4712 Office
anderdm@wsdot.wa.gov

PUBLIC WORKS DEPARTMENT
501 Delta Ave. ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Lakewood Heights PRD, File# PA24-008
182 Lot Subdivision
Parcel #'s 31051900400900 & 31051900401100

Date: 4/26/2024

The following comments are offered after review of the above referenced application.

1. **Existing utilities**:
    a. Sanitary sewer: Sanitary sewer has yet to be extended to the property, but it is getting close to 172nd Street.
    b. Water: There currently is a 12" cast iron water main running along 172nd ST NE and can be found on record drawing W775.
    c. Storm: Storm currently runs along 172nd ST NE and can be found on record drawing RD282.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
    a. Sewer will need to be extended along the projects frontage and within the new City roads. The sewer will need to route up 172nd street and enter into the site via Road C. Sewer will also need to be made available to the homes at 1205, 1215 and 1227 172nd Street.
    b. Water main installation will be required within the plat.
    c. Storm drainage will need to be provided for the widened sections of existing City roads as well as the new plat roads.

3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
    a. The Traffic Engineer shall provide the guidance of what will need to be constructed along 172nd Street.

b. 11th Ave NE is considered a local access street, half street improvements shall be compliant with SP 3-202-002 of the EDDS. If the depth of existing roadway section is lacking the City standard for depth of materials, full depth replacement of asphalt will be required. At a minimum, a 2 inch grind and overlay to the center of the right-of-way will be necessary.

4. **Dedication Requirements:**
    a. For 172nd Street approximately a 12.5 foot dedication will be necessary, depending on possible citing of the future roundabout, that could dictate what the ultimate dedication might be.
    b. It does not appear dedication is necessary along 11th Ave. Through the design process should that change, the applicant will dedicate that area necessary.

5. **Access**:
    a. The new roads to be constructed shall be compliant with SP 3-218-001 of the EDDS.
    b. Tract 967 should be a public street, entire road section will need to have a 5 foot planter followed by a 5 foot sidewalk.
    c. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
    d. The west end of Road B appears to have the proper amount of separation from 172nd Street, but without a conceptual location of the roundabout, I do not know if the separation requirement is being met.
    e. Please provide a conceptual drawing with a probable placement of the future roundabout at the intersection of 11th Ave and 172nd Street.
    f. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall serve 6 lots maximum. In looking at Tract 969, I'm not sure this as configured meets the intent of an autocourt.

6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
    a. Stormwater drainage: The city has adopted the 201 Ecology Manual. The project must be compliant with minimum requirements 1 – 9. The following considerations will be necessary in subsequent reports:
        - With the interflow that will happen onsite, will these gravel trenches truly function as planned? With the size and shape of them, we should be looking at having the underdrains constructed with a manifold design at a minimum.
        - The use of these gravel trenches for storage of stormwater on this type of scale seems like a problematic design combined with the likelihood of interflow mentioned in the geotechnical report. With wanting to use these areas also as recreational space above the systems, a vault system may very well work as a better use.

- The report states that MR 8 is not applicable, Tract 988 does discharge towards a wetland. It must be noted how compliance is achieved for wetland protection.
- The supplied basin map is not specifically calling it out and the plans show that everything on 11th Ave is being bypassed. Justification must be provided that this area can be bypassed.
- At time of civil plan submittal, a conveyance analysis will be necessary.

b. A geotechnical report has been submitted.
c. The maximum allowed impervious surface coverage for a PRD is 70%.

Other Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. It appears there is quite a bit of grading happening onsite, is there an opportunity to lessen some of the grading to work more with existing elevations? Direction from City council has asked to reduce retaining walls against adjacent residential properties. Please take another look at the potential to revise the onsite grading.

10. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is $648.00, fees to be paid prior to issuance.

11. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

12. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
    Engineering construction plan review per MMC 22G.030.020:
    $976 plus a $2000 deposit are due for submittal of the grading permit.
    Review fee of $130 per hour will be charged against the deposit.

13. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
    Engineering construction inspection fees per MMC 22G.030.020:
    Inspection is charged at $130 per hour with a $2500 deposit required.

1. **All civil construction plan submittals are to be routed directly to msvlpermits@marysvillewa.gov.** The first *civil construction* plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report and a

copy of the geotechnical report. **Once the documents are ready to be submitted, a permit tech at the email address above will provide you a link to where the materials can be uploaded to.**

a. Review timing:
    i. First review = 5 weeks
    ii. Second review = 3 weeks
    iii. Third review = 3 week
    iv. Subsequent reviews will be 3 weeks.

2. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer

MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office
1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRFA.org - www.marysvillefiredistrict.org

To: Amy Hess, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: April 23, 2024
Subject: PA24-008 ~ Lakewood Heights PRD ~ 1125 & 1507 172nd Street NE

I have completed a review of the revised plans for this project proposing development of a 182 SFR residential development on 29.48 acres. Please see below for comments and requirements.

1. **GENERAL INFORMATION:**
   a. The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
   b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

2. **WATER RELATED:**
   a. At a minimum, the following lots will require fire sprinklers due to distance from ROW: 12-13, 42-45, 69-70, 90-91, 103-104, 165-166, 174-177, and 180. Remaining lots may require fire sprinklers depending on building height and/or available fire flow. *More information needed for determination.*
   b. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. *No fire flow information provided at this time*.
   c. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
   d. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. *Additional hydrants will need to be added to satisfy spacing requirements. Road B in front of Tract 996 and in front of Lot 59.*
   e. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
   f. Fire hydrants with approved water supply must be in service prior to building construction.
   g. 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’ from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.

h. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾” x 1” Meter Service. Under this plan a 1” tap is made at the water main and 1” piping is run to the 1” meter setter. If in the end a ¾” water meter will suffice then all that is required is to install two reducer bushings with the ¾” water meter. A single service tap should be used where sprinklers are required, not a double service installation.

3. **ACCESS RELATED**:
   a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Access shown on plans appears acceptable.*
   b. “Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.” (2021 IFC D.105.1). *Building heights are not known at this time.*
   c. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (2021 IFC D.105.2).
   d. An adequate access route for fire apparatus must be in service prior to any building construction.
   e. Access for firefighting operations along all sides of all buildings is required. A minimum 5’ wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20’ wide fire apparatus access.
   f. “**NO PARKING - FIRE LANE**” signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2021 IFC Appendix D103.6.1)
   g. The city address committee will determine road names and address numbers for the lots.

Amy Hess

From: SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>
Sent: Wednesday, April 24, 2024 11:43 AM
To: Amy Hess
Subject: [External!] SNOCO Comments - Request for Review - Lakewood Heights Planned Residential Development (PA24-008)
Attachments: Signed Snohomish County Traffic Mitigation Offer.pdf

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Amy,

I have reviewed the traffic mitigation offer and traffic study for this development. Snohomish County agrees with and accepts the traffic mitigation offer of $65,194. The signed form is attached to this email and payment information is included in the "Notes" section at the bottom of page 3 of the PDF. In the future, please have "Part Two" of the offer form filled out by the appropriate City staff member for record purposes.

Thank you for the opportunity to review and accept this offer. Let me know if you have any questions.

Thank you,

Caleb Duhnke | *Engineer II*
Snohomish County Public Works | Transportation and Environmental Services
3000 Rockefeller Ave. M/S 607 | Everett, WA 98201
Caleb.Duhnke@co.snohomish.wa.us | 425.312.0920
he/him/his

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

-----Original Appointment-----
From: Amy Hess <ahess@marysvillewa.gov>
Sent: Thursday, April 4, 2024 1:51 PM
To: Chris Holland; Mike Snook; Tom Maloney; Brian Merkley; Don McGhee; Ken McIntyre; Max Phan; jlaycock; Kacey Simon; Shane Whitney; Brad Zahnow; Jesse Hannahs; Danny Hagen; jbirchman; Kristy Beedle; Darrin Douglas; Kim Bryant; Ryan Carney; Matthew Eyer; DFW R4Cplanning; doug.gresham@ecy.wa.gov; Todd Gray; cstevens; Tara Mizell; Dave Hall; Robert Lamoureux; Ryan Keefe; Jason Crain; Billy Gilbert; mwray@arlingtonwa.gov; Brooks, Dave; Development Review; Denise Kraski; mlwicklund@snopud.com; Robert.nance@ziply.com; Anderson, Dawn; SPW-Contact.pwCMS; Janis Lamoureux
Subject: Request for Review - Lakewood Heights Planned Residential Development (PA24-008)
When: Thursday, April 25, 2024 12:00 AM to Friday, April 26, 2024 12:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: N/A RFR

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Marysville

Name of Proposed Development Gemmer Residential

City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

Proportionate Share Calculation: *Choose Option A or B*

☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable _____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: 11/15/23

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title Rob Risinger

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Marysville

Name of Proposed Development Gemmer Residential

City Project File Number (if known)

Name of Applicant MJS Investors

Address of Applicant 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

Proportionate Share Calculation: *Choose Option A or B*

☒ Option A: Based on a percentage of the County's adopted impact fee (attach traffic worksheet.)

1. The applicable percentage of the County's fee: 20 %
2. Net New Average Daily Traffic: 1,762 ADT
3. The adopted County impact fee for this development: 185 $/ADT
4. Total Proportionate Share Amount: $ 65,194

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero ($0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				$_____

☒ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not it is required and traffic study.

☒ **Mitigation of other impacts if required for developments generating more than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

☒ No impact or not applicable ☐ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: _____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application or send directly to Contact.pwCMS@snoco.org.

Part Two: To be completed by the City

Receipt of Written Offer and attachments by City and routing to County

Name of Proposed Development Lakewood Heights

City Project File Number PA24-008

Date Received March 24, 2024

City Staffer Assigned to Project Amy Hess

Address 501 Delta Ave

Phone 360.363.8000

Instructions to City. Send this offer and all attachments to Contact.pwCMS@snoco.org

Received by:

AH Date: 3.24/2024 Amy Hess, Senior Planner

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and attachments by Snohomish County and routing back to City

Name of Proposed Development

City Project File Number

Received by:

CD Date: 04/04/2024 Caleb Duhnke, Engineer II - Traffic Operations

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

- ☒ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.
- ☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts.
- ☐ The information requested is shown in the notes below.

By: Caleb Duhnke Date: 4/24/24 Caleb Duhnke, Engineer II - Traffic Ops

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

Date: Initialed by City Staffer Print Name and Title

Notes

Payment Information:

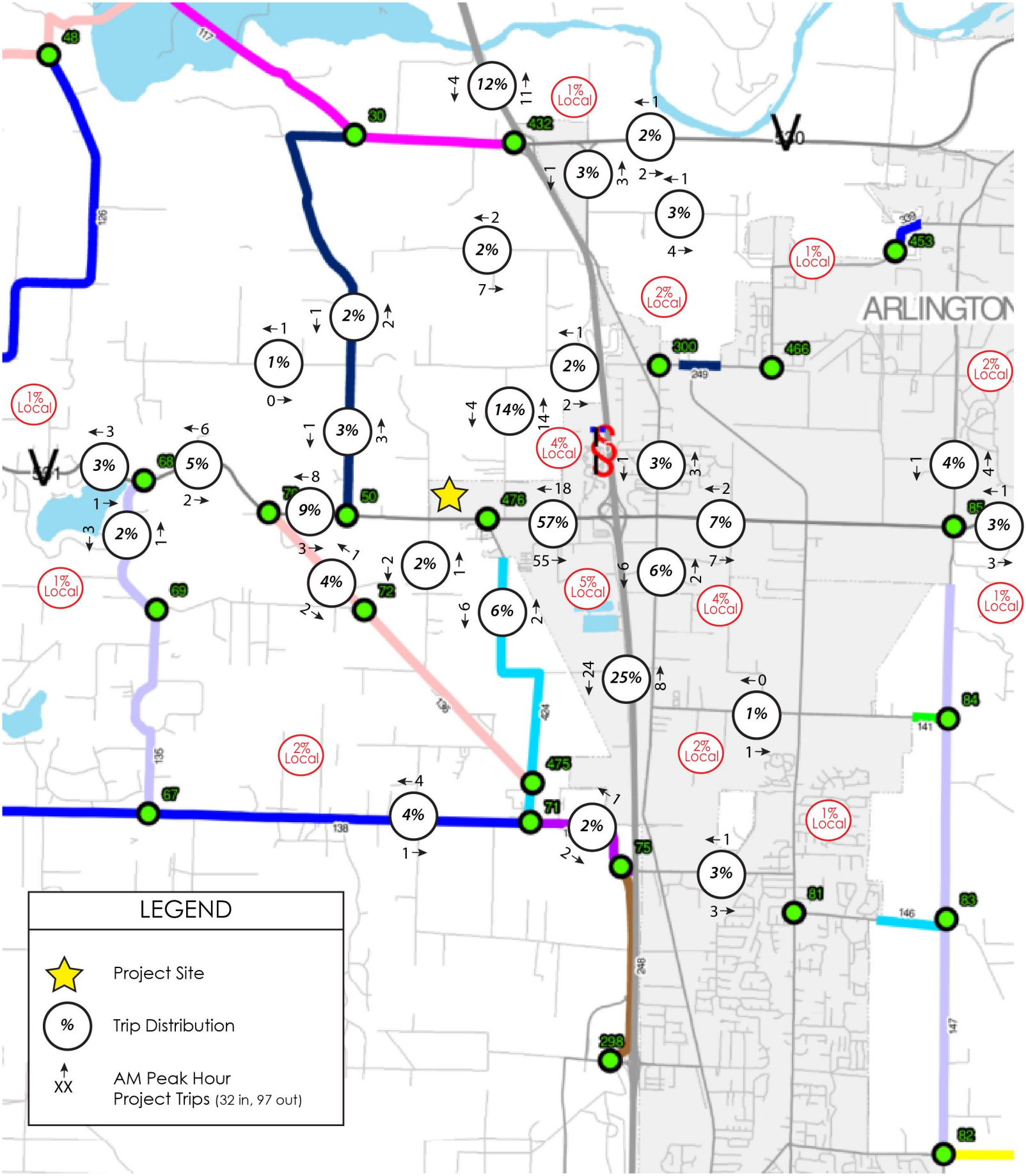
Total Mitigation Fees Due: $65,194.00

Transaction Code: 5601

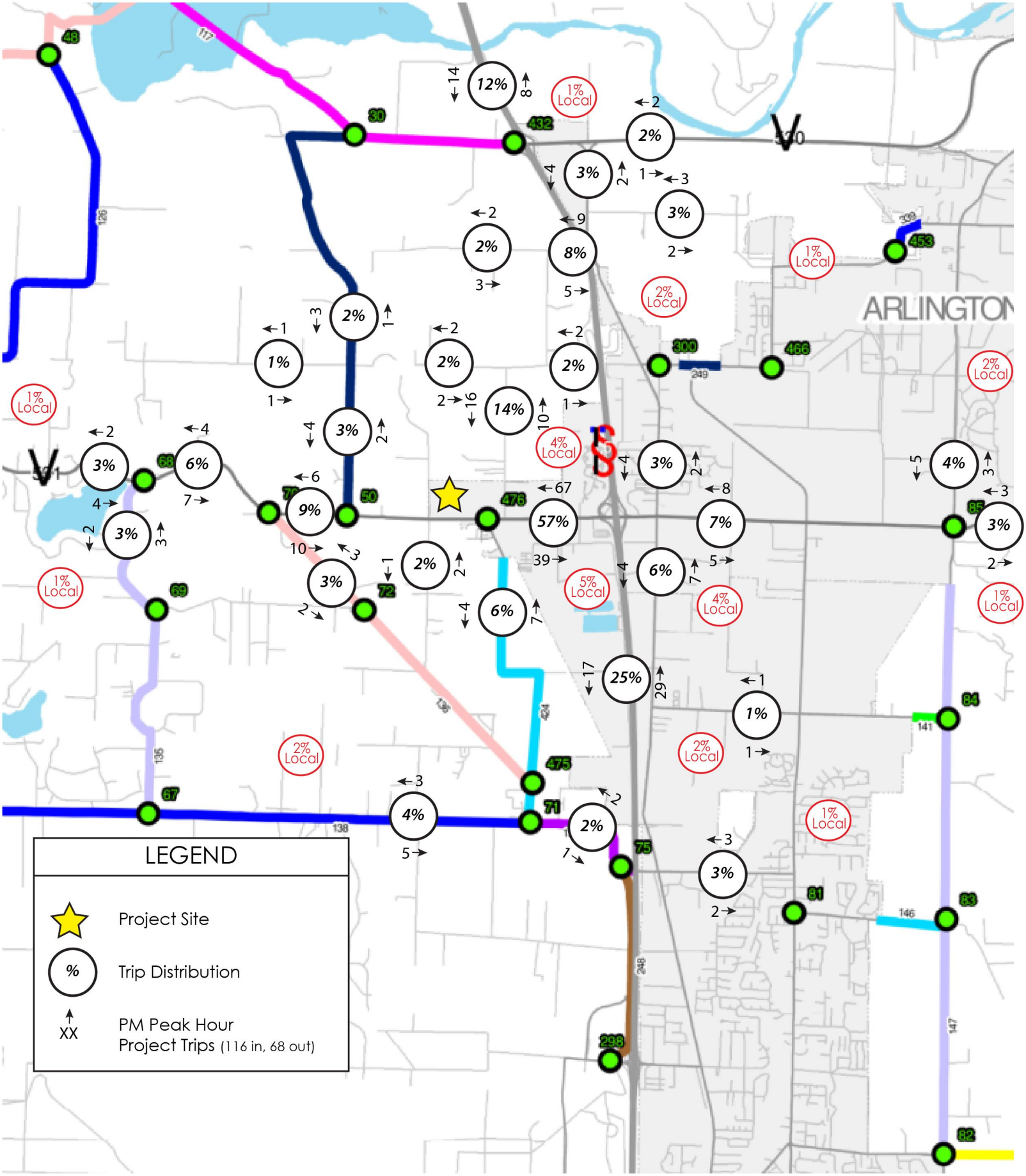
To pay in person by credit card, cash, or check please visit the PDS Cashier located on the 2nd floor of the Administration West Building located at 3000 Rockefeller Ave, Everett, WA or send check by post mail to PDS M/S 604 Attention: Cashier, 3000 Rockefeller Ave, Everett, WA 98201

To pay with credit card* by phone please call the Public Works Customer Service Counter at 425-388-6453.

***American Express is not accepted as a form of payment**



Attachment G1: Weekday AM Peak Hour Project Trip Distribution & Assignment



Attachment G2: Weekday PM Peak Hour Project Trip Distribution & Assignment

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Gemmer Residential

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

   MJS Investors, 11201 SE 8th Street, Suite 116, Bellevue, WA 98004

   Phone #: 425-417-6004

3. Development Site Address 1507 172nd Street NE, Marysville, WA

4. Is it a residential or commercial development? Yes (residential)

5. Description of Development (size and specific type)_____
   The proposed project will include up to 185 Single-Family Detached Homes. The site includes 1 existing Single-Family Detached Home that would be removed with the project.

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   129 AM Peak Hour 184 PM Peak Hour 1,762 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   x For determining the amount based on a percentage of the county fee go to section two.

   _____ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

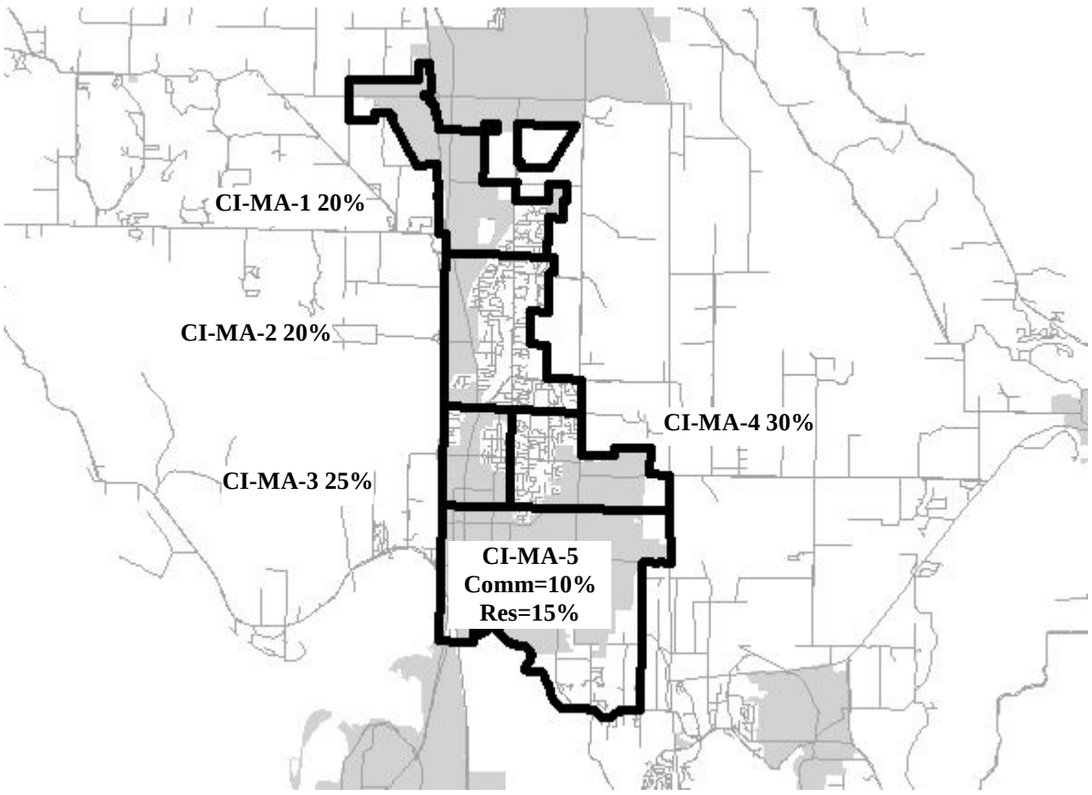
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) 20 %

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT) 1,762

4. Type of Development (Residential or Commercial) Residential

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $ 185

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

20%	×	1,762	×	185	=	$ 65,194
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

__X__ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

SNOHOMISH COUNTY PUD
PUBLIC UTILITY DISTRICT NO. 1

Providing quality water, power, and service at a competitive price that our customers value

April 11, 2024

Amy Hess
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

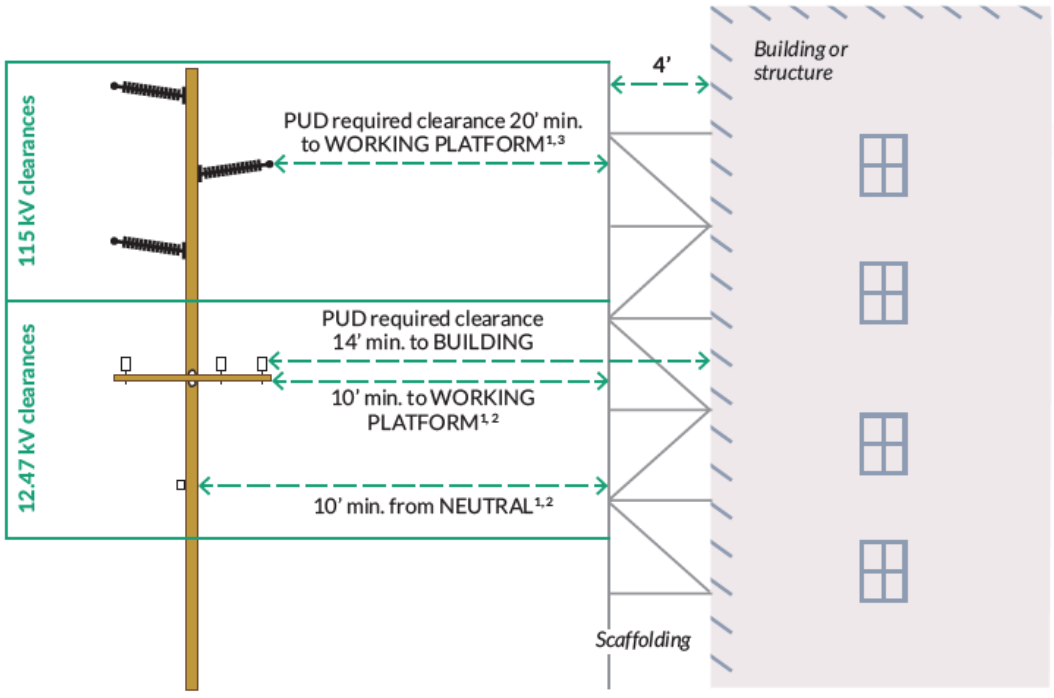
Dear Ms. Hess:

Reference: PA24 008 Lakewood Heights PRD

District DR Number: 24-10-055

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy.

The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.



1. NESC 234A2 – Horizontal clearances (with wind displacement) – 6 lb/ft² toward structure, final sag at 60° F
2. WAC 296-24-960 (3)(a)(ii) – Minimum clearance for lines rated 50kV or below
3. WAC 296-155-53408 (1)(a)(ii) – Crane clearances up to 350kV

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

There is a three-phase overhead feeder circuit that will need to be undergrounded along the street frontage per city of Marysville. One-phase and three-phase service will be required to serve the project. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.

There are several critical area permit matters that will need to be addressed for utilities to be installed. Please also include any required utility work in the scope of all applicable land use/development permits including for any planned over- or under-stream and wetland utility crossings and for the storm water permit.

The District policy requires the developer to provide a minimum 10-foot easement for underground electrical facilities that must be installed to serve the proposed development. In addition, the developer must maintain an 8-foot clearance between transformers and a 10-foot clearance between switch cabinets and any building/structures upon its property. Additional clearances may be required depending on the equipment in the area and accessibility of the equipment.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development team at (425) 783-8465.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Merle Ash – merle@landtechway.com
Executive Accounts

MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 4/25/2024

SUBJECT: PA24-008 Lakewood Heights PRD

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

   (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Nate Dickey, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If "no" then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B-Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

Stormwater Covenant and Easement
(MMC 14.15.155)

DOCUMENT TITLE: *Project Name* Stormwater Covenant and Easement
Grantor: *Property Owner Name*
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
****Note**** The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement
(MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin		Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin		

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

(1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:

(a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;

(b) implement the terms of the drainage control plan required for development; and

(c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

(2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

(3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

(4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:

(a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;

(b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and

(c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

(5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.

(6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Ave Marysville, WA 98270

MEMORANDUM

Date: **April 5, 2024** **PA24-008**

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Lakewood Heights Planned Residential Development
Applicant: MJS Investors
Proposal: Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval with State Environmental Policy Act (SEPA) review in order to construct a 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland, and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.
Address: 1125 & 1507 172nd Street NE

In response to your request for review of the above project. Please see requirements below;

1. Applicant shall comply with any and or all provisions the 2021 Edition of the International Building, Residential, Mechanical, 2021 Uniform Plumbing Codes, and current Washington State Amendments.

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2021 Washington State Energy Code work sheets.

3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you or your design team will be preparing plans for on your project.

4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.

6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:

    - Soil Classification
    - Required Drainage Systems
    - Soil Compaction Requirements
    - Type of Footings, Foundations, and Slabs Allowed
    - Erosion Control Requirements
    - Retaining Walls
    - Fill and Grade
    - Final Grade

Please provide the below information in regards to this overall project;

1. The building structure will be required to be designed under the 2021 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.

5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is the 2023 NEC. A separate application, plans, and plan review will be required.

7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.

Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

Amy Hess

From: Scott Conyers <scon72@hotmail.com>
Sent: Thursday, April 25, 2024 11:13 AM
To: Amy Hess
Cc: merle@landtechway.com
Subject: [External!] Lakewood Heights Planned Residential Development File PA24-008

Follow Up Flag: Follow up
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Hello,

This is in reference to the planned residential development of Lakewood Heights, File #: PA24-008. My family and I are the residents that live on the corner of 172nd and 11th Ave and we are very concerned with the impact that this development will have on us in many ways. This development will greatly impact us since it has been brought to our attention that it will be necessary to put a round-a-bout in at the intersection of 172nd and 11th Ave to accommodate the traffic that will be created. Putting in this traffic revision will require us to lose a portion of our land, expose us to traffic which will be dangerously close to our dwelling, and also be right next to our only water source which is our water well. We had someone representing the builder come to speak to us about the development approximately a year ago and he said someone would be in contact with us before anything occurred but we've heard nothing since. Does the city of Marysville or Arlington, or whoever plans to do this project plan to absorb our land with no compensation? Recently, while working to pass the school levy, many of our community members and friends reached out to us concerned about the plans for the traffic revision and the impact it would have on our safety with the high school drivers that pour in and out of the high school each day, sometimes at high speeds. Please reach out and let us know what compensation, recourse, details, and/or plans are in motion that will affect our land, safety, water, dwelling, exposure and overall wellbeing.

Thank you for your time and attention.

Sincerely,

D. Scott Conyers

MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse L. Hannahs, P.E. – Traffic Engineering Manager

DATE: May 7, 2024

SUBJECT: PA 24-008 – Lakewood Heights

I have reviewed the Lakewood Heights site plan for the proposed development at 1125 & 1507 172nd ST NE and have the following comments:

1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
2) A Traffic Impact Analysis (TIA) will be required.
    a. Planned Projects:
        i. Only projects included within the Traffic Impact Fee (TIF) calculations or those with 100% defined funding obtained by the City may be assumed as complete in the Horizon Year.
            1. 172nd ST NE & 19th Ave NE Roundabout:
                a. While improvement project is required as mitigation for the Lodge V and English Crossing Developments, it shall not be assumed that either is constructed in the Horizon Year analysis as developments cannot be assured to move forward.
            2. 172nd ST NE & 11th Ave NE Roundabout:
                a. Project is not within TIF calculation thus cannot be assumed as completed in Horizon Year.
                b. Gemmer Development is almost certainly going to be required to construct Roundabout to mitigate for Traffic impacts.
                c. Addition to 6-year TIP does not enable credit towards traffic impact fees. Only
    b. Pipeline Traffic Data:
        i. Per email communication with the developments Traffic Engineer in April, an updated TIA Addendum shall be required to consider a 2% growth plus pipeline data at the intersection of 172nd ST NE (SR 531) & 27th Ave NE.
        ii. Development Pipeline Data has been provided.
        iii. Intersection Mitigation shall be required under the following scenarios:
            1. Intersection LOS criteria is not met with the addition of development traffic in either the Opening and/or Horizon Years.

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

2. Intersection LOS Criteria is not met with or without development traffic in the Horizon Year and the "with development" scenario increases the intersection delay as determined by the TIA.

3) Traffic Impact Fee (TIF) Calculation:
    a. 2024 Transportation Comprehensive Plan Update is ongoing and includes a reevaluation of the TIF.
        i. When adopted the TIF amount and projects included within the calculations may change.
        ii. Adoption is not anticipated until the end of 2024.
        iii. Concurrency/SEPA will be based upon the TIF amount and projects included within the calculation at time of concurrency.
4) Frontage improvements:
    a. 11th Ave NE:
        i. Roadway shall be per EDDS Standard Plan for 50' ROW residential roadway with 28' of asphalt width including curb/gutter, landscape strip, sidewalk and street lighting.
            1. Identify minimum/maximum width for added pavement upon roadway cross-section.
    b. 172nd ST NE:
        i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and street lighting.
    c. 172nd ST NE & 11th Ave NE Roundabout:
        i. Comp Plan calls for a four leg single-lane roundabout at this location.
        ii. Development shall be required to provide preliminary design of the roundabout in order to determine footprint and thus necessary ROW for full construction.
            1. Adjacent Property owners and Snohomish County should be contacted in regards to ROW procurement.
        iii. Development shall be required to construct roundabout as TIA shows LOS failure in Horizon Year.
            1. Roundabout construction is not a TIF listed project.
    d. 172nd ST NE & 19th Ave NE Roundabout:
        i. Comp Plan calls for a four leg multiple (east of 19th Ave NE)/single (west of 19th Ave NE)-lane roundabout at this location.
        ii. Development shall be required to construct roundabout if other developments required to construct roundabout do not construct prior to the Gemmer Development as TIA shows LOS failure in Horizon Year.
            1. Roundabout construction is not a TIF listed project.
5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
    a. Street lighting on 172nd ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
        i. 172th ST NE shall be designed as Principal Arterial/Commercial.

ii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
    1. Specification should be requested via emailed to jhannahs@marysvillewa.gov
    2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.

b. Street Lighting upon residential streets of 11th Ave NE and all internal roadways shall be PUD installed fiberglass pole installation type street lighting.
    i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
    ii. Spacing of fixtures should be approximately 180'-220'.
    iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for inclusion within the PUD site electrical plans for City review.
    iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.

6) Driveway placement:
    a. To the extent feasible, driveways shall be staggered, not opposing each other.
        i. Opposing driveways result in parking occurring at the same location on both side of the street with challenges then being placed upon emergency vehicles and sanitation and thus citizen unhappiness with requests for parking to be restricted to one side only which is not desirable for citizens or maintenance purposes.
7) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.
    a. Stop sign and stop bar shall be signed upon all approaches to an arterial such as 172nd ST NE.
    b. Street name signs shall be installed at all intersections or locations where street names change such as 90 degree turns.
    c. 25 mph speed limit signs shall be installed at all entry points from an arterial or a roadway with a different speed limit.
    d. Parking restrictions shall be placed on the outside of all 90 degree turns, 10-15' to either side, as sanitation has challenges with garbage pickup when parking occurs near curve bulb outs.

MARYSVILLE COMMUNITY DEVELOPMENT
Lakewood Heights
File #PA24-008

Planned Residential Development
Cause No.
PROTEST LETTER OF THE PROPOSED DEVELOPMENT

We, the residents of 11th Ave and Lakewood community, are writing to express our strong opposition to the recent Planned Residential Development. As residents of this neighborhood, we believe this development is detrimental because of the reasons listed below.

1. **This development would substantially impact all the residents that live on 11th Ave NE and of the surrounding areas.**
2. **The development would impact our quiet way of life and put stress on our pets, farm and wildlife animals.**
3. **11th Ave is a county road maintained by Snohomish County and under the jurisdiction of Snohomish County (It's not part of the city of Marysville).**
4. **The development would significantly impact the wildlife that resides in the forest on said proposed property for development.**
5. **The endangered grey squirrels, owls, deer, and other animals that live and use the forest for their home and protection and survival would be greatly impacted and even more endangered by the development.**
6. **We the residents of 11th Ave NE question the annexation of this property into Marysville when the rest of the properties on 11th Ave ae zoned rural "5-acre partials"**
7. **We, the residents of 11th Ave NE and the community of Lake wood question the Sepa report as parts of the property hold substantial water.**
8. **Additionally, this would put a hug strain on Lakewood schools as they are already at max compacity.**

We urge you to reconsider this development change and explore alternative solutions that address the concerns without [negative outcome]. Thank you for your attention to this matter.

Contact information: Allen Coker 425 879-6677.

Please be advised we the undersigned are seeking counsel.

We the undersigned vehemently protest the approval of said project.

PRINT NAME	SIGNATURE
Sharleen Hudson	
KEN HUDSON	
Steven Wilverding	
Elissa Wcen	
GARY LEE	
Casey Johnson	
KEITH A. BARKER	
Judy Hargrove	
Bethel Chandler	
Pedro Hurtado	
Latino Hurtado	
ALLEN COKER	
THOMAS WOLFE	
GERALD COTE	
Kathy Jimenez	
Jaime Smith	
STEVE MATTHEWS	

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Steven Wilverding	Steven Wilverding
Elissa Wcero	EWcero
GARY Lee	[illegible]
Casey Johnson	Casey [illegible]
KEITH A. BARKER	Keith A Barker
Judy Hargrove-dvorak	Judy Hargrove dvorak
Bethel Chandler	Bethel Chandler
Pedro Hurtado	[illegible]
Justino Hurtado	[illegible]
ALLEN COKER	Allen Coker
THOMAS WOLFE	Thomas Wolfe
GERALD COTE	Gerald Cote
Kathy Jimenez	Kathy Jimenez
Jaime Smith	[illegible]
STEVE MATRIOTTI	[illegible]

Amy Hess

From: Scott Conyers <scon72@hotmail.com>
Sent: Thursday, April 25, 2024 11:13 AM
To: Amy Hess
Cc: merle@landtechway.com
Subject: [External!] Lakewood Heights Planned Residential Development File PA24-008

Follow Up Flag: Follow up
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Thank you for your time and attention.

Sincerely,

D. Scott Conyers

LAND TECHNOLOGIES, INC.
PLANNING • PERMITTING • ENGINEERING

Date: May 8, 2024

To:

City of Marysville
Development Services
80 Columbia Avenue
Marysville, WA 98270

Response to Comments

Project Name: Lakewood Heights Rezone PRD
Project File Number: PA24-008 - Technical Review 1
Review Completion: April 26, 2024

CITY COMMENTS	LAND TECH RESPONSE
Community Development Dept: **Reviewer: Amy Hess, Senior Planner**	
1. Include File Number PA24-008 on all future correspondence, in addition to all site, civil and landscape plans.	File Number updated
2. Work with Public Works/WSDOT on the amount of right-of-way dedication needed for the roundabout (RAB) at 11th Avenue and 172nd Street. The area dedicated can be used as open space in the interim, but will need to be dedicated as part of this proposal. Please provide an updated density calculation deducting the area dedicated.	We have used the 20% max reduction of area which would not change the yield.
3. The project narrative suggests another BLA is proposed. If another BLA is proposed, please provide a layout of the proposed adjusted lots.	No other BLA is proposed. The Recorded BLA from an earlier submittal is the same "BLA" as proposed here. I am not sure where it was suggested another BLA is proposed. The only mention was that the Assessor's

CITY COMMENTS	LAND TECH RESPONSE
	office has not updated the Portal Map to show the BLA as it was recorded.
4. Is the project proposed to be phased? No phasing plan was mentioned in the project narrative, but phases are shown on site plan. If phasing is proposed, please describe the phasing plan. It appears that if Phase 1 is constructed as depicted, there will be only one access point. Marysville Fire Marshall may require fire sprinklers in units for which there is only one access point.	Phasing has been re-adjusted to include the primary entrance from 172nd St and a second connection to 11th Ave. No homes on dead end temp roads more than 150' long.
5. Please depict all plottable easements/encumbrances listed in the title report on the site plan and any existing water wells and/or septic systems within 200 feet of the project.	Existing drainfields and plottable easements are added to Sheet P2 and C4. One easement for the drainfield to the Service Station to be vacated as sewer is extended to site and approved for hook-ups. An existing house is to be removed. One house on 172nd to remain but driveway to be relocated to plat side of house. Drainfields to the existing homes to be decommissioned. The house to remain will be connected to sewer. Homes along 172nd are on Marysville Water. No known existing wells.
6. The preliminary Civil Plans have a 'Road C' depicted on some sheets, but not all, and there is no 'Road C' on the plat map. Please ensure road names are consistent on all plan sheets/sets.	More consistent labels provided
7. It does not appear this property is eligible for Residential Density Incentive (RDI) 5a. The nearest fire and/or police station is well over 1 mile away. Please identify an alternative RDI to earn the desired additional units. Please also note that partial units cannot be earned, only whole units (see MMC 22C.090.050(4)).	This has been resolved and is to be allowed per early emails.
8. If you do not intend to utilize RDI 3a, please remove it from the table on sheet P3.	We would like to leave it as a fall back in case for some reason the other Incentives are compromised, we can use this to make sure we can get to the yields as proposed.

CITY COMMENTS	LAND TECH RESPONSE
9. Please identify where perimeter fencing is proposed in order to achieve bonus units so that staff can verify these areas are not otherwise required by code to have fencing installed.	Perimeter fences have been "coded" to distinguish fences required by code and those that should be counted to get Bonuses.
10. Pursuant to MMC 22C.065.040(2)(a), the site shall be oriented and designed to create an attractive street edge and accommodate pedestrian access. The following provisions apply: (i) The street edge shall be defined with buildings, landscaping or other features. (ii) Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape. ???? (iii) Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. (iv) Buildings shall provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15 percent of the facade facing the street shall be occupied by transparent windows or doors. See Figure 2 in review letter. (v) Provide for a sidewalk at least five feet wide if there is not space in the public right-of- way. (vi) Provide building entries that are accessed from the sidewalk. These pathways must be separated from parking and drive aisles and	We have chosen to go with the alternative of the 20' landscape screen along 11th showing some architectural relief on those buildings.

CITY COMMENTS	LAND TECH RESPONSE
must not cross a parking lot. (vii) Unless the building is immediately adjacent to the public ROW, the yard or open space between the street and the building front shall be landscaped. At least 20 percent of the landscaped area shall be trees and shrubs. (viii) Private ground floor living spaces directly facing a public ROW and within 60 feet of the street shall be screened with planting (shrubs and trees) at least two feet high. The current layout/design on 11th Avenue does not meet these standards. City staff and the Community Development Director have discussed and determined a couple of options that would meet the standards. The options are outline below: • Orient homes on lots adjacent to 11th Ave so that the front/primary entrance faces 11th Ave, including pedestrian pathways connecting the front entries to the public sidewalk. • As an alternative to home orientation towards 11th Ave, the Director has agreed to allow re-alignment of the landscape tracts adjacent to 11th Ave to be consistent, uniform width at least 20 feet wide, (tracts 981 982, 983, and 980) and installation of a decorative fence (not standard 6' cedar), decorative masonry wall, or other hardscaped fencing.	Landscaping of homes to be provided after homes are built Have modified plans per this option, we now show a 20' landscape buffer between the homes along 11th Ave NE. We also show a fence along the "backside" of the landscape. This fence is identified as required and is not used to get RDI bonus points.
11. Depending on the option you choose in item 10 above, an alternative RDI for the units earned using 7f may be needed.	Enhanced landscape reduced to Tract 983 for 1.36 credits. Enhanced landscape buffers along 11th have been removed from the bonus calculations.
12. Pursuant to MMC 22C.065.060(3), Where lots front on a public street, the house shall have doors and windows	The homes along 11th will be mitigated as described above. They will have doors and windows that face the street.

CITY COMMENTS	LAND TECH RESPONSE
which face the street. Houses must have a distinct entry feature such as a porch or weather- covered entryway with an entry feature that is at least 60 square feet with no dimension less than six feet. Where lots front on a common open space or pathway, the requirements for orientation are the same as for a public street. The director may approve a street orientation or entryway with dimensions different than specified herein; provided, the entry visually articulates the front facade of the dwelling so as to create a distinct entryway, meets setback requirements, provides weather cover, has a minimum dimension of four feet, and is attached to the home.	Homes that have sides to the street at the Autocourts or shared driveways will show architectural relief and will have corner entry with sidewalks from the corner entry that goes to the Public Street and to the Autocourt. This is really going to be a building permit issue.
13. Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from adjacent lots, parking areas, driveways, streets, and other accesses. Additional landscaping should be installed along the eastern boundary of Tract 985, and Tract 994.	A three- or four-foot solid fence with 2 or 3 feet of lattice work is proposed for all lots, parking areas, driveways along Open Space Recreation areas. A 4' high vinyl coated black cyclone fences will be along streets and other accesses. Landscape graphics are showing on the PRD-Preliminary Plat Plans and will be formalized with the landscape plans to be submitted with the Engineering Plans
14. The grading in Tract 994 appears rather steep. Is this conducive for recreation and proposed amenities?	Tract 994 is called out as "Passive Open Space—recreation". First, we have delineated some flat benched areas near the sidewalk that will have benches overlooking the wetland areas to the north. These overlooks will allow for observational areas to watch birds and wildlife activity in the wetlands. And, kids with cardboard slides will love it 😊
15. Please provide base and top elevations for all retaining walls on civil plans.	Base and Top Elevations have been added on C6 Grading Plan overview.
16. Pursuant to MMC 22G.080.100(2)(g)(iii), trail segments shall be improved with an all-weather surface (gravel surfacing is not considered an all-weather surface). Please revise	The trail path section has been added on P6 Open space & landscape concept plan.

CITY COMMENTS	LAND TECH RESPONSE
accordingly.	
15. On the interior plat roads, the single-family residences should face the street. Where side yards need to abut the street along arterials or the interior plat roads, an architectural approach similar to what is shown below should be proposed in lieu of the house facing the street. In the example below, the front of the house is oriented towards the auto court while the elevation that faces the street has variation in siding, windows, trims, and a gable entry feature with decorative posts that gives the sense of the house being oriented towards the street. On lots that take access off of an auto court that have a side yard abutting the street, a pedestrian pathway should be provided to the street and auto court (lots 88, 93, 81, 84, 72, 67, 163, 168, 147, 179, and 182). This orientation, coupled with a pedestrian pathway that connects both towards the autocourt and the sidewalk along the street side of the interior plat roads, meets the intent of the Lakewood Neighborhood Master Plan design guidelines, and preserves private back yards.	The plans do show sidewalks on "corner" lots going to the road on the side and to the front. The intent is that the houses on these corners be designed and built per the LNMP design guidelines. That should be a condition on the building permit approval process.
16. Please review comments from the below related to the round-about at 11th Avenue and 172nd Street. 16.1. See comments from Community Transit related to the round-about (RAB) and bus stop locations. 16.2. Please see comments from WSDOT related to RAB and TIA. 16.3. Please see comments from City Traffic Engineer and Civil Plan Reviewer related to RAB.	Comments reviewed--RAB going into WSDOT about time of this resubmittal. Better bus stop location were shown to CT during meeting. Bus stop should be in front of the empty lot west of the service station. That would be more central to the people that would use the bus. There is to be a crosswalk from the school at that location and it is closer to the apartments proposed for adjacent sites. CT should not be allowed to stop in the approaches to the RABs. That is just too disruptive to other traffic.

CITY COMMENTS	LAND TECH RESPONSE
17. Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria outlined in MMC Section 22D.050.030(4). The applicant shall design the project to ensure a smooth transition to neighboring sites.	Will show to "…the extent feasible"
18. Overhead utilities on all frontages on 172nd Street and 11th Avenue, as well as internal plat roads, shall be placed underground.	Working with PUD on this now
19. Pursuant to MMC 22C.065.130(3) *Block Size,* new development shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. A street network dominated by long, irregular loop roads and cul- de-sacs is not appropriate. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). It appears additional pedestrian access/connections are needed to meet the appropriate intervals.	This plan provides sensible connections to pedestrian facilities. Comp plans dream of a flat white paper ideal but the 3D world does not always fit this "flat paper" goal. This proposal does meet the intent with road and sidewalk connections placed where viable and sensible
20. Shared access driveways/autocourts will be required to 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219, or as amended. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.	Understood

CITY COMMENTS	LAND TECH RESPONSE
20.1 Tract 969 does not appear meet the definition or intent and design standards of an autocourt. An autocourt provides ingress and egress to clusters of dwellings; ends in a 'court' or courtyard area used for garage access and other activities; and is walled by buildings on three sides. See examples of what meets the standards below.	Tract 969 has been modified to meet what seems to be a very restrictive policy on these Have a meeting to discuss access challenges, the Design Guidelines and the plan to reduce these options to an autocourt configuration that does not meet the examples per the Guidelines
21. Please see comments from Deputy Fire Marshall, Brian Merkley that include, in part, the following: ○ At a minimum, the following lots will require fire sprinklers due to distance from ROW: 12-13, 42-45, 69-70, 90-91, 103-104, 165-166, 174-177, and 180. ○ Additional hydrants will need to be added to satisfy spacing requirements. Road B in front of Tract 996 and in front of Lot 59.	Would like a little explanation as to why please. Is this not based on a "hose drag" to the back corner of the building from a Fire Lane? The Autocourts are 20' wide and 150 deep to provide Fire Truck access. Except for Tract 968 (lots 12 & 13), the autocourt configuration has changed. Fire hydrants have been added in front of Tract 996 and Lot 155.
22. The applicant shall be required to obtain all necessary Federal, State and local permits for any critical area or buffer impacts prior to commencing construction.	Understood
23. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to MMC 22C.065.390, *Decorative Street Lighting Standards.*	As understood
24. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC Chapter 22C.120, *Landscaping and Screening*	Understood—final plans will be submitted with engineering plans.

CITY COMMENTS	LAND TECH RESPONSE
and MMC 22C.065. **Specifically, please revise the Landscaping Plan to include:**	
19.1. Detailed planting plan for the mitigation planting plan including specifics for buffer enhancement areas and buffer replacement areas.	Are these part of Landscape Plans or CA Mitigation plans.
19.2. Typical side view of perimeter landscape buffers.	Not sure what a typical "side view" is?
19.3. Please identify what is proposed in the white area in tract 999 below.	We did remove the portal to the alternate universe 😊
24. Proposed fencing shall be in accordance with MMC 22G.080.120	
25. Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code	understood
26. The following are the impact fees that apply to this project. School and Park fees are based on the fee in effect at this time a building permit is accepted by the City. See chart in review letter	Impact fees to be paid as required
Community Transit: Reviewer: Kathryn Boris	
Community Transit has some concerns about the proposed development, Lakewood Heights PRD, namely the geometry of the roundabout located on 172nd St NE and 11th Ave NE. The displayed geometry does not appear to meet standards that would allow bus operations, especially in the west bound direction.	The final design going to WSDOT is oval and does provide turning geometry to allow busses to use without going over the median.
There are concerns about access to Lakewood High School. We are aware of	As describe in previous comment, the bus should not be stopping in the roundabout—

CITY COMMENTS	LAND TECH RESPONSE
a lack of infrastructure, namely sidewalks and pedestrian crossings across 172nd St NE that are creating unsafe situations for the high school students that use our service on Route 240. The addition of, and/or relocation of bus stops as part of this project, along with potential pedestrian infrastructure (such as RRFB or HAWK) could alleviate that issue and provide safer connectivity for students and residents in this area.	that delays other vehicle traffic and is unwarranted (rude). The bus stop should be in front of the lot west of the service station. There are some 80 apartments planned for that area and near 300 planned for the parcel adjacent to the RR property. This location is more central to the residents most likely to use the Bus and does not delay traffic.
We would appreciate the opportunity to meet to discuss these concerns and propose potential solutions by integrating our transit service better in this area.	We did have a meeting
WSDOT: Reviewer: Dawn Anderson	
Traffic Engineer says they could use the approved ICE if the Developer proposes a roundabout but they want a new TIA to evaluate the proposed LOS for the approved one-lane RAB. If the one-lane RAB fails, the TIA should propose suitable improvements to the RAB like right turn lanes.	Updated TIA provided. One lane meets the demand of the of the project LOS
Civil Plan Review: Reviewer: Shane Whitney, Civil Plan Review	
1. <u>Existing utilities:</u> a. Sanitary sewer: Sanitary sewer has yet to be extended to the property, but it is getting close to 172nd Street. b. Water: There currently is a 12" cast iron water main running along 172nd ST NE and can be found on record drawing W775. c. Storm: Storm currently runs along 172nd ST NE and can be found on record drawing RD282.	Sewer now extended near to 172nd. English Crossing will likely extend to the SW corner of their property. This project is working with BNRR to bore under RR. This project will be connecting to this line Thank you
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. a. Sewer will need to be extended along the projects frontage and	We had settled on a sewer extension plan on a previous submittal with Ken M. Need to

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within the new City roads. The sewer will need to route up 172nd street and enter into the site via Road C. Sewer will also need to be made available to the homes at 1205, 1215 and 1227 172nd Street.	make sure we are all in agreement on what needs to be done here. 😊
b. Water main installation will be required within the plat.	Concept plans do show water in the plat
c. Storm drainage will need to be provided for the widened sections of existing City roads as well as the new plat roads.	SWM concepts provided
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.	Concept frontage improvements are shown on plans. Details will be added with submittal for Construction Permits
a. The Traffic Engineer shall provide the guidance of what will need to be constructed along 172nd Street.	The frontage on 172nd is all part of the 11th Ave NE roundabout and is shown on plans
b. 11th Ave NE is considered a local access street, half street improvements shall be compliant with SP 3-202-002 of the EDDS. If the depth of existing roadway section is lacking the City standard for depth of materials, full depth replacement of asphalt will be required. At a minimum, a 2-inch grind and overlay to the center of the right- of-way will be necessary.	Frontage improvements shown are per standard. Grind and overlay to be detailed on Construction plans.

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4. **Dedication Requirements:** a. For 172nd Street approximately a 12.5 foot dedication will be necessary, depending on possible citing of the future roundabout, that could dictate what the ultimate dedication might be.	Thirty foot of ROW is being dedicated to allow for 50' half ROW. This aligns with the Service Station ROW per WSDOT requirements. Extra ROW is being provided to allow for offset ROW
It does not appear dedication is necessary along 11th Ave. Through the design process should that change, the applicant will dedicate that area necessary	The dedication on 11th is currently accurate-no dedication required except that provided to offset the RAB to avoid taking property from others.
5. **Access**: a. The new roads to be constructed shall be compliant with SP 3-218-001 of the EDDS.	New roads designed per the PRD Access Street with Street Parking Standard
b. Tract 967 should be a public street, entire road section will need to have a 5 foot planter followed by a 5 foot sidewalk.	Tract 967 was created to be a reserve area for adjusting the Roundabout when its design was completed. This is now all ROW
c. The minimum width of a residential driveway is 12-feet and the maximum is 26- feet. Curb cuts shall be limited to a 20-foot maximum.	Driveways are 20 ft wide
d. The west end of Road B appears to have the proper amount of separation from 172nd Street, but without a conceptual location of the roundabout, I do not know if the separation requirement is being met.	265 feet of separation on this dead-end road
e. Please provide a conceptual drawing with a probable placement of the future roundabout at the intersection of 11th Ave and 172nd Street.	RAB as being submitted to WSDOT is shown on these resubmitted plans
f. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall serve 6 lots maximum. In looking at Tract 969, I'm not sure this as configured meets the intent of an autocourt.	Similar configurations have been built on other projects near here. Some by others and some by ourselves. Have meeting to discuss these access issues and Design Guidelines for autocourts and other flexible design issues for access Autocourts revised to the very restrictive configuration that may be required.
6. **Drainage:** All projects in the city of Marysville must comply with	

CITY COMMENTS	LAND TECH RESPONSE
requirements stipulated under the MMC 14.15.040 and 14.15.050. a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project must be compliant with minimum requirements 1 - 9. The following considerations will be necessary in subsequent reports:	
• With the interflow that will happen onsite, will these gravel trenches truly function as planned? With the size and shape of them, we should be looking at having the underdrains constructed with a manifold design at a minimum.	-site is at a high point, all 'interflow' generated from the site is mapped to stormwater facilities. Underdrain will convey stormwater from the gravel facilities. Manifold system would not be necessary. Geotech report states that interflow is relatively thin and volume was light. Natural interflow is highly modified with all the impervious surfaces and onsite trenching. What would be interflow is intercepted and conveyed to these rock chambers
• The use of these gravel trenches for storage of stormwater on this type of scale seems like a problematic design combined with the likelihood of interflow mentioned in the geotechnical report. With wanting to use these areas also as recreational space above the systems, a vault system may very well work as a better use.	-vaults are an exorbitant cost and delay. Rock is the most environmentally conscience storage medium for water, similar to a natural aquifer. Interflow is very minimal on a developed site, roads and roof tops are catching and conveying what would be interflow directly to the SWM facilities
• The report states that MR 8 is not applicable, Tract 988 does discharge towards a wetland. It must be noted how compliance is achieved for wetland protection.	-Offsite wetland to the north is category III with habitat score of 5. Wetlands hydroperiod protection method 2 is only from category iii and iv wetlands that have a score greater than 5. This wetland does not meet the habitat score.
• The supplied basin map is not specifically calling it out and the plans show that everything on 11th Ave is being bypassed. Justification must be provided that this area can be bypassed.	The first plan over-detained onsite for the added impervious surface on 11th and treated the "over-detained" runoff on 11th as bypass. This has been modified and cells have been added along 11th that does take the runoff to a separate biocell. One small area of the roundabout itself will be treated as bypass, measures under 2,000sf, NW corner. All other portions of the roundabout are placed above existing
• At time of civil plan submittal, a conveyance analysis will be	

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necessary. b. A geotechnical report has been submitted. c. The maximum allowed impervious surface coverage for a PRD is 70%.	impervious that does not replace existing pavement below Base course. Conveyance analysis to be provided Actual impervious under 60%
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. It appears there is quite a bit of grading happening onsite, is there an opportunity to lessen some of the grading to work more with existing elevations? Direction from City council has asked to reduce retaining walls against adjacent residential properties. Please take another look at the potential to revise the onsite grading.	The site is deceiving but has significant topographic relief. Grading is required to reach minimum yield and required to provide stormwater detention and discharge onsite. We have looked at this several ways and have minimized retaining walls as much as feasible given the terrain Reviewed and did minimize as much as feasible given the terrain.
11. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.	Thank you. Note added to civil site plan. Note *"Septic systems will be decommissioned based on the Snohomish Health District Standards. Existing wells to be decommissioned based on Department of Ecology Standards."* has been added on P2 Existing Survey Map.
Fire Department: Reviewer: Brian Merkley, Deputy Fire Marshall	
2. WATER RELATED	
a. At a minimum, the following lots will require fire sprinklers due to distance from ROW: 12-13, 42-45, 69-70, 90-91, 103-104, 165-166, 174-177, and 180. Remaining lots may require fire sprinklers depending on building height and/or available fire flow. *More*	These lots will have notes on the Civil Plans denoting 1" meters A Fire Flow Letter was submitted. Ryan Keefe provided fire flow test results from the frontage of this property and it was measured at 3,076 GPM @ 20 psi.

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information needed for determination.	A note has been added on C36 Sewer and water overview plan. “1” meters for Lots 12-13,42-45,69-70,90-91, 103-104, 165-166, 174-177, and 180; 5/8” meters for the remaining lots”
b. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. *No fire flow information provided at this time*.	Fire flow is adequate for these single-family homes.
c. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.	Have Letter on Fire Flow, will be submitted again.
d. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. *Additional hydrants will need to be added to satisfy spacing requirements. Road B in front of Tract 996 and in front of Lot 59.*	Additional hydrants have been added in front of Tract 996 and in front of Lot 155.
g. 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' from the public road ROW with	Homes are two story structures. Per tests on adjacent hydrant-fire flows around 3000 gpm. Hydrant spacing criteria is met onsite per MMC and IFC. No sprinklers required unless previously identified.

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no hydrant provided on-site, or to mitigate access deficiencies.	
3. ACCESS RELATED	
a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Access shown on plans appears acceptable.*	Thank you
b. "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2021 IFC D.105.1). *Building heights are not known at this time.*	They are projected to be 2 story buildings
c. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (2021 IFC D.105.2).	These are two story homes and will not require aerial access.
f. "**NO PARKING - FIRE LANE**" signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2021 IFC Appendix D103.6.1)	Signage or striping will be shown on Civil plans When did Fire Lanes go from 20' to 26' wide????? We do not require aerial apparatus roads.
Public Works: Reviewer: Ryan Carney, Surface Water Inspector	
1. The city has adopted the 2019 Stormwater Management Manual for Western Washington. (UIC rules apply to infiltration	There are no infiltration systems on this project that would meet the UIC rules and need permitting

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trenches, see Volume I chapter 4 UIC Program. Contact the dept of Ecology for permitting information.	
2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow control, the dedication method will depend on final design.	Dedication format to be determined with final design
Stormwater covenant and Easement form included in Review Letter. An Extract has been saved in Drainage folder	Covenant and Easement to be provided during LDA Permit process
COMMUNITY COMMENTS	
Neighbor Comment: **Scott Conyers; scon72@hotmail.com**	
This is in reference to the planned residential development of Lakewood Heights, File # PA24-008. My family and I are the residents that live on the corner of 172nd and 11th Ave and we are very concerned with the impact that this development will have on us in many ways. This development will greatly impact us since it has been brought to our attention that it will be necessary to put a round-about in at the intersection of 172nd and 11th Ave to accommodate the traffic that will be created. Putting in this traffic revision will require us to lose a portion of our land, expose us to traffic which will be dangerously close to our dwelling and also be right next to our only water source which is our water well.	An email has been sent to Mr. Conyers and a phone message sent letting him know he could contact us with questions if needed. The roundabout will not take any of his land and a cut has been made in the median to allow him full access to his driveway.
We had someone representing the builder come to speak to us about the development approximately a year ago and he said someone would be in contact with us before anything occurred but we've	The Developer that did meet with him was likely one that dropped out of the purchase. Others have not gone to him as the roundabout has been designed to avoid taking

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heard nothing since. Does the city of Marysville or Arlington, or whoever plans to do this project plan to absorb our land with no compensation?	property from others. It has been designed to only take land from the Lakewood Heights PRD only.
Recently, while working to pass the school levy, many of our community members and friends reached out to us concerned about the plans for the traffic revision and the impact it would have on our safety with the high school drivers that pour in and out of the high school each day, sometimes at high speeds. Please reach out and let us know what compensation, recourse, details, and/or plans are in motion that will affect our land, safety, water, dwelling, exposure and overall wellbeing.	The project is being built per codes, standards and RCWs. Projects in compliance with codes, standards and RCWs is generally considered to meet Health-Safety-Welfare requirements. The addition of the roundabout should mitigate most issues on safety at that poorly controlled intersection.
Neighbor Comments: **Allen Coker & signed by community members; 425.879.6677**	
We, the residents of 11th Ave and Lakewood community, are writing to express our strong opposition to the recent Planned Residential Development. As residents of this neighborhood, we believe this development is detrimental because of the reasons listed below.	We can understand your concerns about growth or change in your community. Unfortunately, your neighborhood happens to be adjacent to an area designated by the State of Washington through Growth Management Act (GMA) to accept growth for a growing population.
1. This development would substantially impact all the residents that live on 11th Ave NE and of the surrounding areas.	We are all being impacted by growth in the area and as long as the population continues to grow, development will be needed for that population.
2. The development would impact our quiet way of life and put stress on our pets, farm and wildlife animals.	Unfortunately, the government does not seem to recognize yours and my comfort—the government needs to manage the population as a whole.
3. 11th Ave is a county road maintained by Snohomish County and under the jurisdiction of Snohomish County (It's not part of the city of Marysville).	The first 1330 feet of 11th north of 172nd is indeed in the City of Marysville. The City extends to the west side of 11th Ave NE. North of this is all County.
4. The development would significantly impact the wildlife that resides in the forest on said proposed property for development.	No doubt that wildlife that may be living in these areas will be impacted. GMA has taken this into consideration and has only designated less than 5% of the State for Urban Growth.

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5. The endangered grey squirrels, owls, deer, and other animals that live and use the forest for their home and protection and survival would be greatly impacted and even more endangered by the development.	There are no known endangered species on this project area. Some of the forest area is being preserved. The animals mentioned will migrate to adjacent areas.
6. We the residents of 11th Ave NE question the annexation of this property into Marysville when the rest of the properties on 11th Ave are zoned rural "5-acre parcels"	The time to have questioned annexation was several years ago.
7. We, the residents of 11th Ave NE and the community of Lakewood question the SEPA report as parts of the property hold substantial water.	Professional Consultants did provide reports that did identify any critical areas that have been verified by jurisdictional authorities.
8. Additionally, this would put a huge strain on Lakewood schools as they are already at max compacity.	By mandates from the State's Growth Management Act, Schools are mandated to plan for growth to accommodate expected population growth.
We urge you to reconsider this development change and explore alternative solutions that address the concerns without [negative outcome]. Thank you for your attention to this matter.	This project is proposed and planned per the State RCWs, City Zoning Codes, and City Design Standards. This site will provide homes for 182 families and the needs of the future families that will live here should be also considered.
Please be advised we the undersigned are seeking counsel	Seeking Counsel is certainly your right but please be advised that when a development project is proposed per the laws, codes, and standards that govern it, it will get approved.

LAND TECHNOLOGIES, INC.
PLANNING • PERMITTING • ENGINEERING
MAKING A "WAY" OUT OF "NO WAY"

June 19, 2024

PA24-008 Lakewood Heights

First Review MJS Traffic Technical Review Comments 5-7-24

Traffic Reviewer: Jesse L. Hannahs. P.E.

I have reviewed the Lakewood Heights site plan for the proposed development at 1125 & 1507 172nd ST NE and have the following comments:

1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
2) A Traffic Impact Analysis (TIA) will be required.
    a. Planned Projects:
        i. Only projects included within the Traffic Impact Fee (TIF) calculations or those with 100% defined funding obtained by the City may be assumed as complete in the Horizon Year.
            1. 172nd ST NE & 19th Ave NE Roundabout:
                a. While improvement project is required as mitigation for the Lodge V and English Crossing Developments, it shall not be assumed that either is constructed in the Horizon Year analysis as developments cannot be assured to move forward.
            2. 172nd ST NE & 11th Ave NE Roundabout:
                a. Project is not within TIF calculation thus cannot be assumed as completed in Horizon Year.
                b. Gemmer Development is almost certainly going to be required to construct Roundabout to mitigate for Traffic impacts.
                c. Addition to 6-year TIP does not enable credit towards traffic impact fees. Only
    b. Pipeline Traffic Data:
        i. Per email communication with the developments Traffic Engineer in April, an updated TIA Addendum shall be required to consider a 2% growth plus pipeline data at the intersection of 172nd ST NE (SR 531) & 27th Ave NE.
        ii. Development Pipeline Data has been provided.
        iii. Intersection Mitigation shall be required under the following scenarios:

1. Intersection LOS criteria is not met with or without development traffic in either the Opening and/or Horizon Years.
2. Intersection LOS Criteria is not met with or without development traffic in the Horizon Year and the “with development” scenario increases the intersection delay as determined by the TIA.

Roundabout designs are in progress.

3) Traffic Impact Fee (TIF) Calculation: a. 2024 Transportation Comprehensive Plan Update is ongoing and includes a reevaluation of the TIF.
   i. When adopted the TIF amount and projects included within the calculations may change.
   ii. Adoption is not anticipated until the end of 2024.
   iii. Concurrency/SEPA will be based upon the TIF amount and projects included within the calculation at time of concurrency.

Impact Fee should Vest to the Application date, not time of concurrency.

4) Frontage improvements:
   a. 11th Ave NE:
      i. Roadway shall be per EDDS Standard Plan for 50' ROW residential roadway with 28' of asphalt width including curb/gutter, landscape strip, sidewalk and street lighting.
         1. Identify minimum/maximum width for added pavement upon roadway cross-section.

Ultimate pavement width measured from centerline.

   b. 172nd ST NE:
      i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and street lighting.
   c. 172nd ST NE & 11th Ave NE Roundabout: i. Comp Plan calls for a four leg single-lane roundabout at this location.
      ii. Development shall be required to provide preliminary design of the roundabout in order to determine footprint and thus necessary ROW for full construction.
         1. Adjacent Property owners and Snohomish County should be contacted in regards to ROW procurement.
      iii. Development shall be required to construct roundabout as TIA shows LOS failure in Horizon Year.
         1. Roundabout construction is not a TIF listed project.
   d. 172nd ST NE & 19th Ave NE Roundabout:
      i. Comp Plan calls for a four leg multiple (east of 19th Ave NE)/single (west of 19th Ave NE)-lane roundabout at this location.
      ii. Development shall be required to construct roundabout if other developments required to construct roundabout do not construct prior to the Gemmer Development as TIA shows LOS failure in Horizon Year.
         1. Roundabout construction is not a TIF listed project.

Roundabout designs are in progress.

5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans. a. Street lighting on 172nd ST NE shall be required as decorative style
street light assemblies with LED fixtures to match existing fixtures on each street.
i. 172th ST NE shall be designed as Principal Arterial/Commercial.
ii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
1. Specification should be requested via emailed to ihannahs@marysvillewa.gov
2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.

Lighting Design will be provided with Construction Plans.

b. Street Lighting upon residential streets of 11th Ave NE and all internal roadways shall be PUD installed fiberglass pole installation type street lighting.
i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
ii. Spacing of fixtures should be approximately 180'-220'.
iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for inclusion within the PUD site electrical plans for City review.
iv. Contact Eddie Haugen of Snohomish County PUD at (425) 7838276 or wehaugen@snopud.com for more information regarding PUD street lighting.

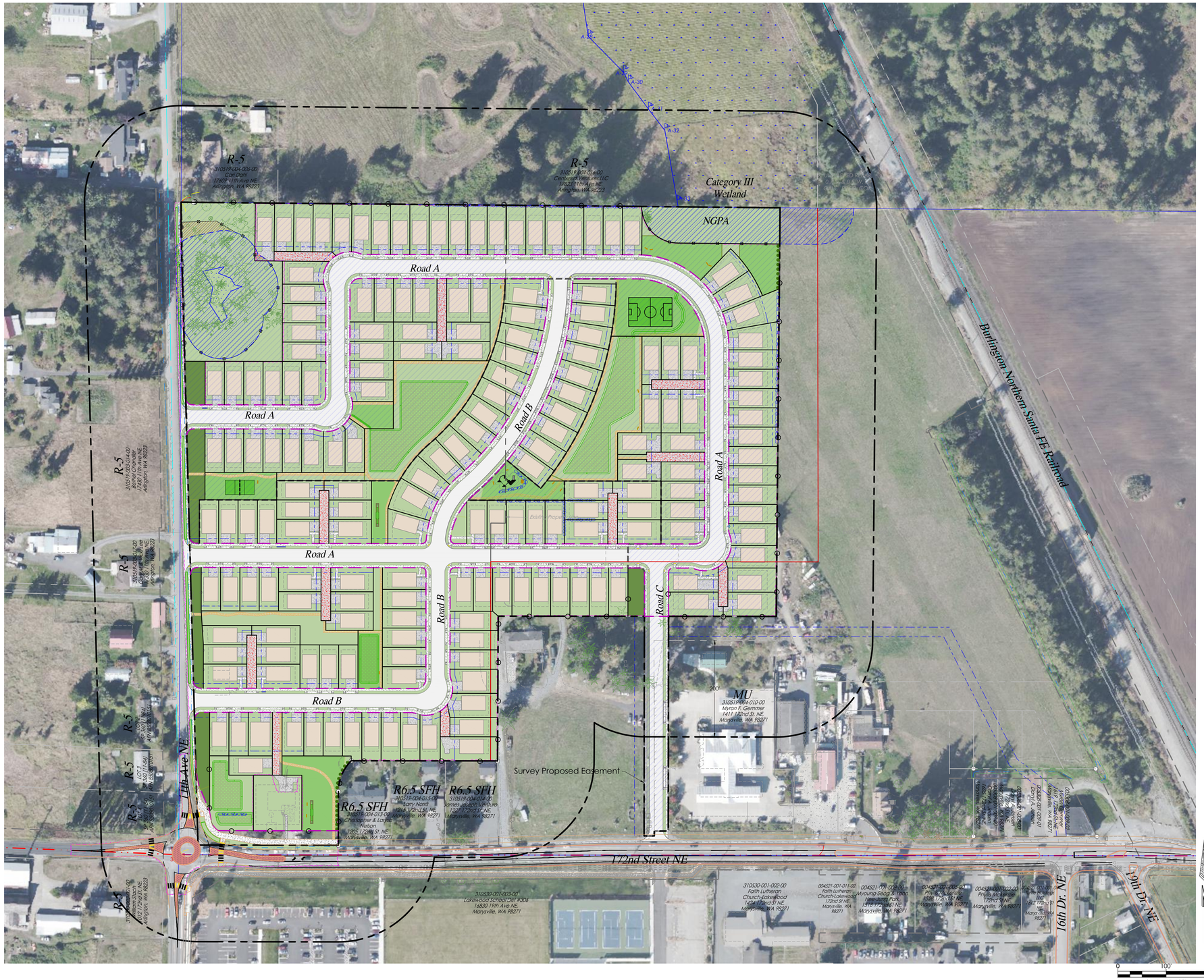
6) Driveway placement:
a. To the extent feasible, driveways shall be staggered, not opposing each other.
i. Opposing driveways result in parking occurring at the same location on both side of the street with challenges then being placed upon emergency vehicles and sanitation and thus citizen unhappiness with requests for parking to be restricted to one side only which is not desirable for citizens or maintenance purposes.

Isn't this opposite of previous direction given to us by the City?
Driveways will be staggered to maximum extent feasible.

7) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.
a. Stop sign and stop bar shall be signed upon all approaches to an arterial such as 172nd ST NE.
b. Street name signs shall be installed at all intersections or locations where street names change such as 90 degree turns.
c. 25 mph speed limit signs shall be installed at all entry points from an arterial or a roadway with a different speed limit.

d. Parking restrictions shall be placed on the outside of all 90 degree turns, 10-15' to either side, as sanitation has challenges with garbage pickup when parking occurs near curve bulb outs.

Channelization Plans will be provided.


R-5
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Cole Dixon
17609 11th Ave NE
Arlington, WA 98223
R-5
310519-004-011-00
Centerpoint Ventures LLC
19522 11th Ave NE
Arlington, WA 98223
Category III Wetland
NGPA
Road A
Road B
Road C
Burlington Northern Santa FE Railroad
R-5
310519-004-014-00
Jerrie Chandler
17431 11th Ave NE
Arlington, WA 98223
R-5
310519-004-009-00
Merle Ash
18820 3rd Ave NE
Arlington, WA 98223
R-5
310519-004-010-00
Myron F. Gemmer
1411 172nd St. NE
Marysville, WA 98271
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310519-004-010-00
Myron F. Gemmer
1411 172nd St. NE
Marysville, WA 98271
R6.5 SFH
310519-004-013-00
Cory Nord
1205 172nd St. NE
Marysville, WA 98271
R6.5 SFH
310519-004-013-00
Christopher & Lopez Nelson
1205 172nd St. NE
Marysville, WA 98271
R6.5 SFH
310519-004-014-00
James Jason Lyhune
1227 172nd St. NE
Marysville, WA 98271
Survey Proposed Easement
11th Ave NE
172nd Street NE
16th Dr. NE
19th Dr. NE
310530-001-003-00
Lakewood School Dist #306
16830 19th Ave NE
Marysville, WA 98271
310530-001-002-00
Faith Lutheran Church-Lakewood
1424 172nd St NE
Marysville, WA 98271
004521-001-011-02
Faith Lutheran Church-Lakewood
172nd St NE
Marysville, WA 98271
004521-001-012-00
Myoung Seog & Hyun Hee Park
1316 172nd St NE
Marysville, WA 98271
004521-001-005-01
Phillip & Lisa Smith
1328 172nd St NE
Marysville, WA 98271
004521-001-002-07
Phillip McKenzie
172nd St NE
Marysville, WA 98271
004521-001-001-09
Jeffrey Wilson
1412 172nd St NE
Marysville, WA 98271
004521-001-004-03
Jeffrey Wilson
1412 172nd St NE
Marysville, WA 98271
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Jeffrey Wilson
1412 172nd St NE
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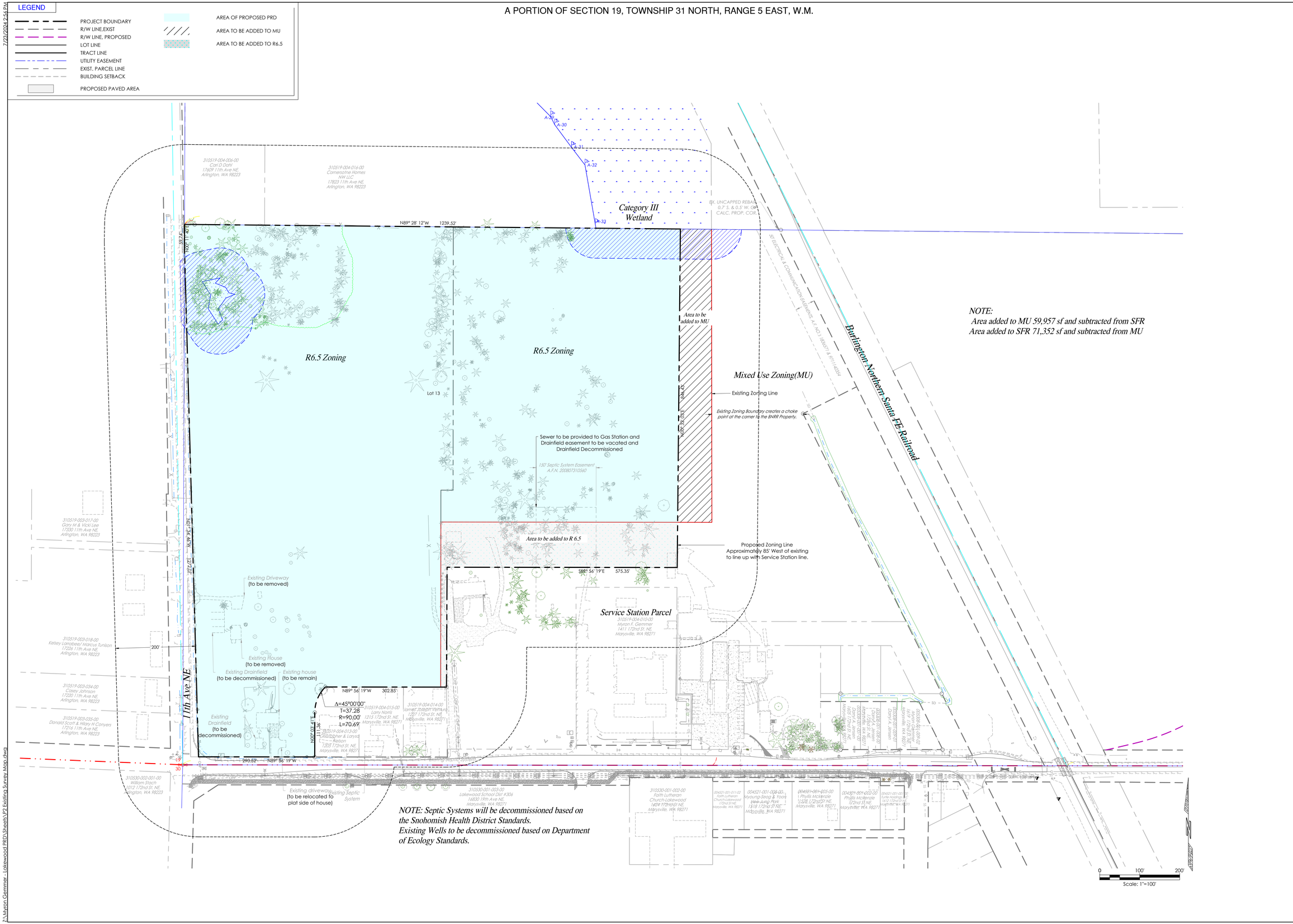
310519-004-009-00
Jeffrey Wilson
1412 172nd St NE
Marysville, WA 98271
R-5

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



LAND TECHNOLOGIES
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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

EXISTING SURVEY MAP

SHEET P2 of P8

24x36

PA24-008

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Z:\Myron Gemmer - Lakewood PRD\Sheets\P2 Existing Survey Map.dwg

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- FENCE REQUIRED BY CODE
- FENCE NOT REQUIRED BY CODE:
- 4' BLACK VINYL CYCLONE FENCE AT RECREATION TRACTS
- 2' RAIL SPLIT RAIL FENCE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- BIOCELL
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS
- ENHANCED ENTRY LANDSCAPING

LOT YIELD ANALYSIS

Lakewood Heights	Square Feet	Acreage
Gross Site Area	1,283,961 sf	(29.48 ac)
-Right of Way	238,526 sf	(5.48 ac)
-Private Roads	32,796 sf	(0.75 ac)
-Panhandles	3,752 sf	(0.09 ac)
Total Road Deduction	275,074 sf	(6.31 ac)
Total deduction @ 20%	256,792 sf	(5.90 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total deduction (Using 20% road deduction)	256,792 sf	(5.90 ac)
Net Project Area	**1,027,169 sf**	**(23.58 ac)**
Zoning Multiplier		6.5
Net project area percentage	80%	
Maximum yield (Standard)		**153**

RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density incentive	Provided	Bonus yield
3	**Community image and identity**			
3a.	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.	0	0.0
5	**Locational/mixed use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone		7.7
6	**Storm drainage facilities Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.36 ac	1.8
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	2.75 ac	5.5
7	**Project design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	3,941 lf	7.9
7e.	Private park and open space facilities integrated into project design	5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.	3.34 ac	16.71
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	3,395 sf	1.4
			Total bonus	40.9
			Max bonus (20% Base)	30.7
			Base density	153
			Total yield	**183**

OPEN SPACE ANALYSIS

Net project area		1,027,169 sf	(23.58 ac)
Minimum open space (OS) required	15.0%	154,075 sf	(3.54 ac)
Minimum active open space	35% of Required OS	53,926 sf	(1.24 ac)
Open space provided (NOTE:Area of tracts less than 30' are not counted here.)			
Tract 999 - Wetland buffer and open space passive		61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM		37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM		29,457 sf	(0.68 ac)
Tract 996 - Open space passive recreation and SWM		8,540 sf	(0.20 ac)
Tract 995 - Open space passive recreation and SWM		11,822 sf	(0.27 ac)
Tract 994 - Open space passive recreation		14,678 sf	(0.34 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Tract 984 - Landscape screening		1,617 sf	(0.04 ac)
Tract 983 - Enhanced entry landscaping		3,395 sf	(0.08 ac)
Tract 982 - Landscape screening		3,393 sf	(0.08 ac)
Tract 981 - Landscape screening		5,246 sf	(0.12 ac)
Tract 980 - Landscape screening		7,145 sf	(0.16 ac)
Tract 979 - Landscape screening		3,648 sf	(0.08 ac)
Total open space provided	26.7%	**274,088 sf**	(6.29 ac)
Active recreation space AOS			
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Total active open space provided	45.2% Required OS	**69,667 sf**	(1.60 ac)

OPEN SPACE, PASSIVE

An open space area that does not qualify as active open space but may be used for less intense uses such as walking, hiking, biking, picnicking, nature walks, and observation, or reserved in a natural or landscaped state.

TRACT DESIGNATION

Passive open space		
Tract 999 - Wetland buffer and open space passive	61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM	37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM	29,687 sf	(0.68 ac)
Tract 996 - Open space passive recreation and SWM	8,540 sf	(0.20 ac)
Tract 995 - Open space passive recreation and SWM	11,822 sf	(0.27 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Tract 992 - Landscaping area	3,495 sf	(0.08 ac)
Active open space		
Tract 991 - Open space active recreation and SWM	4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM	5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM	8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 986 - Open space active recreation and SWM	11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf	(0.32 ac)
Landscape tracts		
Tract 984 - Landscape screening	1,964 sf	(0.05 ac)
Tract 983 - Enhanced entry landscaping	3,395 sf	(0.08 ac)
Tract 982 - Landscape screening	4,938 sf	(0.11 ac)
Tract 981 - Landscape screening	5,246 sf	(0.12 ac)
Tract 980 - Landscape screening	7,145 sf	(0.16 ac)
Tract 979 - Landscape screening	3,648 sf	(0.08 ac)
Access tracts		
Tract 978 - Shared driveway	1,152 sf	(0.03 ac)
Tract 977 - Shared driveway	2,600 sf	(0.06 ac)
Tract 976 - Shared driveway	3,001 sf	(0.07 ac)
Tract 975 - Autocourt	2,200 sf	(0.05 ac)
Tract 974 - Autocourt	1,749 sf	(0.04 ac)
Tract 973 - Autocourt	2,200 sf	(0.05 ac)
Tract 972 - Autocourt	2,100 sf	(0.05 ac)
Tract 971 - Autocourt	2,200 sf	(0.05 ac)
Tract 970 - Autocourt	2,200 sf	(0.05 ac)
Tract 969 - Autocourt	2,600 sf	(0.06 ac)
Tract 968 - Autocourt	2,435 sf	(0.06 ac)
Total tract area	**310,968 sf**	**(7.14 ac)**
ROW 967 - ROW dedication	10,864 sf	(0.25 ac)
Offsite area		
ROW 966 - ROW dedication	22,449 sf	(0.52 ac)

SITE AREA ANALYSIS

Gross site area	1,283,961 sf	(29.48 ac)
Area in ROW	238,526 sf	(5.48 ac)
Area in lots	734,466 sf	(16.86 ac)
Area in tracts	310,968 sf	(7.14 ac)
Total	**1,283,961 sf**	**(29.48 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf*	*(0.00 ac)*
Existing driveway area	*3,313 sf*	*(0.08 ac)*
Existing roof area	*12,501 sf*	*(0.29 ac)*
New road pavement area onsite	130,525 sf	(3.00 ac)
New road pavement area offsite	9,389 sf	(0.22 ac)
New driveway area	106,036 sf	(2.43 ac)
New roof area	401,843 sf	(9.23 ac)
New sidewalk area onsite	66,525 sf	(1.53 ac)
New sidewalk area offsite	9,784 sf	(0.22 ac)
Total impervious area onsite	704,928 sf	(16.18 ac)
Total impervious area	724,101 sf	(16.62 ac)

VEGETATIVE ANALYSIS

EXISTING		
Forested areas	*1,268,147 sf*	*(29.11 ac)*
Building & Gravel areas	*15,814 sf*	*(0.36 ac)*
PROPOSED		
Landscaped areas	579,032 sf	(13.29 ac)
Building & Driveway areas	507,879 sf	(11.66 ac)
Road & Sidewalk areas	197,050 sf	(4.52 ac)
Total site area	1,283,961 sf	(29.48 ac)

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 10%) in the northeast portion of the site. Slopes typically range from 0 to 10%. Average slope is 3.89%. Site slopes generally downward from the west to east.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area (sf)
0% - 5%	1,038,085 sf
5% - 10%	252,507 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,283,961 sf (29.48 ac)

ZONING NOTES R-6.5 (PRD)

Density: Dwelling units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Coverage	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet
Maximum Driveway Width	30% Roadway Frontage

STATEMENT OF INTENT

It is the Applicants intent to Subdivide the property into Fee Simple lots for Detached Single Family homes

LOTS NOTE

All lots under 5,000 square feet are subject to the *Small lot single family dwelling development standards* set forth in MMC 22C.010.310.

HOUSING MIX RATIO

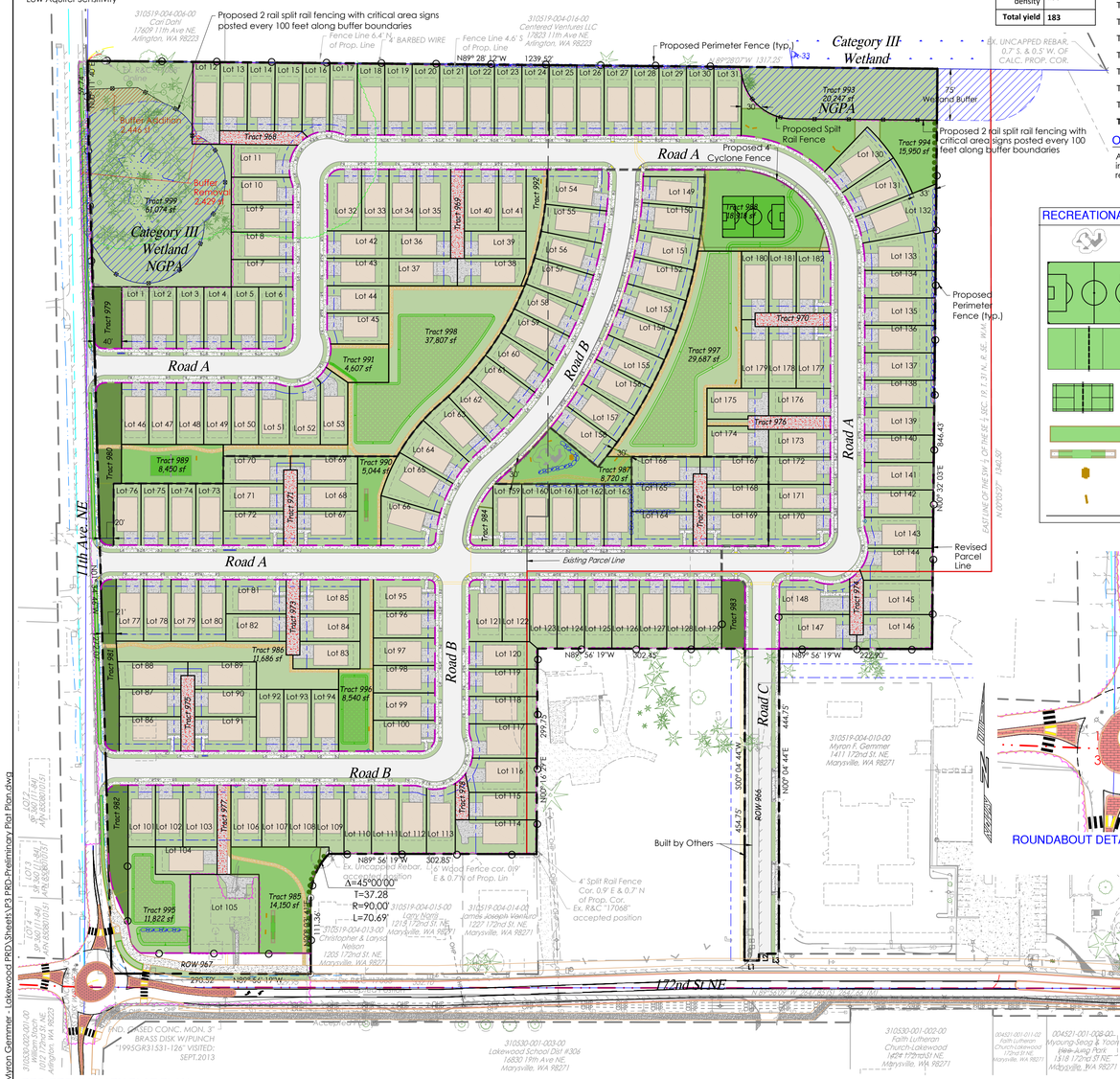
Proposal - 100% Single Family Detached Homes

SOILS

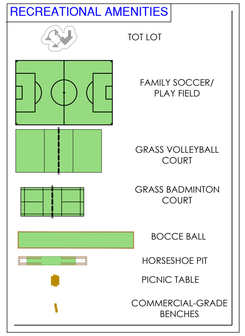
Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B

AQUIFER RECHARGE/ WELL HEAD PROTECTION

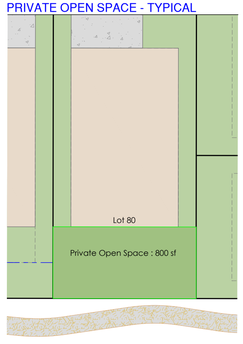
Low Aquifer Sensitivity



RECREATIONAL AMENITIES



PRIVATE OPEN SPACE - TYPICAL





VICINITY MAP

SCALE: 1" = 2000'

LAND DISTURBING AREA

Total Site Area	1,283,961 sf (29.48 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,194,930 sf (27.43 ac)
Site Grading	
Cut	45,864 cy
Fill	50,029 cy

LEGAL DESCRIPTION

PARCEL A OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA22-006 RECORDED UNDER AUDITOR'S FILE NO. 202301195003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION,
662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;
EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK: WSDOT
DESIGNATION: GP31005-188
BRASS DISK CEMENTED IN A DRILL HOLE AT JUNCTION OF SR 531 AND SR 005 IN SOUTHERLY CONC. SIDEWALK OF BRIDGE #531/005.
ELEVATION = 151.72'

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	4,054
Smallest Lot	3,569
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

ENGINEER

Land Technologies, Inc.
Tyler Foster, P.E.
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
Tyler@landtechway.com

APPLICANT

MJS Investors
Great Western Building, 11201 SE 8th St
Bellevue, WA 98004
425-559-2726

SURVEYOR

North Peak Associates LLC
Richard Van Mourik
17270 Woodinville Redmond Rd NE Ste 705
Woodinville, WA 98072
206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

OWNER

Bradley K. Gemmer & Myron F. Gemmer
1507 - 172nd St NE
Marysville, WA 98271
-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

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PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
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PRD-PRELIMINARY PLAT PLAN

SHEET P3 of P8

24x36

PA24-008

PRD-PRELIMINARY PLAT PLAN

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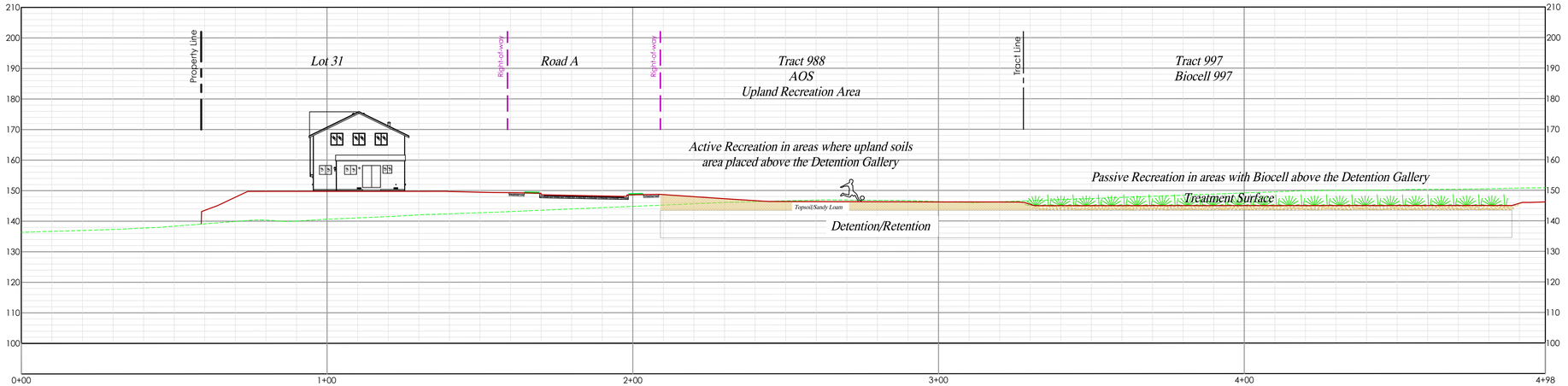
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



AOS CROSS SECTION

NORTH

0 20' 40'
Scale: 1"=20'



A - PROFILE

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

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REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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AOS CROSS SECTION

SHEET
P4 of P8

24x36

PA24-008

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LEGEND

- PROJECT BOUNDARY
- R/W LINE,EXIST
- R/W LINE, PROPOSED
- LOT LINE
- TRACT LINE
- UTILITY EASEMENT
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED PAVED AREA
- POWER POLE, EXIST
- PROPOSED STORM CULVERT
- ROCK WALL
- FENCE (MIN 48" H)

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Intersection
11th Ave NE, STA=122+52.06
Road A, STA=0+00.00

Intersection
11th Ave NE, STA=119+65.14
Road A, STA=30+32.71

Intersection
11th Ave NE, STA=116+64.96
Road B, STA=65+19.93

Existing Septic System (to be decommissioned per the Snohomish Health District Standards)

Scale: 1"=60'

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	45	70.686	N45° 04' 44.43"E	(1303336.8,424090.2)	(1303381.8,424135.1)
C2	45	70.686	N45° 04' 44.43"E	(1303382.1,424357.0)	(1303427.2,424402.0)
C3	165	259.181	S44° 55' 15.57"E	(1304001.5,424401.2)	(1304166.3,424235.9)
C4	45	70.686	S45° 04' 44.43"W	(1304165.7,423847.2)	(1304120.7,423802.2)
C5	565	484.979	S24° 40' 10.22"W	(1303843.0,424375.1)	(1303646.7,423947.8)
C6	165	141.631	S24° 40' 10.22"W	(1303646.7,423947.8)	(1303589.4,423823.0)
C7	45	70.686	S45° 04' 44.43"W	(1303589.0,423547.8)	(1303544.0,423502.9)

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LAND TECHNOLOGIES — MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
PRE APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

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PRELIMINARY PLAT PLAN

SHEET
P5 of P8

24x36

PA24-008

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
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- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS
- TOT LOT
- FAMILY SOCCER/ PLAY FIELD
- GRASS VOLLEYBALL COURT
- GRASS BADMINTON COURT
- BOCCE BALL
- HORSESHOE PIT
- PICNIC TABLE
- COMMERCIAL-GRADE BENCHES



large Open Active Surface Biocell suitable for many lawn sports such as Bocce Ball, Croquet, or many net sports also. This area is grass even for, Biddy Soccer, Whiffle Ball or even Flag football. The active surface has been properly seeded with Microclover.



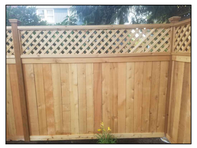
Family playing Volleyball on Thanksgiving at one of our Biocells with surface prepared for Active Use. Numerous net sports can be played in these open grass activity areas.



This active surface was split with Horseshoe Pits and Landscape area. Other lawn sports are an option for this site also.

Some Field Sports: Family Soccer, Flag Football, Kick Ball, Dodge Ball and Whiffle Ball





Fences along lots that back up to Open Space will have 3 to 4 feet of solid board with 2 to 3 feet of open lattice above the solid fence. This is to allow for surveillance of Open Space Residents in the Community. Examples shown are concept, specifications will come with Engineering Plan submittals.

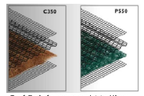


ACTIVE OPEN SPACE REQUIRED **1.24 Acres = 5-1/4 Acres**

Requires: 5 Large Recreational Amenities and 10 Small Recreational Amenities.
Providing: 8 Large Recreational Amenities and 12 Small Recreational Amenities.

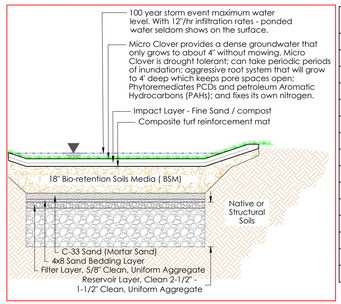
1 - Large Reinforced Grass Turf areas for multi-sport type activities.
1 - Grass Reinforced Soccer Field
1 - Grass Reinforced Volley Ball Court
1 - Grass Reinforced Badminton Court
2 - Bocce Ball / Lawn Bowling Lanes
1 - Horseshoe Pit
1 - Large Play Equipment
11 - Commercial-grade Benches
1 - Picnic Table

NOTE:
9. Pursuant to MMC 22G.080.100(4)(e), open space shall include a minimum of one large recreational amenity or two small recreational amenities per one-quarter acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. Please provide the total number of large and small amenities to be provided.



Turf Reinforcement Matting VmaxP550 or C350 based on anticipated use.

ADDED SURFACING FOR ACTIVE USE BIOCELLS



Amenity points provided	Amenity quantity	Amenities provided	Amenity points
Small amenities			
Net sport courts	3	3	
Benches	10	5	
Picnic table	1	1	
Horseshoe pits	2	2	
Bocce ball court	1	1	
Total small amenities		12	6 Amenity points
Large amenities			
Soccer/football field	1	1	
Tot lot	1	1	
Total large amenities		2	2 Amenity points
Total amenity points provided			**8 Amenity points**
Amenity points required			**7 Amenity points**
Total active open space provided		1.60 ac	6 (1/4 acre Amenities)



Family Playing badminton on Grass " Court" similar to proposed uses of the Biocells.



OPEN SPACE & LANDSCAPE CONCEPT PLAN



Volley Ball Grass " Court" similar to proposed uses of the Biocells.



Kids playing Crossnet -4 on Grass " Court" as another option for our athletic prepared surfaces for our Bio-cells.

"Serious" Croquet players as an option for our Biocell surfaces.

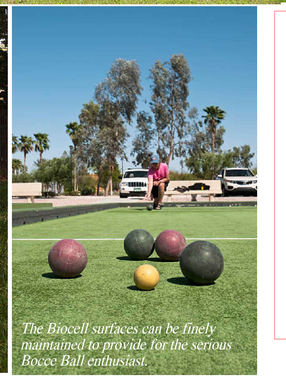




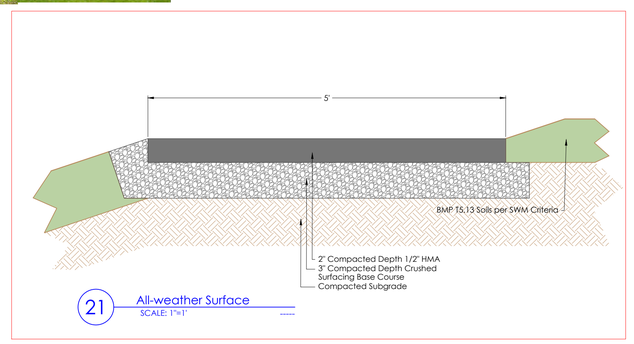
Family Fun Croquet players as an option for our biocell surfaces.



Family Playing Bocce Ball on Open Grass Area



The Biocell surfaces can be finely maintained to provide for the serious Bocce Ball enthusiast.



GAMES AND ACTIVITIES THAT CAN BE PLAYED ON OPEN GRASS AREAS.

Net Sports *from Badminton to Volley Ball (Crossnet 4 Square—unique four "team" court. Spike Ball*
Soccer *—Biddy Soccer—Family Soccer*
Mini Field Hockey
Kickball
Dodgeball
Kick Pool *—like pool but on grass with numbered balls and kicking the cue ball to a "pocket"*
Crochet *—traditional or a "pool table" version as in Kick Pool*
Bocce Ball *now becoming popular along with* ***Lawn Bowling***
Frisbee *—Kan Jam*
Tag Games *—capture the flag, kick the can, Red Rover*
Whiffle Ball
Horseshoes *with formal sand pit or Rubber Horseshoe set made for lawns*
Cornhole *—for some reason, in spite of the name, this has become a popular outdoor activity*
Yard Dice Games
Kubb *—lawn game combo like horseshoes-lawn bowling-Chess for singles or family play.*
Molkky *—version of "bowling" using a wooden pin to knock over numbered wooden pins to reach a score*
Lawn Darts *(safety tips)*
Untold others

SURFACES AVAILABLE FOR PLAY:
As a stormwater management facility, the question often comes up about availability of the Active Use Areas during rainy seasons. The "Biocell" component primarily provides treatment of stormwater by infiltrating water through filter medium which includes 6 layers totaling about 28 inches. Ponded water for detention or surcharge for infiltration is held in the Washed Ballast or rock chamber. Infiltration rates through the Biocell is typically 12 inches per hour so water discharged to the surface is quickly infiltrated to the rock chamber below. In twelve years of designing these facilities, I have not seen water ponded on the surfaces during the winter - wet surfaces would never be an issue. These surfaces, during heavy rains, are designed for wet weather and would be more usable than most playfields during heavy rain events.
When it is raining "that" hard - most people would not be looking to be playing on any field outside.

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Arlington, WA 98223
360-652-9727

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DATE: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

OPEN SPACE & LANDSCAPE CONCEPT PLAN

SHEET P6 of P8

24x36

PA24-008

Z:\Myron Gemmer - Lakewood PRD\Sheets\P6 Open Space & Landscape Concept Plan.dwg

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Category III Wetland

Road A

Road B

Road C

11th Ave NE

172nd Street NE

Tract 955 · Tract 977 · Tract 979 · Tract 980 · Tract 981 · Tract 982 · Tract 983 · Tract 984 · Tract 985 · Tract 986 · Tract 987 · Tract 988 · Tract 989 · Tract 990 · Tract 991 · Tract 992 · Tract 993 · Tract 994 · Tract 995 · Tract 996 · Tract 997 · Tract 998 · Tract 970 · Tract 971 · Tract 972 · Tract 973 · Tract 974 · Tract 975 · Tract 976

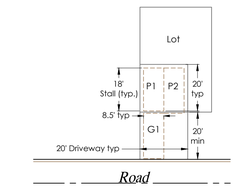
Lot 1 · Lot 2 · Lot 3 · Lot 4 · Lot 5 · Lot 6 · Lot 7 · Lot 8 · Lot 9 · Lot 10 · Lot 11 · Lot 12 · Lot 13 · Lot 14 · Lot 15 · Lot 16 · Lot 17 · Lot 18 · Lot 19 · Lot 20 · Lot 21 · Lot 22 · Lot 23 · Lot 24 · Lot 25 · Lot 26 · Lot 27 · Lot 28 · Lot 29 · Lot 30 · Lot 31 · Lot 32 · Lot 33 · Lot 34 · Lot 35 · Lot 36 · Lot 37 · Lot 38 · Lot 39 · Lot 40 · Lot 41 · Lot 42 · Lot 43 · Lot 44 · Lot 45 · Lot 46 · Lot 47 · Lot 48 · Lot 49 · Lot 50 · Lot 51 · Lot 52 · Lot 53 · Lot 54 · Lot 55 · Lot 56 · Lot 57 · Lot 58 · Lot 59 · Lot 60 · Lot 61 · Lot 62 · Lot 63 · Lot 64 · Lot 65 · Lot 66 · Lot 67 · Lot 68 · Lot 69 · Lot 70 · Lot 71 · Lot 72 · Lot 73 · Lot 74 · Lot 75 · Lot 76 · Lot 77 · Lot 78 · Lot 79 · Lot 80 · Lot 81 · Lot 82 · Lot 83 · Lot 84 · Lot 85 · Lot 86 · Lot 87 · Lot 88 · Lot 89 · Lot 90 · Lot 91 · Lot 92 · Lot 93 · Lot 94 · Lot 95 · Lot 96 · Lot 97 · Lot 98 · Lot 99 · Lot 100 · Lot 101 · Lot 102 · Lot 103 · Lot 104 · Lot 105 · Lot 106 · Lot 107 · Lot 108 · Lot 109 · Lot 110 · Lot 111 · Lot 112 · Lot 113 · Lot 114 · Lot 115 · Lot 116 · Lot 117 · Lot 118 · Lot 119 · Lot 120 · Lot 121 · Lot 122 · Lot 123 · Lot 124 · Lot 125 · Lot 126 · Lot 127 · Lot 128 · Lot 129 · Lot 130 · Lot 131 · Lot 132 · Lot 133 · Lot 134 · Lot 135 · Lot 136 · Lot 137 · Lot 138 · Lot 139 · Lot 140 · Lot 141 · Lot 142 · Lot 143 · Lot 144 · Lot 145 · Lot 146 · Lot 147 · Lot 148 · Lot 149 · Lot 150 · Lot 151 · Lot 152 · Lot 153 · Lot 154 · Lot 155 · Lot 156 · Lot 157 · Lot 158 · Lot 159 · Lot 160 · Lot 161 · Lot 162 · Lot 163 · Lot 164 · Lot 165 · Lot 166 · Lot 167 · Lot 168 · Lot 169 · Lot 170 · Lot 171 · Lot 172 · Lot 173 · Lot 174 · Lot 175 · Lot 176 · Lot 177 · Lot 178 · Lot 179 · Lot 180 · Lot 181 · Lot 182

GENERAL DEVELOPMENT STANDARDS - PARKING

NUMBER OF SPACES REQUIRED (MMC 22C.130.030)

Single Family Dwelling Units Proposed - 182 SFDU's

Description	*Required*	*Provided*
Min. Req'd Parking Spaces	2 per SFDU (364 spaces)	364 spaces
+ Addt'l Guest Space	1 per 1 SFDU (182 spaces)	249 spaces
TOTAL Parking Spaces	546 spaces	613 spaces



TYPICAL 8.5X18 PARKING STALL DETAIL

Scale 1" = 30'

0 60' 120'

Scale: 1"=60'

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PARKING PLAN

SHEET P7 of P8

24x36

PA24-008

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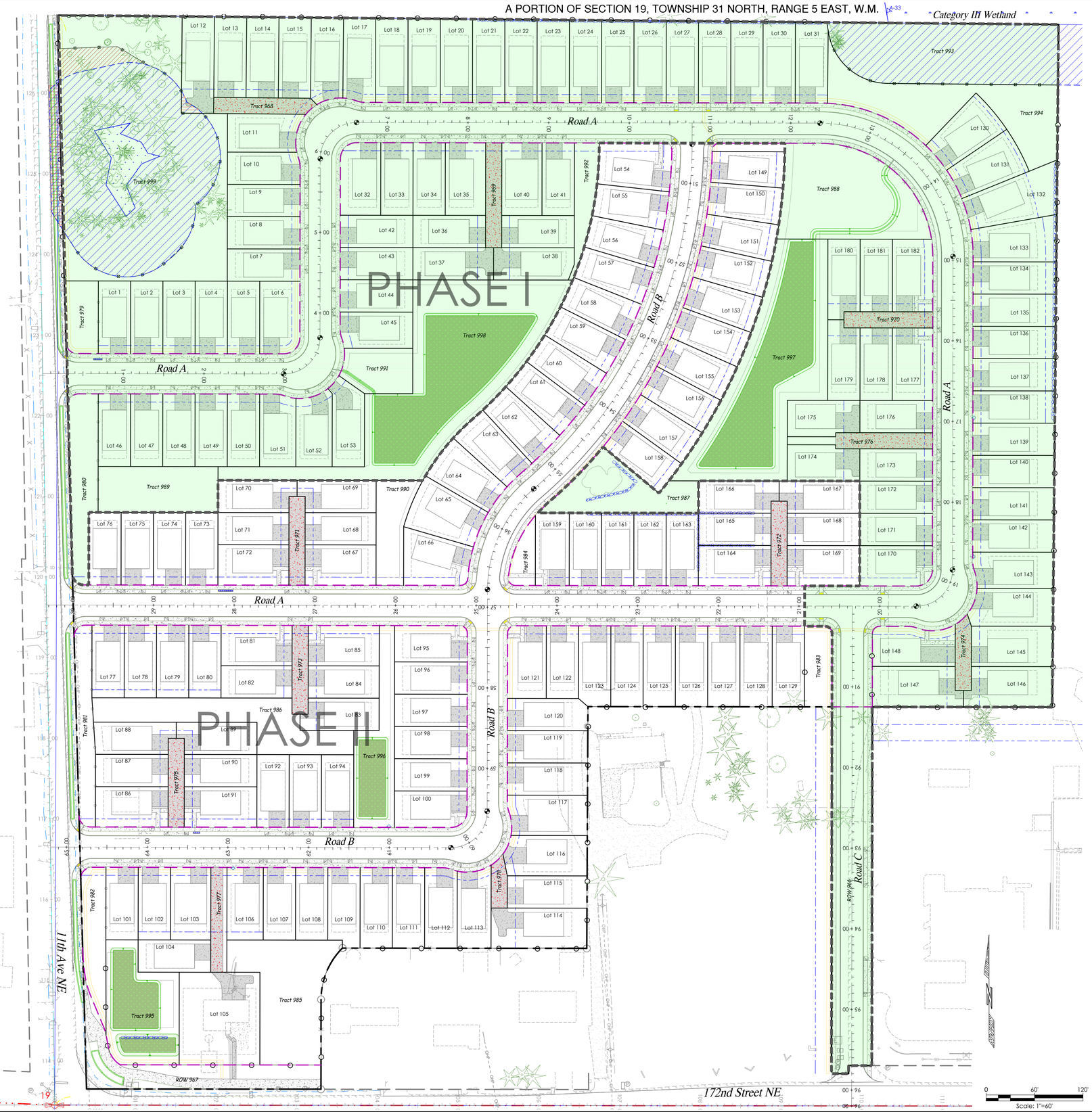

RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density Incentive	Provided	Bonus Yield
5	**Locational/Mixed Use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone	85	4.2
6	**Storm Drainage Facilities** **Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.15 ac	0.8
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	2.66 ac	5.3
7	**Project Design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	2,409 lf	4.8
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	sf	0.0
			Total Bonus	15.1
			Max Bonus (20% Base)	16.9
			Base Density	85
			Total Yield	**99**

PHASE I NET PROJECT AREA

Lakewood Heights PHASE I	Square Feet	Acreage
Lots in Phase I	85	529,866 sf
Gross Site Area in Phase I	708,726 sf	(16.27 ac)
-Right of Way	134,191 sf	(3.08 ac)
-Private Roads	227,811 sf	(5.23 ac)
-Panhandles	-	(0.00 ac)
Total Road Deduction (actual)	362,002 sf	(8.31 ac)
Total Road Deduction @ 20%	141,745 sf	(3.25 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total Deduction (Using 20%)	141,745 sf	(3.25 ac)
Net Project Area	**566,981 sf**	**(13.02 ac)**
Zoning Multiplier	6.5	
Net Project Area Percentage	80%	
Maximum Yield (Standard)	**85**	

PHASE I TRACT DESIGNATION

Tract 999 - Wetland buffer and open space passive	61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM	37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM	29,687 sf	(0.68 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Tract 992 - Landscaping area	3,495 sf	(0.08 ac)
Active open space		
Tract 989 - Open space active recreation and SWM	8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 980 - Landscape screening	7,145 sf	(0.16 ac)
Tract 979 - Landscape screening	3,648 sf	(0.08 ac)
Access Tracts		
Tract 976 - Shared driveway	3,001 sf	(0.07 ac)
Tract 970 - Autocourt	2,200 sf	(0.05 ac)
Tract 969 - Autocourt	2,600 sf	(0.06 ac)
Tract 968 - Autocourt	2,435 sf	(0.06 ac)
Total Tract Area	**225,376 sf**	**(5.17 ac)**

PHASE I OPEN SPACE ANALYSIS

Net Project Area		566,981 sf	(13.02 ac)
Minimum Open Space (OS) Required	15.0%	85,047 sf	(1.95 ac)
Minimum Active Open Space	35.0% Required OS	29,766 sf	(0.68 ac)
Open Space Provided			
Tract 999 - Wetland buffer and open space passive		61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM		37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM		29,687 sf	(0.68 ac)
Tract 994 - Open space passive recreation		15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Active open space			
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM		8,720 sf	(0.20 ac)
Total Open Space Provided	35.4%	**200,852 sf**	(4.61 ac)
Active Recreation Space AOS			
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM		8,720 sf	(0.20 ac)
Total Active Open Space Provided	42.4% Required OS	**36,088 sf**	(0.83 ac)

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PHASING PLAN

SHEET P8 of P8

24x36

PA24-008

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED PHASE LINE
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- BUILDING SETBACK
- EXIST. EDGE OF PAVEMENT
- EXIST. POWERLINE
- PROPOSED FILL WALL
- PROPOSED CUT WALL
- 6' BOARD FENCE REQUIRED BY CODE
- FENCE NOT REQUIRED BY CODE
- 4' BLACK VINYL CYCLONE FENCE AT RECREATION TRACTS
- 2' RAIL SPLIT RAIL FENCE
- WETLAND
- WETLAND BUFFER
- BUFFER ADDITION
- BUFFER REMOVAL
- BIO-CELL
- BIO-CELL SIDESLOPE
- OPEN SPACE

LAND DISTURBING AREA

Total Site Area	1,283,961 sf (29.48 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,194,930
Site Grading	
Foundation EX	
Cut	45,864
Fill	50,029

ZONING NOTES R-6.5 (PRD)

Density: Dwelling units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Coverage	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet
Maximum Driveway Width	30% Roadway Frontage



CIVIL SITE PLAN OVERVIEW

SLOPE ANALYSIS

Slopes vary across the site. Slopes typically range from flat to 5%. Average slope is 3.89%. Site slopes generally downward from the Center to West and East.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area (sf)
0% - 5%	1,283,961 sf
5% - 10%	0 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,283,961 sf (29.48 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

UTILITIES NOTE

All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
Any existing on-site septic systems or wells shall be abandoned in accordance with Snohomish Health District requirements.

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

811 Know what's **below.** **Call** before you dig.

ENGINEER

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Kenmore, WA 98028
-

APPLICANT

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Bellevue, WA 98004
425-559-2726

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

CRITICAL AREAS CONSULTANT

Sewall Wetland Consulting, Inc.
Ed Sewall
PO Box 880
Fall City, WA 98024
253-859-0515

Sheet List Table	
Sheet Number	Sheet Title
Construction: C42	
C1	Civil Site Plan Overview
C2	Civil Site Plan
C3	Construction Notes
C4	Existing Conditions Map
C5	Clearing & TESC Plan
C6	Grading Plan Overview
C7	Grading Plan - Northwest
C8	Grading Plan - Northeast
C9	Grading Plan - Southwest
C10	Grading & TESC Details
C11	Site Cross Sections
C12	Site Cross Sections
C13	Site Cross Sections
C14	Frontage Improvements Plan
C15	Road A Plan and Profile
C16	Road A Plan and Profile
C17	Road A Plan and Profile
C18	Road A Plan and Profile
C19	Road B Plan and Profile
C20	Road B Plan and Profile
C21	Road C Plan and Profile
C22	Driveway Entrance Plan
C23	Road Details
C24	Stormwater Management Overview Plan
C25	Stormwater Management Cell A Plan and Profiles Part 1
C26	Stormwater Management Cell A Plan and Profiles Part 2
C27	Stormwater Management Cell B Plan and Profile Part 1
C28	Stormwater Management Cell B Plan and Profile Part 2
C29	Stormwater Management Cell B Plan and Profile Part 3
C30	Stormwater Management Cell B Plan and Profile Part 4
C31	Stormwater Management Cell C Plan and Profiles Part 1
C32	Stormwater Management Cell C Plan and Profiles Part 2
C33	Stormwater Management Cell D Plan and Profiles
C34	Stormwater Management Details
C35	City of Marysville Stormwater Details
C36	Sewer and Water Overview Plan
C37	Sewer and Water Plan with Profiles Offsite
C38	Sewer and Water Plan with Profile Road A South
C39	Sewer and Water Plan with Profiles Road A North
C40	Sewer and Water Plan with Profile Road B
C41	Sewer and Water Details
C42	Mailbox Plan

DATUM & BENCHMARK

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK: WSDOT
DESIGNATION: GP31005-188
BRASS DISK CEMENTED IN A DRILL HOLE AT JUNCTION OF SR 531 AND SR 005 IN SOUTHERLY CONC. SIDEWALK OF BRIDGE #531/005.
ELEVATION = 151.72'

FLOOD ZONE

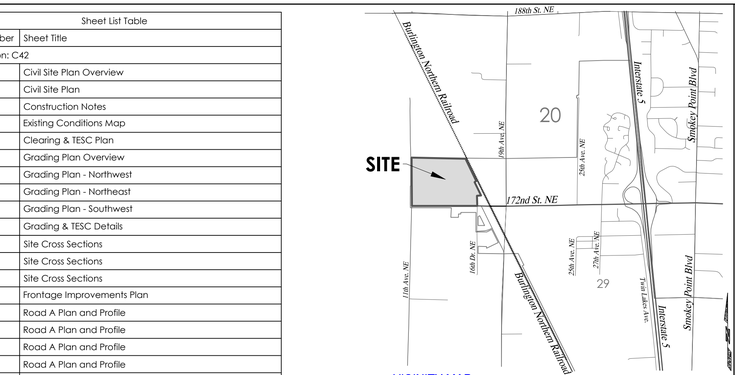
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED JUNE 19, 2020, COMMUNITY PANEL NO. 53061C0390E, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SUBSTRUCTURES

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF WAY. NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.



VICINITY MAP

LEGAL DESCRIPTION

PARCEL A OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA22-006 RECORDED UNDER AUDITOR'S FILE NO. 202301195003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;
EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 464421.(SURVEYOR'S NOTE: NOT PLOTTED; OVER THE RIGHT-OF-WAY FOR 11TH AVENUE NW)
2. THIS SITE IS SUBJECT TO RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1847825.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
3. THIS SITE IS SUBJECT TO RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1870393.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
7. THIS SITE IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF A RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9102260469.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
8. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9305240146.(SURVEYOR'S NOTE: NOT PLOTTED; OVER CONSTRUCTED LINE)
9. THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9309275016, BEING A FENCE ENCROACHMENT ALONG EASTERLY PORTION NEAR THE SOUTH LINE OF SAID PREMISES.(SURVEYOR'S NOTE: NOT PLOTTED; FENCE AS SHOWN ON SAID SURVEY IS NOT ADJACENT TO THIS PROPERTY)
10. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9711140354, REPLACING AUDITOR'S FILE NO. 1836571.(SURVEYOR'S NOTE: NOT PLOTTED; OVER NEIGHBORING PARCEL TO THE EAST)
11. THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200003205004, BEING A FENCE ENCROACHMENT ALONG NORTH LINE OF SAID PREMISES.(SURVEYOR'S NOTE: NOT PLOTTED; FENCE NO LONGER STANDING)
12. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200409245129.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
13. THIS SITE IS SUBJECT TO TERMS, COVENANTS AND PROVISIONS OF CITY OF MARYSVILLE RECOVERY CONTRACT NO. 271, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200610260422.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
14. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
15. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR TELECOM DISTRIBUTION SYSTEMS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200712040482.(SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED; NO EVIDENCE OF LINES OVER SUBJECT PROPERTY)
16. THIS SITE IS SUBJECT TO AN EASEMENT FOR SEPTIC SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200807310560.(SURVEYOR'S NOTE: PLOTTED)
17. THIS SITE IS SUBJECT TO TERMS, COVENANTS AND PROVISIONS OF A RIGHT TO FARM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201201090348.(SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)

GENERAL NOTES

1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
3. ALL DISTANCES ARE IN FEET.

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2020.

REFERENCES

RECORD OF SURVEY PERFORMED BY SNOHOMISH COUNTY DEPARTMENT OF PUBLIC PUBLIC WORKS, RECORDED UNDER AUDITOR FILE NO. 201112195001.

SURVEYOR'S NOTE

PER REFERENCE 1, NORTH PEAK ASSOCIATES LLC HAS HELD THE 1964 FOUND AND ACCEPTED CENTER OF SECTION FOR THE LOCATION OF THE RIGHT-OF-WAY OF 11TH AVENUE NE. THE THEORETICAL CENTER OF SECTION WAS USED FOR THE CALCULATION OF THE NORTH, EAST, AND SOUTH PROPERTY LINES.

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182 Lots
Average Lot Size	4,054 sf
Smallest Lot	3,569 sf
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER. WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS ____ DAY OF _____, 202_.

DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

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TYLER S. FOSTER — STATE OF WASHINGTON — 21572 — REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT:

Lakewood Heights PRD
1125 & 1507 172nd St NE - Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

CIVIL SITE PLAN OVERVIEW

SHEET C1 of C42
24x36
PA24-008

Z:\Myron.Gemmer - Lakewood PRD\Sheets\C1 Civil Site Plan Overview.dwg

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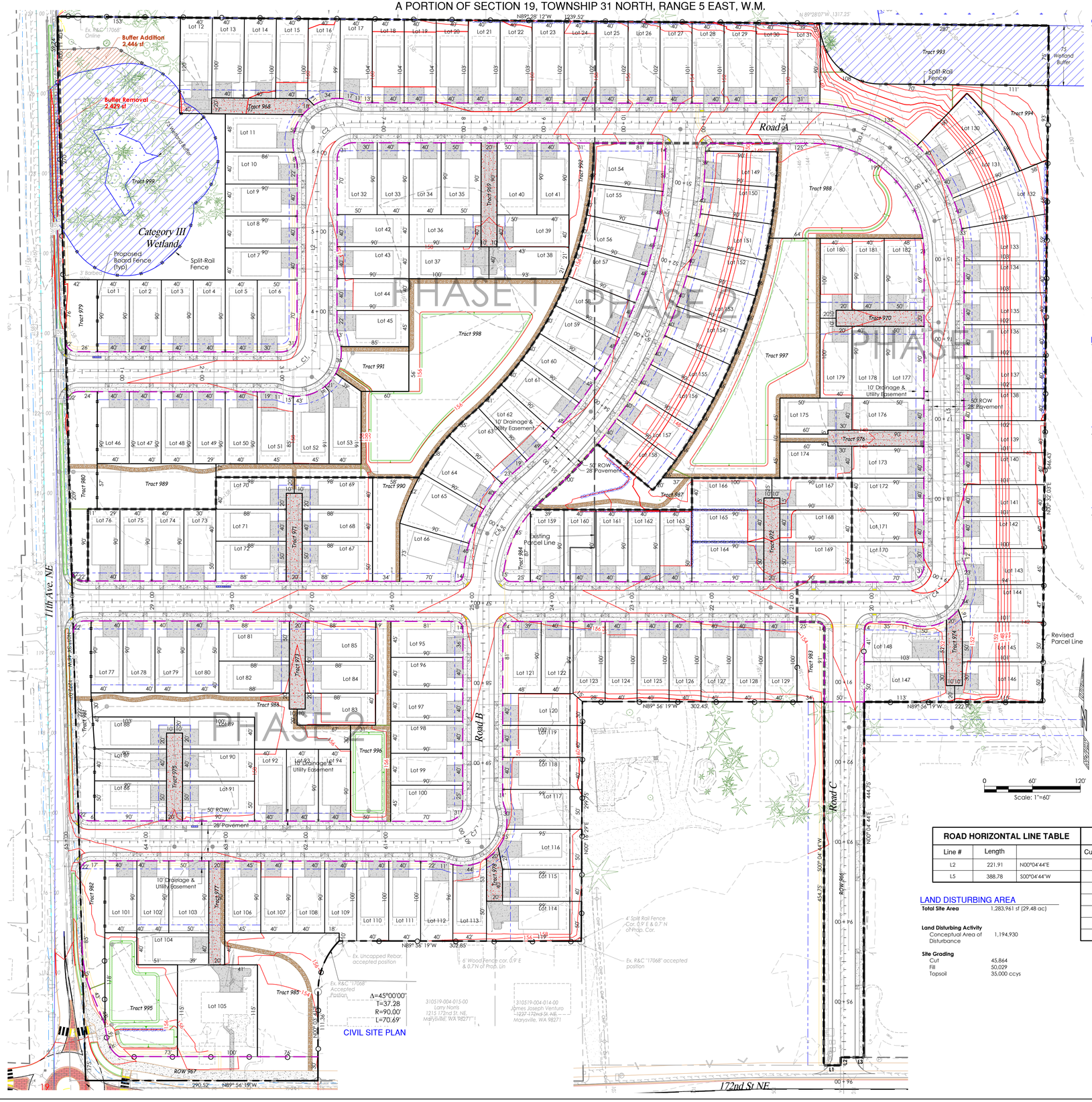
LEGEND

- PROJECT BOUNDARY
- PROPOSED PHASE LINE
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- BUILDING SETBACK
- EXIST. EDGE OF PAVEMENT
- EXIST. POWERLINE
- PROPOSED FILL WALL
- PROPOSED CUT WALL
- 6' BOARD FENCE REQUIRED BY CODE
- FENCE NOT REQUIRED BY CODE
- 4' BLACK VINYL CYCLONE FENCE AT RECREATION TRACTS
- 2' RAIL SPLIT RAIL FENCE
- WETLAND
- WETLAND BUFFER
- BUFFER ADDITION
- BUFFER REMOVAL
- BIO-CELL
- BIO-CELL SIDESLOPE

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



CIVIL SITE PLAN

OPEN SPACE ANALYSIS

Net project area		1,027,169 sf (23.58 ac)
Minimum open space (OS) required	15.0%	154,075 sf (3.54 ac)
	35% of	
Minimum active open space	Required OS	53,926 sf (1.24 ac)
Open space provided		
Tract 999 - Wetland buffer and open space passive		61,074 sf (1.40 ac)
Tract 998 - Open space passive recreation and SWM		37,807 sf (0.87 ac)
Tract 997 - Open space passive recreation and SWM		29,457 sf (0.68 ac)
Tract 996 - Open space passive recreation and SWM		8,540 sf (0.20 ac)
Tract 995 - Open space passive recreation and SWM		11,822 sf (0.27 ac)
Tract 994 - Open space passive recreation		14,678 sf (0.34 ac)
Tract 993 - Wetland buffer		20,247 sf (0.46 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf (0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf (0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf (0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf (0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf (0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf (0.32 ac)
Tract 984 - Landscape screening		1,617 sf (0.04 ac)
Tract 983 - Enhanced entry landscaping		3,395 sf (0.08 ac)
Tract 982 - Landscape screening		3,393 sf (0.08 ac)
Tract 981 - Landscape screening		5,246 sf (0.12 ac)
Tract 980 - Landscape screening		7,145 sf (0.16 ac)
Tract 979 - Landscape screening		3,648 sf (0.08 ac)
Total open space provided	26.7%	**274,088 sf** (6.29 ac)
Active recreation space ADS		
Tract 991 - Open space active recreation and SWM		4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf (0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf (0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf (0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf (0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf (0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf (0.32 ac)
Total active open space provided	45.2% Required OS	**69,667 sf** (1.60 ac)

SITE AREA ANALYSIS

Gross site area	1,283,961 sf (29.48 ac)
Area in ROW	238,526 sf (5.48 ac)
Area in lots	734,466 sf (16.86 ac)
Area in tracts	310,968 sf (7.14 ac)
Total	**1,283,961 sf (29.48 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf (0.00 ac)*
Existing driveway area	*3,313 sf (0.08 ac)*
Existing roof area	*12,501 sf (0.29 ac)*
New road pavement area onsite	130,525 sf (3.00 ac)
New road pavement area offsite	9,389 sf (0.22 ac)
New driveway area	106,036 sf (2.43 ac)
New roof area	401,843 sf (9.23 ac)
New sidewalk area onsite	66,525 sf (1.53 ac)
New sidewalk area offsite	9,784 sf (0.22 ac)
Total impervious area onsite	704,928 sf (16.18 ac)
Total impervious area	724,101 sf (16.62 ac)

VEGETATIVE ANALYSIS

EXISTING	
Forested areas	*1,268,147 sf (29,11 ac)*
Building & Gravel areas	*15,814 sf (0.36 ac)*
PROPOSED	
Landscaped areas	579,032 sf (13.29 ac)
Building & Driveway areas	507,879 sf (11.66 ac)
Road & Sidewalk areas	197,050 sf (4.52 ac)
Total site area	1,283,961 sf (29.48 ac)

TRACT DESIGNATION

Passive open space	
Tract 999 - Wetland buffer and open space passive	61,074 sf (1.40 ac)
Tract 998 - Open space passive recreation and SWM	37,807 sf (0.87 ac)
Tract 997 - Open space passive recreation and SWM	29,687 sf (0.68 ac)
Tract 996 - Open space passive recreation and SWM	8,540 sf (0.20 ac)
Tract 995 - Open space passive recreation and SWM	11,822 sf (0.27 ac)
Tract 994 - Open space passive recreation	15,950 sf (0.37 ac)
Tract 993 - Wetland buffer	20,247 sf (0.46 ac)
Tract 992 - Landscaping area	3,495 sf (0.08 ac)
Active open space	
Tract 991 - Open space active recreation and SWM	4,607 sf (0.11 ac)
Tract 990 - Open space active recreation and SWM	5,044 sf (0.12 ac)
Tract 989 - Open space active recreation and SWM	8,450 sf (0.19 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf (0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf (0.20 ac)
Tract 986 - Open space active recreation and SWM	11,686 sf (0.27 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf (0.32 ac)
Landscape tracts	
Tract 984 - Landscape screening	1,964 sf (0.05 ac)
Tract 983 - Enhanced entry landscaping	3,395 sf (0.08 ac)
Tract 982 - Landscape screening	4,938 sf (0.11 ac)
Tract 981 - Landscape screening	5,246 sf (0.12 ac)
Tract 980 - Landscape screening	7,145 sf (0.16 ac)
Tract 979 - Landscape screening	3,648 sf (0.08 ac)
Access tracts	
Tract 978 - Shared driveway	1,152 sf (0.03 ac)
Tract 977 - Shared driveway	2,600 sf (0.06 ac)
Tract 976 - Shared driveway	3,001 sf (0.07 ac)
Tract 975 - Autocourt	2,200 sf (0.05 ac)
Tract 974 - Autocourt	1,749 sf (0.04 ac)
Tract 973 - Autocourt	2,200 sf (0.05 ac)
Tract 972 - Autocourt	2,100 sf (0.05 ac)
Tract 971 - Autocourt	2,200 sf (0.05 ac)
Tract 970 - Autocourt	2,200 sf (0.05 ac)
Tract 969 - Autocourt	2,600 sf (0.06 ac)
Tract 968 - Autocourt	2,435 sf (0.06 ac)
Total tract area	**310,968 sf (7.14 ac)**
ROW 967 - ROW dedication	10,864 sf (0.25 ac)
Offsite area	
ROW 966 - ROW dedication	22,449 sf (0.52 ac)

ROAD HORIZONTAL LINE TABLE		
Line #	Length	
L2	221.91	N00°04'44"E
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	3+43.65	45.00	70.69	N45° 04' 44"E	2+98.65	3+69.34	45.000
C2	6+36.25	45.00	70.69	N45° 04' 44"E	5+91.25	6+61.93	45.000
C3	14+01.23	165.00	259.18	S44° 55' 16"E	12+36.23	14+95.42	165.000
C4	19+29.19	45.00	70.69	S45° 04' 44"W	18+84.19	19+54.88	45.000
C5	53+09.88	565.00	484.98	S24° 40' 10"W	50+51.32	55+36.30	258.564
C6	56+11.81	165.00	141.63	S24° 40' 10"W	55+36.30	56+77.93	75.510
C7	59+98.07	45.00	70.69	S45° 04' 44"W	59+53.07	60+23.76	45.000

LAND DISTURBING AREA

Total Site Area 1,283,961 sf (29.48 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 1,194,930

Site Grading

Cut	45,864
Fill	50,029
Topsoil	35,000 ccys

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

UTILITIES NOTE

All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
Any existing on-site septic systems or wells shall be abandoned in accordance with Snohomish District requirements.

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

811 Know what's **below.** **Call** before you dig.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS ____ DAY OF _____, 202_.

_____
DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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TYLER S. FOSTER — STATE OF WASHINGTON — 13727 — REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD
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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

CIVIL SITE PLAN

SHEET C2 of C42
24x36
PA24-008

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- Boundary Line
- Design Right-of-Way Line
- Existing Right-of-Way Line
- Design Major Contour Line
- Existing Major Contour Line
- Design Minor Contour Line
- Existing Minor Contour Line
- Phase Line
- Design Tract Line
- Design Lot line
- Existing Lot Line
- Design Easement Line
- Existing Easement Line
- Design Road Centerline
- Existing Road Centerline
- Site Benchmark
- Existing Benchmark
- Design Edge of Asphalt
- Existing Edge of Asphalt
- Design Sidewalk
- Existing Sidewalk
- Design Driveway Line/Hatch
- Existing Path
- Design Building
- Existing Building
- Design Building Setback Line
- Design Storm Drainage Line
- Existing Storm Drainage Line
- Design/Existing Type 1 Catch Basin
- Design/Existing Type 2 Catch Basin
- Design/Existing Storm Drain Clean-out
- Design Yard Drain Line
- Design Yard Drain Catch Basin
- Design Yard Drain Clean-out
- Design Shed Dispersion
- Design Drainage Basin
- Design Swale Line
- Existing Ditch line
- Design Sanitary Sewer Line
- Existing Sanitary Sewer Line
- Design/Existing Sanitary Sewer Manhole
- Design/Existing Sanitary Sewer Clean-out
- Design Sanitary Side Sewer
- Design Path
- Design Water Line
- Existing Water Line
- Design/Existing Water Hydrants
- Design/Existing Water Fittings
- Design Fence
- Existing Fence
- Existing Wetland Line/Hatch
- Existing Buffer Line/Hatch
- Existing Buffer Line/Hatch
- Existing Section Line
- Existing Section Symbol
- Existing Power Line
- Existing Power Symbol
- Existing Telephone Line
- Existing Telephone Symbol
- Existing Gas Line
- Existing Gas Symbol
- Existing Flow Path
- Existing Tree Drip Line
- Design Filter Strip
- Design Area of Disturbance
- Design Temporary Silt Fence
- Temporary Construction Entrance
- Existing Soil Log
- BMP Designations
- Designed Bio-Retention Cell
- Designed Bio-Retention Cell Lined
- Road Drain Dispersion w/100' Flow Path
- NGPA signs

SEWER SYSTEM NOTES

1. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.
2. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.
3. After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the "Standard Specifications". Products used to seal the inside of the pipe are not to be used to obtain the air test.
4. For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease interceptor shall be installed downstream from the source.
5. The City of Marysville Community Development Department shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
6. The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
7. Gravity sewer main with ::5' of cover shall be D.I.P. Class 52; 5'-18' of cover shall be PVC, ASTM D 3034 SDR 35, or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477; ::18' cover shall be D.I.P. Class 52, or C-900.
8. Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
9. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the springline of the pipe.
10. All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey. cost of which shall be borne by the Developer.
11. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished subgrade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.
12. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with SEWER and the depth, in feet, stenciled in white letters 2" high.
13. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.
14. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
15. Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported an a uniformly dense unyielding base.
16. A 6-foot square X 4-inch thick concrete pad shall be installed around all SSMH'S and a 3-foot square X 4-inch thick concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. Testing of the sanitary sewer main shall include TV-ing of the main by the Contractor. Immediately prior to TV-ing, enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is completed.
18. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections

WATER SYSTEM NOTES

1. Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
2. Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
3. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with tyton or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1964.
4. Connections to existing water mains shall typically be wet taps through a tapping 'tee' and tapping valve and shall be made by a City-approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
5. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
6. Fire hydrants shall be installed in accordance with City Standard Detail 2-060-001 and as directed by the City of Marysville Fire Code Official.
7. Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas.
8. Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
9. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
10. Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
11. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
12. Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and-003.
13. All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
14. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

ARCHAEOLOGICAL RESOURCES NOTE

The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project area, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should 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 should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

GENERAL NOTES

1. All work in City right-of-way requires a permit from the City of Marysville. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Development Services at (360-363-8100) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water, sanitary sewer and storm systems.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Marysville City Engineering Design and Development Standards (hereinafter referred to as the "City Standards").
4. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative.
5. Prior to any site construction including clearing/logging or grading, the site clearing limits shall be located and field identified by the project surveyor (or project engineer) as required by these plans. The project surveyor's name and phone number is Darren Riddle, 425.512.7099.
6. The developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer. The project engineer's name and phone number is Tyler Foster, 360.652.9727.
7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction. The contractor for this project is _____. Contact person is _____. Phone _____. Mobile phone _____. emergency phone _____.
8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP prior to any grading or extensive land clearing. These facilities must be satisfactorily maintained until construction and landscaping is completed and final stabilization has occurred. Sediment laden waters shall not enter the city stormwater drainage system or a natural drainage system.
9. The contractor shall keep two sets of plans on site at all times for recording record drawing information; one set shall be submitted to the project engineer, and one set shall be submitted to the City engineer at completion of construction and prior to final acceptance of work.
10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.
11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
12. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.
13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88, in Washington State Plane Coordinates (feet), Washington North Zone 4601. A list of benchmarks is available through the Public Works Department.
14. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of ATB or Class B asphalt concrete. Contractor shall be responsible for maintenance as required.
15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility. Location of utilities shown on construction plans are based on best records available and are subject to variation. For assistance in utility location, call 1-800-4245555.
19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
21. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
22. During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
23. Certified record drawings are required prior to project acceptance.
24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information visit the Department of Ecology web site www.ecy.wa.gov/programs/wq/stormwater/construction/.
25. Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.
26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department prior to any on-site grading work not expressly exempt by the current adopted International Building Code.
27. Prior to commencement of framing, final drainage inspection and approval of the roof leader and positive footing systems shall be completed by the Building Department. Call 360-363-8100 to schedule the inspection.

CONSTRUCTION SEQUENCE

1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner.
2. Identify clearing limits and stream/wetland NGPA areas as required with flagging and/or temporary orange construction fence. Wetland buffer marking is to be checked by wetland consultant (or the county) before clearing begins.
3. Install construction zone road signs.
4. Grade and install construction entrance(s).
5. Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
6. Provide protection for existing offsite catch basins and other drainage facilities.
7. Grade and stabilize roads and interceptor swales in conjunction with clearing and grading activity.
8. Install temporary sedimentation measures.
9. Clear and grub site. Complete mass grading. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Marysville standards.
10. Final grade, construct and pave roadways. Ensure that the permanent drainage system is complete and functional.
11. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant rain gardens and wetland areas in accordance with landscape and wetland mitigation plans.
12. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City approval.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

1. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction.
2. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system. The contractor shall schedule an inspection of the erosion control facilities prior to any land clearing and/or other construction. All erosion and sediment facilities shall be maintained in a satisfactory condition as determined by the City, until such time that clearing and/or construction is completed and final stabilization has occurred. The implementation, maintenance, replacement and additions to the erosion and sedimentation control systems shall be the responsibility of the permittee.
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, facilities will be necessary to ensure complete siltation control on the site. During the course of construction, it shall be the obligation and responsibility of the permittee to address any new conditions that may be created by his activities and to provide additional facilities, over and above the minimum requirements, as may be needed to protect adjacent properties, sensitive areas, natural water courses, and/or storm drainage systems..
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only. It does not constitute an approval of permanent storm drainage design, size or location of pipes, restrictors, channels, or retention facilities.
5. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosions control treatment applicable to the time of year in question. During the dry season (May 1 - September 30) soils may be exposed and unworked for 7 days. During the wet season (October 1 - April 30) soils may be exposed and unworked for 2 days. Grass seeding alone will be acceptable only during the dry season. Seeding may proceed outside the specified time period whenever it is in the interest of the permittee but augmented with mulching, netting, or other treatment approved by the City.
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods. Restoration activity will continue until such time as the affected property owner is satisfied.
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching. Hydroseeding is preferred. No temporary or permanent storage of materials or equipment shall occur within critical areas or associated buffers, or the critical root zone for vegetation proposed for retention.
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond foreclosures.
9. All earth work shall be performed in accordance with City Standards. Pre-construction soils investigation may be required to evaluate soils stability.
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet in height are to be designed and certified by a professional engineer experienced in soil mechanics.
11. The Surface of all slopes shall be compacted. This may be accomplished by over-building the slopes, then cutting back to final grades; or by compacting each lift as the slope is being constructed. All slopes shall be compacted by the end of each working day.
12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code.

MAINTENANCE OF SILTATION BARRIERS

1. Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales. Necessary repairs to barriers or replacement of bales shall be accomplished promptly. Sediment deposits should be removed after each rainfall. Sediment deposits must be removed when sediment level reaches approximately one-half the siltation barrier height. Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufactures specifications.
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance.
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area. The length of entrance shall be a minimum of 100 feet.
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road. Wash water must be carried away from entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective.
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2" stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

HYDROSEEDING GENERAL NOTES

1. Construction Acceptance: Will be subject to a well established ground cover that fulfills the requirements of the approved construction plans and City of Marysville Standards.
2. All disturbed areas such as retention facilities, roadway backslopes, etc., shall be seeded with a perennial ground cover grass to minimize erosion. Grass seeding will be done using an approved hydroseeder or as otherwise approved by the City of Marysville.
3. Preparation of Surface: All areas to be seeded shall be prepared in a manner consistent with BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5 of Volume V of the stormwater manual.
4. Immediately following finish grading permanent vegetation shall be applied consistent with the design and maintenance standards for Temporary and Permanent Seeding in the City adopted Department of Ecology Stormwater Management Manual for Western Washington.
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development.
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior toe the commencement of same to ensure compliance of these specifications.

ROADWAY NOTES

1. Monuments shall be installed at all street intersections, at angle points, and points of curvature in each street. All boundary monuments must be installed according to the Washington State subdivision laws.
2. Curb and gutter installation shall conform to City Standard Detail 3-514.
3. Sidewalks and driveways shall be installed as lots are built on. Sidewalks and driveways shall conform to City Standard Detail 3-303-001 and -002. If asphalt is damaged during replacement of curb and gutter, the repair shall conform to City Standard Detail 3-514-001.
4. The surrounding ground (5 feet beyond the base) for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.
5. Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy or plat approval. However, in larger developments, exact locations of stop and yield signs may need to be determined after full buildout when traffic patterns have been established. In this case, contractor shall provide indicated "City-placed" signs, signposts, and brackets to the City sign specialist (425) 328-7954 for later installation by the City. All signage shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
6. Prior to any sign or striping installation or removal the Contractor shall contact the City sign specialist (425) 328-7954 to arrange for an on-site meeting to discuss placement and uniformity.
7. New or revised stop signs or yield signs shall be advance warned using the procedure outlined in the MUTCD. Advance warning signs and flags shall be maintained by installer for 30 days and then removed.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by City forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing.

During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs, traffic control signs, delineators and temporary markings shall be according to the current Manual of Uniform Traffic Control Devices (MUTCD).

Access by emergency vehicles shall be maintained at all times during construction.

After work within the traveled roadway is competed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic (unless otherwise approved by the DPW of the City). Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e., edge of pavement, new curb edges not illuminated by street lights).

A ROW use permit is required from the DPW for any lane/road closure within the City ROW. Contact DPW at least 15 days prior to construction activity within the public ROW, City does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant shall obtain permission from the appropriate authority.

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days, if wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

1. During construction, all existing and newly installed drainage structures shall be protected from sediments.
2. All storm manholes shall conform to City Standard Detail No.4-080-009. Flow control manhole/oil water separator shall conform to City Standard Detail No. 4-040-004.
3. Manhole ring and cover shall conform to City Standard Detail 4-080-009 and 4-080-015 thru 4-080-024. The cover shall be marked with "storm" or "drain" in 2-inch raised letters. Minimum weight of the frame shall be 210 pounds. Minimum weight of the cover shall be 150 pounds.
4. Catch basins shall by Type I unless otherwise approved by the City Engineer or Designated representative. Type I Catch basins shall conform to City Standard Detail No.4-080-007 and 4-080-008 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
5. Catch basins Type II shall conform to City Standard Detail No. 4-080-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022. Grate shall be marked with "drains to stream". Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan B-30.20-02 (Olympic Foundry No. SM60, SM52, or SM44 or equal). Vaned grates shall be required on all storm structures when roadway profile is greater than 3% and shall conform to WSDOT Standard Plan B-30.30-01 (Olympic Foundry No. SM60V or equal). Grates located in the gutter flow line shall be depressed 0.1 feet below pavement level.
7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad.
8. All catch basins and manholes shall have locking lids. Rolled grates are not approved for use outside of the City right-of-way or for use with Type II manholes.
9. Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving.
10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003.
11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density (modified proctor) under roadways and 90% maximum density (modified proctor) off roadways. Compaction shall be performed in accordance with Section 7-08.3(3) and 2-03.3(14)C - Method B as defined in the current edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. For permeable pavement and other stormwater BMP's designed to infiltrate subgrade compaction should be "firm and unyielding" (qualitative), and 90- 92% Standard Proctor (quantitative). Do not allow heavy compaction due to heavy equipment operation. The subgrade should not be subject to truck traffic.
12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with (pipe loaded and compacted to finish grade. Products used to seal the inside of the pipe are not to be used to obtain the air test.
14. All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities.
15. Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or vinyl coated chain link perimeter fence per standard plans 3-501-007 and -008. Side slope averaging shall not be allowed. All inlet and outfall pipes shall have a trash rack installed and a mortared riprap headwall. Refer to storm drainage note 21.
16. Prior to sidewalk construction: lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required. Pipe shall be PVC 3034, or SDR-35. Stub-outs shall be marked with a 2" x 4" with 3 feet visible above grade and marked "storm". Locations of these installations shall be shown on the record drawing construction plans submitted to the City.
17. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to; City of Marysville final acceptance of the project and; upon commencement and completion of the 2-year warranty period for the storm drainage system.
18. Unless otherwise noted, all storm sewer pipe shall be; (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or greater, ASTM C-76; or (CMP) corrugated metal. CMP to be; galvanized steel with Treatment I asphalt coating or better; or corrugated aluminum; or AASHTO M274-70 aluminized steel. All pipes shall be installed with rubber gaskets as per manufacturers recommendations.

    Coverage Requirements for 12" diameter pipe:
    Backfill over pipe less than 12" requires RCP Class IV.
    Backfill over pipe less than 24" requires RCP minimum.
    Backfill over pipe greater than 24" requires 16 gage CMP minimum.
19. Corrugated Polyethylene Pipe (CPP):
    A. All pipe shall be smooth interior. CPP shall be double-walled. All pipe shall meet AASHTO and ASTM specifications.
    B. Upon request by the City inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with pipe loaded and compacted to finish grade.
    C. Upon request by the City inspector, pipe shall be subject to mandrel testing (mandrel size = 90% of nominal pipe diameter).
    D. Pipe shall be stored on site in shipping bunks on a flat level surface. This requirement will be strictly enforced; failure to comply may result in rejection of the pipe and/or future restriction on use of material.
    E. Minimum depth of cover shall be 2 feet.
    F. Couplings shall be integral bell and spigot or double bell separate couplings. Split couplings will not be allowed.
    G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction modified as follows:

    The second paragraph of Section 7-08.3(3) is deleted and replaced with the following:

    The material used for backfilling around and to a point 1 foot above the top of the pipe shall be clean earth or sand, free from clay. Any gravel or stones included in the backfill shall pass through a 1 inch sieve.
20. All non-perforated metal pipe shall have neoprene gaskets at the joints. O-ring gaskets may be used for type-F coupling band.
21. Culvert ends shall be beveled to match side slopes. Field cutting of culvert ends is permitted when approved by the City engineer or designated representative.
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions.
23. All pipe shall be placed on stable earth. If in the opinion of the City inspector, the existing trench foundation is unsatisfactory, then it shall be excavated below grade and backfilled with gravel bedding to support the pipe.
24. All landscaped and lawn areas, except areas within the dripline of preserved trees, shall be amended per BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

INFILTRATION FACILITY NOTES

1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designee. The geotechnical engineer shall certify that the Bioretention Soil Media soil type and condition (native or fill soil) meets the deign specification prior to final inspection.
2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity. Final engineering approval is required from the City.
3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

STAND PIPE AND SEDIMENT POND MAINTENANCE

1. The embankment of the basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to insure that the lining is well established and erosion resistant. The siltation basin should be checked for sediment cleanout after each rainfall which produces runoff. When the sediment reaches the cleanout level, it shall be removed and properly disposed.

BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development.

Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.

Erosion control seed mix or shingle-weave sod, as determined by the City Engineer or designated representative, shall be placed above the design water surface for the 6-month, 24-hour storm event. A minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be at design grade for the swale. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established. The wetted surface area as defined by the 6-month, 24-hour storm event shall be planted with wet tolerant plant species.

Recommended Seed Mix for Bioswales:

	% Weight	% Purity	% Germination
Tall or meadow fescue *Festuca arundinacea or festuca elatior*	75-80	98	90
Seaside/Creeping bentgrass *agrostis palustris*	10-15	92	85
Redtop bentgrass *agrostis alba or Agrostis gigantea*	5-10	90	80

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: - - - -
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS-BUILT:

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

CONSTRUCTION NOTES

SHEET C3 of C42

24x36

PA24-008

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7/18/2024 3:05 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

Boundary Line	Existing Section Symbol
Existing Section Line	Existing Monument
Existing Right-of-Way Line	Existing Type 1 Catch Basin
Existing Lot Line	Existing Sanitary Sewer Manhole
Existing Easement Line	Existing Water Hydrants
Existing Road Centerline	Existing Water Meters
Existing Edge of Asphalt	Existing Water Fittings
Existing Sidewalk	Existing Power Symbol
Existing Major Contour Line	Existing Telephone Symbol
Existing Minor Contour Line	Existing Gas Symbol
Existing Storm Drainage Line	Existing Soil Log
Existing Ditch line	Existing Sign
Existing Sanitary Sewer Line	Existing Light
Existing Water Line	Existing Mailbox
Existing Fence	
Existing Power Line	
Existing Telephone Line	
Existing Gas Line	
Existing Flow Path	



EXISTING CONDITIONS MAP

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam:
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

811 Know what's **below.** **Call** before you dig.

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CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER STATE OF WASHINGTON 33726 REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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EXISTING CONDITIONS MAP

SHEET C4 of C42

24x36

PA24-008

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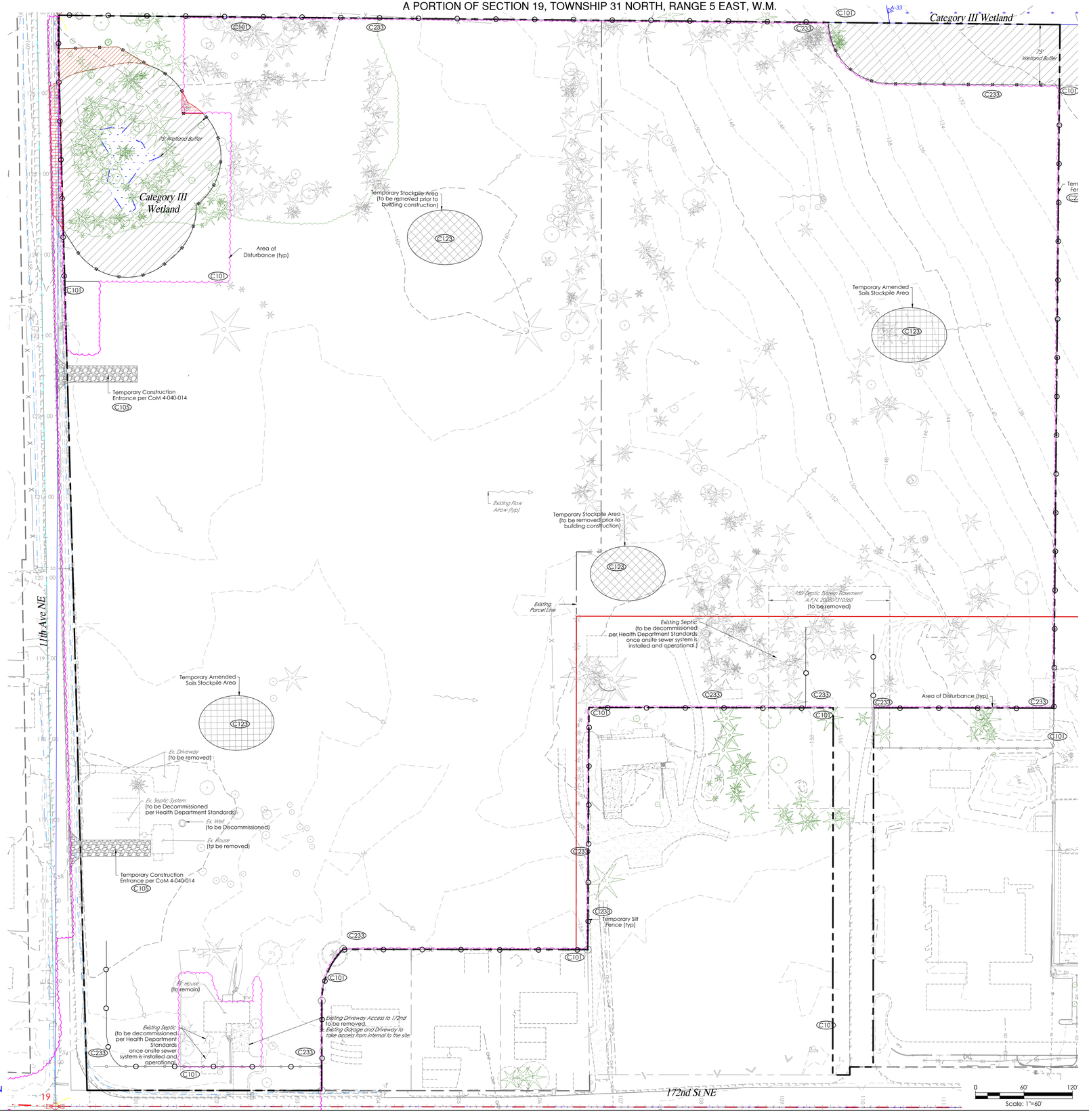

BMP'S (to be applied as appropriate)

BMP's:
- C101 Preserving Natural Vegetation
- C102 Buffer Zones
- C103 High Visibility Fence
- C105 Stabilized Construction Exit
- C107 Stabilized Parking Area
- C120 Temporary & Permanent Seeding
- C121 Mulching
- C122 Blankets
- C123 Plastic Covering
- C125 Topsoiling / Composting
- C130 Surface Roughening
- C131 Gradient Terraces
- C140 Dust Control
- C150 Materials on Hand
- C151 Concrete Handling
- C152 Sawcutting and Surface Pollution Prevention
- C153 Material Delivery, Storage and Containment
- C160 Certified Erosion & Sediment Control Lead
- C162 Scheduling

Runoff Conveyance and Treatment BMPs
- C200 Interceptor Dike and Swale
- C202 Channel Lining
- C203 Water Bars
- C204 Pipe Slope Drains
- C206 Level Spreader
- C207 Check Dam
- C208 Triangular Silt Dike
- C209 Outlet Protection
- C220 Storm Drain Inlet Protection
- C233 Silt Fence
- C234 Vegetated Strip
- C235 Straw Wattles
- C240 Sediment Trap

LAND DISTURBING AREA

Total Site Area 1,283,961 sf (29.48 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 1,194,930 sf (27.43 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

CONSTRUCTION SWPPP

The 13 elements that are part of a Construction SWPPP are as follows:

1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
11. Maintain BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs as well as their removal at the end of the project.
12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
13. Protect on-Site stormwater management BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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07/18/2024

PROJECT LEAD: Merle
CHECKED BY: -
DRAWN BY: Tyler
DEVELOPMENT APPROVAL DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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CLEARING & TESC PLAN

SHEET C5 of C42

24x36

PA24-008

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CLEARING & TESC PLAN 19

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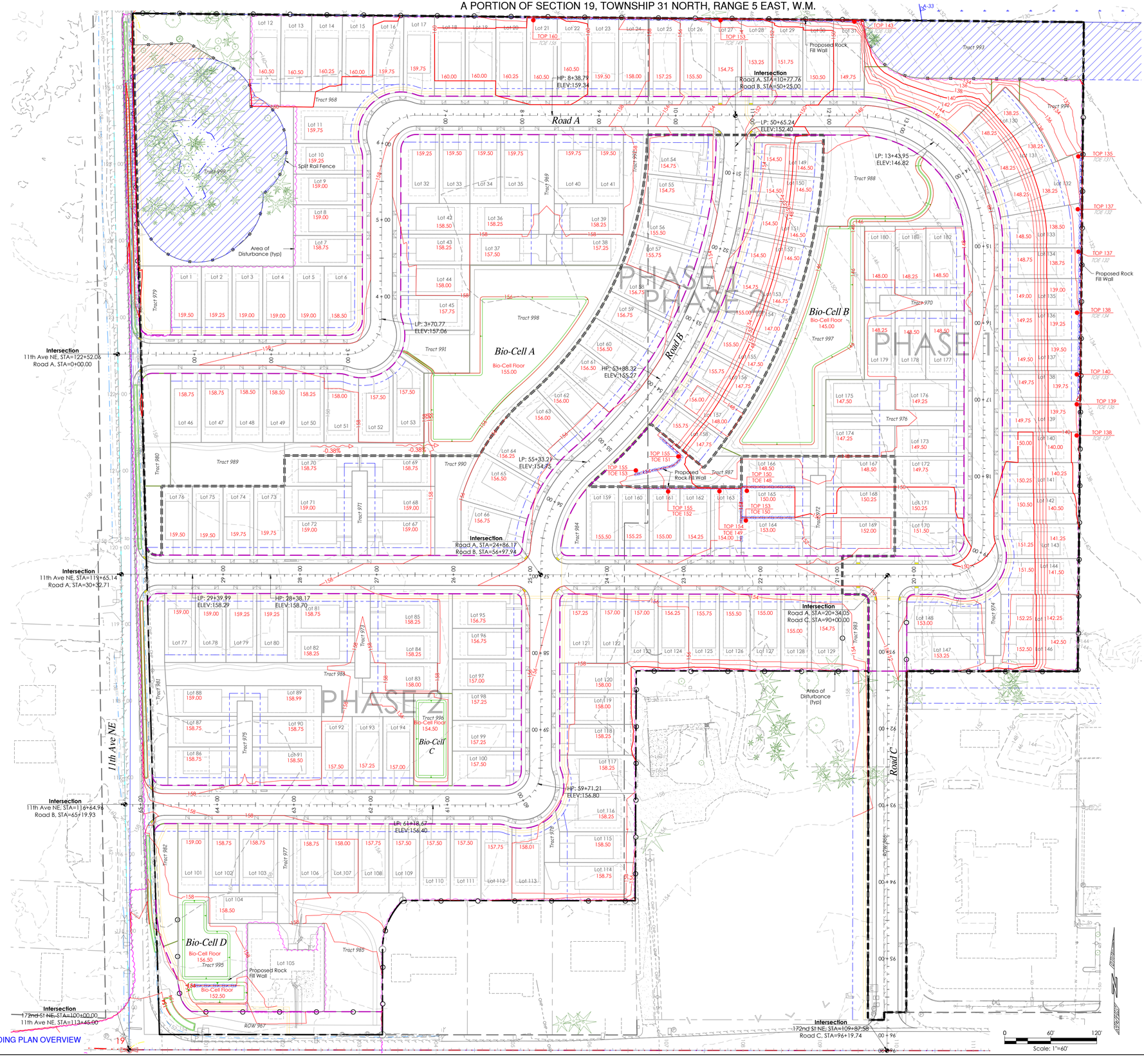

LEGEND

- PROJECT BOUNDARY
- PROPOSED PHASE LINE
- PROPOSED R/W LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED FILL WALL
- PROPOSED CUT WALL
- PROPOSED 6' BOARD FENCE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXST. EDGE OF PAVEMENT
- WETLAND
- WETLAND BUFFER
- BIO-CELL
- BIO-CELL SIDESLOPE

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

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Scale: 1"=60'

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GRADING PLAN OVERVIEW

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07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DESIGN APPROVAL: DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD

1126 & 1507 172nd ST NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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GRADING PLAN OVERVIEW

SHEET C6 of C42

24x36

PA24-008

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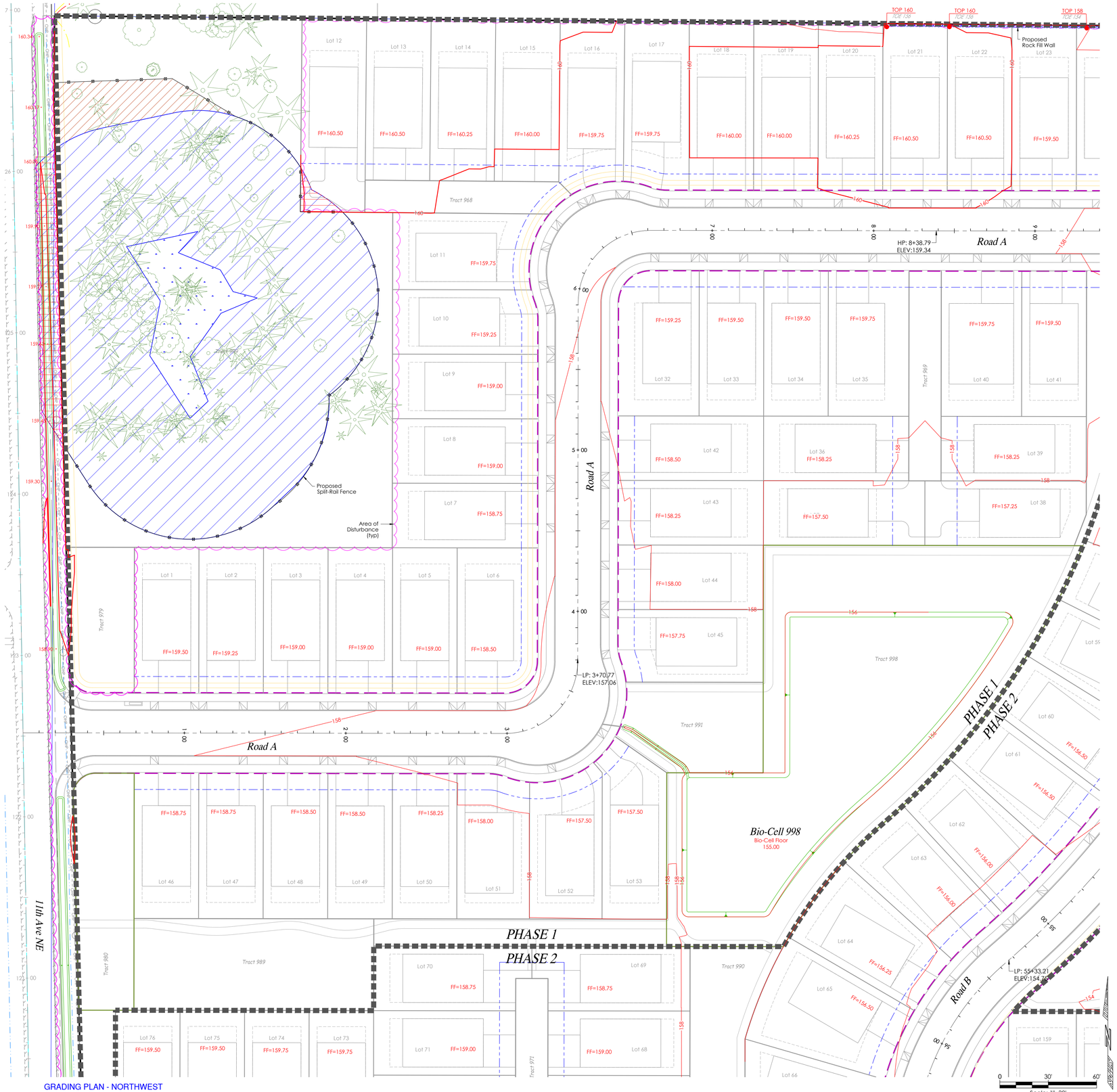

LEGEND

- PROJECT BOUNDARY
- PROPOSED PHASE LINE
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AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low Aquifer Sensitivity

SOILS
Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

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GRADING PLAN - NORTHWEST

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07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APP. FINAL DATE: -
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11125 & 1507 172nd ST NE, Marysville, WA 98271
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GRADING PLAN - NORTHWEST

SHEET C7 of C42

24x36

PA24-008

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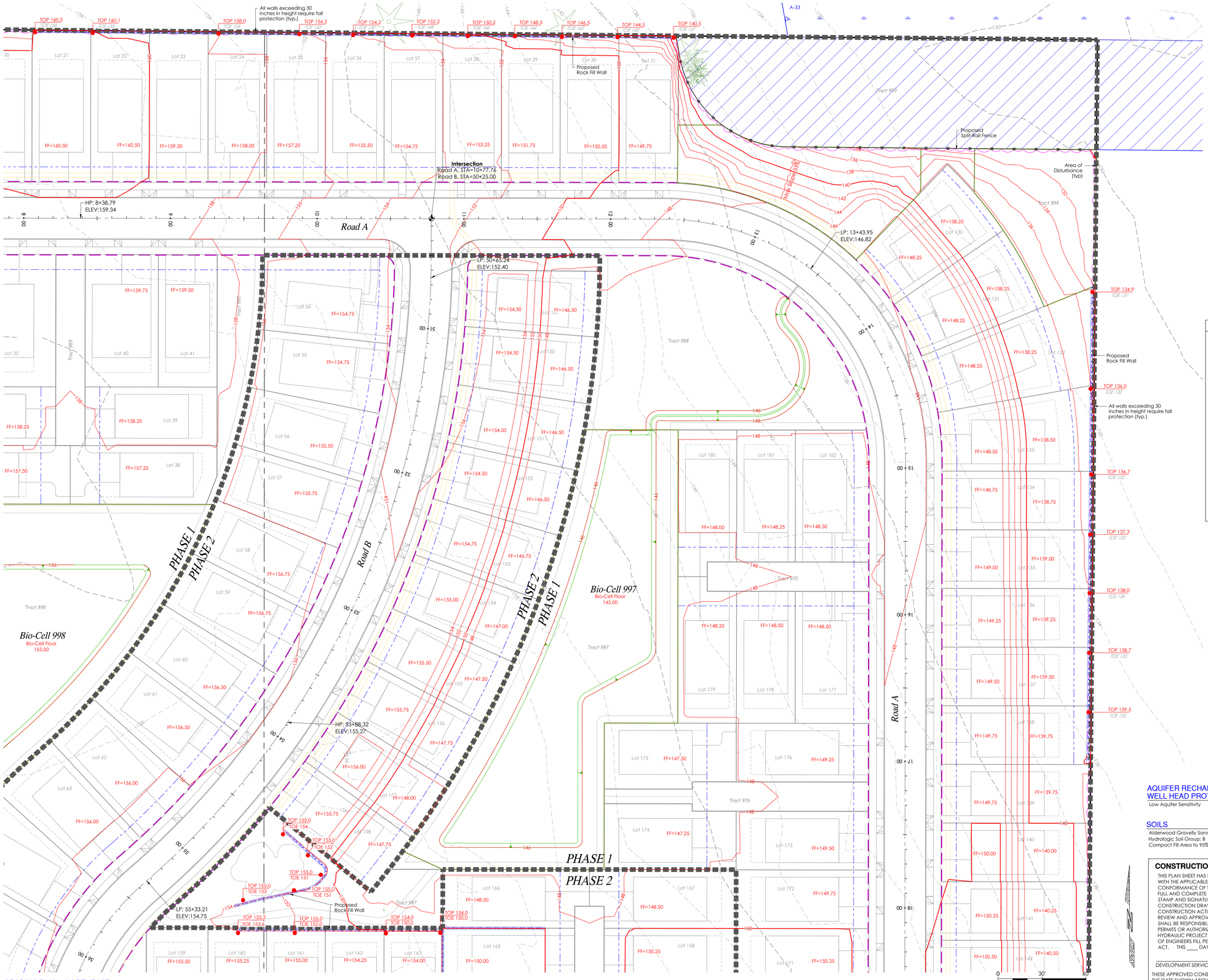

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Scale: 1"=30'

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SOILS

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Compact Fill Area to 95% Modified Proctor

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07/18/2024

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GRADING PLAN - NORTHEAST

SHEET C8 of C42

24x36

PA24-008

GRADING PLAN - NORTHEAST

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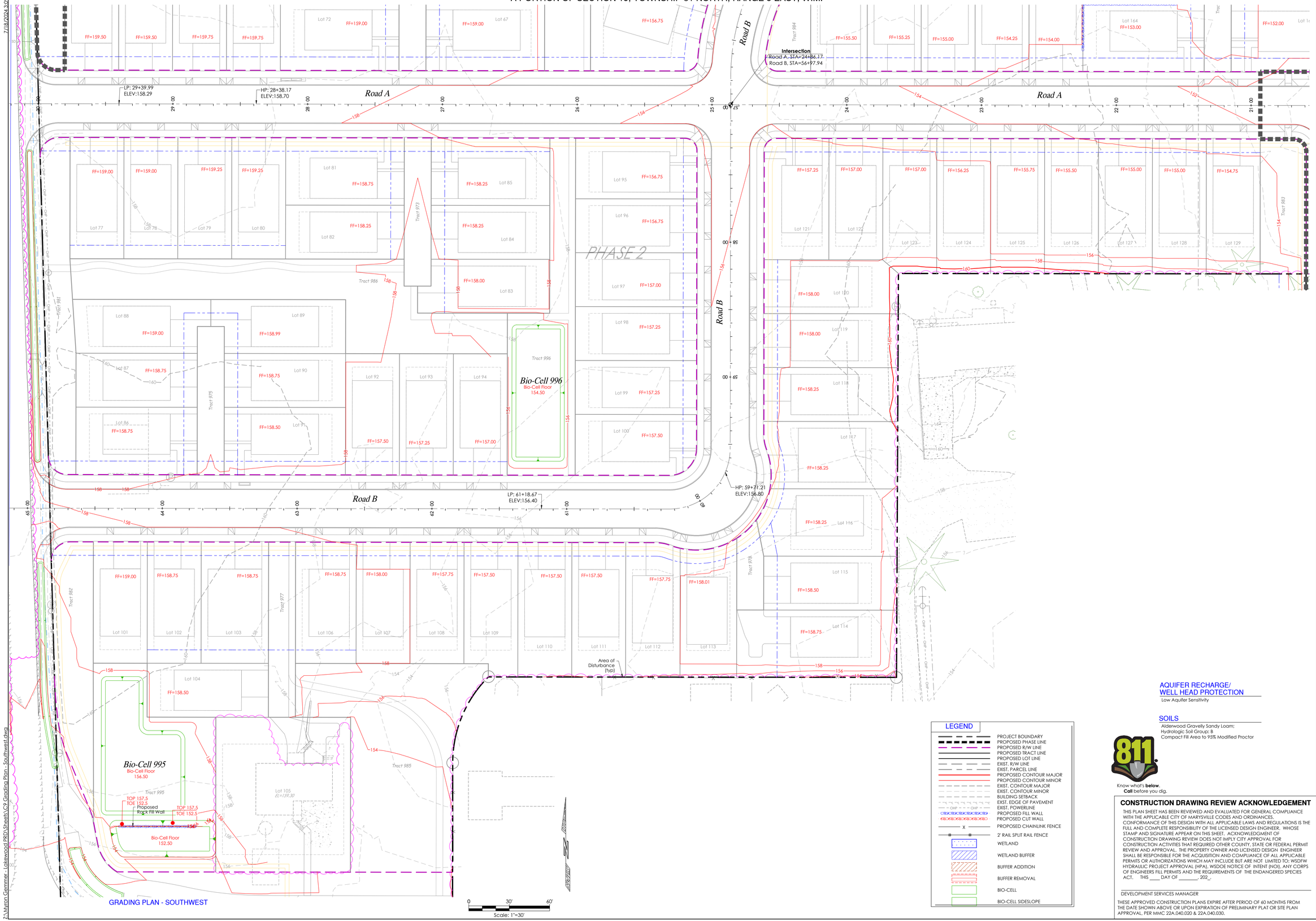

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DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

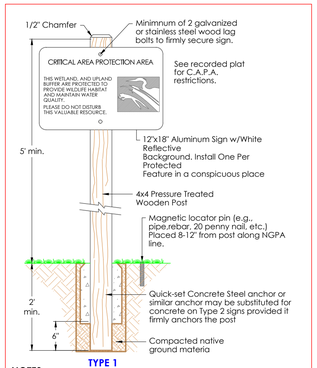
Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

GRADING PLAN - SOUTHWEST

SHEET C9 of C42
24x36
PA24-008

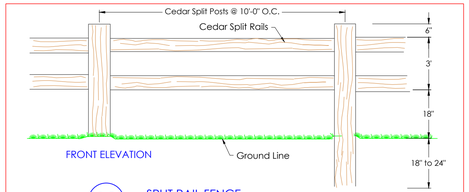
7/18/2024 3:09 PM
Z:\Myron Gemmer - Lakewood PRD\Sheets\C9 Grading Plan - Southwest.dwg



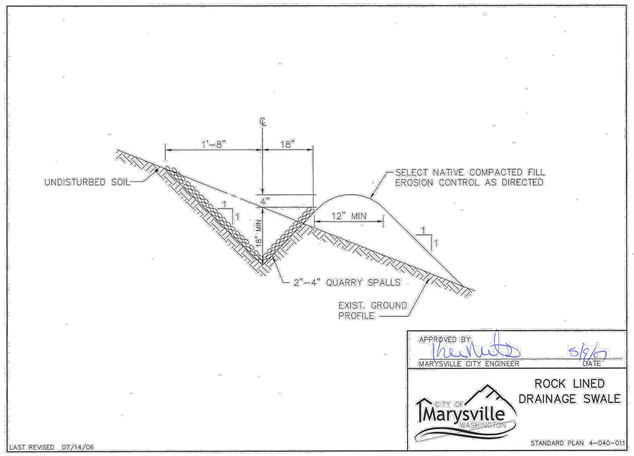
TYPE 1

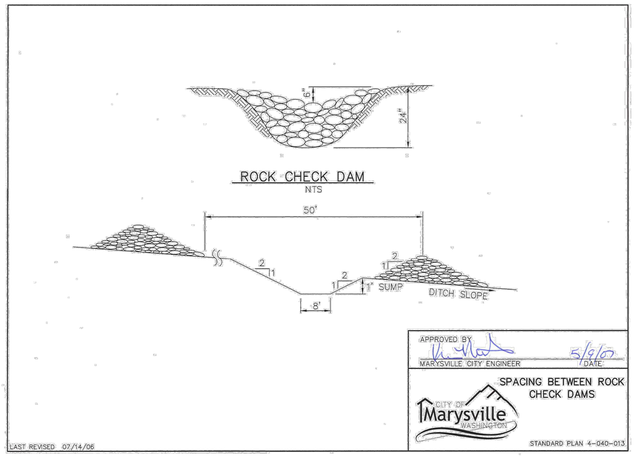
NOTES:
1. CAPA signs shall be placed no greater than 100 feet apart around the perimeter of the Critical Area Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Critical Area Protection Area, unless otherwise approvedby the County biologist.
2. Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
3. All signs must be secure and permanent.

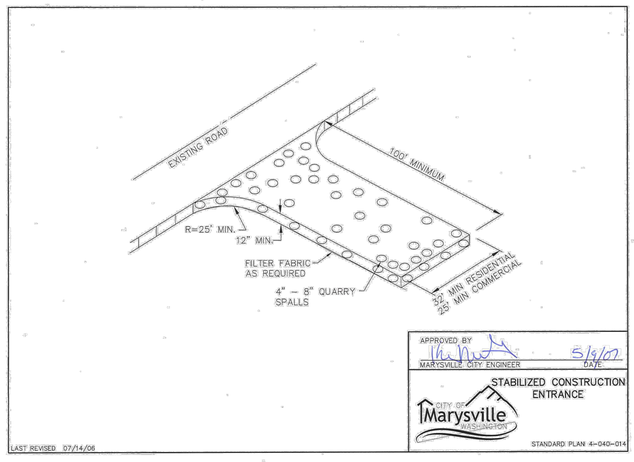
9A TYPE 1 CAPA SIGN DETAIL
N.T.S. (or approved equal)

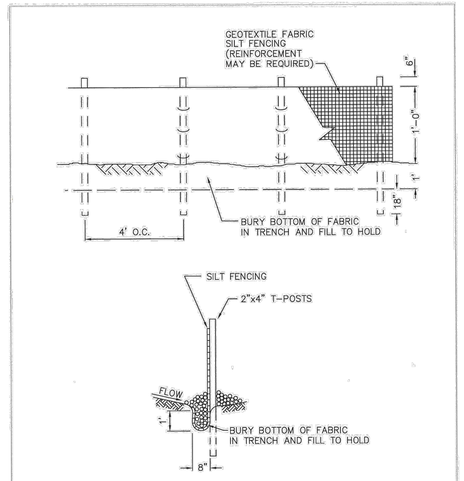


10 SPLIT RAIL FENCE
SCALE: nts



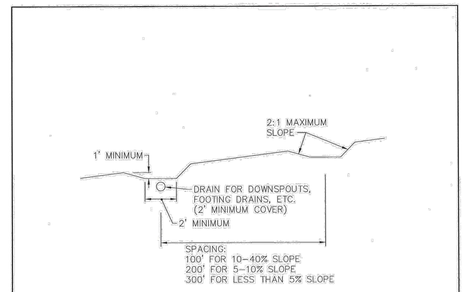






NOTE:
1. SEE SECTION 4-080E FOR FABRIC SPECIFICATIONS

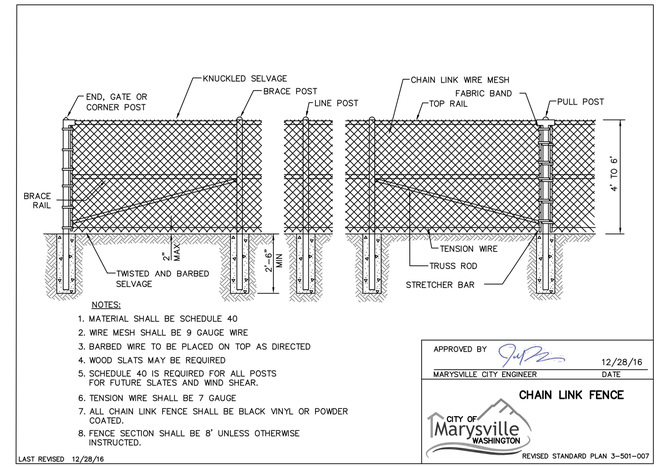
APPROVED BY
MARYSVILLE CITY ENGINEER
5/15/15
DATE
CITY OF Marysville WASHINGTON
SILT FENCE DETAIL
LAST REVISED 03/24/15
STANDARD PLAN 4-040-008



MAINTENANCE STANDARDS

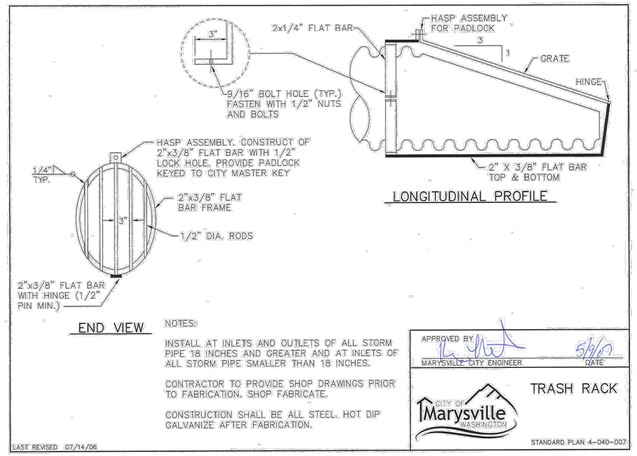
1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED
3. MAINTENANCE TO BE PERFORMED BY PROPERTY OWNER

APPROVED BY
MARYSVILLE CITY ENGINEER
5/5/06
DATE
CITY OF Marysville WASHINGTON
INTERCEPTOR SWALE DETAIL
LAST REVISED 07/14/06
STANDARD PLAN 4-040-010



NOTES:
1. MATERIAL SHALL BE SCHEDULE 40
2. WIRE MESH SHALL BE 9 GAUGE WIRE
3. BARBED WIRE TO BE PLACED ON TOP AS DIRECTED
4. WOOD SLATS MAY BE REQUIRED
5. SCHEDULE 40 IS REQUIRED FOR ALL POSTS FOR FUTURE SLATES AND WIND SHEAR.
6. TENSION WIRE SHALL BE 7 GAUGE
7. ALL CHAIN LINK FENCE SHALL BE BLACK VINYL OR POWDER COATED.
8. FENCE SECTION SHALL BE 8' UNLESS OTHERWISE INSTRUCTED.

APPROVED BY
MARYSVILLE CITY ENGINEER
12/28/16
DATE
CITY OF Marysville WASHINGTON
CHAIN LINK FENCE
LAST REVISED 12/28/16
REVISED STANDARD PLAN 3-501-007



NOTES:
INSTALL AT INLETS AND OUTLETS OF ALL STORM PIPE 18 INCHES AND GREATER AND AT INLETS OF ALL STORM PIPE SMALLER THAN 18 INCHES.

CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION, SHOP FABRICATE.

CONSTRUCTION SHALL BE ALL STEEL, HOT DIP GALVANIZE AFTER FABRICATION.

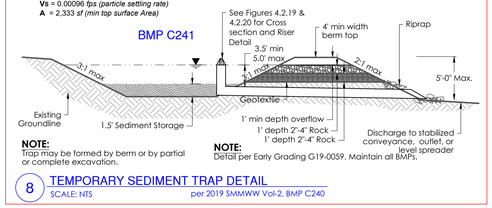
APPROVED BY
MARYSVILLE CITY ENGINEER
5/5/06
DATE
CITY OF Marysville WASHINGTON
TRASH RACK
LAST REVISED 07/14/06
STANDARD PLAN 4-040-007

SITE ASSESSMENT
Disturbance Area =265,460 sf
Protection Level =High
Reason =Sheet flow discharge post retention
Surface Area Equation: **A = F*(Qz/Vs)**
where: **F** = 2.0 *(safety Factor)*
Qz = 1.12 *cfs (10-yr peak flow)*
Vs = 0.00096 *fps (particle setting rate)*
A = 2,333 *sf (min top surface Area)*

RECOMMENDED DIMENSIONS:

Min Storage Depth	3 ft
Min Side Slopes, L & R	3:1
Min Side Slopes, F & B	3:1
Bottom Length	100 ft
Bottom Width	20 ft
Area at Top surface	2,333 sf

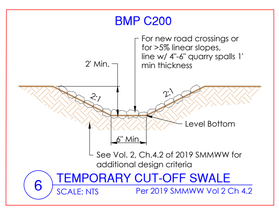
NOTE: A maximum of 3-acres Disturbed Area may be routed to each Sediment Trap. Multiple Sediment Traps are Required.



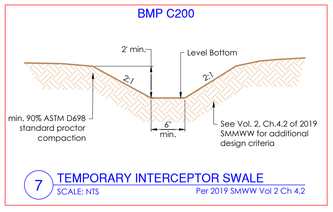
NOTE:
Trap may be formed by berm or by partial or complete excavation.

NOTE:
Detail per Early Grading G19-0059. Maintain all BMPs.

8 TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NTS per 2019 SMMWW Vol-2, BMP C240



6 TEMPORARY CUT-OFF SWALE
SCALE: NTS Per 2019 SMMWW Vol 2 Ch 4.2



7 TEMPORARY INTERCEPTOR SWALE
SCALE: NTS Per 2019 SMMWW Vol 2 Ch 4.2

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TYLER S. FOSTER — STATE OF WASHINGTON — 51727 — REGISTERED PROFESSIONAL ENGINEER

07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

11125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

GRADING & TESC DETAILS

SHEET C10 of C42

24x36

PA24-008

7/18/2024 3:10 PM

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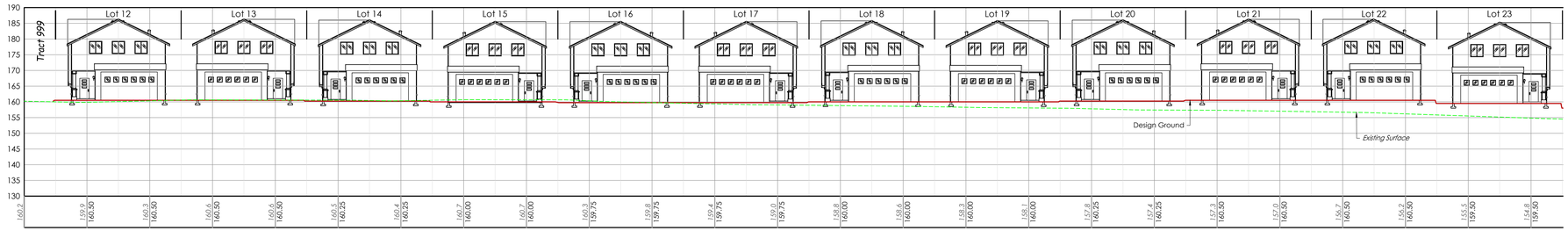

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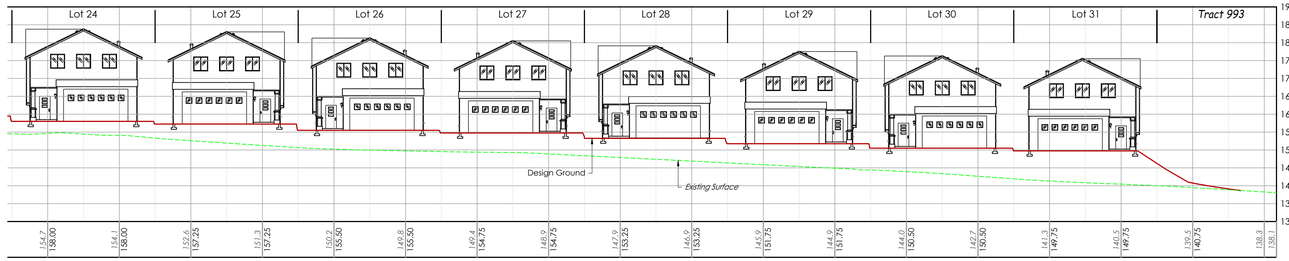

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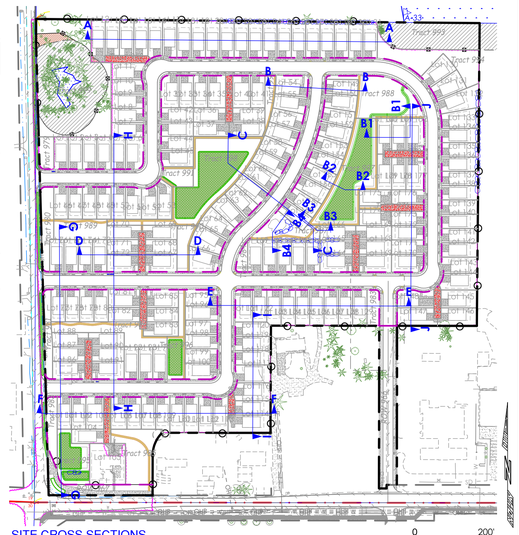

SITE CROSS SECTIONS

Scale: 1"=200'



B - CROSS SECTION

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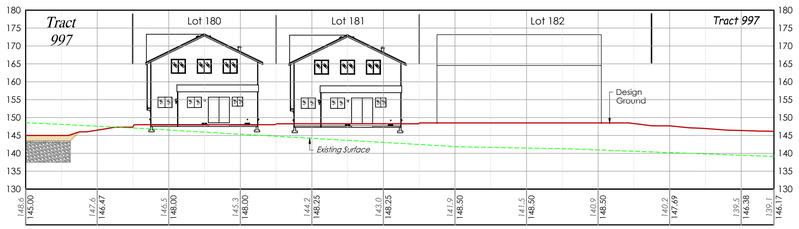
(1:1) Vert 1"=20'



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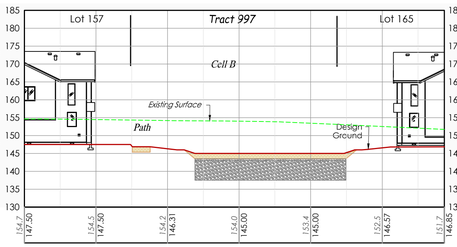

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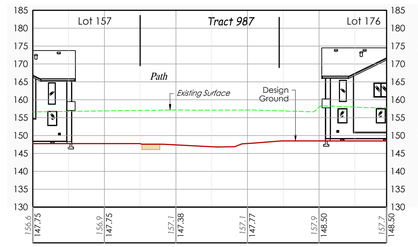

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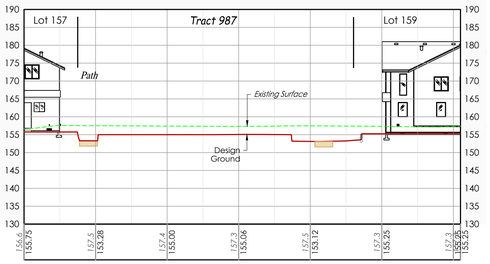

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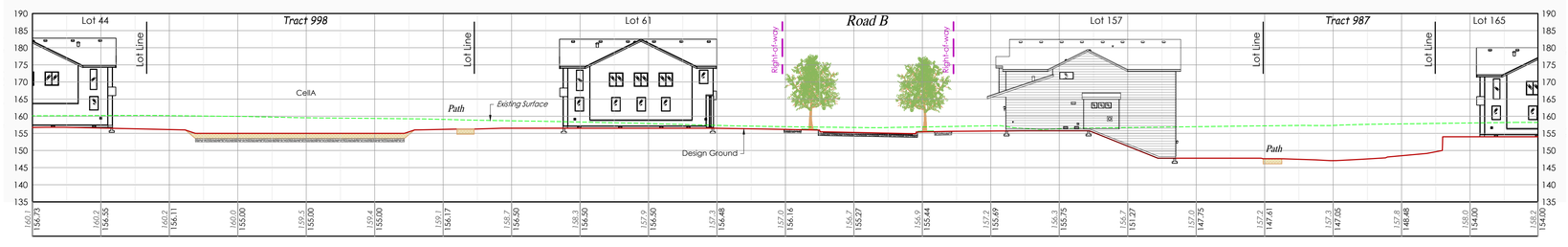

C - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

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TYLER S. FOSTER
STATE OF WASHINGTON
21537
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1126 & 1507 172nd St NE, Marysville, WA 98271
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SITE CROSS SECTIONS

SHEET C11 of C42

24x36

PA24-008
20-xxxxxx LDA

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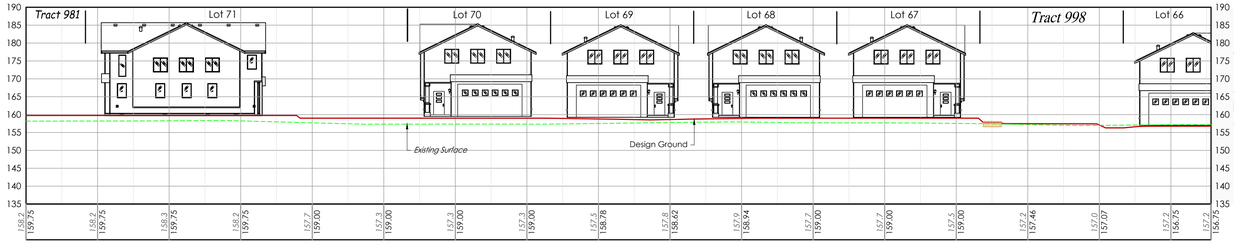

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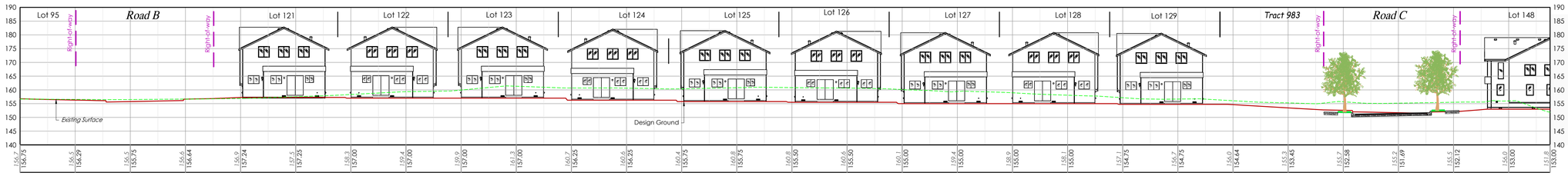

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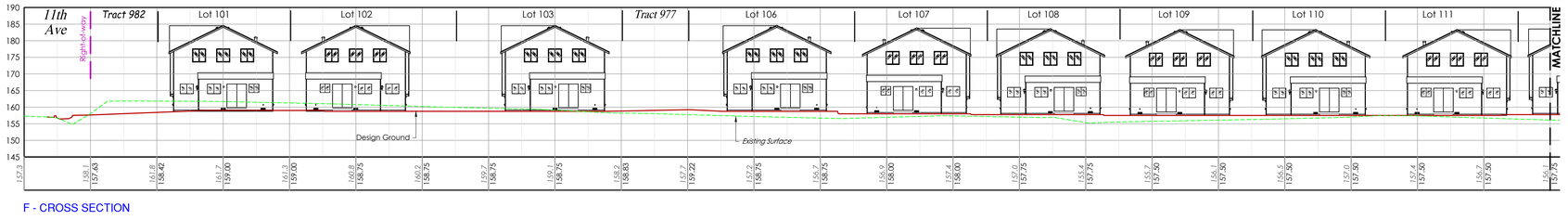

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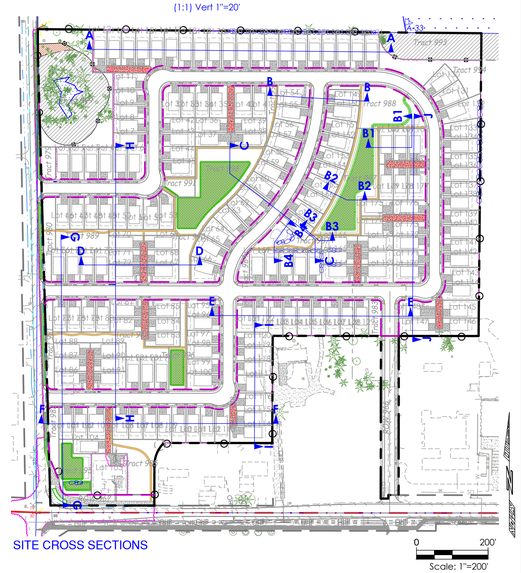

SITE CROSS SECTIONS

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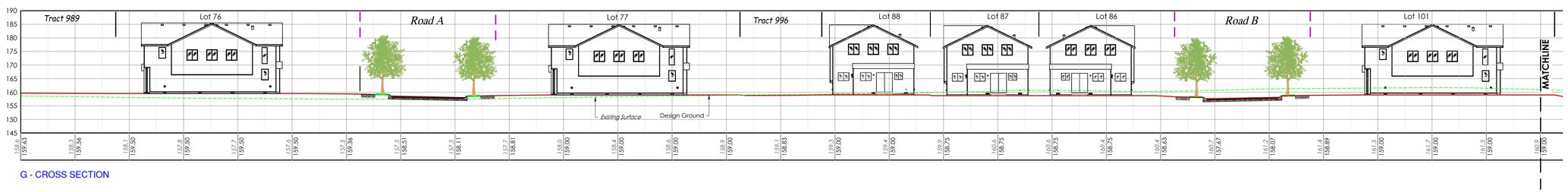

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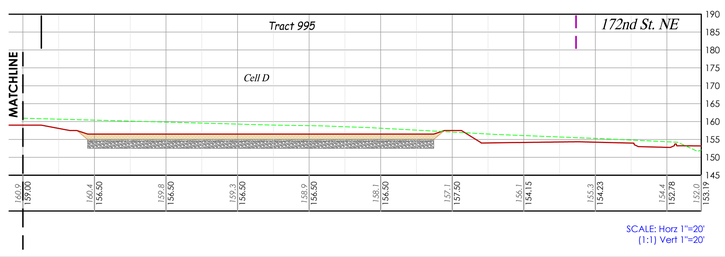

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TYLER S. FOSTER
STATE OF WASHINGTON
22726
REGISTERED PROFESSIONAL ENGINEER

07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: -
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SITE CROSS SECTIONS

SHEET
C12 of C42

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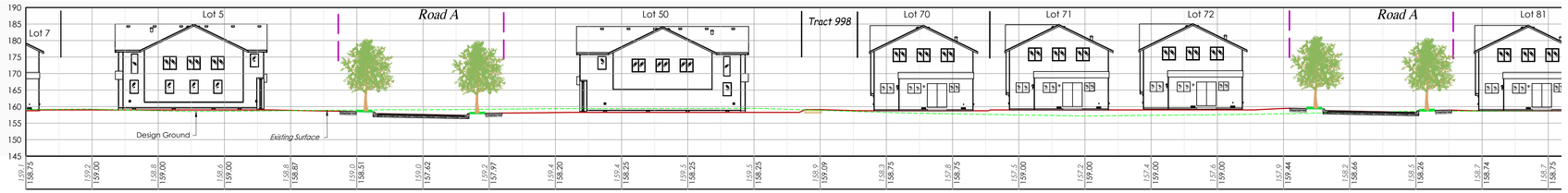
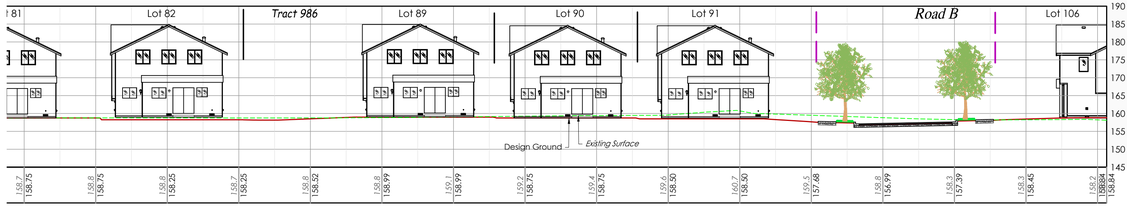
7/18/2024 3:11 PM

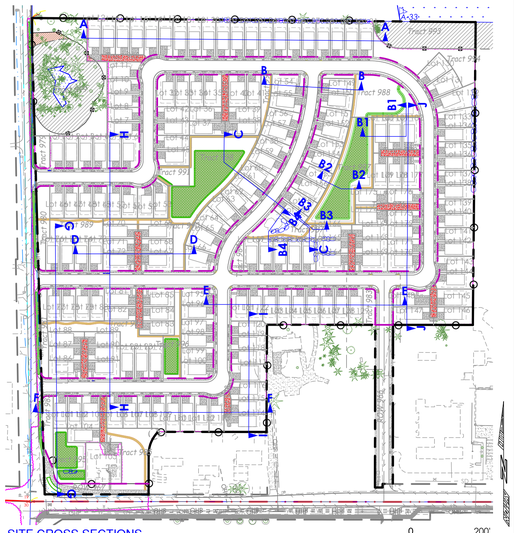
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



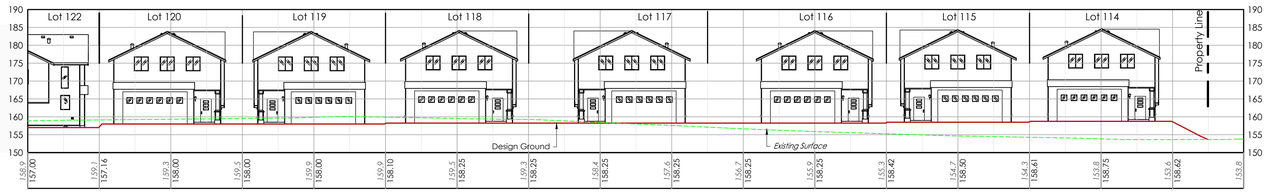
H - CROSS SECTION



SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

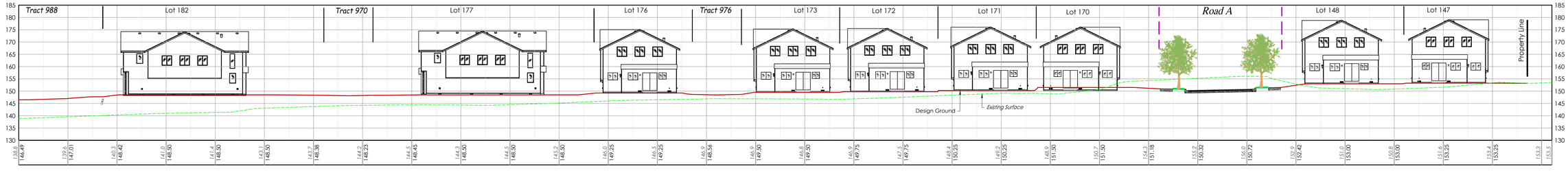


SITE CROSS SECTIONS



I - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'



J - CROSS SECTION

SCALE: Horz 1"=20'
(1:1) Vert 1"=20'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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Z:\Myron Gemmer - Lakewood PRD\Sheets\C13 Site Cross Sections.dwg

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360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
53726
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SITE CROSS SECTIONS

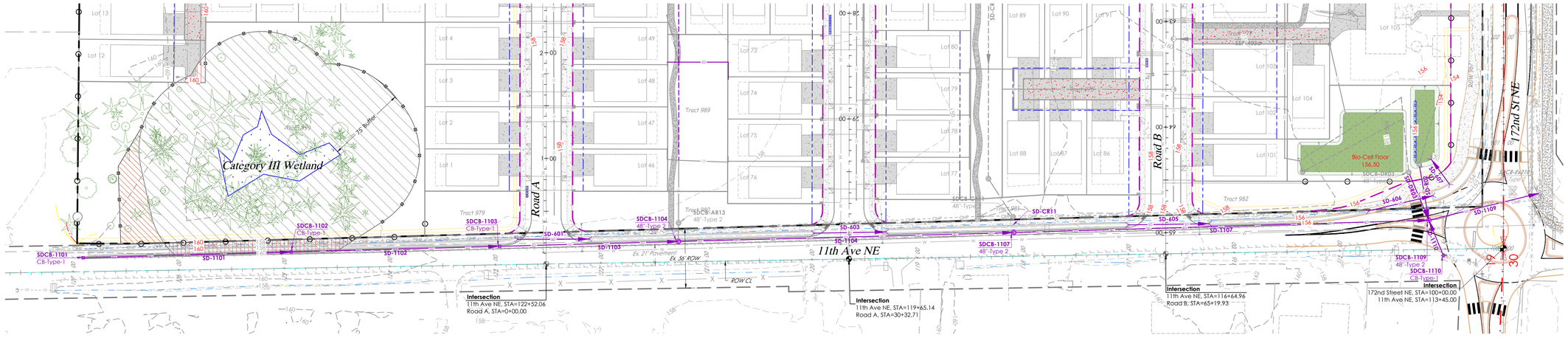
SHEET C13 of C42

24x36

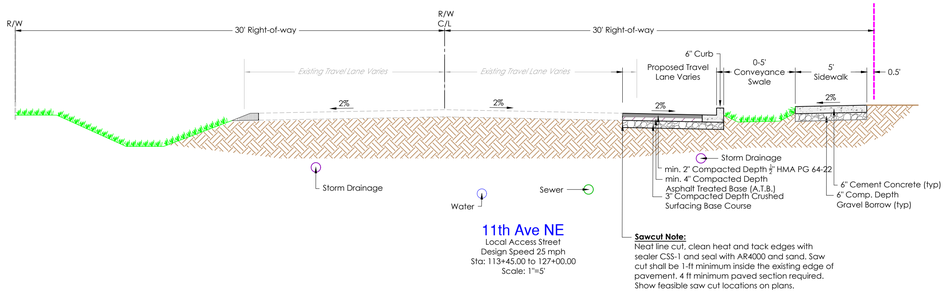
PA24-008
20-xxxxxx LDA

7/18/2024 3:13 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

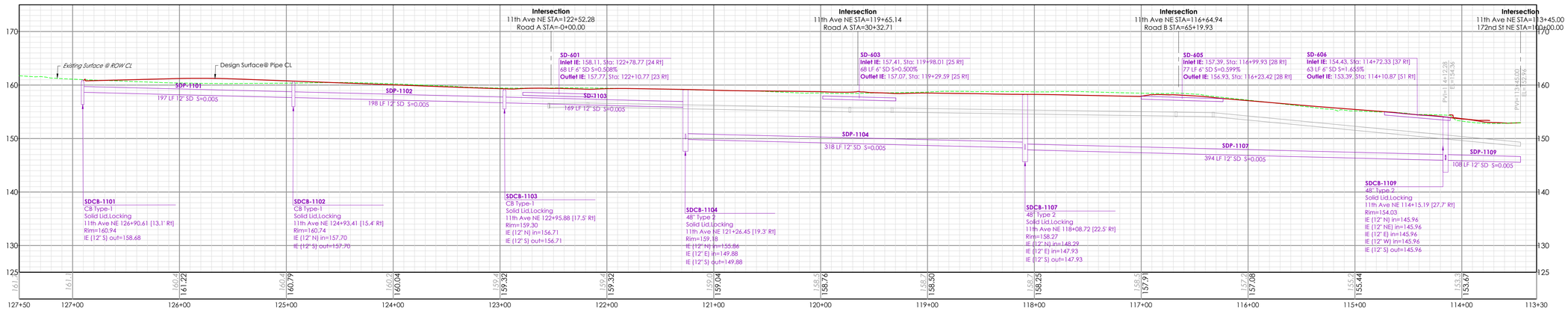


FRONTAGE IMPROVEMENTS PLAN



11th Ave NE
Local Access Street
Design Speed 25 mph
Sta: 113+45.00 to 127+00.00
Scale: 1"=5'

Sawcut Note:
Neat line cut, clean heat and tack edges with sealer CSS-1 and seal with AR4000 and sand. Saw cut shall be 1-ft minimum inside the existing edge of pavement. 4 ft minimum paved section required. Show feasible saw cut locations on plans.



11th Ave NE - PROFILE

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER
07 / 18 / 2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
PRE-APPLICATION DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD
1125 & 1507 172nd ST NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

FRONTAGE IMPROVEMENTS PLAN

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SHEET
C14 of C42

24x36

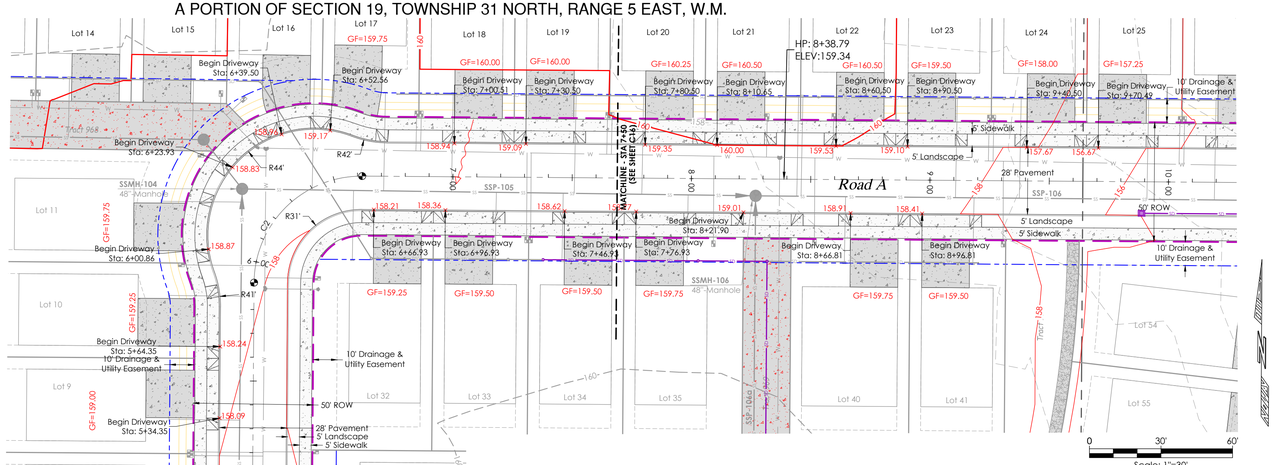
PA24-008

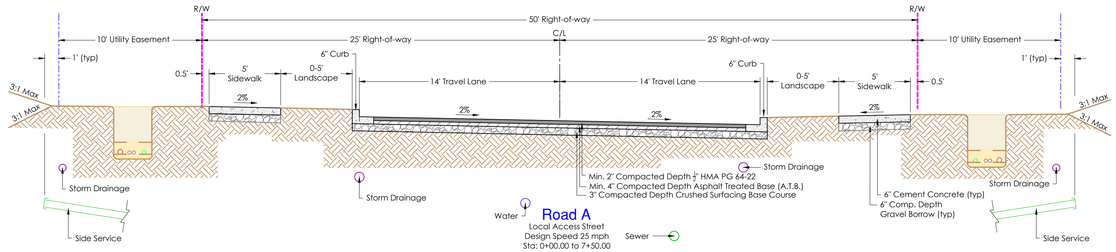
7/18/2024 3:14 PM

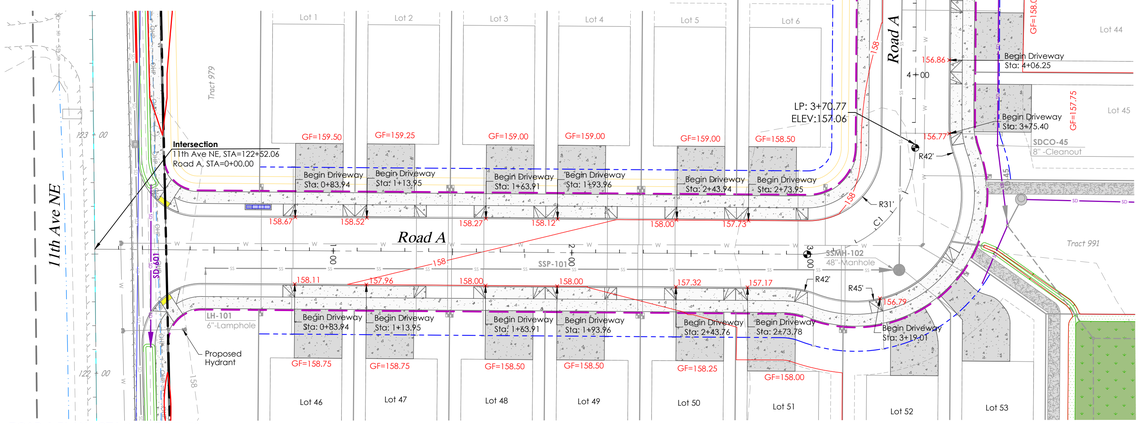
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L2	221.91	N00°04'44"E

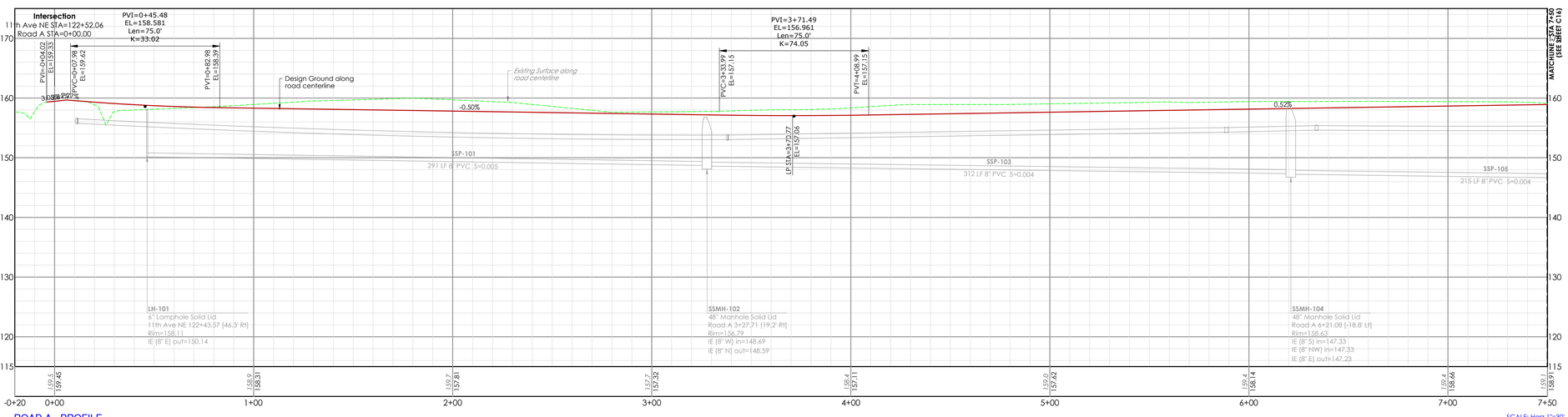
ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	3+43.65	45.00	70.69	N45° 04' 44"E	2+98.65	3+69.34	45.00
C2	6+36.25	45.00	70.69	N45° 04' 44"E	5+91.25	6+61.93	45.00







ROAD A PLAN - STA 0+00 TO 7+50



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: - DATE: -
DESIGN APPROVAL: -
SITE APPROVAL: -
REVISION DATE: - - - -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

ROAD A PLAN AND PROFILE

MJS Investors

Crest Western Building, 11201 SE 8th St, Bellevue, WA 98004

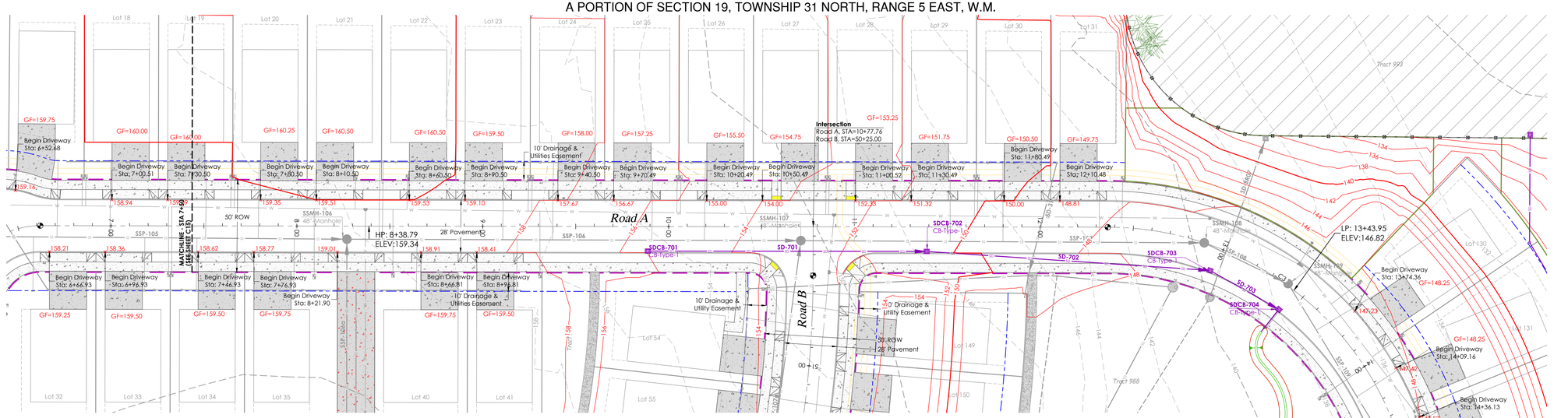
SHEET C15 of C42

24x36

PA24-008

Z:\Mirron Gemmer - Lakewood PRD\Sheets\C15 Road A Plan and Profile.dwg

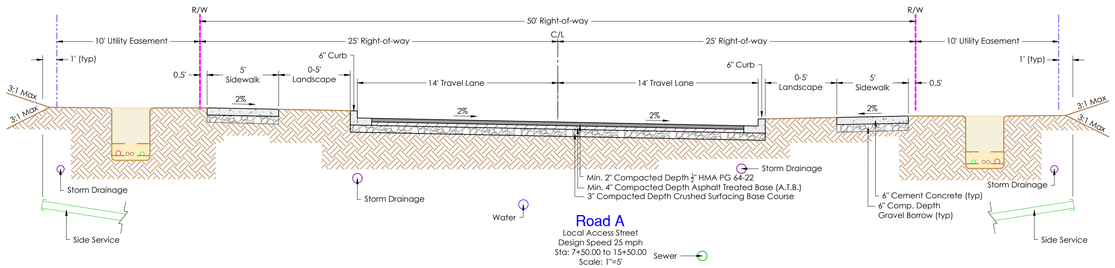
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



ROAD A PLAN - STA 7+50 TO 15+50

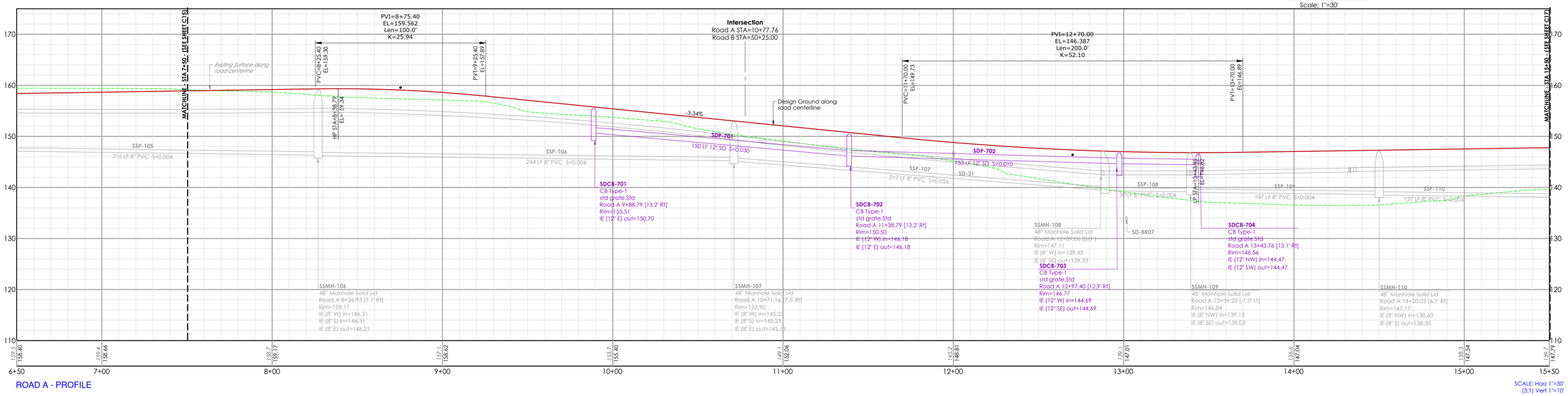
ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C3	14+01.23	165.00	259.18	544° 55' 16"E	12+36.23	14+95.42	165.000



Road A
Local Access Street
Design Speed 25 mph
Sta: 7+50.00 to 15+50.00
Scale: 1"=5'

Scale: 1"=30'



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

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ROAD A PLAN AND PROFILE

SHEET C16 of C42

24x36

PA24-008

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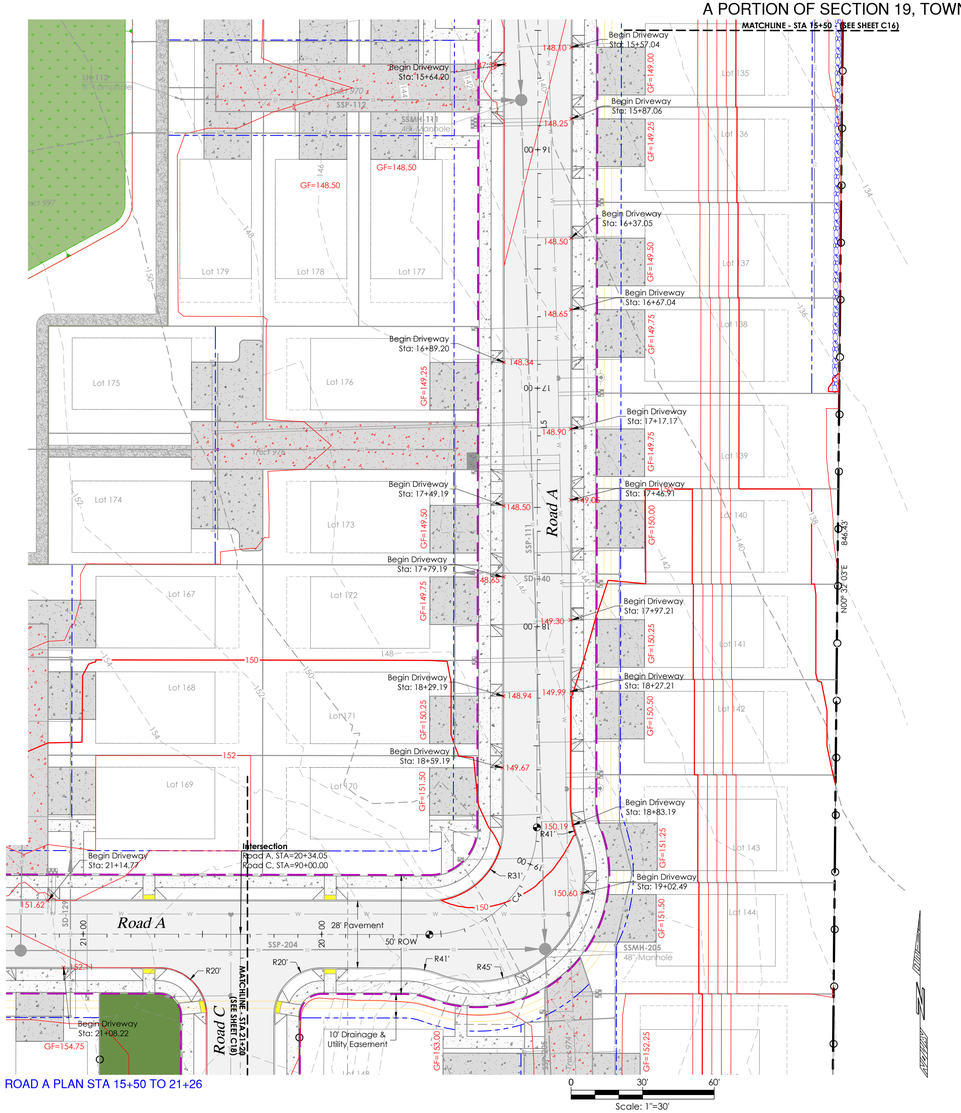
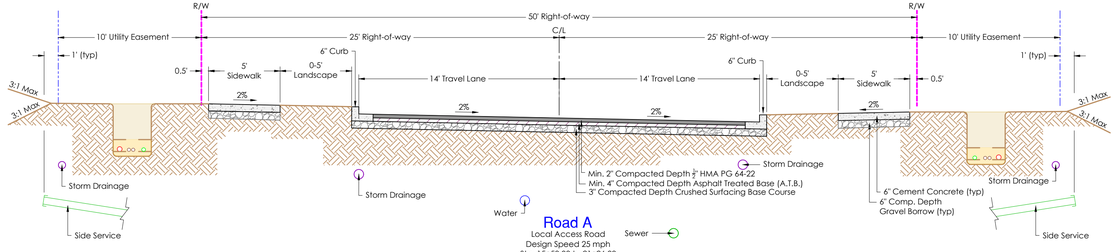


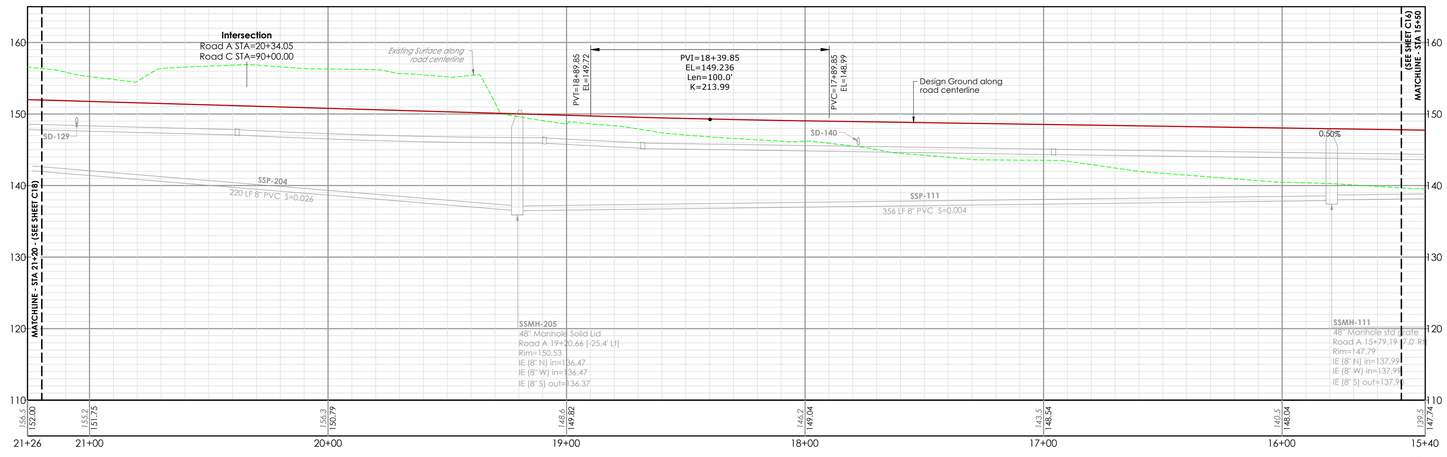
ROAD A PLAN STA 15+50 TO 21+26

ROAD HORIZONTAL LINE TABLE		
Line #	Length	Bearing
L5	388.78	S00°04'44"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C4	19+29.19	45.00	70.69	S45° 04' 44"W	18+84.19	19+54.88	45.000



Road A
Local Access Road
Design Speed 25 mph
Sta: 15+50.00 to 21+26.00
Scale: 1"=5'



ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
PRELIMINARY APPROVAL DATE: - - - - -
SITE APPROVAL: - - - - -
REVISION DATE: - - - - -
LDA APPROVAL: - - - - -
AS-BUILT: - - - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
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ROAD A PLAN AND PROFILE

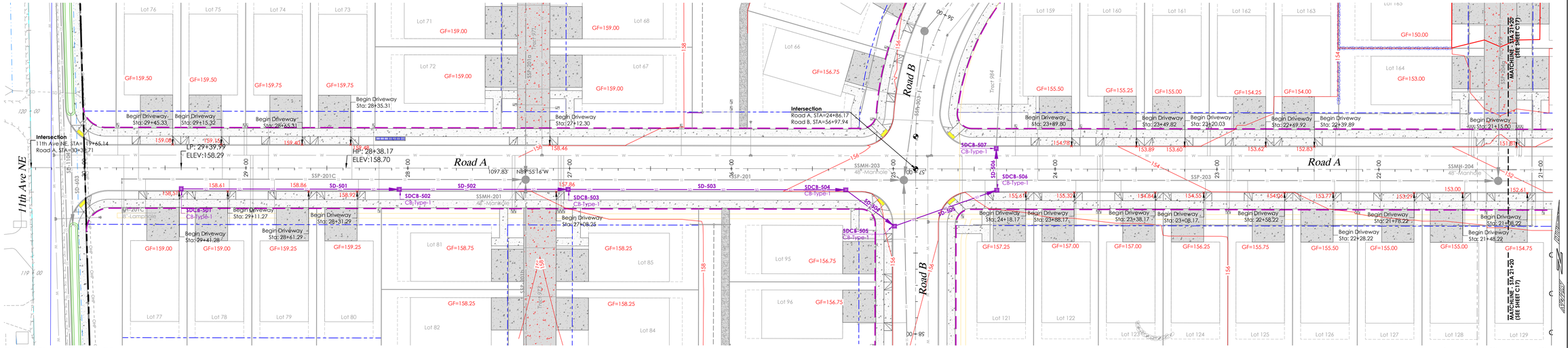
SHEET C17 of C42

24x36

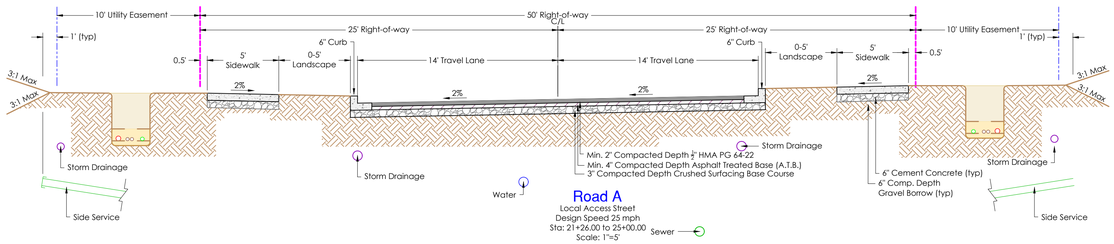
PA24-008

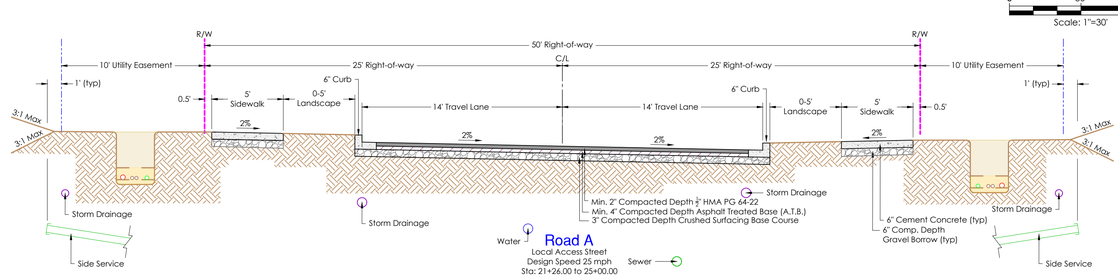
7/18/2024 3:19 PM

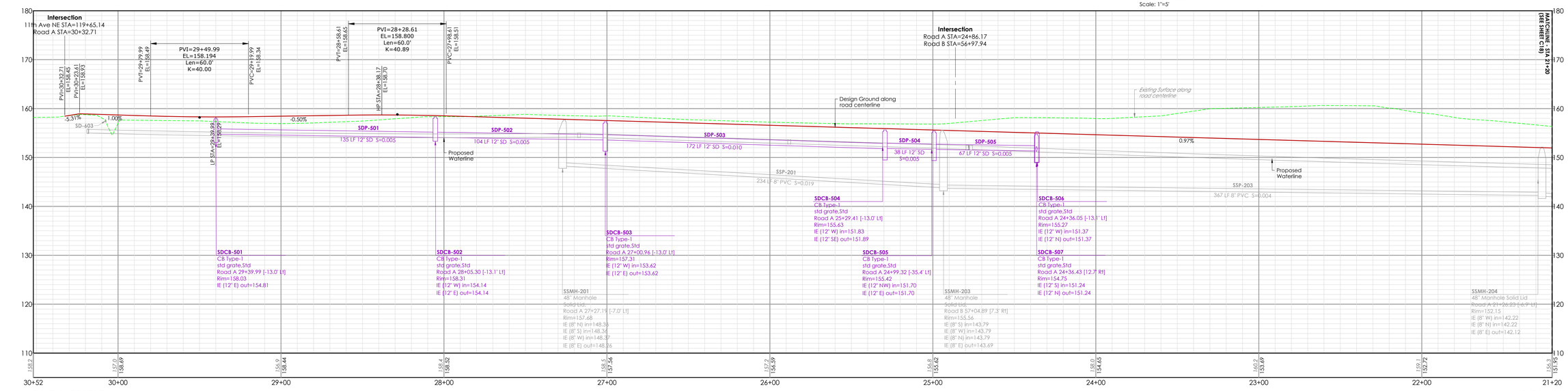
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



ROAD A PLAN STA 21+26 TO 30+00







ROAD A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — 57726 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
CONSTRUCTION DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

ROAD A PLAN AND PROFILE

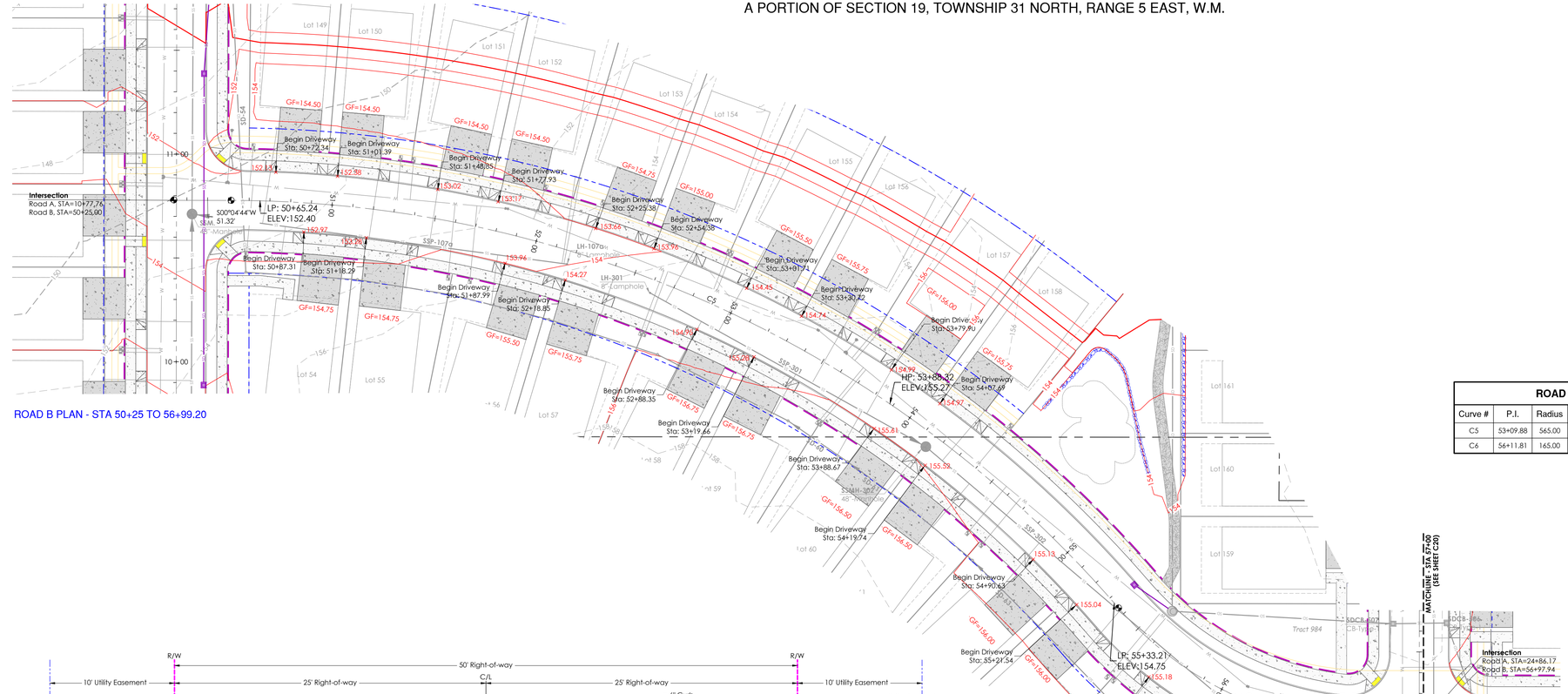
SHEET C18 of C42

24x36

PA24-008

7/18/2024 3:20 PM

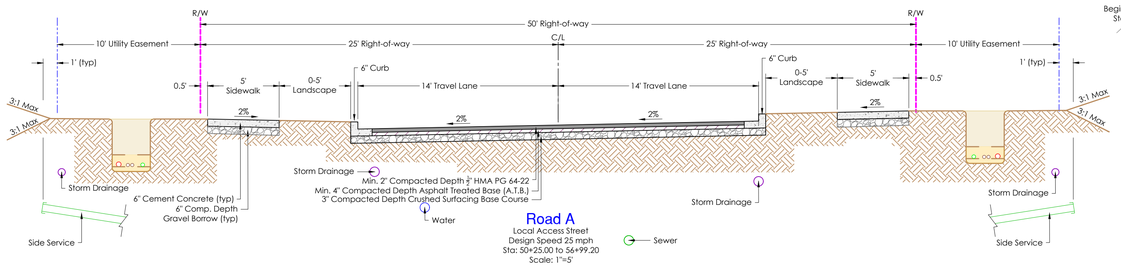
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



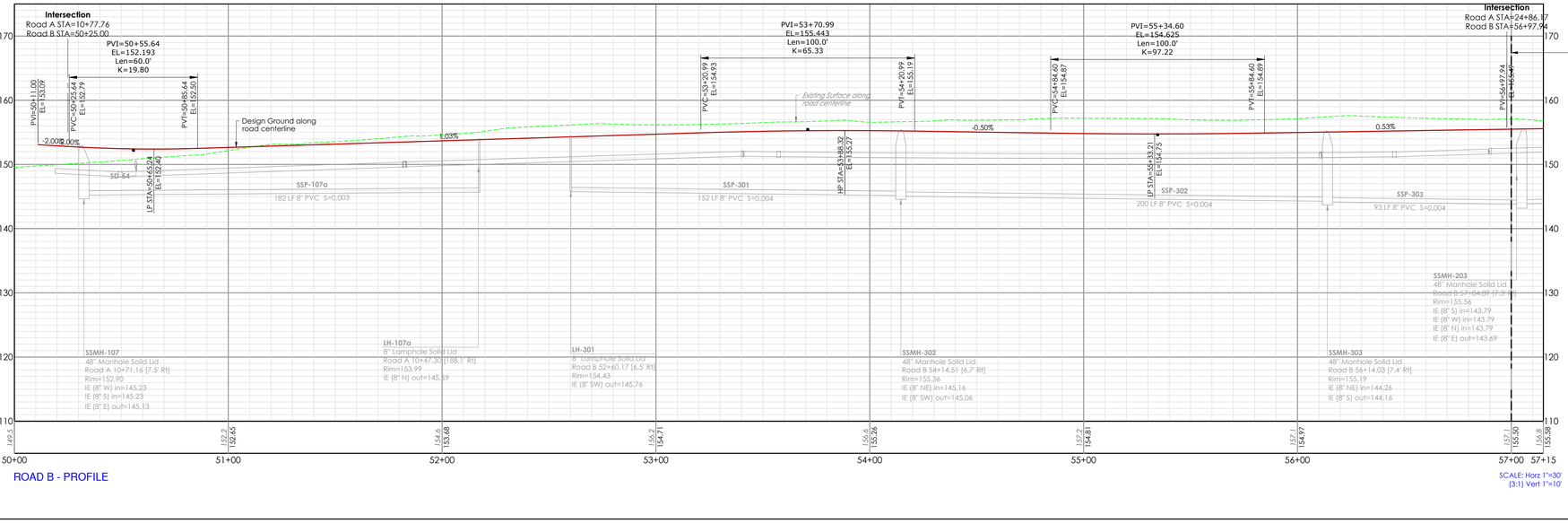
ROAD B PLAN - STA 50+25 TO 56+99.20

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C5	53+09.88	565.00	484.98	524° 40' 10"W	50+51.32	55+36.30	258.564
C6	56+11.81	165.00	141.63	524° 40' 10"W	55+36.30	56+77.93	75.510



Road A
Local Access Street
Design Speed 25 mph
Sta: 50+25.00 to 56+99.20
Scale: 1"=5'



ROAD B - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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_____
DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

07 / 18 / 2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: *Myron*
DESIGN APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
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ROAD B PLAN AND PROFILE

SHEET C19 of C42

24x36

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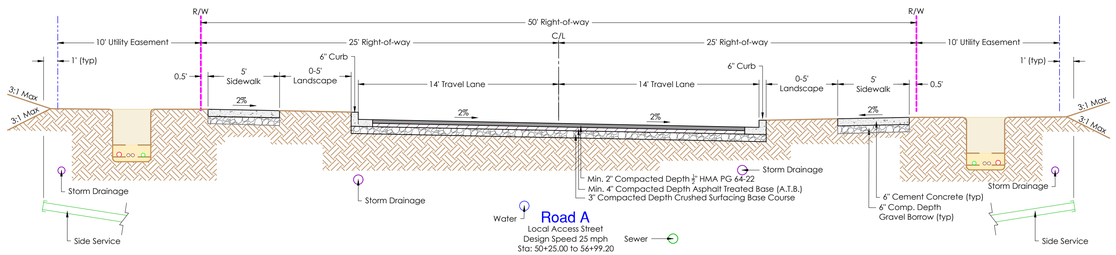
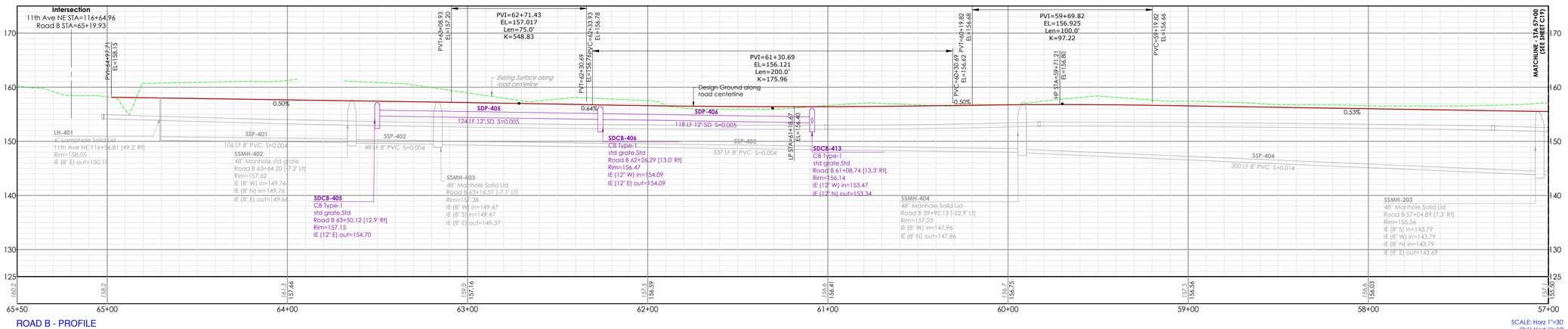


ROAD B PLAN AND PROFILE



ROAD B - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C7	59+98.07	45.00	70.69	545° 04' 44.43"W	59+53.07	60+23.76	45.000

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DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
21577
REGISTERED
PROFESSIONAL ENGINEER
07 / 18 / 2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
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ROAD B PLAN AND PROFILE

SHEET C20 of C42

24x36

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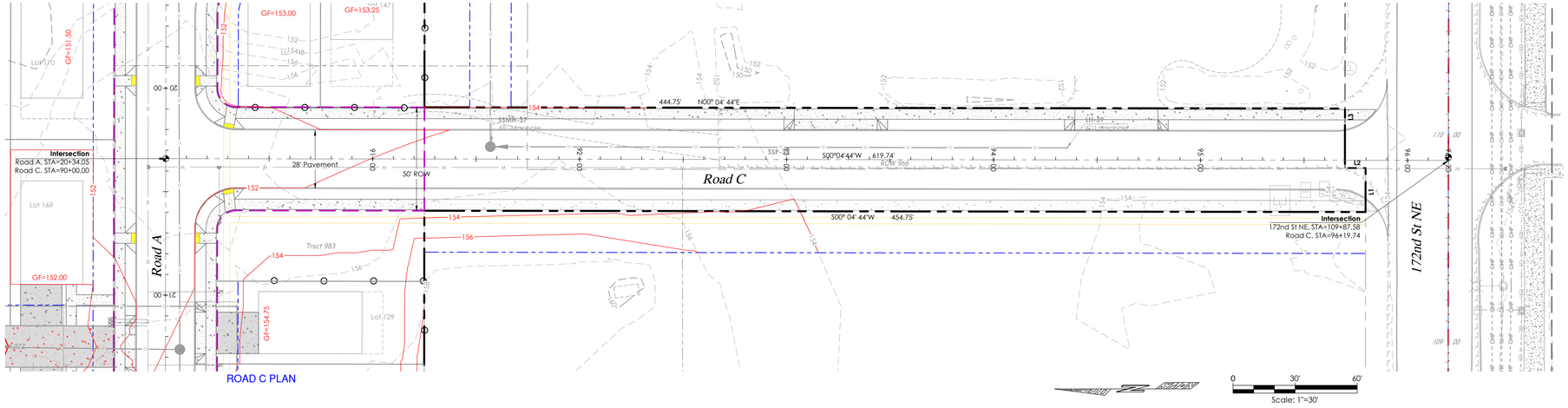
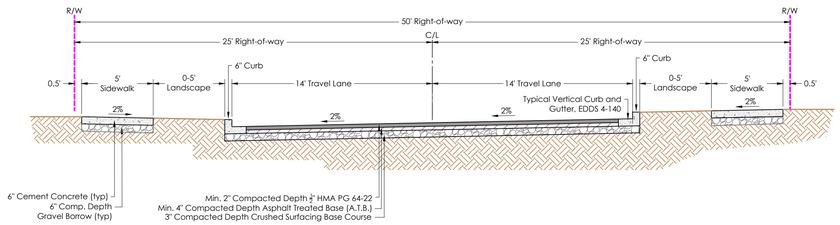
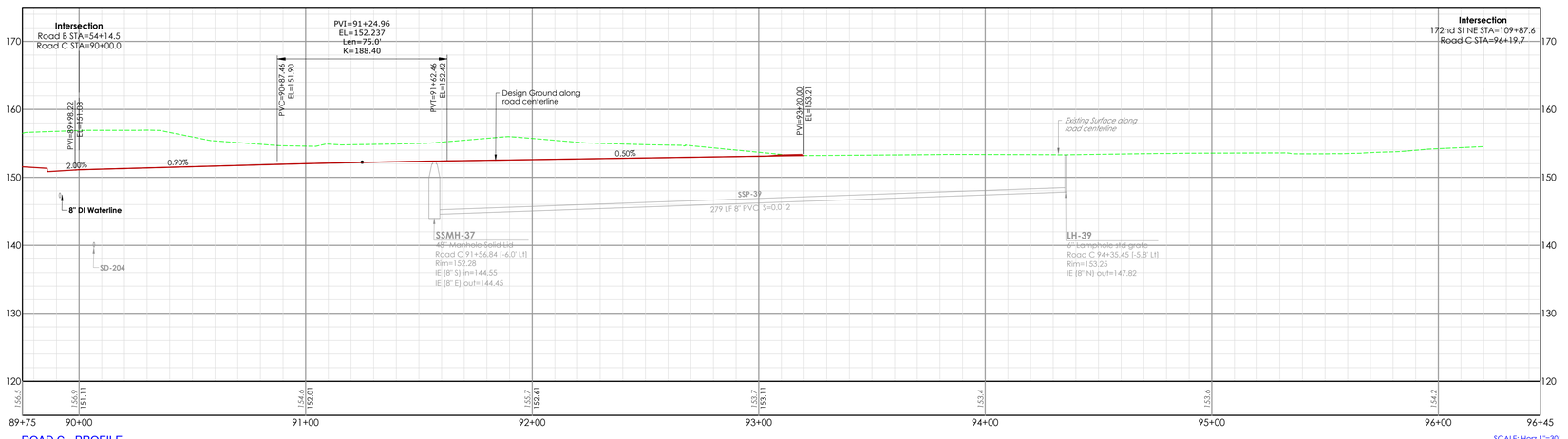


ROAD C PLAN



Roads C

Local Access Road
Design Speed 25 mph
Sta: 90+00 to 96+19.74
Scale: 1"=5'



ROAD C - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21572
REGISTERED PROFESSIONAL ENGINEER

07 / 18 / 2024

PROJECT LEAD: *Merle*
CHECKED BY: -
DRAWN BY: *Tyler*
DPW APPROVAL DATE: -
SITE APPROVAL: - - - - -
REVISION DATE: - - - - -
LDA APPROVAL: - - - - -
AS-BUILT: - - - - -

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ROAD C PLAN AND PROFILE

SHEET
C21 of C42

24x36

PA24-008

811
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7/18/2024 3:23 PM

7/18/2024 3:24 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 1	Road A	Elev. = 0.000 Sta = 0+94.1
Lot 2	Road A	Elev. = 158.969 Sta = 1+24.3
Lot 3	Road A	Elev. = 158.715 Sta = 1+75.4
Lot 4	Road A	Elev. = 158.569 Sta = 2+04.8
Lot 5	Road A	Elev. = 158.330 Sta = 2+52.9
Lot 6	Road A	Elev. = 158.172 Sta = 2+84.8
Lot 7	Road A	Elev. = 158.218 Sta = 4+63.9
Lot 8	Road A	Elev. = 158.371 Sta = 4+93.5
Lot 9	Road A	Elev. = 158.630 Sta = 5+43.6
Lot 10	Road A	Elev. = 158.790 Sta = 5+74.7
Lot 11	Road A	Elev. = 159.153 Sta = 6+07.4
Lot 12	Road A	Elev. = 160.276 Sta = 6+07.5
Lot 13	Road A	Elev. = 160.186 Sta = 6+11.0
Lot 14	Road A	Elev. = 159.889 Sta = 6+17.8
Lot 15	Road A	Elev. = 159.692 Sta = 6+25.1
Lot 16	Road A	Elev. = 159.356 Sta = 6+43.8
Lot 17	Road A	Elev. = 159.280 Sta = 6+58.9
Lot 18	Road A	Elev. = 159.497 Sta = 7+11.6
Lot 19	Road A	Elev. = 159.644 Sta = 7+40.1
Lot 20	Road A	Elev. = 159.908 Sta = 7+91.3

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 21	Road A	Elev. = 160.069 Sta = 8+22.4
Lot 22	Road A	Elev. = 159.888 Sta = 8+73.2
Lot 23	Road A	Elev. = 159.357 Sta = 9+01.6
Lot 24	Road A	Elev. = 157.821 Sta = 9+50.9
Lot 25	Road A	Elev. = 156.776 Sta = 9+82.2
Lot 26	Road A	Elev. = 155.160 Sta = 10+30.6
Lot 27	Road A	Elev. = 154.116 Sta = 10+61.9
Lot 28	Road A	Elev. = 152.432 Sta = 11+12.3
Lot 29	Road A	Elev. = 151.426 Sta = 11+42.4
Lot 30	Road A	Elev. = 149.819 Sta = 11+92.0
Lot 31	Road A	Elev. = 149.056 Sta = 12+20.9
Lot 32	Road A	Elev. = 158.765 Sta = 6+78.3
Lot 33	Road A	Elev. = 158.927 Sta = 7+09.8
Lot 34	Road A	Elev. = 159.175 Sta = 7+57.9
Lot 35	Road A	Elev. = 159.326 Sta = 7+87.1
Lot 36	Road A	Elev. = 157.761 Sta = 8+21.9
Lot 37	Road A	Elev. = 157.207 Sta = 8+21.8
Lot 38	Road A	Elev. = 157.191 Sta = 8+43.1
Lot 39	Road A	Elev. = 157.772 Sta = 8+41.9
Lot 40	Road A	Elev. = 159.270 Sta = 8+77.4

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 41	Road A	Elev. = 158.630 Sta = 9+08.9
Lot 42	Road A	Elev. = 157.821 Sta = 4+95.5
Lot 43	Road A	Elev. = 157.668 Sta = 4+65.8
Lot 44	Road A	Elev. = 157.409 Sta = 4+15.5
Lot 45	Road A	Elev. = 156.781 Sta = 3+85.7
Lot 46	Road A	Elev. = 158.561 Sta = 0+93.8
Lot 47	Road A	Elev. = 158.417 Sta = 1+22.7
Lot 48	Road A	Elev. = 158.158 Sta = 1+75.0
Lot 49	Road A	Elev. = 158.002 Sta = 2+06.2
Lot 50	Road A	Elev. = 157.766 Sta = 2+53.9
Lot 51	Road A	Elev. = 157.610 Sta = 2+85.2
Lot 52	Road A	Elev. = 156.787 Sta = 3+23.8
Lot 53	Road A	Elev. = 156.672 Sta = 3+35.4
Lot 54	Road B	Elev. = 153.410 Sta = 50+98.1
Lot 55	Road B	Elev. = 153.726 Sta = 51+28.8
Lot 56	Road B	Elev. = 154.455 Sta = 51+99.5
Lot 57	Road B	Elev. = 154.771 Sta = 52+30.2
Lot 58	Road B	Elev. = 155.474 Sta = 52+98.4
Lot 59	Road B	Elev. = 155.798 Sta = 53+30.5
Lot 60	Road B	Elev. = 156.046 Sta = 53+98.7

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 61	Road B	Elev. = 155.927 Sta = 54+30.1
Lot 62	Road B	Elev. = 155.592 Sta = 54+99.4
Lot 63	Road B	Elev. = 155.533 Sta = 55+31.3
Lot 64	Road B	Elev. = 155.638 Sta = 55+78.2
Lot 65	Road B	Elev. = 155.781 Sta = 56+05.7
Lot 66	Road B	Elev. = 155.969 Sta = 56+45.3
Lot 67	Road A	Elev. = 158.781 Sta = 27+12.3
Lot 68	Road A	Elev. = 158.630 Sta = 27+12.3
Lot 69	Road A	Elev. = 158.431 Sta = 27+12.3
Lot 70	Road A	Elev. = 158.436 Sta = 27+32.3
Lot 71	Road A	Elev. = 158.623 Sta = 27+32.3
Lot 72	Road A	Elev. = 158.784 Sta = 27+32.3
Lot 73	Road A	Elev. = 159.476 Sta = 28+44.7
Lot 74	Road A	Elev. = 159.351 Sta = 28+74.4
Lot 75	Road A	Elev. = 159.103 Sta = 29+24.7
Lot 76	Road A	Elev. = 159.102 Sta = 29+55.0
Lot 77	Road A	Elev. = 158.526 Sta = 29+49.8
Lot 78	Road A	Elev. = 158.558 Sta = 29+21.2
Lot 79	Road A	Elev. = 158.805 Sta = 28+71.7
Lot 80	Road A	Elev. = 158.920 Sta = 28+40.8

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 81	Road A	Elev. = 158.168 Sta = 27+28.3
Lot 82	Road A	Elev. = 158.014 Sta = 27+28.3
Lot 83	Road A	Elev. = 157.835 Sta = 27+08.3
Lot 84	Road B	Elev. = 158.023 Sta = 62+00.9
Lot 85	Road B	Elev. = 158.174 Sta = 57+57.8
Lot 86	Road B	Elev. = 158.322 Sta = 63+74.2
Lot 87	Road B	Elev. = 158.589 Sta = 63+74.2
Lot 88	Road B	Elev. = 158.763 Sta = 63+74.2
Lot 89	Road B	Elev. = 158.763 Sta = 63+54.2
Lot 90	Road B	Elev. = 158.583 Sta = 63+54.2
Lot 91	Road B	Elev. = 158.320 Sta = 63+54.2
Lot 92	Road B	Elev. = 157.027 Sta = 62+38.5
Lot 93	Road B	Elev. = 156.850 Sta = 62+08.4
Lot 94	Road B	Elev. = 156.663 Sta = 61+56.8
Lot 95	Road B	Elev. = 155.997 Sta = 57+52.5
Lot 96	Road B	Elev. = 156.151 Sta = 57+81.7
Lot 97	Road B	Elev. = 156.420 Sta = 58+32.5
Lot 98	Road B	Elev. = 156.589 Sta = 58+64.7
Lot 99	Road B	Elev. = 156.845 Sta = 59+13.0
Lot 100	Road B	Elev. = 156.982 Sta = 59+45.3

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 101	Road B	Elev. = 158.570 Sta = 64+25.9
Lot 102	Road B	Elev. = 158.414 Sta = 63+94.8
Lot 103	Road B	Elev. = 158.122 Sta = 63+36.3
Lot 104	Road B	Elev. = 158.598 Sta = 63+21.1
Lot 105	Road B	Elev. = 158.745 Sta = 63+12.8
Lot 106	Road B	Elev. = 157.782 Sta = 62+71.0
Lot 107	Road B	Elev. = 157.601 Sta = 62+40.7
Lot 108	Road B	Elev. = 157.323 Sta = 61+89.2
Lot 109	Road B	Elev. = 157.330 Sta = 61+60.1
Lot 110	Road B	Elev. = 157.183 Sta = 61+11.0
Lot 111	Road B	Elev. = 157.225 Sta = 60+79.2
Lot 112	Road B	Elev. = 156.964 Sta = 60+29.3
Lot 113	Road B	Elev. = 157.267 Sta = 60+08.2
Lot 114	Road B	Elev. = 158.308 Sta = 60+02.5
Lot 115	Road B	Elev. = 158.229 Sta = 59+97.1
Lot 116	Road B	Elev. = 157.392 Sta = 59+80.5
Lot 117	Road B	Elev. = 157.290 Sta = 59+62.0
Lot 118	Road B	Elev. = 157.369 Sta = 59+06.2
Lot 119	Road B	Elev. = 157.174 Sta = 58+69.4
Lot 120	Road B	Elev. = 157.003 Sta = 58+37.0

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 121	Road A	Elev. = 155.716 Sta = 24+29.1
Lot 122	Road A	Elev. = 155.414 Sta = 23+97.9
Lot 123	Road A	Elev. = 154.928 Sta = 23+47.6
Lot 124	Road A	Elev. = 154.627 Sta = 23+16.6
Lot 125	Road A	Elev. = 154.159 Sta = 22+68.1
Lot 126	Road A	Elev. = 153.843 Sta = 22+35.5
Lot 127	Road A	Elev. = 153.389 Sta = 21+88.6
Lot 128	Road A	Elev. = 153.078 Sta = 21+56.4
Lot 129	Road A	Elev. = 152.710 Sta = 21+18.3
Lot 130	Road A	Elev. = 147.728 Sta = 13+82.1
Lot 131	Road A	Elev. = 147.902 Sta = 14+17.0
Lot 132	Road A	Elev. = 148.043 Sta = 14+45.1
Lot 133	Road A	Elev. = 148.256 Sta = 14+87.8
Lot 134	Road A	Elev. = 148.405 Sta = 15+17.7
Lot 135	Road A	Elev. = 148.644 Sta = 15+65.4
Lot 136	Road A	Elev. = 148.786 Sta = 15+93.8
Lot 137	Road A	Elev. = 149.050 Sta = 16+46.5
Lot 138	Road A	Elev. = 148.705 Sta = 16+77.7
Lot 139	Road A	Elev. = 149.453 Sta = 17+27.2
Lot 140	Road A	Elev. = 149.101 Sta = 17+56.8

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 141	Road A	Elev. = 149.854 Sta = 18+06.2
Lot 142	Road A	Elev. = 150.067 Sta = 18+38.9
Lot 143	Road A	Elev. = 150.606 Sta = 18+90.7
Lot 144	Road A	Elev. = 150.916 Sta = 19+07.6
Lot 145	Road A	Elev. = 151.692 Sta = 19+28.7
Lot 146	Road A	Elev. = 151.890 Sta = 19+34.8
Lot 147	Road A	Elev. = 151.886 Sta = 19+40.2
Lot 148	Road A	Elev. = 151.691 Sta = 19+35.2
Lot 149	Road B	Elev. = 152.692 Sta = 50+82.4
Lot 150	Road B	Elev. = 153.007 Sta = 51+13.3
Lot 151	Road B	Elev. = 153.480 Sta = 51+59.3
Lot 152	Road B	Elev. = 153.782 Sta = 51+88.6
Lot 153	Road B	Elev. = 154.264 Sta = 52+35.3
Lot 154	Road B	Elev. = 154.560 Sta = 52+64.0
Lot 155	Road B	Elev. = 155.060 Sta = 53+12.5
Lot 156	Road B	Elev. = 155.328 Sta = 53+41.7
Lot 157	Road B	Elev. = 155.494 Sta = 53+88.5
Lot 158	Road B	Elev. = 155.437 Sta = 54+15.6
Lot 159	Road A	Elev. = 154.864 Sta = 23+98.9
Lot 160	Road A	Elev. = 154.477 Sta = 23+58.9

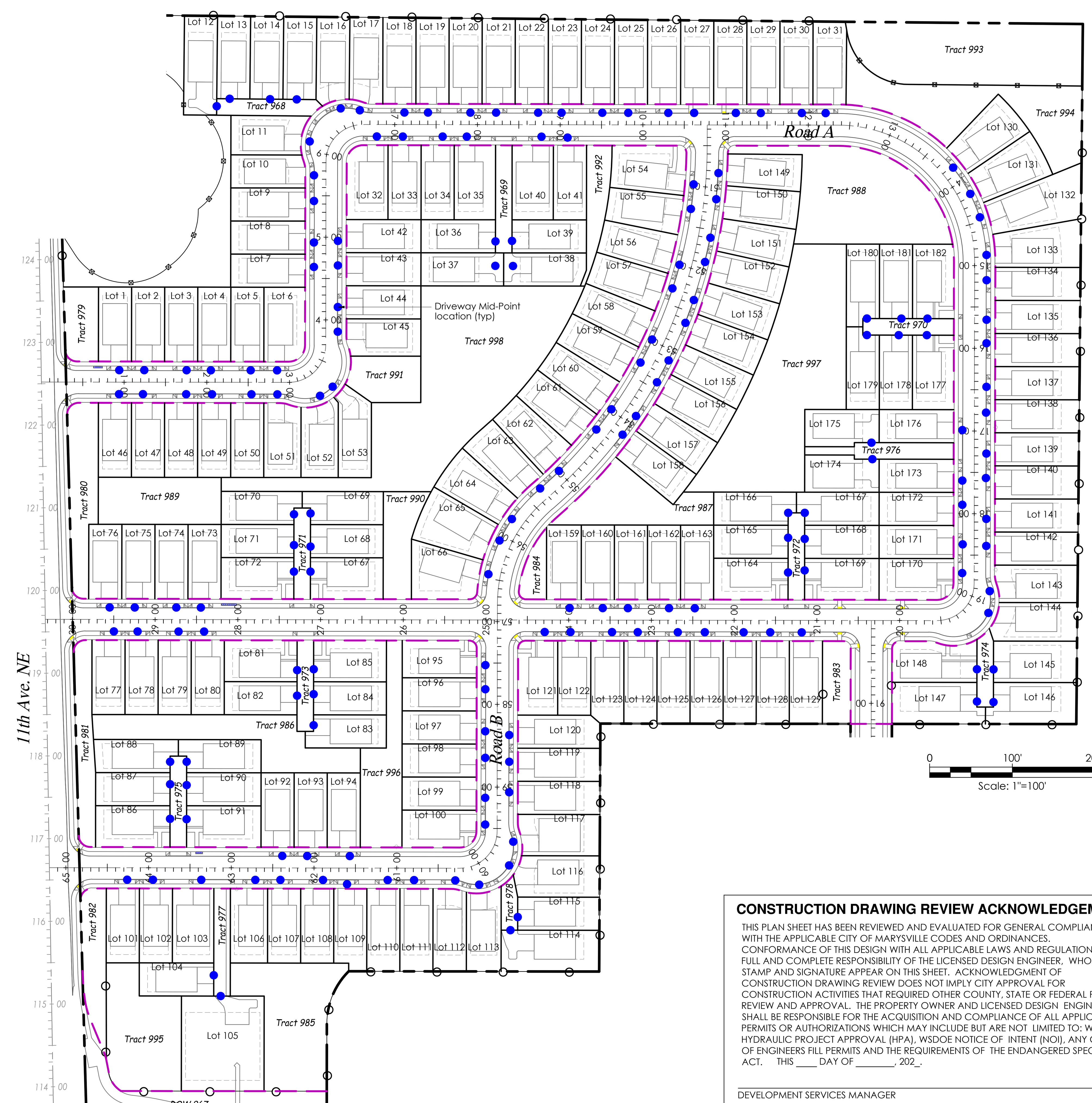
DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 161	Road A	Elev. = 154.183 Sta = 23+28.5
Lot 162	Road A	Elev. = 153.702 Sta = 22+78.8
Lot 163	Road A	Elev. = 153.400 Sta = 22+47.6
Lot 164	Road A	Elev. = 151.046 Sta = 21+34.9
Lot 165	Road A	Elev. = 149.072 Sta = 21+34.9
Lot 166	Road A	Elev. = 147.659 Sta = 21+34.9
Lot 167	Road A	Elev. = 147.659 Sta = 21+14.9
Lot 168	Road A	Elev. = 149.139 Sta = 21+14.9
Lot 169	Road A	Elev. = 150.924 Sta = 21+14.9
Lot 170	Road A	Elev. = 149.772 Sta = 18+71.8
Lot 171	Road A	Elev. = 148.994 Sta = 18+37.0
Lot 172	Road A	Elev. = 149.203 Sta = 17+89.2
Lot 173	Road A	Elev. = 149.056 Sta = 17+59.9
Lot 174	Road A	Elev. = 147.556 Sta = 17+34.2
Lot 175	Road A	Elev. = 147.535 Sta = 17+14.3
Lot 176	Road A	Elev. = 148.751 Sta = 16+98.9
Lot 177	Road A	Elev. = 148.323 Sta = 15+84.2
Lot 178	Road A	Elev. = 148.114 Sta = 15+84.2
Lot 179	Road A	Elev. = 147.876 Sta = 15+84.2
Lot 180	Road A	Elev. = 147.877 Sta = 15+64.2

DRIVEWAYTABLE

Driveway	Alignment	Driveway Mid-Point
Lot 181	Road A	Elev. = 148.134 Sta = 15+64.2
Lot 182	Road A	Elev. = 148.328 Sta = 15+64.2

NOTE: Marked Point references individual Lot Driveway Mid-Point. The Tables provided describe the Station and Elevation of each Driveway Mid-Point.



DRIVEWAY ENTRANCE PLAN

Know what's **below**. **Call** before you dig.

Z:\Myron Gemmer - Lakewood PRD\Sheets\C22 Driveway Entrance Plan.dwg

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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TYLER S. FOSTER
STATE OF WASHINGTON
53726
REGISTERED
PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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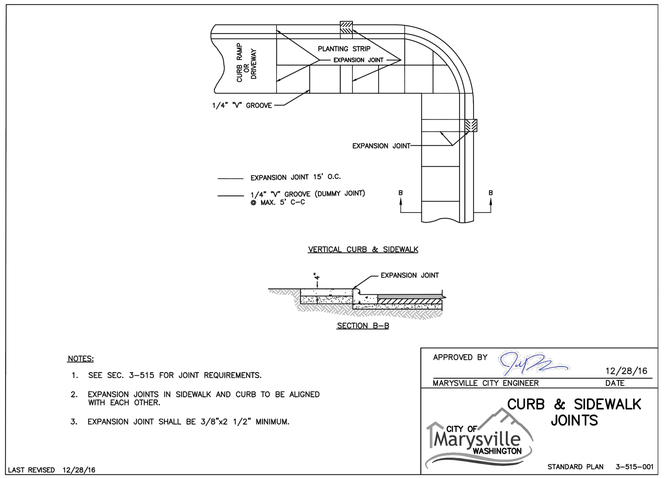
DRIVEWAY ENTRANCE PLAN

SHEET C22 of C42

24x36

PA24-008



NOTES:

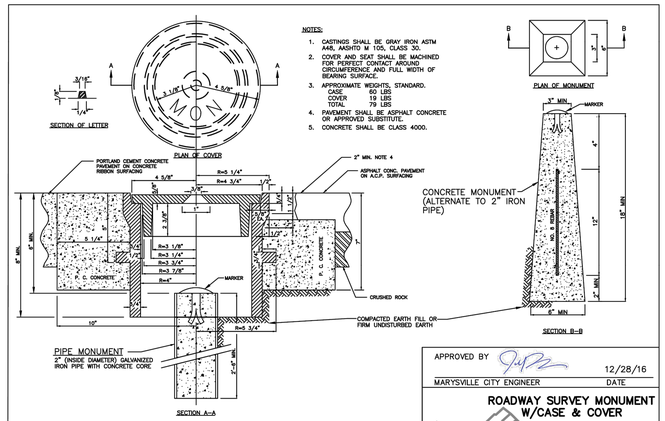
1. SEE SEC. 3-515 FOR JOINT REQUIREMENTS.
2. EXPANSION JOINTS IN SIDEWALK AND CURB TO BE ALIGNED WITH EACH OTHER.
3. EXPANSION JOINT SHALL BE 3/8"x2 1/2" MINIMUM.

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & SIDEWALK JOINTS

LAST REVISED 12/28/16 STANDARD PLAN 3-515-001

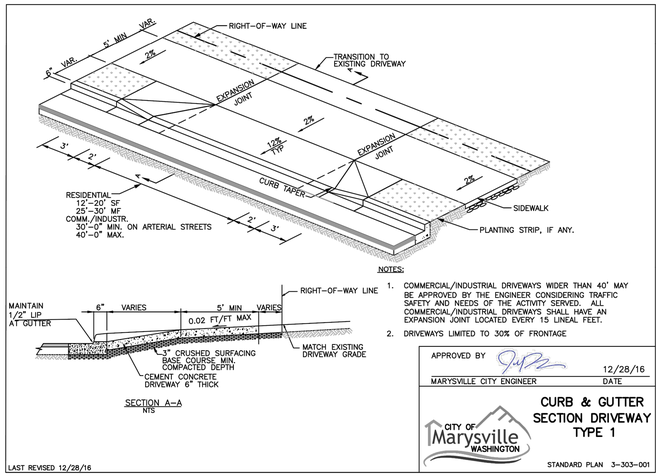


APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

ROADWAY SURVEY MONUMENT W/CASE & COVER

LAST REVISED 12/28/16 STANDARD PLAN 3-507-001



NOTES:

1. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 40' MAY BE APPROVED BY THE ENGINEER CONSIDERING TRAFFIC SAFETY AND NEEDS OF THE ACTIVITY SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE AN EXPANSION JOINT LOCATED EVERY 15 LINEAL FEET.
2. DRIVEWAYS LIMITED TO 30% OF FRONTAGE

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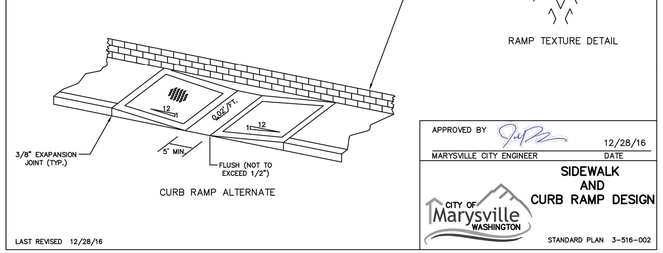
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & GUTTER SECTION DRIVEWAY TYPE 1

LAST REVISED 12/28/16 STANDARD PLAN 3-303-001



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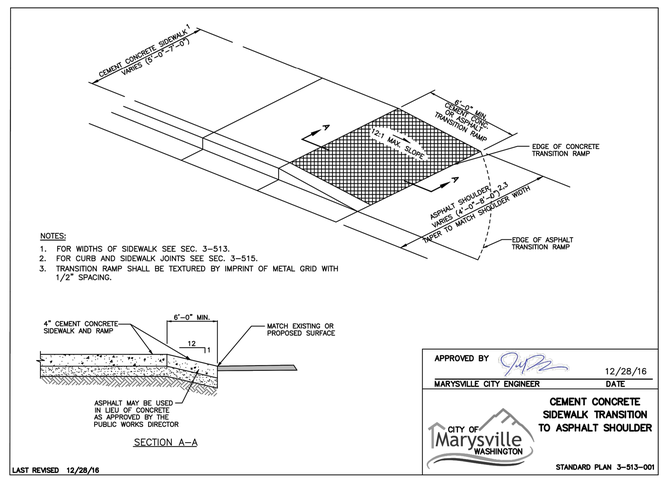
SIDEWALK AND CURB RAMP DESIGN

LAST REVISED 12/28/16 STANDARD PLAN 3-516-002



NOTES:

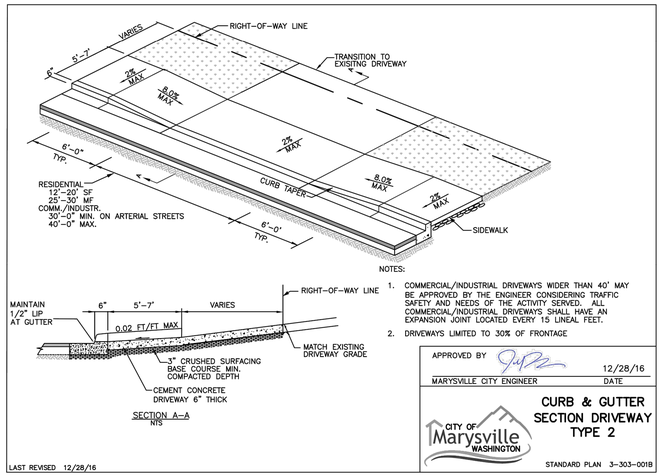
1. FOR WIDTHS OF SIDEWALK SEE SEC. 3-513.
2. FOR CURB AND SIDEWALK JOINTS SEE SEC. 3-515.
3. TRANSITION RAMP SHALL BE TEXTURED BY IMPRINT OF METAL GRID WITH 1/2" SPACING.

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER

LAST REVISED 12/28/16 STANDARD PLAN 3-513-001



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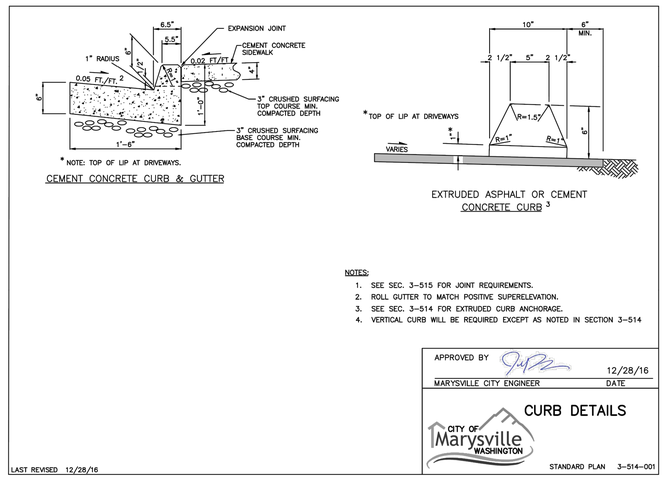
2. DRIVEWAYS LIMITED TO 30% OF FRONTAGE

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB & GUTTER SECTION DRIVEWAY TYPE 2

LAST REVISED 12/28/16 STANDARD PLAN 3-303-001B



NOTES:

1. SEE SEC. 3-515 FOR JOINT REQUIREMENTS.
2. ROLL GUTTER TO MATCH POSITIVE SUPERELEVATION.
3. SEE SEC. 3-514 FOR EXTRUDED CURB ANCHORAGE.
4. VERTICAL CURB WILL BE REQUIRED EXCEPT AS NOTED IN SECTION 3-514

APPROVED BY _____ 12/28/16
MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

CURB DETAILS

LAST REVISED 12/28/16 STANDARD PLAN 3-514-001

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_____
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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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ROAD DETAILS

SHEET C23 of C42

24x36

PA24-008

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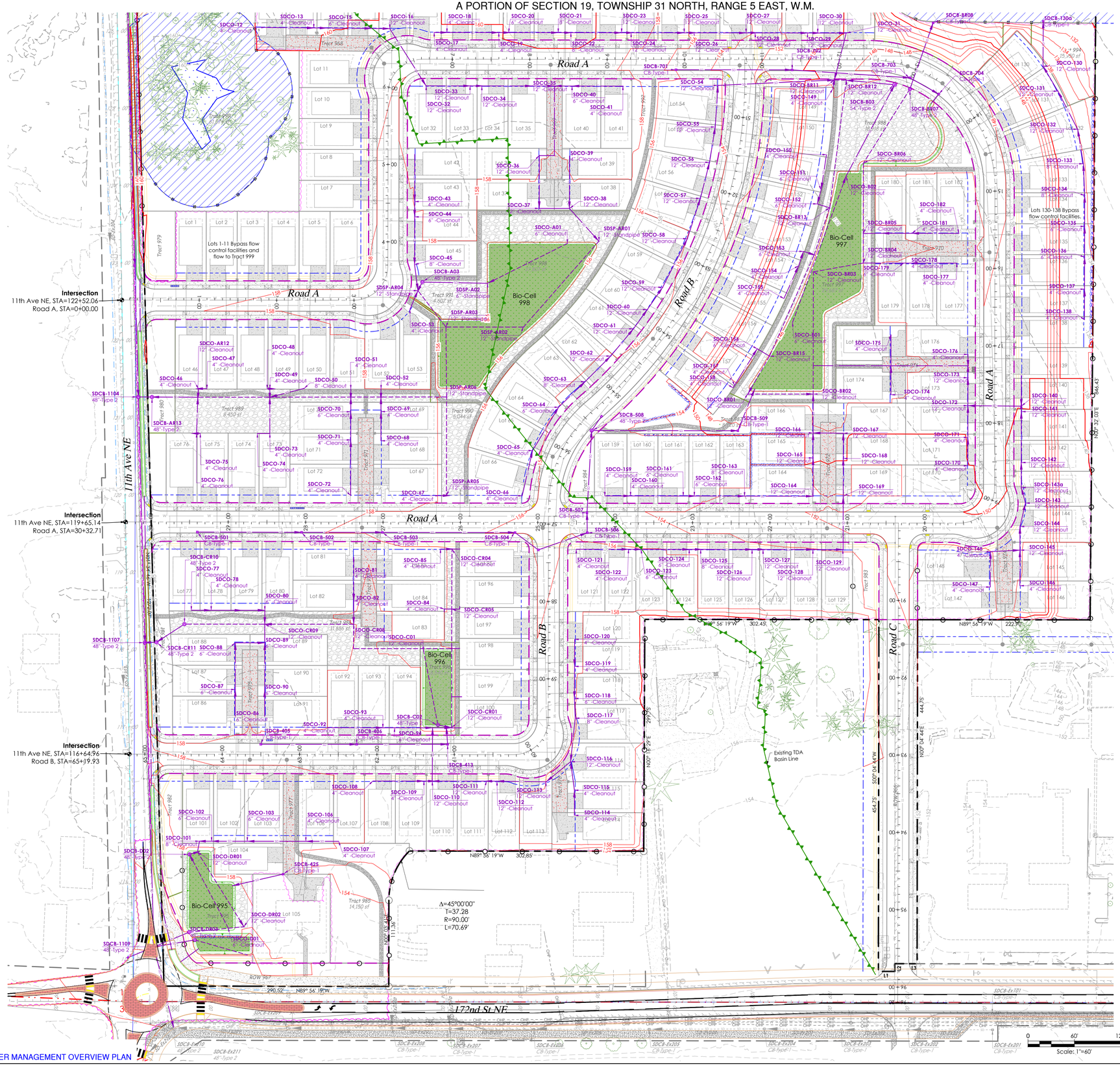

STORMWATER FACILITIES DATA

	Req'd Area	Proposed Area	Gravel Bed Area	Gravel Bed Depth
Cell 998	15,500 sf	16,938 sf	50,262 sf	2 lf
Cell 997	14,640 sf	14,859 sf	36,548 sf	9 lf
Cell 996	2,900 sf	3,132 sf	17,870 sf	4 lf
Cell 995	3,360 sf	4,186 sf	6,080 sf	3 lf

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STORMWATER MANAGEMENT OVERVIEW PLAN

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TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

07 / 18 / 2024

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CHECKED BY: *Tyler*
DRAWN BY: -
DESIGN APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
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STORMWATER MANAGEMENT OVERVIEW PLAN

SHEET C24 of C42

24x36

PA24-008

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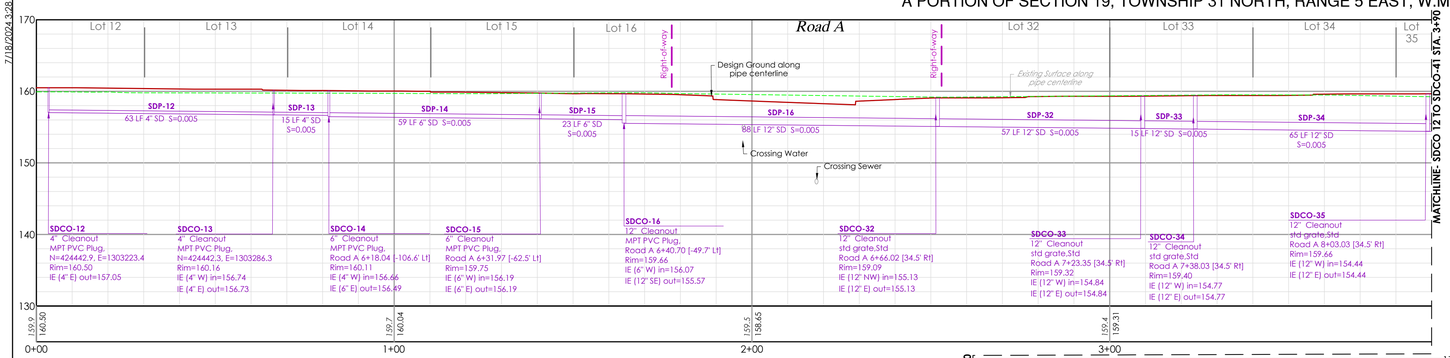
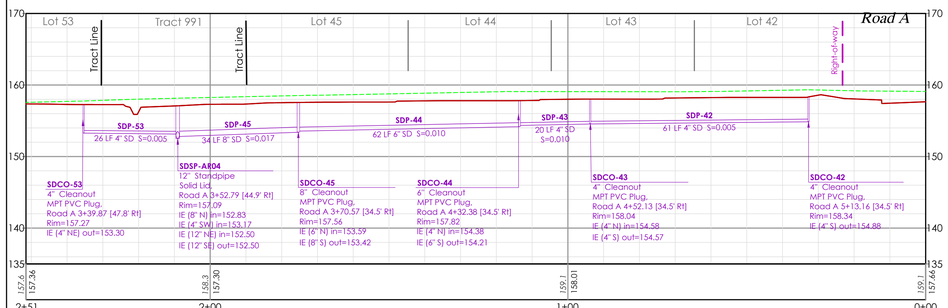
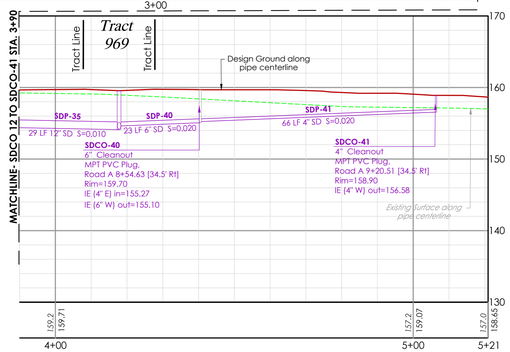
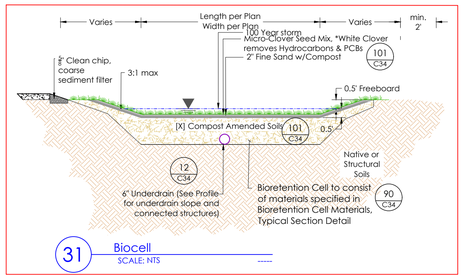


SDCO-12 to SDCO-41 - PROFILE

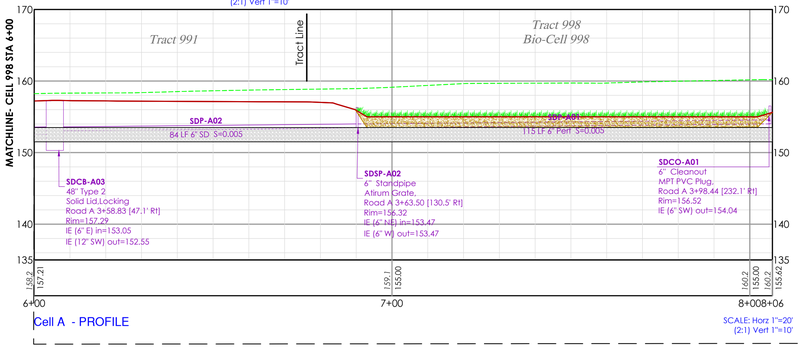


SDCO-42 to 53 - PROFILE



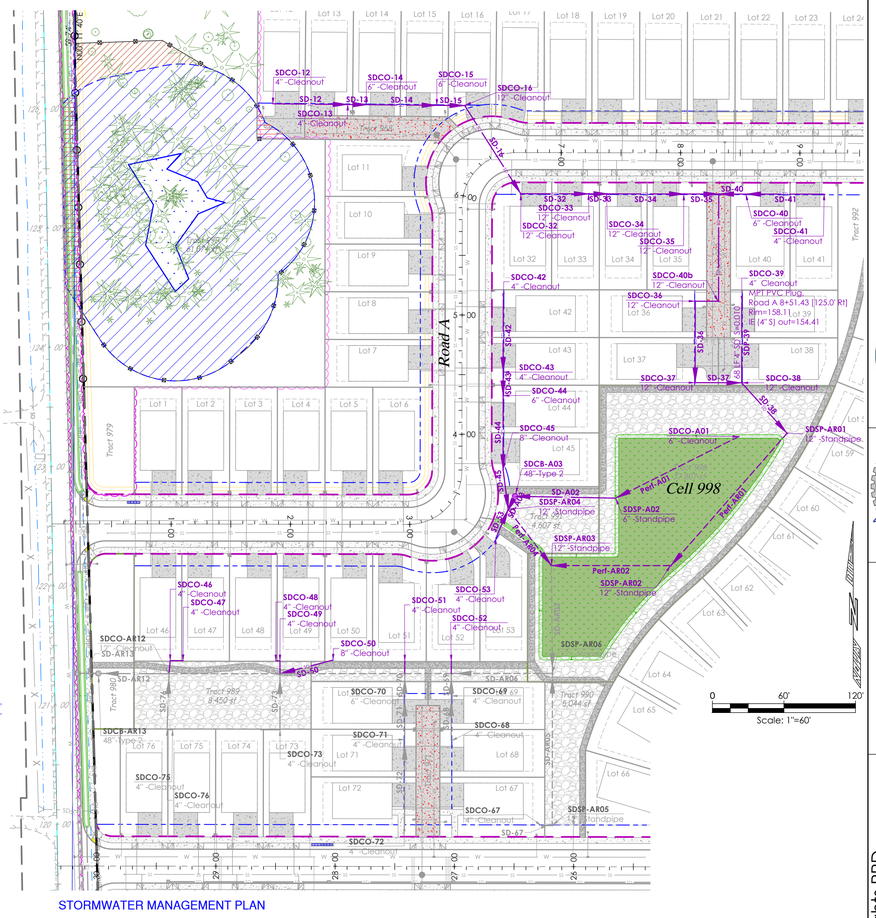


31 Biocell
SCALE: NTS

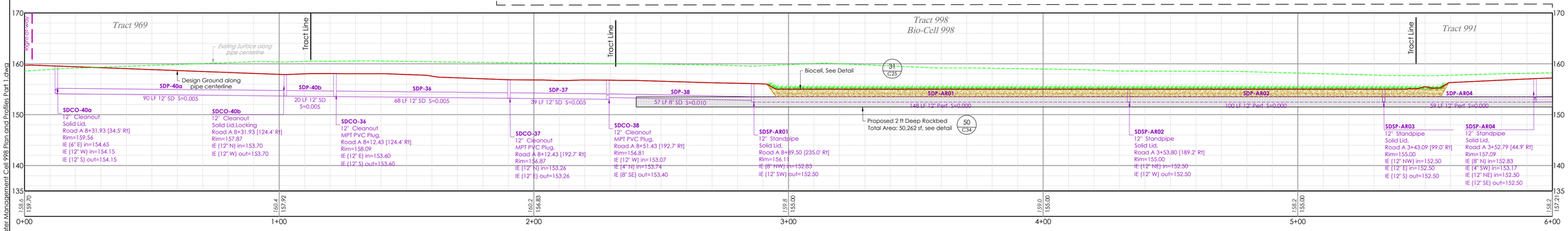


Cell A - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN



Cell A - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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STATE OF WASHINGTON
21737
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

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REVISION DATE: - - -
LDA APPROVAL: - - -
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STORMWATER MANAGEMENT CELL 998 PLAN AND PROFILES PART 1

SHEET C25 of C42
24x36
PA24-008

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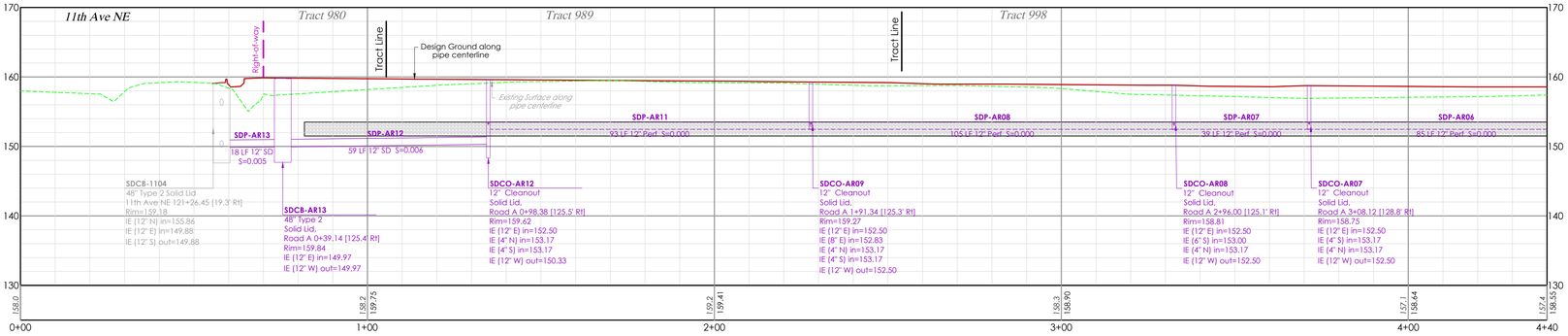
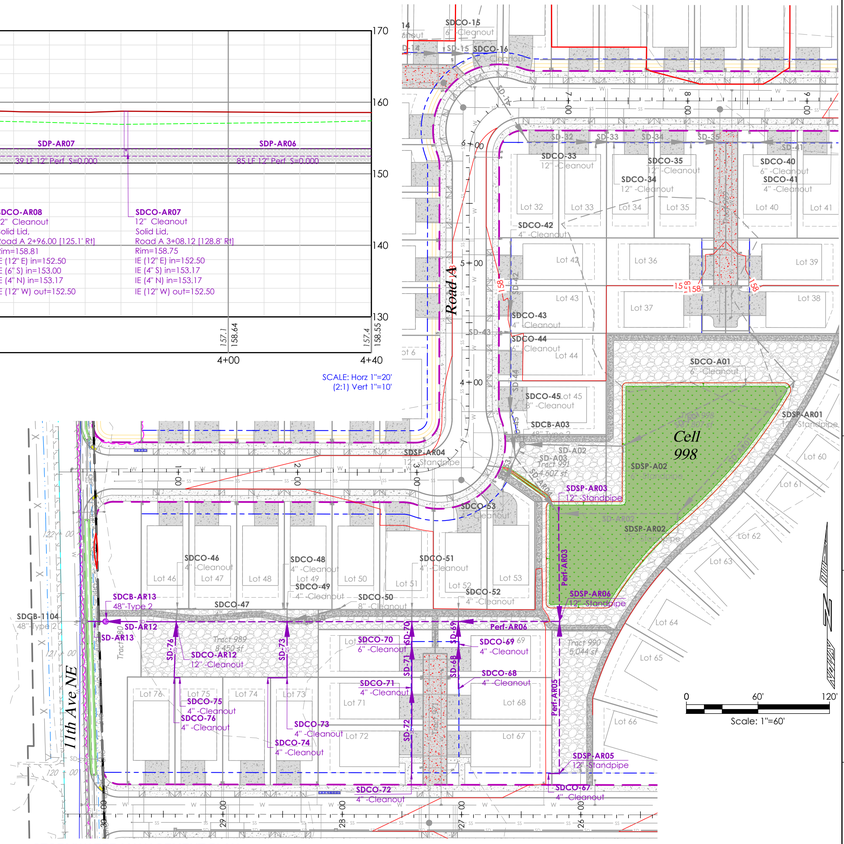
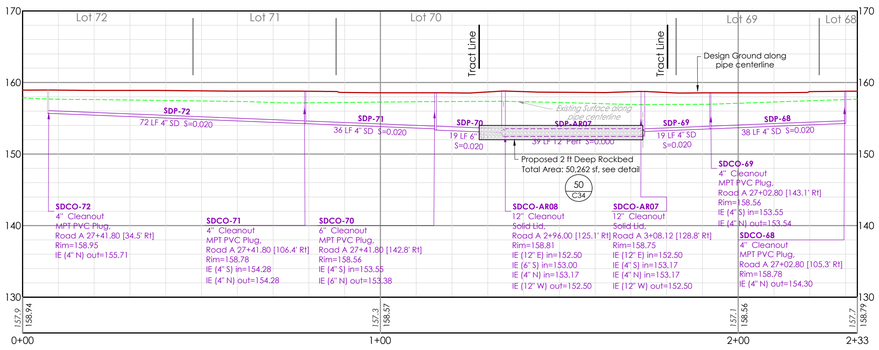


Rock to Outlet - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

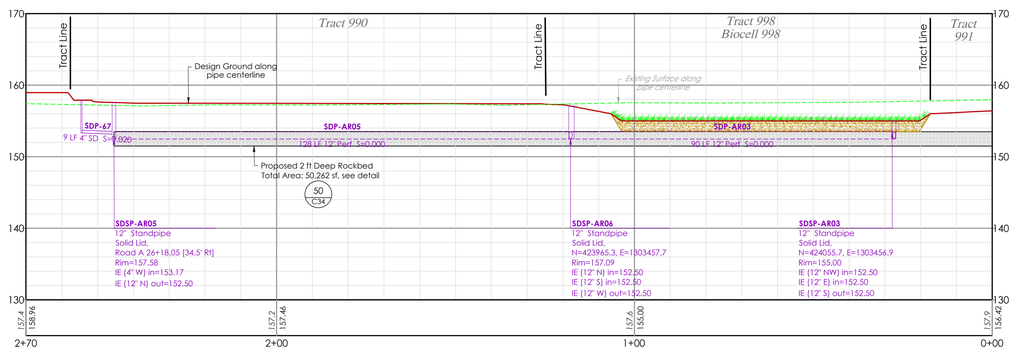


STORMWATER MANAGEMENT PLAN



SDCO-68 to 72 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SDCO 76 to Rock - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
21737
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: - DESIGN DATE: -
DEVELOPMENT: - - -
SITE APPROVAL: - - -
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LDA APPROVAL: - - -
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STORMWATER MANAGEMENT CELL 998 PLAN AND PROFILES PART 2

SHEET
C26 of C42

24x36

PA24-008

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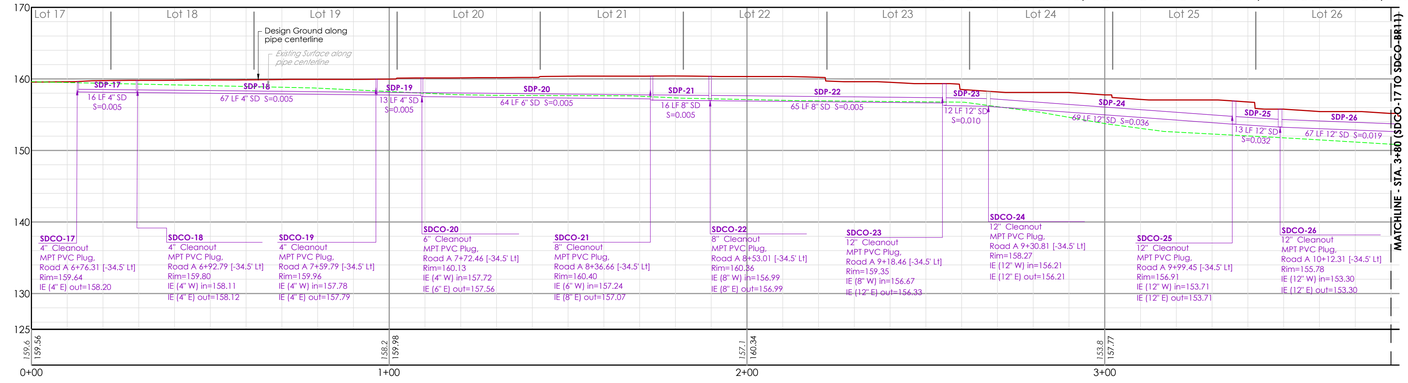
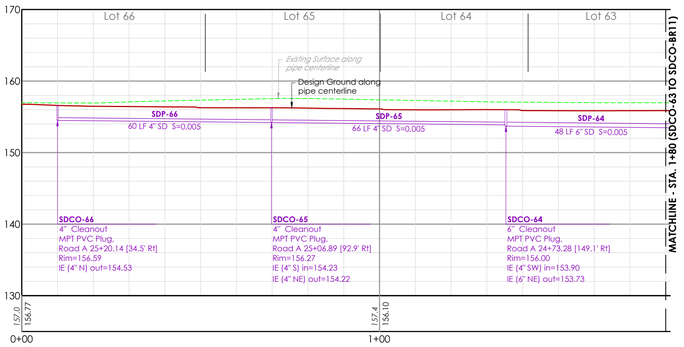
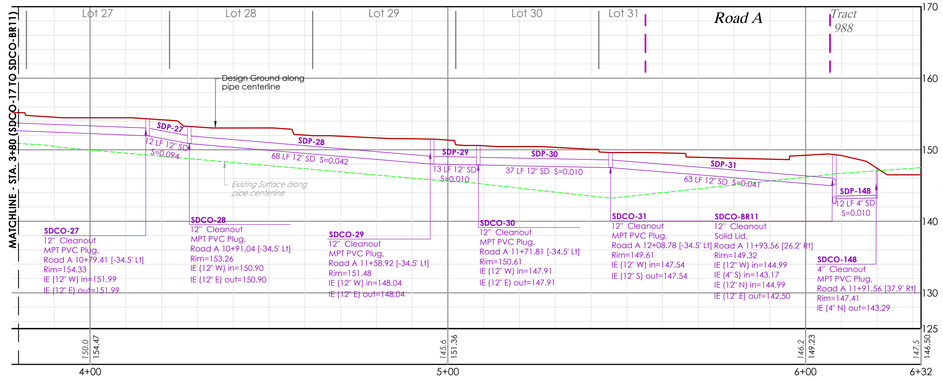
7/18/2024 3:30 PM
Z:\Myron Gemmer - Lakewood PRD\Sheets\C26 Stormwater Management Cell 998 Plan and Profiles Part 2.dwg



SDCO-17 to SDCO-BR11 - PROFILE



SDCO-66 to SDCO-BR12 - PROFILE



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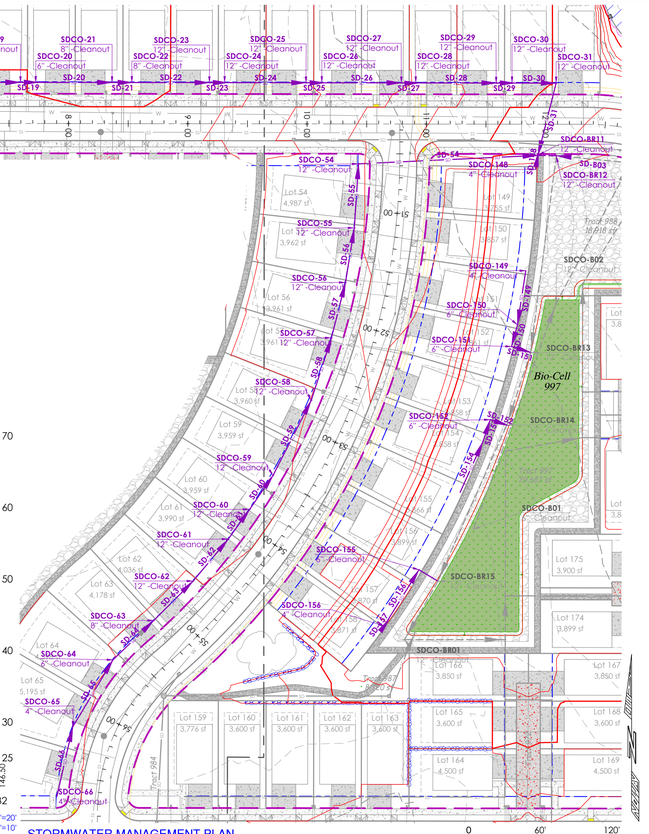
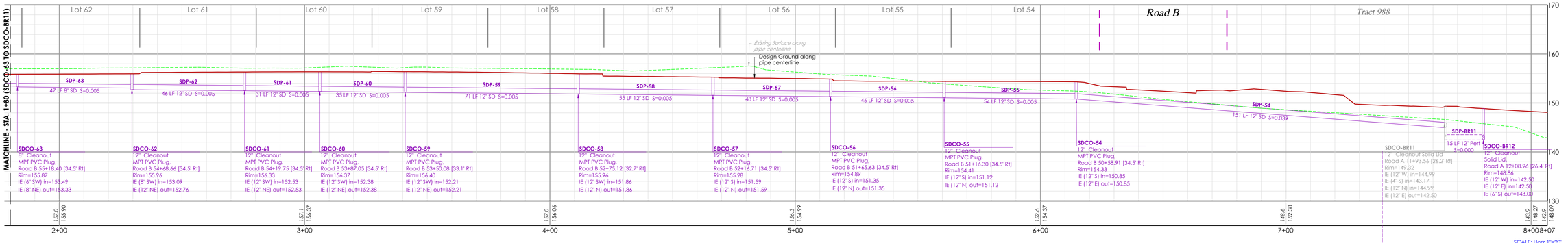
(2:1) Vert 1"=10'



STORMWATER MANAGEMENT PLAN



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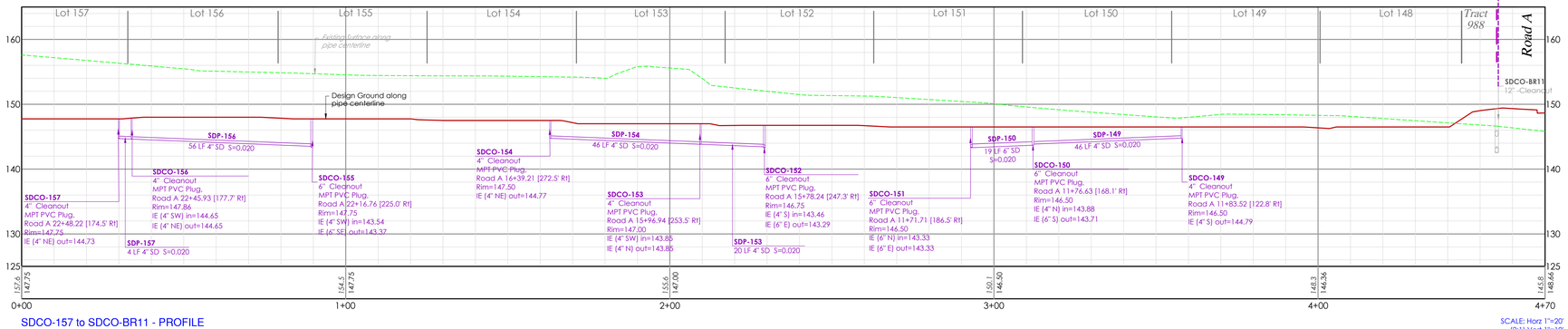

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
21737
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DESIGN DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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STORMWATER MANAGEMENT CELL 997 PLAN AND PROFILE PART 1

SHEET
C27 of C42

24x36

PA24-008

7/18/2024 3:32 PM

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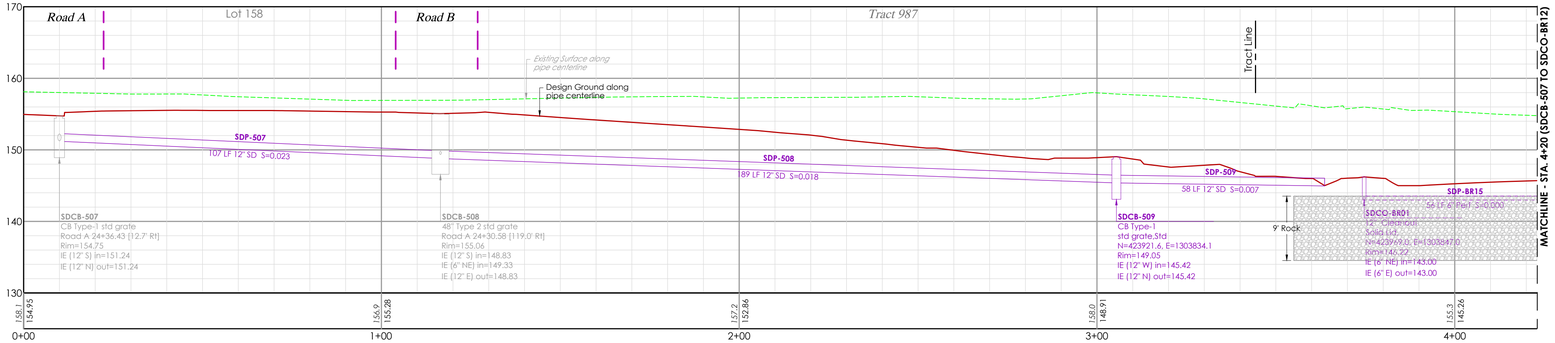
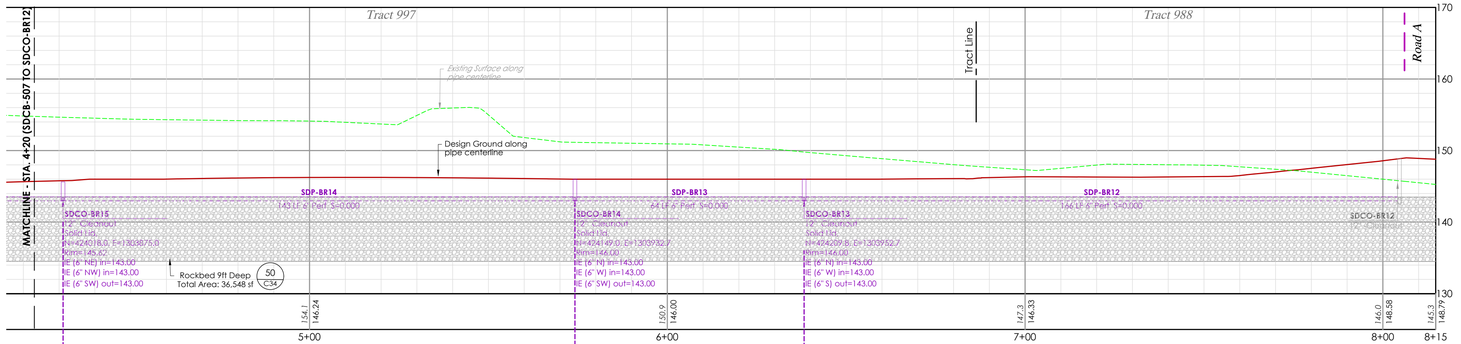


SDCB-507 to SDCO-BR12 - PROFILE



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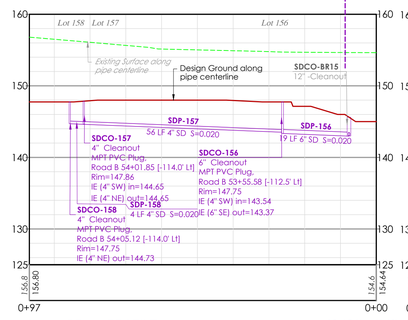

Lots to BR15 - PROFILE

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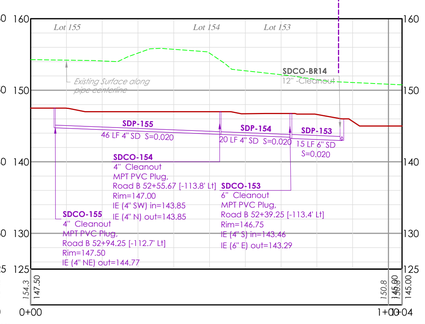

Lots BR 13 - PROFILE

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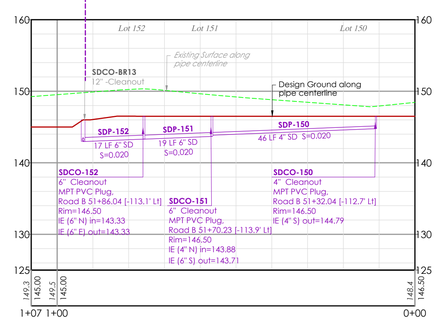
(2:1) Vert 1"=10'



Lots to BR 13 - PROFILE

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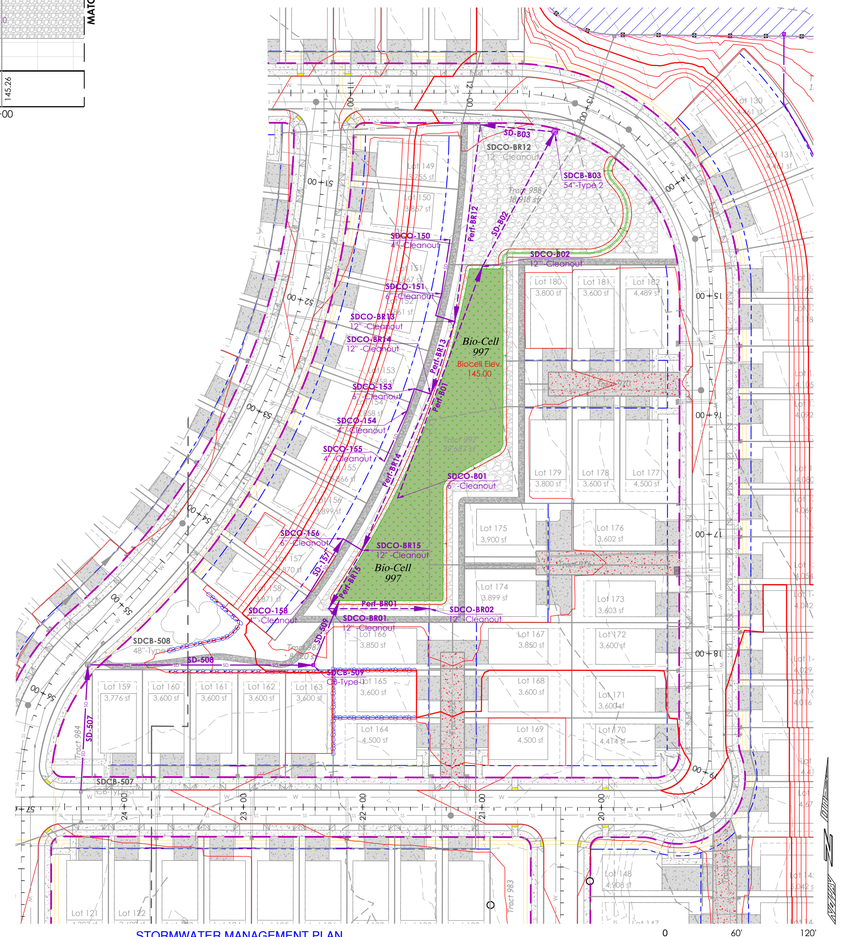
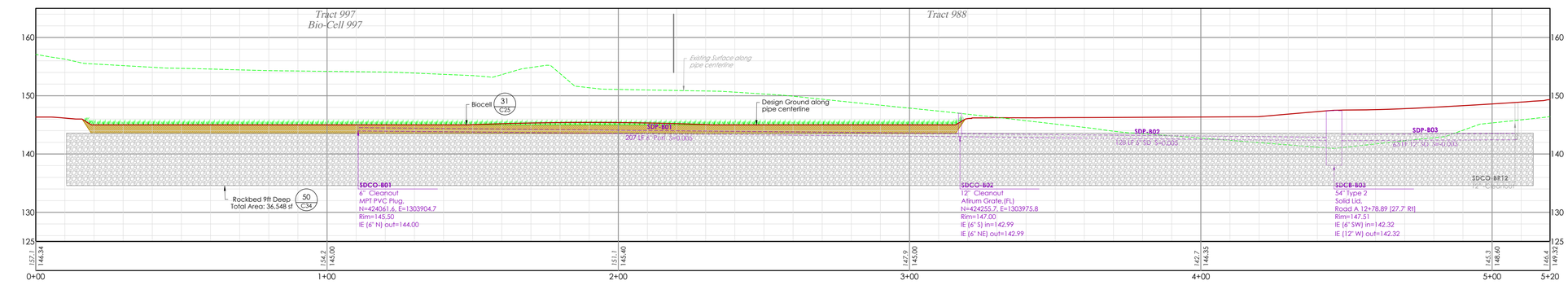


STORMWATER MANAGEMENT PLAN



SDCO-B01 to SDCB-BR12 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER — STATE OF WASHINGTON — 21537 — REGISTERED PROFESSIONAL ENGINEER
07 / 18 / 2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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STORMWATER MANAGEMENT CELL 997 PLAN AND PROFILE PART 2

SHEET C28 of C42

24x36

PA24-008

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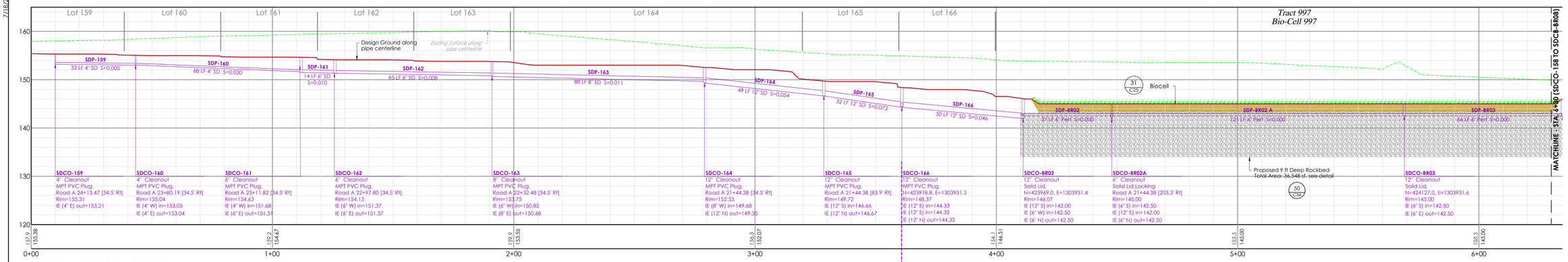
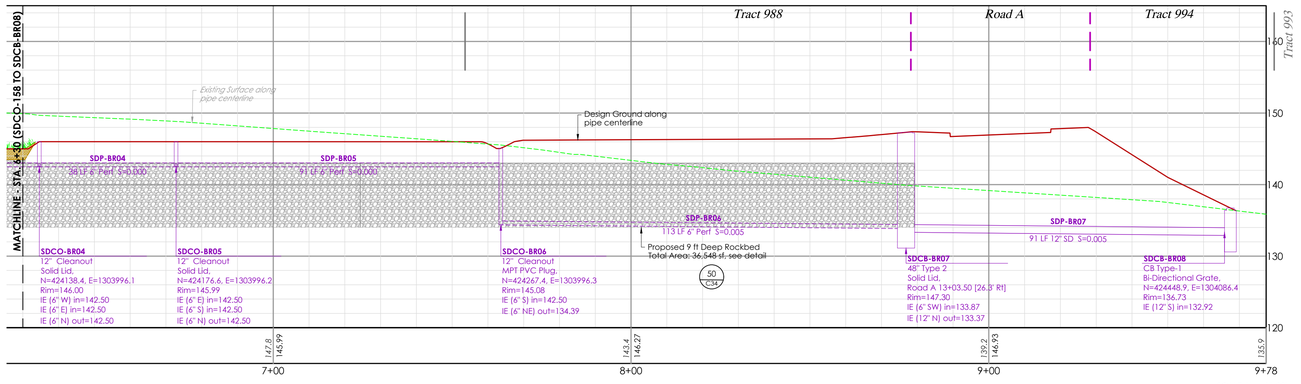


SDCO-159 to SDCB-BR08 - PROFILE



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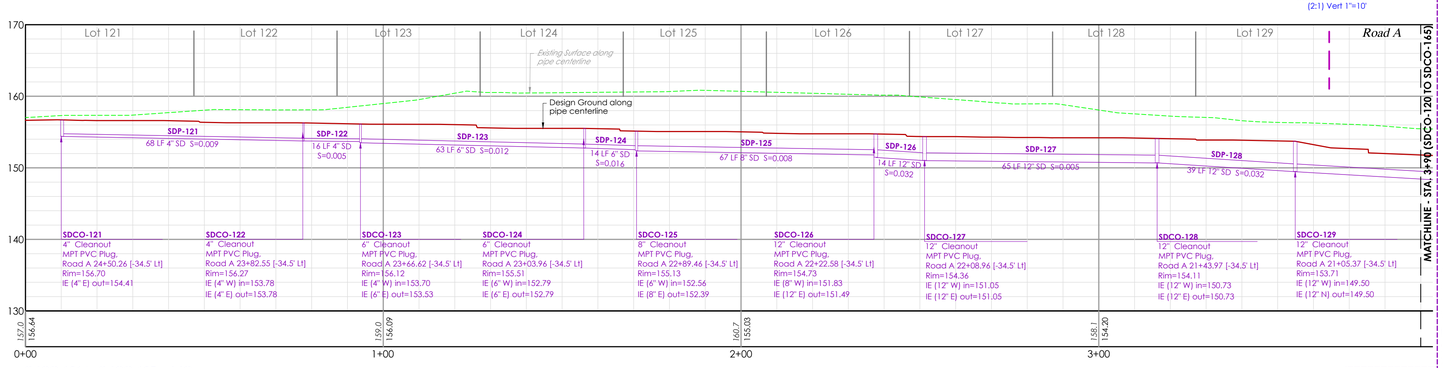
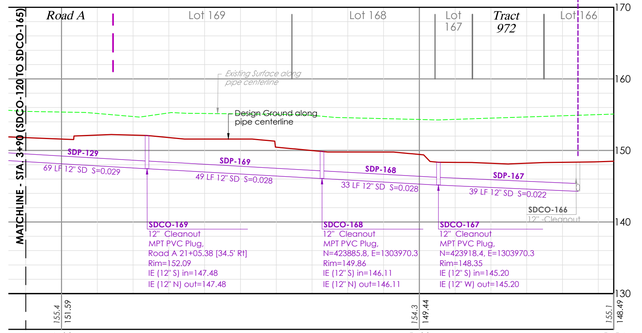


SDCO-121 to SDCO-165 - PROFILE



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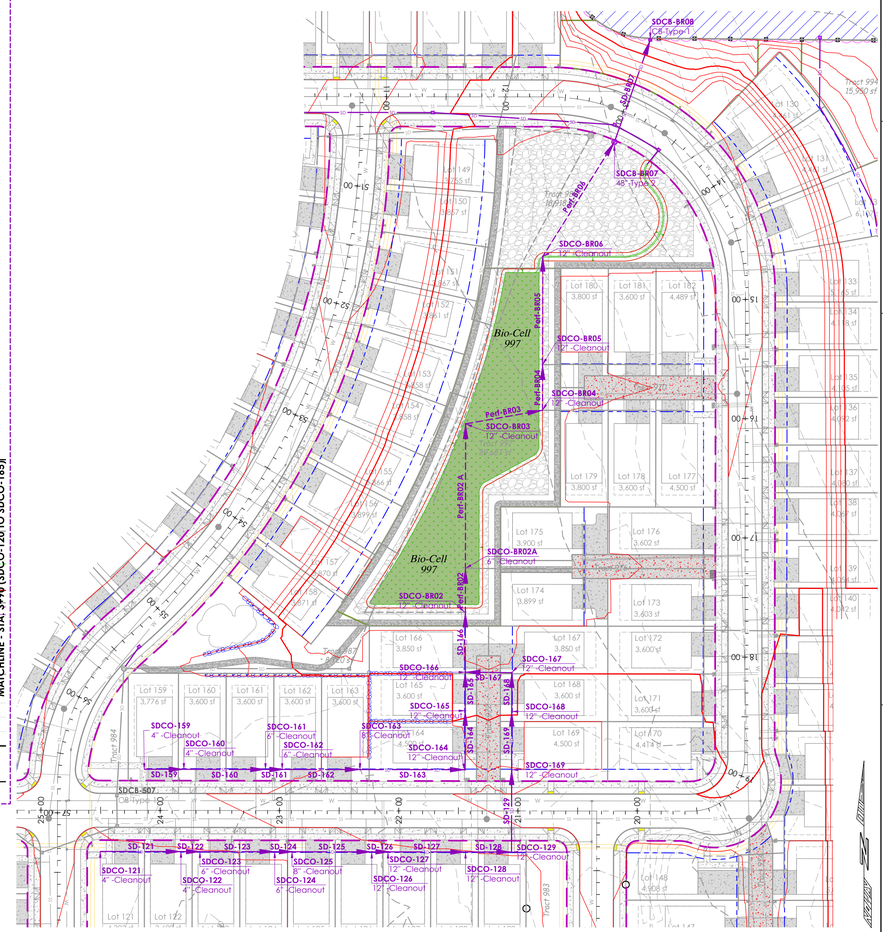

STORMWATER MANAGEMENT PLAN

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_____
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TYLER S. FOSTER
STATE OF WASHINGTON
21637
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
PRELIM APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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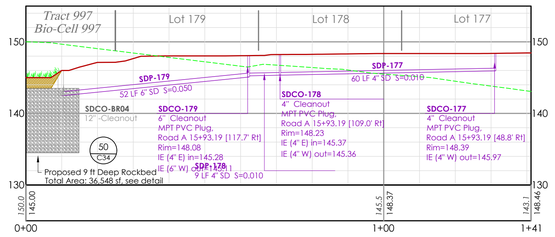
STORMWATER MANAGEMENT CELL 997 PLAN AND PROFILE PART 3

SHEET
C29 of C42

24x36

PA24-008



SDCO-177 to SDCO-BR04 - PROFILE

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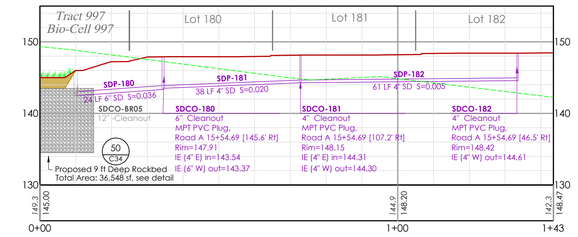

SDCO-182 to SDCO-BR05 - PROFILE

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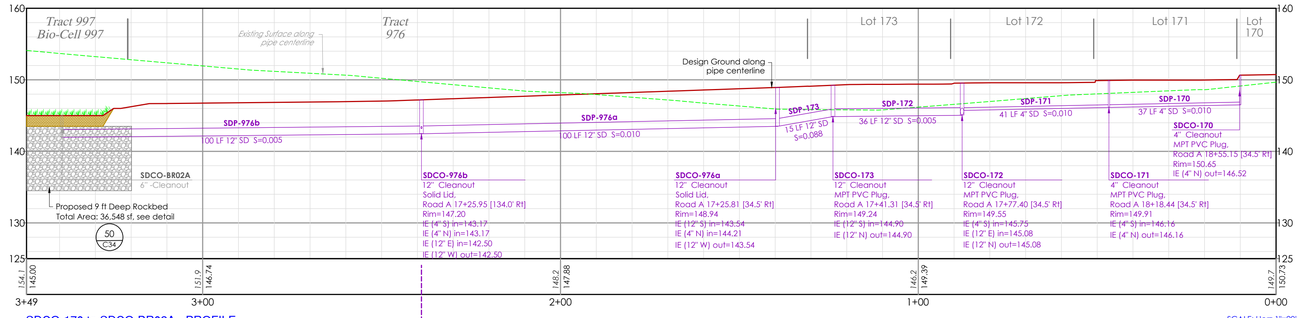

SDCO-170 to SDCO-BR02A - PROFILE

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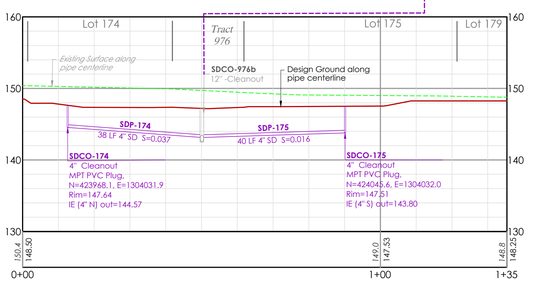
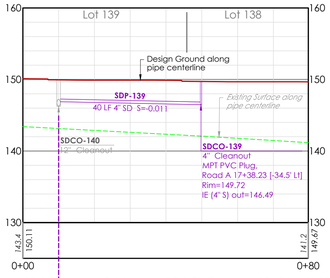


SDCO-174 to SDCO-175 - PROFILE



SDCO-139 to SDCO-138 - PROFILE

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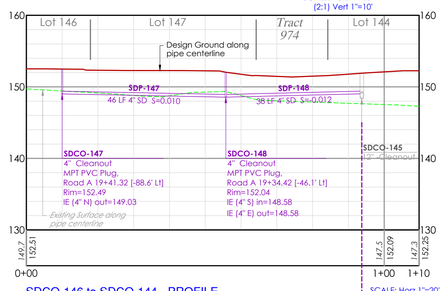

SDCO-146 to SDCO-144 - PROFILE

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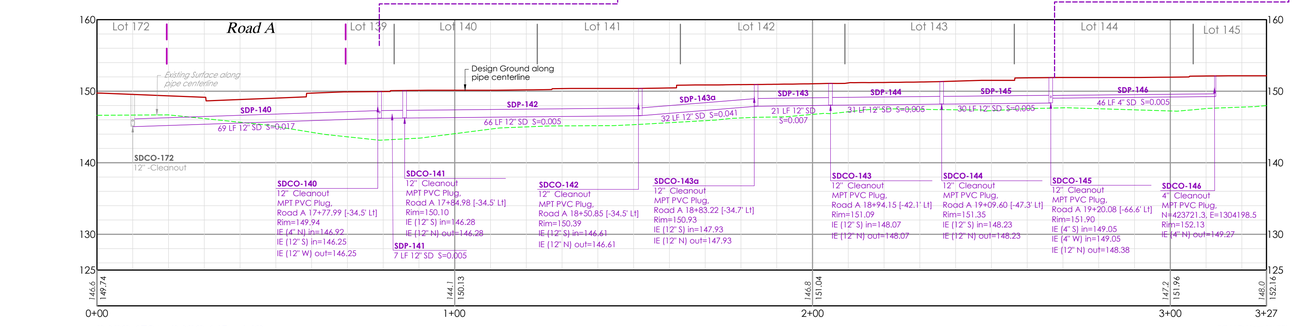

SDCO-172 to SDCO-145 - PROFILE

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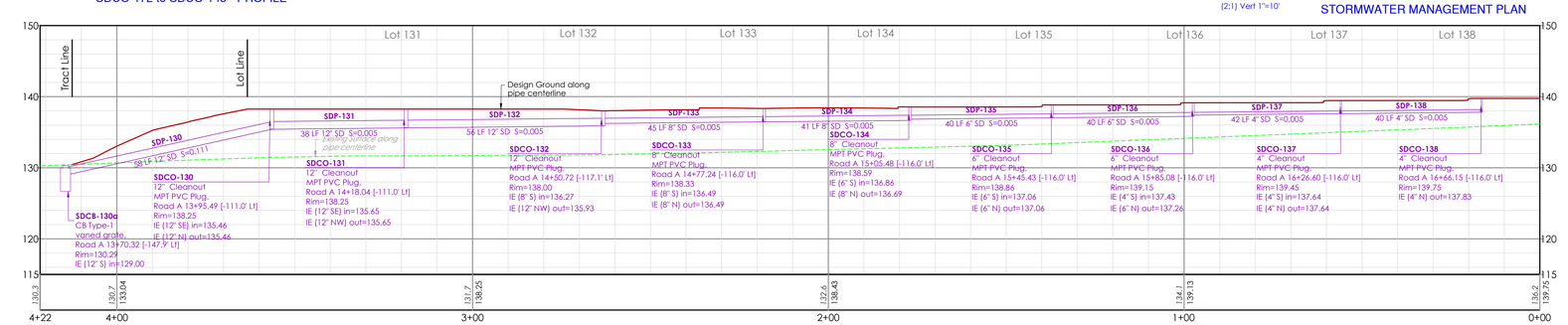
STORMWATER MANAGEMENT PLAN



Lot 130-138 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
21737
REGISTERED
PROFESSIONAL ENGINEER
07 / 18 / 2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DESIGN APPROVAL DATE: - - -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

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STORMWATER MANAGEMENT CELL 997 PLAN AND PROFILE PART 4

SHEET
C30 of C42

24x36

PA24-008

7/18/2024 3:38 PM

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7/18/2024 3:40 PM

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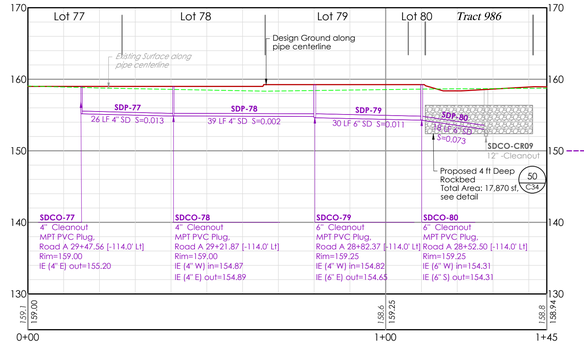

SDCO-77 to SDCO-CR09 - PROFILE

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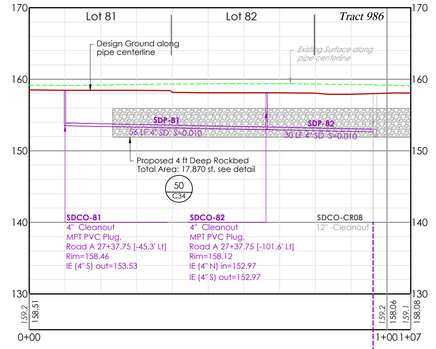

SDCO-81 to SDCO-CR08 - PROFILE

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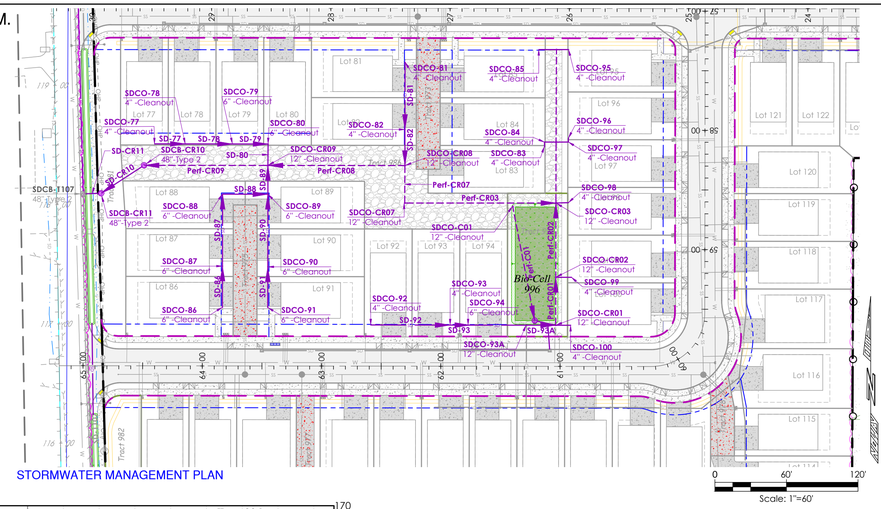
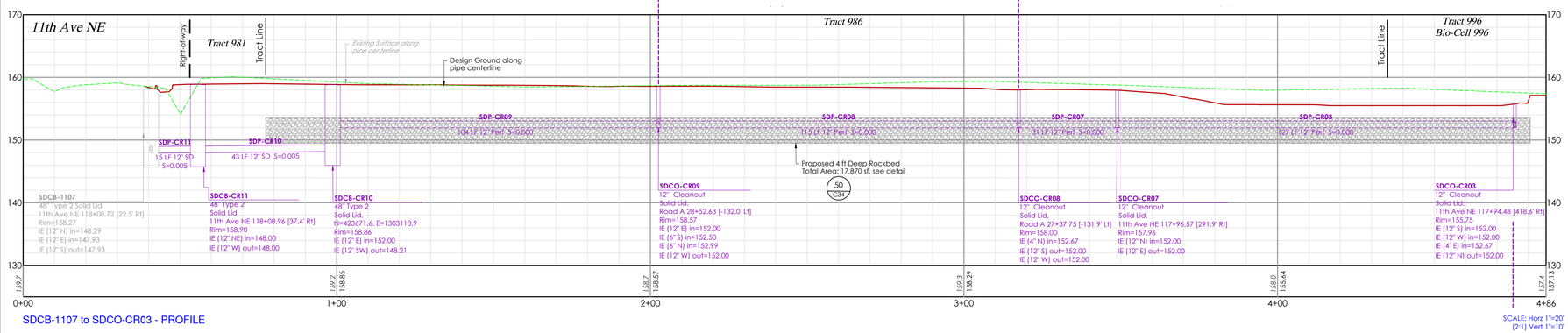


STORMWATER MANAGEMENT PLAN



SDCB-1107 to SDCO-CR03 - PROFILE

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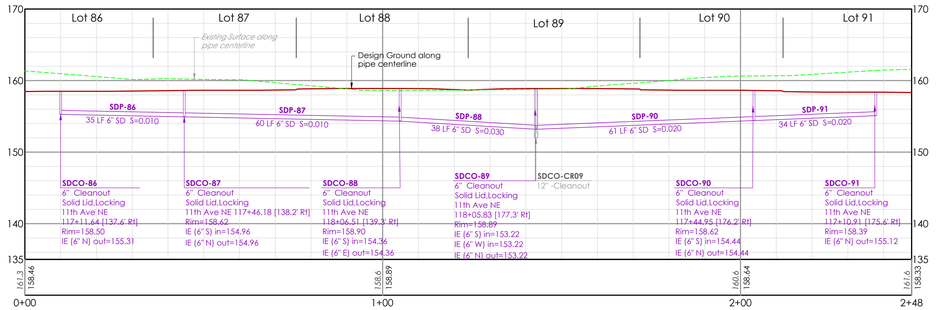

SDCO-86 to SDCO-91 - PROFILE

SCALE: Horz 1"=20'
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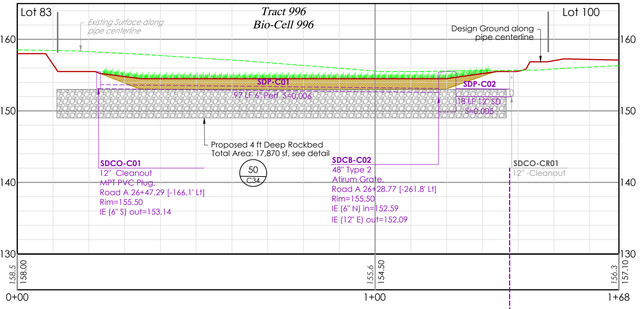

SDCO-C01 to SDCO-CR01 - PROFILE

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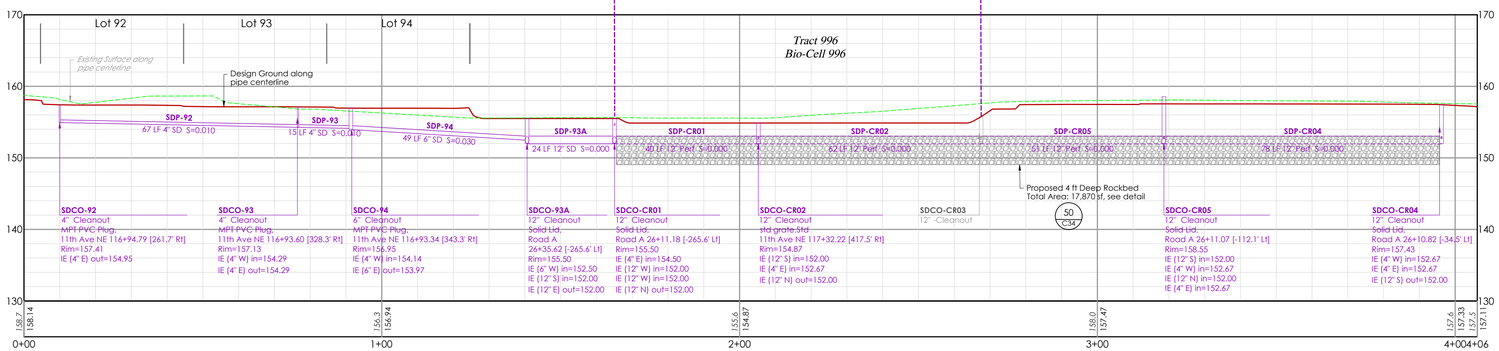

SDCO-92 to SDCO-CR03 - PROFILE

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TYLER S. FOSTER
STATE OF WASHINGTON
21617
REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DESIGN REVIEW DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
AS-BUILT: - - - -

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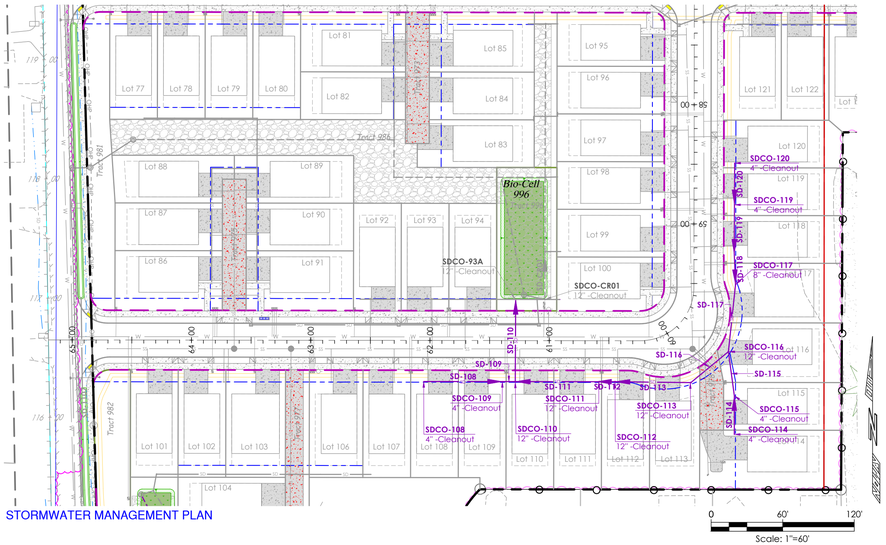
STORMWATER MANAGEMENT CELL 996 PLAN AND PROFILES PART 1

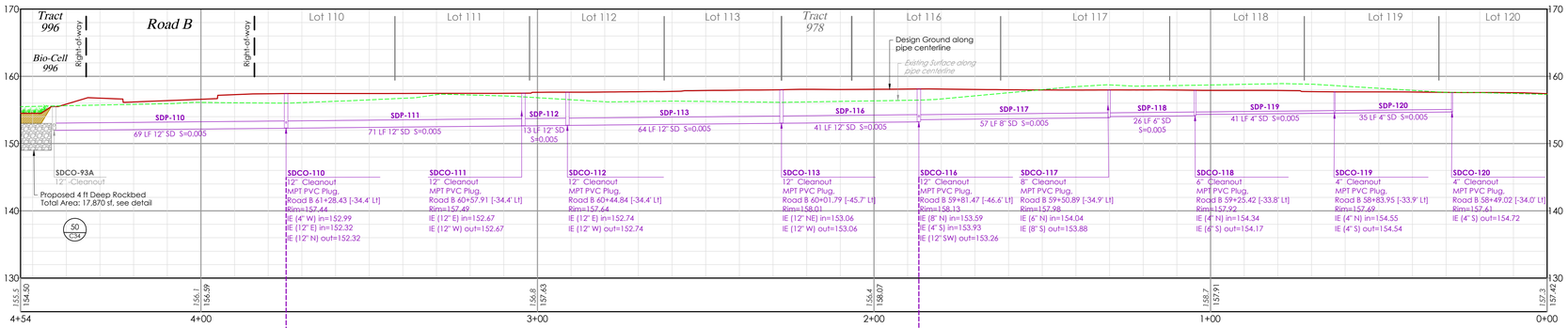
SHEET C31 of C42

24x36

PA24-008



STORMWATER MANAGEMENT PLAN



SDCO-120 to Bio-Cell C - PROFILE

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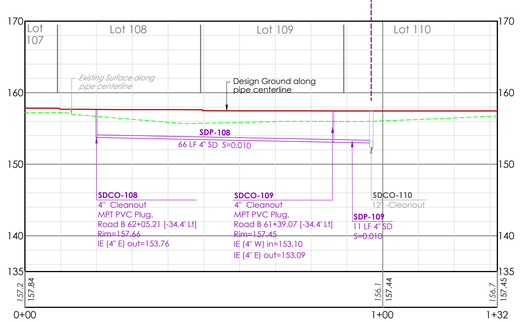

SDCO-108 to SDCO-110 - PROFILE

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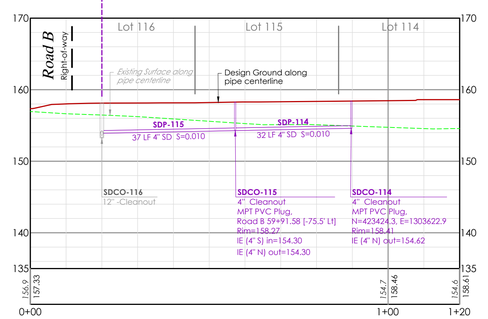

SDCO-114 to SDCO-116 - PROFILE

SCALE: Horz 1"=20'
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DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
21911
REGISTERED PROFESSIONAL ENGINEER
07/18/26

07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
AS-BUILT APPROVAL DATE: - - - - -
SITE APPROVAL: - - - - -
REVISION DATE: - - - - -
LDA APPROVAL: - - - - -
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STORMWATER MANAGEMENT CELL 996 PLAN AND PROFILES PART 2

SHEET C32 of C42

24x36

PA24-008

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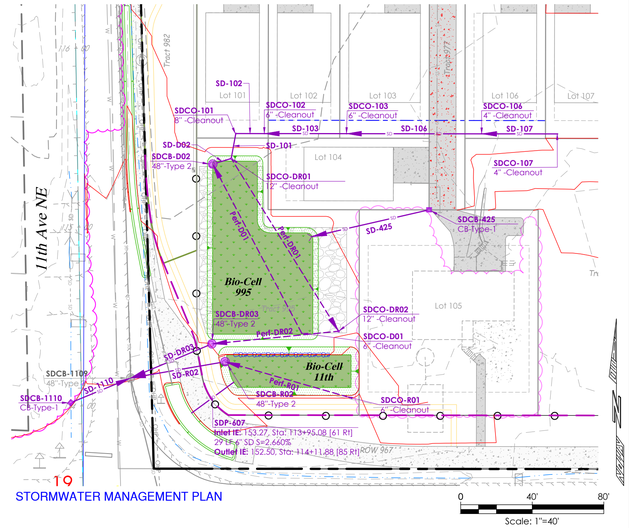
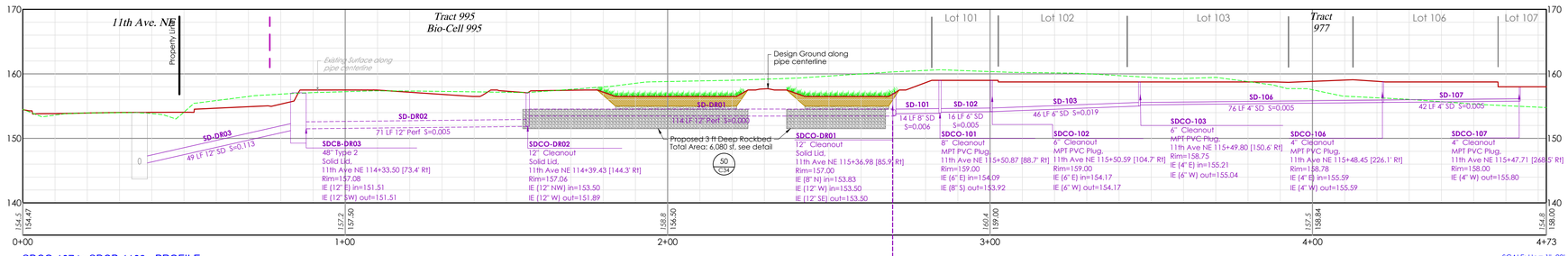


STORMWATER MANAGEMENT PLAN



SDCO-107 to SDCB-1109 - PROFILE

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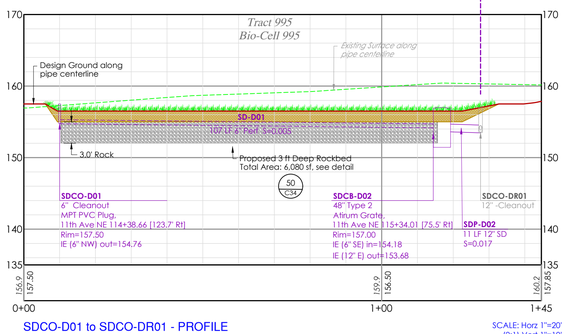

SDCO-D01 to SDCO-DR01 - PROFILE

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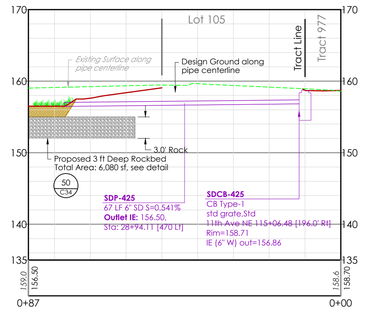

SDCB-425 to Outlet Cell D - PROFILE

SCALE: Horz 1"=20'
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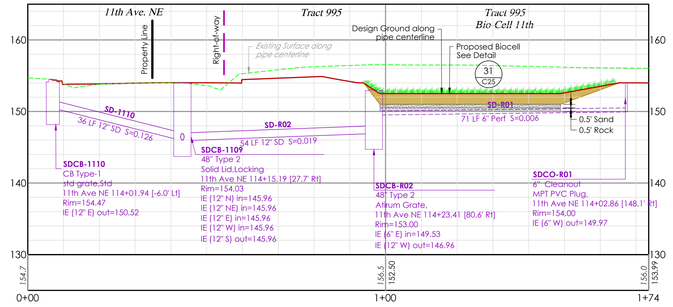

SDCO-R01 to SDCB-1109 - PROFILE

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TYLER S. FOSTER — STATE OF WASHINGTON — 21537 — REGISTERED PROFESSIONAL ENGINEER

07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVAL DATE: - - - -
SITE APPROVAL: - - - -
REVISION DATE: - - - -
LDA APPROVAL: - - - -
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STORMWATER MANAGEMENT CELL 995 PLAN AND PROFILES

SHEET C33 of C42

24x36

PA24-008

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BIORETENTION SOIL MEDIA PROCEDURE NOTE:
Two acceptable criteria for Bioretention Soil Media (BSM or CAS):
- Default Bioretention Soil Media
- Custom Bioretention Soil Mix.

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate
Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation
The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:
- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
- Coefficient of Curve (Cc = (D30)2/D60 x D10) greater than or equal to 1 and less than or equal to 3.

The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

General Guideline for Mineral Aggregate Gradation	
Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity
- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35 - 40 percent compost.
- Organic matter content: 5 - 8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Design Criteria for Custom Bioretention Soil Mixes

Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

- CEC ≥ 5 meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974(Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method s for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-B, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention soil mix infiltration rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.

Compost
To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.
- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at http://www.ecy.wa.gov/programs/swfa/organics/soil.html
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at http://www.ecy.wa.gov/programs/swfa/compost/
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type III", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-B (gradations are shown in the specification in an appendix of the ***Low Impact Development Technical Guidance Manual for Puget Sound***)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less that 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

11 BIORETENTION SOIL MEDIA
SCALE: NTS -----

Design Criteria:

Soil Retention: The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.
Soil quality: The resulting soil should be conducive to the type of vegetation to be established. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
  1. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP T7.30), with the exception that the compost may have up to 35% biosolids or manure.
  2. Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
  3. The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
  4. The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

Implementation Options:

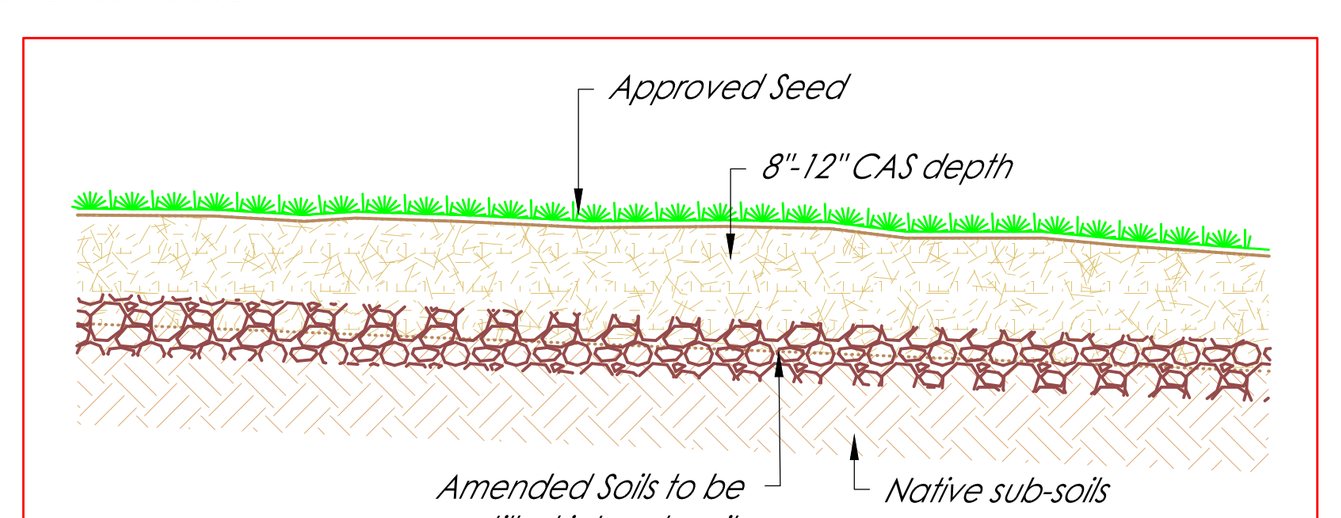
Option 1: Leave native soil undisturbed, and protect from compaction during construction.
Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:
a. Scarify subsoil to a depth of one foot.
b. In planting beds, place three inches of compost and till in to an eight-inch depth.
c. In turf areas, place two inches of compost and till in to an eight-inch depth.
d. Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.
(Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

Option 3: Disturbed Soil.
Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

Option 4: Import topsoil mix with 10% min soil organic matter content.
Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

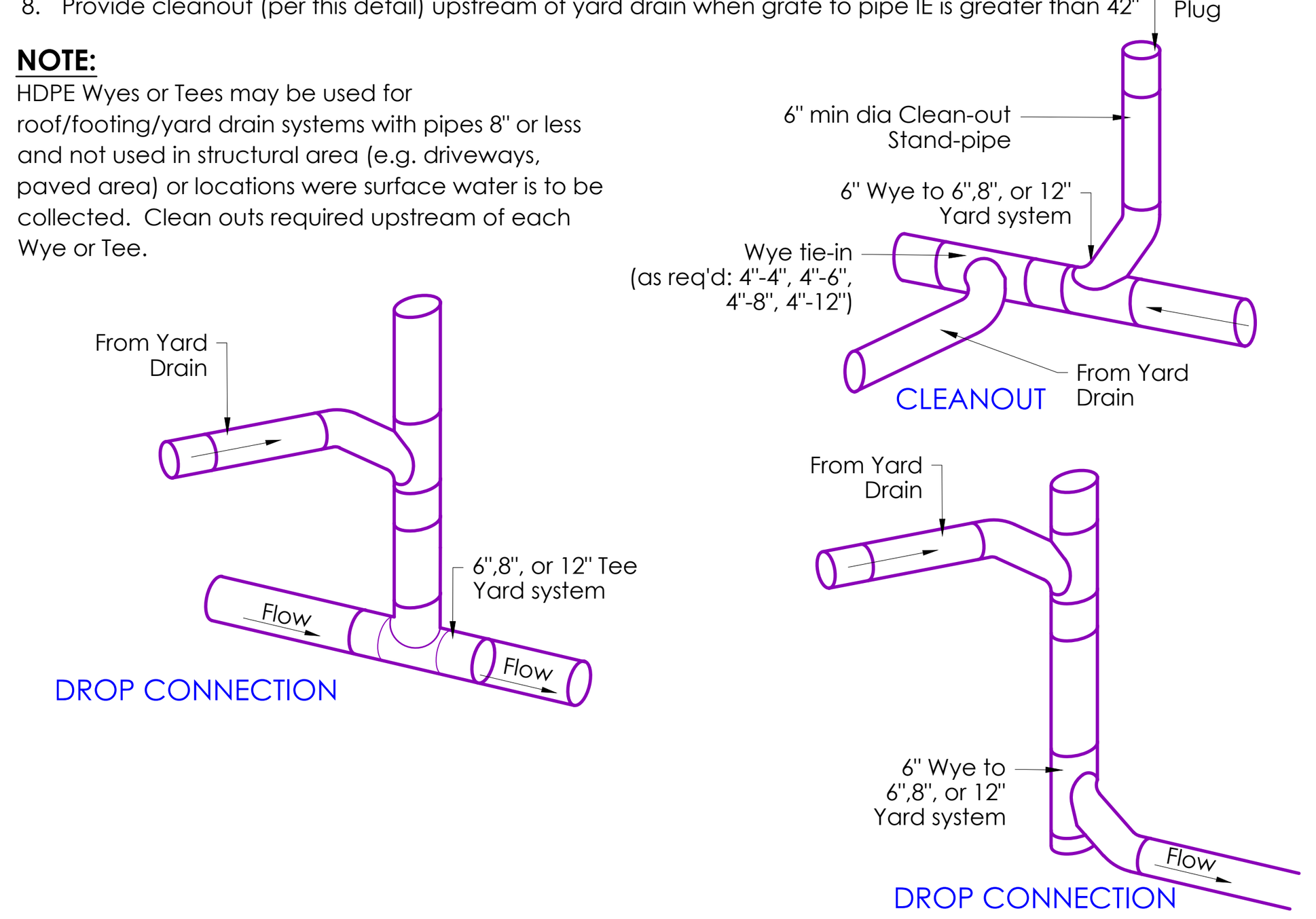
NOTE: All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP T5.13. Careful removal of 9 inches of the onsite Forest Duff** could meet this requirement if properly protected and cared for during the Construction Process.
**Ignition testing of organics shall confirm that forest duff meets BMP T5.13 Specifications by an independent soils lab.
Note: Grading with Heavy Equipment may render this layer unsuitable.

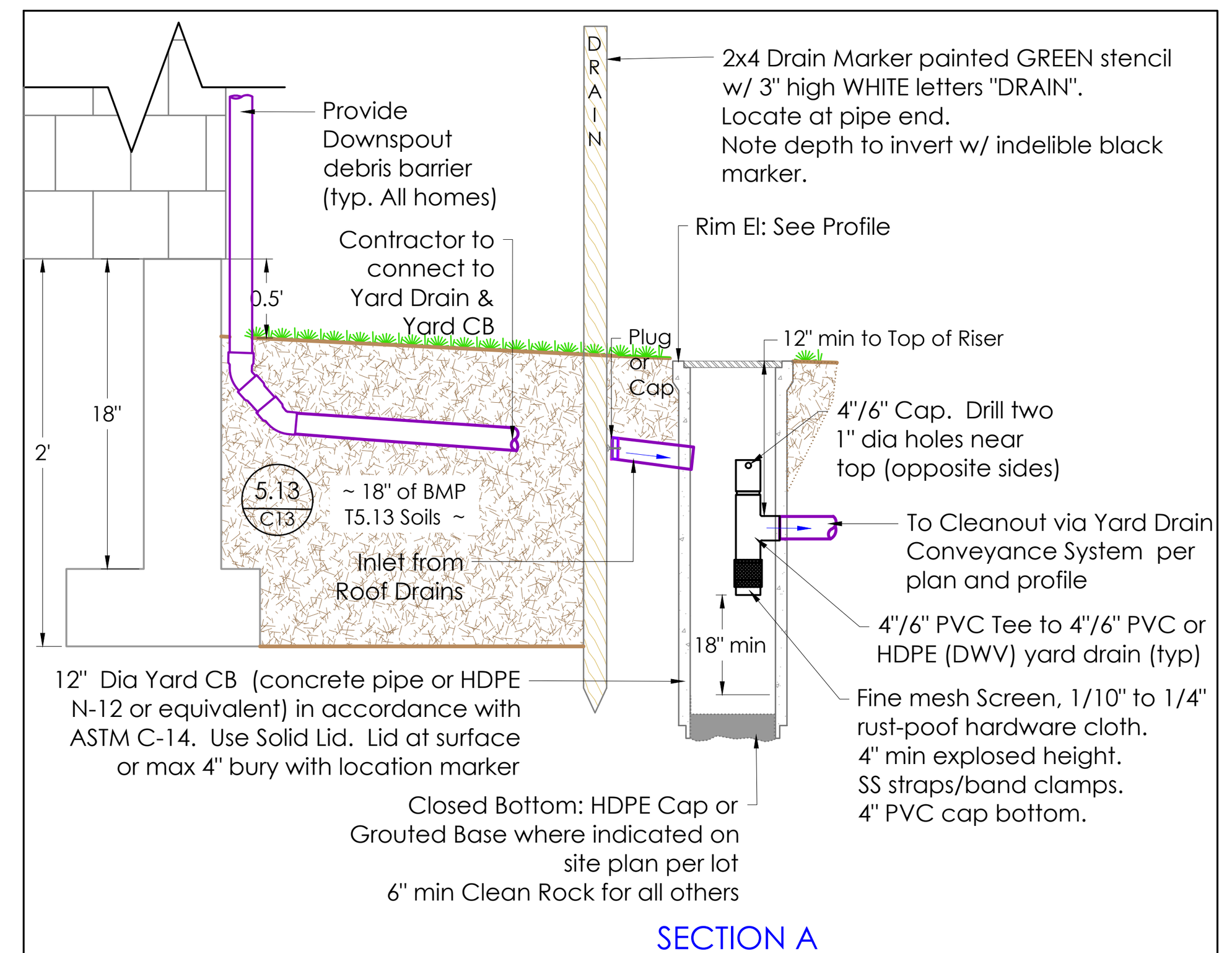


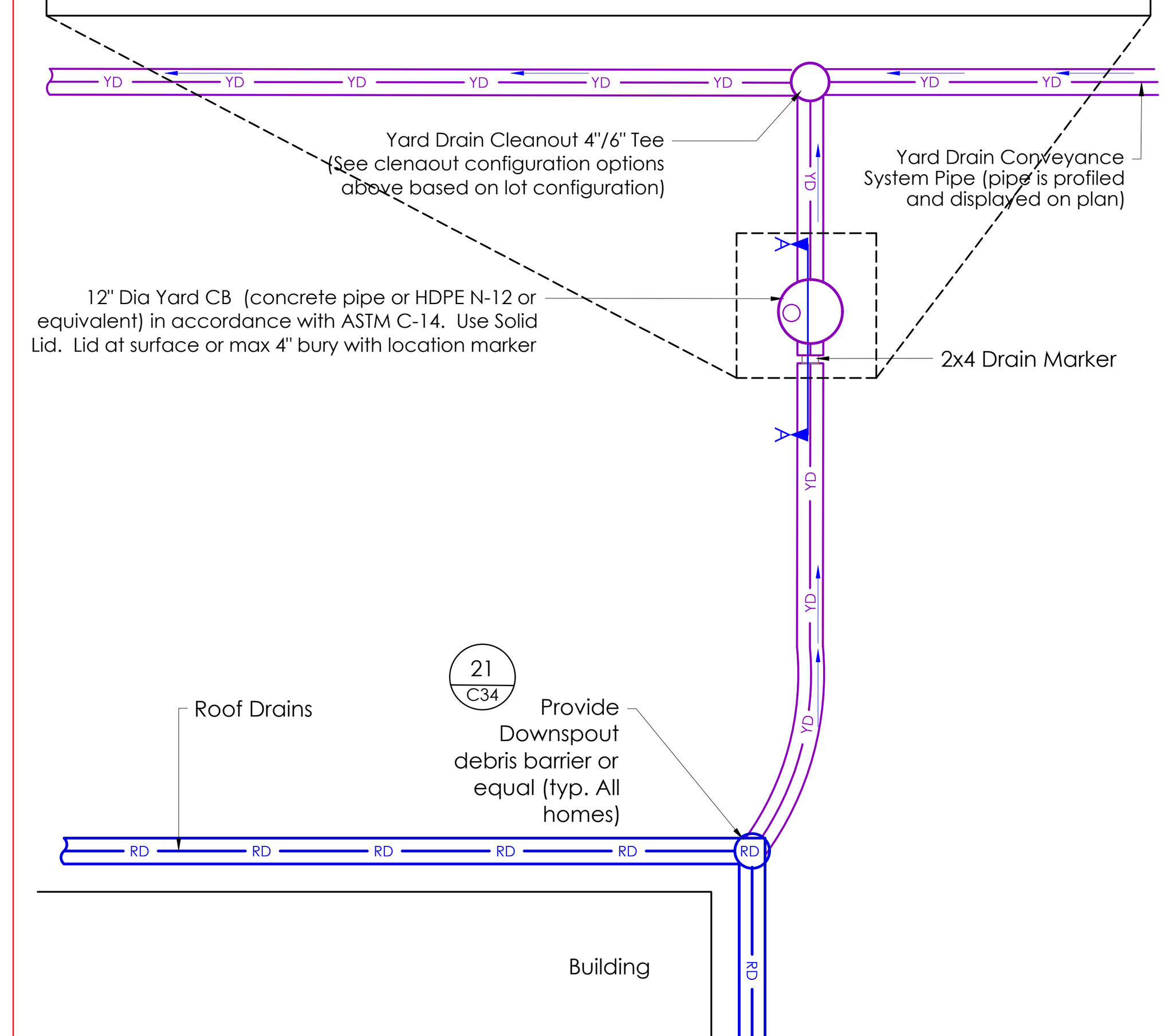
513 COMPOST AMENDED SOILS
SCALE: NTS -----

NOTES:
1. Yard drains to be constructed from High Density Polyehtylene (HDPE) in accordance with ASTM C-14 otherwise shown on the plans or noted in the specifications.
2. Cutout hole size is equal to outlet pipe outside diameter plus yard drain wall thickness.
3. Connection to outlet pipe to be mortared and made flush with inside of the yard drain wall.
4. Cast iron bell grate. Fits into bell recess and extends flush with face of bell. The grate shall have slots (holes) that constitute 50 percent open area for drainage unless otherwise specified on the plans or noted in the specifications. Inlet bell area shall be finished to assure non-rocking fit with any cover position.
5. Washed drain rock. 6 inches minimum depth.
6. Varies, 12 inches for 4"-8" pipe, 18 inches for larger pipe.
7. Special cast yard drain may be required for multiple pipe connections.
8. Provide cleanout (per this detail) upstream of yard drain when grate to pipe IE is greater than 42"

NOTE:
HDPE Wyes or Tees may be used for roof/footing/yard drain systems with pipes 8" or less and not used in structural area (e.g. driveways, paved area) or locations were surface water is to be collected. Clean outs required upstream of each Wye or Tee.





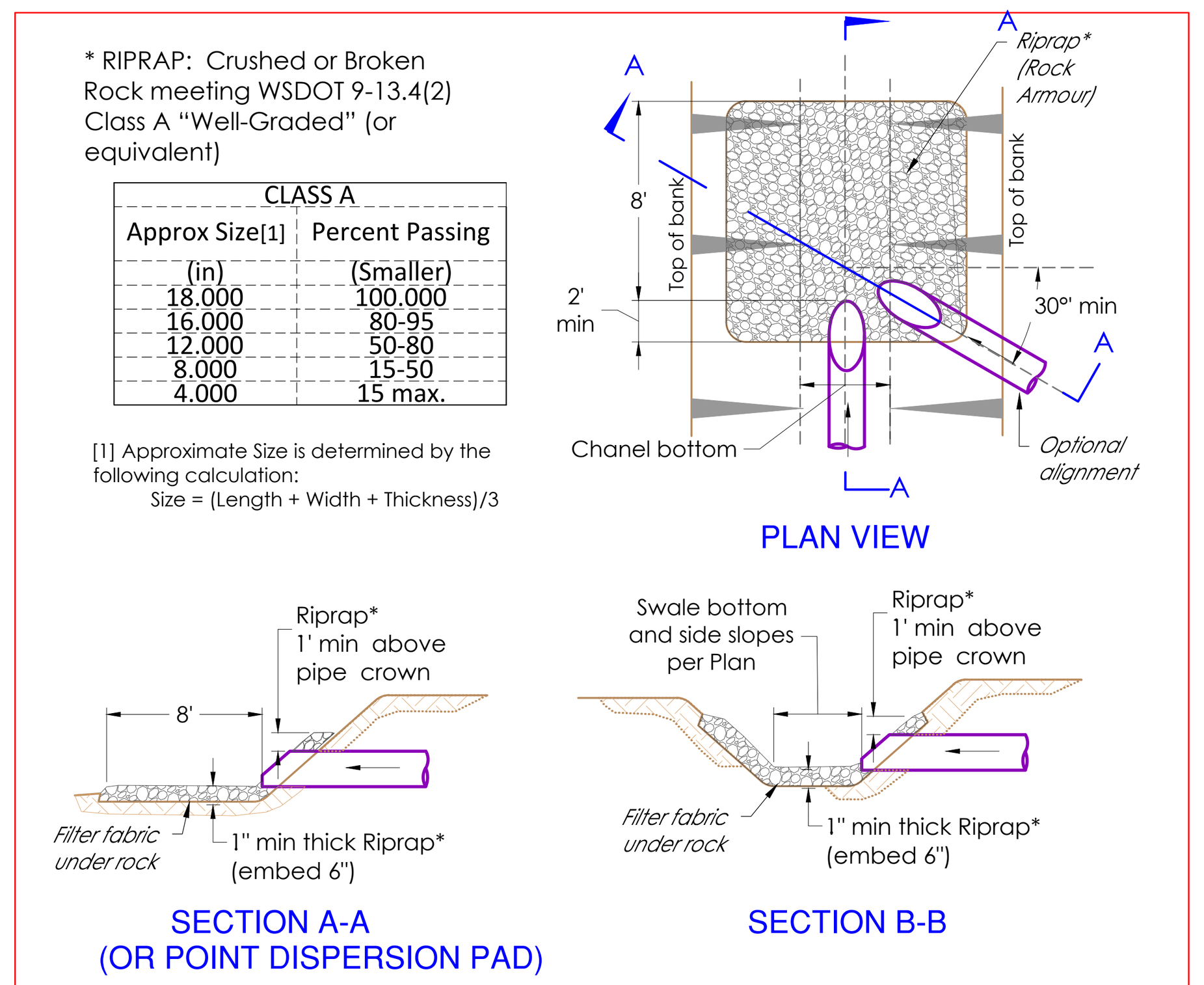


20 ROOF-YARD DRAIN CONNECTIONS
SCALE: NTS -----

* RIPRAP: Crushed or Broken Rock meeting WSDOT 9-13.4(2) Class A "Well-Graded" (or equivalent)

CLASS A	
Approx Size[1]	Percent Passing
(in)	(Smaller)
18.000	100.000
16.000	80-95
12.000	50-80
8.000	15-50
4.000	15 max.

[1] Approximate Size is determined by the following calculation:
Size = (Length + Width + Thickness)/3



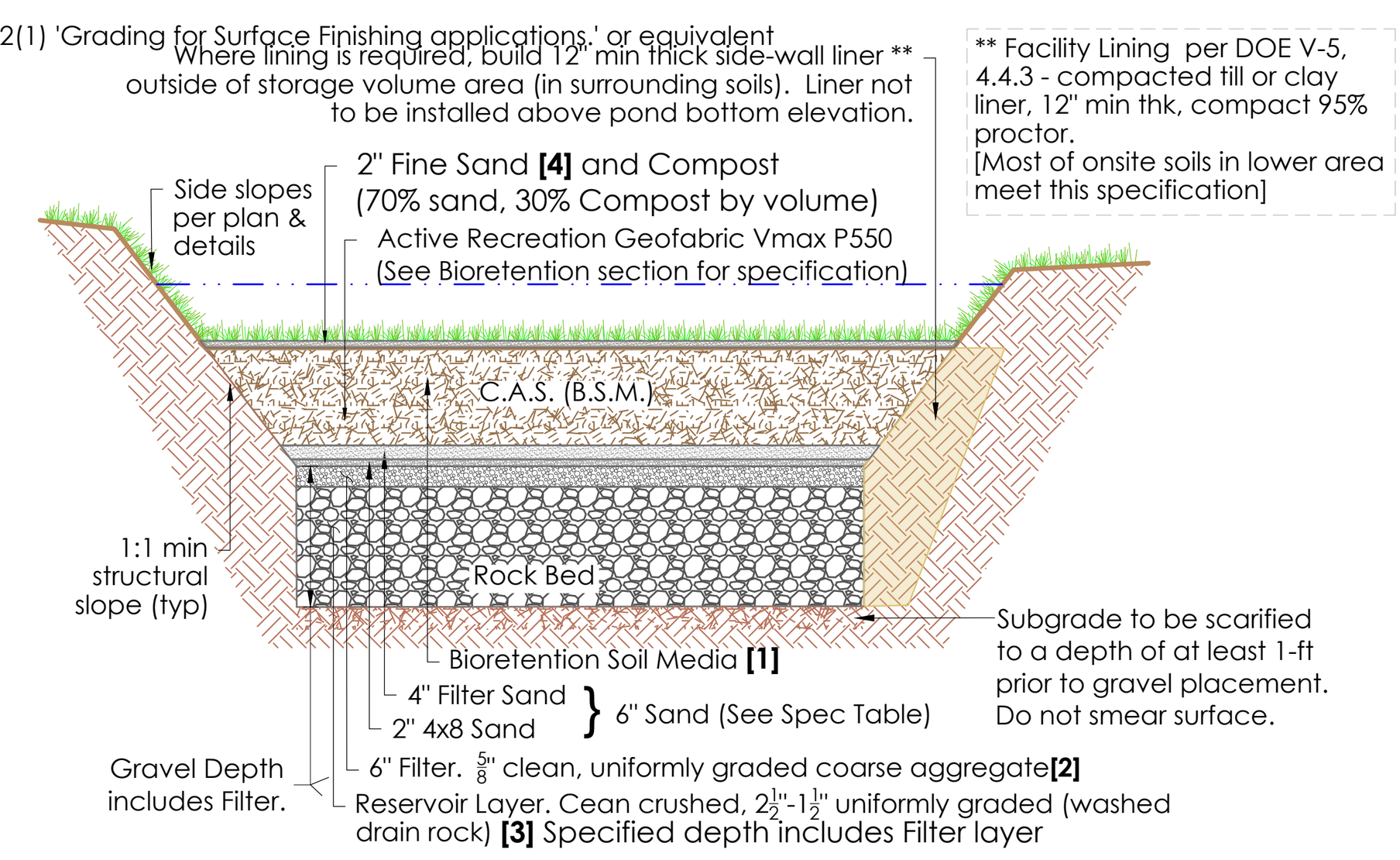
44 RIPRAP PAD (PIPE OUTFALL ARMOURING)
SCALE: NTS per 2019 SMMWW, Vol.V, Ch.4.5.2

NOTES
[1]. Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
[2]. Uniformly graded coarse aggregate WSDOT spec 9-03.1(4)C 'crushed washed stone' - AASHTO size number 67, (or equivalent)
[3]. Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9-03.12(5) 'Gravel Backfill for Drywells', (or equivalent)
[4]. Fine Sand. WSDOT spec 9-03.2(1) 'Grading for Surface Finishing applications,' or equivalent

Filter Sand Specification Table	
U.S. Sieve Number	Percent Passing
#4	95-100
#8	70-100
#16	40-90
#30	25-75
#50	5-30
#100	<2
#200	<1

4x8 Sand Specification Table	
U.S. Sieve Number	Percent Passing
3/8"	100
#4	90-100
#8	0-10
#10	0-5
#100	0-0.5
#200 (wet sieve)	0-0.5

** Facility Lining per DOE V-5, 4.4.3 - compacted till or clay liner, 12" min thk, compact 95% proctor.
[Most of onsite soils in lower area meet this specification]



90 BIORETENTION CELL MATERIALS SPECIFICATION - TYPICAL SECTION
SCALE: NTS -----



Features
Integrated flow directional gutter outlet which directs the flow of water from the gutters onto an adjustable elliptical primary screen.

How it works
The steep angle of primary screen enables the action of the water to wash the screen and minimize maintenance. A secondary stainless steel screen keeps mosquitoes and vermin out of downpipes. With the removal of the secondary screen, the Leaf Beater is ideal for use purely as a debris removing device even when rainwater is not being collected.

Four settings can be applied to vary the angle at which the elliptical primary screen faces to adjust for various intensities of rainfall and amounts of debris. After observing the performance of the Leaf Beater®, the screen can be adjusted until the best operating setting is achieved.

Installation
The Leaf Beater® is usually mounted directly under the roof gutter, however it can be mid-mounted on a wall to make it easier to access for cleaning.
The Leaf Beater® range includes three variants and connects with PVC and metal downpipes:
1. For rectangular downpipes – 2" x 3
2. For round downpipes – 3" and 4" round.



RainHarvest Systems, LLC
6075 Parkway North Drive
Cumming, GA 30040
Tel: 770-889-2533
Fax: 770-889-2577
http://www.rainharvest.com/
/filtration/pre-filtration/downspout-filters.asp

21 DOWNSPOUT DEBRIS SCREEN
SCALE: NTS -----

SPECIES	WGT/PERCENT
Primary Option-for Bio-cells	
**PT 799 Microclover®	2 lbs per 1000 sf
Secondary Option-for Bio-cells	
PT 769 R&R Eco-Turf Mix with Microclover	5-7lbs per 1000sf
Quatro Tetraploid Sheep Fescue	
Banfield Perennial Ryegrass	
Eureka II Hard Fescue	
Microclover	
Secondary Option-for swales	
PT 870 Clean Water Services Low Grow Swale Mix	7 lbs per 1000 sf
Turf Type Tall Fescue	
Perennial Ryegrasses	
Creeping Red Fescue	
Colonial Bentgrass	
*Then overseed with **Microclover at*	*1 lb per 1000 sf*

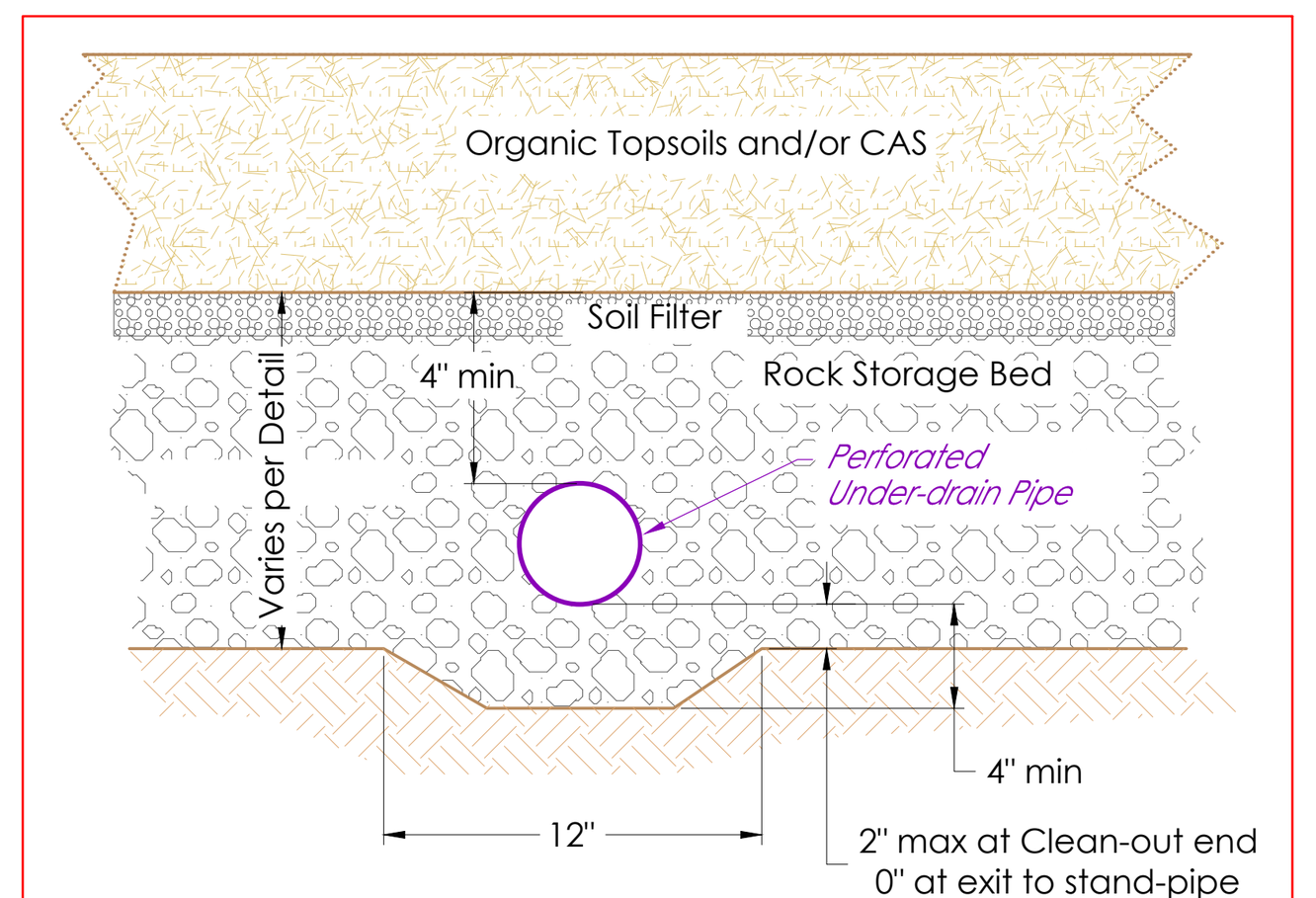
NOTE: Any Substitutions must be approved by Design Engineer before any application is made that deviates from these specifications. Substitutions are allowable but must be pre-approved.

APPLICATION: Evenly disperse seed mix by hand-operated Spreader at the rate specified for the seed mix being spread. Hydro-mulch at the rate of 50 lbs. per 1000 sf over the seed. Hydroseed tanks and equipment to be cleaned of all prior seed and other materials before use.

Microclover must be coated with Rhizobium leguminosarum bv Trifolii. (Seed by ProTime comes pre-coated.)

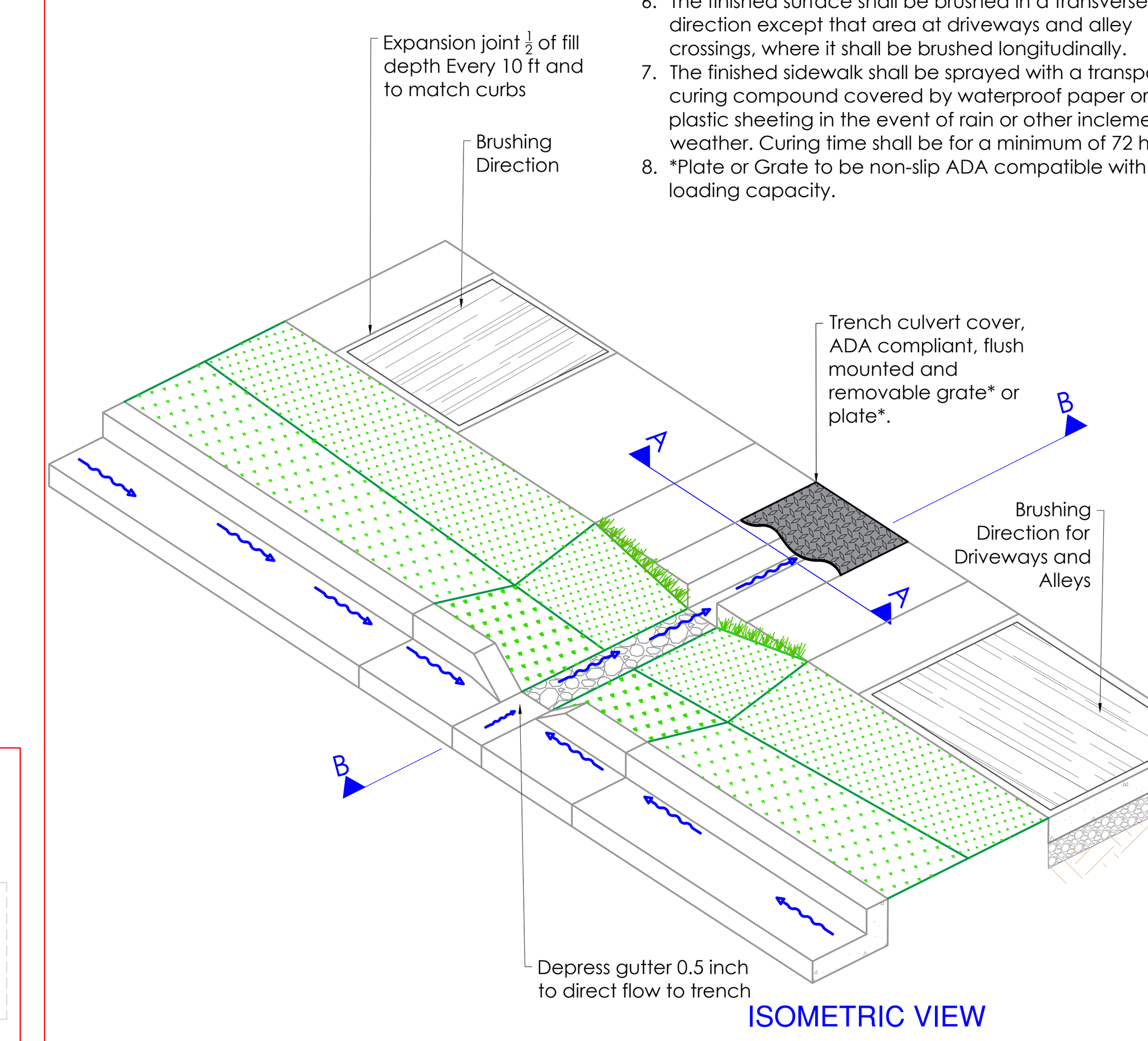
SOURCE: Pro Time Lawn Seed, Portland Oregon 503-239-7518 www.ptlawnseed.com

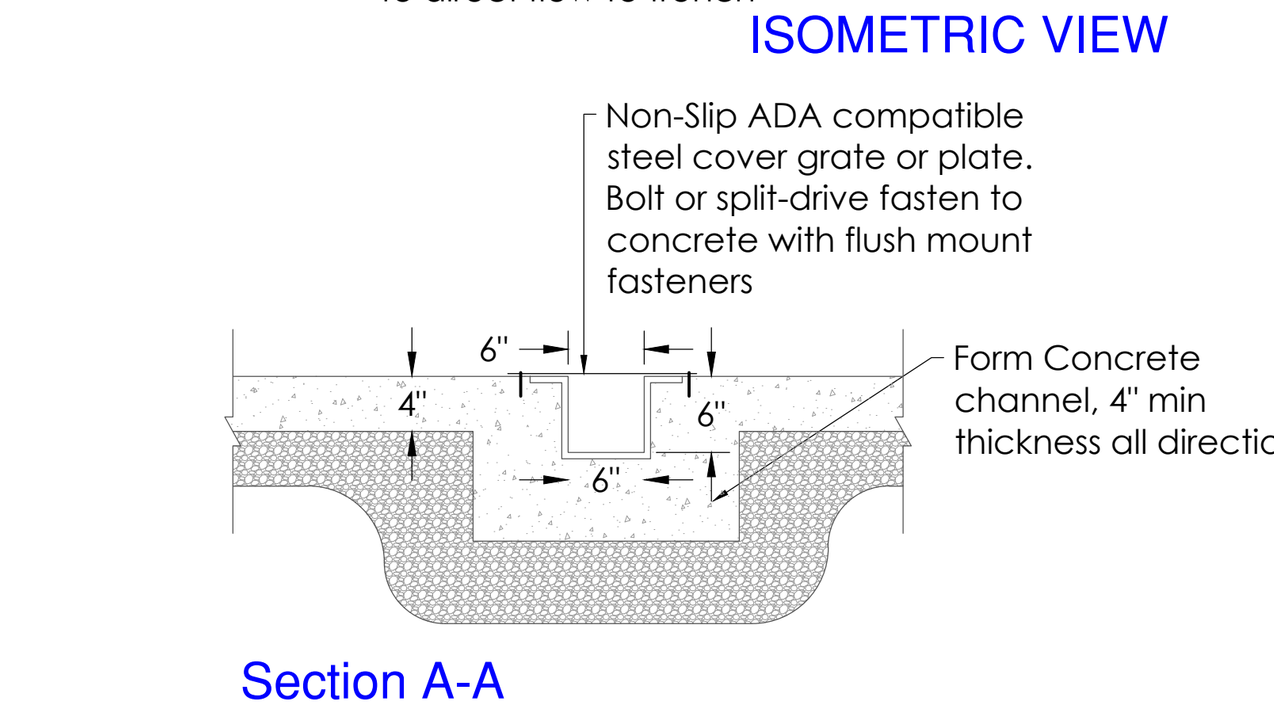
101 BIORETENTION CELL SEED MIX
SCALE: NTS -----

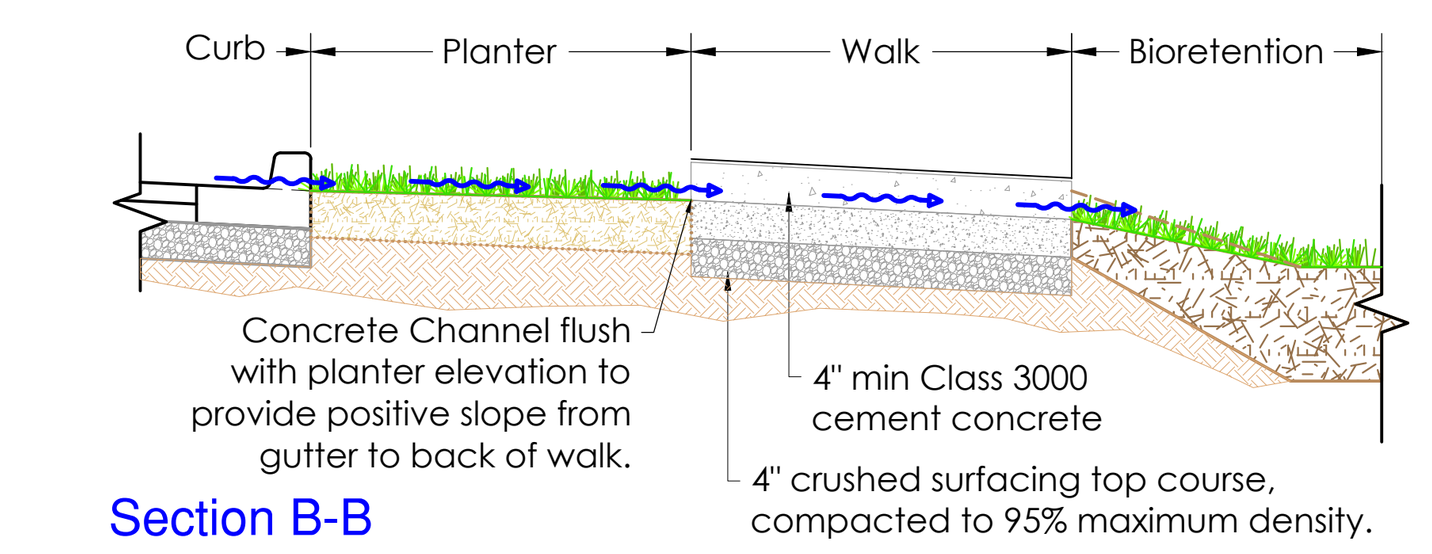


12 TYPICAL UNDERDRAIN SECTION
SCALE: 1"=1' -----

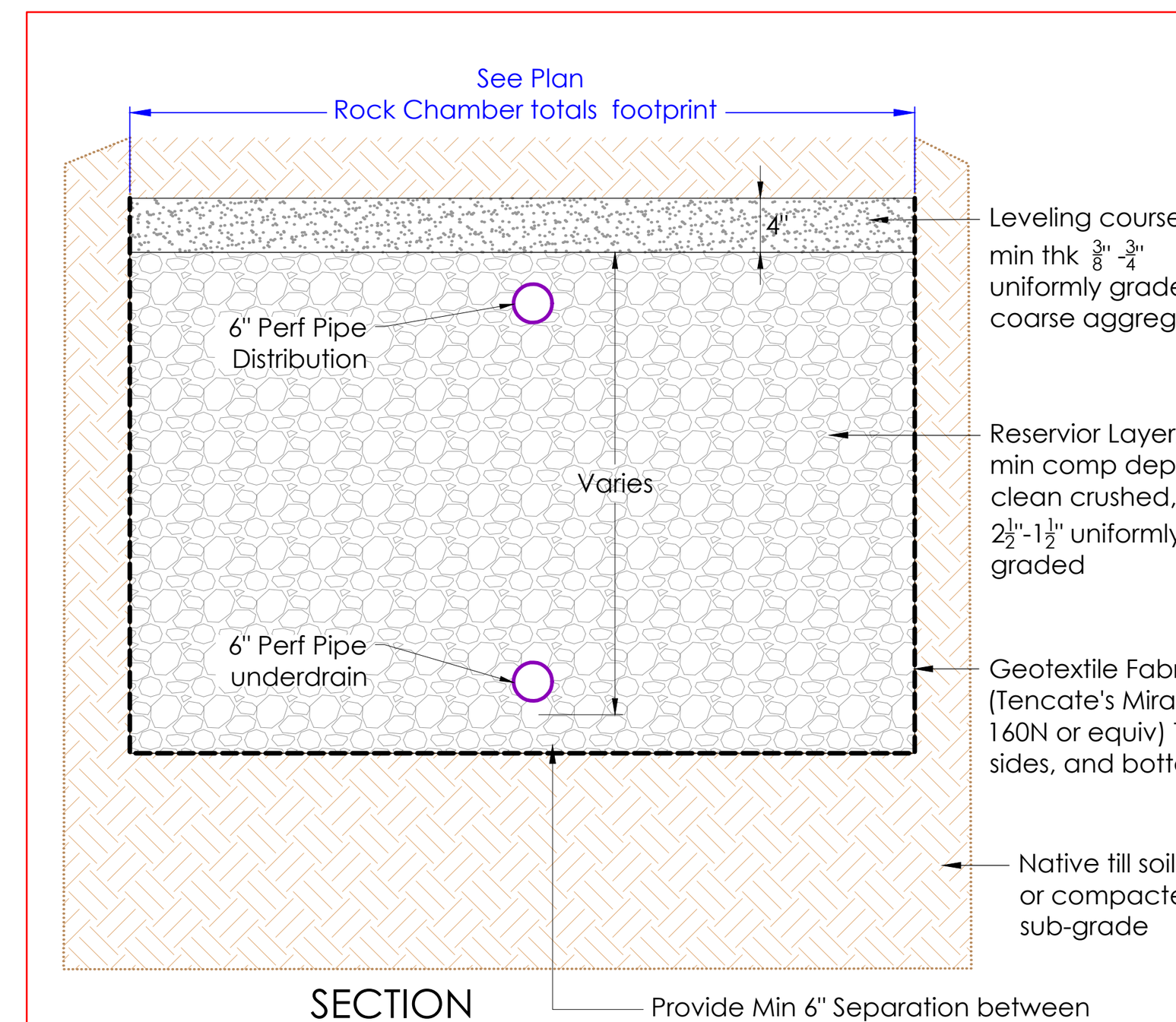
NOTES:
1. Sidewalks are typically 5' wide and a minimum depth of 4". See typical section for exact dimensions.
2. The sidewalk area through the driveway shall be 6" thick. See details 346 and 347 for this area.
3. Sidewalks shall all be class 3000 cement concrete, with air entrainment (min. 4%, Max. 8%).
4. Sub grade shall be compacted to not less than 95% of maximum density.
5. Sidewalk joints shall be edged with a 1/4" inch radius edger. Sidewalk edges shall be tooled with a 1/2" inch radius edger.
6. The finished surface shall be brushed in a transverse direction except that area at driveways and alley crossings, where it shall be brushed longitudinally.
7. The finished sidewalk shall be sprayed with a transparent curing compound covered by waterproof paper or plastic sheeting in the event of rain or other inclement weather. Curing time shall be for a minimum of 72 hours.
8. *Plate or Grate to be non-slip ADA compatible with H-20 loading capacity.







41 Sidewalk Culvert with Steel Plat Top
SCALE: NTS -----



50 ROCK DETENTION CHAMBER
SCALE: 1"=3' -----

Know what's **below**.
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CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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Arlington, WA 98223
360-652-9727
MAKING A "WAY" OUT OF "NO WAY"

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TYLER S. FOSTER, STATE OF WASHINGTON, 53726, REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

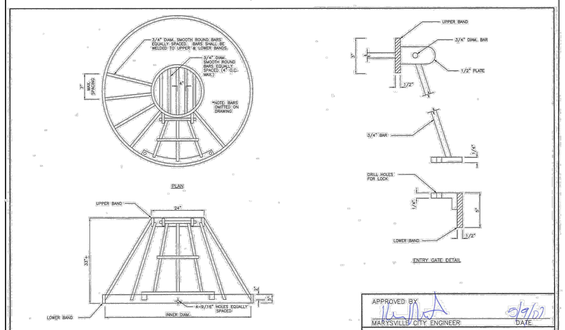
MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

STORMWATER MANAGEMENT DETAILS

SHEET C34 of C42
24x36
PA24-008

Z:\Myron Gemmer - Lakewood PRD\Sheets\C35 City of Marysville Stormwater Details.dwg

DEBRIS CAGE

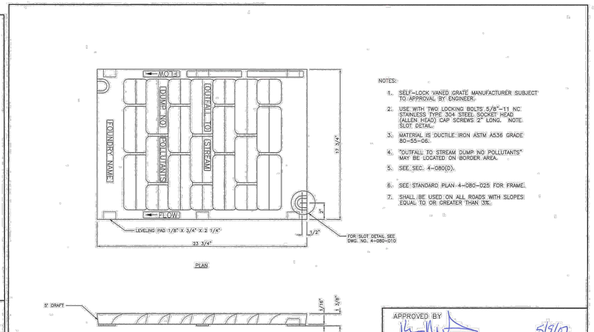


APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-040-006

VANED GRATE

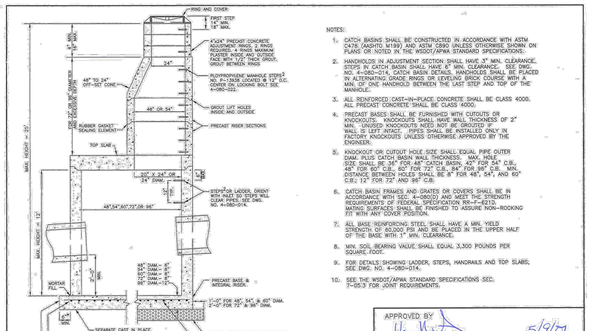


APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 01/02/07 — STANDARD PLAN 4-080-016

CATCH BASIN TYPE 2 48",54",72",96"

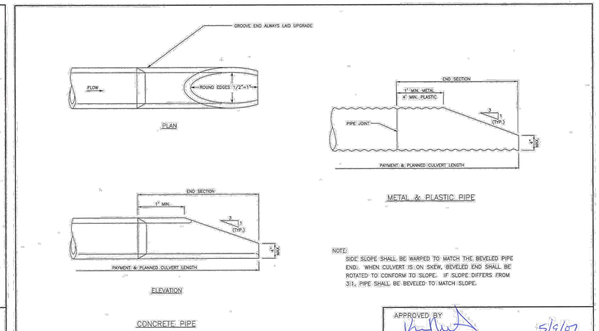


APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 01/03/07 — STANDARD PLAN 4-080-009

BEVELED END PIPE SECTION



APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-080-004

INDIVIDUAL LOT & ROOF PLAN DETAILS



APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 11/01/06 — STANDARD PLAN 4-040-015

STANDARD GRATE

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 01/02/07 — STANDARD PLAN 4-080-017

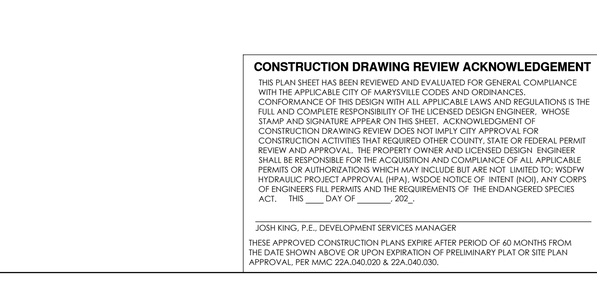
CATCH BASIN INSTALLATION DETAIL TYPE 1 & 1L

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-080-010

ROCK HEADWALL DETAIL



APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-080-005

LOT AND ROOF PLAN MULTI-LOTS

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 11/01/06 — STANDARD PLAN 4-040-016

THRU-CURB INLET FRAME & GRATE W/ VERTICAL CURB INSTALLATION

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 8/15/97 — STANDARD PLAN 4-080-018

CATCH BASIN & MANHOLE DETAILS

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-080-014

CATCH BASIN TYPE 1 (18" MAX. DIA.)

APPROVED BY MARYSVILLE CITY ENGINEER 5/9/07 DATE

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 — STANDARD PLAN 4-080-007

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JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

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Arlington, WA 98223
360-652-9727

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LAND TECHNOLOGIES — MAKING A WAY OUT OF NO WAY

TYLER S. FOSTER — STATE OF WASHINGTON — 23726 — REGISTERED PROFESSIONAL ENGINEER — 07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DESIGN APPROVAL: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

Lakewood Heights PRD
1126 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CITY OF MARYSVILLE STORMWATER DETAILS

SHEET C35 of C42

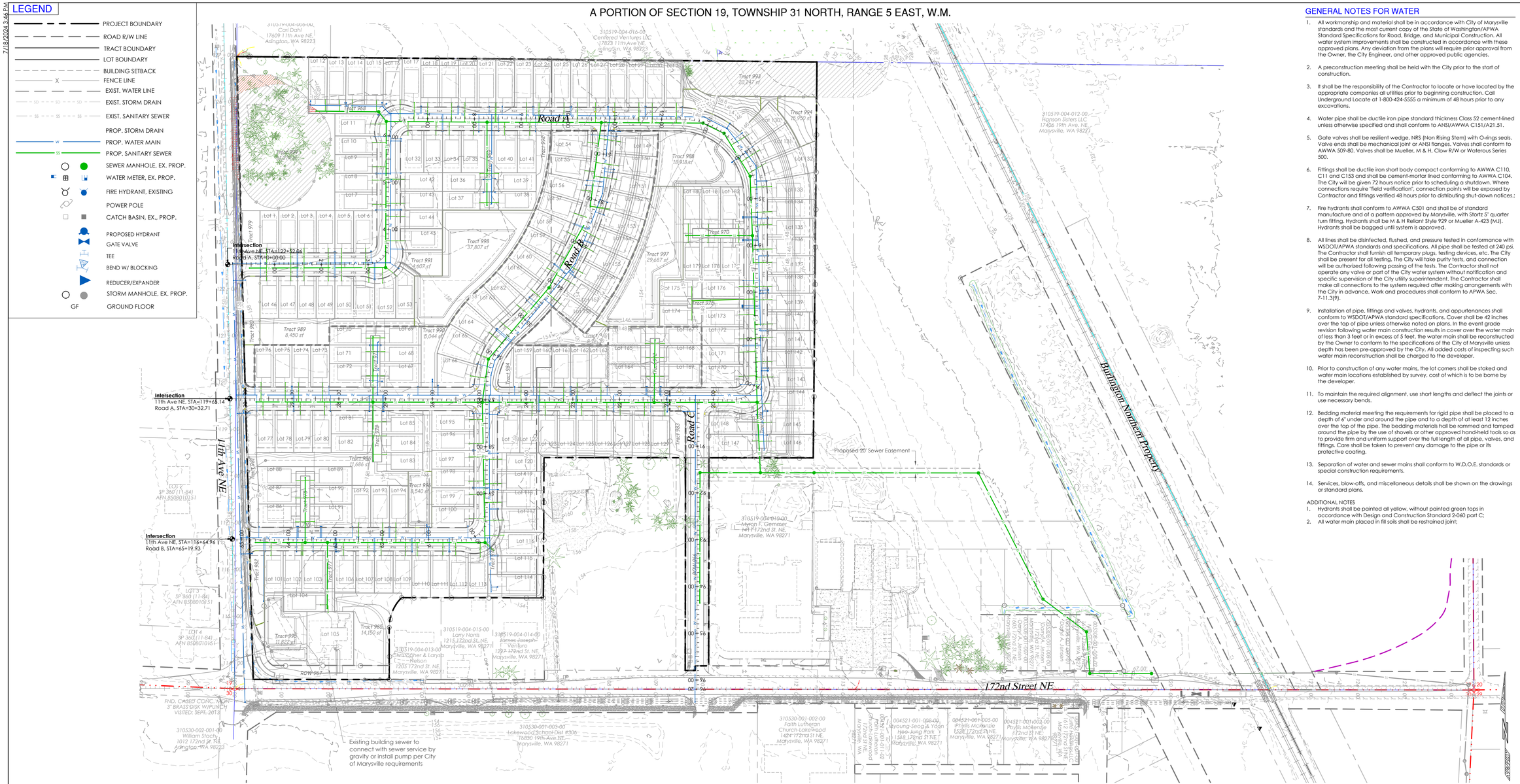
24x36

PA24-008

Z:\Myron Gemmer - Lakewood PRD\Sheets\C35 City of Marysville Stormwater Details.dwg

7/18/2024 3:46 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



SEWER AND WATER OVERVIEW PLAN

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

811 Know what's **below.** **Call** before you dig.

WATER METER NOTE

1" meters for Lots 12-13, 36-39, 69-70, 83, 88-89,104-105, 166-167, 174-175, and 179-180
$\frac{3}{4}$" meters for the remaining lots

GENERAL NOTES FOR SANITARY SEWER

1. All workmanship and materials shall be in accordance with City of Marysville standards and the most recent copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT/APWA).
2. City of Marysville datum (NGVD, 1960 supplemental adjustment) shall be used for all vertical control. A list of benchmarks is available at the Public Works Department.
3. All approvals and permits required by the City of Marysville shall be obtained by the Contractor prior to the start of construction. All sanitary improvements shall be constructed in accordance with these approved plans. Any deviation from these plans shall require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
4. If construction is to take place in the County right-of-way, the Contractor shall contact the City Public Works Department to obtain all the required approvals and permits.
5. A preconstruction meeting shall be held with the City of Marysville Department of Public Works prior to the start of construction.
6. The City of Marysville Department of Public Works shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
7. The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
8. Gravity sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.
9. Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
10. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the spring line of the pipe. The contractor shall provide the City with accurate As-Built Drawings of all side sewer locations.
11. All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
12. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished sub grade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.
13. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with "S/S" and the depth, in feet, stenciled in black letters 2" high.
14. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
15. Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported an a uniformly dense unyielding base.
16. A 3-foot square x 4-inch thick asphalt or concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1-inch maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
18. Erosion control measure shall be taken by the Contractor during construction to prevent infiltration and inflow into existing and proposed sanitary sewer facilities.
19. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
20. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
21. Any changes to the design shall first be reviewed and approved by the project engineer and the City of Marysville.
22. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. (See note 1.) Testing of the sanitary sewer main shall include TV inspection of the main by the Contractor, immediately prior to TV inspection enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway sub grade is completed.
23. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

GENERAL NOTES FOR WATER

1. All workmanship and material shall be in accordance with City of Marysville standards and the most current copy of the State of Washington/APWA Standard Specifications for Road, Bridge, and Municipal Construction. All water system improvements shall be constructed in accordance with these approved plans. Any deviation from the plans will require prior approval from the Owner, the City Engineer, and other approved public agencies.
2. A preconstruction meeting shall be held with the City prior to the start of construction.
3. It shall be the responsibility of the Contractor to locate or have located by the appropriate companies all utilities prior to beginning construction. Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.
4. Water pipe shall be ductile iron pipe standard thickness Class 52 cement-lined unless otherwise specified and shall conform to ANSI/AWWA C151/A21.51.
5. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-rings seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA S09-80. Valves shall be Mueller, M & H, Clow R/W or Waterous Series 500.
6. Fittings shall be ductile iron short body compact conforming to AWWA C110, C11 and C153 and shall be cement-mortar lined conforming to AWWA C104. The City will be given 72 hours notice prior to scheduling a shutdown. Where connections require "field verification", connection points will be exposed by Contractor and fittings verified 48 hours prior to distributing shut-down notices.;
7. Fire hydrants shall conform to AWWA C501 and shall be of standard manufacture and of a pattern approved by Marysville, with Storz 5" quarter turn fitting. Hydrants shall be M & H Reliant Style 929 or Mueller A-423 (MJ). Hydrants shall be bagged until system is approved.
8. All lines shall be disinfected, flushed, and pressure tested in conformance with WSDOT/APWA standards and specifications. All pipe shall be tested at 240 psi. The Contractor shall furnish all temporary plugs, testing devices, etc. The City shall be present for all testing. The City will take purity tests, and connection will be authorized following passing of the tests. The Contractor shall not operate any valve or part of the City water system without notification and specific supervision of the City utility superintendent. The Contractor shall make all connections to the system required after making arrangements with the City in advance. Work and procedures shall conform to APWA Sec. 7-11.3(9).
9. Installation of pipe, fittings and valves, hydrants, and appurtenances shall conform to WSDOT/APWA standard specifications. Cover shall be 42 inches over the top of pipe unless otherwise noted on plans. In the event grade revision following water main construction results in cover over the water main of less than 3 feet or in excess of 5 feet, the water main shall be reconstructed by the Owner to conform to the specifications of the City of Marysville unless depth has been pre-approved by the City. All added costs of inspecting such water main reconstruction shall be charged to the developer.
10. Prior to construction of any water mains, the lot corners shall be staked and water main locations established by survey, cost of which is to be borne by the developer.
11. To maintain the required alignment, use short lengths and deflect the joints or use necessary bends.
12. Bedding material meeting the requirements for rigid pipe shall be placed to a depth of 6" under and around the pipe and to a depth of at least 12 inches over the top of the pipe. The bedding materials hall be rammed and tamped around the pipe by the use of shovels or other approved hand-held tools so as to provide firm and uniform support over the full length of all pipe, valves, and fittings. Care shall be taken to prevent any damage to the pipe or its protective coating.
13. Separation of water and sewer mains shall conform to W.D.O.E. standards or special construction requirements.
14. Services, blow-offs, and miscellaneous details shall be shown on the drawings or standard plans.

ADDITIONAL NOTES
1. Hydrants shall be painted all yellow, without painted green tops in accordance with Design and Construction Standard 2-060 part C;
2. All water main placed in fill soils shall be restrained joint;

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

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Arlington, WA 98223
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LAND TECHNOLOGIES — MAKING A WAY OUT OF "NO WAY"

JAMES S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA, 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER OVERVIEW PLAN

SHEET C36 of C42

24x36

PA24-008

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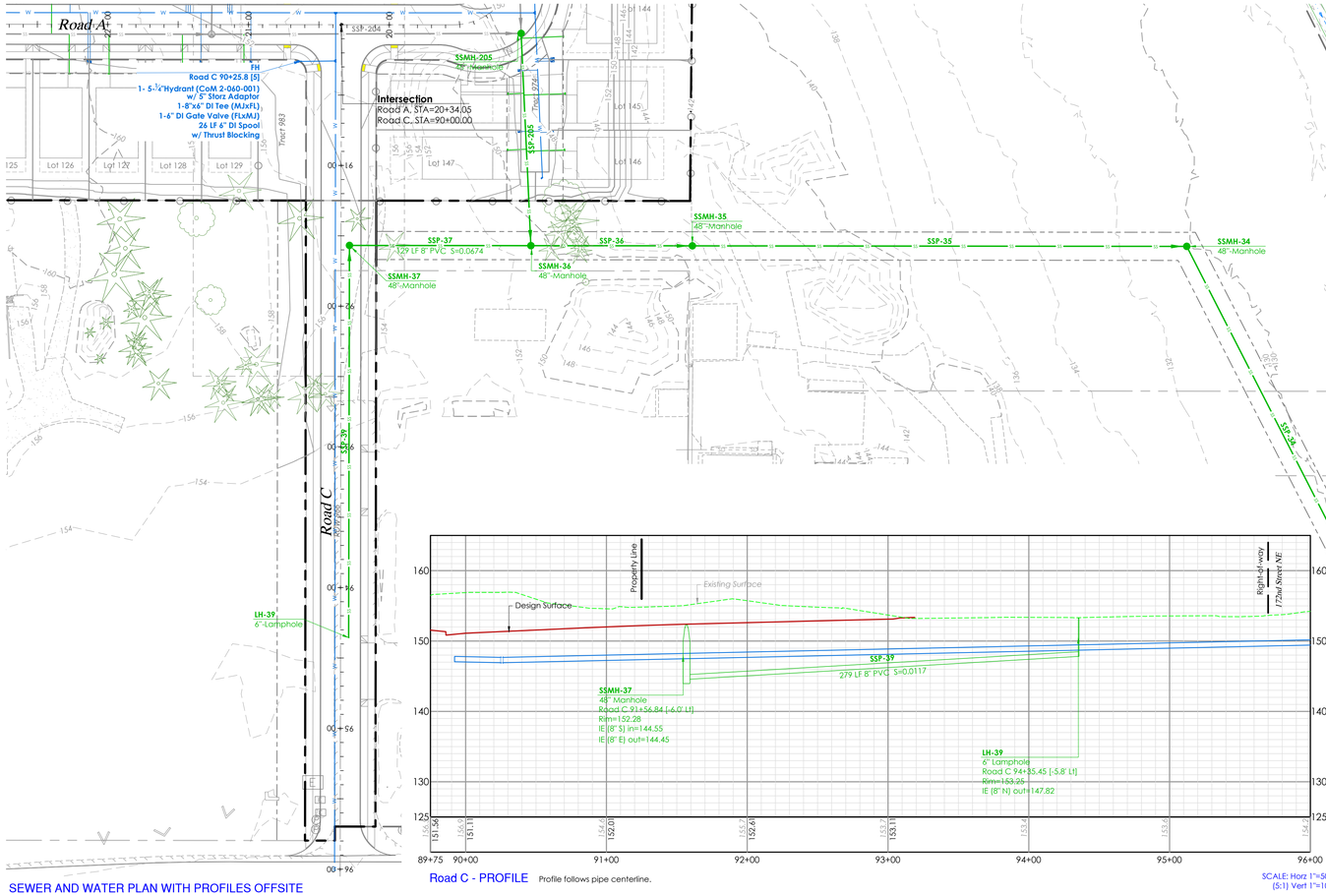
7/18/2024 3:47 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

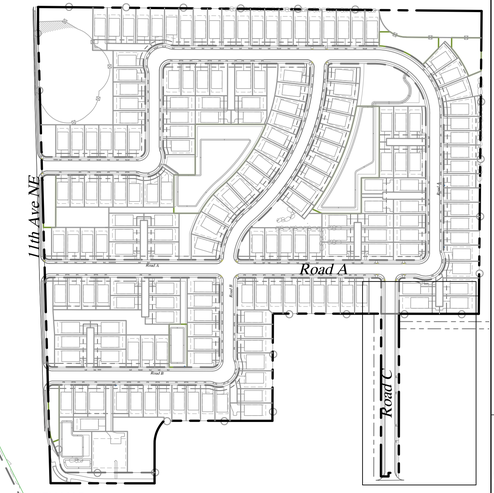
- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.



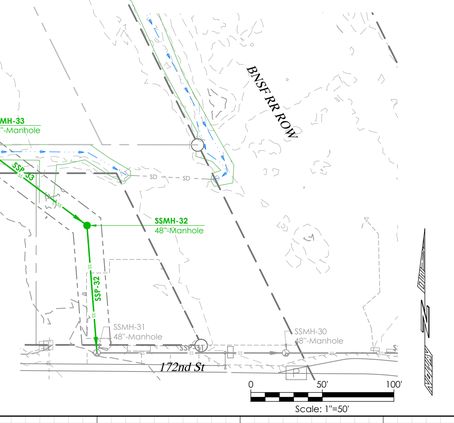
SEWER AND WATER PLAN WITH PROFILES OFFSITE

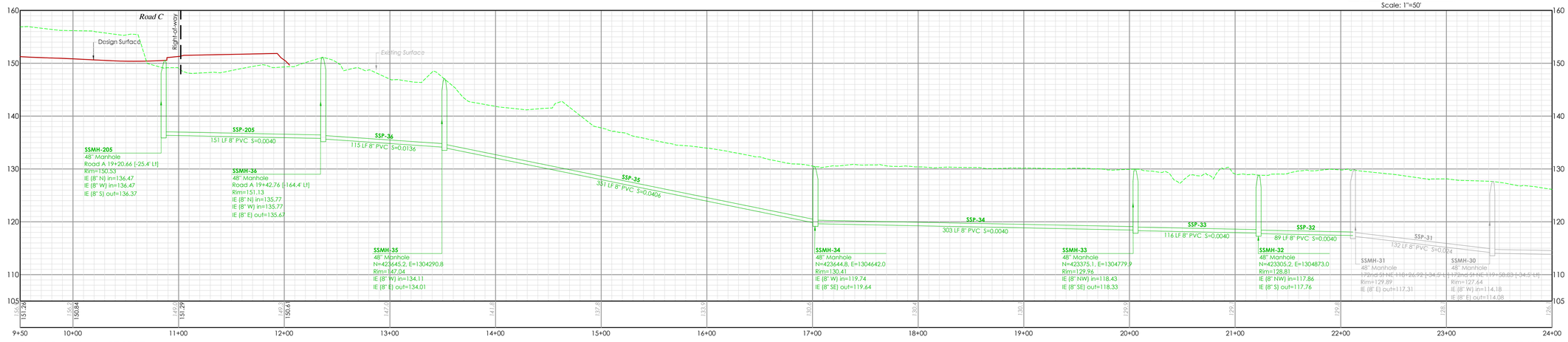
Road C - PROFILE Profile follows pipe centerline.

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'



KEY MAP 1"=200'





Road A Sewer South - PROFILE Profile follows pipe centerline.

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

Know what's **below.**
Call before you dig.

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
53726
REGISTERED
PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
PROJECT MGR: *Tyler*
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT:

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA. 98271

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER PLAN WITH PROFILES OFFSITE

SHEET C37 of C42

24x36

PA24-008

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A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.

Intersection
11th Ave NE, STA=122+52.06
Road A, STA=0+00.00

Tee
11th Ave NE 122+54 [11 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

335 LF 8" DI SSP-101

Bend
Road A 3+38 [19 Rt]
L-90° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

FH
11th Ave NE 122+17.7 [12]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
24 LF 6" DI Spool w/ Thrust Blocking

Intersection
11th Ave NE, STA=119+65.14
Road A, STA=30+32.71

Tee
11th Ave NE 119+73 [14 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
11th Ave NE 119+33.2 [15]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
24 LF 6" DI Spool w/ Thrust Blocking

LH-201a
8" Lamphole
Road A 27+27.30 [132.7' Rt]
Rim=158.31
IE (8" S) out=149.06

Blow-off
Road A 27+17 [121 Rt]
COM EDDs 2-120-002

Tee
Road A 27+17 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
Road A 25+88.2 [9]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
20 LF 6" DI Spool w/ Thrust Blocking

Intersection
Road A, STA=24+86.17
Road B, STA=56+97.94

Tee
Road A 24+77 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Tee
Road A 24+79 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
Road B 57+30.7 [-8]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
17 LF 6" DI Spool w/ Thrust Blocking

FH
Road B 53+57.4 [-10]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
7 LF 6" DI Spool w/ Thrust Blocking

LH-204a
8" Lamphole
N=423929.2, E=1303951.9
Rim=147.61
IE (8" S) out=142.89

Tee
Road A 20+38 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Intersection
Road A, STA=20+34.05
Road C, STA=90+00.00

FH
Road C 90+25.8 [5]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
26 LF 6" DI Spool w/ Thrust Blocking

SSMH-36
48" Manhole
N=423645.3, E=1304176.1
Rim=151.13
IE (8" N) in=135.77
IE (8" W) in=135.77
IE (8" E) out=135.67

Blow-off
Road A 19+37 [-121 Lt]
COM EDDs 2-120-002

FH
Road A 19+09 [-24 Lt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

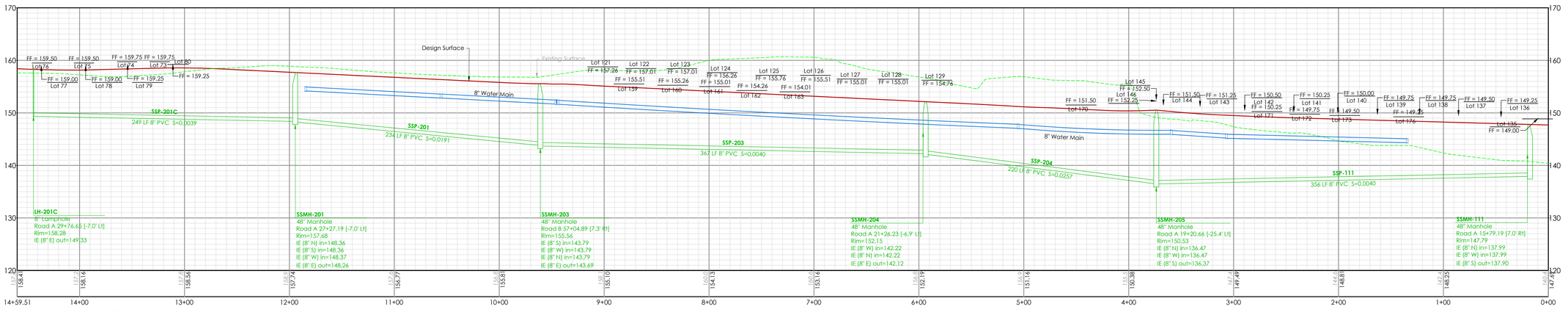
FH
Road A 18+68.0 [-13]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
13 LF 6" DI Spool w/ Thrust Blocking

FH
Road A 16+95.8 [-9]
1- 5-¼"Hydrant (CoM 2-060-001) w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
17 LF 6" DI Spool w/ Thrust Blocking

KEY MAP 1"=300'

Scale: 1"=50'

SEWER AND WATER PLAN WITH PROFILE ROAD A SOUTH



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TYLER S. FOSTER
STATE OF WASHINGTON
33726
REGISTERED
PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA. 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St. Bellevue, WA 98004

SEWER AND WATER PLAN WITH PROFILE ROAD A SOUTH

SHEET C38 of C42

24x36

PA24-008

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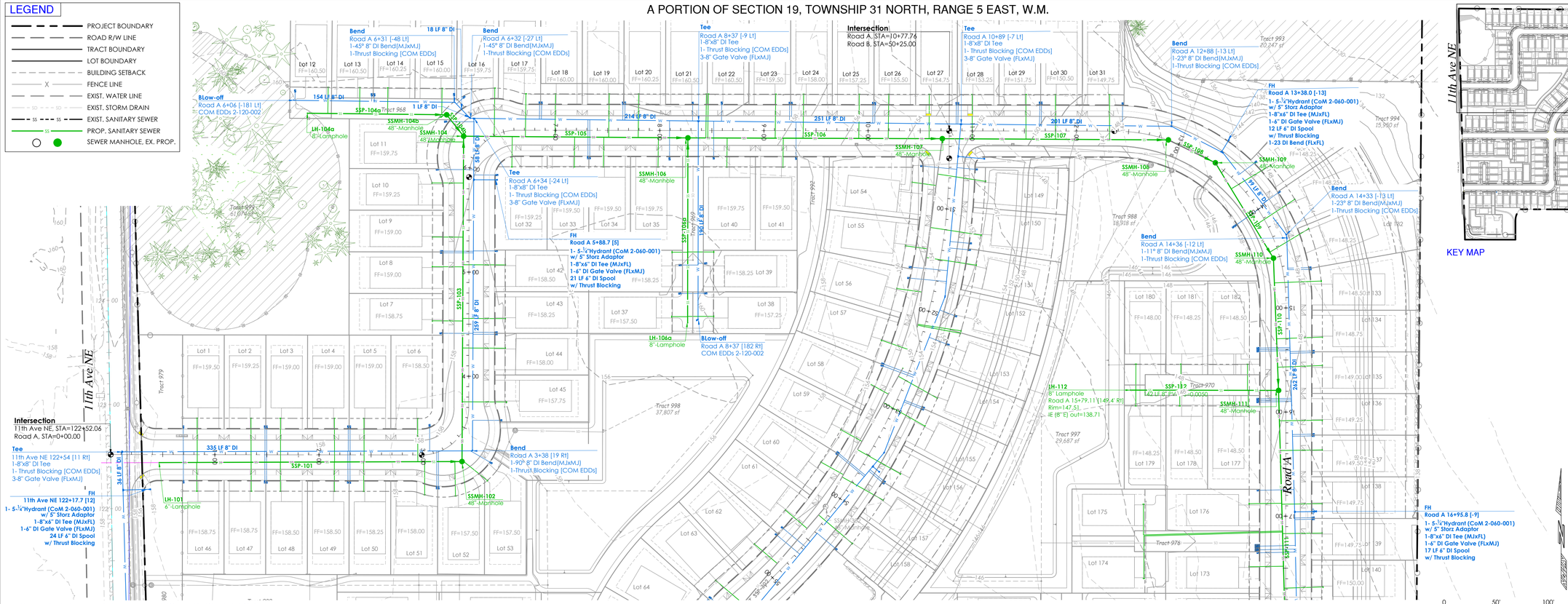
7/18/2024 3:50 PM

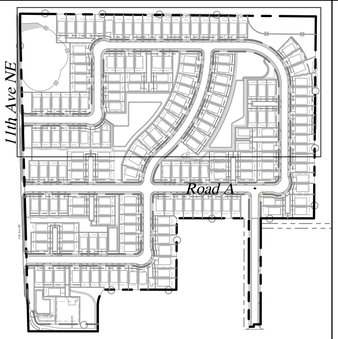
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

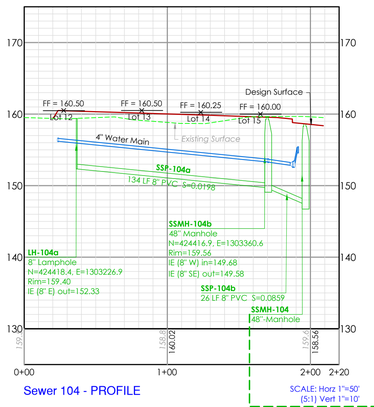
- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.

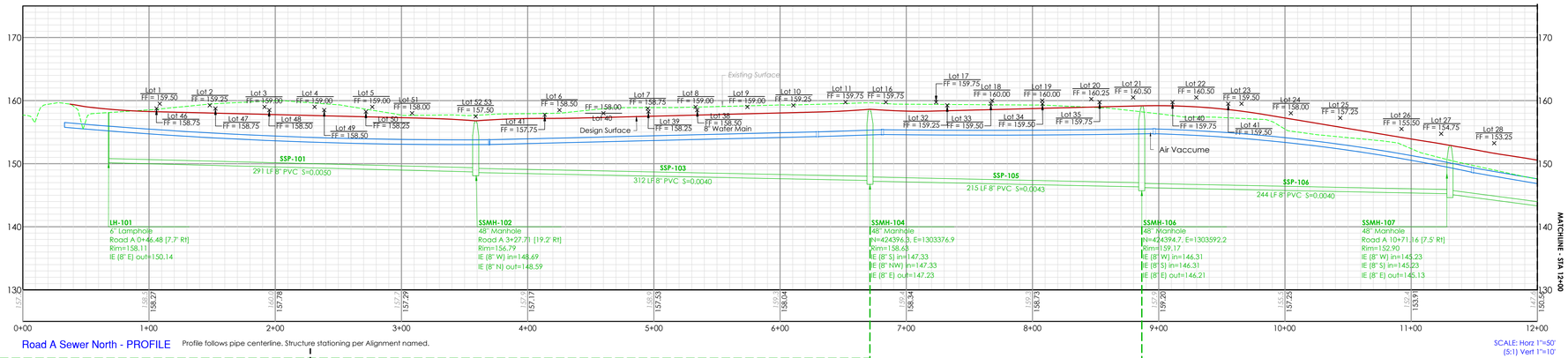


SEWER AND WATER PLAN WITH PROFILES ROAD A NORTH

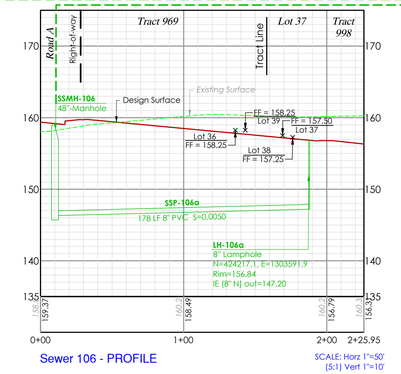


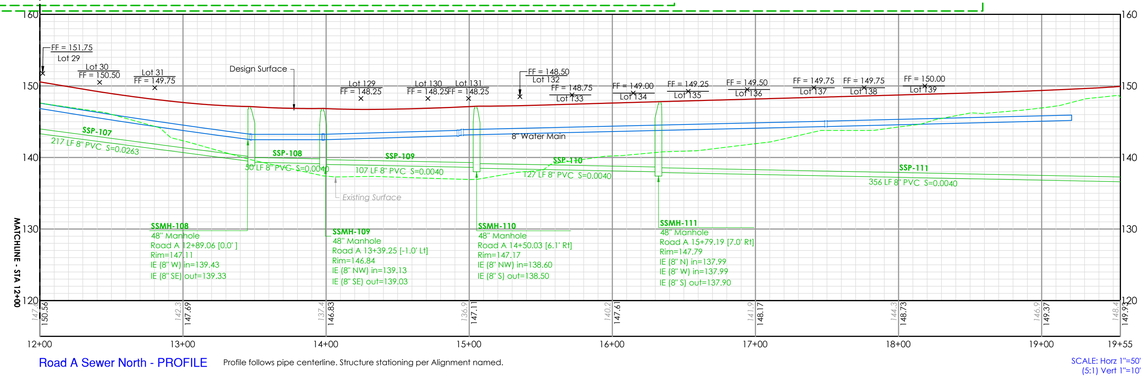
KEY MAP 1"=300'





Road A Sewer North - PROFILE Profile follows pipe centerline. Structure stationing per Alignment named.





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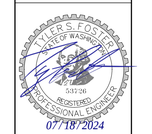

07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
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SEWER AND WATER PLAN WITH PROFILES ROAD A NORTH

SHEET C39 of C42

24x36

PA24-008

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7/18/2024 3:52 PM

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ROAD R/W LINE
- TRACT BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- EXIST. WATER LINE
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SEWER MANHOLE, EX. PROP.

Tee
11th Ave NE 116+67 [17 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Intersection
11th Ave NE, STA=1J66+64.96
Road B, STA=65+99.93

FH
11th Ave NE 116+32.7 [18]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
23 LF 6" DI Spool
w/ Thrust Blocking

LH-401
8' -Lamphole

LH-402a
8' -Lamphole
Road B 63+64.23 [13.3' Rt]
Rim=158.36
IE (8" S) out=150.46

SSP-402a
136 LF 8" PVC
S=0.0050

SSMH-402
48" -Manhole

SSMH-403
48" -Manhole

LH-403a
6" Lamphole Solid Lid
N=423355.1, E=1303250.4
Rim=158.59'
IE (8" N) out=151.05

SSP-403a
117 LF 8" PVC
S=0.0411

LH-2018
8" -Lamphole

SSMH-404
48" -Manhole

Intersection
Road A, STA=24+86.17
Road B, STA=56+97.94

FH
Road B 61+00.7 [4]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
21 LF 6" DI Spool
w/ Thrust Blocking

FH
Road B 57+30.7 [-8]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
17 LF 6" DI Spool
w/ Thrust Blocking

Blow-off
Road B 60+08 [-123 Lt]
COM EDDs 2-120-002

Tee
Road B 59+83 [-23 Lt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Bend
Road B 56+45 [-8 Lt]
1-11° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

SSMH-303
48" -Manhole

Bend
Road B 56+11 [-6 Lt]
1-23° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

Tee
Road A 24+79 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

Tee
Road A 24+77 [8 Rt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

SSMH-302
48" -Manhole

FH
Road B 53+57.4 [-10]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
7 LF 6" DI Spool
w/ Thrust Blocking

Bend
Road B 53+41 [-12 Lt]
1-23° 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

Bend
Road B 53+83 [-121 Lt]
1-11°15' 8" DI Bend(MJxMJ)
1-Thrust Blocking [COM EDDs]

LH-301
8' -Lamphole

LH-107a
8' -Lamphole

Intersection
Road A, STA=10+77.76
Road B, STA=50+26.00

Tee
Road A 10+89 [-7 Lt]
1-8"x8" DI Tee
3-8" Gate Valves (FLxMJ)
1-Thrust Blocking [COM EDDs]

FH
Road B 50+49.4 [-9]
1- 5-¼"Hydrant (CoM 2-060-001)
w/ 5" Storz Adaptor
1-8"x6" DI Tee (MJxFL)
1-6" DI Gate Valve (FLxMJ)
24 LF 6" DI Spool
w/ Thrust Blocking

LH-112
8' -Lamphole

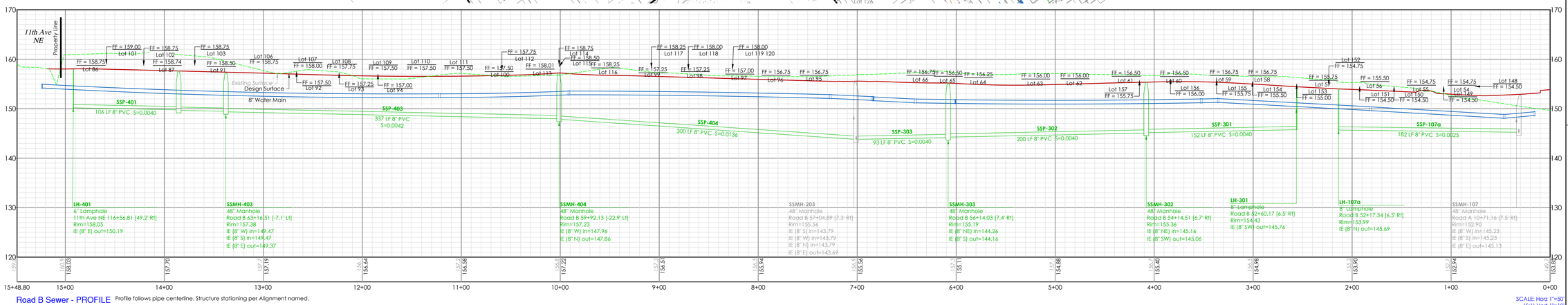
SSMH-107
48" -Manhole

Road A
Road B
11th Ave NE

KEY MAP 1"=300'

Scale: 1"=50'

SEWER AND WATER PLAN WITH PROFILE ROAD B



Road B Sewer - PROFILE Profile follows pipe centerline. Structure stationing per Alignment named.

SCALE: Horz 1"=50'
(5:1) Vert 1"=10'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DEVELOPMENT SERVICES MANAGER

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER
REGISTERED PROFESSIONAL ENGINEER
33726
07/18/2024

PROJECT LEAD: Merle
DESIGNED BY: Tyler
DRAWN BY: -
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT:

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA, 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

SEWER AND WATER PLAN WITH PROFILE ROAD B

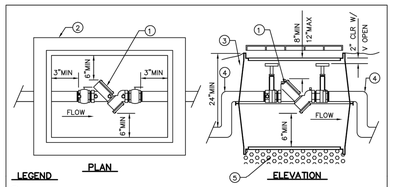
SHEET C40 of C42

24x36

PA24-008

Z:\Myron Gemmer - Lakewood PRD\Sheets\C40 Sewer and Water Plan with Profile Road B.dwg

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



PLAN ELEVATION

LEGEND

1. STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY.
2. IN TRAFFIC AREAS (FOR 2 1/2" ASSEMBLY AND SMALLER) USE: PRECAST CONCRETE VAULT (UTILITY VAULT CO 233-LA, OR APPROVED EQUAL), OR PLASTIC VALVE BOX (UTILITY VAULT CO 1324-12L, OR APPROVED EQUAL). IN TRAFFIC AREAS: A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE CITY OF MARYSVILLE PRIOR TO INSTALLATION.
3. IF A DAYLIGHT DRAIN CANNOT BE PROVIDED, THERE MUST BE A 4" MINIMUM LAYER OF FREE DRAINING GRAVEL AT THE BOTTOM OF THE BOX.
4. ANGLES MAY BE IN OR OUT OF BOX, AS LONG AS SUFFICIENT ROOM IS ALLOWED AT EACH END FOR VALVE OPERATOR AND DCVA REPAIR OR MAINTENANCE.
5. PROVIDE 4" OF PEA GRAVEL.

NOTES

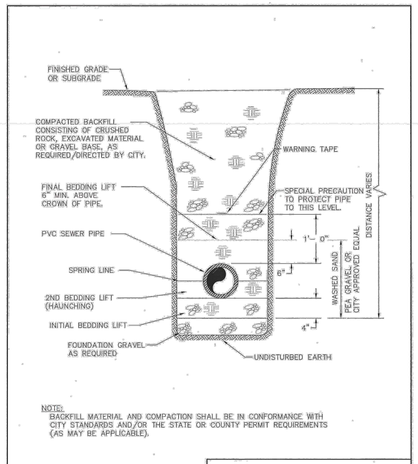
1 ALL TEST COCKS MUST HAVE BRASS PLUGS.
2 TEST COCKS MUST FACE UP OR SIDEWAYS, WHICH EVER IS MORE ACCESSIBLE
3 TEE AND GATE VALVE REQUIRED ON MAIN.
4 SINGLE DETECTOR CHECKS ARE NOT APPROVED BACKFLOW PREVENTION ASSEMBLIES.
5 ASSEMBLY REQUIRES CERTIFICATION UPON INSTALLATION AND RECERTIFICATION ANNUALLY.
6 TEST COCKS ARE REQUIRED TO BE PLUGGED IF ASSEMBLY IS INSTALLED UNDERGROUND.
7 MAXIMUM HEIGHT OF ASSEMBLY IS FIVE FEET UNLESS AN OSHA APPROVED PLATFORM IS PROVIDED.
8 METER SHALL BE INSTALLED SUCH THAT IT CAN BE READ WITHOUT ENTERING VAULT WITH ACCESS HATCH OPEN.
9 ALL DIMENSIONS ARE MINIMUM CLEARANCE REQUIREMENTS.
10 MINIMUM INSIDE VAULT HEIGHT IS 78" FOR 3" SERVICE AND LARGER.

APPROVED BY _____ 7/15/2018
MARYSVILLE CITY ENGINEER DATE

DOUBLE CHECK VALVE ASSEMBLY.

CITY OF Marysville WASHINGTON

LAST REVISED 07/14/06 STANDARD PLAN 2-150-001



NOTE: BACKFILL MATERIAL AND COMPACTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND/OR THE STATE OR COUNTY PERMIT REQUIREMENTS (AS MAY BE APPLICABLE).

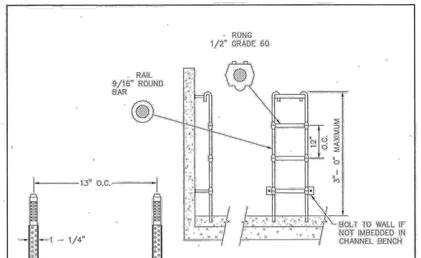
LAST REVISED 10/23/01

APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

TRENCH (FLEXIBLE PIPE)

CITY OF Marysville WASHINGTON

STANDARD PLAN 5-175-001



LADDER SHALL CONFORM TO POLYPROPYLENE: ASTM D-1401 1/2" GRADE 60 REINFORCING BAR A-615 9/16" COLD DRAWN BAR C-1018.

POLYPROPYLENE LADDER

POLYPROPYLENE STEP, LANE NO. P-13938 OR EQUAL.

POLYPROPYLENE MANHOLE STEPS

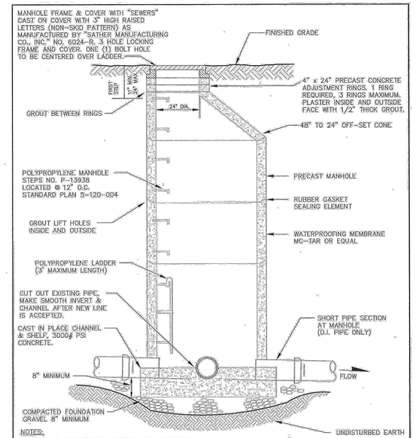
APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

LADDER DETAIL

CITY OF Marysville WASHINGTON

LAST REVISED 10/16/01 STANDARD PLAN 5-120-004

MANHOLE FRAME & COVER WITH "SEWERS" CAST ON COVER WITH 3" HIGH RAISED LETTERS (NON-SKID PATTERN) AS MANUFACTURED BY "SATHER MANUFACTURING CO., INC." NO. 6024-B, 3 HOLE LOCKING FRAME AND COVER. ONE (1) BOLT HOLE TO BE CENTERED OVER LADDER.



NOTES:
1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS: PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL. D.I. PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL. (D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL. PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL BE 0.10', UNLESS OTHERWISE APPLICABLE.

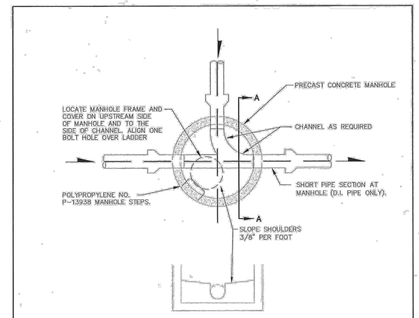
APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

TYPE 1 MANHOLE DETAIL

CITY OF Marysville WASHINGTON

STANDARD PLAN 5-120-002

LAST REVISED 03/09/05



SECTION A-A

NOTES:
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APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

MANHOLE PLAN

CITY OF Marysville WASHINGTON

LAST REVISED 10/16/01 STANDARD PLAN 5-120-001

PLAN

ELEVATION

NOTES:
1. ELBOWS SHALL NOT BE GREATER THAN 45°
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 45° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION.
4. BACKFILL FOR PAVED AREA SHALL BE 5/8" MINUS CRUSHED SURFACING TOP COURSE, COMPACTED IN 12" LIFTS.
5. ALL PLUMBING OUTLETS SHALL BE CONNECTED TO THE SEWER. NO DOWNSPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
6. 18" MINIMUM COVERAGE OF PIPE.
7. 5' MINIMUM COVERAGE AT PROPERTY LINE.
8. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH AN ELBOW OR WYE. 90° CHANGE WITH AN ELBOW AND WYE.
9. 6" SEWER PIPE MINIMUM SIZE IN R.O.W. 25% MINIMUM GRADE, 45% MAXIMUM.
10. 4" SEWER PIPE MINIMUM SIZE ON PRIVATE RESIDENTIAL PROPERTY. 6" SEWER PIPE MIN. SIZE ON COMMERCIAL PROPERTIES. 2% MIN GRADE, 45° MAXIMUM.
11. CONSTRUCTION IN RIGHT-OF-WAY SHALL BE PERFORMED BE A REGISTERED LICENSED CONTRACTOR.
12. ALL CONSTRUCTION REQUIRES A PERMIT AND PAYMENT OF FEES. COMPLETE LEGAL DESCRIPTION OF PROPERTY AND DIMENSIONS.
13. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER IN RELATION TO THE HOUSE IS REQUIRED AFTER INSTALLATION.
14. MINIMUM OF 12" BETWEEN 45 DEGREE FITTINGS.

APPROVED BY _____ 5/9/07
MARYSVILLE CITY ENGINEER DATE

TYPICAL SIDE SEWER

CITY OF Marysville WASHINGTON

STANDARD PLAN 5-150-001

LAST REVISED 03/09/05

NOTE: PAINT HYDRANT WITH CATERPILLAR YELLOW. BAG HYDRANT UNTIL SYSTEM IS APPROVED. REMOVE ALL CHAINS & CONNECTORS FROM ALL PORTS. NO LOCKING DEVICES ON STORZ FITTINGS.

APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

HYDRANT INSTALLATION

CITY OF Marysville WASHINGTON

STANDARD PLAN 2-060-001

LAST REVISED 06/15/18

METER BOX LOCATION

1. SIDEWALKS – METER BOX 1' BEHIND SIDEWALK
2. THICKENED EDGE – SET METER BOX 3" OFF RIGHT-OF-WAY LINE (WITHIN R/W)
3. SHOULDER ROADS – SET METER ON BACKSIDE OF DITCH (WITHIN R/W)
4. SPECIAL CIRCUMSTANCES – CONSULT CITY ENGINEER NO BOXES IN DRIVEWAYS OR TRAVELED WAYS UNLESS APPROVED BY CITY ENGINEER.
5. CURB NO SIDEWALK – 6' BEHIND BACK OF CURB (WITHIN R/W)
6. SET METER PERPENDICULAR TO PAVING

NOTE: SERVICE LOCATION SHALL BE DETERMINED SIMULTANEOUSLY W/ OTHER UTILITIES SO THAT CONFLICTS ARE NOT ENCOUNTERED.

KEYED NOTES

A 1" TYPE K COPPER CUT TO FIT ONE CONTINUOUS LENGTH.
B 1" AWWA THREAD X MUELLER 110 (OR FORD QUICK JOINT) BALL CORPORATION STOP
C 1" DIRECT TAP FOR CAST IRON AND DUCTILE IRON PIPE FOR 6" AND LARGER PIPE.
D 1" SERVICE SADDLE WITH DOUBLE STAINLESS STEEL STRAPS EQUAL TO ROMAC FOR PIPE SIZED 4".
E 1"x3/4" REDUCER MUELLER 110 OR APPROVED EQUAL
F METER SETTER W/CHECK, MUELLER B24104-2 OR EQUAL
G METER TO BE INSTALLED BY CITY
H OWNER CONNECTS TO FEMALE OR MALE IPT
I CARSON BOF 1118-18XL SKU #11182014 PC COVER WITH PC READER LID: CARSON PC1118R SKU #11184050 (NON-TRAFFIC). 20K PC COVER: CARSON PC1118 SKU #11184074 (TRAFFIC)
J CONTRACTOR TO FURNISH PVC SPACER OF CORRECT LENGTH FOR SETTER.

APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

5/8" X 3/4", FULL 3/4" & 1" METER SERVICE

CITY OF Marysville WASHINGTON

STANDARD PLAN 2-090-001

LAST REVISED 06/15/18

CUT-IN TO MAINS

WET TAP MAINS

NOTE:
ALL CONNECTIONS TO EXISTING MAINS WILL BE MADE WITH CITY OF MARYSVILLE PERSONNEL PRESENT.
ALL FITTINGS TO BE SWABBED W/CL2 SOLUTION (50 PPM)
STEEL PIPES SHALL BE RECOATED WHERE WRAPPING HAS BEEN DISTURBED.
SIZE ON SIZE REQUIRES MJ TAPPING TEE

APPROVED BY _____ 06/15/18
MARYSVILLE CITY ENGINEER DATE

CUT-INS AND LIVE TAPS

CITY OF Marysville WASHINGTON

STANDARD PLAN 2-070-004

LAST REVISED 06/15/18

LEGEND:

A. DUCTILE IRON TEE WITH 4"BRANCH, MJXFL. MJ SOLID PLUG.
B. 4" GATE VALVE, FLXFL, MUELLER #A2360-06/M&H #4607 (TO BE LOCATED IN ASPHALT.
C. REDUCING THREAD FLANGE 2"X4".
D. 2" SCHED 40 BRASS PIPE.
E. 2" 90 DEG ELL, FEMALE IRON PIPE THREAD BY FEMALE IRON PIPE THREAD. NO DRAIN HOLE
F. 2" BRASS COUPLING & 2" SCHEDULE 40 PVC THREADED PLUG (HAND TIGHT).
G. RICH #940 (18"X24") VALVE BOX WITH LID.
H. FOOTTIE B-9 1/2T BOX WITH STEEL LID LOCATED BEHIND SIDEWALK. INSULATED TO PREVENT FREEZING.

APPROVED BY _____ 7/15/18
MARYSVILLE CITY ENGINEER DATE

PERMANENT 2" BLOWOFF ASSEMBLY

CITY OF Marysville WASHINGTON

STANDARD PLAN 2-120-002

LAST REVISED 6/1/18

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER 36726 REGISTERED PROFESSIONAL ENGINEER
07/18/2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS BUILT: -

Lakewood Heights PRD
1/2S & 1/2O 172nd St NE, Marysville, WA. 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St. Bellevue, WA 98004

SEWER AND WATER DETAILS

SHEET C41 of C42
24x36
PA24-008

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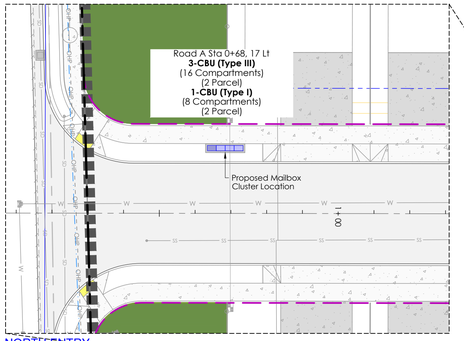
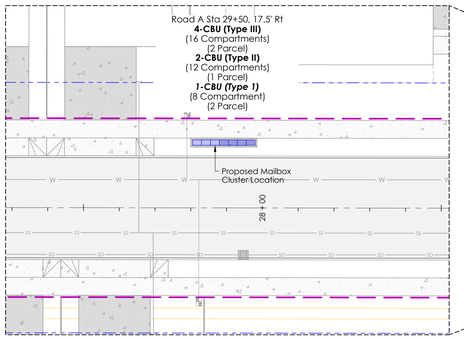
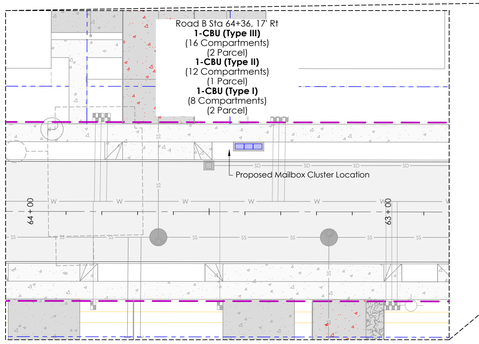
7/18/2024 3:55 PM



NORTH ENTRY



CENTRAL ENTRY



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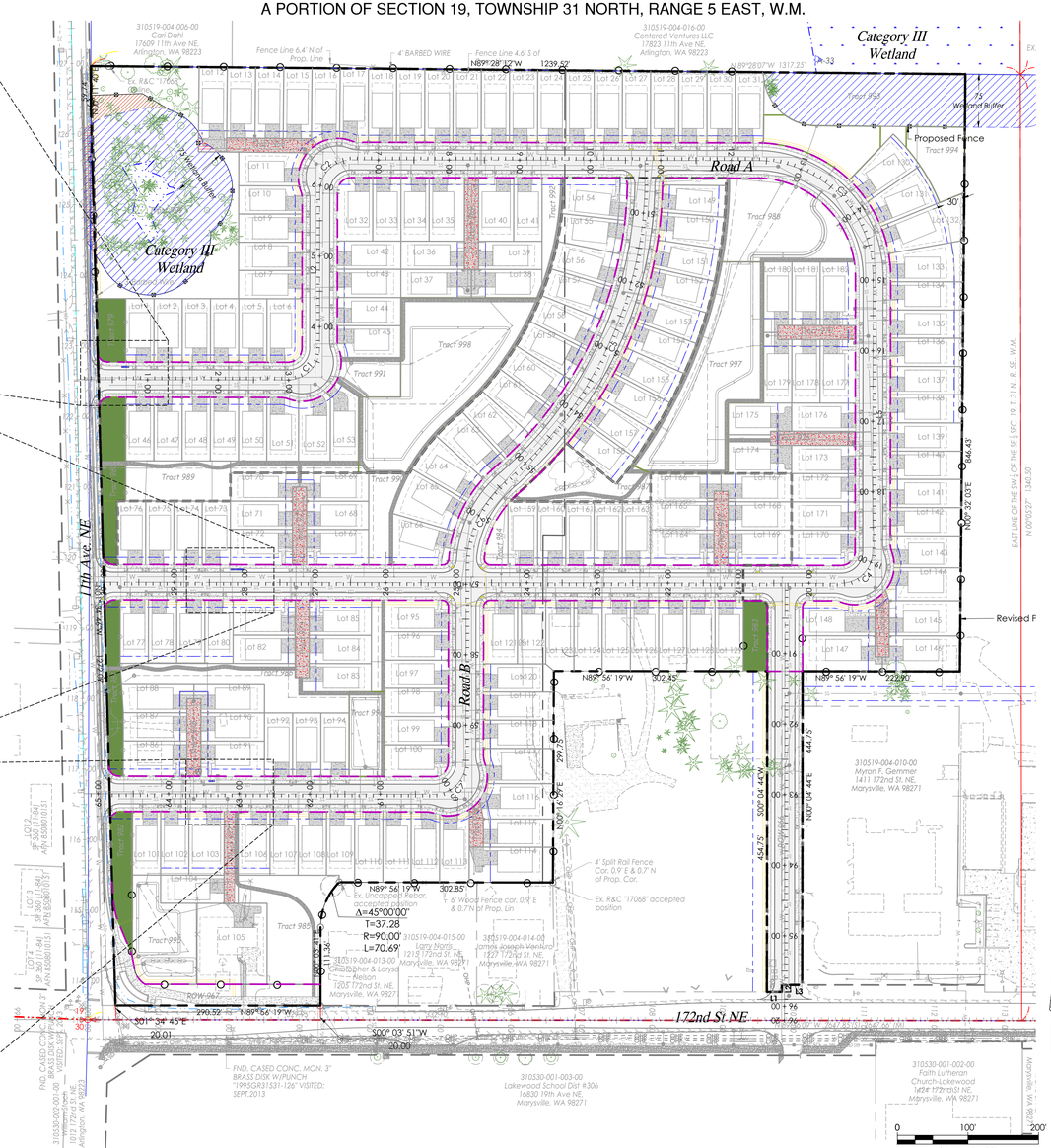
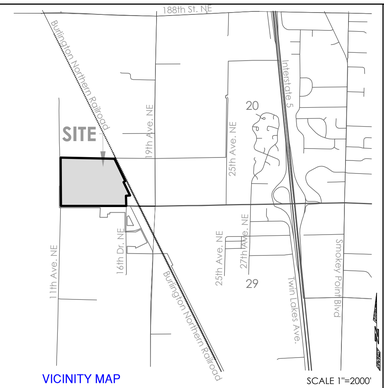
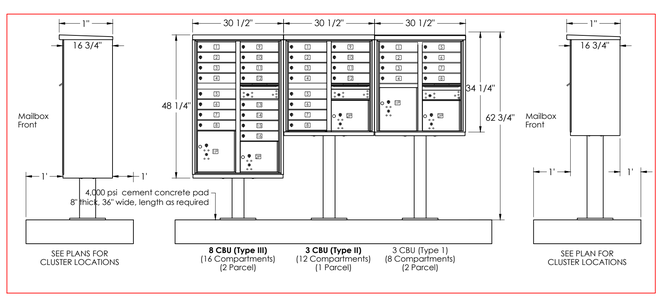


MAILBOX PLAN



VICINITY MAP

SCALE 1"=2000'



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merle@landtechway.com

ENGINEER

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Tyler Foster, P.E.
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360.652.9727
Tyler@landtechway.com

SURVEYOR

North Peak Associates LLC
Richard Van Mourik
17270 Woodinville Redmond Rd
NE Ste 705
Woodinville, WA 98072
206.601.4682

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

APPLICANT

MJS Investors
Great Western Building, 11201 SE 8th St
Bellevue, WA 98004
425-559-2726

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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LAND TECHNOLOGIES
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MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER STATE OF WASHINGTON 53726 REGISTERED PROFESSIONAL ENGINEER

07 / 18 / 2024

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

MAILBOX PLAN

SHEET C42 of C42

24x36

PA24-008

609

Z:\Myron Gemmer - Lakewood PRD\Sheets\C42 Mailbox Plan.dwg

LAND TECHNOLOGIES, INC.
PLANNING • PERMITTING • ENGINEERING

MAKING A "WAY" OUT OF "NO WAY"

Myron Gemmer & Brad Gemmer

1125 & 1507 172nd Street NE, Marysville, Washington 98271

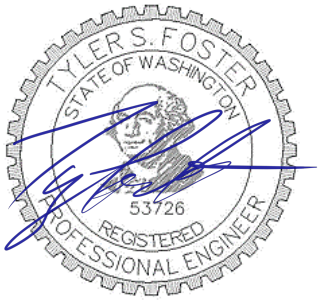
PN PA24-008

1st Submittal: March 2024

2nd Submittal: July 2024

Stormwater Site Plan Report for Lakewood Heights PRD

Prepared by:
Mier Zhou, P.E.
360-652-9727
Email: Mier@landtechway.com



07 / 10 / 2024

Reviewed by:
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Acronyms

The following acronyms and abbreviations may or may not be called out within the body of this report.

- ASTM - American Society for Testing and Materials
- BMPs - Best Management Practices
- CB - Catch Basin
- CAO - Critical Areas Ordinance
- CESCL - Certified Erosion and Sediment Control Lead
- DOE - Department of Ecology
- EDDS - Engineering Design & Development Standards
- FEMA - Federal Emergency Management Agency
- HSPF - Hydrological Simulation Program—Fortran
- LiDAR - Light Detecting And Ranging
- LDA - Land disturbing activity
- LID - Low Impact Development
- LID Manual - DOE 2005 LID Technical Guidance Manual for Puget Sound
- MRs - Minimum Requirements (for Stormwater Management)
- MS4 - Municipal Separate Storm Sewer System
- MSL - Mean Sea Level
- NAVD88 - North American Vertical Datum of 1888
- NGVD29 - National Geodetic Vertical Datum of 1929
- NPDES - National Pollutant Discharge Elimination System
- NRCS - Natural Resources Conservation Service
- NPGIS - Non-Pollutant Generating Impervious Surface
- O&M - Operations and Maintenance
- PGIS - Pollutant Generating Impervious Surface
- PGPS - Pollutant Generating Pervious Surface
- PLSS - Public Land Survey System
- POC - Point of Compliance
- RCW - Revised Code of Washington
- ROW - Right-of-Way
- SCDM-2010 - Snohomish County 2010 Drainage Manual
- SMMWW - DOE 2005 Stormwater Management Manual for Western Washington
- SWPPP - Stormwater Pollution Prevention Plan
- TDA - Threshold Discharge Area
- TESC - Temporary Erosion and Sediment Controls
- USDA - United States Department of Agriculture
- US EPA - United States Environmental Protection Agency
- WSDOT - Washington State Department of Transportation
- WWHM - Western Washington Hydrology Model

Section 1 – Report Summary

1.1 Project Description

MJS Investors is proposing the development of 29.48-*acres* of land in Northwest Marysville, WA off of 11th Ave NE. The parcel is vacant and vegetated with pasture. The parcel has an onsite wetland and buffer.

The development of the parcel will result in a Planned Residential Development (PRD) with 182-Lots, public road and shared auto court. Each lot is allocated to accept a maximum of 70% total impervious of roof and driveway with the remaining portion consisting of lawn. Open space areas for both passive and active recreation will be located outside of the proposed lots.

The proposed road access for the PRD will be from 11th Ave NE at three locations. The development consists of public roads, lots, driveways, homes, auto court, on-site recreation and stormwater facilities.

Per NRCS mappings, type "B" Alderwood gravelly sandy loam soils are found throughout the site. No infiltration will be utilized. Infiltration is not feasible in Till soils with infiltration rates less than 0.3 *in/hr*.

The 2019 DOE Stormwater Management Manual for Western Washington will be used for stormwater management guidance. Stormwater management BMPs and engineered designs are specified in this report.

Stormwater facilities will consist of bioretention facilities.

The entire developable project area is in two natural discharge areas with two discharge locations. Stormwater BMPs will be employed to mitigate polluted and unpolluted surface water flows.

Summary Stormwater Management

The project qualifies as 'new development' because there are less than 35% of existing impervious areas. The proposed condition of the fully developed site will have more than 5,000 *sf* impervious areas. Per Figure I-3.1 Vol. 1 of the 2019 SMMWW, all minimum requirements shall apply for this project.

This project triggers MRs 1-9 and is within the City's UGA. The project will choose to adhere to List #2 of MR #5. On-site stormwater BMPs will consist only of BMPT5.13. Feasibility analysis for individual lot BMPs is provided in MR #5 of the report. However, the overall site stormwater management will mirror the requirements and intent of MR #5.

Flow control requirements for the site will be met by detention. The majority of runoff from impervious surfaces and converted surfaces will be detained. A small portion of the site bypasses facilities for detention. The site as a whole meets the flow control threshold requirement matching the fully-forested condition.

Water quality will be met by percolating stormwater through bioretention treatment soils. The bioretention cell mitigates polluted stormwater through physical, chemical, and biological treatment processes.

1.2 Project Data Summary

Existing and proposed project areas are presented for determination of stormwater management requirements based on prescribed thresholds as outlined in the Marysville Municipal Code (MMC 22C) and the 2019 SMMWW Vol-1, Ch-2, Section 2.4 are summarized in the following tables.

Table 1 - Project Parcel Summary

Project Data:	
Applicant	MJS Investors
Site Owner	Myron Gemmer & Brad Gemmer
Project Name	Lakewood Heights PRD
Project T.S.R. Location	Twn 31 N, Rng 5 E, Sec 19, Qtr-SE
Project Address	1125 & 1507 172nd Street NE, Marysville, Washington 98271
Parcel ID(s)	310519-004-009-00, 310519-004-011-00
Watershed	Snohomish
Basin	Snohomish
Sub-Basin	Quilceda Creek
WRIA Number	7-Snohomish
Analysis Standard	2019 DOE SMMWW

Table 2 - Project Area Analysis & Activities Summary

Existing Conditions:		
Total Site Area	1,283,961	sf (29.48 ac)
Existing Impervious Area	0	sf (0.00 ac) 0.0%
Proposed Activity:		
Proposed Activity	PRD Subdivision	
Total Proposed Disturbance Area	1,194,930	sf (27.43 ac)
Proposed Grading Area	1,194,930	sf (27.43 ac)
Proposed New NPGIS Onsite (Roof)	401,843	sf (9.23 ac)
Proposed New PGIS Onsite (Road, Sidewalk & Driveway)	303,086	sf (6.96 ac)
Proposed Replaced Impervious Area	0	sf (0.00 ac)
Native Vegetation convert to Lawn	0	sf (0.00 ac)
Native Vegetation convert to Pasture	0	sf (0.00 ac)
Total New Impervious Area Onsite	704,928	sf (16.18 ac)
Grading is ≤ 2 feet from P/L	No	
Any excavation 4+' at <1:1 slope to P/L	No	
Fill Slopes 4+' and >33% slope	No	

Section 2 - Minimum Requirements

2.1 Assessment of Minimum Requirements and Thresholds

Minimum requirements and thresholds are established by City of Marysville Municipal Code 14.15.050 – Minimum Requirements. Minimum Requirements for new development and Redevelopment are based on a development's disturbance area. Existing and proposed project areas for determination of stormwater management requirements are presented in Table 2.

The existing impervious area is less than 35% so this project qualifies as 'new development'. The proposed condition of the fully developed site will have impervious area in excess of 5,000 sf. This requires construction activities and stormwater management to comply with Minimum Requirements 1 through 9. A full construction SWPPP is also required.

Minimum Requirements per the SWWMM:

MR-1: Prepare Stormwater Site Plan. MMC 14.15.050 (1)

MR-2: Stormwater Pollution Prevention Plan (SWPPP). MMC 14.15.050 (2)

MR-3: Water pollution source control for new development. MMC 14.15.050 (3)

MR-4: Preservation of natural drainage systems and outfalls. MMC 14.15.050 (4)

MR-5: On-site stormwater management. MMC 14.15.050 (5)

MR-6: Runoff treatment. MMC 14.15.050 (6)

MR-7: Flow control requirements. MMC 14.15.050 (7)

MR-8: Detention or treatment in wetlands and wetland buffers. MMC 14.15.050 (8)

MR-9: Inspection, operation and maintenance requirements. MMC 14.15.050 (9)

Each Minimum Requirements is described in the following sections. There are no additional requirements to be met.

2.2 MR #1: Preparation of Stormwater Site Plans

This document is the Stormwater Site Plan Report that addresses the requirements of MR-1. This section presents the portion of the Stormwater Site Plan that includes recommendations, calculations, and procedures required to adhere to Minimum Requirement #1. The evaluation of the existing site conditions follows.

2.2.1 Site Location

The site is located in the SE quarter of Section 19 of Township 31 North, Range 5 East. The street address is 1125 & 1507 172nd Street NE, Marysville, Washington 98271 and the parcel is located on the north side of 172nd Street NE. See Figure 1 for a vicinity map.

2.2.2 Site Description, Existing Conditions

The project site is a 29.48-*acres* parcel. The parcel is owned by Myron Gemmer & Brad Gemmer. The Snohomish County parcel number is 310519-004-009-00, 310519-004-011-00. It is zoned R-6.5 Multi-Family High and Mixed Use and is located in Snohomish County.

The site is vacant. The existing drainage system(s) are undetermined but largely surface runoff to an existing agriculture ditch over the top silt layer. Surface runoff overall flows southwest and east.

The majority of the site is pasture.

All maps and figures are presented in the Support Data section of this document.

A vicinity map that shows the site location is shown as Figure 1.

A site map that shows the property lines is shown in Figure 2.

A topographic map that shows the site boundaries, study area boundaries, and the downstream flow-paths is also presented in Figure 3.

2.2.3 Existing Basin Analysis

The project is defined by the development within the subject parcel. Existing project flow paths are shown in Figure 2.

The study area is located in the Quilceda Creek sub-basin of the Snohomish Basin in the Snohomish watershed (WRIA-7-Snohomish), which drains to the Puget Sound.

All existing flow assessment and site related basin delineations were established by tracing analysis of a LIDAR surface model.

2.2.4 Other Information on the Study Area

The site is not in or adjacent to a USEPA Sole Source Aquifer.

The site is not in a well-head protection area.

The site is not in a floodway or floodplain.

2.2.5 Critical Areas

There is an onsite Category III wetland on the northwest corner of the site. Category III wetlands carry 75-foot buffer. An offsite Category III wetland is located north of the site. The offsite wetland's buffer encroaches onto the site.

2.2.6 Topography

The site and surrounding topography was analyzed using survey topographic points provided by North Peak Associates. A 3D surface model was generated.

The site has mostly flat slopes with high points around 162 feet MSL in the middle of the site. The site slopes up from the west to a high point 162 feet and then slopes down to the east boundary.

Slopes average in the range of 0 to 5 percent for the majority of the developable area. The site has an average slope of 3.89%.

2.2.7 Soils

Per NRCS mappings, Tokul gravelly sandy loam soils are found throughout the site. Tokul soils are related with glacial Till. Glacial Till is also mapped within the USGS Geologic maps for this site.

Infiltration cannot be used as a primary component of stormwater management due to the relative density of site soils.

Detailed physical and chemical properties of these soils are presented in Section 4.1. The NRCS mapping can be seen in Figure 5.

2.2.8 Field Inspection

The site has not been visited recently. All inspection has been conducted via remote sensing.

2.2.9 Upstream Analysis

The site is at a local high point in the area. No upstream basin flows onto the site.

2.2.10 Downstream Analysis

The downstream area was established by tracing analysis of a LIDAR surface model and evaluation of various GIS data, aerial imagery, and City of Marysville Drainage Inventory. Two onsite basins are present on site. The basins on site are named West and East Basin respective to their location within the site. The Basins meet within West Fork Quilceda Creek more than ¼ mile as measured from the shortest path away.

Stormwater from West Basin flows to the southwest between property lines before reaching an existing ditch, which flows south and is parallel to the west property boundary. The ditch turns east at the southwest corner of the site. There is an existing 8" concrete culvert at the end of the ditch. The ditch is then conveyed through the culvert and across 172nd Street NE. Stormwater flows along the storm system within 172nd Street NE ROW and then within a bypass conveyance system along 11th Ave NE. The storm system eventually discharges to West Fork Quilceda Creek south of the high school stadium.

East Basin flows east to an existing ditch, which is within Burlington Northern RR ROW. Stormwater flows southeast along the ditch and across 172nd Street NE ROW via an existing 12" concrete culvert. Stormwater then drains to an existing ditch which flows northeast along the railroad. The two basins eventually meet within West Fork Quilceda Creek which portion flows along the RR ROW.

Figure 3 shows a portion of the downstream flow path.

2.3 MR #2: Stormwater Pollution Prevention Plans (SWPPPs)

MMC 14.15.050 (2) specifies the requirements for development and redevelopment projects are responsible for preventing erosion and discharge of sediment and other pollutants into receiving waters. Volume I, Chapter 2.5.2 of the 2019 SMMWW specifies that all new development and redevelopment implement a Stormwater Pollution Prevention Plans (SWPPP), which is a list of 13 elements that present measures and methods for all permanent and temporary erosion and sediment control (TESC), pollution prevention, inspection/monitoring activities, and recordkeeping required during the proposed construction project.

Based on the MR#2 thresholds, this project generates more than 2,000 *square feet* of impervious area, so a full SWPPP is required. Required elements for the SWPPP:

- SWPPP element 1: Preserve vegetation/mark clearing limits
- SWPPP element 2: Establish construction access
- SWPPP element 3: Control flow rates
- SWPPP element 4: Install sediment controls
- SWPPP element 5: Stabilize soils
- SWPPP Element 6: Protect slopes
- SWPPP element 7: Protect permanent drain inlets
- SWPPP element 8: Stabilize channels and outlets
- SWPPP element 9: Control pollutants
- SWWP element 10: Control dewatering
- SWPPP element 11: Maintain best management practices
- SWPPP element 12: Manage the project
- SWPPP element 13: Protect On-Site Stormwater Management BMPs for Runoff from Roofs and Other Hard Surfaces

The SWPPP is assembled as a separate document for portability and reproduction purposes. The document is titled "**Stormwater Pollution Prevention Plan for MJS Investors**", dated 10 July 2024.

2.4 MR #3: Source Control of Pollution

MMC 14.15.050 (3) specifies the requirements for water pollution source control for new development or redevelopment activities in accordance with Volume IV of the SMMWW. These activities are primarily commercial industrial developments that represent significant pollutant generation potential and the associated source control BMPs are designed to suit those activities.

Per Chapter 2.5.3, MR#3 does not apply to residential development, hence such source controls are not specified for this project.

2.5 MR #4: Preservation of Natural Drainage Systems and Outfalls

MMC 14.15.050 (4) specifies the requirements for preservation of natural drainage systems or outfalls for all new development and redevelopment activities under Minimum Requirement 4 in the 2019 SMMWW.

Natural drainage patterns as they once existed shall be retained. Pre-developed conditions experience a sheet drainage pattern to the site's west and east property boundary. Stormwater generated onsite reaches the property boundary through infiltration or surface runoff prior to being intercepted by exiting ditches. Existing discharge location shall be maintained.

2.6 MR #5: On-Site Stormwater Management

MMC 14.15.050 (5) specifies requirements for on-site stormwater BMPs. This requirement mandates that on-site stormwater runoff be infiltrated, dispersed, and/or retained to the maximum extent feasible without causing flooding or erosion impacts. Projects triggering Minimum Requirements 1 through 5 must use On-site stormwater management BMPs from List #1 for all surfaces or demonstrate compliance with the LID Performance Standard. Projects triggering Minimum Requirements 1 through 9 must meet the requirements of Table 2.5.1 in Vol. 1 of the 2019 SMMWW. Table 2.5.1 specifies the requirements for new or redevelopment depending on UGA and parcel size to meet the requirements of the LID Performance Standard and/or List #2. List #1 and List #2 specify stormwater BMPs in order of preference. The first BMP determined feasible is required.

<u>This project trigger MR's 1-9.</u> This project is within the City's UGA. This project is required to adhere to the LID Performance Standard or List #2 per Table 2.5.1.

List #1 and #2 contain appropriate BMPs to mitigate a particular developed surface. The surfaces included in the list are Lawn and Landscaped Areas, Roofs, and other hard surfaces (road/driveway/parking).

> Lawn/Landscape is required to utilize BMP T5.13, Post-Construction Soil Quality and Depth.
>
> Roofs are required to employ BMP T5.30 Full Dispersion or Downspout Infiltration, Rain Gardens or Bioretention, BMP T5.10A Downspout Dispersion Systems, or perforated stub-out connections. The first feasible BMP in this list must be used.
>
> Other Hard surfaces (Roads, Driveways, Parking Lots, Etc.) must utilize BMP T5.30 Full Dispersion, BMP T5.15 Permeable Pavement, Bioretention, Sheet Flow Dispersion, or Concentrated Flow Dispersion. The first feasible BMP in this list must be used.

Lawn/landscape will utilize BMP T5.13, Post Construction Soil Quality and Depth.

Roofs will not be able to provide BMP T5.30 Full Dispersion. Full Dispersion requires 100-*foot* flow paths within native areas. The project will not be able to maintain 65% open space.

Individual Lot Infiltration is not feasible based on the low-permeability of native soils. Most roofs will be ultimately routed to bioretention areas for treatment and flow control.

BMP T5.10B Downspout Dispersion will not be utilized as each individual lot lacks the prescriptive flow path length. BMP T5.10C perforated stub out connections are also not feasible due to the close proximity of sewer, water, gas, electricity, and cable utilities on these narrow 40 ft wide lots. Perforated stub outs are also not permitted to be installed beneath driveways.

Onsite stormwater BMPs are infeasible.

Road and Driveway/Parking will be routed to bioretention areas, BMP T7.30. The bioretention cells will treat stormwater through filtering, phytoremediation, and microbial action from within the compost.

Permeable pavement will not be used as the pavement areas are likely to have long-term excessive sediment deposition after construction and homeowner turnover. Permeable pavement

may also be constructed over the top of compacted structural fill that does not exhibit infiltration rates consistent with the requirements for this BMP.

A site plan showing the stormwater management and development can be seen in Figure 4.

2.7 MR #6: Runoff Treatment

Minimum Requirement #6 in MMC 14.15.050 (6) specifies the requirements for providing runoff treatment. The threshold for requiring a treatment BMP is 5,000 *square feet* of PGIS (Pollution Generating Impervious Surface) or a total of more than ¾ of an acre of PGPS (Pollution Generating Pervious Surface).

This project is expected to generate 303,086 *square feet* (6.96 *acres*) of PGIS based on road, sidewalk and driveway areas, therefore treatment facility BMPs are required for this project.

Runoff treatment facility selection is outlined in Vol. III-1.2 of the 2019 SMMWW. Figure III-1.1 outlines the treatment facility selection flow chart based on the intended use of a project. Treatment selection is based on if the site is a high-use site, if the downstream receiving waters are phosphorous sensitive, and/or if the site is required to provide enhanced treatment. The definitions of high-use, phosphorous control, and enhanced treatment can be found in Section III-1.2 of the 2019 SMMWW.

The project is not a high use site.

The project is not required to treat for phosphorous.

Enhanced treatment is not required for the project.

Enhanced and Basic treatment is provided through the use of a bioretention facility per Vol. III Section 3.3.12 of the 2019 SMMWW. The bioretention specified will provide enhanced treatment. The bio-cell treats stormwater through the infiltration of stormwater through soils and their ability to absorb pollutants. On-site soils are suitable for use. See Vol III. Section 3.3.12 of the 2019 SMMWW for specific soil design criteria.

The project utilizes bioretention cells for treatment. The bioretention cell mitigates polluted stormwater through physical, chemical and biological treatment processes. The treatment process reduces pollutant loads to downstream receiving waters. Stormwater percolates through compost amended soils and plantings to obtain treatment. The total percolated runoff through each bio-cell's amended soils is well over the 91% total runoff volume treatment requirement. See Section 7.

2.8 MR #7: Flow Control

Minimum Requirement #7 in MMC 14.15.050 (7) specifies the requirements for runoff flow control. The threshold for requiring Minimum Requirement #7 is 5,000 *square feet* of impervious surface. Flow control shall be provided if the project creates more than 10,000 *square feet* of effective impervious area in a threshold discharge area, converts ¾ of an acre or more of native vegetation to lawn, 2.5 *acres* or more native vegetation is converted to pasture, or a combination of impervious and converted pervious surfaces cause a 0.1 *cfs* increase in the 100-*year* flow frequency from a continuous simulation runoff model.

The project exceeds this requirement and is required to provide flow control.

All runoff from impervious surfaces and converted surfaces is preferred to be infiltrated if feasible. Standard flow control requires that stormwater discharges match pre-developed discharge durations for the range of pre-developed discharge rates from 50% of the 2-year peak flow to the 50-year peak flow. The pre-developed condition shall be matched to the fully-forested condition (soils and vegetation) to which the Western Washington Hydrologic Model (WWHM) is calibrated, unless reasonable, historic information is provided that indicates the site was prairie prior to Euro-American settlement. This requirement may also be met by Full dispersion and infiltration. This standard requirement is waived for sites that will reliably infiltrate all the runoff from hard surface and converted vegetation areas.

The site stormwater management practices detention of stormwater generated on site. A small portion of the frontage and rooftops bypass facilities for detention. These bypasses are included in the stormwater model. The site as a whole still meets the flow control threshold requirement.

The site is split into two overall basins, West and East.

Stormwater generated in West Basin flows to Bioretention Cell A, C and D. Bioretention Cell A, C and D release stormwater to a proposed stormwater system within 11th Ave NE ROW.

Stormwater generated in East Basin flows to Bioretention Cell B. The discharge of the cell is to a level spreader.

The combination of bioretention cells A,B,C and D meet compliance with flow-control standard of 50% of the 2-year to the 50% predeveloped stormwater flows.

All bioretention cells are comprised of 1.5 *feet* of bioretention soil media. Those cells utilize ponded area with freeboard to allow stormwater to percolate through the amended soils. Percolated stormwater drains to a filter layer, and then to a storage chamber consisting of 0.5 *ft* to 9.0 *ft* of rock. The rock layer is drained through a perforated underdrain.

See Section 7 for bioretention cells, planter bioswales and rooftop modeling parameters.

2.9 MR #8: Wetlands Protection

Appendix I-C of 2019 SMMWW specifies requirements for discharge of stormwater in wetlands and wetland buffers as well as discharge of stormwater to a stream.

There is no detention and treatment in the critical areas. The west basin discharges to an onsite wetland buffer to the west. The east basin discharges from a control structure to an onsite wetland buffer within the site boundary. The onsite wetland buffer is associated with an offsite wetland to the north. The project requires Wetlands protection.

Minimum Requirement #8 requires that stormwater discharges to wetlands within a projects TDA shall meet a specified Level of Wetland Protection. There are four Wetland Protection Levels that apply to the TDA: General Protection, Protection from Pollutants, Wetland Hydroperiod protection Method 1, and Method 2.

Both General Protection and Protection from Pollutants wetland protection levels are satisfied with the proper implementation of Minimum Requirement #2 and Minimum Requirement #5 & #6, respectively. The general protection and Pollutant protection requirements are listed below. Documentation of project compliance is listed below each item in italics.

General protection Requirements

1. Consult regulations issued under federal and state laws that regulate the discharge of pollutants to surface waters, including the Construction Stormwater General NPDES Permit.
   See CA Report.
2. Maintain the wetland buffer required by local and/or state regulations.
   Wetland Buffers are established and maintained.
3. Retain areas of native vegetation connecting the wetland and its buffer with nearby wetlands and other contiguous areas of native vegetation.
   All native vegetation within the buffer is retained and enhanced.
4. Avoid compaction of soil and introduction of invasive plant or animal species in the wetland and its buffer.
   No buffer intrusion is proposed. Construction fencing will be in place during construction and split rail fence installed at project completion.
5. Take measures to avoid general physical impacts (e.g., littering and vegetation destruction). Examples are protecting existing buffer zones; discouraging access, especially by vehicles, by planting outside the wetland, and encouragement of stewardship and signage by landowners.
   Signage and fencing is a permanent element to dissuade physical impacts from the uninformed public.
6. Any stormwater management practices, such as Runoff Treatment or Flow Control BMP implementation, must be done outside of the wetland buffer boundary, except limited circumstances where the wetland and/or buffer may be used for additional Runoff Treatment and/or Flow Control of stormwater
   No stormwater flow control or treatment is conducted in the wetland or buffer.

7. Discharge from a BMP or project site should be dispersed using a method to diffuse the flow before entering the wetland buffer.
   All stormwater flow is dispersed prior to reaching the wetland.
8. Consider fences to restrict human access, but make sure it doesn't interfere with wildlife movement. They should be used when wildlife passage is not a major issue and the potential for intrusive impacts is high. When wildlife movement and intrusion are both issues, the circumstances will have to be weighed to make a decision about fencing. Check with the local and/or state agencies to determine if fencing would be allowed.
   Split rail fence is proposed/required. The functionality of split rail fence is to dissuade human interference and permit wildlife passage.

Protection from Pollutants

1. Provide Construction Stormwater BMPs as directed in MR2 to prevent sediment and other pollutants from entering the wetland.
   See TESC Plan prepared with Civil Construction Plans along with SWPPP document.
2. Provide Source Control BMPs as directed in I-3.4.3 MR3: Source Control of Pollution. Refer to Volume IV and local jurisdiction requirements.
   No Source Control BMPs required for Residential Development. See MR #3 in this report.
3. Provide On-Site Stormwater Management and use LID principles as much as practicable for the site, as directed in MR5: On-Site Stormwater Management. LID principles and practices will help meet other wetland hydroperiod protection criteria and provide additional habitat.
   All efforts to provide a stormwater system reminiscent of LID BMPs for the exposure of stormwater to the native soil column is provided, to the maximum extent feasible for this high-density single family residential development.
4. Provide Runoff Treatment BMPs as directed in MR6: Runoff Treatment to treat runoff prior to entering the wetland and its buffer.
   MR #6 is satisfied by the incorporation of Bioretention cell systems with underdrains and rock detention storage beneath each cell.

Wetland Hydroperiod Protection Requirement:

The wetland hydroperiod protection is separated into two Methods (Methods 1 and 2).

Method 1 shall be applied to Category I and II depressional or riverine impounding wetlands.

Method 2 shall be applied to Category III or IV wetlands with habitat score greater than 5.

The onsite wetland to the west is a Category III wetland with 4 habitat score. The off-site wetland is a Category III wetland with 5 habitat score. (Sewall Wetland Consulting, Inc., 2024) The wetland does not require wetland hydroperiod protection.

2.10 MR # 9: Operation and Maintenance

Minimum Requirement #9 specified MMC 14.15.050 (9) contains requirements for inspection, operation and maintenance of stormwater facilities and BMPs. Specific maintenance standards and requirements are outlined in Volume V of the 2019 SMMWW. The 2019 SMMWW requires the regular maintenance and inspection of drainage facilities.

For portability and reproduction purposes, the Operations and Maintenance Manual is presented in a separate stand-alone document titled "**Operations and Maintenance Manual for Lakewood Heights PRD"**, dated **10 July 2024.** This document will be provided with the construction plan submittal.

Section 3 - Maps & Figures

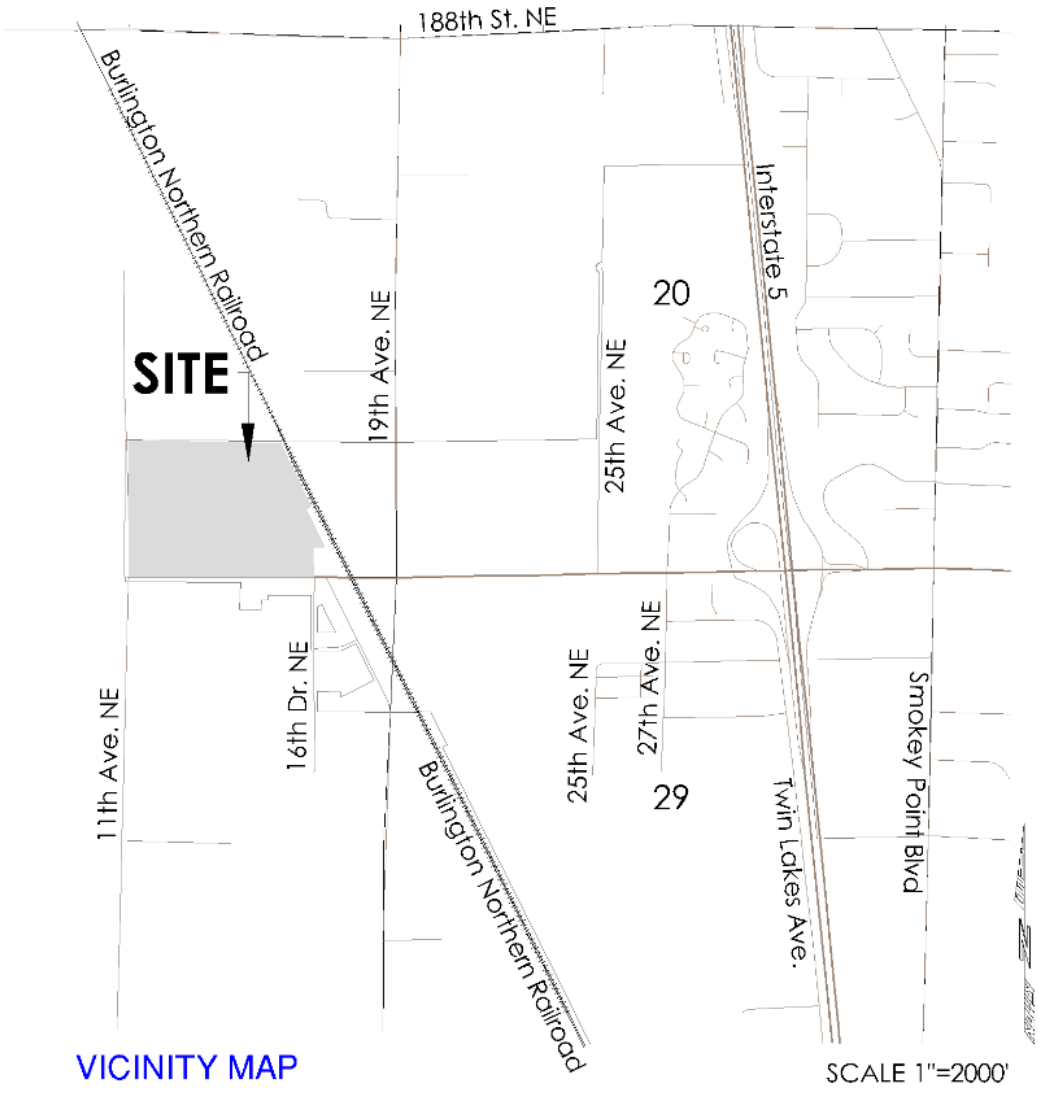

Figure 1 - Vicinity Map



Figure 2 - Existing Conditions (not to scale)

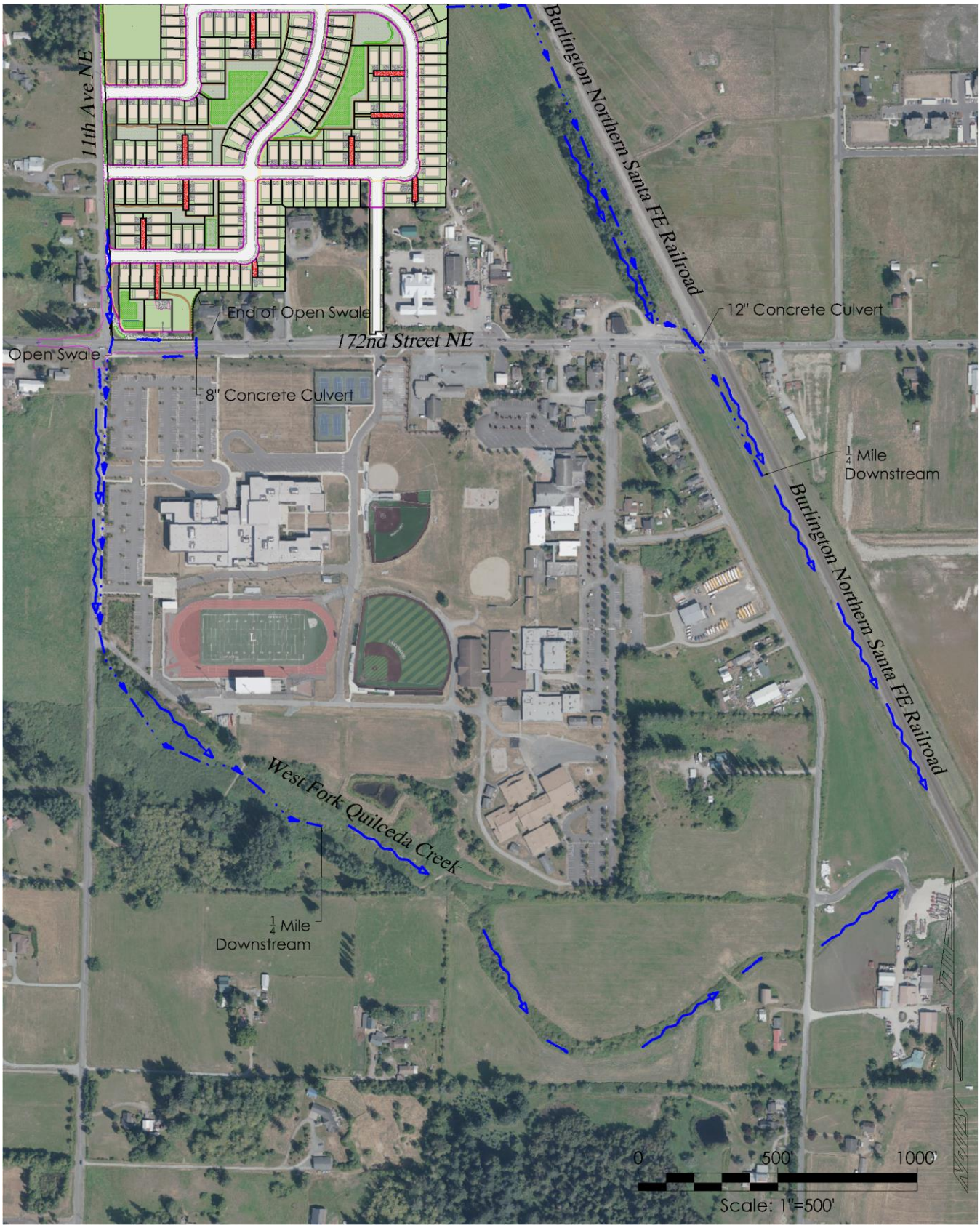

Figure 3 – Downstream Flow Path

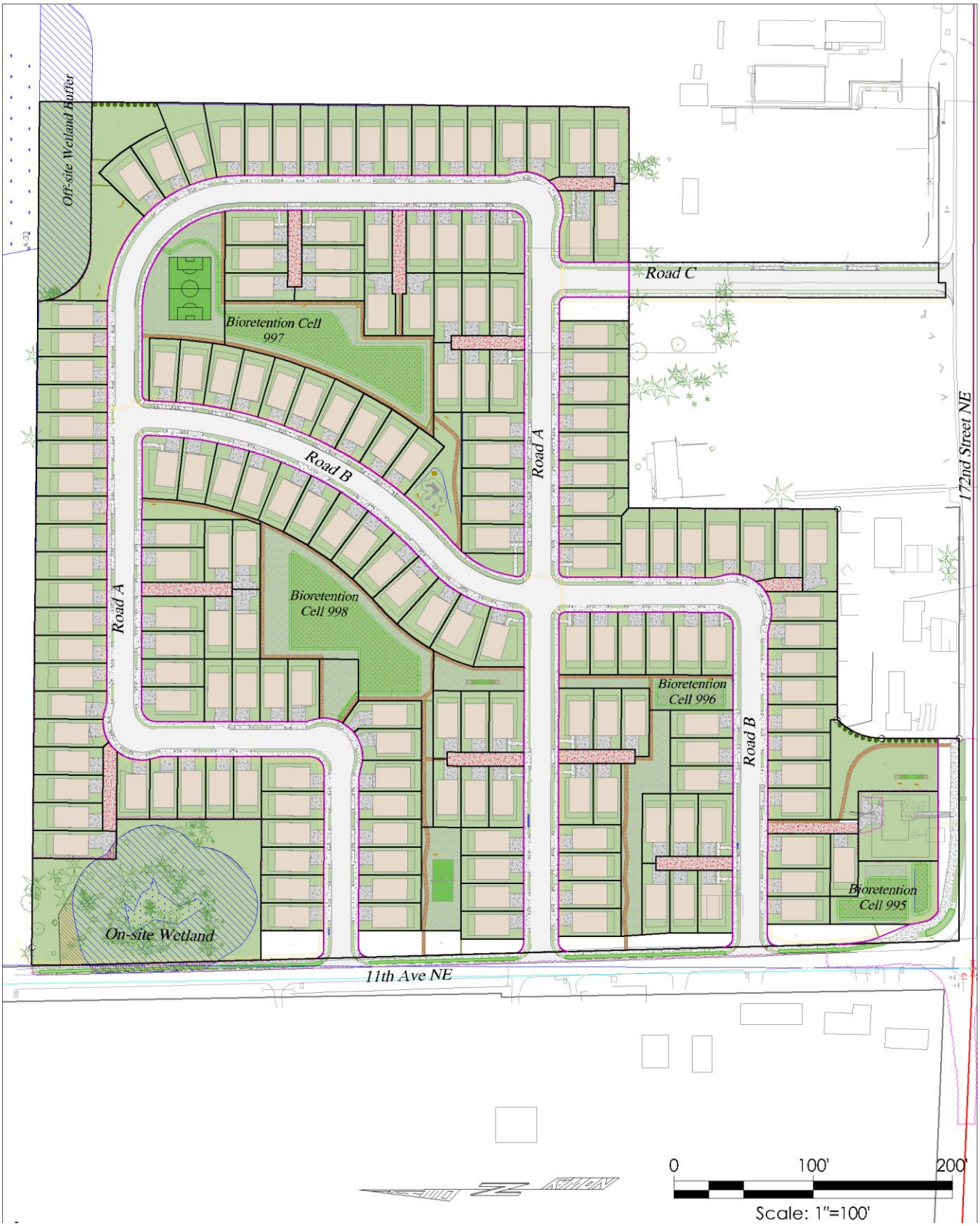

Figure 4 - Site Plan

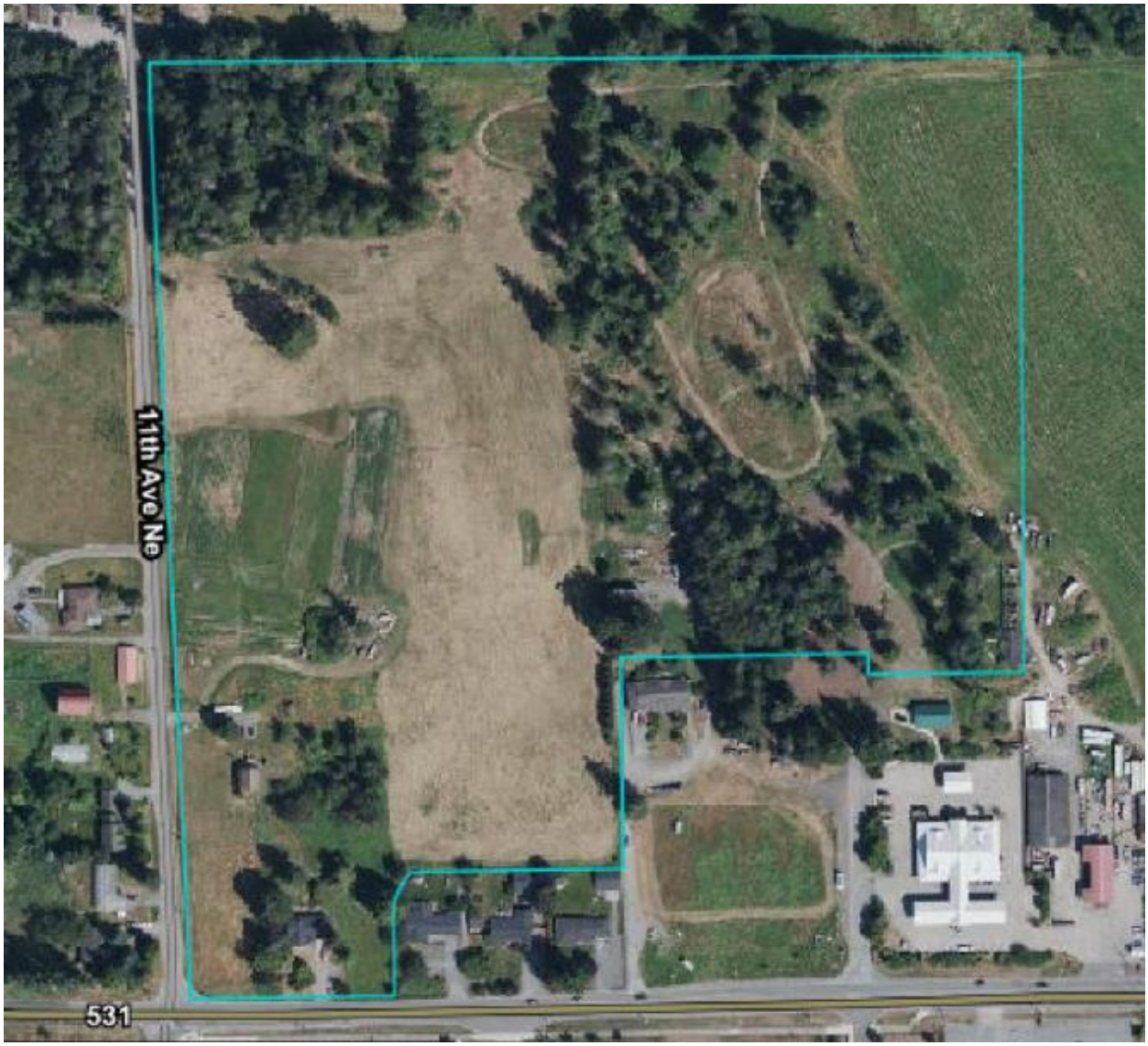

Figure 5 – Soil Map (Not to Scale)

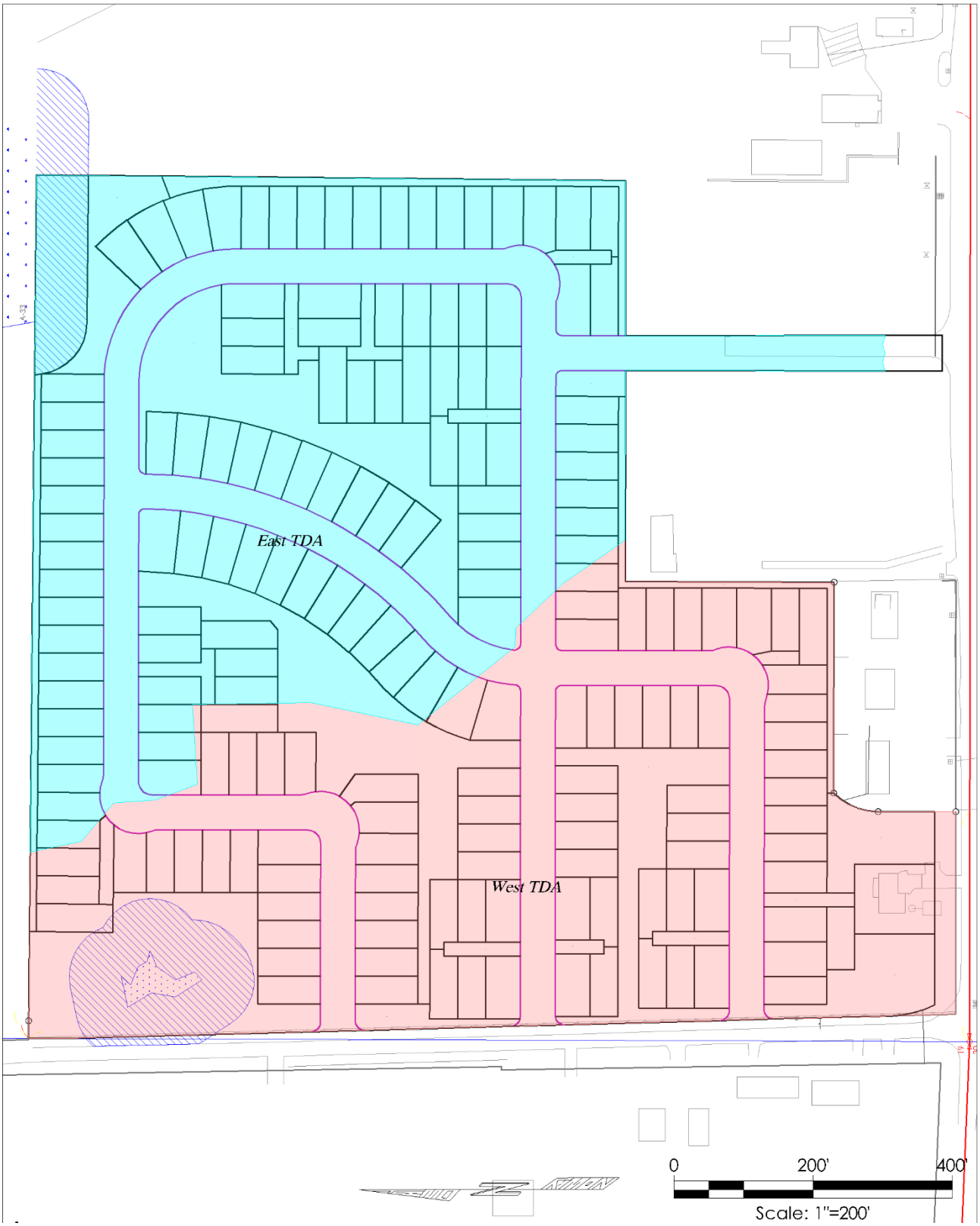

Figure 6 – Predeveloped TDA Map

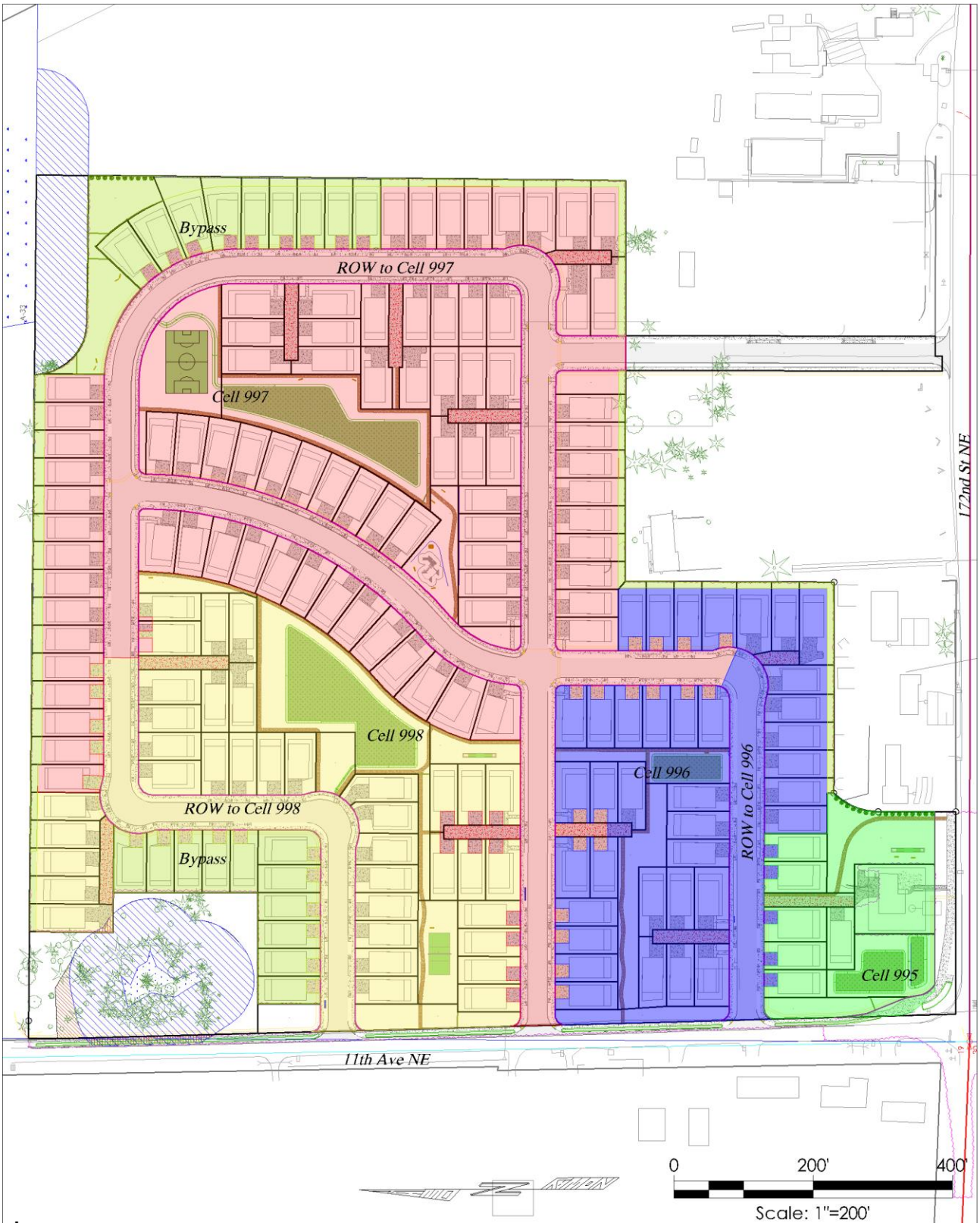

Figure 7 – Basin Map

Section 4 - Support Data

4.1 Soils Data

1—Alderwood gravelly sandy loam, 0 to 8 percent slopes

Map Unit Setting
National map unit symbol: 2t625
Elevation: 50 to 800 feet
Mean annual precipitation: 25 to 60 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 160 to 240 days
Farmland classification: Prime farmland if irrigated
Map Unit Composition
*Alderwood and similar soils:*85 percent
*Minor components:*15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Alderwood
Setting
*Landform:*Hills, ridges
*Landform position (two-dimensional):*Summit
*Landform position (three-dimensional):*Crest, talf
*Down-slope shape:*Convex, linear
*Across-slope shape:*Convex
*Parent material:*Glacial drift and/or glacial outwash over dense glaciomarine deposits
Typical profile
A - 0 to 7 inches: gravelly sandy loam
Bw1 - 7 to 21 inches: very gravelly sandy loam
Bw2 - 21 to 30 inches: very gravelly sandy loam
Bg - 30 to 35 inches: very gravelly sandy loam
2Cd1 - 35 to 43 inches: very gravelly sandy loam
2Cd2 - 43 to 59 inches: very gravelly sandy loam
Properties and qualities
*Slope:*0 to 8 percent
*Depth to restrictive feature:*20 to 39 inches to densic material
*Drainage class:*Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):*Very low to moderately low (0.00 to 0.06 in/hr)
*Depth to water table:*About 18 to 37 inches
*Frequency of flooding:*None
*Frequency of ponding:*None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)

Other vegetative classification: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)
Hydric soil rating: No
Minor Components
Mckenna
*Percent of map unit:*5 percent
*Landform:*Drainageways, depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Linear, concave
*Across-slope shape:*Concave
Hydric soil rating: Yes
Everett
*Percent of map unit:*5 percent
*Landform:*Moraines, eskers, kames
*Landform position (two-dimensional):*Summit, shoulder
*Landform position (three-dimensional):*Interfluve, crest
*Down-slope shape:*Convex
*Across-slope shape:*Convex
Hydric soil rating: No
Shalcar
*Percent of map unit:*3 percent
*Landform:*Depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Concave
*Across-slope shape:*Concave
Hydric soil rating: Yes
Norma
*Percent of map unit:*2 percent
*Landform:*Drainageways, depressions
*Landform position (three-dimensional):*Dip
*Down-slope shape:*Linear, concave
*Across-slope shape:*Concave
Hydric soil rating: Yes

27—Kitsap silt loam, 0 to 8 percent slopes
Map Unit Setting
National map unit symbol: 2hyh
Elevation: 0 to 490 feet
Mean annual precipitation: 37 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 160 to 200 days
Farmland classification: All areas are prime farmland
Map Unit Composition
*Kitsap and similar soils:*85 percent

*Minor components:*5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Kitsap
Setting
*Landform:*Terraces
*Parent material:*Lacustrine deposits
Typical profile
H1 - 0 to 6 inches: ashy silt loam
H2 - 6 to 33 inches: silt loam
H3 - 33 to 60 inches: stratified silt to silty clay loam
Properties and qualities
*Slope:*0 to 8 percent
*Depth to restrictive feature:*More than 80 inches
*Drainage class:*Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):*Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:*About 18 to 30 inches
*Frequency of flooding:*None
*Frequency of ponding:*None
Available water supply, 0 to 60 inches: High (about 11.4 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Soils with Few Limitations (G002XF503WA)
Other vegetative classification: Soils with Few Limitations (G002XF503WA)
Hydric soil rating: No
Minor Components
Bellingham, undrained
*Percent of map unit:*5 percent
*Landform:*Depressions
*Other vegetative classification:*Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Section 5 Works Cited

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Puget Sound LIDAR Consortium. (2003, April). LIDAR Bare Earth DEM File. q47121h24be.e00. Snohomish County, Washington. Retrieved May 2013, from http://pugetsoundlidar.ess.washington.edu/index.htm

Sewall Wetland Consulting, Inc. (2024). *Lakewood Heights PRD - Critical Area Report City of Marysville, Washington.* Fall City, WA 98024.

Snohomish County Planning and Development Services. (2007, October 1). Aquifer Recharge/Wellhead Protection. Everett, WA.

Snohomish County Surface Water Management Division. (2002, December). Snohomish UGA Drainage Needs Report. Everett, Washington.

5.1 Topographic Data

- The various on and off site topography, utilities, and drainage elements were professionally surveyed by Pacific Coast Surveying in 2019.
- Snohomish County 2003 LiDAR survey was used to augment the existing site topography and the downstream and surrounding areas.

The modeled coordinate system:
Lateral - Washington State Plan Plane - North, FIPS 4601;
Vertical – NAVD 88

Section 6 - Continuous Simulation Modeling

6.1 Continuous Simulation Background

HSPF based continuous simulation modeling was used to evaluate the hydrologic performances of the pre-developed and developed sub-basins in order to accurately assess flow rates.

The currently adopted continuous simulation models use the HSPF (Hydraulic Simulation Program in FORTRAN) software engine. The HSPF model uses a robust and detail accounting of the 'water budget', including evaporation, evapotranspiration, interception, interflow, and groundwater. The modeling accounts for and assesses land segment areas that include vegetation or impervious cover, soil types, and slopes. The modeling also uses utilized over 50 years of continuous rainfall data (precipitation) and evaporation data for the area. The HSPF continuous modeling is considered the best available science for hydrologic analysis.

6.2 Modeling Methodology

HSPF modeling was managed via the Western Washington Hydrology Model (WWHM) interface program. The current professional version of WWHM by Clearcreek Solutions, Inc., WWHM-2012 was used. The current data precipitation and evaporation set provided by DOE with the WWHM-2012 software interface was used that includes quantized data in 15-minute time steps from October 1948 to October 2009.

The WWHM program comes packaged with generic, well considered HSPF modeling parameters. These settings allow for the modeling of the majority of the topological conditions found in the Puget Sound area. Where conditions fall reasonably outside the range of the default HSPF parameters, adjustments should be made to more accurately reflect those conditions. These is generally limited to the pervious land segments (IMPLNDS) and are mostly limited to slopes (SLSUR), infiltration rates (INFILT), and length of flow path (LSUR). For this project, HSPF parameters were not adjusted to reflect site conditions.

6.2.1 Existing Conditions

The surface vegetative cover is assumed fully forested with an average slope of 5% in the area of development, based on the LIDAR based TIN analysis. The LIDAR model represents the pre-graded conditions and is in accordance with the predeveloped requirements to be represented as native vegetation and soils that existed at a site prior to the influence of Euro-American settlement.

The NRCS soil mapping of Tokul gravelly medial loam within the modeled area is listed as Type C hydrologic soils. Land segments of Forest Flat, Mod are representative of the existing site areas. Wetland buffer is mapped as Forest, Flat. The wetland area itself is modeled in the WWHM as Sat Forest, Flat.

6.2.2 Developed Conditions

Default mapping for flat road was used for the road areas. Roof was for the rooftop areas. Driveway was for the driveway areas and sidewalk for the paths. Pasture was used for the amended soils from DOE recommendations for amended soils modeling. The intent of the modeling of this site was to determine the infiltration and treatment efficiencies of the bio-retention cell. Flow control modeling took place for the bypass area that is unable to be introduced to street system.

It should be noted that when ponds, bio-swales, or other open detention facilities are used, the corresponding WWHM analysis module includes the ponded area. Consequently, this area is not included in the basin land segment mappings so the total area is often different between the developed and pre-developed conditions.

The current DOE specification for amended soils in 2019 is labeled as 'SMMWW' in the Bio-Swale and other WWHM modules that employ amended soils. The parameters for modeling the SMMWW are preset and based on current state-of-the-art modeling using a combination of the Darcy's and Van Genuchten's equations to account for the variability of permeability and water content as the soils transition from dry or partly damp to saturated conditions as the bio-cell cycles through the process of filling, emptying, and drying out. The SMMWW settings based on the WSU amended soils.

Section 7 - Software Output

The following WWHM reports in this section represent individual sub-basin analysis for hydrologic flow evaluations. The following heading is common to all reports.

Western Washington Hydrology Model,

7.1 West Basin

WWHM2012
PROJECT REPORT

Project Name: West TDA 0707-PASS
Site Name: Gemmer PRD
Site Address: 1125 172nd St NE
City : Marysville, WA
Report Date: 7/10/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

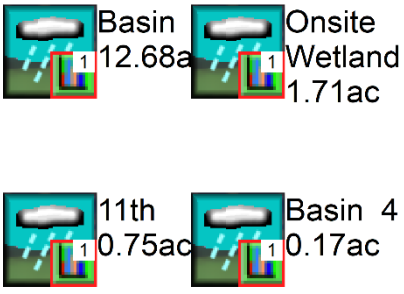
PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	12.675
Pervious Total	12.675

Impervious Land Use	acre
Impervious Total	0
Basin Total	12.675



Element Flows To:
Surface **Interflow** **Groundwater**

Name : Onsite Wetland
Bypass: No

GroundWater: No

Pervious Land Use	acre
SAT, Forest, Flat	.083
C, Forest, Flat	1.625
Pervious Total	1.708

Impervious Land Use	acre
Impervious Total	0
Basin Total	1.708

Element Flows To:
Surface **Interflow** **Groundwater**

Name : 11th
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.456
Pervious Total	0.456

Impervious Land Use	acre
ROADS FLAT	0.294
Impervious Total	0.294
Basin Total	0.75

Element Flows To:
Surface **Interflow** **Groundwater**

Name : Basin 4
Bypass: No

GroundWater: No

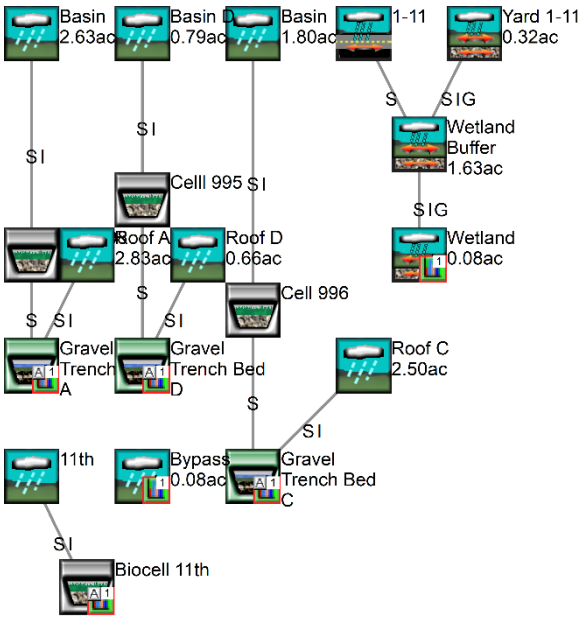
Pervious Land Use	acre
C, Forest, Flat	.17
Pervious Total	0.17

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.17

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE



Name : Basin A
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	1.18
Pervious Total	1.18

Impervious Land Use	acre
ROADS FLAT	0.564
DRIVEWAYS FLAT	0.574
SIDEWALKS FLAT	0.308
Impervious Total	1.446
Basin Total	2.626

Element Flows To:

Surface	Interflow	Groundwater
Surface Cell 998	Surface Cell 998	

Name : Cell 998
Bottom Length: 310.00 ft.

Bottom Width: 50.00 ft.
Material thickness of first layer: 1
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 0.9
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 292.032
Total Outflow (ac-ft.): 315.649
Percent Through Underdrain: 92.52
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 0.8 in. **Elevation:** 0.02 ft.

Element Flows To:

Outlet 1	Outlet 2
Gravel Trench Bed	A

Cell 998 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.3558	0.0000	0.0000	0.0000
0.0220	0.3558	0.0036	0.0000	0.0000
0.0440	0.3558	0.0072	0.0000	0.0000
0.0659	0.3558	0.0107	0.0000	0.0000
0.0879	0.3558	0.0143	0.0000	0.0000
0.1099	0.3558	0.0179	0.0000	0.0000
0.1319	0.3558	0.0215	0.0015	0.0000
0.1538	0.3558	0.0250	0.0086	0.0000
0.1758	0.3558	0.0286	0.0092	0.0000
0.1978	0.3558	0.0322	0.0098	0.0000
0.2198	0.3558	0.0358	0.0103	0.0000
0.2418	0.3558	0.0393	0.0108	0.0000
0.2637	0.3558	0.0429	0.0113	0.0000
0.2857	0.3558	0.0465	0.0117	0.0000
0.3077	0.3558	0.0501	0.0122	0.0000
0.3297	0.3558	0.0536	0.0126	0.0000
0.3516	0.3558	0.0572	0.0130	0.0000
0.3736	0.3558	0.0608	0.0134	0.0000
0.3956	0.3558	0.0644	0.0138	0.0000
0.4176	0.3558	0.0679	0.0142	0.0000
0.4396	0.3558	0.0715	0.0146	0.0000
0.4615	0.3558	0.0751	0.0149	0.0000
0.4835	0.3558	0.0787	0.0153	0.0000
0.5055	0.3558	0.0823	0.0156	0.0000
0.5275	0.3558	0.0858	0.0160	0.0000
0.5495	0.3558	0.0894	0.0163	0.0000
0.5714	0.3558	0.0930	0.0166	0.0000
0.5934	0.3558	0.0966	0.0169	0.0000
0.6154	0.3558	0.1001	0.0172	0.0000
0.6374	0.3558	0.1037	0.0175	0.0000

0.6593	0.3558	0.1073	0.0178	0.0000
0.6813	0.3558	0.1109	0.0181	0.0000
0.7033	0.3558	0.1144	0.0184	0.0000
0.7253	0.3558	0.1180	0.0187	0.0000
0.7473	0.3558	0.1216	0.0190	0.0000
0.7692	0.3558	0.1252	0.0193	0.0000
0.7912	0.3558	0.1287	0.0196	0.0000
0.8132	0.3558	0.1323	0.0198	0.0000
0.8352	0.3558	0.1359	0.0201	0.0000
0.8571	0.3558	0.1395	0.0204	0.0000
0.8791	0.3558	0.1431	0.0206	0.0000
0.9011	0.3558	0.1466	0.0209	0.0000
0.9231	0.3558	0.1502	0.0211	0.0000
0.9451	0.3558	0.1538	0.0214	0.0000
0.9670	0.3558	0.1574	0.0216	0.0000
0.9890	0.3558	0.1609	0.0219	0.0000
1.0000	0.3558	0.1627	0.0269	0.0000

Surface Cell 998 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.0000	0.3558	0.1627	0.0000	1.0764	0.0000
1.0220	0.3569	0.1706	0.0008	1.0764	0.0000
1.0440	0.3580	0.1784	0.0027	1.1237	0.0000
1.0659	0.3591	0.1863	0.0037	1.1474	0.0000
1.0879	0.3602	0.1942	0.0045	1.1710	0.0000
1.1099	0.3613	0.2021	0.0052	1.1947	0.0000
1.1319	0.3624	0.2101	0.0058	1.2183	0.0000
1.1538	0.3635	0.2181	0.0064	1.2420	0.0000
1.1758	0.3646	0.2261	0.0069	1.2656	0.0000
1.1978	0.3657	0.2341	0.0073	1.2893	0.0000
1.2198	0.3668	0.2421	0.0078	1.3130	0.0000
1.2418	0.3679	0.2502	0.0082	1.3366	0.0000
1.2637	0.3690	0.2583	0.0086	1.3603	0.0000
1.2857	0.3701	0.2664	0.0090	1.3839	0.0000
1.3077	0.3712	0.2746	0.0093	1.4076	0.0000
1.3297	0.3723	0.2827	0.0097	1.4312	0.0000
1.3516	0.3734	0.2909	0.0100	1.4549	0.0000
1.3736	0.3745	0.2991	0.0103	1.4786	0.0000
1.3956	0.3756	0.3074	0.0106	1.5022	0.0000
1.4176	0.3767	0.3157	0.0110	1.5259	0.0000
1.4396	0.3778	0.3239	0.0112	1.5495	0.0000
1.4615	0.3789	0.3323	0.0115	1.5732	0.0000
1.4835	0.3800	0.3406	0.0118	1.5968	0.0000
1.5055	0.3811	0.3490	0.0164	1.6146	0.0000
1.5275	0.3822	0.3574	0.0607	1.6146	0.0000
1.5495	0.3833	0.3658	0.1292	1.6146	0.0000
1.5714	0.3844	0.3742	0.2149	1.6146	0.0000
1.5934	0.3855	0.3827	0.3145	1.6146	0.0000
1.6154	0.3867	0.3911	0.4256	1.6146	0.0000
1.6374	0.3878	0.3997	0.5459	1.6146	0.0000
1.6593	0.3889	0.4082	0.6736	1.6146	0.0000
1.6813	0.3900	0.4168	0.8065	1.6146	0.0000
1.7033	0.3911	0.4253	0.9425	1.6146	0.0000
1.7253	0.3922	0.4339	1.0796	1.6146	0.0000
1.7473	0.3933	0.4426	1.2156	1.6146	0.0000
1.7692	0.3945	0.4512	1.3483	1.6146	0.0000
1.7912	0.3956	0.4599	1.4759	1.6146	0.0000
1.8132	0.3967	0.4686	1.5963	1.6146	0.0000

1.8352	0.3978	0.4774	1.7081	1.6146	0.0000
1.8571	0.3989	0.4861	1.8098	1.6146	0.0000
1.8791	0.4001	0.4949	1.9006	1.6146	0.0000
1.9011	0.4012	0.5037	1.9800	1.6146	0.0000
1.9231	0.4023	0.5125	2.0483	1.6146	0.0000
1.9451	0.4034	0.5214	2.1064	1.6146	0.0000
1.9670	0.4046	0.5303	2.1560	1.6146	0.0000
1.9890	0.4057	0.5392	2.1997	1.6146	0.0000
2.0000	0.4062	0.5436	2.2688	1.6146	0.0000

Name : Surface Cell 998

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed A	Cell 998

Name : Basin C
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.964**
Pervious Total	**0.964**

Impervious Land Use	**acre**
ROADS FLAT	**0.348**
DRIVEWAYS FLAT	**0.311**
SIDEWALKS FLAT	**0.18**
Impervious Total	**0.839**
Basin Total	**1.803**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Surface Cell 996	Surface Cell 996	

Name : Basin D
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.713**
Pervious Total	**0.713**

Impervious Land Use	**acre**

DRIVEWAYS FLAT	**0.079**
Impervious Total	**0.079**
Basin Total	**0.792**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Surface Celll 995	Surface Celll 995	

Name : Cell 996
Bottom Length: 290.00 ft.
Bottom Width: 8.00 ft.
Material thickness of first layer: 1
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 1
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 169.413
Total Outflow (ac-ft.): 182.601
Percent Through Underdrain: 92.78
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 0.5 in. **Elevation:** 0.01 ft.

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed C	

Cell 996 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0533	0.0000	0.0000	0.0000
0.0220	0.0533	0.0005	0.0000	0.0000
0.0440	0.0533	0.0011	0.0000	0.0000
0.0659	0.0533	0.0016	0.0000	0.0000
0.0879	0.0533	0.0021	0.0000	0.0000
0.1099	0.0533	0.0027	0.0000	0.0000
0.1319	0.0533	0.0032	0.0002	0.0000
0.1538	0.0533	0.0037	0.0017	0.0000
0.1758	0.0533	0.0043	0.0023	0.0000
0.1978	0.0533	0.0048	0.0030	0.0000
0.2198	0.0533	0.0054	0.0039	0.0000
0.2418	0.0533	0.0059	0.0049	0.0000
0.2637	0.0533	0.0064	0.0061	0.0000

0.2857	0.0533	0.0070	0.0074	0.0000
0.3077	0.0533	0.0075	0.0089	0.0000
0.3297	0.0533	0.0080	0.0105	0.0000
0.3516	0.0533	0.0086	0.0123	0.0000
0.3736	0.0533	0.0091	0.0142	0.0000
0.3956	0.0533	0.0096	0.0164	0.0000
0.4176	0.0533	0.0102	0.0175	0.0000
0.4396	0.0533	0.0107	0.0180	0.0000
0.4615	0.0533	0.0112	0.0184	0.0000
0.4835	0.0533	0.0118	0.0189	0.0000
0.5055	0.0533	0.0123	0.0193	0.0000
0.5275	0.0533	0.0128	0.0197	0.0000
0.5495	0.0533	0.0134	0.0201	0.0000
0.5714	0.0533	0.0139	0.0205	0.0000
0.5934	0.0533	0.0145	0.0209	0.0000
0.6154	0.0533	0.0150	0.0213	0.0000
0.6374	0.0533	0.0155	0.0217	0.0000
0.6593	0.0533	0.0161	0.0220	0.0000
0.6813	0.0533	0.0166	0.0224	0.0000
0.7033	0.0533	0.0171	0.0228	0.0000
0.7253	0.0533	0.0177	0.0231	0.0000
0.7473	0.0533	0.0182	0.0235	0.0000
0.7692	0.0533	0.0187	0.0238	0.0000
0.7912	0.0533	0.0193	0.0241	0.0000
0.8132	0.0533	0.0198	0.0245	0.0000
0.8352	0.0533	0.0203	0.0248	0.0000
0.8571	0.0533	0.0209	0.0251	0.0000
0.8791	0.0533	0.0214	0.0254	0.0000
0.9011	0.0533	0.0219	0.0258	0.0000
0.9231	0.0533	0.0225	0.0261	0.0000
0.9451	0.0533	0.0230	0.0264	0.0000
0.9670	0.0533	0.0236	0.0267	0.0000
0.9890	0.0533	0.0241	0.0270	0.0000
1.0000	0.0533	0.0244	0.0332	0.0000

Surface Cell 996 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.0000	0.0533	0.0244	0.0000	0.1611	0.0000
1.0220	0.0542	0.0255	0.0007	0.1611	0.0000
1.0440	0.0551	0.0267	0.0013	0.1682	0.0000
1.0659	0.0560	0.0280	0.0016	0.1717	0.0000
1.0879	0.0569	0.0292	0.0019	0.1753	0.0000
1.1099	0.0578	0.0305	0.0021	0.1788	0.0000
1.1319	0.0587	0.0317	0.0024	0.1824	0.0000
1.1538	0.0596	0.0330	0.0026	0.1859	0.0000
1.1758	0.0605	0.0344	0.0028	0.1894	0.0000
1.1978	0.0614	0.0357	0.0029	0.1930	0.0000
1.2198	0.0623	0.0371	0.0031	0.1965	0.0000
1.2418	0.0632	0.0384	0.0033	0.2001	0.0000
1.2637	0.0641	0.0398	0.0034	0.2036	0.0000
1.2857	0.0651	0.0413	0.0036	0.2071	0.0000
1.3077	0.0660	0.0427	0.0037	0.2107	0.0000
1.3297	0.0669	0.0442	0.0038	0.2142	0.0000
1.3516	0.0678	0.0456	0.0040	0.2178	0.0000
1.3736	0.0687	0.0471	0.0041	0.2213	0.0000
1.3956	0.0696	0.0487	0.0042	0.2248	0.0000
1.4176	0.0705	0.0502	0.0043	0.2284	0.0000
1.4396	0.0715	0.0518	0.0044	0.2319	0.0000

1.4615	0.0724	0.0533	0.0046	0.2355	0.0000
1.4835	0.0733	0.0549	0.0047	0.2390	0.0000
1.5055	0.0742	0.0566	0.0091	0.2417	0.0000
1.5275	0.0751	0.0582	0.0532	0.2417	0.0000
1.5495	0.0761	0.0599	0.1215	0.2417	0.0000
1.5714	0.0770	0.0615	0.2071	0.2417	0.0000
1.5934	0.0779	0.0632	0.3066	0.2417	0.0000
1.6154	0.0788	0.0650	0.4175	0.2417	0.0000
1.6374	0.0798	0.0667	0.5377	0.2417	0.0000
1.6593	0.0807	0.0685	0.6652	0.2417	0.0000
1.6813	0.0816	0.0703	0.7979	0.2417	0.0000
1.7033	0.0825	0.0721	0.9338	0.2417	0.0000
1.7253	0.0835	0.0739	1.0708	0.2417	0.0000
1.7473	0.0844	0.0757	1.2066	0.2417	0.0000
1.7692	0.0853	0.0776	1.3392	0.2417	0.0000
1.7912	0.0863	0.0795	1.4666	0.2417	0.0000
1.8132	0.0872	0.0814	1.5869	0.2417	0.0000
1.8352	0.0881	0.0833	1.6986	0.2417	0.0000
1.8571	0.0891	0.0853	1.8001	0.2417	0.0000
1.8791	0.0900	0.0872	1.8908	0.2417	0.0000
1.9011	0.0909	0.0892	1.9701	0.2417	0.0000
1.9231	0.0919	0.0912	2.0383	0.2417	0.0000
1.9451	0.0928	0.0933	2.0963	0.2417	0.0000
1.9670	0.0937	0.0953	2.1457	0.2417	0.0000
1.9890	0.0947	0.0974	2.1893	0.2417	0.0000
2.0000	0.0951	0.0984	2.2583	0.2417	0.0000

Name : Surface Cell 996

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed C	Cell 996

Name : Celll 995
Bottom Length: 110.00 ft.
Bottom Width: 10.00 ft.
Material thickness of first layer: 1
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0
Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 0.8
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 48.08
Total Outflow (ac-ft.): 49.173
Percent Through Underdrain: 97.78
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Orifice 1 Diameter: 1.6 in. **Elevation:** 0.02 ft.

Element Flows To:

Outlet 1 **Outlet 2**
Gravel Trench Bed D

Celll 995 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0253	0.0000	0.0000	0.0000
0.0220	0.0253	0.0003	0.0000	0.0000
0.0440	0.0253	0.0005	0.0000	0.0000
0.0659	0.0253	0.0008	0.0000	0.0000
0.0879	0.0253	0.0010	0.0000	0.0000
0.1099	0.0253	0.0013	0.0000	0.0000
0.1319	0.0253	0.0015	0.0004	0.0000
0.1538	0.0253	0.0018	0.0031	0.0000
0.1758	0.0253	0.0020	0.0043	0.0000
0.1978	0.0253	0.0023	0.0058	0.0000
0.2198	0.0253	0.0025	0.0074	0.0000
0.2418	0.0253	0.0028	0.0085	0.0000
0.2637	0.0253	0.0030	0.0089	0.0000
0.2857	0.0253	0.0033	0.0093	0.0000
0.3077	0.0253	0.0036	0.0096	0.0000
0.3297	0.0253	0.0038	0.0100	0.0000
0.3516	0.0253	0.0041	0.0103	0.0000
0.3736	0.0253	0.0043	0.0106	0.0000
0.3956	0.0253	0.0046	0.0109	0.0000
0.4176	0.0253	0.0048	0.0112	0.0000
0.4396	0.0253	0.0051	0.0115	0.0000
0.4615	0.0253	0.0053	0.0118	0.0000
0.4835	0.0253	0.0056	0.0121	0.0000
0.5055	0.0253	0.0058	0.0123	0.0000
0.5275	0.0253	0.0061	0.0126	0.0000
0.5495	0.0253	0.0063	0.0129	0.0000
0.5714	0.0253	0.0066	0.0131	0.0000
0.5934	0.0253	0.0069	0.0134	0.0000
0.6154	0.0253	0.0071	0.0136	0.0000
0.6374	0.0253	0.0074	0.0139	0.0000
0.6593	0.0253	0.0076	0.0141	0.0000
0.6813	0.0253	0.0079	0.0143	0.0000
0.7033	0.0253	0.0081	0.0146	0.0000
0.7253	0.0253	0.0084	0.0148	0.0000
0.7473	0.0253	0.0086	0.0150	0.0000
0.7692	0.0253	0.0089	0.0152	0.0000
0.7912	0.0253	0.0091	0.0154	0.0000
0.8132	0.0253	0.0094	0.0157	0.0000
0.8352	0.0253	0.0096	0.0159	0.0000
0.8571	0.0253	0.0099	0.0161	0.0000
0.8791	0.0253	0.0102	0.0163	0.0000
0.9011	0.0253	0.0104	0.0165	0.0000
0.9231	0.0253	0.0107	0.0167	0.0000
0.9451	0.0253	0.0109	0.0169	0.0000
0.9670	0.0253	0.0112	0.0171	0.0000
0.9890	0.0253	0.0114	0.0173	0.0000
1.0000	0.0253	0.0115	0.0213	0.0000

Surface Celll 995 Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface

1.0000	0.0253	0.0115	0.0000	0.3056	0.0000
1.0220	0.0256	0.0121	0.0031	0.3056	0.0000
1.0440	0.0260	0.0127	0.0108	0.3190	0.0000
1.0659	0.0263	0.0132	0.0149	0.3257	0.0000
1.0879	0.0267	0.0138	0.0181	0.3324	0.0000
1.1099	0.0271	0.0144	0.0208	0.3391	0.0000
1.1319	0.0274	0.0150	0.0232	0.3458	0.0000
1.1538	0.0278	0.0156	0.0254	0.3526	0.0000
1.1758	0.0282	0.0162	0.0274	0.3593	0.0000
1.1978	0.0286	0.0169	0.0293	0.3660	0.0000
1.2198	0.0289	0.0175	0.0311	0.3727	0.0000
1.2418	0.0293	0.0181	0.0327	0.3794	0.0000
1.2637	0.0297	0.0188	0.0343	0.3861	0.0000
1.2857	0.0300	0.0194	0.0358	0.3929	0.0000
1.3077	0.0304	0.0201	0.0373	0.3996	0.0000
1.3297	0.0308	0.0208	0.0387	0.4063	0.0000
1.3516	0.0312	0.0215	0.0400	0.4130	0.0000
1.3736	0.0315	0.0222	0.0413	0.4197	0.0000
1.3956	0.0319	0.0228	0.0426	0.4264	0.0000
1.4176	0.0323	0.0236	0.0438	0.4332	0.0000
1.4396	0.0327	0.0243	0.0450	0.4399	0.0000
1.4615	0.0331	0.0250	0.0462	0.4466	0.0000
1.4835	0.0334	0.0257	0.0473	0.4533	0.0000
1.5055	0.0338	0.0265	0.0527	0.4583	0.0000
1.5275	0.0342	0.0272	0.0978	0.4583	0.0000
1.5495	0.0346	0.0280	0.1671	0.4583	0.0000
1.5714	0.0350	0.0287	0.2536	0.4583	0.0000
1.5934	0.0354	0.0295	0.3540	0.4583	0.0000
1.6154	0.0357	0.0303	0.4658	0.4583	0.0000
1.6374	0.0361	0.0311	0.5869	0.4583	0.0000
1.6593	0.0365	0.0319	0.7152	0.4583	0.0000
1.6813	0.0369	0.0327	0.8488	0.4583	0.0000
1.7033	0.0373	0.0335	0.9856	0.4583	0.0000
1.7253	0.0377	0.0343	1.1234	0.4583	0.0000
1.7473	0.0381	0.0351	1.2600	0.4583	0.0000
1.7692	0.0385	0.0360	1.3934	0.4583	0.0000
1.7912	0.0388	0.0368	1.5216	0.4583	0.0000
1.8132	0.0392	0.0377	1.6427	0.4583	0.0000
1.8352	0.0396	0.0386	1.7551	0.4583	0.0000
1.8571	0.0400	0.0394	1.8575	0.4583	0.0000
1.8791	0.0404	0.0403	1.9489	0.4583	0.0000
1.9011	0.0408	0.0412	2.0289	0.4583	0.0000
1.9231	0.0412	0.0421	2.0979	0.4583	0.0000
1.9451	0.0416	0.0430	2.1565	0.4583	0.0000
1.9670	0.0420	0.0439	2.2067	0.4583	0.0000
1.9890	0.0424	0.0449	2.2510	0.4583	0.0000
2.0000	0.0426	0.0453	2.3206	0.4583	0.0000

Name : Surface Celll 995

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed D	Celll 995

Name : 1-11

Bypass: No

Impervious Land Use	acre
ROOF TOPS FLAT LAT	0.517

Element Flows To:

Outlet 1	Outlet 2
Wetland Buffer	

Name : Yard 1-11
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.32

Element Flows To:

Surface	Interflow	Groundwater
Wetland Buffer	Wetland Buffer	Wetland Buffer

Name : Wetland Buffer
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	1.625

Element Flows To:

Surface	Interflow	Groundwater
Wetland	Wetland	Wetland

Name : Wetland
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
SAT, Forest, Flat	.083

Element Flows To:

Surface	Interflow	Groundwater

Name : Gravel Trench Bed A
Bottom Length: 500.00 ft.
Bottom Width: 100.00 ft.
Trench bottom slope 1: 0.1 To 1

Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 2
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 1.5 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.900 ft.
Notch Height: 0.030 ft.
Orifice 1 Diameter: 1.4 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	1.147	0.000	0.000	0.000
0.0222	1.147	0.010	0.007	0.000
0.0444	1.148	0.021	0.011	0.000
0.0667	1.148	0.032	0.013	0.000
0.0889	1.148	0.042	0.015	0.000
0.1111	1.148	0.053	0.017	0.000
0.1333	1.148	0.064	0.019	0.000
0.1556	1.148	0.075	0.021	0.000
0.1778	1.148	0.085	0.022	0.000
0.2000	1.148	0.096	0.023	0.000
0.2222	1.148	0.107	0.025	0.000
0.2444	1.148	0.117	0.026	0.000
0.2667	1.148	0.128	0.027	0.000
0.2889	1.148	0.139	0.028	0.000
0.3111	1.148	0.150	0.029	0.000
0.3333	1.148	0.160	0.030	0.000
0.3556	1.148	0.171	0.031	0.000
0.3778	1.148	0.182	0.032	0.000
0.4000	1.148	0.192	0.033	0.000
0.4222	1.149	0.203	0.034	0.000
0.4444	1.149	0.214	0.035	0.000
0.4667	1.149	0.225	0.036	0.000
0.4889	1.149	0.235	0.037	0.000
0.5111	1.149	0.246	0.038	0.000
0.5333	1.149	0.257	0.038	0.000
0.5556	1.149	0.268	0.039	0.000
0.5778	1.149	0.278	0.040	0.000
0.6000	1.149	0.289	0.041	0.000
0.6222	1.149	0.300	0.042	0.000
0.6444	1.149	0.310	0.042	0.000
0.6667	1.149	0.321	0.043	0.000
0.6889	1.149	0.332	0.044	0.000
0.7111	1.149	0.343	0.044	0.000

0.7333	1.149	0.353	0.045	0.000
0.7556	1.149	0.364	0.046	0.000
0.7778	1.150	0.375	0.046	0.000
0.8000	1.150	0.386	0.047	0.000
0.8222	1.150	0.396	0.048	0.000
0.8444	1.150	0.407	0.048	0.000
0.8667	1.150	0.418	0.049	0.000
0.8889	1.150	0.429	0.050	0.000
0.9111	1.150	0.439	0.050	0.000
0.9333	1.150	0.450	0.051	0.000
0.9556	1.150	0.461	0.052	0.000
0.9778	1.150	0.471	0.052	0.000
1.0000	1.150	0.482	0.053	0.000
1.0222	1.150	0.493	0.053	0.000
1.0444	1.150	0.504	0.054	0.000
1.0667	1.150	0.514	0.054	0.000
1.0889	1.150	0.525	0.055	0.000
1.1111	1.150	0.536	0.056	0.000
1.1333	1.151	0.547	0.056	0.000
1.1556	1.151	0.557	0.057	0.000
1.1778	1.151	0.568	0.057	0.000
1.2000	1.151	0.579	0.058	0.000
1.2222	1.151	0.590	0.058	0.000
1.2444	1.151	0.600	0.059	0.000
1.2667	1.151	0.611	0.059	0.000
1.2889	1.151	0.622	0.060	0.000
1.3111	1.151	0.633	0.060	0.000
1.3333	1.151	0.643	0.061	0.000
1.3556	1.151	0.654	0.061	0.000
1.3778	1.151	0.665	0.062	0.000
1.4000	1.151	0.676	0.062	0.000
1.4222	1.151	0.686	0.063	0.000
1.4444	1.151	0.697	0.063	0.000
1.4667	1.151	0.708	0.064	0.000
1.4889	1.151	0.719	0.072	0.000
1.5111	1.152	0.729	0.093	0.000
1.5333	1.152	0.740	0.146	0.000
1.5556	1.152	0.751	0.220	0.000
1.5778	1.152	0.762	0.311	0.000
1.6000	1.152	0.772	0.416	0.000
1.6222	1.152	0.783	0.532	0.000
1.6444	1.152	0.794	0.656	0.000
1.6667	1.152	0.805	0.787	0.000
1.6889	1.152	0.815	0.923	0.000
1.7111	1.152	0.826	1.062	0.000
1.7333	1.152	0.837	1.200	0.000
1.7556	1.152	0.848	1.337	0.000
1.7778	1.152	0.858	1.470	0.000
1.8000	1.152	0.869	1.596	0.000
1.8222	1.152	0.880	1.715	0.000
1.8444	1.152	0.891	1.824	0.000
1.8667	1.153	0.901	1.922	0.000
1.8889	1.153	0.912	2.009	0.000
1.9111	1.153	0.923	2.085	0.000
1.9333	1.153	0.934	2.149	0.000
1.9556	1.153	0.945	2.204	0.000
1.9778	1.153	0.955	2.251	0.000
2.0000	1.153	0.966	2.294	0.000

Name : Gravel Trench Bed D
Bottom Length: 100.00 ft.
Bottom Width: 60.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 3
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 2.8 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.900 ft.
Notch Height: 0.040 ft.
Orifice 1 Diameter: 1.4 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.137	0.000	0.000	0.000
0.0333	0.137	0.001	0.009	0.000
0.0667	0.137	0.003	0.013	0.000
0.1000	0.137	0.005	0.016	0.000
0.1333	0.137	0.007	0.019	0.000
0.1667	0.137	0.009	0.021	0.000
0.2000	0.137	0.011	0.023	0.000
0.2333	0.137	0.013	0.025	0.000
0.2667	0.137	0.015	0.027	0.000
0.3000	0.138	0.017	0.029	0.000
0.3333	0.138	0.019	0.030	0.000
0.3667	0.138	0.021	0.032	0.000
0.4000	0.138	0.023	0.033	0.000
0.4333	0.138	0.025	0.035	0.000
0.4667	0.138	0.027	0.036	0.000
0.5000	0.138	0.029	0.037	0.000
0.5333	0.138	0.030	0.038	0.000
0.5667	0.138	0.032	0.040	0.000
0.6000	0.138	0.034	0.041	0.000
0.6333	0.138	0.036	0.042	0.000
0.6667	0.138	0.038	0.043	0.000
0.7000	0.138	0.040	0.044	0.000
0.7333	0.138	0.042	0.045	0.000
0.7667	0.138	0.044	0.046	0.000
0.8000	0.138	0.046	0.047	0.000
0.8333	0.138	0.048	0.048	0.000
0.8667	0.138	0.050	0.049	0.000

0.9000	0.138	0.052	0.050	0.000
0.9333	0.138	0.054	0.051	0.000
0.9667	0.138	0.056	0.052	0.000
1.0000	0.138	0.058	0.053	0.000
1.0333	0.138	0.059	0.054	0.000
1.0667	0.138	0.061	0.054	0.000
1.1000	0.138	0.063	0.055	0.000
1.1333	0.138	0.065	0.056	0.000
1.1667	0.138	0.067	0.057	0.000
1.2000	0.138	0.069	0.058	0.000
1.2333	0.138	0.071	0.059	0.000
1.2667	0.138	0.073	0.059	0.000
1.3000	0.138	0.075	0.060	0.000
1.3333	0.138	0.077	0.061	0.000
1.3667	0.138	0.079	0.062	0.000
1.4000	0.138	0.081	0.062	0.000
1.4333	0.138	0.083	0.063	0.000
1.4667	0.138	0.085	0.064	0.000
1.5000	0.138	0.087	0.065	0.000
1.5333	0.138	0.089	0.065	0.000
1.5667	0.138	0.091	0.066	0.000
1.6000	0.138	0.093	0.067	0.000
1.6333	0.138	0.094	0.068	0.000
1.6667	0.139	0.096	0.068	0.000
1.7000	0.139	0.098	0.069	0.000
1.7333	0.139	0.100	0.070	0.000
1.7667	0.139	0.102	0.070	0.000
1.8000	0.139	0.104	0.071	0.000
1.8333	0.139	0.106	0.072	0.000
1.8667	0.139	0.108	0.072	0.000
1.9000	0.139	0.110	0.073	0.000
1.9333	0.139	0.112	0.074	0.000
1.9667	0.139	0.114	0.074	0.000
2.0000	0.139	0.116	0.075	0.000
2.0333	0.139	0.118	0.075	0.000
2.0667	0.139	0.120	0.076	0.000
2.1000	0.139	0.122	0.077	0.000
2.1333	0.139	0.124	0.077	0.000
2.1667	0.139	0.126	0.078	0.000
2.2000	0.139	0.128	0.078	0.000
2.2333	0.139	0.130	0.079	0.000
2.2667	0.139	0.131	0.080	0.000
2.3000	0.139	0.133	0.080	0.000
2.3333	0.139	0.135	0.081	0.000
2.3667	0.139	0.137	0.081	0.000
2.4000	0.139	0.139	0.082	0.000
2.4333	0.139	0.141	0.083	0.000
2.4667	0.139	0.143	0.083	0.000
2.5000	0.139	0.145	0.084	0.000
2.5333	0.139	0.147	0.084	0.000
2.5667	0.139	0.149	0.085	0.000
2.6000	0.139	0.151	0.085	0.000
2.6333	0.139	0.153	0.086	0.000
2.6667	0.139	0.155	0.086	0.000
2.7000	0.139	0.157	0.087	0.000
2.7333	0.139	0.159	0.087	0.000
2.7667	0.139	0.161	0.090	0.000
2.8000	0.139	0.163	0.113	0.000

2.8333	0.139	0.165	0.178	0.000
2.8667	0.139	0.167	0.296	0.000
2.9000	0.139	0.169	0.448	0.000
2.9333	0.139	0.171	0.624	0.000
2.9667	0.139	0.173	0.819	0.000
3.0000	0.140	0.174	1.023	0.000

Name : Gravel Trench Bed C
Bottom Length: 595.00 ft.
Bottom Width: 33.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 4
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure
Riser Height: 3.6 ft.
Riser Diameter: 18 in.
Notch Type: Rectangular
Notch Width: 1.300 ft.
Notch Height: 0.040 ft.
Orifice 1 Diameter: 1.5 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.450	0.000	0.000	0.000
0.0444	0.450	0.008	0.012	0.000
0.0889	0.451	0.016	0.018	0.000
0.1333	0.451	0.025	0.022	0.000
0.1778	0.451	0.033	0.025	0.000
0.2222	0.451	0.042	0.028	0.000
0.2667	0.451	0.050	0.031	0.000
0.3111	0.451	0.059	0.034	0.000
0.3556	0.451	0.067	0.036	0.000
0.4000	0.451	0.075	0.038	0.000
0.4444	0.452	0.084	0.040	0.000
0.4889	0.452	0.092	0.042	0.000
0.5333	0.452	0.101	0.044	0.000
0.5778	0.452	0.109	0.046	0.000
0.6222	0.452	0.118	0.048	0.000
0.6667	0.452	0.126	0.049	0.000
0.7111	0.452	0.134	0.051	0.000
0.7556	0.452	0.143	0.053	0.000
0.8000	0.453	0.151	0.054	0.000
0.8444	0.453	0.160	0.056	0.000
0.8889	0.453	0.168	0.057	0.000

0.9333	0.453	0.177	0.059	0.000
0.9778	0.453	0.185	0.060	0.000
1.0222	0.453	0.194	0.061	0.000
1.0667	0.453	0.202	0.063	0.000
1.1111	0.454	0.211	0.064	0.000
1.1556	0.454	0.219	0.065	0.000
1.2000	0.454	0.228	0.066	0.000
1.2444	0.454	0.236	0.068	0.000
1.2889	0.454	0.245	0.069	0.000
1.3333	0.454	0.253	0.070	0.000
1.3778	0.454	0.262	0.071	0.000
1.4222	0.454	0.270	0.072	0.000
1.4667	0.455	0.279	0.073	0.000
1.5111	0.455	0.287	0.075	0.000
1.5556	0.455	0.296	0.076	0.000
1.6000	0.455	0.304	0.077	0.000
1.6444	0.455	0.313	0.078	0.000
1.6889	0.455	0.321	0.079	0.000
1.7333	0.455	0.330	0.080	0.000
1.7778	0.455	0.338	0.081	0.000
1.8222	0.456	0.347	0.082	0.000
1.8667	0.456	0.355	0.083	0.000
1.9111	0.456	0.364	0.084	0.000
1.9556	0.456	0.372	0.085	0.000
2.0000	0.456	0.381	0.086	0.000
2.0444	0.456	0.389	0.087	0.000
2.0889	0.456	0.398	0.088	0.000
2.1333	0.456	0.406	0.089	0.000
2.1778	0.457	0.415	0.090	0.000
2.2222	0.457	0.423	0.091	0.000
2.2667	0.457	0.432	0.091	0.000
2.3111	0.457	0.440	0.092	0.000
2.3556	0.457	0.449	0.093	0.000
2.4000	0.457	0.457	0.094	0.000
2.4444	0.457	0.466	0.095	0.000
2.4889	0.457	0.474	0.096	0.000
2.5333	0.458	0.483	0.097	0.000
2.5778	0.458	0.492	0.098	0.000
2.6222	0.458	0.500	0.098	0.000
2.6667	0.458	0.509	0.099	0.000
2.7111	0.458	0.517	0.100	0.000
2.7556	0.458	0.526	0.101	0.000
2.8000	0.458	0.534	0.102	0.000
2.8444	0.459	0.543	0.103	0.000
2.8889	0.459	0.552	0.103	0.000
2.9333	0.459	0.560	0.104	0.000
2.9778	0.459	0.569	0.105	0.000
3.0222	0.459	0.577	0.106	0.000
3.0667	0.459	0.586	0.106	0.000
3.1111	0.459	0.594	0.107	0.000
3.1556	0.459	0.603	0.108	0.000
3.2000	0.460	0.612	0.109	0.000
3.2444	0.460	0.620	0.110	0.000
3.2889	0.460	0.629	0.110	0.000
3.3333	0.460	0.637	0.111	0.000
3.3778	0.460	0.646	0.112	0.000
3.4222	0.460	0.655	0.113	0.000
3.4667	0.460	0.663	0.113	0.000

3.5111	0.460	0.672	0.114	0.000
3.5556	0.461	0.680	0.115	0.000
3.6000	0.461	0.689	0.150	0.000
3.6444	0.461	0.698	0.300	0.000
3.6889	0.461	0.706	0.573	0.000
3.7333	0.461	0.715	0.924	0.000
3.7778	0.461	0.723	1.334	0.000
3.8222	0.461	0.732	1.790	0.000
3.8667	0.461	0.741	2.278	0.000
3.9111	0.462	0.749	2.783	0.000
3.9556	0.462	0.758	3.291	0.000
4.0000	0.462	0.767	3.788	0.000

Name : Roof A
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**1.207**
Pervious Total	**1.207**

Impervious Land Use	**acre**
ROOF TOPS FLAT	**1.621**
Impervious Total	**1.621**
Basin Total	**2.828**

Element Flows To:

Surface	**Interflow**	**Groundwater**
Gravel Trench Bed A	Gravel Trench Bed A	

Name : Roof D
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**.327**
Pervious Total	**0.327**

Impervious Land Use	**acre**
ROOF TOPS FLAT	**0.333**
Impervious Total	**0.333**
Basin Total	**0.66**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed D	Gravel Trench Bed D	

Name : Roof C
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.771
Pervious Total	**0.771**

Impervious Land Use	acre
ROOF TOPS FLAT	1.725
Impervious Total	**1.725**
Basin Total	**2.496**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed C	Gravel Trench Bed C	

Name : Bypass
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.08
Pervious Total	**0.08**

Impervious Land Use	acre
Impervious Total	**0**
Basin Total	**0.08**

Element Flows To:

Surface	Interflow	Groundwater

Name : 11th
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
Pervious Total	0

Impervious Land Use	acre
ROADS FLAT	0.3
SIDEWALKS FLAT	0.2
Impervious Total	0.5
Basin Total	0.5

Element Flows To:

Surface	Interflow	Groundwater
Surface Biocell 11th	Surface Biocell 11th	

Name : Biocell 11th
Bottom Length: 120.00 ft.
Bottom Width: 10.00 ft.
Material thickness of first layer: 1.5
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0.5
Material type for second layer: Sand
Material thickness of third layer: 0.5
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 1
Orifice Diameter (in.): 0.6
Offset (in.): 1
Flow Through Underdrain (ac-ft.): 75.592
Total Outflow (ac-ft.): 79.178
Percent Through Underdrain: 95.47
Discharge Structure
Riser Height: 1 ft.
Riser Diameter: 3 in.
Orifice 1 Diameter: 0.4 in. **Elevation:** 0 ft.
Orifice 2 Diameter: 0.5 in. **Elevation:** 0.5 ft.

Element Flows To:

Outlet 1	Outlet 2

Biocell 11th Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)

0.0000	0.0275	0.0000	0.0000	0.0000
0.0440	0.0275	0.0006	0.0000	0.0000
0.0879	0.0275	0.0011	0.0000	0.0000
0.1319	0.0275	0.0017	0.0000	0.0000
0.1758	0.0275	0.0022	0.0000	0.0000
0.2198	0.0275	0.0028	0.0000	0.0000
0.2637	0.0275	0.0033	0.0000	0.0000
0.3077	0.0275	0.0039	0.0000	0.0000
0.3516	0.0275	0.0044	0.0000	0.0000
0.3956	0.0275	0.0050	0.0000	0.0000
0.4396	0.0275	0.0055	0.0000	0.0000
0.4835	0.0275	0.0061	0.0000	0.0000
0.5275	0.0275	0.0066	0.0000	0.0000
0.5714	0.0275	0.0072	0.0000	0.0000
0.6154	0.0275	0.0078	0.0005	0.0000
0.6593	0.0275	0.0083	0.0008	0.0000
0.7033	0.0275	0.0089	0.0013	0.0000
0.7473	0.0275	0.0094	0.0016	0.0000
0.7912	0.0275	0.0100	0.0019	0.0000
0.8352	0.0275	0.0105	0.0021	0.0000
0.8791	0.0275	0.0111	0.0024	0.0000
0.9231	0.0275	0.0116	0.0026	0.0000
0.9670	0.0275	0.0122	0.0029	0.0000
1.0110	0.0275	0.0127	0.0030	0.0000
1.0549	0.0275	0.0133	0.0032	0.0000
1.0989	0.0275	0.0138	0.0033	0.0000
1.1429	0.0275	0.0144	0.0035	0.0000
1.1868	0.0275	0.0150	0.0036	0.0000
1.2308	0.0275	0.0155	0.0038	0.0000
1.2747	0.0275	0.0161	0.0039	0.0000
1.3187	0.0275	0.0166	0.0041	0.0000
1.3626	0.0275	0.0172	0.0042	0.0000
1.4066	0.0275	0.0177	0.0044	0.0000
1.4505	0.0275	0.0183	0.0044	0.0000
1.4945	0.0275	0.0188	0.0046	0.0000
1.5385	0.0275	0.0193	0.0047	0.0000
1.5824	0.0275	0.0198	0.0048	0.0000
1.6264	0.0275	0.0203	0.0049	0.0000
1.6703	0.0275	0.0208	0.0051	0.0000
1.7143	0.0275	0.0212	0.0051	0.0000
1.7582	0.0275	0.0217	0.0053	0.0000
1.8022	0.0275	0.0222	0.0053	0.0000
1.8462	0.0275	0.0227	0.0055	0.0000
1.8901	0.0275	0.0232	0.0055	0.0000
1.9341	0.0275	0.0237	0.0057	0.0000
1.9780	0.0275	0.0242	0.0057	0.0000
2.0220	0.0275	0.0247	0.0059	0.0000
2.0659	0.0275	0.0252	0.0059	0.0000
2.1099	0.0275	0.0257	0.0138	0.0000
2.1538	0.0275	0.0262	0.0139	0.0000
2.1978	0.0275	0.0267	0.0141	0.0000
2.2418	0.0275	0.0272	0.0142	0.0000
2.2857	0.0275	0.0277	0.0144	0.0000
2.3297	0.0275	0.0282	0.0145	0.0000
2.3736	0.0275	0.0287	0.0147	0.0000
2.4176	0.0275	0.0292	0.0149	0.0000
2.4615	0.0275	0.0297	0.0150	0.0000
2.5000	0.0275	0.0301	0.0152	0.0000

Surface Biocell 11th Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
2.5000	0.0275	0.0301	0.0000	0.3333	0.0000
2.5440	0.0278	0.0313	0.0009	0.3333	0.0000
2.5879	0.0281	0.0326	0.0013	0.3529	0.0000
2.6319	0.0283	0.0338	0.0016	0.3626	0.0000
2.6758	0.0286	0.0351	0.0018	0.3724	0.0000
2.7198	0.0289	0.0363	0.0020	0.3822	0.0000
2.7637	0.0291	0.0376	0.0022	0.3919	0.0000
2.8077	0.0294	0.0389	0.0024	0.4017	0.0000
2.8516	0.0297	0.0402	0.0026	0.4115	0.0000
2.8956	0.0299	0.0415	0.0027	0.4212	0.0000
2.9396	0.0302	0.0428	0.0029	0.4310	0.0000
2.9835	0.0305	0.0441	0.0030	0.4408	0.0000
3.0275	0.0307	0.0455	0.0043	0.4505	0.0000
3.0714	0.0310	0.0468	0.0051	0.4603	0.0000
3.1154	0.0313	0.0482	0.0057	0.4701	0.0000
3.1593	0.0315	0.0496	0.0062	0.4799	0.0000
3.2033	0.0318	0.0510	0.0067	0.4896	0.0000
3.2473	0.0321	0.0524	0.0071	0.4994	0.0000
3.2912	0.0323	0.0538	0.0075	0.5092	0.0000
3.3352	0.0326	0.0552	0.0079	0.5189	0.0000
3.3791	0.0329	0.0567	0.0082	0.5287	0.0000
3.4231	0.0331	0.0581	0.0086	0.5385	0.0000
3.4670	0.0334	0.0596	0.0089	0.5482	0.0000
3.5110	0.0337	0.0611	0.0123	0.5580	0.0000
3.5549	0.0339	0.0625	0.0417	0.5678	0.0000
3.5989	0.0342	0.0640	0.0706	0.5775	0.0000
3.6429	0.0345	0.0656	0.0845	0.5873	0.0000
3.6868	0.0348	0.0671	0.0954	0.5971	0.0000
3.7308	0.0350	0.0686	0.1052	0.6068	0.0000
3.7747	0.0353	0.0702	0.1141	0.6166	0.0000
3.8187	0.0356	0.0717	0.1223	0.6264	0.0000
3.8626	0.0359	0.0733	0.1299	0.6361	0.0000
3.9066	0.0361	0.0749	0.1371	0.6459	0.0000
3.9505	0.0364	0.0765	0.1440	0.6557	0.0000
3.9945	0.0367	0.0781	0.1505	0.6654	0.0000
4.0000	0.0367	0.0783	0.1567	0.6667	0.0000

Name : Surface Biocell 11th

Element Flows To:

Outlet 1	Outlet 2
Biocell 11th	

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1

Total Pervious Area:15.009
Total Impervious Area:0.294

Mitigated Landuse Totals for POC #1
Total Pervious Area:7.27
Total Impervious Area:7.06

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.381197
5 year	0.538054
10 year	0.649205
25 year	0.797797
50 year	0.914375
100 year	1.035979

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.253905
5 year	0.446331
10 year	0.629771
25 year	0.94541
50 year	1.256531
100 year	1.647625

Stream Protection Duration
POC #1
The Facility PASSED

The Facility PASSED.

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1906	51769	48163	93	Pass
0.1979	46771	39090	83	Pass
0.2052	41734	31679	75	Pass
0.2125	37711	26180	69	Pass
0.2198	34053	21733	63	Pass
0.2272	30633	18268	59	Pass
0.2345	27977	16285	58	Pass
0.2418	25410	14232	56	Pass
0.2491	22741	11813	51	Pass
0.2564	20713	10395	50	Pass
0.2637	18891	9400	49	Pass
0.2710	17011	8464	49	Pass
0.2783	15515	7738	49	Pass
0.2856	14213	7090	49	Pass
0.2930	12962	6539	50	Pass
0.3003	11659	5940	50	Pass
0.3076	10671	5588	52	Pass
0.3149	9798	5263	53	Pass
0.3222	8804	4939	56	Pass
0.3295	8053	4676	58	Pass
0.3368	7341	4414	60	Pass
0.3441	6622	4077	61	Pass
0.3514	6080	3857	63	Pass
0.3587	5621	3620	64	Pass
0.3661	5148	3275	63	Pass

0.3734	4792	2999	62	Pass
0.3807	4495	2841	63	Pass
0.3880	4244	2696	63	Pass
0.3953	3970	2518	63	Pass
0.4026	3757	2405	64	Pass
0.4099	3562	2255	63	Pass
0.4172	3336	2096	62	Pass
0.4245	3163	1977	62	Pass
0.4319	2992	1822	60	Pass
0.4392	2817	1711	60	Pass
0.4465	2657	1655	62	Pass
0.4538	2524	1603	63	Pass
0.4611	2405	1560	64	Pass
0.4684	2318	1507	65	Pass
0.4757	2243	1455	64	Pass
0.4830	2141	1404	65	Pass
0.4903	2052	1370	66	Pass
0.4977	1983	1323	66	Pass
0.5050	1926	1270	65	Pass
0.5123	1841	1224	66	Pass
0.5196	1765	1189	67	Pass
0.5269	1716	1162	67	Pass
0.5342	1670	1120	67	Pass
0.5415	1632	1089	66	Pass
0.5488	1591	1015	63	Pass
0.5561	1552	957	61	Pass
0.5635	1512	921	60	Pass
0.5708	1466	889	60	Pass
0.5781	1421	860	60	Pass
0.5854	1379	839	60	Pass
0.5927	1338	819	61	Pass
0.6000	1299	794	61	Pass
0.6073	1267	777	61	Pass
0.6146	1244	767	61	Pass
0.6219	1210	756	62	Pass
0.6293	1158	742	64	Pass
0.6366	1127	728	64	Pass
0.6439	1092	712	65	Pass
0.6512	1060	687	64	Pass
0.6585	1035	675	65	Pass
0.6658	1006	663	65	Pass
0.6731	977	651	66	Pass
0.6804	959	636	66	Pass
0.6877	938	615	65	Pass
0.6950	912	590	64	Pass
0.7024	889	574	64	Pass
0.7097	867	560	64	Pass
0.7170	848	549	64	Pass
0.7243	820	524	63	Pass
0.7316	803	501	62	Pass
0.7389	786	480	61	Pass
0.7462	764	476	62	Pass
0.7535	749	471	62	Pass
0.7608	736	465	63	Pass
0.7682	694	453	65	Pass
0.7755	665	448	67	Pass
0.7828	650	445	68	Pass
0.7901	626	440	70	Pass

0.7974	606	437	72	Pass
0.8047	585	432	73	Pass
0.8120	551	426	77	Pass
0.8193	536	422	78	Pass
0.8266	509	416	81	Pass
0.8340	490	412	84	Pass
0.8413	476	405	85	Pass
0.8486	458	398	86	Pass
0.8559	439	394	89	Pass
0.8632	419	385	91	Pass
0.8705	401	380	94	Pass
0.8778	391	371	94	Pass
0.8851	379	363	95	Pass
0.8924	362	359	99	Pass
0.8998	341	357	104	Pass
0.9071	329	351	106	Pass
0.9144	316	349	110	Pass

7.2 East Basin

Project Name: East Basin0 626 -WSDOT
Site Name: Gemmer PRD
Site Address: 1125 172nd St NE
City : Marysville, WA
Report Date: 6/26/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

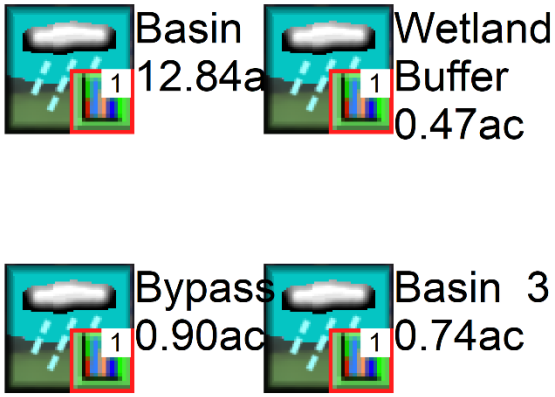
PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	7.338
C, Forest, Mod	5.501
Pervious Total	12.839

Impervious Land Use	acre
Impervious Total	0
Basin Total	12.839



Element Flows To:
Surface **Interflow** **Groundwater**

Name : Wetland Buffer
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.465
Pervious Total	0.465

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.465

Element Flows To:

Surface	Interflow	Groundwater

Name : Basin 3
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.736
Pervious Total	0.736

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.736

Element Flows To:

Surface	Interflow	Groundwater

Name : Bypass
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Flat	.895
Pervious Total	0.895

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.895

Element Flows To:

Surface	Interflow	Groundwater

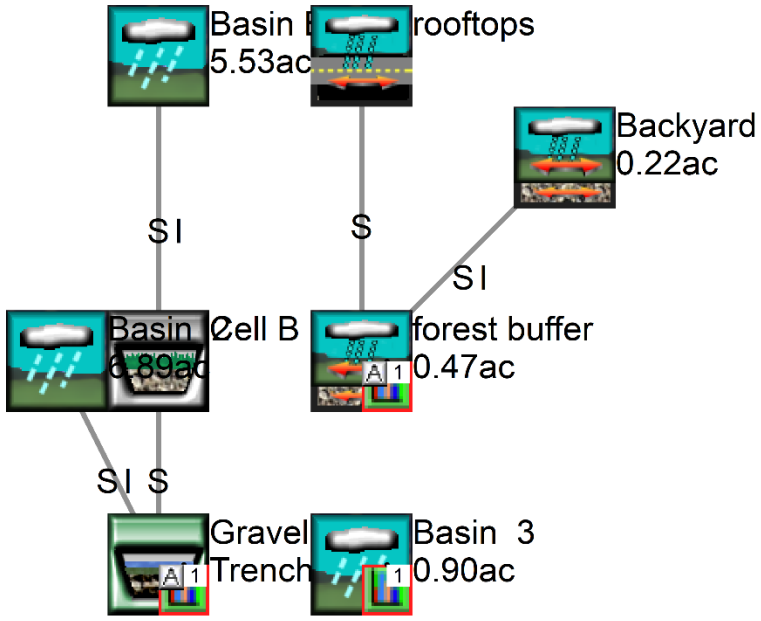
MITIGATED LAND USE

Name : Basin B
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.946
Pervious Total	**0.946**

Impervious Land Use	acre
ROADS FLAT	2.084
DRIVEWAYS FLAT	1.469
SIDEWALKS FLAT	1.034
Impervious Total	**4.587**
Basin Total	**5.533**



Element Flows To:

Surface	Interflow	Groundwater
Surface Cell B	Surface Cell B	

Name : Cell B
Bottom Length: 850.00 ft.
Bottom Width: 10.00 ft.
Material thickness of first layer: 1.5
Material type for first layer: SMMWW 12 in/hr
Material thickness of second layer: 0

Material type for second layer: Sand
Material thickness of third layer: 0
Material type for third layer: GRAVEL
Underdrain used
Underdrain Diameter (feet): 0.5
Orifice Diameter (in.): 2.5
Offset (in.): 0
Flow Through Underdrain (ac-ft.): 742.83
Total Outflow (ac-ft.): 776.272
Percent Through Underdrain: 95.69
Discharge Structure
Riser Height: 0.5 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.125 ft.
Notch Height: 0.400 ft.
Orifice 1 Diameter: 0.2 in. **Elevation:** 0 ft.

Element Flows To:
Outlet 1 **Outlet 2**
Gravel Trench Bed 1

Cell B Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.1951	0.0000	0.0000	0.0000
0.0275	0.1951	0.0025	0.0000	0.0000
0.0549	0.1951	0.0049	0.0000	0.0000
0.0824	0.1951	0.0074	0.0000	0.0000
0.1099	0.1951	0.0098	0.0000	0.0000
0.1374	0.1951	0.0123	0.0001	0.0000
0.1648	0.1951	0.0147	0.0027	0.0000
0.1923	0.1951	0.0172	0.0039	0.0000
0.2198	0.1951	0.0196	0.0053	0.0000
0.2473	0.1951	0.0221	0.0071	0.0000
0.2747	0.1951	0.0245	0.0091	0.0000
0.3022	0.1951	0.0270	0.0115	0.0000
0.3297	0.1951	0.0294	0.0141	0.0000
0.3571	0.1951	0.0319	0.0172	0.0000
0.3846	0.1951	0.0343	0.0206	0.0000
0.4121	0.1951	0.0368	0.0243	0.0000
0.4396	0.1951	0.0392	0.0285	0.0000
0.4670	0.1951	0.0417	0.0330	0.0000
0.4945	0.1951	0.0441	0.0380	0.0000
0.5220	0.1951	0.0466	0.0433	0.0000
0.5495	0.1951	0.0490	0.0491	0.0000
0.5769	0.1951	0.0515	0.0554	0.0000
0.6044	0.1951	0.0539	0.0621	0.0000
0.6319	0.1951	0.0564	0.0692	0.0000
0.6593	0.1951	0.0588	0.0769	0.0000
0.6868	0.1951	0.0613	0.0850	0.0000
0.7143	0.1951	0.0637	0.0936	0.0000
0.7418	0.1951	0.0662	0.1027	0.0000
0.7692	0.1951	0.0686	0.1124	0.0000
0.7967	0.1951	0.0711	0.1225	0.0000
0.8242	0.1951	0.0735	0.1332	0.0000

0.8516	0.1951	0.0760	0.1444	0.0000
0.8791	0.1951	0.0784	0.1562	0.0000
0.9066	0.1951	0.0809	0.1615	0.0000
0.9341	0.1951	0.0834	0.1639	0.0000
0.9615	0.1951	0.0858	0.1663	0.0000
0.9890	0.1951	0.0883	0.1687	0.0000
1.0165	0.1951	0.0907	0.1710	0.0000
1.0440	0.1951	0.0932	0.1733	0.0000
1.0714	0.1951	0.0956	0.1756	0.0000
1.0989	0.1951	0.0981	0.1778	0.0000
1.1264	0.1951	0.1005	0.1800	0.0000
1.1538	0.1951	0.1030	0.1822	0.0000
1.1813	0.1951	0.1054	0.1843	0.0000
1.2088	0.1951	0.1079	0.1865	0.0000
1.2363	0.1951	0.1103	0.1886	0.0000
1.2637	0.1951	0.1128	0.1907	0.0000
1.2912	0.1951	0.1152	0.1927	0.0000
1.3187	0.1951	0.1177	0.1948	0.0000
1.3462	0.1951	0.1201	0.1968	0.0000
1.3736	0.1951	0.1226	0.1988	0.0000
1.4011	0.1951	0.1250	0.2008	0.0000
1.4286	0.1951	0.1275	0.2027	0.0000
1.4560	0.1951	0.1299	0.2047	0.0000
1.4835	0.1951	0.1324	0.2066	0.0000
1.5000	0.1951	0.1339	0.2399	0.0000

Surface Cell B Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Wetted Surface
1.5000	0.1951	0.1339	0.0000	0.5903	0.0000
1.5275	0.1984	0.1393	0.0002	0.5903	0.0000
1.5549	0.2016	0.1448	0.0003	0.6119	0.0000
1.5824	0.2049	0.1503	0.0003	0.6227	0.0000
1.6099	0.2082	0.1560	0.0008	0.6335	0.0000
1.6374	0.2114	0.1618	0.0034	0.6443	0.0000
1.6648	0.2147	0.1676	0.0072	0.6551	0.0000
1.6923	0.2179	0.1736	0.0119	0.6660	0.0000
1.7198	0.2212	0.1796	0.0174	0.6768	0.0000
1.7473	0.2245	0.1857	0.0234	0.6876	0.0000
1.7747	0.2277	0.1919	0.0299	0.6984	0.0000
1.8022	0.2310	0.1982	0.0369	0.7092	0.0000
1.8297	0.2343	0.2046	0.0443	0.7200	0.0000
1.8571	0.2375	0.2111	0.0521	0.7308	0.0000
1.8846	0.2408	0.2177	0.0603	0.7416	0.0000
1.9121	0.2441	0.2243	0.0687	0.7524	0.0000
1.9396	0.2474	0.2311	0.0775	0.7633	0.0000
1.9670	0.2506	0.2379	0.0865	0.7741	0.0000
1.9945	0.2539	0.2449	0.0958	0.7849	0.0000
2.0220	0.2572	0.2519	0.1322	0.7870	0.0000
2.0495	0.2605	0.2590	0.2142	0.7870	0.0000
2.0769	0.2637	0.2662	0.3234	0.7870	0.0000
2.1044	0.2670	0.2735	0.4532	0.7870	0.0000
2.1319	0.2703	0.2809	0.5992	0.7870	0.0000
2.1593	0.2736	0.2883	0.7575	0.7870	0.0000
2.1868	0.2769	0.2959	0.9239	0.7870	0.0000
2.2143	0.2802	0.3036	1.0944	0.7870	0.0000
2.2418	0.2835	0.3113	1.2649	0.7870	0.0000
2.2692	0.2867	0.3191	1.4311	0.7870	0.0000
2.2967	0.2900	0.3270	1.5893	0.7870	0.0000

2.3242	0.2933	0.3351	1.7357	0.7870	0.0000
2.3516	0.2966	0.3432	1.8674	0.7870	0.0000
2.3791	0.2999	0.3514	1.9824	0.7870	0.0000
2.4066	0.3032	0.3596	2.0797	0.7870	0.0000
2.4341	0.3065	0.3680	2.1599	0.7870	0.0000
2.4615	0.3098	0.3765	2.2254	0.7870	0.0000
2.4890	0.3131	0.3850	2.2806	0.7870	0.0000
2.5000	0.3144	0.3885	2.3615	0.7870	0.0000

Name : Surface Cell B

Element Flows To:

Outlet 1	**Outlet 2**
Gravel Trench Bed 1	Cell B

Name : forest buffer
Bypass: Yes

GroundWater: No

Pervious Land Use	**acre**
C, Forest, Flat	**.465**

Element Flows To:

Surface	**Interflow**	**Groundwater**

Name : rooftops
Bypass: No

Impervious Land Use	**acre**
ROOF TOPS FLAT LAT	**0.513**

Element Flows To:

Outlet 1	**Outlet 2**
forest buffer	

Name : Gravel Trench Bed 1
Bottom Length: 2515.00 ft.
Bottom Width: 14.00 ft.
Trench bottom slope 1: 0.1 To 1
Trench Left side slope 0: 0.1 To 1
Trench right side slope 2: 0.1 To 1
Material thickness of first layer: 9
Pour Space of material for first layer: 0.42
Material thickness of second layer: 0
Pour Space of material for second layer: 0
Material thickness of third layer: 0
Pour Space of material for third layer: 0
Discharge Structure

Riser Height: 8.6 ft.
Riser Diameter: 18 in.
Orifice 1 Diameter: 1.4 in. **Elevation:** 0 ft.
Orifice 2 Diameter: 0.1 in. **Elevation:** 6 ft.

Element Flows To:
Outlet 1 **Outlet 2**

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.808	0.000	0.000	0.000
0.1000	0.809	0.034	0.016	0.000
0.2000	0.810	0.068	0.023	0.000
0.3000	0.811	0.102	0.029	0.000
0.4000	0.813	0.136	0.033	0.000
0.5000	0.814	0.170	0.037	0.000
0.6000	0.815	0.204	0.041	0.000
0.7000	0.816	0.238	0.044	0.000
0.8000	0.817	0.273	0.047	0.000
0.9000	0.818	0.307	0.050	0.000
1.0000	0.819	0.341	0.053	0.000
1.1000	0.821	0.376	0.055	0.000
1.2000	0.822	0.410	0.058	0.000
1.3000	0.823	0.445	0.060	0.000
1.4000	0.824	0.480	0.062	0.000
1.5000	0.825	0.514	0.065	0.000
1.6000	0.826	0.549	0.067	0.000
1.7000	0.828	0.584	0.069	0.000
1.8000	0.829	0.619	0.071	0.000
1.9000	0.830	0.653	0.073	0.000
2.0000	0.831	0.688	0.075	0.000
2.1000	0.832	0.723	0.077	0.000
2.2000	0.833	0.758	0.078	0.000
2.3000	0.835	0.793	0.080	0.000
2.4000	0.836	0.828	0.082	0.000
2.5000	0.837	0.864	0.084	0.000
2.6000	0.838	0.899	0.085	0.000
2.7000	0.839	0.934	0.087	0.000
2.8000	0.840	0.969	0.089	0.000
2.9000	0.842	1.005	0.090	0.000
3.0000	0.843	1.040	0.092	0.000
3.1000	0.844	1.075	0.093	0.000
3.2000	0.845	1.111	0.095	0.000
3.3000	0.846	1.146	0.096	0.000
3.4000	0.847	1.182	0.098	0.000
3.5000	0.849	1.218	0.099	0.000
3.6000	0.850	1.253	0.100	0.000
3.7000	0.851	1.289	0.102	0.000
3.8000	0.852	1.325	0.103	0.000
3.9000	0.853	1.361	0.105	0.000
4.0000	0.854	1.397	0.106	0.000
4.1000	0.855	1.432	0.107	0.000
4.2000	0.857	1.468	0.109	0.000
4.3000	0.858	1.504	0.110	0.000

4.4000	0.859	1.541	0.111	0.000
4.5000	0.860	1.577	0.112	0.000
4.6000	0.861	1.613	0.114	0.000
4.7000	0.862	1.649	0.115	0.000
4.8000	0.864	1.685	0.116	0.000
4.9000	0.865	1.722	0.117	0.000
5.0000	0.866	1.758	0.118	0.000
5.1000	0.867	1.794	0.120	0.000
5.2000	0.868	1.831	0.121	0.000
5.3000	0.869	1.867	0.122	0.000
5.4000	0.871	1.904	0.123	0.000
5.5000	0.872	1.941	0.124	0.000
5.6000	0.873	1.977	0.125	0.000
5.7000	0.874	2.014	0.127	0.000
5.8000	0.875	2.051	0.128	0.000
5.9000	0.876	2.087	0.129	0.000
6.0000	0.878	2.124	0.130	0.000
6.1000	0.879	2.161	0.131	0.000
6.2000	0.880	2.198	0.132	0.000
6.3000	0.881	2.235	0.133	0.000
6.4000	0.882	2.272	0.134	0.000
6.5000	0.883	2.309	0.135	0.000
6.6000	0.885	2.346	0.136	0.000
6.7000	0.886	2.384	0.137	0.000
6.8000	0.887	2.421	0.138	0.000
6.9000	0.888	2.458	0.140	0.000
7.0000	0.889	2.496	0.141	0.000
7.1000	0.890	2.533	0.142	0.000
7.2000	0.892	2.570	0.143	0.000
7.3000	0.893	2.608	0.144	0.000
7.4000	0.894	2.645	0.145	0.000
7.5000	0.895	2.683	0.146	0.000
7.6000	0.896	2.721	0.147	0.000
7.7000	0.897	2.758	0.147	0.000
7.8000	0.898	2.796	0.148	0.000
7.9000	0.900	2.834	0.149	0.000
8.0000	0.901	2.872	0.150	0.000
8.1000	0.902	2.909	0.151	0.000
8.2000	0.903	2.947	0.152	0.000
8.3000	0.904	2.985	0.153	0.000
8.4000	0.905	3.023	0.154	0.000
8.5000	0.907	3.061	0.155	0.000
8.6000	0.908	3.100	0.156	0.000
8.7000	0.909	3.138	0.659	0.000
8.8000	0.910	3.176	1.562	0.000
8.9000	0.911	3.214	2.660	0.000
9.0000	0.912	3.253	3.792	0.000

Name : Basin 2
Bypass: No

GroundWater: No

Pervious Land Use	**acre**
C, Pasture, Flat	**2.469**
Pervious Total	**2.469**

Impervious Land Use	acre
ROOF TOPS FLAT	4.425
Impervious Total	**4.425**
Basin Total	**6.894**

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed 1	Gravel Trench Bed 1	

Name : Backyard
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.223

Element Flows To:

Surface	Interflow	Groundwater
forest buffer	forest buffer	

Name : Basin 3
Bypass: Yes

GroundWater: No

Pervious Land Use	acre
C, Pasture, Flat	.895
Pervious Total	**0.895**

Impervious Land Use	acre
Impervious Total	**0**
Basin Total	**0.895**

Element Flows To:

Surface	Interflow	Groundwater

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area:14.935
Total Impervious Area:0

Mitigated Landuse Totals for POC #1
Total Pervious Area:4.998
Total Impervious Area:9.525

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.325608
5 year	0.487047
10 year	0.598433
25 year	0.742887
50 year	0.852672
100 year	0.964027

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.206668
5 year	0.418588
10 year	0.643967
25 year	1.070563
50 year	1.52825
100 year	2.14504

Stream Protection Duration
POC #1
The Facility PASSED

The Facility PASSED.

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1628	22030	17312	78	Pass
0.1698	19849	12369	62	Pass
0.1767	17853	8431	47	Pass
0.1837	16037	5861	36	Pass
0.1907	14393	4194	29	Pass
0.1976	12992	3069	23	Pass
0.2046	11719	2351	20	Pass
0.2116	10605	1935	18	Pass
0.2186	9535	1735	18	Pass
0.2255	8641	1647	19	Pass
0.2325	7807	1558	19	Pass
0.2395	7013	1495	21	Pass
0.2464	6346	1429	22	Pass
0.2534	5779	1379	23	Pass
0.2604	5268	1328	25	Pass
0.2673	4812	1272	26	Pass
0.2743	4391	1238	28	Pass
0.2813	4010	1206	30	Pass

0.2882	3613	1173	32	Pass
0.2952	3268	1144	35	Pass
0.3022	2943	1113	37	Pass
0.3091	2635	1087	41	Pass
0.3161	2413	1067	44	Pass
0.3231	2194	1047	47	Pass
0.3300	2015	1025	50	Pass
0.3370	1867	1003	53	Pass
0.3440	1754	983	56	Pass
0.3509	1636	951	58	Pass
0.3579	1521	918	60	Pass
0.3649	1424	892	62	Pass
0.3719	1349	866	64	Pass
0.3788	1278	835	65	Pass
0.3858	1208	810	67	Pass
0.3928	1143	792	69	Pass
0.3997	1084	765	70	Pass
0.4067	1023	741	72	Pass
0.4137	949	723	76	Pass
0.4206	911	700	76	Pass
0.4276	875	687	78	Pass
0.4346	839	660	78	Pass
0.4415	800	644	80	Pass
0.4485	759	628	82	Pass
0.4555	726	613	84	Pass
0.4624	691	596	86	Pass
0.4694	666	579	86	Pass
0.4764	648	560	86	Pass
0.4833	628	543	86	Pass
0.4903	610	533	87	Pass
0.4973	592	522	88	Pass
0.5043	578	509	88	Pass
0.5112	564	497	88	Pass
0.5182	552	479	86	Pass
0.5252	541	468	86	Pass
0.5321	523	460	87	Pass
0.5391	510	453	88	Pass
0.5461	493	443	89	Pass
0.5530	471	433	91	Pass
0.5600	456	421	92	Pass
0.5670	446	407	91	Pass
0.5739	438	379	86	Pass
0.5809	425	359	84	Pass
0.5879	411	350	85	Pass
0.5948	404	339	83	Pass
0.6018	393	326	82	Pass
0.6088	382	313	81	Pass
0.6157	368	291	79	Pass
0.6227	357	281	78	Pass
0.6297	353	269	76	Pass
0.6367	340	257	75	Pass
0.6436	334	254	76	Pass
0.6506	321	251	78	Pass
0.6576	313	250	79	Pass
0.6645	307	241	78	Pass
0.6715	302	237	78	Pass
0.6785	297	235	79	Pass
0.6854	290	230	79	Pass

0.6924	283	224	79	Pass
0.6994	271	218	80	Pass
0.7063	268	213	79	Pass
0.7133	260	212	81	Pass
0.7203	251	203	80	Pass
0.7272	245	197	80	Pass
0.7342	237	192	81	Pass
0.7412	231	188	81	Pass
0.7481	223	182	81	Pass
0.7551	209	178	85	Pass
0.7621	202	171	84	Pass
0.7691	196	169	86	Pass
0.7760	190	165	86	Pass
0.7830	187	161	86	Pass
0.7900	180	157	87	Pass
0.7969	173	156	90	Pass
0.8039	166	152	91	Pass
0.8109	160	148	92	Pass
0.8178	152	145	95	Pass
0.8248	146	144	98	Pass
0.8318	139	139	100	Pass
0.8387	131	138	105	Pass
0.8457	126	136	107	Pass
0.8527	122	134	109	Pass

TECHNICAL MEMORANDUM

DATE: May 22, 2024

TO: Jesse Hannahs, P.E.
City of Marysville

FROM: Chandler Waldal
TENW

SUBJECT: Supplemental Traffic Assessment for Gemmer Residential
Gemmer Residential – Marysville, WA
TENW Project No. 2023-205

This technical memorandum provides supplemental traffic analysis for the proposed *Gemmer Residential* project in response to City comments regarding the *Gemmer Residential Traffic Impact Analysis* (TENW, November 15, 2023). Specifically, the comments from the City indicated the following:

- *Future year traffic volumes from the Gemmer Residential TIA were estimated by applying a 3% annual growth rate to the existing 2023 traffic counts. Given that development pipeline data exists within the subject area, provide supplemental future year 2036 (horizon year) PM peak hour traffic volumes and subsequent level of service (LOS) analysis that includes 2% growth plus the addition of 13 pipeline projects at the 27th Ave NE/172nd Street NE and 19th Ave NE/172nd Street NE study intersections.*
- *The Gemmer Residential TIA assumed the 19th Ave NE/172nd Street NE intersection would be a roundabout by 2036 (horizon year). While the 19th Ave NE/172nd Street roundabout improvement project is required as mitigation for the Lodge V and English Crossing Developments, it shall not be assumed that either is constructed in the 2036 (horizon year) analysis as developments cannot be assured to move forward. Provide supplemental traffic analysis that assumes the 19th Ave NE/172nd Street NE intersection is two-way stop-controlled by 2036 (horizon year).*

Based on subsequent discussions and communication with the City of Marysville staff, it was confirmed that a technical memorandum documenting supplemental 2036 (horizon year) traffic analyses at the two (2) study intersections would be required.

Purpose and Background

The proposed *Gemmer Residential* project is located east of 11th Ave NE and north of 172nd Street NE and will include up to 185 Single-Family Detached homes. The existing site includes one (1) existing Single-Family Detached home that would be removed with the proposed project. Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located southeast of the site.

The *Gemmer Residential* project site vicinity is shown in Attachment A.

The purpose of this technical memorandum is to provide the City with supplemental traffic analyses at two (2) of the study intersections analyzed in the *Gemmer Residential TIA*.

The supplemental traffic analysis at these two (2) study intersections includes the following updates:

- Forecast supplemental 2036 (horizon year) PM peak hour traffic volumes with the addition of 13 new pipeline projects and a 2% annual growth rate applied to the 2023 PM peak hour traffic volumes documented in the *Gemmer Residential TIA, 2023*.
- Evaluate level of service (LOS) at the two-way stop-controlled 19th Ave NE/172nd Street NE intersection with the 2036 (horizon year) PM peak hour volumes documented in the *Gemmer Residential TIA* (3% growth) and with the supplemental traffic volumes documented in this report (2% growth + pipeline).
- Evaluate LOS at the 27th Ave NE/172nd Street NE intersection with 2036 PM peak hour volumes documented in the *Gemmer Residential TIA, 2023* (3% growth) and with the supplemental traffic volumes documented in this report (2% growth + pipeline).

The *Gemmer Residential Traffic Impact Analysis* (TENW, November 15, 2023) is included in Attachment B.

Supplemental Traffic Volumes

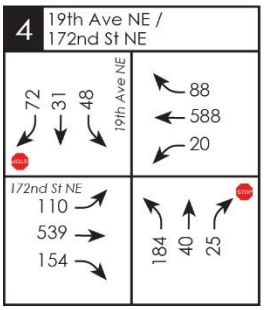
To estimate the future 2036 (horizon year) No Action PM peak hour traffic volumes at the 19th Ave NE/172nd Street NE and 27th Ave NE/172nd Street NE intersections, a 2% annual growth rate was applied to the 2023 existing traffic volumes documented in the *Gemmer Residential TIA, 2023*. In addition to the 2% annual background growth rate, PM peak hour trips from the following pipeline projects (as directed by the city) were included in the future No Action traffic volumes:

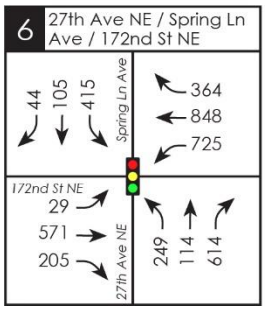
1. English Crossing
2. Marysville 172
3. Marysville 10 Degrees
4. The Lodge IV
5. The Lodge V
6. Josephine
7. Vaness PRD
8. MI5 Business Park
9. Kendall Auto Group Service
10. Sather Farms
11. Cascade Commerce Center Phase 1
12. Marysville Industrial
13. Northsound Industrial Park

Consistent with the *Gemmer Residential TIA*, 25 percent of traffic on 172nd Street NE east of 19th Ave NE was diverted to the south through the Lakewood Neighborhood to account for future planned roadway improvements in the vicinity, namely the planned 156th Street NE/I-5 interchange project which is expected to shift existing traffic off 172nd Street NE.

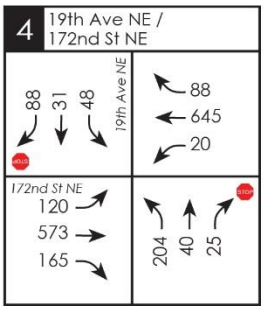
The 2036 (horizon year) No Action PM peak hour traffic volumes do not include any of the new trips generated by the proposed *Gemmer Residential* project at the study intersections. To determine the future year 2036 (horizon year) With Project PM peak hour traffic volumes, the net new project-generated trips documented in the *Gemmer Residential TIA, 2023* were added to the future no action volumes to obtain future with project traffic volumes. The resulting supplemental 2036 (horizon year) No Action and With Project traffic volumes are shown below and detailed volume forecasts are included in Attachment C.

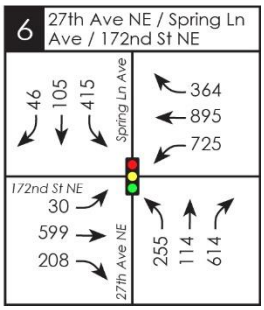
2036 No Action





2036 With Project





Supplemental Level of Service Analysis

Future year 2036 (horizon year) PM peak hour LOS analyses were conducted at the two (2) study intersections using the supplemental 2036 (horizon year) No Action and With Project PM peak hour traffic volumes. LOS calculations were based on the use of *Synchro 12* traffic analysis software. LOS methodology is included in Attachment D.

Table 1 summarizes the future year 2036 (horizon year) PM peak hour LOS analysis results at the two (2) study intersections for the supplemental No Action and With Project conditions in the PM peak hour. Additionally, LOS analysis results with the 2036 (horizon year) traffic volumes documented in the *Gemmer Residential TIA* are summarized in Table 1 for purposes of comparison. Detailed LOS calculation sheets are included in Attachment D.

Table 1
Year 2036 Weekday PM Peak Hour LOS Summary

	2036 No Action				2036 With Project			
	Supplemental Analysis (2% growth + pipeline)		Gemmer Residential TIA (3% growth)		Supplemental Analysis (2% growth + pipeline)		Gemmer Residential TIA (3% growth)	
Intersection	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)
Two-Way Stop-Controlled								
4. 172nd Street NE / 19th Ave NE								
Northbound Approach	F	>100	F	>100	F	>100	F	>100
Eastbound Left-Turn	A	9.7	A	9.6	B	10.1	B	10.0
Westbound Left-Turn	A	9.3	A	9.4	A	9.4	A	9.6
Southbound Approach	F	>100	F	>100	F	>100	F	>100
Signalized								
6. 172nd Street NE / 27th Ave NW	E	56.9	E	67.3	E	55.8	E	65.8

The City of Marysville and WSDOT intersection LOS standard is LOS D with one exception; the City of Marysville *Traffic Impact Analysis Guidelines* state that WSDOT intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E. This is the case at the intersection of 127th Ave NE/172nd Street NE. Therefore, as shown in **Table 1**, the 27th Ave NE/172nd Street NE intersection is expected to meet the applicable LOS standard during the weekday PM peak hour in 2036 (horizon year) with the proposed project.

The 172nd Street NE/19th Ave NE intersection is expected to operate at LOS F in 2036 (horizon year) during the weekday PM peak hour without or with the proposed project based on its current configuration with stop control on the north and south side-street approaches. It should be noted that a future roundabout is identified at this intersection on the City of Marysville's 2024-2029 Transportation Improvement Plan (Marysville TIP Project #24). Additionally, this improvement is required as a condition of approval for both the Lodge Apartments and English Crossing projects. As documented in the *Gemmer Residential TIA,* the 172nd Street NE/19th Ave NE intersection is expected to operate at LOS A in 2036 (horizon year) during the weekday PM peak hour without or with the proposed project as a roundabout.

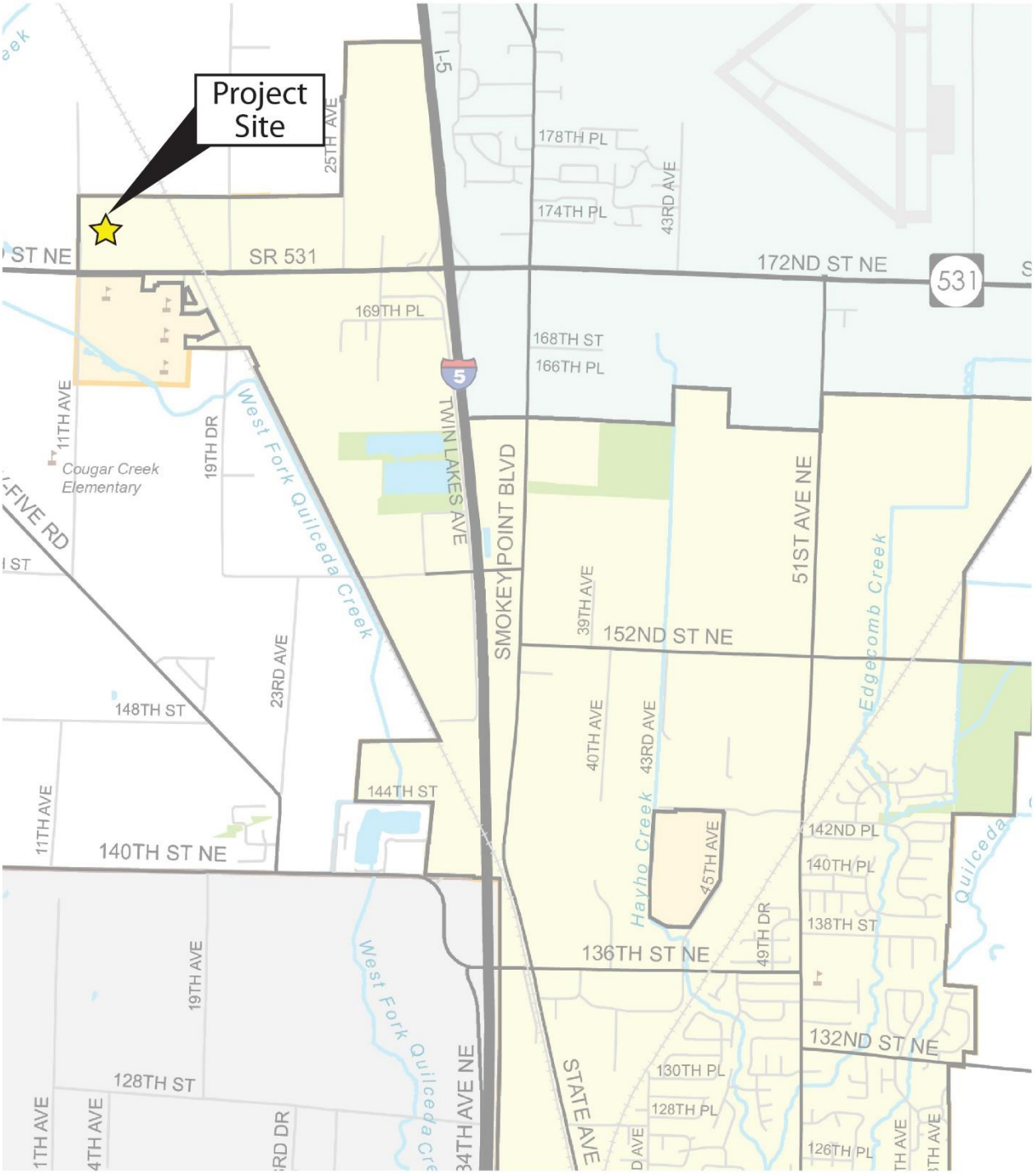
If you have any questions regarding the information presented in this supplemental traffic assessment, please contact me at chandler@tenw.com or (760) 994-7376.

cc: Rob Risinger, MJS Investors
Jeff Schramm, TENW

Attachments

ATTACHMENT A

Site Vicinity



Attachment A: Project Site Vicinity

N
NOT TO SCALE

ATTACHMENT B

Gemmer Residential TIA

(November 2023)

Gemmer Residential

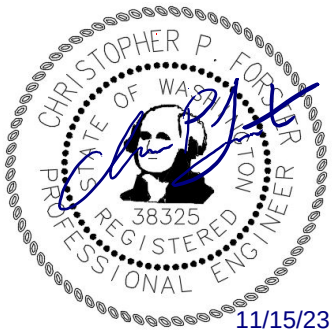
Marysville, WA

Traffic Impact Analysis

November 15, 2023

Prepared for:

MJS Investors
11201 SE 8th Street, Suite 116
Bellevue, WA 98004



11/15/23

Prepared by:

TENW

Transportation Engineering NorthWest

11400 SE 8th Street, Suite 200
Bellevue, WA 98004
Office: (425) 889-6747

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FINDINGS/CONCLUSIONS

This traffic impact analysis (TIA) has been prepared for the proposed *Gemmer Residential* project located in the Lakewood area of the City of Marysville, WA.

Project Proposal. The proposed *Gemmer Residential* project site is located east of 11th Ave NE and north of 172nd Street NE. The proposed project will include up to 185 Single-Family Detached homes. The site includes one (1) existing Single-Family Detached home that would be removed with the proposed project.

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located southeast of the site.

Trip Generation. The *Gemmer Residential* project is estimated to generate 1,762 net new weekday daily trips, with 129 net new trips (32 in, 97 out) occurring during the AM peak hour and 184 net new trips (116 in, 68 out) occurring during the PM peak hour.

Future City Road Plans. The City of Marysville has identified several future road improvements, intersections, and connections in the vicinity of the project site. These connector roads are identified on the City's Comprehensive Plan, City's Lakewood Neighborhood Plan, the City's six-year 2023-2028 Transportation Improvement Plan (TIP), and/or the City's traffic impact fee program. And it should be noted that portions of some of these City improvements would be completed by the *Gemmer Residential* project as mitigation, which is further described in the Mitigation section below.

Intersection Level of Service (LOS). The City of Marysville and WSDOT LOS standard at all study intersections is LOS D with one exception, as noted in the City of Marysville *Traffic Impact Analysis Guidelines,* which state that intersections on the 172nd Street NE (SR 531) corridor that have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E.

The intersection LOS analyses documented in this report were assessed during the weekday PM peak hour at eight (8) off-site study intersections. All study intersections are anticipated to meet the applicable LOS standards in 2030 (buildout year) and 2036 (horizon year) during the weekday PM peak hour without or with the proposed *Gemmer Residential* project with two (2) exceptions:

- 11th Ave NE / 172nd Street NE (LOS F in 2030 and 2036, without or with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #25). The *Gemmer Residential* project will construct a new single-lane roundabout (or a portion of a new roundabout) at this intersection as mitigation. As a single-lane roundabout, the intersection is anticipated to operate at LOS B in 2036 without or with the proposed project during the PM peak hour.
- 19th Ave NE / 172nd Street NE (LOS E in 2030, with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #24). The new roundabout is required as a condition of approval for the Lodge Apartments project. As such, this improvement is assumed to be completed by 2036 (when the 156th Street NE Interchange project is complete) and is expected to operate at LOS A in 2036 as a future roundabout, without or with the project. Therefore, no mitigation is proposed at this intersection with the *Gemmer Residential* project.

Site Access Evaluation. The LOS results indicate that the individual movements at the proposed site access intersection are expected to operate at LOS A with minimal queuing during the weekday PM peak hour in 2030 (buildout year) and 2036 (horizon year).

Mitigation. The following measures have been identified to mitigate traffic impacts of the *Gemmer Residential* project.

- City of Marysville Traffic Impact Fees. The City of Marysville requires payment of transportation impact fees to help fund planned roadway improvements throughout the City. Transportation impact fees for the proposed *Gemmer Residential* project were calculated based on the trip generation estimate documented in this TIA and the City of Marysville's currently adopted transportation impact fee rate of $6,300 per PM peak hour trip.

  The proposed *Gemmer Residential* project is estimated to generate 184 net new PM peak hour trips. As a result, the estimated City of Marysville transportation impact fee is **$1,159,200** ($6,300 X 184 PM peak hour trips). Actual impact fees will be calculated by the City at the time of building permit issuance.

- Snohomish County Mitigation. The City of Marysville and Snohomish County have adopted an interlocal agreement whereby developments in Marysville must assess potential mitigation for impacts on Snohomish County roadway facilities. Mitigation fees to Snohomish County are based on predetermined distribution percentages according to location or specific project impacts to planned roadway improvements.

  Mitigation fees to Snohomish County were estimated with application of the standard distribution percentage based on the project location (20%) multiplied by the daily trip generation (1,762 net new daily project trips) and adopted cost per ADT ($185 for residential developments within TSA A and the UGA). The resulting Snohomish County transportation impact fee is **$65,194**. A mitigation offer form to Snohomish County will be submitted separately.

- Future City Road Plans. The *Gemmer Residential* project would build a portion of the following City planned improvements:

  - Construct and dedicate right-of-way for the northern half-street of a 3-lane section on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. Construct frontage improvements including new curb, gutter, sidewalk, and street lighting on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. It should be noted that it is anticipated the applicant would receive transportation impact fee credit for frontage and roadway improvements on 172nd Street NE.
  - Construct frontage improvements on 11th Ave NE from 172nd Street NE to the northern site property line including new curb, gutter, sidewalk, and street lighting.
  - Construct a new roundabout (or a portion of a new roundabout) at 11th Ave NE / 172nd Street NE. Credit toward City transportation impact fees is expected with the anticipated addition of this roundabout to the next adoption of the City's six-year TIP.

INTRODUCTION

This traffic impact analysis (TIA) has been prepared for the proposed *Gemmer Residential* project located in the Lakewood area of the City of Marysville, WA. The proposed project will include up to 185 Single-Family Detached homes. A site vicinity map is provided in Figure 1.

Project Description

The proposed project will include up to 185 Single-Family Detached homes. The site includes one (1) existing Single-Family Detached home that would be removed with the proposed project.

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located southeast of the site. A preliminary site plan is shown in Appendix A.

Traffic Scoping & Study Area

The scope of work for this Traffic Impact Analysis was prepared consistent with City of Maryville's adopted Traffic Impact Analysis guidelines (June 2023) and confirmed by the City during the scoping process. A total of eight (8) off-site study intersections were identified for evaluation during future weekday PM peak hour conditions in 2030 (buildout year) and 2036 (horizon year):

1. 11th Ave NE / 172nd St NE
2. Gas Station Access / 172nd St NE
3. 19th Dr NE / 172nd St NE
4. 19th Ave NE / 172nd St NE
5. 23rd Ave NE /172nd St NE
6. 27th Ave NE /172nd St NE
7. I-5 SB Ramps /172nd St NE
8. I-5 NB Ramps /172nd St NE

Project Approach

To analyze the traffic impacts of the *Gemmer Residential* development, the following tasks were undertaken:

- Assessment of existing conditions through field reconnaissance and review of existing planning documents.
- Estimation of weekday vehicular AM peak hour, PM peak hour, and weekday daily trips generated by the development.
- Evaluation of weekday PM peak hour level of service (LOS) at eight (8) off-site study intersections.
- Analyzed the weekday PM peak hour operations at the proposed site access intersection including LOS and queues. Review of City planning documents to evaluate long-term road improvements plans in project vicinity.
- Documentation of trip impacts at Snohomish County Key Intersections.
- Summary of mitigation including transportation impact fees to City of Marysville and Snohomish County, and construction of local roadway improvements adjacent to the site.

Primary Data and Information Sources

- Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021.
- City of Marysville *Traffic Impact Analysis Guidelines,* June 2023.
- *Highway Capacity Manual (HCM 7th Edition)*, 2022.
- 2023 weekday PM peak period traffic counts, All Traffic Data (ATD).
- City of Marysville 2023-2028 Six Year Transportation Improvement Plan (TIP).
- *City of Marysville Comprehensive Plan – Transportation Element*, 2015.
- *Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville*, October 2015.

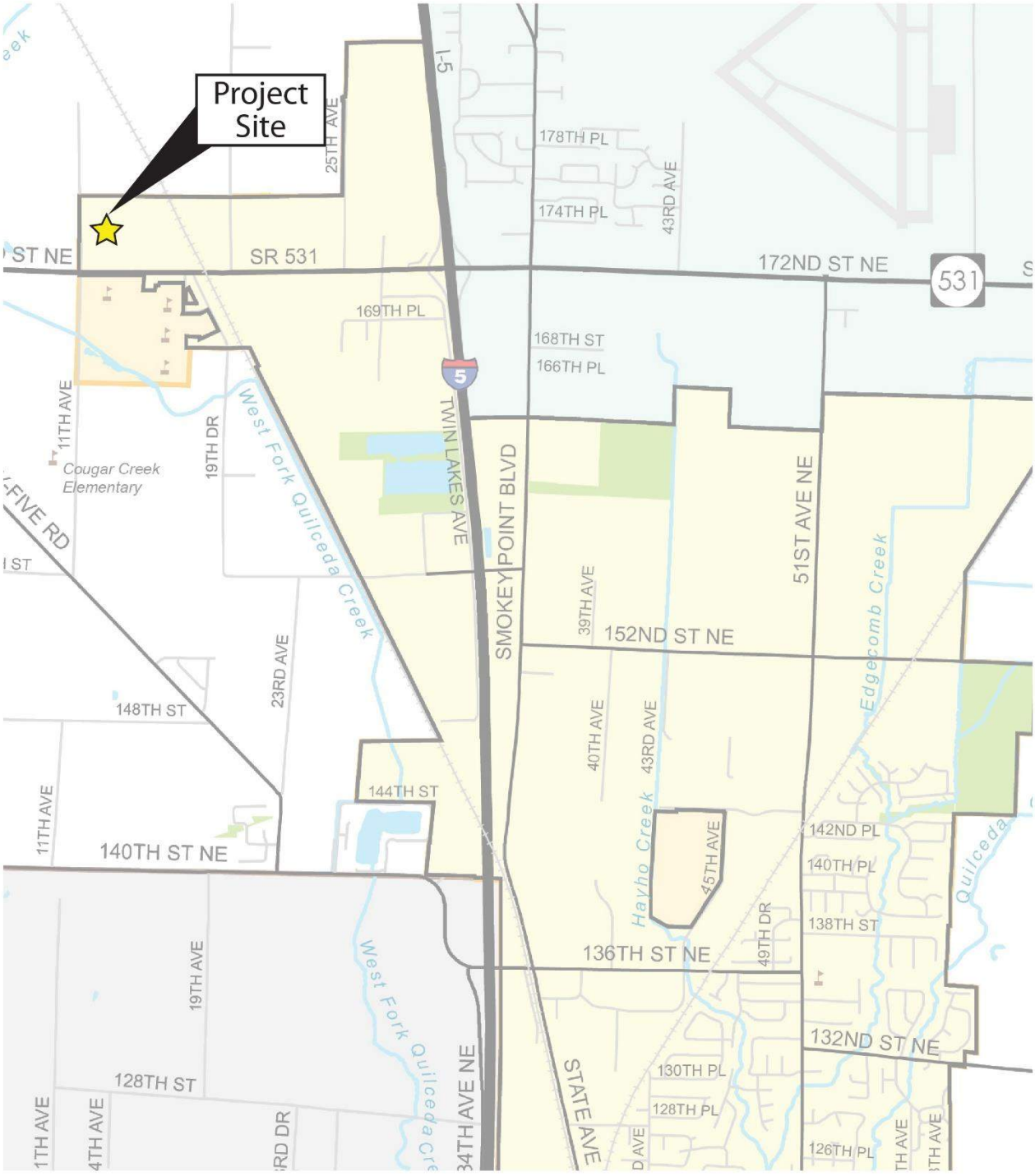


Figure 1: Project Site Vicinity

EXISTING CONDITIONS

This section describes existing transportation system conditions in the study area. Existing conditions described include an inventory of existing roadways, public transportation services, non-motorized transportation facilities, existing traffic volumes, and intersection levels of service (LOS).

Roadway Network

The existing street characteristics in the vicinity of the proposed *Gemmer Residential* project are described below in Table 1.

Table 1
Existing Roadway Network Summary – Project Site Vicinity

Roadway	Orientation	Classification	Speed Limit	Number of Travel Lanes	Street Parking	Sidewalks	Bicycle Facilities
172nd St NE (SR 531)	East-West	State Highway	35 mph	3 - 4	None	Intermittent	Intermittent Bike Lanes
11th Ave NE	North-South	Local Street	25 mph	2	None	None	None

Transit Service

Transit service in the project site vicinity is provided by Community Transit. The closest bus stop is located on 172nd Street NE at 11th Ave NE. The bus stop provides access to Community Transit Route 240 which provides service between Stanwood Downtown Park & Ride and Smokey Point Transit Center throughout the day with approximately 1-hour headways.

Non-motorized Transportation Facilities

Non-motorized transportation facilities in the project site vicinity include a mix of sidewalks and paved shoulders. Existing pedestrian activity is minimal in the project vicinity based on recent PM peak period traffic counts.

Collision History

Historical collisions at the eight (8) off-site study intersections and seven (7) roadway segments were analyzed for the three-year period from 2020 to 2022. Collision data was provided by WSDOT. Summaries of the total and yearly average collisions during this period at the off-site study intersections are provided in Table 2. Summaries of collisions by type at the off-site study intersections are provided in Table 3. Summaries of the total and yearly average collisions along the roadway segments are provided in Table 4.

The detailed collision history is included in Appendix B.

Table 2
Collision Data Summary, January 1, 2020, to December 31, 2022

Roadway Segment	2020	2021	2022	3-Year Total Collisions	Avg. Annual Collisions	Est. AWDT[1]	Collisions per MEV[2]
1) 11th Ave NE / 172nd St NE	1	2	1	4	1.33	10,580	0.35
2) Gas Station Access / 172nd St NE	0	0	0	0	1.00	10,310	0.00
3) 19th Dr NE / 172nd St NE	2	1	0	3	1.00	11,660	0.23
4) 19th Ave NE / 172nd St NE	2	3	2	7	2.33	12,050	0.53
5) 23rd Ave NE / 172nd St NE	1	2	3	6	2.00	15,100	0.36
6) 27th Ave NE / 172nd St NE	5	7	4	16	5.33	34,980	0.42
7) I-5 SB Ramps / 172nd St NE	4	7	8	19	6.33	38,660	0.45
8) I-5 NB Ramps / 172nd St NE	6	3	7	16	5.33	44,020	0.33

Source: WSDOT Collision Records.
[1] AWDT = Average Weekday Daily Traffic. Estimated daily volumes are based on 2023 PM volumes and a K-factor of 10.
[2] MEV = Million Entering Vehicles.

Table 3
Collision Data Summary by Type, January 1, 2020 to December 31, 2022

	Collision Type							
Intersection	Angle (Left/Right)	Angle (T)	Head-on	Other	Parked Veh/Fixed Object	Ped/Bike	Rear end	Sideswipe
1) 11th Ave NE / 172nd St NE	1	2	0	0	0	0	0	1
2) Gas Station Access / 172nd St NE	0	0	0	0	0	0	0	0
3) 19th Dr NE / 172nd St NE	2	0	0	0	0	0	1	0
4) 19th Ave NE / 172nd St NE	0	2	0	0	0	0	4	1
5) 23rd Ave NE / 172nd St NE	1	2	0	0	0	0	2	1
6) 27th Ave NE / 172nd St NE	3	5	0	1	1	0	6	0
7) I-5 SB Ramps / 172nd St NE	0	7	0	0	0	0	10	2
8) I-5 NB Ramps / 172nd St NE	1	8	0	2	1	0	4	0

Source: WSDOT Collision Records.

Table 4
Collision Data Summary, January 1, 2020, to December 31, 2022

Roadway Segment	2020	2021	2022	3-Year Total Collisions	Avg. Annual Collisions	Est. AWDT[1]	Collisions per MEV[2]	Collisions per MVM[3]
172nd St NE between								
11th Ave NE and Gas Station Access	0	0	0	0	0.00	9,960	0.00	0.00
Gas Station Access and 19th Dr NE	0	0	0	0	0.00	9,890	0.00	0.00
19th Dr NE and 19th Ave NE	3	2	0	5	1.67	11,490	0.40	3.31
19th Ave NE and 23rd Ave NE	5	3	1	9	3.00	11,210	0.73	2.93
23rd Ave NE and 27th Ave NE	3	8	3	14	4.67	14,520	0.88	3.52
27th Ave NE and I-5 SB Ramps	3	5	5	13	4.33	29,740	0.40	3.07
I-5 SB Ramps and I-5 NB Ramps	3	11	7	21	7.00	31,060	0.62	3.63

Source: WSDOT Collision Records.
[1] AWDT = Average Weekday Daily Traffic. Estimated daily volumes are based on 2023 PM volumes and a K-factor of 10.
[2] MEV = Million Entering Vehicles.
[3] MVM = Million Vehicle Miles.

Per the City of Marysville's *Traffic Impact Analysis Guidelines* (June 2023) intersection collision rates over 1.0 collision per MEV and roadway segment collision rates over 10.0 collisions per MEV generally warrant further review to determine if any patterns exist. Based on the collision data, none of the eight (8) off-site study intersections have rates that exceed 1.0 collision per MEV. Additionally, none of the seven (7) roadway segments have rates that exceed 10.0 collisions per MEV or 10.0 collisions per MVM.

Traffic Volumes

Existing weekday PM peak hour traffic volumes at the eight (8) off-site study intersections were based on counts conducted by All Traffic Data in October 2023. The PM peak hour represents the highest one-hour time period between 4:00 and 6:00 PM. Figure 2 illustrates the 2023 existing weekday PM peak hour traffic volumes at the eight (8) off-site study intersections. Appendix C includes the PM peak hour traffic count data sheets.

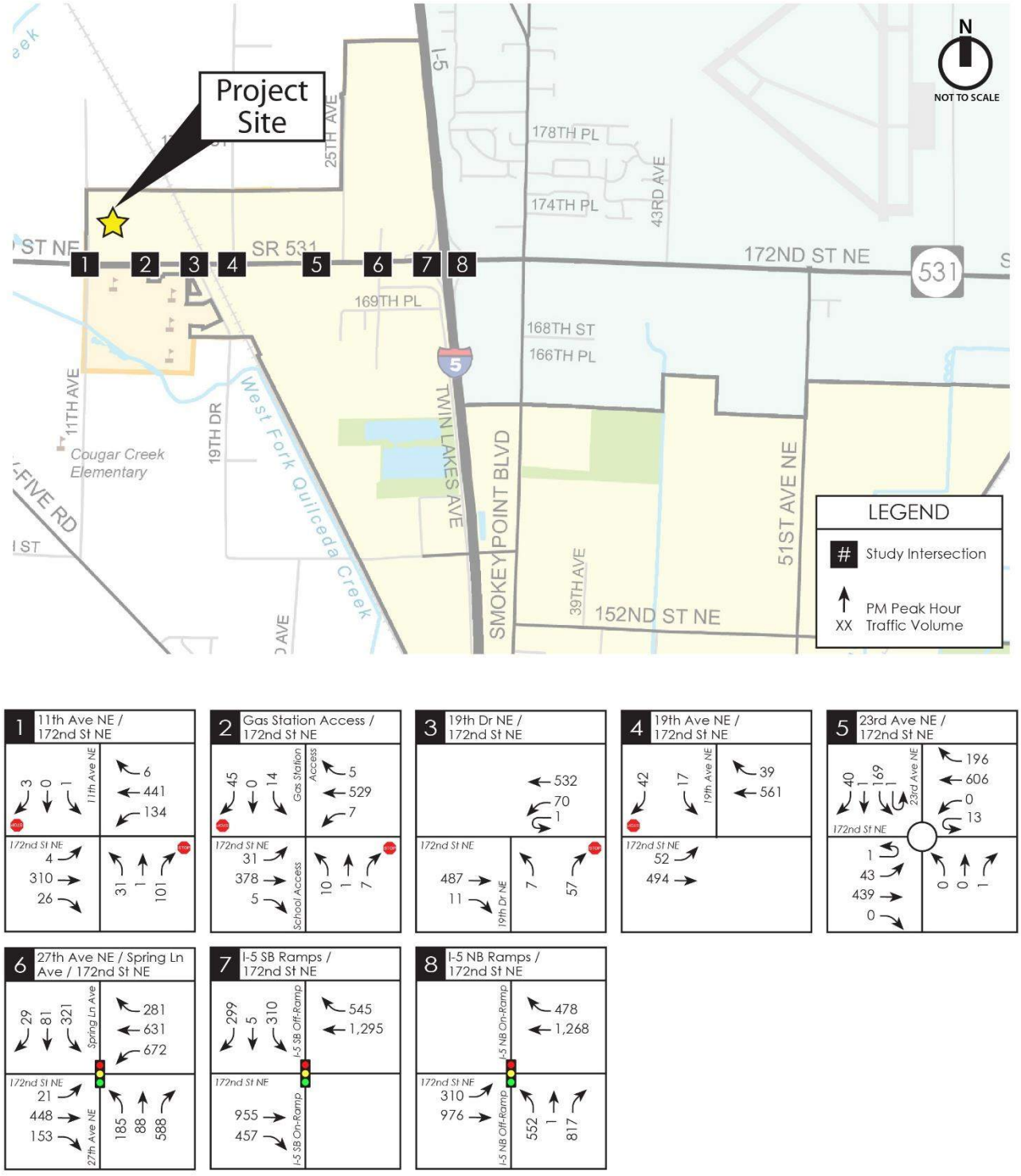


Figure 2: 2023 Existing PM Peak Hour Traffic Volumes

Intersection Levels of Service

Level of service calculations for intersections were based on the use of *Synchro 12* traffic analysis software. LOS methodology is included in Appendix C.

Existing signal timing was provided by WSDOT and City of Marysville at the signalized study intersections. Level of service calculations for the roundabout study intersections were based on WSDOT methodology and procedures outlined in the *WSDOT Sidra Policy Settings* document using *Sidra 9* traffic analysis software. The existing LOS results at the eight (8) off-site study intersections are summarized in Table 6. Detailed LOS summary worksheets are provided in Appendix D.

Table 5
2023 Existing Weekday PM Peak Hour LOS Summary

Study Intersection / Movement	LOS	Delay (sec)
Stop-Controlled Intersections:		
1) 11th Ave NE / 172nd St NE		
Eastbound Left-Turn	A	8.5
Westbound Left-Turn	A	8.5
Northbound Approach	D	32.4
Southbound Approach	C	15.5
2) Gas Station Access / 172nd St NE		
Eastbound Left-Turn	A	8.9
Westbound Left-Turn	A	8.3
Northbound Approach	C	15.8
Southbound Approach	B	14.9
3) 19th Dr NE / 172nd St NE		
Westbound Left-Turn	A	8.8
Northbound Approach	B	13.4
4) 19th Ave NE / 172nd St NE		
Eastbound Left-Turn	A	9.1
Southbound Approach	C	19.0
Roundabout:		
5) 23rd Ave NE / 172nd St NE	A	4.2
Signalized Intersections:		
6) 27th Ave NE / 172nd St NE	E	58.4
7) I-5 SB / 172nd St NE	A	7.5
8) I-5 NB / 172nd St NE	C	20.4

As shown in Table 6, all study intersections operate at LOS D or better during the weekday PM peak hour under 2023 existing conditions with the exception of the following intersection:

5. 27th Ave NE / 172nd St NE (LOS E)

The City of Marysville and WSDOT LOS standard at intersections is LOS D with one exception. The City of Marysville *Traffic Impact Analysis Guidelines* state that intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E. Currently the 27th Ave NE / 172nd St NE intersection operates at LOS E, which applies to this statement.

FUTURE CONDITIONS & PROJECT IMPACTS

This section of the report describes the traffic impacts of the proposed *Gemmer Residential* project on the surrounding and adjacent road network, and at identified off-site study intersections in the project site vicinity. The analysis of traffic impacts includes a trip generation estimate, distribution/assignment of project trips, and PM peak hour LOS evaluation at the eight (8) off-site study intersections and the site access. Consideration of future planned roadway projects identified by the City of Marysville is also documented and considered in the evaluation of intersection LOS.

Future Planned Roadway Improvements

Marysville Comprehensive Plan

The Transportation Element of the *City of Marysville Comprehensive Plan 2015* includes a depiction of the functional classification of existing and planned future roadways within the City limits and adjacent jurisdictions. The planned roadways are intended to serve anticipated growth in Marysville and the surrounding area through 2035.

Marysville's Lakewood Neighborhood Master Plan

The City's Lakewood Neighborhood Master Plan (dated March 2017) cites that it is "consistent with the Marysville Comprehensive Plan and provides additional detail for the Lakewood Neighborhood. This plan focuses on the infrastructure and urban design aspects of the neighborhood."

The *Neighborhood Roadways* section of the Plan identifies roadway improvements to support growth in vehicular and non-motorized demand. The Plan further states that the neighborhood roads create network of minor and collector arterials that create a secondary network to provide alternate routes to 172nd Street NE and 27th Ave NE, and also supports the City's vision of a second I-5 interchange at 156th Street NE.

The Lakewood Neighborhood Master Plan identifies a similar system of north-south and east-west arterials (collector and minor) that were also identified in the City's Comprehensive Plan Transportation Element.

It should be noted that the roadway alignments shown in the Lakewood Neighborhood Master Plan and the City's Comprehensive Plan are intended to represent a planned roadway connection and not necessarily the exact alignment for a planned future roadway. The City's six-year Transportation Improvement Plan (TIP), which is typically adopted annually, implements the elements of the City Comprehensive Plan and Lakewood Neighborhood Plan; that plan is described next.

Marysville Transportation Improvement Plan

The City's plan for funding and implementing new roadway and intersection improvement projects that come out of the Comprehensive Plan and Neighborhood Master Plans is administered through a six-year Transportation Improvement Plan which is typically adopted and updated annually.

Based on review of the currently adopted *City of Marysville 2023-2028 Six Year Transportation Improvement Plan (TIP),* there are eight (8) planned improvements in the vicinity of the *Gemmer Residential* project that impact the off-site study intersections or connectivity of the adjacent street network.

Most of these projects are included in the City's Transportation Element of the Comprehensive Plan, the City's Lakewood Neighborhood Master Plan, and the City's Traffic Impact Fee program.

The eight (8) planned improvements in the vicinity of the *Gemmer Residential* project that impact the off-site study intersections or connectivity of the adjacent street network are as-follows:

- Marysville TIP #24 – 172nd Street NE / 19th Avenue NE Roundabout – construct new roundabout at the 19th Avenue NE / 172nd Street NE intersection. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is required as a condition of approval for the Lodge Apartments project. Therefore, this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios (when the 156th Street NE Interchange project is complete).

- Marysville TIP #25 – 172nd Street NE / 11th Avenue NE Roundabout – construct new roundabout at the 11th Avenue NE / 172nd Street NE intersection. The project is anticipated to be funded by new development in the vicinity, and anticipated to be added to the City's funded list in the next update to the six-year TIP.

  Note: this project is not yet a condition of approval of any development and is not assumed in the future roadway network or traffic analysis herein. The Gemmer Residential project is anticipated to fund and construct a portion of this project.

- Marysville TIP #30 – 172nd Street NE: 27th Avenue NE to 19th Avenue NE – widen 172nd Street NE from a 3-lane section to a 4/5-lane section with pedestrian and bicycle facilities between 27th Avenue NE and 19th Avenue NE. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- Marysville TIP #31 – 172nd Street NE: 11th Avenue NE to 19th Drive NE – widen 172nd Street NE from a 2-lane section to a 3-lane section with pedestrian and bicycle facilities between 11th Avenue NE and 19th Drive NE. The project is anticipated to be funded by new development in the vicinity.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor but does not change roadway geometry at any of the off-site intersections. The Gemmer Residential project is anticipated to complete a portion of this project along its' project frontage.

- Marysville TIP #36 – 172nd Street NE Railroad Crossing Improvements – widen 172nd Street NE from a 2-lane section to a 3-lane section with pedestrian and bicycle facilities and provide railroad crossing improvements.

  Note: this project is not yet a condition of approval of any development and is not otherwise funded. Therefore, this improvement is not assumed in the future roadway network.

- TIP #48 – 23rd Avenue NE & 169th Street NE – construct new 3-lane roadways including pedestrian and bicycle facilities. Connections to the existing street network would be provided at the existing roundabout at 23rd Avenue NE / 172nd Street NE and the existing western terminus of 169th Street NE. The project is anticipated to be funded and constructed by new development in the vicinity.

  Note: this project is not yet a condition of approval of any development and is not otherwise funded. Therefore, this improvement is not assumed in the future roadway network or traffic analysis herein.

- TIP #51 – 19th Avenue NE Extension from 156th Street NE to 172nd Street NE – construct new 3-lane roadway between 156th Street NE and 172nd Street NE that would include pedestrian and

bicycle facilities. The project is anticipated to be funded and constructed by new development in the vicinity.

Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- TIP #61 – 156th Street NE Interchange – convert the existing road overcrossing at 156th Street NE and Interstate 5 to a full single-point urban interchange (SPUI). The project is funded under Connecting Washington and WSDOT is the lead agency.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios only.

Project Trip Generation

Trip generation estimates associated with full buildout of the proposed *Gemmer Residential* project for weekday daily, AM peak hour, and PM peak hour were based on methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition for Land Use Code (LUC) 210 (Single-Family Detached Housing). A weekday PM peak hour trip rate of 1.0 trip per single-family dwelling unit was used, consistent with the City scoping comments. Table 7 summarizes the net new weekday daily, AM peak hour, and PM peak hour trip generation. Detailed trip generation estimates are provided in Appendix E.

Table 6
Gemmer Residential – Trip Generation Summary

	Net New Trips Generated		
Weekday Time Period	In	Out	Total
Daily	881	881	1,762
AM Peak Hour	32	97	129
PM Peak Hour	116	68	184

Project Trip Distribution and Assignment

The distribution of project-generated trips during the weekday PM peak hour was estimated based on traffic model distribution figures provided by the City of Marysville. These figures are included in Appendix F. The model distribution was used to assign the net new weekday PM peak hour (116 inbound and 68 outbound) trips generated by the *Gemmer Residential* project to the adjacent street network. Separate distribution patterns were used for the 2030 (project buildout) and 2036 (horizon year) analyses due to anticipated changes in the roadway network in the site vicinity. The most significant change is a planned extension of 19th Avenue NE to the south (assumed by year 2036) where it will eventually connect to 156th Street NE.

Based on the trip distribution percentages, net new PM peak hour project trips were assigned through the study intersections. The distribution and assignment of the net new weekday PM peak hour trips through study intersections are shown in Figure 3 (2030 buildout) and Figure 6 (2036 horizon year).

Future Traffic Volumes

Future year 2030 and 2036 No Action PM peak hour traffic volumes were estimated by applying a three (3) percent annual growth rate to the existing traffic counts, which is consistent with City of Marysville TIA Guidelines. No additional pipeline projects were included in the 2030 and 2036 No Action volumes since a three (3) percent annual growth rate was used, which is also consistent with City of Marysville guidelines.

Based on discussions with the City of Marysville, 25 percent of traffic on 172nd Street NE east of 19th Ave NE may be diverted to the south through the Lakewood Neighborhood to account for planned roadway improvements in the vicinity, namely the planned 156th Street NE/I-5 interchange project which is expected to shift existing traffic off 172nd Street NE. Year 2036 PM peak hour traffic volumes were shifted to account for planned roadway improvements as-follows:

- 25 percent of 2036 No Action traffic volumes on 172nd Street NE were diverted to the south on 19th Ave NE and Twin Lakes Ave, and over to the future 156th Street NE interchange with I-5. Diversions were based on PM peak hour turning movement volume distribution on 172nd Ave NE west of the I-5 interchange as directed by City staff.

The resulting future 2030 (buildout year) and 2036 horizon year No Action PM peak hour traffic volumes at the eight (8) off-site study intersections are shown in Figures 4 and 7, respectively. The 2030 and 2036 With Project traffic volumes were determined by adding the trip assignment from the proposed development (shown in Figures 3 and 6) to the future 2030 and 2036 No Action traffic volumes (shown in Figures 4 and 7). The 2030 buildout year and 2036 horizon year With Project traffic volumes are shown in Figures 5 and 8, respectively.

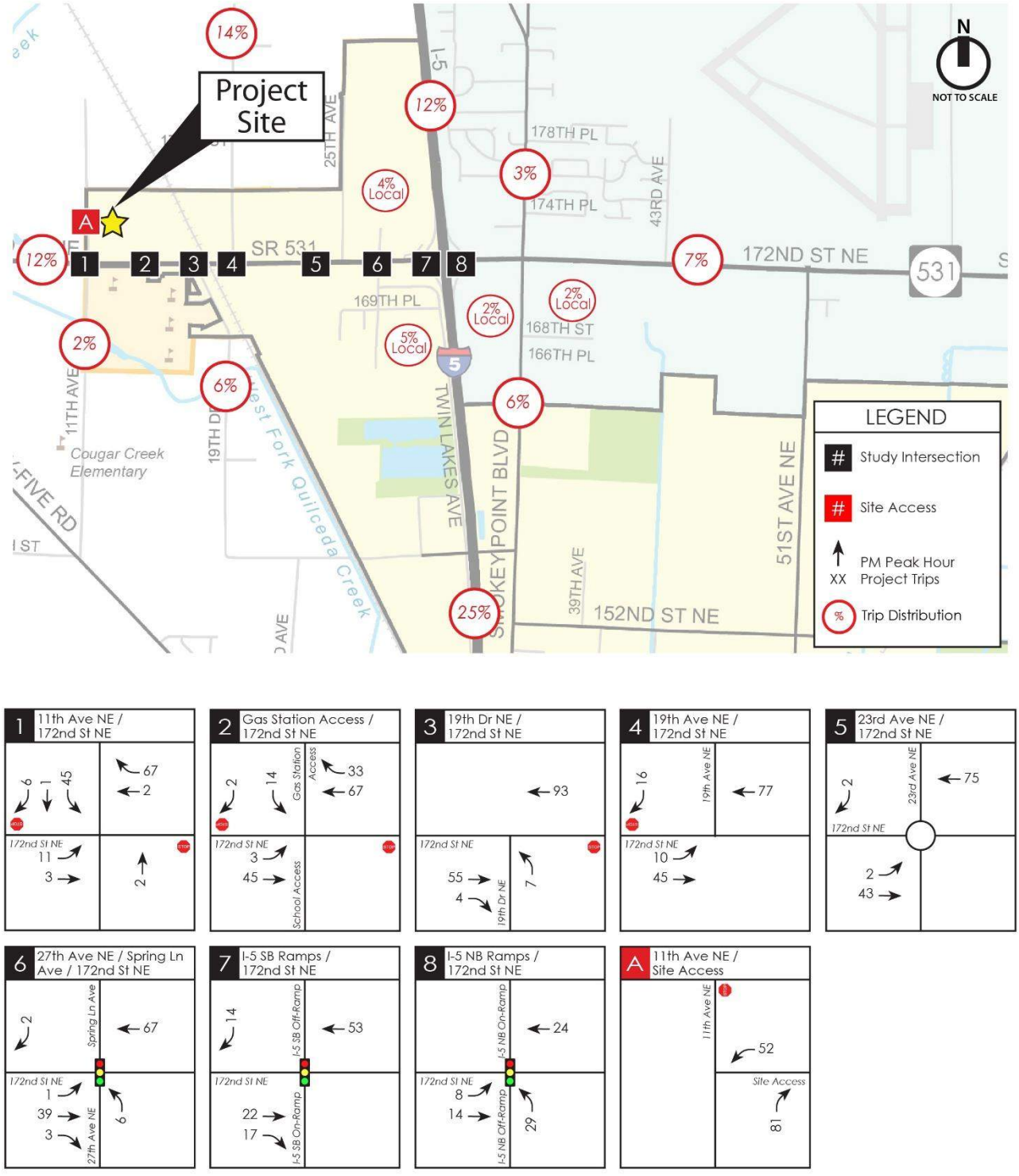


Figure 3: Weekday PM Peak Hour Project Trip Distribution and Assignment (2030 Buildout)

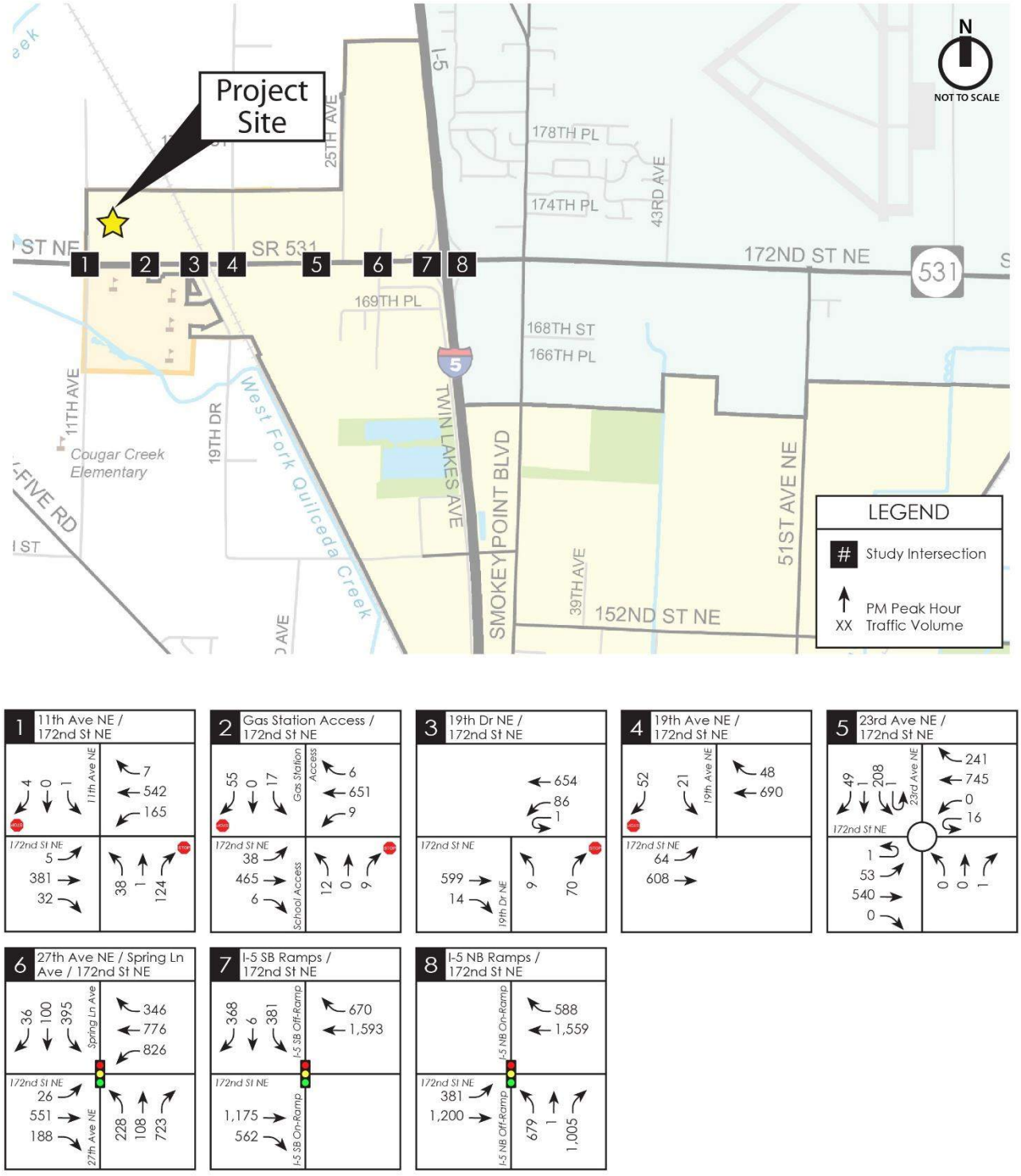


Figure 4: 2030 No Action Weekday PM Peak Hour Traffic Volumes (Buildout)

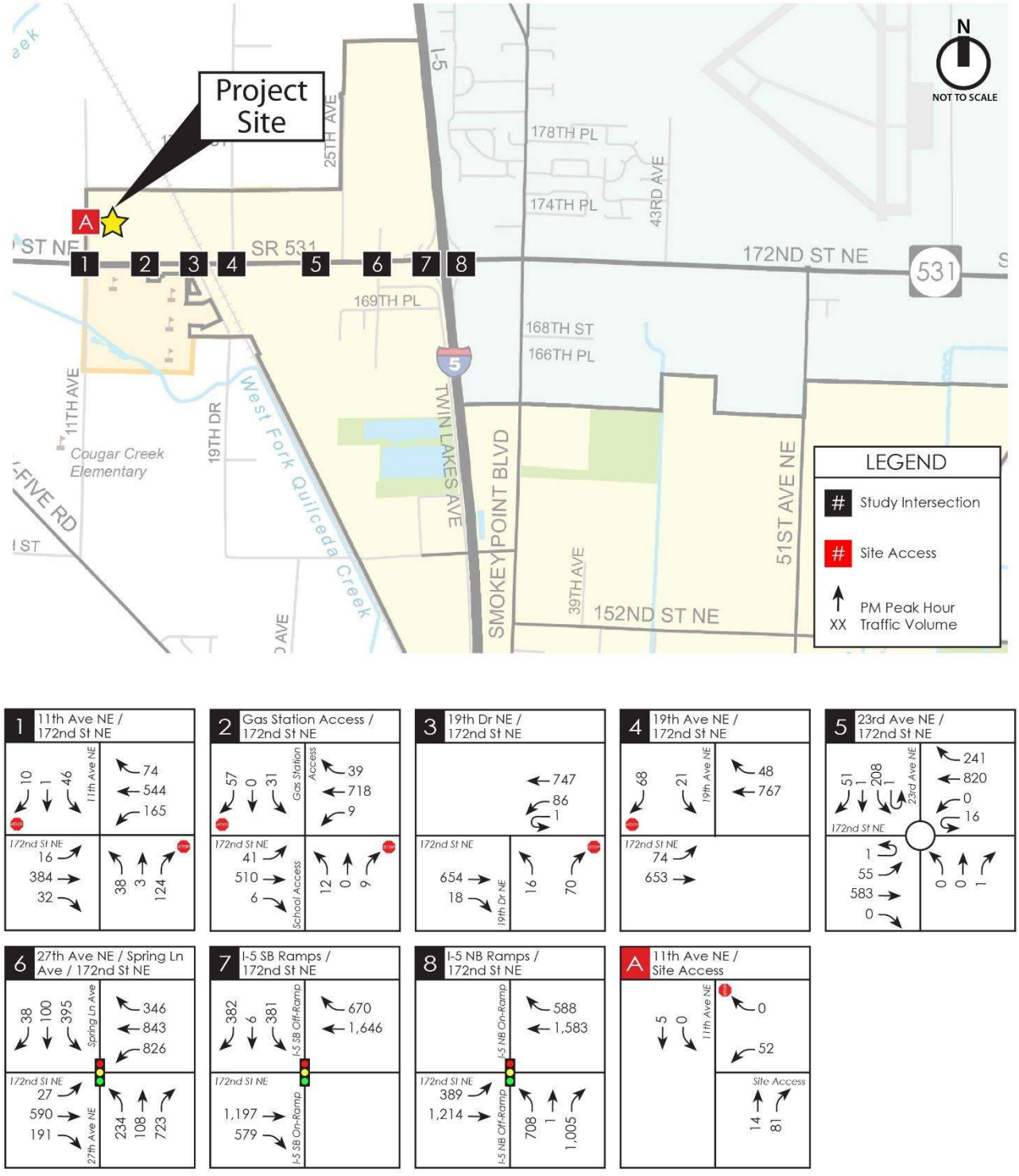


Figure 5: 2030 With Project Weekday PM Peak Hour Traffic Volumes (Buildout)

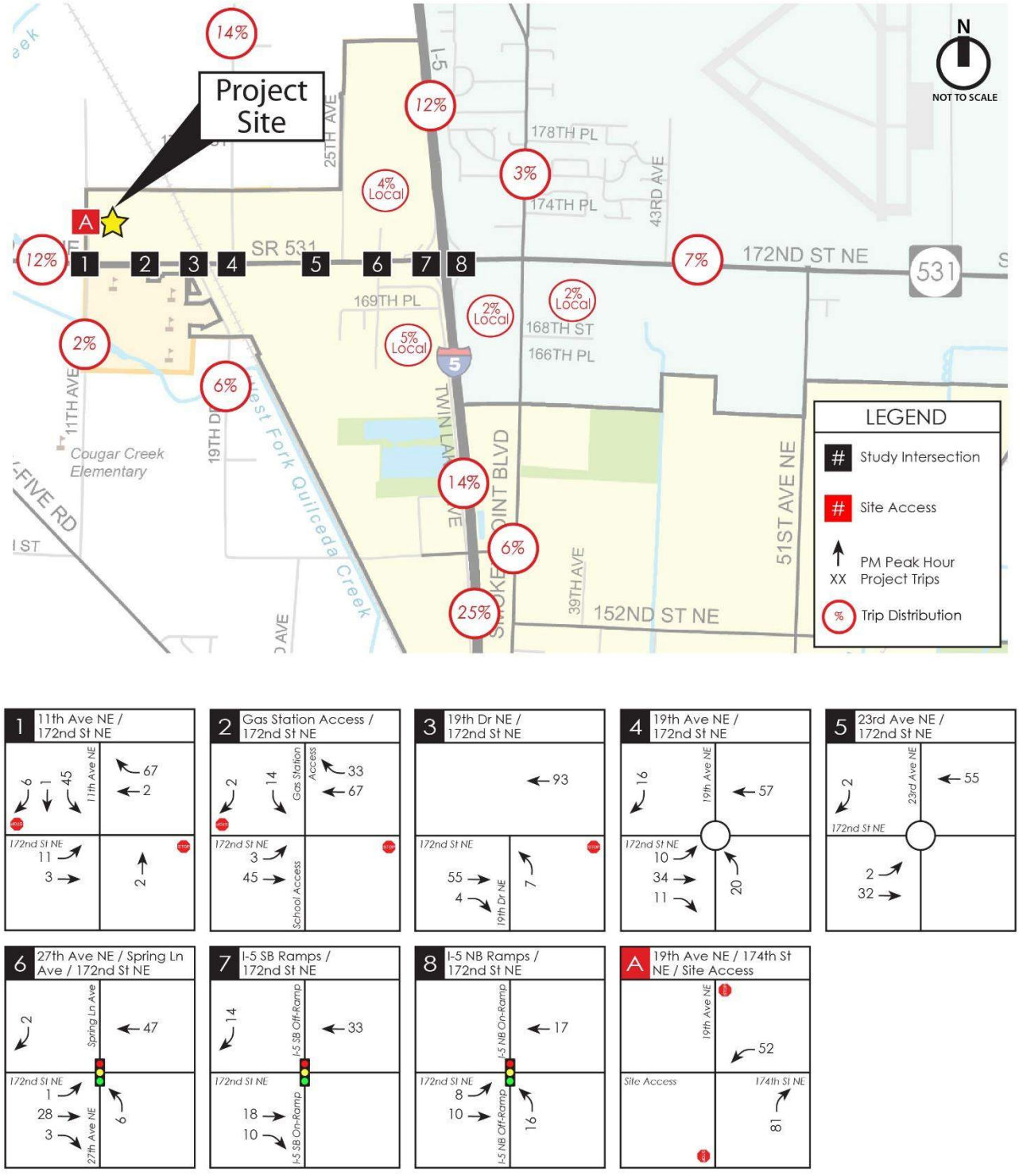


Figure 6: Weekday PM Peak Hour Project Trip Distribution and Assignment (2036 Horizon Year)

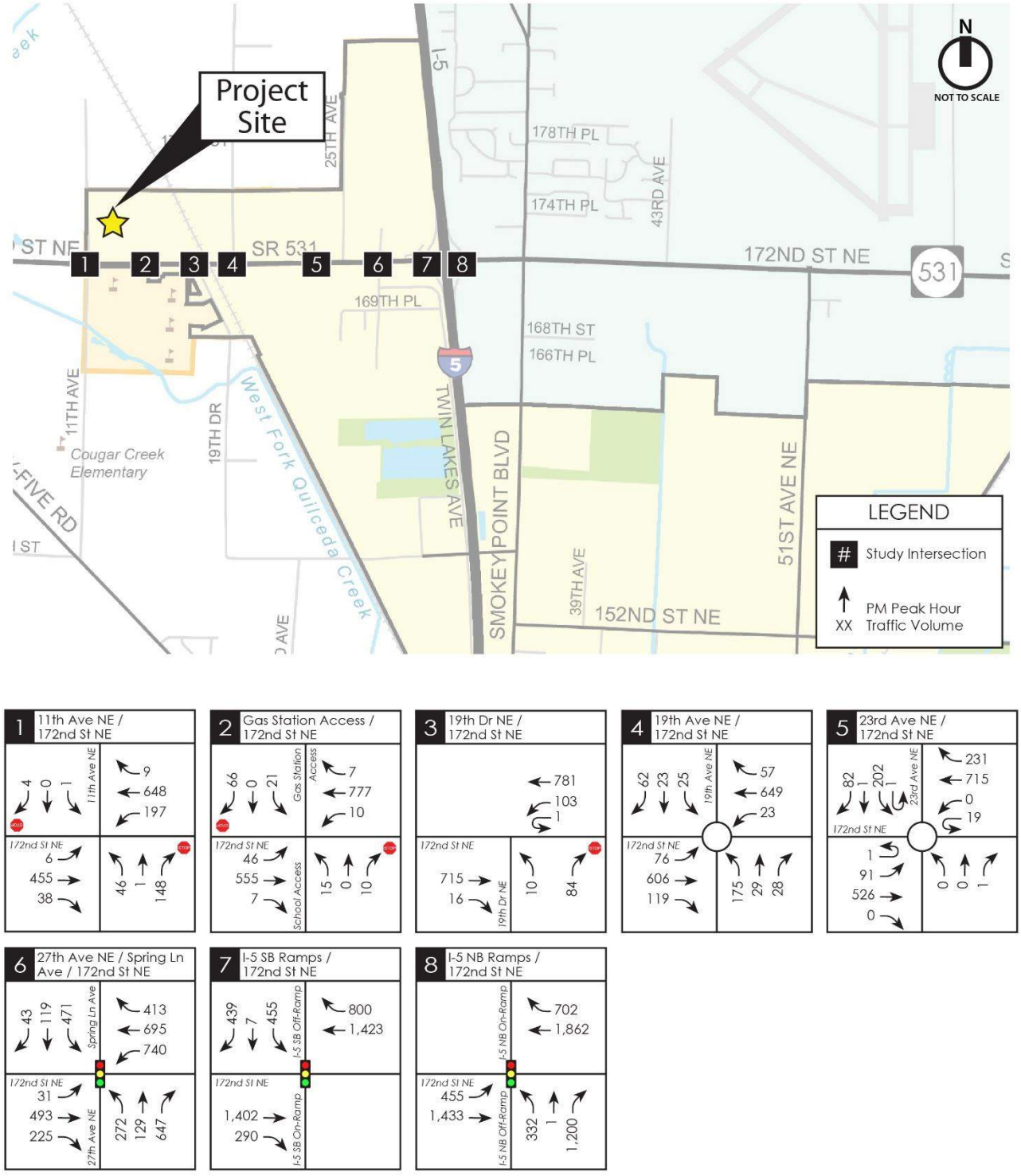


Figure 7: 2036 No Action Weekday PM Peak Hour Traffic Volumes (Horizon Year)

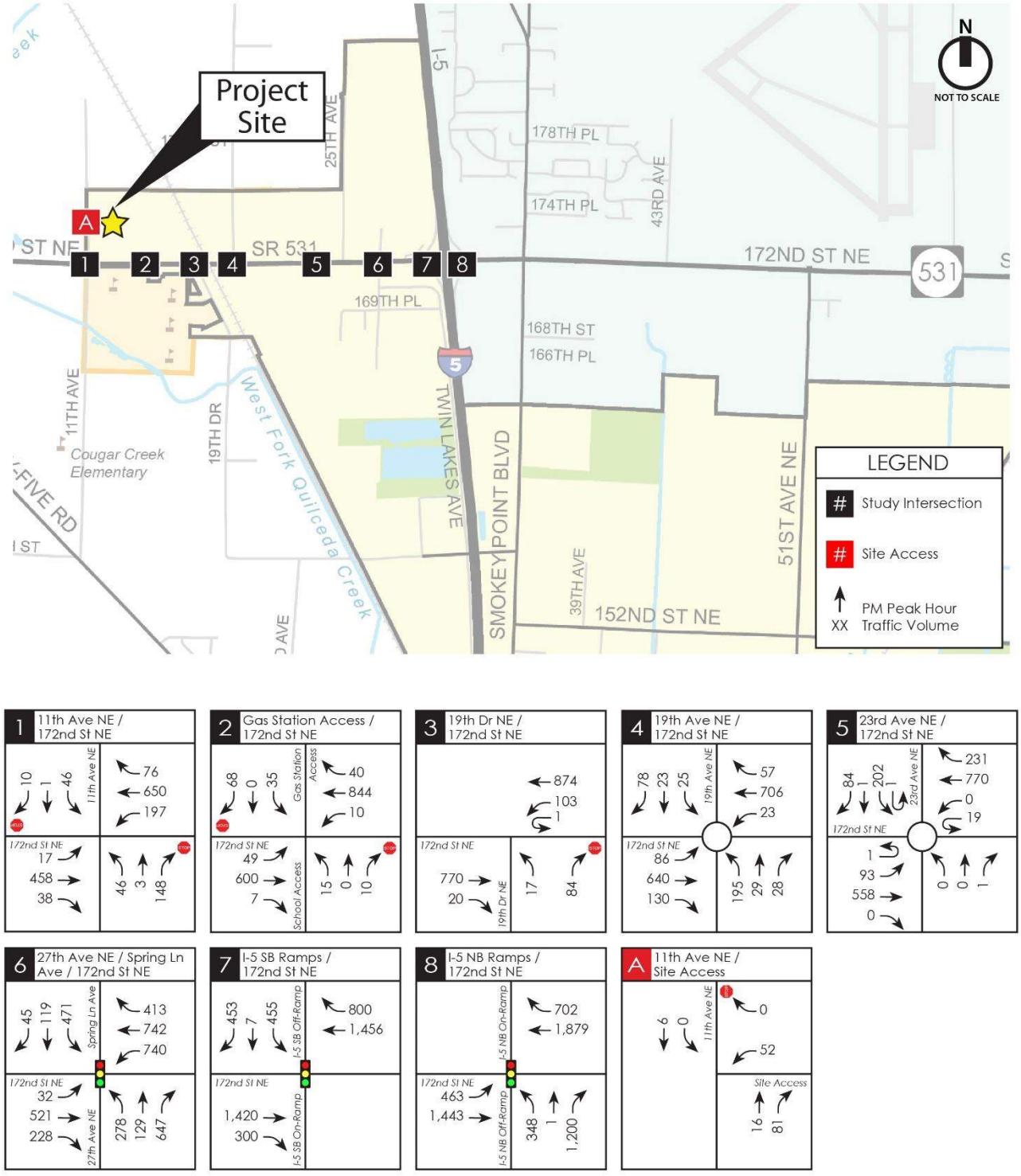


Figure 8: 2036 With Project Weekday PM Peak Hour Traffic Volumes (Horizon Year)

Intersection LOS Analysis

Future intersection LOS analyses during the weekday PM peak hour were evaluated at the eight (8) off-site study intersections for future year 2030 (buildout year) and 2036 (horizon year) conditions with and without the *Gemmer Residential* project. Off-site study intersections were identified based on the City of Marysville's *Traffic Impact Analysis Guidelines (June 2023),* and confirmed through the traffic scoping process. The signal timing data used at the off-site signalized study intersections were based on data provided by the City of Marysville and WSDOT.

The 2030 and 2036 roadway networks assumed in the future LOS analyses were based on existing intersection geometry, plus at least partial completion of the following City planned improvements, as noted below at each location:

- 172nd Street NE / 19th Avenue NE Roundabout – construct new roundabout at the 19th Avenue NE / 172nd Street NE intersection. (Marysville TIP Project #24)

  Note: this improvement is required as a condition of approval for the Lodge Apartments project. Therefore, this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios (when the 156th Street NE Interchange project is complete).

- 172nd Street NE from 27th Avenue NE to 19th Avenue NE – widen to a 4/5-lane section with pedestrian and bicycle facilities between 27th Avenue NE and 19th Avenue NE. (Marysville TIP 30)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- 172nd Street NW from 11th Avenue NE to 19th Drive NE – widen to a 3-lane section with pedestrian and bicycle facilities between 19th Drive NE and 11th Avenue NE.

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor but does not change roadway geometry at any of the off-site intersections. The Gemmer Residential project is anticipated to complete a portion of this project along it's project frontage.

- New 19th Avenue NE Extension – construct new 3-lane roadway between 156th Street NE and 172nd Street NE that would include pedestrian and bicycle facilities. (Marysville TIP #51)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios as development(s) are completed along the corridor.

- 156th Street NE Interchange – convert the existing overcrossing to a full single-point urban interchange (SPUI) with Interstate 5. (Marysville TIP #61)

  Note: this improvement is assumed to be completed in the 2036 No Action and 2036 With Project scenarios only.

The intersection LOS results are summarized in Tables 8 and 9 and detailed LOS worksheets are provided in Appendix D.

Table 7
2030 Buildout Year – Weekday PM Peak Hour LOS Summary

	No Action		With Project	
Study Intersection / Movement	LOS	Delay (sec)	LOS	Delay (sec)
Stop-Controlled Intersections:				
1) 11th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	8.8	A	9.2
Westbound Left-Turn	A	9.0	A	9.0
Northbound Approach	F	>100	F	>100
Southbound Approach	C	18.7	F	>100
2) Gas Station Access / 172nd St NE				
Eastbound Left-Turn	A	9.4	A	9.9
Westbound Left-Turn	A	8.6	A	8.7
Northbound Approach	C	19.3	C	21.7
Southbound Approach	C	18.3	C	24.1
3) 19th Dr NE / 172nd St NE				
Westbound Left-Turn	A	9.4	A	9.6
Northbound Approach	C	15.8	C	18.5
4) 19th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	9.7	B	10.2
Southbound Approach	D	28.7	E	36.8
Roundabouts:				
5) 23rd Ave NE / 172nd St NE	A	4.5	A	4.5
Signalized Intersections:				
6) 27th Ave NE / 172nd St NE	E	68.8	E	66.8
7) I-5 SB / 172nd St NE	A	7.3	A	7.1
8) I-5 NB / 172nd St NE	C	31.0	C	33.6

Table 8
2036 Horizon Year – Weekday PM Peak Hour LOS Summary

Study Intersection / Movement	No Action LOS	No Action Delay (sec)	With Project LOS	With Project Delay (sec)
Stop-Controlled Intersections:				
1) 11th Ave NE / 172nd St NE				
Eastbound Left-Turn	A	9.3	A	9.6
Westbound Left-Turn	A	9.6	A	9.6
Northbound Approach	F	>100	F	>100
Southbound Approach	D	26.5	F	>100
2) Gas Station Access / 172nd St NE				
Eastbound Left-Turn	B	10.1	B	10.7
Westbound Left-Turn	A	8.9	A	9.1
Northbound Approach	D	26.2	D	31.0
Southbound Approach	C	24.2	D	34.8
3) 19th Dr NE / 172nd St NE				
Westbound Left-Turn	B	10.0	B	10.4
Northbound Approach	C	19.4	C	23.6
Roundabouts:				
4) 19th Ave NE / 172nd St NE	A	5.7	A	6.1
5) 23rd Ave NE / 172nd St NE	A	4.7	A	4.7
Signalized Intersections:				
6) 27th Ave NE / 172nd St NE	E	67.3	E	65.8
7) I-5 SB / 172nd St NE	A	8.1	A	8.0
8) I-5 NB / 172nd St NE	C	26.7	C	28.7

The City of Marysville and WSDOT intersection LOS standard is LOS D with one exception. The City of Marysville *Traffic Impact Analysis Guidelines* state that WSDOT intersections on the 172nd Street NE (SR 531) corridor which have an existing LOS E prior to development submittal shall only be required to mitigate upon falling below LOS E. This is the case at the intersection of 127th Ave NE/172nd Street NE. Therefore, as shown in Tables 7 and 8, all off-site study intersections are expected meet the applicable LOS standards during the weekday PM peak hour in year 2030 and 2036 without or with the proposed *Gemmer Residential* project with two (2) exceptions:

- 11th Ave NE / 172nd Street NE (LOS F in 2030 and 2036, without or with project): The City has identified a roundabout at this intersection in their transportation improvement plan (TIP #25). The *Gemmer Residential* project will construct a new single-lane roundabout (or a portion of a new roundabout) at this intersection as mitigation. As a single-lane roundabout, the intersection is anticipated to operate at LOS A in 2036 without or with the proposed project during the PM peak hour. Detailed 2036 No Action and With Project Mitigation LOS worksheets are included in Appendix D.

- 19th Ave NE / 172nd Street NE (LOS E in 2030, with project): The City has identified a roundabout at this intersection (TIP #24). The new roundabout is required as a condition of approval for the Lodge Apartments project. As such, this improvement is assumed to be completed by 2036 (when the 156th Street NE Interchange project is complete) and is expected to operate at LOS A in 2036 as a future roundabout, without or with the project. Therefore, no mitigation is proposed at this intersection with the *Gemmer Residential* project.

It should also be noted that the addition of project traffic to intersections #6 and #7 results in a decrease (improvement) in the overall average intersection delay during the weekday PM peak hour. This occurs because the *Gemmer Residential* project adds trips to non-critical movements (east and west through trips) instead of movements with higher levels of delay, which results in a decrease in the average delay for the entire intersection.

Site Access Evaluation

Primary vehicular access to the site would be provided via 11th Ave NE. Secondary vehicular access would be provided to 172nd Street NE via the existing gas station access located south of the site. To evaluate the operations of the site access intersection on 11th Ave NE, a level of service (LOS) and queue analysis was completed. The weekday PM peak hour LOS and queue analysis at the site access intersection was based on the methodology outlined in the 7th Edition of the *Highway Capacity Manual* using *Synchro 12* software.

Table 10 summarizes the calculated LOS and the 95th percentile queues of the controlled movements at the site access intersection during the weekday PM peak hour in 2030 (buildout year) and 2036 (horizon year) with the proposed project. The reported 95th percentile queues represent a condition that is exceeded only 5 percent of the time. Detailed LOS and queue calculation worksheets are included in Appendix D.

Table 9
PM Peak Hour Site Access LOS and Queuing

	2030 With Project			2036 With Project		
Controlled Movements	LOS [1]	Delay	95th % Queue (ft)[3]	LOS [1]	Delay	95th % Queue (ft)[3]
A. 11th Ave NE / Site Access						
Westbound Approach	A	9.1	<25'	A	9.1	<25'
Southbound Left-Turn	A	0.0	0'	A	0.2	0'

1. LOS = Level of Service
2. Delay refers to average control delay expressed in seconds per vehicle.
3. Queues are 95th Percentile queues. <25' indicates 95th Percentile queue statistically less than 1 vehicle.

Snohomish County Key Intersections

In accordance with the *Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville*, project trip impacts at Snohomish County key intersections were identified. Weekday AM and PM peak hour Trip Distribution and Assignment figures and tables were prepared consistent with these guidelines and are included in Appendix G.

MITIGATION

The following measures have been identified to mitigate traffic impacts of the proposed *Gemmer Residential* project.

City of Marysville Traffic Impact Fees. The City of Marysville requires payment of transportation impact fees to help fund planned roadway improvements throughout the City. Transportation impact fees for the proposed *Gemmer Residential* project were calculated based on the trip generation estimate documented in this TIA and the City of Marysville's currently adopted transportation impact fee rate of $6,300 per PM peak hour trip.

The proposed *Gemmer Residential* project is estimated to generate 184 net new PM peak hour trips. As a result, the estimated City of Marysville transportation impact fee is **$1,159,200** ($6,300 X 184 PM peak hour trips). Actual impact fees will be calculated by the City at the time of building permit issuance.

Snohomish County Mitigation. The City of Marysville and Snohomish County have adopted an interlocal agreement whereby developments in Marysville must assess potential mitigation for impacts on Snohomish County roadway facilities. Mitigation fees to Snohomish County are based on predetermined distribution percentages according to location or specific project impacts to planned roadway improvements. A mitigation offer form to Snohomish County will be submitted separately and is included in **Appendix H**.

Future City Road Plans. The *Gemmer Residential* project would build a portion of the following City planned roadway improvements:

- Construct and dedicate right-of-way for the northern half-street of a 3-lane section on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. Construct frontage improvements including new curb, gutter, sidewalk, and street lighting on 172nd Street NE from 11th Ave NE to the eastern site property line, approximately 300 linear feet east of 11th Ave NE. It should be noted that it is anticipated the applicant would receive transportation impact fee credit for frontage and roadway improvements on 172nd Street NE.
- Construct frontage improvements on 11th Ave NE from 172nd Street NE to the northern site property line including new curb, gutter, sidewalk, and street lighting.
- Construct a new roundabout (or a portion of a new roundabout) at 11th Ave NE / 172nd Street NE. Credit toward City transportation impact fees is expected with the anticipated addition of this roundabout to the next adoption of the City's six-year TIP in 2024.

ATTACHMENT C

Supplemental 2036 (Horizon Year)

PM Peak Hour Traffic Volumes

Gemmer Residential
Supplemental Traffic Volumes - 2036 (Horizon Year) PM Peak Hour

To/from I-5: 25%

2023 Existing	Pipeline #1	Pipeline #2	Pipeline #3	Pipeline #4	Pipeline #5	Pipeline #6	Pipeline #7	Pipeline #8	Pipeline #9	Pipeline #10	Pipeline #11	Pipeline #12	Pipeline #13	TOTAL PIPELINE	Volume Adjustments	2036 No Action	Project Trips	2036 With Project
19th Ave NE / 172nd St NE	English Crossing	Marysville172	Marysville 10 DegreeS	The Lodge IV	The Lodge V	Josephine TIA	Vanes PRD	MS Buenos Park	Kendall Auto Group Service	Seiher	Marysville Industrial (MCC)	Northsound IP	Cascade Commerce Center Phase 1	19th Ave NE / 172nd St NE	19th Ave NE / 172nd St NE	19th Ave NE / 172nd St NE	19th Ave NE / 172nd St NE	19th Ave NE / 172nd St NE
27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE	27th Ave NE / 172nd St NE
stop-controlled														Pipeline Share = 13.2%		% Increase = 57.6%		Project Share = 7.2%
signal														Pipeline Share = 12.0%		% Increase = 22.4%	23rd/27th trips proportional to historical counts	Project Share = 2.0%

ATTACHMENT D

Level of Service Calculations

Level of Service Methodology

Level of Service (LOS) generally refers to the degree of congestion at an intersection. It is a measure of vehicle operating speed, travel time, travel delays, and driving comfort. A letter scale from A to F generally describes intersection LOS.

Signalized Intersection LOS represents the average control delay (sec/veh) and can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for signalized intersections.

LOS Criteria for Signalized Intersections [1]

Control Delay (sec/veh)	Level of Service [2]	General Description [3]
≤ 10	A	Exceptionally Favorable Progression (or very short cycle lengths) – Most vehicles arrive during the green indication and travel through the intersection without stopping.
> 10 to ≤ 20	B	Highly Favorable Progression (or short cycle lengths) – While more vehicles than LOS A stop, most vehicles still pass through the intersection without stopping.
> 20 to ≤ 35	C	Favorable Progression (or moderate cycle lengths) – Individual cycle failures begin to appear, but many vehicles still pass through the intersection without stopping.
> 35 to ≤ 55	D	Ineffective Progression (or long cycle lengths) – Many vehicles stop and individual cycle failures are noticeable.
> 55 to ≤ 80	E	Unfavorable Progression (and long cycle lengths) – Individual cycle failures are frequent.
> 80	F	Very Poor Progression (and long cycle lengths) – Most cycles fail to clear the queue at this level.

1 Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2022.
2 If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at signals, LOS is defined solely by control delay.
3 Individual cycle failures: one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle.

Synchro 12 and/or HCM 2000 LOS methodology may be used when HCM 7th Edition methodology is not supported at an intersection (i.e., intersection geometry and/or custom phasing) or jurisdictional standards require use of an alternative methodology.

Unsignalized Intersection LOS (two-way stop control, all-way stop control, and roundabouts) is based on the average control delay. For two-way stop-controlled intersections, the LOS criteria apply to each controlled minor-street approach, controlled minor-street lane group, and controlled major-street movement (additional v/c ratio criteria apply to lane group LOS only). LOS is not calculated for major-street approaches or for the intersection as a whole at two-way stop-controlled intersections. For all-way stop-controlled intersections and roundabouts, LOS can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for unsignalized intersections based on these methodologies.

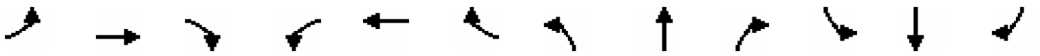
LOS Criteria for Unsignalized Intersections[1]

Control Delay (sec/veh)	Level of Service [2]
≤ 10	A
> 10 to ≤ 15	B
> 15 to ≤ 25	C
> 25 to ≤ 35	D
> 35 to ≤ 50	E
> 50	F

1 Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2022.
2 If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at unsignalized intersections, LOS is defined solely by control delay.

2036 No Action – Weekday PM Peak Hour

(Supplemental Traffic Analysis)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	110	539	154	20	588	88	184	40	25	48	31	72
Future Volume (vph)	110	539	154	20	588	88	184	40	25	48	31	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		153			210			595			360	
Travel Time (s)		4.2			5.7			13.5			8.2	
Confl. Peds. (#/hr)	1					1				1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	4%	4%	4%	3%	3%	3%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	419.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	110	539	154	20	588	88	184	40	25	48	31	72
Future Vol, veh/h	110	539	154	20	588	88	184	40	25	48	31	72
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	4	4	4	3	3	3	2	2	2
Mvmt Flow	117	573	164	21	626	94	196	43	27	51	33	77

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	720	0	0	737	0	0	1574	1652	656	1546	1687	673
Stage 1	-	-	-	-	-	-	889	889	-	716	716	-
Stage 2	-	-	-	-	-	-	685	763	-	830	971	-
Critical Hdwy	4.12	-	-	4.14	-	-	7.13	6.53	6.23	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.53	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.53	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.236	-	-	3.527	4.027	3.327	3.518	4.018	3.318
Pot Cap-1 Maneuver	881	-	-	860	-	-	~ 89	98	464	93	94	455
Stage 1	-	-	-	-	-	-	336	360	-	421	434	-
Stage 2	-	-	-	-	-	-	437	412	-	364	331	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	881	-	-	860	-	-	~ 32	72	463	~ 31	69	455
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 32	72	-	~ 31	69	-
Stage 1	-	-	-	-	-	-	258	276	-	403	415	-
Stage 2	-	-	-	-	-	-	320	394	-	223	254	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.33	0.27	$ 2763.37	$ 711.74
HCM LOS			F	F

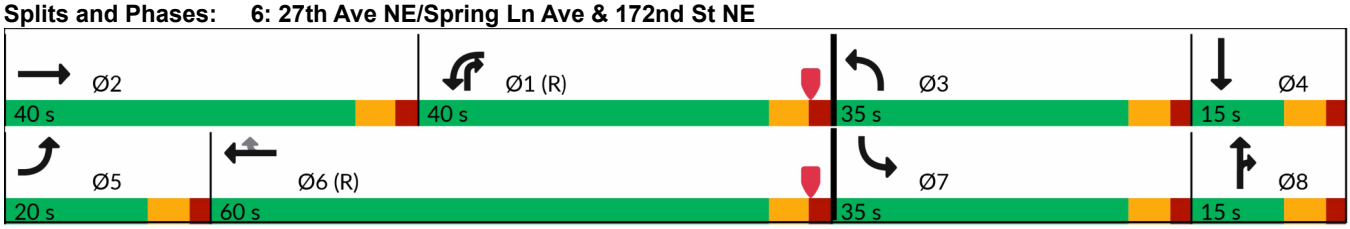
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	40	236	-	-	50	-	-	70
HCM Lane V/C Ratio	6.699	0.133	-	-	0.025	-	-	2.279
HCM Control Delay (s/veh)	$ 2763.4	9.7	0	-	9.3	0	-	$ 711.7
HCM Lane LOS	F	A	A	-	A	A	-	F
HCM 95th %tile Q(veh)	31.3	0.5	-	-	0.1	-	-	15.2

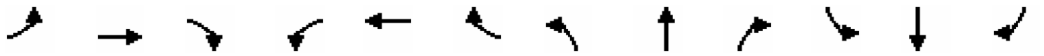
Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	571	205	725	848	364	249	114	614	415	105	44
Future Volume (vph)	29	571	205	725	848	364	249	114	614	415	105	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	425		200	125		0	150		150
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		394			613			444			470	
Travel Time (s)		7.7			11.9			12.1			12.8	
Confl. Peds. (#/hr)	2		7	7		2	9					9
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA	Perm	Prot	NA	pt+ov	Prot	NA	
Protected Phases	5	2		1	6		3	8	8 1	7	4	
Permitted Phases						6						
Detector Phase	5	2		1	6	6	3	8	8 1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	7.0		3.0	7.0	7.0	3.0	5.0		3.0	5.0	
Minimum Split (s)	9.0	38.0		9.0	38.0	38.0	9.0	11.0		9.0	46.0	
Total Split (s)	20.0	40.0		40.0	60.0	60.0	35.0	15.0		35.0	15.0	
Total Split (%)	15.4%	30.8%		30.8%	46.2%	46.2%	26.9%	11.5%		26.9%	11.5%	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lead		Lag	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	Min		C-Min	C-Min	C-Min	None	None		Min	Min	

Intersection Summary	
Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 75 (58%), Referenced to phase 1:WBL and 6:WBT, Start of Red	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	

Splits and Phases: 6: 27th Ave NE/Spring Ln Ave & 172nd St NE





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	571	205	725	848	364	249	114	614	415	105	44
Future Volume (veh/h)	29	571	205	725	848	364	249	114	614	415	105	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	29	577	207	732	857	368	252	115	620	419	106	44
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	1	1	1	2	2	2	1	1	1
Cap, veh/h	37	928	332	788	2036	903	280	161	491	489	86	36
Arrive On Green	0.02	0.36	0.36	0.38	0.95	0.95	0.16	0.09	0.09	0.14	0.07	0.07
Sat Flow, veh/h	1781	2560	916	3483	3582	1588	1781	1870	1535	3483	1249	518
Grp Volume(v), veh/h	29	400	384	732	857	368	252	115	620	419	0	150
Grp Sat Flow(s),veh/h/ln	1781	1777	1699	1742	1791	1588	1781	1870	1535	1742	0	1767
Q Serve(g_s), s	2.1	24.1	24.2	26.2	2.6	2.5	18.1	7.8	11.2	15.3	0.0	9.0
Cycle Q Clear(g_c), s	2.1	24.1	24.2	26.2	2.6	2.5	18.1	7.8	11.2	15.3	0.0	9.0
Prop In Lane	1.00		0.54	1.00		1.00	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	37	644	616	788	2036	903	280	161	491	489	0	122
V/C Ratio(X)	0.79	0.62	0.62	0.93	0.42	0.41	0.90	0.71	1.26	0.86	0.00	1.23
Avail Cap(c_a), veh/h	192	644	616	911	2036	903	397	161	491	777	0	122
HCM Platoon Ratio	1.00	1.00	1.00	1.67	1.67	1.67	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.53	0.53	0.53	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	63.4	34.1	34.1	39.4	1.5	1.5	53.8	57.8	19.3	54.6	0.0	60.5
Incr Delay (d2), s/veh	23.8	1.8	2.0	8.4	0.3	0.7	16.4	13.9	133.9	4.7	0.0	154.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	10.6	10.2	10.6	0.7	0.8	9.4	4.3	26.9	7.1	0.0	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	87.2	35.9	36.1	47.8	1.8	2.2	70.2	71.8	153.2	59.3	0.0	214.9
LnGrp LOS	F	D	D	D	A	A	E	E	F	E		F
Approach Vol, veh/h		813			1957			987			569	
Approach Delay, s/veh		37.8			19.1			122.5			100.3	
Approach LOS		D			B			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.4	53.1	26.4	15.0	8.7	79.9	24.2	17.2
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	34.0	29.0	9.0	14.0	54.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	28.2	26.2	20.1	11.0	4.1	4.6	17.3	13.2
Green Ext Time (p_c), s	1.2	3.0	0.4	0.0	0.0	9.1	1.0	0.0

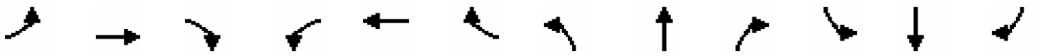
Intersection Summary	
HCM 7th Control Delay, s/veh	56.9
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

2036 With Project – Weekday PM Peak Hour

(Supplemental Traffic Analysis)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	120	573	165	20	645	88	204	40	25	48	31	88
Future Volume (vph)	120	573	165	20	645	88	204	40	25	48	31	88
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		153			210			528			360	
Travel Time (s)		4.2			5.7			12.0			8.2	
Confl. Peds. (#/hr)	1					1				1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	4%	4%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	853.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	120	573	165	20	645	88	204	40	25	48	31	88
Future Vol, veh/h	120	573	165	20	645	88	204	40	25	48	31	88
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	4	4	2	2	2	2	2	2
Mvmt Flow	128	610	176	21	686	94	217	43	27	51	33	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	781	0	0	785	0	0	1698	1776	698	1664	1817	734
Stage 1	-	-	-	-	-	-	953	953	-	777	777	-
Stage 2	-	-	-	-	-	-	745	823	-	887	1040	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	837	-	-	834	-	-	~ 73	83	440	77	78	420
Stage 1	-	-	-	-	-	-	311	338	-	390	407	-
Stage 2	-	-	-	-	-	-	406	388	-	339	307	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	836	-	-	834	-	-	~ 18	57	440	~ 16	53	420
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 18	57	-	~ 16	53	-
Stage 1	-	-	-	-	-	-	224	243	-	372	388	-
Stage 2	-	-	-	-	-	-	275	369	-	189	221	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.41	0.25	$ 5533.47	$ 1538.06
HCM LOS			F	F

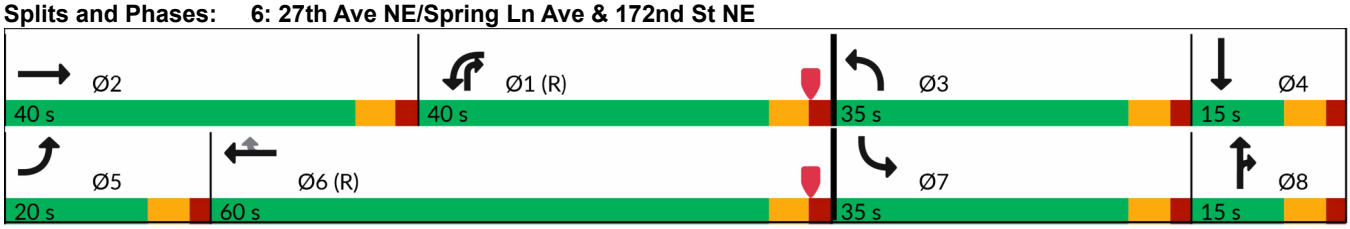
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	23	241	-	-	47	-	-	44
HCM Lane V/C Ratio	12.564	0.153	-	-	0.026	-	-	4.003
HCM Control Delay (s/veh)	$ 5533.5	10.1	0	-	9.4	0	-	$ 1538.1
HCM Lane LOS	F	B	A	-	A	A	-	F
HCM 95th %tile Q(veh)	35.9	0.5	-	-	0.1	-	-	20

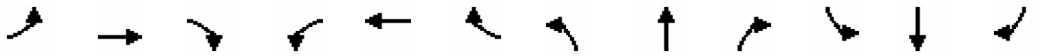
Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	599	208	725	895	364	255	114	614	415	105	46
Future Volume (vph)	30	599	208	725	895	364	255	114	614	415	105	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	425		200	125		0	150		150
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		394			613			444			470	
Travel Time (s)		7.7			11.9			12.1			12.8	
Confl. Peds. (#/hr)	2		7	7		2	9					9
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA	Perm	Prot	NA	pt+ov	Prot	NA	
Protected Phases	5	2		1	6		3	8	8 1	7	4	
Permitted Phases						6						
Detector Phase	5	2		1	6	6	3	8	8 1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	7.0		3.0	7.0	7.0	3.0	5.0		3.0	5.0	
Minimum Split (s)	9.0	38.0		9.0	38.0	38.0	9.0	11.0		9.0	46.0	
Total Split (s)	20.0	40.0		40.0	60.0	60.0	35.0	15.0		35.0	15.0	
Total Split (%)	15.4%	30.8%		30.8%	46.2%	46.2%	26.9%	11.5%		26.9%	11.5%	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lead		Lag	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	Min		C-Min	C-Min	C-Min	None	None		Min	Min	

Intersection Summary	
Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 75 (58%), Referenced to phase 1:WBL and 6:WBT, Start of Red	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	

Splits and Phases: 6: 27th Ave NE/Spring Ln Ave & 172nd St NE





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	599	208	725	895	364	255	114	614	415	105	46
Future Volume (veh/h)	30	599	208	725	895	364	255	114	614	415	105	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	30	605	210	732	904	368	258	115	620	419	106	46
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	1	1	1	2	2	2	1	1	1
Cap, veh/h	38	929	322	788	2021	896	286	167	496	489	85	37
Arrive On Green	0.02	0.36	0.36	0.38	0.94	0.94	0.16	0.09	0.09	0.14	0.07	0.07
Sat Flow, veh/h	1781	2584	896	3483	3582	1588	1781	1870	1537	3483	1230	534
Grp Volume(v), veh/h	30	416	399	732	904	368	258	115	620	419	0	152
Grp Sat Flow(s),veh/h/ln	1781	1777	1703	1742	1791	1588	1781	1870	1537	1742	0	1764
Q Serve(g_s), s	2.2	25.4	25.5	26.2	3.3	2.8	18.5	7.8	11.6	15.3	0.0	9.0
Cycle Q Clear(g_c), s	2.2	25.4	25.5	26.2	3.3	2.8	18.5	7.8	11.6	15.3	0.0	9.0
Prop In Lane	1.00		0.53	1.00		1.00	1.00		1.00	1.00		0.30
Lane Grp Cap(c), veh/h	38	639	612	788	2021	896	286	167	496	489	0	122
V/C Ratio(X)	0.79	0.65	0.65	0.93	0.45	0.41	0.90	0.69	1.25	0.86	0.00	1.24
Avail Cap(c_a), veh/h	192	639	612	911	2021	896	397	167	496	777	0	122
HCM Platoon Ratio	1.00	1.00	1.00	1.67	1.67	1.67	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.50	0.50	0.50	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	63.3	34.8	34.8	39.4	1.7	1.7	53.6	57.4	18.9	54.6	0.0	60.5
Incr Delay (d2), s/veh	22.9	2.3	2.5	8.0	0.4	0.7	17.2	11.2	128.2	4.7	0.0	161.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	11.3	10.9	10.6	0.9	0.8	9.7	4.2	26.3	7.1	0.0	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	86.2	37.2	37.3	47.4	2.1	2.4	70.8	68.6	147.1	59.3	0.0	221.9
LnGrp LOS	F	D	D	D	A	A	E	E	F	E		F
Approach Vol, veh/h		845			2004			993			571	
Approach Delay, s/veh		39.0			18.7			118.2			102.6	
Approach LOS		D			B			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.4	52.7	26.9	15.0	8.8	79.4	24.2	17.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	34.0	29.0	9.0	14.0	54.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	28.2	27.5	20.5	11.0	4.2	5.3	17.3	13.6
Green Ext Time (p_c), s	1.2	2.7	0.4	0.0	0.0	9.7	1.0	0.0

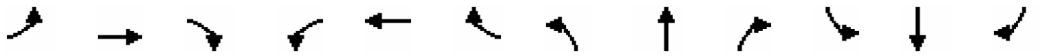
Intersection Summary	
HCM 7th Control Delay, s/veh	55.8
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

2036 No Action – Weekday PM Peak Hour

(Gemmer Residential TIA, 2023)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	76	606	119	23	649	57	175	29	28	25	23	62
Future Volume (vph)	76	606	119	23	649	57	175	29	28	25	23	62
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		153			210			595			360	
Travel Time (s)		4.2			5.7			13.5			8.2	
Confl. Peds. (#/hr)	1					1				1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	4%	4%	4%	3%	3%	3%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	271.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	76	606	119	23	649	57	175	29	28	25	23	62
Future Vol, veh/h	76	606	119	23	649	57	175	29	28	25	23	62
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	4	4	4	3	3	3	2	2	2
Mvmt Flow	81	645	127	24	690	61	186	31	30	27	24	66

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	752	0	0	771	0	0	1621	1671	709	1593	1704	722
Stage 1	-	-	-	-	-	-	870	870	-	771	771	-
Stage 2	-	-	-	-	-	-	752	801	-	823	933	-
Critical Hdwy	4.12	-	-	4.14	-	-	7.13	6.53	6.23	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.53	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.53	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.236	-	-	3.527	4.027	3.327	3.518	4.018	3.318
Pot Cap-1 Maneuver	858	-	-	835	-	-	~ 82	95	432	86	92	427
Stage 1	-	-	-	-	-	-	345	368	-	393	410	-
Stage 2	-	-	-	-	-	-	401	395	-	368	345	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	857	-	-	835	-	-	~ 39	75	432	41	72	426
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 39	75	-	41	72	-
Stage 1	-	-	-	-	-	-	287	305	-	373	389	-
Stage 2	-	-	-	-	-	-	302	375	-	255	287	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.91	0.3	$ 2087.87	211.45
HCM LOS			F	F

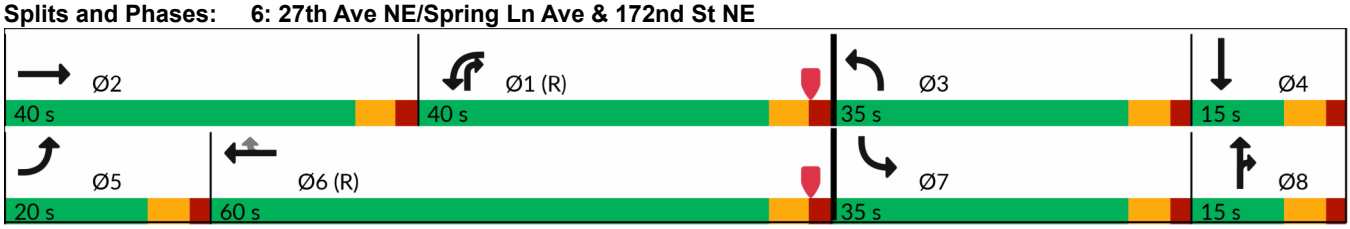
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	47	165	-	-	56	-	-	102
HCM Lane V/C Ratio	5.257	0.094	-	-	0.029	-	-	1.145
HCM Control Delay (s/veh)	$ 2087.9	9.6	0	-	9.4	0	-	211.4
HCM Lane LOS	F	A	A	-	A	A	-	F
HCM 95th %tile Q(veh)	28.3	0.3	-	-	0.1	-	-	7.6

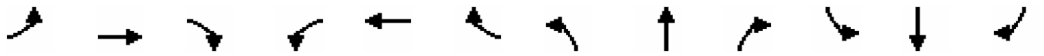
Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	31	493	225	740	695	413	272	129	647	471	119	43
Future Volume (vph)	31	493	225	740	695	413	272	129	647	471	119	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	425		200	125		0	150		150
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		394			613			444			470	
Travel Time (s)		7.7			11.9			12.1			12.8	
Confl. Peds. (#/hr)	2		7	7		2	9					9
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA	Perm	Prot	NA	pt+ov	Prot	NA	
Protected Phases	5	2		1	6		3	8	8 1	7	4	
Permitted Phases						6						
Detector Phase	5	2		1	6	6	3	8	8 1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	7.0		3.0	7.0	7.0	3.0	5.0		3.0	5.0	
Minimum Split (s)	9.0	38.0		9.0	38.0	38.0	9.0	11.0		9.0	46.0	
Total Split (s)	20.0	40.0		40.0	60.0	60.0	35.0	15.0		35.0	15.0	
Total Split (%)	15.4%	30.8%		30.8%	46.2%	46.2%	26.9%	11.5%		26.9%	11.5%	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lead		Lag	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	Min		C-Min	C-Min	C-Min	None	None		Min	Min	

Intersection Summary	
Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 75 (58%), Referenced to phase 1:WBL and 6:WBT, Start of Red	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	

Splits and Phases: 6: 27th Ave NE/Spring Ln Ave & 172nd St NE





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	493	225	740	695	413	272	129	647	471	119	43
Future Volume (veh/h)	31	493	225	740	695	413	272	129	647	471	119	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	31	498	227	747	702	417	275	130	654	476	120	43
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	1	1	1	2	2	2	1	1	1
Cap, veh/h	39	821	372	802	1985	880	302	154	491	546	91	32
Arrive On Green	0.02	0.35	0.35	0.38	0.93	0.93	0.17	0.08	0.08	0.16	0.07	0.07
Sat Flow, veh/h	1781	2371	1075	3483	3582	1588	1781	1870	1533	3483	1309	469
Grp Volume(v), veh/h	31	373	352	747	702	417	275	130	654	476	0	163
Grp Sat Flow(s),veh/h/ln	1781	1777	1669	1742	1791	1588	1781	1870	1533	1742	0	1778
Q Serve(g_s), s	2.3	22.6	22.8	26.7	2.8	4.5	19.7	8.9	10.7	17.4	0.0	9.0
Cycle Q Clear(g_c), s	2.3	22.6	22.8	26.7	2.8	4.5	19.7	8.9	10.7	17.4	0.0	9.0
Prop In Lane	1.00		0.64	1.00		1.00	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	39	615	578	802	1985	880	302	154	491	546	0	123
V/C Ratio(X)	0.79	0.61	0.61	0.93	0.35	0.47	0.91	0.84	1.33	0.87	0.00	1.32
Avail Cap(c_a), veh/h	192	615	578	911	1985	880	397	154	491	777	0	123
HCM Platoon Ratio	1.00	1.00	1.00	1.67	1.67	1.67	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.60	0.60	0.60	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	63.3	35.2	35.2	39.0	2.3	2.3	53.0	58.8	20.5	53.5	0.0	60.5
Incr Delay (d2), s/veh	22.0	1.7	1.9	9.7	0.3	1.1	19.5	32.7	162.7	7.0	0.0	191.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	10.0	9.5	11.0	0.9	1.2	10.5	5.7	31.0	8.2	0.0	10.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	85.3	36.9	37.1	48.7	2.6	3.4	72.5	91.5	183.3	60.5	0.0	251.8
LnGrp LOS	F	D	D	D	A	A	E	F	F	E		F
Approach Vol, veh/h		756			1866			1059			639	
Approach Delay, s/veh		39.0			21.2			143.2			109.3	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.9	51.0	28.1	15.0	8.9	78.0	26.4	16.7
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	34.0	29.0	9.0	14.0	54.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	28.7	24.8	21.7	11.0	4.3	6.5	19.4	12.7
Green Ext Time (p_c), s	1.2	3.0	0.4	0.0	0.0	7.5	1.0	0.0

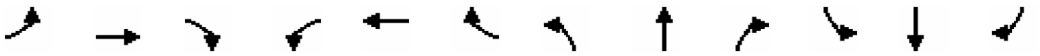
Intersection Summary	
HCM 7th Control Delay, s/veh	67.3
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

2036 With Project – Weekday PM Peak Hour

(Gemmer Residential TIA, 2023)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	86	640	130	23	706	57	195	29	28	25	23	78
Future Volume (vph)	86	640	130	23	706	57	195	29	28	25	23	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		153			210			528			360	
Travel Time (s)		4.2			5.7			12.0			8.2	
Confl. Peds. (#/hr)	1					1				1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	4%	4%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	494.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	86	640	130	23	706	57	195	29	28	25	23	78
Future Vol, veh/h	86	640	130	23	706	57	195	29	28	25	23	78
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	4	4	2	2	2	2	2	2
Mvmt Flow	91	681	138	24	751	61	207	31	30	27	24	83

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	813	0	0	819	0	0	1745	1795	751	1712	1833	782
Stage 1	-	-	-	-	-	-	933	933	-	831	831	-
Stage 2	-	-	-	-	-	-	812	862	-	880	1002	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	814	-	-	809	-	-	~ 68	80	411	71	76	394
Stage 1	-	-	-	-	-	-	319	345	-	364	384	-
Stage 2	-	-	-	-	-	-	373	372	-	342	320	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	813	-	-	809	-	-	~ 25	60	410	27	57	394
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 25	60	-	27	57	-
Stage 1	-	-	-	-	-	-	251	272	-	343	363	-
Stage 2	-	-	-	-	-	-	259	351	-	221	252	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1	0.28	$ 3755.49	$ 411.73
HCM LOS			F	F

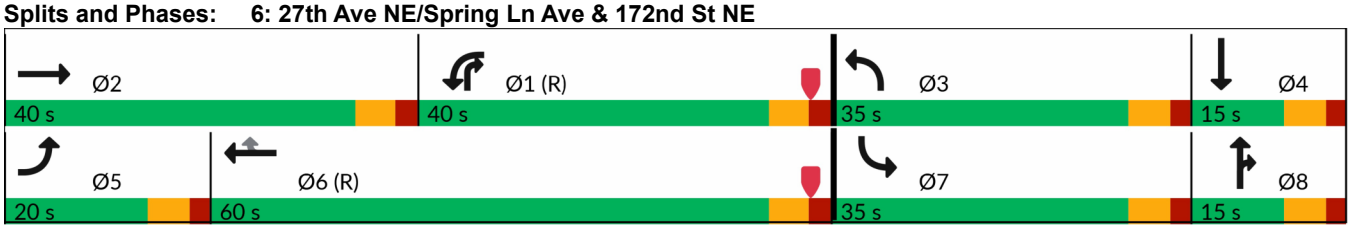
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	31	175	-	-	52	-	-	83
HCM Lane V/C Ratio	8.787	0.113	-	-	0.03	-	-	1.615
HCM Control Delay (s/veh)	$ 3755.5	10	0	-	9.6	0	-	$ 411.7
HCM Lane LOS	F	A	A	-	A	A	-	F
HCM 95th %tile Q(veh)	32.8	0.4	-	-	0.1	-	-	11

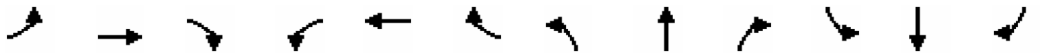
Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	32	521	228	740	742	413	278	129	647	471	119	45
Future Volume (vph)	32	521	228	740	742	413	278	129	647	471	119	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	425		200	125		0	150		150
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		394			613			444			470	
Travel Time (s)		7.7			11.9			12.1			12.8	
Confl. Peds. (#/hr)	2		7	7		2	9					9
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%
Shared Lane Traffic (%)												
Turn Type	Prot	NA		Prot	NA	Perm	Prot	NA	pt+ov	Prot	NA	
Protected Phases	5	2		1	6		3	8	8 1	7	4	
Permitted Phases						6						
Detector Phase	5	2		1	6	6	3	8	8 1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	7.0		3.0	7.0	7.0	3.0	5.0		3.0	5.0	
Minimum Split (s)	9.0	38.0		9.0	38.0	38.0	9.0	11.0		9.0	46.0	
Total Split (s)	20.0	40.0		40.0	60.0	60.0	35.0	15.0		35.0	15.0	
Total Split (%)	15.4%	30.8%		30.8%	46.2%	46.2%	26.9%	11.5%		26.9%	11.5%	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lead		Lag	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	Min		C-Min	C-Min	C-Min	None	None		Min	Min	

Intersection Summary	
Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 75 (58%), Referenced to phase 1:WBL and 6:WBT, Start of Red	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	

Splits and Phases: 6: 27th Ave NE/Spring Ln Ave & 172nd St NE





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	521	228	740	742	413	278	129	647	471	119	45
Future Volume (veh/h)	32	521	228	740	742	413	278	129	647	471	119	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	32	526	230	747	749	417	281	130	654	476	120	45
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	1	1	1	2	2	2	1	1	1
Cap, veh/h	41	824	359	802	1971	873	308	160	496	546	89	34
Arrive On Green	0.02	0.34	0.34	0.38	0.92	0.92	0.17	0.09	0.09	0.16	0.07	0.07
Sat Flow, veh/h	1781	2404	1047	3483	3582	1587	1781	1870	1535	3483	1291	484
Grp Volume(v), veh/h	32	388	368	747	749	417	281	130	654	476	0	165
Grp Sat Flow(s),veh/h/ln	1781	1777	1674	1742	1791	1587	1781	1870	1535	1742	0	1775
Q Serve(g_s), s	2.3	23.9	24.0	26.7	3.4	4.9	20.1	8.9	11.1	17.4	0.0	9.0
Cycle Q Clear(g_c), s	2.3	23.9	24.0	26.7	3.4	4.9	20.1	8.9	11.1	17.4	0.0	9.0
Prop In Lane	1.00		0.63	1.00		1.00	1.00		1.00	1.00		0.27
Lane Grp Cap(c), veh/h	41	609	574	802	1971	873	308	160	496	546	0	123
V/C Ratio(X)	0.79	0.64	0.64	0.93	0.38	0.48	0.91	0.81	1.32	0.87	0.00	1.34
Avail Cap(c_a), veh/h	192	609	574	911	1971	873	397	160	496	777	0	123
HCM Platoon Ratio	1.00	1.00	1.00	1.67	1.67	1.67	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.57	0.57	0.57	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	63.2	35.9	36.0	39.0	2.5	2.6	52.8	58.4	20.0	53.5	0.0	60.5
Incr Delay (d2), s/veh	21.2	2.2	2.4	9.3	0.3	1.1	20.2	26.2	156.7	7.0	0.0	198.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	10.6	10.1	10.9	1.0	1.3	10.8	5.4	30.4	8.2	0.0	10.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.4	38.1	38.4	48.4	2.8	3.6	73.0	84.6	176.7	60.5	0.0	259.3
LnGrp LOS	F	D	D	D	A	A	E	F	F	E		F
Approach Vol, veh/h		788			1913			1065			641	
Approach Delay, s/veh		40.1			20.8			138.1			111.7	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.9	50.6	28.5	15.0	9.0	77.5	26.4	17.1
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	34.0	29.0	9.0	14.0	54.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	28.7	26.0	22.1	11.0	4.3	6.9	19.4	13.1
Green Ext Time (p_c), s	1.2	2.9	0.4	0.0	0.0	8.1	1.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	65.8
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

MARYSVILLE
PUBLIC WORKS

FROM: Ryan Keefe, Water Operations Lead II

DATE: December 2nd, 2021

SUBJECT: Fire Flow Test at 1424 172nd St NE

Water Operations has performed a fire flow test as requested for the Gemmer Property. The results were as follows:

Static: 38 psi

Residual: 36 psi

Pitot: 31 psi

GPM: 939

GPM @ 20 psi: 3076

The test was performed using Hose Monster equipment with the GPM taken from their flow chart. The GPM @ 20 psi was determined using the hydrant flow test calculator located on the Hose Monster website. Our north end system has a pump that runs periodically depending on system demand. This may increase system pressure 1-2 psi when running. The plant was not running at the time of this test.

Any questions please contact me at 360-363-8168 or rkeefe@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270
(360) 363-8000

August 15, 2024

Land Technologies
Merle Ash
18820 3rd Ave NE
Arlington WA 98223

Re: PA24-008 – Lakewood Heights Rezone PRD – Technical Review 2

Dear Merle,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

- Using the realignment of landscape tracts adjacent to 11th Avenue NE, a decorative fence (not standard 6'cedar), decorative masonry wall, or other hardscape fencing shall be required. This is expected to be a condition of approval, and detail shall be provided on the civil construction plans.

Enclosed are copies of comments received from other City departments, and reviewing agencies. I anticipate issuance of a SEPA Determination and Traffic Concurrency Recommendation shortly.

If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Senior Planner

cc: Chris Holland, Planning Manger
MJS Investors

PUBLIC WORKS DEPARTMENT
501 Delta Ave. ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Lakewood Heights PRD, File# PA24-008
182 Lot Subdivision
Parcel #'s 31051900400900 & 31051900401100

Date: 8/8/2024

The following comments are offered after review of the above referenced revised application. Some of the previous comments will remain, as they won't change throughout the life of the project. New comments and comments that still need to be addressed will be in a ***bold italic*** font.

1. **Existing utilities**:
    a. Sanitary sewer: Sanitary sewer has yet to be extended to the property, but it is getting close to 172nd Street.
    b. Water: There currently is a 12" cast iron water main running along 172nd ST NE and can be found on record drawing W775.
    c. Storm: Storm currently runs along 172nd ST NE and can be found on record drawing RD282.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
    a. Sewer will need to be extended along the projects frontage and within the new City roads. Sewer will also need to be made available to the homes at 1205, 1215 and 1227 172nd Street. ***As an additional note, the project will need to connect the force main within 172nd to this projects extension at 16th Drive.***
    b. Water main installation will be required within the plat.
    c. Storm drainage will need to be provided for the widened sections of existing City roads as well as the new plat roads.

3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.

a. The Traffic Engineer shall provide the guidance of what will need to be constructed along 172nd Street.
b. 11th Ave NE is considered a local access street, half street improvements shall be compliant with SP 3-202-002 of the EDDS. If the depth of existing roadway section is lacking the City standard for depth of materials, full depth replacement of asphalt will be required. At a minimum, a 2 inch grind and overlay to the center of the right-of-way will be necessary.

4. **Dedication Requirements:**
   a. The supplied documents appear to show adequate dedication, should it become apparent that additional area is needed, the project shall dedicate what area is necessary.

5. **Access**:
   a. The new roads to be constructed shall be compliant with SP 3-218-001 of the EDDS.
   b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
   c. Tract 969 will require an easement off the end of the autocourt.
   d. The internal roadways are being shown as cross sloped, please revise to a crowned section.

6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
   a. Stormwater drainage: The city has adopted the 201 Ecology Manual. The project must be compliant with minimum requirements 1 – 9. The following considerations will be necessary in subsequent reports:
      - ***There are 2 areas of the homes that are being shown as bypass, while this is only for preliminary approval the report does need to document how those areas meet the criteria to be bypassed.***
      - At time of civil plan submittal, a conveyance analysis will be necessary.
   b. A geotechnical report has been submitted.
   c. The maximum allowed impervious surface coverage for a PRD is 70%.

Other Comments:

7. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

9. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is $648.00, fees to be paid prior to issuance.

10. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

11. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
    Engineering construction plan review per MMC 22G.030.020:
    $976 plus a $2000 deposit are due for submittal of the grading permit.
    Review fee of $130 per hour will be charged against the deposit.

12. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
    Engineering construction inspection fees per MMC 22G.030.020:
    Inspection is charged at $130 per hour with a $2500 deposit required.

13. **All civil construction plan submittals are to be completed through our online permit portal at the following link: https://permits.marysvillewa.gov/PermitApplication/confirmation.aspx Once the submittal is complete, please email the permit tech's at msvlpermits@marysvillewa.gov.** The first *civil construction* plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report and a copy of the geotechnical report.
    a. Review timing:
        i. First review = 5 weeks
        ii. Second review = 3 weeks
        iii. Third review = 3 weeks
        iv. Subsequent reviews will be 3 weeks.

14. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Development Services Manager

MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office
1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRFA.org - www.marysvillefiredistrict.org

To: Amy Hess, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: July 25, 2024
Subject: PA24-008 ~ Lakewood Heights PRD ~ 1125 & 1507 172nd Street NE

I have completed a review of the resubmitted plans for this project proposing development of a 182 SFR residential development on 29.48 acres. Please see below for comments and requirements.

1. **GENERAL INFORMATION:**
   a. The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
   b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

2. **WATER RELATED:**
   a. The following lots will require fire sprinklers due to distance from ROW: 12-13, 36-39, 69-70, 88-89, 104, 166-167, 174-175, 179-180. *The lot numbers have changed from previous plans. Please state fire sprinkler requirements for these lots on civil plans.*
   b. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. *Fire flow report provided and acceptable.*
   c. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. *Hydrants appear to be in acceptable locations.*
   d. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
   e. Fire hydrants with approved water supply must be in service prior to building construction.
   f. 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' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.
   g. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1"

tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

3. **ACCESS RELATED**:
   a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Access shown on plans appears acceptable.*
   b. "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2021 IFC D.105.1). *Building heights are to be less than 30 feet, 2 story structures per applicant.*
   c. An adequate access route for fire apparatus must be in service prior to any building construction.
   d. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.
   e. "**NO PARKING - FIRE LANE**" signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2021 IFC Appendix D103.6.1) *This requirement only pertains to no parking signs. Standard fire lane width is 20' unless aerial access is required.*
   f. The city address committee will determine road names and address numbers for the lots.

MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse L. Hannahs, P.E. – Traffic Engineering Manager

DATE: August 14, 2024

SUBJECT: PA 24-008 – Lakewood Heights

I have reviewed the Lakewood Heights site plan for the proposed development at 1125 & 1507 172nd ST NE and have the following comments:

1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
2) A Traffic Impact Analysis (TIA) will be required.
    a. TIA is acceptable.
        i. Mitigation shall require construction of:
        ii. 172nd ST NE (SR 531) & 11th Ave NE Roundabout
        iii. 172nd ST NE (SR 531) & 19th Ave NE Roundabout
        iv.
3) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
    a. Street lighting on 172nd ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
        i. 172th ST NE shall be designed as Principal Arterial/Commercial.
        ii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
            1. Specification should be requested via emailed to jhannahs@marysvillewa.gov
            2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
        iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
        iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.
    b. Street Lighting upon residential streets of 11th Ave NE and all internal roadways shall be PUD installed fiberglass pole installation type street lighting.
        i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
        ii. Spacing of fixtures should be approximately 180'-220'.

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(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for inclusion within the PUD site electrical plans for City review.
iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.

4) Driveway placement:
   a. To the extent feasible, driveways shall be staggered, not opposing each other.
      i. Opposing driveways result in parking occurring at the same location on both side of the street with challenges then being placed upon emergency vehicles and sanitation and thus citizen unhappiness with requests for parking to be restricted to one side only which is not desirable for citizens or maintenance purposes.
      ii. Aligned driveways that shall be reconfigured include:
         1. Lots 7-8 & 42-43
         2. Lots 1-6 & 46-51
         3. Lots 73-76 & 77-80
5) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.
   a. Stop sign and stop bar shall be signed upon all approaches to an arterial such as 172nd ST NE.
   b. Street name signs shall be installed at all intersections or locations where street names change such as 90 degree turns.
   c. 25 mph speed limit signs shall be installed at all entry points from an arterial or a roadway with a different speed limit.
   d. Parking restrictions shall be placed on the outside of all 90 degree turns, 10-15' to either side, as sanitation has challenges with garbage pickup when parking occurs near curve bulb outs.

EST. 1891
MARYSVILLE
WASHINGTON

ENGINEERING SERVICES
DEPARTMENT
TRAFFIC DIVISION
80 Columbia Avenue ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 363-8284 FAX

November 18, 2024

Land Technologies, Inc.
Attn: Merle Ash
18820 3rd Ave NE
Arlington, WA 98223

Re: **Lakewood Heights – PA24-008 –** ***Concurrency Recommendation***

Dear Mr. Ash,

MJS Investors, is proposing the development of up to 185 single family detached units upon 45.46 acres located along 11th Ave NE north of 172nd ST NE (SR 531) on parcels with APN(s): 31051900400900 and 315051900401100. Two (2) existing single family homes are located on site with one (1) to be removed and one (1) to be retained with development.

Based on the Traffic Impact Analysis (TIA) prepared by Transportation Engineering Northwest (TENW), dated November 15, 2023, and TIA Memorandum dated May 22, 2024, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

USE	Units	ADT	AMPHT	PMPHT
Land Use Code 210 – Single Family Detached Housing	185	1,762	129	185
Land Use Code 210 – Single Family Detached Housing - Retained	1	0	0	0
Land Use Code 210 – Single Family Detached Housing - Removed	-1	-9.43	-0.70	-1.0
Total Trips	185	1,752.57	128.3	184

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are required for the Lakewood Heights Subdivision:

1. The applicant shall be required to construct frontage improvements along 11th Avenue NE prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

   1.1. 11th Avenue NE shall be built as a Local Access Street compliant with EDDS SP 3-202-002.

2. The applicant shall be required to construct frontage improvements along 172nd ST NE (State Route 531) prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans

designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

2.1. 172nd ST NE (State Route 531) shall be built as a Two-Lane Principal Arterial Roadway with multi-use paths on both sides compliant with EDDS SP 3-201-008.

3. The applicant shall be required to construct the single-lane roundabout at the intersection of 172nd ST NE (State Route 531) and 11th Ave NE prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

3.1. Roundabout construction shall include the full circulating vehicular roadway from curb to curb including all median splitter and central islands. Full roundabout improvements, consisting of landscaping and/or sidewalk(s) and multi-use path(s) on the 172nd ST NE(SR 531) and 11th Ave NE development frontage consisting of the Northeast Quadrant of the intersection and reconstruction of existing full roadway improvements where modification for roundabout construction is required consisting of the existing improved Southeast Quadrant and/or any improvements constructed by others prior to this subject development, shall be required for construction.

3.2. Street lighting for the full future roundabout shall be required in order to provide necessary multi-modal traffic safety for all roadway users. Street lighting locations to the extent feasible, as determined by City Engineer, shall be required to be installed to coincide with full ultimate roundabout design locations.

4. The roundabout (RAB) at 172nd St NE and 19th Ave NE is subject to other projects' respective concurrency requirements. The applicant will be responsible for its proportionate share of the cost of designing and constructing the RAB based on its pro rata share of its generated trips through the RAB. Roadway improvements, channelization, site access and lighting plans designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

4.1. Roundabout construction shall include the full circulating vehicular roadway from curb to curb including all median splitter and central islands. Full roundabout improvements, consisting of landscaping and/or sidewalk(s) and multi-use path(s) where modification for roundabout construction is required consisting of the existing improved Southeast Quadrant and/or any improvements installed prior to this subject development, shall be required for construction.

4.2. Street lighting for the full future roundabout shall be required in order to provide necessary multi-modal traffic safety for all roadway users. Street lighting locations to the extent feasible, as determined by City Engineer, shall be required to be installed to coincide with full ultimate roundabout design locations.

5. The applicant shall be required to construct internal development proposed public roadways prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

5.1. All internal development public roadways shall be built as a Local Access Street compliant with EDDS SP 3-202-002.

5.2. Existing private street, to the west of existing gas station upon parcel with APN(s): 31051900401000, shall be required to be reconstructed as a Local Access Street compliant with EDDS SP 3-202-002.

6. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements, 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.

7. In order to mitigate traffic 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 per**

PMPHT, with up to 18 new PMPHTs total for the development vested at a rate of $6,300 per single family detach housing unit.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215 or Jesse Hannahs, P.E., Traffic Engineering Manager, at jhannahs@marysvillewa.gov or via phone at 360-363-8287.

Sincerely,

Jesse L. Hannahs, P.E.
Traffic Engineering Manager

cc: Amy Hess - Senior Planner
Chris Holland - Planning Manager
Haylie Miller - Community Development Director
Ken McIntyre, P.E. - Development Services Manager
Jeff Laycock, P.E. – Engineering Services Director

Amy Hess

From: Rob Risinger <robr@mjsinvestors.com>
Sent: Tuesday, November 19, 2024 12:26 PM
To: Amy Hess; Jennifer Stapleton
Cc: Haylie Miller; Jeff Laycock; Jesse Hannahs; Chris Holland; Ken McIntyre; Merle Ash
Subject: RE: [External!] RE: Traffic Concurrency Recommendation - Lakewood Heights PA24-008

Follow Up Flag: Follow up
Flag Status: Flagged

Amy,
The traffic concurrency recommendation is acceptable to us. However can you please confirm two items for us:

1. That items #1-3 can be bonded for?
2. Last sentence in item #4, "…prior to construction plan approval". Please confirm this is referring to the approval of the RAB plans at 19th. Not the construction plans for our site?

Thanks!

Rob Risinger
MJS Investors
425.417.6004

MJS INVESTORS

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Monday, November 18, 2024 2:50 PM
To: Rob Risinger <robr@mjsinvestors.com>; Jennifer Stapleton <jstapleton@marysvillewa.gov>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Jeff Laycock <jlaycock@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Merle Ash <Merle@landtechway.com>
Subject: RE: [External!] RE: Traffic Concurrency Recommendation - Lakewood Heights PA24-008

Rob,
Yes, any remaining traffic impact fee credits that are not utilized may be applied to the determined proportionate share for Lakewood Heights, consistent with the City's TIP.

Amy

From: Rob Risinger <robr@mjsinvestors.com>
Sent: Monday, November 18, 2024 2:42 PM
To: Amy Hess <ahess@marysvillewa.gov>; Jennifer Stapleton <jstapleton@marysvillewa.gov>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Jeff Laycock <jlaycock@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>; Ken McIntyre

<kmcintyre@marysvillewa.gov>; Merle Ash <Merle@landtechway.com>
Subject: [External!] RE: Traffic Concurrency Recommendation - Lakewood Heights PA24-008

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Thanks Amy!
I'll provide a written acceptance here shortly.

Jennifer and I discussed that - if we have any remaining impact fee credits, they can be applied to our proportionate share of the cost to construct the RAB at 19th? Can you please confirm this for me? Adding Jennifer to this email.

Rob Risinger
MJS Investors
425.417.6004

MJS INVESTORS

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Monday, November 18, 2024 2:08 PM
To: Rob Risinger <robr@mjsinvestors.com>; Merle Ash <Merle@landtechway.com>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Jeff Laycock <jlaycock@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>
Subject: Traffic Concurrency Recommendation - Lakewood Heights PA24-008

Rob and Merle,
Please find the attached Traffic Concurrency recommendation for the Lakewood Heights project. If you find it acceptable, please provide a written acceptance. If you have any questions, please let me know.
Kind regards,

Amy Hess, Senior Planner
City of Marysville
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8215 or ahess@marysvillewa.gov

Are we doing a great job? Is there somewhere we can improve our customer service? Please take a few minutes and complete our Customer Service Survey.

Disclaimer: This communication is intended for the sole use of the individual(s) and entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. You are hereby notified that any dissemination, distribution or duplication of this communication by someone other than the intended addressee(s) or its designated agent is strictly prohibited. If

you have received this communication in error, please notify this company immediately at the number above, or by reply to this communication

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MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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	Lakewood Heights	**File No.**	PA24-008
Detailed Project Description	The applicant is requesting State Environmental Policy Act (SEPA) review, project action rezone, and Planned Residential Development/Binding Site Plan Approval for a 182-lot subdivision and associated site improvements.		
Site Address	1125 & 1507 172nd Street NE	**APN**(s)	31051900400900 and 31051900401100
Legal Description (abbreviated)	See Site Plan		

	OWNER	APPLICANT	CONTACT
Name	Myron Gemmer	MJS Investors	Merle Ash Land Technologies
Address	1507 172nd Street NE	1201 SE 8th Street	18820 3rd Ave NE
City, State, ZIP	Marysville WA 98271	Bellevue WA 98004	Arlington WA 98223

THRESHOLD DETERMINATION	
Lead Agency	☒ **City of Marysville**

The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

☐ There is no comment period for this DNS

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:

☒ This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: **December 17, 2024**

SEPA CONTACT			
Name	Amy Hess	**Title**	Senior Planner
Phone	360.363.8215	**E-mail**	ahess@marysvillewa.gov

RESPONSIBLE OFFICIAL			
Name	Haylie Miller	**Title**	CD Director
Address	501 Delta Avenue, Marysville, WA 98270		

Prepared by: *Amy*

Reviewed by: *Emily*

Haylie Miller
Haylie Miller, CD Director

11/25/24
Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts.	
1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 172nd Street NE, 11th Avenue NE, as well as other City streets in the vicinity.
6.	Change in character of the site from large lot single family sites into a suburban medium-density single family development.
MITIGATION MEASURES	
The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity.	
1.	The applicant and contractor shall strictly adhere to the recommendations outlined in the *Preliminary Geotechnical Engineering Study* prepared by Cobalt Geosciences dated February 9, 2022 and future supplemental reports and amendments, during construction of the project. Prior to final building inspections being granted, the applicant shall provide a letter from the project engineer to verify that final site grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
2.	Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria set forth in MMC Section 22D.050.030(4). Any retaining wall will be required to have a nice aesthetic and have the appearance of stone or rock (no ecology block walls); details must be provided on the civil construction plans.
3.	Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines (including existing overhead lines along the project's 172nd Street NE frontage and 11th Avenue NE frontage shall be placed underground either by direct burial or by means of conduit or ducts to provide a clean look to the streetscape.
4.	The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The DAHP and all concerned tribes shall 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
5.	Any existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted with the building permit submittal.
6.	Any existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted with building permit submittal.
7.	Project shall comply with the traffic concurrency recommendation dated November 18, 2024, signed by Jesse Hannahs, Traffic Engineering Manager (Exhibit 030).

8.	The joint use autocourts (Tracts 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, and 978) 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.
9.	The onsite wetland and buffer areas that will be retained shall be placed in a separate Native Growth Protection Area (NGPA) tract. The boundary of the tract shall be delineated by the installation of split rail fencing and signage.
10.	Prior to any ground disturbing activities, all wetland buffer areas shall be temporarily fenced between the construction activity and the buffer area with highly visible and durable protective barrier(s). Said barriers shall be retained during construction to prevent access and sedimentation from disturbed areas from entering the wetland or its buffer.
11.	Pursuant to MMC 22E.010, a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160, shall be required to be approved, prior to civil construction plan approval. The plan shall include a detailed planting plan of what will be planted, and where and when planting will occur.
13.	Prior to final plat approval, all mitigation measures as proposed in the approved Critical Area Study and Buffer Mitigation Plan, prepared by Seawall Wetland Consulting, Inc., dated January 30, 2024, or as amended, shall be implemented with final approval by Community Development. Security for performance and/or maintenance of the required mitigation and monitoring shall be in strict compliance with MMC 22E.010.160.

APPEALS

☒ This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15-day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of $500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **December 17, 2024**. The appeal must contain the items set forth in MMC 22G.010.550.

☐ There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
☒ **Building**	☐ **Arlington (city)**	☐ **DAHP**	☐ **Health District**	☐ **Olympic Pipeline**
☒ **Fire District**	☐ **Arlington Airport**	☐ **BNSF**	☐ **Planning**	☐ **Puget Sound Energy**
☒ **LD**	☒ **Community Transit**	☒ **DOE** (Bellevue)	☒ **Public Works - Land Development**	☒ **Stillaguamish Tribe**
☒ **LD** (Eng. Svc. Mgr.)	☐ **Everett (city)**	☒ **DOE** (Olympia - Env. Review)	☐ **Public Works**	☒ **Tulalip Tribes**
☒ **Parks**	☐ **Lake Stevens (city)**	☒ **DOE** (SEPA – Greta Stough)		☒ **Everett Herald**
☒ **Police**	☐ **Lake Stevens SD 4**	☐ **DOE** (Shorelands – G. Tallent)		
☒ **Public Works** (Jesse Hannahs)	☐ **Lakewood SD 306**	☒ **WDFW**		
☒ **Public Works** (Jeff Laycock)	☒ **Marysville SD 25**	☒ **WSDOT**		
☒ **Public Works**	☒ **PUD No. 1** (electric)	☐ **WUTC**		
	☐ **PUD No. 1** (water)			
	☒ **Ziply**			

501 Detla Avenue • Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM • (360) 363-8100

MARYSVILLE
COMMUNITY DEVELOPMENT

SEPA ENVIRONMENTAL CHECKLIST
APPLICATION REVIEW

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Application Format
The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments
Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan*
3. Conceptual building elevations
4. Preliminary Civil Plans
5. Wetland Delineation, if applicable
6. Geotechnical Reports, if applicable
7. Critical Areas Report (fish and wildlife habitat), if applicable

**The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.*

Correspondence
Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant.**

Fees
There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville. The required fees for SEPA Review may be found here:
https://www.codepublishing.com/WA/Marysville/#!/Marysville22G/Marysville22G030.html#22G.030.020

Pre-application Conference
Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived. The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing
The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals
Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable $500 Administrative

Appeal fee to be submitted with appeal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Lakewood Heights PRD

2. Name of applicant: http://sepaguidance.epermitting.wa.gov/DesktopModules/help.aspx?project=0&node=554

   MJS Investors

3. Address and phone number of applicant and contact person:

   Applicant: 11201 SE 8th St. Ste 116
   Bellevue, WA 98004
   425.559.2726

Contact: Land Technologies, Inc.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727

4. Date checklist prepared:

   January 22, 2024

5. Agency requesting checklist:

   City of Marysville

6. Proposed timing or schedule (including phasing, if applicable):

   Work to commence as soon as permits can be approved; expect summer 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No, this 182 lot PRD is the final plan for the site. Adjacent properties will be developed by other developers and not as an "expansion" of this project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   1. ***SEPA***
   2. ***Critical Area Report***
   3. ***Traffic Report***
   4. ***Geotechnical Report***
   5. ***Stormwater Management Report***
   6. ***Stormwater Pollution Prevention Plan***

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

An Administrative Rezone is required. This is trading areas to remove split zoning.

10. List any government approvals or permits that will be needed for your proposal, if known.

From the City of Marysville:

1. ***Land Disturbing Activity Permit***
2. ***SEPA Determination***
3. ***PRD Binding Site Plan Approval***
4. ***Construction Stormwater General Permit from DOE***
5. ***Forest Practice Permit from DNR***

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

"Lakewood Heights PRD" is a 29.48 Acre Site in the City of Marysville. It is zoned R-6.5 Single-Family High. The proposal is for a 182 lot Planned Residential Development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SE ¼ Section 19, Township 31N, Range 5E

Address is 1125 & 1507 172nd St NE, Marysville WA 98271

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(*bold/italicize*): ***Flat***, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is mostly "level" with slopes averaging in the range of 0 to 5 percent for the majority of the developable area. The site has an average slope of 3.89%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per NRCS mapping, the majority of the site is mapped as moderately well-drained Alderwood gravelly sandy loan. The eastern side of the site is mapped as Kitsap silt loam. Neither of these soils are considered hydric or wetland soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Site grading for development of lots, roads and homesites covers about 27 acres. There is a clearing of a mixture of pastures/hay crops and wooded areas. Grading estimates will include about 50,000 cys of total earth work. A good portion of that is stripping of organic soils and replacement with compost amended soils in the landscape areas of the site. That also includes that replacement of gravels and paving for road areas. Structural cuts and fills will come very close to balancing.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Total Impervious Surfaces with roofs, driveways and roads is less than 60% and will be kept under the 70% Maximum allowed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices (BMPs) per the Current Stormwater Management Manual are proposed. The primary concern will to be to contain any silt laden runoff from leaving the fill site. Vegetative Strips, Wattles, Plastic Covering, and Sediment Traps are a few of the options but not all inclusive.

2. **Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust can be raised during dry weather earth work and exhaust from construction equipment. During operation, exhaust from onsite equipment and vehicles coming to the site. Possibility of some dust being raised moving materials around during dry weather could happen

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If there is persistent dry weather during construction, watering for dust control will be first measure of control. Combinations of keeping access ways clean of silts and dirt may be combined with watering in extreme conditions.
Construction equipment and onsite operating equipment will have all exhaust control devices in proper working order. Licensed trucks and autos emissions are controlled by licensing laws.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a small wetland in a wooded portion of the NW corner of the site. There is another offsite wetland in the NE corner where a buffer extends onto this property. Any runoff from the site is picked up by Road Ditches or old Farm Ditches off this project near the RR. These ditches direct flow to the south and it eventually may get to the West Fork Quilceda Creek which is a ¼ mile south of the SW corner of the property and ½ mile south of the SE corner of the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There will be work within 200' of the wetlands but no work in the wetlands. There may be some buffer mitigation.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste to surface waters

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste is to be discharged to the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be from roads, driveways, and rooftops. The runoff is being collected in biocells for treatment and will be flow-controlled in rock chamber under the treatment cell. The runoff will infiltrate through a biofilter that will

providing enhanced treatment before passing into a rock chamber for flow control.

Roof runoff will be conveyed directly into flow-control facilities after treatment and filtering through a small yard basin structure and/or a downspout filter.

In the rock chambers, flows will be metered to the MS4 stormwater conveyance. This MS4 does discharge a quarter to half mile offsite into Quilceda Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not likely. All runoff is filtered before being released to rock chambers for flow control. The biofiltration through the biocells are considered enhanced treatment.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns in the vicinity will not be measurably impacted. Runoff from the graded site will be similar to the existing drainage patterns—Threshold Discharge Areas (TDAs) will be maintained.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Providing Erosion Control BMPs and treatment BMPs as needed. Set up site to collect and treat runoff before metering discharge to pre-development release rates.

4. Plants

a. ***Bold/Italicize*** the types of vegetation found on the site:

deciduous tree: ***alder, maple, aspen***, other
evergreen tree: ***fir,*** **cedar**, pine, other
shrubs
Grass, pasture
crop or grain **Hay and some winter wheat**
Orchards, vineyards or other permanent crops.
wet soil plants: cattail, ***buttercup***, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? http://sepaguidance.epermitting.org/DesktopModules/help.aspx?project=0&node=619

The 29.48 is acres has a mix of pasture or hay-crop fields and wooded areas. About 27 acres of this will be cleared.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Provide landscape buffers and screening per City of Marysville Code

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. ***Bold/Italicize*** any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: ***hawk***, heron, eagle, ***songbirds***, other:

mammals: ***deer***, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None needed as site has been mostly farmed.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be the primary energy source. There may be some wood stoves or solar provided by individuals later.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. However, none will be stored at the site; placing equipment will be refueled from mobile trucks.

Once Construction is completed, just hazards associated with a residential community could occur.

1) Describe any known or possible contamination at the site from present or past uses.

There are none.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site. None will be stored onsite.

4) Describe special emergency services that might be required.

The likeliest emergency service would be for someone hurt in the operation of the sitework. This could be physical injury from heavy equipment operations requiring ambulance service to the hospital.

5) Proposed measures to reduce or control environmental health hazards, if any:

Think Safety and Operate per OSHA Guidelines

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are the railroad tracks to the east of the site but the train noise will not be detrimental to the use of the site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During permitted hours of work, noise will be created by grading and excavation equipment during development, and saws and hammers from carpenters when building homes. This additional noise will be temporary in nature.

There will be increased background noise from a future residential community by the increase in density. This is a by-product of GMA on a site designated for the increase in density by GMA.

3) Proposed measures to reduce or control noise impacts, if any:

Work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The land is in the Area known as the Lakewood Neighborhood of the City of Marysville. The area is rapidly developing with retail, commercial, and high-density residential projects.

To the south is a mix of uses. There are some single family homes and some commercial uses including a small store and gas station. There is some office space with a couple of tenants. The adjacent land is zoned Mixed Use. Across

172nd is the Lakewood School Complex with the high school located directly south of the site.

To the west and across 11th Ave NE are rural residential uses outside the City. The same rural uses are to the north also. A new rural plat is in process on the adjacent property to the north.

To the east is vacant land zoned for Mixed Use and east of that land is Burlington Northern Railroad lines.

Any change has the perception of "impacts" by existing properties but adjacent property uses will not be affected; any existing uses and planned uses per current rules and regulations will not be impacted.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

Significant parts of the site have been farmed in the past and fields have been maintained in pasture grasses for hay or cover crops in recent years. The field provided some part-time farmer income but not enough to be self-supporting.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. http://sepaguidance.epermitting.org/DesktopModules/help.aspx?project=0&node=641

There are existing homes on the site per this proposal. One home will be saved but the other old house will be removed.

d. Will any structures be demolished? If so, what?

Yes, one old farmhouse built in 1912 will be removed

e. What is the current zoning classification of the site?

R-6.5 Multi-Family High

f. What is the current comprehensive plan designation of the site?

R-6.5 Multi-Family High

g. If applicable, what is the current shoreline master program designation of the site?

Not in a Shoreline Management Area

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

City of Marysville Critical Area mapping shows no streams or wetlands. Snohomish County shows some unverified wetlands suspected on the site from Remote Sensing. On the ground evaluations by Critical Area Consultant has found one small onsite wetland and an offsite wetland that has a buffer extending onto this site.

i. Approximately how many people would reside or work in the completed project?

Theoretical average would be 510 people based on SEPA average of 2.8 residents per home.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This development consistent with the zoning and comprehensive plan for the area.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

182 middle income single family detached homes.

c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One old house built in 1912 will be replaced, the second house on the site will remain.

d. Proposed measures to reduce or control housing impacts, if any:

NA—this project is adding supply of housing to a poorly supplied industry.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Thirty feet

b. What views in the immediate vicinity would be altered or obstructed?

Instead of pasture and woods there will be streets and single family homes.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Providing a 10-foot landscape buffer and/or 6' fence around the perimeter of the site to screen views from offsite.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There may be some instantaneous glare come from chrome, glass, or mirrors on the trucks, equipment, and cars as they are moved around the site.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None that will seriously impact the site.

d. Proposed measures to reduce or control light and glare impacts, if any:

None needed

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

To the south across 172nd St NE is Lakewood High School which does have an interlocal agreement with Snohomish County Parks for after school hours use of fields for baseball, softball, soccer, football, tennis etc.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will provide a little over five acres of active and passive recreation area.

13. HISTORIC and CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No historic structures are shown onsite or nearby on the Washington State DAHP website.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known and none discovered on nearby projects.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consulted Washington State DAHP WISSARD. There is a moderate risk of encountering archaeological findings. Checked with landowners who have lived at the site for 60 plus years to see if they ever heard of any findings of archeological evidence.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If there should be anything found, work to stop and local tribes to be notified.

14. TRANSPORTATION

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

172nd St NE is the existing Public Road that will be the Primary Access serving this site. 11th Ave NE which intersects with 172nd at the SW corner of this site is a dead street that is adjacent to the western property line; there are two roads proposed to intersect with 11th.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public Transit does provide service along 172nd St NE. There is a westbound Bus Stop at 172nd and 11th Ave NE , an eastbound stop at 172nd just east of 11th Ave NE, westbound at 172nd St NE & 19th Dr NE and eastbound at 172nd St NE & 16th Dr NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Minimum new spaces will be 546 with none eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There will be frontage improvements on 11th Ave NE along the entire length of the west property line. There will be some improvements along a short portion of 172nd where this project has frontage. New Public Roads will be constructed internal to the project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Burlington Northern Railroad tracks are to the east of the project, however, there are no stations in the immediate vicinity.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The 182 homes would generate about 1762 Average Daily Trips with 184 Peak hour Trips. Exact Peak Hour not known but likely about 5 PM. See provided traffic report.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Pay Mitigation Fees.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Only GMA planned increases in Public Services will result from this proposal. When projects are built per Comprehensive Plans and Zoning, jurisdictions are required by GMA to plan for planned increases in Public Services. This project will not result in increased services outside what should have already been planned for.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None Needed, project is per zoning and comprehensive plan and impacts, per GMA, are to be planned for by the local jurisdictions

16. UTILITIES

a. ***Bold/Italicize*** utilities currently available at the site:

Electricity
natural gas
water
refuse service
telephone
sanitary sewer
septic system
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Marysville Sewer Extension is in the works as a separate project. City of Marysville Water will be extended from 172nd into the site and will loop back into the main on 172nd.

All other utilities will be extended into the site from 172nd. The Utilities needed for the project will be provided by:

Snohomish County PUD Power
Wave Cable
Ziply Fiber Phone
Marysville Sanitary Sewer and Water

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Print name of signee: Tyler Foster

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 03/22/2024

Agenda Bill

HEARING EXAMINER AGENDA ITEM REPORT

DATE:	January 16, 2025
SUBMITTED BY:	Marisa Nishmura, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**Public Hearings**
SUBJECT:	PA24-008
SUGGESTED ACTION:	
SUMMARY:	

ATTACHMENTS:

E033 - Notice of SEPA MDNS - PA24-008.pdf
E034 - Plat Map - PA24-008.pdf
E035 - Site Plan - PA24-008.pdf
E036 - Notice of Public Hearing - PA24-008.pdf
E037 - Affidavit of Publication - PA24-008.pdf
E038 - Affidavit of Publication - PA24-008.pdf
E039 - Staff Recommendation - PA24-008.pdf

EST. 1891
MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA24-008

Project Title: Lakewood Heights Panned Residential Development

Applicant: MJS Investors

Project Contact: Merle Ash
Land Technologies
360.652.9727
merle@landtechway.com

Project Location: 1125 & 1507 172nd Street NE

APN: 31051900400900 and 31051900401100

Lead Agency: City of Marysville – Community Development Department

Scan to View SEPA MDNS

Project Description: 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.

SEPA Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **December 17, 2024**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee as prescribed by MMC 22G.030, and be filed in writing at the City of Marysville Community Development Department, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **December 18, 2024**. The appeal must contain the items set forth in MMC 22G.010.550.

SEPA Contact: Amy Hess, Senior Planner
(360) 363-8215
ahess@marysvillewa.gov

Date Issued: **November 25, 2024**

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

12/2/2024 12:24 PM

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- FENCE REQUIRED BY CODE
- FENCE NOT REQUIRED BY CODE
- 4' BLACK VINYL CYCLONE FENCE AT RECREATION TRACTS
- 2' RAIL SPLIT RAIL FENCE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- BIOCELL
- ACTIVE RECREATION OS
- PASSIVE RECREATION OS
- ENHANCED ENTRY LANDSCAPING

LOT YIELD ANALYSIS

Lakewood Heights	Square Feet	Acreage
Gross Site Area	1,283,961 sf	(29.48 ac)
-Right of Way	238,688 sf	(5.48 ac)
-Private Roads	32,796 sf	(0.75 ac)
-Panhandles	3,752 sf	(0.09 ac)
Total Road Deduction	275,236 sf	(6.32 ac)
Total deduction @ 20%	256,792 sf	(5.90 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total deduction (Using 20% road deduction)	256,792 sf	(5.90 ac)
Net Project Area	**1,027,168 sf**	**(23.58 ac)**
Zoning Multiplier		6.5
Net project area percentage	80%	
Maximum yield (Standard)		**153**

RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density incentive	Provided	Bonus yield
3	**Community image and identity**			
3a.	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.	0	0.0
5	**Locational/mixed use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone		7.7
6	**Storm drainage facilities Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.36 ac	1.8
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	2.75 ac	5.5
7	**Project design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	3,941 lf	7.9
7e.	Private park and open space facilities integrated into project design	5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.	3.34 ac	16.71
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	3,395 sf	1.4
			Total bonus	40.9
			Max bonus (20% Base)	30.7
			Base density	153
			Total yield	**183**

OPEN SPACE ANALYSIS

Net project area		1,027,168 sf	(23.58 ac)
Minimum open space (OS) required	15.0%	154,075 sf	(3.54 ac)
Minimum active open space	35% of Required OS	53,926 sf	(1.24 ac)
Open space provided (NOTE:Area of tracts less than 30' are not counted here.)			
Tract 999 - Wetland buffer and open space passive		61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM		37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM		29,457 sf	(0.68 ac)
Tract 996 - Open space passive recreation and SWM		8,540 sf	(0.20 ac)
Tract 995 - Open space passive recreation and SWM		11,822 sf	(0.27 ac)
Tract 994 - Open space passive recreation		14,678 sf	(0.34 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Tract 984 - Landscape screening		1,617 sf	(0.04 ac)
Tract 983 - Enhanced entry landscaping		3,395 sf	(0.08 ac)
Tract 982 - Landscape screening		3,393 sf	(0.08 ac)
Tract 981 - Landscape screening		5,246 sf	(0.12 ac)
Tract 980 - Landscape screening		7,145 sf	(0.16 ac)
Tract 979 - Landscape screening		3,648 sf	(0.08 ac)
Total open space provided	26.7%	**274,088 sf**	(6.29 ac)
Active recreation space AOS			
Tract 991 - Open space active recreation and SWM		4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM		5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		17,623 sf	(0.40 ac)
Tract 987 - Open space active recreation and SWM		8,349 sf	(0.19 ac)
Tract 986 - Open space active recreation and SWM		11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM		13,910 sf	(0.32 ac)
Total active open space provided	45.2% Required OS	**69,667 sf**	(1.60 ac)

OPEN SPACE, PASSIVE

An open space area that does not qualify as active open space but may be used for less intense uses such as walking, hiking, biking, picnicking, nature walks, and observation, or reserved in a natural or landscaped state.

TRACT DESIGNATION

Passive open space		
Tract 999 - Wetland buffer and open space passive	61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM	37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM	29,687 sf	(0.68 ac)
Tract 996 - Open space passive recreation and SWM	8,540 sf	(0.20 ac)
Tract 995 - Open space passive recreation and SWM	11,822 sf	(0.27 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Tract 992 - Landscaping area	3,495 sf	(0.08 ac)
Active open space		
Tract 991 - Open space active recreation and SWM	4,607 sf	(0.11 ac)
Tract 990 - Open space active recreation and SWM	5,044 sf	(0.12 ac)
Tract 989 - Open space active recreation and SWM	8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 986 - Open space active recreation and SWM	11,686 sf	(0.27 ac)
Tract 985 - Open space active recreation and SWM	14,150 sf	(0.32 ac)
Landscape tracts		
Tract 984 - Landscape screening	1,964 sf	(0.05 ac)
Tract 983 - Enhanced entry landscaping	3,395 sf	(0.08 ac)
Tract 982 - Landscape screening	4,776 sf	(0.11 ac)
Tract 981 - Landscape screening	5,246 sf	(0.12 ac)
Tract 980 - Landscape screening	7,145 sf	(0.16 ac)
Tract 979 - Landscape screening	3,648 sf	(0.08 ac)
Access tracts		
Tract 978 - Shared driveway	1,152 sf	(0.03 ac)
Tract 977 - Shared driveway	2,600 sf	(0.06 ac)
Tract 976 - Shared driveway	3,001 sf	(0.07 ac)
Tract 975 - Autocourt	2,200 sf	(0.05 ac)
Tract 974 - Autocourt	1,749 sf	(0.04 ac)
Tract 973 - Autocourt	2,200 sf	(0.05 ac)
Tract 972 - Autocourt	2,100 sf	(0.05 ac)
Tract 971 - Autocourt	2,200 sf	(0.05 ac)
Tract 970 - Autocourt	2,200 sf	(0.05 ac)
Tract 969 - Autocourt	2,600 sf	(0.06 ac)
Tract 968 - Autocourt	2,435 sf	(0.06 ac)
Total tract area	**310,807 sf**	**(7.14 ac)**
ROW 967 - ROW dedication	11,025 sf	(0.25 ac)
Offsite area		
ROW 966 - ROW dedication	22,449 sf	(0.52 ac)

SITE AREA ANALYSIS

Gross site area	1,283,961 sf	(29.48 ac)
Area in ROW	238,688 sf	(5.48 ac)
Area in lots	734,466 sf	(16.86 ac)
Area in tracts	310,807 sf	(7.14 ac)
Total	**1,283,961 sf**	**(29.48 ac)**

IMPERVIOUS AREAS

Existing road area	*0 sf*	*(0.00 ac)*
Existing driveway area	*3,313 sf*	*(0.08 ac)*
Existing roof area	*12,501 sf*	*(0.29 ac)*
New road pavement area onsite	130,525 sf	(3.00 ac)
New road pavement area offsite	9,389 sf	(0.22 ac)
New driveway area	106,036 sf	(2.43 ac)
New roof area	401,843 sf	(9.23 ac)
New sidewalk area onsite	66,525 sf	(1.53 ac)
New sidewalk area offsite	9,784 sf	(0.22 ac)
Total impervious area onsite	704,928 sf	(16.18 ac)
Total impervious area	724,101 sf	(16.62 ac)

VEGETATIVE ANALYSIS

EXISTING		
Forested areas	*1,268,147 sf*	*(29.11 ac)*
Building & Gravel areas	*15,814 sf*	*(0.36 ac)*
PROPOSED		
Landscaped areas	579,032 sf	(13.29 ac)
Building & Driveway areas	507,879 sf	(11.66 ac)
Road & Sidewalk areas	197,050 sf	(4.52 ac)
Total site area	1,283,961 sf	(29.48 ac)

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 10%) in the northeast portion of the site. Slopes typically range from 0 to 10%. Average slope is 3.89%. Site slopes generally downward from the west to east.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area (sf)
0% - 5%	1,038,085 sf
5% - 10%	252,507 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
Total =	1,283,961 sf (29.48 ac)

ZONING NOTES R-6.5 (PRD)

Density: Dwelling units/acre	6.5 du/acre
Minimum Street Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Width	30 feet
Base Height	30 feet
Maximum Lot Impervious	70%
Minimum Lot Size	3,500 sf
Minimum Driveway Length	20 feet

STATEMENT OF INTENT

It is the Applicants intent to Subdivide the property into Fee Simple lots for Detached Single Family homes

LOTS NOTE

All lots under 5,000 square feet are subject to the *Small lot single family dwelling development standards* set forth in MMC 22C.010.310.

HOUSING MIX RATIO

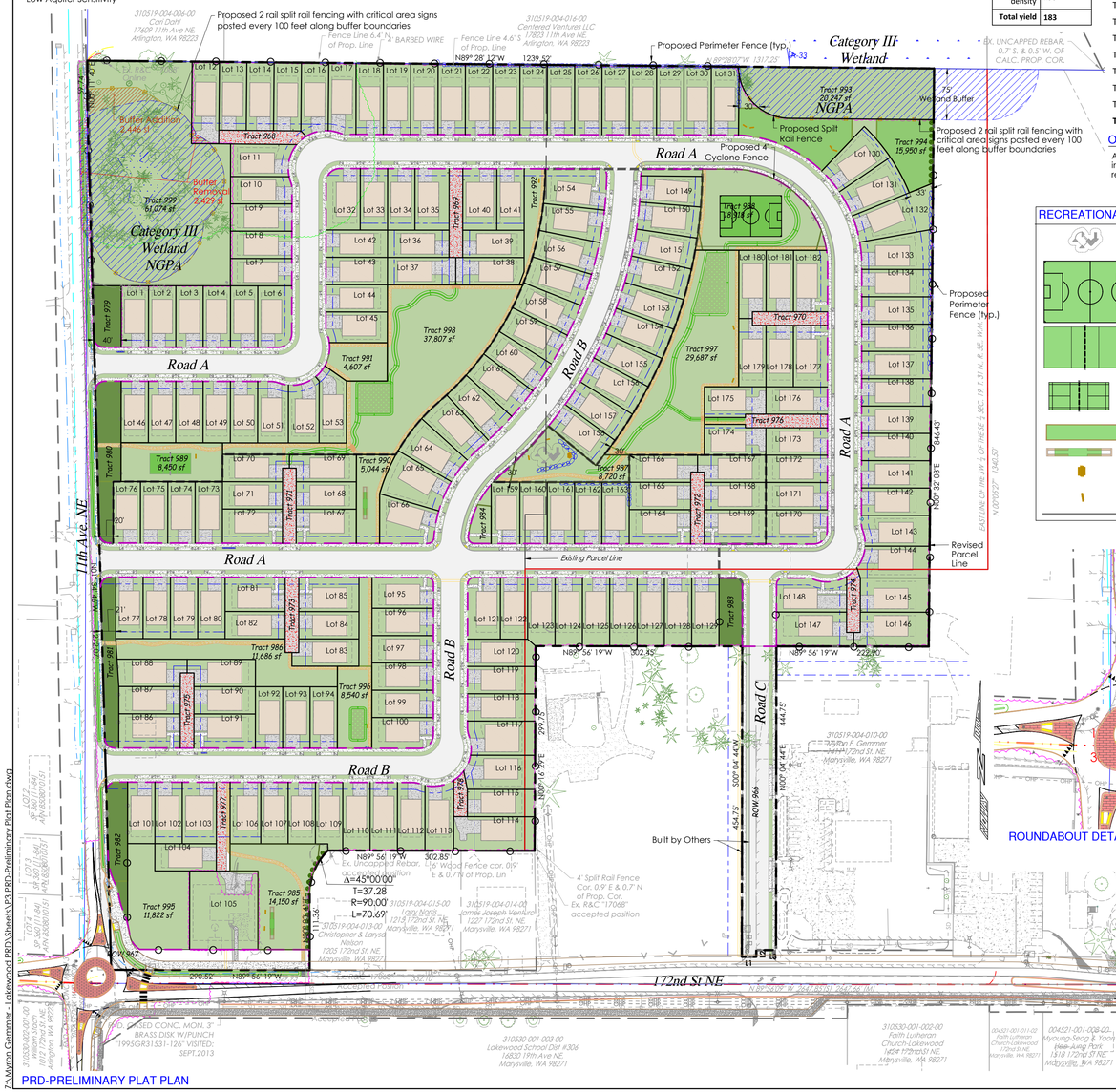
Proposal - 100% Single Family Detached Homes

SOILS

Alderwood Gravelly Sandy Loam;
Hydrologic Soil Group: B

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low Aquifer Sensitivity



PRD-PRELIMINARY PLAT PLAN



VICINITY MAP

SCALE: 1" = 2000'

LAND DISTURBING AREA

Total Site Area	1,283,961 sf (29.48 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,194,930 sf (27.43 ac)
Site Grading	
Cut	50,625 cy
Fill	57,778 cy

LEGAL DESCRIPTION

PARCEL A OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA22-006 RECORDED UNDER AUDITOR'S FILE NO. 202301195003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION,
662.05 FEET;
THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B;
THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION;
THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT;
THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;
EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK: WSDOT
DESIGNATION: GP31005-188
BRASS DISK CEMENTED IN A DRILL HOLE AT JUNCTION OF SR 531 AND SR 005 IN SOUTHERLY CONC. SIDEWALK OF BRIDGE #531/005.
ELEVATION = 151.72'

PROJECT INFORMATION

Tax Parcel Numbers	310519-004-009-00, 310519-004-011-00
Total Area	1,283,961 sf (29.48 ac)
GPP Designation	-
Existing Zoning	R-6.5 Single Family High
Existing Land Use	910 Undeveloped (Vacant) Land
Proposed Land Use	Single Family Dwelling Units
Number of Lots	182
Average Lot Size	4,054
Smallest Lot	3,569
Net Lot Density	7.72 du/net acre

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School District 306
Fire District:	Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER

Land Technologies, Inc.
Tyler Foster, P.E.
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
Tyler@landtechway.com

SURVEYOR

North Peak Associates LLC
Richard Van Mourik
17270 Woodinville Redmond Rd NE Ste 705
Woodinville, WA 98072
206.601.4682

SITE ADDRESS

1125 & 1507 172nd St NE
Marysville, WA 98271

APPLICANT

MJS Investors
Great Western Building, 11201 SE 8th St
Bellevue, WA 98004
425-559-2726

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

OWNER

Bradley K. Gemmer & Myron F. Gemmer
1507 - 172nd St NE
Marysville, WA 98271
-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

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PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lakewood Heights PRD
1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

PRD-PRELIMINARY PLAT PLAN

SHEET P3 of P8

24x36

PA24-008

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12/3/2024 9:25 AM

Z:\Myron Gemmer - Lakewood PRD\Sheets\P8 Phasing Plan.dwg



RESIDENTIAL BONUS INCENTIVES (MMC 22C.090)

	Benefit	Density Incentive	Provided	Bonus Yield
5	**Locational/Mixed Use**			
5a.	a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.	5 percent increase above the base density of the zone	85	4.2
6	**Storm Drainage Facilities** **Dual use retention/detention facilities**			
6a.	Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	0.15 ac	0.8
6b.	Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	2.66 ac	5.3
7	**Project Design**			
7c.	Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	2,409 lf	4.8
7f.	Enhanced entry landscaping	1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit.	sf	0.0
			Total Bonus	15.1
			Max Bonus (20% Base)	16.9
			Base Density	85
			Total Yield	**99**

PHASE I NET PROJECT AREA

Lakewood Heights PHASE I	Square Feet	Acreage
Lots in Phase I	85	529,866 sf
Gross Site Area in Phase I	708,726 sf	(16.27 ac)
-Right of Way	134,191 sf	(3.08 ac)
-Private Roads	227,811 sf	(5.23 ac)
-Panhandles	-	(0.00 ac)
Total Road Deduction (actual)	362,002 sf	(8.31 ac)
Total Road Deduction @ 20%	141,745 sf	(3.25 ac)
50% LID Stormwater Facilities	-	(0.00 ac)
-Non-Transferrable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities	-	(0.00 ac)
-Flood Plains	-	(0.00 ac)
Total Deduction (Using 20%)	141,745 sf	(3.25 ac)
Net Project Area	**566,981 sf**	**(13.02 ac)**
Zoning Multiplier	6.5	
Net Project Area Percentage	80%	
Maximum Yield (Standard)	**85**	

PHASE I TRACT DESIGNATION

Tract 999 - Wetland buffer and open space passive	61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM	37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM	29,687 sf	(0.68 ac)
Tract 994 - Open space passive recreation	15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer	20,247 sf	(0.46 ac)
Tract 992 - Landscaping area	3,495 sf	(0.08 ac)
Active open space		
Tract 989 - Open space active recreation and SWM	8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM	18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM	8,720 sf	(0.20 ac)
Tract 980 - Landscape screening	7,145 sf	(0.16 ac)
Tract 979 - Landscape screening	3,648 sf	(0.08 ac)
Access Tracts		
Tract 976 - Shared driveway	3,001 sf	(0.07 ac)
Tract 970 - Autocourt	2,200 sf	(0.05 ac)
Tract 969 - Autocourt	2,600 sf	(0.06 ac)
Tract 968 - Autocourt	2,435 sf	(0.06 ac)
Total Tract Area	**225,376 sf**	**(5.17 ac)**

PHASE I OPEN SPACE ANALYSIS

Net Project Area		566,981 sf	(13.02 ac)
Minimum Open Space (OS) Required	15.0%	85,047 sf	(1.95 ac)
Minimum Active Open Space	35.0% Required OS	29,766 sf	(0.68 ac)
Open Space Provided			
Tract 999 - Wetland buffer and open space passive		61,074 sf	(1.40 ac)
Tract 998 - Open space passive recreation and SWM		37,807 sf	(0.87 ac)
Tract 997 - Open space passive recreation and SWM		29,687 sf	(0.68 ac)
Tract 994 - Open space passive recreation		15,950 sf	(0.37 ac)
Tract 993 - Wetland buffer		20,247 sf	(0.46 ac)
Active open space			
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM		8,720 sf	(0.20 ac)
Total Open Space Provided	35.4%	**200,852 sf**	(4.61 ac)
Active Recreation Space AOS			
Tract 989 - Open space active recreation and SWM		8,450 sf	(0.19 ac)
Tract 988 - Open space active recreation and SWM		18,918 sf	(0.43 ac)
Tract 987 - Open space active recreation and SWM		8,720 sf	(0.20 ac)
Total Active Open Space Provided	42.4% Required OS	**36,088 sf**	(0.83 ac)

LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727

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MAKING A WAY OUT OF "NO WAY"

PROJECT LEAD: *Merle*
CHECKED BY: -
DRAWN BY: *Tyler*
PRE-APPLICATION DATE: -
SITE APPROVAL: - - -
REVISION DATE: - - -
LDA APPROVAL: - - -
AS-BUILT: - - -

Lakewood Heights PRD

1125 & 1507 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors

Great Western Building, 11201 SE 8th St, Bellevue, WA 98004

PHASING PLAN

SHEET
P8 of P8

24x36

PA24-008

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an open record public hearing will be held before the Hearing Examiner on **Thursday, January 16th at 6:00 PM** at 501 Delta Avenue, 2nd Floor – Council Chambers to consider the following proposal:

Scan to View Project Materials

File Number: PA24-008

Project Title: Lakewood Heights Planned Residential Development

Applicant: MJS Investors

Project Location: 1125 & 1507 172nd Street NE

APN: 31051900400900 and 31051900401100

Date of Completeness: April 4, 2024

Proposal: Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval in order to construct a 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.

Open Record Public Hearing: The public hearing will take place in person at 501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom/teleconference. The Hearing Examiner and City's project manager will attend in person; however, other staff, the applicant, and the public may attend either in person or via Zoom. Access for the hearing impaired and others can be accommodated using Washington Relay Service at 1-800-833-6384 and at the below website:
https://www.dshs.wa.gov/altsa/odhh/telecommunication-relay-services.

The Council Chambers are handicap accessible. Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving 48-hour advance notice. Contact the City Clerk's Office at 360.363.8000.

- **Zoom Meeting Link:** https://us06web.zoom.us/j/84672829571?pwd=baQMCbfksTlT06RYykdZB3ssIBXOxJ.1
- To listen to the meeting without providing public comment:
  - **Passcode** 658639
  - **Dial in:** 253.215.8782
  - **Meeting ID:** 846 7282 9571

Document Availability: Lakewood Heights PRD

**NOTE:* Per MMC 22G.010.170, a staff report shall be prepared and available for review no less than (7) days prior to the public hearing.

For Project Information: Amy Hess, Senior Planner - 360.363.8215 or ahess@marysvillewa.gov

Community Development Department, 501 Delta Ave, Marysville, WA 98270

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

MARYSVILLE

CITY OF MARYSVILLE
NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA24-008
Project Title: Lakewood Heights Panned Residential Development
Applicant: MJS Investors
Project Contact: Merle Ash
Land Technologies
360.652.9727
merle@landtechway.com
Project Location: 1125 & 1507 172nd Street NE
APN: 31051900400900 and 31051900401100
Lead Agency: City of Marysville – Community Development Department

Project Description: 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.

SEPA Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by December 17, 2024.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee as prescribed by MMC 22G.030, and be filed in writing at the City of Marysville Community Development Department, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by December 18, 2024. The appeal must contain the items set forth in MMC 22G.010.550.

SEPA Contact: Amy Hess, Senior Planner
(360) 363-8215
ahess@marysvillewa.gov

Date Issued: November 25, 2024
Published: November 27, 2024.

EDH1005856

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1005856 PA24-008 PUBLICATION as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/27/2024 and ending on 11/27/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $82.56.

Subscribed and sworn before me on this 27th day of November 2024.

Randie Pospical

Notary Public in and for the State of Washington.

COMM DEVEL - CITY OF MARYSVILLE | 88522148
MARISA NISHIMURA

RANDIE POSPICAL
Commission Expires 10-20-2027
NOTARY PUBLIC
License Number 23034934
STATE OF WASHINGTON

MARYSVILLE

CITY OF MARYSVILLE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an open record public hearing will be held before the Hearing Examiner on Thursday, January 16th at 6:00 PM at 501 Delta Avenue, 2nd Floor – Council Chambers to consider the following proposal:

File Number: PA24-008
Project Title: Lakewood Heights Planned Residential Development
Applicant: MJS Investors
Project Location: 1125 & 1507 172nd Street NE
APN: 31051900400900 and 31051900401100
Date of Completeness: April 4, 2024
Proposal: Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval in order to construct a 182-lot Planned Residential Development on approximately 29.48 acres, utilizing residential density incentives consistent with MMC 22G.090. The project contains one (1) Category III wetland and buffer from an off-site wetland extends on-site. Project will construct associated improvements, include clearing, grading, and utility and roadway extensions. The project proposes a concurrent rezone to align the split zoning of the underlying parcels with the project proposal.
Open Record Public Hearing: The public hearing will take place in person at 501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom/teleconference. The Hearing Examiner and City's project manager will attend in person; however, other staff, the applicant, and the public may attend either in person or via Zoom. Access for the hearing impaired and others can be accommodated using Washington Relay Service at 1-800-833-6384 and at the below website:
https://www.dshs.wa.gov/altsa/odhh/telecommunication-relay-services.
The Council Chambers are handicap accessible. Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving 48-hour advance notice. Contact the City Clerk's Office at 360.363.8000.
• Zoom Meeting Link:
https://us06web.zoom.us/j/84672829571?pwd=baQMCbfksTIT06RYykdZB3sslBXOxJ.1
• To listen to the meeting without providing public comment:
• Passcode 658639
• Dial in: 253.215.8782
• Meeting ID: 846 7282 9571
Document Availability: Lakewood Heights PRD
*NOTE: Per MMC 22G.010.170, a staff report shall be prepared and available for review no less than (7) days prior to the public hearing.
For Project Information: Amy Hess, Senior Planner - 360.363.8215 or ahess@marysvillewa.gov
Community Development Department, 501 Delta Ave, Marysville, WA 98270
Published: December 5, 2024. EDH1006132

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1006132 PA24-008 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/05/2024 and ending on 12/05/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $92.88.

Subscribed and sworn before me on this 5th day of December 2024.

Notary Public in and for the State of Washington.

RANDIE POSPICAL
Commission Expires 10-20-2027
NOTARY PUBLIC
License Number 23034934
STATE OF WASHINGTON

COMM DEVEL - CITY OF MARYSVILLE | 88522148
MARISA NISHIMURA

STAFF RECOMMENDATION – Lakewood Heights PRD Plat & Rezone

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	Lakewood Heights PRD			**Date of Report**	December 20, 2024				
File Number	PA24-008			**Attachments**	Hearing exhibits 1- 37				
Administrative Recommendation	Approve the Preliminary Subdivision, Planned Residential Development (PRD) as proposed in the preliminary application materials, and receive the Hearing Examiner's Recommendation of Approval of the concurrent rezone of approximately 1.38 acres from Mixed Use to Single Family High Density and 1.64 acres from Single Family High Density to Mixed Use, to City Council for affirmation and adoption by ordinance.								
BACKGROUND SUMMARY									
Owner/Applicant	MJS Investors/Land Technologies, Inc.								
Request	Preliminary Subdivision and Planned Residential Development (PRD) Approval to subdivide a 29.48 acre property into 182 detached single family lots, and concurrently receive the Hearing Examiner's Recommendation of Approval of the concurrent rezone to City Council for Affirmation and adoption by ordinance.								
SEPA Status	A SEPA MDNS was issued on November 25, 2024. The SEPA appeal period expired December 17, 2024; no appeals were filed.								
Site Address	1125 & 1507 172nd Street NE (SR531)			**APN**(s)	31051900400900 & 31051900401100				
Legal Description (abbreviated)	See Exhibit 003			**Section**	19	**Township**	31	**Range**	05
Comprehensive Plan	MU & R-6.5	**Zoning**	MU & R-6.5	**Shoreline Environment**	N/A				
Water Supply	**Current**: City	**Proposed**: City		**Sewer Supply**	**Current**: Private	**Proposed**: City			
Present Use of Property	Single-family residences and associated outbuildings.								

REVIEWING AGENCIES				
Marysville	**Local Agencies & Districts**	**State & Federal**	**County**	**Other**
☒ **Building**	☒ **Arlington (city)**	☒ **BNSF**	☐ **Health District**	☒ **Tulalip Tribes**
☒ **Fire District**	☒ **Arlington Airport**	☒ **DAHP**	☐ **Planning**	☒ **Stillaguamish Tribe**
☒ **Land Development**	☐ **Everett (city)**	☒ **DOE**	☒ **Public Works - Land Development**	☒ **Parties of Record**
☒ **Parks**	☒ **Lakewood School Dist.**	☒ **US Army Corps of Engineers**	☐ **Public Works**	☐
☒ **Planning**	☐ **Marysville School Dist.**	☒ **WDFW**		☐
☒ **Police**	☒ **PUD No. 1**	☒ **WSDOT**		
☒ **Public Works**	☒ **Ziply**	☐ **WUTC**		

ACTION				
☐ **Administrative**	☐ **City Council**	☒ **Quasi-Judicial**	☐ **Planning Commission**	
Date of Hearing	January 16, 2025	☐ **Approved**	☐ **Denied**	☐ **Continued**

STAFF			
Name Amy Hess	**Title** Senior Planner	**Phone** 360.363.8215	**E-mail** ahess@marysvillewa.gov

SURROUNDING USES			
	Comprehensive Plan	**Zoning**	**Land Use**
Site	Mixed Use & Single-family, High Density	MU & R-6.5	Single family residences and associated out-buildings, and farmland
North	Rural 5-acre	R-5	Farmland and single family residences on acreage
East	Mixed Use	MU	Vacant land and BNSF railroad
South	Unincorporated Snohomish County and MU	R-7,200	Service station, Lakewood High School across 172nd St.
West	Rural-5 Acre	R-5	Farmland and single family residences on acreage across 11th Ave.

Vicinity Map



1.0 EVALUATION

1. **Description of Proposal**
MJS Investors, applicant, has requested Preliminary Subdivision and Planned Residential Development (PRD) Approval to subdivide a 29.48 acre property into 182 detached single family lots, and modify the zoning boundary and concurrently Rezone approximately 1.38 acres of the site from Mixed Use (MU) to R-6.5 Single-family, High Density (R-6.5) and 1.64 acres from R-6.5 to MU. The realignment of the zoning boundaries allows for a more practical and efficient use of the properties. The project will involve approximately 46,000 cubic yards of cut and approximately 50,000 cubic yards of fill for the construction of the plat road, installation of utilities, and other site improvements.

2. **Project History**
An application was filed on March 24, 2024 and deemed complete on April 4, 2024. Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. Written public comments were received from citizens residing on 11th Avenue NE (Exhibit 022), and two public comments were provided verbally. Concerns were expressed regarding the impact of the new development on lifestyle, infrastructure and the traffic congestion in the area as well as installation of a round-about (RAB) at 11th Avenue and 172nd Street NE. A response letter (Exhibit 023) and phone message was provided to the citizen indicating that the RAB would not take any of his land and that a cut in the median would allow him full access to his driveway. Additionally, road improvement and traffic mitigation measures would be evaluated during project review, and any project decision would be conditioned in accordance with the Marysville Municipal Code (MMC) and the City's *Engineering Design and Development Standards* (EDDS). The addition of the RAB should mitigate many of the safety issues at the currently poorly controlled intersection.

3. **Site Location**
The subject property is addressed 1125 and 1507 172nd Street NE, and is located on the north east corner of the 172nd Street NE and 11th Avenue NE intersection, within the City of Marysville. The property is identified by Assessor's Parcel Numbers 31051900400900 and 31051900401100.

4. **Site Description**
The subject property consists of approximately 30 acres of which the southern portion is currently developed with residential and commercial structures. The remainder of the property is undeveloped and is primarily comprised of pasture with minimal treed areas. The site includes level and slightly sloped areas with relief of about 35 feet. The overall area slopes downward to the east. There are numerous graded areas with areas of fill throughout the central portion of the site. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), on-site soils primarily consist of type "B" Alderwood gravelly sandy loam soils, with areas of the eastern side mapped as Kitsap silt loam.

5. **Critical Areas**
Sewall Wetland Consulting, Inc. prepared a *Critical Areas Report* dated January 30, 2024 (Exhibit 005) which was submitted with the land use application. According to the *Critical Areas Report*, there is one wetland on-site, and one off-site wetland to the north. Wetland A is a Category III wetland requiring a 75 foot buffer under MMC Section 22E.010.100(4); the off-site wetland to the north ends at an agricultural ditch. A previous study of the parcel to the north (APN 31051900401600) was completed in October 2020 and identified a single Category III wetland. The hydrology of this area was not confirmed at that time as it was conducted in the dry season. With the lack of data, this area was presumed a wetland and also requires a 75 foot buffer.

According to the *Critical Areas Report* and *Wetland Mitigation Plan* prepared by Seawall Wetland Consulting, Inc. (Exhibit 008), the buffers or portions of the buffers for Wetland A and the off-site wetland provide inadequate buffer and are required to be enhanced consistent with MMC Sections 22E.010.100(3) and 22E.010.220(2). Approximately 27,098 square feet (0.62 acers) of buffer will be enhanced through replanting degraded areas with native trees and shrubs.

The applicant is proposing use of buffer averaging in accordance with MMC 22E.010.100(5)(a) to allow for the proposed development. A total of 2,429 square feet of buffer reduction will occur, with 2,446 square feet of addition, meeting the requirements for buffer averaging.

6. **Access and Circulation**
Primary access for the PRD subdivision will be via three new access points on 11th Avenue NE and one secondary access provided via the extension and improvement of the existing western access to the service station on 172nd Street NE (SR 531). A network of public streets and auto courts will provide access and circulation interior to the subdivision.

7. **Traffic Impacts**
A traffic impact analysis (TIA) was prepared by TENW dated November 15, 2023 (Exhibit 007), and a Supplemental Traffic Assessment dated May 22, 2024 (Exhibit 027) was submitted. An Intersection Control Evaluation (ICE) for 172nd Street NE (SR531)/11th Avenue NE was prepared by TENW, dated January 16, 2024. According to the TIA and supplemental assessment, the proposed development would generate approximately 1,762 Average Daily Trips (ADT), 129 AM peak hour trips (AMPHT), and 184 PM peak hour trips (PMPHT).

The City's Public Works Director and Traffic Engineering Manager reviewed the TIA and supplemental reports, and issued a written concurrency recommendation dated November 18, 2024 (Exhibit 030), informing the developer of the project's impacts and mitigation obligation pursuant to MMC Chapter 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC 22D.030.070(1)(d), an applicant must 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 November 19, 2024 (Exhibit 031). The applicant shall be required to comply with the seven (7) conditions of concurrency outlined in Exhibit 030. As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire upon expiration of the subdivision.

8. **Park Impacts**
Pursuant to MMC Chapter 22D.020 *Parks, Recreation, Open Space and Trail Impact Fees and Mitigation,* the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fees in effect at the time of building permit issuance.

9. **School Impacts**
Pursuant to MMC Chapter 22D.040 *School Impact Fees and Mitigation,* the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance.

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

Storm drainage: According to the *Stormwater Site Plan Report* prepared by Land Technologies, Inc., dated February 26, 2024 and revised July 2024, the majority of runoff from impervious surfaces and converted surfaces will be detained. A small portion of the site bypasses facilities for detention. The site as a whole meets the flow control threshold

requirement matching the fully-forested condition. Water quality will be met by percolating stormwater through bioretention treatment soils. The bioretention cell mitigates polluted stormwater through physical, chemical, and biological treatment processes.

All stormwater facilities will be designed in accordance with the 2019 Department of Ecology (DOE) *Stormwater Management Manual for Western Washington*, or as amended.

Water: A 12-inch cast iron (CI) water main is located in 172nd Street NE (SR 531). The water main is required to be extended along the street frontages of the proposed project, including 172nd Street NE (SR 531) and 11th Avenue NE, and within the right-of-way for all new plat roads.

Sewer: Sewer has not been extended to the property. The project will tie in to the force main in 172nd Street at 16th Drive NE, extend sewer within a 20-foot easement through parcels to the east to reach the subject property, and extend within new plat roads to serve the new lots.

All utility improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs.

11. **SEPA**
A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on November 25, 2024 (Exhibit 032). No appeals were filed on the SEPA determination.

12. **Agency Comments:** A *Request for Review* for the proposal was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following were received; *if above referenced agencies are not listed below, no comments were received*:

	Nature of Comment
Public Works, Developmental Services	• *Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.* • *Provided information on right-of-way dedication and frontage improvements which are to be further reviewed with Civil Plan Review.* • *Capital facility fees would be required to be paid prior to issuance of the building permit.* • *Sewer has yet to be extended to the project property.* • *Sewer will need to be extended along street frontages of proposed project, and extended within new plat roads.* • *Connection to the force main within 172nd Street NE to this projects extension at 16th Drive NE is required.*
Public Works, Waste Water	*The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted with formal Civil Plan Review.*
Public Works, Traffic	*Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance, dated November 18, 2024.*
Marysville Fire District	• *Provided general information related to fire code and hydrant/water supplies.* • *Discussed specific lots that may require fire sprinklers depending on access, height of structures, fire flow, and distance from ROW.* • *Access for fire apparatus appears to be acceptable.*

	Nature of Comment
	• *Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 ft. apart along roadways.*
Building Department	*Provided requirements for the building permit submittal.*
Snohomish County Public Works	*Agreed and accepted applicant's traffic mitigation offer form.*
Snohomish County PUD	• *Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. Securing of easements for the necessary utilities would be required, if applicable.* • *The PUD requires a minimum 14 ft. clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kC transmission wires is 20 ft.* • *There is a three-phase overhead feeder circuit that will need to be undergrounded along the street frontage per city of Marysville. One-phase and three-phase service will be required to serve the project. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.*
WSDOT	*Agreed to use the approved ICE provided the developer submitted a new TIA to evaluate LOS for the approved one-lane RAB. If the one-lane RAB fails, the TIA should propose suitable improvements to the RAB such as right turn lanes.*
Community Transit	• *Provided feedback and direction of potential locations of future bus stops.* • *Provided draft round-about guidelines and access requirements for CT buses.*

13. **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:

a. 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: The subject property is zoned R-6.5 Single-family, High Density with a portion zoned Mixed Use (MU). PRD subdivisions with single family residences are permitted outright in the R-6.5 zone, but are not a permitted use in the MU zone; however, the MU portion of the property is proposed to be rezoned to R-6.5 to allow for the use. The application has demonstrated compliance with the rezone criteria set forth in MMC Section 22G.010.440, Rezone criteria, as outlined in Sections 14 and 15 of this report.

b. Density of residential development in urban growth areas.

Staff Comment: The base density allowed in the R-6.5 Single-family, High Density zone is 6.5 units per acre; Planned Residential Development developments may increase density by up to 20 percent through the application of the residential density incentive provisions set forth in Chapter 22C.090 MMC. The proposed site has a gross project area of 29.48 acres (1,283,961 sq. ft.)

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 23.58 acres (1,027,169 sq. ft.). The PRD subdivision proposes 182 lots, at a density of 7.72 dwelling units per acre (182 dwelling units per net acre/23.58 net acres) which complies with the density allowance outlined in MMC Section 22C.010.080(2).

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 – 6.5 DU/Acre	23.58 acres x 6.5 DU/Acre = **153 Units**
MAX DENSITY ALLOWED – 20% above base	153 x 20% = **30 Bonus Units** 153 Units + 30 Bonus Units = **183 Units**
RDI CALCULATION	
Benefit 5a: Developments located within ¼ mile of transit routes, and within 1 mile of fire and police stations, medical, shopping and other community services. (5% increase above base density)	153 base units x 5% = **7 Units**
Benefit 6a: Developments that incorporate active recreation facilities that utilize the stormwater facility tract. (5 bonus units per acre of stormwater tract used for active recreation)	0.50 acres x 5 = **2 Units**
Benefit 6b: Developments that incorporate passive recreation facilities that utilize the stormwater facility tract. (2 bonus units per acre of the stormwater facility tract used for passive recreation)	0.5 acres x 2 = **1 Units**
Benefit 7c: Installation of perimeter fencing or landscaping, in order to improve design compatibility between neighboring land uses. This benefit shall not be pursued when any of the following circumstances apply: (i) fencing or landscaping is otherwise required by code, or (ii) landscaping is voluntarily provided in order to deviate from other code requirements. (1 bonus unit per 500 lineal	4,275 LF/500 = **8 Units**

feet of perimeter fencing or landscaping installed when not otherwise required by code)	
Benefit 7e: Private park and open space facilities integrated into project design. (5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval)	2.58 acres x 5 = **12 Units**
Benefit 7f: Enhanced Entry landscaping. (1 bonus unit per 2,500 square feet of additional enhanced entry landscaped area (when not otherwise required by code). A minimum of 1,000 square feet of entry landscaping of exceptional, outstanding or unique design, as determined by the director, must be provided in order to qualify for this benefit)	19,867 SF/2,500 SF = **7 Units**
RDI BONUS UNITS ALLOWED	**37 Units Earned, Max. 30 Units**
TOTAL BONUS UNITS PROPOSED	**29 UNITS**

c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The Comprehensive Plan designation for the subject property is Single-family, High Density and Mixed Use; however, will be only Single-Family, High Density after rezoning. The proposed development and subsequent use of the property will 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-7, LU-10, LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33, LU-34, LU-38, LU-41, LU-43
- **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

d. Development Standards.

Staff Comment: The project site is currently zoned R-6.5 Single-family, High Density with a small portion zoned Mixed Use (MU) which is proposed to be rezoned to R-6.5. The R-6.5 zone is a high density single-family residential zone. The major type of new development will be detached single-family residences. It allows single family residences at a base density of 6.5 dwelling units per net project acre; the base density may be increased by a maximum of 20% utilizing Residential Density Incentives outlined in MMC Chapter 22C.090.

Lakewood Neighborhood Master Plan: The subject property is located within the Lakewood Neighborhood Master Plan (LNMP) Area. The project is subject to the design standards set forth in MMC Chapter 22C.065.

The proposed PRD would meet all bulk and dimensional requirements set forth in MMC 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%) (1,027,169 x 15% = 154,075 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 (154,075 x 35% = 53,926) 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 tables, play structures, sports courts, 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 R-6.5 zoning as it is proposed to be wholly rezoned to, 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.

14. **Comprehensive Plan Rezone Criteria:** MMC Section 22G.010.440(1) requires the applicant for a zone reclassification to demonstrate that the proposal is consistent with the Comprehensive Plan, and applicable functional plans, and complies with the following criteria:

a. There is a demonstrated need for additional zoning as the type proposed;

Applicant response: The definition of "need" is to "require (something) because it is essential or very important". In this case, it is very important that first, parcels are aligned in a single zone. Added to this need is that the resulting zones allow for logical boundaries consistent with other adjacent boundaries. Another partial reason for this request is that a portion of the existing MU zone has a choke point between a corner of adjacent properties and the boundary of the existing MU zone. This adjustment allows for more efficient use of the MU Zone. Similar arguments are made in other areas of the site where leaving narrow areas of MU zoning behind existing uses would allow for land that could not be efficiently used as MU and would be more efficiently used as R-6.5 per the current proposed PRD Application.

While it may not be "essential" it is "very important" lands are formed that will allow for efficient uses. This would certainly be consistent with keeping in line with the goals of GMA.

b. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

Applicant response: This is not really a "reclassification" of the zoning, it is simply a trade of area of the zoning on the surrounding properties as they currently exist. Compatibility was an issue of the original decisions to make these zoning classifications. This small trade of areas would not impact the compatibility with surrounding properties.

c. There have been significant changes in the circumstances of the property to be rezoned, or surrounding properties, to warrant a change in classification; and

Applicant response: Again, we are not asking for a change in "classification". We are just asking to adjust existing parcels and zoning boundaries to put each current zoning classification onto one parcel versus split zoning on one parcel. Second, we are wanting to adjust the zoning boundaries to more efficiently "line-up" with adjacent property uses and boundaries.

Since these parcels were originally classified, there has been changes in use and previous Boundary Line Adjustments that ended creating property lines and zoning boundaries that are in need of a little tweaking to make them more efficient.

d. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

Applicant response: Again, this is not a request to reclassify zoning on any parcel. It is a request to tweak the boundaries of the current zoning to be consistent with surrounding land uses and property boundaries.

The applicant's responses outlined above are excerpted from Exhibit 002. After evaluation of the applicant's written response, and other supporting documentation and application materials, the proposed rezone, as conditioned herein complies with the rezone criteria and applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

15. **Rezone Criteria – Edge of Land Use Districts:** Pursuant to MMC Section 22G.010.440(2), properties at the edges of land use districts can make application to rezone property to the bordering zone without applying for a Comprehensive Plan map amendment is the proponent can demonstrate the following:

a. The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

Applicant response: This property is at the "edge" of two land use districts and this proposal is requesting to trade areas of adjacent zoning classifications.

The small tweaks requested have little impact on neighboring land uses and are internal to the property itself. This is not a change in land use districts or classifications. The same zoning is to be applied to each area but the internal boundary for those zones will be slightly altered.

b. The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

Applicant response: We are not changing the "land use district" or classification of the land use. Internally to the parcels involved and to the existing zoning classifications, we are asking for some adjustments to the boundaries and areas. We are essentially "swapping out" a small area zoned R-6.5 to make it MU and trading that area by rezoning a small area that is now MU to R-6.5.

This swap just makes the use of the land per each zoning more efficient without any compromise of to the goals, objectives, policies and text of the comprehensive plan. Since it is internal to the parcels involved, and not adjacent to a non-participating parcel, no other property is possibly impacted by a "change of use".

Modifying the boundaries of these two existing "land use districts" does make each zone more useable. Making each area more usable is consistent with Comprehensive Plan Goal 18 which is to *"Encourage the creation of a more desirable place to live and a quality standard of living for all citizens."*

c. The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

Applicant response: The total affected area is about 3.17 acres with about 1.38 acres going from R-6.5 to Mixed Use and about 1.79 acres going from Mixed Use to R-6.5.

The applicant's responses outlined above are excerpted from Exhibit 002. After evaluation of the applicant's written response, and other supporting documentation and application materials, the proposed rezone, as conditioned herein, will be consistent with the applicable development goals and policies outlined in the Marysville Comprehensive Plan.

16. **Public Hearing Notice.** The public hearing for the proposed request was advertised in accordance with MMC Section 22G.010.110, *Notice of public hearing.*

17. **Hearing Examiner – Required Findings.** MMC 22G.010.170(3) requires that the Hearing Examiner not approve a proposed development without first making the following findings and conclusions:

a. The development is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.

Staff Comment: The Comprehensive Plan designation for the subject property is Mixed Use and R-6.5 Single Family High Density; however, 1.38 acres of the R-6.5 area is proposed to be rezoned to Mixed Use, and 1.79 acres of the Mixed Use area is proposed to be rezoned to R-6.5. This results in a reduction of Mixed Use zoning of approximately 0.42 acres. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan and the intent of the Marysville Municipal Code, as conditioned herein. For compliance with specific Comprehensive Plan policies, please see Section 13(c) above.

b. The development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

Staff Comment: Based on a review of the preliminary PRD subdivision map and application materials, the development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

c. The development is beneficial to the public health, safety and welfare and is in the public interest.

Staff Comment: Per Finding 13(d), the proposed PRD subdivision is beneficial to the public health, safety and welfare and is in the public interest as the PRD subdivision has been designed in accordance with applicable Marysville Municipal Code requirements.

d. The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan. If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

   Staff Comment: As conditioned, the development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.

e. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

   Staff Comment: As conditioned, the area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

18. **Public hearing – Elements considered.** MMC 22G.090.130 requires the hearing examiner provide a basis for approval or disapproval of a proposed subdivision, as follows:

a. Public Use and Interest. Evaluation of the proposed subdivision to determine whether the public use and interest are served by permitting the proposed subdivision.

   Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public use and interest are served by the proposed subdivision.

b. Public Health, Safety and General Welfare. Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served.

   Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of RCW 58.17.110.

c. Comprehensive Plan. Evaluation of all elements of the comprehensive plan and its consistency with the proposed subdivision.

   Staff Comment: The proposed subdivision and development of the parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Section 13(c) above.

   Existing Zoning. Evaluation of existing zoning and its compliance with the proposed subdivision and MMC Chapter 22G.090, Article V, Land Division Requirements.

   Staff Comment: The existing zoning and its compliance with the proposed subdivision and Article V of this chapter, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is demonstrated in Section 13(a)-(d) above.

d. 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 as defined in the State Environmental Policy Act, Chapter 197-11 WAC, and MMC Chapter 22G.090, Article V , Land Division Requirements.

   Staff Comment: The plat impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues have been evaluated pursuant to the State Environmental Policy Act, Chapter 197-11 WAC, Chapter 22E.010, Critical Areas Management, and Chapter 22G.090, Article V, Land Division Requirements has been provided for the project, as conditioned herein.

e. Drainage. Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city's drainage codes, and MMC Chapter 22G.090, Article V, Land Division Requirements.

   Staff Comment: All drainage impact have been evaluated, and adequate provisions have been made to mitigate for all drainage impacts as defined in the city's drainage codes, and MMC Chapter 22G.090, Article V, Land Division Requirements.

f. Open Space. Evaluation of all impacts and provision for open space as defined in MMC Chapter 22G.090, Article V, Land Division Requirements.

   Staff Comment: The proposed subdivision will be providing open space in accordance with the Planned Residential Development standards and Article V, Land Division Requirements. The proposed open space is of a grade and surface suitable for recreation, and is accessible and conveniently located for use by all residents.

g. Public Systems Capacity. Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools, and community facilities as defined in MMC Chapter 22G.090, Article V, Land Division Requirements.

   Staff Comment: The applicant will pay mitigation fees for each new dwelling unit in accordance with MMC Chapters 22D.020 and 22D.040 in order to mitigate potential impacts on parks, schools, and community facilities.

h. Public Services. Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, and fire and police protection as defined in MMC Chapter 22G.090, Article V, Land Division Requirements.

   Staff Comment: The proposed subdivision will construct streets providing appropriate access and circulation to all proposed new lots. Public utilities will be extended to serve all new units in accordance with City standards. Appropriate improvements for fire safety in accordance with the city's fire code will be provided. Capital improvement fees will be collected for water, sewer, and stormwater.

i. Floodplain. Identification of subdivisions proposed in the floodplain and compliance with requirements of this chapter and Chapter 22E.020 MMC, Floodplain Management.

   Staff Comment: The project is not located within an identified floodplain.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the application materials and other supporting documentation available to the Community Development Department, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and Marysville Municipal Code, the Community Development Department respectfully recommends that the Hearing Examiner ***APPROVE*** the proposed Subdivision and Preliminary Planned Residential Development, known as Lakewood Heights, and make a

RECOMMENDATION OF APPROVAL of the concurrent rezone to City Council for affirmation and adoption by ordinance subject to the following conditions:

1. The preliminary subdivision configuration received on December 3, 2024 (Exhibit 034) shall be the approved plat configuration.
2. Prior to civil construction plan approval, a final landscape plan prepared in accordance with MMC Chapter 22C.120, *Landscaping and Screening*, and MMC Chapter 22C.065, *Lakewood Neighborhood Master Plan Area,* shall be submitted for review and approval.
3. Prior to civil construction plan approval, the applicant shall demonstrate that the active open space is of a grade and surface suitable for recreations as required by MMC Section 22G.080.100(2).
4. Applicant shall install a bus stop/pad in the location determined and approved by Community Transit and/or Washington State Department of Transportation (WSDOT).
5. Prior to civil construction plan approval, a lighting site plan which identifies lighting equipment, locations and standards, and implements the design standards set forth in MMC 22C.065.390 shall be submitted for review and approval. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles.
    a. Decorative street-lighting, as required by the City Traffic Engineer and MMC 22C.065.390 shall be installed.
6. The applicant shall connect the existing service station, located at 1411 172nd Street NE, to sanitary sewer. The existing septic system shall be decommissioned in accordance with Snohomish Health District requirements and the septic easement extinguished. Applicant shall be responsible for any/all fees associated with connection.
7. Prior to final PRD subdivision approval, any existing on-site wells, if any, shall be abandoned in accordance with Snohomish Health District requirements.
8. The project shall comply with the phasing plan submitted December 3, 2024 (Exhibit 035), if phasing is pursued.
9. Future homes on lots 12-13, 36-39, 69-70, 88-89, 104, 166-167, 174-175, or as otherwise determined by the Marysville Fire Marshal, shall require installation of approved residential fire sprinkler systems.
10. Direct access from individual lots onto 11th Avenue NE is prohibited.
11. The joint use autocourts 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219.
12. In order to achieve greater density as permitted by MMC 22G.080.080, the applicant shall be required to comply with MMC Chapter 22C.090 *Residential Density Incentives*. Demonstrated compliance shall be provided with final plat submittal.
    a. Any and all RDI financial contributions shall be paid prior to BSP/Plat recording with Snohomish County, WA.
    b. Any and all RDI improvements/facilities/amenities shall be installed prior to BSP/Plat recording with Snohomish County, WA.
13. Construction of the subdivision and units will be required to comply with all applicable standards outlined the Lakewood Neighborhood Design Standards and Guidelines.
    a. All lots less than 5,000 square feet shall adhere to the Small Lot Design Standards in MMC 22C.010.310.

14. Accessory dwelling units are prohibited pursuant to MMC Section 22G.080.070(1), or as otherwise amended.

15. Per the *Findings and Conclusions* of the Traffic Impact Analysis, the proposed development will impact Snohomish County capital improvement projects. Prior to recording, the applicant shall make payment in the amount of $65,194.00 for traffic impacts on Snohomish County roads to Snohomish County, and provide the City with receipt of payment.

16. The applicant shall submit payment to Lakewood School District No. 306 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.

17. 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.

18. The applicant shall install a decorative fence (not standard 6' cedar), decorative masonry wall, or other hardscape fencing in the landscape tracts adjacent to 11th Avenue NE, as approved by the Director. Detail shall be provided on civil construction plans.

19. A six-foot sight-obscuring fence may be required as determined by MMC 22G.090.580.

20. The maximum height of any fence located on the front property line is four (4) feet, unless the director finds that a taller fence is required by code for safety.

21. All proposed fencing shall be consistent with MMC 22C.065.120.

22. 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 the adequacy of the covenants to fulfill the requirement of the PRD.

23. 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. This applies to frontages along 172nd Street NE, 11th Avenue NE, and all internal plat roads.

24. The project is subject to the seven (7) mitigation measures in the Concurrency Recommendation issued November 18, 2024 (Exhibit 030).

25. The subdivision is subject to the thirteen (13) conditions of approval outlined in the SEPA MDNS issued November 25, 2024 (Exhibit 032).

Prepared by: *Amy*

Reviewed by: ***Chris***

3.0 EXHIBITS

The following Exhibits can be accessed electronically via the link provided in the exhibit header below.

Lakewood Heights – Preliminary PRD Subdivision and Rezone

Exhibit 001	Land Use Permit Application
Exhibit 002	Project Narrative
Exhibit 003	Title Report
Exhibit 004	Environmental Checklist (SEPA)
Exhibit 005	Critical Areas Report
Exhibit 006	Mitigation Plan
Exhibit 007	Traffic Impact Analysis
Exhibit 008	Snohomish County Traffic Offer
Exhibit 009	Geotechnical Report
Exhibit 010	Drainage Report
Exhibit 011	Stormwater Pollution Prevention Plant
Exhibit 012	Building Elevations
Exhibit 013	Preliminary Landscape Plan
Exhibit 014	Preliminary Plat Map
Exhibit 015	Preliminary Civil Plans
Exhibit 016	Letter of Completeness
Exhibit 017	Notice of Application
Exhibit 018	Request for Review
Exhibit 019	Affidavit of Publication
Exhibit 020	Snohomish County Traffic Offer - signed
Exhibit 021	Technical Review Comments 1
Exhibit 022	Public Comments
Exhibit 023	Resubmittal Letter – First Technical Review
Exhibit 024	Preliminary Plat Map
Exhibit 025	Preliminary Civil Plans
Exhibit 026	Stormwater Report
Exhibit 027	Traffic Impact Analysis
Exhibit 028	Fire Flow Memo
Exhibit 029	Technical Review Comments 2
Exhibit 030	Concurrency Recommendation
Exhibit 031	Concurrency Acceptance
Exhibit 032	SEPA MDNS
Exhibit 033	Notice of SEPA MDNS
Exhibit 034	Plat Map Updated 12.3.2024
Exhibit 035	Phasing Plan
Exhibit 036	Notice of Public Hearing
Exhibit 037	Affidavit of Publication – MDNS
Exhibit 038	Affidavit of Publication – Public Hearing
Exhibit 039	Staff Recommendation

Agenda Bill

HEARING EXAMINER AGENDA ITEM REPORT

DATE:	January 16, 2025
SUBMITTED BY:	Marisa Nishmura, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**Public Hearings**
SUBJECT:	PA24-024 Stevens PRD
SUGGESTED ACTION:	
SUMMARY:	

ATTACHMENTS:

E001 - Land Use Application - PA24-024.pdf
E033 - SEPA MDNS - PA24-024.pdf
E002 - Project Narrative - PA24-024.pdf
E003 - Project Narrative - PA24-024.pdf
E004 - Title Report-Legal Description - PA24-024.pdf
E005 - Environmental Checklist - PA24-024.pdf
E006 - Land Use Application - PA24-024.pdf
E007 - Critical Areas Report - PA24-024.pdf
E008 - Professional Study - PA24-024.pdf
E009 - Drainage Report - PA24-024.pdf
E010 - Geotechnical Report - PA24-024.pdf
E011 - Traffic Impact Analysis - PA24-024.pdf
E012 - Snohomish County Traffic Offer - PA24-024.pdf
E013 - Preliminary Civil Plans - PA24-024.pdf
E014 - Landscape Plan - PA24-024.pdf
E015 - Plat Map - PA24-024.pdf
E016 - Letter of Completeness - PA24-024.pdf
E017 - Notice of Application - PA24-024.pdf
E018 - Request for Review - PA24-024.pdf
E019 - Affidavit of Publication - PA24-024.pdf
E020 - Affidavit of Publication - PA24-024.pdf
E021 - Concurrency Recommendation - PA24-024.pdf
E022 - Correspondence - PA24-024.pdf
E023 - Technical Review Comments - PA24-024.pdf
E024 - Correspondence - PA24-024.pdf

E025 - Concurrency Acceptance - PA24-024.pdf
E026 - Resubmittal Letter - PA24-024.pdf
E027 - Preliminary Civil Plans - PA24-024.pdf
E028 - Landscape Plan - PA24-024.pdf
E029 - Correspondence - PA24-024.pdf
E030 - SEPA MDNS - PA24-024.pdf
E031 - Notice of SEPA MDNS - PA24-024.pdf
E032 - Affidavit of Publication - PA24-024.pdf

EST. 1891
MARYSVILLE
COMMUNITY DEVELOPMENT

MASTER LAND USE PERMIT APPLICATION

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

SITE INFORMATION

SITE ADDRESS: Multiple property addresses (see attached address list)	**APN(S):** Multiple (8) APNs (see attached APNs list)
PROPOSED PROJECT NAME: Stevens Planned Residential Development	**SECTION, TOWNSHIP, & RANGE:** Sec 6, TWN 30 N, Range 5 E
LAND USE (ZONING) DESIGNATION: R-4.5	**SHORELINE ENVIRONMENT:** N/A
WATER SUPPLY **Current:** Private (Well) **Proposed:** Marysville	**SEWER SUPPLY** **Current:** Private (septic) **Proposed:** Marysville

PRESENT USE OF PROPERTY:
Single family residential (6 SF homes in total on the subject properties

PRE-APPLICATION CONFERENCE HELD? ☒ **Yes, the City file # is** PREA24-007 ☐ **No**

	PROPERTY OWNER	APPLICANT	PROJECT CONTACT
NAME	Multiple property owners (see attached list)	KB Home - Seattle (Mr. Aron Golden)	Latta Engineering, PLLC (Neil Latta, PE)
ADDRESS		320 120th Ave NE, Suite 200	5970 Birch Point Rd
CITY, STATE, ZIP		Bellevue, WA 98005	Blaine, WA 98230
PHONE		425-462-1080	360-671-7002
E-MAIL		ahgolden@kbhome.com	nlatta@lattaengineering.com

PROJECT INFORMATION

TYPE OF APPLICATION (Check all that apply):
***Permit type has supplemental checklist that must be submitted with Master Land Use Permit Application*

- ☐ Annexation Request
- ☒ ~~Binding Site Plan (Preliminary)**~~
- ☐ Boundary Line Adjustment**
- ☐ Comprehensive Plan Amendment**
- ☐ Conditional Use Permit**
- ☒ Critical Area Review
- ☐ Final Plat Review**
  - ☐ BSP
  - ☐ Short Plat
  - ☐ Major Subdivision
- ☐ Grading Permit
- ☒ ~~Major Subdivision (Preliminary)**~~
- ☐ Modification**
  - ☐ Minor
  - ☐ Major
- ☒ Planned Residential Dev. (PRD)**
- ☐ Site Plan Review**
  - ☐ Commercial
  - ☐ Multifamily
- ☐ Short Plat (Preliminary)
- ☒ SEPA Environmental Review**
- ☐ Rezone
- ☐ Shoreline**
  - ☐ SDP Exemption
  - ☐ Substantial Dev. Permit
  - ☐ Conditional Use Permit
  - ☐ Variance
- ☐ Variance**
- ☐ Wireless Communication Facility**
- ☐ Other

LIST ANY OTHER PERMITS NEEDED (State/Federal):
WSDOE General Stormwater Permit (NPDES)

DETAILED PROJECT DESCRIPTION:
Proposed 59 lot single family Planned Residential Development

I certify that I am the owner or owners authorized agent If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

(NEIL LATTA, PE - AUTHORIZED AGENT) 8/1/2024
LATTA ENGINEERING, PLLC

Owner/Owner's Authorized Agent **Date**

Land Use Application - Stevens PRD

Parcel Reference	Subject Property Owner	Subject Property Address	Tax Parcel No.
A	Isaac A. Steimle and Rebekah L. Steimle	9815 35th Ave NE, Marysville, WA 98270	300516-003-016-00
B1	Adrian L. Stevens and Cora J. Stevens	9909 35th Ave NE, Marysville, WA 98270	300516-003-045-00 & 300516-003-045-01
B2	Adrian L. Stevens and Cora J. Stevens	9907 35th Ave NE, Marysville, WA 98270	300516-003-058-00
B3	Adrian L. Stevens and Cora J. Stevens	3705 98th St NE, Marysville, WA 98270	300516-003-014-00
C	Kelly M. Gleason and Kathleen Gleason	3625 98th St NE, Marysville, WA 98270	300516-003-066-00
D	Stanley Hipkiss and Christine Hipkiss	3609 98th St NE, Marysville, WA 98270	300516-003-065-00
E	Aaron Decann	9921 35th Ave NE, Marysville, WA 98270	300516-003-015-00

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-014-00, 300516-003-045-00, 300516-003-058-00 and 300516-003-045-01

Lots 1, 2 and 4 of Short Plat No. Sp-103 (3-78) recorded May 17, 1978 under Recording No. 7805170302, records of Snohomish County, Washington.

Except mobile home(s), if any.

Situate in the County of Snohomish, State of Washington.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-015-00

LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

EXCEPT THE NORTH 115 FEETTHEREOF;
ALSO EXCEPT COUNTY ROAD

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
EXCEPT THE NORTH 115 FEETTHEREOF;

ALSO EXCEPT COUNTY ROAD;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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BEFORE THE HEARING EXAMINER

IN AND FOR THE CITY OF MARYSVILLE

35TH AVENUE COMMUNITY ACTION GROUP, LLC, a Washington limited liability company, Appellant, and THE CITY OF MARYSVILLE; KB HOMES LLC, Respondent.	**NO. PA24-024** **NOTICE OF APPEAL (MMC 22G.010.550)**

COMES NOW the Appellant, 35TH AVENUE COMMUNITY ACTION GROUP, LLC, by and through its attorney, William B. Foster, and submit this Notice of Appeal.

1. Decision Appealed. The Appellant hereby appeals the following decision(s): The issuance of The Mitigated Determination of Non-Significance ("MDNS") dated the 6th day of November, 2024 issued by the City of Marysville.[1].

2. The Appellant. The Appellant is:

35TH AVENUE COMMUNITY ACTION GROUP, LLC
c/o Mike Soderstrom
10117 – 35th Drive NE
Marysville, Washington 98270
Telephone: (425) 263-0080
Email: mjsody@gmail.com

Appellant's attorney:

2.1. **WILLIAM B. FOSTER, INC., P.S.**
Attn: William B. Foster
1907 Everett Avenue
Everett, Washington 98201
Telephone: (425) 776-2147

[1] Exhibit 1.

Facsimile: (425) 776-2140
Email: bfosteresq@comcast.net

3. Standing of Appellants. The Appellants are a limited liability company whose members are property owners of real property located in the vicinity of the proposed project. The Appellant is aggrieved by the decision appealed as owners of the real property that is the subject of the MDNS identified above, and is adversely affected by the issuance of the MDNS.

4. Decision Appealed. The Decision that is the subject of this Appeal is that certain MDNS issued by the City of Marysville (the "City") dated November 6, 2024, Exhibit 1 hereto.

5. Grounds for Appeal. This Appeal is based upon the following:

5.1. On the 6th day of November, 2024, the City issued a MDNS for the project identified above. The MDNS concluded that "this proposal does not have a probable significant adverse impact on the environment".

5.2. The City knew, or should have reasonably known, that the City's Decision to issue the MDNS were arbitrary, capricious, unlawful, and/or exceeded the City's lawful authority under the United States Constitution Amendment XIV regarding due process, Washington State Constitution Article 11, Section 11 regarding police powers, RCW 82.02.020, RCW 43.21C.030, 43.21C.033 and 43.21C.060, RCW 36.70B.060, Marysville Municipal Code, and common law based on the following reasons:

5.3. The City acted in an arbitrary, capricious and unlawful manner and/or exceeded the City's lawful authority, and erred in issuance of the MDNS;

5.4. The director committed an error of law or misinterpreted the applicable city regulation, ordinance or other state law or regulation;

5.5. The director's findings, conclusions and/or conditions are not supported by the record; and/or

5.6. Newly discovered evidence alleged to be material to the director's decision which could not reasonably have been produced prior to the director's decision.

6. Factual Basis of Appeal.

6.1. Standing of the Appellants. The Appellants are a group of residents owning property north of the proposed project. The Appellants will be adversely affected if the project is approved as proposed.

6.2. The Appellants only access to their respective parcels via 35th Avenue N.E., a public street. That access requires the use of the intersection of 88th Street N.E. and 36th Avenue NE. Access is further limited by the existence of train tracks located west of 88th Street N.E. and State Avenue, a public street.

6.3. The Appellants have no alternative access to their respective parcels other than stated above. This access is also the only access to the Appellants parcels for Fire, law enforcement or other similar emergency service providers.

6.4. The access afforded the Appellants under current conditions is inadequate. Often times during each day the traffic on 88th Street N.E. is severely congested and vehicles attempting to reach 36th Avenue NE are unable to do so because of the congestion. This congestion also restricts access to the Appellants properties by Fire, law enforcement or other similar emergency service providers. This traffic congestion is further impacted when a train is traveling along the train tracks that parallel State Avenue, resulting in a complete traffic stoppage between Interstate 5 (to the west) and State Avenue (to the east).

6.5. The addition of 509 additional daily trips will exacerbate the existing conditions to a point where the traffic congestion will result in a level of service ("LOS") that is below the LOS that is acceptable in the City.

6.6. Many of the Appellants' properties obtain water through private wells. The surface water that will be generated by the additional impermeable surfaces that result from 59 additional dwelling units threatens contamination of these private wells, depriving the residents of potable water.

7. Conclusion. The Appellant respectfully submits that the MDNS be withdrawn, and the Director issue a revised MDNS which includes additional mitigating

factors to address the significant impacts that will result from the approval of this land use application. In the alternative the City should withdraw the MDNS and issue a Determination of Significance.

DATED THIS 16th day of November, 2024.

William B. Foster
Attorney/Agent of Appellants

MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue • Marysville, WA 98270 • (360) 363-8000

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number:	PA24-024
Project Title:	Stevens PRD
Applicant:	KB Home
Project Contact:	Neil Latta, Latta Engineering, PLLC 5970 Birch Point Rd, Blaine, WA 98230
Project Location:	9815/9909/9907/9921 35th Ave NE 3705/3625/3609 98th St NE
APN:	30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600
Leady Agency:	City of Marysville – Community Development Department
Date Issued:	**November 6, 2024**

Scan to View Project Materials

Project Description: The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

SEPA Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **November 20, 2024**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee of $500.00 and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **November 20, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Emily Morgan | (360) 363-8216 | emorgan@marysvillewa.gov

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

EXHIBIT 1

EST. 1891
MARYSVILLE
WASHINGTON

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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	Stevens PRD	**File No.**	PA24-024
Detailed Project Description	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.		
Location (APNs)	30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600	**Section Township Range**	06 30N 05E

	OWNER	APPLICANT	CONTACT
Name	See Property Owners List (Pg.3)	KB Home	Latta Engineering, PLLC
Address		320 120th Ave NE, Suite 200	5970 Birch Point Rd
City, State, ZIP		Bellevue, WA 98005	Blaine, WA 98230

THRESHOLD DETERMINATION

Lead Agency ☒ **City of Marysville**

The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

☐ There is no comment period for this DNS

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

☒ This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: **November 20, 2024.**

SEPA CONTACT

Name	Emily Morgan	**Title**	Senior Planner
Phone	360.363.8216	**E-mail**	emorgan@marysvillewa.gov

RESPONSIBLE OFFICIAL

Name	Haylie Miller	**Title**	CD Director
Address	501 Delta Avenue, WA 98270		

Haylie Miller

Haylie Miller, CD Director

November 6, 2024

Date

ENVIRONMENTAL IMPACTS	
The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:	
1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 36th Ave NE, 35th Ave NE, and 98th St NE, as well as other City streets and arterials in the vicinity.
MITIGATION MEASURES	
The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:	
1.	Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment. Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the Geotechnical Assessment and subsequent amendments have been followed; and that all fill has been properly placed.
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	Prior to civil construction plan approval, all trees identified to be retained per Tree Conservation Plan, prepared by Soundview Consultants, LLC, dated August 28, 2024, shall be clearly identified on the grading plans. Prior to commencement of ground disturbing activities, all retained trees shall be protected and marked in the field.
4.	Prior to civil construction plan approval, the on-site septic systems shall be decommissioned in accordance with WAC 246-272A-0300. Documentation demonstrating that the septic systems have been decommissioned shall be submitted prior to final plat approval.
5.	Any existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well(s) contractor's decommissioning report(s) shall be submitted prior to final plat approval.
6.	The applicant shall prepare and provide a geotechnical wet season groundwater monitoring report to verify seasonal high water table depth and determine if ground water mounding analysis is required. The results of said monitoring shall be provided to the City prior to recording the final plat.
7.	Prior to civil plan approval, the applicant shall complete and provide a hydrogeologic site review and design report, prepared by a professional hydrogeologist, to supplement the stormwater design and address concerns pertaining to proposed stormwater infiltration Best Management Practices (BMPs) in the vicinity of existing wells surrounding the project site.

8.	The applicant shall develop an Operation and Maintenance Plan for the stormwater system that includes provisions for regular and perpetual maintenance of the infiltration BMPs, including replacement and/or reconstruction of any media relied upon for Runoff Treatment purposes.
9.	Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire upon expiration of the subdivision. The project is subject to the traffic mitigation obligations as required by the Traffic Concurrency Recommendation (Exhibit 021), dated October 16, 2024.

APPEALS

☒ This (M)DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14-day appeal period on the DNS that commences from the date the (M)DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of $500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **November 20, 2024.** The appeal must contain the items set forth in MMC 22G.010.530.

☐ There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
☒ Building	☒ Comcast	☐ US Army Corps of Engineers	☐ Health District	☐ Olympic Pipeline
☒ Fire District	☐ Community Transit	☒ DAHP	☐ Planning	☒ Puget Sound Energy
☒ Police	☐ Everett (city)	☐ DOE (Bellevue)	☒ Public Works - Land Development	☒ Stillaguamish Tribe
☒ PW – Engineering	☐ Lake Stevens (city)	☐ DOE (Register)	☐ Public Works	☒ Tulalip Tribes
☒ PW – Operations	☒ Marysville SD 25	☐ WDFW		
☒ PW – Sanitation	☒ PUD No. 1	☐ WSDOT		
☒ PW – Traffic	☒ Ziply	☐ USDFW		
☒ PW – Water Res.				

PROPERTY OWNERS LIST

TPN: 30051600301600	Issac & Rebekah Steimle 9815 35th Ave NE, Marysville, WA 98270
TPN: 30051600304500/30051600304501	Adrian & Cora Stevens 9909 35th Ave NE, Marysville, WA 98270
TPN: 30051600305800	Adrian & Cora Stevens 9907 35th Ave NE, Marysville, WA 98270
TPN: 30051600301400	Adrian & Cora Stevens 3705 98th St NE, Marysville, WA 98270
TPN: 30051600306600	Kelly & Kathleen Gleason 3625 98th St NE, Marysville, WA 98270
TPN: 30051600306500	Stanley & Christine Hipkiss 3609 98th St NE, Marysville, WA 98270
TPN: 30051600301500	Aaron Decann 9921 35th Ave NE, Marysville, WA 98270

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

August 1, 2024

Ms. Emily Morgan - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Re: **Preliminary ~~Binding Site Plan~~ Subdivision / PRD Application – Project Narrative**
Stevens Planned Residential Development
3609 98th Street NE, Marysville, WA

Dear Ms. Morgan,

Latta Engineering, PLLC has prepared this project narrative letter to briefly summarize and supplement the referenced preliminary ~~binding site plan~~ Subdivision / planned residential development application.

Subject Property Background

The Stevens Planned Residential Development (Stevens PRD) is a proposed single family residential subdivision fronting 35th Avenue NE and 98th Street NE within the NW ¼ SW ¼ of Section 6, Township 30 North, Range 5 East, WM, City of Marysville, Snohomish County, WA.

The 13.676 acre subject property area is comprised of seven separate parcels (addressed 9815, 9907, 9909, 9921 35th Avenue NE and 3609, 3625, 3705 98th Street NE) in Marysville, Washington (Tax Parcel Numbers: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600).

The subject property zoning is R-4.5 (Medium Density Single Family Residential). A project vicinity map is enclosed which illustrates the subject property location and surrounding area.

Project Description

The preliminary project application is proposing a 59 lot planned residential subdivision development (single family detached dwellings) on the 13.676 acre site complete with new public roads, urban civil utilities, storm water management facilities, open space recreation areas and landscaping. The project will be served by urban utilities including City water and sewer that is available adjacent to the site. Public sewer will be extended to the site from 94th Place NE at 35th Ave NE (approx. 1,100 LF offsite sewer extension).

The project build-out is proposed to be constructed over a single phase. The "net project area" used for lot density calculations is 10.941 acres (i.e. 13.676 acre gross subject area less the flat 20% deduction for public right of way and private access road tracts per MMC 22A.020.150(6)).

The proposed lot density of 5.4 dwelling units per acre for the R-4.5 zoned net project area (4.5 base density increased utilizing a PRD bonus density) equates to 59 lots in total for the planned residential subdivision development.

Residential density incentives are proposed in accordance with MMC 22C.090 to achieve the proposed 59 lot density. A detailed summary of the proposed lot density and residential density incentives is provided on Sheet C-1 of the plat site plan application drawing set.

Open space and recreation facilities are proposed that are effectively integrated into the development to serve the proposed future PRD residents. A total of 15.6% of the net project area (1.709 acres) is proposed to be set aside as open space tracts with a combination of active and passive recreation elements in accordance with MMC 22G.080.100.

Project Concurrency Summary

The following information is provided to summary the overall project concurrency for the PRD application:

Date of Plat Submittal:	August 1, 2024
Project name:	Stevens Planned Residential Development
Project development schedule:	Anticipate construction to commence in the spring of 2025
Acreage of the Subject Property:	13.676 Ac
Legal description of the Subject Properties:	See attached information (Civil Sheet C-1, and property title report)
Tax Parcel ID No. of the Subject Properties:	30051600301400, 30051600301500, 30051600301600 30051600304500 30051600304501, 30051600305800 30051600306500, 30051600306600
Existing use of the Subject Property:	Single Family Residential
Proposed use:	Medium Density Residential (Single-Family Detached)
Proposed site design information:	See attached preliminary plat civil plans.
Phasing information:	Single Phase (59 lots)
Transportation concurrency:	See attached Traffic Analysis report by Kimley-Horn and Associates, Inc. with required traffic mitigation fees per City of Marysville requirements.
Open Space Recreation:	Open space tracts proposed with active and passive recreation in accordance with MMC 22G.080.100 per City of Marysville requirements.
Potable Water and Fire Flow:	Information provided by City Public Works staff indicate there is adequate water and available fire flow at the site to serve the proposed 59 single family residential lots.
Sewer:	Information provided by City Public Works staff indicate there is adequate sewer capacity to serve the proposed 59 single family residential lots (with 1,100 LF offsite sewer extension).

If you have any questions or require additional information about this project, please do not hesitate to call the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Attachments

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

August 1, 2024

Ms. Emily Morgan - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Re: Planned Residential Development (PRD) Decision Criteria Narrative Summary
Stevens Planned Residential Development (PREA 24-007)
3609 98th Street NE, Marysville, WA

Dear Ms. Morgan,

Latta Engineering, PLLC has prepared this narrative summary letter for the referenced project to demonstrate compliance with the Planned Residential Development (PRD) standards as outlined in MMC 22G.080.050(2). Below is a full outline of MMC 22G.080.050(2) in italic text with a corresponding narrative summary demonstrating PRD design compliance for the project.

MMC 22G.080.050(2) - Decision Criteria. It is the responsibility of the applicant to demonstrate the criteria have been met. The city may place conditions on the PRD approval in order to fulfill the requirements and intent of the city's development regulations, comprehensive plan, and subarea plan(s). The following criteria must be met for approval of a PRD to be granted:

(a) Consistency with Applicable Plans and Laws. The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).

PRD Design Compliance:

- The PRD site plan and preliminary plat has been designed to comply with all applicable provisions of state law, Marysville Municipal Code and comprehensive plan.

(b) Quality Design. The development shall include high quality architectural design and well conceived placement of development elements including the relationship or orientation of structures.

PRD Design Compliance:

- The site plan design provides an efficient configuration with lots that access and are oriented to the public roads and private shared driveways. The PRD lot configuration has been designed to ensure no direct vehicular access to the 98th Street NE frontage. Enhanced landscaping in open space tracts adjacent to 98th Street NE which will create a beautiful and appealing streetscape.
- Proposed homes within the PRD will be designed to vary the size, architectural features, window placement, colors, siding materials and other elements on adjacent houses in order to provide unique differentiation (see attached architectural renderings for reference). The architectural designs will be similar to structures that have previously been approved for PRD construction by the City of Marysville after demonstrating compliance with City codes and requirements.

(c) Design Criteria. Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters 22G.090 and 22G.100 MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter 22C.090 MMC:

(i) Improving circulation patterns or the screening of parking facilities;
(ii) Minimizing the use of impervious surfacing materials;
(iii) Increasing open space or recreational facilities on site;
(iv) Landscaping, buffering, or screening in or around the proposed PRD;
(v) Providing public facilities;
(vi) Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
(vii) Incorporating energy-efficient site design or building features;
(viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

PRD Design Compliance:

- Item (iii) - The project design proposes a joint use open space area (Tract 999) that will provide active recreation facilities and an underground stormwater vault. The joint use of Tract 999, and placing the stormwater management facilities underground, is an efficient use of land that is not a standard requirement of the code and also serves to reduce the overall effective impervious surface area within the project.
- Item (iv) - The site plan design provides landscaping and perimeter fence screening around the proposed PRD lots,

(d) Public Facilities. The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.

PRD Design Compliance:

- The onsite public roads are proposed to provide access to the site via 35th Avenue NE and 98th Street NE. All proposed lots within the PRD will have vehicle access via the new public roads with no direct access to 98th Street NE being proposed. Private shared driveways are also included in the site development plan. These access facilities will provide adequate vehicular, bicycle and pedestrian facilities to serve the proposed development.
- Public water and sanitary sewer mains will extend through the site and provide adequate services to all lots. The proposed access roads and new water main with multiple fire hydrants throughout the site will provide adequate fire protection for the project.
- Storm water detention and water quality will be provided in accordance with City Standards via an underground Stormtech chamber infiltration facilities proposed within Tracts 999, 997 and 996.
- Community open space areas and recreation facilities will be provided in Tracts 999 and 998. The recreational facilities include a pickleball multi-use sports court, playground structure, picnic tables and park benches for the residents of the project.

(e) When PRDs are located within or adjacent to single-family residential zones and are, or may be, surrounded by traditional development with detached dwelling units, PRDs shall be designed and developed so as to be consistent with a single-family residential environment. If attached dwellings and multiple-family dwellings are part of the PRD they will be dispersed throughout the project to create an integrated mix of housing types.

PRD Design Compliance:

- The proposed PRD is located within the ~~High Density~~ Medium Single Family ~~(R-6.5)~~ (R-6.5) residential zone. The proposed project only consists of single-family detached dwelling on platted lots and is consistent with the existing and proposed surrounding single-family residential environment. No multi-family units or duplexes are proposed.

(f) Perimeter Design. The perimeter of the PRD shall be compatible in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.

PRD Design Compliance:

- The proposed PRD will only include single-family detached dwellings on platted lots which is consistent with a single-family residential environment.

(g) Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.

PRD Design Compliance:

- Community open space areas and recreation facilities are proposed in Tracts 998 and 999. These areas are adjacent to and easily accessible from the public right-of-way and streets serving the project. These open space tracts and recreation facilities are within walking distance of all lots within the plat. Enhanced landscaping open space areas are proposed adjacent to the 98th Street NE frontage in Tracts 997 and 996.

(h) Streets, Sidewalks and Parking. Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances otherwise warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.

PRD Design Compliance:

- Proposed internal streets within the PRD project will include two 14 ft travel lanes, 5 ft wide concrete sidewalks and planter strips on each side of the street per City standard plan 3-218-001 (PRD Access Street with Street Parking).
- Access along the proposed 35th Avenue NE extension will include two 10 ft travel lanes and a 5 ft wide concrete sidewalk and planter strip on the east side of the street per City standard plan 3-218-002 (PRD Access Street).
- The project frontage, 98th Street NE, is classified as a local access street (per City standard plan 3-202-002) which will be improved via ¾ street improvements (14 ft westbound travel lane with curb, gutter and sidewalk on the north side of the street and a 12 ft travel lane with a gravel shoulder only on the south side of the street).
- The 98th Street NE and 35th Avenue NE frontage improvements will include street and sidewalk improvements that will provide pedestrian connectivity to the adjacent neighborhoods and local bus stops. Each single family dwelling unit / lot will have a minimum of three parking stalls (i.e. a minimum of 177 parking stalls onsite). Additional onsite parking will be provided along the PRD interior public roads.

(i) Landscaping. Landscaping shall be provided for public and semi-public spaces and shall integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas, using trees, shrubs, and groundcover throughout the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces.

PRD Design Compliance:

- Landscaping is proposed along all streetscape and park areas to create pleasing visual relief, shade, adequate visual lines of site, and connectivity throughout the development with evergreen and

deciduous trees, street trees, shrubs and groundcovers. The houses and private areas will also be landscaped when the homes are constructed to provide additional landscape and continuity throughout the plat for additional shade and visual relief.

- Existing significant trees on the site were located by the Project Surveyor and reviewed by the Project Arborist. Significant trees along the project perimeter, within proposed lot rear yard areas, that do not constitute a safety hazard and do not adversely constrain the buildable lot areas will be retained per the project Arborist's recommendations.
- Temporary orange clearing limit construction fencing shall be installed to the dripline of all significant trees to be retained.

(j) Maintenance Provisions. A means of maintaining all common areas, such as a homeowners' association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.

PRD Design Compliance:

SUBDIVISION

- Prior to recording the FINAL ~~BSP~~/PRD, the applicant will create a home owners association for the project and shall record final restrictive CCR's as required by MMC 22G.080.120 that will define the maintenance requirements and responsibilities of the homeowners

---

If you have any questions or comments regarding this letter, please contact the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Principal Engineer

Attachments:

1. *Proposed single family home Architectural Renderings.*


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834


835

Commitment for Title Insurance

Title Officer: Builder Unit
File No.: 500152900

Introducing inHere® Digital Title
The inHere Digital Title View is an easy-to-read digital view of your title report (or commitment/prelim). This report will tell you:

- the current state of the property's title
- what needs to be cleared in order for a title insurance policy to be issued (like mortgages or liens that need to be paid off)
- what will and will not be covered by the title insurance policy

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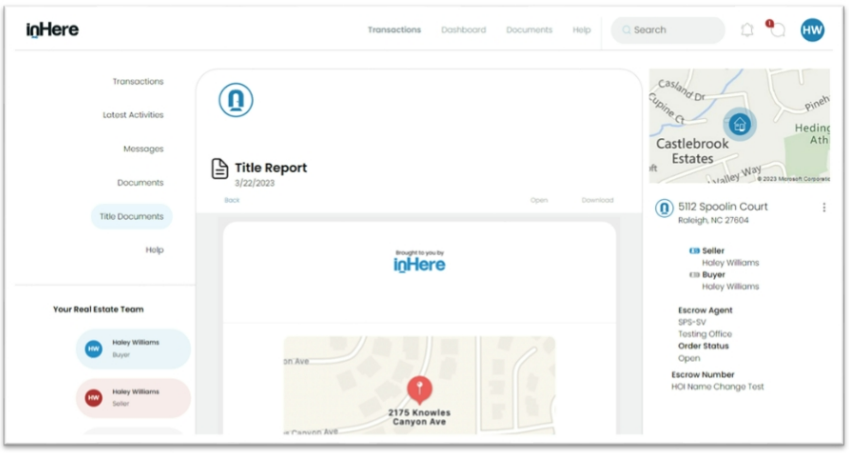

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500152900

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

TBD and TBD

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Kristy Jeglum
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$34.65

Effective Date: August 19, 2024 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

The heirs and devisees of Bonnie Stevens, deceased, Adrian L. Stevens and Cora J. Stevens, each as their interests may appear as to Parcel A;
Aaron Decann, as his separate estate as to Parcel B;
Isaac Steimle and Rebekah Steimle, who also appear of record as Isaac A. Steimle and Rebekah L. Steimle, husband and wife as to Parcel C;
Stanley Hipkiss and Christine Hipkiss, a married couple as to Parcel D and
Kelly M. Gleason and Kathleen Gleason, a married couple as to Parcel E

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-014-00, 300516-003-045-00, 300516-003-058-00, 300516-003-045-01, 300516-003-015-00, 300516-003-016-00, 300516-003-065-00 and 300516-003-066-00

PARCEL A:

LOTS 1, 2 AND 4 OF SHORT PLAT NUMBER 103(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

EXCEPT MOBILE HOME(S), IF ANY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL A-2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE 30 FOOT WIDE STRIP OF LAND AS DESCRIBED IN AND CREATED BY THE INSTRUMENT, UPON AND SUBJECT TO THE PROVISIONS THEREIN CONTAINED, DATED MAY 16, 1978, RECORDED ON MAY 17, 1978, UNDER AUDITOR'S FILE NUMBER 7805170302, RECORDS OF SNOHOMISH COUNTY,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE ABOVE-DESCRIBED PARCEL A.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

LOT 3 OF SHORT PLAT NUMBER 103(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

EXCEPT THE NORTH 115 FEET THEREOF;

ALSO EXCEPT COUNTY ROAD

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
EXCEPT THE NORTH 115 FEET THEREOF;

ALSO EXCEPT COUNTY ROAD;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

LOT 1 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXHIBIT "A"

Legal Description

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:

LOT 3 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E:

LOT 4 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

THE FOLLOWING MATTERS AFFECT PARCEL A:

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1190796

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209089

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property

   The exact location and extent of said easement is not disclosed of record.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:

   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property

SCHEDULE B
(continued)

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):

   Recording No: 7805170302

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Marysville
Purpose:	Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
Recording Date:	April 9, 2001
Recording No.:	200104090756
Affects:	West 30 feet of Lot 1

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Marysville
Purpose:	Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
Recording Date:	April 9, 2001
Recording No.:	200104090757
Affects:	West 30 feet of Lot 2

10. Mobile home improvements are expressly excluded.

11. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.

    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).

    The Company reserves the right to make additional requirements upon review.

12. Memorandum of Agreement and the terms and conditions thereof:

Recording Date:	July 11, 2024
Recording No.:	202407110061

SCHEDULE B
(continued)

13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

THE FOLLOWING MATTERS AFFECT PARCEL B:

14. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 1209089

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities
Recording Date: August 10, 1962
Recording No.: 1551572
Affects: West 20 feet

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Transmission and/or distribution system
Recording Date: March 12, 1966
Recording No.: 1765370

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: General Telephone Company of Northwest Inc.
Purpose: Right of Way Easement
Recording Date: August 13, 1969
Recording No.: 2108228
Affects: North 3 feet of the West 190 Feet of Subject Property

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):

Recording No: 7805170302

19. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat Number 173 (3-78) recorded under recording number 7805170302.

Recording Date: May 17, 1978
Recording No.: 7805170302

SCHEDULE B
(continued)

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marysville
Purpose: storm sewer and sanitary sewer lines
Recording Date: April 9, 2001
Recording No.: 200104090758

21. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $277,916.00
Trustor/Grantor: Aaron L DeCann, a single man
Trustee: Chicago Title
Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
Recording Date: June 2, 2021
Recording No: 202106020705

22. Memorandum of Agreement and the terms and conditions thereof:

Recording Date: July 11, 2024
Recording No.: 202407110064

THE FOLLOWING MATTERS AFFECT PARCEL C:

23. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 1209090

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: August 17, 1962
Recording No.: 1553273

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
Purpose: Electric transmission and/or distribution system
Recording Date: December 27, 1962
Recording No.: 1581756
Affects: Portion of said premises

SCHEDULE B
(continued)

26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: March 30, 1978
Recording No.: 7803300209

27. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

Recording No: 8003100173

Said short plat is a revision of short plat recorded under Recording No. 7810200401.

28. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:

Recording Date: July 26, 1999
Recording No.: 199907260975

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marysville
Purpose: Storm sewer and sanitary sewer lines and/or water lines
Recording Date: February 12, 2001
Recording No.: 200102120728
Affects: Portion of said premises

30. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $282,276.00
Dated: December 7, 2020
Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
Trustee: George C. Reinmiller Trustee Inc
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
Loan No.: 336148
Recording Date: December 11, 2020
Recording No.: 202012110574

SCHEDULE B
(continued)

31. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$100,000.00
Dated:	August 20, 2022
Trustor/Grantor:	Isaac Steimle and Rebekah Steimle, husband and wife
Trustee:	Trustee Services, Inc.
Beneficiary:	Boeing Employees' Credit Union
Recording Date:	August 30, 2022
Recording No.:	202208300421

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

THE FOLLOWING MATTERS AFFECT PARCEL D:

32. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor:	State of Washington
Recording No.:	1209090

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
Purpose:	Electric transmission and/or distribution system
Recording Date:	December 27, 1962
Recording No.:	1581756
Affects:	Portion of said premises

34. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

Recording No: 8003100173

Said short plat is a revision of short plat recorded under Recording No. 7810200401.

SCHEDULE B
(continued)

35. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 00511
Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61

36. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$101,900.00
Trustor/Grantor:	Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
Trustee:	First American Title Insurance Company
Beneficiary:	Metlife Home Loans
Recording Date:	June 27, 2011
Recording No.:	201106270341

37. Memorandum of Agreement and the terms and conditions thereof:

Recording Date:	July 11, 2024
Recording No.:	202407110062

THE FOLLOWING MATTERS AFFECT PARCEL E:

38. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 1209090

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

39. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
Purpose:	Electric transmission and/or distribution system
Recording Date:	December 27, 1962
Recording No.:	1581756
Affects:	Portion of said premises

SCHEDULE B
(continued)

40. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

Recording No: 8003100173

Said short plat is a revision of short plat recorded under Recording No. 7810200401.

41. Declaration of Covenant and the terms and conditions thereof:

Recording Date: November 16, 2010
Recording No.: 201011160271

42. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: December 1, 2010
Recording No.: 201012010695

43. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $50,000.00
Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee: Trustee Services
Beneficiary: Qualstar Credit Union
Recording Date: December 2, 2013
Recording No.: 201312020470

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

44. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $150,000.00
Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee: Trustee Services
Beneficiary: Qualstar Credit Union
Recording Date: August 7, 2017
Recording No.: 201708070212

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

SCHEDULE B
(continued)

45. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$400,000.00
Trustor/Grantor:	Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee:	Trustee Services
Beneficiary:	Qualstar Credit Union
Recording Date:	May 31, 2022
Recording No.:	202205310704

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

46. Memorandum of Agreement and the terms and conditions thereof:

Recording Date:	July 11, 2024
Recording No.:	202407110060

47. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 3

00516-003-014-00, 300516-003-045-00, 300516-003-058-00, 300516-003-045-01,
300516-003-015-00, 300516-003-016-00, 300516-003-065-00 and 300516-003-066-00
PARCEL A:

LOTS 1, 2 AND 4 OF SHORT PLAT NUMBER 103(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302
BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

EXCEPT MOBILE HOME(S), IF ANY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL A-2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE 30 FOOT WIDE STRIP OF LAND AS
DESCRIBED IN AND CREATED BY THE INSTRUMENT, UPON AND SUBJECT TO THE PROVISIONS THEREIN
CONTAINED, DATED MAY 16, 1978, RECORDED ON MAY 17, 1978, UNDER AUDITOR'S FILE NUMBER
7805170302, RECORDS OF SNOHOMISH COUNTY,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE ABOVE-DESCRIBED PARCEL A.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

LOT 3 OF SHORT PLAT NUMBER 103(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A
PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30
NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND

UTILITIES OVER THE WEST 20
FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SAID SECTION 16;

EXCEPT THE NORTH 115 FEET THEREOF;

ALSO EXCEPT COUNTY ROAD

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST
30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SAID SECTION 16;
EXCEPT THE NORTH 115 FEET THEREOF;

ALSO EXCEPT COUNTY ROAD;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

LOT 1 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF
SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M.,
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXHIBIT "A"
Legal Description

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:

LOT 3 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF
SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M.,
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E:

LOT 4 OF SHORT PLAT NO. 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF
SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M.,
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 500152900

Chicago Title
3002 Colby Ave., Suite 200
Everett, WA 98201

Commitment for Title Insurance

Title Officer: Commercial Unit
Email: Jami.Shimada@ctt.com
Title No.: 500150006

Escrow Officer: Jami Shimada
Email: Everett.CU@ctt.com
Phone No.: (425)259-8205 Email:

Property Address: 9815 35th Avenue Northeast Marysville, WA 98270

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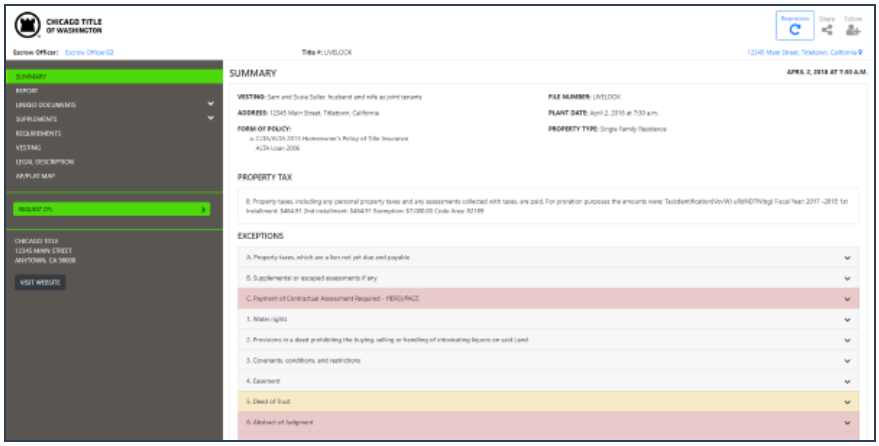

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:

CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

500150006

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Lee Kessler
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com	Escrow Officer: Jami Shimada Chicago Title of Washington 11900 NE 1st Street #110 Bellevue, WA 98005 Main Phone: (425)455-4995 Email: Jami.Shimada@ctt.com

Order Number: 500150006

SCHEDULE A

1. Commitment Date: March 26, 2024 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	KBHPNW LLC, a Delaware limited liability company		
Proposed Amount of Insurance:	$1,160,000.00		
The estate or interest to be insured:	Fee Simple		
Premium:		$	2,224.00
Tax:		$	220.18
Rate:	Standard		
Total:		$	2,444.18

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Isaac Steimle and Rebekah Steimle, who also appear of record as Isaac A. Steimle and Rebekah L. Steimle, husband and wife

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

7. Payment of the real estate excise tax, if required.

   The Land is situated within the boundaries of local taxing authority of the City of Marysville.

   The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

   State portion: 1.10% on any portion of the sales price of $525,000 or less;
   1.28% on any portion of the sales price above $525,000, up to $1,525,000;
   2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
   3.00% on any portion of the sales price above $3,025,000;

   The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

   Local portion: 0.50% on the entire sales price.

   An additional $5.00 State Technology Fee must be included in all excise tax payments.

   If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

   Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

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SCHEDULE B, PART I - Requirements
(continued)

8. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: KBHPNW LLC

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

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SCHEDULE B, PART I - Requirements
(continued)

Note C: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT 1, SP NO. 182 (4-78), REC# 8003100173
Tax Account No.: 300516-003-016-00

Note D: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

9815 35th Avenue Northeast
Marysville, WA 98270

Note E: Note: There are NO conveyances affecting said Land recorded within 36 months of the date of this report.

Note F: Note: The Company finds no matters against the name(s) of KBHPNW LLC in the Public Records which would appear as exceptions in the policy.

Note G: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note H: Recording charges (per document title) for closings on January 1, 2024 and after for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page.
Multiple titled documents are charged per applicable title.

Our Company uses Simplifile, a third party vendor, for electronic submission of documents to the County. In addition to the County recording fee each document recorded electronically will be billed an additional $4.25 plus tax.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

END OF NOTES

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209090

   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

   Recording No: 8003100173

   Said short plat is a revision of short plat recorded under Recording No. 7810200401.

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SCHEDULE B, PART II - Exceptions
(continued)

6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:

   Recording Date: July 26, 1999
   Recording No.: 199907260975

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

   Year: 2024
   Tax Account No.: 300516-003-016-00
   Levy Code: 00511
   Assessed Value-Land: $272,800.00
   Assessed Value-Improvements: $219,700.00

   General and Special Taxes:
   Billed: $3,927.28
   Paid: $0.00
   Unpaid: $3,927.28

9. A deed of trust to secure an indebtedness in the amount shown below,

   Amount: $282,276.00
   Dated: December 7, 2020
   Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
   Trustee: George C. Reinmiller Trustee Inc
   Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
   Loan No.: 336148
   Recording Date: December 11, 2020
   Recording No.: 202012110574

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SCHEDULE B, PART II - Exceptions
(continued)

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$100,000.00
Dated:	August 20, 2022
Trustor/Grantor:	Isaac Steimle and Rebekah Steimle, husband and wife
Trustee:	Trustee Services, Inc.
Beneficiary:	Boeing Employees' Credit Union
Recording Date:	August 30, 2022
Recording No.:	202208300421

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a $50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

201510300597.001

ELECTRONICALLY RECORDED
201510300597 2
10/30/2015 02:14 PM 74.00
SNOHOMISH COUNTY, WASHINGTON

Thank you for your payment.
E058632 $3,654.00
NICHOLE H. 10/30/2015

201510300597

When recorded return to:

Mr. and Mrs. Isaac Steimle
9815 35th Avenue Northeast
Marysville, WA 98270

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: **13581**

Grantor: **Thomas S. Johnson and Reneza T. Johnson**
Grantee: **Isaac Steimle and Rebekah Steimle**

Statutory Warranty Deed
First American Title

THE GRANTOR Thomas S. Johnson and Reneza T. Johnson, husband and wife, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Isaac Steimle and Rebekah Steimle, husband and wife** the following described real estate, situated in the County of **Snohomish**, State of **Washington**

Abbreviated Legal:
Portion: NW SW Sec 16-30-5 E W.M., Records Of Snohomish CountySituated in the County of Snohomish, State of Washington.

For Full Legal See Attached Exhibit "A" **FIRST AMERICAN** 2416116860

Tax Parcel Number(s): **300516-003-016-00**

Dated **October 29, 2015**

Thomas S. Johnson

Reneza T. Johnson

STATE OF **Washington** }
COUNTY OF **Snohomish** } **SS:**

I certify that I know or have satisfactory evidence that **Thomas S. Johnson and Reneza T. Johnson**

the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-29-2015

Candace A. Rummelhart
Notary Public in and for the State of **Washington**
Residing at **Lake Stevens**
My appointment expires: **December 7, 2017**

CANDACE A. RUMMELHART
COMMISSION EXPIRES
NOTARY
PUBLIC
12-07-17
STATE OF WASHINGTON

LPB 10-05(i-l)
Page 1 of 2

EXHIBIT A

Lot 1 of Short Plat 182 (4-78) recorded under recording no. 8003100173, a revision of Short Plat recorded under recording no. 7810200401, being a portion of the Northwest Quarter of the Southwest Quarter of Section 16, Township 30 North, Range 5 East, W.M., records of Snohomish County, Washington.

Exceptions and reservations contained in deed from the State of Washington whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
Recording Information: 1209090

Easement, including terms and provisions contained therein:
Recorded: August 17, 1962
Recording Information: 1553273
In Favor of: Troy D. Munday and Ernalee Munday, husband and wife
For: Ingress, egress and utilities

Easement, and the terms and provisions thereof:
Grantee: Public Utility District 1 of Snohomish County
Purpose: Electric transmission and/or distribution system
Recorded: December 27, 1962
Auditor's File No.: 1581756

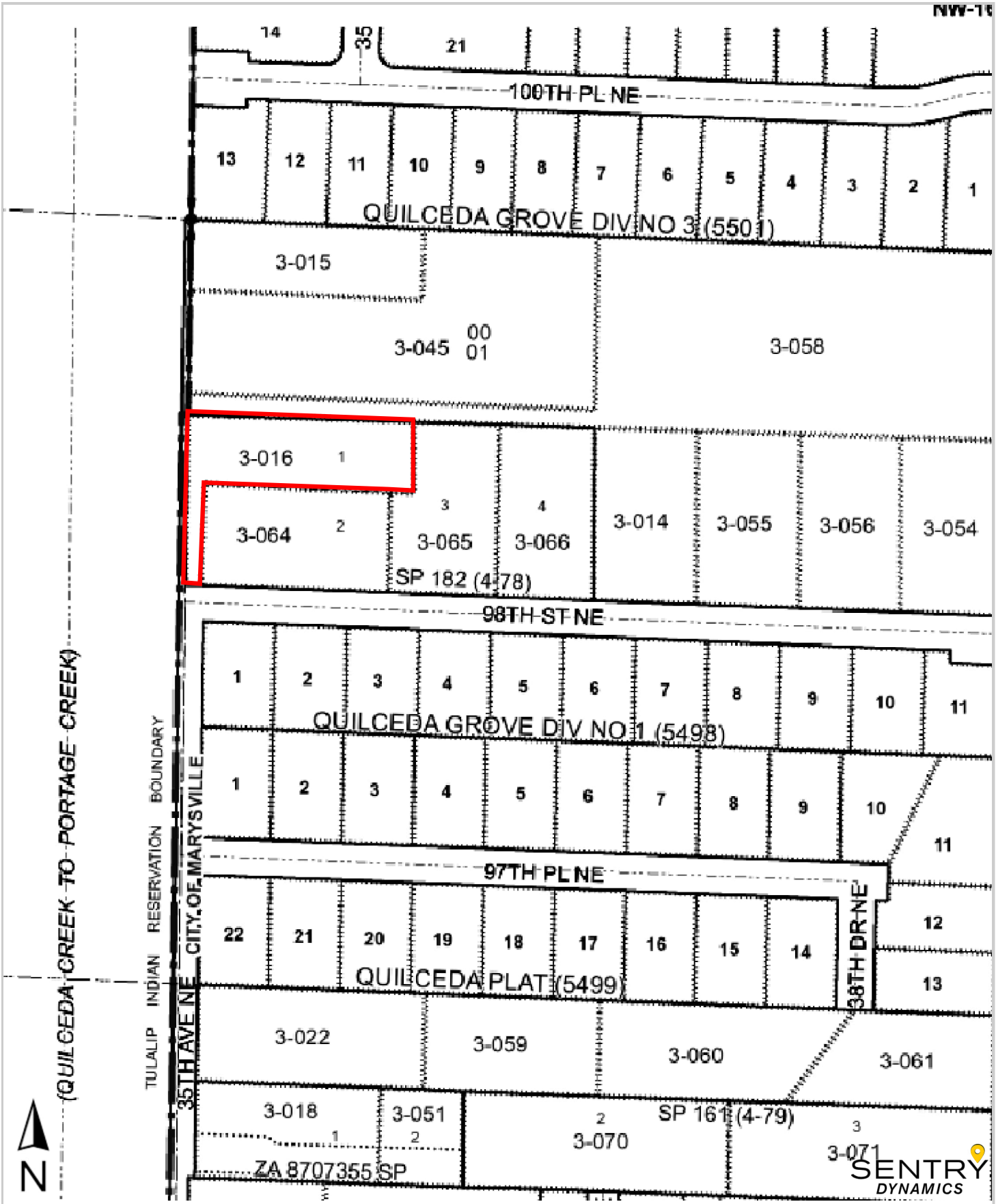
Easement, including terms and provisions contained therein:
Recording Information: 7803300209
For: Ingress and egress

Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat No. SP182 (4-78) recorded under recording number 8003100173.
Said Short Plat is a revision of Short Plat recorded under Recording No. 7810200401.

The terms and provisions contained in the document entitled "City of Marysville Recovery Contract No. 214"
Recorded: July 26, 1999
Recording No.: 199907260975

Easement, including terms and conditions contained therein:
Granted to: City of Marysville, a municipal corporation
For: A storm sewer and sanitary sewer lines, and/or water lines, pipes and appurtenances
Recorded: February 12, 2001
Recording Information: 200102120728

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted.Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

To planning 8 00

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

8003100173

Know all men by these presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number SP-182(4-78) on the 6th day of March, 1980, by the Planning Department of Snohomish County, subject to the following covenants and conditions:

1) That the land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.

2) That all subsequent deeds will contain provisions for private roads in the manner described herein.

3) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to Snohomish County standards, and dedicated to and accepted by Snohomish County.

4) That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.

5) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated county road, there is the additional right to make all necessary slopes for cuts and fills; and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way or to hamper proper road drainage.

6) That the legal description and the illustrative map attached hereto of this short subdivision (are) (~~are not~~) based upon accurate surveys.

7) That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.

8) That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibits 2 and incorporated by reference as though only set out herein.

The recording of this short subdivision reflects a boundary line adjustment within that short subdivision recorded on October 20, 1978 under Auditor's recording number 7810200401, in Volume 1401, pages 709 through 716 records of Snohomish County.

RECORDED
1980 MAR 10 AM 11:56
HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.
BY Barry Danielson DEPUTY

8003100173

VOL. 1661 PAGE 2756

That, but for the exception contained in paragraph (8) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of Snohomish County and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this 1 day of March, 1980.

According to Keyes & Associates Plat Plan No. 7942

W. Arvin Jones (Grantor) x Orval Johnson (Grantor)

Margaret Ann Jones (Grantor) x Orba E. Johnson (Grantor)

State of Washington)
County of Snohomish) ss.

On this day personally appeared before me Oval & Orba Johnson, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 1 day of March, 1980.

NOTARY PUBLIC in and for the state of Washington, residing in Mt Stevens, Wash.

8003100173

VOL 1661 PAGE 2757

SHORT SUBDIVISION APPLICATION
Snohomish County Planning Department
Snohomish County Administration Building
Everett, Washington 98201
Phone: 259-9311

Page 1
FILE NUMBER SP182(4-78)

659-6868 (Home)

NAME: ORVAL T & ORBA E JOHNSON PH: 342-2168 (Bus.)
(person, firm or corporation owning the property)

ADDRESS: 9815 - 35th AVE NE, MARYSVILLE, WA. 98270

CONTACT PERSON OR AGENT REPRESENTING Douglas L. Eklund PH: 334-4058

ADDRESS: Frontier Village Shopping Center, LK Stevens

SEC: _____ TWP: _____ RNG: _____ ZONING OF PROPERTY RR 20,000

SOURCE OF WATER SUPPLY Wells

NAME OF WATER DISTRICT, IF ANY WELLS

NAME OF SEWER DISTRICT, IF ANY _____

METHOD OF SEWAGE DISPOSAL Septic Tank

NOTE: This review applies only to the short plat as a whole. Snohomish Health District signature does not indicate suitability of these lots for on-site sewage disposal systems. The on-site sewage disposal requirements for each lot shall be subject to soil analysis as determined by tests performed on individual lots.

DATE PROPERTY ACQUIRED: JUNE, 1968

TO BE SIGNED BY THE APPLICANT:

I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, and listed below are the names, addresses and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

according to Kegel's Associates Plot Plan No. 7946

Lot #2 1. NAME W. Ann Jones & Margaret Ann Jones Phone: 659-9724
ADDRESS 3525-98th St. N.E. - Marysville Wa.

2. NAME _____ Phone: _____
ADDRESS _____

x Orval Johnson
(Signature of Applicant)
Orba E. Johnson

VICINITY MAP

(Please provide sufficient detail to allow field inspector to locate site.)

8003100173

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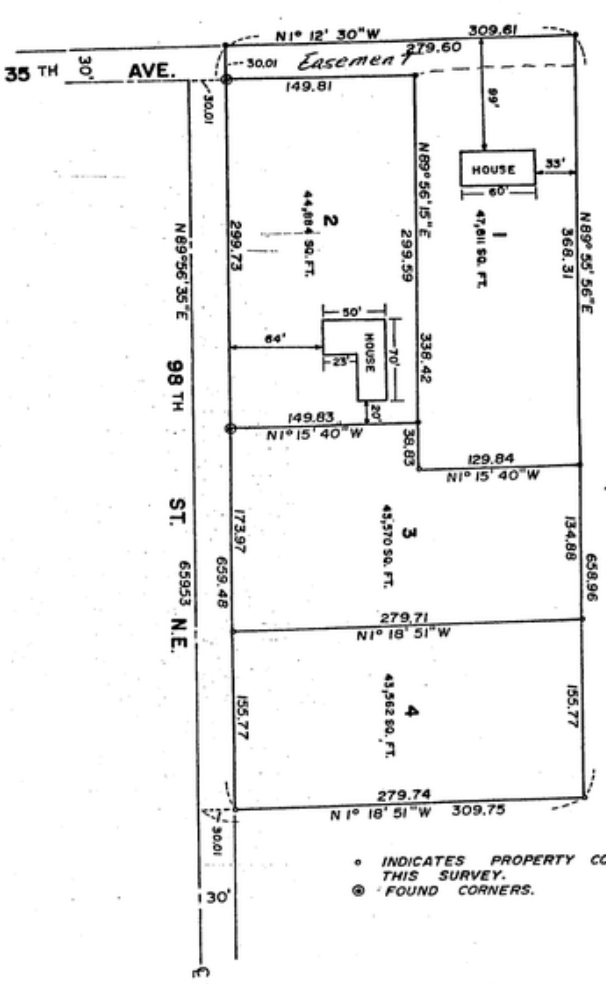
SHORT PLAT MAP

File No. _____



° INDICATES PROPERTY CORNERS SET BY THIS SURVEY.
◉ FOUND CORNERS.

KEGEL & ASSOCIATES, INC.
Howard A. Esperseth
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EVERETT, WASHINGTON

JN 7946

I hereby certify that this short subdivision complies with the conditions as set forth in the Snohomish County Short Subdivision Code, Title 20, and is approved this 6th day of March, 1980, subject to recording with the Auditor of Snohomish County and under the conditions set forth in the attached Declaration of Short Subdivision.

GEORGE SHERWIN, JR., by: Gene F. Miller
Director of Planning

8003100173

VOL 1661 PAGE 2759

FILE NUMBER _____

LEGAL DESCRIPTIONS
FOR
ORVAL T. JOHNSON

ENTIRE CONTIGUOUS OWNERSHIP

The S½ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT County Road.

LOT 1

The N½ of the SW¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT that portion of the southerly 25 feet lying easterly of the westerly 30 feet thereof.

TOGETHER WITH the westerly 30 feet of the S½ of the SW¼ of the NW¼ of the NW¼ of the SW¼, said Section 16;
EXCEPT the southerly 30 feet thereof for County Road.

ALSO TOGETHER WITH the westerly 38.82 feet of the N½ of the SE¼ of the NW¼ of the NW¼ of the SW¼, said Section 16;
EXCEPT the southerly 25 feet thereof.

SUBJECT TO an easement for ingress, egress and utilities over the westerly 30 feet of said premises.

LOT 2

The S½ of the SW¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT the westerly 30 feet thereof;
ALSO EXCEPT the southerly 30 feet thereof for County Road.

TOGETHER WITH that portion of the southerly 25 feet of the N½ of the SW¼ of the NW¼ of the NW¼ of the SW¼, said Section 16 lying easterly of the westerly 30 feet thereof.

LOT 3

The SE¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT the easterly 155.73 feet thereof;
ALSO EXCEPT that portion of the westerly 38.82 feet of the N½ of said SE¼ of the NW¼ of the NW¼ of the SW¼ lying northerly of the southerly 25 feet thereof;
ALSO EXCEPT the southerly 30 feet thereof for County Road.

LOT 4

The easterly 155.73 feet of the SE¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT the southerly 30 feet thereof for County Road.

KEGEL & ASSOCIATES, INC.
Howard A. Esposito
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
EVERETT, WASHINGTON

VOL 1661 PAGE 2760

8003100173 Kegel & Associates Inc. EVERETT, WASHINGTON 98204 #7946

7810200401

10.50

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

Know all men by these presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number SP122(1-78) on the 20th day of OCTOBER, 1978, by the Planning Department of Snohomish County, subject to the following covenants and conditions.

1) That the land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.

2) That all subsequent deeds will contain provisions for private roads in the manner described herein.

3) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to Snohomish County standards, and dedicated to and accepted by Snohomish County.

4) That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.

5) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated county road, there is the additional right to make all necessary slopes for cuts and fills; and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way or to hamper proper road drainage.

6) That the legal description and the illustrative map attached hereto of this short subdivision (are) ~~(are not)~~ based upon accurate surveys.

7) That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.

8) That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibits none and incorporated by reference as though only set out herein.

RECORDED
Planning
1978 OCT 20 PM 3:04
HENRY B. ROGERS, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY Peggy Merkel

7810200401

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That, but for the exception contained in paragraph (b) above, the [illegible] the mutual benefit of the grantor and [illegible] heirs, successors and [illegible] for the further purpose of compliance with the resolution [illegible] Snohomish County and the county [illegible] such persons [illegible] the right to enforce these restrictions [illegible] conservation by injunction [illegible] the lawful procedure and to recover all damages resulting from such violation.

Dated this _____ day of _____, 19____.

x Orval T Johnson (Grantor) x Orba E. Johnson (Grantor)

x Richard B. Henke (Grantor) x Jerry C. Jonson (Grantor)

State of Washington ss.
(County of Snohomish)

ORVAL & ORBA Johnson

[illegible] personally appeared before me 9/25/78, [illegible] known to [illegible] the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 25 day of Sept, 1978.

Douglas [illegible]
NOTARY PUBLIC in and for the state of Washington, residing in Lake Stevens, Wash.

STATE OF Washington
County of Snohomish } ss.

On this 15 day of October, A. D. 1978 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Jerry Jonson and Richard B. Henke to me known to be the Asst. Manager ~~President~~ and Asst. Manager ~~Secretary~~, respectively, of Washington Mutual Savings Bank the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they he authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Shirley Shamlin
Notary Public in and for the State of Washington
residing at Everett

7810200401

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(Acknowledgment by Corporation. Pioneer National Title Insurance Company. Form L 29)

(3)
Rev SP 182 (4-78)

FILE SP 182 (4-78)

Revision 8/15/78

SHORT SUBDIVISION APPLICATION
Snohomish County Planning Department
Snohomish County Court House
Everett, Washington 98201
Phone: 259-9311

NAME: David T. Johnson (Home) 659-6968 PHONE: (Business)

ADDRESS: 9815 31st Ave N.E., Marysville, WA. 98270

Sec. 16 Twp. 30 Range 5 Zoning of Property RR 20,000

Source of Water Supply Well

Name of Water District, if any

Method of Sewage Disposal Septic

NOTE: Health District signature does not indicate suitability of these lots for septic systems. This review applies only to the plat as a whole, and that sewage disposal requirements for each lot shall be subject to soil analysis as determined by tests performed on individual lots.

Name of Sewer District, if any

To be signed by the applicant:

I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

(1) Name David T. Johnson Phone: 659-6965
Address 9815-31st Ave NE Marysville

(2) Name Celia E. Johnson Phone: Same
Address Same

(Signature of Applicant)

6/6/47 Deed
(Date Property Acquired)

VICINITY MAP
(Please provide sufficient detail to allow field inspector to locate site)



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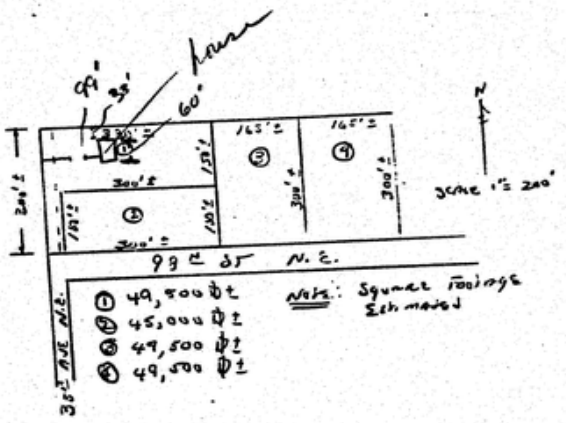
(4)

FILE NUMBER_____

SHORT PLAT MAP

(A separate sheet may be used for the map, provided it is not larger than 8½" x 14" in size and sufficient space is left vacant for inclusion of the certification appearing below.)



Note: LOT 2 MUST TAKE ACCESS FROM County Road - NO Access to be TAKEN FROM Private Road.

Do not write below this line

I hereby certify that this short subdivision complies with the conditions as set forth in the Snohomish County Short Subdivision Code, Title 20, and is approved this 30th day of OCTOBER, 19 78, subject to recording with the Auditor of Snohomish County and under the conditions set forth in the attached Declaration of Short Subdivision.

GEORGE SHERWIN, JR by: Ruth E Hellinger
Director of Planning

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7810200401

(5)

FILE NUMBER_____

ENTIRE LEGAL:

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.;

EXCEPT County Road

LOT 1:

The North half of the West half of the following described property:

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.;

EXCEPT County Road

TOGETHER WITH the West 30 feet of the South half of the West half of the following described property:

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road

SUBJECT TO an easement for ingress, egress and utilities over the West 20 feet of said premises

LOT 2:

The South half of the West half of the following described property.

the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

ALSO EXCEPT the West 30 feet of the remainder.

LOT 3:

The West half of the East half of the following described property.

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

LOT 4:

The East half of the East half of the following described property:

the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

CERTIFICATION OF SURVEYOR OR TITLE COMPANY

The undersigned does hereby certify that the descriptions of the individual lots herein does include the entire contiguous ownership described above and that there are no overlaps or encroachments of the said individual lots onto each other.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

BY: John J. Hendrickson
Assistant Secretary

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EXCEPT County Road.

All situate in the County of Snohomish, State of Washington.

The undersigned does hereby certify that the descriptions of the individual lots herein does include the entire contiguous ownership described above and that there are no overlaps or encroachments of the said individual lots onto each other.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

BY: John J. Hinchcliffe

Assistant Secretary

7810200401

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LAND TITLE CO. OF
SNOHOMISH COUNTY, INC.

1510 WALL ST.
EVERETT, WASHINGTON 98201

TELEPHONE: (206) 259-9101
OR SOUTH AREA (206) 743-3611

SHORT PLAT CERTIFICAT

Eklund Real Estate Inc.
Frontier Village Shipping Center
Lake Stevens, WA 98258
ATTN: Tom T.C. Nelson

B-75083

Gentlemen:

This is a certificate as of April 6, 1978 at 8:00 A.M. for filing the proposed short plat, described as follows:

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.
EXCEPT County Road.

This Company certifies that record title is vested in Orval T. Johnson and Orba E. Johnson, husband and wife, free from all liens encumbrances and objections, except as follows:

1. Mortgage dated June 7, 1967, recorded June 15, 1967 in Volume 117 of Official Records, page 669 under Auditor's File No. 1965448, records of Snohomish County, Washington, to secure an indebtedness of $20,000.00 and any interest, advances, or other obligations secured thereby;
   Mortgagor: Orval T. Johnson and Orba E. Johnson, his wife
   Mortgagee: Washington Mutual Savings Bank, a corporation

2. Easement for electric transmission and distribution line, together with necessary appurtenances and the following:
   Covenants against interference and blasting.
   Rights of access for purposes of maintenance and repair.
   Right to cut all brush and timber and trim all trees standing or growing which constitute a menace or danger to said line.
   Grantee - Public Utility District No. 1 of Snohomish, County and
   West Coast Telephone Company
   Auditor's File No. - 1581756 Unlocatable

3. Easement for ingress, egress and utilities over the West 20 feet for said premises as granted in instrument recorded under Snohomish County Auditor's File No. 1553273.

4. Easement for ingress and egress over and across the West 30 feet of said premises as granted in instrument recorded under Snohomish County Auditor's File No. 7803300209.

(CONTINUED)

AGENT FOR
SAFECO TITLE INSURANCE COMPANY

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5. Exceptions and reservations contained in deed from the State of Washington under which title is claimed, recorded in the office of the Auditor of Snohomish County, Washington, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry..

NOTE: TAXES AND ASSESSMENTS NOT EXAMINED OR REPORTED.

LAND TITLE CO. OF SNOHOMISH COUNTY INC.,

By _____

Title Officer

Charge: $ 65.00
Tax : $ 3.32
Total : $ 68.32

JFH/pw

1553273

QUIT CLAIM DEED

PUGET SOUND
TITLE INSURANCE COMPANY

VOL. OF
PAGE
REG. OF
DEEDS
RECORDED
Everett Abstract & Title Co.
AUG 17 1962 AM 9:00
D. E. NEUBECKES, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

Mail to
Snohomish County Certified Escrow, Inc.
2939 Colby — Al 9 3106
Everett, Washington

Send Tax Statement to

Form 488-I-Rev.

L-92629

Quit Claim Deed

THE GRANTOR S, TED L. HARTLEY AND DROIS E. BALES HARTLEY, husband and wife

for and in consideration of An easement

convey and quit claim to TROY D. MUNDAY AND ERNALEE MUNDAY, husband and wife

the following described real estate, situated in the County of Snohomish

State of Washington, together with all after acquired title of the grantor(s) therein:

West 20 feet of N½ of the N½ of the NW¼ of the SW¼, Section 16, Township 30 N.R. 5 E.W.M.; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 20 feet of S 3/4 of the NW¼ of the SW¼ of Section 16, Township 30, N.R. 5 E.W.M., situate in the County of Snohomish, State of Washington.

SUBJECT TO:
An easement for ingress, egress and utilities over the West 20 feet of the N½ of the N½ of the NW¼ of the SW¼ of Section 16, Township 30, N.R. 5 E.W.M.

1553273

AUG 17 1962

Dated this 10th day of August, 1962

NO SALES TAX REQUIRED

Ted L. Hartley Hartley Jr. (SEAL)
Doris E. Bales Hartley (SEAL)

AUG 16 1962

STATE OF WASHINGTON, } ss.
County of Snohomish

VERNE SIEVERS, Snohomish County Treasurer
BY

On this day personally appeared before me TED L. HARTLEY AND DORIS E. BALES HARTLEY, husband and wife to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of August, 1962

Louis R. Rutten

Notary Public in and for the State of Washington, residing at Marysville

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DEEDS

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

EASEMENT

THIS INDENTURE, made this 21st day of August A.D. 1962

between John L. Brawley and Virginia L. Brawley, his wife,

hereinafter called the Grantors, parties of the first part, PUBLIC UTILITY DISTRICT NO. 1 of SNOHOMISH COUNTY and West Coast Telephone Company, hereinafter called the Grantee, parties of the second part, and

hereinafter called the Mortgagee, party of the third part, WITNESSETH:

That the Grantors for and in consideration of the sum of One and no/100 Dollars ($ 1.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby convey and grant to the Grantee, its successors and assigns, the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles, with necessary braces, guys and anchors, and to place upon or suspend from such poles transmission, distribution and signal wires, insulators, cross-arms, transformers and other necessary or convenient appurtenances, across, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit:

1581756

South half of northwest quarter of northwest quarter of southwest quarter,
Section 16, Township 30 North, Range 5 East, W.M.
EXCEPT south 30 feet thereof for road.

NO SALES TAX
REQUIRED

DEC 27 1962

VERNE SIEVERS, Snohomish Co. Ady Treasurer
BY Charlotte Dunlap
Deputy

The center line of said transmission and distribution line to be located as follows:

As now staked and located or as hereafter may be relocated or extended by mutual consent of the parties hereto.

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantors for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right at all times to cut all brush and timber, and trim all trees standing or growing upon said lands which, in the opinion of the Grantee constitute a menace or danger to said line.

The Grantors, their heirs, successors or assigns, covenant and agree not to do any blasting or discharge any explosives within a distance of three hundred (300) feet of said line without giving reasonable notice in writing to the Grantee, its successors or assigns, of intention so to do.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors or assigns shall permanently remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpared.

In WITNESS WHEREOF, this instrument has been executed the day and year first above written.

John L. Brawley

Virginia L. Brawley

DEC 27 1962

DEEDS VOL 800 PAGE 667

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATE OF WASHINGTON,
COUNTY OF Snohomish } ss.

I, the undersigned, a Notary Public, do hereby certify that on this 21st day of August, 1962 personally appeared before me John L. Brawley and Virginia L. Brawley

his wife, to me known to be the individual.S described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

Perry J. Sandrow
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Marysville, Wash.

STATE OF WASHINGTON,
COUNTY OF } ss.

I, the undersigned, a Notary Public, do hereby certify that on this ..... day of ....., 19.... personally appeared before me ..... and .....

his wife, to me known to be the individual.... described in and who executed the within instrument, and acknowledged that ..... signed the same as ..... free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT .....

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON,
COUNTY OF } ss.

On this ..... day of ....., A. D., 19.... before me personally appeared ..... to me known to be the ..... President, and ....., to me known to be the ..... Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT .....

1581756

EST. NO. ..... W. O. NO. 63-4

EASEMENT

FROM John L. Brawley, et ux

TO

PUBLIC UTILITY DISTRICT NO. 1
OF SNOHOMISH COUNTY

TYPE OF CONSTRUCTION
OVER 15,000 VOLTS | 15,000 VOLTS OR UNDER

APPROVALS

DESCRIPTION PAT. REQ. OF DESIGN
FORM EPM PAT. REQ. OF DESIGN
ABSTRACT OF TITLE 1962 DEC 27 AM 11 35
CERTIFICATE OF TITLE D. E. [illegible] SNOHOMISH COUNTY, WASH.
TITLE DEPUTY AUDITOR
RECORDING DATA Victor Larson

Return to:
P.U.D. #1
P.O.Box 1007
Everett

THE ABOVE INFORMATION IS FOR OFFICE USE ONLY AND IS NOT A PART OF THE INSTRUMENT

DEC 27 1962

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

300

Transamerica Title Insurance Co

A Service of Transamerica Corporation

Filed for Record at Request of Hill Call

Name Lois Gildersleeve

Address 9921- 35th Ave N.E.

City and State Marysville, WN.

7803300209

THIS SPACE PROVIDED FOR RECORDER'S USE.

RECORDED

1978 MAR 30 AM 11:29

HENRY S. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY

Easement

~~Quit Claim Deed~~

THE GRANTOR ORVAL T. JOHNSON & ORBA E. JOHNSON

for and in consideration of None (Easement only)

conveys and quit claims to Lois Gildersleeve

the following described real estate, situated in the County of State of Washington, together with all after acquired title of the grantor(s) therein:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS W 30' of S½ NW¼ NW¼ SW¼ Sec 16 Twp 30 Rge 05

NO SALES TAX REQUIRED

MAR 30 1978

KIRKE SIEVERS, Snohomish County Treasurer

By [signature] Deputy

Dated 3-29, 1978

X Orval T Johnson (Individual)

X Orba E. Johnson (Individual)

By ..... (President)

By ..... (Secretary)

STATE OF WASHINGTON
COUNTY OF SNOHOMISH } ss.

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of Apr, 1978

M. Laurie Kleswell

Notary Public in and for the State of Washington, residing at LK STEVENS

STATE OF WASHINGTON
COUNTY OF ..... } ss.

On this ..... day of ..... 19.....
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared .....

and .....

to me known to be the ..... President and ..... Secretary, respectively, of .....
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ..... authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at .....

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Form No. W-748 7803300209

APR 3 1978

PORTIONS OF THIS DOCUMENT ARE POOR QUALITY FOR SCANNING

Return Address

CITY OF MARYSVILLE
4822 GROVE STREET
MARYSVILLE, WA 98270

199907260975
07/26/1999 04:01 PM Snohomish County
P.0015 RECORDED

Please print or type information

Document Title(s) (or transactions contained therein):

CITY OF MARYSVILLE RECOVERY CONTRACT NO. 214

Grantor(s) (Last name first, then first name and initials)

THE CITY OF MARYSVILLE

Grantee(s) (Last name first, then first name and initials)

THE CITY OF MARYSVILLE

Legal description (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.)

See Exhibit C

Ptns of SW¼ 9-30-05, NW¼ 16-30-05, SW¼ 16-30-05, NW¼ 21-30-05 & SW¼ 21-30-05

Reference Number(s) of Documents assigned or released: N/A

Assessor's Property Tax Parcel/Account Number 0930-053-021-00

See Exhibit C

Add'l on pages 5-13

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

199907260975

CITY OF MARYSVILLE
RECOVERY CONTRACT NO. 214

The CITY OF MARYSVILLE wishes to establish a fair fee for latecomers benefiting from 88th Street Sewage Lift Station, for which the City has utilized 100% City funding for the benefit of a specific area

WITNESSETH·

WHEREAS, the City has constructed and installed a sanitary sewage lift station and force main system to serve the properties within the service area designated on the attached **EXHIBIT A** Said utility system consists of a 500 gpm maximum capacity lift station, underlying property, associated appurtenances, and approximately 765 lineal feet of ten-inch ductile iron force main. The lift station and force main are shown on **EXHIBIT B** attached hereto.

WHEREAS, the City has constructed the utility system at its own cost and has accepted ownership and maintenance of the same under its sole jurisdiction, and

WHEREAS, the City desires to record the pro-rata costs pursuant to Chapter 35.91 RCW, providing for reimbursement to the City for construction and installation costs by subsequent users of the system; NOW, THEREFORE,

In consideration of the covenants bargained for and given in exchange, the City decrees the following

I. The original costs due to the City of that portion of the system covered by this Recovery Contract was Five Hundred Sixty Three Thousand Seven Hundred Forty Nine Dollars ($563,749 00) for the system, and such costs were borne solely by the City

2 The property subject to this Recovery Contract shall be all real property located within the boundaries depicted in **EXHIBITS A** and **B**, and which are within the service area legally described in **EXHIBIT C** Said property consists of approximately 218 3 acres

3 The maximum amount recoverable under this contract is $563,749 00 Itemized costs are shown on **EXHIBIT D** attached hereto

199907260975

4 For a period of fifteen (15) years from the date of this contract, the City shall require the owners of all real estate within the **EXHIBIT C** property who hereafter connect to the above-described system, to pay a fair pro-rata share of the cost of the original construction This fair pro-rata share shall be determined from the peak gallons per minute of wastewater generated by each property based on land use as detailed in **EXHIBIT C**. This, however, does not include any other capital improvement charges or connection fees levied by the City, whether it be by square footage of the area served and/or a flat fee No property extending beyond the limits of the service area of the above-described system shall be served by said system unless there is an extension which is constructed and financed in accordance with State and local laws and ordinances, and the benefited property owners pay their fair pro-rata share of the improvements described in this contract

5 The fair pro-rata share per peak gallon per minute is hereby established to be $1,232 91/gpm

6 No person, firm or corporation shall be granted a permit or be authorized by the City to connect to or use the above-described system without first paying the City, in addition to any and all of their costs and charges made or assessed for such connection or use, the amount as hereinabove required

DATED this 12th day of July, 1999.

Attest

City Clerk

CITY OF MARYSVILLE

Mayor

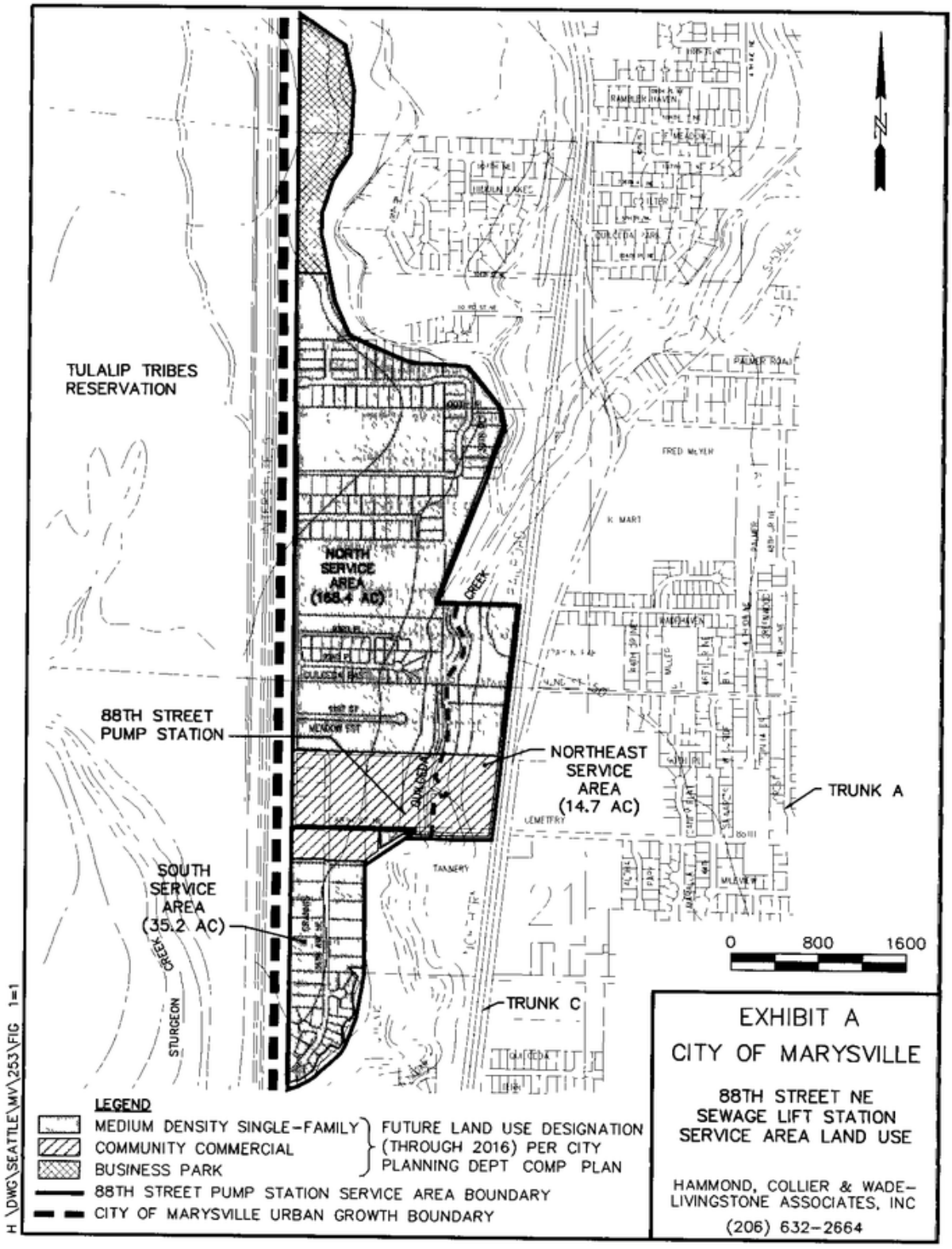
APPROVED AS TO FORM

By

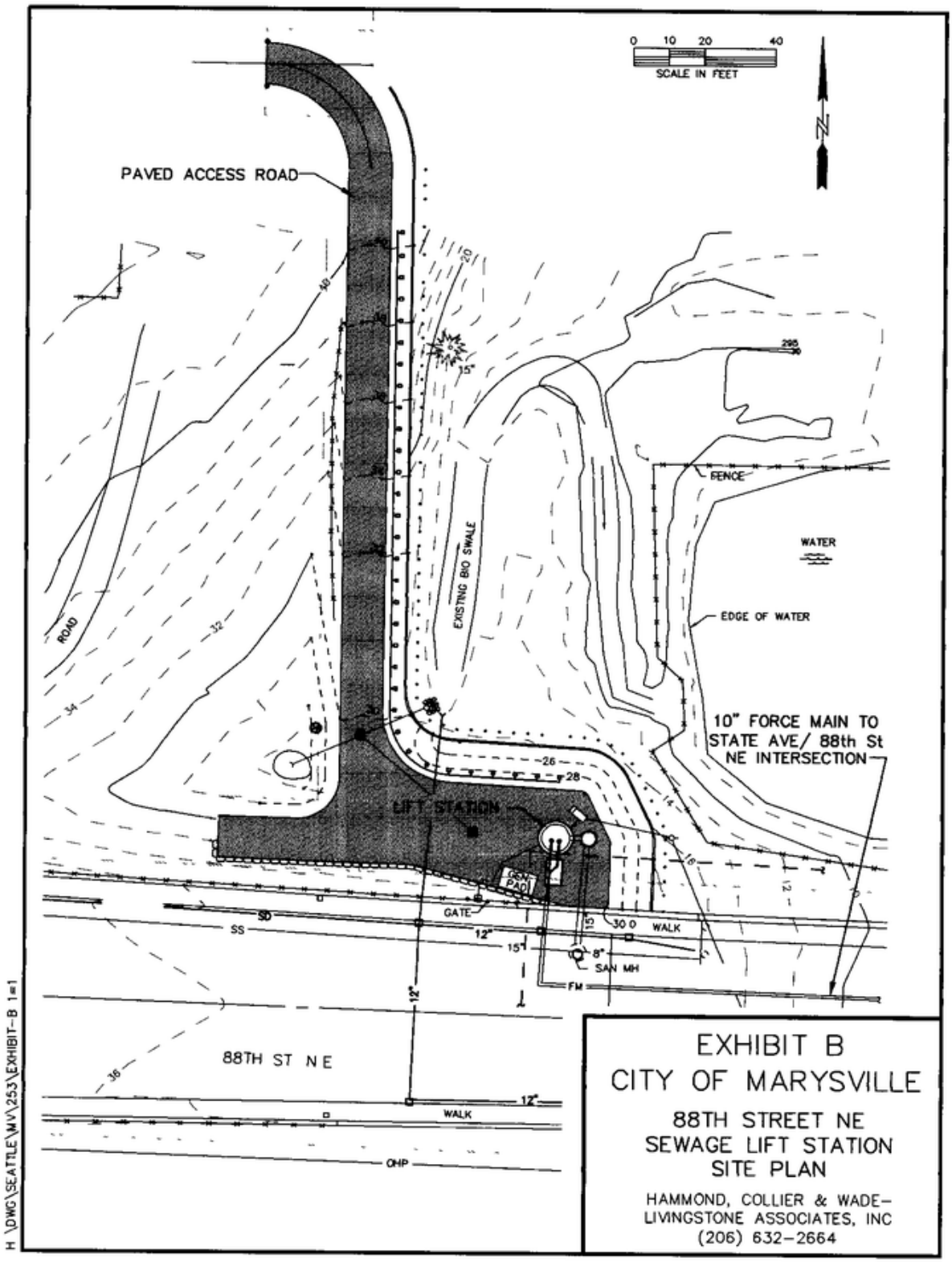
City Attorney

City of Marysville
Recovery Contract No 214
/cs/mv/rc form

199907260975



199907260975



199907260975

Exhibit C
City of Marysville
88th Street N.E. Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)		Site Address				Mailing Address				Acreage	Peak gpm	Allotted Cost
0930 053 021 00	KOUTLAS LAND CO INC			*No Site Address*				3826 Rucker Ave	Everett	WA	98201	10 40	26 73	$ 32 953 21
0930 053 024 00	BUTTERS GROUP			*No Site Address*				PO Box 1067	Mukilteo	WA	98275	12 10	31 10	$ 38 339 80
1630 052 008 00	David A & Marsha L	Schumann		3825 100th Pl NE	Marysville	98270		3825 100th Pl NE	Marysville	WA	98270	1 00	2 01	$ 2 478 15
1630 052 013 00	Glen	Purnell		10211 35th Dr NE	Marysville	98270		10211 35th Dr NE	Marysville	WA	98270	1 79	3 60	$ 4 435 89
1630 052 019 00	Gloria Dawn	Hunt		10011 39th Dr NE	Marysville	98270		10011 39th Dr NE	Marysville	WA	98270	1 34	2 69	$ 3,320 72
1630 052 020 00	Darren & Tammi	Knowles		10019 39th Dr NE	Marysville	98270		215 Old Tulalip Rd	Marysville	WA	98271	0 96	1 93	$ 2,379 02
1630 052 038 00	Lillian M	Butters		*No Site Address*				PO Box 1067	Mukilteo	WA	98275	18 15	46 65	$ 57 509 69
1630 052 040 00	Glen	Purnell		*No Site Address*				10211 35th Dr NE	Marysville	WA	98270	7 78	15 64	$ 19 280 00
1630 052 044 00	Robert A	Hayman		3931 100th Pl NE	Marysville	98270		3931 100th Pl NE	Marysville	WA	98270	1 2	2 41	$ 2,973 78
1630 053 013 00	Ernest L	Tyler		9204 40th Dr NE	Marysville	98270		9204 40th Dr NE	Marysville	WA	98270	1 35	2 71	$ 3 345 50
1630 053 014 00	Adnan L	Stevens		3705 98th St NE	Marysville	98270		3705 98th St NE	Marysville	WA	98270	1 13	2 27	$ 2 800 31
1630 053 015 00	Thomas E	Bower	Victoria Tosh	9921 35th Ave NE	Marysville	98270		9921 35th Ave NE	Marysville	WA	98270	1 00	2 01	$ 2,478 15
1630 053 016 00	Orval	Johnson		9815 35th Ave NE	Marysville	98270		9815 35th Ave NE	Marysville	WA	98270	1 22	2 45	$ 3 023 34
1630 053 018 00	Jeffery	Neuman		9523 35th Ave NE	Marysville	98270		9523 35th Ave NE	Marysville	WA	98270	1 14	2 29	$ 2,825 09
1630 053 019 00	Donald A & Melissa A	King		*No Site Address*				1767 Ellison St	Mount Vernon	WA	98274	6 68	13 43	$ 16 554 03
1630 053 020 00	Steven L	Jallo	Lisa A Warbs	9323 35th Ave NE	Marysville	98270		16601 Smokey Point Blvd	Arlington	WA	98223	0 84	1 69	$ 2 081 64
1630 053 021 00	Ross W G & Marlene K	Oliver		9417 35th Ave NE	Marysville	98270		9417 35th Ave NE	Marysville	WA	98270	1 39	2 79	$ 3 444 63
1630 053 022 00	Dan B & Robyn C	Warren		9529 35th Ave NE	Marysville	98270		9529 35th Ave NE	Marysville	WA	98270	1 31	2 63	$ 3,246 37
1630 053 024 00	Ernest L	Tyler		9202 40th Dr NE	Marysville	98270		9204 40th Dr NE	Marysville	WA	98270	15 4	30 95	$ 38 163 49
1630 053 027 00	Ernest L	Tyler		*No Site Address*				9204 40th Dr NE	Marysville	WA	98270	1 24	2 49	$ 3 072 90
1630 053 045 00	Adnan L	Stevens		9909 35th Ave NE	Marysville	98270		3705 98th St NE	Marysville	WA	98270	3 54	7 12	$ 8,772 65
1630 053 047 00	Jay R & Estelle F	King		9409 35th Ave NE	Marysville	98270		8420 123rd Ave NE	Lake Stevens	WA	98258	0 57	1 15	$ 1 412 54
1630 053 048 00	Russell & Sandra	Nordquist		3527 93rd Pl NE	Marysville	98270		3527 93rd Pl NE	Marysville	WA	98270	0 39	0 78	$ 966 48
1630 053 049 00	Jerome C & Karla J	Husby		9425 35th Ave NE	Marysville	98270		9425 35th Ave NE	Marysville	WA	98270	0 64	1 29	$ 1 586 02
1630 053 050 00	Charles C	Miller		3920 98th St NE	Marysville	98270		3920 98th St NE	Marysville	WA	98270	7 00	14 07	$ 17 347 04
1630 053 051 00	Michael J	Voe		9519 35th Ave NE	Marysville	98270		9519 35th Ave NE	Marysville	WA	98270	0 49	0 98	$ 1,214 29
1630 053 054 00	FIRST MUTUAL SVGS BANK			3817 96th St NE	Marysville	98270		16900 Redmond Way	Redmond	WA	98052	1 14	2 29	$ 2,825 09
1630 053 055 00	Chang Seok	Oh		3723 96th St NE	Marysville	98270		3723 96th St NE	Marysville	WA	98270	1 14	2 29	$ 2,825 09
1630 053 056 00	Diana L & Wesley K	Nishimoto		3807 96th St NE	Marysville	98270		3807 96th St NE	Marysville	WA	98270	1 13	2 27	$ 2,800 31
1630 053 058 00	Adnan L & Bonnie L	Stevens		*No Site Address*				3705 98th St NE	Marysville	WA	98270	5 46	10 97	$ 13,530 69
1630 053 059 00	Dennis William	Hill		*No Site Address*				3622 97th Pl NE	Marysville	WA	98270	1 00	2 01	$ 2,478 15
1630 053 060 00	Glenn	Heim		9528 38th Dr NE	Marysville	98270		9528 38th Dr NE	Marysville	WA	98270	1 28	2 57	$ 3,172 03

201702270691

Exhibit C
City of Marysville
88th Street N E Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
1630 053 061 00	Alan L & Darlene J	Joyce	9525 38th Dr NE	Marysville	98270	9525 38th Dr NE	Marysville	WA 98270	1 00	2 01	$ 2 478 15
1630 053 063 00	Cornelius & Kathy	Farkasosky	3621 93rd Pl NE	Marysville	98270	3621 93rd Pl NE	Marysville	WA 98270	1 26	2 53	$ 3 122 47
1630 053 064 00	Ernest & June	Miller	3525 98th St NE	Marysville	98270	3525 98th St NE	Marysville	WA 98270	1 03	2 07	$ 2 552 49
1630 053 065 00	Stanley G	Hipkiss	3609 98th St NE	Marysville	98270	3609 98th St NE	Marysville	WA 98270	1 00	2 01	$ 2 478 15
1630 053 066 00	Kelly M & Kathleen	Gleason	3625 98th St NE	Marysville	98270	3625 98th St NE	Marysville	WA 98270	1 00	2 01	$ 2 478 15
1630 053 068 00	Gary D	Lamarche	3725 93rd Pl NE	Marysville	98270	3725 93rd Pl NE	Marysville	WA 98270	1 26	2 53	$ 3,122 47
1630 053 069 00	Lawrence R & Virgnia	Cooper	3825 93rd Pl NE	Marysville	98270	3825 93rd Pl NE	Marysville	WA 98270	1 02	2 05	$ 2 527 71
1630 053 070 00	Robert M & Nancy L	Wodal	"No Site Address"			9503 35th Ave NE	Marysville	WA 98270	1 63	3 28	$ 4 039 38
1630 053 071 00	Robert M	Wodal Marlin E & Kristi L	9503 35th Ave NE	Marysville	98270	9503 35th Ave NE	Marysville	WA 98270	1 63	3 28	$ 4,039 38
1630 053 072 00	Garry & Dianne	Gooch	3812 93rd Pl NE	Marysville	98270	3812 93rd Pl NE	Marysville	WA 98270	1 20	2 41	$ 2 973 78
2130 052 017 00	Manan	Braschler	8914 40th Dr NE	Marysville	98270	8914 40th Dr NE	Marysville	WA 98270	1 00	2 01	$ 2 478 15
2130 052 018 00	BROWN MATSON COMPANY		"No Site Address"			9414 State Ave	Marysville	WA 98270	2 50	6 43	$ 7,921 45
2130 052 019 00	Dean A & Leota M	Daughenbaugh	8804 40th Dr NE	Marysville	98270	4208 Grand Ave	Everett	WA 98203	0 45	0 90	$ 1 115 17
2130 052 020 00	Arthur & Yvonne	Mailoux	9028 40th Dr NE	Marysville	98270	15308 Rd	Arlington	WA 98223	2 50	5 03	$ 6,195 37
2130 052 021 00	Theodore A & Sandra	Keaton	9126 40th Dr NE	Marysville	98270	5611 Parkside Dr	Marysville	WA 98270	2 50	5 03	$ 6 195 37
2130 052 024 00	SNOHOMISH COUNTY		3803 88th St NE	Marysville	98270	3000 Rockefeller Ave #M 6	Everett	WA 98201	3 72	7 48	$ 9 218 71
2130 052 025 00	Lon D	Cullum	3730 91st St NE	Marysville	98270	9003 35th Ave NE	Marysville	WA 98270	2 81	5 65	$ 6,963 60
2130 052 028 00	BARCLAYS NORTH INC		3609 88th St NE	Marysville	98270	1806 S Lake Stevens Rd	Everett	WA 98205	4 29	8 62	$ 10 631 26
2130 052 029 00	Elsie	Brechwald	8811 35th Ave NE	Marysville	98270	5703 Parkside Dr	Marysville	WA 98270	1 41	2 83	$ 3 494 19
2130 052 030 00	Arnold E & Joyce P	Luoma	8925 35th Ave NE	Marysville	98270	8925 35th Ave NE	Marysville	WA 98270	0 55	1 11	$ 1 362 98
2130 052 031 00	Lawrence A & Alice O	Weaver	8917 35th Ave NE	Marysville	98270	8917 35th Ave NE	Marysville	WA 98270	0 85	1 71	$ 2,106 43
2130 052 032 00	Helen F	Smith	8833 35th Ave NE	Marysville	98270	8833 35th Ave NE	Marysville	WA 98270	0 79	1 59	$ 1,957 74
2130 052 033 00	BARCLAYS NORTH INC		3717 88th St NE	Marysville	98270	1806 S Lake Stevens Rd	Everett	WA 98205	4 62	9 29	$ 11 449 05
2130 052 037 00	Theodore P & Cecilia A	Lavigne	3702 88th St NE	Marysville	98270	19907 44th Ave W	Lynnwood	WA 98036	0 93	2 39	$ 2 946 78
2130 052 057 00	BROWN MATSON COMPANY		8824 40th Dr NE	Marysville	98270	9414 State Ave	Marysville	WA 98270	0 73	1 47	$ 1 809 05
2130 052 058 00	Lawrence L	Stover	8816 40th Dr NE	Marysville	98270	8816 40th Dr NE	Marysville	WA 98270	1 99	5 11	$ 6 305 47
2130 052 063 00	Manan	Braschler	"No Site Address"			8914 40th Dr NE	Marysville	WA 98270	4 86	12 49	$ 15,399 29
2130 053 021 00	Helen R	Warnock	8330 36th Ave NE	Marysville	98270	8330 36th Ave NE	Marysville	WA 98270	0 86	1 73	$ 2,131 21
2130 053 023 00	David M	Crabbs	8306 36th Ave NE	Marysville	98270	8306 36th Ave NE	Marysville	WA 98270	0 73	1 47	$ 1 809 05
2130 053 024 00	Maryone	Greenhalgh	8314 36th Ave NE	Marysville	98270	8314 36th Ave NE	Marysville	WA 98270	0 83	1 67	$ 2 056 86

199907260975

Exhibit C
City of Marysville
88th Street N E Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address				Acreage	Peak gpm	Allotted Cost
Grannis Tracts												
4596 000 001 01	Theodore P & Cecilia A	Lavigne				36Th Ave Ne	Marysville	WA	98270	0 50	1 29	$ 1 584 29
4596 000 001 02	Sam	Contoravdis				4380 Harborview Dr	Blaine	WA	98230	0 24	0 62	$ 760 46
4596 000 001 03	Theodore P & Cecilia A	Lavigne	36Th Ave Ne	Marysville	98270	36Th Ave Ne	Marysville	WA	98270	0 19	0 49	$ 602 03
4596 000 001 04	Richard & Donna	Stork				8703 36Th Ne	Marysville	WA	98270	0 33	0 85	$ 1 045 63
4596 000 001 04	Theodore P & Cecilia A	Lavigne	8728 36Th Ave Ne	Marysville	98270	8728 36Th Ave Ne	Marysville	WA	98270		0 00	$ -
4596 000 001 05	Theodore P & Cecilia A	Lavigne	8728 36Th Ave Ne	Marysville	98270	8728 36Th Ave Ne	Marysville	WA	98270	0 71	1 82	$ 2 249 69
4596 000 001 06	Sam	Contoravdis	8727 36Th Ave Ne	Marysville	98270	4380 Harborview Dr	Blaine	WA	98230	0 24	0 62	$ 760 46
4596 000 001 06	Sam	Contoravdis	8727 36Th Ave Ne	Marysville	98270	4380 Harborview Dr	Blaine	WA	98230		0 00	$ -
4596 000 002 01	Clyde O	Luse	8627 36Th Ave Ne	Marysville	98270	8627 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 002 02	Juanita	Schrock	8619 36Th Ave Ne	Marysville	98270	8619 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 003 00	Stacy	Sebastiani	8603 36Th Ave Ne	Marysville	98270	8603 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 003 01	Eugene H & Mary A	Fierke	8609 36Th Ave Ne	Marysville	98270	19928 39Th Dr Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 004 00	Dale & Lois	Robertson	8525 36Th Ave Ne	Marysville	98270	8133 75Th St Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 004 01	Dale & Lois	Robertson	8614 36Th Ave Ne	Marysville	98270	8614 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 004 02	Dale & Lois	Robertson				8133 75Th St Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 005 00	Mark A & Jenifer E	Green	8507 36Th Ave Ne	Marysville	98270	8507 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 006 00	B M	Pennington	8425 36Th Ave Ne	Marysville	98270	8425 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 007 00	Robert C & Nancy L	Wood	8405 36Th Ave Ne	Marysville	98270	8405 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 007 01	Joan	Douglas	8411 36Th Ave Ne	Marysville	98270	8411 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 008 01	Judy L	Southard	8402 36Th Ave Ne	Marysville	98270	8402 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 008 02	Irene Patch	Hamilton	8418 36Th Ave Ne	Marysville	98270	8418 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 009 01	Aaron G	Faller	8426 36Th Ave Ne	Marysville	98270	8426 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 009 02	Harold R	Smith	8500 36Th Ave Ne	Marysville	98270	8500 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 010 00	John A	Wilson				8528 36th Ave NE	Marysville	WA	98270		0 55	$ 678 10
4596 000 010 01	John A	Wilson	8606 36Th Ave Ne	Marysville	98270	8528 36th Ave NE	Marysville	WA	98270		0 55	$ 678 10
4596 000 010 02	John A	Wilson	8520 36Th Ave Ne	Marysville	98270	8528 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 010 03	John A	Wilson				8528 36th Ave NE	Marysville	WA	98270		0 55	$ 678 10
4596 000 010 04	John A	Wilson				8528 36th Ave NE	Marysville	WA	98270		0 55	$ 678 10
4596 000 012 01	Ronald & Pamela	Rosenbach	8606 36Th Ave Ne	Marysville	98270	8606 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10
4596 000 012 02	Leverne A	Gulke	8630 36Th Ave Ne	Marysville	98270	8630 36Th Ave Ne	Marysville	WA	98270		0 55	$ 678 10

200209075

Exhibit C
City of Marysville
88th Street N.E. Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
4596 000 013 01	Henretta E & Terry L	Van Dyke	8630 36Th Ave Ne	Marysville	98270	8630 36Th Ave Ne	Marysville	WA 98270		0 55	$ 678 10
4596 000 013 02	Leverne A	Gulke	*No Site Address*			8614 36Th Ave Ne	Marysville	WA 98270		0 55	$ 678 10
4596 000 013 03	Terry L & Sandra L	Vandyke	8628 36Th Ave Ne	Marysville	98270	8630 36Th Ave Ne	Marysville	WA 98270		0 55	$ 678 10
4596 000 014 02	Roberta J	Arndt	8728 36Th Ave Ne	Marysville	98270	8728 36Th Ave Ne	Marysville	WA 98270	1 42	3 65	$ 4 499 36
4596 000 014 03	Terry & Sandra	Vandyke	*No Site Address*			8630 36Th Ave Ne	Marysville	WA 98270	0 22	0 57	$ 697 09
4596 000 014 04	ARNDT ROBERTA ESTATE OF		*No Site Address*			9728 36Th Ave Ne	Marysville	WA 98270	0 20	0 51	$ 633 72
4597 000 001 03	ARNDT ROBERTA ESTATE OF		*No Site Address*			9728 36Th Ave Ne	Marysville	WA 98270	0 46	0 55	$ 678 10
Quilceda Grove Div No 2											
5498 000 001 00	Paul A	Nielsen	*No Site Address*			3814 100Th Pl Ne	Marysville	WA 98271	0 46	0 55	$ 678 10
5498 000 002 00	Ross S & Beverly	Eddy	3520 98Th St Ne	Marysville	98270	3520 98Th St Ne	Marysville	WA 98270	0 46	0 55	$ 678 10
5498 000 003 00	John	Yotty	3532 98Th St Ne	Marysville	98270	3532 98Th St Ne	Marysville	WA 98270	0 45	0 55	$ 678 10
5498 000 004 00	Mary M	Unruh	3610 98Th St Ne	Marysville	98270	3610 98Th St Ne	Marysville	WA 98270	0 55	0 55	$ 678 10
5498 000 005 00	Ernest E	McGuire	3622 98Th St Ne	Marysville	98270	3622 98Th St Ne	Marysville	WA 98270	0 46	0 55	$ 678 10
5498 000 006 00	James M & Joan	Watt	3632 98Th St Ne	Marysville	98270	3632 98Th St Ne	Marysville	WA 98270	0 51	0 55	$ 678 10
5498 000 007 00	James & Sherry D	Peterson	3712 98Th St Ne	Marysville	98270	3712 98Th St Ne	Marysville	WA 98270	0 51	0 55	$ 678 10
5498 000 008 00	Keith L & Kelly J	Kirk	3724 98Th St Ne	Marysville	98270	3724 98Th St Ne	Marysville	WA 98270	0 49	0 55	$ 678 10
5498 000 009 00	Ralph W & Susan M	McSweeney	3802 98Th St Ne	Marysville	98270	3802 98Th St Ne	Marysville	WA 98270	0 47	0 55	$ 678 10
5498 000 010 00	Robert L & Doreen M	Donald	3812 98Th St Ne	Marysville	98270	3812 98Th St Ne	Marysville	WA 98270	0 49	0 55	$ 678 10
5498 000 011 00	Ronald A	Pederson	3826 98Th St Ne	Marysville	98270	3826 98Th St Ne	Marysville	WA 98270	0 50	0 55	$ 678 10
Quilceda Grove Plat											
5499 000 001 00	Thomas L & Ins	Vail	9701 35th Ave NE	Marysville	98270	9701 35th Ave NE	Marysville	WA 98270	0 49	0 55	$ 678 10
5499 000 002 00	Earl C	Becker	3521 97th Pl NE	Marysville	98270	3521 97th Pl NE	Marysville	WA 98270	0 67	0 55	$ 678 10
5499 000 003 00	Eugene A	Morris	3533 97th Pl NE	Marysville	98270	3533 97th Pl NE	Marysville	WA 98270	0 67	0 55	$ 678 10
5499 000 004 00	Harold	Hilker	3611 97th Pl NE	Marysville	98270	3611 97th Pl NE	Marysville	WA 98270	0 63	0 55	$ 678 10
5499 000 005 00	Dorothy G	Martin	3623 97th Pl NE	Marysville	98270	3623 97th Pl NE	Marysville	WA 98270	0 62	0 55	$ 678 10
5499 000 006 00	Steve E & Kimberly P	McKinley	3701 97th Pl NE	Marysville	98270	6201 58th St NE	Marysville	WA 98270	0 58	0 55	$ 678 10
5499 000 007 00	NAVY FEDERAL CREDIT UNION		3711 97th Pl NE	Marysville	98270	PO Box 3072	Silverdale	WA 98383	0 53	0 55	$ 678 10
5499 000 008 00	William	McKeon	3723 97th Pl NE	Marysville	98270	3723 97th Pl NE	Marysville	WA 98270	0 53	0 55	$ 678 10
5499 000 009 00	Donald W & Donna L	Miller	3803 97th Pl NE	Marysville	98270	3803 97th Pl NE	Marysville	WA 98270	1 04	0 55	$ 678 10
5499 000 010 00	H William	Zingmark	3811 97th Pl NE	Marysville	98270	3811 97th Pl NE	Marysville	WA 98270	0 50	0 55	$ 678 10
5499 000 011 00	A D	Smith	3819 97th Pl NE	Marysville	98270	3819 97th Pl NE	Marysville	WA 98270	0 47	0 55	$ 678 10

1990726095

Exhibit C
City of Marysville
88th Street N E. Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
5499 000 012 00	Pamela Jean	Martin Jeffrey A Remington	9615 38th Dr NE	Marysville	98270	9615 38th Dr NE	Marysville	WA 98270	0 46	0 55	$ 678 10
5499 000 013 00	Kim P	Gerry	9605 38th Dr NE	Marysville	98270	9605 38th Dr NE	Marysville	WA 98270	0 49	0 55	$ 678 10
5499 000 014 00	Nicholas C & Deann F	Young	9608 38th Dr NE	Marysville	98270	PO Box 2264	Everett	WA 98203	0 48	0 55	$ 678 10
5499 000 015 00	Thomas W	Bolster	3722 97th Pl NE	Marysville	98270	3722 97th Pl NE	Marysville	WA 98270	0 44	0 55	$ 678 10
5499 000 016 00	Charles E	Goetz	3710 97th Pl NE	Marysville	98270	3710 97th Pl NE	Marysville	WA 98270	0 94	0 55	$ 678 10
5499 000 017 00	John S & Marge L	West	3700 97th Pl NE	Marysville	98270	3700 97th Pl NE	Marysville	WA 98270	1 79	0 55	$ 678 10
5499 000 018 00	Dennis W & Benedicta	Hill	3622 97th Pl NE	Marysville	98270	3622 97th Pl NE	Marysville	WA 98270	0 80	0 55	$ 678 10
5499 000 019 00	Dalton R	Gentry	3610 97th Pl NE	Marysville	98270	3610 97th Pl NE	Marysville	WA 98270	0 73	0 55	$ 678 10
5499 000 020 00	John	Steiner	3532 97th Pl NE	Marysville	98270	3532 97th Pl NE	Marysville	WA 98270	0 80	0 55	$ 678 10
5499 000 021 00	Edwin F & Tammy M	Glover	3520 97th Pl NE	Marysville	98270	3520 97th Pl NE	Marysville	WA 98270	0 32	0 55	$ 678 10
5499 000 022 00	Mark Edward	Mensko	3508 97th Pl NE	Marysville	98270	4430 94th Pl NE	Marysville	WA 98270	0 28	0 55	$ 678 10
Quilceda Grove Div No 3											
5501 000 001 00	Richard J & Sandra F	Saffeels	3826 100th Pl NE	Marysville	98270	3826 100th Pl NE	Marysville	WA 98270	0 33	0 55	$ 678 10
5501 000 002 00	Paul A	Nielsen	3814 100th Pl NE	Marysville	98270	3814 100th Pl NE	Marysville	WA 98270	0 30	0 55	$ 678 10
5501 000 003 00	Gene & Dons	Pierce	3806 100th Pl NE	Marysville	98270	3806 100th Pl NE	Marysville	WA 98270	0 34	0 55	$ 678 10
5501 000 004 00	Gene	Pierce	100th Pl NE	Marysville	98270	3806 100th Pl NE	Marysville	WA 98270	0 32	0 55	$ 678 10
5501 000 005 00	Jack L	Bush	3720 100th Pl NE	Marysville	98270	3720 100th Pl NE	Marysville	WA 98270	0 39	0 55	$ 678 10
5501 000 006 00	Mansa A	Delaune	3710 100th Pl NE	Marysville	98270	3710 100th Pl NE	Marysville	WA 98270	0 31	0 55	$ 678 10
5501 000 007 00	Ellen G	May	3632 100th Pl NE	Marysville	98271	3632 100th Pl NE	Marysville	WA 98271	0 35	0 55	$ 678 10
5501 000 008 00	John G	Faulkner	3624 100th Pl NE	Marysville	98270	2546 Sumac Ln	Leavenworth	WA 98826	0 35	0 55	$ 678 10
5501 000 009 00	Robert G	Esmay	3612 100th Pl NE	Marysville	98270	3612 100th Pl NE	Marysville	WA 98270	0 28	0 55	$ 678 10
5501 000 010 00	Mark A & Joan K	Sauter	3602 100th Pl NE	Marysville	98270	3602 100th Pl NE	Marysville	WA 98270	0 27	0 55	$ 678 10
5501 000 011 00	Bruce R & Gloria J	Hoxsey	3526 100th Pl NE	Marysville	98270	3526 100th Pl NE	Marysville	WA 98270	0 29	0 55	$ 678 10
5501 000 012 00	Edwin A & Gladys E	Benson Jr	3518 100th Pl NE	Marysville	98270	3518 100th Pl NE	Marysville	WA 98270	0 29	0 55	$ 678 10
5501 000 013 00	Leroy D	Hunter	3506 100th Pl NE	Marysville	98270	3506 100th Pl NE	Marysville	WA 98270	0 33	0 55	$ 678 10
5501 000 014 00	Kirk M & Mardy L	Greenhalgh	3515 100th Pl NE	Marysville	98270	3515 100th Pl NE	Marysville	WA 98270	0 28	0 55	$ 678 10
5501 000 015 00	Daniel & Carolyn J	Beecher	10104 35th Dr NE	Marysville	98270	10104 35th Dr NE	Marysville	WA 98270	0 31	0 55	$ 678 10
5501 000 016 00	Ted W	Burdett	10116 35th Dr NE	Marysville	98270	10116 35th Dr NE	Marysville	WA 98270	0 29	0 55	$ 678 10
5501 000 017 00	Michael L & Tamara L	Walker	10124 35th Dr NE	Marysville	98270	10124 35th Dr NE	Marysville	WA 98270	0 33	0 55	$ 678 10
5501 000 018 00	Raymon S & Kimiko	Purvis	10125 35th Dr NE	Marysville	98270	10125 35th Dr NE	Marysville	WA 98270	0 29	0 55	$ 678 10
5501 000 019 00	Elizabeth J & Roger E	Bates	10117 35th Dr NE	Marysville	98270	10117 35th Dr NE	Marysville	WA 98270	0 31	0 55	$ 678 10

200907270695

Exhibit C
City of Marysville
88th Street N E Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
5501 000 020 00	Donald G & Kann V	Stoltz	10105 35th Dr NE	Marysville	98270	10105 35th Dr NE	Marysville	WA 98270	0 31	0 55	$ 678 10
5501 000 021 00	John L & Lorne G	Nelson Jr	3607 100th Pl NE	Marysville	98270	3607 100th Pl NE	Marysville	WA 98270	0 39	0 55	$ 678 10
5501 000 022 00	R A	Gage	3621 100th Pl NE	Marysville	98270	3621 100th Pl NE	Marysville	WA 98270	0 24	0 55	$ 678 10
5501 000 023 00	Larry A	Olson	3631 100th Pl NE	Marysville	98270	4014 167th St NW	Stanwood	WA 98292	0 24	0 55	$ 678 10
5501 000 024 00	Gregory S & Dama L	Lambeth	3705 100th Pl NE	Marysville	98270	3705 100th Pl NE	Marysville	WA 98270	0 24	0 55	$ 678 10
5501 000 025 00	James R	Sterba	3713 100th Pl NE	Marysville	98270	3713 100th Pl NE	Marysville	WA 98270	0 24	0 55	$ 678 10
5501 000 026 00	Gary	Redding	3721 100th Pl NE	Marysville	98270	7309 53rd Ave NE	Marysville	WA 98270	0 24	0 55	$ 678 10
5501 000 027 00	F Curtis	Phens	3729 100th Pl NE	Marysville	98270	3729 100th Pl NE	Marysville	WA 98270	0 24	0 55	$ 678 10
5501 000 028 00	Donald	Belcher	3819 100th Pl NE	Marysville	98270	3819 100th Pl NE	Marysville	WA 98270	0 20	0 55	$ 678 10
5501 000 029 00	Donald	Belcher	3819 100th Pl NE	Marysville	98270	3819 100th Pl NE	Marysville	WA 98270	0 22	0 55	$ 678 10
Indian Creek											
6504 000 001 00	Jm H	Brown Jr	9804 39th Dr NE	Marysville	98270	9804 39th Dr NE	Marysville	WA 98270	0 27	0 55	$ 678 10
6504 000 002 00	Davd R & Paula S	Stubblefield	9904 39th Dr NE	Marysville	98270	9904 39th Dr NE	Marysville	WA 98270	0 33	0 55	$ 678 10
6504 000 003 00	Mark & Cathr	Minench	9916 39th Dr NE	Marysville	98270	9916 39th Dr NE	Marysville	WA 98270		0 55	$ 678 10
6504 000 004 00	Eugene H	Ferke	9928 39th Dr NE	Marysville	98270	9928 39th Dr NE	Marysville	WA 98270	1 18	0 55	$ 678 10
6504 000 005 00	Frank H & Emma E	Urekar	10008 39th Dr NE	Marysville	98270	10008 39th Dr NE	Marysville	WA 98270	0 27	0 55	$ 678 10
6504 000 006 00	Daniel J & Cary L	Peterson	3910 100th Pl NE	Marysville	98270	3910 100th Pl NE	Marysville	WA 98270	0 21	0 55	$ 678 10
6504 000 007 00	Allan & Judy	Upton	*No Site Address*			9218 55th Ave NE	Marysville	WA 98270		0 55	$ 678 10
6504 000 008 00	Thomas B	Hartman	9905 39th Dr NE	Marysville	98270	9905 39th Dr NE	Marysville	WA 98270	0 55	0 55	$ 678 10
6504 000 009 00	Thomas B	Hartman	9905 39th Dr NE	Marysville	98270	9905 39th Dr NE	Marysville	WA 98270	0 26	0 55	$ 678 10
6504 000 010 00	Donald & Mary J	Monson	9813 39th Dr NE	Marysville	98270	9803 39th Dr NE	Marysville	WA 98270		0 55	$ 678 10
6504 000 011 00	Neil J & Wanda L	Green	9803 39th Dr NE	Marysville	98270	9803 39th Dr NE	Marysville	WA 98270		0 55	$ 678 10
Meadow Estates											
7581 000 001 00	Cecil	Maahs	3506 91St St Ne	Marysville	98270	3506 91St St Ne	Marysville	WA 98270	0 48	0 55	$ 678 10
7581 000 002 00	Howard H	Hogue	3514 91St St Ne	Marysville	98270	3514 91St St Ne	Marysville	WA 98270	0 39	0 55	$ 678 10
7581 000 003 00	Robert B	Foxe	3602 91St St Ne	Marysville	98270	3602 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 004 00	Michael J	Daune	3616 91St St Ne	Marysville	98270	3616 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 005 00	Andrew F & Katie L	Erickson	3704 91St St Ne	Marysville	98270	3704 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 006 00	James L	Michal	3710 91St St Ne	Marysville	98270	3710 91St St Ne	Marysville	WA 98270	0 25	0 55	$ 678 10
7581 000 007 00	Kenneth C & Doris F	Hargrove	3731 91St St Ne	Marysville	98270	3731 91St St Ne	Marysville	WA 98270	0 27	0 55	$ 678 10
7581 000 008 00	Robert	Gange	3727 91St St Ne	Marysville	98270	3727 91St St Ne	Marysville	WA 98270	0 25	0 55	$ 678 10

propdata xls

200609270669

Exhibit C
City of Marysville
88th Street N.E. Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
7581 000 009 00	Daniel J & Linda C	Vestal	3721 91St St Ne	Marysville	98270	3721 91St St Ne	Marysville	WA 98270	0 38	0 55	$ 678 10
7581 000 010 00	Mary K	Sauter	3715 91St St Ne	Marysville	98270	3715 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 011 00	Jonny & Debbie	Stang	"No Site Address"			5309 88Th St Ne	Marysville	WA 98270	0 26	0 55	$ 678 10
7581 000 012 00	Richard	Bilbeu	3617 91St St Ne	Marysville	98270	3617 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 013 00	Scott J & Leslie S	Norris	3609 91St St Ne	Marysville	98270	3609 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
7581 000 014 00	Scott	Burnstead	3523 91St St Ne	Marysville	98270	11325 48Th Dr Ne	Marysville	WA 98271	0 25	0 55	$ 678 10
7581 000 015 00	Edward L & Masako	Kadlec	3511 91St St Ne	Marysville	98270	3511 91St St Ne	Marysville	WA 98270		0 55	$ 678 10
Quilane											
7739 000 001 00	John L & Carmen M	Van Noten	3605 83rd Pl NE	Marysville	98270	3605 83rd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 002 00	Joseph & Kimberly F	Finke	3613 83rd Pl NE	Marysville	98270	3613 83rd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 003 00	Edwin	Baker	3619 83rd Pl NE	Marysville	98270	3619 83rd Pl NE	Marysville	WA 98270	1 18	0 55	$ 678 10
7739 000 004 00	Kenneth & Melinda	Young	3616 83rd Pl NE	Marysville	98270	3616 83rd Pl NE	Marysville	WA 98270	0 21	0 55	$ 678 10
7739 000 005 00	Vincent B & Christine E	Amogus	3612 83rd Pl NE	Marysville	98270	3612 83rd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 006 00	Mark James & Kristen Hope	Crane	3604 83rd Pl NE	Marysville	98270	6304 83rd Ave NE	Marysville	WA 98270	0 28	0 55	$ 678 10
7739 000 007 00	Charles F & Jane W	Graves	8225 36th Ave NE	Marysville	98270	8225 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 008 00	Paul E & Christy	Hoeper	8219 36th Ave NE	Marysville	98270	8219 36th Ave NE	Marysville	WA 98270	0 24	0 55	$ 678 10
7739 000 009 00	Michael J & Lisa A	Buckner	8211 36th Ave NE	Marysville	98270	8211 36th Ave NE	Marysville	WA 98270	0 24	0 55	$ 678 10
7739 000 010 00	Frank W & Diane M	Fischer	8207 36th Ave NE	Marysville	98270	8207 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 011 00	Evelyn J	Barth	8203 36th Ave NE	Marysville	98270	8203 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 012 00	William D	Turner	8127 36th Ave NE	Marysville	98270	8127 36th Ave NE	Marysville	WA 98270	0 24	0 55	$ 678 10
7739 000 013 00	Brian M & Mary L	Higginbotham	8119 36th Ave NE	Marysville	98270	8119 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 014 00	Frederick B	Bowman	8111 36th Ave NE	Marysville	98270	11005 15th Ave SE #21	Everett	WA 98208		0 55	$ 678 10
7739 000 015 00	Frank S	Ward	8112 36th Ave NE	Marysville	98270	8112 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 016 00	Kamra V	Norsworthy	8118 36th Ave NE	Marysville	98270	8118 36th Ave NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 017 00	Todd	Hodgson	8124 36th Ave NE	Marysville	98270	8124 36th Ave NE	Marysville	WA 98270	0 27	0 55	$ 678 10
7739 000 018 00	Diane M	Hilden	8128 36th Ave NE	Marysville	98270	1059 State Ave #D	Marysville	WA 98270	0 26	0 55	$ 678 10
7739 000 019 00	Steven T & Norlene L	Day	3520 82nd Pl NE	Marysville	98270	3520 82nd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 020 00	Perry I & Patricia J	Keel	3512 82nd Pl NE	Marysville	98270	3512 82nd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 021 00	David	Hamden	3511 82nd Pl NE	Marysville	98270	3511 82nd Pl NE	Marysville	WA 98270	0 26	0 55	$ 678 10
7739 000 022 00	Jeffrey S & Diane M	Isaacson	3517 82nd Pl NE	Marysville	98270	3517 82nd Pl NE	Marysville	WA 98270		0 55	$ 678 10
7739 000 023 00	Thomas Gary & Patricia J	Ableman	3525 82nd Pl NE	Marysville	98270	3525 82nd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10

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Exhibit C
City of Marysville
88th Street N.E Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)		Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
Quilceda East.												
8062 000 001 00	Dennis I & Cheryl A	Edwards		3507 92Nd Pl Ne	Marysville	98270	3507 92Nd Pl Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 002 00	Kevin P & Lisa J	Warren		3515 92Nd Pl Ne	Marysville	98270	3515 92Nd Pl Ne	Marysville	WA 98270	0 25	0 55	$ 678 10
8062 000 003 00	Lee P & Karen D	Weil		3525 92Nd Pl Ne	Marysville	98270	3525 92Nd Pl Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 004 00	Donald A	Miller	Diana R Gorman	3603 92Nd Pl Ne	Marysville	98270	3603 92Nd Pl Ne	Marysville	WA 98270	0 42	0 55	$ 678 10
8062 000 005 00	Loyd J & Genevieve M	Hansen		3609 92Nd Pl Ne	Marysville	98270	3609 92Nd Pl Ne	Marysville	WA 98270	0 24	0 55	$ 678 10
8062 000 006 00	David W & Debra F	Eckert		3615 92Nd Pl Ne	Marysville	98270	3615 92Nd Pl Ne	Marysville	WA 98270	0 25	0 55	$ 678 10
8062 000 007 00	Lewis W & Janet M	Savela		9228 37Th Ave Ne	Marysville	98270	9228 37Th Ave Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 008 00	Loretta M	Poat		9227 37Th Ave Ne	Marysville	98270	9227 37Th Ave Ne	Marysville	WA 98270	0 28	0 55	$ 678 10
8062 000 009 00	Ronald G & Susan C	Heath		3715 92Nd Pl Ne	Marysville	98270	3715 92Nd Pl Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 010 00	Nicholas P & Celia A	Rich		3721 92Nd Pl Ne	Marysville	98270	3721 92Nd Pl Ne	Marysville	WA 98270	0 31	0 55	$ 678 10
8062 000 011 00	Betsy A	Fish		3805 92Nd Pl Ne	Marysville	98270	514 State Ave #105	Marysville	WA 98270	0 24	0 55	$ 678 10
8062 000 012 00	Larry & Pamela	Johnson		3802 92Nd Pl Ne	Marysville	98270	3802 92Nd Pl Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 013 00	Rolf H & Wendy M	Kradenpoth		92Nd Pl Ne	Marysville	98270	3726 92Nd Pl Ne	Marysville	WA 98270	0 24	0 55	$ 678 10
8062 000 014 00	Tom A & Carolann	Nixon		3716 92Nd Pl Ne	Marysville	98270	8724 46Th Dr Ne	Marysville	WA 98270		0 55	$ 678 10
8062 000 015 00	Richard A	Magnussen Jr		3712 92Nd Pl Ne	Marysville	98270	3712 92Nd Pl Ne	Marysville	WA 98270	0 58	0 55	$ 678 10
8062 000 016 00	Andrea L	Hall		3704 92Nd Pl Ne	Marysville	98270	1400 Corporate Dr	Irving	TX 75038		0 55	$ 678 10
8062 000 017 00	Norse	Horton	Helen Ingham	3624 92Nd Pl Ne	Marysville	98270	3624 92Nd Pl Ne	Marysville	WA 98270	1 00	0 55	$ 678 10
8062 000 018 00	Dean F & Fran V	Stamey		3618 92Nd Pl Ne	Marysville	98270	3618 92Nd Pl Ne	Marysville	WA 98270	1 00	0 55	$ 678 10
8062 000 019 00	Dwayne C & Barbara A	Shafer		3612 92Nd Pl Ne	Marysville	98270	3612 92Nd Pl Ne	Marysville	WA 98270	1 01	0 55	$ 678 10
8062 000 020 00	Nick & Molly	Both		3606 92Nd Pl Ne	Marysville	98270	3606 92Nd Pl Ne	Marysville	WA 98270	1 00	0 55	$ 678 10
8062 000 021 00	Scott W	Schute		9207 35Th Ave Ne	Marysville	98270	18619 Butternut Rd	Lynnwood	WA 98037	0 96	0 55	$ 678 10
Quilceda Crest Estates												
8190 000 001 00	E L	Stiles		3508 93rd Pl NE	Marysville	98270	3508 93rd Pl NE	Marysville	WA 98270	1 18	0 55	$ 678 10
8190 000 002 00	Janet L	Raboum		3512 93rd Pl NE	Marysville	98270	3512 93rd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10
8190 000 003 00	Timothy	Duren		3520 93rd Pl NE	Marysville	98270	3520 93rd Pl NE	Marysville	WA 98270	0 83	0 55	$ 678 10
8190 000 004 00	Marvin & Lila P	Schott		3602 93rd Pl NE	Marysville	98270	3602 93rd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10
8190 000 005 00	John A & Linda L	Carpenter		3610 93rd Pl NE	Marysville	98270	3610 93rd Pl NE	Marysville	WA 98270	0 85	0 55	$ 678 10
8190 000 006 00	Terry W & Vickie	Shoemaker		3616 93rd Pl NE	Marysville	98270	3616 93rd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10
8190 000 007 00	Monte G	Nybo		9232 37th Ave NE	Marysville	98270	9232 37th Ave NE	Marysville	WA 98270	1 00	0 55	$ 678 10
8190 000 008 00	John P & Angela M	Mahoney		3708 93rd Pl NE	Marysville	98270	3708 93rd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10

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Exhibit C
City of Marysville
88th Street N E Sewage Lift Station
Service Area Property Listing

Parcel		Owner(s)	Site Address			Mailing Address			Acreage	Peak gpm	Allotted Cost
8190 000 009 00	Gary A & Teresa M	Larsen	3714 93rd Pl NE	Marysville	98270	3714 93rd Pl NE	Marysville	WA 98270	1 00	0 55	$ 678 10
8190 000 010 00	Garry & Dianne	Gooch	"No Site Address"			3812 93rd Pl NE	Marysville	WA 98270	1 06	0 55	$ 678 10
										457 25	$ 563,749 00

Peak flow values used

Business Park	1 96 gpm/gross acre
Community Commercial	1 96 gpm/gross acre
Infiltration & Inflow	0 61 gpm/gross acre
Medium Density Single Family Residential	1 40 gpm/gross acre
Platted Lots	0 38 gpm/lot
PLatted Lots Infiltration & Inflow	0 17 gpm/lot
Assessed value	$ 1 232 91 per peak gpm

19990726097 5

Exhibit D
City of Marysville
88th Street N E Sewage Lift Station
Recovery Cost Summary

Item			Cost
Lift Station Construction			
Original Contract		$ 308,460 00	
Change Order No 1*		$ 18,414 75	
Change Order No 2		$ 2,378 00	
	Subtotal	$ 329,252 75	
Sales Tax @ 8 2%		$ 26,998 73	
	Total		$ 356,251 48
Sewer Force Main Construction			
10" DI force main and associated costs		$ 85,868 00	
Engineering/Inspection/Construction Management		$ 17,173 60	
	Total		$ 103,041 60
Land Acquisition			$ -
Easements			$ -
Engineering Fees			
Predesign		$ 22,090 58	
Design/Permitting/Bidding/Construction (as of July 31, 1998)		$ 79,145 50	
	Total		$ 101,236 08
Utility Connection Fees			
PUD		$ 1,720 00	
GTE		$ 1,499 84	
City Water		$ -	
	Total		$ 3,219 84
	Grand Total		$ 563,749 00
	Lift Station Peak Capacity -	457 gpm	
	Recovery Cost		$ 1,232 91 /gpm

* Does not include Tulalip master meter upgrade

199907260975

200102120728

Return Address

CITY OF MARYSVILLE
4822 GROVE ST
MARYSVILLE, WA 98270

200102120728
02/12/2001 02:59 PM Snohomish
P.0005 RECORDED County

Please print or type information

Document Title(s) or transactions contained the

1 Utility Easement
2
3
4

**RECORDER'S NOTE:
PORTIONS OF THIS DOCUMENT
ARE POOR QUALITY FOR SCANNING.**

Grantor(s) (Last name first, then first name and initials)

1 Johnson, Orba E.
2
3
4

☐ Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials)

1 City of Marysville
2
3
4

☐ Additional names on page _____ of document

Legal description (abbreviated i e lot, block, plat or section, township, range, qtr /qtr)

West 30 feet, Lot 1, Short Plat SP182 (4-78). Ptn SW¼ 16-30-05

☒ Additional legal is on page 3 & 4 of document

Reference Number(s) of Documents assigned or released

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number

163005-3-016-0007

☐ Property Tax Parcel ID is not yet assigned
☐ Additional parcel numbers on page _____ of document

The Auditor/Recorder will rely on the information provided on the form The staff will not read the document to verify the accuracy or completeness of the indexing information

NO EXCISE TAX
REQUIRED

" 2 2001

BOB DANTINI, Snoh County Treasurer
By BOB DANTINI

AFTER RECORDING RETURN TO

City of Marysville
4822 Grove Street
Marysville, WA 98270

CITY OF MARYSVILLE
UTILITY EASEMENT

THIS INDENTURE made this 21st day of December 2000, between Orba E Johnson, hereinafter referred to as "Grantor," the CITY OF MARYSVILLE, a municipal corporation of the State of Washington, hereinafter referred to as "Grantee," and _____, hereinafter referred to as "Mortgagee," WITNESSETH

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Snohomish, State of Washington described as follows

See **EXHIBIT A** attached hereto

Abbreviated legal description
(i e , lot, block, plat or qtr , section, township, range)

Lot 1, SCSP 182 (4-78), Rec. 8003100173

Additional on page 3

Assessor's Tax Parcel ID# 163005-3-016-0007

and,

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon said lands and premises,

NOW, THEREFORE, Grantor, for valuable consideration, the adequacy and receipt of which is hereby acknowledged, hereby conveys and grants to the Grantee, its successors and assigns and its permittees and licensees, the perpetual right, privilege and authority to construct, alter, improve, repair, operate and maintain a storm sewer and sanitary sewer lines, and/or water lines, pipes and appurtenances, across, under, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit

See **EXHIBIT B** attached hereto

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said lines, and the right at anytime to remove said lines and appurtenances from said lands

The Grantor reserves the right to use the surface of the above-described easement in the manner now existing, but shall not erect any buildings, structures, patios, or other construction of any nature on said easement This conveyance is conditioned upon the Grantee's obligation to replace any fences, lawn, shrubbery or land contours that are disturbed in connection with the exercise of the Grantee's rights hereunder, in as good condition as the same were immediately before the property was entered by the Grantee

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors or assigns, shall permanently remove said lines and appurtenances from said lands, or shall otherwise permanently abandon said lines, at which time all such rights, title, privileges and authority hereby granted shall terminate

The Grantor also covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances, except as above indicated, and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the

lawful claims and demands of all persons whomsoever This conveyance shall be a covenant running with the land, and shall be binding on the Grantor and its heirs, successors and assigns forever

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpaired

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written

GRANTOR

Orba E Johnson

MORTGAGEE

_____

_____

_____

INDIVIDUAL NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that ORBA E Johnson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/(she)/they signed this instrument and acknowledged it to be his/(her)/their free and voluntary act for the uses and purposes mentioned in the instrument

DATED this 21 day of December, 2000

KIMBERLY COM. NOTARY PUBLIC AUG 15 20 STATE OF WASHINGTON

_____
Kimberly Thomasen Lukens
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at Marysville
My commission expires AUG 15 2002

KIMBERLY THOMASEN LUKENS NOTARY PUBLIC AUG 15 2002 STATE OF WASHINGTON

REPRESENTATIVE NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this _____ day of _____

_____
_____
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at _____
My commission expires _____

EXHIBIT A FILE NUMBER _____

LEGAL DESCRIPTIONS
FOR
ORVAL T JOHNSON

ENTIRE CONTIGUOUS OWNERSHIP

The S½ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M ,
EXCEPT County Road.

LOT 1

The N½ of the SW¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W M ,
EXCEPT that portion of the southerly 25 feet lying easterly of the westerly 30 feet thereof,

TOGETHER WITH the westerly 30 feet of the S½ of the SW¼ of the NW¼ of the NW¼ of the SW¼, said Section 16,
EXCEPT the southerly 30 feet thereof for County Road

ALSO TOGETHER WITH the westerly 38.82 feet of the N½ of the SE¼ of the NW¼ of the NW¼ of the SW¼, said Section 16,
EXCEPT the southerly 25 feet thereof.

SUBJECT TO an easement for ingress, egress and utilities over the westerly 30 feet of said premises

LOT 2

The S½ of the SW¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W M ,
EXCEPT the westerly 30 feet thereof,
ALSO EXCEPT the southerly 30 feet thereof for County Road.

TOGETHER WITH that portion of the southerly 25 feet of the N½ of the SW¼ of the NW¼ of the NW¼ of the SW¼, said Section 16 lying easterly of the westerly 30 feet thereof

LOT 3

The SE¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT the easterly 155.73 feet thereof,
ALSO EXCEPT that portion of the westerly 38.82 feet of the N½ of said SE¼ of the NW¼ of the NW¼ of the SW¼ lying northerly of the southerly 25 feet thereof,
ALSO EXCEPT the southerly 30 feet thereof for County Road.

LOT 4

The easterly 155 73 feet of the SE¼ of the NW¼ of the NW¼ of the SW¼ of Section 16, Township 30 North, Range 5 East, W M.,
EXCEPT the southerly 30 feet thereof for County Road

REGEL & ASSOCIATES INC
EVERETT WASHINGTON

200102120728

EXHIBIT B

LEGAL DESCRIPTION FOR UTILITY EASEMENT
PARCEL NO. 163005-3-016

A water line Easement in that part of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East of the Willamette Meridian Snohomish County, Washington described as follows

The West 30 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16

EXCEPT County Road (98th Street East)

Said easement is the West 30 feet of Lot 1 Short Plat Number SP182 (4-78) as described in Volume 1661, Pages 2756 through 2760, inclusively, Records of Snohomish County, Washington

202012110574
DEED OF TRUST
Rec: $122.50
12/11/2020 3:00 PM 1 of 19
SNOHOMISH COUNTY, WA
Electronically Recorded

After Recording Return To:
Boeing Employees' Credit Union
Mortgage Shipping Department
12770 Gateway Dr S
Tukwila, WA 98168

[Space Above This Line For Recording Data]

DEED OF TRUST

Prepared By:
Pamela Pierce
Boeing Employees' Credit Union

MIN: **1006045-0145968707-0**
Loan #: **336148**

INSURED BY
CHICAGO TITLE
500112210

Reference numbers of related documents:
on page N/A of document

Grantor(s):
Steimle, Isaac A
Steimle, Rebekah L

Grantee(s):
Boeing Employees' Credit Union

Trustee(s):
George C. Reinmiller Trustee Inc, 521 SW Clay, Suite 200, Portland, OR 97201

Legal Description: LOT 1, REV. SP #8003100173, BEING A PTN OF THE NW1/4 - SW1/4 OF SEC 16-30N-5E, W.M.
1. ~~**LT 1, SP NO 102 (4-78) REC NO 8003100173, SNOHOMISH COUNTY, WA.**~~ Abbreviated form *(lot, block, plat name, section-township-range)*
2. Additional legal description is on page 3 of document

Assessor's Property Tax Parcel Account Number(s): 300516-003-016-00

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **December 07, 2020**, together with all Riders to this document.
(B) "Borrower" is **Isaac A Steimle and Rebekah L Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife**. Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Boeing Employees' Credit Union**. Lender is a **State Chartered Credit Union** organized and existing under the laws of **THE STATE OF WASHINGTON**. Lender's address is **12770 Gateway Drive, MS 1052-2, Tukwila, WA 98168. Lender is the beneficiary under this Security Instrument.**
(D) "Trustee" is **George C. Reinmiller Trustee Inc, 521 SW Clay, Suite 200, Portland, OR 97201**.
(E) "MERS" is Mortgage Electronic Registration Systems, Inc. Lender has appointed MERS as the nominee for Lender for this Loan, and attached a MERS Rider to this Security Instrument, to be executed by Borrower, which further describes the relationship between Lender and MERS, and which is incorporated into and amends and supplements this Security Instrument.
(F) "Note" means the promissory note signed by Borrower and dated **December 07, 2020**. The Note states that Borrower owes Lender **TWO HUNDRED EIGHTY TWO THOUSAND TWO HUNDRED SEVENTY SIX AND NO/100** Dollars (U.S. **$282,276.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **January 01, 2041**.
(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

[ ] Adjustable Rate Rider	[ ] Condominium Rider	[ ] Second Home Rider
[ ] Balloon Rider	[ ] Planned Unit Development Rider	[ ] VA Rider
[ ] 1-4 Family Rider	[ ] Biweekly Payment Rider	[X] Other(s) [specify] **MERS Rider**

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the **COUNTY** of **Snohomish**:

**LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION
OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH,
RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.: 300516-003-016-00

which currently has the address of **9815 35th Ave NE**, **Marysville**, Washington **98270** ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument

as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period,

Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security

Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less

than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may

not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited

by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to

Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

24. Substitute Trustee. In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Use of Property. The Property is not used principally for agricultural purposes.

26. Attorneys' Fees. Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Isaac A Steimle (Seal)
Borrower - **Isaac A Steimle**

Rebekah L Steimle (Seal)
Borrower - **Rebekah L Steimle**

[Space Below This Line For Acknowledgment]

State of WA

County of Snohomish

This record was acknowledged before me on 12/7/2020 by **Isaac A Steimle and Rebekah L Steimle**.

Signature of Notary Public

KELLY FREBERG
Notary Public
State of Washington
Commission # 150014
My Comm. Expires Nov 16, 2023

(Stamp)

CNSA
Title of Office

My commission expires: Nov. 16, 2023

Origination Company: **Boeing Employees' Credit Union**
NMLSR ID: **490518**
Originator: **Steven Grisham**
NMLSR ID: **517641**

MIN: **1006045-0145968707-0** Loan #: **336148**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER
(MERS Rider)

THIS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER ("MERS Rider") is made this **7th** day of **December, 2020**, and is incorporated into and amends and supplements the Deed of Trust (the "Security Instrument") of the same date given by the undersigned (the "Borrower," whether there are one or more persons undersigned) to secure Borrower's Note to **Boeing Employees' Credit Union** ("Lender") of the same date and covering the Property described in the Security Instrument, which is located at:

9815 35th Ave NE, Marysville, WA 98270
[Property Address]

In addition to the covenants and agreements made in this Security Instrument, Borrower and Lender further covenant and agree that the Security Instrument is amended as follows:

A. DEFINITIONS

1. The Definitions section of the Security Instrument is amended as follows:

"Lender" is **Boeing Employees' Credit Union**. Lender is a **State Chartered Credit Union** organized and existing under the laws of **THE STATE OF WASHINGTON**. Lender's address is **12770 Gateway Drive, MS 1052-2, Tukwila, WA 98168**. **Lender is the beneficiary under this Security Instrument.**. The term "Lender" includes any successors and assigns of Lender.

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part this Security Instrument, foreclosing or directing Trustee to institute foreclosure of this Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under this Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment shall inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.

2. The Definitions section of the Security Instrument is further amended to add the following definition:

"Nominee" means one designated to act for another as its representative for a limited purpose.

B. TRANSFER OF RIGHTS IN THE PROPERTY

The Transfer of Rights in the Property section of the Security Instrument is amended to read as follows:

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the **COUNTY** of **Snohomish**:

**LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION
OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH,
RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.: 300516-003-016-00

which currently has the address of **9815 35th Ave NE Marysville, Washington 98270** ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Lender, as the beneficiary under this Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, assigning and releasing this Security Instrument, and substituting a successor trustee.

C. NOTICES

Section 15 of the Security Instrument is amended to read as follows:

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with this Security Instrument will not be deemed to have been given to MERS until actually received by MERS. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

D. SALE OF NOTE; CHANGE OF LOAN SERVICER; NOTICE OF GRIEVANCE

Section 20 of the Security Instrument is amended to read as follows:

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in this Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective

action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

E. SUBSTITUTE TRUSTEE

Section 24 of the Security Instrument is amended to read as follows:

24. Substitute Trustee. In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this MERS Rider.

Isaac A Steimle (Seal)
Borrower - **Isaac A Steimle**

Rebekah L Steimle (Seal)
Borrower - **Rebekah L Steimle**

Origination Company: **Boeing Employees' Credit Union**
NMLSR ID: **490518**
Originator: **Steven Grisham**
NMLSR ID: **517641**

202208300421
DEED OF TRUST
Rec: $212.50
8/30/2022 3:34 PM 1 of 9
SNOHOMISH COUNTY, WA
Electronically Recorded

After Recording Return To:
Boeing Employees' Credit Union
PO Box 97050
Seattle, WA 98124-9750

(Space Above This Line For Recording Data)

DEED OF TRUST
(OPEN-END CREDIT - THIS DEED OF TRUST SECURES FUTURE ADVANCES)

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 6, 8, 13 and 15. Certain rules regarding the usage of words used in this document are also provided in Section 11.

(A) "Security Instrument" means this document, which is dated August 20, 2022 .
(B) "Borrower" is
Isaac Steimle and Rebekah Steimle, husband and wife

Borrower is the grantor under this Security Instrument.
(C) "Lender" is Boeing Employees' Credit Union .
Lender is a Credit Union
organized and existing under the laws of the State of Washington .
Lender's address is PO Box 97050, Seattle, Washington 98124 -9750 .
Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is Trustee Services, Inc. PO Box 2980 3647 NW Byron Street #200 Silverdale, WA 98383 .
(E) "Agreement" means the
Credit Line Account Variable Interest Rate Home Equity Secured Open-End Credit Agreement and Truth-In-Lending Disclosure
signed by Borrower and dated August 20, 2022 . The Agreement states that Borrower may, from time to time, obtain advances not to exceed at any time an amount equal to the Maximum Credit Limit (as defined therein) of
One Hundred Thousand and 00 / 100 ********
Dollars (U.S. $ $100,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 25, 2047 .
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property." Loan Reference Number 2016555722
Abbreviated Legal Description:
Lot 1 Short Plat 182 4-78 Rec 8003100173 Snohomish Co WA

Full Legal Description is on page 2.
Assessor's Property Tax Parcel Number: 30051600301600
(G) "Loan" means the debt owed under the Agreement, plus interest, any late charges or other fees and charges due under the Agreement, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☐ Other(s) [specify]
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	_____

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 3) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(M) "Periodic Payment" means the regularly scheduled amount due for principal and interest under the Agreement.
(N) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Agreement and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Agreement; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Agreement. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Snohomish :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, MARYLAND. Parcel ID: 30051600301600

which currently has the address of 9815 35th Ave NE [Street]
Marysville [City], Washington 98270 [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower and Lender covenant and agree as follows:
1. Payment of Principal, Interest, Late Charges or other Fees and Charges. Borrower shall pay when due the principal of, and interest on, the debt owed under the Agreement and late charges or other fees and charges due under the Agreement. Payments due under the Agreement and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Agreement or this Security Instrument is returned to Lender unpaid, Lender may

require that any or all subsequent payments due under the Agreement and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Agreement or at such other location as may be designated by Lender in accordance with the notice provisions in Section 10. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. If Borrower has breached any covenant or agreement in this Security Instrument and Lender has accelerated the obligations of Borrower hereunder pursuant to Section 16 then Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Agreement immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Agreement and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 2.

3. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Borrower shall be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 3 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the rate chargeable for advances under the Agreement from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law

requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 16 or otherwise, Borrower hereby assigns to Lender: (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Agreement or this Security Instrument; and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Agreement or this Security Instrument, whether or not then due.

4. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 3 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

5. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If: (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument; (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations); or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 5, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 5. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

6. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender. If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 14, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

7. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

8. Joint and Several Liability; Co-signers; Successors and Assigns Bound. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 13. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but is not personally liable under the Agreement (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Agreement without the co-signer's consent.

9. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

10. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's

change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

11. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Agreement conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Agreement which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

12. Borrower's Copy. Borrower shall be given one copy of this Security Instrument.

13. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 13, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 10 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

14. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Agreement as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 13.

15. Hazardous Substances. As used in this Section 15: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property: (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential

uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of: (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

16. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in the Agreement under which acceleration is permitted (but not prior to acceleration under Section 13 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 16, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

17. Reconveyance. Upon payment of all sums secured by this Security Instrument and termination of Borrower's ability to obtain further advances under the Agreement, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and the Agreement evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

18. Substitute Trustee. In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

19. Use of Property. The Property is not used principally for agricultural purposes.

20. Attorneys' Fees. Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

_____ Owner of Collateral (other than Borrower)	Isaac Steimle _____(Seal) -Borrower
_____ Owner of Collateral (other than Borrower)	Rebekah Steimle _____(Seal) -Borrower
_____ Owner of Collateral (other than Borrower)	_____(Seal) -Borrower
_____ Owner of Collateral (other than Borrower)	_____(Seal) -Borrower

STATE OF WASHINGTON)
)ss
COUNTY OF Snohomish)

On this day personally appeared before me Isaac Steimle
Full Name(s) of Signer(s)
and Rebekah Steimle,
to me known or identified on the basis of identification documents to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 (Day) day of August (Month), 2022 (Year).

RACHEL LINDNER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 179365
My Commission Expires July 10, 2023

(seal)

Rachel Lindner

My commission expires: 07-10-2023

Notary Public in and for the State of Washington
Residing at: Stanwood

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OTBS 093 WA (4/17)
OTBS (4/17)

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By agent:

CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

500148915
Amendment 1

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Chris Swartz
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

***Transaction Identification Data**, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:*

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (TITLE ONLY):
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com	Escrow Officer: Serin Compton Chicago Title of Washington 11900 NE 1st Street #110 Bellevue, WA 98005 Main Phone: (425)455-4995 Email: Serin.Compton@ctt.com Escrow No.: 240381-SC

Order Number: 500148915

SCHEDULE A

1. Commitment Date: February 28, 2024 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod
   Proposed Insured: KBHPNW LLC, a Delaware limited liability company
   Proposed Amount of Insurance: $3,200,000.00
   The estate or interest to be insured: Fee Simple

Premium:		$	8,272.00
Tax:		$	818.93
Rate:	Extended		
Total:		$	9,090.93

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   The heirs and devisees of Bonnie Stevens, deceased, Adrian L. Stevens and Cora J. Stevens, each as their interests may appear

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-014-00, 300516-003-045-00, 300516-003-058-00 and 300516-003-045-01

Lots 1, 2 and 4 of Short Plat No. Sp-103 (3-78) recorded May 17, 1978 under Recording No. 7805170302, records of Snohomish County, Washington.

Except mobile home(s), if any.

Situate in the County of Snohomish, State of Washington.

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

7. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Marysville.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of $525,000 or less;
1.28% on any portion of the sales price above $525,000, up to $1,525,000;
2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
3.00% on any portion of the sales price above $3,025,000;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.5% on the entire sales price.

An additional $5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

8. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: KBHPNW LLC, a Delaware limited liability company

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

9. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

10. This item intentionally deleted.

11. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

12. **TO PROVIDE THE EXTENDED COVERAGE POLICY AND/OR ALTA HOMEOWNER'S POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND/OR REVIEW OF SURVEY, IF REQUIRED, IS COMPLETED. A SUPPLEMENTAL COMMITMENT WILL FOLLOW.**

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3705 98th St NE and 9907 & 9909 35th Ave NE
Marysville, WA 98270

Note B: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note C: NOTE: The premium for the Extended Coverage Owner's Policy is itemized as follows:

Standard Coverage:	$6,127.00
Sales tax:	$606.57
Extended coverage surcharge:	$2,145.00
Sales tax on surcharge:	$212.36

TOTAL PREMIUM, INCLUDING TAX: $9,090.93

Note D: Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

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SCHEDULE B, PART I
REQUIREMENTS
(continued)

Note E: Recording charges (per document title) for closings on Jan 2nd, 2023 and after for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page.
Multiple titled documents are charged per applicable title.

Our Company uses Simplifile, a third party vendor, for electronic submission of documents to the County. In addition to the County recording fee each document recorded electronically will be billed an additional $4.25 plus tax.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Note F: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

NW SW 16-30-5

Tax Account No.: 300516-003-014-00, 300516-003-045-00, 300516-003-045-01 and 300516-003-058-00

END OF NOTES

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1190796

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209089

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property

   The exact location and extent of said easement is not disclosed of record.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:

Purpose:	Ingress, egress and utilities
Recording Date:	December 10, 1975
Recording No.:	2416806
Affects:	West 20 feet of Lots 1 and 2 and other property

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):

Recording No: 7805170302

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Marysville
Purpose:	Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
Recording Date:	April 9, 2001
Recording No.:	200104090756
Affects:	West 30 feet of Lot 1

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Marysville
Purpose:	Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
Recording Date:	April 9, 2001
Recording No.:	200104090757
Affects:	West 30 feet of Lot 2

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	300516-003-058-00
Levy Code:	00505
Assessed Value-Land:	$260,700.00
Assessed Value-Improvements:	$0.00
General and Special Taxes:	
Billed:	$1,821.61
Paid:	$0.00
Unpaid:	$1,821.61
Affects:	Lot 1

10. Delinquent general taxes for 2014:

Amount:	$157.43, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

11. Delinquent general taxes for 2015:

Amount:	$337.17, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

12. Delinquent general taxes for 2016:

Amount:	$234.31, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

13. Delinquent general taxes for 2021:

Amount:	$277.14, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

14. Delinquent general taxes for 2022:

Amount:	$301.07, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

15. Delinquent general taxes for 2023:

Amount:	$261.32, Plus interest and penalties
Tax Account No.:	300516-003-045-01
School District No.:	00511
Affects:	Lot 2

16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	300516-003-045-00
Levy Code:	00511
Assessed Value-Land:	$320,000.00
Assessed Value-Improvements:	$8,100.00
General and Special Taxes:	
Billed:	$2,643.43
Paid:	$0.00
Unpaid:	$2,643.43
Affects:	Lot 2

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	300516-003-045-01
Levy Code:	00511
Assessed Value-Land:	$0.00
Assessed Value-Improvements:	$32,000.00
General and Special Taxes:	
Billed:	$254.51
Paid:	$0.00
Unpaid:	$254.51
Affects:	Mobile home on Lot 2

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	300516-003-014-00
Levy Code:	00511
Assessed Value-Land:	$308,300.00
Assessed Value-Improvements:	$290,100.00
General and Special Taxes:	
Billed:	$4,769.56
Paid:	$0.00
Unpaid:	$4,769.56
Affects:	Lot 4

19. Mobile home improvements are expressly excluded.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

20. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.

    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).

    The Company reserves the right to make additional requirements upon review.

21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements;

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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2361571

SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON

STATE OF Washington
DEPT. OF REVENUE
Conveyance Tax
04.50

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL RECORDS

RECORDED BY
LAND TITLE CO.
SEP 25 1972 9 AM
STANLEY J. ROQUE, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

2361571
Filed for Rec
NAME Boydell Realty
ADDRESS 1203 Broadway
CITY AND STATE Everett, Wa. 98201

STATUTORY WARRANTY DEED

B-43403 (3)

THE GRANTORS HAROLD W. APPLIN and LINDA R. APPLIN, husband and wife

for and in consideration of Ten Dollars and other valuable considerations

in hand paid, conveys and warrants to ADRIAN STEVENS and BONNIE STEVENS, husband and wife

as Grantee, the following described real estate, situated in the County of Snohomish
State of Washington:

The West half of the West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.,
EXCEPT County Road
Situate in the County of Snohomish, State of Washington.

REAL ESTATE SALES TAX
AMOUNT PAID 4.50
RECEIPT NO. A03713
SEP 25 1972
[illegible] Deputy

Reservation contained in Deed from State of Washington recorded under Auditor's File No. Volume 592 of Deeds, page 539, records of Snohomish County, Washington.

Dated this 21st day of September, 1972

Harold W. Applin (SEAL)

Linda R. Applin (SEAL)

STATE OF WASHINGTON
County of Snohomish } ss.

On this 22nd day of September, 1972, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Harold W. Applin and Linda R. Applin to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed this said instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 22nd day of September, 1972

Notary Public in and for the State of Washington, residing at Everett

2361571

VOL 633 PAGE 16
OFFICIAL RECORDS

8633 0016

959

7910120150

PIONEER NATIONAL TITLE INSURANCE
A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:
ADRIAN STEVENS
3765-98TH ST NE
MARYSVILLE, WA 98270

RECORDED 300

THIS SPACE RESERVED FOR RECORDER'S USE

1979 OCT 12 AM 9:07

HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY Betty Danielson

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 TEN DOLLARS

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 TWO DOLLARS

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 ONE DOLLAR

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 FIFTY CENTS

REAL ESTATE ~~SALES~~ TAX
AMOUNT PAID 135.00
RECEIPT NO. FORM L58F 12384

135.00 OCT 4 1976

KIRKE STEVENS, Snohomish County Treasurer
By Roger Nylen Deputy

Statutory Warranty Deed

THE GRANTOR TROY D. MUNDAY and ERNALEE MUNDAY, husband and wife

for and in consideration of TEN DOLLARS and other valuable consideration

in hand paid, conveys and warrants to ADRIAN L. STEVENS and BONNIE L. STEVENS, husband and wife

the following described real estate, situated in the County of SNOHOMISH, State of Washington:

The South half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.
TOGETHER WITH a non-exclusive Easement for ingress and egress and utilities over the West 20 feet of the South half of the north half of the northwest quarter of the Southwest quarter of Section 16, Township 30 north, Range 5 East, W.M.
Situate in the County of Snohomish, State of Washington.
SUBJECT TO:Exceptions and Reservations contained in Deed recorded under A.F. #1209080. Easement affecting portion of said premises for electric transmission and distribution line and telephone or telegraph communication wires recorded under A.F.#1765370 (Affects: Portion of said premises). Easement affecting portion of said premises for buried cable recorded under A.F.#2108228. (Affects/said portion of premises). Easement affecting portion of said premises for ingress and egress and utilities recorded under A.F #1551572. (Affects W.20 feet of said pty.) Easement affecting portion of said premises for ingress and egress and utilities recorded under A.F.#7602240020. (Affects Westerly 20 feet of Real Estate under search.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 16th, 1976, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on , Rec. No.

Dated this 16th day of September, 1976

Troy D. Munday (SEAL)

Ernalee Munday (SEAL)

STATE OF WASHINGTON, County of Snohomish } ss.

On this day personally appeared before me Troy D. Munday and Ernalee Munday

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of September, 1976

Notary Public in and for the State of Washington, residing at Everett

7910120150

VOL 1610 PAGE 511

SAFECO

9543 State of Washington Conveyance Tax DEPT. OF REVENUE AUG-9'82 PR 10838 $32.00

FECO TITLE INSURANCE COMPANY

RECORDED
FOR RECORDER'S USE

LAND TITLE CO. OF WASH.
1982 AUG -9 PM 3:25
HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

8208090189

Filed for Record at Reques

30°

NAME FIRST AMERICAN ESCROW, INC.

ADDRESS 3028 Wetmore Avenue

CITY AND STATE Everett, Wa.98201 Re: Escrow No. 82-484

B-94931-3

STATUTORY
WARRANTY DEED

THE GRANTOR LOIS D. GILDERSLEEVE, a single woman,

for and in consideration of TEN DOLLARS and other valuable consideration

in hand paid, conveys and warrants to ADRIAN L. STEVENS AND BONNIE L. STEVENS, Husband and Wife,

the following described real estate, situated in the County of Snohomish, State of Washington:

North half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 16, Township 30 North, Range 5 East, W.M.;
EXCEPT South 30 feet thereof;
EXCEPT the North 115 feet of West 379 feet.
Situate in the County of Snohomish, State of Washington.
SUBJECT TO Possible tap or connection charges levied by City of Marysville under A.F.# 7805170302;
SUBJECT TO Second half 1982 real estate taxes;
Easement for ingress, egress & utilities recorded August 10, 1962 under Recording No. 1551572, reference to the record is made for further particulars;
Easement for electric transmission and/or distribution line, etc. granted to P.U.D. # 1 of Snohomish County and West Coast Telephone Company under Recording No. 1765370; Mineral Reservations contained in deed from State of Washington;
Terms, Conditions & Maintenance Agreement contained in Short Plat recorded May 17, 1978 under Auditor's File No. 7805170302.
SALE DOES NOT INCLUDE MOBILE HOME. SAID MOBILE HOME TO BE REMOVED BY SELLER NO LATER THAN JUNE 1, 1983.

Dated July 30, 19 82

Lois O. Gildersleeve
(Individual)

Lois D. Gildersleeve
(Individual)

By _____
(Pres

By _____
(Secr

REAL ESTATE SALES TAX
AMOUNT PAID 300.00 +
RECEIPT NO. 7151

AUG 10 1982
KIRKE STEVENS, Snohomish County Treasurer
By _____ Deputy

Rec. 3206

STATE OF WASHINGTON
COUNTY OF SNOHOMISH } ss.

On this day personally appeared before me Lois D. Gildersleeve

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of August, 19 82

Notary Public in and for the State of Washington, residing at Everett

STATE OF WASHINGTON
COUNTY OF

On this _____ day of _____, 19 __, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____, to me known to be the _____ President and _____ Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

8208090189

VOL 1755 PAGE 2564

TL-3 R2 3/76

961

201705120523.001

1134064

201705120523 1 PG
05/12/2017 11 35am $73 00
SNOHOMISH COUNTY WASHINGTON

No 9458905 5/12/2017 11 31 AM 10 00
Thank you for your payment
SIMONE

Return Address

Adrian L. Stevens
3705 98th Street NE
Marysville, Washington 98270

QUIT CLAIM DEED (Statutory Form)

Indexing information required by the Washington State Auditor s/Recorder s Office (RCW 36 18 and RCW 65 04) 1/97 (please print last name first)

Reference # (If applicable) _____

Grantor(s) (Seller) (1) Adrian L. Stevens (2) _____ Add'l on pg ___

Grantee(s) (Purchaser) (1) Adrian L. Stevens (2) Cora J. Stevens Add l on pg ___

Legal Description (abbreviated) (see below) Addl' legal is on pg ___

Assessor's Property Tax Parcel /Account # 30051600301400, 30051600304500, 30051600305800

THE GRANTOR( ) Adrian L. Stevens
of 3705 98th Street NE, City of Marysville,
County of Snohomish, State of Washington, for and in consideration
of _____ convey X and quit-claim X to
Adrian L. & Cora J. Stevens of 3705 98th Street NE, City
of Marysville, County of Snohomish, State of Washington, all interest
in the following described Real Estate

FIRST 4 LINES OF LEGAL DESCRIPTION for 30051600301400
SEC 16 TWP 30 RGE 05 RT-22A) W1/2 W1/2 OF S1/2
NE 1/4 NW1 /4 SW1 /4 LESS CO RD

FIRST 4 LINES OF LEGAL DESCRIPTION for 30051600304500
SEC 16 TWP 30 RGE 05 N1/2 NW1/4 NW1/4 SW1/4
EXC S 30FT THOF & EXC N 115FT OF W 379FT SUBJ
ESE PUD 1 REFER TO 163005 3-045-0101 FOR MH
ONLY

4 LINES OF LEGAL DESCRIPTION for 30051600305800
SEC 16 TWP 30 RGE 05 N1/2 NE1/4 NW1/4 SW1/4
TGW S 30FTOF N1/2 NW1/4 NW1/4 SW1/4 SUBJ ESE
PUD 1

situated in the County of Snohomish, State of Washington Dated this 12th day
of MAY, 2017

Adrian L. Stevens

Grantor(s)

Adrian L. Stevens

STATE OF WASHINGTON
} ss (INDIVIDUAL ACKNOWLEDGEMENT)
County of Snohomish

I certify that I know or have satisfactory evidence that Adrian L Stevens is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument

Dated this 12th day of May 2017

FELICIA M HICKEY
Notary Public
State of Washington
My Appointment Expires
Jun 5, 2021

Felicia M. Hickey

Print Name Felicia M. Hickey

Notary Public in and for the State of Washington

My appointment expires June 5, 2021

Quit Claim Deed (Statutory Form)
©Washington Legal Blank Inc Issaquah WA Form No 289 6/97
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.
SW	**16**	**30**	**5**

ALL MAPS, DATA, AND INFORMATION SET FORTH HEREIN ("DATA"), ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AN OFFICIAL CITATION TO, OR REPRESENTATION OF, THE SNOHOMISH COUNTY CODE. AMENDMENTS AND UPDATES TO THE DATA, TOGETHER WITH OTHER APPLICABLE COUNTY CODE PROVISIONS, MAY APPLY WHICH ARE NOT DEPICTED HEREIN. SNOHOMISH COUNTY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONTENT, ACCURACY, CURRENCY, COMPLETENESS OR QUALITY OF THE DATA CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL PERSONS ACCESSING OR OTHERWISE USING THIS DATA ASSUME ALL RESPONSIBILITY FOR USE THEREOF AND AGREE TO HOLD SNOHOMISH COUNTY HARMLESS FROM AND AGAINST ANY DAMAGES, LOSS, CLAIM OR LIABILITY ARISING OUT OF ANY ERROR, DEFECT OR OMISSION CONTAINED WITHIN SAID DATA. WASHINGTON STATE LAW, RCW 42.56.070(8) PROHIBITS STATE AND LOCAL AGENCIES FROM PROVIDING ACCESS TO LISTS OF INDIVIDUALS INTENDED FOR USE FOR COMMERCIAL PURPOSES. A COMMERCIAL PURPOSE INCLUDES ANY BUSINESS ACTIVITY INTENDED TO GENERATE PROFITS. BY PROCEEDING AND ACCESSING THIS DATA, YOU AGREE AND REPRESENT THAT YOU WILL NOT USE ANY LISTS OF INDIVIDUALS, OR DATA FROM WHICH SUCH LISTS MAY BE COMPILED, FOR ANY COMMERCIAL PURPOSE.

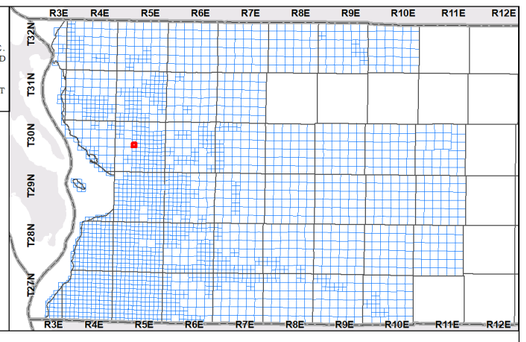
Centerline · Gov Lot · Major Water · Minor Water · Lot · Subdiv · Other Lot · Other Subdiv · Block · ROW · Vac ROW · Vac Lot · Section · Quarter · 16th · City Limits · Tax Acct · Easement

0 200 400 Feet

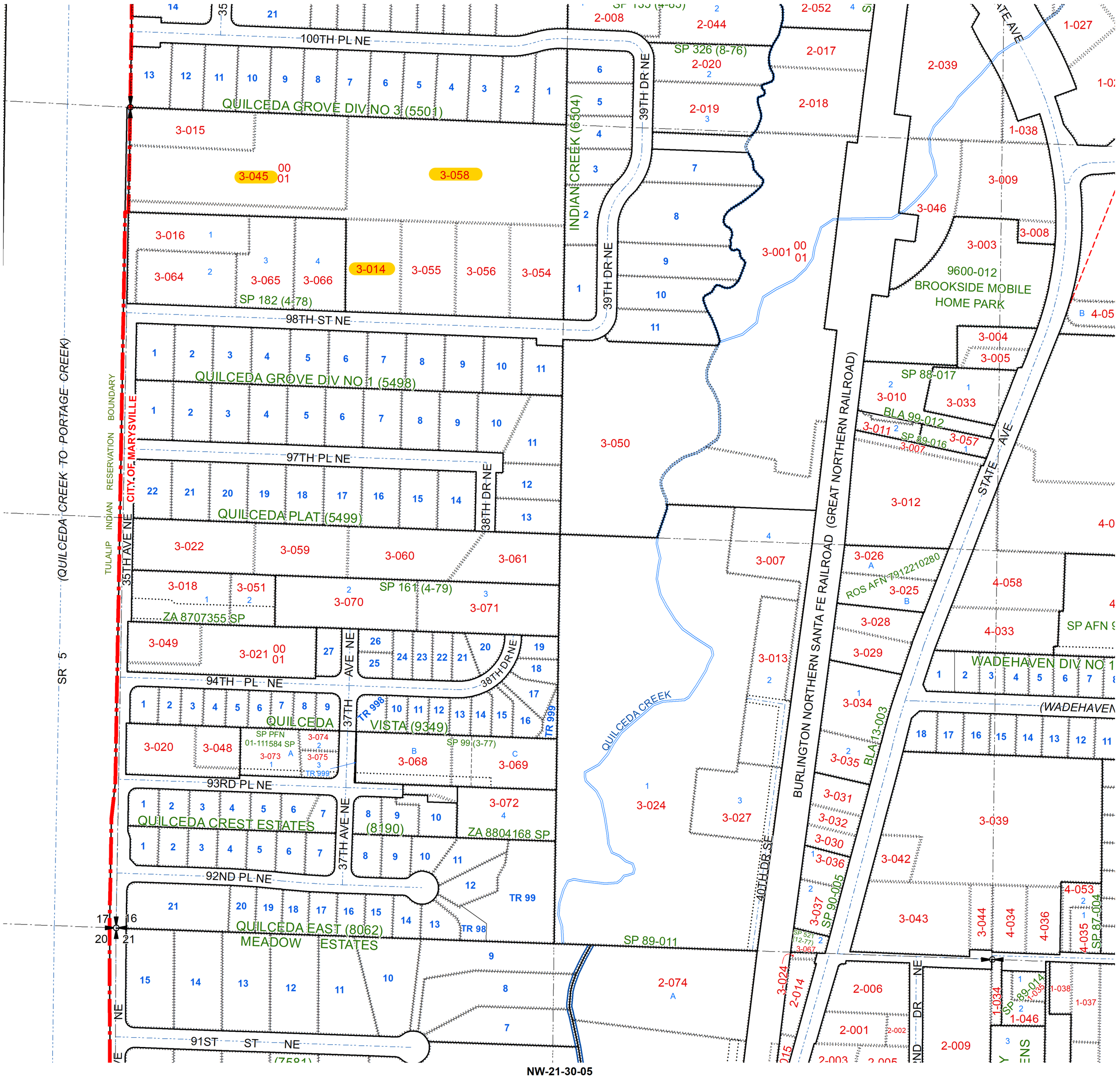
1 inch = 200 feet

Map produced on October 10, 2023

A product of the Assessor's Office
Snohomish County, Washington



NW-16-30-05



119[illegible]

STATE OF WASHINGTON

VOL. 582 PAGE 539

IN CONSIDERATION OF Two Hundred fifty and no/100

($250.00) Dollars,

the receipt of which is hereby acknowledged, the State of Washington does hereby grant, bargain, sell and convey unto Jessie Hartley, her

heirs and assigns, the following described School lands,

situated in Snohomish County, Washington, to-wit:

$S_2NE_4^1NW_4^1SW_4^1$, section 16, township 30 north, range 5 east, W.M., containing 5.00 acres, more or less, according to the government survey thereof.

30' of the South line of the above discribed property to be used for a road to the East line of this property.

REAL ESTATE SALES TAX
AMOUNT PAID .01
RECEIPT NO. 59173

MAY - 7 1956

VERNE SIEVERS, Snohomish County Treasurer
By [signature]
Deputy

no Rev.

The above described lands are sold subject to all the provisions of Chapter 312 of the Session Laws of 1927, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein.

"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever the right to enter by itself, its agents, attorneys and servants upon said lands or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said lands as may be necessary or convenient for the successful prosecution of such mining business hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally all rights and powers in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved": Provided, That no rights shall be exercised under this reservation by the State, its successors or assigns, until provision has been made by the State, its successors or assigns to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns or sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said

Jessie Hartley, her heirs and assigns forever.

WITNESS the Seal of the State, affixed this 28th

day of March, 1956

[signature]
Governor.

Attest: Ray J. Yeoman
Assistant Secretary of State.

State Record of Deeds, Volume 10, Page 363

App. No. 10966
Contract No. 11616

Filed for Record MAY 7 - 1956 [illegible]
Request of Jessie Hartley
GEO. P. DUBUQUE, Snohomish County Auditor

[illegible]

VOL 603 PAGE 423

STATE OF WASHINGTON

IN CONSIDERATION OF Five Hundred and no /100 ($500.00) Dollars, the receipt of which is hereby acknowledged, the State of Washington does hereby grant, bargain, sell and convey unto Doris E. (Sales) Hartley, her heirs and assigns, the following described School lands, situated in Snohomish County, Washington, to-wit:

N½N½NW¼SW¼, section 16, township 30 north, range 5 east, W.M., containing 10.00 acres, more or less, according to the government survey thereof.

The above described lands are sold subject to all the provisions of Chapter 202 of the Session Laws of 1927, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein.

The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all coal, oil, gas, coal, ores, minerals and fossils of every kind and character and value in and upon said lands above described, or any part thereof, and the right to explore the same for such coal, oil, gas, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever the right to enter by itself, its agents, attorneys and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such coal, oil, gas, coal, ores, minerals and fossils, and to build, maintain and operate all necessary railroads, roads, flumes, canals, ditches, pipe lines, reservoirs and all structures, buildings, machinery, roads and railroads, and to do all things necessary in the search for, discovery, mining, excavation, production, removal and marketing thereof, and to occupy as much of said lands as may be necessary or convenient for such purposes hereby granting full and complete access for said purposes to the said coal, oil, gas, coal, ores, minerals and fossils in, upon or under said lands, or any part thereof, and the right to use, free of charge, sufficient water, timber and stone from said lands for mining purposes; provided, however, that no rights shall be reserved under this reservation by the State, its successors or assigns, to the use of any waters developed by the owner of the land upon which the rights hereby reserved to the State, its successors or assigns or sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Doris E. Sales, her heirs and assigns forever.

WITNESS the Seal of the State, affixed this 28th day of March, 1936.

Governor.

Attest: Assistant Secretary of State.

State Record of Deeds, Volume 10, Page 362

NO SALES TAX REQUIRED

App. No. 10966
Contract No. 11616

Filed for Record SEP 25 1936 9:10 A.M.
At Request of Ed L. Hartley
GEO. F. DARRAH, Snohomish County Auditor

SEP 25 1936

Deputy

EASEMENT

THIS INDENTURE, made this 2nd day of March A. D., 1945
between Troy Munday and Ernalee K. Munday, his wife,
.....
.....
hereinafter called the Grantor, party of the first part, PUBLIC UTILITY DISTRICT NO. 1 of SNOHOMISH COUNTY
and West Coast Telephone Company .....hereinafter called the Grantee, party of the second part, and
.....hereinafter called the Mortgagee, party of the third part, WITNESSETH:

That the Grantor, for and in consideration of the sum of .....One and no/100.....
Dollars ($ 1.00 .....) and other valuable considerations, receipt of which is hereby acknowledged, hereby conveys and grants to the Grantee, its successors and assigns and its permittees and licensees, the right, privilege, and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a ...single .....line of poles and/or structures with necessary braces, guys and anchors, and to place or allow or permit to be placed and operated upon or suspend from such poles and/or structures, transmission, distribution and signal wires, insulators, cross-arms, transformers, telephone or telegraph communication wires, and other necessary or convenient appurtenances, across, over and upon the following described lands and premises situated in the County of .....Snohomish.....State of Washington, To-wit:

17653

The north half of the north half of the northwest quarter of the southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

437 M 880 P 911 D

NO SALES TAX REQUIRED

MAR 12 1945

VERNE SMITH Snohomish County Treasurer
BY Justin Deputy

The center line of said transmission and distribution line to be located as follows:

As now staked and located or as hereafter may be relocated or extended by mutual consent of the parties hereto.

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right at all times to cut all brush and timber, and trim all trees standing or growing upon said lands which, in the opinion of the Grantee, constitute a menace or danger to said line.

The Grantor and the heirs, successors or assigns of Grantor covenant and agree not to do any blasting or discharge any explosives within a distance of three hundred (300) feet of said line without giving reasonable notice in writing to the Grantee, its successors or assigns, of intention so to do.

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors, or assigns shall permanently remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpared.

In WITNESS WHEREOF, this instrument has been executed the day and year first above written:

..... Troy D. Munday

..... Ernalee K. Munday

MAR 12 1945

DEED VOL 880 PAGE 134

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATE OF WASHINGTON,
COUNTY OF Snohomish } ss.

I, the undersigned, a Notary Public, do hereby certify that on this 2nd day of March, 1965 personally appeared before me Troy O. Munday and Ernalee K. Munday

his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

J. J. McLean

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Everett, Wn.

STATE OF WASHINGTON,
COUNTY OF } ss.

I, the undersigned, a Notary Public, do hereby certify that on this ..... day of ....., 19....., personally appeared before me ..... and .....

his wife, to me known to be the individual.... described in and who executed the within instrument, and acknowledged that ..... signed the same as ..... free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT .....

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON,
COUNTY OF } ss.

On this ..... day of ....., A. D., 19....., before me personally appeared ..... to me known to be the ..... President, and ....., to me known to be the ..... Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT .....

1765370

EST. NO. ..... 80's No. 26770
W. O. NO. 65-2

EASEMENT

FROM Troy Munday

TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY

TYPE OF CONSTRUCTION
OVER 15,000 VOLTS 15,000 VOLTS OR LESS

Volume 880 PAGE 135 RECORDED RED. OF DEEDS

APPROVALS

RECORDING DATA

1965 MAR 12 AM 10 33

FILED FOR RECORD AT REQUEST OF PUD No. 1

STANLEY DUBUQUE, AUDITOR
ASSISTANT SNOHOMISH COUNTY, WASH.
DEPUTY

TITLE

RETURN TO
PUD No. 1
P. O. BOX 1107
EVERETT, WASH.

THE ABOVE INFORMATION IS FOR OFFICE USE ONLY AND IS NOT A PART OF THE INSTRUMENT

MAR 12 1965

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

E-1741
34

810 (Rev. 12/72)

DISTRIBUTION EASEMENT

2323218

THIS INDENTURE made this 15th day of October, 19 73, between
Adrian Stevens and Bonnie Stevens, husband and wife

hereinafter referred to as Grantor; PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, , hereinafter referred to as Grantee; and , hereinafter referred to as Mortgagee, WITNESSETH:

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Snohomish, State of Washington, described as follows:

The west half of the west half of the south half of the northeast quarter of the northwest quarter of the southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.,
EXCEPT County Road
Situate in the County of Snohomish, State of Washington.

AND WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon the said lands and premises;

NOW, THEREFORE, Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys and grants to Grantee, its successors and assigns and its permittees and licensees, the perpetual right, privilege, and authority to construct, erect, alter, improve, repair, operate and maintain, together with the right to convert to an underground system, an electric distribution line, consisting of a single line of poles and/or structures with necessary braces, guys and anchors, and to place or allow or permit to be placed and operated upon or suspend from such poles and/or structures, distribution and signal wires, insulators, cross-arms, transformers, telephone or telegraph communication wires, and other necessary or convenient appurtenances, across, under, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit:

A strip of land 10 feet in width lying 5 feet on each side of the overhead electric facilities situated in the west 65 feet of the south 140 feet of the above described tract.

NO SALES TAX
REQUIRED
DEC 17 1973
16(30-5)
VERNE STEVENS, Snohomish County Treasurer
By James Hensley
Deputy

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right at all times to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of Grantor which, in the opinion of Grantee, constitute a menace or danger to said line. Grantor and the heirs, successors or assigns of Grantor hereby covenant and agree not to construct or permit to be constructed any structures of any kind on the easement area without written approval of the Manager of the District.

The Grantor and the heirs, successors or assigns of Grantor covenant and agree not to do any blasting or discharge any explosives within a distance of three hundred (300) feet of said line without giving reasonable notice in writing to the Grantee, its successors or assigns, of intention so to do.

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors, or assigns shall permanently remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

The Grantor also covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpaired.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

Adrian Stevens

Bonnie Stevens

DEC 18 1973

2323218

OFFICIAL RECORDS
VOL. 743 PAGE 100

968

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH } ss.

I, the undersigned, a Notary Public, do hereby certify that on this 15th day of October, 19 73, personally appeared before me Adrian Stevens and Bonnie Stevens

his wife, to me known to be the individual S described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

Robert A Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT Monroe

NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCT 23 1977

STATE OF WASHINGTON,
COUNTY OF } ss.

I, the undersigned, a Notary Public, do hereby certify that on this ..... day of ....., 19....., personally appeared before me ..... and .....

his wife, to me known to be the individual described in and who executed the within instrument, and acknowledged that ..... signed the same as ..... free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON,
COUNTY OF } ss.

On this ..... day of ....., A. D., 19....., before me personally appeared ..... to me known to be the ..... President, and ....., to me known to be the ..... Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT

2323218

W. S. NO. 66420 S. O. NO. 73-8

EASEMENT

FROM Adrian Stevens et ux

TO

PUBLIC UTILITY DISTRICT NO. 1
OF SNOHOMISH COUNTY

OFFICIAL RECORDS
VOL. OF
PAGE
REQ. OF
RECORDED

1973 DEC 18 AM 9 35

APPROVALS

SNOHOMISH COUNTY, WASH.
DEPUTY

RECORDING DATA

RETURN TO

PUD NO. 1
P.O. BOX 1107
EVERETT, WASH
98206

DEC 18 1973

OFFICIAL RECORDS VOL 743 PAGE 101

969

015044

STATE OF Washington Conveyance Tax
DEPT. OF REVENUE DEC-8'75 P.B. 10988 38.00

2416806
M 437
Ices

Filed for Record at Request of

Name FIRST AMERICAN ESCROW, INC.

Address JOHN D. MEDEMA President and Manager — 3028 WETMORE AVENUE — ALpine 9-0824

City and State EVERETT, WASHINGTON

F1825446

"116[illegible] 75-756

THIS SPACE PROVIDED FOR RECORDER'S USE.

VOL. 926 PAGE 450 RECORDED
REQ. OF
PIONEER NATIONAL TITLE INSURANCE COMPANY
SNOHOMISH COUNTY OFFICE
A34 DEC 10 1975 8:00
HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY Alice Martin

OFFICIAL RECORDS

Statutory Warranty Deed

THE GRANTOR TROY D. MUNDAY and ERNALEE MUNDAY, husband and wife, who acquired title as Ermalee Munday

for and in consideration of TEN DOLLARS and other valuable consideration

in hand paid, conveys and warrants to LOIS D. GILDERSLEEVE, a widow

the following described real estate, situated in the County of SNOHOMISH, State of Washington:

The North half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M., EXCEPT the West 20 feet thereof.
TOGETHER WITH a non-exclusive Easement for ingress, egress and utilities over the West 20 feet of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.
Situate in the County of Snohomish, State of Washington.

SUBJECT TO:
Exceptions and reservations contained in deed from the State of Washington recorded under Auditor's File No. 1209089.
Easement for electric transmission and distribution line, telephone or telegraph communication wires recorded under Auditor's File No. 1765370.
Easement for buried cable recorded under Auditor's File No. 2108228.
The above described property is encumbered by the following Mortgage:
Mortgage dated January 19, 1965, recorded January 21, 1965 in volume 757 of Mortgages, page 335, under Snohomish County Auditor's File No. 1753974; executed by Troy D. Munday and Ernalee Munday, his wife, who took title as Ermalee Munday, to First Federal Savings and Loan Association of Everett, now known as Pioneer First Federal Savings & Loan Association, which Mortgage the Grantee herein (Gildersleeve) assumes and agrees to pay according to the terms and conditions set forth therein.

Dated this 26th day of November, 1975.

Troy D. Munday

Ernalee Munday

REAL ESTATE SALES TAX
AMOUNT PAID 545.00
RECEIPT NO. 812766
DEC 10 1975

2416806

STATE OF WASHINGTON, County and Ex-Officio Treasurer
County of SNOHOMISH } ss. Ralph Taylor Deputy

On this day personally appeared before me Troy D. Munday and Ernalee Munday

to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of November, 1975

Notary Public in and for the State of Washington residing at Everett

DEC 10 1975

Form No. W-960
(Previous Form No. 467-1)

2416806

OFFICIAL RECORDS
VOL 926 PAGE 450

1550

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

7805170302

Know all men by these presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number SP-103(3-78) on the 16th day of MAY, 1978, by the Planning Department of Snohomish County, subject to the following covenants and conditions:

I) That the land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.

2) That all subsequent deeds will contain provisions for private roads in the manner described herein.

3) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to Snohomish County standards, and dedicated to and accepted by Snohomish County.

4) That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.

5) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated county road, there is the additional right to make all necessary slopes for cuts and fills; and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way or to hamper proper road drainage.

6) That the legal description and the illustrative map attached hereto of this short subdivision (are) (~~are not~~) based upon accurate surveys.

7) That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.

8) That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibits "A" and incorporated by reference as though only set out herein.

RECORDED
1978 MAY 17 PM 3:36
HENRY B. GUPPLO, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY Betty Danielson

MAY 17 1978

7805170302

VOL 1310 PAGE 657

That, but for the exception contained in paragraph (8) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of Snohomish County and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this 10 day of May, 19 78

Ernaley K. Munday
Troy D. Munday
(Grantor)

T. L. Johnson
(Grantor)

Bonnie L. Stevens
Adrian Stevens
(Grantor)

Luthean R Cooper
(Grantor)

Lois G. Ildesleeve
Grantor

State of Washington)
County of Snohomish) ss.

ERNALEY MUNDAY
TROY D MUNDAY
BONNIE STEVENS
ADRIAN STEVENS
LOIS G. ILDESLEEVE

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 10 day of May, 19 78.

M. Louise Kenneth
NOTARY PUBLIC in and for the state of Washington, residing in _____
LB Steven Co.

STATE OF WASHINGTON }
County of SNOHOMISH } ss.

On this 9th day of May, A. D. 19 78, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared T. L. Johnson and Luthean R. Cooper to me known to be the Vice President and Corporate Secretary, respectively, of PIONEER FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Nellie Gates
Notary Public in and for the State of Washington
residing at Seattle

7805170302

(Acknowledgment by Corporation. Pioneer National Title Insurance Co Form LV24)

MAY 17 1978

1310 PAGE 658

Exhibit "A"

SP103(3-78)

RECEIVED
MAY 17 1978
CO. PLANNING OFFICE

DECLARATION OF EASEMENT
AND
JOINT MAINTENANCE AGREEMENT

TO ALL WHOM THESE PRESENTS CONCERN:

Notice is hereby given that Lois D. Gildersleeve (sole owner) & Orval & Orba Johnson (husband&wife), owners of the following described tract of land:

Parcel A- The N½ of the N½ of the N½ of the NW¼ of the SW¼ of Sec. 16, Twp 30 N. Rge 5 E.
Parcel B- The S½ of the N½ of the N½ of the NW¼ of the SW¼ of Sec. 16 ,Twp 30 N. Rge 5 E.
Parcel C- The W½ of the W½ of the S½ of the NE¼ of the NW¼ of SW¼ of Sec 16, Twp 30 N. Rge 5 E. all situated in Snohomish County, State of Washington.

Lot 1- The N½ ofthe W½ of the following described property:
The S½ of the NW¼ of the SW¼ of Sec 16, Twp. 30 N, Rge 5 E. W.M.;
EXCEPT County Road. Subject to an Easement for ingress,egress and utilities over the West 20 ft. of said premises. Also subject to an easement for ingress and egress over and across the W 30 ft. of said premises. Also TOGETHER WITH an easement for ingress and egress over and across the W 30 ft. ***(see below)

do hereby grant and convey unto all present and future owners, their heirs and assigns, of all or any of the foregoing described tract of land and do hereby grant and convey unto the owners and to the future owners of the following described tract of land:

The N½ of the N½ of the N½ of the NW¼ of the SW¼ of Sec. 16, Twp. 30 N, Rge. 5 E.
The S½ of the N½ of the N½ of the NW¼ of the SW¼ of Sec. 16, Twp. 30 N, Rge. 5 E.
The W½ of the W½ of the S½ of the NE¼ of the NW¼ of the SW¼ of Sec. 16, Twp 30 N. Rge 5 E.W.M. All situated in the County of Snohomish, State of Washington.

an easement for ingress, egress and for the installation, operation and maintenance of utilities over, under, across and through and upon the followings described tract of land:

A non-exclusive easement for ingress and egress over and across the W 30 ft. of the NW¼ of the NW¼ of the SW¼ of said Sec. 16, Except the N 115 ft. thereof; Also Except County Road. All situate in the County of Snohomish, State of Washington.

The maintenance of the easement granted and conveyed herein shall be the responsibility of and the costs thereof borne equally by the above-mentioned present and future owners, their heirs and assigns.

In Witness whereof we hereunto set okr seals and signatures this 16th day of May, 1978.

Lois Gildersleeve
Orval T Johnson
Orba E. Johnson
James H Small

MAY 17 1978
7805170302

***** of the S ½ of the W½ of the S½ of the NW¼ of the NW¼ of the SW¼ of said Sec. 16.

VOL 1310 PAGE 659

( ) (2) (3)

FILE NUMBER SP103(3-78)
1. Revision 4/14/78
REVISED 2. 5 14 78

SHORT SUBDIVISION APPLICATION
Snohomish County Planning Department
Snohomish County Court House
Everett, Washington 98201
Phone: 259-9311

(Home)_____

NAME: Lois Gildersleeve PHONE: (Business)_____

ADDRESS: 9921 35th Ave N.E., Marysville, WA 98270

Sec. 15 Twp. 30 Range 5 Zoning of Property Rural Use

Source of Water Supply individual wells

Name of Water District, if any_____

Method of Sewage Disposal_____

NOTE: Health District signature does not indicate suitability of these lots for septic systems. This review applies only to the plat as a whole, and that sewage disposal requirements for each lot shall be subject to soil analysis as determined by tests performed on individual lots.

Name of Sewer District, if any_____

To be signed by the applicant:

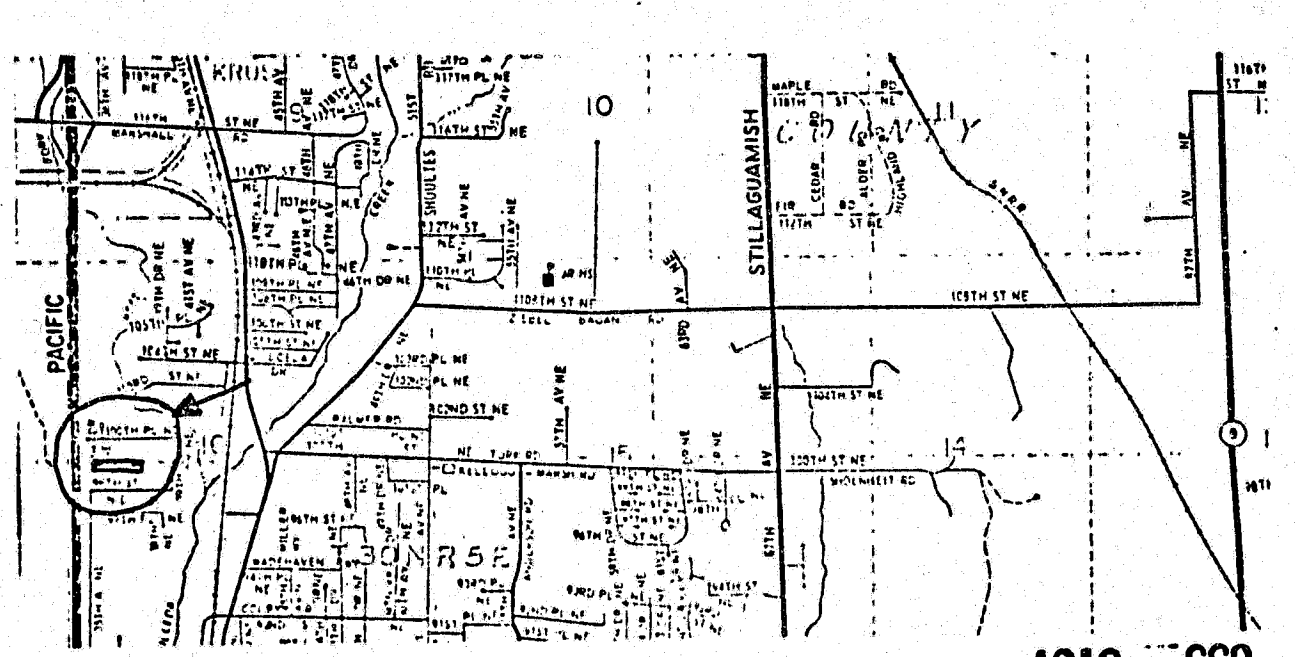
I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

(1) Name Lois Gildersleeve Phone: 659-5356
Address 9921-35th Ave N.E. Marysville

(2) Name Bonnie L. Stevens Adrian Stevens Phone: 659-7172
Address 3705-95th St NE
Marysville WA

_____ 11-13-
(Signature of Applicant) (Date Property Acquired)

VICINITY MAP
(Please provide sufficient detail to allow field inspector to locate site)



7805170302

VOL 1310 PAGE 660

RECEIVED
MAY 4 1978
REVISED
CO. PLANNING DEPT.

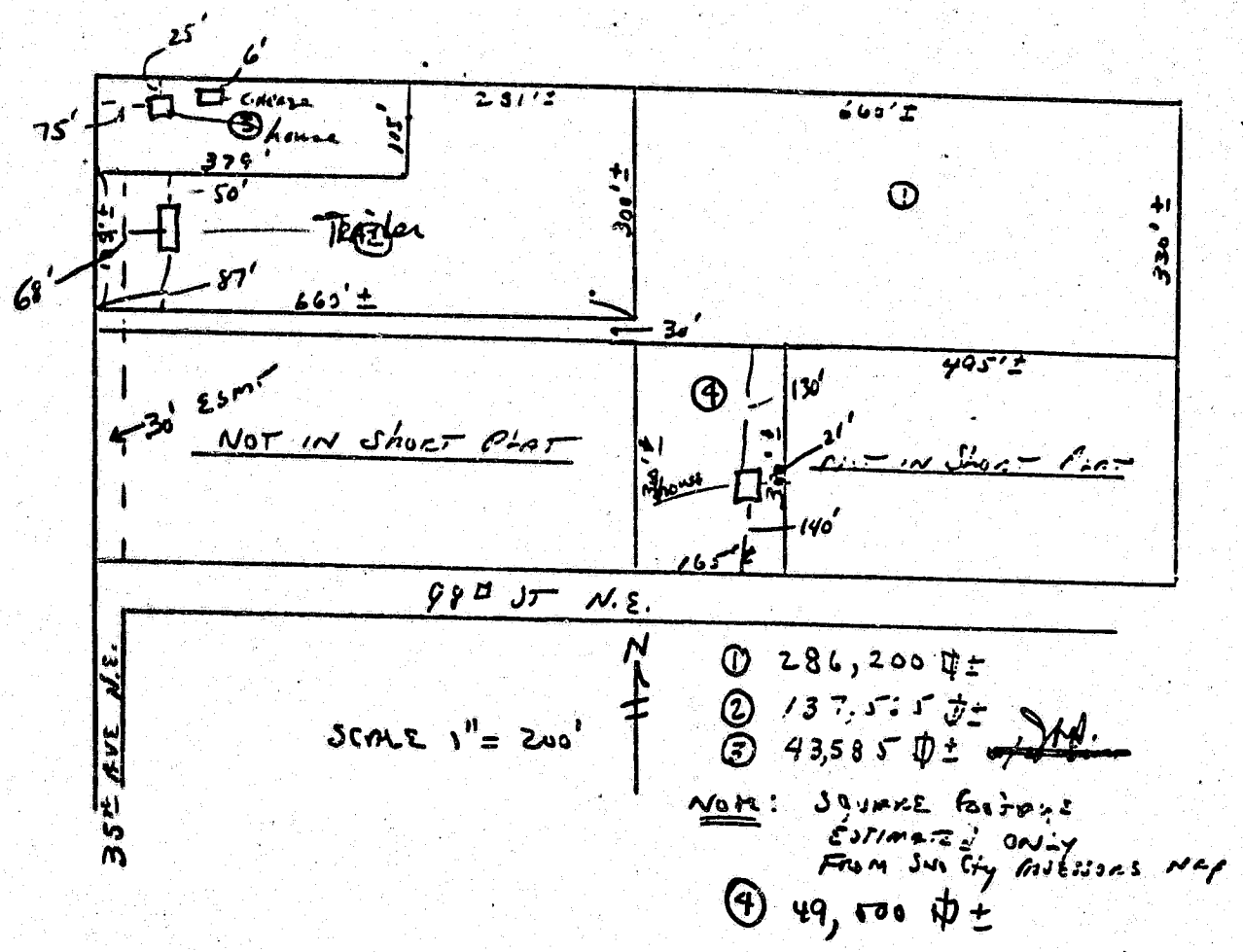
(4)

FILE NUMBER SP 103 (5-78)

REVISED 5 14 78

SHORT PLAT MAP

(A separate sheet may be used for the map, provided it is not larger than 8½" x 14" in size. Make sure space is left vacant for inclusion of the certification appearing below.)



Do not write below this line

I hereby certify that this short subdivision complies with the conditions as set forth in the Snohomish County Short Subdivision Code, Title 20, and is approved this 17th day of May, 19 78, subject to recording with the Auditor of Snohomish County and under the conditions set forth in the attached Declaration of Short Subdivision. Subject to ITEMS 1 thru 8 of Dec. of Short Plat

GEORGE SHERWIN, JR by: Ruth E Hellmuth
Director of Planning

MAY 17 1978

7805170302

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ENTIRE LEGAL

B-75019

PARCEL A:

The North half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 20 feet of the South three quarters of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over an across the West 30 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.,

EXCEPT County Road.

PARCEL B:

The South half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusvie easement for ingress and egress and utilities over the West 20 feet of the South half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

PARCEL C:

The West half of the West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

All situate in the County of Snohomish, State of Washington.

LOT 1:

The North half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 28 North, Range 5 East, W.M.

TOGETHER WITH the West half of the West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 16, EXCEPT County Road.

(CONTINUED ON NEXT PAGE)

CERTIFICATION OF SURVEYOR OR TITLE COMPANY

The undersigned does hereby certify that the descriptions of the individual lots herein does include the entire contiguous ownership described above and that there are no overlaps or encroachments of the said individual lots onto each other.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

BY: John D. Hinchliffe
Assistant Secretary

MAY 17 1978

7805170302

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ENTIRE LEGAL (continued)

ALSO TOGETHER WITH the South 30 feet of the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16.
Subject to a non-exclusive easement for ingress, egress and utilities, over the West 30 feet of said premises.

TOGETHER WITH an easement for ingress, egress and utilities over the West 20 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16, EXCEPT County Road.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 30 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16.

LOT 2:

The North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 28 North, Range 5 East, W.M., EXCEPT the South 30 feet thereof.
ALSO EXCEPT the North 115 feet of the West 379 feet of the remainder.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress and utilities over, under, through and across the West 30 feet of the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16,
EXCEPT the North 115 feet thereof.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 20 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16,
EXCEPT County Road.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 30 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16, EXCEPT County Road.

The undersigned does hereby certify that the descriptions of the individual lots herein does include the entire contiguous ownership described above and that there are no overlaps or encroachments of the said individual lots onto each other.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

BY: John D. Hinchliffe
Assistant Secretary

MAY 17 1978

7805170302

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LOT 3;

The North 115 feet of the West 379 feet of the Northwest quarter of the Southwest quarter of Section 16, Township 28 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 20 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16,
EXCEPT the North 115 feet thereof;
ALSO EXCEPT County Road.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 30 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 16,
EXCEPT the North 115 feet thereof;
ALSO EXCEPT County Road.

LOT 4:

The West half of the West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 16, Township 30 North, Range 5 East, W.M.,

EXCEPT County Road.

All situate in the County of Snohomish, State of Washington.

The undersigned does hereby certify that the descriptions of the individual lots herein does include the entire contiguous ownership described above and that there are no overlaps or encroachments of the said individual lots onto each other.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

BY: John D. Hinchliffe
Assistant Secretary

MAY 17 1978

7805170302

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LAND TITLE CO. OF
SNOHOMISH COUNTY, INC.

1510 WALL ST.
EVERETT, WASHINGTON 98201

TELEPHONE: (206) 259-9101
OR SOUTH AREA (206) 743-9[illegible]

RECEIVED
APR 1 - 1978
Order No. [illegible]
CO. PLANNING DEPT.

"REVISED"

SHORT PLAT CERTIFICATE

Eklund Real Estate
Frontier Village
Lk.Stevens, WA 98258
Attn: Tom T. C. Nelson

Gentlemen:

This is a certificate as of April 5, 1978 at 8:00 A.M. for filing the proposed short plat, described as follows:

AS ATTACHED HERETO.

This Company certifies that record title is vested in Lois D. Gildersleeve, as her separate property, as to Parcel A; Troy D. Munday and Ernalee Munday, husband and wife, as to Parcel B; and in Adrian L. Stevens and Bonnie L. Stevens, husband and wife, as to Parcel C; free from all liens, encumbrances and objections, except as follows:

1. Mortgage dated January 19, 1965, recorded January 21, 1965 in Volume 757 of Mortgages, page 335 under Auditor's File No. 1753974, records of Snohomish County, Washington to secure an indebtedness of $15,400.00 and any interest, advances or other obligations secured thereby;
   Mortgagor: Troy D. Munday and Ernalee Munday, his wife, who took title as Ermalee Mundat
   Mortgagee: First Federal Savings & Loan Association of Everett, Washington

2. Mortgage dated December 9, 1975, recorded December 10, 1975 in Volume 926 of Mortgages, page 451 under Auditor's File No. 2416807, records of Snohomish County, Washington to secure an indebtedness of $5,253.54 and any interest, advances or other obligations secured thereby;
   Mortgagor: Lois D. Gildersleeve, a widow
   Mortgagee: Troy D. Munday and Ernalee Munday, husband and wife

3. Contract of Sale dated September 16, 1975, and recorded on October 4, 1976, under Auditor's File No. 7610040055;
   Seller : Troy D. Munday and Ernalee Munday, husband and wife
   Purchaser : Adrian L. Stevens and Bonnie L. Stevens, husband and wife
   (Excise tax paid October 4, 1976 under Receipt No. 12384)

4. Easement over the West 20 feet of said premises as granted in instrument recorded under Auditor's File No. 1551572.

MAY 17 1978

(CONTINUED ON PAGE 2)

AGENT FOR
SAFECO TITLE INSURANCE COMPANY

7805170302

VOL 1310 PAGE 665

B-75019

5. Easement for electric transmission and distribution line, together with necessary appurtenances and the following:
Covenants against interference and blasting.
Rights of access for purposes of maintenance and repair.
Right to cut all brush and timber and trim all trees standing or growing which constitute a menace or danger to said line.
Grantee - Public Utility District No. 1 of Snohomish County and
West Coast Telephone Company
Auditor's File No. - 1765370

6. Easement as contained in instrument dated August 2, 1969, granted by Troy D. Munday and/or Ernalee K. Munday, to General Telephone Company of the Northwest, Inc., a corporation, recorded August 13, 1969, under Auditor's File No. 2108228, as follows:
Three feet along North side of property beginning at Northwest corner, Easterly for a distance of 190 feet.
Property located in the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M., in Marysville, Washington.
Together with the right to install, inspect, and maintain all of the facilities necessary to provide communication service, power service, and other related services located on said right-of-way and easement, including the trimming or removal of any brush, trees, shrubs, structures or objects that may interfere with the construction, maintenance and operation of siad services.

7. Easement for electric transmission and distribution line, together with necessary appurtenances and the following:
Covenants against interference and blasting.
Rights of access for purposes of maintenance and repair.
Right to cut all brush and timber and trim all trees standing or growing which constitute a menace or danger to said line.
Grantee - Public Utility District No. 1 of Snohomish County
Auditor's File No. - 2323218 (Affects that portion vested in Stevens - unlocateable)

8. Exceptions and reservations contained in deed from the State of Washington under which title is claimed, recorded in the office of the Auditor of Snohomish County, Washington, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

NOTE: TAXES AND ASSESSMENTS NOT EXAMINED OR REPORTED.

This certificate does not purport to reflect a full report on conditions of title and shall have no force or effect except as a basis for the certificate applied for.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

By John F. Hinchliffe
Title Officer

MAY 17 1978

7805170302

VOL 1310 PAGE 666

(CONTINUED ON PAGE 3)

Bill to Stevens Acct.: Charge: $65.00
Tax : $ 3.32
Total : $68.32

Bill to Gilversleeve Acct.: Charge: $15.00
Tax : $ .77
Total : $15.77

JFH/ja

MAY 17 1978

7805170302

VOL 1310 PAGE 667

981

DESCRIPTION:

PARCEL A:

The North half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 20 feet of the South three quarters of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over an across the West 30 feet of the South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.,

EXCEPT County Road.

PARCEL B:

The South half of the North half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusvie easement for ingress and egress and utilities over the West 20 feet of the South half of the North half of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

PARCEL C:

The West half of the West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East, W.M.

EXCEPT County Road.

All situate in the County of Snohomish, State of Washington.

MAY 17 1978

VOL 1310 PAGE 668

7805170302

200104090756

Return Address

CITY OF MARYSVILLE
4822 GROVE ST
MARYSVILLE, WA 98270

200104090756
04/09/2001 03:40 PM Snohomish
P.0005 RECORDED County

Please print or type information

Document Title(s) or transactions contained therein)

1 Utility Easement
2
3
4

RECORDER'S NOTE:
PORTIONS OF THIS DOCUMENT
ARE POOR QUALITY FOR SCANNING.

Grantor(s) (Last name first, then first name and initials)

1 Stevens, Adrian L. and Bonnie L.
2
3
4

☐ Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials)

1 City of Marysville
2
3
4

☐ Additional names on page _____ of document

Legal description (abbreviated i e lot, block, plat or section, township, range qtr /qtr)

West 30 feet, Lot 1, Short Plat SP103 (3-78). Ptn SW¼ 16-30-05

☒ Additional legal is on page 3&4 of document

Reference Number(s) of Documents assigned or released

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number

163005-3-058-0006

☐ Property Tax Parcel ID is not yet assigned
☐ Additional parcel numbers on page _____ of document

The Auditor/Recorder will rely on the information provided on the form The staff will not read the document to verify the accuracy or completeness of the indexing information

NO EXCISE TAX REQUIRED

APR 0 9 2001

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

AFTER RECORDING RETURN TO

City of Marysville
4822 Grove Street
Marysville, WA 98270

CITY OF MARYSVILLE
UTILITY EASEMENT

THIS INDENTURE made this 21 day of December, 2000, between Adrian L Stevens and Bonnie L Stevens, hereinafter referred to as "Grantor," the CITY OF MARYSVILLE, a municipal corporation of the State of Washington, hereinafter referred to as "Grantee," and _____, hereinafter referred to as "Mortgagee," WITNESSETH

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Snohomish, State of Washington described as follows

See **EXHIBIT A** attached hereto

Abbreviated legal description
(i e , lot, block, plat or qtr , section, township, range)

Lot 1, SCSP 103 (3-78), Rec 7805170302

Additional on page 3

Assessor's Tax Parcel ID#: 163005-3-058-0006

and,

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon said lands and premises;

NOW, THEREFORE, Grantor, for valuable consideration, the adequacy and receipt of which is hereby acknowledged, hereby conveys and grants to the Grantee, its successors and assigns and its permittees and licensees, the perpetual right, privilege and authority to construct, alter, improve, repair, operate and maintain a storm sewer and sanitary sewer lines, and/or water lines, pipes and appurtenances, across, under, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit

See **EXHIBIT B** attached hereto

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said lines, and the right at anytime to remove said lines and appurtenances from said lands

The Grantor reserves the right to use the surface of the above-described easement in the manner now existing, but shall not erect any buildings, structures, patios, or other construction of any nature on said easement This conveyance is conditioned upon the Grantee's obligation to replace any fences, lawn, shrubbery or land contours that are disturbed in connection with the exercise of the Grantee's rights hereunder, in as good condition as the same were immediately before the property was entered by the Grantee

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors or assigns, shall permanently remove said lines and appurtenances from said lands, or shall otherwise permanently abandon said lines, at which time all such rights, title, privileges and authority hereby granted shall terminate

The Grantor also covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances, except as above indicated, and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the

200104090756

lawful claims and demands of all persons whomsoever This conveyance shall be a covenant running with the land, and shall be binding on the Grantor and its heirs, successors and assigns forever

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpaired

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written

GRANTOR:

Adrian L. Stevens

Bonnie L. Stevens

MORTGAGEE

_____

_____

INDIVIDUAL NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Adrian L Stevens Bonnie L Stevens is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument

DATED this 21 day of December, 2000



Kimberly Thomas Lukens
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at Woodinville
My commission expires 8-15-2002.

REPRESENTATIVE NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this _____ day of _____

_____

_____
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at _____
My commission expires _____

EXHIBIT "A"

LEGAL DESCRIPTION

ORDER NO 131465-1

PARCEL A
LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO SP 103(3-78), ACCORDING TO SHORT PLAT RECORDED MAY 17, 1978 UNDER RECORDING NO 7805170302, IN SHOHOMISH COUNTY, WASHINGTON

PARCEL B
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SAID SHORT PLAT

200104090756

EXHIBIT B

LEGAL DESCRIPTION FOR UTILITY EASEMENT
PARCEL NO. 163005-3-058

A water line Easement in that part of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East of the Willamette Meridian Snohomish County, Washington described as follows

The West 30 feet of Lot 1 Short Plat Number SP103 (3-78) as described in Volume 1310, Pages 657 through 668, inclusively, Records of Snohomish County, Washington.

200104090757

200104090757
04/09/2001 03:40 PM Snohomish
P.0005 RECORDED County

Return Address

CITY OF MARYSVILLE
ATTN City Clerk
4822 Grove Street
Marysville, WA 98270

RECORDER'S NOTE
PORTIONS OF THIS DOCUMENT
ARE POOR QUALITY FOR SCANNING.

Please print or type information

Document Title(s) (or transactions contained therein)

UTILITY EASEMENT

Reference Number(s) of Documents assigned or released Not Applicable

Grantor(s) (Last name first, then first name and initials)

STEVENS, ADRIAN L and BONNIE L

Grantee(s) (Last name first, then first name and initials)

CITY OF MARYSVILLE

Legal description (abbreviated i e , lot, block, plat or section, township, range)

PTN SW¼ 16-30-05

☒ Additional legal is on page 3 & 4 of document

Assessor's Property Tax Parcel/Account Number

163005-3-045-0002

The Auditor/Recorder will rely on the information provided on the form The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein

NO EXCISE TAX REQUIRED

APR 0 9 2001

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

AFTER RECORDING RETURN TO

City of Marysville
4822 Grove Street
Marysville, WA 98270

CITY OF MARYSVILLE
UTILITY EASEMENT

THIS INDENTURE made this 21 day of December, 2000, between Adrian L Stevens and Bonnie L Stevens, hereinafter referred to as "Grantor," the CITY OF MARYSVILLE, a municipal corporation of the State of Washington, hereinafter referred to as "Grantee," and _____, hereinafter referred to as "Mortgagee," WITNESSETH

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Snohomish, State of Washington described as follows

See **EXHIBIT A** attached hereto

Abbreviated legal description
(i.e , lot, block, plat or qtr , section, township, range)

Lot 2, SCSP 103 (3-78), Rec 7805170302

Additional on page 3

Assessor's Tax Parcel ID# 163005-3-045-0002

and,

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon said lands and premises,

NOW, THEREFORE, Grantor, for valuable consideration, the adequacy and receipt of which is hereby acknowledged, hereby conveys and grants to the Grantee, its successors and assigns and its permittees and licensees, the perpetual right, privilege and authority to construct, alter, improve, repair, operate and maintain a storm sewer and sanitary sewer lines, and/or water lines, pipes and appurtenances, across, under, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit

See **EXHIBIT B** attached hereto

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said lines, and the right at anytime to remove said lines and appurtenances from said lands

The Grantor reserves the right to use the surface of the above-described easement in the manner now existing, but shall not erect any buildings, structures, patios, or other construction of any nature on said easement This conveyance is conditioned upon the Grantee's obligation to replace any fences, lawn, shrubbery or land contours that are disturbed in connection with the exercise of the Grantee's rights hereunder, in as good condition as the same were immediately before the property was entered by the Grantee

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors or assigns, shall permanently remove said lines and appurtenances from said lands, or shall otherwise permanently abandon said lines, at which time all such rights, title, privileges and authority hereby granted shall terminate

The Grantor also covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances, except as above indicated, and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the

lawful claims and demands of all persons whomsoever This conveyance shall be a covenant running with the land, and shall be binding on the Grantor and its heirs, successors and assigns forever

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpaired

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written

GRANTOR

Adrian L Stevens

Bonnie L Stevens

MORTGAGEE.

_____

_____

INDIVIDUAL NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Adrian L Stevens Bonnie L Stevens is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument

DATED this 21 day of December 2000

KIMBERLY THOMAS LUKENS NOTARY PUBLIC STATE OF WASHINGTON APRIL 15, 2002

Kimberly Thomas Lukens

Kimberly Thomas Lukens
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at Woodinville
My commission expires 4-15-2002

REPRESENTATIVE NOTARY:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this _____ day of _____

_____

_____
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of Washington, residing at _____
My commission expires _____

200104090757

EXHIBIT "A"

LEGAL DESCRIPTION

ORDER NO 131464-1

PARCEL A
LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NO SP 103(3-78), ACCORDING TO SHORT PLAT RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, IN SHOHOMISH COUNTY, WASHINGTON

PARCEL B
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SAID SHORT PLAT

200104090757

EXHIBIT B

LEGAL DESCRIPTION FOR UTILITY EASEMENT
PARCEL NO. 163005-3-045

A water line Easement in that part of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 16, Township 30 North, Range 5 East of the Willamette Meridian Snohomish County, Washington described as follows

The West 30 feet of Lot 2 Short Plat Number SP103 (3-78) as described in Volume 1310, Pages 657 through 668, inclusively, Records of Snohomish County, Washington

Commitment for Title Insurance

3002 Colby Ave., Suite 200
Everett, WA 98201

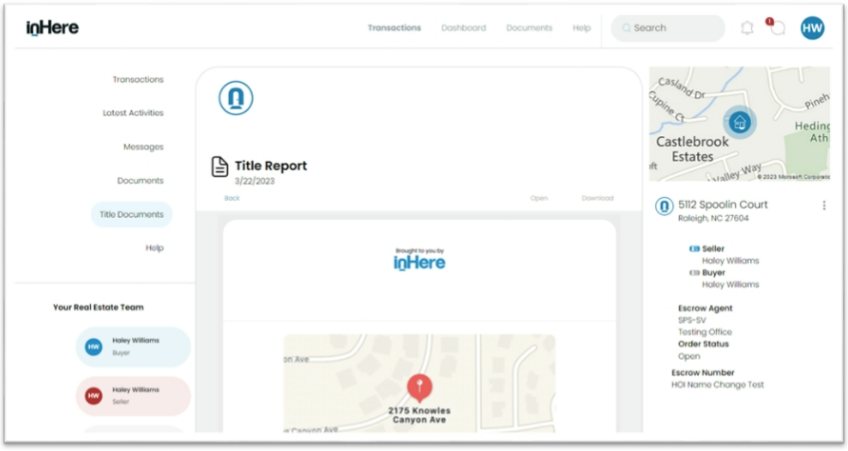
Title Officer: Builder Unit Jami.Shimada@ctt.com
Escrow Officer: Jami Shimada evebuilder@ctt.com
File No.: 500150661
Property Address: 3625 98th Street Northeast Marysville, WA 98270

Introducing inHere® Digital Title
The inHere Digital Title View is an easy-to-read digital view of your title report (or commitment/prelim). This report will tell you:

- the current state of the property's title
- what needs to be cleared in order for a title insurance policy to be issued (like mortgages or liens that need to be paid off)
- what will and will not be covered by the title insurance policy

The future of real estate is... inHere®.
The inhere Experience Platform transforms the entire experience, making it easy and safe to start, track, notarize, and close on your next home transaction.

go.inhere.com



ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:

CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

500150661

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Brent Aune
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com	Escrow Officer: Jami Shimada Chicago Title of Washington 11900 NE 1st Street #110 Bellevue, WA 98005 Main Phone: (425)455-4995 Email: Jami.Shimada@ctt.com

Order Number: 500150661

SCHEDULE A

1. Commitment Date: April 5, 2024 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	KBHPNW LLC, a Delaware limited liability company	
Proposed Amount of Insurance:	$1,150,000.00	
The estate or interest to be insured:	Fee Simple	
Premium:		$ 4,003.00
Tax:		$ 396.30
Rate:	Extended	
Discount(s):	Residential	
Total:		$ 4,399.30

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Kelly M. Gleason and Kathleen Gleason, a married couple

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

7. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

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SCHEDULE B, PART I - Requirements
(continued)

8. Payment of the real estate excise tax, if required.

   The Land is situated within the boundaries of local taxing authority of the City of Marysville.

   The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

   State portion: 1.10% on any portion of the sales price of $525,000 or less;
   1.28% on any portion of the sales price above $525,000, up to $1,525,000;
   2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
   3.00% on any portion of the sales price above $3,025,000;

   The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

   Local portion: 0.50% on the entire sales price.

   An additional $5.00 State Technology Fee must be included in all excise tax payments.

   If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

   Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

9. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. To provide an extended coverage owner's policy, general exceptions A through D may be eliminated or limited after an inspection of the Land and/or review of the survey, if required, is completed. General exceptions E through J will remain in the owner's policy to be issued.

    If the anticipated closing date is less than 4 weeks from the date of this commitment, please contact your title officer immediately.

END OF REQUIREMENTS

NOTES

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SCHEDULE B, PART I - Requirements
(continued)

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3625 98th Street Northeast
Marysville, WA 98270

Note B: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note C: Note: There are NO conveyances affecting said Land recorded within 36 months of the date of this report.

Note D: Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

Note E: Recording charges (per document title) for closings on Jan 2nd, 2023 and after for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page.
Multiple titled documents are charged per applicable title.

Our Company uses Simplifile, a third party vendor, for electronic submission of documents to the County. In addition to the County recording fee each document recorded electronically will be billed an additional $4.25 plus tax.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Note F: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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SCHEDULE B, PART I - Requirements
(continued)

Note G: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT 4, SP NO 182 (4-78) REC NO 8003100173 & 7810200401 a PTN of NW-SW of 16-30N-5E wm

Tax Account No.: 300516-003-066-00

END OF NOTES

END OF SCHEDULE B, PART I

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209090

   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

   Recording No: 8003100173

   Said short plat is a revision of short plat recorded under Recording No. 7810200401.

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SCHEDULE B, PART II - Exceptions
(continued)

6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:

   Recording Date: July 26, 1999
   Recording No.: 199907260975

7. Declaration of Covenant and the terms and conditions thereof:

   Recording Date: November 16, 2010
   Recording No.: 201011160271

8. Accessory Dwelling Unit and the terms and conditions thereof:

   Recording Date: December 1, 2010
   Recording No.: 201012010695

9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	300516-003-066-00
Levy Code:	00511
Assessed Value-Land:	$306,500.00
Assessed Value-Improvements:	$532,400.00

General and Special Taxes:	
Billed:	$6,681.61
Paid:	$0
Unpaid:	$6,681.61

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$50,000.00
Trustor/Grantor:	Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee:	Trustee Services
Beneficiary:	Qualstar Credit Union
Recording Date:	December 2, 2013
Recording No.:	201312020470

The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

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SCHEDULE B, PART II - Exceptions
(continued)

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$150,000.00
Trustor/Grantor:	Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee:	Trustee Services
Beneficiary:	Qualstar Credit Union
Recording Date:	August 7, 2017
Recording No.:	201708070212

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$400,000.00
Trustor/Grantor:	Kelly M. Gleason and Kathleen Gleason, a married couple
Trustee:	Trustee Services
Beneficiary:	Qualstar Credit Union
Recording Date:	May 31, 2022
Recording No.:	202205310704

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a $50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Commitment for Title Insurance

3002 Colby Ave., Suite 200
Everett, WA 98201

Title Officer: Builder Unit Jami.Shimada@ctt.com
Escrow Officer: Jami Shimada evebuilder@ctt.com
File No.: 500150532
Property Address: 3609 98th Street Northeast Marysville, WA 98270

Introducing inHere® Digital Title
The inHere Digital Title View is an easy-to-read digital view of your title report (or commitment/prelim). This report will tell you:

- the current state of the property's title
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- what will and will not be covered by the title insurance policy

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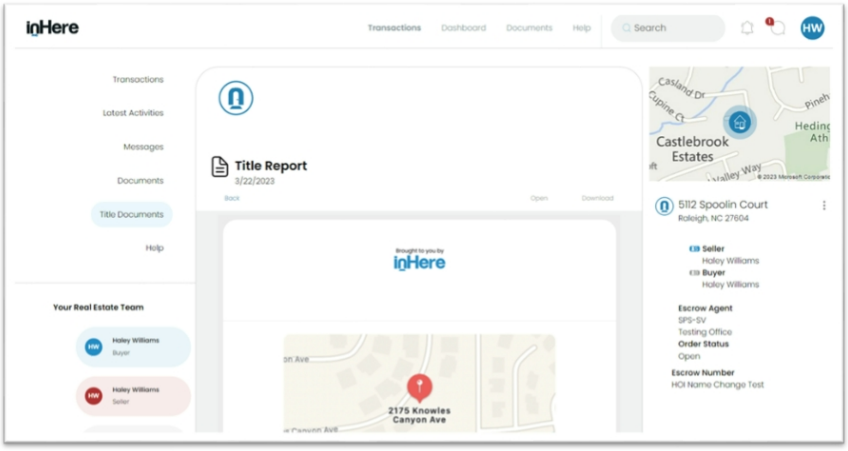

ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:

CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

500150532

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Brent Aune
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com	Escrow Officer: Jami Shimada Chicago Title of Washington 11900 NE 1st Street #110 Bellevue, WA 98005 Main Phone: (425)455-4995 Email: Jami.Shimada@ctt.com

Order Number: 500150532

SCHEDULE A

1. Commitment Date: April 5, 2024 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	KBHPNW LLC, a Delaware limited liability company		
Proposed Amount of Insurance:	$850,000.00		
The estate or interest to be insured:	Fee Simple		
Premium:		$	3,203.00
Tax:		$	317.10
Rate:	Extended		
Discount(s):	Residential		
Total:		$	3,520.10

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Stanley Hipkiss and Christine Hipkiss, a married couple

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

7. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

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SCHEDULE B, PART I - Requirements
(continued)

8. Payment of the real estate excise tax, if required.

   The Land is situated within the boundaries of local taxing authority of the City of Marysville.

   The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

   State portion: 1.10% on any portion of the sales price of $525,000 or less;
   1.28% on any portion of the sales price above $525,000, up to $1,525,000;
   2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
   3.00% on any portion of the sales price above $3,025,000;

   The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

   Local portion: 0.50% on the entire sales price.

   An additional $5.00 State Technology Fee must be included in all excise tax payments.

   If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

   Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

9. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. To provide an extended coverage owner's policy, general exceptions A through D may be eliminated or limited after an inspection of the Land and/or review of the survey, if required, is completed. General exceptions E through J will remain in the owner's policy to be issued.

    If the anticipated closing date is less than 4 weeks from the date of this commitment, please contact your title officer immediately.

END OF REQUIREMENTS

NOTES

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SCHEDULE B, PART I - Requirements
(continued)

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3609 98th Street Northeast
Marysville, WA 98270

Note B: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note C: Note: There are NO conveyances affecting said Land recorded within 36 months of the date of this report.

Note D: Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

Note E: Recording charges (per document title) for closings on Jan 2nd, 2023 and after for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page.
Multiple titled documents are charged per applicable title.

Our Company uses Simplifile, a third party vendor, for electronic submission of documents to the County. In addition to the County recording fee each document recorded electronically will be billed an additional $4.25 plus tax.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Note F: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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SCHEDULE B, PART I - Requirements
(continued)

Note G: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT 3, SP NO 8003100173 rev of # 7810200401 a PTN of NW-SW of 16-30N-5E wm

Tax Account No.: 300516-003-065-00

END OF NOTES

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209090

   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):

   Recording No: 8003100173

   Said short plat is a revision of short plat recorded under Recording No. 7810200401.

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SCHEDULE B, PART II - Exceptions
(continued)

6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:

   Recording Date: July 26, 1999
   Recording No.: 199907260975

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises

8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

   Year: 2024
   Tax Account No.: 300516-003-065-00
   Levy Code: 00511
   Assessed Value-Land: $278,500.00
   Assessed Value-Improvements: $385,400.00

   General and Special Taxes:
   Billed: $857.34
   Paid: $428.67
   Unpaid: $428.67

10. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

    Levy Code: 00511
    Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61

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SCHEDULE B, PART II - Exceptions
(continued)

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$101,900.00
Trustor/Grantor:	Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
Trustee:	First American Title Insurance Company
Beneficiary:	Metlife Home Loans
Recording Date:	June 27, 2011
Recording No.:	201106270341

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a $50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:

CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

500150591

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Brent Aune
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com	Escrow Officer: Jami Shimada Chicago Title of Washington 11900 NE 1st Street #110 Bellevue, WA 98005 Main Phone: (425)455-4995 Email: Jami.Shimada@ctt.com

Order Number: 500150591

SCHEDULE A

1. Commitment Date: April 5, 2024 at 08:00 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	KBHPNW LLC, a Delaware limited liability company		
Proposed Amount of Insurance:	$1,250,000.00		
The estate or interest to be insured:	Fee Simple		
Premium:		$	4,212.00
Tax:		$	416.99
Rate:	Extended		
Discount(s):	Residential		
Total:		$	4,628.99

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Aaron Decann, as his separate estate

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-015-00

LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

EXCEPT THE NORTH 115 FEETTHEREOF;
ALSO EXCEPT COUNTY ROAD

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
EXCEPT THE NORTH 115 FEETTHEREOF;

ALSO EXCEPT COUNTY ROAD;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

7. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

8. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I - Requirements
(continued)

9. Payment of the real estate excise tax, if required.

   The Land is situated within the boundaries of local taxing authority of City of Marysville.

   The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

   State portion: 1.10% on any portion of the sales price of $525,000 or less;
   1.28% on any portion of the sales price above $525,000, up to $1,525,000;
   2.75% on any portion of the sales price above $1,525,000, up to $3,025,000;
   3.00% on any portion of the sales price above $3,025,000;

   The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

   Local portion: 0.50% on the entire sales price.

   An additional $5.00 State Technology Fee must be included in all excise tax payments.

   If the transaction is exempt, an additional $5.00 Affidavit Processing Fee is required.

   Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

10. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

11. To provide an extended coverage owner's policy, general exceptions A through D may be eliminated or limited after an inspection of the Land and/or review of the survey, if required, is completed. General exceptions E through J will remain in the owner's policy to be issued.

    If the anticipated closing date is less than 4 weeks from the date of this commitment, please contact your title officer immediately.

END OF REQUIREMENTS

NOTES

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SCHEDULE B, PART I - Requirements
(continued)

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

9921 35th Avenue Northeast
Marysville, WA 98270

Note B: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note C: Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

Note D: Recording charges (per document title) for closings on Jan 2nd, 2023 and after for all Washington counties:

Deed of Trust - $304.50 and $1 for each additional page.
Most other Docs, except as noted below - $303.50 and $1 for each additional page.
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - $18.00 and $1 for each additional page.
Multiple titled documents are charged per applicable title.

Our Company uses Simplifile, a third party vendor, for electronic submission of documents to the County. In addition to the County recording fee each document recorded electronically will be billed an additional $4.25 plus tax.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Note E: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note F: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LOT 3, SP # 7805170302 A PTN OF NW-SW 16-30N-5E WM

Tax Account No.: 300516-003-015-00

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SCHEDULE B, PART I - Requirements
(continued)

END OF NOTES

END OF SCHEDULE B, PART I

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

   Grantor: State of Washington
   Recording No.: 1209089

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: ingress, egress and utilities
   Recording Date: August 10, 1962
   Recording No.: 1551572
   Affects: West 20 feet

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Transmission and/or distribution system
   Recording Date: March 12, 1966
   Recording No.: 1765370

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: General Telephone Company of Northwest Inc.
   Purpose: Right of Way Easement
   Recording Date: August 13, 1969
   Recording No.: 2108228
   Affects: North 3 feet of the West 190 Feet of Subject Property

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):

   Recording No: 7805170302

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SCHEDULE B, PART II - Exceptions
(continued)

6. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat Number 173 (3-78) recorded under recording number 7805170302.

   Recording Date: May 17, 1978
   Recording No.: 7805170302

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Marysville
   Purpose: storm sewer and sanitary sewer lines
   Recording Date: April 9, 2001
   Recording No.: 200104090758

8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

   Year: 2024
   Tax Account No.: 300516-003-015-00
   Levy Code: 00511
   Assessed Value-Land: $250,600.00
   Assessed Value-Improvements: $128,800.00

   General and Special Taxes:
   Billed: $3,027.71
   Paid: $1,513.85
   Unpaid: $1,513.86

10. A deed of trust to secure an indebtedness in the amount shown below,

    Amount: $277,916.00
    Trustor/Grantor: Aaron L DeCann, a single man
    Trustee: Chicago Title
    Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
    Recording Date: June 2, 2021
    Recording No: 202106020705

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a $50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

MARYSVILLE COMMUNITY DEVELOPMENT

501 Delta Avenue ◆ Marysville, WA 98270
Office Hours: Mon – Fri 8:00 AM – 4:30 PM ◆ (360) 363-8000

SEPA ENVIRONMENTAL CHECKLIST
APPLICATION REVIEW

Purpose of checklist
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

Application Format
The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Submittal Instructions
Electronic copies of all application materials are required. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal (the system does not generate a notice).

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan*
3. Conceptual building elevations
4. Preliminary civil plans
5. Wetland Delineation, if applicable
6. Geotechnical Reports, if applicable
7. Critical Areas Report (fish and wildlife habitat), if applicable

**The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.*

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant.**

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville. The required fees for SEPA Review may be found here: https://www.codepublishing.com/WA/Marysville/#!/Marysville22G/Marysville22G030.html#22G.030.020

Pre-Application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived. The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable $500 Administrative Appeal fee to be submitted with appeal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:
Stevens Planned Residential Development.
2. Name of applicant:
KB Home - Seattle (Attn: Aron Golden)
3. Address and phone number of applicant and contact person:
KB Home - Seattle (Attn: Aron Golden) 320 120th Ave NE, Suite 200 Bellevue, WA 98005 Ph: 425-462-1080
4. Date checklist prepared:
August 1, 2024
5. Agency requesting checklist:
City of Marysville Community Development Department
6. Proposed timing or schedule (including phasing, if applicable):
It is anticipated that the project subdivision infrastructure development will commence in the spring / summer 2025. Construction will proceed as a single phased development.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Wetland and Fish and Wildlife Habitat Assessment Report dated June 20, 2024 by Soundview Consultants LLC. Geotechnical Report; Arborist Tree Retention Plan
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary ~~Binding Site Plan~~ Subdivision and Planned Residential Development approvals, *SEPA Determination,* *Clearing and grading permits,* *Utilities, road and storm drainage approvals,* *WSDOE National Pollutant Discharge Elimination System (NPDES),* *Building permits.*
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Proposed 59 lot single family planned residential development subdivision (detached dwellings) on a 13.67 Ac site located fronting 35th Avenue NE and 98th Street NE in Marysville, WA. Subject property is zoning R-4.5 (Medium Density Single Family Residential). The project build-out is proposed to be constructed in a single phase.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not

Reviewed by Emily Morgan, project planner

1050 EM

required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Proposed 59 lot single family planned residential development subdivision (detached dwellings) on a 13.67 Ac site located fronting 35th Avenue NE and 98th Street NE in Marysville, WA. Subject property is zoning R-4.5 (Medium Density Single Family Residential). The project build-out is proposed to be constructed in a single phase.

B. Environmental Elements

1. EARTH Find help answering earth questions
a. General description of the site, check all that apply:
☒ **Flat** ☐ **Rolling** ☐ **Hilly** ☐ **Steep Slopes** ☐ **Mountainous** ☐ **Other:**
b. What is the steepest slope on the site (approximate percent slope)?
Approx. 5%.
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
The USDA NRCS Web Soil Survey maps the project area as Ragnar fine sandy loam, 0 to 8 percent slopes (Map Unit 57). The project geotechnical report provides a detailed soil investigation analysis
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approx. 13 acres will be subject to grading activity. There will be site grading for the proposed roads, lots and future home sites. Quarry spalls and gravel will need to be imported for roadway construction. The grading earthwork quantity is estimated to be approx. 50,000 CY over the full project build-out.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes construction erosion is possible, however engineered erosion and sediment control plan with BMP's will be provided to mitigate any potential erosion.
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approx 65%
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Multiple runoff and source control BMPs will be implemented in accordance with WSDOE Stormwater Management Manual for Western Washington.

2. AIR Find help answering air questions
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Exhaust from heavy-construction equipment anticipated during site work – no emissions anticipated after site prep is completed.
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site emissions or odors are known currently or will be present.
c. Proposed measures to reduce or control emissions or other impacts to air, if any.
None.

3. WATER Find help answering water questions
a. Surface Water: Find help answering surface water questions
(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No. A Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC dated June 20, 2024 did not identify any potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas on or within 300 feet of the subject property.
(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No
(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None
(4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.
No
(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No
b. Ground Water: Find help answering ground water questions
(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

Existing septic systems to be decommissioned in accordance with Snohomish County Health District standards

c. Water Runoff (including stormwater):

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Roof, driveway and road and landscape area runoff will be routed to engineered stormwater collection and treatment BMPs (underground Stormtech chamber infiltration facilities) to treat and fully mitigate stormwater runoff in accordance with the WSDOE Stormwater Management Manual for Western Washington.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Runoff containing small amounts of automotive discharges could potentially enter the storm drainage system. This potential will be mitigated by the proposed stormwater treatment BMPs.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

(4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Engineered flow control and water quality treatment BMPs shall be implemented in accordance with WSDOE and City requirements.

4. PLANTS Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☒ Deciduous Tree: alder, maple, aspen, other
- ☒ Evergreen Tree: fire, cedar, pine, other
- ☒ Shrubs
- ☒ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Orchards, vineyards, or other permanent crops
- ☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site vegetation includes a mix of forested areas as well as understory brush and lawn area. Proposed lot and road right of way areas of the site will be cleared for the proposed development.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Landscape plan proposed to provide street trees, landscape areas and related enhancements.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry.

5. ANIMALS Find help answering animal questions

a. Check any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Birds:

- ☒ Hawk
- ☒ Songbirds
- ☐ Heron
- ☐ Other:
- ☐ Eagle

Mammals:

- ☒ Deer
- ☐ Beaver
- ☐ Bear
- ☐ Other:
- ☐ Elk

Fish:

- ☐ Bass
- ☐ Herring
- ☐ Salmon
- ☐ Shellfish
- ☐ Trout
- ☐ Other:

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Like most of western Washington, this site is part of bird's seasonal migration routes.

d. Proposed measures to preserve or enhance wildlife, if any.

None.

e. List any invasive animal species known to be on or near the site.

None known.

6. ENERGY AND NATURAL RESOURCES Find help answering energy and natural resource questions

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Homes are to be heated via electricity or gas based on utility availably.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

All homes will be constructed to meet or exceed current building codes for efficiency.

7. ENVIRONMENTAL HEALTH Find help with answering environmental health questions

a. Potential Site Contamination

(1) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Residential plat with no hazards are anticipated.

(2) Describe any known or possible contamination at the site from present or past uses.

Existing on-site septic systems (to be removed).

(3) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

(4) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

(5) Describe special emergency services that might be required.

Standard law enforcement, fire and ambulance service commensurate with residential subdivision construction is all that will be required.

(6) Proposed measures to reduce or control environmental health hazards, if any.

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage. Minimize the storage of hazardous materials on-site, store materials in a designated area, and install secondary containment as required. Prevent or reduce the discharge of pollutants from concrete waste to stormwater by conducting washout off-site, or performing on-site washout in a designated area.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short term construction equipment noise would be present during the site prep portion of construction.

(3) Proposed measures to reduce or control noise impacts, if any.

All heavy equipment used will be properly maintained and muffled, and construction would only take place during permitted working hours.

8. LAND AND SHORELINE USE Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single family residential. No adverse effect to adjacent properties is anticipated.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No.

(1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

5 existing single family homes with associated outbuildings including garages, barns and sheds.

d. Will any structures be demolished? If so, what?

Yes. Existing single family homes and outbuildings will be removed.

e. What is the current zoning classification of the site?

R-4.5

f. What is the current comprehensive plan designation of the site?

Medium density single family residential

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.	
No	
i. Approximately how many people would reside or work in the completed project?	
Based on 59 proposed single-family dwelling units, with estimated 3.5 capita per household, equates to approx 207 people.	
j. Approximately how many people would the completed project displace?	
Based on 5 existing single-family dwelling units, with estimated 3.5 capita per household, equates to approx 18 people.	
k. Proposed measures to avoid or reduce displacement impacts, if any.	
None	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.	
Development shall be completed in compliance with City zoning standards.	
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:	
N/A	
9. HOUSING Find help answering housing questions	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	
59 homes will be constructed (middle income housing anticipated).	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	
5 homes will be eliminated (middle income housing).	
c. Proposed measures to reduce or control housing impacts, if any.	
None.	
10. AESTHETICS Find help answering aesthetics questions	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	
Homes will comply with City height restrictions and any covenants and restrictions proposed by the Homeowners Association.	
b. What views in the immediate vicinity would be altered or obstructed?	
None.	
c. Proposed measures to reduce or control aesthetic impacts, if any.	
Covenants and restrictions shall be proposed per Homeowners Association.	
11. LIGHT AND GLARE Find help answering light and glare questions	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	
Standard street lights and residential lighting for safety will be all that is visible during hours of darkness.	
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
No known views will be impacted by the residential lighting.	

c. What existing off-site sources of light or glare may affect your proposal?

Potential light from vehicles on the Interstate 5 corridor to the west of the project site.

d. Proposed measures to reduce or control light and glare impacts, if any.

None.

12. RECREATION Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

None known.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Open space tracts are proposed in the project with active and passive recreational amenities (sports court, benches, picnic tables and similar amenities).

13. HISTORIC & CULTURAL PRESERVATION Find help with historic/cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Preliminary historical property review and SEPA notification to public agencies.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. TRANSPORTATION Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Roadway access proposed to 35th Avenue NE and 98th Street NE as shown on the project site plans. Refer to project Traffic Impact Analysis report completed by Kimley-Horn and Associates, Inc dated July 2024.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. Closest public transit stop is located to the south on 88 Street NE at State Ave.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Project will provide a new on-site public roads to be constructed in accordance with City development standards. Road improvements are also proposed to 98th Street NE as required to serve the project.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Based on 9.43 trips per day, the 59 lots would generate approx. 556 trips per day with peaks occurring at am/pm weekday commute times.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

g. Proposed measures to reduce or control transportation impacts, if any.

Traffic impact fees shall be paid to the City per development regulations.

15. PUBLIC SERVICES Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Increase in public services will be commensurate as with any typical new single family detached residential project.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Mitigation fees shall be paid to the City per development regulations.

16. UTILITIES Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water, refuse service, telephone. Public sewer located approx 1,100 LF to the south of the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer: City of Marysville
Water: City of Marysville
Electricity: Snohomish County PUD #1
Cable: Verizon
Site construction activities will generally include clearing, grading, utilities (sewer, water, storm drainage) and public roadways.

EM

C. Signature [Find help about who should sign]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

x _____

Name of signee: NEIL LATTA, PE

Position and agency/organization: LATTA ENGINEERING, PLLC (AUTHORIZED AGENT)

Date submitted: 8/1/2024

D. Supplemental sheet for non-project actions [Find help for the nonproject actions worksheet]

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Proposed measures to avoid or reduce such increases are:
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:

CRITICAL AREAS REVIEW APPLICATION

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX • Office Hours: Monday - Friday 7:30 AM - 4:00 PM

FOR AGENCY USE	Date:	File:	Fee: $
	OWNER	**APPLICANT**	**CONTACT**
Name	Multiple Property Owners (See attached Owners List)	KB Home - Seattle (Attn: Aron Golden)	Latta Engineering PLLC (Attn: Neil Latta, PE)
Mailing Address		320 120th Ave NE, Suite 200	5970 Birch Point Rd
City, State, ZIP		Bellevue, WA 98005	Blaine, WA 98230
Phone (home/office)		425-462-1080	360-671-7002
Phone (cell)		206-271-6613	360-927-9525
E-mail		ahgolden@kbhome.com	nlatta@lattaengineering.com

PROPERTY INFORMATION									
Site Address	Multiple Property Addresses (See attached address List)			**APN**(s)	Multiple (8) APNs (see attached APNs list)				
Legal Description (abbreviated)	See attached legal descriptions for all 7 subject properties			**Section**	6	**Township**	30 N	**Range**	5 E
Comprehensive Plan	Medium Density SFR Residential	**Zoning**	R-4.5	**Shoreline Environment**	N/A				

Types of Critical Areas on Property† Select all that apply.

☐ Geologically Hazardous Area* ☐ Stream** (fish & wildlife habitat area) ☐ Stream Buffer**

☐ Wetland** ☐ Wetland Buffer** NONE

*† As defined in MMC Chapter 22E.010, Critical Areas Management. * If the property includes a geologically hazardous area, or a steep slope, a geotechnical report may be required with your application. ** If the property includes a wetland, wetland buffer, stream or stream buffer, a critical areas report may be required with your application.*

I am the owner, or I am authorized by the owner, to submit this request for a Critical Areas Review. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection. I understand that this application does not vest to existing codes as a result of the Critical Areas Review application process, and that I will be subject to the existing codes in effect at the time a 'Determination of Completeness' has been made on the formal application.

NEIL LATTA - PE (AUTHORIZED AGENT) — 8/1/2024

Owner/Owner's Agent LATTA ENGINEERING, PLLC — **Date**

Application to include:
☐ 2 copies of wetland report w/ attachments (See "Wetland Delineation Standards Checklist" for report requirements)
☐ Vicinity map
☐ Review fee: $_____

Property Size (acres)	Fee
Under 0.50	$250.00
0.51-2	$500.00 + peer review costs, if applicable
2.01-10	$1,500.00 + peer review costs, if applicable
10.01-20	$2,500.00 + peer review costs, if applicable
20.01-50	$3,500.00 + peer review costs, if applicable
50 +	$5,000.00 + peer review costs, if applicable

Land Use Application - Stevens PRD

Parcel Reference	Subject Property Owner	Subject Property Address	Tax Parcel No.
A	Isaac A. Steimle and Rebekah L. Steimle	9815 35th Ave NE, Marysville, WA 98270	300516-003-016-00
B1	Adrian L. Stevens and Cora J. Stevens	9909 35th Ave NE, Marysville, WA 98270	300516-003-045-00 & 300516-003-045-01
B2	Adrian L. Stevens and Cora J. Stevens	9907 35th Ave NE, Marysville, WA 98270	300516-003-058-00
B3	Adrian L. Stevens and Cora J. Stevens	3705 98th St NE, Marysville, WA 98270	300516-003-014-00
C	Kelly M. Gleason and Kathleen Gleason	3625 98th St NE, Marysville, WA 98270	300516-003-066-00
D	Stanley Hipkiss and Christine Hipkiss	3609 98th St NE, Marysville, WA 98270	300516-003-065-00
E	Aaron Decann	9921 35th Ave NE, Marysville, WA 98270	300516-003-015-00

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-014-00, 300516-003-045-00, 300516-003-058-00 and 300516-003-045-01

Lots 1, 2 and 4 of Short Plat No. Sp-103 (3-78) recorded May 17, 1978 under Recording No. 7805170302, records of Snohomish County, Washington.

Except mobile home(s), if any.

Situate in the County of Snohomish, State of Washington.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 300516-003-015-00

LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

EXCEPT THE NORTH 115 FEETTHEREOF;
ALSO EXCEPT COUNTY ROAD

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
EXCEPT THE NORTH 115 FEETTHEREOF;

ALSO EXCEPT COUNTY ROAD;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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STEVENS PLANNED RESIDENTIAL DEVELOPMENT / BINDING SITE PLAN

PORTION OF THE NW 1/4, SW 1/4 OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
CITY PROJECT FILE #: PREA24-007

APPLICANT
KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 462-1080
CONTACT: ARON GOLDEN
E-MAIL: ahgolden@kbhome.com

ENGINEER
LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: nlatta@lattaengineering.com

SURVEYOR
ATWELL, LLC
PO BOX 289
WOODENVILLE, WA 98072
CONTACT: MARK PENDERGRAFT, PLS
PH: (425) 941-1250
EMAIL: mpendergraft@atwell-group.com

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15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: KYLE CAMPBELL, PE
PH: (425) 449-4704
EMAIL: kylec@esnw.com

TRAFFIC
KIMLEY-HORN AND ASSOCIATES, INC
2828 COLBY AVE, SUITE 200
EVERETT, WA 98021
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EMAIL: brad.lincoln@kimley-horn.com

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WASHINGTON 98335
CONTACT: ELISABETH GONZALEZ
PH: (253) 514-8952
EMAIL: jon@soundviewconsultants.com

ARBORIST
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LANDSCAPE
CASCADE DESIGN GROUP
PO BOX 5938
BELLINGHAM, WA 98227
CONTACT: PAUL GEORGE, LAND. ARCHITECT
PH: (360) 715-2119
EMAIL: paulgeorge.cascade@gmail.com

SUBJECT PROPERTY LEGAL DESCRIPTIONS

PARCEL A: TPN 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B1: TPN 300516-003-045-00 & 300516-003-045-01

LOT 2 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B2: TPN 300516-003-058-00

LOT 1 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B3: TPN 300516-003-014-00

LOT 4 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: TPN 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D: TPN 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

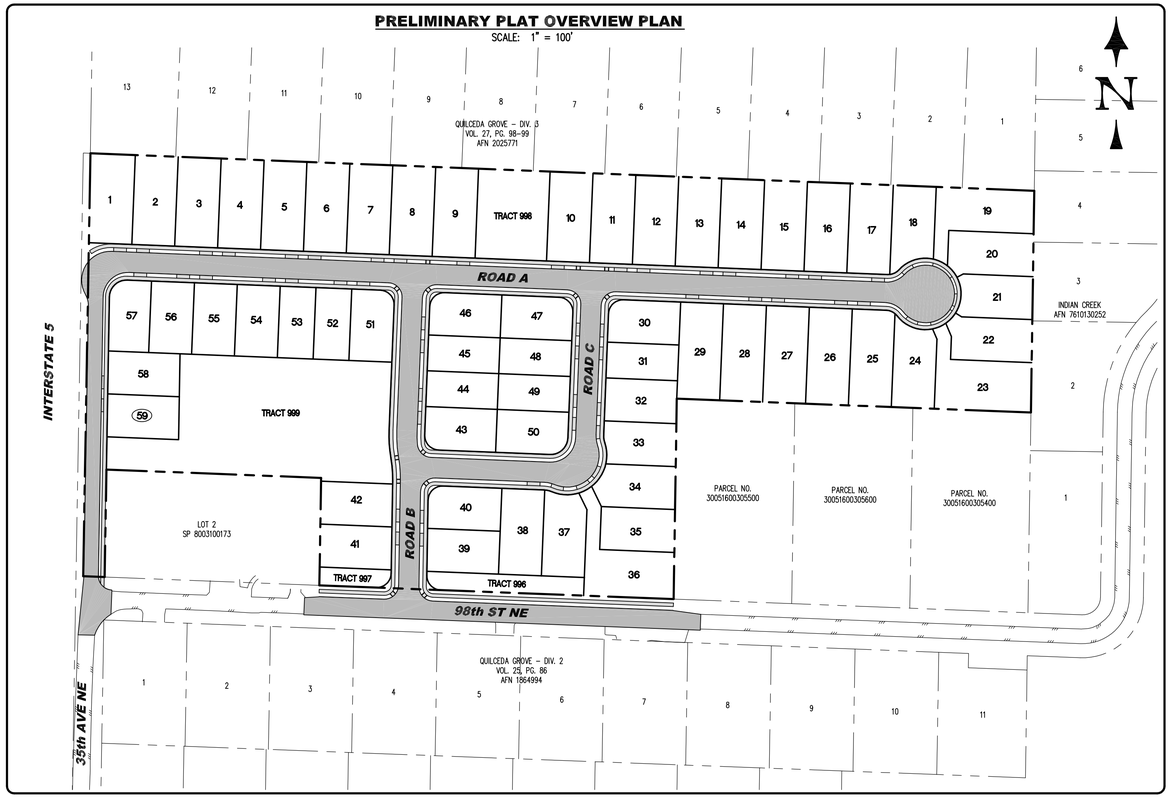
PARCEL E: TPN 300516-003-015-00

LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

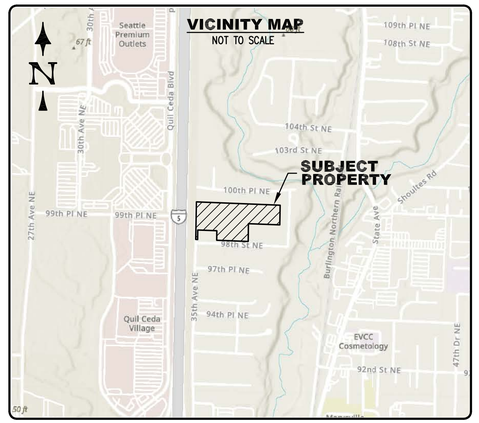
SUBJECT PROPERTY SITE ADDRESSES AND OWNERSHIP

PARCEL A:	9815 35 AVENUE NE, MARYSVILLE, WA 98270	(Isaac Steimle and Rebekah Steimle)
PARCEL B1:	9909 35 AVENUE NE, MARYSVILLE, WA 98270	(Adrian Stevens and Cora Stevens)
PARCEL B2:	9907 35 AVENUE NE, MARYSVILLE, WA 98270	(Adrian Stevens and Cora Stevens)
PARCEL B3:	3705 98 STREET NE, MARYSVILLE, WA 98270	(Adrian Stevens and Cora Stevens)
PARCEL C:	3625 98 STREET NE, MARYSVILLE, WA 98270	(Kelly Gleason and Kathleen Gleason)
PARCEL D:	3609 98 STREET NE, MARYSVILLE, WA 98270	(Stanley Hipkiss and Christine Hipkiss)
PARCEL E:	9921 35 AVENUE NE, MARYSVILLE, WA 98270	(Aaron Decann)

PRELIMINARY PLAT OVERVIEW PLAN
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE



DRAFTING LEGEND

WATER SYMBOLS:

EXISTING	PROPOSED	
		REDUCER
		THRUST BLOCK
		WATER METER
		FIRE HYDRANT
		AIR RELIEF ASSEMBLY
		BLOW-OFF
		GATE VALVE
		MECHANICAL JOINT
		FLANGE
		COUPLING

SEWER AND STORM DRAIN SYMBOLS:

EXISTING	PROPOSED	
		SEWER CLEAN OUT
		SEWER MANHOLE
		STORM CATCH BASIN
		STORM MANHOLE

MISC SYMBOLS:

EXISTING	PROPOSED	
		UTILITY POLE
		UTILITY POLE ANCHOR
P	P	POWER VAULT
T	T	TELEPHONE VAULT
		STREET LIGHT
		EXISTING TREE (CONIFER)
		EXISTING TREE (DECIDUOUS)

LINE TYPES

G	EXISTING GAS
BF	EXISTING COM. BURIED FIBER
P	EXISTING OVERHEAD POWER
	EXISTING DITCH
	EXISTING EDGE OF PAVEMENT
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
	EASEMENT OR SETBACK LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SUBJECT PROPERTY BOUNDARY
	RETAINING WALL
400	EXISTING ELEVATION CONTOUR
400	PROPOSED ELEVATION CONTOUR

SHEET INDEX

C-01	COVER SHEET
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C-03	EXISTING CONDITION – EAST
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C-05	GRADING AND COMPOSITE UTILITY PLAN
C-06	TYPICAL ROAD SECTIONS
C-07	ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-08	ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-09	ROAD B – PRELIMINARY ROAD & UTILITY PLAN
C-10	ROAD C – PRELIMINARY ROAD & UTILITY PLAN
C-11	98th STREET NE – PRELIMINARY ROAD & UTILITY PLAN
C-12	OFFSITE SEWER EXTENSION – 35th AVENUE NE
C-13	OFFSITE SEWER EXTENSION – 35th AVENUE NE
L-1	PRELIMINARY LANDSCAPE OVERVIEW PLAN
L-2	ENTRY OPEN SPACE TRACTS 996 & 997
L-3	PASSIVE RECREATION OPEN SPACE TRACT 998
L-4	ACTIVE RECREATION OPEN SPACE TRACT 999 – EAST
L-5	ACTIVE RECREATION OPEN SPACE TRACT 999 – WEST

SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

BASIS OF BEARINGS PER WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 2010.00 EPOCH DERIVED FROM GNSS MEASUREMENTS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE

SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

PROJECT DATUM: NAVD 88

PROJECT BENCHMARK:

TBM "A"
SET NAIL IN ASPHALT 0.9' NORTH OF THE SOUTH EDGE PAVING FOR 98TH/ ST NE, ±15' EAST OF THE NORTHEAST CORNER WESTERLY GRAVEL DRIVEWAY FOR HOUSE NUMBER 3632.
ELEVATION= 57.36'

TBM "B"
SET NAIL IN ASPHALT 0.8' SOUTH OF THE NORTHERLY EDGE PAVING FOR 98TH/ ST NE, ±61' NORTHWESTERLY OF THE NORTHWEST CORNER ASPHALT DRIVEWAY FOR HOUSE NUMBER 3510 AND ±10.5' SOUTHWESTERLY OF A FIRE HYDRANT.
ELEVATION= 57.50'

TBM "C"
AT FOUND PUNCH IN 1-3/4" BRASS DISK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 35TH/ AVE NE & 94TH/ PL NE.
ELEVATION= 53.49'

PLAT RESTRICTION NOTES - PRD DEVELOPMENT STANDARDS

1. ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
2. EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
3. PURSUANT TO MMC 22G.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 98th STREET NE.
5. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
   - ALL 59 PROPOSED LOTS ARE GREATER THAN 5,000 SF (NOT APPLICABLE).
6. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
7. PURSUANT TO MMC 22G.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS:
   - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
   - (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
8. PER MARYSVILLE FIRE DISTRICT REVIEW, FIRE SPRINKLERS ARE REQUIRED FOR ALL HOMES DUE TO THE SINGLE ACCESS POINT VIA 35 AVE NE.

ZONING AND LAND USE SUMMARY

ZONING:	R-4.5
PROPOSED LAND USE:	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	59 LOTS
PHASING:	1 PHASE
HOUSING MIX RATIO WITHIN 300 FT:	100% SINGLE FAMILY DETACHED
MIN. LOT AREA ALLOWED:	3,500 SF
MIN. LOT WIDTH ALLOWED:	30 FT
MAX. BUILDING HEIGHT ALLOWED:	35 FT
MAX. IMPERVIOUS AREA ALLOWED:	70%
MIN. DRIVEWAY LENGTH:	20 FT
MAX. DRIVEWAY CUT:	20 FT
MIN. PARKING:	3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

STREET:	10 FT*	*NOTE:
GARAGE:	20 FT	PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE
SIDE:	5 FT	STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC /
REAR:	10 FT	COMMUNITY IMPROVEMENTS.

SPECIAL DISTRICTS AND UTILITY PROVIDERS

SCHOOL:	MARYSVILLE SCHOOL DISTRICT 25
FIRE:	MARYSVILLE FIRE DISTRICT RFA
SEWER:	CITY OF MARYSVILLE
WATER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
CABLE:	VERIZON
GARBAGE:	WASTE MANAGEMENT NW

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150)

GROSS SUBJECT PROPERTY AREA (R-4.5 ZONE):	595,713 SF	13.676 Ac
LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE):	(119,143 SF)	(2.735 Ac)
NET PROJECT AREA (FOR DENSITY CALCULATIONS):	476,570 SF	10.941 Ac

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (4.5 DWELLING UNITS PER AC):	(13.676 Ac – 2.735 Ac) x 4.5 DU/Ac = 49.2 (49)
MAX. BONUS DENSITY (20% PRD INCREASE):	BASE DENSITY (49) x 0.20 = 9.8 (10) *
MAX. ALLOWABLE DENSITY:	49.2 + 9.8 = 59.0 (59 DU)

*BONUS DENSITY ACHIEVED VIA APPLICATION OF RESIDENTIAL DENSITY INCENTIVES (RDI'S).

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (49) + BONUS (10) = 59 LOTS **

** NOTE:
REQUIRE 10 RDI BONUS UNITS TO ACHIEVE PROPOSED 59 LOT PRD DENSITY
(RDI UNITS REQUIRED = 10)

3. LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	49 LOTS
AVERAGE LOT SIZE:	6,776 SF
SMALLEST LOT SIZE:	5,000 SF
LARGEST LOT SIZE:	10,314 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6a) DUAL USE STORM DETENTION TRACT 5 BONUS UNITS PER ACRE OF STORMWATER FACILITY TRACT USED FOR ACTIVE RECREATION (1.239 AC x 5 = 6.20 UNITS)	6.20
(7c) PROJECT DESIGN – PERIMETER FENCING 1 BONUS UNIT PER 500 LF OF PERIMETER FENCING 425 LF / 500 = 0.85 UNITS	0.85
(7f) PROJECT DESIGN – ENHANCED ENTRY LANDSCAPING 1 BONUS UNIT PER 2,500 SF OF ENHANCED ENTRY LANDSCAPING TRACT 997 (2,466 SF) & TRACT 996 (5,483 SF) 7,979 SF / 2,500 = 3.18 UNITS	3.18
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS: (NOTE: EXCEEDS MINIMUM RDI UNITS REQUIRED)	10.23

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100)

OPEN SPACE REQUIRED:		
15% OF 10.941 Ac NET PROJECT AREA	71,486 SF	1.641 Ac
OPEN SPACE TRACTS PROPOSED:		
TRACT 999 – STORM WATER & ACTIVE OPEN SPACE***	53,984 SF	1.239 Ac
TRACT 998 – PASSIVE RECREATION OPEN SPACE	12,500 SF	0.287 Ac
TRACT 997 – ENHANCED ENTRY OPEN SPACE	2,466 SF	0.057 Ac
TRACT 996 – ENHANCED ENTRY OPEN SPACE	5,483 SF	0.126 Ac
TOTAL OPEN SPACE PROPOSED:	74,433 SF	1.709 Ac
ACTIVE OPEN SPACE SUMMARY:***		
MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	25,020 SF	0.574 Ac
ACTIVE OPEN SPACE AREA PROPOSED	53,984 SF	1.239 Ac

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/1/2024
1			
2			
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA – STATE OF WASHINGTON – 53799 – REGISTERED PROFESSIONAL ENGINEER
8/1/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.: 16200
CITY FILE NUM.: PreA24-007
DESIGNED BY: NL
DRAWN BY: JL
CHECKED BY: NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

COVER SHEET

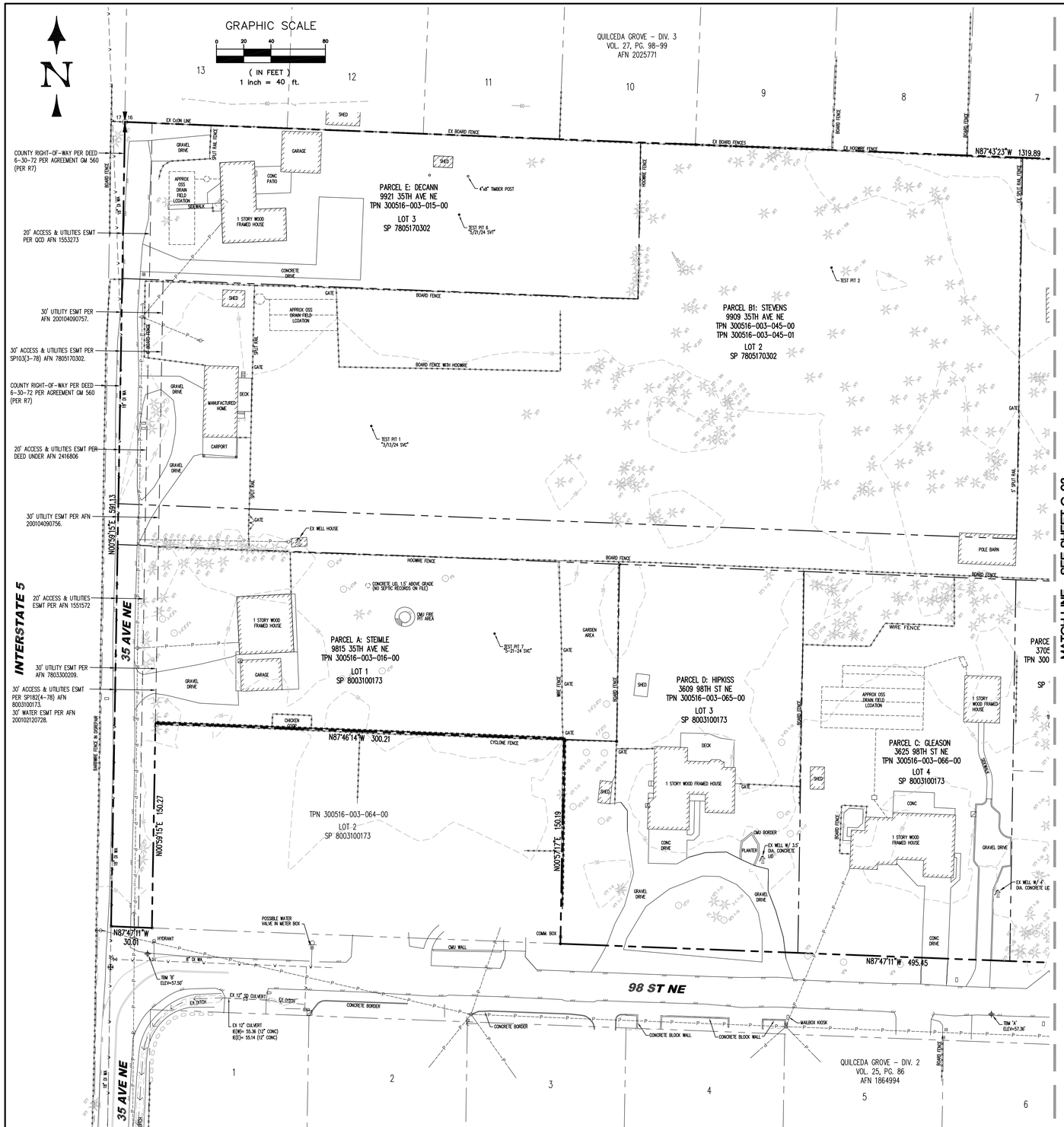
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: AS SHOWN V: N/A

DRAWING: C - 1
SHEET: 1 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



TITLE REPORT ENCUMBRANCES: PARCEL A

TPN 300516-003-016-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-016-00
   Levy Code: 00511
   Assessed Value-Land: $272,800.00
   Assessed Value-Improvements: $219,700.00
   General and Special Taxes:
   Billed: $3,927.28
   Paid: $0.00
   Unpaid: $3,927.28
9. A deed of trust to secure an indebtedness in the amount shown below,
   Amount: $282,276.00
   Dated: December 7, 2020
   Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
   Trustee: George C. Reinmiller Trustee Inc
   Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
   Loan No.: 336148
   Recording Date: December 11, 2020
   Recording No.: 202012110574
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $100,000.00
    Dated: August 20, 2022
    Trustor/Grantor: Isaac Steimle and Rebekah Steimle, husband and wife
    Trustee: Trustee Services, Inc.
    Beneficiary: Boeing Employees' Credit Union
    Recording Date: August 30, 2022
    Recording No.: 202208300421
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property
   The exact location and extent of said easement is not disclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3 (CONTINUED)

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):
   Recording No: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090756
   Affects: West 30 feet of Lot 1
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090757
   Affects: West 30 feet of Lot 2
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-058-00
   Levy Code: 00505
   Assessed Value-Land: $260,700.00
   Assessed Value-Improvements: $0.00
   General and Special Taxes:
   Billed: $1,821.61
   Paid: $0.00
   Unpaid: $1,821.61
   Affects: Lot 1
10. Delinquent general taxes for 2014:
    Amount: $157.43, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
11. Delinquent general taxes for 2015:
    Amount: $337.17, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
12. Delinquent general taxes for 2016:
    Amount: $234.31, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
13. Delinquent general taxes for 2021:
    Amount: $277.14, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
14. Delinquent general taxes for 2022:
    Amount: $301.07, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
15. Delinquent general taxes for 2023:
    Amount: $261.32, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-00
    Levy Code: 00511
    Assessed Value-Land: $320,000.00
    Assessed Value-Improvements: $8,100.00
    General and Special Taxes:
    Billed: $2,643.43
    Paid: $0.00
    Unpaid: $2,643.43
    Affects: Lot 2
17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-01
    Levy Code: 00511
    Assessed Value-Land: $0.00
    Assessed Value-Improvements: $32,000.00
    General and Special Taxes:
    Billed: $254.51
    Paid: $0.00
    Unpaid: $254.51
    Affects: Mobile home on Lot 2
18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-014-00
    Levy Code: 00511
    Assessed Value-Land: $308,300.00
    Assessed Value-Improvements: $290,100.00
    General and Special Taxes:
    Billed: $4,769.56
    Paid: $0.00
    Unpaid: $4,769.56
    Affects: Lot 4
19. Mobile home improvements are expressly excluded.
20. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.
    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).
    The Company reserves the right to make additional requirements upon review.
21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:

SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/1/2024
1			
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 47391 — REGISTERED PROFESSIONAL ENGINEER
8/1/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – WEST

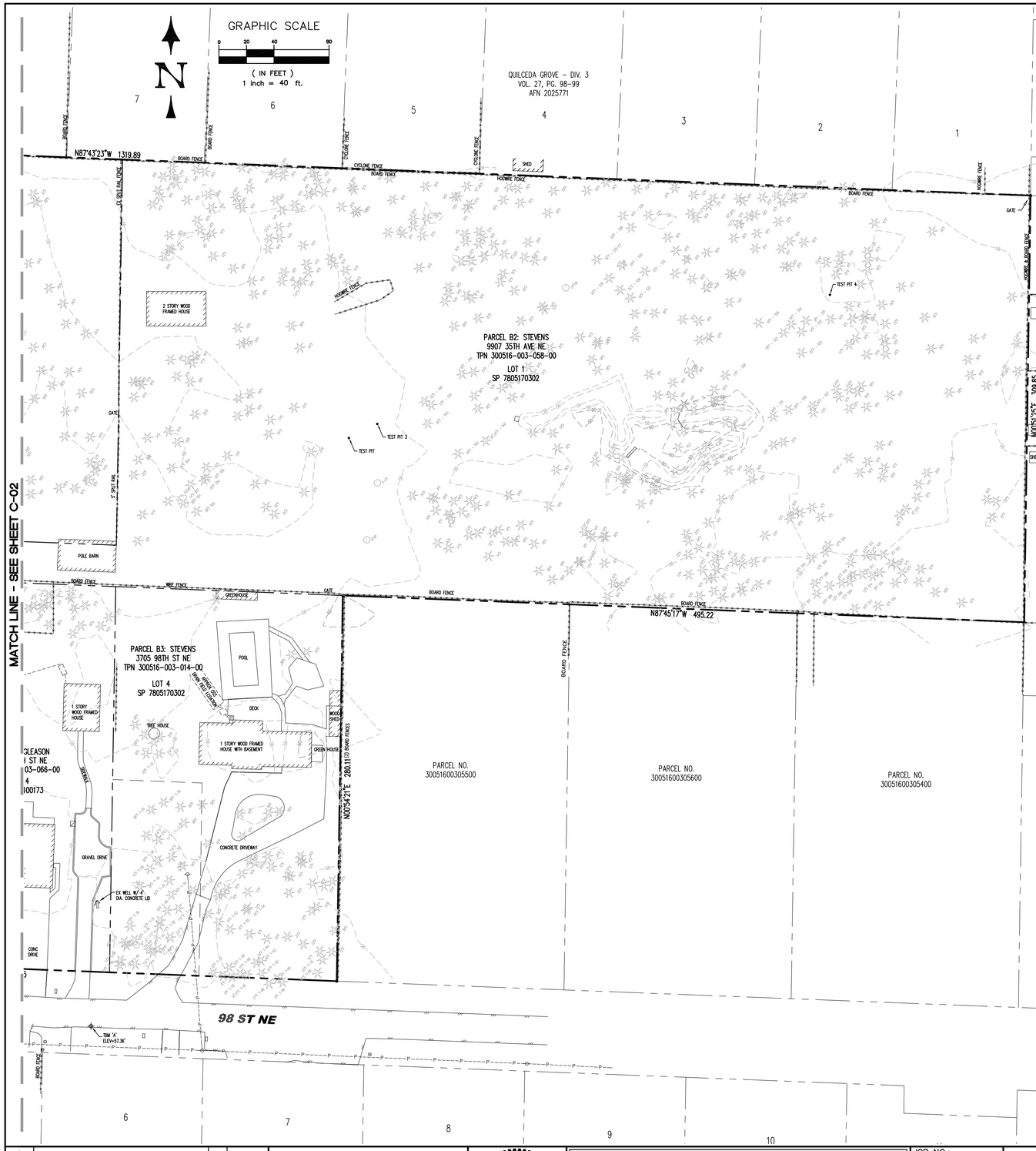
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C - 2
SHEET: 2 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



TITLE REPORT ENCUMBRANCES: PARCEL C

TPN 300516-003-066-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Declaration of Covenant and the terms and conditions thereof:
   Recording Date: November 16, 2010
   Recording No.: 201011160271
8. Accessory Dwelling Unit and the terms and conditions thereof:
   Recording Date: December 1, 2010
   Recording No.: 201012010695
9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-066-00
    Levy Code: 00511
    Assessed Value-Land: $306,500.00
    Assessed Value-Improvements: $532,400.00
    General and Special Taxes:
    Billed: $6,681.61
    Paid: $0
    Unpaid: $6,681.61
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $50,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: December 2, 2013
    Recording No.: 201312020470
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
12. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $150,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: August 7, 2017
    Recording No.: 201708070212
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
13. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $400,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: May 31, 2022
    Recording No.: 202205310704
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCEL D

TPN 300516-003-065-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Declaration of Covenant and the terms and conditions thereof:
   Recording Date: November 16, 2010
   Recording No.: 201011160271
8. Accessory Dwelling Unit and the terms and conditions thereof:
   Recording Date: December 1, 2010
   Recording No.: 201012010695
9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-066-00
    Levy Code: 00511
    Assessed Value-Land: $306,500.00
    Assessed Value-Improvements: $532,400.00
    General and Special Taxes:
    Billed: $6,681.61
    Paid: $0
    Unpaid: $6,681.61
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $50,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: December 2, 2013
    Recording No.: 201312020470
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
12. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $150,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: August 7, 2017
    Recording No.: 201708070212
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
13. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $400,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: May 31, 2022
    Recording No.: 202205310704
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-065-00

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-065-00
   Levy Code: 00511
   Assessed Value-Land: $278,500.00
   Assessed Value-Improvements: $385,400.00
   General and Special Taxes:
   Billed: $857.34
   Paid: $428.67
   Unpaid: $428.67.
10. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:
    Levy Code: 00511
    Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61.
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $101,900.00
    Trustor/Grantor: Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
    Trustee: First American Title Insurance Company
    Beneficiary: Metlife Home Loans
    Recording Date: June 27, 2011
    Recording No.: 201106270341.

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-015-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: ingress, egress and utilities
   Recording Date: August 10, 1962
   Recording No.: 1551572
   Affects: West 20 feet
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Transmission and/or distribution system
   Recording Date: March 12, 1966
   Recording No.: 1765370
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: General Telephone Company of Northwest Inc.
   Purpose: Right of Way Easement
   Recording Date: August 13, 1969
   Recording No.: 2108228
   Affects: North 3 feet of the West 190 Feet of Subject Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):
   Recording No: 7805170302
6. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat
   Number 173 (3-78) recorded under recording number 7805170302.
   Recording Date: May 17, 1978
   Recording No.: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: storm sewer and sanitary sewer lines
   Recording Date: April 9, 2001
   Recording No.: 200104090758
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-015-00
   Levy Code: 00511
   Assessed Value-Land: $250,600.00
   Assessed Value-Improvements: $128,800.00
   General and Special Taxes:
   Billed: $3,027.71
   Paid: $1,513.85
   Unpaid: $1,513.86
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $277,916.00
    Trustor/Grantor: Aaron L DeCann, a single man
    Trustee: Chicago Title
    Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
    Recording Date: June 2, 2021
    Recording No: 202106020705

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:
SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/1/2024
1			
2			
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37369 — REGISTERED PROFESSIONAL ENGINEER
8/1/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

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JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION - EAST

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C - 3
SHEET: 3 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954

Technical Memorandum

To: **Aaron Golden – KB Home** **File Number: 2072.0015**

From: **Elisabeth Gonzalez, Soundview Consultants LLC** **Date: June 20, 2024**

Re: **Wetland and Fish and Wildlife Habitat Assessment**
9907/9909 35th Avenue Northeast and 3705 98th Street Northeast Marysville, Washington 98271

Dear Aaron,

Soundview Consultants LLC (SVC) conducted a wetland and fish and wildlife habitat assessment on an approximately 14.08-acre site located at 9907/9909 35th Avenue Northeast and 3705 98th Street Northeast within the City of Marysville, Washington (Figure 1). The subject property consists of seven tax parcels situated in the Southwest ¼ of Section 16, Township 30 North, Range 5 East, W.M. (Snohomish County Tax Parcels 30051600301400, 30051600301500, 30051600301600, 30051600304501, 30051600305800, 30051600306500, 30051600306600). SVC investigated the subject property for potentially regulated wetlands, waterbodies, or other fish and wildlife habitat conservation areas within 300 feet. An Existing Conditions Exhibit is provided in Attachment A.

Figure 1. Subject Property Location.



Background Data

Prior to the site investigation, SVC staff conducted background research using the Snohomish County Geographic Information Systems (GIS) data, Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) mapping tools, WDFW and Northwest Indian Fisheries Commission (NWIFC) Statewide Integrated Fish Distribution (SWIFD) mapping tools, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington Department of Natural Resources (DNR) water typing map, and Natural Resource Conservation Service (NRCS) Soil Survey. Onsite determinations were made using observable vegetation, hydrology, and soils in conjunction with the sources listed above, local precipitation data, and various orthophotographic resources. Background maps are provided in Attachment B.

The USFWS NWI map (Attachment B1), WDFW PHS (Attachment B2), WDFW and NWIFC SWIFD (Attachment B3), DNR water typing map (Attachment B4), nor Snohomish County GIS data (Appendix B5) identify critical areas on or within 300 feet of the subject property.

Soils Onsite

The NRCS Soil Survey Map (Attachment B6) identifies one soil type within the study area: Ragnar fine sandy loam, 0 to 8 percent slopes.

Ragnar fine sandy loam, 0 - 8 percent slopes is listed as non-hydric on the NRCS State Hydric Soils List (NRCS, n.d.).

Precipitation

Precipitation data was obtained from the National Oceanic and Atmospheric Administration (NOAA) weather station at the Seattle - Tacoma International Airport to obtain percent of normal precipitation for the general Snohomish County region during the investigation. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary[1].

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	30 Days Prior (Observed/Normal)	Year to Date (Observed/Normal)[2]	Percent of Normal (Month/Year)[3]
3/13/2024	0.00	0.15	0.00	0.95	4.12/3.96	28.65/27.29	104/105
5/21/2024	0.66	0.00	0.00	0.01	1.69/2.22	31.30/34.04	76/92

1. Precipitation volume provided in inches. Data obtained from NOAA (http://w2.weather.gov/climate/xmacis.php?wfo=sew) for Seattle - Tacoma International Airport
2. Year-to-date precipitation is for the water year from October 1st to the onsite date for the March and May site visits.
3. Percent of normal is shown for the prior 30 days and 2023/2024 water year from October 1st to the March and May site visit dates.

Precipitation for the site investigations on March 13, 2024 and May 21, 2024 were within the statistical normal range (70 to 130 percent of normal) for the last 30 days and the 2023/2024 water year (approximately 104 and 105 percent of normal, respectively and approximately 76 and 92 percent of normal, respectively). This precipitation data suggests that hydrologic conditions were relatively normal at the time of the site investigations. Such conditions were considered in making professional wetland determinations.

Methods

A formal site investigation was performed by qualified SVC staff in March and May of 2024. The investigation consisted of a formal walk-through survey for wetlands, waterbodies, and other fish and wildlife habitat conservation areas on the subject property and on publicly accessible areas with 300 feet of the subject property.

Wetlands, streams and select fish and wildlife habitat conservation areas are regulated features under Marysville Municipal Code (MMC) Chapter 22E.010 – Critical Areas Management and subject to restricted uses/activities under the same title.

Wetland presence/absence was determined using the routine approach outlined in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, n.d.). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP-1 to DP-7) (Attachment D). Additional test pits were excavated at regular intervals throughout the study area to further confirm or exclude wetland absence.

The fish and wildlife habitat assessment was conducted during the same site visit by qualified fish and wildlife biologists. The experienced biologists made visual and auditory observations using stationery and walking survey methods for both upland and aquatic habitats noting any special habitat features and direct and indirect signs of fish and wildlife activity (e.g. nesting, foraging, and migration/movement). Special attention was given to assessing the presence of fish and wildlife habitat as defined under MMC 22E.010.170.

Results

The 14.08-acre subject property is located in a residential setting in the City of Marysville and is partially developed with six single-family residences and associated infrastructure. The residences are located on six parcels along the south and east perimeter of the subject site. The remainder of the site consists of undeveloped forested areas. The subject site abuts single-family residences to the north and east, single-family residences and 98th Street Northeast to the south, and 35th Avenue Northeast to the west. Topography onsite is generally flat with elevations at approximately 62 feet above mean sea level (amsl) (See the USGS contours map; Attachment B7). The subject site is located within the Snohomish watershed (Water Resource Inventory Area (WRIA 7).

Vegetation throughout the majority of the subject property is largely forested dominated by Douglas fir (*Pseudotsuga menziesii*) with an understory of salal (*Gaultheria shallon*), western bracken fern (*Pteridium aquilinum*), and non-native invasive Himalayan blackberry (*Rubus armeniacus*). The areas surrounding the residences consist of maintained lawn and ornamental nonnative species such as Kentucky bluegrass (*Poa pratensis*) and common dandelion (*Taraxacum officinale*).

The site investigation confirmed the absence of wetlands on the subject property. Three parcels along the south the of the subject property were not accessible, however they were visually assessed for the presence of hydrology and facultative species. No presence of hydrology was observed and vegetation within these areas consists of maintained lawn and ornamental nonnative species. Data was collected directly adjacent of these parcels and no indication of hydrology, hydric soils or hydrophytic vegetation

was observed. No other potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas were observed on or within 300 feet of the subject property.

Onsite Wetland Absence

Seven data plots (DP-1 – DP-7) were collected on the subject property during the site investigation to confirm onsite wetland absence. Data was collected in different topographic low points throughout the study area most likely to show wetland indicators.

DP-1 is located in the western portion of the subject site within a maintain lawn as a general representative point of upland conditions. DP-1 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species and presence of only two species. DP-1 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-1 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches. As the area around DP-1 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-2 is located in the northeastern portion of the forested area. DP-2 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species. DP-2 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-2 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-2 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-3 is located in the central portion of the subject site within in what appears to have been a cleared and graded area in the past. DP-3 met hydrophytic vegetation criteria through the dominance test, however this was due to the presence of only two FAC species. DP-3 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-3 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-3 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-4 is located in the northeastern portion of the subject site within the forested area. DP-4 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species. DP-4 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-4 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-4 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-5 is located in the south-central portion of the subject site, directly adjacent to the north of one of the single-family residence yards. DP-5 met hydrophytic vegetation criteria through the dominance test, however this was due to the dominance of only one FAC species. DP-5 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-5 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-5 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-6 is located in the northwest portion of the subject site in a previously cleared area adjacent tot to large cement pad. DP-6 met hydrophytic vegetation criteria through the dominance test, however this was due to the dominance of only one FAC species. DP-6 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-6 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-6 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-7 is located in the southwestern portion of the subject site in a maintained lawn area. DP-7 met hydrophytic vegetation criteria through the dominance test, however this was due to the presence of mostly FAC species. DP-7 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-7 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-7 did not meet for any wetland criteria, this area was determined to be non-wetland.

Fish and Wildlife Habitat Conservation Areas

Per MMC 22E.010.170, habitat conservation areas (HCAs) consist of the following:

(1) Primary fish and wildlife habitat conservation areas shall include the following:

(a) Habitats with federally designated endangered, threatened, and candidate species and state designated endangered, threatened, and sensitive species which have a primary association as defined in Chapter 22A.020 MMC. Federally designated endangered, threatened and candidate species are those fish and wildlife species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current listing status. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington State Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. State designated endangered, threatened, and sensitive species are periodically recorded in WAC 232-12-014 (State Endangered Species) and 232-12-011 (State Threatened and Sensitive Species). The State Department of Fish and Wildlife maintains the most current listing and should be consulted for current listing status.

According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property.

North American Wolverines commonly occur in boreal forests and tundra ecosystems and in Washington they occupy alpine and subalpine forests within the North Cascades National Park and the wilderness areas of the Okanogan-Wenatchee National Forest where heavy snowpack persists well into the spring months (WDFW, n.d.). As the subject property does not contain any alpine or subalpine forests where wolverines commonly occur, North American wolverines are not likely present on or within 300 feet of the subject property.

Marbled murrelet that occur in the state of Washington are year-round residents on coastal waters and primarily feed in waters within 500 feet of the shore out to 1.2 miles from shore at depths of less than 100 feet; preferred pray is includes small fish and crustaceans although nestlings may feed on larger fish (WDFW, 1991). Nests and roosts are found in mature and old growth forests of western Washington. Nest trees are typically greater than thirty-two inches diameter at breast height, with nesting preferences on large flat conifer branches, often covered in moss (WDFW, 1991). Marbled murrelets have been observed in the largest numbers near the coastal waters surrounding the Olympic Peninsula and are more sparsely distributed elsewhere in this region. The subject property mainly contains sparse forested patches that are not considered mature or

old-growth and are fragmented by surrounding residential land uses and previously cleared areas, therefore marbled murrelet are not likely present on or within 300 feet of the subject property.

Yellow-billed cuckoo habitat consists of low to mid-level riparian forests dominated by cottonwoods and willows. Additional riparian species may include ash, walnut, mesquite, and tamarisk. Breeding cuckoos prefer larger and wider patches of riparian habitat. Habitat assessments of yellow-billed cuckoo from California indicate that suitable habitat is approximately 100 to 198 acres and wider than 200 meters; marginal habitat is approximately 20 to 100 acres and 100 to 200 meters wide; and unsuitable habitat is smaller than approximately 37 acres and less than 100 meters wide (Wiles & Kalasz, 2017). Twenty sightings have been confirmed in Washington between the 1950s and 2017; none of these sightings were breeding birds. Further, sixteen of these twenty sightings were east of the Cascades, and the sighted birds were likely vagrants or migrants (Wiles & Kalasz, 2017). The subject property is dominated by a homogeneous canopy of Douglas fir and lacks sufficient riparian habitat, providing unsuitable habitat for yellow-billed cuckoo. In addition, yellow-billed cuckoo is unlikely to be present on or near the subject property due to limited sightings in Washington.

Bull trout have the most specific habitat requirements of salmonids. They require cold water temperatures, clean stream substrates for spawning and rearing, complex habitats including streams with riffles and deep pools, undercut banks and large logs, and they also rely on river, lake, and ocean habitats that connect to headwater streams for annual spawning and feeding migrations (Shellberg, 2002). In Washington, bull trout are typically found in major tributaries from the Cascades that flow into the Puget Sound as well as major tributaries for the Olympic Mountains that flow into the Hood Canal, Strait of Juan de Fuca, and the Pacific Ocean (USFWS, 2015). The subject property does not contain streams on site, therefor the site does not provide suitable habitat for bull trout.

WDFW PHS does not identify any priority species on or near the site.

(b) State designated priority habitats and areas that are associated with state designated endangered, threatened, and sensitive species in subsection (1)(a) of this section. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional state, or a specific structural element. Priority habitats and species are identified by the Department of Fish and Wildlife.

WDFW PHS does not identify any priority habitats on or near the site.

(c) Naturally occurring ponds under 20 acres or not less than 0.50 acres (lakes greater than 20 acres are covered under shoreline regulations).

No naturally occurs ponds are located on or within vicinity of the site.

(d) Lakes, ponds, streams and rivers planted with game fish by a governmental or tribal entity.

No lakes, ponds or streams have been identified on or within vicinity of the subject site.

(e) State natural area preserves and natural resource conservation areas.

No natural area preserves, aquatic reserves, or natural resource conservation areas are present on or near the site.

(f) Areas of rare plant species and high quality ecosystems as documented by the State Department of Natural Resources Heritage Program.

No rare plants are identified on or near the site by DNR.

(g) Land that provides essential connections between habitat blocks and open space and that is designated by the State Department of Fish and Wildlife as a priority habitat in association with state endangered, threatened, or sensitive species in subsection (1)(a) of this section.

The surrounding area does not provide essential connections between habitats due to the extent of residential development and existing paved roads.

(h) Streams as defined and classified in Chapter 22A.020 MMC.

No streams are located on or within 300 feet of the subject site.

(2) Habitats and species of local importance are those identified by the city, including but not limited to those habitats and species that, due to their population status or sensitivity to habitat manipulation, warrant protection. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

There are currently no species of local importance listed by the City. Habitats of local importance include Type S, F, Np, and Ns streams and bald eagle habitat.

Regulatory Considerations

Local Requirements

The City of Marysville regulated wetland and streams under its Critical Areas Management chapter (MMC 22E.010)

No critical areas are located on or within 300 feet of the subject site. No impacts are proposed to critical areas or associated buffers.

Abbreviated State and Federal Considerations

On January 18, 2023, USACE and EPA published a revised definition of "Waters of the United States" (USACE and EPA, 2023a). The revised rule became effective on March 20, 2023. On May 25, 2023, the U.S. Supreme Court issued a decision affecting the definition of Waters of the United States, or "WOTUS", in *Sackett Et Ux. V Environmental Protection Agency Et Al.* On August 29, 2023, the US EPA and USACE issued a final rule to amend the final "Revised Definition of 'Waters of the United States'" rule. The amendment conforms the definition of "Waters of the United States" to the U.S. Supreme Court's decision in the Sackett Et Ux. V Environmental Protection Agency Et Al case. The revised and amended definition of "Waters of the United States" is as follows:

(a) Waters of the United States means:

(1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section;

(b) The following are not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

The 2023 revised and amended definition of Waters of the United States defines "adjacent" as "having a continuous surface connection."

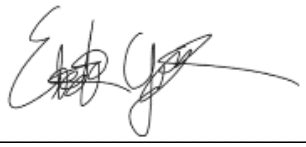
No potentially regulated wetland or stream are located on or within 300 feet of the subject site. As no features or located on site, there's no surface water connection to a federally regulated water.

Conclusions

The site investigation did not identify potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas were observed on or within 300 feet of the subject property.

If you have any further questions, please contact us at your earliest convenience.

Sincerely,



Elisabeth Gonzalez
Environmental Scientist/Planner II

June 20, 2024
Date

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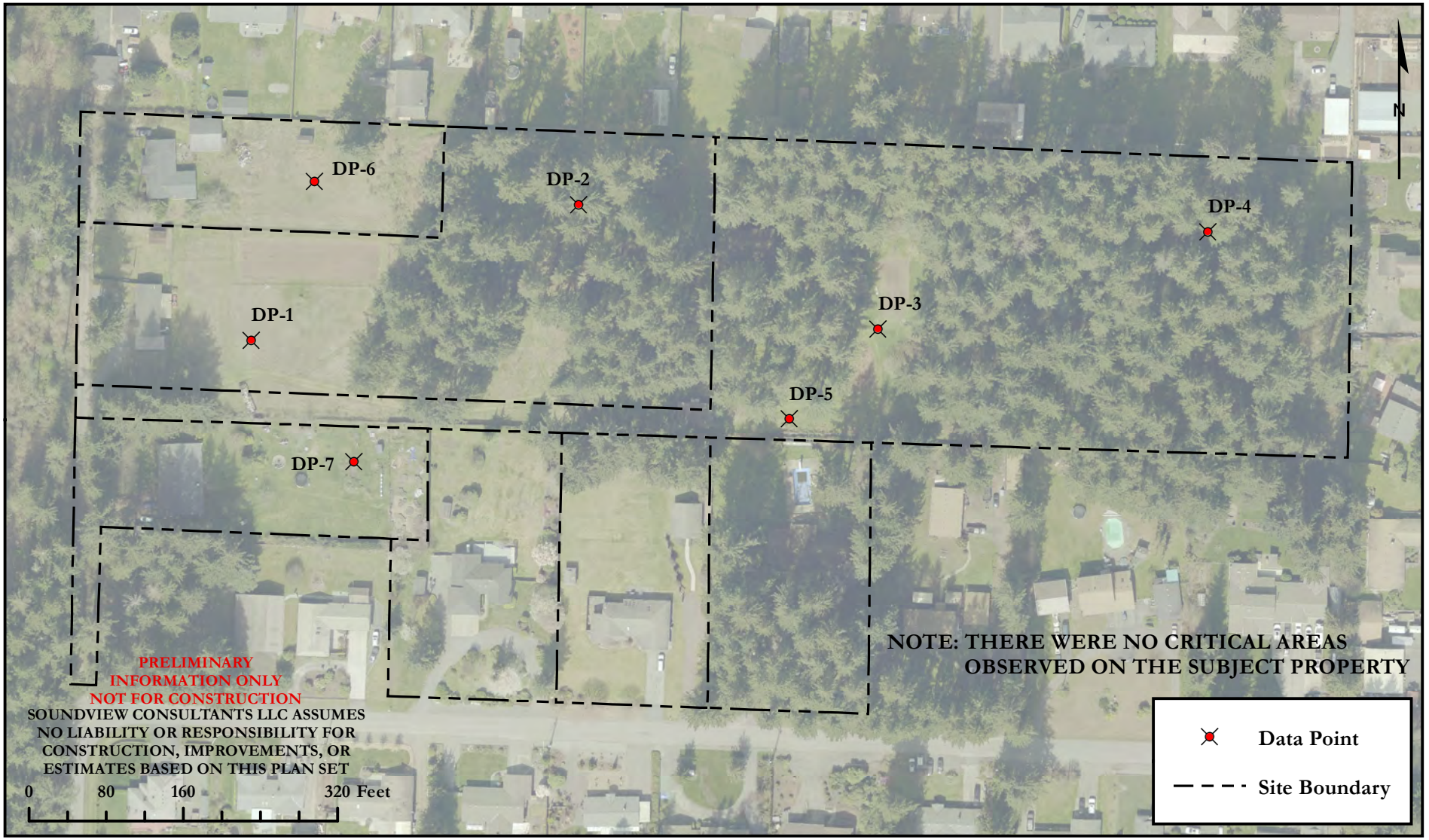
Attachment A – Existing Conditions Exhibit

EXISTING CONDITIONS



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STEVENS

9907/9909 35TH AVENUE NE; 3705 98TH STREET NE
MARYSVILLE, WA 98270

SNOHOMISH COUNTY PARCEL NUMBERS:
30051600301400, 30051600301500, 30051600301600, 30051600304501, 30051600305800, 30051600306500, & 30051600306600

DATE:	6/6/2024
JOB:	2072.0015
BY:	DDS
SCALE:	1 " = 150 '
FIGURE NO.	1

Attachment B – Background Information

This attachment includes a USFWS NWI Map (B1); WDFW PHS Map (B2); WDFW and NWIFC SWIFD Map (B3); DNR Stream Typing Map (B4); Snohomish County GIS data (B5); NRCS Soil Survey Map (B6); and USGS Contours Map (B7).

Attachment B1 – USFWS NWI Map



6/10/2024, 1:03:23 PM

Parcels _Query result

National Wetland Inventory (NWI) - Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

1:4,514

0 140 280 560 ft

0 40 80 160 m

© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom

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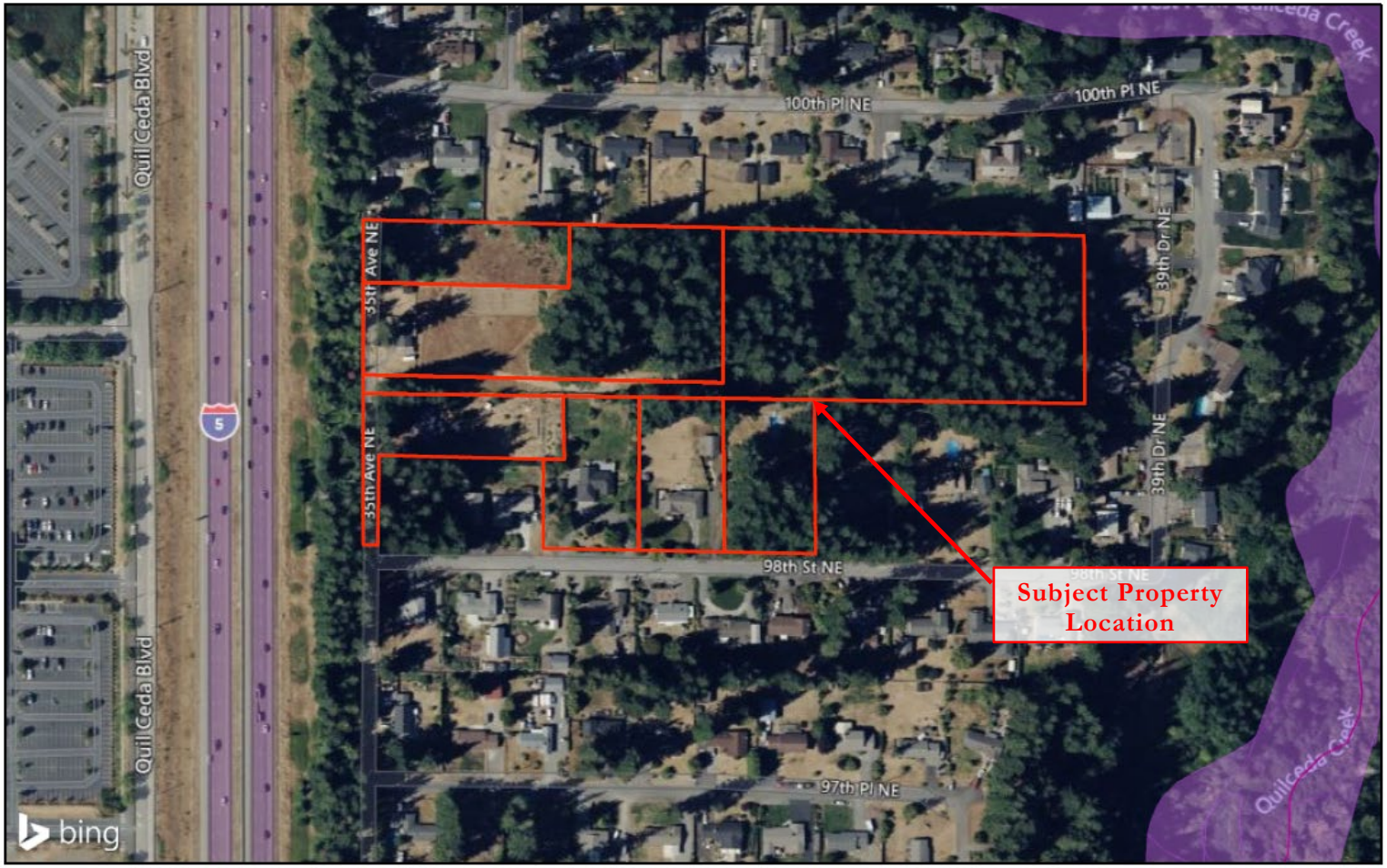
Attachment B2 – WDFW PHS Map



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PHS Public Lines

PHS Public Polygon Outlines

AS MAPPED

PHS Public Polygons

AS MAPPED

Parcels _Query result

1:4,514

0 140 280 560 ft

0 40 80 160 m

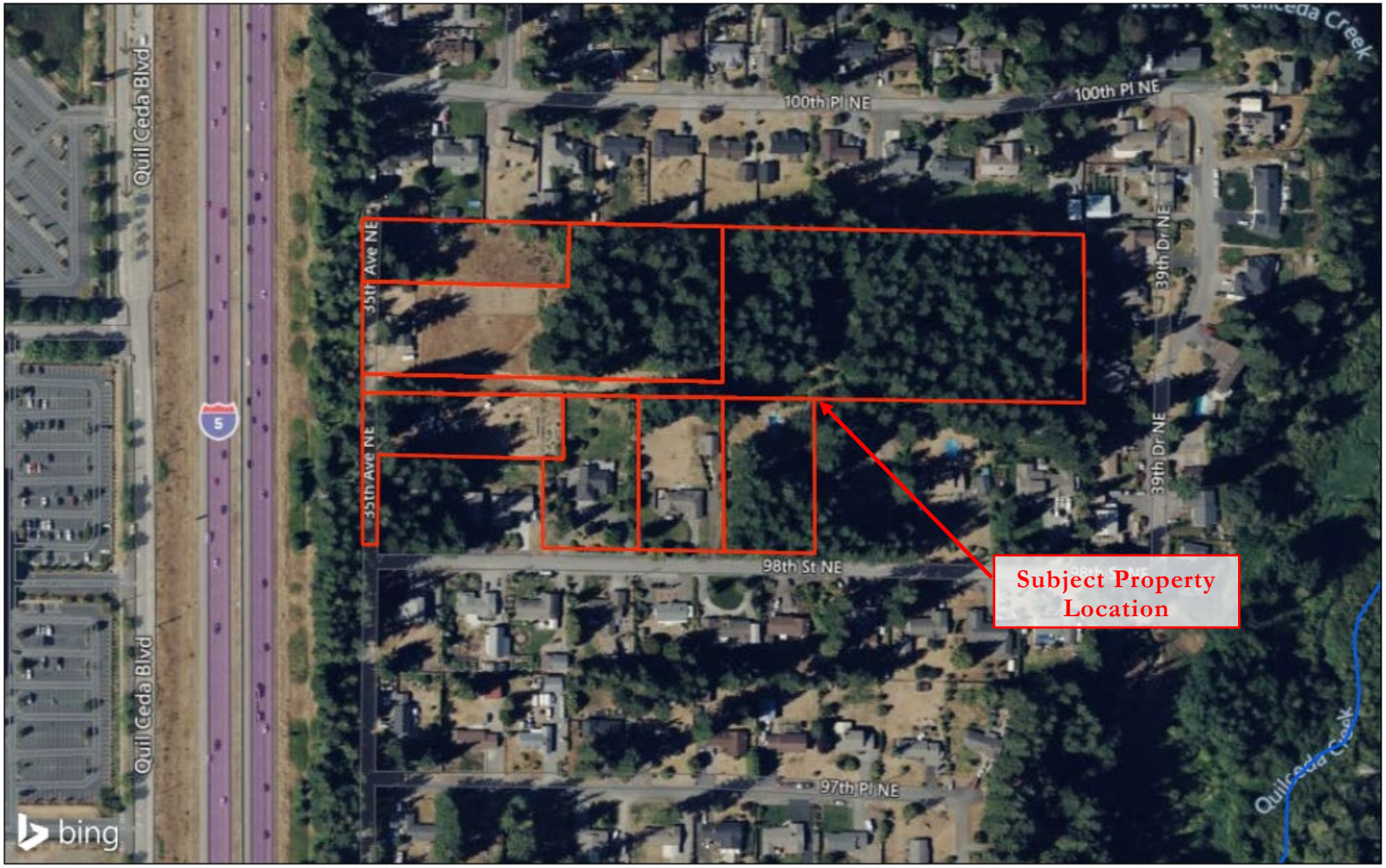
WDFW, © 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom

Soundview Consultants

Attachment B3 – WDFW and NWIFC SWIFD Map



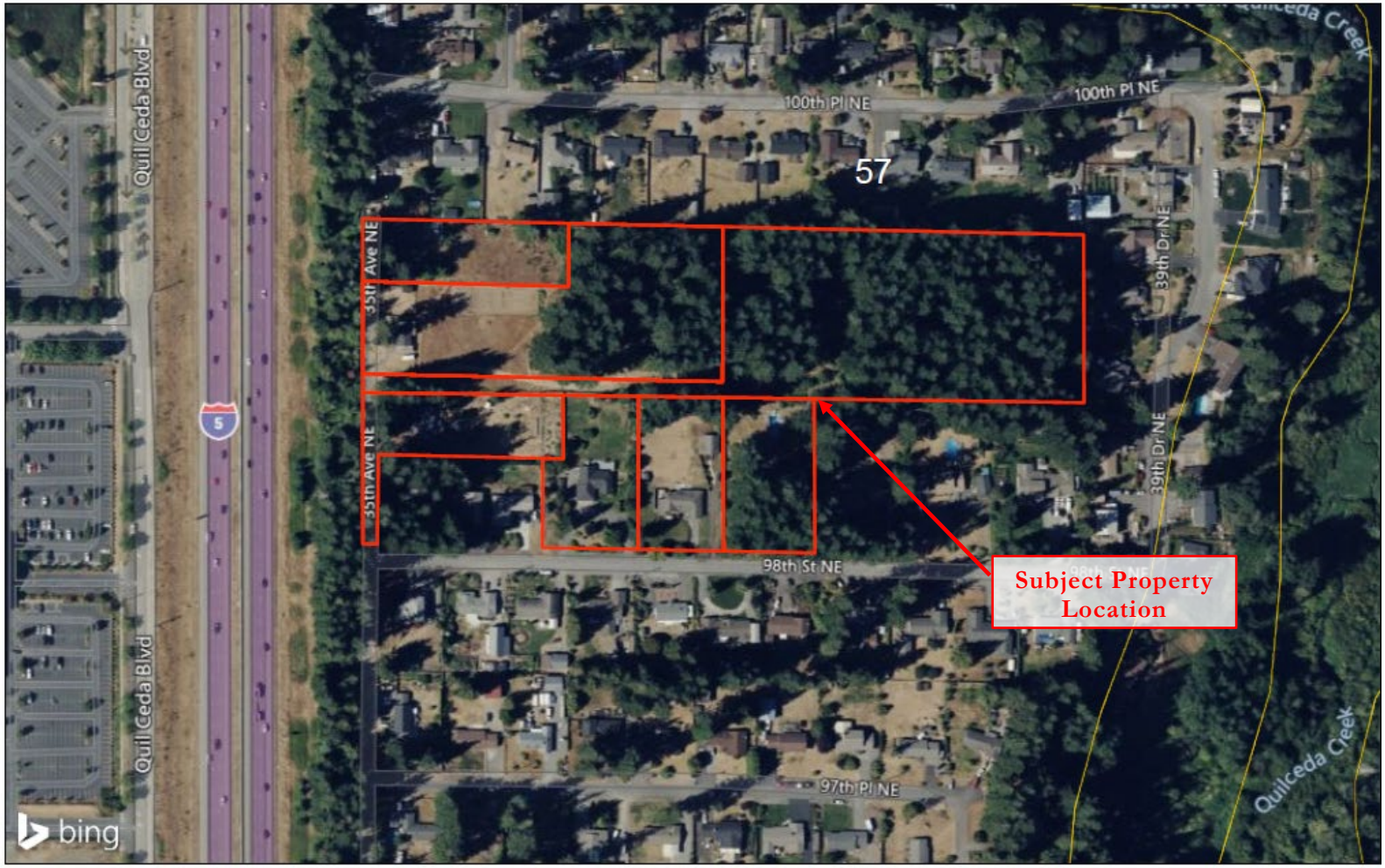
Attachment B4 – DNR Stream Typing Map



Attachment B5 – Snohomish County GIS data



Attachment B6 – NRCS Soil Survey Map



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Parcels _Query result

USA Soils Map Units

57 - Ragnar fine sandy loam, 0 to 8 percent slopes

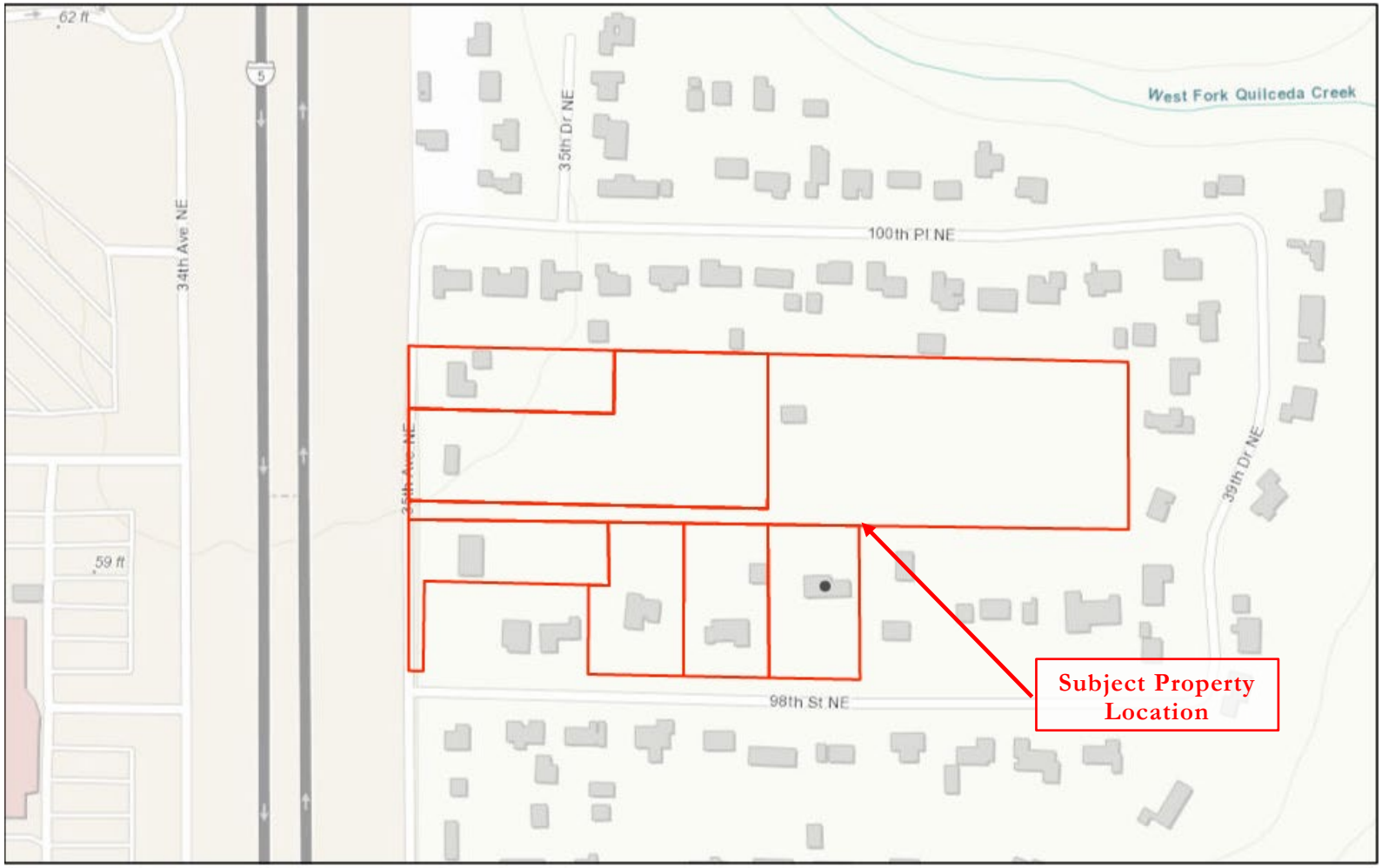
1:4,514

0 140 280 560 ft

0 40 80 160 m

Source: USDA NRCS, Esri, © 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom

Attachment B7 – USGS Contours Map



Attachment C – Site Photographs

DP-1 Soil Profile



DP-1 Soil Pit



General Conditions at DP-1 Facing East



DP-2 Soil Profile



DP-2 Soil Pit



General Conditions at DP-2 Facing North



DP-3 Soil Profile



General Conditions at DP-3 Facing North



DP-4 Soil Profile



DP-4 Soil Pit



General Conditions at DP-4 Facing East



DP-5 Soil Profile



DP-5 Soil Pit



General Conditions at DP-5 Facing East



DP-6 Soil Profile



DP-6 Soil Pit



General Conditions at DP-6 Facing North



DP-7 Soil Profile



DP-7 Soil Pit



General Conditions at DP-7 Facing East



General Representation of Maintained Upland Area



General Representation of Upland Areas



General Representation of Upland Areas



Attachment D – Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-1

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085474 Long: -122.18314487 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-1 is located in the western portion of the subject property within the maintained lawn.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Taraxacum officinale	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be over 50% to meet. Lack of hydrology and hydric soils do not constitute the use of the Prevalence Index.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 5	7.5YR 4/3	100	-	-	-	-	LoSa	Loamy Sand
5 - 13+	10YR 6/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-2

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): A2 Lat: 48.085875 Long: -122.18176564 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-2 is located in the northwestern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	55	Yes	FACU
2.			
3.			
4.			
	55	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Pteridium aquilinum	40	Yes	FACU
2. Rubus armeniacus	30	Yes	FAC
3. Poa pratensis	20	Yes	FAC
4. Ranunculus repens	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be over 50% to meet. Lack of hydrology and hydric soils do not constitute the use of the Prevalence Index.

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/2	60	-	-	-	-	Lo	Loam. Mixed matrix.
	10YR 3/3	40	-	-	-	-	SaLo	Sandy loam. Mixed matrix.
6 - 16+	10YR 3/6	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-3

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): Linear Slope (%): 1

Subregion (LRR): A2 Lat: 48.085537 Long: -122.18048649 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
Not all three wetland criteria met; met for hydrophytic vegetation only. DP-3 is located in the central portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Ranunculus repens	15	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:
Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 3/2	100	-	-	-	-	LoSa	Loamy sand
8 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-4

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1

Subregion (LRR): A2 Lat: 48.085829 Long: -122.17909425 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-4 is located in the northeastern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	60	Yes	FACU
2.			
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1. Gaultheria shallon	25	Yes	FACU
2.			
3.			
4.			
5.			
	25	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Rubus armeniacus	45	Yes	FAC
2. Gaultheria shallon	20	Yes	FACU
3. Pteridium aquilinum	20	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 15

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be greater than 50% to meet. Lack of hydrology and hydric soil does not constitute use of Prevalence Index.

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10R 2.5/2	100	-	-	-	-	LoSa	Loamy sand
6 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-5

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR): A2 Lat: 48.085275 Long: -122.18085532 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks: Not all three wetland criteria met; met for hydrophytic vegetation only. DP-5 is located in the southern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Pteridium aquilinum	10	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 11	10YR 3/2	100	-	-	-	-	SaLo	Sandy loam
11 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 5/21/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-6

Investigator(s): Elisabeth Gonzalez and Shaun Sweeney Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085927 Long: -122.18288770 Datum: WGS84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: **Not all three wetland criteria met; met for hydrophytic vegetation only. DP-6 is located in the northwestern portion of the subject site within the maintained lawn.**

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	85	Yes	FAC
2. Lotus corniculatus	15	No	FAC
3. Holcus lanatus	10	No	FAC
4. Plantago lanceolata	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	115	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum -15

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = 3.04

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/4	100	-	-	-	-	LoSa	Loamy Sand
7-11	10YR 3/4	40	-	-	-	-	LoSa	Loamy Sand, Mixed Matrix
	10YR 4/6	60	-	-	-	-	Sa	Sand, Mixed Matrix

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 5/21/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-7

Investigator(s): Elisabeth Gonzalez and Shaun Sweeney Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085132 Long: -122.18269916 Datum: WGS84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
Not all three wetland criteria met; met for hydrophytic vegetation only. DP-7 is located in the southwestern portion of the subject site within the maintained lawn.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	85	Yes	FAC
2. Phalaris arundinacea	10	No	FAC
3. Ranunculus repens	10	No	FAC
4. Taraxacum officinale	5	No	FACU
5. Lotus corniculatus	5	No	FAC
6. Myosotis spp.	5	No	FACU
7.			
8.			
9.			
10.			
11.			
	120	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum -20

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = 3.04

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:
Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	90	-	-	-	-	SaLo	Sandy Loam
		10	-	-	-	-	Mu	Mulch, Mixed Matrix
4-12	2.5Yr 5/4	35	-	-	-	-	Sa	Sand, Mixed Matrix
	7.5YR 3/3	65	-	-	-	-	Sa	Sand, Mixed Matrix
12-16+	2.5YR 5/4	60	-	-	-	-	Sa	Sand, Mixed Matrix
	7.5YR 3/4	40	-	-	-	-	Sa	Sand, Mixed Matrix

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

Attachment E – Qualifications

All field inspections, jurisdictional wetland absence determinations, habitat assessments, and supporting documentation, including this ***Wetland and Fish and Wildlife Habitat Assessment Technical Memorandum*** prepared for the ***Stevens*** project, were prepared by, or under the direction of, Elisabeth Gonzalez of SVC. In addition, the site investigations were performed Elisabeth Gonzalez, William Bethel, and Shaun Sweeney and report preparation was completed by Shaun Sweeney and additional project oversight and final report review was completed by Elisabeth Gonzalez.

Elisabeth Gonzalez is an Environmental Project Manager and Scientist with 3 years of professional experience. Elizabeth has a background in project management, shoreline permitting, forest and marine ecology, and wetland delineations. Elisabeth brings experience in managing bulkhead repair and replacement projects, single-family residence planning and wetland delineations, and extensive permitting projects for marina renovations. Previously, she has managed multiple shoreline projects in assisting clients with permitting processes while implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in October of 2021 and has since been involved in wetland delineations all across western Washington. Elisabeth has also completed two internships with the US Forest Service and Maui Ocean Center, where she performed a variety of research-based field work and worked as a research assistant with Saving the Blue collecting data on shark species and environmental impacts on the ocean.

Education: Bachelor of Science in Environmental Science with a concentration in Forest and Marine Ecology and Oceanography from the University of Colorado, Boulder.

William Bethel is a Staff Scientist with 4 years of professional experience. William has a background in environmental science in Washington State. At Simon Fraser University, he worked in a research lab, studying the distribution and prediction of forest soils. Previously William has managed wetland site assessments and mitigation projects for Hamer Environmental and Aqua Terr Systems Inc., managed environmental compliance at the Phillips 66 refinery in Ferndale, WA, and organized environmental education programs for the Chief Seattle Council. His education and experience have provided him with extensive knowledge on forests ecology, remote sensing, GIS, soil science, hazardous waste management and wetland monitoring. Currently, William assists in wetland, stream and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications.

Education: Master of Science degree in Soil Science from Simon Fraser University, Burnaby British Columbia. Bachelor of Science degree in Environmental Science with a GIS minor from Western Washington University. *Professional Trainings:* 40-hour USACE wetland delineation training with Richard Chinn. Using the Revised Washington State Wetland Rating System (2014) in Western Washington from the Washington State Department of Ecology. Ordinary High Water Mark in Washington From the Washington State Department of Ecology.

Shaun Sweeney is an Environmental Scientist with 4 years of professional experience. Shaun has a background in wetland delineations, project management, vegetation monitoring, shoreline and stream assessments, and permitting processes. She currently performs wetland and ordinary highwater delineations, conducts environmental code analysis and prepares environmental assessments. Previously Shaun has managed multiple single family and residential development projects in assisting clients with permitting processes, mitigation planning and implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in August of 2021 and has since been involved in wetland delineations across western Washington. Her noteworthy experiences include supporting clients with navigating environmental regulations related to land use and development, managing mitigation and restoration projects, leading wetland and ordinary high-water delineations throughout the Puget Sound region, and experience in conducted various ecological surveys while studying abroad courses in South Africa.

Education: Bachelor of Arts in Environmental Studies with a minor in Geography from Western Washington University. *Professional Trainings:* Basic Wetland Delineator Training with the Wetland Training Institute 40-hour USACE wetland delineation training. Shaun has been formally trained through the Washington State Department of Ecology, Coastal Training Program, How to Determine the Ordinary High Water Mark, Using the Washington State Wetland Rating System (2014), and forage fish survey.

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Tree Conservation Plan

To: **Aron Golden, KB Home**

File Number: 2072.0015

Date: August 28, 2024

From: **Shauna Willett, Soundview Consultants LLC**
Elisabeth Gonzalez, Soundview Consultants LLC

Re: **Tree Conservation Plan**
9907 and 9909 35th Avenue NE and 3705 98th Street NE, Marysville, WA 98271

Dear Mr. Golden,

Soundview Consultants LLC (SVC) is assisting KB Homes (Applicant) with a Tree Conservation Plan to support the residential development of an approximately 14.08-acre site located at 9907/9909 35th Avenue Northeast and 3705 98th Street Northeast in the City of Marysville, Washington (Figure 1). The subject property consists of seven tax parcels situated in the Southwest ¼ of Section 16, Township 30 North, Range 05 East, W.M (Snohomish County Tax Parcel Numbers 30051600301400, 30051600301500, 30051600301600, 30051600304501, 30051600305800, 30051600306500, and 30051600306600). Soundview Consultant's certified Arborist, Shauna Willett, completed an investigation to assess the size and condition of significant trees present on the subject property. This report documents the results of the assessment of significant trees on/adjacent to the site.

Figure 1: Subject Property Location



Site Description

The subject site is located in a residential setting in the City of Marysville, Washington and is currently developed with six single-family residences and associated infrastructure. The residences are located on six parcels along the south and west perimeter of the subject site. The central and eastern portion of the site is forested with a sparse understory, the west and south portion of the site consists of maintained lawn and landscaping surrounding the residences. The subject property abuts Interstate 5 to the west and residential development to the north, east and south. Topography onsite is generally flat with minor depressions and undulations throughout the forested area.

Methods

Three forms of assessment including an individual significant tree survey and plot-based sampling method were conducted in the Spring and Summer, by SVC's Certified Arborist to determine the approximate number, location, condition and forest structure of the trees located throughout the subject site. A complete significant tree survey was conducted along the periphery of the site boundary to assess individual trees, landscaped trees, or fragmented, smaller stands; a plot-based tree assessment was utilized for the larger tree stands where representative data could be obtained. Using aerial imagery, forested and non-forested areas were identified, resulting in an approximate forested canopy area comprising 8.2 acres of the 14.08-acre site. The combined acreage total of the 5 plots was 0.5 acres (21,780 square feet) or 6 percent of the identified forested areas onsite. Sample sizes of 3 to 6 percent achieve tree inventory estimates that are accurate to approximately 10 percent (ISA, 2006). One-tenth acre plots are considered to be standard plot sizes in forestry (Zobrist et al., 2012). Sample plot locations were randomly assigned within the two parcels using GIS-based random sample plot tools.

Trees tagged with yellow flagging and circular tree tags with one to three digits were collected by SVC. Trees tagged with rectangular tree tags with 4 to 5 digits were collected by Survey. Tree species, trunk diameter, condition and location data were collected on trees determined to be significant per Marysville Municipal Code (MMC) 22G.090.570, which include evergreen trees 8 inches in diameter or greater or deciduous trees 12 inches or greater in diameter at 4.5 feet above grade.

Estimates of tree units and significant trees onsite were then calculated for the upland forest areas, using the following equation:

$$total\ sampled\ trees\ x\ [subarea\ acreage \div total\ acreage\ of\ sample\ plots]$$

Results

The subject property is located in a residential setting and is developed with six single family residences and associated driveways and utilities. The majority of the central and central eastern portions of the project site are forested with several old structures and an excavated ditch covered in conduction sheeting that was intended to be a manmade fishpond. The western and southernmost portions of the subject property consist of maintained lawn and landscaped yards, while the northern and eastern portions of the subject property consist of mixed deciduous and coniferous forest. The dominant vegetation within the maintained field onsite consisted of Kentucky bluegrass (*Poa pratensis*) and common dandelion (*Taraxacum officinale*). The dominant vegetation within the forested area consisted of Douglas fir (*Pseudotsuga menziesii*), salal (*Gaultheria shallon*), hairy brackenfern (*Pteridium aquilinum*), non-native invasive Himalayan blackberry (*Rubus armeniacus*) and Kentucky bluegrass.

Of the areas onsite that were physically surveyed, the site investigation identified and assessed a total of 77 trees within the property bounds, of which 76 trees were considered to be in good or fair condition. The remaining 1 tree of significant size was assessed in poor condition and is not counted towards total significant tree numbers on site. Of the 76 significant trees in good or fair condition, 59 were Douglas fir, 2 were western red cedar (*Thuja plicata*), 1 was a western hemlock *(Tsuga heterophylla)* 1 was a bitter cherry (*Prunus emarginata*), and 13 were ornamental species within landscaped areas around the residences.

Within the five one-tenth acre interior forested plots, a total of 32 significant trees were identified. Douglas fir trees were the dominant species within the forested portion of the site. Trees identified on the perimeter of the site near the residences consist of ornamental species and fruit trees. The five plots account for 6 percent of the identified forested areas onsite. By dividing the number of significant trees identified throughout the surveyed plots by the sample area, a total number of trees may be extrapolated. The five sample plots identified 32 significant trees and account for a total of 6 percent (0.06) of the total forested area onsite, resulting in an extrapolated total of approximately 525 significant trees in the two interior forested parcels. Per MMC 22G.090.570, trees shall be retained in order of priority (a) within perimeter landscaped areas or (b) within NGPA tracts, specifically along the fringes. When and where it is not feasible to retain healthy significant trees, the trees shall be replaced onsite within a proposed planting plan, an alternative site plan, or by payment into the city tree fund per MMC 22G.090.570 (2)(d). Based on the significant tree data collected throughout the peripheral parcels and the extrapolated data based on the plot assessment, 575 will be removed and shall be replaced throughout the tree tracts, where feasible, interior landscaping and street tree installations.

Of the perimeter trees identified, 97 have been assessed as having the highest potential for retention, with the majority situated along the northern property boundary. Within this group, 28 trees are in good condition, 64 are in fair condition, and 5 are in poor condition. The retention of these perimeter trees will be determined on a case-by-case basis during construction, taking into account several key factors. These factors include the current health and structural integrity of each tree, as the majority are noted to be in fair condition and several are in poor condition, the need to maintain continuity with adjacent retained trees to preserve the overall landscape and ecological value, and the specific grading limits of the site. Additionally, considerations such as the impact on root zones, proximity to construction activities, and the potential for future growth and stability will also play a critical role in the final decision-making process.

Table 1. Tree Assessment Summary

Sample Plot Tree Calculations*	
Total Significant Trees Assessed	32
Total Sample Plot Area (square feet)	21,780
Total Sample Forest Area (square feet)	357,650
Formula	total sampled trees x [forest area / sample plot area]
Total Estimated Significant Trees	525
*Based on forested interior parcels 30051600305800 and 30051600304501	

Significant Tree Calculations*	
Total Significant Trees Assessed Onsite	77
Significant trees in Good/Fair Condition	76

Significant trees in Poor Condition	1
Potential Onsite Perimeter Trees to be Retained	97
Trees to be Removed (Significant +Total from Sample Plots)	575
Trees to be Planted based on Proposed Landscape Plan	To Be Determined
*Based on supplemental exterior parcels 30051600301600, 30051600306500, 30051600301400 and 30051600301500	

Five offsite trees (Tree numbers 5, 6, 66, 68 and 5758 – on parcel boundary) were inventoried and assessed due to their proximity to the subject property and the extent of their critical root zones (CRZs). Three trees (T-5 and T-6 and a portion of T-5758) were offsite on the neighboring parcel to the southwest, yet adjacent to a parcel extension that will be required for road expansion. The two trees to the south of the southcentral parcel are located within the City's Right of Way. All five of these offsite trees will be impacted by road improvements, so retaining the full CRZ may not be feasible. The CRZ is calculated as 1-inch DBH per 1 foot radius of the CRZ. A reduced critical root zone, or tree protection zone (TPZ) calculated using the trunk diameter and a multiplication factor (6 or 8) based on the species tolerance to construction and age of the tree (Komen, 2022) should be applied to T-5 and T-6. Additionally, a Certified Arborist shall be consulted if any roots greater than 3 inches in diameter are encountered during clearing, grading or excavation activities. All large roots encountered shall be cleanly cut with a sharp tool, not left torn by excavation equipment.

All trees being retained shall have tree protection fencing installed at the extent of their driplines or their critical root zones (CRZ). Tree protection fencing shall consist of high visibility mesh fencing or chain link fencing. Fencing shall be installed prior to the commencement of sitework. No traffic or materials shall enter the tree protection zone. Fencing shall not be moved to accommodate construction.

Conclusions

All observations regarding trees in this report were made by an ISA Certified Arborist, independently, based on education and professional experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on current methodology and best available science. All health and hazard determinations are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks, or other trees. Even structurally sound, healthy trees are wind thrown during severe storms or fail due to other weather conditions. As such a determination is not a guarantee of sound health, or lack of risk.

The findings and conclusions documented in this assessment report have been prepared for specific application to the Stevens site. These findings and conclusions have been developed in a manner consistent with that level of care and skill normally exercised by members of the arboricultural profession currently practicing under similar conditions in the area. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this assessment may need to be revised wholly or in part in the future.

Any trees to be retained shall be in good health and free from damage and defects. During and following site clearing and construction activities, trees designated for retention that are determined to be unhealthy or damaged and pose a hazard shall be re-evaluated by a Certified Arborist and

removed. Due to the inherent risk of failure from severe weather, undetectable and hidden disease, defect and damage of the trees to be retained, Soundview Consultants LLC assumes no liability of bodily injury, death, or property damage resulting from failure of the trees to be retained.

Sincerely,

CERTIFIED ARBORIST
ISA
International Society of Arboriculture

Shauna Willett
Certified Arborist #
WE-7452A

Elisabeth Gonzalez
Project Manager and Environmental Scientist

References

Hitchcock, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. *Flora of the Pacific Northwest, 2nd Edition*. U.W. Press and Burke Museum. Seattle, Washington

International Society of Arboriculture (ISA). 2006. *Best Management Practices: Tree Inventories*, edited by Sharon Lilly and Peggy Currid. International Society of Arboriculture, 2006.

Komen, James. 2022. Nidus Consulting. *Calculating Tree Protection Zones*. ISA Annual Training Conference 2022.

Marysville Municipal Code. 2024. *Chapter 22G – Administration and Procedures*. Website: https://www.codepublishing.com/WA/Marysville/#!/Marysville22G/Marysville22G090.html#22G.090.570. Current through May 13, 2024.

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Attachment A – Tree Health and Condition Definitions

Condition	Symbol	Definition
Excellent	E	Nearly ideal specimen with excellent form and vigor
		Well-balanced and nearly symmetric crown
		Normal to excellent shoot elongation on new growth
		Little to no twig dieback or discoloration of leaves
		No apparent pest or disease problems
		Sound, solid trunk free of defects and mechanical damage
		Tree should live to full life expectancy for species
Good	G	Vigor is normal for the species
		Full or nearly full canopy
		Well-balanced or partially asymmetric crown
		No dieback to branches > 2" in diameter
		Twig dieback and leaf discoloration are minor
		Minor pest or disease problems are manageable
		Tree is reacting appropriately to damage
		Sound, solid trunk free of defects and mechanical damage
		Tree should live to full life expectancy for species
Fair	F	Reduced vigor, new growth may be stunted
		Thinning canopy, asymmetric or inconsistent form
		Suckering or secondary growth may be present
		Twig and branch dieback may comprise up to 50% of canopy
		Minor pest or disease problems are visible but not fatal
		Tree is reacting appropriately to damage
		Single or multiple defects (codominant stem, uncorrected lean, forked leader) are not practical to correct
		Life expectancy shortened to 10-40 years depending on species
Poor	P	Tree is declining and appears unhealthy
		Thinning canopy, asymmetric or inconsistent form
		Suckering or secondary growth may be present
		Twig and branch dieback may comprise more than 50% of crown
		Pest or disease problems are uncontrollable and likely fatal
		Extensive decay or cavities present in trunk and/or branches
		Single or multiple defects (codominant stem, forked leader, uncorrected lean) are not practical to correct
		Life expectancy shortened to 1-5 years depending on species
Dying	DY	Tree is dying and lacks vigor
		Little live foliage
		Suckering or secondary growth is dominant growth
		Twig and branch dieback may comprise more than 80% of crown
		Life expectancy shortened to 1-3 years depending on species
Dead	D	Tree is dead

Attachment B – Site Photographs

General site conditions of the subject property.



General site conditions of the subject property.



Attachment C – Tree Retention Map and Tree Data

PRIMETER TREE RETAIN/REMOVE ANALYSIS MAP



NOTE: FINAL TREE RETENTION WILL BE BASED ON AN INDIVIDUAL TREE BASIS DURING CONSTRUCTION BASED ON TREE HEALTH, ADJACENT TREE RETENTION AND GRADING LIMITATIONS

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0 37.5 75 150 Feet

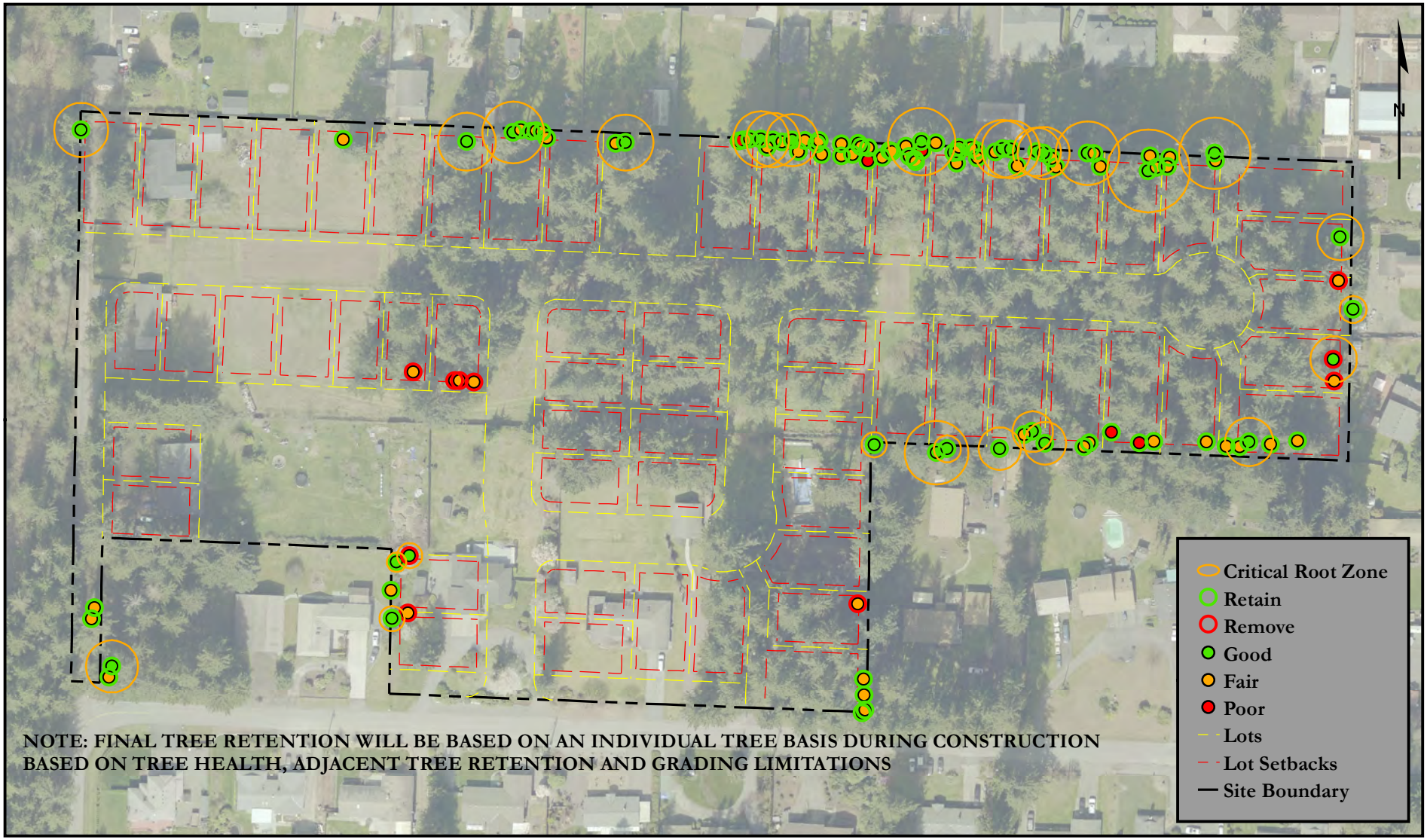
STEVENS

9907/9909 35TH AVENUE NE; 3705 98TH STREET NE
MARYSVILLE, WA 98270

SNOHOMISH COUNTY PARCEL NUMBERS:
30051600301400, 30051600304501, & 30051600305800

DATE: 8/27/2024
JOB: 2072.0015
BY: DDS
SCALE: 1 " = 150 '
FIGURE NO. 1 of 2

PRIMETER TREE RETAIN/REMOVE ANALYSIS MAP



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JOB:	2072.0015
BY:	DDS
SCALE:	1 " = 150 '
FIGURE NO.	1 of 2

PRIMETER TREE RETAIN/REMOVE ANALYSIS DATA

TREE ID	SPECIES	DBH	CONDITION	RETAIN	CRZ
5	Douglas fir	27	Good	Retain	27
6	Douglas fir	13	Fair	Retain	0
10	Other	11	Fair	Remove	0
11	Other	13	Good	Retain	13
12	Other	15	Fair	Retain	0
13	Other	10	Good	Retain	10
14	Other	13	Good	Remove	13
69	Douglas fir	15	Fair	Retain	0
70	Douglas fir	23	Fair	Retain	0
71	Douglas fir	32	Fair	Retain	0
507	Douglas fir	27	Fair	Retain	0
517	Douglas fir	18	Fair	Retain	0
518	Douglas fir	12	Fair	Retain	0
538	Douglas fir	21	Fair	Retain	0
539	Douglas fir	18	Fair	Retain	0
3902	Douglas fir	13	Fair	Retain	0
3903	Douglas fir	35	Good	Retain	35
3904	Douglas fir	30	Fair	Retain	0
3906	Douglas fir	37	Good	Retain	37
3907	Other	14	Good	Retain	14
3908	Douglas fir	24	Good	Remove	24
3910	Douglas fir	23	Fair	Remove	0
3911	Douglas fir	33	Good	Retain	33
3912	Douglas fir	14	Good	Retain	14
3913	Douglas fir	22	Good	Retain	22
3914	Douglas fir	13	Good	Retain	13
3916	Douglas fir	12	Fair	Retain	0
3917	Douglas fir	26	Fair	Retain	0
3918	Douglas fir	22	Fair	Remove	0
5550	Douglas fir	37	Fair	Remove	0
5551	Douglas fir	34	Fair	Remove	0
5552	Douglas fir	30	Fair	Remove	0
5560	Douglas fir	25	Fair	Remove	0
5606	Douglas fir	30	Good	Retain	30
5720	Douglas fir	28	Good	Retain	28
5762	Douglas fir	34	Fair	Retain	0
5763	Douglas fir	33	Fair	Retain	0
5856	Douglas fir	29	Good	Retain	29

TREE ID	SPECIES	DBH	CONDITION	RETAIN	CRZ
5857	Douglas fir	25	Fair	Retain	0
5859	Western hemlock	14	Fair	Retain	0
5860	Douglas fir	14	Fair	Retain	0
5861	Douglas fir	13	Fair	Retain	0
5862	Douglas fir	10	Fair	Retain	0
5863	Douglas fir	25	Fair	Retain	0
5864	Douglas fir	32	Good	Retain	32
5948	Douglas fir	18	Fair	Retain	0
5949	Douglas fir	22	Fair	Retain	0
5950	Douglas fir	14	Poor	Retain	0
5953	Douglas fir	29	Good	Retain	29
5954	Douglas fir	28	Good	Retain	28
5955	Douglas fir	21	Fair	Retain	0
5986	Douglas fir	26	Fair	Retain	0
5987	Douglas fir	21	Good	Retain	21
6163	Douglas fir	24	Good	Retain	24
6164	Douglas fir	25	Fair	Remove	0
6227	Douglas fir	21	Fair	Retain	0
6229	Douglas fir	10	Fair	Retain	0
6231	Douglas fir	21	Fair	Retain	0
6232	Douglas fir	23	Fair	Retain	0
6233	Western red cedar	43	Good	Retain	43
6234	Douglas fir	17	Fair	Retain	0
6246	Douglas fir	16	Fair	Retain	0
6248	Douglas fir	21	Fair	Retain	0
6251	Douglas fir	33	Good	Retain	33
6253	Douglas fir	27	Good	Retain	27
6254	Douglas fir	25	Good	Retain	25
6255	Douglas fir	30	Good	Retain	30
6257	Douglas fir	20	Fair	Retain	0
6258	Douglas fir	30	Good	Retain	30
6260	Douglas fir	14	Fair	Retain	0
6261	Douglas fir	25	Fair	Retain	0
6262	Douglas fir	16	Poor	Retain	0
6263	Douglas fir	17	Fair	Retain	0
6264	Douglas fir	16	Fair	Retain	0
6265	Douglas fir	12	Fair	Retain	0
6266	Douglas fir	20	Fair	Retain	0

TREE ID	SPECIES	DBH	CONDITION	RETAIN	CRZ
6267	Douglas fir	10	Fair	Retain	0
6268	Douglas fir	17	Fair	Retain	0
6353	Douglas fir	18	Poor	Retain	0
6354	Douglas fir	20	Fair	Retain	0
6355	Douglas fir	26	Fair	Retain	0
6356	Douglas fir	13	Fair	Retain	0
6357	Douglas fir	20	Fair	Retain	0
6358	Douglas fir	28	Fair	Retain	0
6359	Douglas fir	9	Fair	Retain	0
6360	Douglas fir	22	Fair	Retain	0
6363	Douglas fir	20	Fair	Retain	0
6364	Douglas fir	11	Fair	Retain	0
6365	Douglas fir	8	Poor	Retain	0
6366	Douglas fir	17	Fair	Retain	0
6367	Douglas fir	10	Fair	Retain	0
6370	Douglas fir	16	Fair	Retain	0
6371	Douglas fir	22	Fair	Retain	0
6372	Douglas fir	21	Fair	Retain	0
6372	Douglas fir	22	Good	Retain	22
6373	Douglas fir	16	Fair	Retain	0
6373	Douglas fir	25	Fair	Retain	0
6374	Douglas fir	21	Fair	Retain	0
6374	Douglas fir	11	Fair	Retain	0
6375	Douglas fir	27	Good	Retain	27
6388	Douglas fir	19	Fair	Retain	0
6388	Douglas fir	13	Poor	Retain	0
6391	Douglas fir	9	Poor	Retain	0
6431	Douglas fir	25	Good	Retain	25
6436	Douglas fir	16	Fair	Retain	0
6437	Douglas fir	20	Fair	Retain	0
6905	Douglas fir	9	Fair	Retain	0

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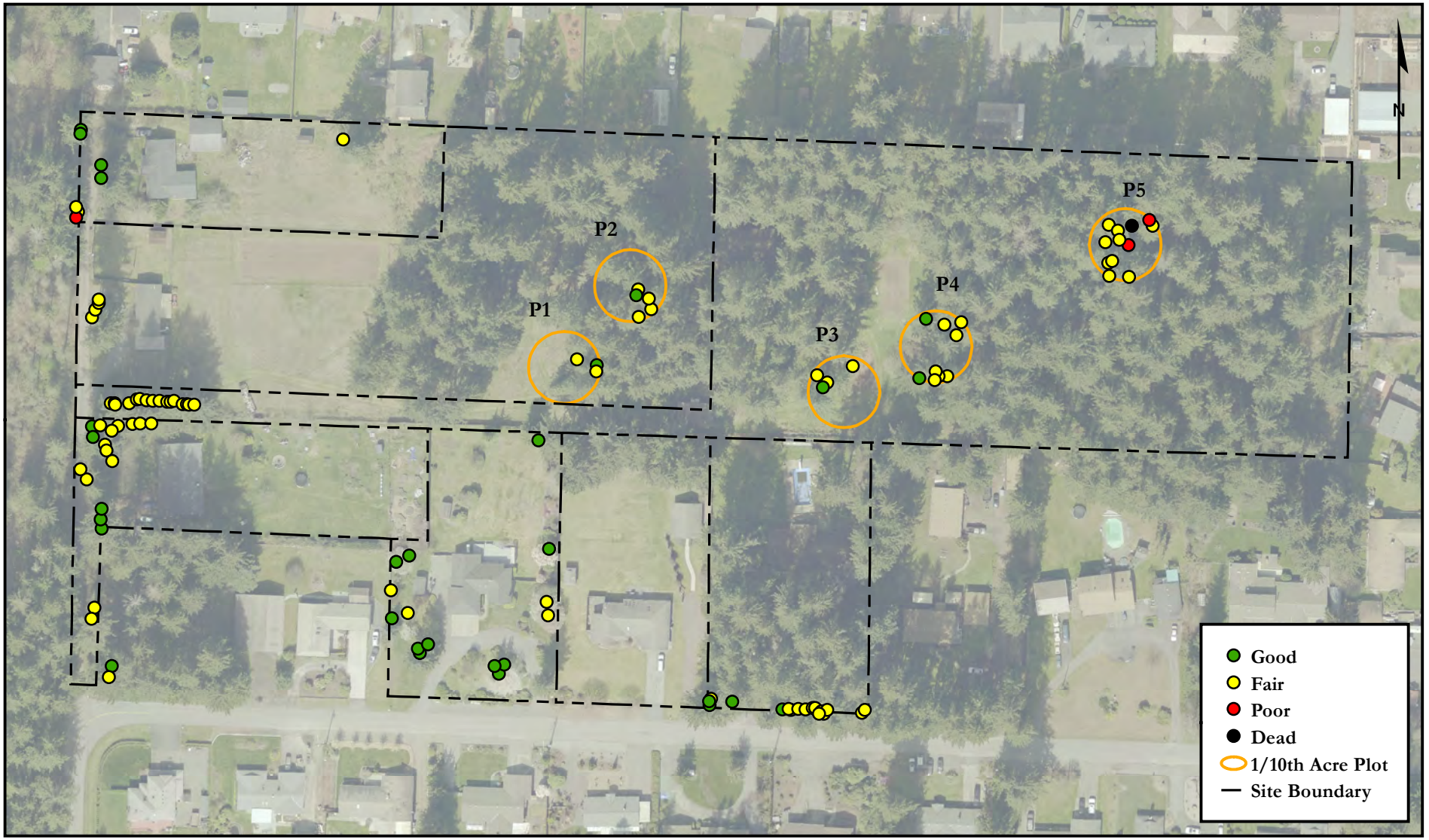
DATE: 8/20/2024
JOB: 2072.0015
BY: DDS
SCALE: NONE
FIGURE NO. 2 of 2

EXISTING CONDITIONS - TREE CONDITION (OVERVIEW)



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0 37.5 75 150 Feet

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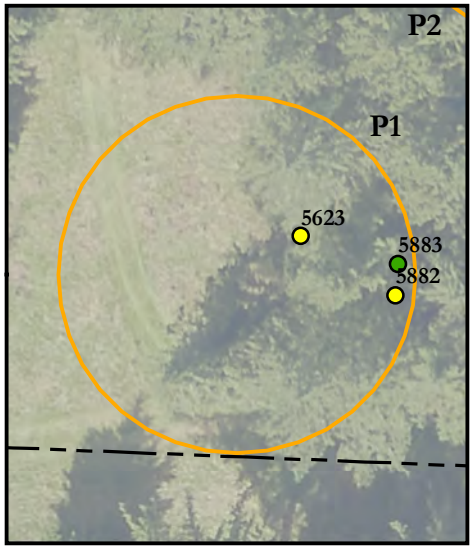
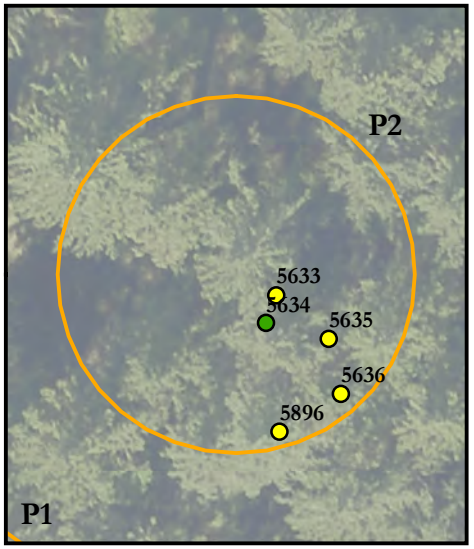
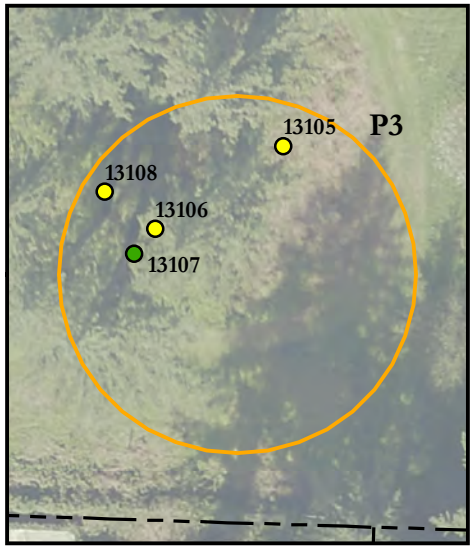
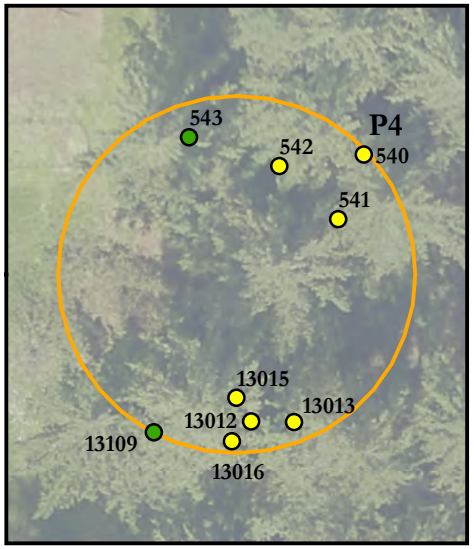
DATE: 6/26/2024
JOB: 2072.0015
BY: DDS
SCALE: 1 " = 150 '
FIGURE NO. 1 of 10

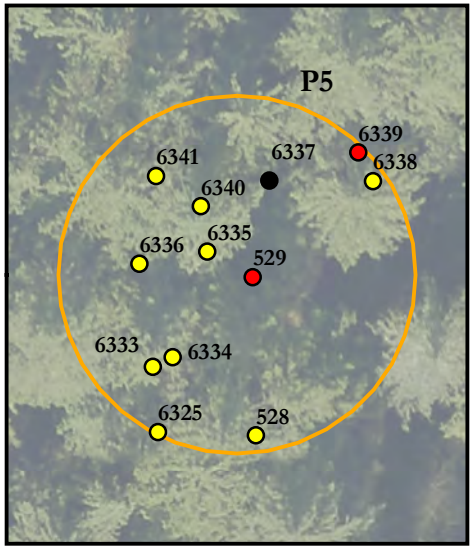
EXISTING CONDITIONS - TREE CONDITION

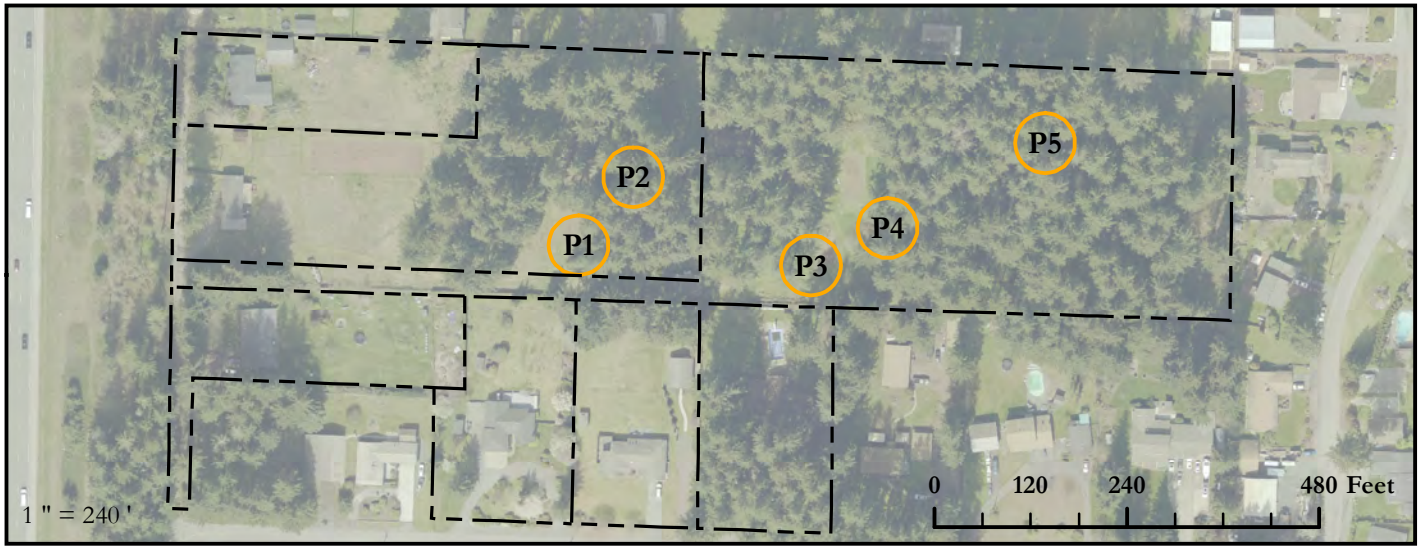












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0 40 80 160 Feet

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- Good
- Fair
- Poor
- Dead
- 1/10th Acre Plot
- Site Boundary

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FIGURE NO. 2 of 10

TREE DATA (SHEET 1)

TREE NUMBER	PLOT NUMBER	SPECIES	DBH	CONDITION	NOTES
1	N/A	Douglas fir	24	Fair	
2	N/A	Douglas fir	16	Poor	Detrimentally and covered by ivy, remove ivy to retain tree
3	N/A	Douglas fir	20	Fair	Detrimentally and covered by ivy, remove ivy to retain tree
5	Offsite Tree	Douglas fir	27	Good	Offsite, affected CRZ, tag at bottom of tree
6	Offsite Tree	Douglas fir	13	Fair	Offsite, affected CRZ, tag at bottom of tree
7	N/A	Douglas fir	14	Good	
8	N/A	Douglas fir	17	Good	
9	N/A	Purple leaf plum	15	Good	Purple leaf plum, measured at 2 feet, tight multi-stem
10	N/A	Golden chain tree	11	Fair	Measurement at 2 feet, multi-stem, golden chain tree
11	N/A	Blue spruce	13	Good	Blue spruce
12	N/A	Purple leaf plum	15	Fair	Purple leaf, plum, multi-stem
13	N/A	Ornamental cherry	13	Good	Ornamental cherry, multi-stem 8+10
14	N/A	Golden chain tree	13	Good	Measurement taken at 3 feet, multi-stem, golden chain tree
15	N/A	Lawson Cypress	22	Good	Tight codominant stem Lawson Cypress
16	N/A	Magnolia	14	Good	Multi-stem, 8+8+8, magnolia
17	N/A	Purple leaf plum	18	Fair	Purple leaf plum
18	N/A	Ornamental cherry	12	Fair	Ornamental cherry
19	N/A	Ornamental cherry	18	Good	Ornamental cherry, grafted, measurement at 3 feet
20	N/A	Alaska weeping cedar	11	Good	Codominant stem at 2 feet, 8+7, Alaska, weeping cedar
21	N/A	Alaska weeping cedar	14	Good	Alaska, weeping cedar
38	Potential Retain	Douglas fir	13	Fair	
44	Potential Retain	Douglas fir	15	Good	Asymmetric crown
45	Potential Retain	Douglas fir	20	Good	Asymmetric crown
46	Potential Retain	Douglas fir	33	Good	
57	Potential Retain	Douglas fir	23	Good	
58	Potential Retain	Western hemlock	9	Fair	
59	Potential Retain	Douglas fir	14	Fair	
60	Potential Retain	Douglas fir	11	Fair	
61	Potential Retain	Western red cedar	11	Fair	
62	Potential Retain	Douglas fir	27	Good	
63	Potential Retain	Douglas fir	10	Fair	
64	Potential Retain	Douglas fir	10	Fair	
65	Potential Retain	Western red cedar	9	Fair	
66	Offsite ROW	Douglas fir	9	Fair	
67	Potential Retain	Douglas fir	8	Fair	
68	Offsite ROW				
69	Potential Retain	Douglas fir	15	Fair	

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SCALE: NONE
FIGURE NO. 7 of 10

TREE DATA (SHEET 2)

TREE NUMBER	PLOT NUMBER	SPECIES	DBH	CONDITION	NOTES
70	Potential Retain	Douglas fir	23	Fair	
71	N/A	Douglas fir	28	Fair	DBH from Survey
528	5	Douglas fir	13	Fair	Asymmetric crown, 50% secondary branches
529	5	Douglas fir	19	Poor	Sparse crown, 60% secondary branches
540	4	Douglas fir	23	Fair	Survey tag number 13040
541	4	Douglas fir	18	Fair	Kink at 15 feet, survey number 13040
542	4	Douglas fir	21	Fair	Survey tag number 13020
543	4	Douglas fir	25	Good	Survey number 13021
5532	N/A	Douglas fir	33	Fair	Remove ivy to save tree.
5540	N/A	Douglas fir	21	Fair	Remove ivy to save tree.
5541	N/A	Douglas fir	22	Fair	Remove ivy to save tree.
5542	N/A	Douglas fir	21	Fair	Remove ivy to safe tree.
5543	N/A	Douglas fir	17	Fair	
5623	1	Douglas fir	32	Fair	Dieback into canopy on North trunk
5633	2	Douglas fir	23	Fair	
5634	2	Douglas fir	27	Good	
5635	2	Douglas fir	20	Fair	
5636	2	Douglas fir	21	Fair	
5643	N/A	Douglas fir	32	Good	
5644	N/A	Douglas fir	12	Good	
5645	N/A	Douglas fir	16	Fair	
5647	N/A	Western red cedar	23	Fair	
5648	N/A	Douglas fir	14	Fair	Sparce crown
5649	N/A	Douglas fir	11	Fair	
5651	N/A	Douglas fir	11	Fair	Slightly bowed a symmetric crown
5652	N/A	Douglas fir	12	Fair	
5653	N/A	Douglas fir	8	Fair	
5654	N/A	Douglas fir	12	Fair	Ivy
5655	N/A	Douglas fir	21	Fair	Ivy, corrected Lien
5656	N/A	Douglas fir	20	Fair	
5657	N/A	Douglas fir	20	Fair	
5658	N/A	Douglas fir	12	Fair	
5684	N/A	Douglas fir	28	Fair	
5685	N/A	Douglas fir	31	Fair	
5686	N/A	Douglas fir	28	Fair	
5687	N/A	Douglas fir	18	Fair	
5701	N/A	Douglas fir	36	Good	

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SCALE: NONE
FIGURE NO. 8 of 10

TREE DATA (SHEET 3)

TREE NUMBER	PLOT NUMBER	SPECIES	DBH	CONDITION	NOTES
5702	N/A	Douglas fir	31	Good	
5719	N/A	Douglas fir	24	Good	Heavily encumbered by ivy, removed to retain tree
5720	N/A	Douglas fir	28	Good	Heavily encumbered by ivy, removed to retain tree
5758	Offsite Tree	Douglas fir	35	Good	
5759	N/A	Douglas fir	40	Good	
5762	N/A	Douglas fir	34	Fair	Sparse crown
5763	N/A	Douglas fir	33	Fair	Sparse crown
5782	N/A	Bitter cherry	16	Fair	Baslly joined 10+8+7+6
5783	N/A	Bitter cherry	15	Fair	Multi-stem, 6+11+6+5
5784	N/A	Douglas fir	14	Fair	
5785	N/A	Douglas fir	22	Fair	Slight bow to crown
5786	N/A	Douglas fir	31	Fair	Ivy
5787	N/A	Douglas fir	30	Fair	Ivy
5788	N/A	Douglas fir	13	Fair	Ivy
5789	N/A	Douglas fir	22	Fair	Asymmetric crown, 25% secondary growth
5792	N/A	Douglas fir	37	Good	
5841	N/A	Douglas fir	44	Fair	Basally joined to 8 feet, separate stems
5842	N/A	Douglas fir	28	Fair	
5882	1	Douglas fir	14	Fair	
5883	N/A	Douglas fir	24	Good	
5896	2	Douglas fir	26	Fair	
6325	5	Douglas fir	26	Fair	40% secondary growth
6333	5	Douglas fir	26	Fair	
6334	5	Douglas fir	21	Fair	Asymmetric crown, slight lean to East
6335	5	Douglas fir	18	Fair	Declining, possible LRR pocket
6336	5	Douglas fir	22	Fair	
6337	5	Douglas fir	15	Dead	Standing snag, 30 feet tall
6338	5	Douglas fir	19	Fair	30% secondary branches
6339	5	Douglas fir	12	Poor	Declining, sparse crown
6340	5	Douglas fir	15	Fair	
6341	5	Douglas fir	22	Fair	
13012	4	Douglas fir	10	Fair	
13013	4	Douglas fir	17	Fair	
13015	4	Douglas fir	18	Fair	50% primary 50% secondary branches
13016	4	Douglas fir	21	Fair	Asymmetric crown
13105	3	Douglas fir	24	Fair	30% secondary branches
13106	3	Douglas fir	26	Fair	Asymmetric crown, 20% secondary branches

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SCALE: NONE
FIGURE NO. 9 of 10

TREE DATA (SHEET 4)

TREE NUMBER	PLOT NUMBER	SPECIES	DBH	CONDITION	NOTES
13107	3	Douglas fir	24	Good	Asymmetric crown, 20% secondary branches
13108	3	Douglas fir	21	Fair	
13109	4	Douglas fir	28	Good	

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SCALE: NONE
FIGURE NO 10 of 10

Attachment D – Qualifications

Project Manager: Elisabeth Gonzalez
Field Scientist(s): Shauna Willet
Report Preparation By: Shaun Sweeney
Map Preparation By: Dana Scott
Document Quality Assurance By: Rachael Hyland

Elisabeth Gonzalez is an Environmental Project Manager and Scientist with 3 years of professional experience. Elizabeth has a background in project management, shoreline permitting, forest and marine ecology, and wetland delineations. Elisabeth brings experience in managing bulkhead repair and replacement projects, single-family residence planning and wetland delineations, and extensive permitting projects for marina renovations. Previously, she has managed multiple shoreline projects in assisting clients with permitting processes while implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in October of 2021 and has since been involved in wetland delineations all across western Washington. Elisabeth has also completed two internships with the US Forest Service and Maui Ocean Center, where she performed a variety of research-based field work and worked as a research assistant with Saving the Blue collecting data on shark species and environmental impacts on the ocean.

Education: Bachelor of Science in Environmental Science with a concentration in Forest and Marine Ecology and Oceanography from the University of Colorado, Boulder.

Shauna Willett is an Environmental Scientist and ISA Certified Arborist with 19 years of professional experience. She has performed individual tree assessments, tree inventories and environmental assessments of many habitats including oak woodlands, forests, riparian corridors, and wetlands of the Puget Sound region and throughout California. She has worked as a consulting arborist in the residential, commercial, and utility sectors of arboriculture where she conducted preventative maintenance inspections of distribution and high voltage transmission lines for Puget Sound Energy. Her assessment work has involved field identification of tree and plant species, pest and disease diagnosis, data collection and analysis in public and private sectors. Her research background is highly varied, spanning the fields of agriculture, horticulture, nutrition - domestically and internationally, aquatic toxicology and urban forestry. Her graduate research focused on the validity of tree inventory data collected by volunteers using the iTree forestry analysis and benefits assessment tools developed by USDA Forest Service. She has extensive knowledge of local plant taxonomy and ecological vegetative indicators. Shauna currently performs tree assessments, wetland and stream delineations, fish, and wildlife habitat assessments; conducts environmental code analysis; creates and modifies maps and tree surveys using AutoCAD, prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Education: Bachelor of Science degree in Landscape Architecture from the University of California, Davis, with a focus on the relationship between communities and their urban forest ecosystems. Master's degree in geography with a dual emphasis in urban forestry and landscape architecture at the University of California, Davis. *Professional Certifications:* ISA Certified Arborist, ISA Tree Risk Assessment Qualified Arborist. *Professional Trainings:* Using the Revised Washington State Wetland Rating System (2014) in Western Washington from Washington State Department of Ecology

Shaun Sweeney is an Environmental Scientist with 4 years of professional experience. Shaun has a background in wetland delineations, project management, vegetation monitoring, shoreline and

stream assessments, and permitting processes. She currently performs wetland and ordinary highwater delineations, conducts environmental code analysis and prepares environmental assessments. Previously Shaun has managed multiple single family and residential development projects in assisting clients with permitting processes, mitigation planning and implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in August of 2021 and has since been involved in wetland delineations across western Washington. Her noteworthy experiences include supporting clients with navigating environmental regulations related to land use and development, managing mitigation and restoration projects, leading wetland and ordinary high-water delineations throughout the Puget Sound region, and experience in conducted various ecological surveys while studying abroad courses in South Africa.

Education: Bachelor of Arts in Environmental Studies with a minor in Geography from Western Washington University. *Professional Trainings:* Basic Wetland Delineator Training with the Wetland Training Institute 40-hour USACE wetland delineation training. Shaun has been formally trained through the Washington State Department of Ecology, Coastal Training Program, How to Determine the Ordinary High Water Mark, Using the Washington State Wetland Rating System (2014), and forage fish survey.

Dana Scott is Design Lead with 15 years of professional experience. Dana has a background in habitat assessment and restoration, marine science, geospatial technologies, and drafting. She currently ensures that Soundview Consultants have a successful, well supported team of design professionals that provide expert level design and spatial services. Her skill set also encompasses overseeing quality assurance, managing data, and reviewing reports, ensuring the precision and reliability of critical information essential for well-informed decision-making.

Education: Master of Geospatial Technologies from University of Washington, Tacoma. Bachelor of Science from University of Washington, Tacoma. Bachelor in Business Administration, University of Washington, Tacoma. Professional Certifications: GIS Certificate Professional Trainings: Puget Sound Harmful Algal Bloom Data Collection and Publication From National Oceanic and Atmospheric Administration, Designing and Installing Mitigation and Restoration Projects, Coastal Inundation Mapping From National Oceanic and Atmospheric Administration, 2021 Interagency Wetland Mitigation Guidance, PMEP Estuaries Explorer and Estuary Viewer Data Tools Training, Puget Sound Coastal Processes, Training Series for Alternatives to Bulkheads, Using Wetland Rating System, Using the Marine Shoreline Design Guidelines for Marine Shoreline Stabilization from Washington State Department of Ecology. Publications: Chambers Creek Tributary Remote Sensing Study, Soil Analysis Survey of Point Defiance Park, Study of Microplastic Impacts on Aquatic Environments from University of Washington, Tacoma, Coauthor of "Biodiversity Survey of Benthic Communities of Commencement Bay", 2011 Final Report for Citizens for a Healthy Bay from Washington State Department of Ecology.

Rachael Hyland is a Senior Environmental Scientist with 11 years of professional experience and is a Professional Wetland Scientist (PWS #3480) through the Society of Wetland Scientists as well as a Certified Ecologist through the Ecological Society of America. Rachael has a background in wetland and ecological habitat assessments in various states, most notably Washington, Connecticut, Massachusetts, Rhode Island, and Ohio. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; coordinates with regulatory parties and provides quality assurance on environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects. Her noteworthy experiences include delineation of large-scale sites and associated mitigation work including wetland creation and stream

relocation, and delineation of highly complex, disturbed, and problematic sites requiring extensive background research and understanding of soils and hydrology. Additionally, she also has extensive knowledge of bats and their associated habitats and white nose syndrome (*Pseudogymnoascus destructans*), a fungal disease affecting bats which was recently documented in Washington.

Education: Bachelor of Science degree in Ecology and Evolutionary Biology from University of Connecticut. *Professional Trainings:* 40-hour wetland delineation training for Western Mountains, Valleys, & Coast and Arid West Regional Supplement through Terrascience and Northcentral and Northeast supplement through Institute for Wetland and Environmental Education and Research; Using the Revised 2014 Wetland Rating System for Western Washington, How to Determine the Ordinary High Water Mark, Navigating SEPA, Selecting Wetland Mitigation Sites Using a Watershed Approach, Wetland Classification, and Using the Credit-Debit Method for Estimating Mitigation Needs from Washington State Department of Ecology; Biological Assessment for Transportation Projects from Washington State Department of Transportation *Qualified Author and Scientist Lists:* Washington State Department of Transportation Biological Assessment Junior Author; Pierce County Qualified Wetland and Wildlife Specialist; Kitsap County Qualified Wetland, Habitat, and Shoreline Consultant.

PRELIMINARY STORM WATER SITE PLAN REPORT

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98TH STREET NE, MARYSVILLE, WA

CITY FILE #: PREA24-007



08/01/2024



Prepared for:

KB Home - Seattle
320 120th Ave NE, Suite 200
Bellevue, WA 98005

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

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FIGURE 2: Pre-Developed Condition

FIGURE 3: Developed Condition

Note:

This report also includes by reference the preliminary civil plan set titled “Stevens Planned Residential Development / Binding Site Plan” dated 08-01-2024.

3 ENGINEER'S DECLARATION

I, Neil A. Latta, a Professional Engineer registered in the State of Washington as a Civil Engineer, do hereby declare that this preliminary stormwater site plan report titled *Stevens Planned Residential Development / Binding Site Plan, Marysville WA* dated August 1, 2024 was prepared by, or under my personal supervision, that said report was prepared in accordance with generally accepted engineering practices. I hereby affirm that, to the best of my knowledge, information and belief, subject report was prepared in compliance with the City of Marysville Development Standards and the Washington State Department of Ecology (WSDOE) 2019 Stormwater Management Manual for Western Washington (2019 SWMM).





08-01-2024

…… ……..

Neil Latta, PE Date

Latta Engineering, PLLC

4 INTRODUCTION

4.1 PROJECT BACKGROUND

The Stevens Planned Residential Development (Stevens PRD) is a proposed single family residential subdivision development located in the City of Marysville within the NW¼ SW ¼ of Section 6, Township 30 North, Range 5 East, WM, City of Marysville, WA. The 13.676 acre subject property area is comprised of seven separate parcels (addressed 9815, 9907, 9909, 9921 35th Avenue NE and 3609, 3625, 3705 98th Street NE). The subject properties are characterized as residential acreage properties with a mix of maintained lawns, landscaping and woodland areas. A site vicinity map of the project location and surrounding area is shown in Figure 1.

The applicant proposes to subdivide the property to create 59 single family building lots on the site with access to 98th Street NE. The project will be built-out in a single phase. The proposed site work will generally involve site clearing, grading, on-site roadways and single family home building construction, with associated civil utilities including water, sewer, storm drainage and franchise utilities. The project size and land disturbance will be greater than 1.0 acre and therefore is subject to the National Pollution Discharge Elimination System (NPDES) permit process regulated by the WA State Department of Ecology. Upon completion of development there will be an estimated total impervious surface area (on-site) of approximately 8.86 acres (65% of total subject property) with the remaining area to be pervious landscaping.

Additional project information for this project is as follows:

Subject Property Tax Numbers:	**30051600301400, 30051600301500, 30051600301600, 30051600304500, 30051600304501, 30051600305800, 30051600306500, 30051600306600**
Zoning:	**Medium Density Single Family Residential (R-4.5)**
Applicant:	**KB Home - Seattle** **320 120 Avenue NE, Suite 200** **Bellevue, WA 98005**
Engineer / Authorized Agent:	**Neil A. Latta, PE** **Latta Engineering, PLLC** **5970 Birch Point Road** **Blaine, WA 98230**

4.2 SCOPE OF STUDY

The purpose of this preliminary report is to evaluate the effects and consequences of stormwater surface runoff resulting from the proposed development of the subject property and to detail the methods and assumptions used for this evaluation. This report will also provide preliminary mitigation design recommendations that will assure that the post-development stormwater release rates from the site do not exceed the pre-development flows for the design frequency storm events and that the quality of stormwater runoff is not degraded in accordance with City of Marysville Development Guidelines and the WSDOE 2019 Stormwater Management Manual.

4.3 METHOD OF APPROACH

All nine storm water management minimum requirements apply to the proposed development in accordance with the 2019 SWMM (SWMM, Volume 1, page 89).

The Western Washington Hydrology Model (WWHM 2012) was used to size proposed storm water facilities to satisfy the 2019 SWMM requirements.

WWHM's Hydrological Simulation Program FORTRAN parameters are based on calibrated watersheds located in Western Washington. For Snohomish County, the program uses precipitation data from a gauge located in Everett and then scales the precipitation to a specific project site using published National Oceanic and Atmospheric Administration rainfall map data. Site rainfall data for this site is scaled to 100% (precipitation scale).

The model generates 40+ years of hourly runoff data for both predevelopment and post-development land use conditions. Flow duration analysis is conducted for 100 flow levels between the lower erosive zone limit (50% of the pre-development two-year flow frequency) and the upper limit (predevelopment 50-year flow frequency value). There are three criteria by which flow duration values are compared (SWMM, Vol. 3, page 2-9):

- If the post-development flow duration values exceed any of the predevelopment flow levels between 50% and 100% of the two-year predevelopment peak flow values (100% threshold) then the flow duration requirement has not been met.
- If the post-development flow duration values exceed any of the predevelopment flow values between 100% of the two-year and 100% of the 50-year predevelopment peak flow values more than 10% of the time (110% threshold) then the flow duration requirement has not been met.
- If more than 50% of the flow duration levels exceed the 100% threshold then the flow duration requirement has not been met.

Existing conditions and the pre-development basin characteristics were defined using topographic survey data, aerial photography, and aerial topographic information obtained from Snohomish County. The hydrologic soil types were determined from the US Department of Agriculture's, Natural Resources Conservation Service (NRCS) and from a project specific geotechnical investigation. Soil infiltration rate feasibility was based on a site specific geotechnical engineering investigation report prepared by Earth Solutions NW, LLC dated June 24, 2024.

The post-development basin characteristics were estimated by quantifying land disturbance associated with the proposed development site plan. The quantities of impervious and pervious cover were overlaid with soil types and land uses and then tabulated for flow analyses. The total impervious area in the developed condition includes proposed building roofs, roads, driveways and sidewalks. The remaining developed area was modeled as landscaped lawn area.

Runoff from pollutant generating impervious and pervious areas (all hardscape and lawns) will be routed to underground stormwater infiltration chamber facilities for flow control and water quality treatment to fully mitigate storm water runoff in accordance with the 2019 SWMM to satisfy the flow duration standards.

4.4 DESIGN REFERENCES

The following references were applied for the storm water site planning and design:

- City of Marysville County Development Standards,
- WSDOE 2019 Stormwater Management Manual for Western Washington (2019 SWMM),
- Clear Creek Solutions, Inc. WWHM 2012 Project Book.

5 EXISTING CONDITIONS

5.1 LAND USE

The proposed development is located within limits of the City of Marysville and is zoned Medium Density Single Family Residential (R-4.5). The 13.676 acre subject property area is comprised of 7 separate parcels that are characterized as residential acreage properties with a mix of maintained lawns, landscaping and woodland areas. The site is bound by Interstate-5 to the west, 98th Street NE to the south and existing single family residential plats to the north and east. A site vicinity map of the project is included in Appendix 1 for reference (Figure 1).

5.2 VEGETATION & CRITICAL AREAS

The vegetation across the subject property area consists of a mix of maintained lawns, landscaping and some woodland areas.

The forested areas onsite are predominantly Douglas fir with an understory of salal, western bracken fern, and non-native invasive Himalayan blackberry. The areas surrounding the existing residences consist of maintained lawn and ornamental non-native species such as Kentucky bluegrass and common dandelion.

A wetland assessment report prepared by Soundview Consultants LLC confirmed the absence of wetlands on the subject properties. No indication of hydrology, hydric soils or hydrophytic vegetation was observed. No other potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas were observed on or within 300 feet of the subject properties.

The Wetland and Fish and Wildlife Habitat Assessment report prepared by Soundview Consultants LLC dated June 20, 2024 in included in Appendix 2 for reference.

5.3 TOPOGRAPHY AND DRAINAGE

Topography across the site is generally flat with elevations ranging between approximately 58 feet to 60 feet above mean sea level (msl). The subject property is located in the Quilceda Creek basin within the Snohomish watershed (Water Resource Inventory Area 7).

Figure 2 (Pre-Developed Condition) in Appendix 1 illustrates the existing elevation contours and drainage characteristics within the subject property site and the 98th Street NE frontage right of way.

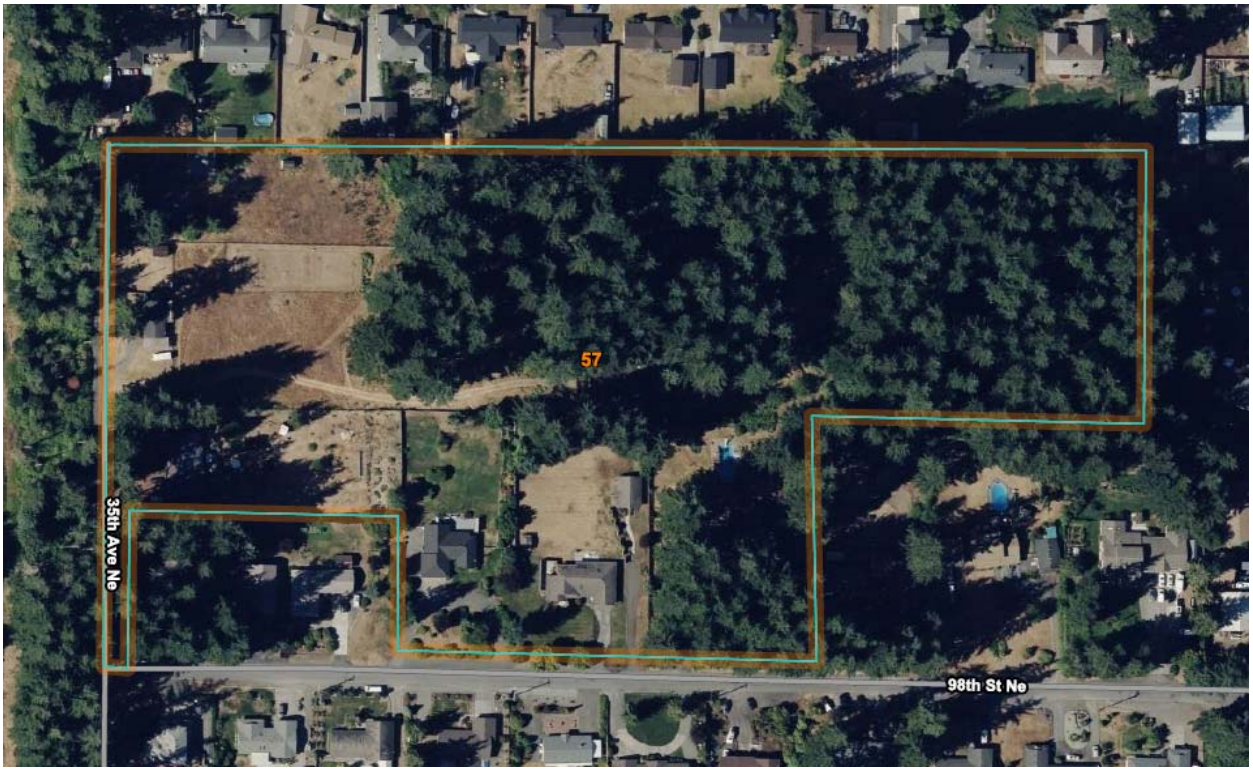
5.4 SOILS

The figure below illustrates the USDA Natural Resource Conservation Service (NRCS) soil classification of the subject property area. The soil survey identifies one soil type on the subject property: Ragnar fine sandy loam, 0 to 8 percent slopes (map unit # 57). According to the NRCS survey, Ragnar fine sandy loam is a well drained soil formed in glacial outwash plains and is listed as a hydrologic group “A” soil.

A site specific geotechnical engineering investigation report was completed for the project by Earth Solutions NW, LLC dated June 24, 2024 which is included in Appendix 2 for reference. This report concluded that the site was typically underlain by loose surficial soils interpreted as topsoil with forest duff and medium dense poorly graded sand (Unified Soil Classification System type SP).

Based on the geotechnical test pit findings, Earth Solutions NW, LLC (ESNW) opined that the native subsurface soils are feasible for stormwater infiltration. Based on the results of in-situ infiltration testing, ESNW recommended a long-term design infiltration rate of 20 inches per hour to be assigned to the subject site. This infiltration rate takes into account the potential for variability of the site soils within specific infiltration areas of the site.

Figure 5-1: Soils Map (NRCS Web Soil Survey)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
57	Ragnar fine sandy loam, 0 to 8 percent slopes	13.3	100.0%
Totals for Area of Interest		**13.3**	**100.0%**

6 STORMWATER SYSTEM EVALUATION

6.1 PRE-DEVELOPMENT CONDITION BASIN ANALYSIS

The pre-development condition hydrology was modeled on the basis of site topographic survey data and field reconnaissance observations of the site drainage conditions. The pre-development vegetation condition was modelled as forested land in accordance with the 2019 SWMM.

The subject property is defined by three drainage basin areas for the purpose of stormwater mitigation. Basin 1 (13.460 acres) represents the majority of subject property area. This basin area is generally flat with the analysis point of concentration (POC-1) located at the southwestern limit of the site. Basin 2 (0.159 acre) represents the 98th Street NE right-of-way frontage to the west of the proposed Road A intersection. This small basin area is also relatively flat with the analysis point of concentration (POC-2) located at the west limit of the site 98th Street NE frontage. Basin 3 (0.397 acre) represents the 98th Street NE right-of-way frontage to the east of the proposed Road A intersection. This basin area is again relatively flat with the analysis point of concentration (POC-3) located at the central portion of the 98th Street NE frontage.

WWHM hydrologic modeling analysis was performed under the pre-developed condition scenario. Storm water runoff routed to the project point of concentration in the pre-developed condition represents the "match" runoff condition permitted to be released from the developed site in accordance with flow duration analysis methodology outlined in Section 4.3 above.

Figure 2 (Pre-Developed Condition) in Appendix 1 illustrates the existing condition topography, basin delineation and general site conditions. Existing condition *Land Use Area Summaries* (summary of basin pervious and impervious surface area types) and the WWHM modeling project reports are provided in Appendix 3.

6.2 DEVELOPED CONDITION BASIN ANALYSIS

Developed basin conditions were quantified based on the proposed site plan configuration and boundaries shown on Figure 3 (Developed Condition) in Appendix 1. The developed condition basin areas match the pre-developed condition basin areas. The developed basin areas include all site improvements proposed for the entire project build out.

Impervious surface area within the developed condition basins includes the proposed roadway pavements, driveways, sidewalks, future home roof tops and all miscellaneous hardscape areas. The developed basin condition is proposed to have approximately 65% impervious surface area coverage (i.e. overall developed subject property impervious area coverage).

Pervious surface area within the developed condition basins includes all landscape area within the public right-of-ways and building lots. The proposed impervious and pervious areas are summarized in the *Land Use Area Summaries* provided in Appendix 3. Stormtech underground stormwater infiltration chamber facilities are proposed for each basin to fully mitigate project runoff (full infiltration for flow control and water quality treatment).

The estimated impervious and pervious surface areas were incorporated with the types of ground cover, land usage, and soils to model runoff for the three proposed developed condition basins. These characteristics were input into the computer hydrologic simulation model to estimate the development runoff rates and used to determine required flow control and underground stormwater infiltration facility sizing associated with the design storm events as outlined in Section 4.3 (Method of Approach).

Figure 3 (Developed Condition) in Appendix 1 illustrates the existing and proposed condition topography, basin delineations and general site conditions. The detailed developed condition *Land Use Area Summaries* and the WWHM modeling project reports are provided in Appendix 3.

6.3 FLOW CONTROL

Flow control (Minimum Requirement #7) is required for the project in accordance with 2019 SMWW best management practices. The proposed flow control design approach for each basin is to collect and convey stormwater to underground stormwater infiltration chamber facilities to be located within open space tracts to retain and attenuate storm water runoff rates via full infiltration in accordance with the 2019 SWMM to satisfy all flow duration standards. Emergency overflow shall be achieved via roadway and landform grading to convey any potential overflows to the 35th Ave NE and 98th Street NE frontage right of way areas.

The WWHM screenshot figures below illustrate the proposed 1.284 ac-ft, 0.016 ac-ft and 0.031 ac-ft stormwater infiltration chamber facilities serving Basins 1, 2 and 3 respectively. Each infiltration facility was designed using Stormtech MC-3500 chamber units to provide the required storage volume to fully infiltrate all basin runoff using a conservative long-term design infiltration rate of 2 inches per hour. The complete WWHM preliminary design modelling reports and Stormtech system details for each basin is provided in Appendix 3.

Figure 6-1: WWHM Infiltration Facility Model Element serving Basin 1

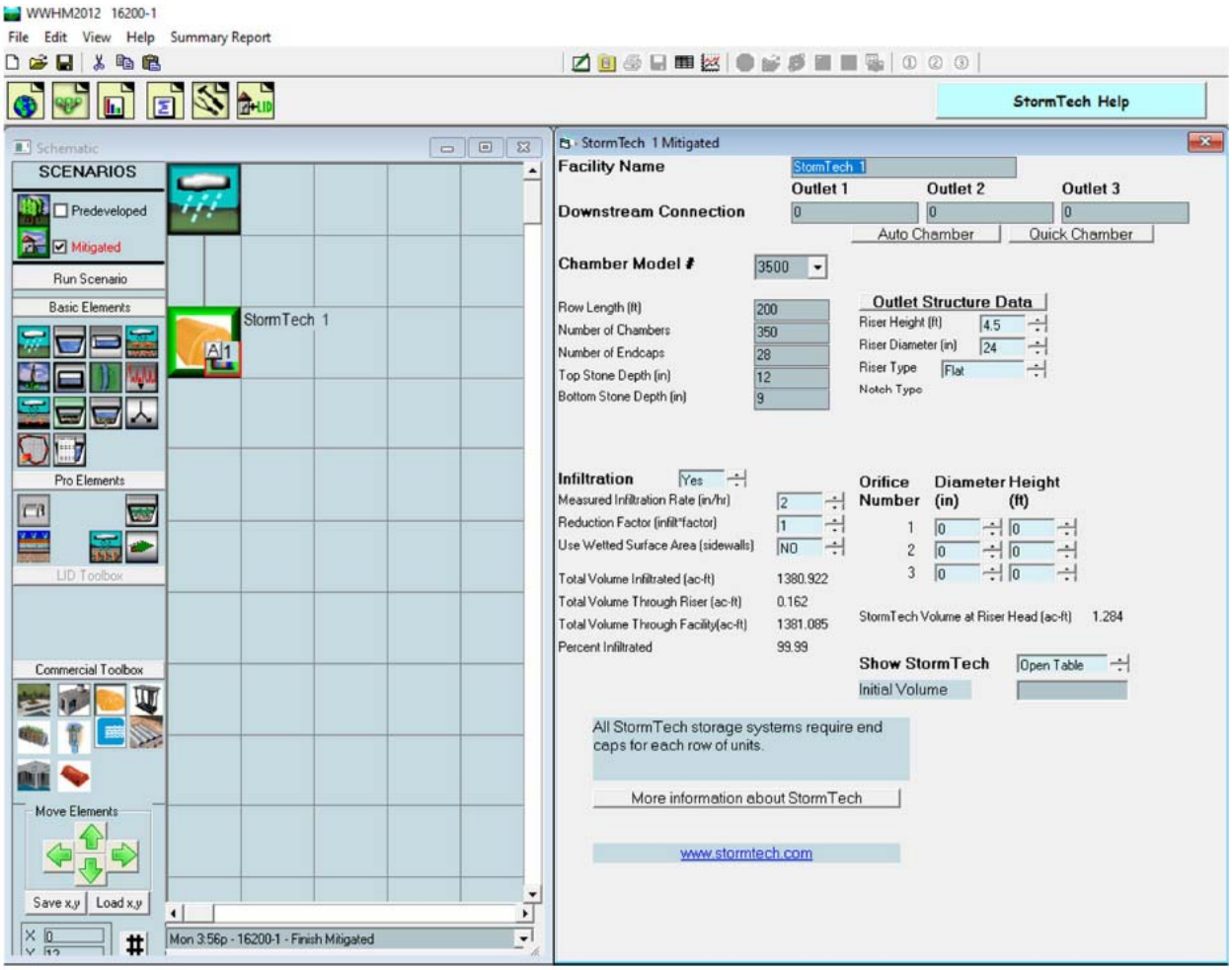


Figure 6-2: WWHM Infiltration Facility Model Element serving Basin 2

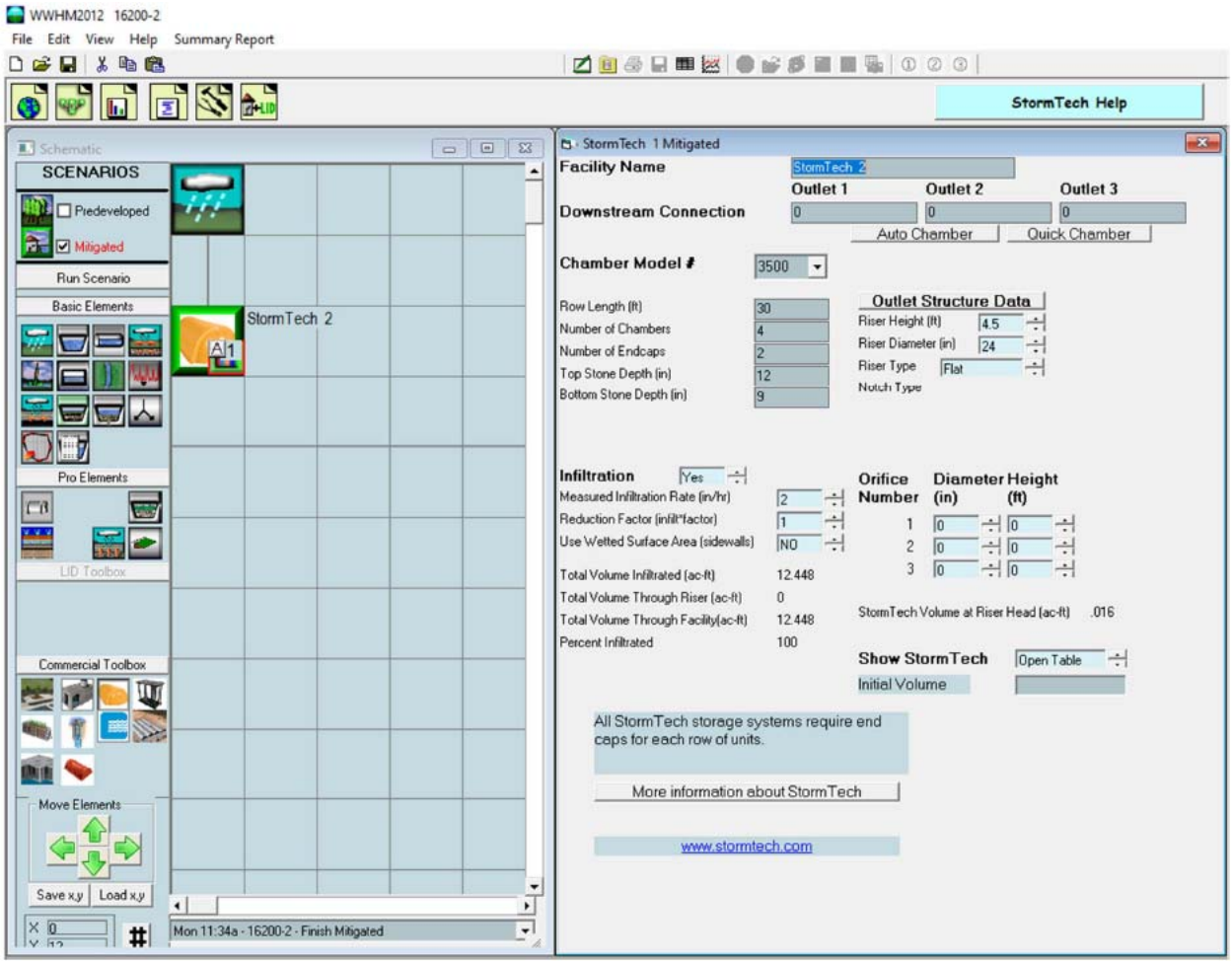
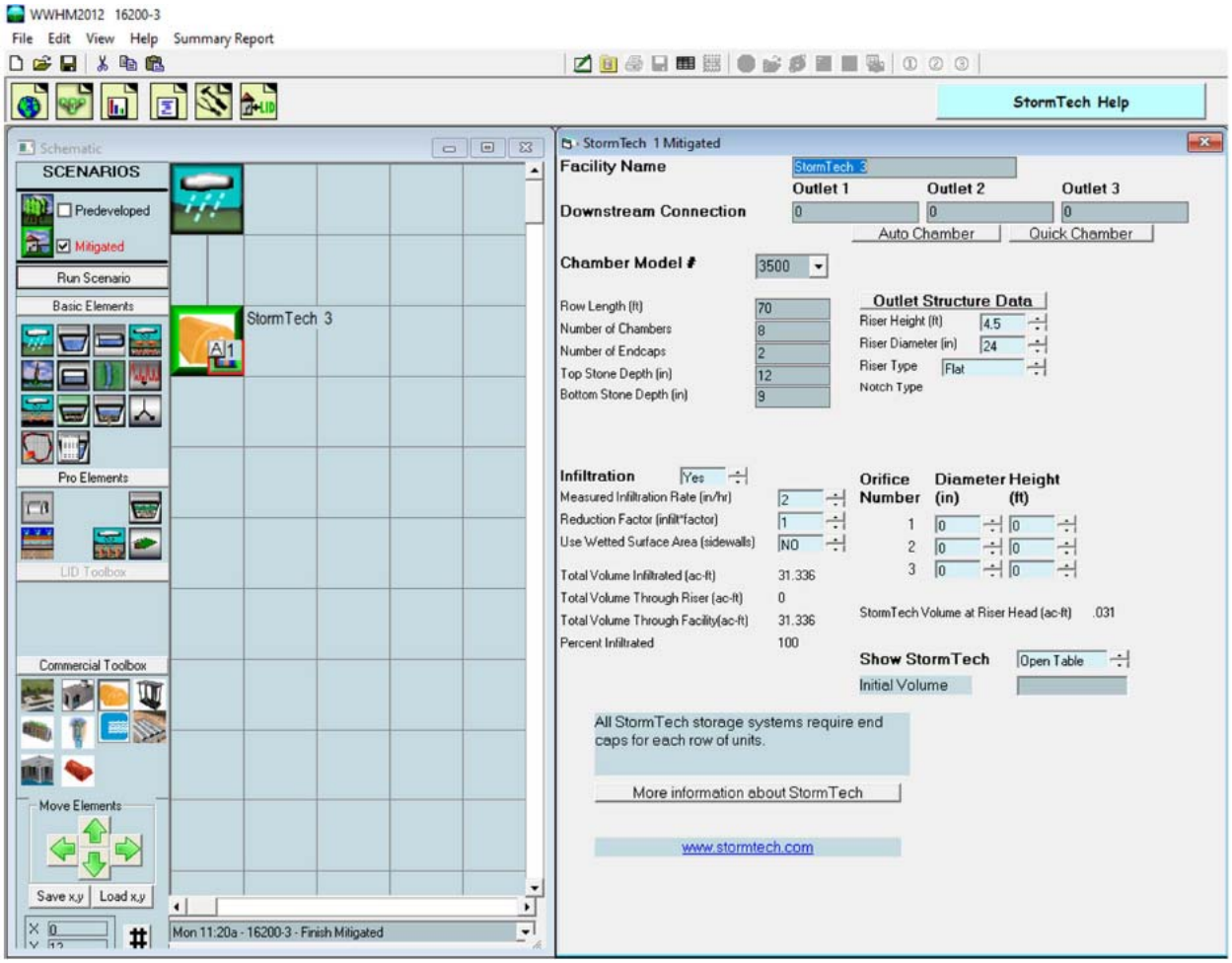


Figure 6-3: WWHM Infiltration Facility Model Element serving Basin 3



6.4 WATER QUALITY

Basic water quality treatment (Minimum Requirement #6) is required for the project's pollutant generating impervious surface areas (asphalt pavement, driveway and parking areas) and pervious surface areas (lawns) in accordance with 2019 SMWW best management practices.

Water quality treatment for all basin runoff will be provided by proposing an 18 inch layer of engineered soil below each infiltration facility in accordance with Volume 5, Chapter 5, 2019 SWMM. Each infiltration facility is sized to fully infiltrate all basin runoff therefore this water quality design approach exceeds Minimum Requirement #6 to treat at least 91% of basin runoff (i.e. volume equal to the simulated daily volume that represents the upper limit of the range of daily volumes that accounts for 91% of the entire runoff volume over a multi-decade period of record).

The engineered soil mix shall meet site suitability criteria for soil physical and chemical suitability for treatment (per SSC-6, page 744, 2019 SWMM). Cation exchange capacity (CEC) of the treatment soil must be ≥ 5 milliequivalents CEC/100 g dry soil and the soil mix shall have a minimum of 1.0 percent organic content.

6.5 CONVEYANCE

The storm drainage for the project will be designed to ensure conveyance for the peak runoff flow per City of Marysville Development Standards. All stormwater piping will adequately convey the peak flow from the 25-year storm event. The project site and roadway system grading design also ensures that the 100 year design storm event can be safely conveyed via overland flow to the down gradient basin points of concentration.

6.6 DOWNSTREAM CONVEYANCE

No stormwater runoff will be released from the site (i.e. full stormwater infiltration design is proposed). As noted above, the project site and roadway grading design will ensures that the 100 year design storm event can be safely conveyed via overland flow to the down gradient basin points of concentration (98th Street NE right of way) as shown on Figure 3 (Developed Condition). From this point, potential overland drainage flows would route west to 35th Ave NE and then south via existing storm drainage ditches within the public right of way conveyance system.

A detailed offsite downstream conveyance summary will be provided in the project's Full Storm Water Site Plan Report to document the offsite drainage path for approximately 1 mile downstream of the subject property and also to verify the ultimate downstream receiving water body.

6.7 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A detailed temporary erosion and sedimentation control (TESC) plan will be prepared to define control measures to minimize site erosion and sedimentation during construction. Quarry spall construction entrance road, silt fencing, interceptor drainage swales, sedimentation ponds and related Best Management Practices (BMPs) will be proposed to ensure protection of neighboring properties and downstream drainage systems. A detailed Storm Water Pollution Prevention Plan (SWPPP) will also be prepared for the project.

7 MINIMUM STORMWATER REQUIREMENTS

This project must comply with the nine minimum requirements outlined in the 2019 WSDOE *Storm Water Management Manual*. The nine minimum requirements will be addressed as follows:

7.1 REQUIREMENT NO. 1 – PREPARE STORMWATER SITE PLANS

A storm water site plan is required in accordance with the steps outlined below per SMWW Volume 1, Chapter 3.

7.1.1 STEP 1: COLLECT AND ANALYZE EXISTING CONDITIONS INFORMATION

A site visit was performed to determine the existing drainage conditions. A storm water hydrologic model was developed to estimate the pre-development runoff conditions based on a topographic survey of the site. The downstream conveyance will be investigated by performing a field investigation of the downstream conveyance system, and utilizing regional topographic map information.

7.1.2 STEP 2: PREPARE PRELIMINARY DEVELOPMENT LAYOUT

A site development plan has been prepared. The storm water analysis has been prepared in accordance with the proposed plans.

7.1.3 STEP 3: PERFORM OFF-SITE ANALYSIS

An off-site drainage investigation will be completed for the downstream conveyance to 1 mile offsite with narrative and general mapping. The release point for the development remains the same as the pre-developed drainage POCs. The release rates from the final development will be attenuated and not exceed those generated in the existing condition per the modeling parameters defined in this report. The downstream system will not suffer any long term impacts from the proposed development.

7.1.4 STEP 4: DETERMINE APPLICABLE MINIMUM REQUIREMENTS

All nine minimum requirements apply to the project as outlined in the 2019 SWMM in accordance with the Flow Chart for Determining Requirements for New Development (SWMM Volume I).

7.1.5 STEP 5: PREPARE A PERMANENT STORMWATER CONTROL PLAN

The permanent storm water control plan proposed for this project includes engineered water quality treatment and flow control facilities. BMP and Facility Selection Process for Permanent Storm Water Control Plans were derived per Chapter 4, Volume I of the 2019 SWMM.

Step 1: Determine and Read the Applicable Minimum Requirements

Minimum requirements were reviewed to establish the project size thresholds for the application of the SWMM minimum requirements. In accordance with the 2019 SWMM Flow Chart for Determining Requirements for New Development, all 9 Minimum Requirements apply to the new and related hard surfaces and converted vegetation areas.

Step 2: Select Source Control BMPs

Suitable temporary source control BMPs will be selected based on the nature of the proposed project. Storm water runoff from the developed site area site shall be conveyed to the storm water management facilities. Detailed design plans will be prepared based on the analysis and findings outlined in this report.

Step 3: Determine Threshold Discharge Areas and Applicable Requirements for Treatment, Flow Control, and Wetlands Protection

The project threshold discharge area proposes new impervious surface area that triggers the requirement for both water quality treatment and flow control facilities to satisfy minimum requirement #6 (runoff treatment) and #7 (flow control). Appendix 3 includes the project Land Use Area Summary tables that quantify the amount of effective pollution-generating impervious surfaces and pollution–generating pervious surfaces in the threshold discharge area. There are no critical area wetlands on the site.

Step 4: Select Flow Control BMPs and Facilities

Flow control facilities were designed for the project using WWHM to size a preliminary stormwater infiltration facilities to serve all project basin runoff. Based on the geotechnical test pit findings, the native subsurface soils are feasible for stormwater infiltration.

Step 5: Select Treatment Facilities

Infiltration with engineered soil mixture is proposed to provide treatment for all project basin runoff.

Step 6: Review Selection of BMPs and Facilities

The list of on-site treatment and flow control facilities, and the list of source control BMPs were reviewed. The site layout will be revaluated to review the need for construction of facilities, the size of the facilities, the amount of impervious surfaces created and areas to be left undisturbed.

Step 7: Complete Development of Permanent Storm Water Control Plan

The final design and location of the BMPs and facilities on the site will be determined using the detailed guidance in SWMM Volumes 3, 4, and 5. An operation and maintenance manual will be prepared for the treatment and flow control facilities proposed.

7.1.6 STEP 6: PREPARE A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A complete SWPPP will be prepared for the project addressing all 13 elements in accordance with the 2019 SWMM (see below).

7.1.7 STEP 7: COMPLETE THE STORMWATER SITE PLAN

This preliminary storm water site plan design has been completed to encompass the entire project submittal to the City of Marysville (local government agency with drainage review authority).

7.1.8 STEP 8: CHECK COMPLIANCE WITH ALL APPLICABLE MINIMUM REQUIREMENTS

The preliminary storm water site plan design complies with applicable City requirements.

7.2 REQUIREMENT NO. 2 – CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPPP)

7.2.1 ELEMENT 1: PRESERVE VEGETATION / MARK CLEARING LIMITS

The project will require land clearing to remove trees and brush vegetation. A qualified land surveyor will physically mark the property clearing limits on the site. Temporary buffer zones (BMP C102) of natural

vegetation beyond the proposed clearing limit will provide a living filter to reduce soil erosion and runoff velocities during construction.

7.2.2 ELEMENT 2: ESTABLISH CONSTRUCTION ACCESS

Stabilized construction entrances will be proposed to 98th Street NE in general accordance with BMP C105. Public roads shall at a minimum be cleaned thoroughly at the end of each day. Sediment shall be removed from roads by shoveling or pickup sweeping and shall be transported to a controlled sediment disposal area. Street washing will be allowed only after sediment is removed in this manner.

7.2.3 ELEMENT 3: CONTROL FLOW RATES

Temporary sediment ponds will be proposed per BMP C241 to protect properties downstream of the development site from erosion and the potential discharge of turbid stormwater runoff from the project site. The 2 yr WWHM flow frequency for the project will be used to determine the required minimum surface area at the top of the riser pipe. The equation and design criterion for the sediment pond are as follows:

Surface Area: SA = Q2 x 2080

The temporary ponds will fully infiltrate stormwater runoff during construction.

7.2.4 ELEMENT 4: INSTALL SEDIMENT CONTROLS

Runoff from disturbed areas will be collected by temporary interceptor swales (BMP C200) and directed to temporary sediment ponds (BMP C241) as required. Perimeter silt fencing (BMP C233) will be installed at down gradient clearing limits. Earthen structures shall be seeded according to timing indicated in Element 5 below.

7.2.5 ELEMENT 5: STABILIZE SOILS

All exposed and unworked soils shall be stabilized by application of effective BMPs that protect the soil from the erosive forces of raindrop impact and flowing water, and wind erosion. From Oct 1 to April 30th, no soils shall remain exposed and unworked for more than 2 days. May 1 to September 30 of each year, no soils shall remain exposed and unworked for more than 7 days. Applicable practices include, but are not limited to, temporary and permanent seeding (BMP C120), mulching (BMP C121), early application of gravel base on driveway and parking areas, and dust control. Soil stabilization measures selected should be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters or ground water. Soil stockpiles must be stabilized and protected with sediment trapping measures. Work on construction sites shall not exceed the capability of the individual contractor to re-stabilize the disturbed soils, meeting the timing conditions listed above.

7.2.6 ELEMENT 6: PROTECT SLOPES

Temporary slopes shall be protected with temporary seeding (BMP C120) and mulching (BMP C121). Excavated material shall be placed on the uphill side of trenches, consistent with safety and space considerations. Check dams shall be placed at regular intervals within trenches that are cut down a slope. Stabilize soils on slopes, as specified in Element #5.

7.2.7 ELEMENT 7: PROTECT DRAIN INLETS

Protect all storm drain inlets made operable during construction so that stormwater runoff shall not enter the conveyance system without first being filtered or treated to remove sediment. Clean or remove and

replace inlet protection devices when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).

7.2.8 ELEMENT 8: STABILIZE CHANNELS AND OUTLETS

Interceptor swales will be positively graded and seeded (BMP C120). Temporary interceptor swales shall be stabilized with grass vegetation and triangular silt dike check dams (BMP C208) at min. 50 lf on-center if required. Stabilization, including armoring material, adequate to prevent erosion of outlets and adjacent to slopes shall be provided at the outlets of all conveyance systems.

7.2.9 ELEMENT 9: CONTROL POLLUTANTS

All pollutants including waste materials and construction debris, that occur on-site shall be handled and disposed of in a manner that does not cause contamination of storm water. BMPs shall be utilized to control and protect the site for vehicle maintenance and repair, use of chemicals, pH modifying substances etc. (BMP C151 Concrete Handling, BMP C153 Material Delivery, Storage and Containment).

7.2.10 ELEMENT 10: CONTROL DE-WATERING

De-watering shall be routed to the on-site temporary sediment pond (BMP C241) however this is not anticipated. Any potential foundation and trench de-watering water, which has similar characteristics to storm water runoff at the site, shall be discharged into a controlled conveyance system, prior to discharge to a sediment trap or sediment pond. Channels must be stabilized, as specified in Element #8.

7.2.11 ELEMENT 11: MAINTAIN BMPS

All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Sediment control BMPs shall be inspected weekly or after a runoff-producing storm event during the dry season (daily if construction takes place during the wet season). Following project completion and full final site stabilization, temporary TESC elements shall be removed from the site within 30 days.

7.2.12 ELEMENT 12: MANAGE THE PROJECT

All BMPs shall be inspected and maintained by the Contractor's Certified Erosion and Sediment Control Lead.

Phasing of Construction - The project site work will be constructed over a single phase.

Permitted clearing and grading shall be limited to delineated areas on site per the approved plans.

Inspection and Monitoring - All BMPs shall be inspected, maintained, and repaired as needed to assure continued performance of their intended function. Whenever inspection and/or monitoring reveals that the BMPs identified in the Construction SWPPP are inadequate, due to the actual discharge of or potential to discharge a significant amount of any pollutant, the SWPPP shall be modified, as appropriate, in a timely manner.

Maintenance of the Construction SWPPP - The Construction SWPPP shall be retained on-site. The Construction SWPPP shall be modified whenever there is a significant change in the design, construction, operation, or maintenance of any BMP. From Oct 1 to April 30th, no soils shall remain exposed and unworked for more than 2 days. May 1 to September 30 of each year, no soils shall remain exposed and unworked for more than 7 days.

Civil plan sheets (Existing Conditions and TESC Plan) will be prepared to illustrate all proposed controls.

7.2.13 ELEMENT #13: PROTECT LOW IMPACT DEVELOPMENT BMPS

Protect any and all low impact development (LID) system BMPs from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that drain into infiltration BMPs. Restore the BMPs to their fully functioning condition if they accumulate sediment during construction. Restoring the BMPs must include removal of sediment and any sediment-laden soils, and replacing the removed soils with soils meeting the design specification. Prevent compacting soils within infiltration BMPs by excluding construction equipment and foot traffic. Keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.

7.3 REQUIREMENT NO. 3 – SOURCE CONTROL OF POLLUTION

The following source control and conveyance Best Management Practices (BMP's) have been preliminarily selected for implementation on this project:

- BMP C102 Buffer Zones
- BMP C105 Stabilized Construction Entrance / Exit
- BMP C120 Temporary and Permanent Seeding
- BMP C121 Mulching
- BMP C123 Plastic Covering
- BMP C160: Certified Erosion and Sediment Control Lead
- BMP C200 Interceptor Dike and Swales
- BMP C208 Triangular Silt Dike
- BMP C220 Storm Drain Inlet Protection
- BMP C233 Silt Fence
- BMP C241 Temporary Sediment Pond

7.4 REQUIREMENT NO.4 – PRESERVATION OF NATURAL DRAINAGE SYSTEMS AND OUTFALLS

The natural drainage pattern will be maintained, and discharges from the project site shall occur at the natural location. The developed site will mitigate storm water runoff to maintain the "targeted" pre-development flows to the downstream system. The manner by which runoff is discharged from the project site must not cause a significant adverse impact to downstream receiving waters and down gradient properties. The developed project site design will attenuated storm water flows (full infiltration of all runoff) to not exceed the target peak flow duration standard in accordance with flow duration analysis methodology outlined in Section 4.3 to preserve and protect the natural drainage system.

7.5 REQUIREMENT NO. 5 – ON-SITE STORMWATER MANAGEMENT

The project employs on-site storm water management BMPs to infiltrate, disperse, and retain stormwater runoff on-site to the extent feasible without causing flooding or erosion impacts.

On-site stormwater management BMPs were selected in accordance with List #2 (On-site Stormwater Management BMPs for Projects Triggering Minimum Requirements #1 through #9) per the SWMM (Volume I, page 120). Feasibility was determined by evaluation against the design criteria, limitations, and infeasibility criteria identified for each BMP in the SWMM.

Lawn and Landscape Areas:

BMP T5.13 (Post-Construction Soil Quality and Depth) is proposed for all new lawn and landscaped areas, as well as any areas disturbed by landscape grading activities.

Roofs:

BMP T5.10A (Downspout Full Infiltration) is proposed to fully infiltrate runoff from roof downspout drains. Roof runoff is proposed to be routed to the project stormwater infiltration chamber facilities located in the open space tracts for full mitigation.

Other Hard Surfaces:

Runoff from other hard surfaces on the project (paved driveway, sidewalks, and roadway areas) will be mitigated by appropriate and feasible water quality treatment and flow control BMPs.

Permeable pavement in accordance with BMP T5.15 was reviewed and concluded to be infeasible (based on the need for City of Marysville ongoing maintenance requirements).

BMP T7.10 (Infiltration Basins) are proposed (stormwater infiltration chamber facilities located in the open space tracts) to fully infiltrate all hard surface area runoff from the project for full mitigation.

7.6 REQUIREMENT NO. 6 – RUNOFF TREATMENT

The project threshold discharge area proposes new pollutant generation impervious surface areas that triggers the requirement for water quality treatment to satisfy minimum requirement #6. Water quality assurance for this project will be provided via infiltration though an 18 inch layer of engineered soil below each infiltration facility in accordance with Volume 5, Chapter 5, 2019 SWMM requirements.

7.7 REQUIREMENT NO. 7 – FLOW CONTROL

The project threshold discharge area proposes new impervious surface area that triggers the requirement for flow control to satisfy minimum requirement #7. Flow control, achieved by temporarily storing the runoff volumes resulting from attenuating runoff peak flows, has been designed to ensure post-development runoff release rates do not exceed that resulting from the pre-development basin condition at the project point of concentration in accordance with the target peak flow standard outlined this report (see detailed description in Section 4.3).

The proposed flow control design approach for each basin is to collect and convey stormwater to underground stormwater infiltration chamber facilities to be located within open space tracts to retain and attenuate storm water runoff rates via full infiltration in accordance with the 2019 SWMM to satisfy all flow duration standards..

7.8 REQUIREMENT NO. 8 – WETLANDS PROTECTION

There are no critical area wetlands located on or within 300 ft of the subject properties. Nevertheless, all earthwork grading activities will be performed in a manner to ensure protection of adjacent properties surrounding the project site.

7.9 REQUIREMENT NO. 9 – OPERATION AND MAINTENANCE

Future ongoing operation and maintenance of the proposed storm water management facilities shall be performed based on maintenance standards and procedures outlined in the 2019 WSDOE storm water manual.

8 APPENDICES

Appendix 1 - Figures

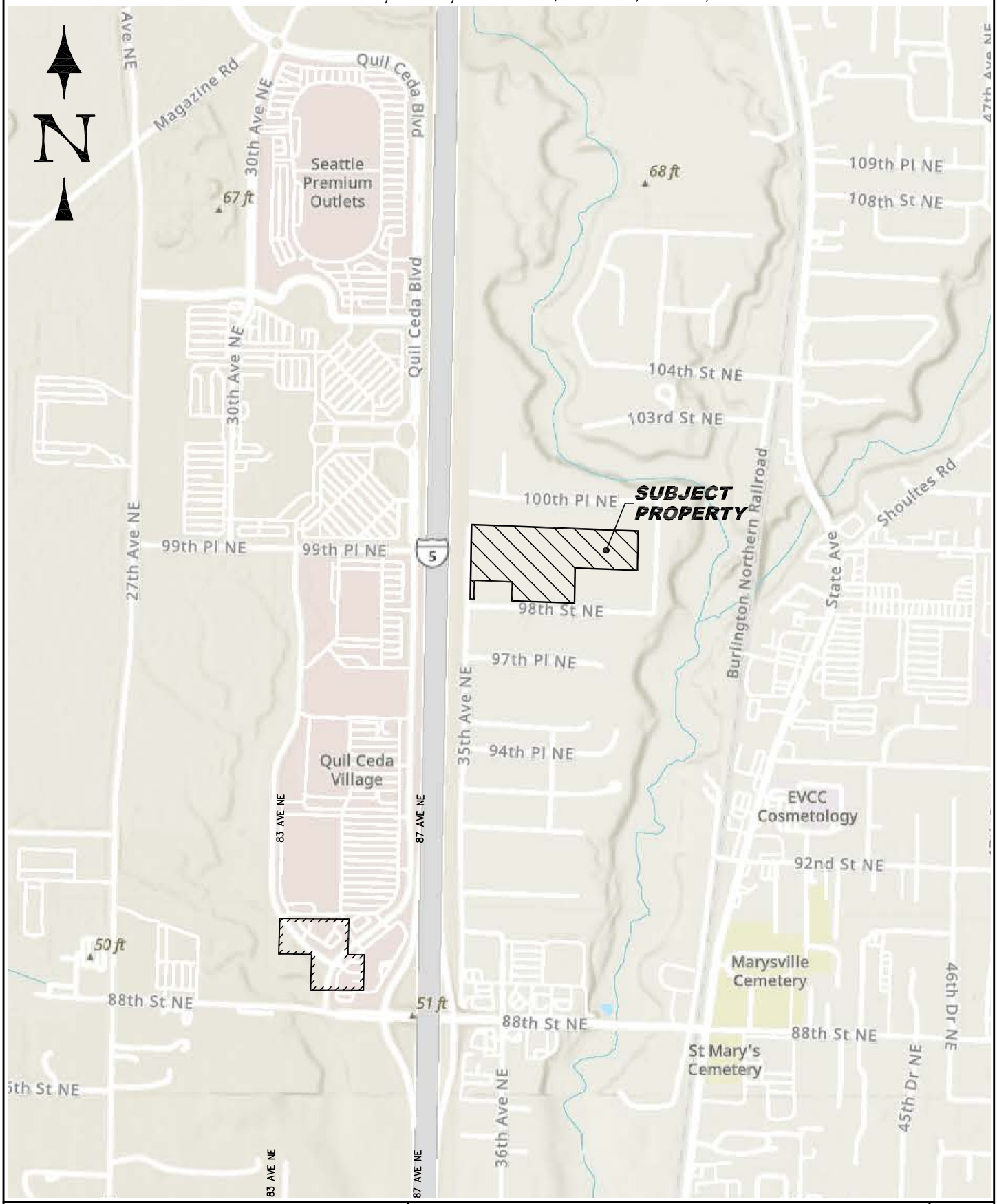
Appendix 2 - Geotechnical Engineering Report / Wetland Delineation Report

Appendix 3 - Land Use Summaries / WWHM Project Reports / Stormtech Infiltration Facilities

APPENDIX 1

Figures

PORTION OF NW 1/4 SW 1/4 OF SEC 6, TWP 30N, RGE 5E, W.M.



LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	**VICINITY MAP** **STEVENS PRD PRELIMINARY PLAT** **3609 98 STREET NE, MARYSVILLE, WA** DATE: AUGUST 1, 2024 SCALE: N.T.S.	FIGURE 1

PORTION OF NW 1/4 SW 1/4 OF SEC 6, TWP 30N, RGE 5E, W.M.

1163

QUILCEDA GROVE – DIV. 3
VOL. 27, PG. 98–99
AFN 2025771

PARCEL E
(DECANN)
9921 35TH AVE NE

PARCEL B1
(STEVENS)
9909 35TH AVE NE

BASIN 1
13.460 AC

PARCEL B2
(STEVENS)
9907 35TH AVE NE

BASIN BOUNDARY (TYP)

INTERSTATE 5

PARCEL A
(STEIMLE)
9815 35TH AVE NE

BASIN BOUNDARY (TYP)

PARCEL D
(HIPKISS)
3609 98TH ST NE

PARCEL C
(GLEASON)
3625 98TH ST NE

PARCEL B3
(STEVENS)
3705 98TH ST NE

LOT 2
SP 8003100173

BASIN BOUNDARY (TYP)

BASIN 2
0.156 AC

BASIN 3
0.397 AC

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

98 ST NE

98 ST NE

35 AVE NE

QUILCEDA GROVE – DIV. 2
VOL. 25, PG. 86
AFN 1864994

N

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 100 ft.

LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	DESIGNED BY: NL DRAWN BY: JL CHECKED BY: NL	KB HOME – SEATTLE 320 120 AVENUE NE, SUITE 200 BELLEVUE, WA 98005	**PRE-DEVELOPED CONDITION** STEVENS PRD PRELIMINARY PLAT 3609 98 STREET NE, MARYSVILLE, WA DATE: AUGUST 1, 2024 SCALE: H: 1" = 100' V: N/A	FIGURE: 2

PORTION OF NW 1/4 SW 1/4 OF SEC 6, TWP 30N, RGE 5E, W.M.

1164

QUILCEDA GROVE – DIV. 3
VOL. 27, PG. 98-99
AFN 2025771

BASIN BOUNDARY (TYP)

TRACT 998

BASIN 1
13.460 AC

ROAD A

ROAD B

ROAD C

TRACT 999

INFILTRATION FACILITY

POC-1

POC-2

POC-3

TRACT 997

BASIN 2
0.156 AC

BASIN 3
0.397 AC

TRACT 996

LOT 2
SP 8003100173

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

98 ST NE

35 AVE NE

INTERSTATE 5

QUILCEDA GROVE – DIV. 2
VOL. 25, PG. 86
AFN 1864994

N

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 100 ft.

LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	DESIGNED BY: NL DRAWN BY: JL CHECKED BY: NL	KB HOME – SEATTLE 320 120 AVENUE NE, SUITE 200 BELLEVUE, WA 98005	**DEVELOPED CONDITION** STEVENS PRD PRELIMINARY PLAT 3609 98 STREET NE, MARYSVILLE, WA DATE: AUGUST 1, 2024 SCALE: H: 1" = 100' V: N/A	FIGURE: 3

APPENDIX 2

Geotechnical Engineering Report

Wetland Delineation Report

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON

ES-9772

15365 NE 90th Street, Suite 100 • Redmond, WA 98052 • (425) 449-4704
3130 Varney Lane, Suite 105 • Pasco, WA 99301 • (509) 905-0275
esnw.com

PREPARED FOR

KB HOME, LLC

March 28, 2024
Updated June 24, 2024

Samuel E. Suruda, L.G.
Senior Staff Geologist



06/24/2024

Kyle R. Campbell, P.E.
Senior Principal Engineer

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
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esnw.com

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

March 28, 2024
Updated June 24, 2024
ES-9772

KB Home, LLC
320 – 120th Avenue Northeast, Suite 202
Bellevue, Washington 98005

Attention: Aron Golden

Greetings:

Earth Solutions NW, LLC (ESNW), is pleased to present this geotechnical engineering study (study) to support the proposed residential development. Based on the results of our investigation, the proposed project is feasible from a geotechnical standpoint. Our study indicates the site is underlain by relatively clean outwash sand. This study was updated to include additional land parcels.

The site will be mass graded to create access drives and building pads. After completing earthwork activities in accordance with recommendations in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed, competent native soil, compacted native soil, or new structural fill. If structural building pads are disturbed during wet weather, remediation measures such as cement treatment or overexcavation and replacement with rock may be necessary in some areas.

Following the results of our infiltration testing, a long-term design infiltration rate of 20 inches per hour is applicable for the subject site.

Pertinent geotechnical recommendations are provided in this study. We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC

Samuel E. Suruda, L.G.
Senior Staff Geologist

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ES-9772

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ES-9772

GRAPHICS

Plate 1	**Vicinity Map**
Plate 2	**Test Pit Location Plan**
Plate 3	**Retaining Wall Drainage Detail**
Plate 4	**Footing Drain Detail**

APPENDICES

Appendix A	**Subsurface Exploration Logs**
Appendix B	**Laboratory Test Results**

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON

ES-9772

INTRODUCTION

General

This geotechnical engineering study (study) was prepared for the proposed residential development to be constructed at 9907 – 35th Avenue Northeast, in Marysville, Washington. The purpose of this study was to develop geotechnical recommendations for the project. The following tasks were completed as part of our scope of services for this project:

- Excavation, logging and sampling of test pits to characterize soil and groundwater conditions.
- Infiltration testing within the proposed stormwater detention area.
- Laboratory testing of soil samples collected at the test locations.
- Engineering analyses and recommendations for the proposed development.
- Preparation of this report.

Project Description

The proposed project consists of redevelopment of the existing parcels for the construction of a new residential plat. The seven existing single-family residences and associated improvements will be removed, and the parcels will be redeveloped into a residential plat, including access roads, stormwater infiltration systems, and associated improvements. Infiltration is being investigated to aid in stormwater mitigation of new impervious surfaces.

Based on our experience with similar projects, we anticipate cuts and fills of less than five feet will be necessary to achieve the proposed finish grade elevations. Cuts of up to about 15 feet are anticipated for utility installation.

Based on our experience with similar projects, the proposed residential structures are anticipated to be two to three stories in height and constructed utilizing relatively lightly loaded wood framing supported on conventional foundations. Perimeter footing loads are anticipated be 1 to 2 kips per linear foot, isolated footing loads will be less than 20 kips, and we anticipate slab-on-grade loading of 150 pounds per square foot (psf).

If the above design assumptions either change or are incorrect, ESNW should be contacted to review the recommendations provided in this report. ESNW should review final designs to confirm that our geotechnical recommendations have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is directly east of the terminus of 35th Avenue Northeast, approximately 375 feet north of the intersection between 35th Avenue Northeast and 98th Street Northeast, in Marysville, Washington. The approximate site location is illustrated on Plate 1 (Vicinity Map). The subject site is comprised of seven tax parcels (Snohomish County Parcel Numbers 300516003-01400, -01500, -01600, -04500, -04501, -05800 & -06500), totaling roughly 13.6 acres. Topography across the subject site is relatively flat, with less than five feet of elevation change across the entirety of the subject site. The subject site is bordered by 35th Avenue Northeast to the west, 98th Street Northeast to the south, and surrounded by single-family residences. Vegetation within the subject site primarily consists of mature trees and sparse undergrowth, with landscaped field grass areas to the west and adjacent to the residences.

Subsurface

An ESNW representative observed, logged, and sampled nine test pits on March 13, 2024. The test pits were excavated at accessible site locations, using a mini trackhoe retained by ESNW. An additional six test pits were excavated on May 15, 2024. The subsurface exploration was completed to evaluate soil conditions, classify site soils, and characterize groundwater conditions within the proposed development area. The maximum exploration depth was approximately 13 feet below the existing ground surface (bgs). The approximate locations of the explorations are depicted on Plate 2 (Test Pit Location Plan). Please refer to the logs provided in Appendix A for a more detailed description of subsurface conditions. Representative soil samples collected at the exploration locations were analyzed in general accordance with both Unified Soil Classification System (USCS) and United States Department of Agriculture (USDA) methods and procedures.

Topsoil

Topsoil was observed in thicknesses of about two to three inches across a majority of the subject site. The topsoil was characterized by its dark brown color, the presence of fine organic material, and small root intrusions. We anticipate that the topsoil may be encountered in greater thicknesses directly adjacent to the existing mature trees on the subject site.

Fill

Fill was not encountered during our subsurface exploration. Based on the existing topography, we do not anticipate significant amounts of fill to be encountered during mass grading. If significant amounts of fill are encountered during the stripping process, ESNW should be contacted to evaluate the materials for potential applications on site.

Native Soil

Underlying the topsoil, native soils encountered at the test pit locations were observed primarily as medium dense poorly graded sand (USCS: SP). A localized area of silty sand (USCS: SM) was observed within a shallow weathered zone at test pit location TP-8, extending to a depth roughly three and one-half feet bgs. Density was observed to remain relatively consistent to the maximum exploration depth of 13 feet bgs. The sands were generally observed in a damp condition, while the weathered soil at TP-8 was observed to be moist.

Geologic Setting

Geologic mapping identifies the Marysville Sand Member (Qvrm) across the site and the nearby area. The Marysville sand member consists of a broad, flat deposition of relatively clean sands across the valley. The deposit consists of mostly well-drained and stratified to massive outwash sand, and areas of fine gravel and silts and clays.

The referenced Web Soil Survey (WSS) identifies Ragnar fine sandy loam as the primary unit underlying the subject site. The Ragnar series formed in glacial outwash plains. Based on our field observations, on-site native soils are representative primarily of glacial outwash sands and are consistent with the geologic map and soil mapping resources outlined in this section.

Groundwater

Groundwater seepage was not observed during our test pit explorations on March 13, 2024, and May 15, 2024. Additionally, we did not observe any indications of seasonal groundwater within the test pits (e.g., iron oxide staining). Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. Groundwater seepage flow rates are typically higher during the winter, spring, and early summer months. Therefore, perched groundwater seepage may be encountered in site excavations, particularly if excavations are made in winter, spring, and early summer months.

GEOLOGIC HAZARD AREAS EVALUATION

A review of Marysville Municipal Code (MMC) Chapter 22E.10 Article IV – Geologic Hazard Areas, was completed to evaluate whether geologically hazardous areas as defined by the City of Marysville (including steep slopes, landslides, and liquefaction) exist on or near the subject site. Based on a review of Snohomish County PDS, the referenced geologic hazards map, and the referenced code section, the subject site is not mapped within any of the relevant geologic hazard areas. An area of high liquefaction susceptibility is present to the north and east of the subject site and continues trending away to the south. Based on our site-specific field observations, it is our opinion the site does not contain geologically hazardous areas as defined by the City of Marysville, nor will the proposed construction adversely impact the mapped hazards nearby.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our investigation, construction of the proposed residential development is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposed development include the suitability of using on-site soils as structural fill and infiltration potential.

The proposed residential structures may be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill. In general, we expect competent native soil suitable for support of the foundation will likely be encountered within one to two feet of existing grades. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soil to the specifications of structural fill or overexcavation and replacement with suitable structural fill will likely be necessary.

Based on our infiltration evaluation for the subject site, in our opinion, a long-term infiltration rate of 20 inches per hour is applicable for the subject site. ESNW did not observe potential impediments to infiltration systems within our subsurface explorations to the maximum explored depth of about 13 feet bgs.

Site Preparation and Earthwork

Initial site preparation activities will consist of installing temporary erosion control measures, establishing grading limits, and site clearing and stripping activities. Subsequent earthwork activities will involve mass site grading and installation of infrastructure and stormwater management improvements.

Temporary Erosion Control

The following temporary erosion and sediment control (TESC) BMPs are offered:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.

- Silt fencing should be placed around the construction site perimeter.

- When not in use, soil stockpiles should be covered or otherwise protected.

- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or swales, should be installed prior to beginning earthwork activities.

- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

- When appropriate, permanent planting or hydroseeding will help to stabilize on-site soil.

Additional TESC BMPs, as specified by the project civil engineer and indicated on the plans, should be incorporated into construction activities. TESC BMPs may be modified during construction as site conditions require and as approved by the site erosion control lead.

Stripping

Topsoil was encountered within the upper three inches, and root intrusions generally extended below the topsoil into the upper weathered soil. The topsoil layer may be more than three inches thick in some areas, particularly in the wooded areas of the site. The organic-rich topsoil should be stripped and segregated into a stockpile for later use on site or to haul off site. The material remaining immediately below the topsoil may have some root zones and will likely be variable in composition, density, and/or moisture content. The material exposed after initial topsoil stripping may not be suitable for direct structural support as is and may need to either be compacted in place or stripped and stockpiled for reuse as fill; depending on the time of year stripping occurs, the soil exposed below the topsoil may be too wet to compact and may need to be aerated or treated. ESNW should observe initial stripping activities to provide recommendations regarding stripping depths and material suitability.

Excavations and Slopes

Excavation activities on site are likely to expose medium dense native soil within the upper one to two feet of existing grades. Based on the soil conditions observed at the test locations, the following maximum allowable temporary slope inclinations may be used. The applicable Federal Occupation Safety and Health Administration and Washington Industrial Safety and Health Act soil classifications are also provided:

- Areas exposing groundwater seepage or fill 1.5H:1V (Type C)
- Loose soil 1.5H:1V (Type C)
- Medium dense soil 1H:1V (Type B)

Permanent slopes should be planted with vegetation to both enhance stability and minimize erosion and should maintain a gradient of 2H:1V or flatter. The presence of perched groundwater may cause localized sloughing of temporary slopes. An ESNW representative should observe temporary and permanent slopes to confirm the slope inclinations are suitable for the exposed soil conditions and to provide additional excavation and slope recommendations, as necessary. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations.

In-situ and Imported Soil

The native soil encountered at the test pit explorations consists predominantly of poorly graded sand with less than 5 percent fines. The poorly graded sands are generally not sensitive to moisture, however zones of the sand with fines contents slightly below 5 percent may be slightly sensitive to moisture, particularly if grading occurs during periods of heavy precipitation. The silty sand encountered at test pit TP-8 and the poorly graded sand with silt encountered at test pit TP-2 are sensitive to moisture and will be difficult to utilize as structural fill during wet weather.

Successful use of the moisture sensitive on-site soil as structural fill will largely be dictated by the moisture content at the time of placement and compaction. Where moisture sensitive soils are used as structural fill, remedial measures may be necessary as part of site grading and earthwork activities. Remedial measures would include aeration or cement modification of the site soils in order to moisture-condition the targeted soils for use as structural fill.

Imported soil intended for use as structural fill should consist of a well-graded, granular soil with a moisture content that is at (or slightly above) the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well-graded, granular soil with a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction).

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, roadway, permanent slope, retaining wall, and utility trench backfill areas. Structural fill placed and compacted during site grading activities should meet the following specifications and guidelines:

- Structural fill material — Granular soil*
- Moisture content — At or slightly above optimum**
- Relative compaction*** — 95 percent (Modified Proctor)
- Loose lift thickness (maximum) — 12 inches

* *Native soil may not be suitable for use as structural fill unless at (or slightly above) the optimum moisture content at the time of placement and compaction.*
** *Soil shall not be placed dry of optimum and should be evaluated by ESNW during construction.*
*** *Relative compaction of 90 percent can be considered for mass grading activities and should be evaluated by ESNW during construction.*

With respect to underground utility installations and backfill, local jurisdictions may dictate the soil type(s) and compaction requirements. Areas of otherwise unsuitable material and debris should be removed from structural areas and replaced with structural fill.

Foundations

After completing earthwork activities in accordance with recommendations in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed, competent native soil, compacted native soil, or new structural fill. If structural building pads are prepared during wet weather, remediation measures such as cement treatment or overexcavation and replacement with rock may be necessary in some areas. If proposed structures will incorporate heavier loads than those stated in the *Project Description* section of this report, revised foundation support recommendations may be necessary.

Provided the structures will be supported as described above, the following parameters may be used for design of the new foundations:

- Allowable soil bearing capacity — 2,500 psf
- Passive earth pressure — 300 pcf
- Coefficient of friction — 0.40

A one-third increase in the allowable soil bearing capacity may be assumed for short-term wind and seismic loading conditions. The passive earth pressure and coefficient of friction values include a safety factor of 1.5. With structural loading as expected, total settlement in the range of one inch is anticipated, with differential settlement of about one-half inch. Most of the anticipated settlement should occur during construction as dead loads are applied.

Seismic Design

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the boring locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	**Value**
Site Class	D*
Mapped short period spectral response acceleration, S_S (*g*)	1.104
Mapped 1-second period spectral response acceleration, S_1 (*g*)	0.394
Short period site coefficient, F_a	1.058
Long period site coefficient, F_v	1.906**
Adjusted short period spectral response acceleration, S_{MS} (*g*)	1.168
Adjusted 1-second period spectral response acceleration, S_{M1} (*g*)	0.751**
Design short period spectral response acceleration, S_{DS} (*g*)	0.779
Design 1-second period spectral response acceleration, S_{D1} (*g*)	0.501**

* *Assumes medium dense native soil conditions, encountered to a maximum depth of 13 feet bgs during the March 2024 field exploration, remain medium dense or better to at least 100 feet bgs.*

** *Values assume F_v may be determined using linear interpolation per Table 11.4-2 in ASCE 7-16.*

As indicated in the table footnote, several of the seismic design values provided above are dependent on the assumption that site-specific ground motion analysis (per Section 11.4.8 of ASCE 7-16) will not be required for the subject project. Further discussion between the project structural engineer, the project owner, and ESNW may be prudent to determine the possible impacts to the structural design due to increased earthquake load requirements under the 2018 IBC. ESNW can provide additional consulting services to aid with design efforts, including supplementary geotechnical and geophysical investigation, upon request.

Liquefaction is a phenomenon where saturated or loose soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. Based on the findings of the subsurface investigation and the referenced Marysville critical areas map, site susceptibility to liquefaction is characterized as low. The relative density of the native soil and the lack of a shallow established groundwater table is the primary bases for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors for the proposed structures should be supported on firm and unyielding subgrades. Unstable or yielding subgrade areas should be recompacted or overexcavated and replaced with suitable structural fill prior to slab construction.

A capillary break consisting of a minimum of four inches of free-draining crushed rock or gravel should be placed below each slab. The free-draining material should have a fines content of 5 percent or less (percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction). In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If a vapor barrier is to be utilized, it should be a material specifically designed for use as a vapor barrier and should be installed per manufacturer specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. Retaining wall subgrade must be prepared in the same fashion as is recommended within the “Foundations” section of this report. The following parameters may be used for design:

- Active earth pressure (unrestrained condition) — 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) — 55 pcf
- Traffic surcharge* (passenger vehicles) — 70 psf (rectangular distribution)
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40
- Seismic surcharge — 8H psf**
- Allowable soil bearing capacity — 2,500 psf

* *Where applicable.*
** *Where H equals the retained height (in feet).*

The above passive earth pressure and coefficient of friction values include a safety factor of 1.5 and are based on a level backfill condition and level grade at the wall toe. Revised design values will be necessary if sloping grades are to be used above or below retaining walls. Additional surcharge loading from adjacent foundations, sloped backfill, or other relevant loads should be included in the retaining wall design.

Retaining walls should be backfilled with free-draining material that extends along with the height of the wall and a distance of at least 18 inches behind the wall. The upper 12 inches of the wall backfill may consist of less permeable soil if desired. A sheet drain may be considered instead of free-draining backfill. A perforated drainpipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Drainage

Groundwater seepage may be encountered within site excavations, particularly utility excavations. Temporary measures to control surface water runoff and groundwater seepage during construction will be critical to minimizing the potential for on-site soils to degrade. ESNW should be consulted during preliminary grading to identify areas of seepage and provide recommendations to reduce the potential for seepage-related instability.

Finish grades must be designed to direct surface drain water away from structures and slopes. Water must not be allowed to pond adjacent to structures or slopes. Grades adjacent to buildings should be sloped away from the buildings at a gradient of either at least 2 percent for a horizontal distance of 10 feet or the maximum allowed by adjacent structures. In our opinion, foundation drains should be installed along building perimeter footings. A typical foundation drain detail is provided on Plate 4. Foundation drains may be omitted on a lot-by-lot basis if native, clean sands are exposed at the foundation subgrade elevations. ESNW should be contacted to confirm the presence of acceptable soil conditions before footing drains for a specific lot are omitted.

Infiltration Evaluation

ESNW completed two small-scale Pilot Infiltration Tests (PITs) in a landscaped area within the proposed stormwater management location to evaluate the feasibility of on-site infiltration BMPs from a geotechnical standpoint. The small-scale PITs were completed in general accordance with the Department of Ecology Stormwater Management Manual for Western Washington, as adopted by the City of Marysville in Chapter 14.15.015 of the MMC. The PITs were completed at depths of roughly three feet and five feet bgs within test pits TP-10 and TP-14, respectively. The measured infiltration rates at the test locations and the corresponding correction factors can be found below:

Test Pit ID	Test Depth	K_{sat} initial	CF_V	CF_T	CF_M	K_{sat} design
TP-10	3.0 ft	73 in/hr	0.9	0.5	0.9	29.57 in/hr
TP-14	5.0 ft	100 in/hr	0.9	0.5	0.9	40.5 in/hr

In our opinion, based on the results of in-situ infiltration testing, a long-term design infiltration rate of **20 inches per hour** can be assigned to the subject site. This infiltration rate takes into account the potential for variability of the site soils within specific infiltration areas of the site. It should be noted that our subsurface investigation was completed to a maximum depth of 13 feet bgs. ESNW should be notified if any stormwater management systems are proposed to be installed deeper than 10 feet bgs, as additional subsurface information may be necessary to ensure that a minimum vertical separation from any potential impervious surfaces.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications previously detailed in this report. Soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas containing unsuitable or yielding subgrade conditions will require remedial measures, such as overexcavation and/or placement of thicker crushed rock or structural fill sections, prior to pavement.

We anticipate new pavement sections will be subjected primarily to passenger vehicle traffic. For lightly loaded pavement areas subjected primarily to passenger vehicles, the following preliminary pavement sections may be considered:

- A minimum of two inches of hot-mix asphalt (HMA) placed over four inches of crushed rock base (CRB).

- A minimum of two inches of HMA placed over three inches of asphalt-treated base (ATB).

Heavier traffic areas generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections for pavement areas subjected to occasional truck traffic may be considered:

- Three inches of HMA placed over six inches of CRB, or;

- Three inches of HMA placed over four and one-half inches of ATB.

The HMA, ATB, and CRB materials should conform to WSDOT and/or the City of Marysville specifications. All soil base material should be compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by ASTM D1557. Final pavement design recommendations, including recommendations for heavy traffic areas, access roads, and frontage improvement areas, can be provided once final traffic loading has been determined. Road standards utilized by the City of Marysville may supersede the recommendations provided in this report.

If an inverted crown will be used for roadway surfaces, drainage measures should be included in the design to prevent accumulation of water in the subgrade adjacent to catch basins. Such measures can consist of finger drains extending from the catch basins.

Utility Support and Trench Backfill

In our opinion, the on-site soil will generally be suitable for support of utilities, however, some areas of existing fill may be unsuitable in the current condition. Remedial measures may be necessary in some areas to provide support for utilities, such as overexcavation and replacement with structural fill or placement of geotextile fabric. Groundwater seepage may be encountered within utility excavations, and caving of trench walls may occur where groundwater or unsuitable fill are encountered.

The native soil may not be suitable for use as structural backfill throughout utility trench excavations unless the soil is at (or slightly above) the optimum moisture content at the time of placement and compaction. Moisture conditioning of the soil may be necessary at some locations prior to use as structural fill. Each section of the utility lines must be adequately supported in the bedding material. Utility trench backfill should be placed and compacted to the structural fill specifications previously detailed in this report or to the applicable specifications of the presiding jurisdiction.

LIMITATIONS

This study has been prepared for the exclusive use of KB Home, LLC, and its representatives. The recommendations and conclusions provided in this study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. No warranty, express or implied, is made. Variations in the subsurface conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions provided in this study if variations are encountered.

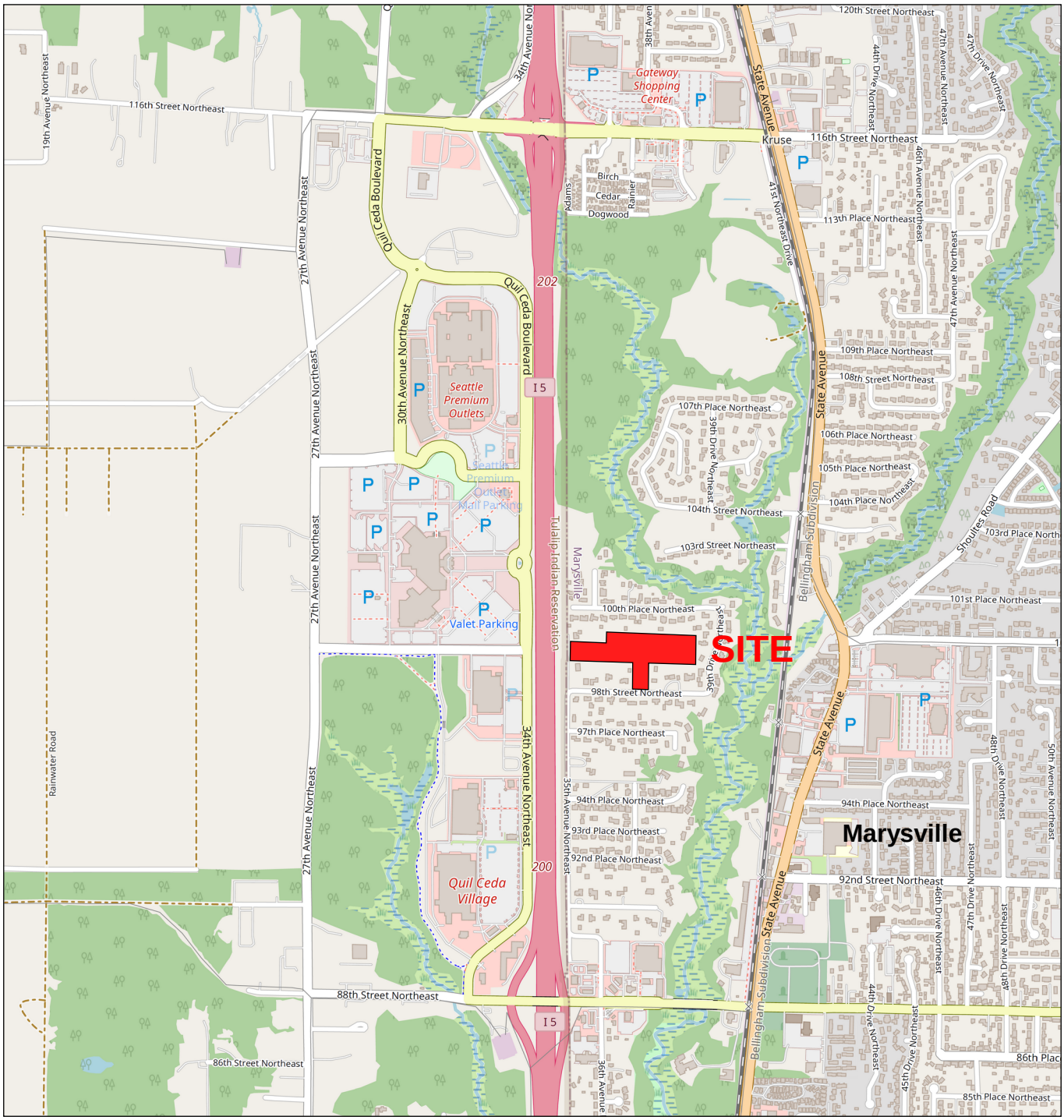
Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

REFERENCES

The following documents were reviewed as part of the preparation of this study:

- Geologic Map of the Marysville Quadrangle, Snohomish County, Washington, prepared by James P. Minard, dated 1985
- Chapter 22E.10 Article IV – Geologic Hazard Areas, provided by the City of Marysville, updated September 26, 2023
- Geologic Hazards Map, published by the City of Marysville, dated May 2014
- Department of Ecology Stormwater Management Manual for Western Washington, adopted by the City of Marysville, dated 2019
- WSS, provided by the USDA, Natural Resources Conservation Service



Reference:
Snohomish County, Washington
OpenStreetMap.org

NORTH

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

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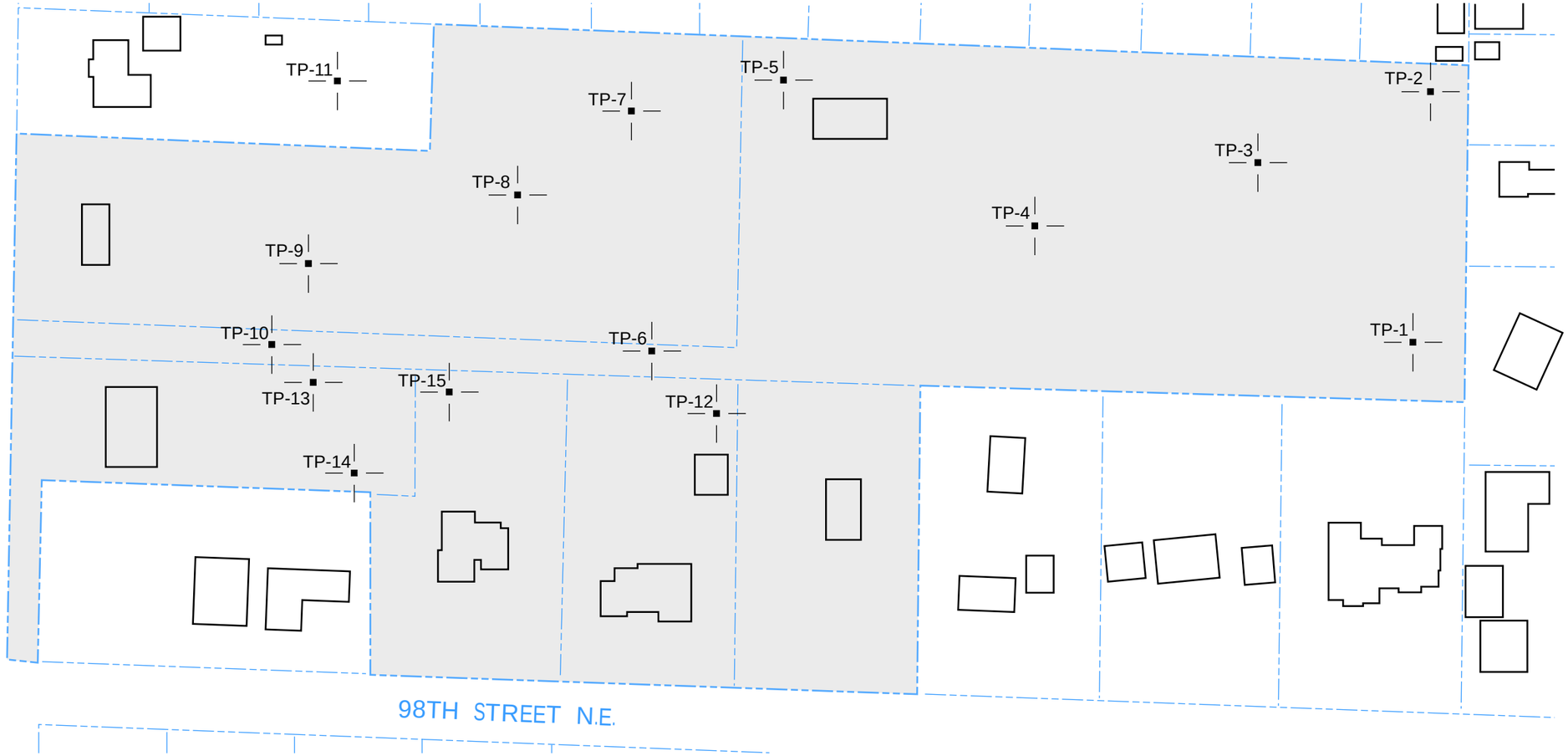
Vicinity Map
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 1



LEGEND

TP-1 — Approximate Location of ESNW Test Pit, Proj. No. ES-9772, Mar./May 2024

Subject Site

Existing Building

NORTH

NOT - TO - SCALE

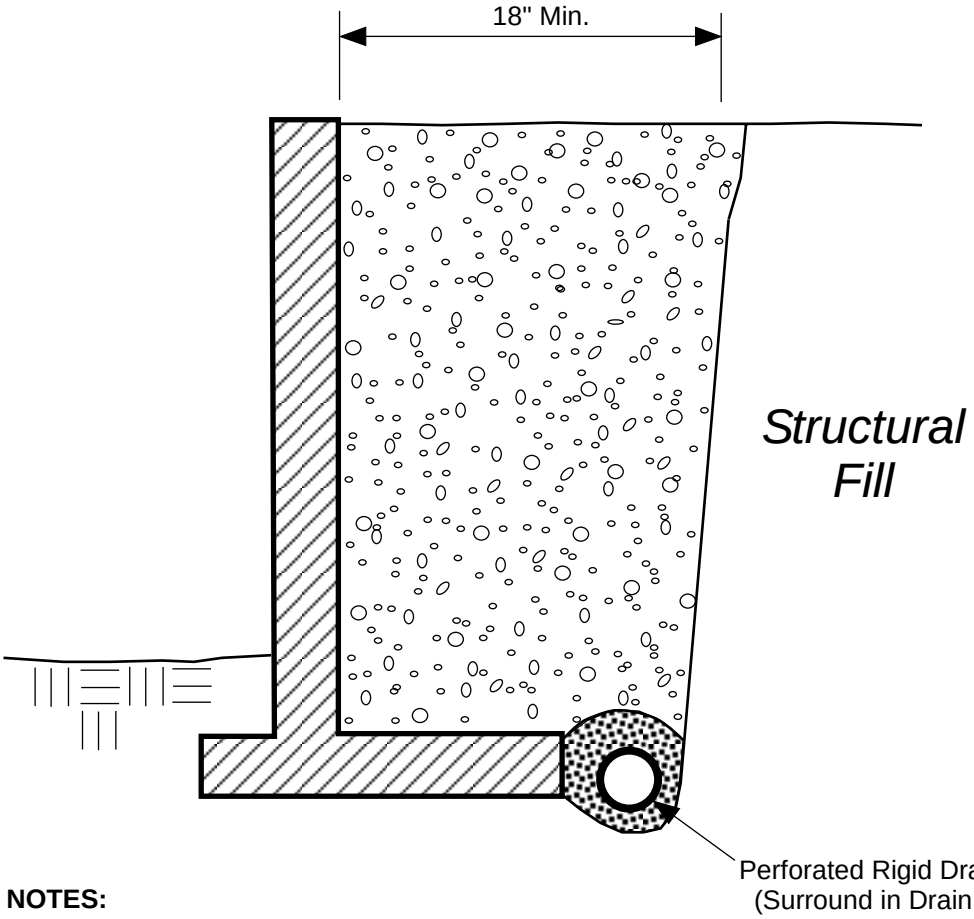
NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Test Pit Location Plan
Stevens Property
Marysville, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Drawn	MRS
Checked	SES
Date	06/17/2024
Proj. No.	9772
Plate	2



NOTES:

- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Free-draining Structural Backfill

1-inch Drain Rock

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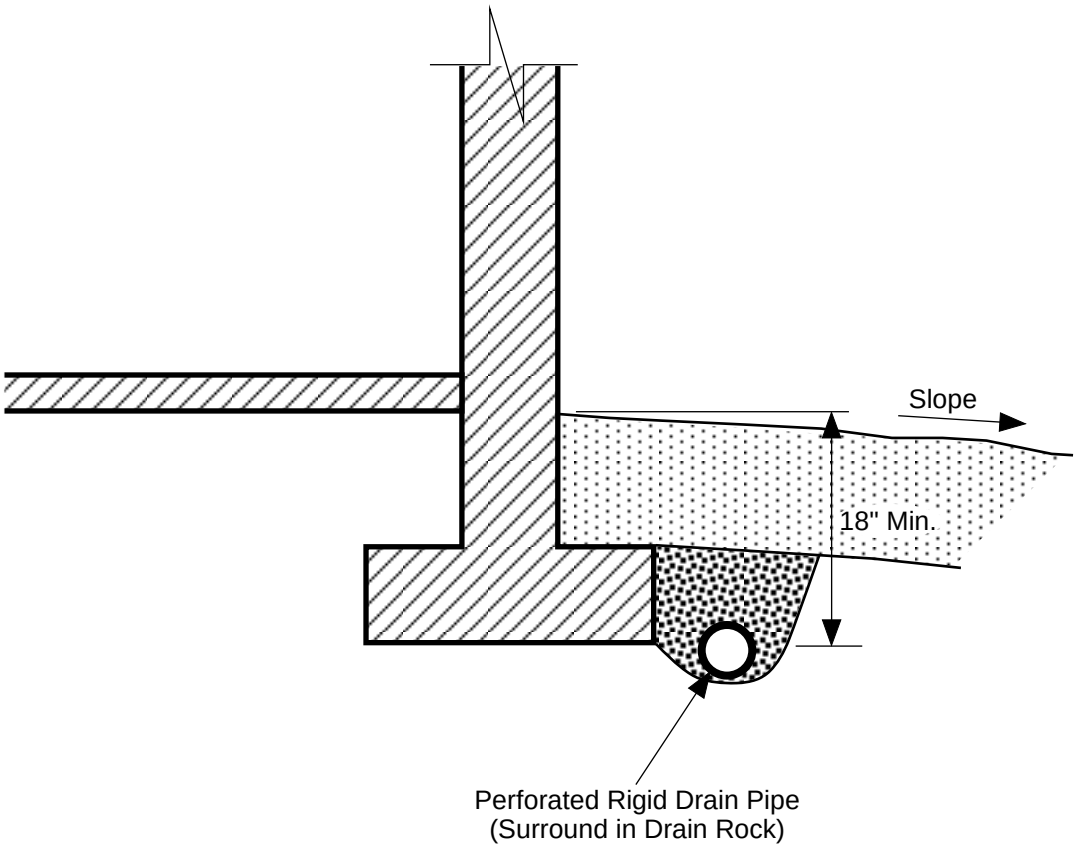
Retaining Wall Drainage Detail
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 3



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Surface Seal: native soil or other low-permeability material.

1-inch Drain Rock

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Footing Drain Detail
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 4

Appendix A

Subsurface Exploration Logs

ES-9772

Subsurface conditions at the subject site were explored on March 13, 2024, and May 15, 2024. A total of 15 test pits were excavated using equipment and operators retained by ESNW. The approximate locations of the explorations are illustrated on Plate 2 of this study. The test pit logs are provided in this Appendix. The maximum exploration depth was approximately 13 feet bgs.

The final logs represent the interpretations of the field logs and the results of laboratory analyses. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

Coarse-Grained Soils - More Than 50% Retained on No. 200 Sieve	Gravels - More Than 50% of Coarse Fraction Retained on No. 4 Sieve	< 5% Fines	GW	Well-graded gravel with or without sand, little to no fines
			GP	Poorly graded gravel with or without sand, little to no fines
		> 12% Fines	GM	Silty gravel with or without sand
			GC	Clayey gravel with or without sand
	Sands - 50% or More of Coarse Fraction Passes No. 4 Sieve	< 5% Fines	SW	Well-graded sand with or without gravel, little to no fines
			SP	Poorly graded sand with or without gravel, little to no fines
		> 12% Fines	SM	Silty sand with or without gravel
			SC	Clayey sand with or without gravel
Fine-Grained Soils - 50% or More Passes No. 200 Sieve	Silts and Clays Liquid Limit Less Than 50		ML	Silt with or without sand or gravel; sandy or gravelly silt
			CL	Clay of low to medium plasticity; lean clay with or without sand or gravel; sandy or gravelly lean clay
			OL	Organic clay or silt of low plasticity
	Silts and Clays Liquid Limit 50 or More		MH	Elastic silt with or without sand or gravel; sandy or gravelly elastic silt
			CH	Clay of high plasticity; fat clay with or without sand or gravel; sandy or gravelly fat clay
			OH	Organic clay or silt of medium to high plasticity
Highly Organic Soils			PT	Peat, muck, and other highly organic soils
Fill			FILL	Made Ground

Moisture Content

Dry - Absence of moisture, dusty, dry to the touch

Damp - Perceptible moisture, likely below optimum MC

Moist - Damp but no visible water, likely at/near optimum MC

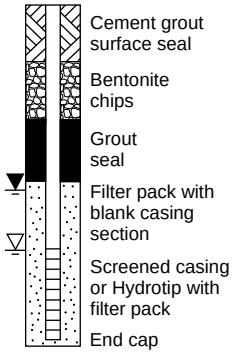
Wet - Water visible but not free draining, likely above optimum MC

Saturated/Water Bearing - Visible free water, typically below groundwater table

Symbols

ATD = At time of drilling

Static water level (date)



Terms Describing Relative Density and Consistency

Coarse-Grained Soils:

Density	SPT blows/foot
Very Loose	< 4
Loose	4 to 9
Medium Dense	10 to 29
Dense	30 to 49
Very Dense	≥ 50

Fine-Grained Soils:

Consistency	SPT blows/foot
Very Soft	< 2
Soft	2 to 3
Medium Stiff	4 to 7
Stiff	8 to 14
Very Stiff	15 to 29
Hard	≥ 30

Test Symbols & Units

Fines = Fines Content (%)

MC = Moisture Content (%)

DD = Dry Density (pcf)

Str = Shear Strength (tsf)

PID = Photoionization Detector (ppm)

OC = Organic Content (%)

CEC = Cation Exchange Capacity (meq/100 g)

LL = Liquid Limit (%)

PL = Plastic Limit (%)

PI = Plasticity Index (%)

Component Definitions

Descriptive Term	Size Range and Sieve Number
Boulders	Larger than 12"
Cobbles	3" to 12"
Gravel	3" to No. 4 (4.75 mm)
Coarse Gravel	3" to 3/4"
Fine Gravel	3/4" to No. 4 (4.75 mm)
Sand	No. 4 (4.75 mm) to No. 200 (0.075 mm)
Coarse Sand	No. 4 (4.75 mm) to No. 10 (2.00 mm)
Medium Sand	No. 10 (2.00 mm) to No. 40 (0.425 mm)
Fine Sand	No. 40 (0.425 mm) to No. 200 (0.075 mm)
Silt and Clay	Smaller than No. 200 (0.075 mm)

Modifier Definitions

Percentage by Weight (Approx.)	Modifier
< 5	Trace (sand, silt, clay, gravel)
5 to 14	Slightly (sandy, silty, clayey, gravelly)
15 to 29	Sandy, silty, clayey, gravelly
≥ 30	Very (sandy, silty, clayey, gravelly)

Classifications of soils in this geotechnical report and as shown on the exploration logs are based on visual field and/or laboratory observations, which include density/consistency, moisture condition, grain size, and plasticity estimates, and should not be construed to imply field or laboratory testing unless presented herein. Visual-manual and/or laboratory classification methods of ASTM D2487 and D2488 were used as an identification guide for the Unified Soil Classification System.

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EXPLORATION LOG KEY

1191

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
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Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08539 **LONGITUDE** -122.17866
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
	GB	MC = 7.0 Fines = 2.0			[USDA Classification: slightly gravelly SAND]
2.5					-massively bedded
5.0			SP		-becomes damp to moist
7.5	GB	MC = 9.9			
10.0	GB	MC = 9.1			
				11.0	49.0

Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
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Redmond, WA 98052
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Branch Office: Pasco, WA

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08582 **LONGITUDE** -122.17868
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
			SP-SM		
2.5					
					3.0 57.0
					Gray poorly graded SAND, medium dense, damp
	GB	MC = 8.3			
5.0					
					-massively bedded
7.5			SP		
10.0					
					[USDA Classification: slightly gravelly SAND]
	GB	MC = 7.9 Fines = 1.0			12.0 48.0
					Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08570 **LONGITUDE** -122.17958
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					
5.0					-massively bedded
7.5	GB	MC = 4.6	SP		
10.0	GB	MC = 6.7			
11.5					48.5

Test pit terminated at 11.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08565 **LONGITUDE** -122.18019
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					
					-massively bedded sand
5.0	GB	MC = 6.5 Fines = 3.4	SP		[USDA Classification: slightly gravelly SAND]
7.5					
10.0	GB	MC = 6.3			
11.0					Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.
49.0					

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

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Redmond, WA 98052
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Branch Office: Pasco, WA

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08595 **LONGITUDE** -122.18098
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Duff **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
					-root intrusions to 1'
2.5					-massively bedded
5.0	GB	MC = 4.6 Fines = 0.7	SP		[USDA Classification: slightly gravelly SAND]
7.5					-increasing gravel content
10.0	GB	MC = 4.3			
12.5	GB	MC = 10.2			
				13.0	47.0

Test pit terminated at 13.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

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TEST PIT NUMBER TP-6

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08528 **LONGITUDE** -122.18142
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5	GB	MC = 6.1 Fines = 1.8	SP		-massively bedded [USDA Classification: slightly gravelly SAND]
5.0					
7.5					
10.0	GB	MC = 6.1			
11.0					49.0

Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-7

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08588 **LONGITUDE** -122.18181
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					-massively bedded sands
	GB	MC = 5.7			
5.0			SP		
7.5					
10.0					
	GB	MC = 6.6			
11.0					49.0

Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

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TEST PIT NUMBER TP-8

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08558 **LONGITUDE** -122.18209
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Duff **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown silty SAND, medium dense, moist (Weathered outwash sands)
	GB	MC = 15.5 Fines = 35.3	SM		[USDA Classification: slightly gravelly sandy LOAM]
3.5					56.5
					Gray poorly graded SAND, medium dense, damp
10.5	GB	MC = 6.1	SP		49.5

Test pit terminated at 10.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-9

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.05490 **LONGITUDE** -122.18279
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5	GB	MC = 5.8	SP		-massively bedded sands
5.0					
7.5					
9.0	GB	MC = 9.4			51.0

Test pit terminated at 9.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-10

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08529 **LONGITUDE** -122.18283
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 6.3 Fines = 4.3			-infiltration test [USDA Classification: slightly gravelly SAND]
5.0	GB	MC = 4.8	SP		-becomes moist (post-test)
7.5	GB	MC = 14.0			
10.0	GB	MC = 28.5 Fines = 0.9			[USDA Classification: slightly gravelly SAND]
12.0					Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-11

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08590 **LONGITUDE** -122.18271
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
	GB	MC = 6.9			
2.5					
					-light caving at 4' to BOH
5.0					
					-becomes gray
			SP		
7.5					
	GB	MC = 4.3			
10.0					
	GB	MC = 4.9			
					12.0

Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. Caving observed from 4.0 feet to BOH.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

Earth Solutions NW LLC
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Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-12

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08517 **LONGITUDE** -122.18122
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Topsoil **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND with silt, medium dense, damp
2.5	GB	MC = 6.3	SP		
5.0					
7.5					
10.0	GB	MC = 6.4			10.0

Test pit terminated at 10.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-13

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property

DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**

EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08520 **LONGITUDE** -122.18269

LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**

NOTES ▽ **AT TIME OF EXCAVATION**

SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 9.0	SP		-becomes gray
5.0					
7.5					
10.0					
12.0	GB	MC = 4.7			Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

Earth Solutions NW LLC
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Branch Office: Pasco, WA

TEST PIT NUMBER TP-14

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08498 **LONGITUDE** -122.18259
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5					-root intrusions to 3'
5.0					-becomes gray
	GB	MC = 5.6 Fines = 0.8	SP		-infiltration test [USDA Classification: slightly gravelly SAND]
7.5					
10.0					
	GB	MC = 4.8 Fines = 0.5			[USDA Classification: slightly gravelly SAND]
11.0					Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-15

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08514 **LONGITUDE** -122.18232
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 11.6	SP		
5.0					-becomes gray
7.5					
	GB	MC = 6.3			
9.5					Test pit terminated at 9.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Appendix B

Laboratory Test Results

ES-9772

Earth Solutions NW LLC
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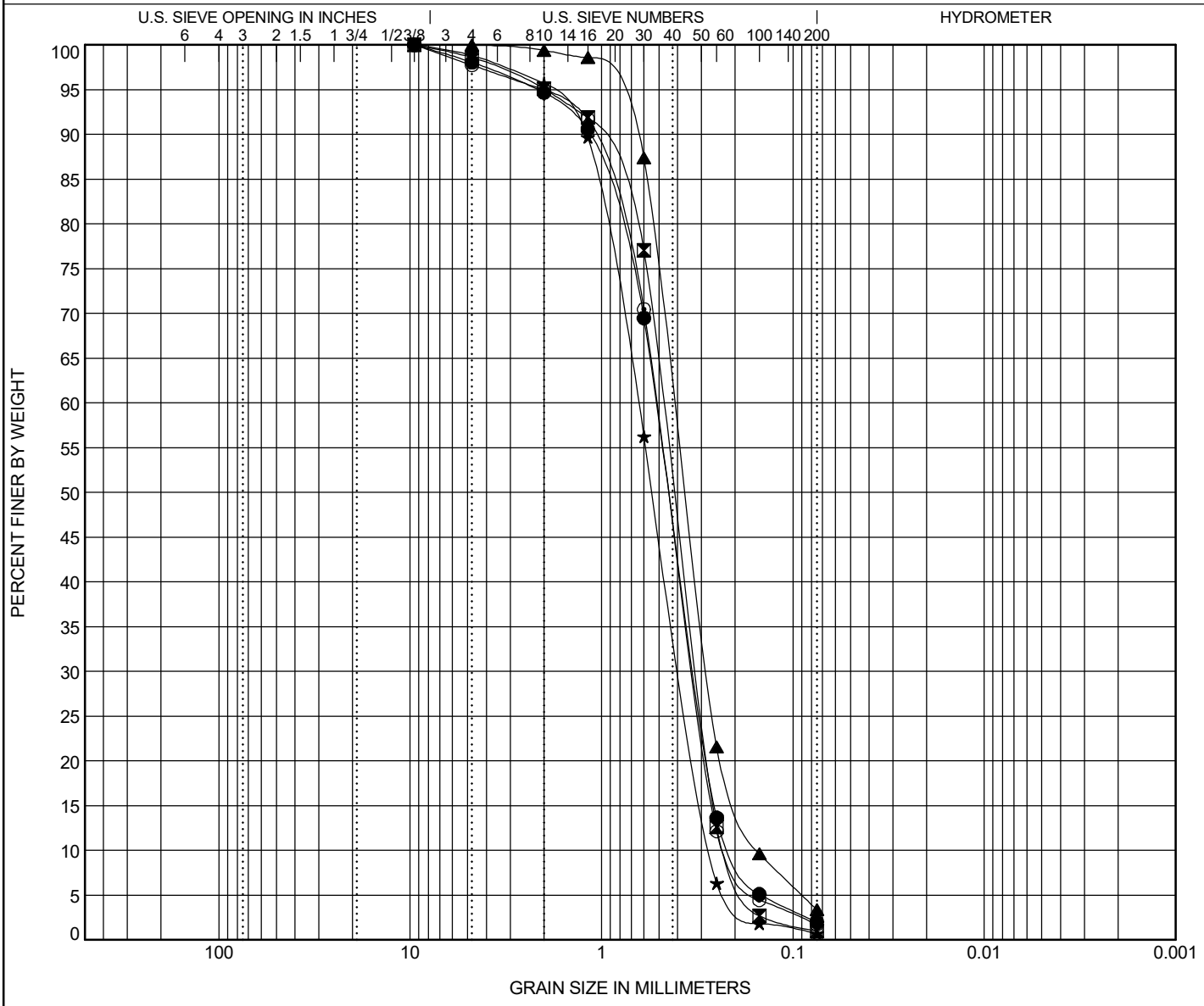
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification	Cc	Cu
● TP-01	1.50ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**1.00**	**2.57**
⊠ TP-02	12.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.96**	**2.18**
▲ TP-04	5.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**1.23**	**2.74**
★ TP-05	6.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.83**	**2.43**
⊙ TP-06	3.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.96**	**2.37**

Specimen Identification		D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
● TP-01	1.5ft.	**9.5**	**0.517**	**0.323**	**0.201**				**2.0**	
⊠ TP-02	12.0ft.	**9.5**	**0.476**	**0.317**	**0.218**				**1.0**	
▲ TP-04	5.0ft.	**4.75**	**0.417**	**0.28**	**0.152**				**3.4**	
★ TP-05	6.0ft.	**9.5**	**0.647**	**0.379**	**0.267**				**0.7**	
⊙ TP-06	3.0ft.	**9.5**	**0.513**	**0.327**	**0.217**				**1.8**	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 3/20/24

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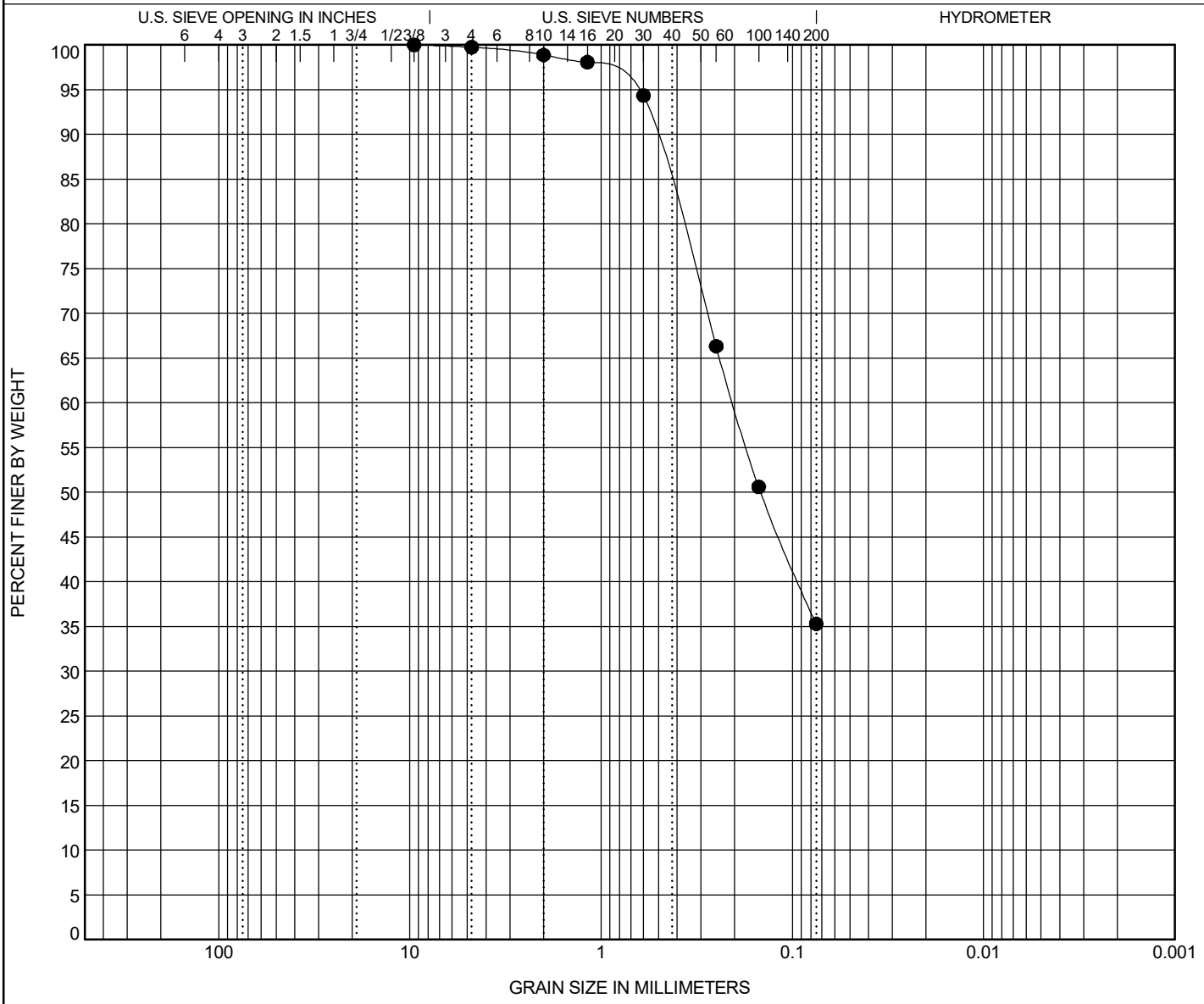
Branch Office: Pasco, WA

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification	Cc	Cu
● **TP-08**	**2.00ft.**	**USDA: Brown Slightly Gravelly Sandy Loam. USCS: SM.**		

Specimen Identification		D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
● **TP-08**	**2.0ft.**	**9.5**	**0.203**						**35.3**	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 3/20/24

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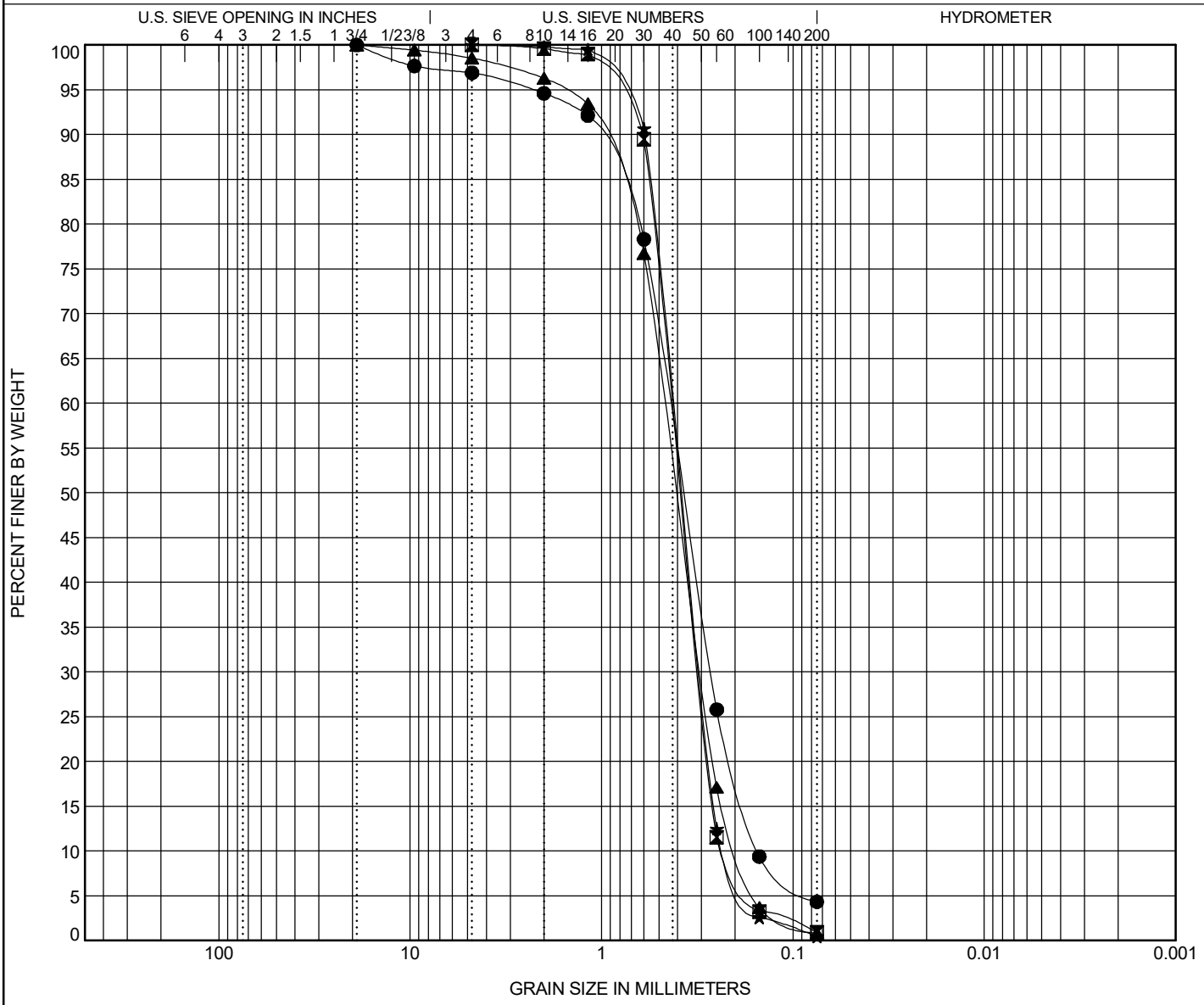
GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification			Classification	Cc	Cu
●	TP-10	3.00ft.	USDA: Brown Slightly Gravelly Sand. USCS: SP.	1.06	2.89
⊠	TP-10	12.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	0.97	1.90
▲	TP-14	5.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	1.02	2.46
★	TP-14	11.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	0.99	1.94

Specimen Identification			D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
●	TP-10	3.0ft.	19	0.442	0.268	0.153				4.3	
⊠	TP-10	12.0ft.	4.75	0.431	0.308	0.227				0.9	
▲	TP-14	5.0ft.	19	0.469	0.302	0.191				0.8	
★	TP-14	11.0ft.	4.75	0.426	0.304	0.22				0.5	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 6/5/24

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954

Technical Memorandum

To: **Aaron Golden – KB Home** **File Number: 2072.0015**

From: **Elisabeth Gonzalez, Soundview Consultants LLC** **Date: June 20, 2024**

Re: **Wetland and Fish and Wildlife Habitat Assessment**
9907/9909 35th Avenue Northeast and 3705 98th Street Northeast Marysville, Washington 98271

Dear Aaron,

Soundview Consultants LLC (SVC) conducted a wetland and fish and wildlife habitat assessment on an approximately 14.08-acre site located at 9907/9909 35th Avenue Northeast and 3705 98th Street Northeast within the City of Marysville, Washington (Figure 1). The subject property consists of seven tax parcels situated in the Southwest ¼ of Section 16, Township 30 North, Range 5 East, W.M. (Snohomish County Tax Parcels 30051600301400, 30051600301500, 30051600301600, 30051600304501, 30051600305800, 30051600306500, 30051600306600). SVC investigated the subject property for potentially regulated wetlands, waterbodies, or other fish and wildlife habitat conservation areas within 300 feet. An Existing Conditions Exhibit is provided in Attachment A.

Figure 1. Subject Property Location.



Background Data

Prior to the site investigation, SVC staff conducted background research using the Snohomish County Geographic Information Systems (GIS) data, Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) mapping tools, WDFW and Northwest Indian Fisheries Commission (NWIFC) Statewide Integrated Fish Distribution (SWIFD) mapping tools, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington Department of Natural Resources (DNR) water typing map, and Natural Resource Conservation Service (NRCS) Soil Survey. Onsite determinations were made using observable vegetation, hydrology, and soils in conjunction with the sources listed above, local precipitation data, and various orthophotographic resources. Background maps are provided in Attachment B.

The USFWS NWI map (Attachment B1), WDFW PHS (Attachment B2), WDFW and NWIFC SWIFD (Attachment B3), DNR water typing map (Attachment B4), nor Snohomish County GIS data (Appendix B5) identify critical areas on or within 300 feet of the subject property.

Soils Onsite

The NRCS Soil Survey Map (Attachment B6) identifies one soil type within the study area: Ragnar fine sandy loam, 0 to 8 percent slopes.

Ragnar fine sandy loam, 0 - 8 percent slopes is listed as non-hydric on the NRCS State Hydric Soils List (NRCS, n.d.).

Precipitation

Precipitation data was obtained from the National Oceanic and Atmospheric Administration (NOAA) weather station at the Seattle - Tacoma International Airport to obtain percent of normal precipitation for the general Snohomish County region during the investigation. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary[1].

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	30 Days Prior (Observed/Normal)	Year to Date (Observed/Normal)[2]	Percent of Normal (Month/Year)[3]
3/13/2024	0.00	0.15	0.00	0.95	4.12/3.96	28.65/27.29	104/105
5/21/2024	0.66	0.00	0.00	0.01	1.69/2.22	31.30/34.04	76/92

1. Precipitation volume provided in inches. Data obtained from NOAA (http://w2.weather.gov/climate/xmacis.php?wfo=sew) for Seattle - Tacoma International Airport
2. Year-to-date precipitation is for the water year from October 1st to the onsite date for the March and May site visits.
3. Percent of normal is shown for the prior 30 days and 2023/2024 water year from October 1st to the March and May site visit dates.

Precipitation for the site investigations on March 13, 2024 and May 21, 2024 were within the statistical normal range (70 to 130 percent of normal) for the last 30 days and the 2023/2024 water year (approximately 104 and 105 percent of normal, respectively and approximately 76 and 92 percent of normal, respectively). This precipitation data suggests that hydrologic conditions were relatively normal at the time of the site investigations. Such conditions were considered in making professional wetland determinations.

Methods

A formal site investigation was performed by qualified SVC staff in March and May of 2024. The investigation consisted of a formal walk-through survey for wetlands, waterbodies, and other fish and wildlife habitat conservation areas on the subject property and on publicly accessible areas with 300 feet of the subject property.

Wetlands, streams and select fish and wildlife habitat conservation areas are regulated features under Marysville Municipal Code (MMC) Chapter 22E.010 – Critical Areas Management and subject to restricted uses/activities under the same title.

Wetland presence/absence was determined using the routine approach outlined in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, n.d.). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP-1 to DP-7) (Attachment D). Additional test pits were excavated at regular intervals throughout the study area to further confirm or exclude wetland absence.

The fish and wildlife habitat assessment was conducted during the same site visit by qualified fish and wildlife biologists. The experienced biologists made visual and auditory observations using stationery and walking survey methods for both upland and aquatic habitats noting any special habitat features and direct and indirect signs of fish and wildlife activity (e.g. nesting, foraging, and migration/movement). Special attention was given to assessing the presence of fish and wildlife habitat as defined under MMC 22E.010.170.

Results

The 14.08-acre subject property is located in a residential setting in the City of Marysville and is partially developed with six single-family residences and associated infrastructure. The residences are located on six parcels along the south and east perimeter of the subject site. The remainder of the site consists of undeveloped forested areas. The subject site abuts single-family residences to the north and east, single-family residences and 98th Street Northeast to the south, and 35th Avenue Northeast to the west. Topography onsite is generally flat with elevations at approximately 62 feet above mean sea level (amsl) (See the USGS contours map; Attachment B7). The subject site is located within the Snohomish watershed (Water Resource Inventory Area (WRIA 7).

Vegetation throughout the majority of the subject property is largely forested dominated by Douglas fir (*Pseudotsuga menziesii*) with an understory of salal (*Gaultheria shallon*), western bracken fern (*Pteridium aquilinum*), and non-native invasive Himalayan blackberry (*Rubus armeniacus*). The areas surrounding the residences consist of maintained lawn and ornamental nonnative species such as Kentucky bluegrass (*Poa pratensis*) and common dandelion (*Taraxacum officinale*).

The site investigation confirmed the absence of wetlands on the subject property. Three parcels along the south the of the subject property were not accessible, however they were visually assessed for the presence of hydrology and facultative species. No presence of hydrology was observed and vegetation within these areas consists of maintained lawn and ornamental nonnative species. Data was collected directly adjacent of these parcels and no indication of hydrology, hydric soils or hydrophytic vegetation

was observed. No other potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas were observed on or within 300 feet of the subject property.

Onsite Wetland Absence

Seven data plots (DP-1 – DP-7) were collected on the subject property during the site investigation to confirm onsite wetland absence. Data was collected in different topographic low points throughout the study area most likely to show wetland indicators.

DP-1 is located in the western portion of the subject site within a maintain lawn as a general representative point of upland conditions. DP-1 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species and presence of only two species. DP-1 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-1 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches. As the area around DP-1 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-2 is located in the northeastern portion of the forested area. DP-2 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species. DP-2 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-2 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-2 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-3 is located in the central portion of the subject site within in what appears to have been a cleared and graded area in the past. DP-3 met hydrophytic vegetation criteria through the dominance test, however this was due to the presence of only two FAC species. DP-3 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-3 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-3 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-4 is located in the northeastern portion of the subject site within the forested area. DP-4 did not meet hydrophytic vegetation criteria due to the dominance of mostly FACU species. DP-4 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-4 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-4 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-5 is located in the south-central portion of the subject site, directly adjacent to the north of one of the single-family residence yards. DP-5 met hydrophytic vegetation criteria through the dominance test, however this was due to the dominance of only one FAC species. DP-5 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-5 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-5 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-6 is located in the northwest portion of the subject site in a previously cleared area adjacent tot to large cement pad. DP-6 met hydrophytic vegetation criteria through the dominance test, however this was due to the dominance of only one FAC species. DP-6 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-6 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-6 did not meet for any wetland criteria, this area was determined to be non-wetland.

DP-7 is located in the southwestern portion of the subject site in a maintained lawn area. DP-7 met hydrophytic vegetation criteria through the dominance test, however this was due to the presence of mostly FAC species. DP-7 did not meet hydric soil criteria as no redoximorphic concentrations were present to 16 inches. DP-7 did not meet wetland hydrology criteria, as no hydrology was observed to 16-inches As the area around DP-7 did not meet for any wetland criteria, this area was determined to be non-wetland.

Fish and Wildlife Habitat Conservation Areas

Per MMC 22E.010.170, habitat conservation areas (HCAs) consist of the following:

(1) Primary fish and wildlife habitat conservation areas shall include the following:

(a) Habitats with federally designated endangered, threatened, and candidate species and state designated endangered, threatened, and sensitive species which have a primary association as defined in Chapter 22A.020 MMC. Federally designated endangered, threatened and candidate species are those fish and wildlife species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted for current listing status. State designated endangered, threatened, and sensitive species are those fish and wildlife species native to the state of Washington identified by the Washington State Department of Fish and Wildlife, that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. State designated endangered, threatened, and sensitive species are periodically recorded in WAC 232-12-014 (State Endangered Species) and 232-12-011 (State Threatened and Sensitive Species). The State Department of Fish and Wildlife maintains the most current listing and should be consulted for current listing status.

According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property.

North American Wolverines commonly occur in boreal forests and tundra ecosystems and in Washington they occupy alpine and subalpine forests within the North Cascades National Park and the wilderness areas of the Okanogan-Wenatchee National Forest where heavy snowpack persists well into the spring months (WDFW, n.d.). As the subject property does not contain any alpine or subalpine forests where wolverines commonly occur, North American wolverines are not likely present on or within 300 feet of the subject property.

Marbled murrelet that occur in the state of Washington are year-round residents on coastal waters and primarily feed in waters within 500 feet of the shore out to 1.2 miles from shore at depths of less than 100 feet; preferred pray is includes small fish and crustaceans although nestlings may feed on larger fish (WDFW, 1991). Nests and roosts are found in mature and old growth forests of western Washington. Nest trees are typically greater than thirty-two inches diameter at breast height, with nesting preferences on large flat conifer branches, often covered in moss (WDFW, 1991). Marbled murrelets have been observed in the largest numbers near the coastal waters surrounding the Olympic Peninsula and are more sparsely distributed elsewhere in this region. The subject property mainly contains sparse forested patches that are not considered mature or

old-growth and are fragmented by surrounding residential land uses and previously cleared areas, therefore marbled murrelet are not likely present on or within 300 feet of the subject property.

Yellow-billed cuckoo habitat consists of low to mid-level riparian forests dominated by cottonwoods and willows. Additional riparian species may include ash, walnut, mesquite, and tamarisk. Breeding cuckoos prefer larger and wider patches of riparian habitat. Habitat assessments of yellow-billed cuckoo from California indicate that suitable habitat is approximately 100 to 198 acres and wider than 200 meters; marginal habitat is approximately 20 to 100 acres and 100 to 200 meters wide; and unsuitable habitat is smaller than approximately 37 acres and less than 100 meters wide (Wiles & Kalasz, 2017). Twenty sightings have been confirmed in Washington between the 1950s and 2017; none of these sightings were breeding birds. Further, sixteen of these twenty sightings were east of the Cascades, and the sighted birds were likely vagrants or migrants (Wiles & Kalasz, 2017). The subject property is dominated by a homogeneous canopy of Douglas fir and lacks sufficient riparian habitat, providing unsuitable habitat for yellow-billed cuckoo. In addition, yellow-billed cuckoo is unlikely to be present on or near the subject property due to limited sightings in Washington.

Bull trout have the most specific habitat requirements of salmonids. They require cold water temperatures, clean stream substrates for spawning and rearing, complex habitats including streams with riffles and deep pools, undercut banks and large logs, and they also rely on river, lake, and ocean habitats that connect to headwater streams for annual spawning and feeding migrations (Shellberg, 2002). In Washington, bull trout are typically found in major tributaries from the Cascades that flow into the Puget Sound as well as major tributaries for the Olympic Mountains that flow into the Hood Canal, Strait of Juan de Fuca, and the Pacific Ocean (USFWS, 2015). The subject property does not contain streams on site, therefor the site does not provide suitable habitat for bull trout.

WDFW PHS does not identify any priority species on or near the site.

(b) State designated priority habitats and areas that are associated with state designated endangered, threatened, and sensitive species in subsection (1)(a) of this section. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional state, or a specific structural element. Priority habitats and species are identified by the Department of Fish and Wildlife.

WDFW PHS does not identify any priority habitats on or near the site.

(c) Naturally occurring ponds under 20 acres or not less than 0.50 acres (lakes greater than 20 acres are covered under shoreline regulations).

No naturally occurs ponds are located on or within vicinity of the site.

(d) Lakes, ponds, streams and rivers planted with game fish by a governmental or tribal entity.

No lakes, ponds or streams have been identified on or within vicinity of the subject site.

(e) State natural area preserves and natural resource conservation areas.

No natural area preserves, aquatic reserves, or natural resource conservation areas are present on or near the site.

(f) Areas of rare plant species and high quality ecosystems as documented by the State Department of Natural Resources Heritage Program.

No rare plants are identified on or near the site by DNR.

(g) Land that provides essential connections between habitat blocks and open space and that is designated by the State Department of Fish and Wildlife as a priority habitat in association with state endangered, threatened, or sensitive species in subsection (1)(a) of this section.

The surrounding area does not provide essential connections between habitats due to the extent of residential development and existing paved roads.

(h) Streams as defined and classified in Chapter 22A.020 MMC.

No streams are located on or within 300 feet of the subject site.

(2) Habitats and species of local importance are those identified by the city, including but not limited to those habitats and species that, due to their population status or sensitivity to habitat manipulation, warrant protection. Habitats may include a seasonal range or habitat element with which a species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

There are currently no species of local importance listed by the City. Habitats of local importance include Type S, F, Np, and Ns streams and bald eagle habitat.

Regulatory Considerations

Local Requirements

The City of Marysville regulated wetland and streams under its Critical Areas Management chapter (MMC 22E.010)

No critical areas are located on or within 300 feet of the subject site. No impacts are proposed to critical areas or associated buffers.

Abbreviated State and Federal Considerations

On January 18, 2023, USACE and EPA published a revised definition of "Waters of the United States" (USACE and EPA, 2023a). The revised rule became effective on March 20, 2023. On May 25, 2023, the U.S. Supreme Court issued a decision affecting the definition of Waters of the United States, or "WOTUS", in *Sackett Et Ux. V Environmental Protection Agency Et Al.* On August 29, 2023, the US EPA and USACE issued a final rule to amend the final "Revised Definition of 'Waters of the United States'" rule. The amendment conforms the definition of "Waters of the United States" to the U.S. Supreme Court's decision in the Sackett Et Ux. V Environmental Protection Agency Et Al case. The revised and amended definition of "Waters of the United States" is as follows:

(a) Waters of the United States means:

(1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section;

(b) The following are not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

The 2023 revised and amended definition of Waters of the United States defines "adjacent" as "having a continuous surface connection."

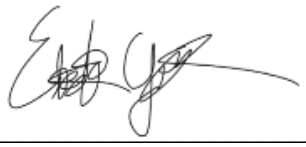
No potentially regulated wetland or stream are located on or within 300 feet of the subject site. As no features or located on site, there's no surface water connection to a federally regulated water.

Conclusions

The site investigation did not identify potentially regulated wetlands, aquatic areas, and/or fish and wildlife habitat conservation areas were observed on or within 300 feet of the subject property.

If you have any further questions, please contact us at your earliest convenience.

Sincerely,



Elisabeth Gonzalez
Environmental Scientist/Planner II

June 20, 2024
Date

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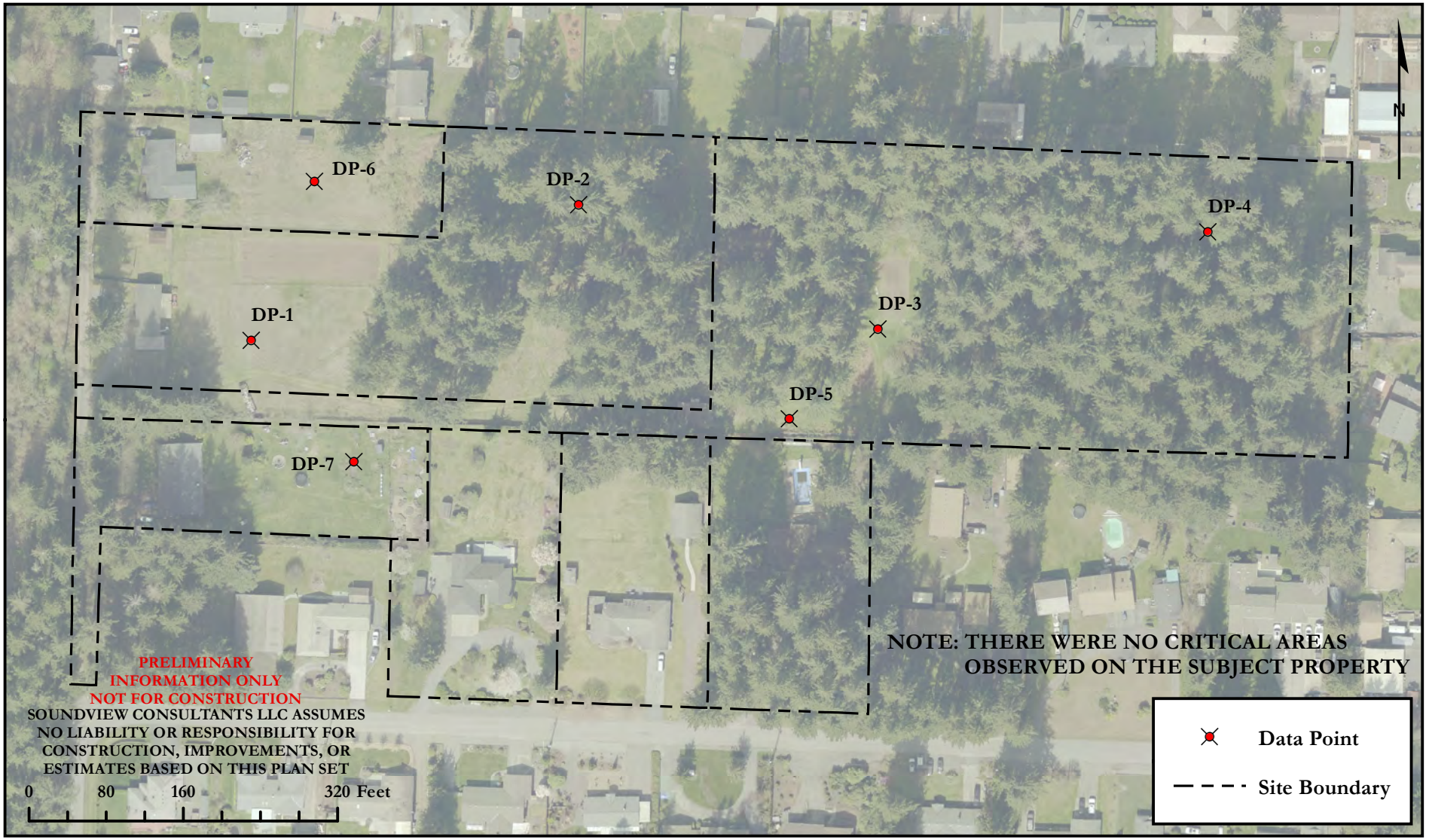
Attachment A – Existing Conditions Exhibit

EXISTING CONDITIONS



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www.soundviewconsultants.com

STEVENS

9907/9909 35TH AVENUE NE; 3705 98TH STREET NE
MARYSVILLE, WA 98270

SNOHOMISH COUNTY PARCEL NUMBERS:
30051600301400, 30051600301500, 30051600301600, 30051600304501, 30051600305800, 30051600306500, & 30051600306600

DATE:	6/6/2024
JOB:	2072.0015
BY:	DDS
SCALE:	1 " = 150 '
FIGURE NO.	1

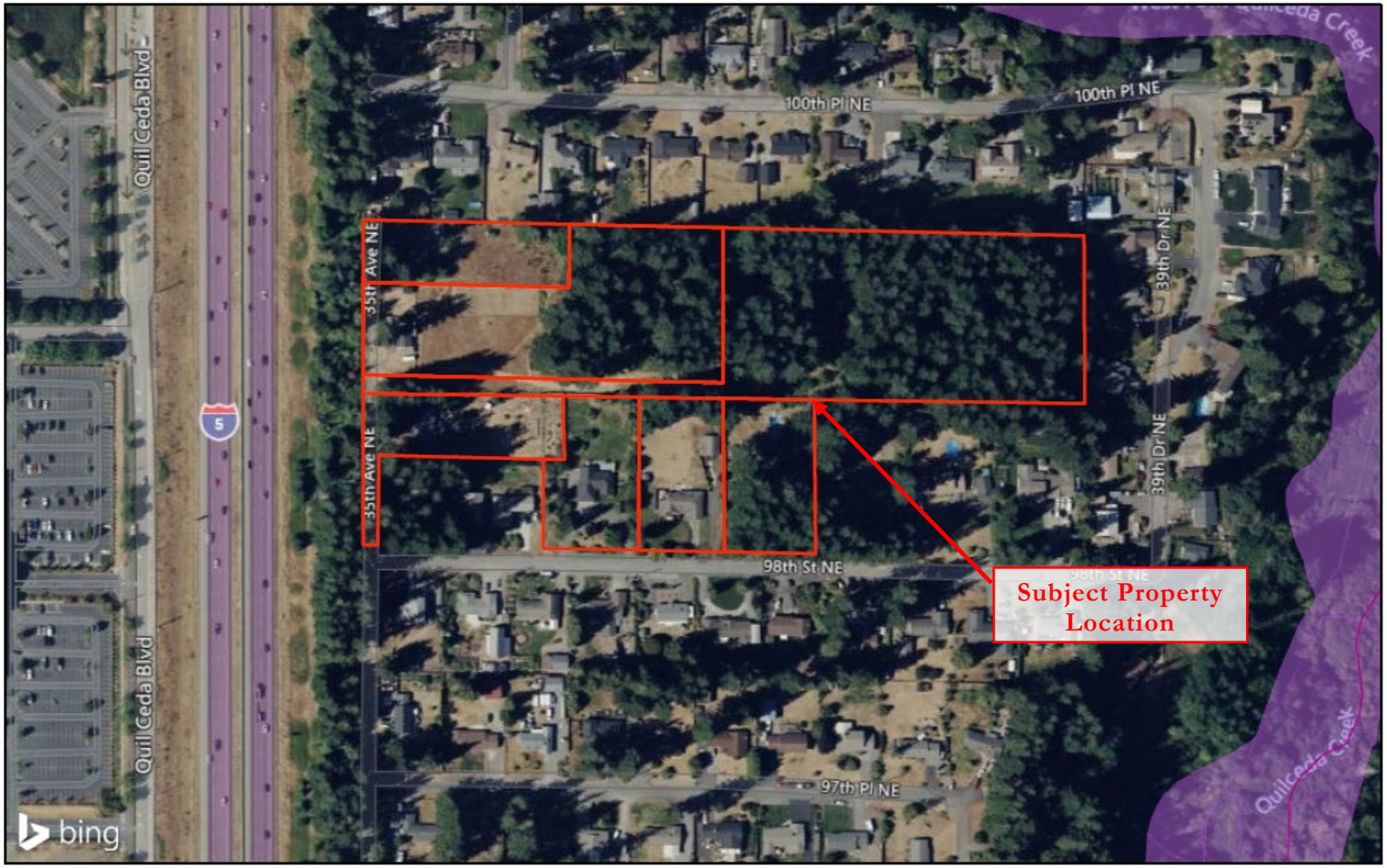
Attachment B – Background Information

This attachment includes a USFWS NWI Map (B1); WDFW PHS Map (B2); WDFW and NWIFC SWIFD Map (B3); DNR Stream Typing Map (B4); Snohomish County GIS data (B5); NRCS Soil Survey Map (B6); and USGS Contours Map (B7).

Attachment B1 – USFWS NWI Map



Attachment B2 – WDFW PHS Map



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PHS Public Lines

PHS Public Polygon Outlines

AS MAPPED

PHS Public Polygons

AS MAPPED

Parcels _Query result

1:4,514

0 140 280 560 ft

0 40 80 160 m

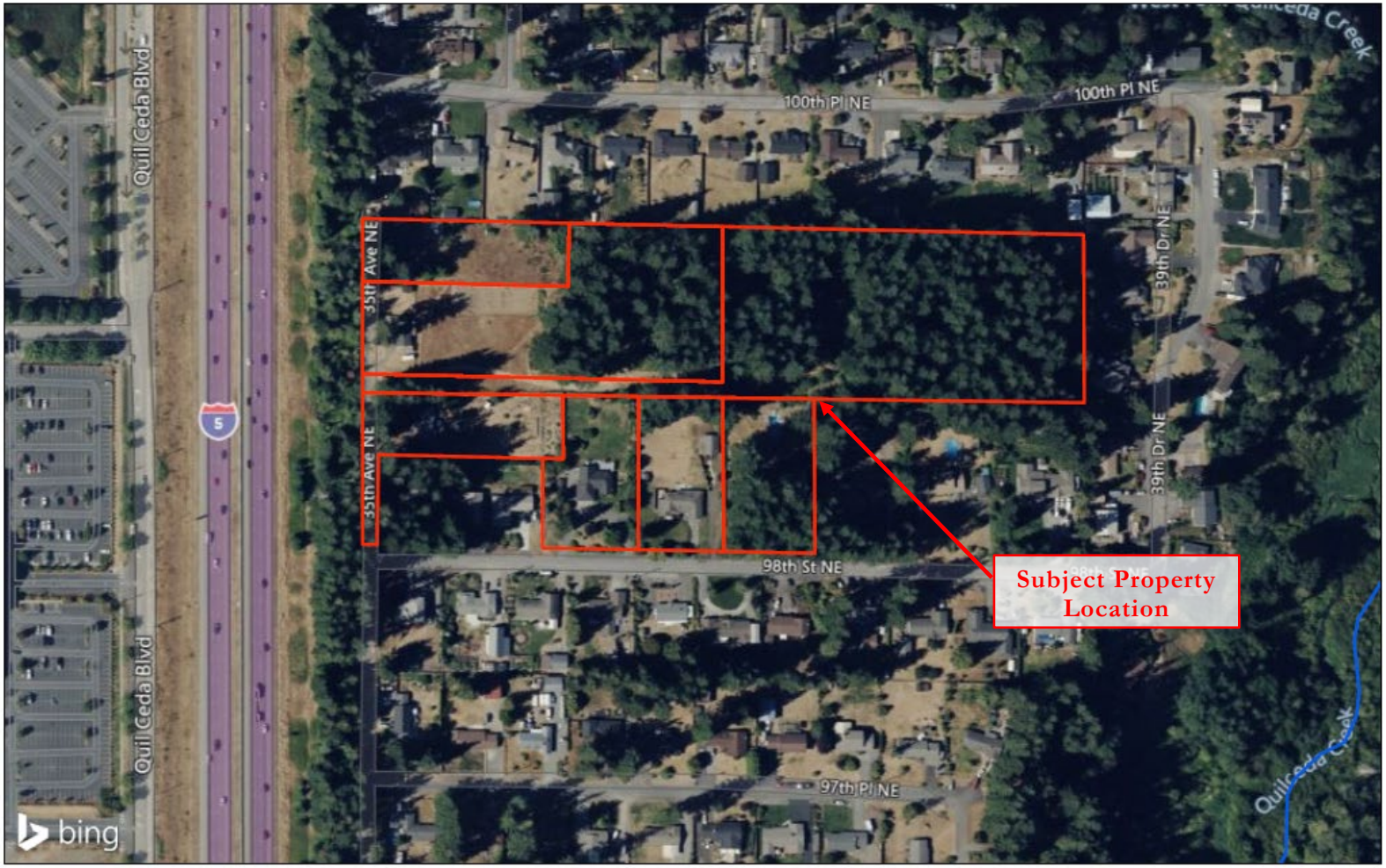
WDFW, © 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom

Soundview Consultants

Attachment B3 – WDFW and NWIFC SWIFD Map



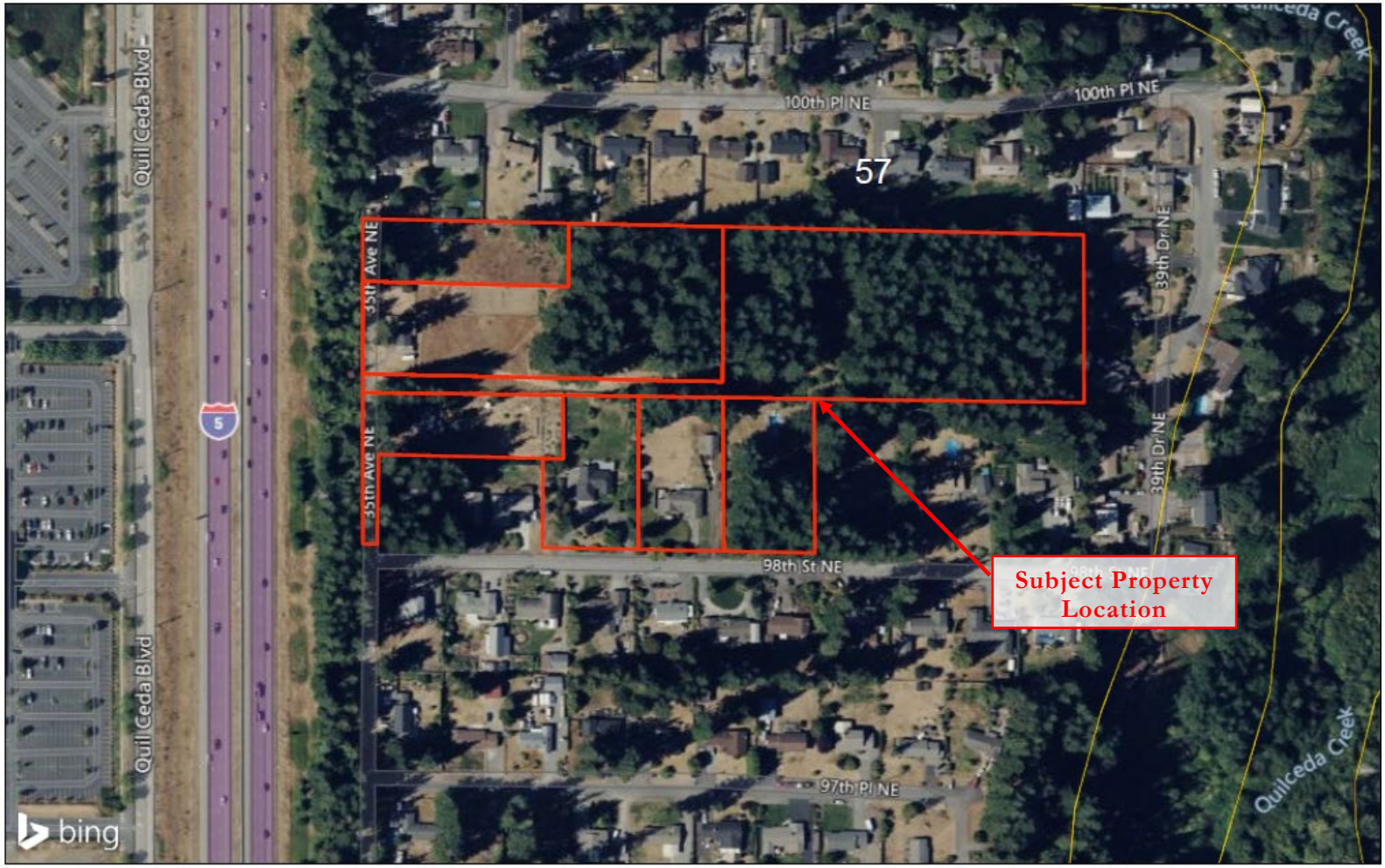
Attachment B4 – DNR Stream Typing Map



Attachment B5 – Snohomish County GIS data



Attachment B6 – NRCS Soil Survey Map



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Parcels _Query result

USA Soils Map Units

57 - Ragnar fine sandy loam, 0 to 8 percent slopes

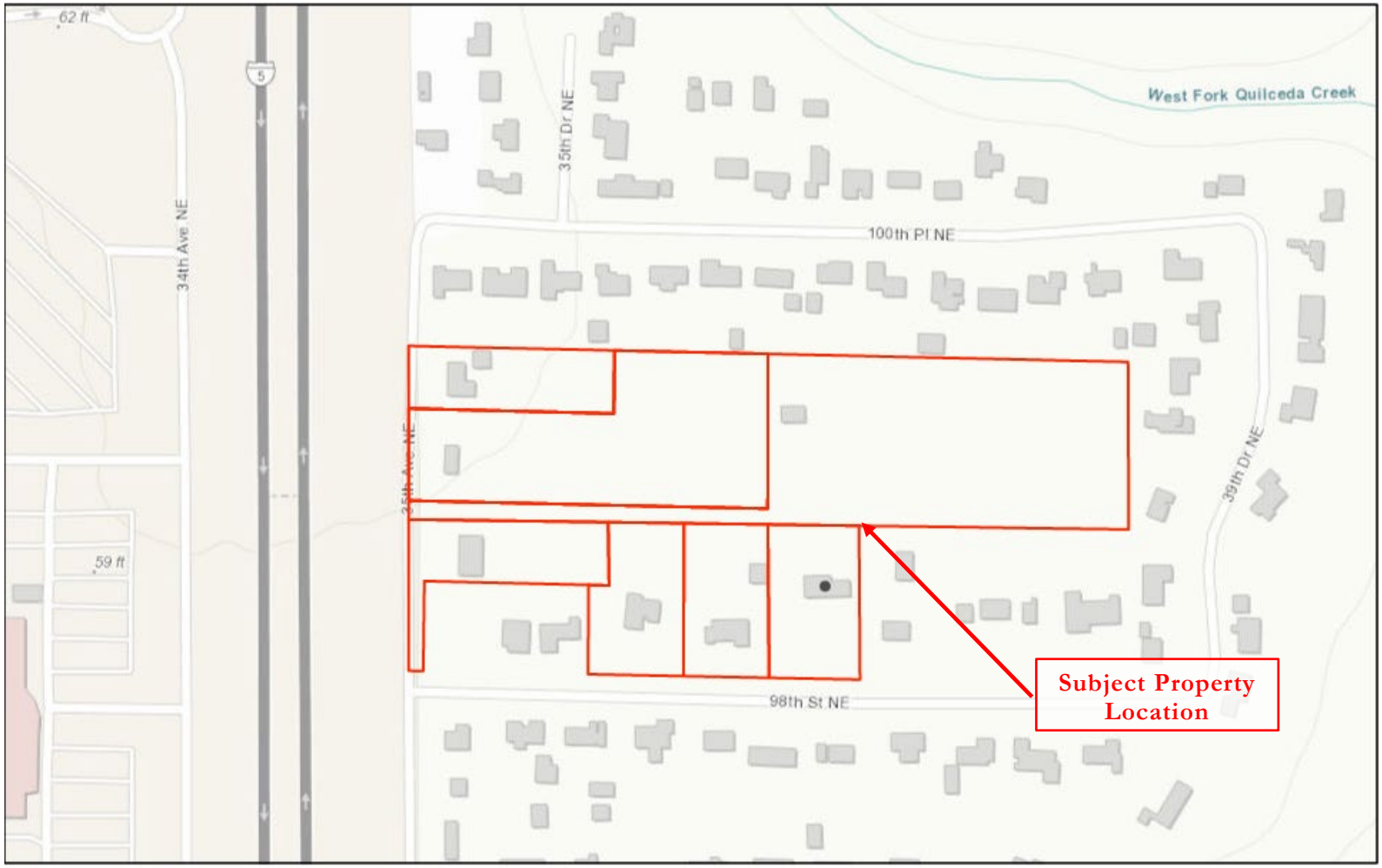
1:4,514

0 140 280 560 ft

0 40 80 160 m

Source: USDA NRCS, Esri, © 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom

Attachment B7 – USGS Contours Map



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Parcels _Query result

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0 0.04 0.08 0.16 km

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, WDFW

Attachment C – Site Photographs

DP-1 Soil Profile



DP-1 Soil Pit



General Conditions at DP-1 Facing East



DP-2 Soil Profile



DP-2 Soil Pit



General Conditions at DP-2 Facing North



DP-3 Soil Profile



General Conditions at DP-3 Facing North



DP-4 Soil Profile



DP-4 Soil Pit



General Conditions at DP-4 Facing East



DP-5 Soil Profile



DP-5 Soil Pit



General Conditions at DP-5 Facing East



DP-6 Soil Profile



DP-6 Soil Pit



General Conditions at DP-6 Facing North



DP-7 Soil Profile



DP-7 Soil Pit



General Conditions at DP-7 Facing East



General Representation of Maintained Upland Area



General Representation of Upland Areas



General Representation of Upland Areas



Attachment D – Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-1

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085474 Long: -122.18314487 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-1 is located in the western portion of the subject property within the maintained lawn.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Taraxacum officinale	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be over 50% to meet. Lack of hydrology and hydric soils do not constitute the use of the Prevalence Index.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 5	7.5YR 4/3	100	-	-	-	-	LoSa	Loamy Sand
5 - 13+	10YR 6/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-2

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): A2 Lat: 48.085875 Long: -122.18176564 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-2 is located in the northwestern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	55	Yes	FACU
2.			
3.			
4.			
	55	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Pteridium aquilinum	40	Yes	FACU
2. Rubus armeniacus	30	Yes	FAC
3. Poa pratensis	20	Yes	FAC
4. Ranunculus repens	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be over 50% to meet. Lack of hydrology and hydric soils do not constitute the use of the Prevalence Index.

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/2	60	-	-	-	-	Lo	Loam. Mixed matrix.
	10YR 3/3	40	-	-	-	-	SaLo	Sandy loam. Mixed matrix.
6 - 16+	10YR 3/6	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-3

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): Linear Slope (%): 1

Subregion (LRR): A2 Lat: 48.085537 Long: -122.18048649 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
Not all three wetland criteria met; met for hydrophytic vegetation only. DP-3 is located in the central portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Ranunculus repens	15	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:
Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 3/2	100	-	-	-	-	LoSa	Loamy sand
8 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-4

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1

Subregion (LRR): A2 Lat: 48.085829 Long: -122.17909425 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
No wetland criteria met. DP-4 is located in the northeastern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	60	Yes	FACU
2.			
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1. Gaultheria shallon	25	Yes	FACU
2.			
3.			
4.			
5.			
	25	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Rubus armeniacus	45	Yes	FAC
2. Gaultheria shallon	20	Yes	FACU
3. Pteridium aquilinum	20	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 15

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:
No hydrophytic vegetation criteria met. Dominance Test must be greater than 50% to meet. Lack of hydrology and hydric soil does not constitute use of Prevalence Index.

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10R 2.5/2	100	-	-	-	-	LoSa	Loamy sand
6 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 3/13/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-5

Investigator(s): Elisabeth Gonzalez and William Bethel Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR): A2 Lat: 48.085275 Long: -122.18085532 Datum: WGS 84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; met for hydrophytic vegetation only. DP-5 is located in the southern portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	80	Yes	FAC
2. Pteridium aquilinum	10	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 11	10YR 3/2	100	-	-	-	-	SaLo	Sandy loam
11 - 16+	10YR 5/8	100	-	-	-	-	Sa	Sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): -

Water Table Present? Yes ☐ No ☒ Depth (inches): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 5/21/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-6

Investigator(s): Elisabeth Gonzalez and Shaun Sweeney Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085927 Long: -122.18288770 Datum: WGS84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks:
Not all three wetland criteria met; met for hydrophytic vegetation only. DP-6 is located in the northwestern portion of the subject site within the maintained lawn.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	85	Yes	FAC
2. Lotus corniculatus	15	No	FAC
3. Holcus lanatus	10	No	FAC
4. Plantago lanceolata	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	115	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum -15

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = 3.04

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:
Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/4	100	-	-	-	-	LoSa	Loamy Sand
7-11	10YR 3/4	40	-	-	-	-	LoSa	Loamy Sand, Mixed Matrix
	10YR 4/6	60	-	-	-	-	Sa	Sand, Mixed Matrix

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2072.0015 - Stevens City/County: Marysville/Snohomish Sampling Date: 5/21/2024

Applicant/Owner: KB Home State: WA Sampling Point: DP-7

Investigator(s): Elisabeth Gonzalez and Shaun Sweeney Section, Township, Range: 16/30N/05E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): A2 Lat: 48.085132 Long: -122.18269916 Datum: WGS84

Soil Map Unit Name: Ragnar fine sandy loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks:
Not all three wetland criteria met; met for hydrophytic vegetation only. DP-7 is located in the southwestern portion of the subject site within the maintained lawn.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 10 ft)			
1. Poa pratensis	85	Yes	FAC
2. Phalaris arundinacea	10	No	FAC
3. Ranunculus repens	10	No	FAC
4. Taraxacum officinale	5	No	FACU
5. Lotus corniculatus	5	No	FAC
6. Myosotis spp.	5	No	FACU
7.			
8.			
9.			
10.			
11.			
	120	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum -20

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = 3.04

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:
Hydrophytic vegetation criteria met through Dominance Test.

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	90	-	-	-	-	SaLo	Sandy Loam
		10	-	-	-	-	Mu	Mulch, Mixed Matrix
4-12	2.5Yr 5/4	35	-	-	-	-	Sa	Sand, Mixed Matrix
	7.5YR 3/3	65	-	-	-	-	Sa	Sand, Mixed Matrix
12-16+	2.5YR 5/4	60	-	-	-	-	Sa	Sand, Mixed Matrix
	7.5YR 3/4	40	-	-	-	-	Sa	Sand, Mixed Matrix

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil criteria met

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology criteria met.

Attachment E – Qualifications

All field inspections, jurisdictional wetland absence determinations, habitat assessments, and supporting documentation, including this ***Wetland and Fish and Wildlife Habitat Assessment Technical Memorandum*** prepared for the ***Stevens*** project, were prepared by, or under the direction of, Elisabeth Gonzalez of SVC. In addition, the site investigations were performed Elisabeth Gonzalez, William Bethel, and Shaun Sweeney and report preparation was completed by Shaun Sweeney and additional project oversight and final report review was completed by Elisabeth Gonzalez.

Elisabeth Gonzalez is an Environmental Project Manager and Scientist with 3 years of professional experience. Elizabeth has a background in project management, shoreline permitting, forest and marine ecology, and wetland delineations. Elisabeth brings experience in managing bulkhead repair and replacement projects, single-family residence planning and wetland delineations, and extensive permitting projects for marina renovations. Previously, she has managed multiple shoreline projects in assisting clients with permitting processes while implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in October of 2021 and has since been involved in wetland delineations all across western Washington. Elisabeth has also completed two internships with the US Forest Service and Maui Ocean Center, where she performed a variety of research-based field work and worked as a research assistant with Saving the Blue collecting data on shark species and environmental impacts on the ocean.

Education: Bachelor of Science in Environmental Science with a concentration in Forest and Marine Ecology and Oceanography from the University of Colorado, Boulder.

William Bethel is a Staff Scientist with 4 years of professional experience. William has a background in environmental science in Washington State. At Simon Fraser University, he worked in a research lab, studying the distribution and prediction of forest soils. Previously William has managed wetland site assessments and mitigation projects for Hamer Environmental and Aqua Terr Systems Inc., managed environmental compliance at the Phillips 66 refinery in Ferndale, WA, and organized environmental education programs for the Chief Seattle Council. His education and experience have provided him with extensive knowledge on forests ecology, remote sensing, GIS, soil science, hazardous waste management and wetland monitoring. Currently, William assists in wetland, stream and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications.

Education: Master of Science degree in Soil Science from Simon Fraser University, Burnaby British Columbia. Bachelor of Science degree in Environmental Science with a GIS minor from Western Washington University. *Professional Trainings:* 40-hour USACE wetland delineation training with Richard Chinn. Using the Revised Washington State Wetland Rating System (2014) in Western Washington from the Washington State Department of Ecology. Ordinary High Water Mark in Washington From the Washington State Department of Ecology.

Shaun Sweeney is an Environmental Scientist with 4 years of professional experience. Shaun has a background in wetland delineations, project management, vegetation monitoring, shoreline and stream assessments, and permitting processes. She currently performs wetland and ordinary highwater delineations, conducts environmental code analysis and prepares environmental assessments. Previously Shaun has managed multiple single family and residential development projects in assisting clients with permitting processes, mitigation planning and implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in August of 2021 and has since been involved in wetland delineations across western Washington. Her noteworthy experiences include supporting clients with navigating environmental regulations related to land use and development, managing mitigation and restoration projects, leading wetland and ordinary high-water delineations throughout the Puget Sound region, and experience in conducted various ecological surveys while studying abroad courses in South Africa.

Education: Bachelor of Arts in Environmental Studies with a minor in Geography from Western Washington University. *Professional Trainings:* Basic Wetland Delineator Training with the Wetland Training Institute 40-hour USACE wetland delineation training. Shaun has been formally trained through the Washington State Department of Ecology, Coastal Training Program, How to Determine the Ordinary High Water Mark, Using the Washington State Wetland Rating System (2014), and forage fish survey.

APPENDIX 3

Land Use Area Summary

WWHM Project Reports

Stormtech Infiltration Facilities

Land Use Area Summary - Basin 1

Stevens PRD Preliminary Plat

		sf	acres
Basin 1		586,319	**13.460**
Pre-Developed Condition			
Impervious			
		0	**0.000**
	Impervious Sub-total:	**0**	**0.000**
Pervious			
	Forest (Per WSDOE)	586,319	**13.460**
	Pervious Sub-total:	**586,319**	**13.460**
	Basin Total:	**586,319**	**13.460**
Devloped Condition			
Impervious			
	ROW Hardscape - (80% Imperv)	96,066	**2.205**
	SFR Lots Hardscape - (70% Imperv)	279,827	**6.424**
	Storm Tract Hardscape - (15% Imperv)	9,973	**0.229**
	Impervious Sub-total:	**385,865**	**8.858**
Pervious			
	ROW Landscape - (20% Pervious)	24,016	**0.551**
	SFR Lots Landscape - (30% Pervious)	119,926	**2.753**
	Storm Tract Landscape - (85% Pervious)	56,511	**1.297**
	Pervious Sub-total:	**200,454**	**4.602**
	Basin Total:	**586,319**	**13.460**

Land Use Area Summary - Basin 2

Stevens PRD Preliminary Plat

		sf	acres
Basin 2		6,944	**0.159**
Pre-Developed Condition			
Impervious			
		0	**0.000**
	Impervious Sub-total:	**0**	**0.000**
Pervious			
	Forest (Per WSDOE)	6,944	**0.159**
	Pervious Sub-total:	**6,944**	**0.159**
	Basin Total:	**6,944**	**0.159**
Devloped Condition			
Impervious			
	Road	2,493	**0.057**
	Sidewalk	656	**0.015**
	Storm Tract Hardscape - (15% Imperv)	370	**0.008**
	Impervious Sub-total:	**3,519**	**0.081**
Pervious			
	ROW Landscape	1,329	**0.031**
	Storm Tract Landscape - (85% Pervious)	2,096	**0.048**
	Pervious Sub-total:	**3,425**	**0.079**
	Basin Total:	**6,944**	**0.159**

Land Use Area Summary - Basin 3

Stevens PRD Preliminary Plat

		sf	acres
Basin 2		17,304	**0.397**
Pre-Developed Condition			
Impervious			
		0	**0.000**
	Impervious Sub-total:	**0**	**0.000**
Pervious			
	Forest (Per WSDOE)	17,304	**0.397**
	Pervious Sub-total:	**17,304**	**0.397**
	Basin Total:	**17,304**	**0.397**
Devloped Condition			
Impervious			
	Road	6,035	**0.139**
	Sidewalk	1,884	**0.043**
	Storm Tract Hardscape - (15% Imperv)	822	**0.019**
	Impervious Sub-total:	**8,741**	**0.201**
Pervious			
	ROW Landscape	3,902	**0.090**
	Storm Tract Landscape - (85% Pervious)	4,661	**0.107**
	Pervious Sub-total:	**8,563**	**0.197**
	Basin Total:	**17,304**	**0.397**

WWHM2012
PROJECT REPORT

Project Name: 16200-1 (Basin 1 – Full Infiltration)
Site Name: Stevens PRD
Site Address: 98 Ave NE
City : Marysville
Report Date: 8/1/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Forest, Flat	13.460
Pervious Total	13.460

Impervious Land Use	acre
Impervious Total	0.000
Basin Total	13.460

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Lawn, Flat	4.602
Pervious Total	4.602

Impervious Land Use	acre
ROADS FLAT	2.205
ROOF TOPS FLAT	4.000
DRIVEWAYS FLAT	2.424
SIDEWALKS FLAT	0.229
Impervious Total	8.858
Basin Total	13.460

Element Flows To:

Surface	Interflow	Groundwater
StormTech 1	StormTech 1	

Name : StormTech 1
Facility Name: StormTech 1

Chamber Model: 3500
Dimensions
Max Row Length : 200
Number of Chambers: 350
Number of Endcaps : 28
Top Stone Depth : 12
Bottom Stone Depth: 9
Infiltration On
Infiltration rate: 2
Infiltration safety factor: 1
Total Volume Infiltrated (ac-ft.): 1380.922
Total Volume Through Riser (ac-ft.): 0.162
Total Volume Through Facility (ac-ft.): 1381.085
Percent Infiltrated: 99.99
Total Precip Applied to Facility: 0
Total Evap From Facility: 0
Discharge Structure
Riser Height: 4.5 ft.
Riser Diameter: 24 in.

Element Flows To:

Outlet 1	Outlet 2

StormTech Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
3.0000	0.423	0.000	0.000	0.000

3.0833	0.423	0.014	0.000	0.852
3.1667	0.423	0.028	0.000	0.852
3.2500	0.423	0.042	0.000	0.852
3.3333	0.423	0.056	0.000	0.852
3.4167	0.423	0.070	0.000	0.852
3.5000	0.423	0.084	0.000	0.852
3.5833	0.423	0.098	0.000	0.852
3.6667	0.423	0.112	0.000	0.852
3.7500	0.423	0.127	0.000	0.852
3.8333	0.423	0.158	0.000	0.852
3.9167	0.423	0.189	0.000	0.852
4.0000	0.423	0.220	0.000	0.852
4.0833	0.423	0.251	0.000	0.852
4.1667	0.423	0.282	0.000	0.852
4.2500	0.423	0.312	0.000	0.852
4.3333	0.423	0.343	0.000	0.852
4.4167	0.423	0.373	0.000	0.852
4.5000	0.423	0.404	0.000	0.852
4.5833	0.423	0.434	0.000	0.852
4.6667	0.423	0.464	0.000	0.852
4.7500	0.423	0.494	0.000	0.852
4.8333	0.423	0.523	0.000	0.852
4.9167	0.423	0.553	0.000	0.852
5.0000	0.423	0.582	0.000	0.852
5.0833	0.423	0.612	0.000	0.852
5.1667	0.423	0.641	0.000	0.852
5.2500	0.423	0.669	0.000	0.852
5.3333	0.423	0.698	0.000	0.852
5.4167	0.423	0.726	0.000	0.852
5.5000	0.423	0.754	0.000	0.852
5.5833	0.423	0.782	0.000	0.852
5.6667	0.423	0.810	0.000	0.852
5.7500	0.423	0.837	0.000	0.852
5.8333	0.423	0.864	0.000	0.852
5.9167	0.423	0.891	0.000	0.852
6.0000	0.423	0.917	0.000	0.852
6.0833	0.423	0.944	0.000	0.852
6.1667	0.423	0.969	0.000	0.852
6.2500	0.423	0.995	0.000	0.852
6.3333	0.423	1.020	0.000	0.852
6.4167	0.423	1.044	0.000	0.852
6.5000	0.423	1.068	0.000	0.852
6.5833	0.423	1.092	0.000	0.852
6.6667	0.423	1.115	0.000	0.852
6.7500	0.423	1.137	0.000	0.852
6.8333	0.423	1.159	0.000	0.852
6.9167	0.423	1.180	0.000	0.852
7.0000	0.423	1.200	0.000	0.852
7.0833	0.423	1.219	0.000	0.852
7.1667	0.423	1.237	0.000	0.852
7.2500	0.423	1.253	0.000	0.852
7.3333	0.423	1.268	0.000	0.852
7.4167	0.423	1.283	0.000	0.852
7.5000	0.423	1.298	0.000	0.852
7.5833	0.423	1.312	0.510	0.852
7.6667	0.423	1.326	1.438	0.852
7.7500	0.423	1.340	2.623	0.852

7.8333	0.423	1.355	3.979	0.852
7.9167	0.423	1.369	5.427	0.852
8.0000	0.423	1.383	6.887	0.852
8.0833	0.423	1.397	8.277	0.852
8.1667	0.423	1.411	9.523	0.852
8.2500	0.423	1.425	10.56	0.852
8.3333	0.423	1.439	11.38	0.852
8.4167	0.423	1.453	11.99	0.852
8.5000	0.423	1.467	12.46	0.852

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 13.460
Total Impervious Area: 0.000

Mitigated Landuse Totals for POC #1
Total Pervious Area: 4.602
Total Impervious Area: 8.858

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.010625
5 year	0.012949
10 year	0.014453
25 year	0.016333
50 year	0.017725
100 year	0.019115

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Stream Protection Duration
Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.010	0.000
1950	0.011	0.000
1951	0.011	0.000
1952	0.009	0.000
1953	0.011	0.000
1954	0.011	0.000

1955	0.011	0.000
1956	0.010	0.000
1957	0.010	0.000
1958	0.011	0.000
1959	0.011	0.000
1960	0.010	0.000
1961	0.011	0.000
1962	0.011	0.000
1963	0.009	0.000
1964	0.010	0.000
1965	0.011	0.000
1966	0.009	0.000
1967	0.011	0.000
1968	0.010	0.000
1969	0.011	0.000
1970	0.011	0.000
1971	0.011	0.000
1972	0.011	0.000
1973	0.010	0.000
1974	0.011	0.000
1975	0.011	0.000
1976	0.011	0.000
1977	0.010	0.000
1978	0.010	0.000
1979	0.011	0.000
1980	0.010	0.000
1981	0.011	0.000
1982	0.011	0.000
1983	0.011	0.000
1984	0.011	0.000
1985	0.010	0.000
1986	0.010	0.000
1987	0.011	0.000
1988	0.011	0.000
1989	0.010	0.000
1990	0.011	0.000
1991	0.011	0.000
1992	0.011	0.000
1993	0.010	0.000
1994	0.011	0.000
1995	0.010	0.000
1996	0.020	0.000
1997	0.051	0.174
1998	0.011	0.000
1999	0.010	0.000
2000	0.010	0.000
2001	0.008	0.000
2002	0.011	0.000
2003	0.010	0.000
2004	0.009	0.000
2005	0.010	0.000
2006	0.011	0.000
2007	0.011	0.000
2008	0.011	0.924
2009	0.010	0.000

Stream Protection Duration
Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0512	0.9243
2	0.0200	0.1742
3	0.0109	0.0000
4	0.0108	0.0000
5	0.0108	0.0000
6	0.0108	0.0000
7	0.0108	0.0000
8	0.0108	0.0000
9	0.0108	0.0000
10	0.0108	0.0000
11	0.0108	0.0000
12	0.0108	0.0000
13	0.0108	0.0000
14	0.0108	0.0000
15	0.0108	0.0000
16	0.0108	0.0000
17	0.0107	0.0000
18	0.0107	0.0000
19	0.0107	0.0000
20	0.0107	0.0000
21	0.0107	0.0000
22	0.0107	0.0000
23	0.0107	0.0000
24	0.0107	0.0000
25	0.0107	0.0000
26	0.0107	0.0000
27	0.0107	0.0000
28	0.0107	0.0000
29	0.0107	0.0000
30	0.0106	0.0000
31	0.0106	0.0000
32	0.0106	0.0000
33	0.0106	0.0000
34	0.0106	0.0000
35	0.0105	0.0000
36	0.0105	0.0000
37	0.0105	0.0000
38	0.0105	0.0000
39	0.0104	0.0000
40	0.0104	0.0000
41	0.0103	0.0000
42	0.0103	0.0000
43	0.0102	0.0000
44	0.0102	0.0000
45	0.0102	0.0000
46	0.0101	0.0000
47	0.0101	0.0000
48	0.0101	0.0000
49	0.0101	0.0000
50	0.0101	0.0000
51	0.0101	0.0000
52	0.0100	0.0000
53	0.0099	0.0000
54	0.0097	0.0000

55	0.0097	0.0000
56	0.0096	0.0000
57	0.0093	0.0000
58	0.0092	0.0000
59	0.0092	0.0000
60	0.0091	0.0000
61	0.0083	0.0000

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

Water Quality BMP Flow and Volume for POC #1
On-line facility volume: 0 **acre-feet**
On-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**
Off-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**

Perlnd and Implnd Changes

No changes have been made.

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BASIN 1 STORMTECH INFILTRATION FACILITY - PRELIM DESIGN

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

STEVENS PLANNED RESIDENTIAL DEVELOPMENT

MARYSVILLE, WA, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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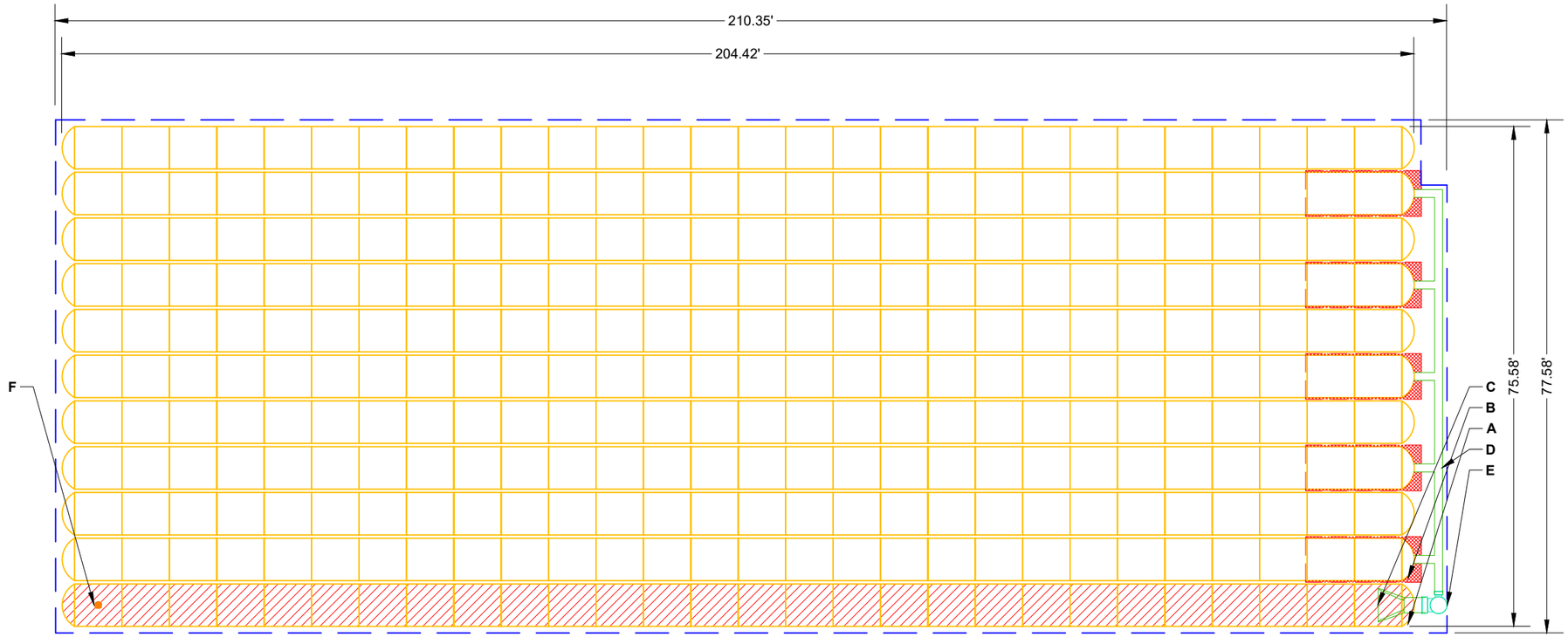
1270 PROPOSED LAYOUT

308	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
22	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
56333	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5.50
		TOP OF MC-3500 CHAMBER:	4.50
		12" x 12" TOP MANIFOLD INVERT:	2.95
		24" ISOLATOR ROW PLUS INVERT:	0.92
16281	SYSTEM AREA (SF)	BOTTOM OF MC-3500 CHAMBER:	0.75
575.9	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		6.8 CFS IN
INSPECTION PORT	F	4" SEE DETAIL		



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

STEVENS PLANNED
RESIDENTIAL DEVELOPMENT
MARYSVILLE, WA, USA

DATE: | DRAWN: AS | CHECKED: N/A | PROJECT #:

DESCRIPTION	CHK	DRW	DATE

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 20 40

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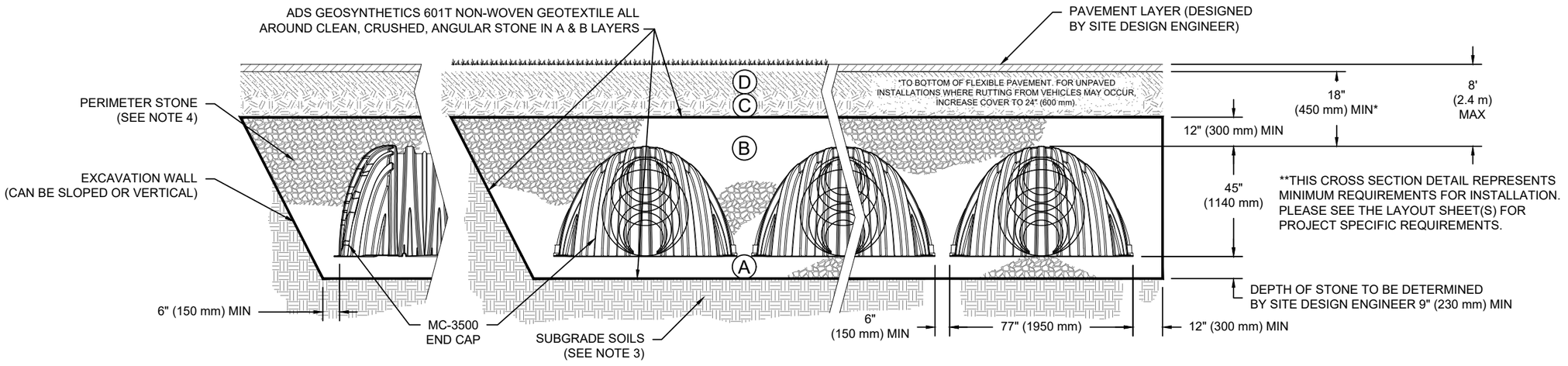
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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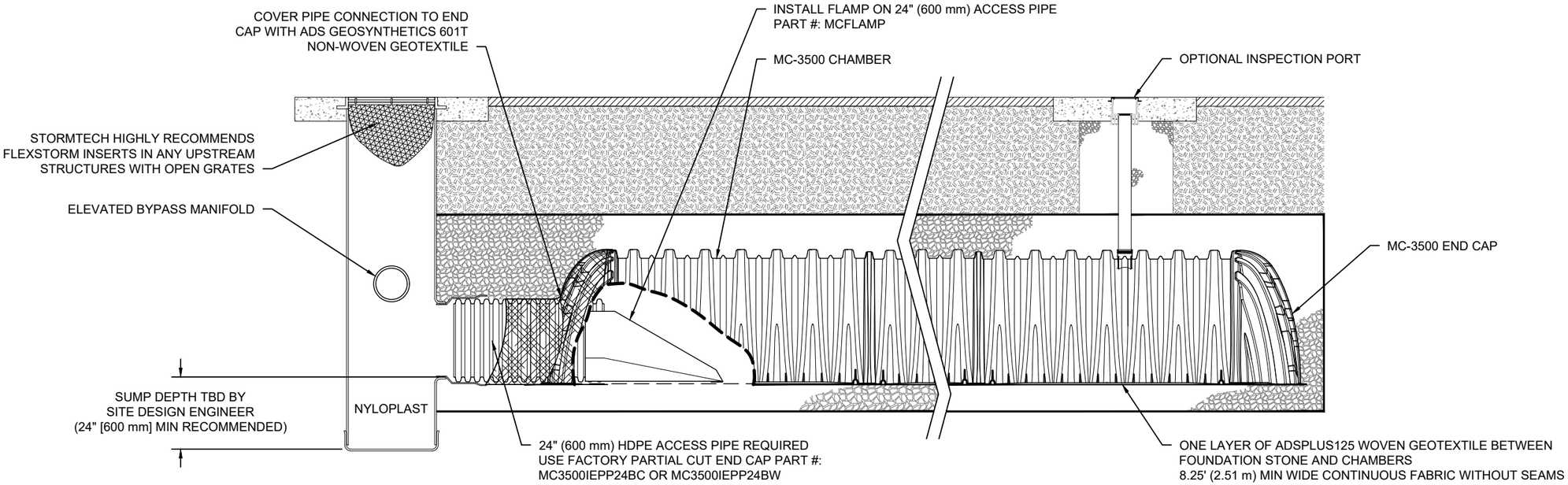


MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

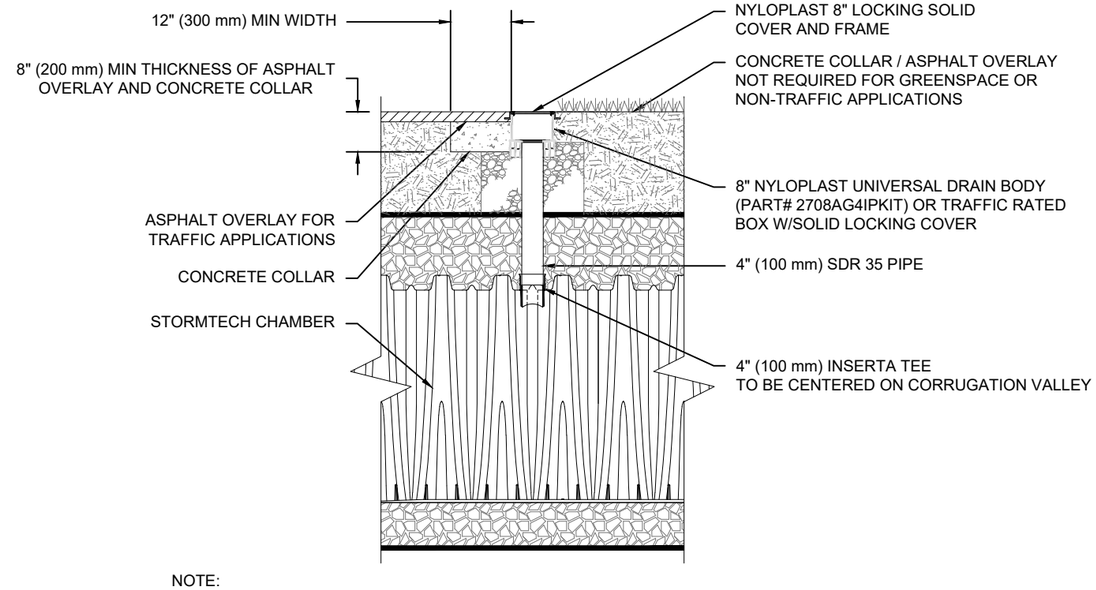
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

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MC-3500 TECHNICAL SPECIFICATION

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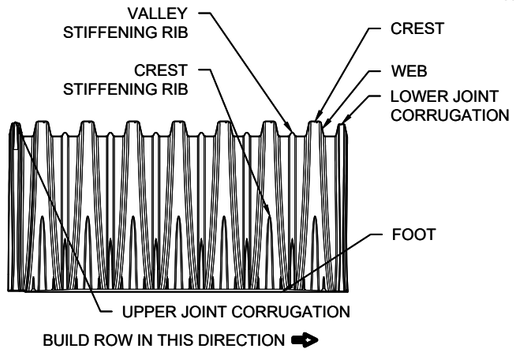
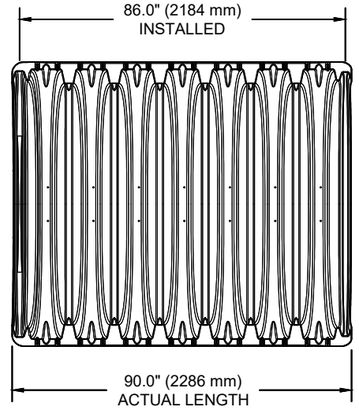
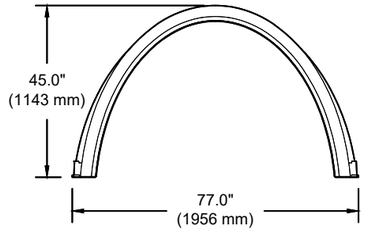
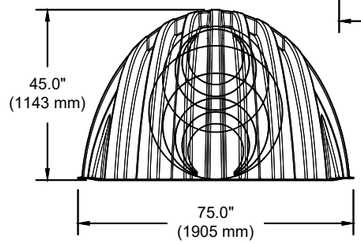
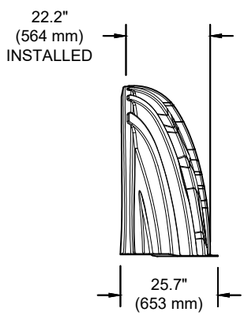










NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

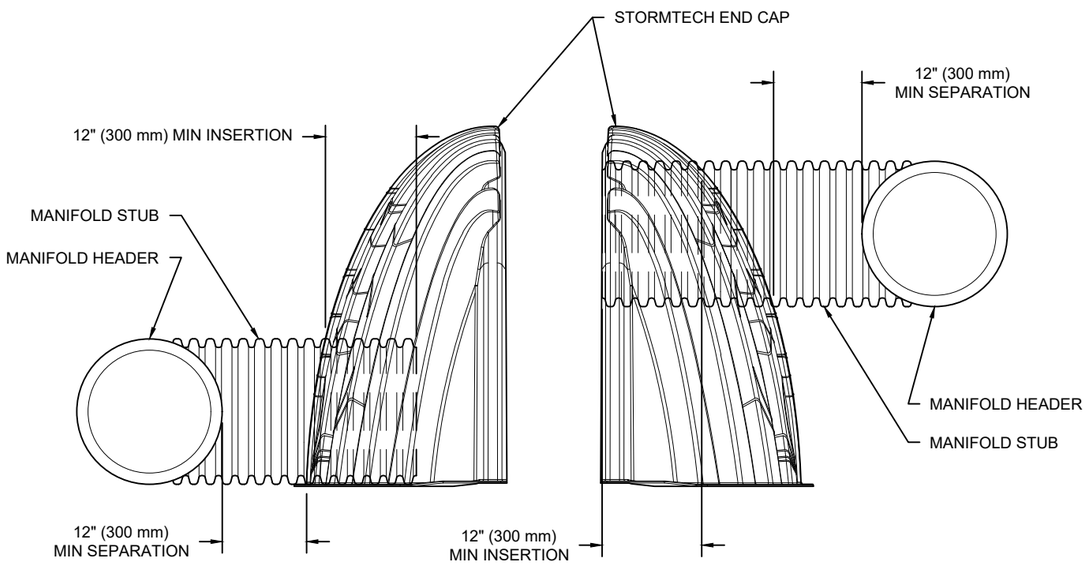
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

NTS

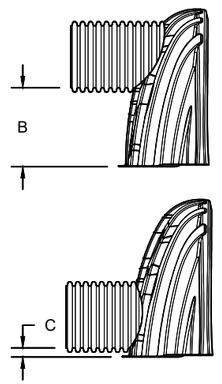


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

STEVENS PLANNED
RESIDENTIAL DEVELOPMENT
MARYSVILLE, WA, USA

DATE: | DRAWN: AS | CHECKED: N/A
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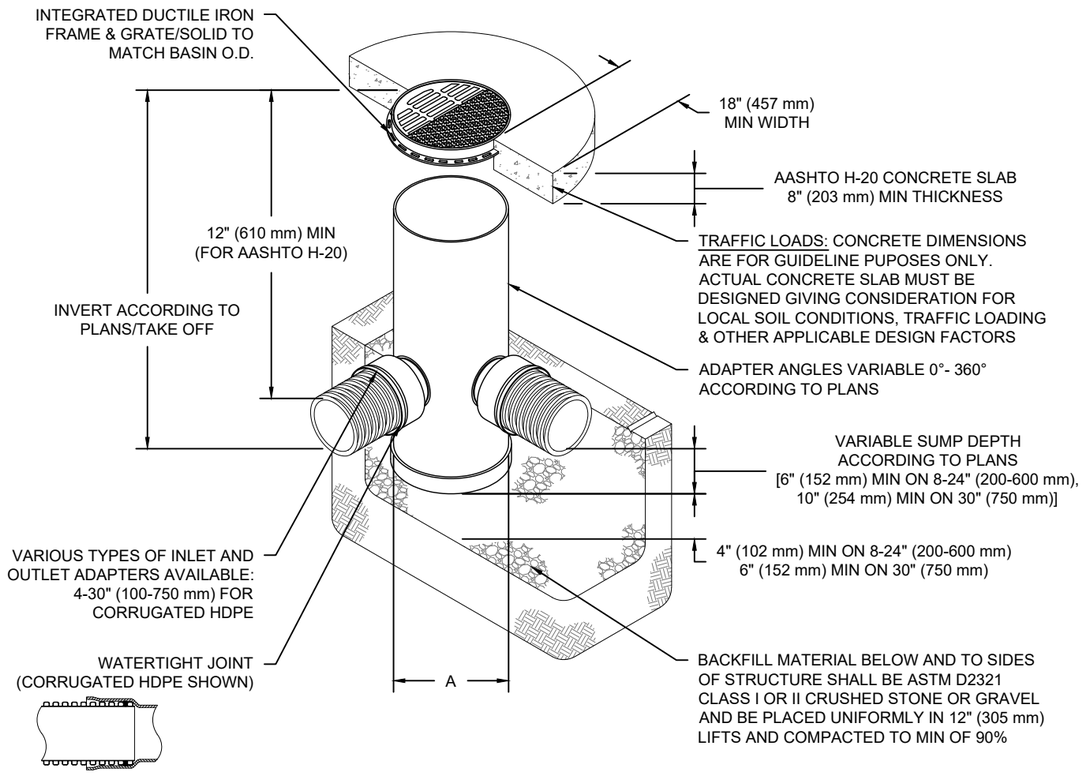
NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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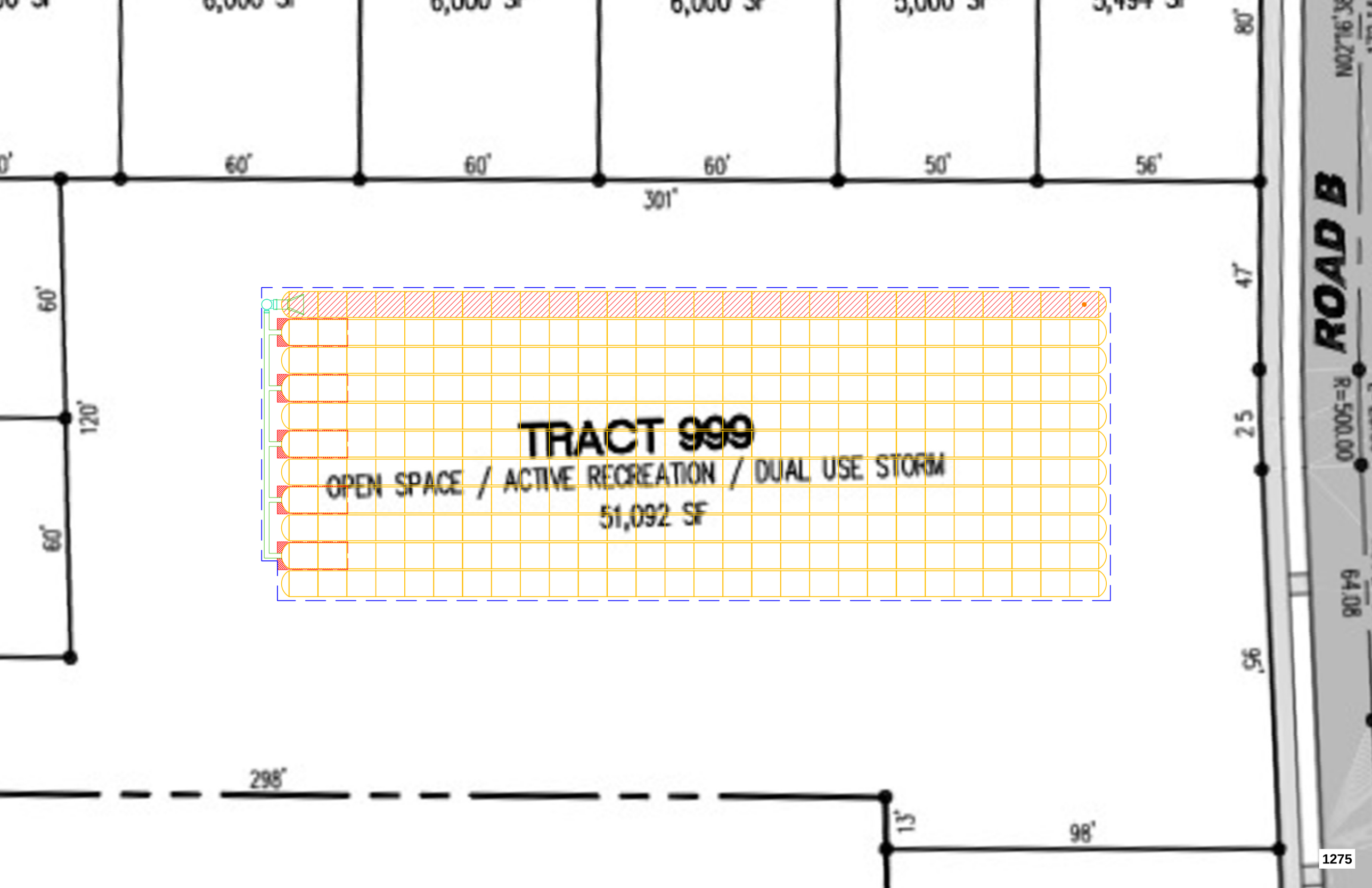

TRACT 999
OPEN SPACE / ACTIVE RECREATION / DUAL USE STORM
51,092 SF
ROAD B
60'
60'
60'
50'
56'
301'
80'
47'
25
95'
60'
120'
60'
298'
13'
98'
R=500.00
64.08

WWHM2012
PROJECT REPORT

Project Name: 16200-2 (Basin 2 – Full Infiltration)
Site Name: Stevens PRD
Site Address: 98 Ave NE
City : Marysville
Report Date: 8/1/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE

Name : Basin 2
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Forest, Flat	0.159
Pervious Total	0.159

Impervious Land Use	acre
Impervious Total	0.000
Basin Total	0.159

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE

Name : Basin 2
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Lawn, Flat	0.079
Pervious Total	0.079

Impervious Land Use	acre
ROADS FLAT	0.057
DRIVEWAYS FLAT	0.008
SIDEWALKS FLAT	0.015
Impervious Total	0.080
Basin Total	0.159

Element Flows To:

Surface	Interflow	Groundwater
StormTech 2	StormTech 2	

Name : StormTech 2
Facility Name: StormTech 2

Chamber Model: 3500
Dimensions
Max Row Length : 30
Number of Chambers: 4
Number of Endcaps : 2
Top Stone Depth : 12
Bottom Stone Depth: 9
Infiltration On
Infiltration rate: 2
Infiltration safety factor: 1
Total Volume Infiltrated (ac-ft.): 12.448
Total Volume Through Riser (ac-ft.): 0
Total Volume Through Facility (ac-ft.): 12.448
Percent Infiltrated: 100
Total Precip Applied to Facility: 0
Total Evap From Facility: 0
Discharge Structure
Riser Height: 4.5 ft.
Riser Diameter: 24 in.

Element Flows To:

Outlet 1	Outlet 2

StormTech Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)

3.0000	0.005	0.000	0.000	0.000
3.0833	0.005	0.000	0.000	0.011
3.1667	0.005	0.000	0.000	0.011
3.2500	0.005	0.000	0.000	0.011
3.3333	0.005	0.000	0.000	0.011
3.4167	0.005	0.000	0.000	0.011
3.5000	0.005	0.001	0.000	0.011
3.5833	0.005	0.001	0.000	0.011
3.6667	0.005	0.001	0.000	0.011
3.7500	0.005	0.001	0.000	0.011
3.8333	0.005	0.002	0.000	0.011
3.9167	0.005	0.002	0.000	0.011
4.0000	0.005	0.002	0.000	0.011
4.0833	0.005	0.003	0.000	0.011
4.1667	0.005	0.003	0.000	0.011
4.2500	0.005	0.004	0.000	0.011
4.3333	0.005	0.004	0.000	0.011
4.4167	0.005	0.004	0.000	0.011
4.5000	0.005	0.005	0.000	0.011
4.5833	0.005	0.005	0.000	0.011
4.6667	0.005	0.005	0.000	0.011
4.7500	0.005	0.006	0.000	0.011
4.8333	0.005	0.006	0.000	0.011
4.9167	0.005	0.007	0.000	0.011
5.0000	0.005	0.007	0.000	0.011
5.0833	0.005	0.007	0.000	0.011
5.1667	0.005	0.008	0.000	0.011
5.2500	0.005	0.008	0.000	0.011
5.3333	0.005	0.008	0.000	0.011
5.4167	0.005	0.009	0.000	0.011
5.5000	0.005	0.009	0.000	0.011
5.5833	0.005	0.009	0.000	0.011
5.6667	0.005	0.010	0.000	0.011
5.7500	0.005	0.010	0.000	0.011
5.8333	0.005	0.010	0.000	0.011
5.9167	0.005	0.011	0.000	0.011
6.0000	0.005	0.011	0.000	0.011
6.0833	0.005	0.011	0.000	0.011
6.1667	0.005	0.012	0.000	0.011
6.2500	0.005	0.012	0.000	0.011
6.3333	0.005	0.012	0.000	0.011
6.4167	0.005	0.013	0.000	0.011
6.5000	0.005	0.013	0.000	0.011
6.5833	0.005	0.013	0.000	0.011
6.6667	0.005	0.014	0.000	0.011
6.7500	0.005	0.014	0.000	0.011
6.8333	0.005	0.014	0.000	0.011
6.9167	0.005	0.014	0.000	0.011
7.0000	0.005	0.015	0.000	0.011
7.0833	0.005	0.015	0.000	0.011
7.1667	0.005	0.015	0.000	0.011
7.2500	0.005	0.015	0.000	0.011
7.3333	0.005	0.016	0.000	0.011
7.4167	0.005	0.016	0.000	0.011
7.5000	0.005	0.016	0.000	0.011
7.5833	0.005	0.016	0.510	0.011

7.6667	0.005	0.016	1.438	0.011
7.7500	0.005	0.016	2.623	0.011
7.8333	0.005	0.017	3.979	0.011
7.9167	0.005	0.017	5.427	0.011
8.0000	0.005	0.017	6.887	0.011
8.0833	0.005	0.017	8.277	0.011
8.1667	0.005	0.017	9.523	0.011
8.2500	0.005	0.018	10.56	0.011
8.3333	0.005	0.018	11.38	0.011
8.4167	0.005	0.018	11.99	0.011
8.5000	0.005	0.018	12.46	0.011

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.159
Total Impervious Area: 0.000

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.079
Total Impervious Area: 0.08

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.000126
5 year	0.000153
10 year	0.000171
25 year	0.000193
50 year	0.000209
100 year	0.000226

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Stream Protection Duration
Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.000	0.000
1950	0.000	0.000
1951	0.000	0.000

1952	0.000	0.000
1953	0.000	0.000
1954	0.000	0.000
1955	0.000	0.000
1956	0.000	0.000
1957	0.000	0.000
1958	0.000	0.000
1959	0.000	0.000
1960	0.000	0.000
1961	0.000	0.000
1962	0.000	0.000
1963	0.000	0.000
1964	0.000	0.000
1965	0.000	0.000
1966	0.000	0.000
1967	0.000	0.000
1968	0.000	0.000
1969	0.000	0.000
1970	0.000	0.000
1971	0.000	0.000
1972	0.000	0.000
1973	0.000	0.000
1974	0.000	0.000
1975	0.000	0.000
1976	0.000	0.000
1977	0.000	0.000
1978	0.000	0.000
1979	0.000	0.000
1980	0.000	0.000
1981	0.000	0.000
1982	0.000	0.000
1983	0.000	0.000
1984	0.000	0.000
1985	0.000	0.000
1986	0.000	0.000
1987	0.000	0.000
1988	0.000	0.000
1989	0.000	0.000
1990	0.000	0.000
1991	0.000	0.000
1992	0.000	0.000
1993	0.000	0.000
1994	0.000	0.000
1995	0.000	0.000
1996	0.000	0.000
1997	0.001	0.000
1998	0.000	0.000
1999	0.000	0.000
2000	0.000	0.000
2001	0.000	0.000
2002	0.000	0.000
2003	0.000	0.000
2004	0.000	0.000
2005	0.000	0.000
2006	0.000	0.000
2007	0.000	0.000

2008	0.000	0.000
2009	0.000	0.000

Stream Protection Duration
Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0006	0.0000
2	0.0002	0.0000
3	0.0001	0.0000
4	0.0001	0.0000
5	0.0001	0.0000
6	0.0001	0.0000
7	0.0001	0.0000
8	0.0001	0.0000
9	0.0001	0.0000
10	0.0001	0.0000
11	0.0001	0.0000
12	0.0001	0.0000
13	0.0001	0.0000
14	0.0001	0.0000
15	0.0001	0.0000
16	0.0001	0.0000
17	0.0001	0.0000
18	0.0001	0.0000
19	0.0001	0.0000
20	0.0001	0.0000
21	0.0001	0.0000
22	0.0001	0.0000
23	0.0001	0.0000
24	0.0001	0.0000
25	0.0001	0.0000
26	0.0001	0.0000
27	0.0001	0.0000
28	0.0001	0.0000
29	0.0001	0.0000
30	0.0001	0.0000
31	0.0001	0.0000
32	0.0001	0.0000
33	0.0001	0.0000
34	0.0001	0.0000
35	0.0001	0.0000
36	0.0001	0.0000
37	0.0001	0.0000
38	0.0001	0.0000
39	0.0001	0.0000
40	0.0001	0.0000
41	0.0001	0.0000
42	0.0001	0.0000
43	0.0001	0.0000
44	0.0001	0.0000
45	0.0001	0.0000
46	0.0001	0.0000
47	0.0001	0.0000
48	0.0001	0.0000
49	0.0001	0.0000

50	0.0001	0.0000
51	0.0001	0.0000
52	0.0001	0.0000
53	0.0001	0.0000
54	0.0001	0.0000
55	0.0001	0.0000
56	0.0001	0.0000
57	0.0001	0.0000
58	0.0001	0.0000
59	0.0001	0.0000
60	0.0001	0.0000
61	0.0001	0.0000

Water Quality BMP Flow and Volume for POC #1
On-line facility volume: 0 **acre-feet**
On-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**
Off-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**

Perlnd and Implnd Changes

No changes have been made.

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BASIN 2 STORMTECH INFILTRATION FACILTY - PRELIM DESIGN

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
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INSTALLATION INSTRUCTIONS
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STEVENS PRD - BASIN 2

MARYSVILLE, WA, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT

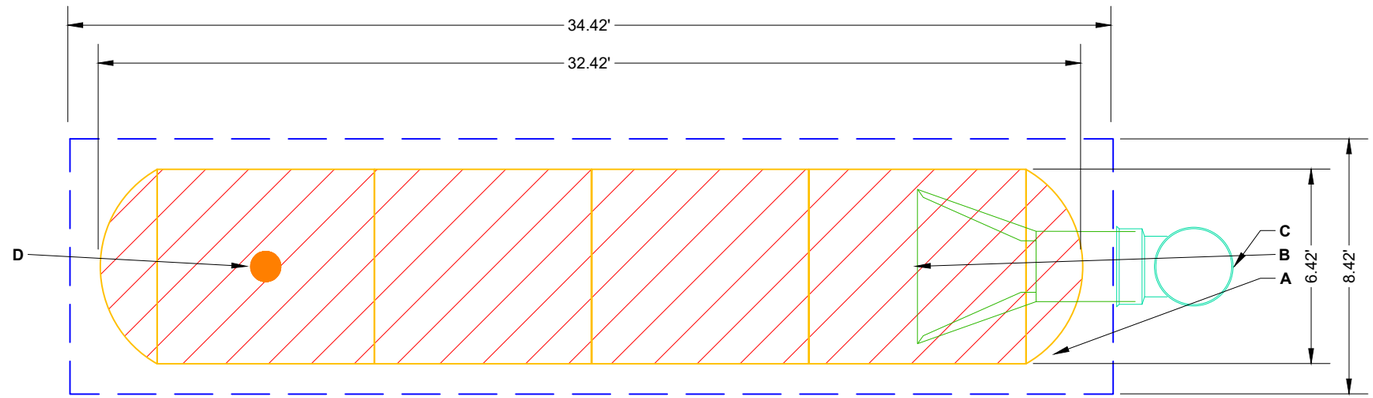
4	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
919	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
290	SYSTEM AREA (SF)
85.7	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS:

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
TOP OF STONE:	5.50
TOP OF MC-3500 CHAMBER:	4.50
24" ISOLATOR ROW PLUS INVERT:	0.92
BOTTOM OF MC-3500 CHAMBER:	0.75
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

STEVENS PRD - BASIN 2
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
CHECKED: N/A

DATE	DESCRIPTION	CHK	DRW

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech®
Chamber System
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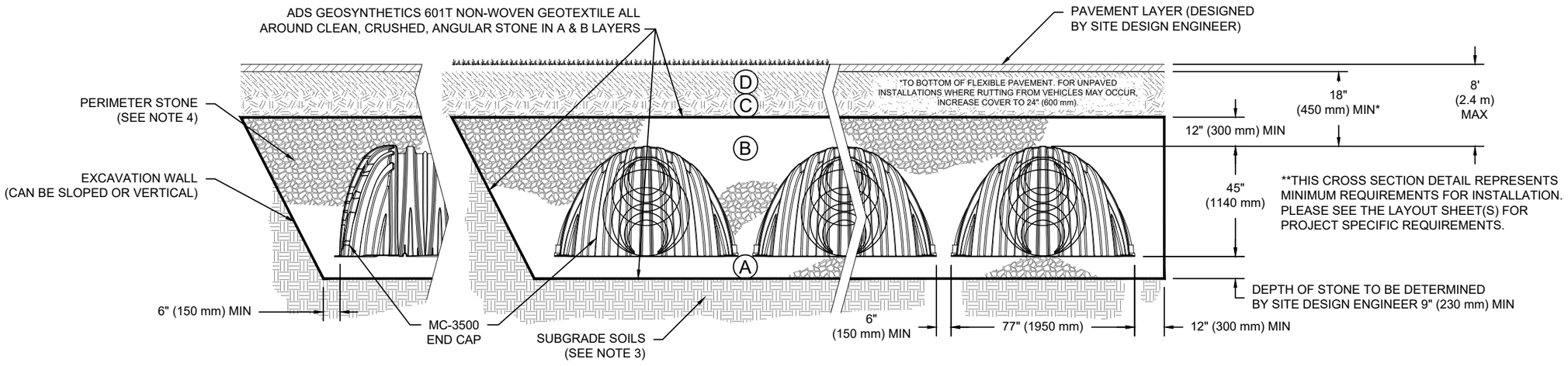
HILLIARD, OH 43026
1-800-733-7473

0 5 10

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STEVENS PRD - BASIN 2
MARYSVILLE, WA, USA
DATE: DRAWN: CS CHECKED: N/A
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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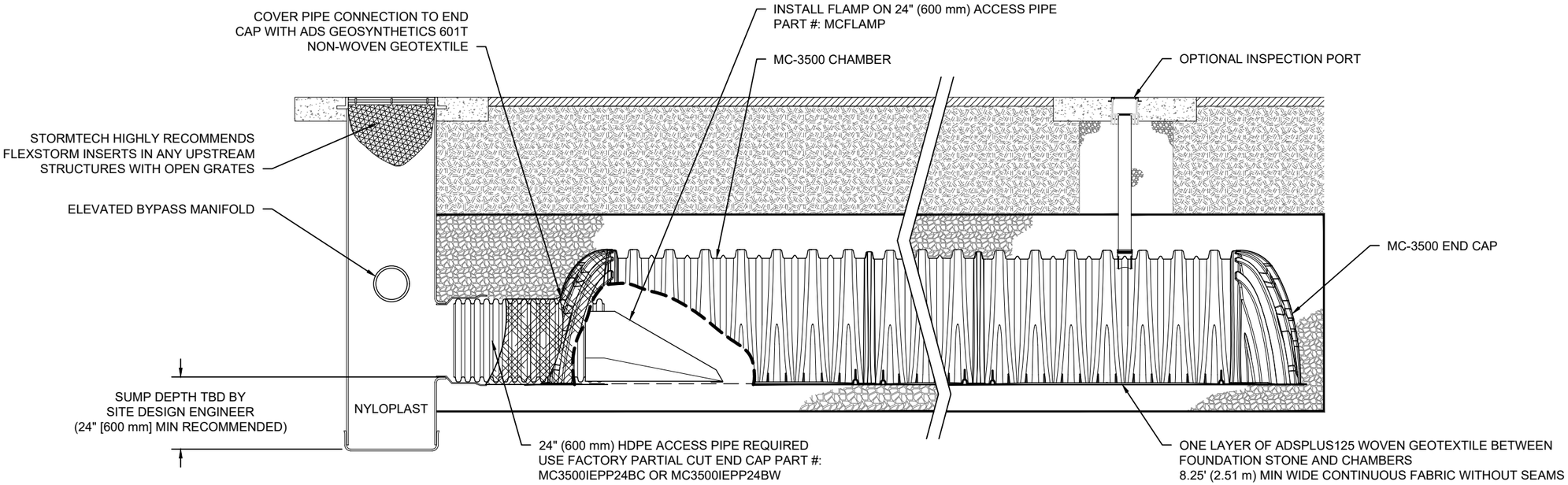


MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

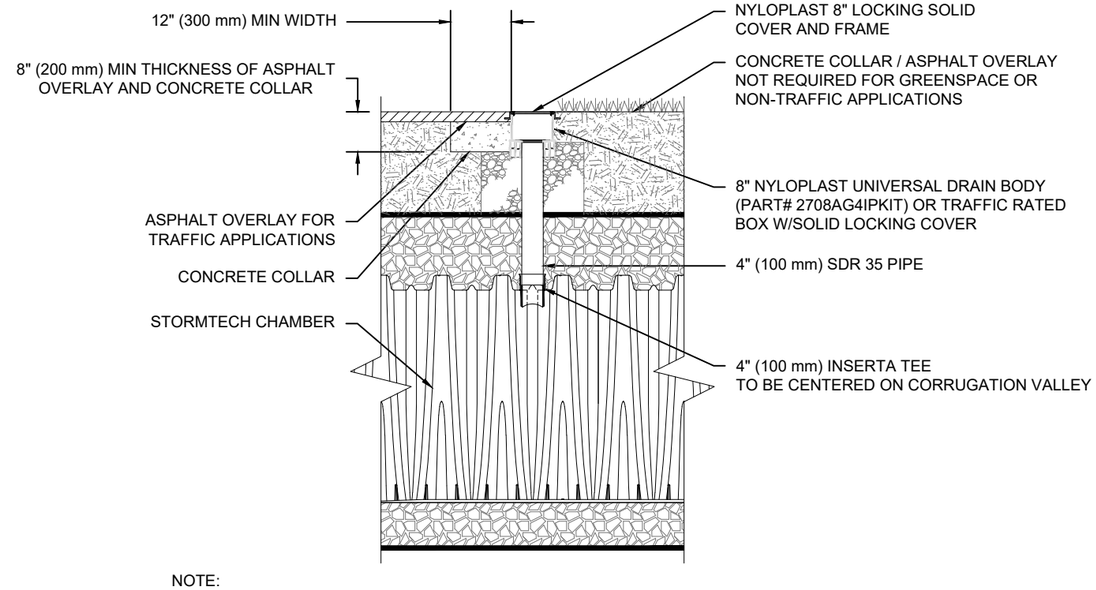
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

STEVENS PRD - BASIN 2
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM
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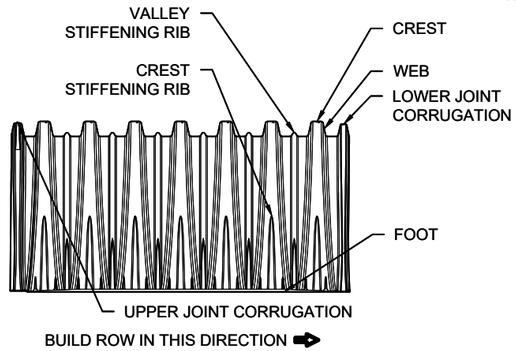
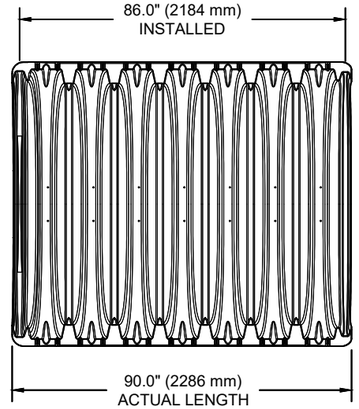
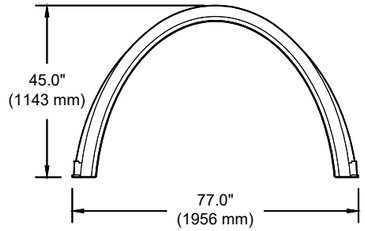
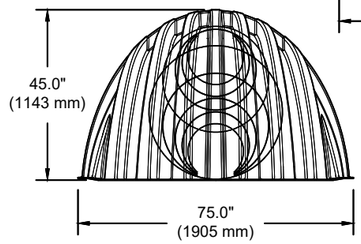
MC-3500 TECHNICAL SPECIFICATION

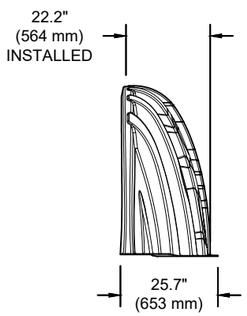
NTS











NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

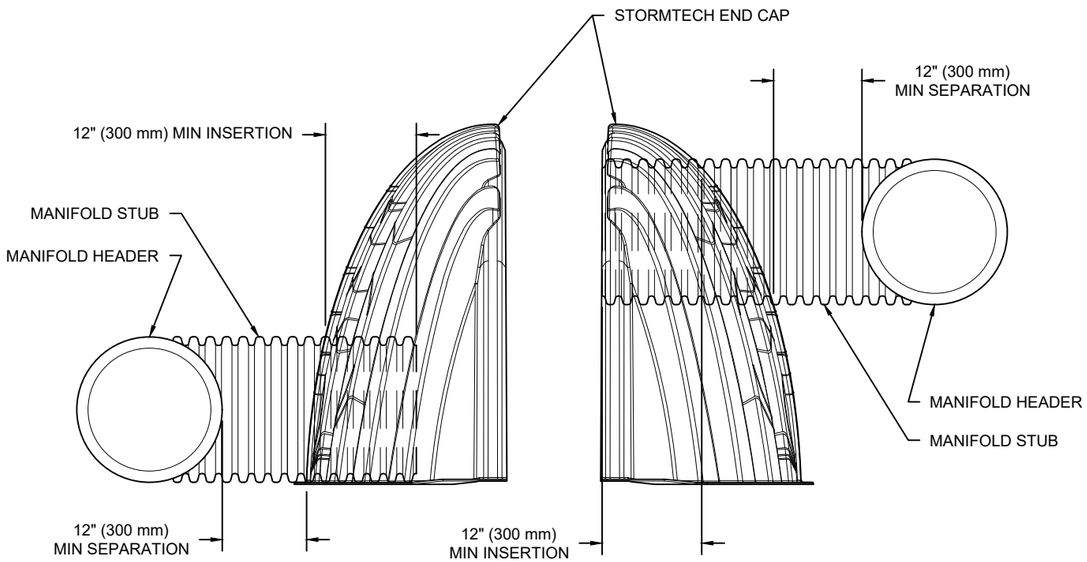
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

NTS

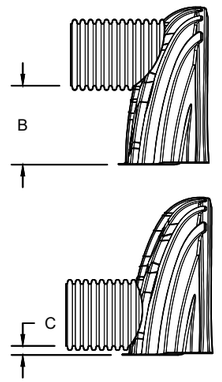


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

STEVENS PRD - BASIN 2
MARYSVILLE, WA, USA
DATE: | DRAWN: CS | CHECKED: N/A
PROJECT #:

DESCRIPTION	CHK	DRW	DATE

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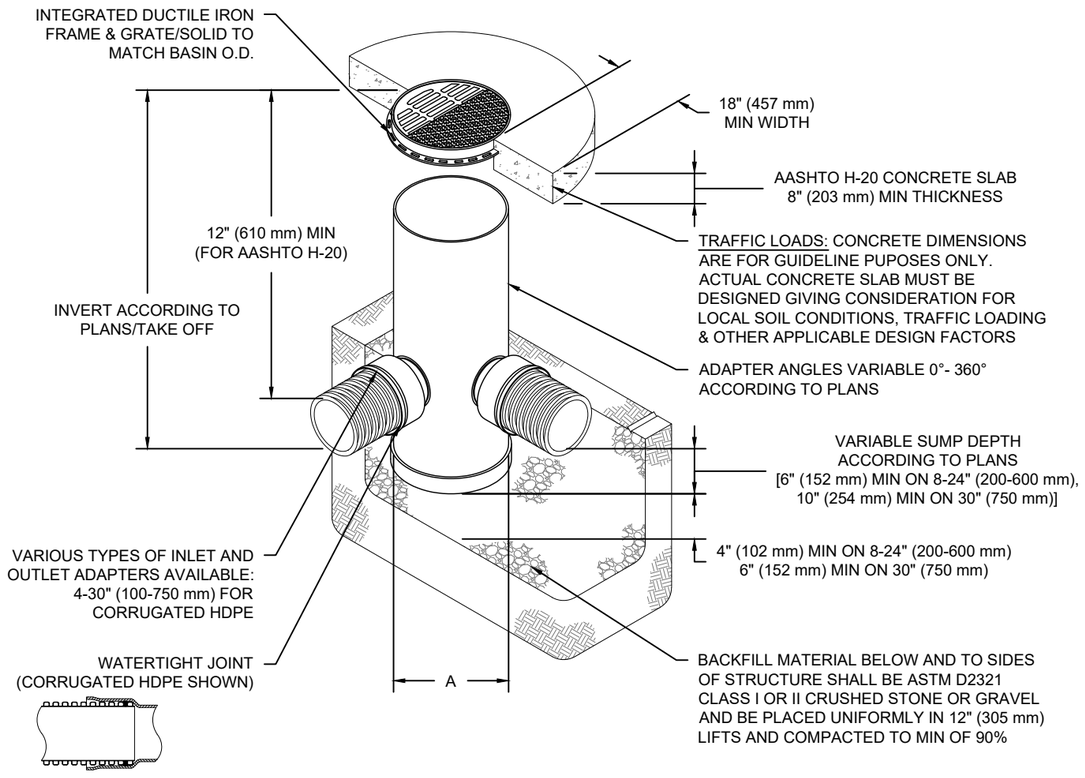
NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

STEVENS PRD - BASIN 2
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

Nyloplast®
770-932-2443 | WWW.NYLOPLAST-US.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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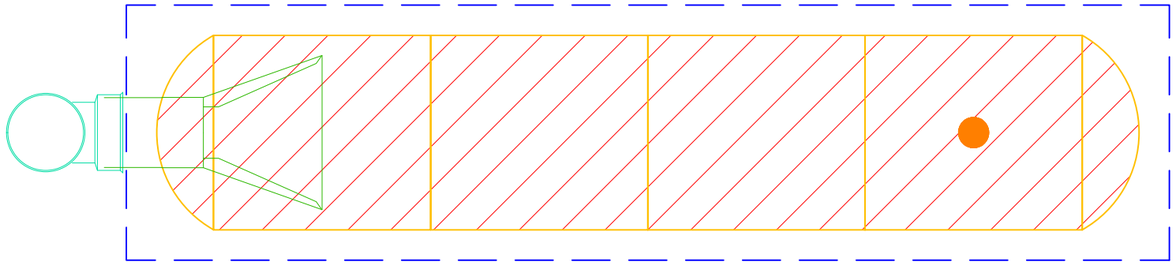

WWHM2012
PROJECT REPORT

Project Name: 16200-3 (Basin 3 – Full Infiltration)
Site Name: Stevens PRD
Site Address: 98 Ave NE
City : Marysville
Report Date: 8/1/2024
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2023/01/27
Version : 4.2.19

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE

Name : Basin 3
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Forest, Flat	0.397
Pervious Total	0.397

Impervious Land Use	acre
Impervious Total	0.000
Basin Total	0.397

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE

Name : Basin 3
Bypass: No

GroundWater: No

Pervious Land Use	acre
A B, Lawn, Flat	0.197
Pervious Total	0.197

Impervious Land Use	acre
ROADS FLAT	0.139
DRIVEWAYS FLAT	0.019
SIDEWALKS FLAT	0.043
Impervious Total	0.201
Basin Total	0.398

Element Flows To:

Surface	Interflow	Groundwater
StormTech 3	StormTech 3	

Name : StormTech 3
Facility Name: StormTech 3

Chamber Model: 3500
Dimensions
Max Row Length : 70
Number of Chambers: 8
Number of Endcaps : 2
Top Stone Depth : 12
Bottom Stone Depth: 9
Infiltration On
Infiltration rate: 2
Infiltration safety factor: 1
Total Volume Infiltrated (ac-ft.): 31.336
Total Volume Through Riser (ac-ft.): 0
Total Volume Through Facility (ac-ft.): 31.336
Percent Infiltrated: 100
Total Precip Applied to Facility: 0
Total Evap From Facility: 0
Discharge Structure
Riser Height: 4.5 ft.
Riser Diameter: 24 in.

Element Flows To:

Outlet 1	Outlet 2

StormTech Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
3.0000	0.010	0.000	0.000	0.000
3.0833	0.010	0.000	0.000	0.020

3.1667	0.010	0.000	0.000	0.020
3.2500	0.010	0.001	0.000	0.020
3.3333	0.010	0.001	0.000	0.020
3.4167	0.010	0.001	0.000	0.020
3.5000	0.010	0.002	0.000	0.020
3.5833	0.010	0.002	0.000	0.020
3.6667	0.010	0.002	0.000	0.020
3.7500	0.010	0.003	0.000	0.020
3.8333	0.010	0.003	0.000	0.020
3.9167	0.010	0.004	0.000	0.020
4.0000	0.010	0.005	0.000	0.020
4.0833	0.010	0.006	0.000	0.020
4.1667	0.010	0.006	0.000	0.020
4.2500	0.010	0.007	0.000	0.020
4.3333	0.010	0.008	0.000	0.020
4.4167	0.010	0.008	0.000	0.020
4.5000	0.010	0.009	0.000	0.020
4.5833	0.010	0.010	0.000	0.020
4.6667	0.010	0.011	0.000	0.020
4.7500	0.010	0.011	0.000	0.020
4.8333	0.010	0.012	0.000	0.020
4.9167	0.010	0.013	0.000	0.020
5.0000	0.010	0.013	0.000	0.020
5.0833	0.010	0.014	0.000	0.020
5.1667	0.010	0.015	0.000	0.020
5.2500	0.010	0.016	0.000	0.020
5.3333	0.010	0.016	0.000	0.020
5.4167	0.010	0.017	0.000	0.020
5.5000	0.010	0.018	0.000	0.020
5.5833	0.010	0.018	0.000	0.020
5.6667	0.010	0.019	0.000	0.020
5.7500	0.010	0.019	0.000	0.020
5.8333	0.010	0.020	0.000	0.020
5.9167	0.010	0.021	0.000	0.020
6.0000	0.010	0.021	0.000	0.020
6.0833	0.010	0.022	0.000	0.020
6.1667	0.010	0.023	0.000	0.020
6.2500	0.010	0.023	0.000	0.020
6.3333	0.010	0.024	0.000	0.020
6.4167	0.010	0.024	0.000	0.020
6.5000	0.010	0.025	0.000	0.020
6.5833	0.010	0.026	0.000	0.020
6.6667	0.010	0.026	0.000	0.020
6.7500	0.010	0.027	0.000	0.020
6.8333	0.010	0.027	0.000	0.020
6.9167	0.010	0.028	0.000	0.020
7.0000	0.010	0.028	0.000	0.020
7.0833	0.010	0.029	0.000	0.020
7.1667	0.010	0.029	0.000	0.020
7.2500	0.010	0.029	0.000	0.020
7.3333	0.010	0.030	0.000	0.020
7.4167	0.010	0.030	0.000	0.020
7.5000	0.010	0.030	0.000	0.020
7.5833	0.010	0.031	0.510	0.020
7.6667	0.010	0.031	1.438	0.020
7.7500	0.010	0.031	2.623	0.020
7.8333	0.010	0.032	3.979	0.020

7.9167	0.010	0.032	5.427	0.020
8.0000	0.010	0.033	6.887	0.020
8.0833	0.010	0.033	8.277	0.020
8.1667	0.010	0.033	9.523	0.020
8.2500	0.010	0.034	10.56	0.020
8.3333	0.010	0.034	11.38	0.020
8.4167	0.010	0.034	11.99	0.020
8.5000	0.010	0.035	12.46	0.020

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.397
Total Impervious Area: 0.000

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.197
Total Impervious Area: 0.201

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.000313
5 year	0.000382
10 year	0.000426
25 year	0.000482
50 year	0.000523
100 year	0.000564

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Stream Protection Duration
Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.000	0.000
1950	0.000	0.000
1951	0.000	0.000
1952	0.000	0.000
1953	0.000	0.000
1954	0.000	0.000
1955	0.000	0.000

1956	0.000	0.000
1957	0.000	0.000
1958	0.000	0.000
1959	0.000	0.000
1960	0.000	0.000
1961	0.000	0.000
1962	0.000	0.000
1963	0.000	0.000
1964	0.000	0.000
1965	0.000	0.000
1966	0.000	0.000
1967	0.000	0.000
1968	0.000	0.000
1969	0.000	0.000
1970	0.000	0.000
1971	0.000	0.000
1972	0.000	0.000
1973	0.000	0.000
1974	0.000	0.000
1975	0.000	0.000
1976	0.000	0.000
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1987	0.000	0.000
1988	0.000	0.000
1989	0.000	0.000
1990	0.000	0.000
1991	0.000	0.000
1992	0.000	0.000
1993	0.000	0.000
1994	0.000	0.000
1995	0.000	0.000
1996	0.001	0.000
1997	0.002	0.000
1998	0.000	0.000
1999	0.000	0.000
2000	0.000	0.000
2001	0.000	0.000
2002	0.000	0.000
2003	0.000	0.000
2004	0.000	0.000
2005	0.000	0.000
2006	0.000	0.000
2007	0.000	0.000
2008	0.000	0.000
2009	0.000	0.000

Stream Protection Duration

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0015	0.0000
2	0.0006	0.0000
3	0.0003	0.0000
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Water Quality BMP Flow and Volume for POC #1
On-line facility volume: 0 **acre-feet**
On-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**
Off-line facility target flow: 0 **cfs.**
Adjusted for 15 min: 0 **cfs.**

Perlnd and Implnd Changes

No changes have been made.

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1297

BASIN 3 STORMTECH INFILTRATION FACILITY - PRELIM DESIGN

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

STEVENS PRD - BASIN 3

MARYSVILLE, WA, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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1298

PROPOSED LAYOUT

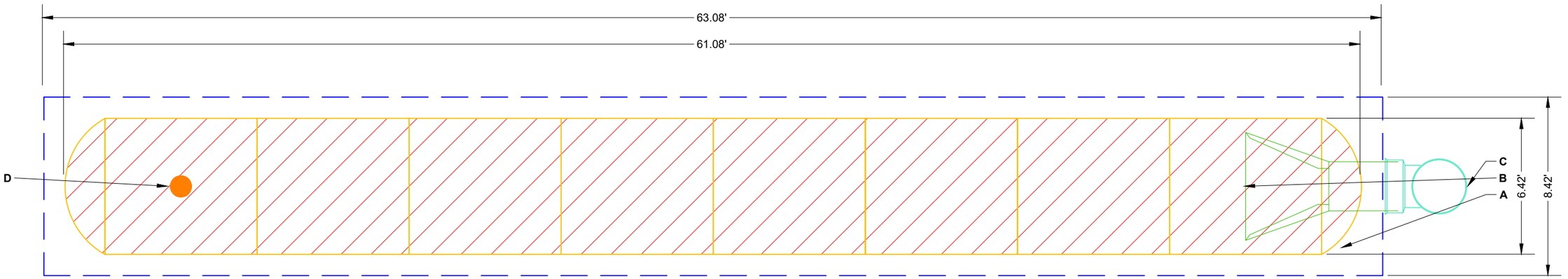
8	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
1714	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
531	SYSTEM AREA (SF)
143.0	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS:

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
TOP OF STONE:	5.50
TOP OF MC-3500 CHAMBER:	4.50
24" ISOLATOR ROW PLUS INVERT:	0.92
BOTTOM OF MC-3500 CHAMBER:	0.75
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

STEVENS PRD - BASIN 3
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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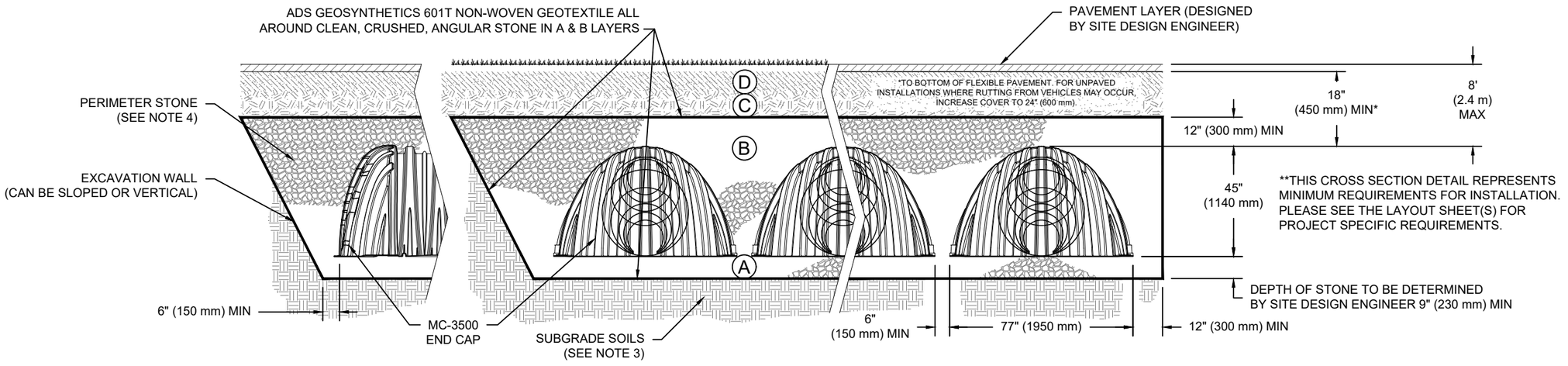
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STEVENS PRD - BASIN 3
MARYSVILLE, WA, USA
DATE: DRAWN: CS CHECKED: N/A
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

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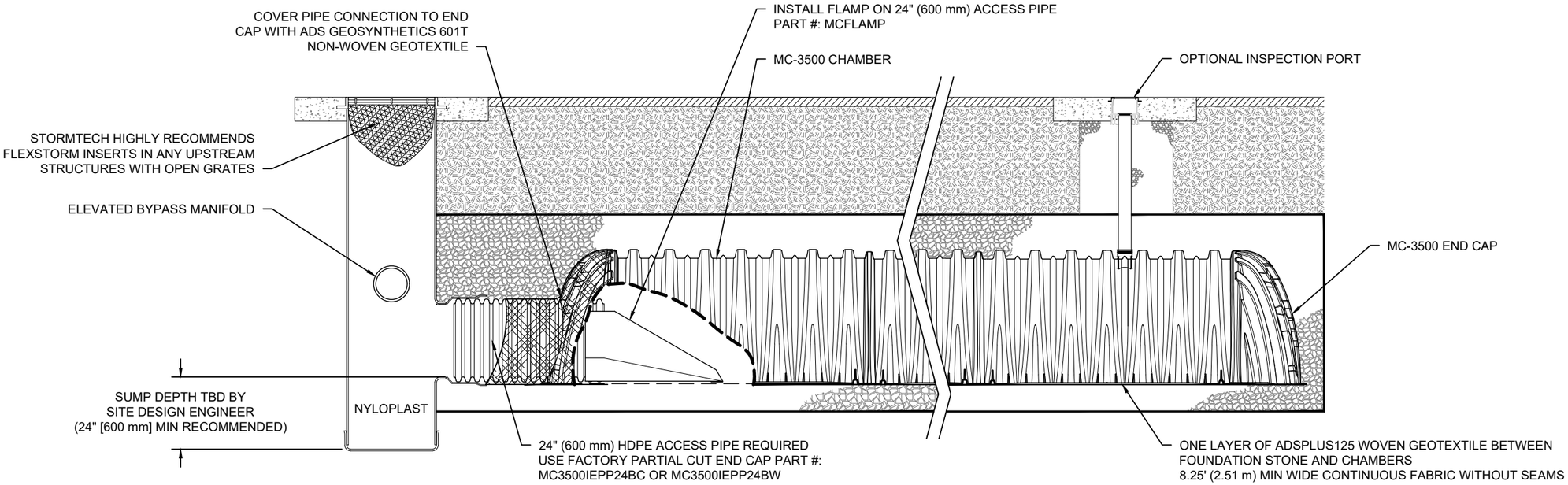


MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

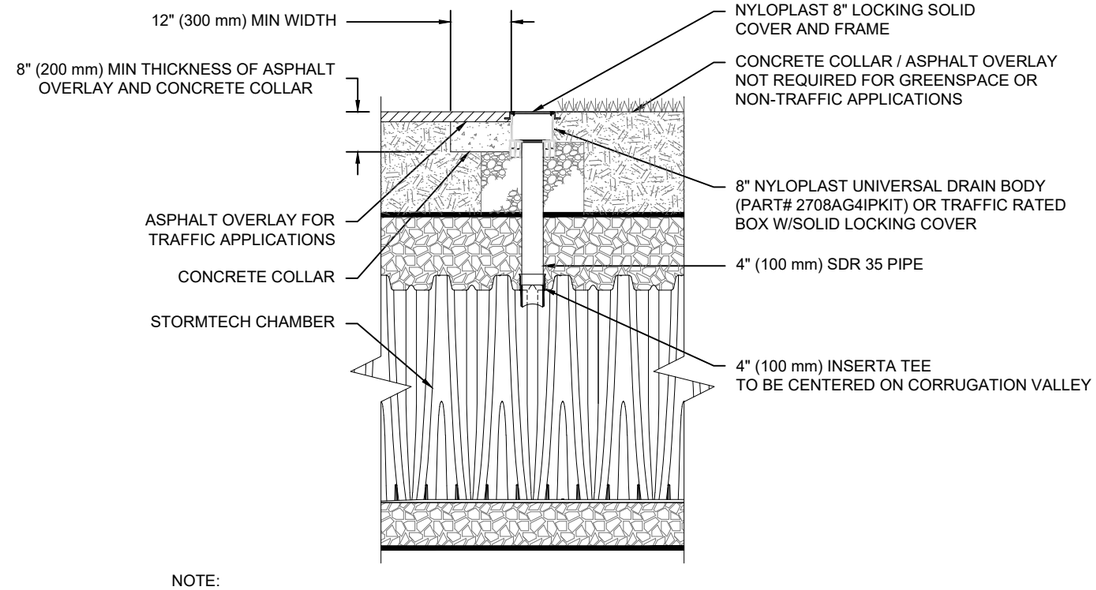
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

STEVENS PRD - BASIN 3
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
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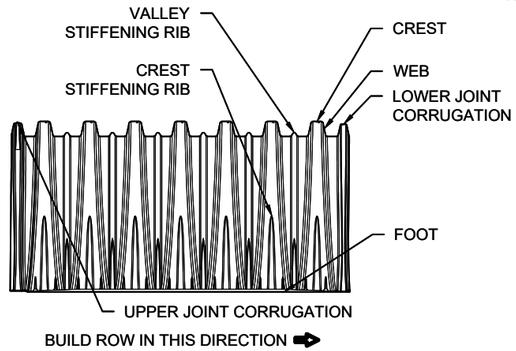
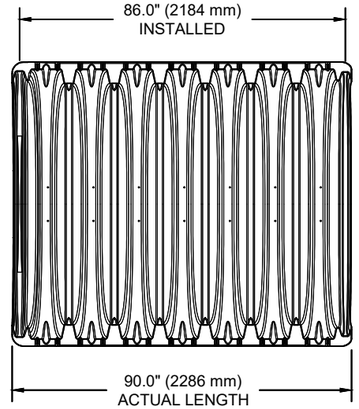
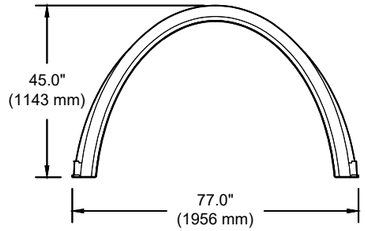
1301

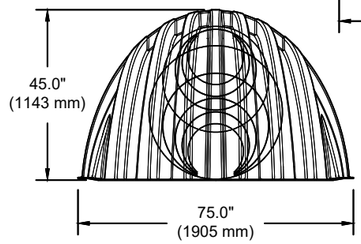
MC-3500 TECHNICAL SPECIFICATION

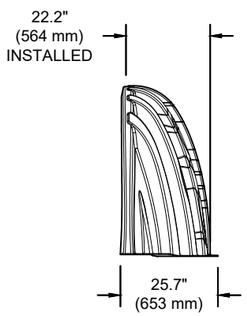
NTS











NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

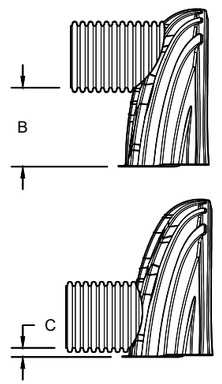
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

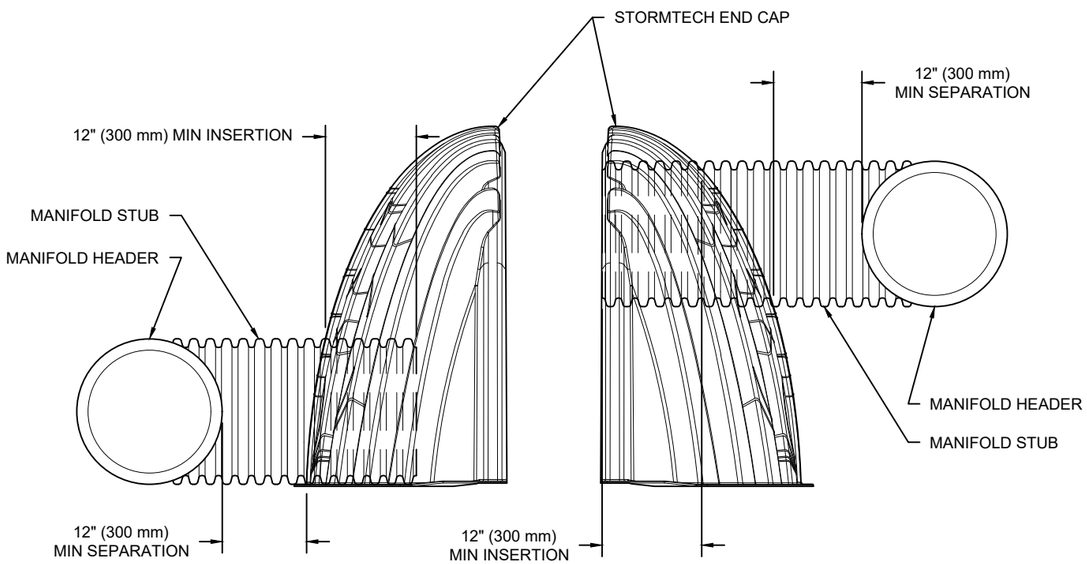
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STEVENS PRD - BASIN 3
MARYSVILLE, WA, USA
DATE: | DRAWN: CS | PROJECT #: | CHECKED: N/A

DESCRIPTION	CHK	DRW	DATE

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

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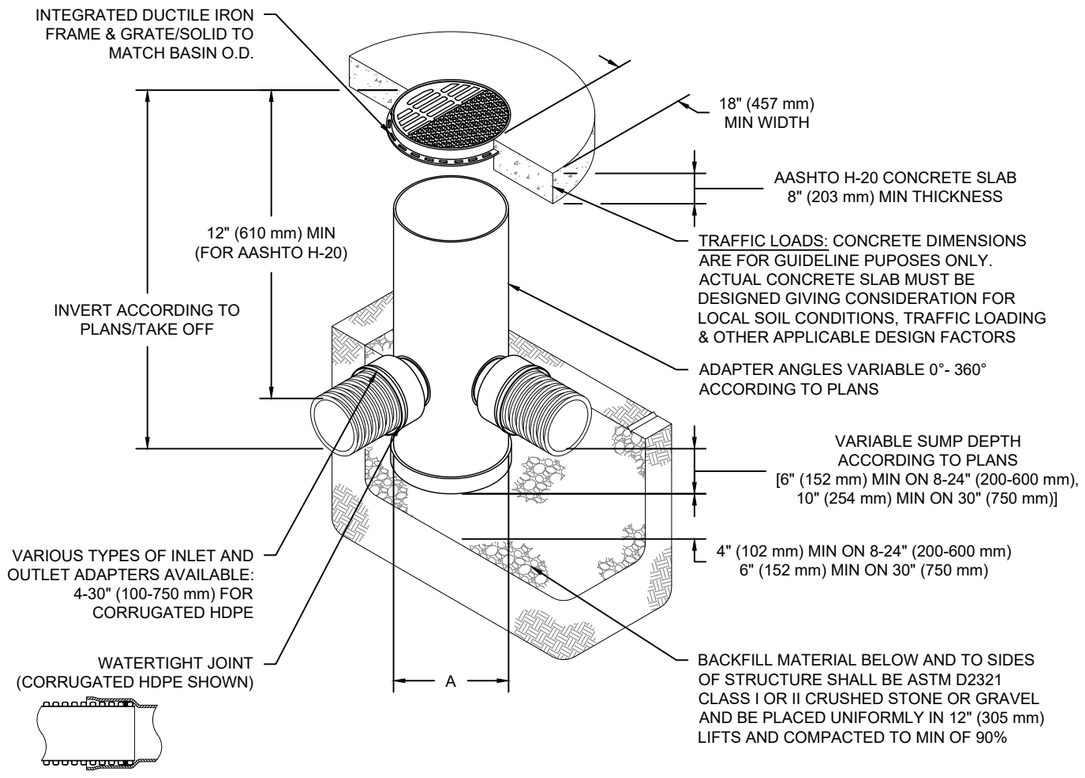
1302

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

STEVENS PRD - BASIN 3
MARYSVILLE, WA, USA
DATE:
DRAWN: CS
PROJECT #:
CHECKED: N/A

DESCRIPTION	CHK	DRW	DATE

Nyloplast®
770-932-2443 | WWW.NYLOPLAST-US.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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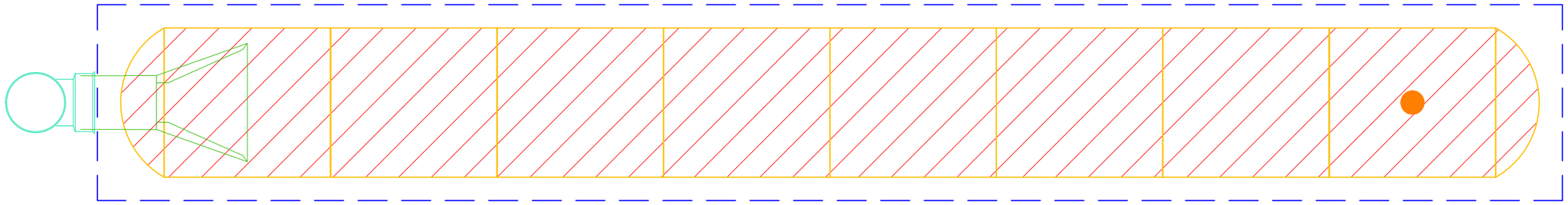


SC-310


DC-780


SC-740


MC-3500


MC-4500



StormTech®

Detention • Retention • Water Quality

A division of ADS

Product Catalog

This catalog is not intended to provide requirements for design or installation of StormTech chambers. Refer to the appropriate "StormTech Design Manual" and "StormTech Construction Guide" for design and installation specifications.

1304

StormTech Subsurface Stormwater Management

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StormTech has thousands of chamber systems in service throughout the world. All StormTech chambers are designed to meet the most stringent industry performance standards for superior structural integrity. The StormTech system is designed primarily to be used under parking lots, roadways and heavy earth loads saving valuable land and protecting water resources for commercial and municipal applications. In our continuing desire to answer designers' challenges, StormTech has expanded the family of products providing engineers, developers, regulators and contractors with additional site specific flexibility.

Advanced Structural Performance for Greater Long-Term Reliability

StormTech developed a state of the art chamber design through:

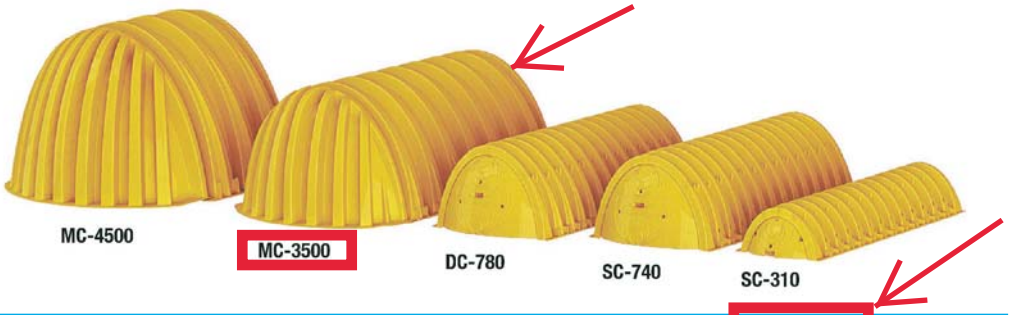
- Collaboration with world-renowned experts of buried drainage structures to develop and evaluate the structural testing program and product design
- Designing chambers to exceed American Association of State Highway and Transportation Officials (AASHTO) LRFD design specifications for HS-20 live loads and deep burial earth loads
- Subjecting the chambers to rigorous full scale testing, under severe loading conditions to verify the AASHTO safety factors for live load and deep burial applications
- Designing chambers to conform to the product requirements of ASTM F2418 (polypropylene chambers) and ASTM F2922 (polyethylene chambers) and design requirements of ASTM F2787 ensuring both the assurance of product quality and safe structural design

Our Chambers Provide...

- Large capacity that *fits very tight footprints* providing developers with more useable land for development.
- *A proven attenuation alternative* to cumbersome large diameter metal pipe or snap together plastic crates and unreliable multi-layer systems.
- Provides the *strength* of concrete vaults at a very competitive price.
- The robust *continuous true elliptical arch design* which effectively transfers loads to the surrounding backfill providing the long-term safety factor required by AASHTO. Offers developers a cost-effective underground system that will perform as designed for decades.
- *Designed in accordance with the AASHTO LRFD Bridge Design Specifications* providing engineers with a structural performance standard for live and long-term dead loads.
- *Polypropylene and polyethylene* resins tested using ASTM standards to ensure long and short-term structural properties.
- *Injection molded* for uniform wall thickness and repeatable quality.
- Third party *tested and patented Isolator Row* for less frequent maintenance, water quality and long-term performance.
- Incorporates *traditional manifold/header designs* using conventional hydraulic equations that can easily verify flow equalization and scour velocity.
- *Open chamber design* requiring only one chamber model to construct each row assuring ease of construction and no repeating end walls to obstruct access or flow.

StormTech offers a variety of chamber sizes (SC-310, SC-740, DC-780, MC-3500 and MC-4500) so the consulting design engineer can choose the chamber that is best suited for the site conditions and regulatory requirements. StormTech has thousands of chamber systems in service worldwide. We provide plan layout and cost estimate services at no charge for consulting engineers and developers.

StormTech Subsurface Stormwater Management

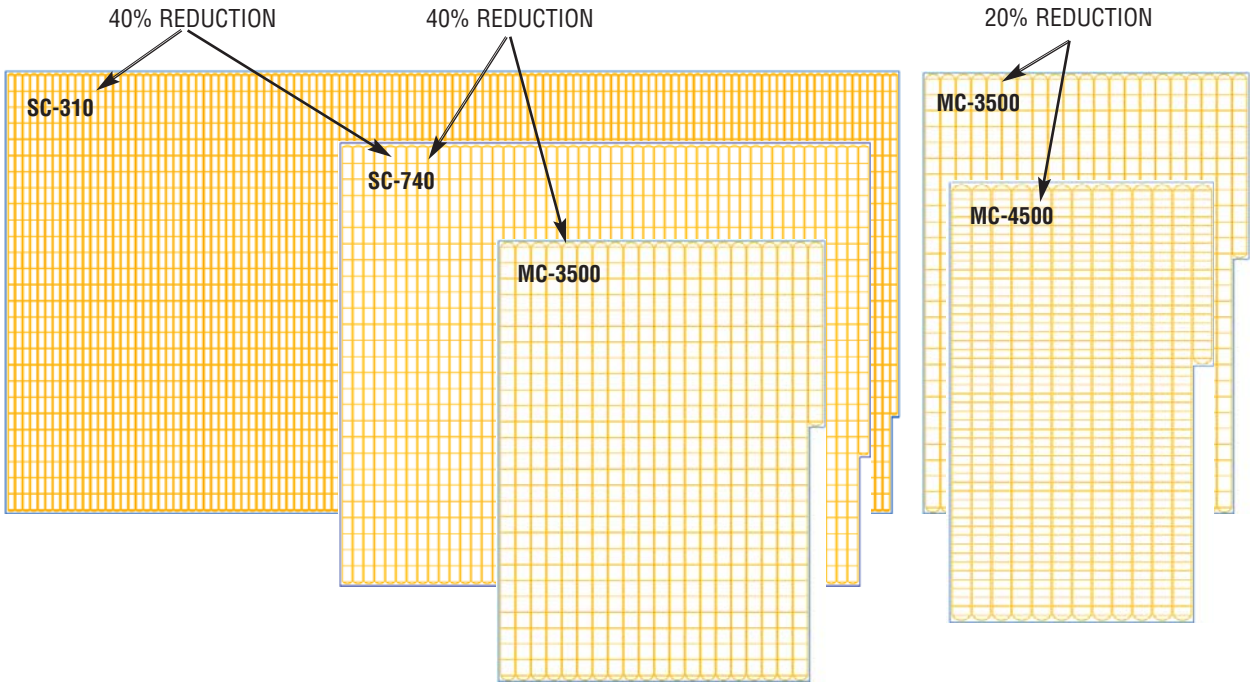


PRODUCT SPECIFICATIONS	SC-310	SC-740	DC-780	MC-3500	MC-4500
Height, in. (mm)	16 (406)	30 (762)	30 (762)	45 (1143)	60 (1524)
Width, in. (mm)	34 (864)	51 (1295)	51 (1295)	77 (1956)	100 (2540)
Length, in. (mm)	90.7 (2300)	90.7 (2300)	90.7 (2300)	90 (2286)	52 (1321)
Installed Length, in. (mm)	85.4 (2170)	85.4 (2170)	85.4 (2170)	86.0 (2184)	48.3 (1227)
Bare Chamber Storage, cf (cm)	14.7 (0.42)	45.9 (1.30)	46.2 (1.30)	109.9 (3.11)	106.5 (3.01)
Stone above, in. (mm)	6 (152)	6 (152)	6 (152)	12 (305)	12 (305)
Minimum Stone below, in. (mm)	6 (152)	6 (152)	9 (229)	9 (229)	9 (229)
Row Spacing, in. (mm)	6 (152)	6 (152)	6 (152)	9 (229)	9 (229)
Minimum Installed Storage, cf (cm)	**31.0 (0.88)**	**74.9 (2.12)**	**78.4 (2.22)**	**178.9 (5.06)**	**162.6 (4.60)**
Storage Per Unit Area, cf/sf (cm/sm)	1.31 (0.39)	2.21 (0.67)	2.32 (0.70)	3.48 (1.06)	4.45 (1.35)

***NOTE**: Spec sheets for our RC-310 and RC-750, recycled chambers, are available upon request.*



Example: Footprint Comparison – 100,000 CF Project



StormTech and LEED

List of LEED Credits that StormTech may contribute towards:

SUSTAINABLE SITES

- **SS Credit 5.1 - Site Development: Protect or Restore Habitat**
  Utilizing StormTech System beneath roadways, surface parking, walkways, etc. may reduce overall site disturbance
- **SS Credit 5.2 - Site Development: Maximize Open Space**
  Utilizing StormTech System can increase overall open space and may reduce overall site disturbance
- **SS Credit 6.1 - Stormwater Design: Quantity Control**
  Design StormTech System per local or LEED stormwater quantity requirements, whichever is more stringent
- **SS Credit 6.2 - Stormwater Design: Quality Control**
  Use of Isolator Row provides sediment removal, and can also promote infiltration and groundwater recharge
- **SS Credit 7.1 - Heat Island Effect: Non-Roof**
  Use of StormTech System may eliminate need for above ground detention ponds, thus reducing thermal impacts of stormwater runoff

Water Efficiency

- **WE Credit 1 - Water Efficient Landscaping**
  Utilize StormTech System to store captured rainwater for landscape irrigation
- **WE Credit 2 - Innovative Wastewater Technologies**
  Utilize StormTech System to store captured rainwater to reduce potable water demand.
- **WE Credit 3 - Water Use Reduction**
  Utilize StormTech System to store captured rainwater and allow reuse for non-potable applications

Materials and Resources

- **MR Credit 4 – Recycled Content**
  Utilize recycled concrete as the backfill material for the StormTech System.
- **MR Credit 5 – Regional Materials**
  Stone backfill material for the StormTech System will apply if extracted within 500 miles of project site.

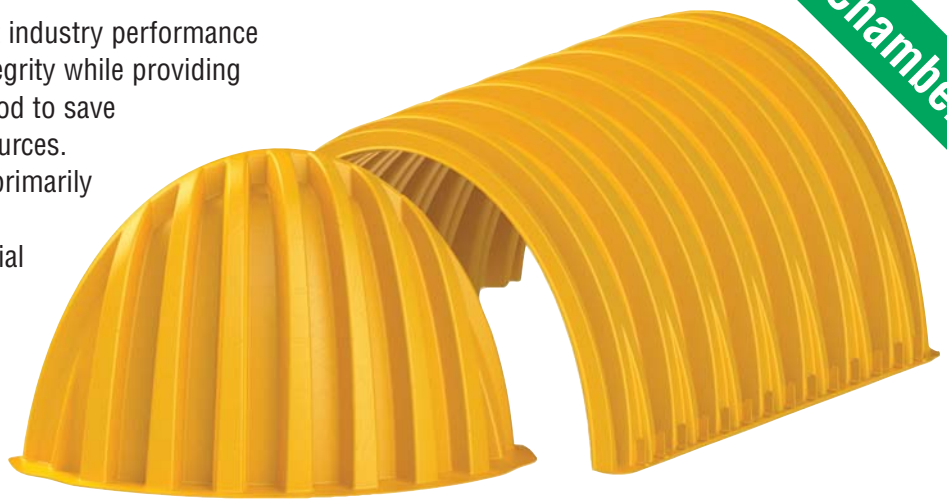
Innovation & Design

- **ID Credit 1 – Innovation in Design**
  Utilize StormTech System to substantially exceed a performance credit

StormTech MC-3500 Chamber

MC-3500 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.



StormTech MC-3500 Chamber (not to scale)

Nominal Chamber Specifications

Size (L x W x H)	90" (2286 mm) x 77" (1956 mm) x 45" (1143 mm)
Chamber Storage	109.9 ft³ (3.11 m³)
Min. Installed Storage*	178.9 ft³ (5.06 m³)
Weight	134 lbs (60.8 kg)

* This assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below chambers, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.

StormTech MC-3500 End Cap (not to scale)

Nominal End Cap Specifications

Size (L x W x H)	26.5" (673 mm) x 71" (1803 mm) x 45.1" (1145 mm)
End Cap Storage	14.9 ft³ (0.42 m³)
Min. Installed Storage*	46.0 ft³ (1.30 m³)
Weight	49 lbs (22.2 kg)

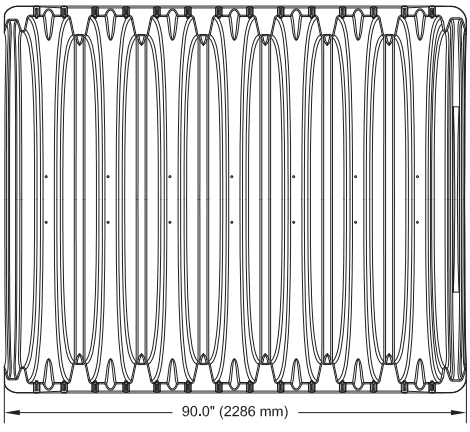
*This assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.

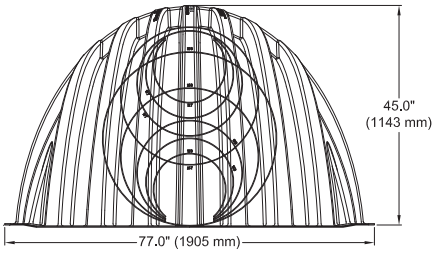
Shipping

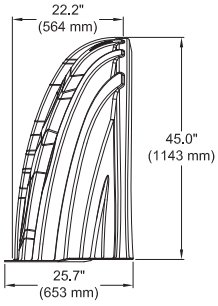
15 chambers/pallet

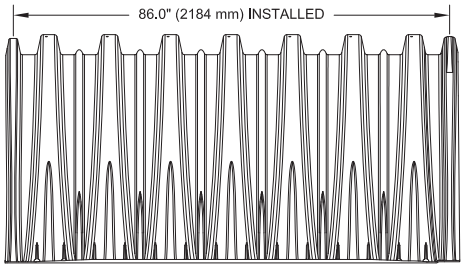
16 end caps/pallet

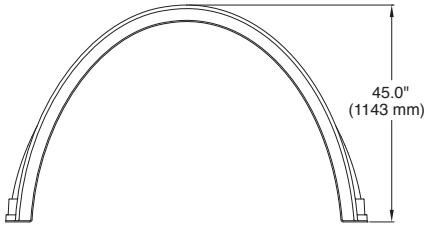
7 pallets/truck











StormTech MC-3500 Chamber

Storage Volume Per Chamber/End Cap ft³ (m³)

	Bare Unit Storage	Chamber/End Cap and Stone Volume — Stone Foundation Depth in. (mm)			
	ft³ (m³)	9 (230)	12 (300)	15 (375)	18 (450)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	14.9 (0.42)	46.0 (1.33)	47.7 (1.35)	49.4 (1.40)	51.1 (1.45)

NOTE: Assumes 9" (230 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume. End cap volume assumes 6" (150 mm) stone perimeter.

Amount of Stone Per Chamber

ENGLISH tons (yd³)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-3500	9.1 (6.4 yd³)	9.7 (6.9 yd³)	10.4 (7.3 yd³)	11.1 (7.8 yd³)
End Cap	4.1 (2.9 yd³)	4.3 (3.0 yd³)	4.5 (3.2 yd³)	4.7 (3.3 yd³)
METRIC kg (m³)	**230 mm**	**300 mm**	**375 mm**	**450 mm**
MC-3500	8220 (4.9 m³)	8831 (5.3 m³)	9443 (5.6 m³)	10054 (6.0 m³)
End Cap	3699 (2.2 m³)	3900 (2.3 m³)	4100 (2.5 m³)	4301 (2.6 m³)

NOTE: Assumes 12" (300 mm) of stone above, and 9" (230 mm) row spacing, and 6" (150 mm) of perimeter stone in front of end caps.

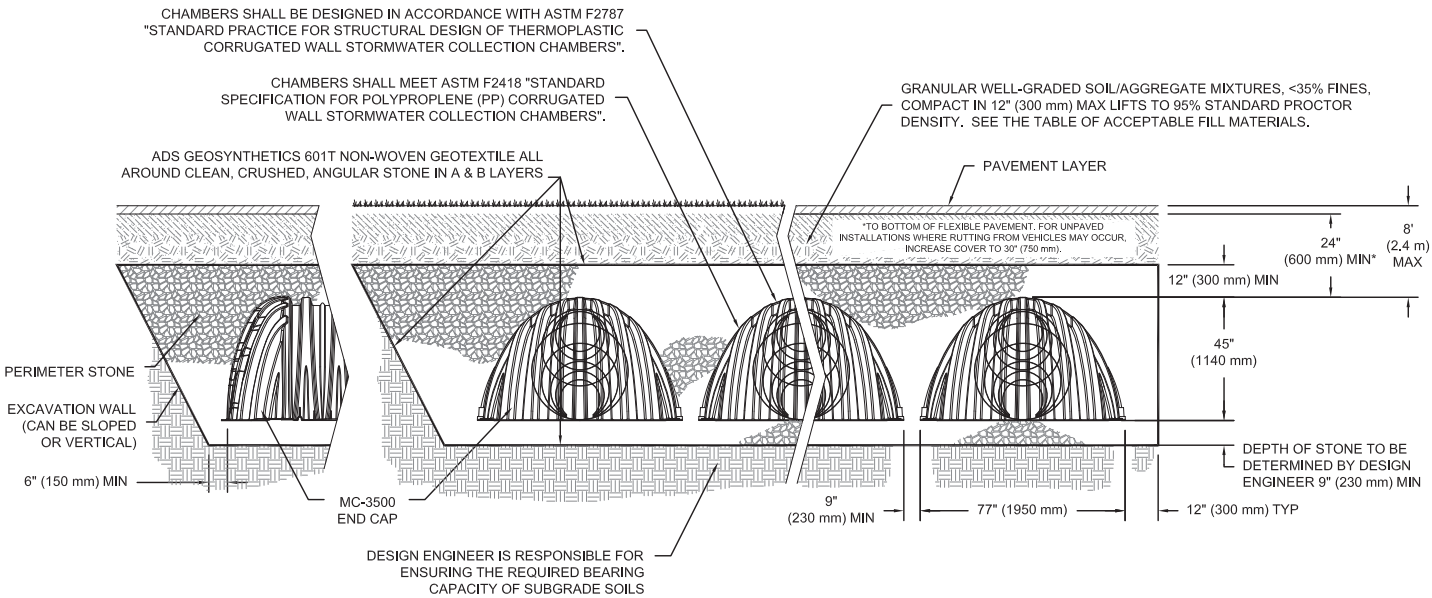
Volume of Excavation Per Chamber/End Cap in yd³ (m³)

	Stone Foundation Depth			
	9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-3500	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
End Cap	4.1 (3.1)	4.2 (3.2)	4.4 (3.3)	4.5 (3.5)

NOTE: Assumes 9" (230 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as the depth of cover increases.



General Cross Section



THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

StormTech Isolator™ Row



An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patent pending technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.

The Isolator Row is a row of StormTech chambers that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as stormwater rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3, and SC-740 models) allow stormwater to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row, protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

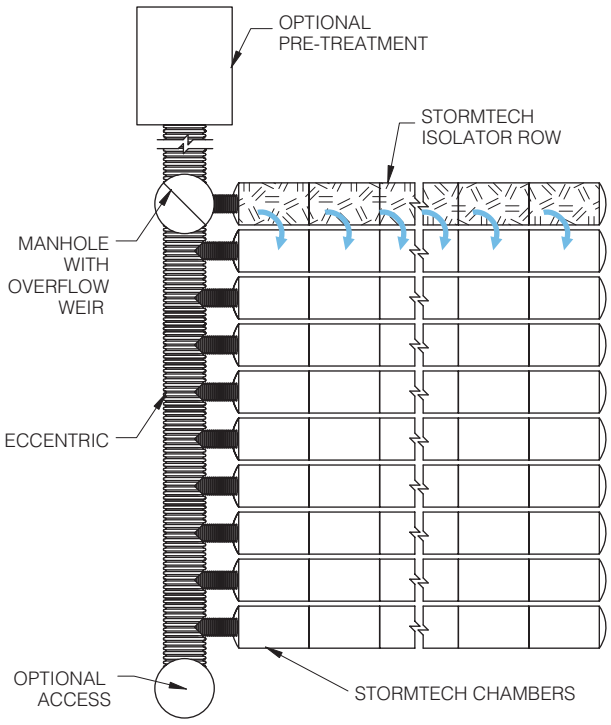
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for stormwater filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row is typically designed to capture the "first flush" and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row, but typically includes a high flow weir such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row crest the weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating stormwater prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins and oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

StormTech Isolator Row with Overflow Spillway
(not to scale)



StormTech Isolator Row

INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

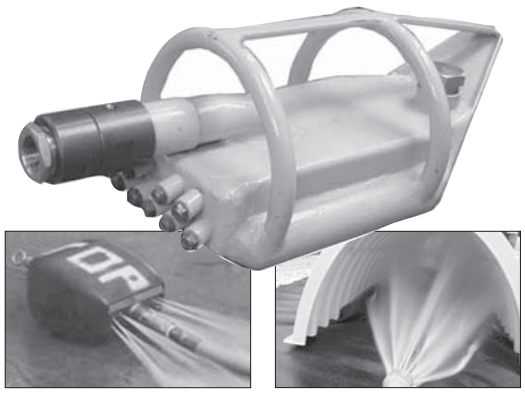
At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If, upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

MAINTENANCE

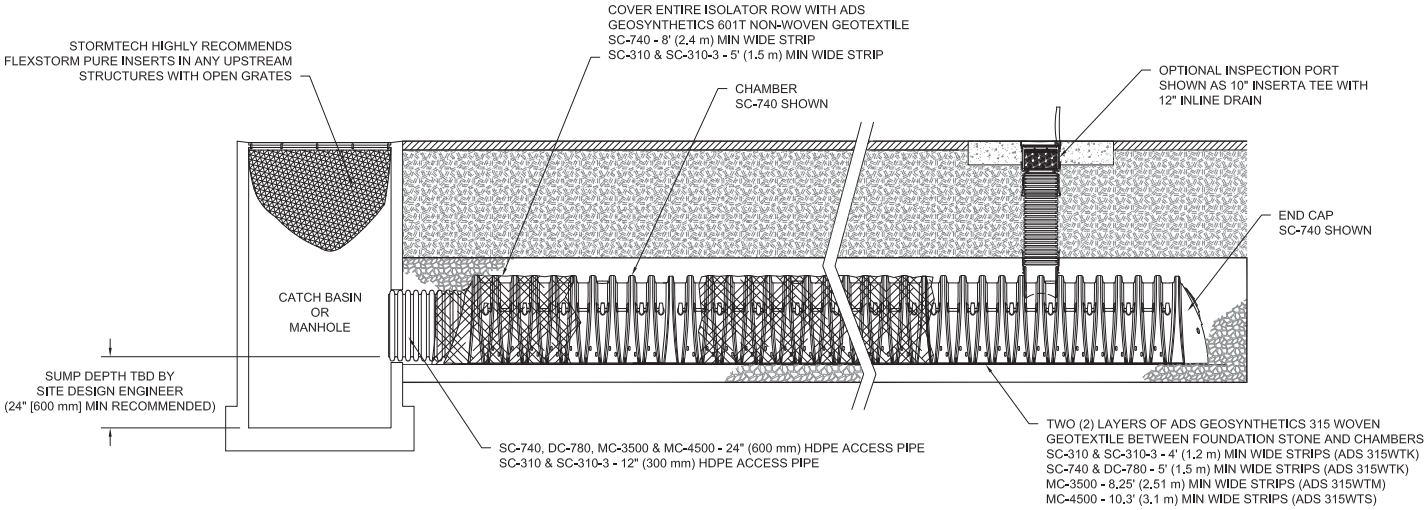
The Isolator Row was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the jetvac process. The jetvac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/jetvac combination vehicles. Selection of an appropriate jetvac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. Most jetvac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The jetvac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row (not to scale)



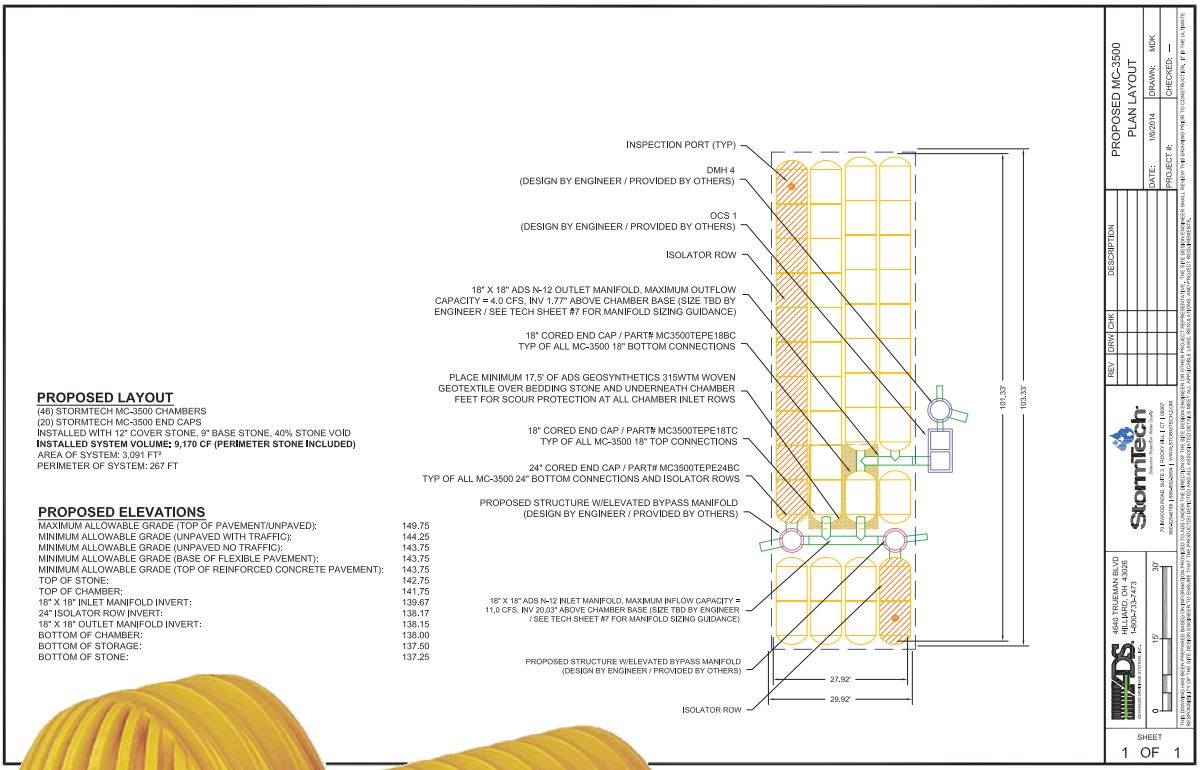
*NOTE: NON-WOVEN FABRIC IS ONLY REQUIRED OVER THE INLET PIPE CONNECTION INTO THE END CAP FOR DC-780, MC-3500 & MC-4500 CHAMBER MODELS AND IS NOT REQUIRED OVER THE ENTIRE ISOLATOR ROW.

A Family of Products and Services

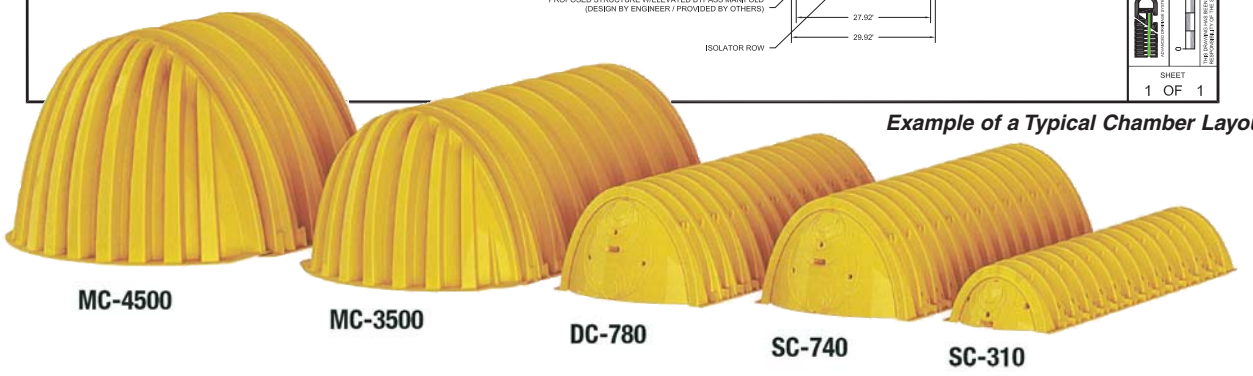
- MC-4500 Chambers and End Caps
- MC-3500 Chambers and End Caps
- SC-310 Chambers and End Caps
- SC-310-3 Chambers and End Caps
- DC-780 Chambers and End Caps
- SC-740 Chambers and End Caps
- SC, DC and MC Fabricated End Caps
- Fabricated Manifold Fittings
- Patented Isolator™ Row for Maintenance and Water Quality
- Inserta Tee Connections
- Nyloplast Basins and Inline Drains
- Flexstorm Inserts
- In-House System Layout Assistance
- On-Site Educational Seminars
- Worldwide Technical Sales Group
- Centralized Product Applications Department
- Research and Development Team
- Technical Literature, O&M Manuals and Detailed CAD drawings all downloadable via our Web Site

StormTech provides state of the art products and services that meet or exceed industry performance standards and expectations. We offer designers, regulators, owners and contractors the highest quality products and services for stormwater management that "Saves Valuable Land and Protects Water Resources."

Please contact one of our inside Technical Service professionals or Engineered Product Managers (EPMs) to discuss your particular application. A wide variety of technical support material is available from our website at **www.stormtech.com.** For any questions, please call StormTech at **888-892-2694**.



Example of a Typical Chamber Layout











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Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON

ES-9772

15365 NE 90th Street, Suite 100 • Redmond, WA 98052 • (425) 449-4704
3130 Varney Lane, Suite 105 • Pasco, WA 99301 • (509) 905-0275
esnw.com

1314

PREPARED FOR

KB HOME, LLC

March 28, 2024
Updated June 24, 2024

Samuel E. Suruda, L.G.
Senior Staff Geologist



06/24/2024

Kyle R. Campbell, P.E.
Senior Principal Engineer

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
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esnw.com

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

March 28, 2024
Updated June 24, 2024
ES-9772

KB Home, LLC
320 – 120th Avenue Northeast, Suite 202
Bellevue, Washington 98005

Attention: Aron Golden

Greetings:

Earth Solutions NW, LLC (ESNW), is pleased to present this geotechnical engineering study (study) to support the proposed residential development. Based on the results of our investigation, the proposed project is feasible from a geotechnical standpoint. Our study indicates the site is underlain by relatively clean outwash sand. This study was updated to include additional land parcels.

The site will be mass graded to create access drives and building pads. After completing earthwork activities in accordance with recommendations in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed, competent native soil, compacted native soil, or new structural fill. If structural building pads are disturbed during wet weather, remediation measures such as cement treatment or overexcavation and replacement with rock may be necessary in some areas.

Following the results of our infiltration testing, a long-term design infiltration rate of 20 inches per hour is applicable for the subject site.

Pertinent geotechnical recommendations are provided in this study. We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC

Samuel E. Suruda, L.G.
Senior Staff Geologist

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ES-9772

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ES-9772

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APPENDICES

Appendix A	**Subsurface Exploration Logs**
Appendix B	**Laboratory Test Results**

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
9907 – 35TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON

ES-9772

INTRODUCTION

General

This geotechnical engineering study (study) was prepared for the proposed residential development to be constructed at 9907 – 35th Avenue Northeast, in Marysville, Washington. The purpose of this study was to develop geotechnical recommendations for the project. The following tasks were completed as part of our scope of services for this project:

- Excavation, logging and sampling of test pits to characterize soil and groundwater conditions.
- Infiltration testing within the proposed stormwater detention area.
- Laboratory testing of soil samples collected at the test locations.
- Engineering analyses and recommendations for the proposed development.
- Preparation of this report.

Project Description

The proposed project consists of redevelopment of the existing parcels for the construction of a new residential plat. The seven existing single-family residences and associated improvements will be removed, and the parcels will be redeveloped into a residential plat, including access roads, stormwater infiltration systems, and associated improvements. Infiltration is being investigated to aid in stormwater mitigation of new impervious surfaces.

Based on our experience with similar projects, we anticipate cuts and fills of less than five feet will be necessary to achieve the proposed finish grade elevations. Cuts of up to about 15 feet are anticipated for utility installation.

Based on our experience with similar projects, the proposed residential structures are anticipated to be two to three stories in height and constructed utilizing relatively lightly loaded wood framing supported on conventional foundations. Perimeter footing loads are anticipated be 1 to 2 kips per linear foot, isolated footing loads will be less than 20 kips, and we anticipate slab-on-grade loading of 150 pounds per square foot (psf).

If the above design assumptions either change or are incorrect, ESNW should be contacted to review the recommendations provided in this report. ESNW should review final designs to confirm that our geotechnical recommendations have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is directly east of the terminus of 35th Avenue Northeast, approximately 375 feet north of the intersection between 35th Avenue Northeast and 98th Street Northeast, in Marysville, Washington. The approximate site location is illustrated on Plate 1 (Vicinity Map). The subject site is comprised of seven tax parcels (Snohomish County Parcel Numbers 300516003-01400, -01500, -01600, -04500, -04501, -05800 & -06500), totaling roughly 13.6 acres. Topography across the subject site is relatively flat, with less than five feet of elevation change across the entirety of the subject site. The subject site is bordered by 35th Avenue Northeast to the west, 98th Street Northeast to the south, and surrounded by single-family residences. Vegetation within the subject site primarily consists of mature trees and sparse undergrowth, with landscaped field grass areas to the west and adjacent to the residences.

Subsurface

An ESNW representative observed, logged, and sampled nine test pits on March 13, 2024. The test pits were excavated at accessible site locations, using a mini trackhoe retained by ESNW. An additional six test pits were excavated on May 15, 2024. The subsurface exploration was completed to evaluate soil conditions, classify site soils, and characterize groundwater conditions within the proposed development area. The maximum exploration depth was approximately 13 feet below the existing ground surface (bgs). The approximate locations of the explorations are depicted on Plate 2 (Test Pit Location Plan). Please refer to the logs provided in Appendix A for a more detailed description of subsurface conditions. Representative soil samples collected at the exploration locations were analyzed in general accordance with both Unified Soil Classification System (USCS) and United States Department of Agriculture (USDA) methods and procedures.

Topsoil

Topsoil was observed in thicknesses of about two to three inches across a majority of the subject site. The topsoil was characterized by its dark brown color, the presence of fine organic material, and small root intrusions. We anticipate that the topsoil may be encountered in greater thicknesses directly adjacent to the existing mature trees on the subject site.

Fill

Fill was not encountered during our subsurface exploration. Based on the existing topography, we do not anticipate significant amounts of fill to be encountered during mass grading. If significant amounts of fill are encountered during the stripping process, ESNW should be contacted to evaluate the materials for potential applications on site.

Native Soil

Underlying the topsoil, native soils encountered at the test pit locations were observed primarily as medium dense poorly graded sand (USCS: SP). A localized area of silty sand (USCS: SM) was observed within a shallow weathered zone at test pit location TP-8, extending to a depth roughly three and one-half feet bgs. Density was observed to remain relatively consistent to the maximum exploration depth of 13 feet bgs. The sands were generally observed in a damp condition, while the weathered soil at TP-8 was observed to be moist.

Geologic Setting

Geologic mapping identifies the Marysville Sand Member (Qvrm) across the site and the nearby area. The Marysville sand member consists of a broad, flat deposition of relatively clean sands across the valley. The deposit consists of mostly well-drained and stratified to massive outwash sand, and areas of fine gravel and silts and clays.

The referenced Web Soil Survey (WSS) identifies Ragnar fine sandy loam as the primary unit underlying the subject site. The Ragnar series formed in glacial outwash plains. Based on our field observations, on-site native soils are representative primarily of glacial outwash sands and are consistent with the geologic map and soil mapping resources outlined in this section.

Groundwater

Groundwater seepage was not observed during our test pit explorations on March 13, 2024, and May 15, 2024. Additionally, we did not observe any indications of seasonal groundwater within the test pits (e.g., iron oxide staining). Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. Groundwater seepage flow rates are typically higher during the winter, spring, and early summer months. Therefore, perched groundwater seepage may be encountered in site excavations, particularly if excavations are made in winter, spring, and early summer months.

GEOLOGIC HAZARD AREAS EVALUATION

A review of Marysville Municipal Code (MMC) Chapter 22E.10 Article IV – Geologic Hazard Areas, was completed to evaluate whether geologically hazardous areas as defined by the City of Marysville (including steep slopes, landslides, and liquefaction) exist on or near the subject site. Based on a review of Snohomish County PDS, the referenced geologic hazards map, and the referenced code section, the subject site is not mapped within any of the relevant geologic hazard areas. An area of high liquefaction susceptibility is present to the north and east of the subject site and continues trending away to the south. Based on our site-specific field observations, it is our opinion the site does not contain geologically hazardous areas as defined by the City of Marysville, nor will the proposed construction adversely impact the mapped hazards nearby.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our investigation, construction of the proposed residential development is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposed development include the suitability of using on-site soils as structural fill and infiltration potential.

The proposed residential structures may be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill. In general, we expect competent native soil suitable for support of the foundation will likely be encountered within one to two feet of existing grades. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soil to the specifications of structural fill or overexcavation and replacement with suitable structural fill will likely be necessary.

Based on our infiltration evaluation for the subject site, in our opinion, a long-term infiltration rate of 20 inches per hour is applicable for the subject site. ESNW did not observe potential impediments to infiltration systems within our subsurface explorations to the maximum explored depth of about 13 feet bgs.

Site Preparation and Earthwork

Initial site preparation activities will consist of installing temporary erosion control measures, establishing grading limits, and site clearing and stripping activities. Subsequent earthwork activities will involve mass site grading and installation of infrastructure and stormwater management improvements.

Temporary Erosion Control

The following temporary erosion and sediment control (TESC) BMPs are offered:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.

- Silt fencing should be placed around the construction site perimeter.

- When not in use, soil stockpiles should be covered or otherwise protected.

- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or swales, should be installed prior to beginning earthwork activities.

- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

- When appropriate, permanent planting or hydroseeding will help to stabilize on-site soil.

Additional TESC BMPs, as specified by the project civil engineer and indicated on the plans, should be incorporated into construction activities. TESC BMPs may be modified during construction as site conditions require and as approved by the site erosion control lead.

Stripping

Topsoil was encountered within the upper three inches, and root intrusions generally extended below the topsoil into the upper weathered soil. The topsoil layer may be more than three inches thick in some areas, particularly in the wooded areas of the site. The organic-rich topsoil should be stripped and segregated into a stockpile for later use on site or to haul off site. The material remaining immediately below the topsoil may have some root zones and will likely be variable in composition, density, and/or moisture content. The material exposed after initial topsoil stripping may not be suitable for direct structural support as is and may need to either be compacted in place or stripped and stockpiled for reuse as fill; depending on the time of year stripping occurs, the soil exposed below the topsoil may be too wet to compact and may need to be aerated or treated. ESNW should observe initial stripping activities to provide recommendations regarding stripping depths and material suitability.

Excavations and Slopes

Excavation activities on site are likely to expose medium dense native soil within the upper one to two feet of existing grades. Based on the soil conditions observed at the test locations, the following maximum allowable temporary slope inclinations may be used. The applicable Federal Occupation Safety and Health Administration and Washington Industrial Safety and Health Act soil classifications are also provided:

- Areas exposing groundwater seepage or fill 1.5H:1V (Type C)
- Loose soil 1.5H:1V (Type C)
- Medium dense soil 1H:1V (Type B)

Permanent slopes should be planted with vegetation to both enhance stability and minimize erosion and should maintain a gradient of 2H:1V or flatter. The presence of perched groundwater may cause localized sloughing of temporary slopes. An ESNW representative should observe temporary and permanent slopes to confirm the slope inclinations are suitable for the exposed soil conditions and to provide additional excavation and slope recommendations, as necessary. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations.

In-situ and Imported Soil

The native soil encountered at the test pit explorations consists predominantly of poorly graded sand with less than 5 percent fines. The poorly graded sands are generally not sensitive to moisture, however zones of the sand with fines contents slightly below 5 percent may be slightly sensitive to moisture, particularly if grading occurs during periods of heavy precipitation. The silty sand encountered at test pit TP-8 and the poorly graded sand with silt encountered at test pit TP-2 are sensitive to moisture and will be difficult to utilize as structural fill during wet weather.

Successful use of the moisture sensitive on-site soil as structural fill will largely be dictated by the moisture content at the time of placement and compaction. Where moisture sensitive soils are used as structural fill, remedial measures may be necessary as part of site grading and earthwork activities. Remedial measures would include aeration or cement modification of the site soils in order to moisture-condition the targeted soils for use as structural fill.

Imported soil intended for use as structural fill should consist of a well-graded, granular soil with a moisture content that is at (or slightly above) the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well-graded, granular soil with a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction).

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, roadway, permanent slope, retaining wall, and utility trench backfill areas. Structural fill placed and compacted during site grading activities should meet the following specifications and guidelines:

- Structural fill material — Granular soil*
- Moisture content — At or slightly above optimum**
- Relative compaction*** — 95 percent (Modified Proctor)
- Loose lift thickness (maximum) — 12 inches

* *Native soil may not be suitable for use as structural fill unless at (or slightly above) the optimum moisture content at the time of placement and compaction.*
** *Soil shall not be placed dry of optimum and should be evaluated by ESNW during construction.*
*** *Relative compaction of 90 percent can be considered for mass grading activities and should be evaluated by ESNW during construction.*

With respect to underground utility installations and backfill, local jurisdictions may dictate the soil type(s) and compaction requirements. Areas of otherwise unsuitable material and debris should be removed from structural areas and replaced with structural fill.

Foundations

After completing earthwork activities in accordance with recommendations in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed, competent native soil, compacted native soil, or new structural fill. If structural building pads are prepared during wet weather, remediation measures such as cement treatment or overexcavation and replacement with rock may be necessary in some areas. If proposed structures will incorporate heavier loads than those stated in the *Project Description* section of this report, revised foundation support recommendations may be necessary.

Provided the structures will be supported as described above, the following parameters may be used for design of the new foundations:

- Allowable soil bearing capacity — 2,500 psf
- Passive earth pressure — 300 pcf
- Coefficient of friction — 0.40

A one-third increase in the allowable soil bearing capacity may be assumed for short-term wind and seismic loading conditions. The passive earth pressure and coefficient of friction values include a safety factor of 1.5. With structural loading as expected, total settlement in the range of one inch is anticipated, with differential settlement of about one-half inch. Most of the anticipated settlement should occur during construction as dead loads are applied.

Seismic Design

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the boring locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	**Value**
Site Class	D*
Mapped short period spectral response acceleration, S_S (*g*)	1.104
Mapped 1-second period spectral response acceleration, S_1 (*g*)	0.394
Short period site coefficient, F_a	1.058
Long period site coefficient, F_v	1.906**
Adjusted short period spectral response acceleration, S_{MS} (*g*)	1.168
Adjusted 1-second period spectral response acceleration, S_{M1} (*g*)	0.751**
Design short period spectral response acceleration, S_{DS} (*g*)	0.779
Design 1-second period spectral response acceleration, S_{D1} (*g*)	0.501**

* *Assumes medium dense native soil conditions, encountered to a maximum depth of 13 feet bgs during the March 2024 field exploration, remain medium dense or better to at least 100 feet bgs.*

** *Values assume F_v may be determined using linear interpolation per Table 11.4-2 in ASCE 7-16.*

As indicated in the table footnote, several of the seismic design values provided above are dependent on the assumption that site-specific ground motion analysis (per Section 11.4.8 of ASCE 7-16) will not be required for the subject project. Further discussion between the project structural engineer, the project owner, and ESNW may be prudent to determine the possible impacts to the structural design due to increased earthquake load requirements under the 2018 IBC. ESNW can provide additional consulting services to aid with design efforts, including supplementary geotechnical and geophysical investigation, upon request.

Liquefaction is a phenomenon where saturated or loose soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. Based on the findings of the subsurface investigation and the referenced Marysville critical areas map, site susceptibility to liquefaction is characterized as low. The relative density of the native soil and the lack of a shallow established groundwater table is the primary bases for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors for the proposed structures should be supported on firm and unyielding subgrades. Unstable or yielding subgrade areas should be recompacted or overexcavated and replaced with suitable structural fill prior to slab construction.

A capillary break consisting of a minimum of four inches of free-draining crushed rock or gravel should be placed below each slab. The free-draining material should have a fines content of 5 percent or less (percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction). In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If a vapor barrier is to be utilized, it should be a material specifically designed for use as a vapor barrier and should be installed per manufacturer specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. Retaining wall subgrade must be prepared in the same fashion as is recommended within the “Foundations” section of this report. The following parameters may be used for design:

- Active earth pressure (unrestrained condition) — 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) — 55 pcf
- Traffic surcharge* (passenger vehicles) — 70 psf (rectangular distribution)
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40
- Seismic surcharge — 8H psf**
- Allowable soil bearing capacity — 2,500 psf

* *Where applicable.*
** *Where H equals the retained height (in feet).*

The above passive earth pressure and coefficient of friction values include a safety factor of 1.5 and are based on a level backfill condition and level grade at the wall toe. Revised design values will be necessary if sloping grades are to be used above or below retaining walls. Additional surcharge loading from adjacent foundations, sloped backfill, or other relevant loads should be included in the retaining wall design.

Retaining walls should be backfilled with free-draining material that extends along with the height of the wall and a distance of at least 18 inches behind the wall. The upper 12 inches of the wall backfill may consist of less permeable soil if desired. A sheet drain may be considered instead of free-draining backfill. A perforated drainpipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Drainage

Groundwater seepage may be encountered within site excavations, particularly utility excavations. Temporary measures to control surface water runoff and groundwater seepage during construction will be critical to minimizing the potential for on-site soils to degrade. ESNW should be consulted during preliminary grading to identify areas of seepage and provide recommendations to reduce the potential for seepage-related instability.

Finish grades must be designed to direct surface drain water away from structures and slopes. Water must not be allowed to pond adjacent to structures or slopes. Grades adjacent to buildings should be sloped away from the buildings at a gradient of either at least 2 percent for a horizontal distance of 10 feet or the maximum allowed by adjacent structures. In our opinion, foundation drains should be installed along building perimeter footings. A typical foundation drain detail is provided on Plate 4. Foundation drains may be omitted on a lot-by-lot basis if native, clean sands are exposed at the foundation subgrade elevations. ESNW should be contacted to confirm the presence of acceptable soil conditions before footing drains for a specific lot are omitted.

Infiltration Evaluation

ESNW completed two small-scale Pilot Infiltration Tests (PITs) in a landscaped area within the proposed stormwater management location to evaluate the feasibility of on-site infiltration BMPs from a geotechnical standpoint. The small-scale PITs were completed in general accordance with the Department of Ecology Stormwater Management Manual for Western Washington, as adopted by the City of Marysville in Chapter 14.15.015 of the MMC. The PITs were completed at depths of roughly three feet and five feet bgs within test pits TP-10 and TP-14, respectively. The measured infiltration rates at the test locations and the corresponding correction factors can be found below:

Test Pit ID	Test Depth	K_{sat} initial	CF_V	CF_T	CF_M	K_{sat} design
TP-10	3.0 ft	73 in/hr	0.9	0.5	0.9	29.57 in/hr
TP-14	5.0 ft	100 in/hr	0.9	0.5	0.9	40.5 in/hr

In our opinion, based on the results of in-situ infiltration testing, a long-term design infiltration rate of **20 inches per hour** can be assigned to the subject site. This infiltration rate takes into account the potential for variability of the site soils within specific infiltration areas of the site. It should be noted that our subsurface investigation was completed to a maximum depth of 13 feet bgs. ESNW should be notified if any stormwater management systems are proposed to be installed deeper than 10 feet bgs, as additional subsurface information may be necessary to ensure that a minimum vertical separation from any potential impervious surfaces.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications previously detailed in this report. Soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas containing unsuitable or yielding subgrade conditions will require remedial measures, such as overexcavation and/or placement of thicker crushed rock or structural fill sections, prior to pavement.

We anticipate new pavement sections will be subjected primarily to passenger vehicle traffic. For lightly loaded pavement areas subjected primarily to passenger vehicles, the following preliminary pavement sections may be considered:

- A minimum of two inches of hot-mix asphalt (HMA) placed over four inches of crushed rock base (CRB).

- A minimum of two inches of HMA placed over three inches of asphalt-treated base (ATB).

Heavier traffic areas generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections for pavement areas subjected to occasional truck traffic may be considered:

- Three inches of HMA placed over six inches of CRB, or;

- Three inches of HMA placed over four and one-half inches of ATB.

The HMA, ATB, and CRB materials should conform to WSDOT and/or the City of Marysville specifications. All soil base material should be compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by ASTM D1557. Final pavement design recommendations, including recommendations for heavy traffic areas, access roads, and frontage improvement areas, can be provided once final traffic loading has been determined. Road standards utilized by the City of Marysville may supersede the recommendations provided in this report.

If an inverted crown will be used for roadway surfaces, drainage measures should be included in the design to prevent accumulation of water in the subgrade adjacent to catch basins. Such measures can consist of finger drains extending from the catch basins.

Utility Support and Trench Backfill

In our opinion, the on-site soil will generally be suitable for support of utilities, however, some areas of existing fill may be unsuitable in the current condition. Remedial measures may be necessary in some areas to provide support for utilities, such as overexcavation and replacement with structural fill or placement of geotextile fabric. Groundwater seepage may be encountered within utility excavations, and caving of trench walls may occur where groundwater or unsuitable fill are encountered.

The native soil may not be suitable for use as structural backfill throughout utility trench excavations unless the soil is at (or slightly above) the optimum moisture content at the time of placement and compaction. Moisture conditioning of the soil may be necessary at some locations prior to use as structural fill. Each section of the utility lines must be adequately supported in the bedding material. Utility trench backfill should be placed and compacted to the structural fill specifications previously detailed in this report or to the applicable specifications of the presiding jurisdiction.

LIMITATIONS

This study has been prepared for the exclusive use of KB Home, LLC, and its representatives. The recommendations and conclusions provided in this study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. No warranty, express or implied, is made. Variations in the subsurface conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions provided in this study if variations are encountered.

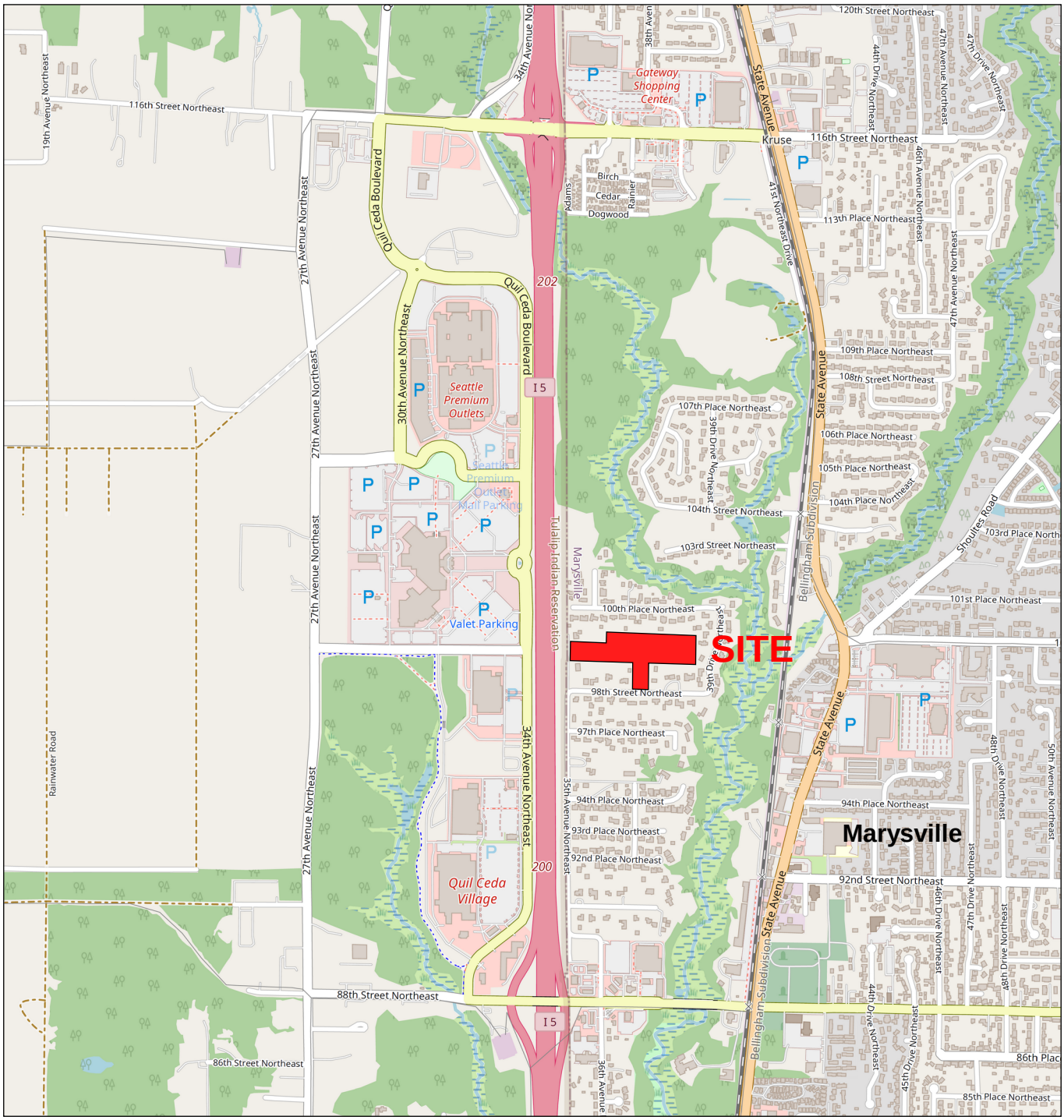
Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

REFERENCES

The following documents were reviewed as part of the preparation of this study:

- Geologic Map of the Marysville Quadrangle, Snohomish County, Washington, prepared by James P. Minard, dated 1985
- Chapter 22E.10 Article IV – Geologic Hazard Areas, provided by the City of Marysville, updated September 26, 2023
- Geologic Hazards Map, published by the City of Marysville, dated May 2014
- Department of Ecology Stormwater Management Manual for Western Washington, adopted by the City of Marysville, dated 2019
- WSS, provided by the USDA, Natural Resources Conservation Service



Reference:
Snohomish County, Washington
OpenStreetMap.org

NORTH

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

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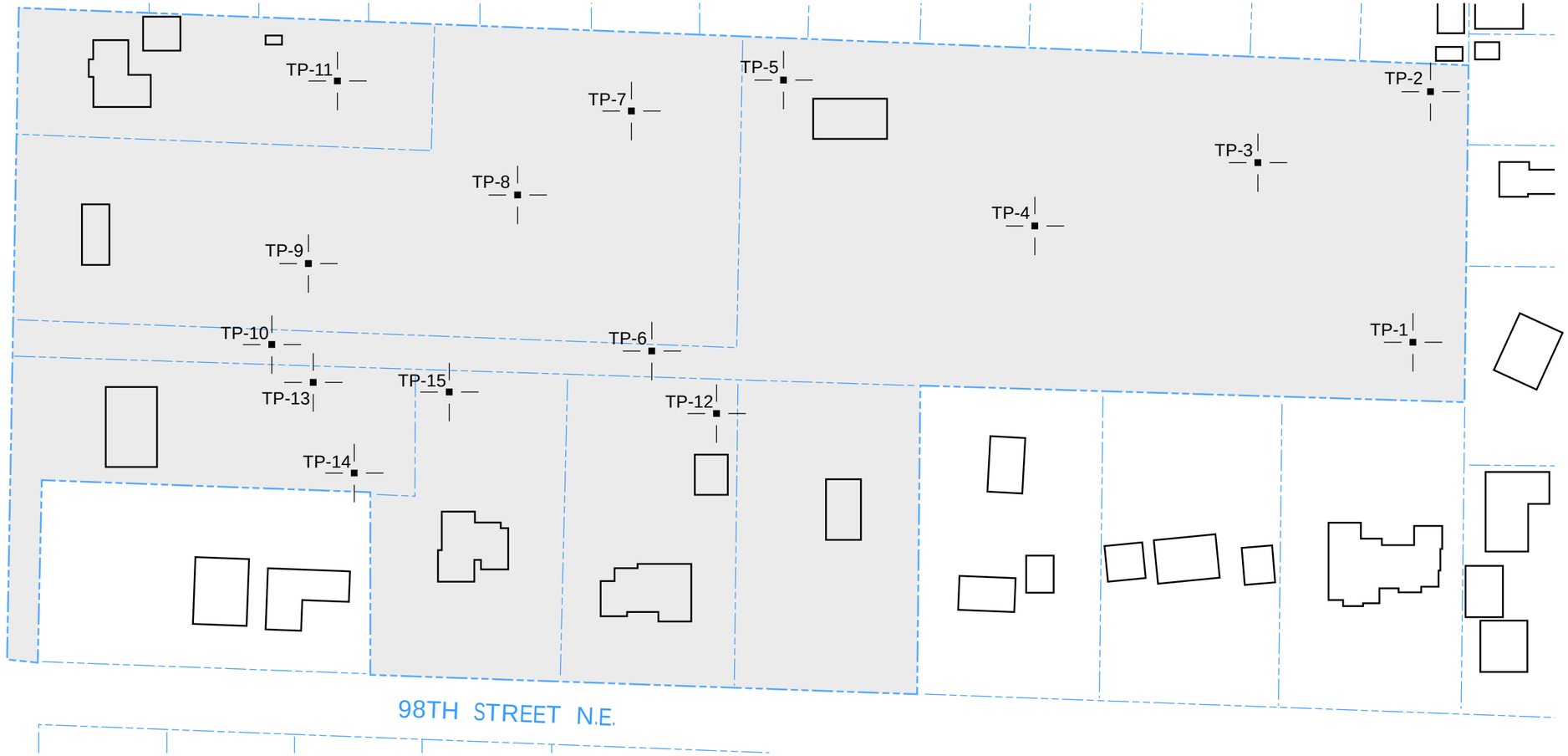
Vicinity Map
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 1



LEGEND

TP-1 — Approximate Location of ESNW Test Pit, Proj. No. ES-9772, Mar./May 2024

Subject Site

Existing Building

NORTH

NOT - TO - SCALE

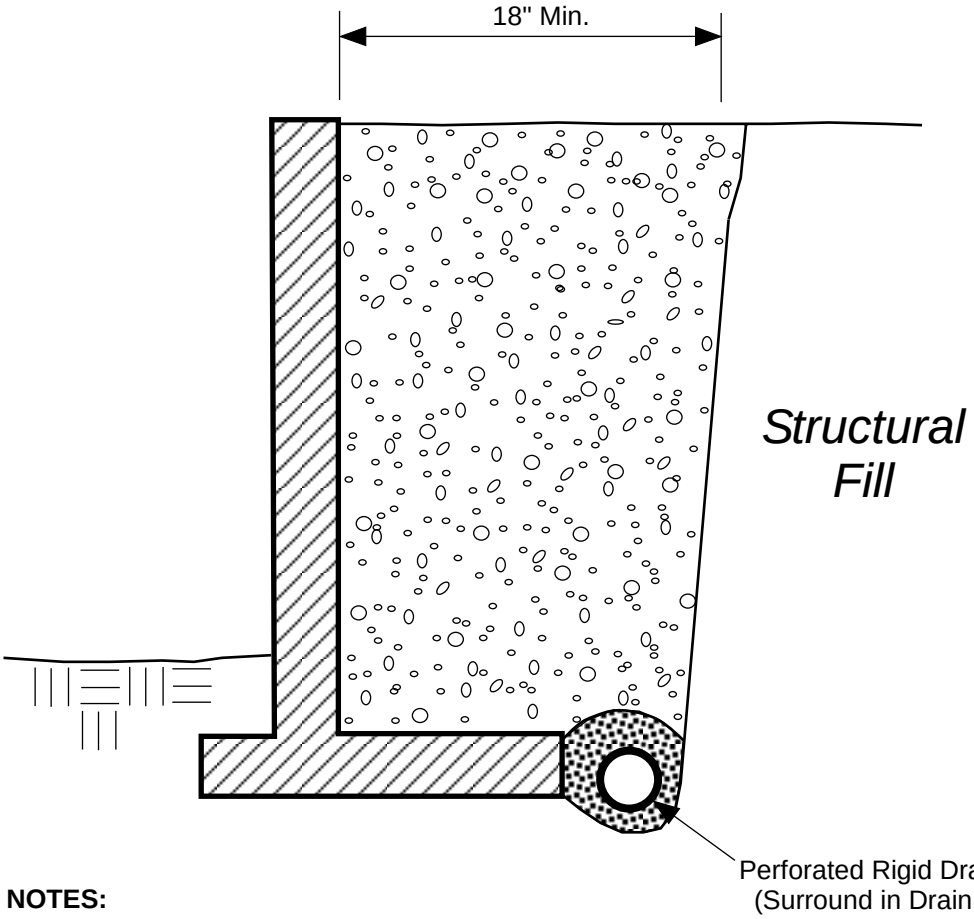
NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Test Pit Location Plan
Stevens Property
Marysville, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Drawn	MRS
Checked	SES
Date	06/17/2024
Proj. No.	9772
Plate	2



NOTES:

- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Free-draining Structural Backfill

1-inch Drain Rock

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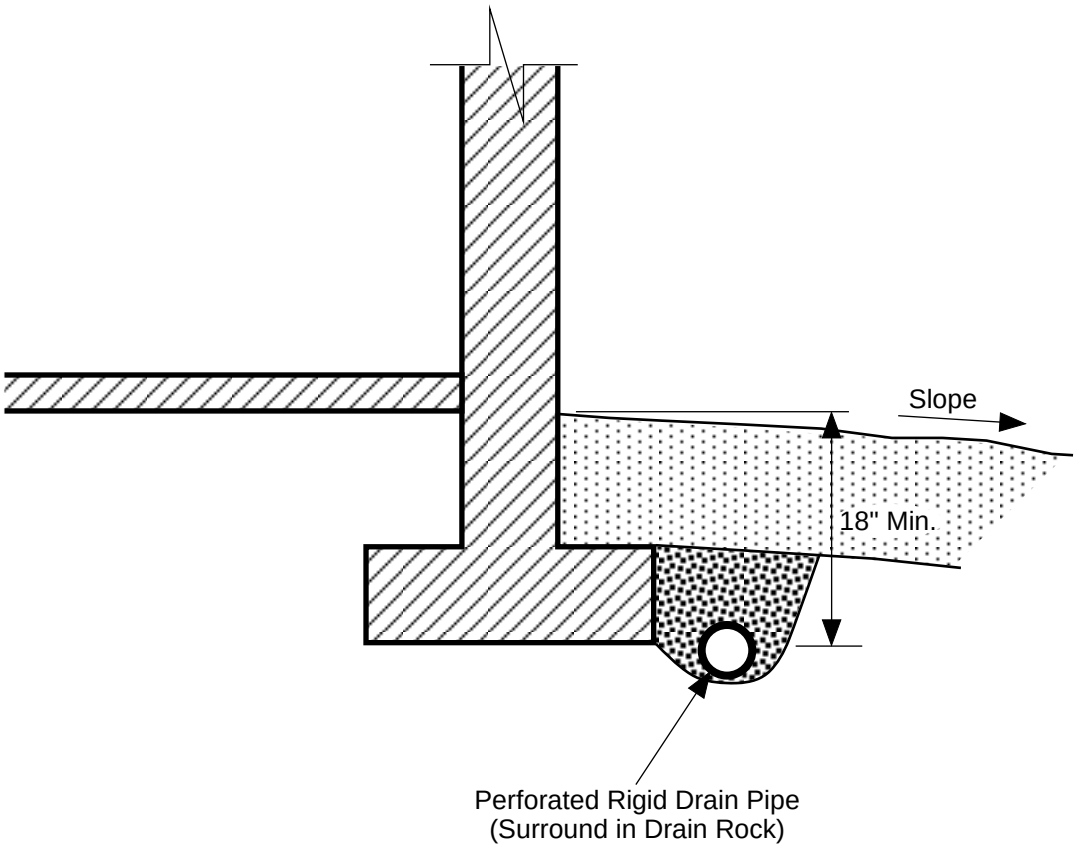
Retaining Wall Drainage Detail
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 3



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Surface Seal: native soil or other low-permeability material.

1-inch Drain Rock

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Footing Drain Detail
Stevens Property
Marysville, Washington

Drawn MRS	Date 03/25/2024	Proj. No. 9772
Checked SES	Date Mar. 2024	Plate 4

Appendix A

Subsurface Exploration Logs

ES-9772

Subsurface conditions at the subject site were explored on March 13, 2024, and May 15, 2024. A total of 15 test pits were excavated using equipment and operators retained by ESNW. The approximate locations of the explorations are illustrated on Plate 2 of this study. The test pit logs are provided in this Appendix. The maximum exploration depth was approximately 13 feet bgs.

The final logs represent the interpretations of the field logs and the results of laboratory analyses. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

Coarse-Grained Soils - More Than 50% Retained on No. 200 Sieve	Gravels - More Than 50% of Coarse Fraction Retained on No. 4 Sieve	< 5% Fines	GW	Well-graded gravel with or without sand, little to no fines
			GP	Poorly graded gravel with or without sand, little to no fines
		> 12% Fines	GM	Silty gravel with or without sand
			GC	Clayey gravel with or without sand
	Sands - 50% or More of Coarse Fraction Passes No. 4 Sieve	< 5% Fines	SW	Well-graded sand with or without gravel, little to no fines
			SP	Poorly graded sand with or without gravel, little to no fines
		> 12% Fines	SM	Silty sand with or without gravel
			SC	Clayey sand with or without gravel
Fine-Grained Soils - 50% or More Passes No. 200 Sieve	Silts and Clays Liquid Limit Less Than 50		ML	Silt with or without sand or gravel; sandy or gravelly silt
			CL	Clay of low to medium plasticity; lean clay with or without sand or gravel; sandy or gravelly lean clay
			OL	Organic clay or silt of low plasticity
	Silts and Clays Liquid Limit 50 or More		MH	Elastic silt with or without sand or gravel; sandy or gravelly elastic silt
			CH	Clay of high plasticity; fat clay with or without sand or gravel; sandy or gravelly fat clay
			OH	Organic clay or silt of medium to high plasticity
Highly Organic Soils			PT	Peat, muck, and other highly organic soils
Fill			FILL	Made Ground

Moisture Content

Dry - Absence of moisture, dusty, dry to the touch

Damp - Perceptible moisture, likely below optimum MC

Moist - Damp but no visible water, likely at/near optimum MC

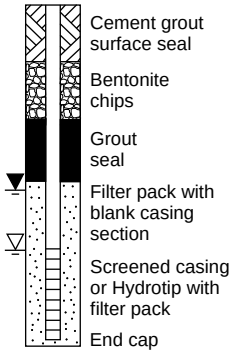
Wet - Water visible but not free draining, likely above optimum MC

Saturated/Water Bearing - Visible free water, typically below groundwater table

Symbols

ATD = At time of drilling

Static water level (date)



Terms Describing Relative Density and Consistency

Coarse-Grained Soils:

Density	SPT blows/foot
Very Loose	< 4
Loose	4 to 9
Medium Dense	10 to 29
Dense	30 to 49
Very Dense	≥ 50

Fine-Grained Soils:

Consistency	SPT blows/foot
Very Soft	< 2
Soft	2 to 3
Medium Stiff	4 to 7
Stiff	8 to 14
Very Stiff	15 to 29
Hard	≥ 30

Test Symbols & Units

Fines = Fines Content (%)

MC = Moisture Content (%)

DD = Dry Density (pcf)

Str = Shear Strength (tsf)

PID = Photoionization Detector (ppm)

OC = Organic Content (%)

CEC = Cation Exchange Capacity (meq/100 g)

LL = Liquid Limit (%)

PL = Plastic Limit (%)

PI = Plasticity Index (%)

Component Definitions

Descriptive Term	Size Range and Sieve Number
Boulders	Larger than 12"
Cobbles	3" to 12"
Gravel	3" to No. 4 (4.75 mm)
Coarse Gravel	3" to 3/4"
Fine Gravel	3/4" to No. 4 (4.75 mm)
Sand	No. 4 (4.75 mm) to No. 200 (0.075 mm)
Coarse Sand	No. 4 (4.75 mm) to No. 10 (2.00 mm)
Medium Sand	No. 10 (2.00 mm) to No. 40 (0.425 mm)
Fine Sand	No. 40 (0.425 mm) to No. 200 (0.075 mm)
Silt and Clay	Smaller than No. 200 (0.075 mm)

Modifier Definitions

Percentage by Weight (Approx.)	Modifier
< 5	Trace (sand, silt, clay, gravel)
5 to 14	Slightly (sandy, silty, clayey, gravelly)
15 to 29	Sandy, silty, clayey, gravelly
≥ 30	Very (sandy, silty, clayey, gravelly)

Classifications of soils in this geotechnical report and as shown on the exploration logs are based on visual field and/or laboratory observations, which include density/consistency, moisture condition, grain size, and plasticity estimates, and should not be construed to imply field or laboratory testing unless presented herein. Visual-manual and/or laboratory classification methods of ASTM D2487 and D2488 were used as an identification guide for the Unified Soil Classification System.

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EXPLORATION LOG KEY

1339

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08539 **LONGITUDE** -122.17866
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
	GB	MC = 7.0 Fines = 2.0			[USDA Classification: slightly gravelly SAND]
2.5					-massively bedded
5.0			SP		-becomes damp to moist
7.5	GB	MC = 9.9			
10.0	GB	MC = 9.1		11.0	49.0

Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08582 **LONGITUDE** -122.17868
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
			SP-SM		
2.5					
3.0					Gray poorly graded SAND, medium dense, damp
	GB	MC = 8.3			
5.0					
					-massively bedded
7.5			SP		
10.0					
12.0	GB	MC = 7.9 Fines = 1.0			[USDA Classification: slightly gravelly SAND]
48.0					Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.
57.0					LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9772.GPJ - GINT US.GDT - 6/24/24

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08570 **LONGITUDE** -122.17958
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					
5.0					-massively bedded
7.5	GB	MC = 4.6	SP		
10.0					
11.5	GB	MC = 6.7			48.5

Test pit terminated at 11.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08565 **LONGITUDE** -122.18019
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					
					-massively bedded sand
5.0	GB	MC = 6.5 Fines = 3.4	SP		[USDA Classification: slightly gravelly SAND]
7.5					
10.0	GB	MC = 6.3			
11.0					Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.
49.0					

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08595 **LONGITUDE** -122.18098
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Duff **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
					-root intrusions to 1'
2.5					-massively bedded
5.0	GB	MC = 4.6 Fines = 0.7	SP		[USDA Classification: slightly gravelly SAND]
7.5					-increasing gravel content
10.0	GB	MC = 4.3			
12.5	GB	MC = 10.2			
				13.0	47.0

Test pit terminated at 13.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-6

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08528 **LONGITUDE** -122.18142
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5	GB	MC = 6.1 Fines = 1.8	SP		-massively bedded [USDA Classification: slightly gravelly SAND]
5.0					
7.5					
10.0	GB	MC = 6.1			
11.0					Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.
49.0					

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-7

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08588 **LONGITUDE** -122.18181
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5					-massively bedded sands
	GB	MC = 5.7			
5.0			SP		
7.5					
10.0					
	GB	MC = 6.6			
11.0					49.0

Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-8

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08558 **LONGITUDE** -122.18209
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Duff **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown silty SAND, medium dense, moist (Weathered outwash sands)
	GB	MC = 15.5 Fines = 35.3	SM		[USDA Classification: slightly gravelly sandy LOAM]
3.5					56.5
					Gray poorly graded SAND, medium dense, damp
5.0					
7.5			SP		
10.0					
10.5	GB	MC = 6.1			49.5

Test pit terminated at 10.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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Branch Office: Pasco, WA

TEST PIT NUMBER TP-9

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 3/13/24 **COMPLETED** 3/13/24 **GROUND ELEVATION** 60 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.05490 **LONGITUDE** -122.18279
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Gray poorly graded SAND, medium dense, damp
2.5	GB	MC = 5.8	SP		-massively bedded sands
5.0					
7.5					
9.0	GB	MC = 9.4			51.0

Test pit terminated at 9.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
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Branch Office: Pasco, WA

TEST PIT NUMBER TP-10

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08529 **LONGITUDE** -122.18283
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 6.3 Fines = 4.3			-infiltration test [USDA Classification: slightly gravelly SAND]
5.0	GB	MC = 4.8	SP		-becomes moist (post-test)
7.5	GB	MC = 14.0			
10.0	GB	MC = 28.5 Fines = 0.9			[USDA Classification: slightly gravelly SAND]
12.0					Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
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TEST PIT NUMBER TP-11

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08590 **LONGITUDE** -122.18271
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
	GB	MC = 6.9			
2.5					
					-light caving at 4' to BOH
5.0					
					-becomes gray
			SP		
7.5					
	GB	MC = 4.3			
10.0					
	GB	MC = 4.9			
					12.0

Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. Caving observed from 4.0 feet to BOH.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-12

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08517 **LONGITUDE** -122.18122
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Topsoil **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND with silt, medium dense, damp
2.5	GB	MC = 6.3	SP		
5.0					
7.5					
10.0	GB	MC = 6.4			10.0

Test pit terminated at 10.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-13

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08520 **LONGITUDE** -122.18269
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 9.0	SP		
5.0					-becomes gray
7.5					
10.0					
12.0	GB	MC = 4.7			

Test pit terminated at 12.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-14

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08498 **LONGITUDE** -122.18259
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5					-root intrusions to 3'
5.0					-becomes gray
	GB	MC = 5.6 Fines = 0.8	SP		-infiltration test [USDA Classification: slightly gravelly SAND]
7.5					
10.0					
	GB	MC = 4.8 Fines = 0.5			[USDA Classification: slightly gravelly SAND]
11.0					Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

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TEST PIT NUMBER TP-15

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property
DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION**
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 48.08514 **LONGITUDE** -122.18232
LOGGED BY SES **CHECKED BY** KRC **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					Brown poorly graded SAND, medium dense, damp
2.5	GB	MC = 11.6			
5.0			SP		-becomes gray
7.5					
	GB	MC = 6.3		9.5	

Test pit terminated at 9.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Appendix B

Laboratory Test Results

ES-9772

Earth Solutions NW LLC
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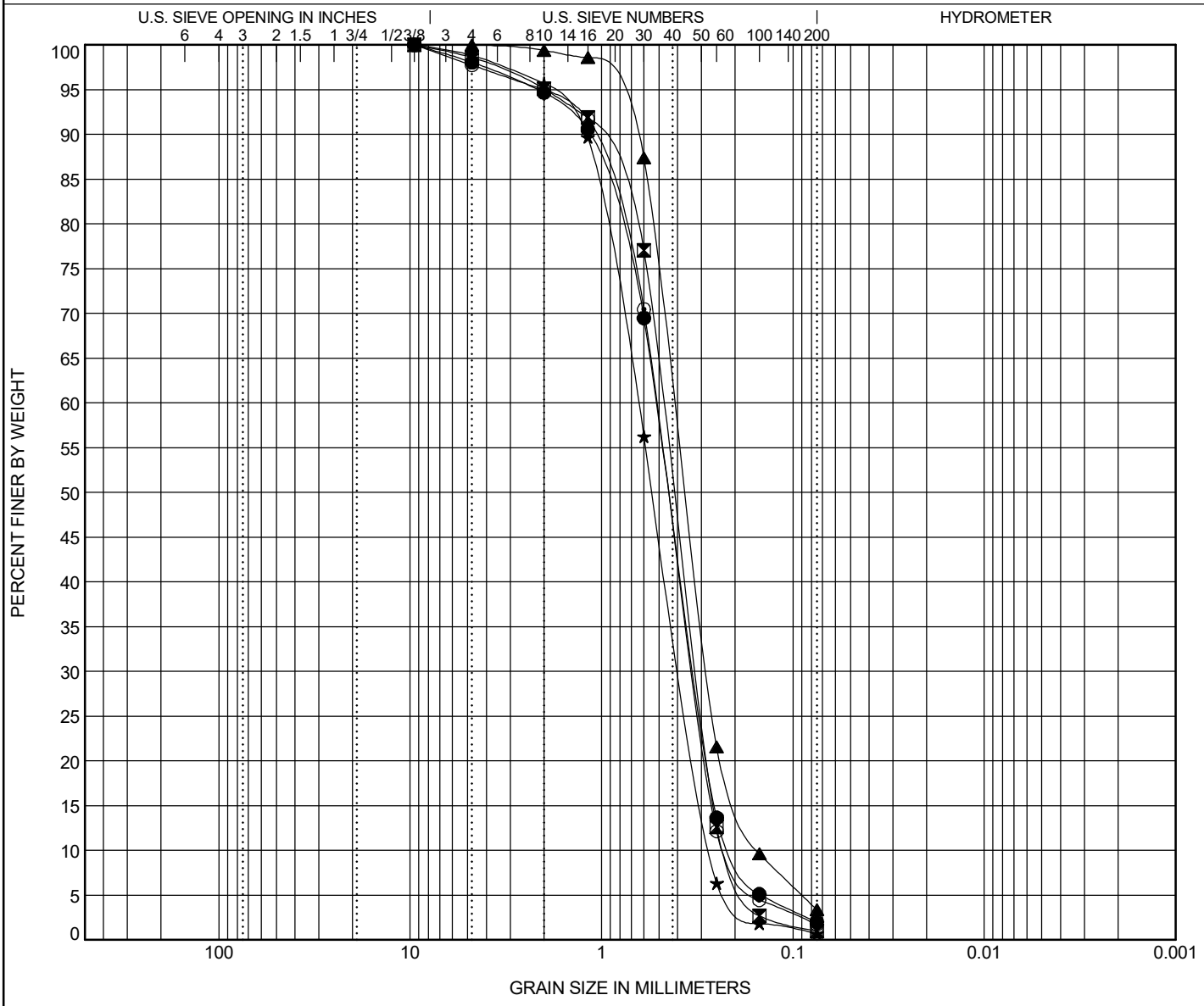
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification	Cc	Cu
● TP-01	1.50ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**1.00**	**2.57**
⊠ TP-02	12.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.96**	**2.18**
▲ TP-04	5.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**1.23**	**2.74**
★ TP-05	6.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.83**	**2.43**
⊙ TP-06	3.00ft.	**USDA: Gray Slightly Gravelly Sand. USCS: SP.**	**0.96**	**2.37**

Specimen Identification		D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
● TP-01	1.5ft.	**9.5**	**0.517**	**0.323**	**0.201**				**2.0**	
⊠ TP-02	12.0ft.	**9.5**	**0.476**	**0.317**	**0.218**				**1.0**	
▲ TP-04	5.0ft.	**4.75**	**0.417**	**0.28**	**0.152**				**3.4**	
★ TP-05	6.0ft.	**9.5**	**0.647**	**0.379**	**0.267**				**0.7**	
⊙ TP-06	3.0ft.	**9.5**	**0.513**	**0.327**	**0.217**				**1.8**	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 3/20/24

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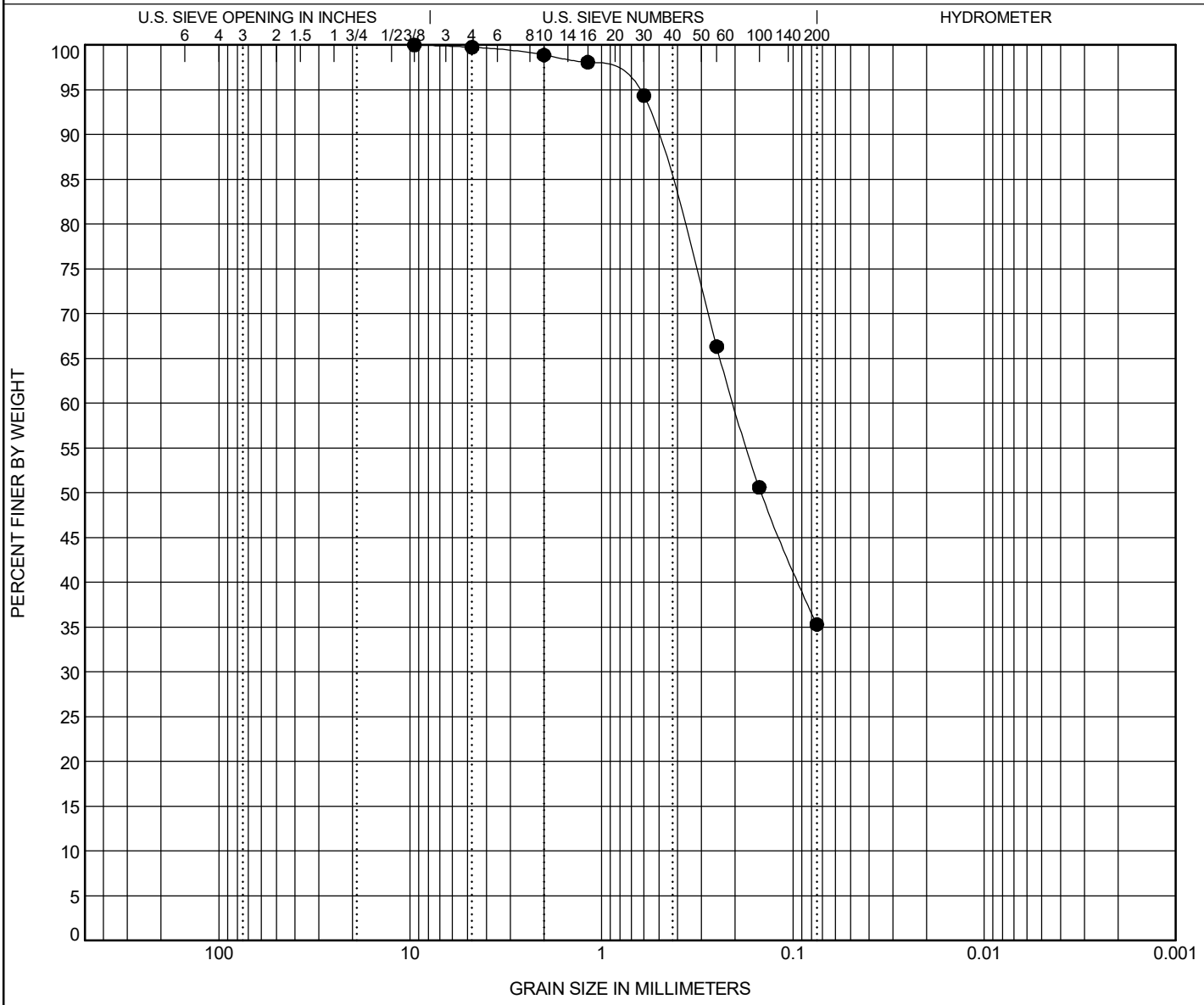
Branch Office: Pasco, WA

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification	Cc	Cu
● **TP-08**	**2.00ft.**	**USDA: Brown Slightly Gravelly Sandy Loam. USCS: SM.**		

Specimen Identification		D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
● **TP-08**	**2.0ft.**	**9.5**	**0.203**						**35.3**	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 3/20/24

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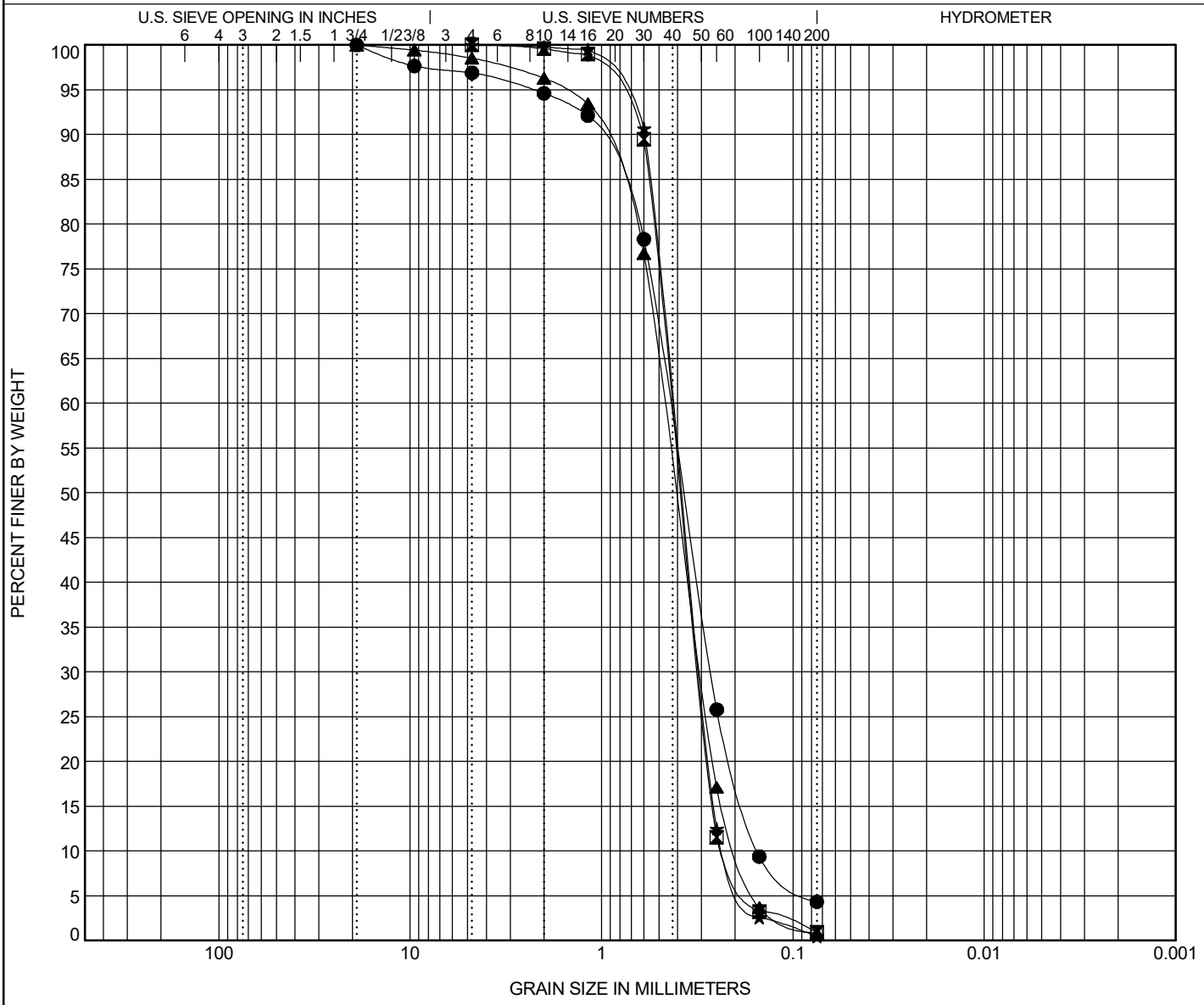
GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9772 **PROJECT NAME** Stevens Property



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	Cc	Cu
●	TP-10	3.00ft.	USDA: Brown Slightly Gravelly Sand. USCS: SP.	1.06	2.89
⊠	TP-10	12.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	0.97	1.90
▲	TP-14	5.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	1.02	2.46
★	TP-14	11.00ft.	USDA: Gray Slightly Gravelly Sand. USCS: SP.	0.99	1.94

	Specimen Identification		D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
●	TP-10	3.0ft.	19	0.442	0.268	0.153				4.3	
⊠	TP-10	12.0ft.	4.75	0.431	0.308	0.227				0.9	
▲	TP-14	5.0ft.	19	0.469	0.302	0.191				0.8	
★	TP-14	11.0ft.	4.75	0.426	0.304	0.22				0.5	

GRAIN SIZE USDA ES-9772 STEVENS PROPERTY.GPJ GINT US LAB.GDT 6/5/24

TRAFFIC IMPACT ANALYSIS

STEVENS ASSEMBLAGE

JURISDICTION: CITY OF MARYSVILLE, WA
LOCATION: 98TH STREET NE, EAST OF 35TH AVENUE NE

Prepared for:
KB Home
320 120th Avenue NE
Suite 202
Bellevue, Washington 98005

Prepared by:
Kimley»Horn

July 2024
KH 090224064

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Kimley»Horn

TRAFFIC IMPACT ANALYSIS

FOR

STEVENS ASSEMBLAGE

Prepared for:
KB Home
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Bellevue, Washington 98005

Prepared by:
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1. DEVELOPMENT IDENTIFICATION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been retained to provide a traffic impact analysis for the Stevens Assemblage Development (Development). This report is intended to provide the City of Marysville (City) and Snohomish County (County) with the necessary traffic generation, trip distribution, and mitigation fee determination to facilitate their reviews of the Development. The Development is located along 98th Street NE and 35th Avenue NE, on parcels 30051600305800, 30051600301400, 30051600304500, 30051600301500, 30051600301600, 30051600306500, and 30051600306600. A site vicinity map is included in **Figure 1**. The Development is proposed to consist of 59 single-family detached residential units. Five of the seven parcels are currently listed as occupied with single-family detached residential units per the *Snohomish County Online Property Information (SCOPI)* web map. The site will primarily access the City street network via 98th Street NE and the extension of 35th Avenue NE.

Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of the Institute of Transportation Engineers (ITE).

2. METHODOLOGY

2.1. General

Trip generation calculations for the Development have been performed using data contained in the ITE's *Trip Generation Manual, 11th Edition (2021)*. The distribution of trips generated by the site is based on discussions with City staff and adjustments to nearest City trip distribution. The City has an interlocal agreement with Snohomish County (County) that provides for reciprocal mitigation fees. County mitigation fees can be calculated based on the default percentage in the interlocal agreement, which is 70%, or based on actual impacts. The City also has an interlocal agreement with the Washington State Department of Transportation (WSDOT) that provides for mitigation fees to WSDOT for impacts to WSDOT improvement projects. WSDOT improvement projects and their associated fees are based on the most recent Exhibit C list. City developments are required to pay for any WSDOT improvement project on the Exhibit C list impacted with three or more directional PM peak-hour trips or based on the area wide mitigation fee.

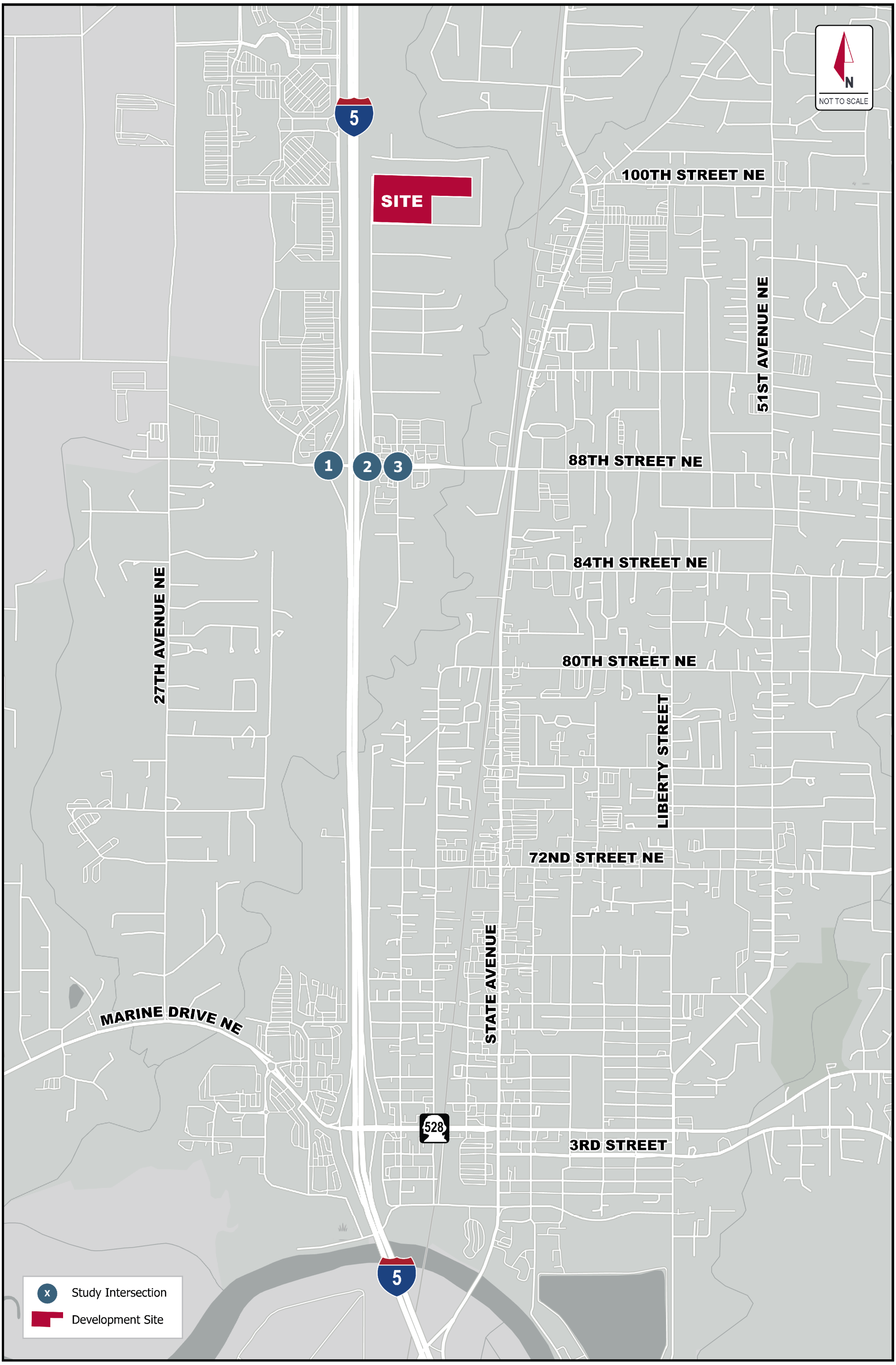

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FIGURE 1: SITE VICINITY MAP

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

3. TRIP GENERATION

The Development is proposed to consist of 59 single-family detached units. The site is currently developed with five single-family detached residential units that will be removed during construction. The trip generation calculations have been performed using data published by the ITE *Trip Generation Manual, 11st Edition* (*2021*) and the City rate of 1.0 PM peak-hour trips per single-family residential unit. The average trip generation rates for ITE Land Use Codes (LUC) 210, Single-Family Detached Housing, have been used for the daily and AM peak-hour trip generation calculations. The trip generation calculations for the Development are summarized in **Table 1**.

Table 1: Trip Generation Summary

Land Use	Size	Average Daily Trips (ADTs)	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing ITE LUC 210	59 Units	556	10	31	41	37	22	59
Single-Family Detached Housing ITE LUC 210 (Removed)	-5 Units	-47	-1	-3	-4	-3	-2	-5
TOTAL		**509**	**9**	**28**	**37**	**34**	**20**	**54**

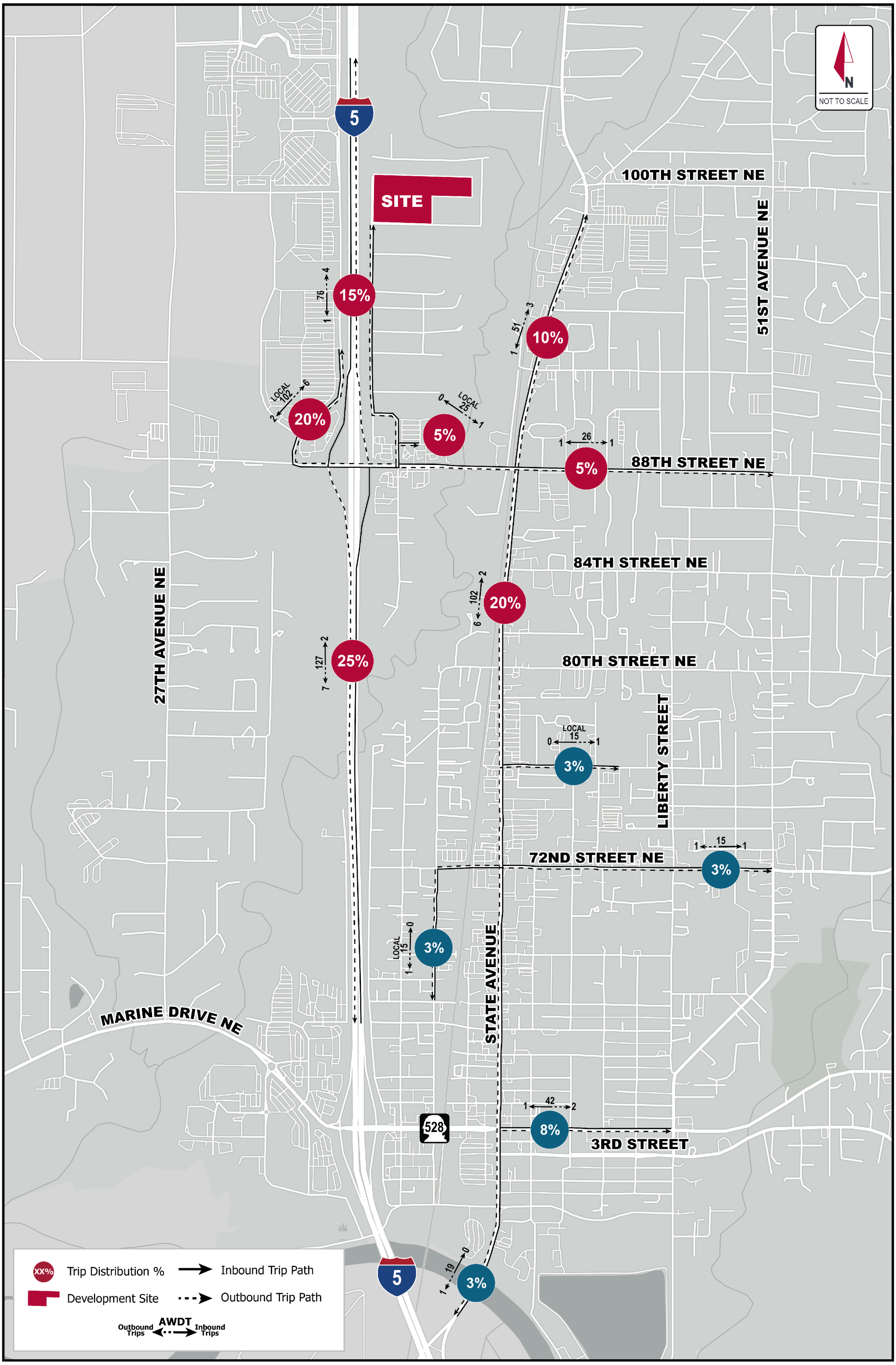
The Development is anticipated to generate approximately 509 new ADTs with approximately 37 new AM peak-hour trips and 54 new PM peak-hour trips. The trip generation calculations are provided in **Appendix A**.

4. TRIP DISTRIBUTION

The trip distribution for the Development has been modified from the 88th Street NE City distribution maps based on the location and type of the development, surrounding land uses, and the surrounding street network. A preliminary review of the trip distribution was discussed and confirmed by City staff. The trip distribution for the 2024 existing, 2027 opening year, and 2033 horizon year will remain the same. The trip distribution for the Development is:

- 25% to and from the south along I-5
- 20% to and from the south along State Avenue
- 20% to and from the west along 34th Avenue NE
- 15% to and from the north along Interstate-5
- 10% to and from the north along State Avenue
- 5% to and from the east along 88th Street NE
- 5% to and from local commercial uses south of the site

Detailed trip distributions for the AM and PM peak-hours during opening and horizon year conditions are shown in **Figure 2** and **Figure 3**, respectively. The established distributions are provided in **Appendix B**.



Kimley»Horn

FIGURE 2: DEVELOPMENT YEAR TRIP DISTRIBUTION - AM PEAK HOUR

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

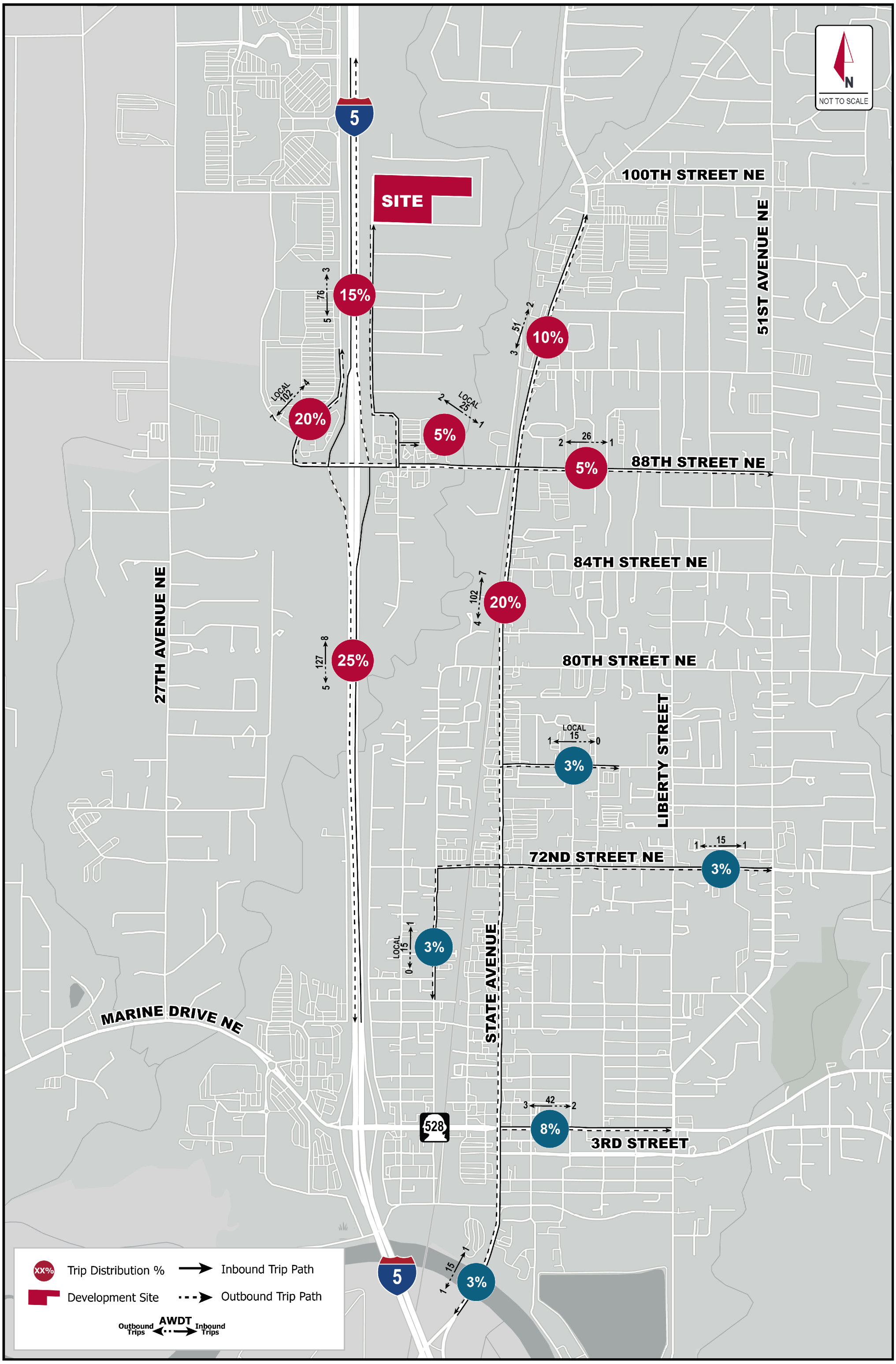


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FIGURE 3: DEVELOPMENT TRIP DISTRIBUTION - PM PEAK HOUR

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

5. INTERSECTION LEVEL OF SERVICE ANALYSIS

The following intersections have been analyzed based on an impact of 25 trips generated by the Development:

1. I-5 southbound on/off ramps at 88th Street NE
2. I-5 northbound on/off ramps at 88th Street NE
3. 36th Avenue NE at 88th Street NE

Study intersections have been coordinated and confirmed with City staff. The study intersections have been analyzed during the weekday PM peak-hour.

The County requires detailed development trip turning movement data at County key intersections impacted with three or more directional trips on an approach or departure. There are no County key intersections that are anticipated to be impacted by three directional peak-hour trips from the Development. Detailed key intersection impacts have therefore not been shown.

5.1. Turning Movement Calculations

The existing PM peak-hour turning movements at the study intersections were collected by the independent count firm Traffic Data Gathering (TDG) in May 2024. The 2024 existing turning movements at the study intersections are shown in **Figure 4**. The count data is included in **Appendix B**.

The future analysis has been performed for an opening year of 2027, which represents when the Development is expected to be constructed and occupied. The 2027 opening year no-build turning movements have been calculated by applying a 3% annually compounding growth rate applied to the 2024 existing turning movements. The 2027 opening year no-build turning movements at the study intersections are shown in **Figure 5**.

The 2027 opening year build turning movements at the study intersections have been calculated by adding the trips generated by the Development to the 2027 opening year no-build turning movements. The 2027 opening year build turning movements are shown in **Figure 6**.

The study intersections have also been analyzed for the 2033 horizon year conditions (no-build and build). The horizon year analysis accounts for the typical six-year concurrency period after the expected opening year. The 2033 horizon year no-build turning movements have been calculated using the same 3% annually compounding growth rate. The 2033 horizon year no-build turning movements at the study intersections are shown in **Figure 7**.

The 2033 horizon year build turning movements at the study intersections have been calculated by adding the trips generated by the Development to the 2033 horizon year no-build turning movements. The 2033 horizon year build turning movements are shown in **Figure 8**. The turning movement calculations are included in **Appendix C**.

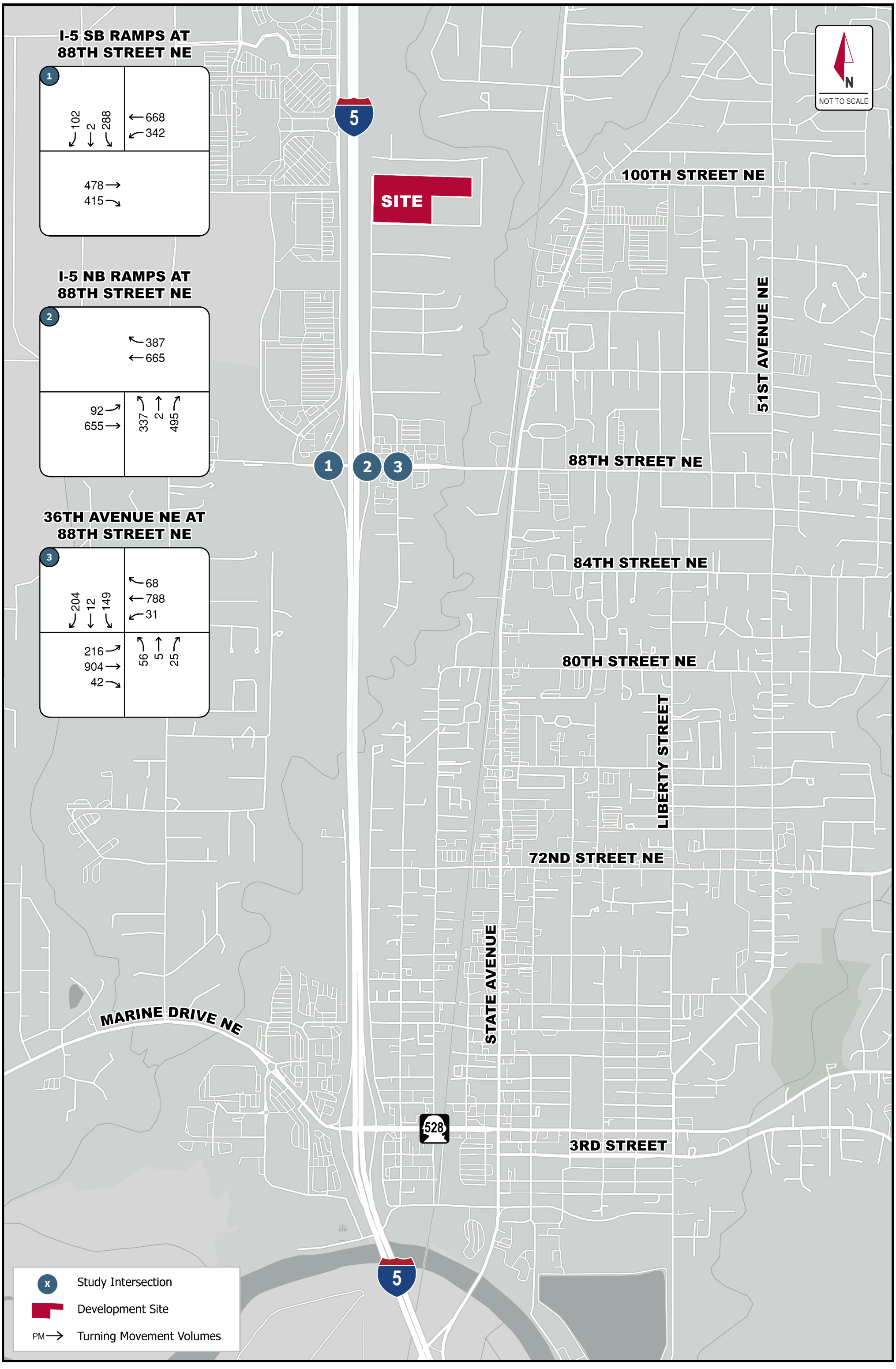

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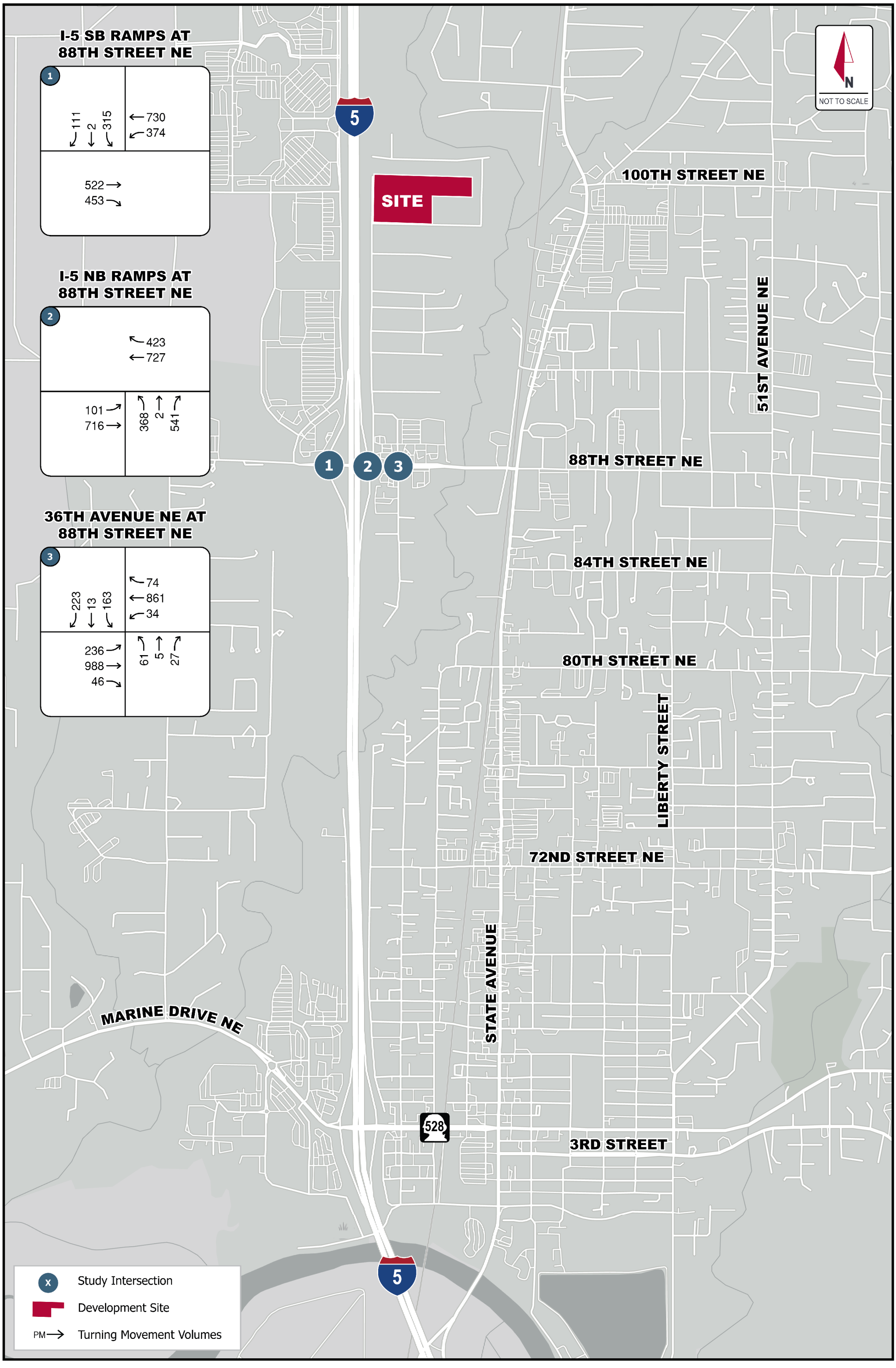
FIGURE 4: 2024 EXISTING TURNING MOVEMENTS

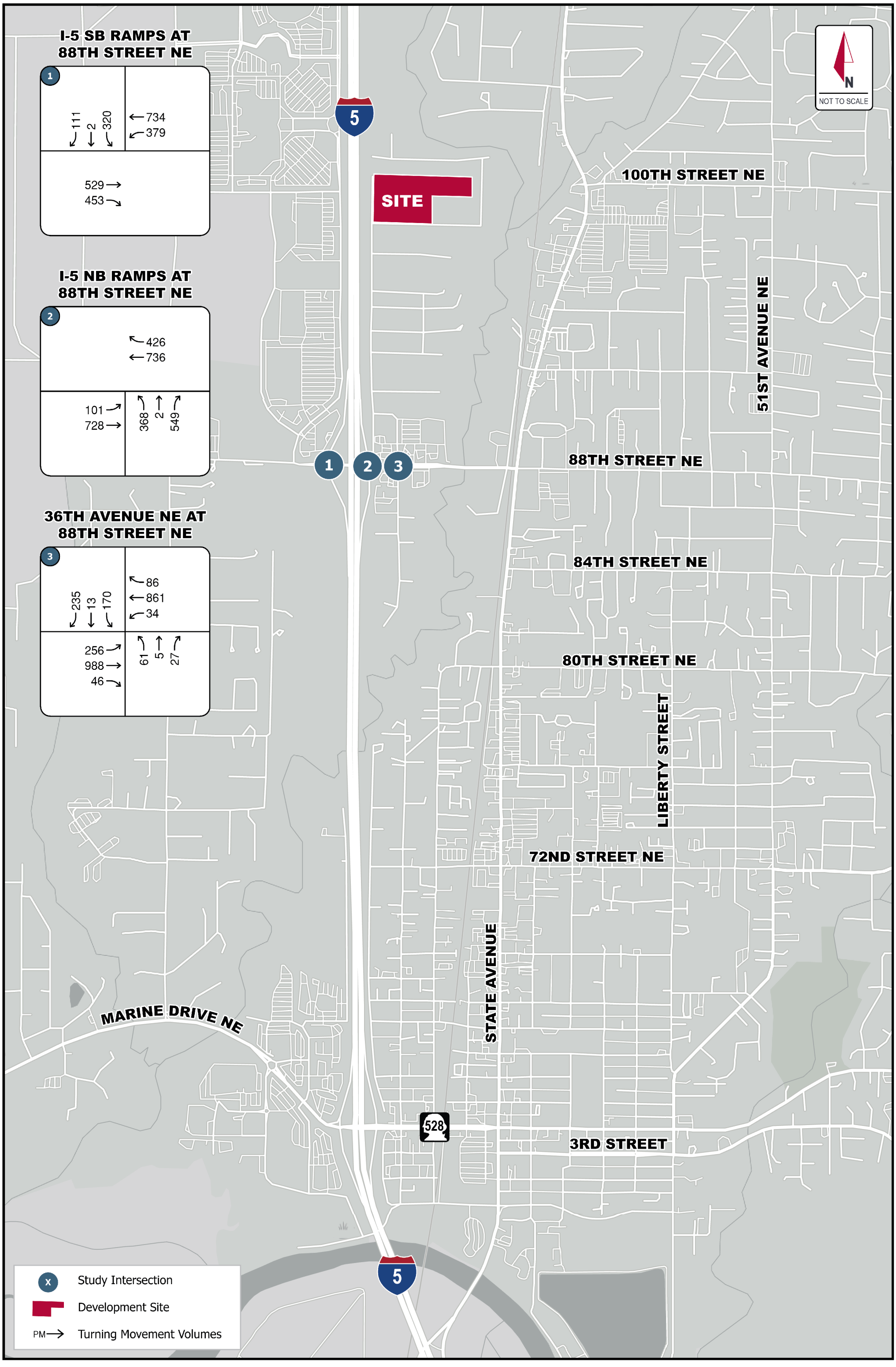
STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)



Kimley»Horn

FIGURE 5: 2027 NO-BUILD TURNING MOVEMENTS

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)



Kimley»Horn

FIGURE 6: 2027 BUILD TURNING MOVEMENTS

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

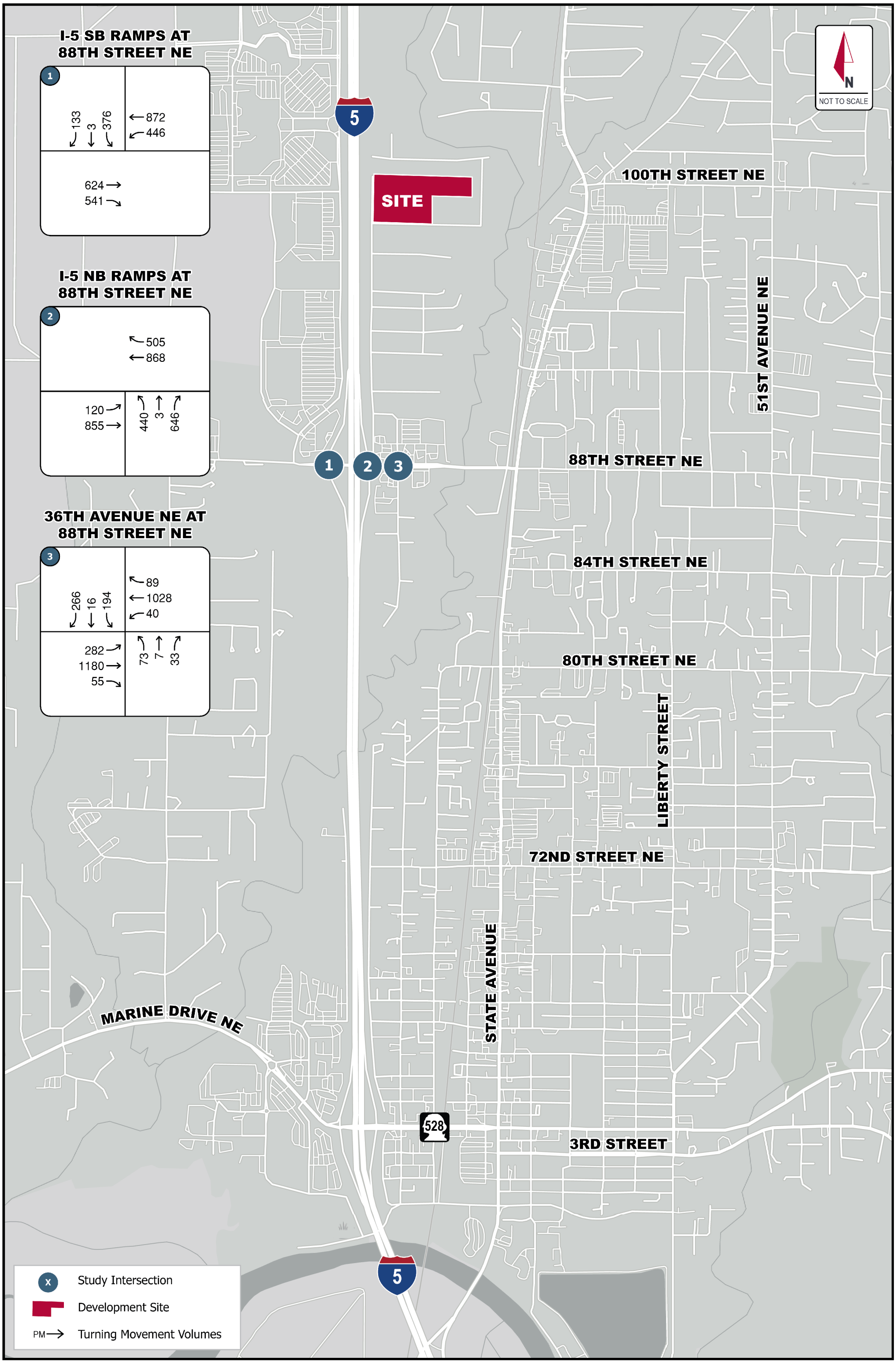
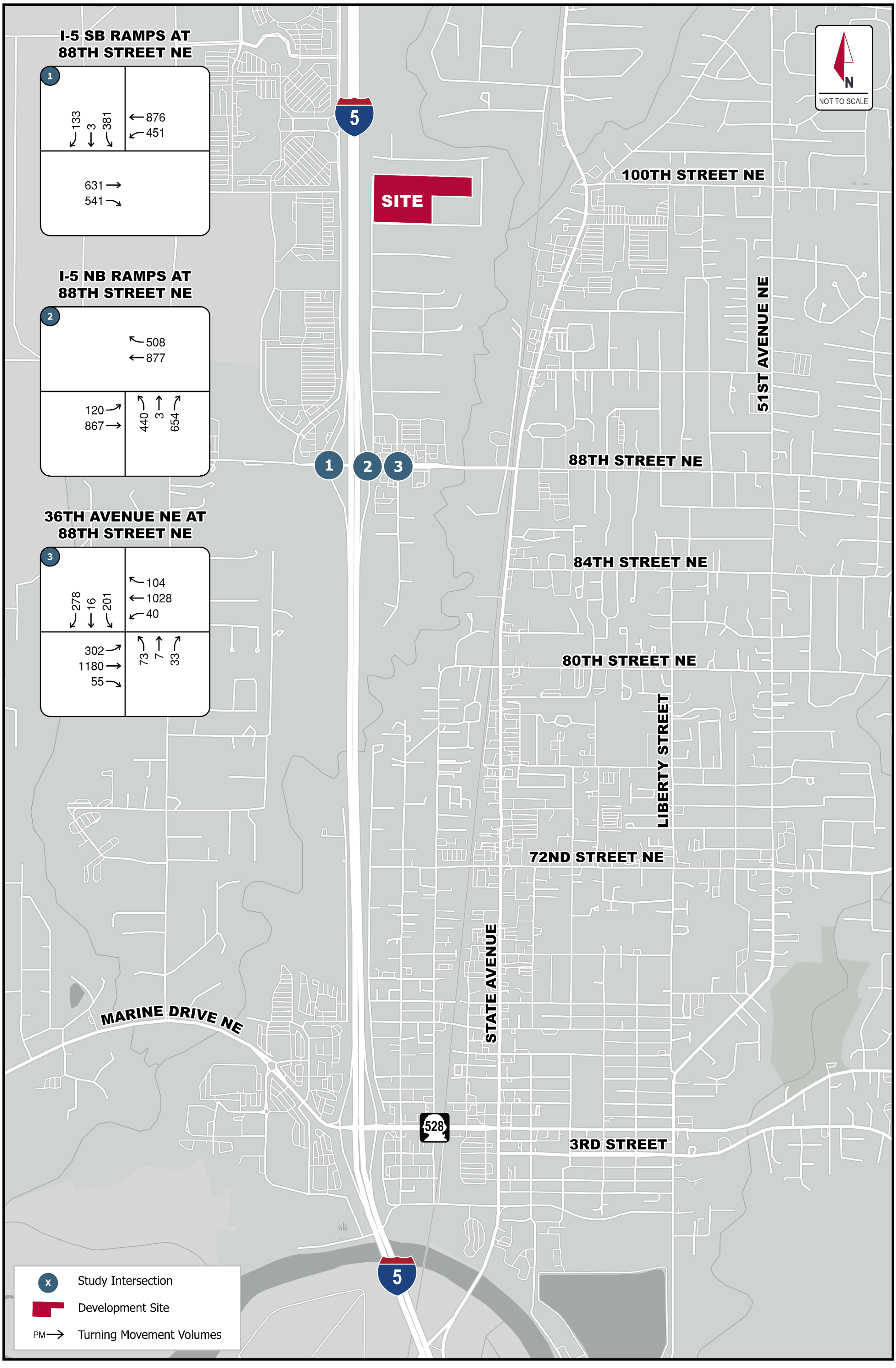


FIGURE 7: 2033 NO-BUILD TURNING MOVEMENTS



Kimley»Horn

FIGURE 8: 2033 BUILD TURNING MOVEMENTS

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

5.2. Level of Service Calculations

Congestion at intersections and along arterials is generally measured in terms of level of service (LOS). In accordance with *Highway Capacity Manual (HCM), 7th Edition* by the Transportation Research Board, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The LOS at signalized and all-way stop-controlled intersections is based on the average delay of all approaches. The LOS for two-way stop-controlled intersections is based on average delays for the critical stopped approach. Geometric characteristics and conflicting traffic movements are taken into consideration when determining LOS values. A summary of the intersection LOS criteria is included in **Table 2**.

Table 2: Level of Service Criteria

Level of Service[1]	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

The LOS analysis for unsignalized and signalized intersections has been performed utilizing the *Synchro 12* software. The City and WSDOT identify acceptable level of service for intersections as LOS D for all intersections in the vicinity of the Development except for the State Avenue corridor, which is to operate at a minimum LOS E "mitigated" per the latest City of Marysville – Traffic Impact Analysis Guidelines.

The opening year has been estimated for the year 2027, which accounts for a three-year construction window. The six-year horizon period has therefore been evaluated for the year 2033.

[1] **Source:** *Highway Capacity Manual, 7th Edition.*

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
LOS B: Generally stable traffic flow conditions.
LOS C: Occasional back-ups may develop but delay to vehicles is short term and still tolerable.
LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e., vehicles delayed one cycle or less at signal).
LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.
LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

5.3. Level of Service Calculations

The level of service calculations have been performed utilizing the existing channelization, existing intersection control, peak-hour factors, and heavy vehicle factors from the 2024 turning movement counts. The level of service summary for the opening year is included in **Table 3** and the level of service summary for the horizon year is included in **Table 4** for the PM peak-hour.

Table 3: Level of Service Summary – Opening Year

Intersections	2024 Existing Conditions		2027 Conditions			
			No-Build		Build	
	LOS	Delay	LOS	Delay	LOS	Delay
1. I-5 southbound on/off ramps at 88th Street NE	D	43.7 sec	D	52.5 sec	D	53.9 sec
2. I-5 northbound on/off ramps at 88th Street NE	C	27.7 sec	C	31.3 sec	C	32.0 sec
3. 36th Avenue NE at 88th Street NE	C	28.9 sec	C	31.1 sec	C	32.0 sec

The analysis shows that the study intersections currently operate at LOS D or better during the PM peak-hour. In the 2027 opening year no-build and build conditions, all study intersections are anticipated to continue operating at LOS D or better with the Development.

Table 4: Level of Service Summary – Horizon Year

Intersections	2024 Existing Conditions		2033 Conditions			
			No-Build		Build	
	LOS	Delay	LOS	Delay	LOS	Delay
1. I-5 southbound on/off ramps at 88th Street NE	D	43.7 sec	**E**	**78.2 sec**	**E**	**79.7 sec**
2. I-5 northbound on/off ramps at 88th Street NE	C	27.7 sec	D	51.9 sec	D	54.3 sec
3. 36th Avenue NE at 88th Street NE	C	28.9 sec	D	40.9 sec	D	44.5 sec

In the 2033 horizon year no-build and build conditions the southbound ramp intersection is anticipated to operate at LOS E and the other study intersections are anticipated to operate at LOS D. There are planned improvements for the ramp intersections to convert them to roundabouts. The improvements are funded under the Connecting Washington legislation and additional grant funding. The improvements are planned to include roundabouts and are currently in the design phase. It is anticipated that the operations of the intersections will improve with the roundabouts. The intersection LOS calculations are provided in the **Appendix D**.

6. Site Access

The Development is proposing to include an extension of 35th Avenue NE improvements and frontage improvements along 98th Street NE. There are planned to be public streets internal to the site. The posted speed limit along 35th Avenue NE is 25 miles per hour (mph). The City of Marysville – Traffic Impact Analysis Guidelines, Mitigation Measure Evaluation (1)(f)(i) states sight distance analysis per City Engineering Design & Development Standards (EDDS) shall be performed. Section 3-08 Sight Distance of the EDDS states to reference Table 3-9 for intersection sight distance requirements when the ultimate traffic volume for the proposed road or access point is projects to be more than 80 ADT. The intersection sight distance

for an access point is 280 feet for a 25-mph posted speed. The Development's access is expected to have adequate intersection sight distance in each direction to satisfy the EDDS requirements.

7. COLLISION ANALYSIS

The latest five-year collision history from January 1, 2019, through December 31, 2023, was obtained from WSDOT at each of the study intersections. The five-year collision rate has been calculated using PM peak-hour volumes and a K-factor of 10 for conversion to average daily traffic. There was a total of 182 collisions reported over the 5-year period. The collision data is summarized in **Table 5**.

Table 5: Five-Year Collision Data Summary

Intersection	Collision Type							Total Collisions	Collisions Per Year
	Rear-End	Entering at Angle	Opp. Dir.	Sideswipe	Same Dir.	Ped./ Cyclist	Fixed Object/ Other		
1. I-5 southbound on/off ramps at 88th Street NE	14	9	8	2	1	0	0	34	6.8
2. I-5 northbound on/off ramps at 88th Street NE	46	13	4	6	3	4	2	78	15.6
3. 36th Avenue NE at 88th Street NE	10	6	2	4	2	0	1	25	5.0

The collisions per million entering vehicles (MEV) is the standard rate for intersections. The five-year collision rates are summarized in **Table 6**.

Table 6: Five-Year Collision Rate Calculation

Intersection	PM Peak-Hour Intersection Vol.	K-Factor	Total Collisions	Collision Rate[3]
1. I-5 southbound on/off ramps at 88th Street NE	2,295	10	34	0.81
2. I-5 northbound on/off ramps at 88th Street NE	2,633	10	78	1.62
3. 36th Avenue NE at 88th Street NE	2,500	10	25	0.55

One of the study intersections has a collision rate greater than 1.0 per MEV and more than 10 collisions per year. This intersection is noted in the City's Capital Improvement Projects for future improvements led by the Tulalip Tribes and WSDOT which is currently in the design process. There were no fatal or serious injury collisions reported during the five-year collision history collected. Further safety analysis should not be needed at the time of this report since the ramp intersections are currently planned for improvements. The collision data has been provided in the **Appendix E**.

[3] The collision rate is based on collisions per million entering vehicles (MEVs)

8. TRANSPORTATION IMPACT FEES

The City has interlocal agreements with the County and Washington State Department of Transportation (WSDOT) for transportation impact fees. These transportation impact fees are based on the area wide traffic mitigation fee or actual impacts to improvement projects.

8.1. City of Marysville

The traffic mitigation fees have been calculated using the residential rates of $6,300 per PM peak-hour trip based on the City's Park, Traffic & School Impact Fees schedule. The Development is proposed to construct 59 single-family units with credit for 5 existing single-family detached unit for a total of 54 new PM peak-hour trips. The City traffic mitigation fees for the Development should therefore be $340,200.00.

8.2. Snohomish County

The City and County have an interlocal agreement that provides for the payment of traffic mitigation for impacts to County roadways by City developments. Traffic mitigation fees are based on predetermined area impacts or impacts to actual improvement projects. The only County improvement project in the area is along 88th Street NE, between approximately 44th Drive NE and 66th Drive NE. This improvement project is not anticipated to be impacted by three directional PM peak-hour trips from the Development. County traffic mitigation fees should therefore not be required for the Development.

8.3. Washington State Department of Transportation

The WSDOT mitigation fees are based on impacts to improvement projects identified in the Exhibit C List included in the interlocal agreement between the County and WSDOT. There are not any WSDOT intersections on the Exhibit C List that will be impacted by three directional PM peak-hour trips generated by the Development. WSDOT transportation impact fees should therefore not be required for the Development.

9. CONCLUSIONS

The Development is proposed to consist of 59 single-family detached residential units. The site is currently listed as occupied with 5 single-family detached residential units that will be removed during construction. The Development is anticipated to generate approximately 509 new ADTs with approximately 37 new AM peak-hour trips and 54 new PM peak-hour trips. The analysis shows that the study intersections currently operate at LOS D or better. The study intersections are all anticipated to operate at LOS D or better under the 2033 horizon year conditions with the improvements to the ramp intersections with 88th Street NE. The Development's access is expected to have adequate intersection sight distance in each direction to satisfy the EDDS requirements. The Development is anticipated to construct 54 new single-family units. The City traffic mitigation fees of $6,300 per new single-family unit for the Development should therefore be $340,200.00. Neither County nor WSDOT traffic mitigation fees should be required for the Development.

APPENDIX A

TRIP GENERATION CALCULATIONS

Stevens Assemblage
KH 090224064

Trip Generation for: **Weekday**
(a.k.a.): **Average Weekday Daily Trips (AWDT)**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached Housing	59 units	210	9.43	50%	50%	556	0%	0	556	0%	0	0%	0	556	0	0	0	0	278	278
Single-Family Detached Housing (Removed)	-5 units	210	9.43	50%	50%	-47	0%	0	-47	0%	0	0%	0	-47	0	0	0	0	-24	-23
Total						509		0	509		0		0	509	0	0	0	0	254	255

Stevens Assemblage
KH 090224064

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM**
(a.k.a.): **Weekday AM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached Housing	59 units	210	0.70	25%	75%	41	0%	0	41	0%	0	0%	0	41	0	0	0	0	10	31
Single-Family Detached Housing (Removed)	-5 units	210	0.70	25%	75%	-4	0%	0	-4	0%	0	0%	0	-4	0	0	0	0	-1	-3
Total						37		0	37		0		0	37	0	0	0	0	9	28

Stevens Assemblage
KH 090224064

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM**
(a.k.a.): **Weekday PM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Single-Family Detached Housing	59 units	210	1.00	63%	37%	59	0%	0	59	0%	0	0%	0	59	0	0	0	0	37	22
Single-Family Detached Housing (Removed)	-5 units	210	1.00	63%	37%	-5	0%	0	-5	0%	0	0%	0	-5	0	0	0	0	-3	-2
Total						54		0	54		0		0	54	0	0	0	0	34	20

APPENDIX B

DISTRIBUTION AND COUNT DATA

88TH ST - EXISTING

City of Marysville

November 2017

- Marysville City Limits
- Other City Limits
- Urban Growth Boundary
- Tulalip Reservation
- Parks and open space
- Interstate Highway
- State Highway
- Arterial
- Schools

N

0 2,000 4,000 6,000 Feet

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88TH ST - HORIZON

N

1%
5%
15%
7%
12%
50%
48%
20%
2%
28%
22%
9%
11%
3%
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City of Marysville

City Limits
City of Marysville Urban Growth Area
Tulalip Reservation
Park
City Park

Fire Station
Police Station
School
Street
Burlington Northern RR
Trails

Marysville Street Classification
Interstate
State Highway
Principal Arterial
Minor Arterial
Collector Arterial
Future Arterial

0 1,250 2,500 5,000 7,500 10,000 Feet

Map Plotted: May, 2018

CITY OF Marysville WASHINGTON

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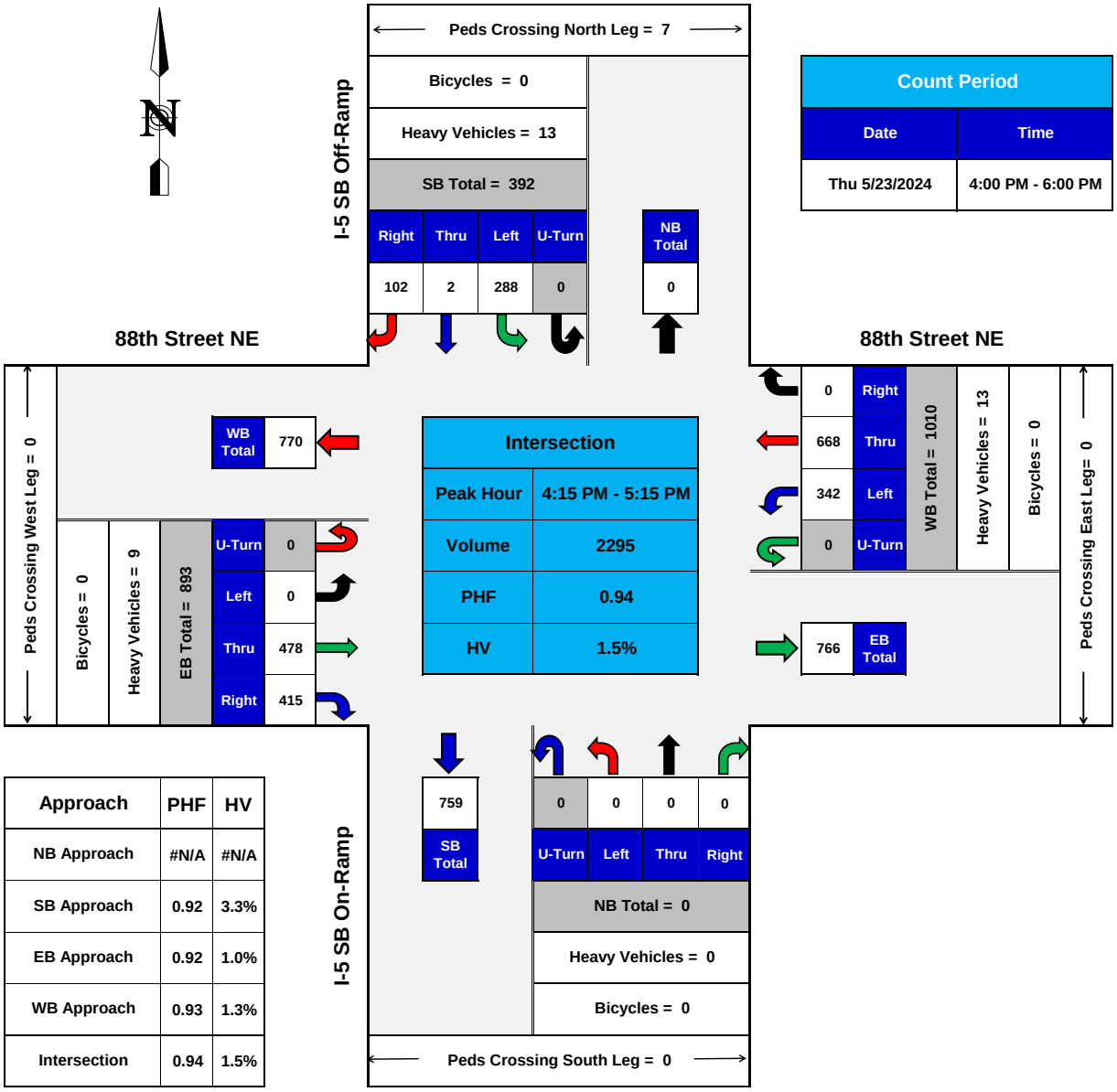
I-5 SB Ramps @ 88th Street NE

Marysville, WA



Count Period	
Date	Time
Thu 5/23/2024	4:00 PM - 6:00 PM

Approach	PHF	HV
NB Approach	#N/A	#N/A
SB Approach	0.92	3.3%
EB Approach	0.92	1.0%
WB Approach	0.93	1.3%
Intersection	0.94	1.5%

PHF = Peak Hour Factor
HV = Heavy Vehicles

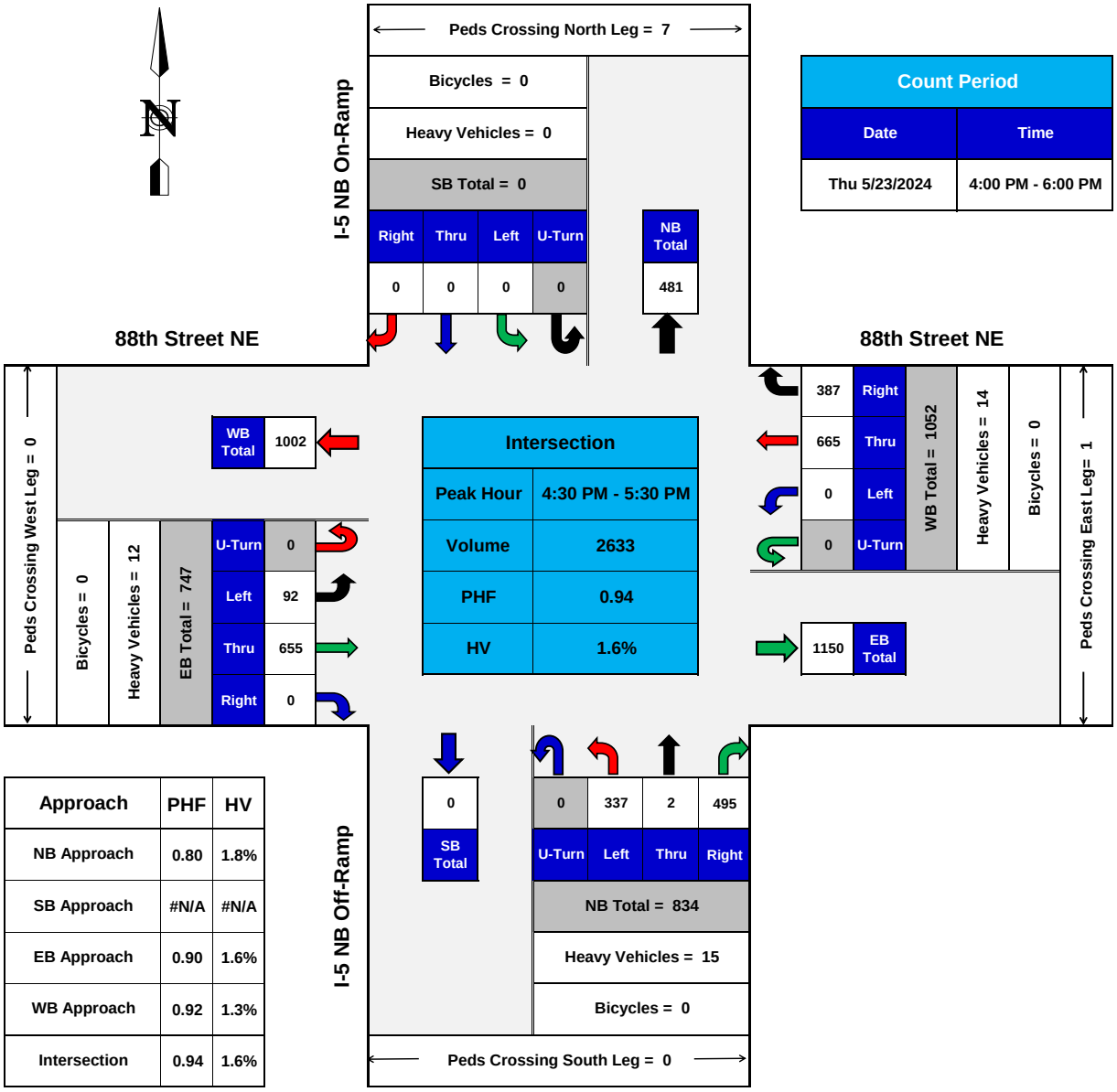
TURNING MOVEMENTS DIAGRAM

PEAK HOUR SUMMARY

DTG TRAFFIC DATA GATHERING

I-5 NB Ramps @ 88th Street NE

Marysville, WA



Approach	PHF	HV
NB Approach	0.80	1.8%
SB Approach	#N/A	#N/A
EB Approach	0.90	1.6%
WB Approach	0.92	1.3%
Intersection	0.94	1.6%

PHF = Peak Hour Factor
HV = Heavy Vehicles

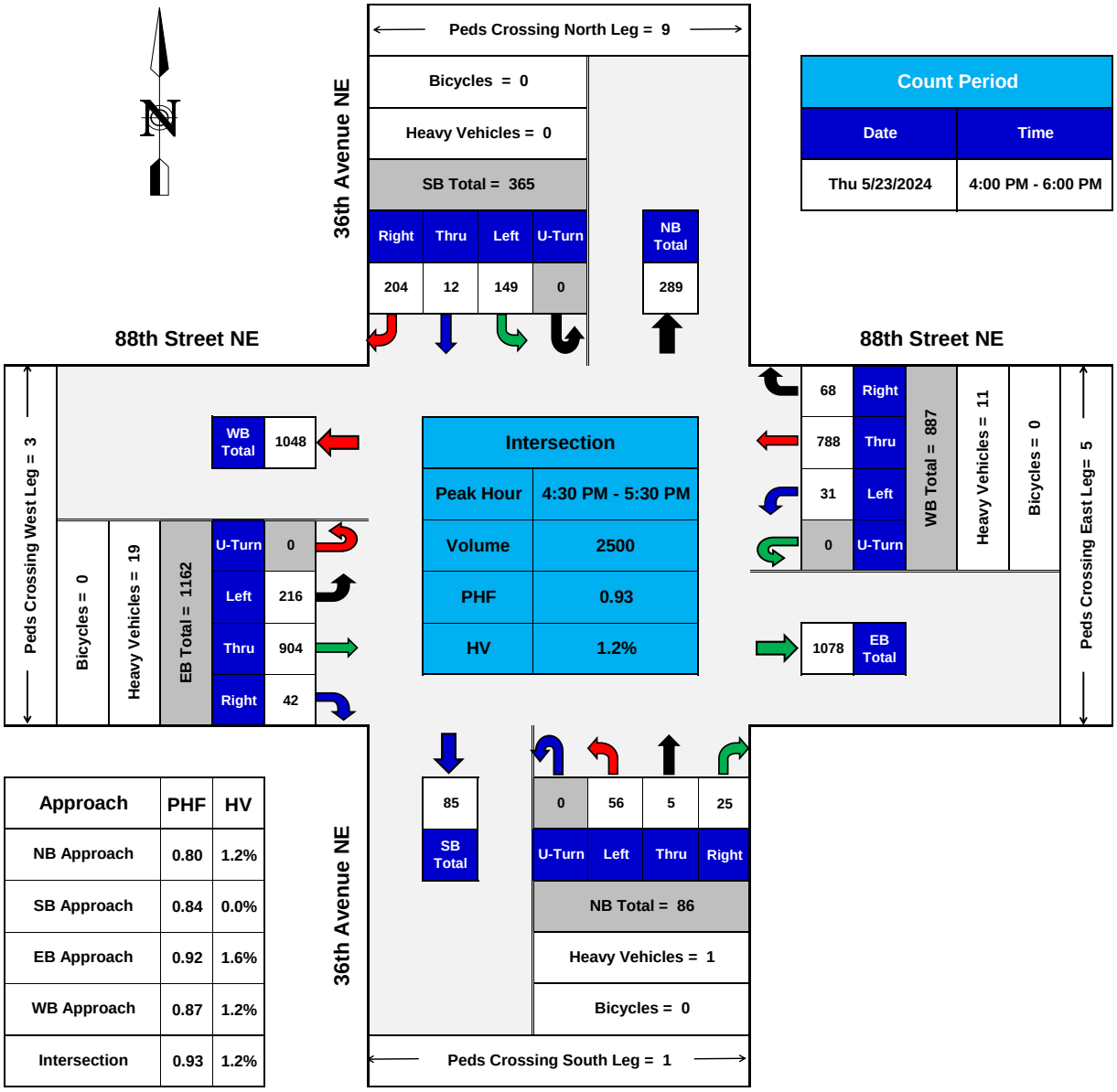
TURNING MOVEMENTS DIAGRAM

PEAK HOUR SUMMARY

TRAFFIC DATA GATHERING

36th Avenue NE @ 88th Street NE

Marysville, WA



Approach	PHF	HV
NB Approach	0.80	1.2%
SB Approach	0.84	0.0%
EB Approach	0.92	1.6%
WB Approach	0.87	1.2%
Intersection	0.93	1.2%

PHF = Peak Hour Factor
HV = Heavy Vehicles

TURNING MOVEMENTS DIAGRAM

PEAK HOUR SUMMARY

TRAFFIC DATA GATHERING

APPENDIX C

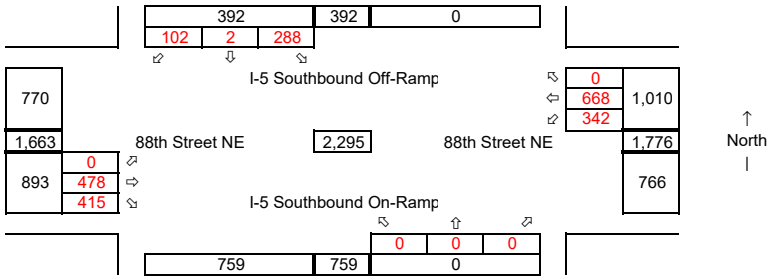
TURNING MOVEMENT CALCULATIONS

Synchro ID: 1

Existing
Average Weekday
PM Peak-Hour

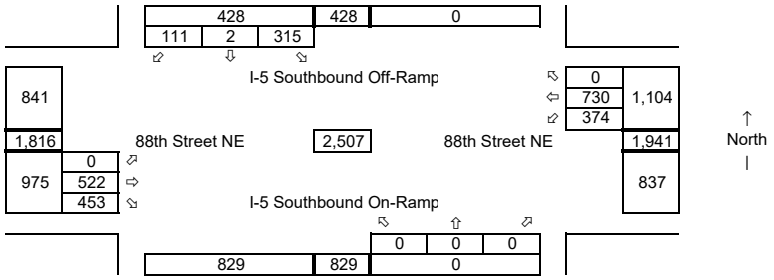
Year: **5/23/2024**

Data Source: **TDG**

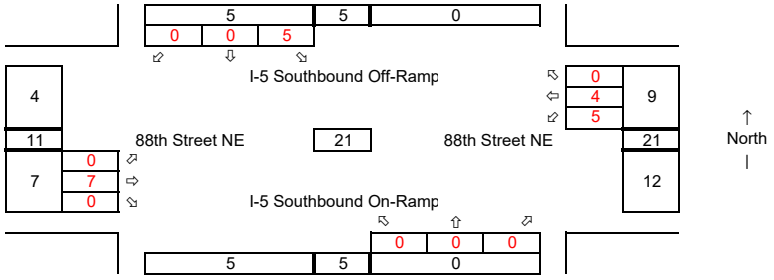


Future without Development
Average Weekday
PM Peak-Hour

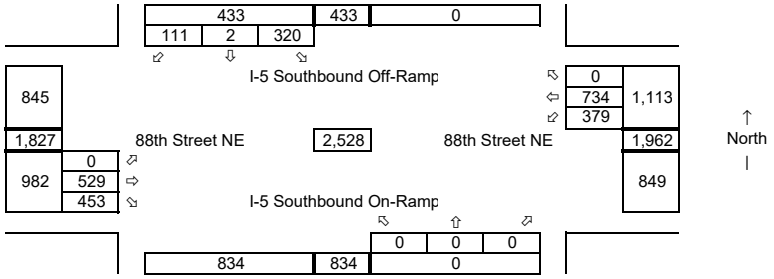
Year: 2027
Growth Rate = 3.0%
Years of Growth = 3
Total Growth = 1.0927



Total Development Trips
Average Weekday
PM Peak-Hour



Future with Development
Average Weekday
PM Peak-Hour

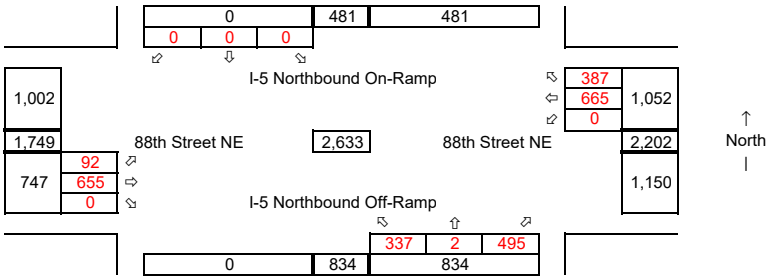


Synchro ID: 2

Existing
Average Weekday
PM Peak-Hour

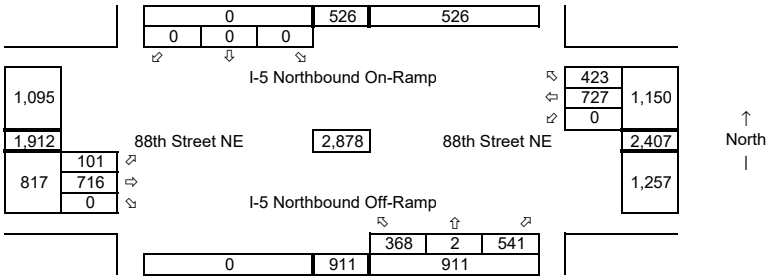
Year: **5/23/2024**

Data Source: **TDG**

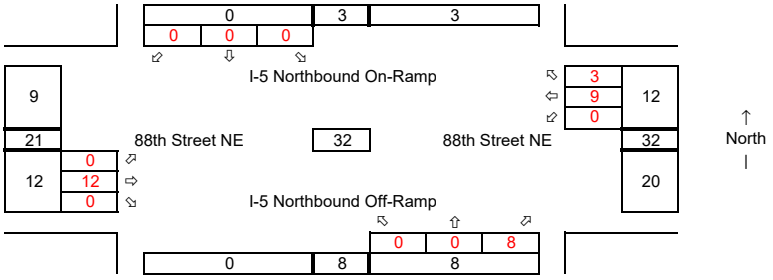


Future without Development
Average Weekday
PM Peak-Hour

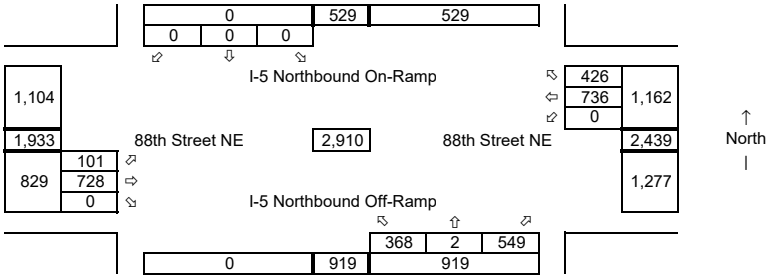
Year: 2027
Growth Rate = 3.0%
Years of Growth = 3
Total Growth = 1.0927



Total Development Trips
Average Weekday
PM Peak-Hour



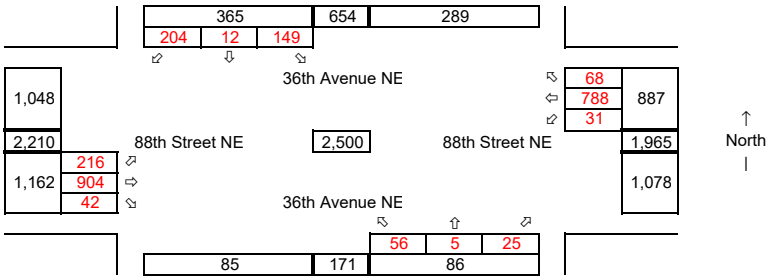
Future with Development
Average Weekday
PM Peak-Hour



Synchro ID: 3
Existing
Average Weekday
PM Peak-Hour

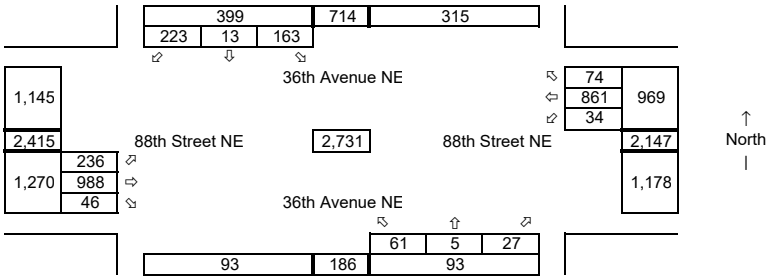
Year: **5/23/2024**

Data Source: **TDG**

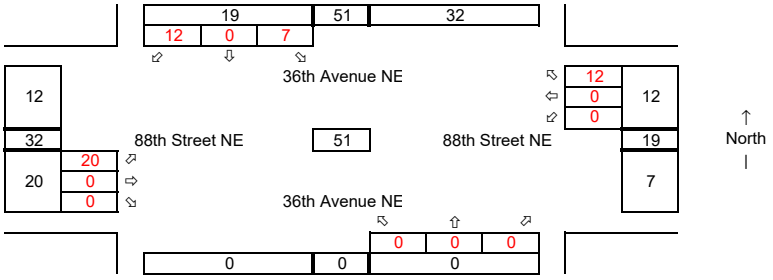


Future without Development
Average Weekday
PM Peak-Hour

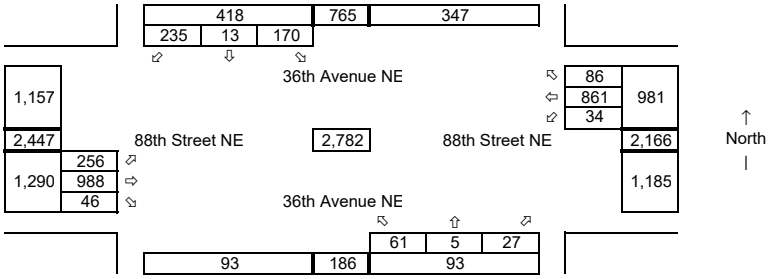
Year: 2027
Growth Rate = 3.0%
Years of Growth = 3
Total Growth = 1.0927



Total Development Trips
Average Weekday
PM Peak-Hour



Future with Development
Average Weekday
PM Peak-Hour

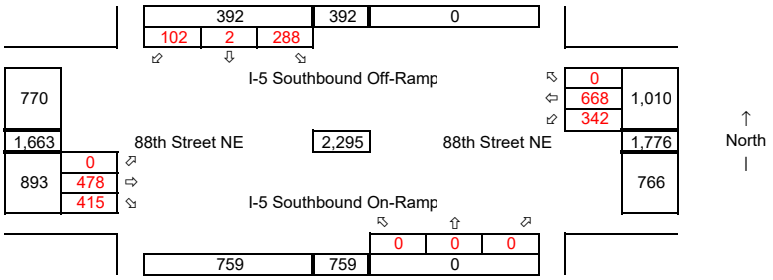


Synchro ID: 1

Existing
Average Weekday
PM Peak-Hour

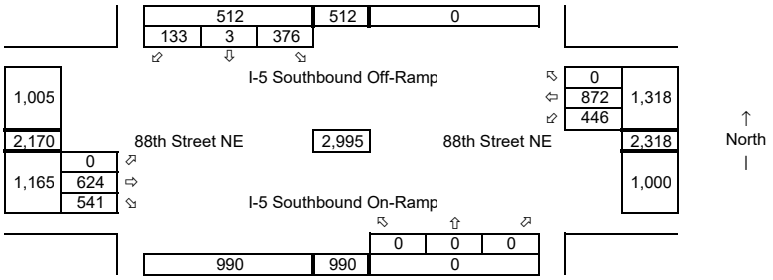
Year: **5/23/2024**

Data Source: **TDG**

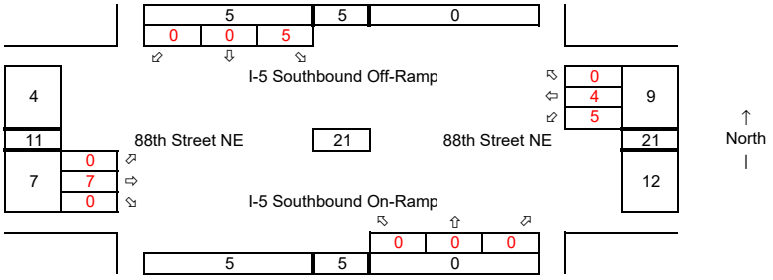


Future without Development
Average Weekday
PM Peak-Hour

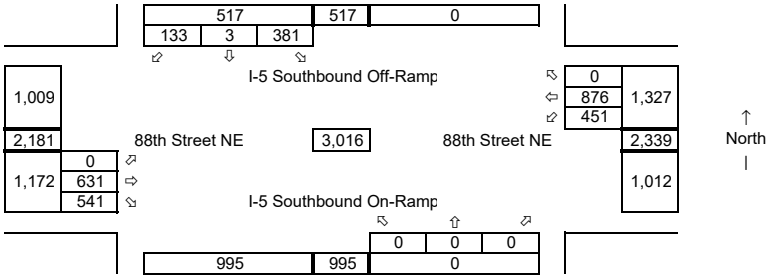
Year: 2033
Growth Rate = 3.0%
Years of Growth = 9
Total Growth = 1.3048



Total Development Trips
Average Weekday
PM Peak-Hour



Future with Development
Average Weekday
PM Peak-Hour

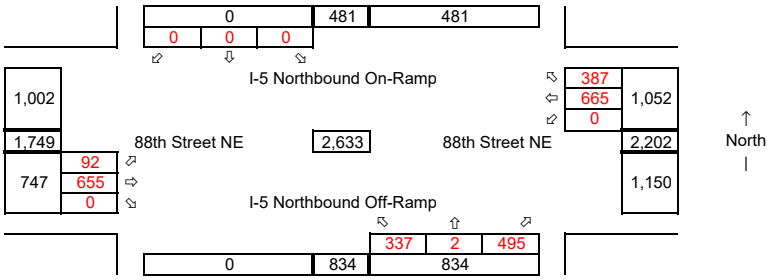


Synchro ID: 2

Existing
Average Weekday
PM Peak-Hour

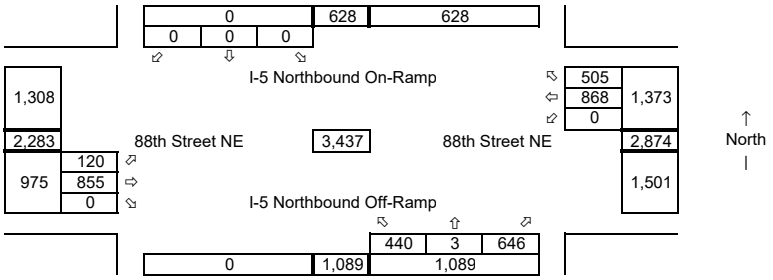
Year: **5/23/2024**

Data Source: **TDG**

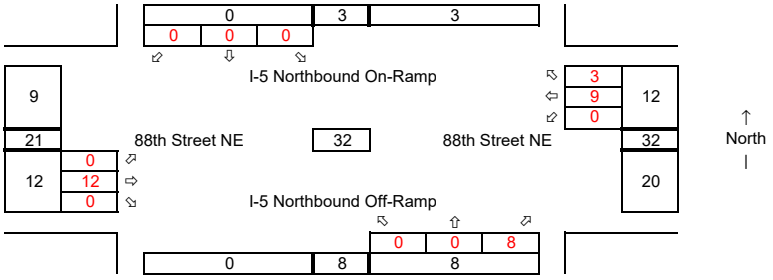


Future without Development
Average Weekday
PM Peak-Hour

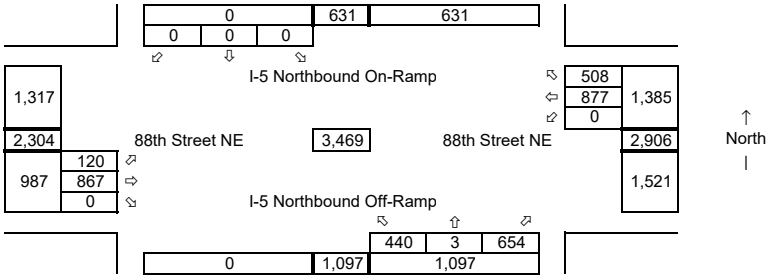
Year: 2033
Growth Rate = 3.0%
Years of Growth = 9
Total Growth = 1.3048



Total Development Trips
Average Weekday
PM Peak-Hour



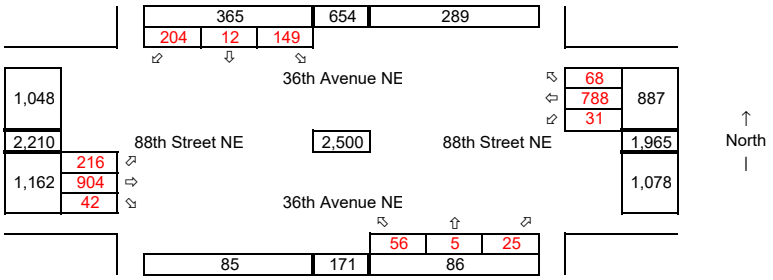
Future with Development
Average Weekday
PM Peak-Hour



Synchro ID: 3
Existing
Average Weekday
PM Peak-Hour

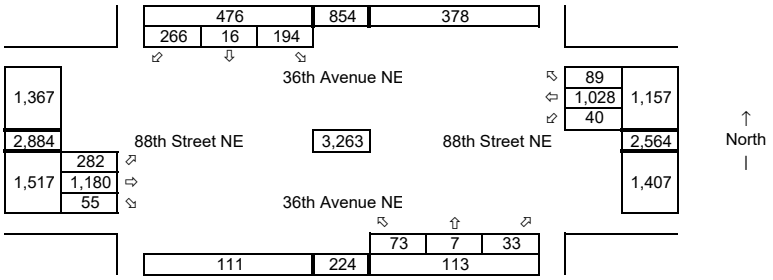
Year: **5/23/2024**

Data Source: **TDG**

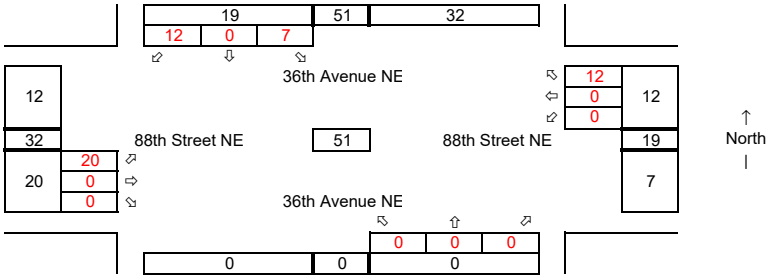


Future without Development
Average Weekday
PM Peak-Hour

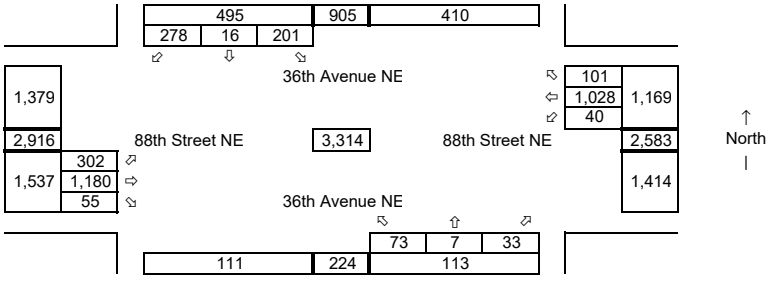
Year: 2033
Growth Rate = 3.0%
Years of Growth = 9
Total Growth = 1.3048



Total Development Trips
Average Weekday
PM Peak-Hour



Future with Development
Average Weekday
PM Peak-Hour



APPENDIX D

LEVEL OF SERVICE CALCULATIONS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	478	415	342	668	0	0	0	0	288	2	102
Future Volume (vph)	0	478	415	342	668	0	0	0	0	288	2	102
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	150		0	0		0	0		250
Storage Lanes	0		1	2		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966	0.850									0.850
Flt Protected				0.950							0.953	
Satd. Flow (prot)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Flt Permitted				0.950							0.953	
Satd. Flow (perm)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24	291									109
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		2088			556			1135			971	
Travel Time (s)		40.7			10.8			22.1			18.9	
Confl. Peds. (#/hr)	7					7						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Shared Lane Traffic (%)			34%									
Lane Group Flow (vph)	0	659	291	364	711	0	0	0	0	0	308	109
Turn Type		NA	Perm	Prot	NA					Perm	NA	Perm
Protected Phases		2		1	6						4	
Permitted Phases			2							4		4
Detector Phase		2	2	1	6					4	4	4
Switch Phase												
Minimum Initial (s)		3.0	3.0	15.0	5.0					3.0	3.0	3.0
Minimum Split (s)		9.2	9.2	20.7	27.2					39.9	39.9	39.9
Total Split (s)		30.0	30.0	60.0	90.0					40.0	40.0	40.0
Total Split (%)		23.1%	23.1%	46.2%	69.2%					30.8%	30.8%	30.8%
Yellow Time (s)		4.2	4.2	3.7	4.2					3.9	3.9	3.9
All-Red Time (s)		2.0	2.0	2.0	2.0					2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0						0.0	0.0
Total Lost Time (s)		6.2	6.2	5.7	6.2						5.9	5.9
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Recall Mode		C-Max	C-Max	Max	C-Max					None	None	None
Act Effct Green (s)		23.8	23.8	60.4	89.9						28.0	28.0
Actuated g/C Ratio		0.18	0.18	0.46	0.69						0.22	0.22
v/c Ratio		1.05	0.57	0.22	0.28						0.81	0.25
Control Delay (s/veh)		99.8	10.0	26.8	9.9						65.3	8.2
Queue Delay		0.0	0.0	0.0	0.0						0.0	0.0
Total Delay (s/veh)		99.8	10.0	26.8	9.9						65.3	8.2
LOS		F	B	C	A						E	A
Approach Delay (s/veh)		72.4			15.7						50.4	
Approach LOS		E			B						D	

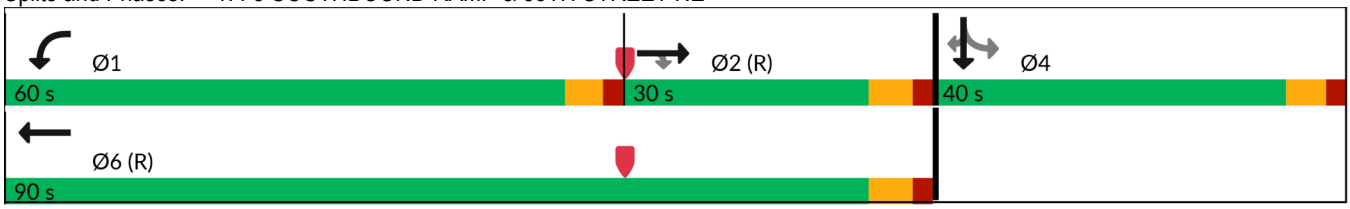
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		~324	0	93	96						248	0
Queue Length 95th (ft)		#454	91	135	125						338	46
Internal Link Dist (ft)		2008			476			1055			891	
Turn Bay Length (ft)			200	150								250
Base Capacity (vph)		625	504	1611	2472						461	491
Starvation Cap Reductn		0	0	0	0						0	0
Spillback Cap Reductn		0	0	0	0						0	0
Storage Cap Reductn		0	0	0	0						0	0
Reduced v/c Ratio		1.05	0.58	0.23	0.29						0.67	0.22

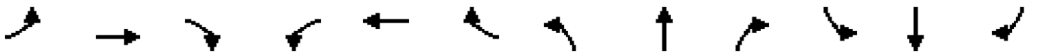
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 40 (31%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.05			
Intersection Signal Delay (s/veh): 43.7		Intersection LOS: D	
Intersection Capacity Utilization 61.0%		ICU Level of Service B	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: I-5 SOUTHBOUND RAMP & 88TH STREET NE



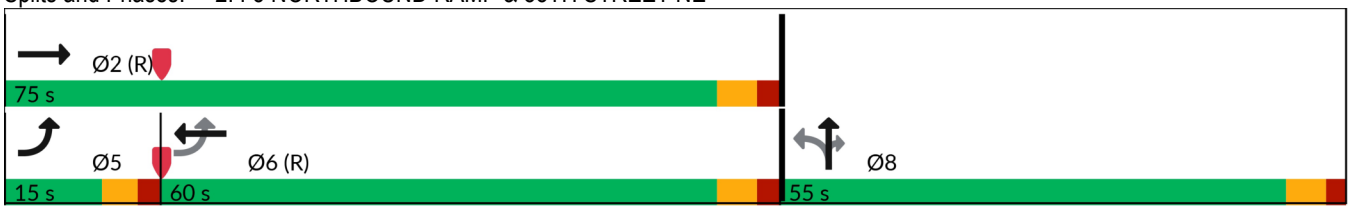


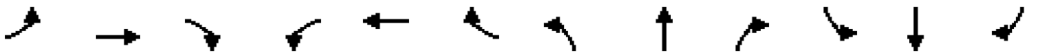
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	92	655	0	0	665	387	337	2	495	0	0	0
Future Volume (vph)	92	655	0	0	665	387	337	2	495	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	200		0	0		0
Storage Lanes	1		0	0		0	1		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					0.98				0.98			
Frt					0.945				0.850			
Flt Protected	0.950						0.950	0.953				
Satd. Flow (prot)	1770	3539	0	0	3320	0	1681	1686	1583	0	0	0
Flt Permitted	0.158						0.950	0.953				
Satd. Flow (perm)	294	3539	0	0	3320	0	1681	1686	1562	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					110				196			
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		556			373			1059			953	
Travel Time (s)		10.8			7.3			20.6			18.6	
Confl. Peds. (#/hr)	7					7			1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	0%	0%	0%
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	98	697	0	0	1119	0	179	182	527	0	0	0
Turn Type	D.P+P	NA			NA		Perm	NA	Perm			
Protected Phases	5	2			6			8				
Permitted Phases	6						8		8			
Detector Phase	5	2			6		8	8	8			
Switch Phase												
Minimum Initial (s)	3.0	7.0			7.0		5.0	5.0	5.0			
Minimum Split (s)	8.6	13.0			23.0		37.9	37.9	37.9			
Total Split (s)	15.0	75.0			60.0		55.0	55.0	55.0			
Total Split (%)	11.5%	57.7%			46.2%		42.3%	42.3%	42.3%			
Yellow Time (s)	3.6	4.0			4.0		3.9	3.9	3.9			
All-Red Time (s)	2.0	2.0			2.0		2.0	2.0	2.0			
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0	0.0			
Total Lost Time (s)	5.6	6.0			6.0		5.9	5.9	5.9			
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	None	C-Max			C-Max		None	None	None			
Act Effct Green (s)	74.2	79.4			66.0		38.7	38.7	38.7			
Actuated g/C Ratio	0.57	0.61			0.51		0.30	0.30	0.30			
v/c Ratio	0.38	0.32			0.64		0.35	0.36	0.87			
Control Delay (s/veh)	31.3	34.9			12.7		36.0	36.1	42.1			
Queue Delay	0.0	0.2			0.0		0.0	0.0	0.7			
Total Delay (s/veh)	31.3	35.2			12.7		36.0	36.1	42.8			
LOS	C	D			B		D	D	D			
Approach Delay (s/veh)		34.7			12.8			40.1				
Approach LOS		C			B			D				

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	77	327			118		122	124	277			
Queue Length 95th (ft)	m94	m342			156		173	175	394			
Internal Link Dist (ft)		476			293			979			873	
Turn Bay Length (ft)	100						200					
Base Capacity (vph)	278	2162			1739		634	636	711			
Starvation Cap Reductn	0	0			25		0	0	0			
Spillback Cap Reductn	0	738			0		0	0	40			
Storage Cap Reductn	0	0			0		0	0	0			
Reduced v/c Ratio	0.35	0.49			0.65		0.28	0.29	0.79			

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 120 (92%), Referenced to phase 2:EBT and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.88			
Intersection Signal Delay (s/veh): 27.7		Intersection LOS: C	
Intersection Capacity Utilization 61.0%		ICU Level of Service B	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: I-5 NORTHBOUND RAMP & 88TH STREET NE



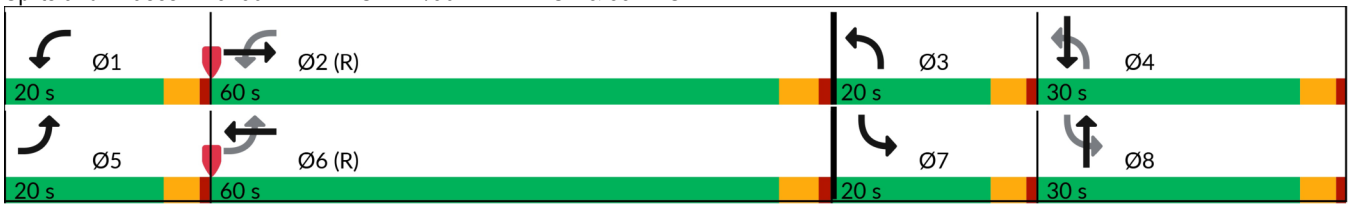


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	216	904	42	31	788	68	56	5	25	149	12	204
Future Volume (vph)	216	904	42	31	788	68	56	5	25	149	12	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	75		0	200		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99		0.99	0.98		0.99	0.98	
Frt		0.993			0.988			0.873			0.858	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3511	0	1787	3516	0	1787	1614	0	1805	1604	0
Flt Permitted	0.188			0.186			0.443			0.736		
Satd. Flow (perm)	350	3511	0	350	3516	0	831	1614	0	1387	1604	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			9			27			219	
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		373			1577			677			635	
Travel Time (s)		7.3			30.7			18.5			17.3	
Confl. Peds. (#/hr)	9		1	1		9	3		5	5		3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	232	1017	0	33	920	0	60	32	0	160	232	0
Turn Type	D.P+P	NA		D.P+P	NA		D.P+P	NA		D.P+P	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	6			2			4			8		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	10.0	15.0		5.0	15.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	14.5	21.0		9.5	21.0		9.5	26.5		9.5	27.5	
Total Split (s)	20.0	60.0		20.0	60.0		20.0	30.0		20.0	30.0	
Total Split (%)	15.4%	46.2%		15.4%	46.2%		15.4%	23.1%		15.4%	23.1%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	5.0		4.5	5.0		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max		None	Max	
Act Effct Green (s)	71.0	68.1		72.8	57.2		41.9	27.9		41.0	34.6	
Actuated g/C Ratio	0.55	0.52		0.56	0.44		0.32	0.21		0.32	0.27	
v/c Ratio	0.69	0.55		0.12	0.59		0.18	0.08		0.33	0.39	
Control Delay (s/veh)	28.2	32.4		12.7	29.5		30.0	18.2		32.5	8.4	
Queue Delay	0.0	0.8		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	28.2	33.3		12.7	29.5		30.0	18.2		32.5	8.4	
LOS	C	C		B	C		C	B		C	A	
Approach Delay (s/veh)		32.4			29.0			26.0			18.3	
Approach LOS		C			C			C			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	116	458		11	302		34	3		96	8	
Queue Length 95th (ft)	m108	534		26	382		66	32		152	78	
Internal Link Dist (ft)		293			1497			597			555	
Turn Bay Length (ft)	150			150			75			200		
Base Capacity (vph)	365	1840		374	1551		404	367		508	588	
Starvation Cap Reductn	0	490		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.64	0.75		0.09	0.59		0.15	0.09		0.31	0.39	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay (s/veh): 28.9		Intersection LOS: C	
Intersection Capacity Utilization 78.0%		ICU Level of Service D	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 3: 36TH AVENUE NE/36TH AVENUE & 88TH STREET NE

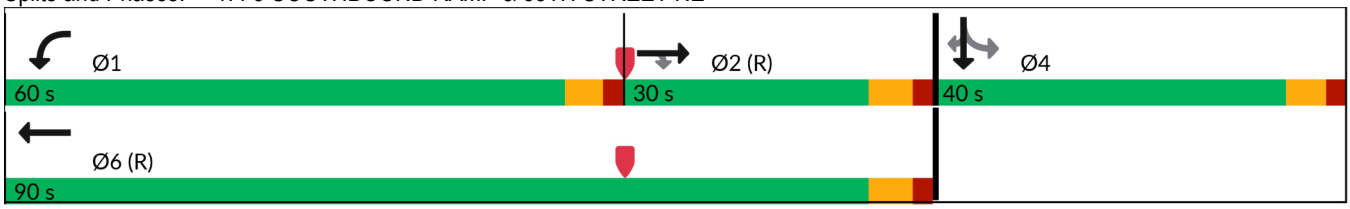


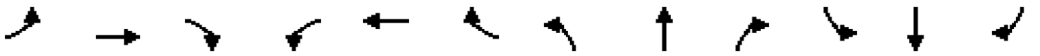
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	522	453	374	730	0	0	0	0	315	2	111
Future Volume (vph)	0	522	453	374	730	0	0	0	0	315	2	111
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	150		0	0		0	0		250
Storage Lanes	0		1	2		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966	0.850									0.850
Flt Protected				0.950							0.953	
Satd. Flow (prot)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Flt Permitted				0.950							0.953	
Satd. Flow (perm)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24	318									118
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		2088			556			1135			971	
Travel Time (s)		40.7			10.8			22.1			18.9	
Confl. Peds. (#/hr)	7					7						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Shared Lane Traffic (%)			34%									
Lane Group Flow (vph)	0	719	318	398	777	0	0	0	0	0	337	118
Turn Type		NA	Perm	Prot	NA					Perm	NA	Perm
Protected Phases		2		1	6						4	
Permitted Phases			2							4		4
Detector Phase		2	2	1	6					4	4	4
Switch Phase												
Minimum Initial (s)		3.0	3.0	15.0	5.0					3.0	3.0	3.0
Minimum Split (s)		9.2	9.2	20.7	27.2					39.9	39.9	39.9
Total Split (s)		30.0	30.0	60.0	90.0					40.0	40.0	40.0
Total Split (%)		23.1%	23.1%	46.2%	69.2%					30.8%	30.8%	30.8%
Yellow Time (s)		4.2	4.2	3.7	4.2					3.9	3.9	3.9
All-Red Time (s)		2.0	2.0	2.0	2.0					2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0						0.0	0.0
Total Lost Time (s)		6.2	6.2	5.7	6.2						5.9	5.9
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Recall Mode		C-Max	C-Max	Max	C-Max					None	None	None
Act Effct Green (s)		23.8	23.8	59.0	88.5						29.4	29.4
Actuated g/C Ratio		0.18	0.18	0.45	0.68						0.23	0.23
v/c Ratio		1.15	0.60	0.25	0.31						0.84	0.26
Control Delay (s/veh)		130.4	10.1	28.3	10.2						67.5	7.8
Queue Delay		0.0	0.0	0.0	0.0						0.0	0.0
Total Delay (s/veh)		130.4	10.1	28.3	10.2						67.5	7.8
LOS		F	B	C	B						E	A
Approach Delay (s/veh)		93.6			16.3						52.1	
Approach LOS		F			B						D	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		~382	0	108	107						271	0
Queue Length 95th (ft)		#516	95	144	136						373	48
Internal Link Dist (ft)		2008			476			1055			891	
Turn Bay Length (ft)			200	150								250
Base Capacity (vph)		625	526	1574	2433						461	498
Starvation Cap Reductn		0	0	0	0						0	0
Spillback Cap Reductn		0	0	0	0						0	0
Storage Cap Reductn		0	0	0	0						0	0
Reduced v/c Ratio		1.15	0.60	0.25	0.32						0.73	0.24

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 40 (31%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.15			
Intersection Signal Delay (s/veh): 52.5		Intersection LOS: D	
Intersection Capacity Utilization 64.9%		ICU Level of Service C	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: I-5 SOUTHBOUND RAMP & 88TH STREET NE



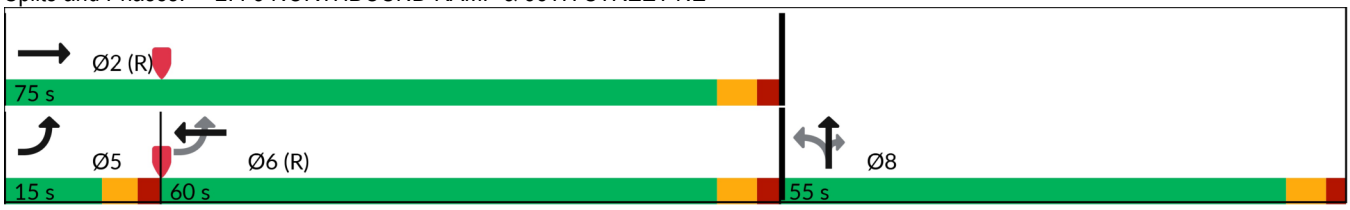


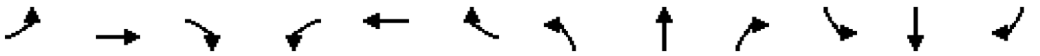
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	716	0	0	727	423	368	2	541	0	0	0
Future Volume (vph)	101	716	0	0	727	423	368	2	541	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	200		0	0		0
Storage Lanes	1		0	0		0	1		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					0.98				0.98			
Frt					0.945				0.850			
Flt Protected	0.950						0.950	0.953				
Satd. Flow (prot)	1770	3539	0	0	3320	0	1681	1686	1583	0	0	0
Flt Permitted	0.106						0.950	0.953				
Satd. Flow (perm)	197	3539	0	0	3320	0	1681	1686	1562	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					110				165			
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		556			373			1059			953	
Travel Time (s)		10.8			7.3			20.6			18.6	
Confl. Peds. (#/hr)	7					7			1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	0%	0%	0%
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	107	762	0	0	1223	0	195	198	576	0	0	0
Turn Type	D.P+P	NA			NA		Perm	NA	Perm			
Protected Phases	5	2			6			8				
Permitted Phases	6						8		8			
Detector Phase	5	2			6		8	8	8			
Switch Phase												
Minimum Initial (s)	3.0	7.0			7.0		5.0	5.0	5.0			
Minimum Split (s)	8.6	13.0			23.0		37.9	37.9	37.9			
Total Split (s)	15.0	75.0			60.0		55.0	55.0	55.0			
Total Split (%)	11.5%	57.7%			46.2%		42.3%	42.3%	42.3%			
Yellow Time (s)	3.6	4.0			4.0		3.9	3.9	3.9			
All-Red Time (s)	2.0	2.0			2.0		2.0	2.0	2.0			
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0	0.0			
Total Lost Time (s)	5.6	6.0			6.0		5.9	5.9	5.9			
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	None	C-Max			C-Max		None	None	None			
Act Effct Green (s)	69.2	74.4			60.7		43.7	43.7	43.7			
Actuated g/C Ratio	0.53	0.57			0.47		0.34	0.34	0.34			
v/c Ratio	0.52	0.37			0.76		0.34	0.34	0.90			
Control Delay (s/veh)	36.0	39.9			16.1		33.0	33.1	47.9			
Queue Delay	0.0	0.3			0.0		0.0	0.0	1.3			
Total Delay (s/veh)	36.0	40.3			16.1		33.0	33.1	49.3			
LOS	D	D			B		C	C	D			
Approach Delay (s/veh)		39.8			16.2			42.8				
Approach LOS		D			B			D				

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	94	359			136		123	125	336			
Queue Length 95th (ft)	m92	m354			194		187	190	#537			
Internal Link Dist (ft)		476			293			979			873	
Turn Bay Length (ft)	100						200					
Base Capacity (vph)	220	2025			1607		634	636	692			
Starvation Cap Reductn	0	0			0		0	0	0			
Spillback Cap Reductn	0	687			0		0	0	31			
Storage Cap Reductn	0	0			0		0	0	0			
Reduced v/c Ratio	0.49	0.57			0.76		0.31	0.31	0.87			

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 120 (92%), Referenced to phase 2:EBT and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.91			
Intersection Signal Delay (s/veh): 31.3		Intersection LOS: C	
Intersection Capacity Utilization 64.9%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: I-5 NORTHBOUND RAMP & 88TH STREET NE



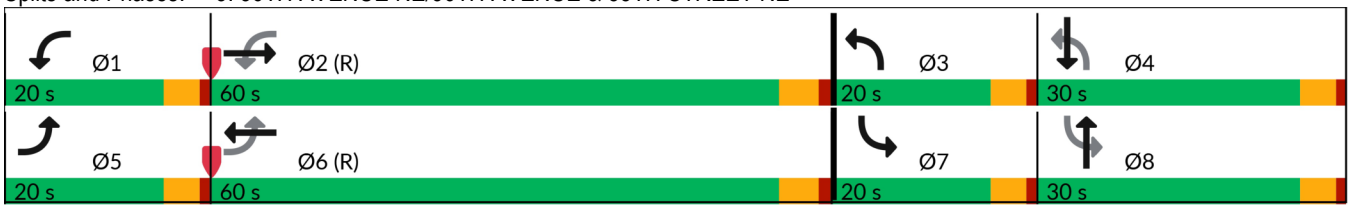


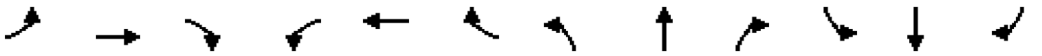
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	236	988	46	34	861	74	61	5	27	163	13	223
Future Volume (vph)	236	988	46	34	861	74	61	5	27	163	13	223
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	75		0	200		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99		0.99	0.98		0.99	0.98	
Frt		0.993			0.988			0.872			0.858	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3511	0	1787	3516	0	1787	1611	0	1805	1604	0
Flt Permitted	0.153			0.150			0.406			0.735		
Satd. Flow (perm)	285	3511	0	282	3516	0	762	1611	0	1385	1604	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			9			29			240	
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		373			1577			677			635	
Travel Time (s)		7.3			30.7			18.5			17.3	
Confl. Peds. (#/hr)	9		1	1		9	3		5	5		3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	254	1111	0	37	1006	0	66	34	0	175	254	0
Turn Type	D.P+P	NA		D.P+P	NA		D.P+P	NA		D.P+P	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	6			2			4			8		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	10.0	15.0		5.0	15.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	14.5	21.0		9.5	21.0		9.5	26.5		9.5	27.5	
Total Split (s)	20.0	60.0		20.0	60.0		20.0	30.0		20.0	30.0	
Total Split (%)	15.4%	46.2%		15.4%	46.2%		15.4%	23.1%		15.4%	23.1%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	5.0		4.5	5.0		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max		None	Max	
Act Effct Green (s)	71.0	65.9		71.9	56.7		41.9	27.5		41.0	34.4	
Actuated g/C Ratio	0.55	0.51		0.55	0.44		0.32	0.21		0.32	0.26	
v/c Ratio	0.81	0.62		0.15	0.65		0.21	0.09		0.36	0.42	
Control Delay (s/veh)	38.0	33.8		13.3	31.4		30.4	17.6		33.0	8.4	
Queue Delay	0.5	1.1		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	38.6	34.9		13.3	31.4		30.4	17.6		33.0	8.4	
LOS	D	C		B	C		C	B		C	A	
Approach Delay (s/veh)		35.7			30.8			26.1			18.5	
Approach LOS		D			C			C			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	84	508		13	347		37	3		106	9	
Queue Length 95th (ft)	m#142	584		29	429		71	33		166	82	
Internal Link Dist (ft)		293			1497			597			555	
Turn Bay Length (ft)	150			150			75			200		
Base Capacity (vph)	336	1780		343	1537		387	363		504	600	
Starvation Cap Reductn	8	405		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	3		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.77	0.81		0.11	0.66		0.17	0.09		0.35	0.42	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay (s/veh): 31.1		Intersection LOS: C	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 3: 36TH AVENUE NE/36TH AVENUE & 88TH STREET NE



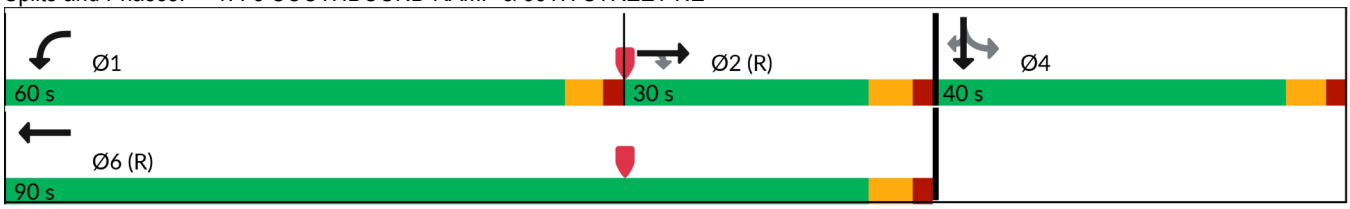


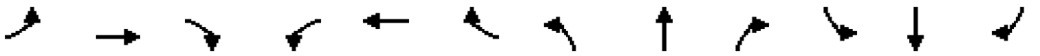
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	529	453	379	734	0	0	0	0	320	2	111
Future Volume (vph)	0	529	453	379	734	0	0	0	0	320	2	111
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	150		0	0		0	0		250
Storage Lanes	0		1	2		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966	0.850									0.850
Flt Protected				0.950							0.953	
Satd. Flow (prot)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Flt Permitted				0.950							0.953	
Satd. Flow (perm)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24	318									118
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		2088			556			1135			971	
Travel Time (s)		40.7			10.8			22.1			18.9	
Confl. Peds. (#/hr)	7					7						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Shared Lane Traffic (%)			34%									
Lane Group Flow (vph)	0	727	318	403	781	0	0	0	0	0	342	118
Turn Type		NA	Perm	Prot	NA					Perm	NA	Perm
Protected Phases		2		1	6						4	
Permitted Phases			2							4		4
Detector Phase		2	2	1	6					4	4	4
Switch Phase												
Minimum Initial (s)		3.0	3.0	15.0	5.0					3.0	3.0	3.0
Minimum Split (s)		9.2	9.2	20.7	27.2					39.9	39.9	39.9
Total Split (s)		30.0	30.0	60.0	90.0					40.0	40.0	40.0
Total Split (%)		23.1%	23.1%	46.2%	69.2%					30.8%	30.8%	30.8%
Yellow Time (s)		4.2	4.2	3.7	4.2					3.9	3.9	3.9
All-Red Time (s)		2.0	2.0	2.0	2.0					2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0						0.0	0.0
Total Lost Time (s)		6.2	6.2	5.7	6.2						5.9	5.9
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Recall Mode		C-Max	C-Max	Max	C-Max					None	None	None
Act Effct Green (s)		23.8	23.8	58.6	88.1						29.8	29.8
Actuated g/C Ratio		0.18	0.18	0.45	0.68						0.23	0.23
v/c Ratio		1.16	0.60	0.25	0.32						0.84	0.26
Control Delay (s/veh)		135.0	10.1	29.2	10.1						67.1	7.8
Queue Delay		0.0	0.0	0.0	0.0						0.0	0.0
Total Delay (s/veh)		135.0	10.1	29.2	10.1						67.1	7.8
LOS		F	B	C	B						E	A
Approach Delay (s/veh)		97.0			16.6						51.9	
Approach LOS		F			B						D	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		~390	0	111	107						273	0
Queue Length 95th (ft)		#524	95	m144	135						380	48
Internal Link Dist (ft)		2008			476			1055			891	
Turn Bay Length (ft)			200	150								250
Base Capacity (vph)		625	526	1562	2421						461	498
Starvation Cap Reductn		0	0	0	0						0	0
Spillback Cap Reductn		0	0	0	0						0	0
Storage Cap Reductn		0	0	0	0						0	0
Reduced v/c Ratio		1.16	0.60	0.26	0.32						0.74	0.24

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 40 (31%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.16			
Intersection Signal Delay (s/veh): 53.9		Intersection LOS: D	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 1: I-5 SOUTHBOUND RAMP & 88TH STREET NE



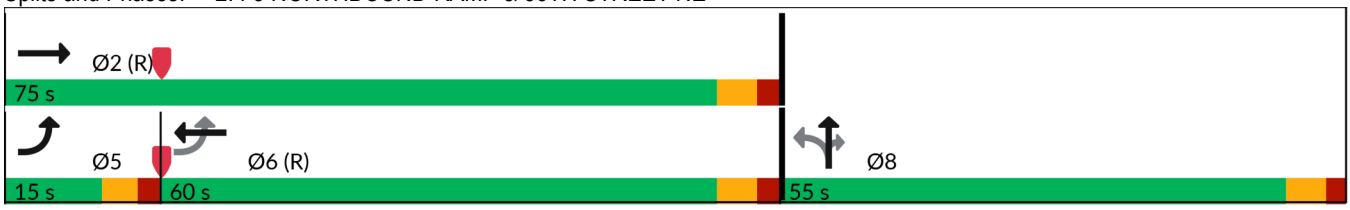


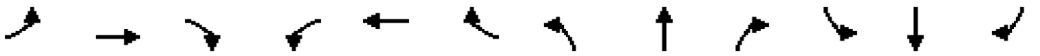
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	728	0	0	736	426	368	2	549	0	0	0
Future Volume (vph)	101	728	0	0	736	426	368	2	549	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	200		0	0		0
Storage Lanes	1		0	0		0	1		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					0.98				0.98			
Frt					0.945				0.850			
Flt Protected	0.950						0.950	0.953				
Satd. Flow (prot)	1770	3539	0	0	3320	0	1681	1686	1583	0	0	0
Flt Permitted	0.099						0.950	0.953				
Satd. Flow (perm)	184	3539	0	0	3320	0	1681	1686	1562	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					108				160			
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		556			373			1059			953	
Travel Time (s)		10.8			7.3			20.6			18.6	
Confl. Peds. (#/hr)	7					7			1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	0%	0%	0%
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	107	774	0	0	1236	0	195	198	584	0	0	0
Turn Type	D.P+P	NA			NA		Perm	NA	Perm			
Protected Phases	5	2			6			8				
Permitted Phases	6						8		8			
Detector Phase	5	2			6		8	8	8			
Switch Phase												
Minimum Initial (s)	3.0	7.0			7.0		5.0	5.0	5.0			
Minimum Split (s)	8.6	13.0			23.0		37.9	37.9	37.9			
Total Split (s)	15.0	75.0			60.0		55.0	55.0	55.0			
Total Split (%)	11.5%	57.7%			46.2%		42.3%	42.3%	42.3%			
Yellow Time (s)	3.6	4.0			4.0		3.9	3.9	3.9			
All-Red Time (s)	2.0	2.0			2.0		2.0	2.0	2.0			
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0	0.0			
Total Lost Time (s)	5.6	6.0			6.0		5.9	5.9	5.9			
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	None	C-Max			C-Max		None	None	None			
Act Effct Green (s)	68.4	73.6			59.8		44.5	44.5	44.5			
Actuated g/C Ratio	0.53	0.57			0.46		0.34	0.34	0.34			
v/c Ratio	0.54	0.38			0.77		0.33	0.34	0.91			
Control Delay (s/veh)	35.1	40.7			17.0		32.5	32.6	48.7			
Queue Delay	0.0	0.3			0.0		0.0	0.0	1.6			
Total Delay (s/veh)	35.1	41.1			17.0		32.5	32.6	50.3			
LOS	D	D			B		C	C	D			
Approach Delay (s/veh)		40.4			17.1			43.2				
Approach LOS		D			B			D				

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	94	365			142		122	124	344			
Queue Length 95th (ft)	m90	m357			205		187	190	#557			
Internal Link Dist (ft)		476			293			979			873	
Turn Bay Length (ft)	100						200					
Base Capacity (vph)	213	2003			1585		634	636	689			
Starvation Cap Reductn	0	0			1		0	0	0			
Spillback Cap Reductn	0	668			0		0	0	30			
Storage Cap Reductn	0	0			0		0	0	0			
Reduced v/c Ratio	0.50	0.58			0.78		0.31	0.31	0.89			

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 120 (92%), Referenced to phase 2:EBT and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.91			
Intersection Signal Delay (s/veh): 32.0		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: I-5 NORTHBOUND RAMP & 88TH STREET NE



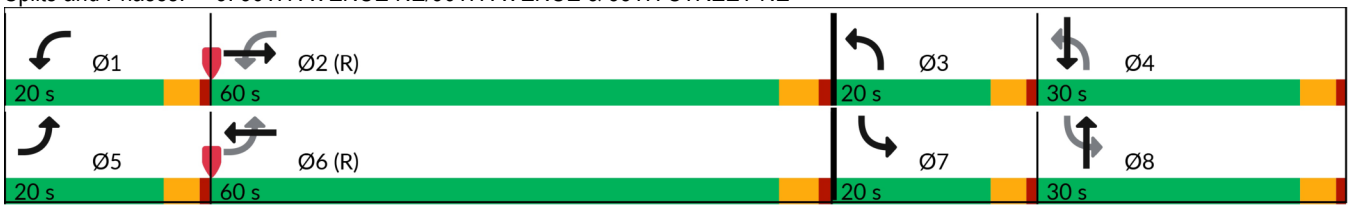


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	256	988	46	34	861	86	61	5	27	170	13	235
Future Volume (vph)	256	988	46	34	861	86	61	5	27	170	13	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	75		0	200		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99		0.99	0.98		0.99	0.98	
Frt		0.993			0.986			0.872			0.858	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3511	0	1787	3506	0	1787	1611	0	1805	1604	0
Flt Permitted	0.143			0.150			0.385			0.735		
Satd. Flow (perm)	266	3511	0	282	3506	0	722	1611	0	1385	1604	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			10			29			253	
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		373			1577			677			635	
Travel Time (s)		7.3			30.7			18.5			17.3	
Confl. Peds. (#/hr)	9		1	1		9	3		5	5		3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	275	1111	0	37	1018	0	66	34	0	183	267	0
Turn Type	D.P+P	NA		D.P+P	NA		D.P+P	NA		D.P+P	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	6			2			4			8		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	10.0	15.0		5.0	15.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	14.5	21.0		9.5	21.0		9.5	26.5		9.5	27.5	
Total Split (s)	20.0	60.0		20.0	60.0		20.0	30.0		20.0	30.0	
Total Split (%)	15.4%	46.2%		15.4%	46.2%		15.4%	23.1%		15.4%	23.1%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	5.0		4.5	5.0		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max		None	Max	
Act Effct Green (s)	71.0	65.9		71.9	55.6		41.9	27.2		41.0	34.4	
Actuated g/C Ratio	0.55	0.51		0.55	0.43		0.32	0.21		0.32	0.26	
v/c Ratio	0.86	0.62		0.15	0.67		0.21	0.09		0.38	0.43	
Control Delay (s/veh)	45.4	33.3		13.3	32.5		30.5	17.6		33.3	8.3	
Queue Delay	1.2	1.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	46.6	34.4		13.3	32.5		30.5	17.6		33.3	8.3	
LOS	D	C		B	C		C	B		C	A	
Approach Delay (s/veh)		36.9			31.9			26.2			18.5	
Approach LOS		D			C			C			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	91	508		13	357		37	3		111	9	
Queue Length 95th (ft)	m#226	584		29	436		71	33		173	84	
Internal Link Dist (ft)		293			1497			597			555	
Turn Bay Length (ft)	150			150			75			200		
Base Capacity (vph)	325	1780		343	1506		378	360		502	610	
Starvation Cap Reductn	7	399		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	11		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.86	0.80		0.11	0.68		0.17	0.09		0.36	0.44	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay (s/veh): 32.0		Intersection LOS: C	
Intersection Capacity Utilization 84.0%		ICU Level of Service E	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 3: 36TH AVENUE NE/36TH AVENUE & 88TH STREET NE

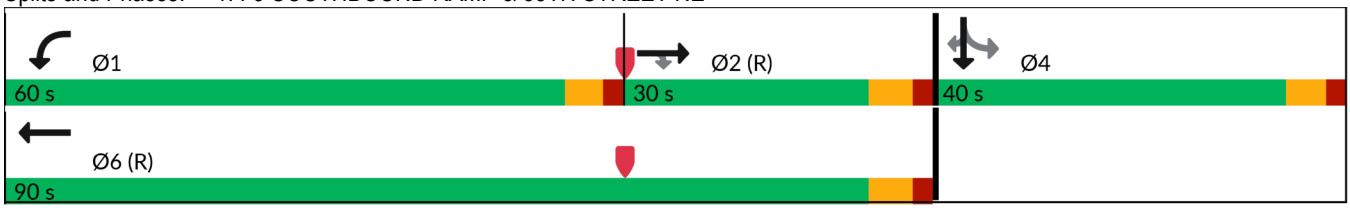


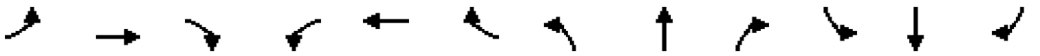
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	624	541	446	872	0	0	0	0	376	3	133
Future Volume (vph)	0	624	541	446	872	0	0	0	0	376	3	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	150		0	0		0	0		250
Storage Lanes	0		1	2		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966	0.850									0.850
Flt Protected				0.950							0.953	
Satd. Flow (prot)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Flt Permitted				0.950							0.953	
Satd. Flow (perm)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24	380									141
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		2088			556			1135			971	
Travel Time (s)		40.7			10.8			22.1			18.9	
Confl. Peds. (#/hr)	7					7						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Shared Lane Traffic (%)			34%									
Lane Group Flow (vph)	0	860	380	474	928	0	0	0	0	0	403	141
Turn Type		NA	Perm	Prot	NA					Perm	NA	Perm
Protected Phases		2		1	6						4	
Permitted Phases			2							4		4
Detector Phase		2	2	1	6					4	4	4
Switch Phase												
Minimum Initial (s)		3.0	3.0	15.0	5.0					3.0	3.0	3.0
Minimum Split (s)		9.2	9.2	20.7	27.2					39.9	39.9	39.9
Total Split (s)		30.0	30.0	60.0	90.0					40.0	40.0	40.0
Total Split (%)		23.1%	23.1%	46.2%	69.2%					30.8%	30.8%	30.8%
Yellow Time (s)		4.2	4.2	3.7	4.2					3.9	3.9	3.9
All-Red Time (s)		2.0	2.0	2.0	2.0					2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0						0.0	0.0
Total Lost Time (s)		6.2	6.2	5.7	6.2						5.9	5.9
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Recall Mode		C-Max	C-Max	Max	C-Max					None	None	None
Act Effct Green (s)		23.8	23.8	55.9	85.4						32.5	32.5
Actuated g/C Ratio		0.18	0.18	0.43	0.66						0.25	0.25
v/c Ratio		1.37	0.65	0.31	0.39						0.91	0.28
Control Delay (s/veh)		218.0	10.5	31.4	11.1						74.0	7.3
Queue Delay		0.0	0.0	0.0	0.3						2.6	0.0
Total Delay (s/veh)		218.0	10.5	31.4	11.5						76.7	7.3
LOS		F	B	C	B						E	A
Approach Delay (s/veh)		154.5			18.3						58.7	
Approach LOS		F			B						E	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		~520	0	132	133						326	0
Queue Length 95th (ft)		#659	105	m144	m147						#505	52
Internal Link Dist (ft)		2008			476			1055			891	
Turn Bay Length (ft)			200	150								250
Base Capacity (vph)		625	576	1491	2347						461	515
Starvation Cap Reductn		0	0	0	813						0	0
Spillback Cap Reductn		2	0	0	0						18	0
Storage Cap Reductn		0	0	0	0						0	0
Reduced v/c Ratio		1.38	0.66	0.32	0.60						0.91	0.27

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 40 (31%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.38			
Intersection Signal Delay (s/veh): 78.2		Intersection LOS: E	
Intersection Capacity Utilization 74.4%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 1: I-5 SOUTHBOUND RAMP & 88TH STREET NE



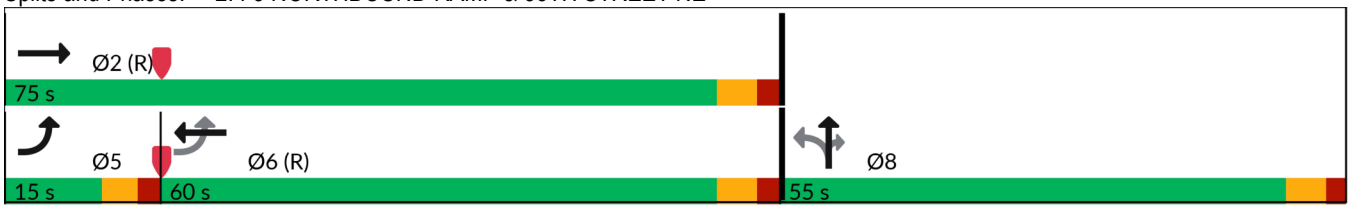


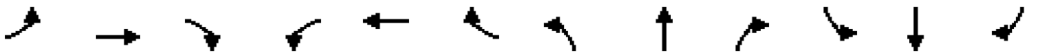
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	120	855	0	0	868	505	440	3	646	0	0	0
Future Volume (vph)	120	855	0	0	868	505	440	3	646	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	200		0	0		0
Storage Lanes	1		0	0		0	1		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					0.98				0.98			
Frt					0.945				0.850			
Flt Protected	0.950						0.950	0.953				
Satd. Flow (prot)	1770	3539	0	0	3320	0	1681	1686	1583	0	0	0
Flt Permitted	0.073						0.950	0.953				
Satd. Flow (perm)	136	3539	0	0	3320	0	1681	1686	1562	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					110				113			
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		556			373			1059			953	
Travel Time (s)		10.8			7.3			20.6			18.6	
Confl. Peds. (#/hr)	7					7			1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	0%	0%	0%
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	128	910	0	0	1460	0	234	237	687	0	0	0
Turn Type	D.P+P	NA			NA		Perm	NA	Perm			
Protected Phases	5	2			6			8				
Permitted Phases	6						8		8			
Detector Phase	5	2			6		8	8	8			
Switch Phase												
Minimum Initial (s)	3.0	7.0			7.0		5.0	5.0	5.0			
Minimum Split (s)	8.6	13.0			23.0		37.9	37.9	37.9			
Total Split (s)	15.0	75.0			60.0		55.0	55.0	55.0			
Total Split (%)	11.5%	57.7%			46.2%		42.3%	42.3%	42.3%			
Yellow Time (s)	3.6	4.0			4.0		3.9	3.9	3.9			
All-Red Time (s)	2.0	2.0			2.0		2.0	2.0	2.0			
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0	0.0			
Total Lost Time (s)	5.6	6.0			6.0		5.9	5.9	5.9			
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	None	C-Max			C-Max		None	None	None			
Act Effct Green (s)	63.8	69.0			54.6		49.1	49.1	49.1			
Actuated g/C Ratio	0.49	0.53			0.42		0.38	0.38	0.38			
v/c Ratio	0.72	0.48			1.00		0.36	0.37	1.04			
Control Delay (s/veh)	40.9	46.1			41.2		31.3	31.4	79.4			
Queue Delay	0.0	2.7			0.0		0.0	0.0	15.0			
Total Delay (s/veh)	40.9	48.9			41.2		31.3	31.4	94.4			
LOS	D	D			D		C	C	F			
Approach Delay (s/veh)		47.9			41.3			68.8				
Approach LOS		D			D			E				

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	110	430			~223		148	150	~562			
Queue Length 95th (ft)	m91	m378			#771		224	227	#804			
Internal Link Dist (ft)		476			293			979			873	
Turn Bay Length (ft)	100						200					
Base Capacity (vph)	185	1878			1457		634	636	660			
Starvation Cap Reductn	0	821			0		0	0	0			
Spillback Cap Reductn	0	797			0		0	0	25			
Storage Cap Reductn	0	0			0		0	0	0			
Reduced v/c Ratio	0.69	0.86			1.00		0.37	0.37	1.08			

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 120 (92%), Referenced to phase 2:EBT and 6:EBWB, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.04			
Intersection Signal Delay (s/veh): 51.9		Intersection LOS: D	
Intersection Capacity Utilization 74.4%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: I-5 NORTHBOUND RAMP & 88TH STREET NE



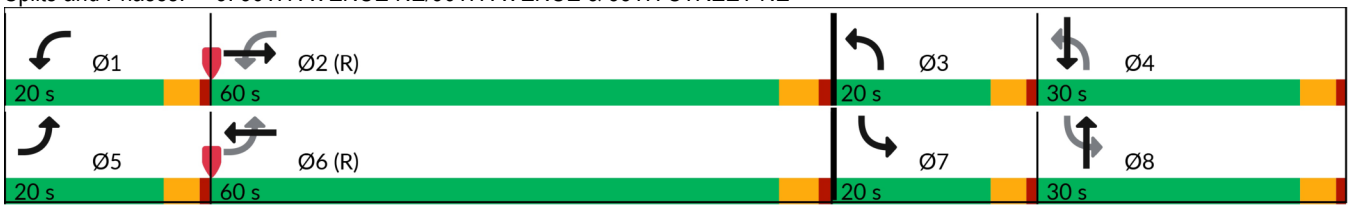


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	1180	55	40	1028	89	73	7	33	194	16	266
Future Volume (vph)	282	1180	55	40	1028	89	73	7	33	194	16	266
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	75		0	200		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99		0.99	0.98		0.99	0.98	
Frt		0.993			0.988			0.878			0.858	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3511	0	1787	3516	0	1787	1624	0	1805	1604	0
Flt Permitted	0.078			0.087			0.321			0.729		
Satd. Flow (perm)	145	3511	0	164	3516	0	602	1624	0	1374	1604	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			9			35			286	
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		373			1577			677			635	
Travel Time (s)		7.3			30.7			18.5			17.3	
Confl. Peds. (#/hr)	9		1	1		9	3		5	5		3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	303	1328	0	43	1201	0	78	43	0	209	303	0
Turn Type	D.P+P	NA		D.P+P	NA		D.P+P	NA		D.P+P	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	6			2			4			8		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	10.0	15.0		5.0	15.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	14.5	21.0		9.5	21.0		9.5	26.5		9.5	27.5	
Total Split (s)	20.0	60.0		20.0	60.0		20.0	30.0		20.0	30.0	
Total Split (%)	15.4%	46.2%		15.4%	46.2%		15.4%	23.1%		15.4%	23.1%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	5.0		4.5	5.0		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max		None	Max	
Act Effct Green (s)	71.0	65.7		71.9	55.0		41.9	26.7		41.0	33.8	
Actuated g/C Ratio	0.55	0.51		0.55	0.42		0.32	0.21		0.32	0.26	
v/c Ratio	1.11	0.74		0.24	0.80		0.27	0.11		0.43	0.48	
Control Delay (s/veh)	114.1	35.2		15.2	37.6		31.6	17.8		34.5	8.6	
Queue Delay	0.0	1.7		0.0	0.4		0.0	0.0		0.0	0.3	
Total Delay (s/veh)	114.1	36.9		15.2	38.1		31.7	17.8		34.5	9.0	
LOS	F	D		B	D		C	B		C	A	
Approach Delay (s/veh)		51.3			37.3			26.8			19.5	
Approach LOS		D			D			C			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	~226	620		15	456		44	6		129	11	
Queue Length 95th (ft)	m#329	m652		32	549		82	39		197	94	
Internal Link Dist (ft)		293			1497			597			555	
Turn Bay Length (ft)	150			150			75			200		
Base Capacity (vph)	272	1775		288	1493		350	360		496	628	
Starvation Cap Reductn	0	275		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	60		20	0		0	74	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	1.11	0.89		0.15	0.84		0.24	0.12		0.42	0.55	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.11			
Intersection Signal Delay (s/veh): 40.9		Intersection LOS: D	
Intersection Capacity Utilization 91.4%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 3: 36TH AVENUE NE/36TH AVENUE & 88TH STREET NE

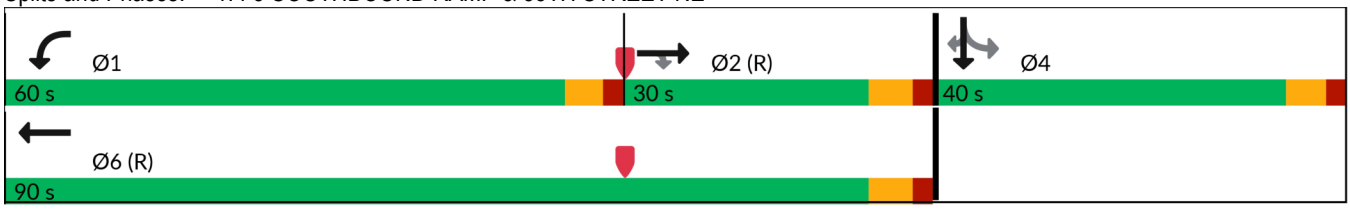


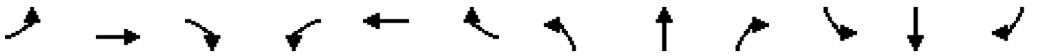
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	631	541	451	876	0	0	0	0	381	3	133
Future Volume (vph)	0	631	541	451	876	0	0	0	0	381	3	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		200	150		0	0		0	0		250
Storage Lanes	0		1	2		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966	0.850									0.850
Flt Protected				0.950							0.953	
Satd. Flow (prot)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Flt Permitted				0.950							0.953	
Satd. Flow (perm)	0	3307	1455	3467	3574	0	0	0	0	0	1758	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24	380									141
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		2088			556			1135			971	
Travel Time (s)		40.7			10.8			22.1			18.9	
Confl. Peds. (#/hr)	7					7						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Shared Lane Traffic (%)			34%									
Lane Group Flow (vph)	0	867	380	480	932	0	0	0	0	0	408	141
Turn Type		NA	Perm	Prot	NA					Perm	NA	Perm
Protected Phases		2		1	6						4	
Permitted Phases			2							4		4
Detector Phase		2	2	1	6					4	4	4
Switch Phase												
Minimum Initial (s)		3.0	3.0	15.0	5.0					3.0	3.0	3.0
Minimum Split (s)		9.2	9.2	20.7	27.2					39.9	39.9	39.9
Total Split (s)		30.0	30.0	60.0	90.0					40.0	40.0	40.0
Total Split (%)		23.1%	23.1%	46.2%	69.2%					30.8%	30.8%	30.8%
Yellow Time (s)		4.2	4.2	3.7	4.2					3.9	3.9	3.9
All-Red Time (s)		2.0	2.0	2.0	2.0					2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0						0.0	0.0
Total Lost Time (s)		6.2	6.2	5.7	6.2						5.9	5.9
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Recall Mode		C-Max	C-Max	Max	C-Max					None	None	None
Act Effct Green (s)		23.8	23.8	55.5	85.0						32.9	32.9
Actuated g/C Ratio		0.18	0.18	0.43	0.65						0.25	0.25
v/c Ratio		1.38	0.65	0.32	0.39						0.91	0.28
Control Delay (s/veh)		222.5	10.5	31.6	11.1						73.8	7.3
Queue Delay		0.0	0.0	0.0	0.4						3.9	0.0
Total Delay (s/veh)		222.6	10.5	31.6	11.5						77.8	7.3
LOS		F	B	C	B						E	A
Approach Delay (s/veh)		158.0			18.4						59.7	
Approach LOS		F			B						E	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		~527	0	134	132						332	0
Queue Length 95th (ft)		#667	105	m144	m146						#515	52
Internal Link Dist (ft)		2008			476			1055			891	
Turn Bay Length (ft)			200	150								250
Base Capacity (vph)		625	576	1481	2337						461	515
Starvation Cap Reductn		0	0	0	813						0	0
Spillback Cap Reductn		2	0	0	0						22	0
Storage Cap Reductn		0	0	0	0						0	0
Reduced v/c Ratio		1.39	0.66	0.32	0.61						0.93	0.27

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 40 (31%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.39			
Intersection Signal Delay (s/veh): 79.7		Intersection LOS: E	
Intersection Capacity Utilization 74.8%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 1: I-5 SOUTHBOUND RAMP & 88TH STREET NE



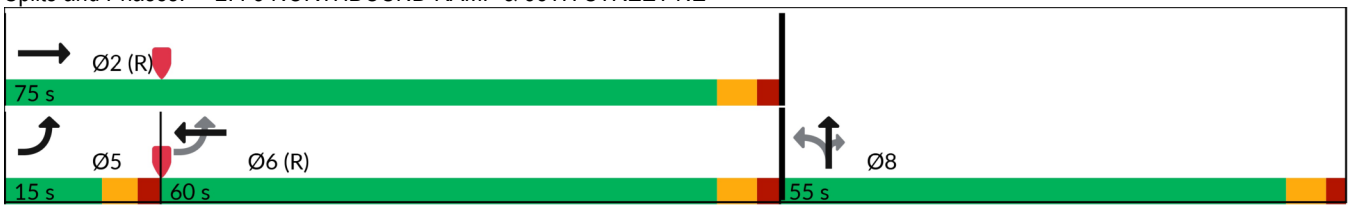


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	120	867	0	0	877	508	440	3	654	0	0	0
Future Volume (vph)	120	867	0	0	877	508	440	3	654	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	200		0	0		0
Storage Lanes	1		0	0		0	1		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Ped Bike Factor					0.98				0.98			
Frt					0.945				0.850			
Flt Protected	0.950						0.950	0.953				
Satd. Flow (prot)	1770	3539	0	0	3320	0	1681	1686	1583	0	0	0
Flt Permitted	0.073						0.950	0.953				
Satd. Flow (perm)	136	3539	0	0	3320	0	1681	1686	1562	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					109				109			
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		556			373			1059			953	
Travel Time (s)		10.8			7.3			20.6			18.6	
Confl. Peds. (#/hr)	7					7			1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	2%	2%	2%	0%	0%	0%
Shared Lane Traffic (%)							50%					
Lane Group Flow (vph)	128	922	0	0	1473	0	234	237	696	0	0	0
Turn Type	D.P+P	NA			NA		Perm	NA	Perm			
Protected Phases	5	2			6			8				
Permitted Phases	6						8		8			
Detector Phase	5	2			6		8	8	8			
Switch Phase												
Minimum Initial (s)	3.0	7.0			7.0		5.0	5.0	5.0			
Minimum Split (s)	8.6	13.0			23.0		37.9	37.9	37.9			
Total Split (s)	15.0	75.0			60.0		55.0	55.0	55.0			
Total Split (%)	11.5%	57.7%			46.2%		42.3%	42.3%	42.3%			
Yellow Time (s)	3.6	4.0			4.0		3.9	3.9	3.9			
All-Red Time (s)	2.0	2.0			2.0		2.0	2.0	2.0			
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0	0.0			
Total Lost Time (s)	5.6	6.0			6.0		5.9	5.9	5.9			
Lead/Lag	Lead				Lag							
Lead-Lag Optimize?	Yes				Yes							
Recall Mode	None	C-Max			C-Max		None	None	None			
Act Effct Green (s)	63.8	69.0			54.6		49.1	49.1	49.1			
Actuated g/C Ratio	0.49	0.53			0.42		0.38	0.38	0.38			
v/c Ratio	0.72	0.49			1.01		0.36	0.37	1.05			
Control Delay (s/veh)	40.8	46.3			43.8		31.3	31.4	85.1			
Queue Delay	0.0	3.0			0.0		0.0	0.0	15.7			
Total Delay (s/veh)	40.8	49.3			43.8		31.3	31.4	100.9			
LOS	D	D			D		C	C	F			
Approach Delay (s/veh)		48.3			43.8			72.9				
Approach LOS		D			D			E				

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	110	435			~214		148	150	~583			
Queue Length 95th (ft)	m90	m380			#784		224	227	#824			
Internal Link Dist (ft)		476			293			979			873	
Turn Bay Length (ft)	100						200					
Base Capacity (vph)	185	1878			1456		634	636	657			
Starvation Cap Reductn	0	821			0		0	0	0			
Spillback Cap Reductn	0	797			0		0	0	25			
Storage Cap Reductn	0	0			0		0	0	0			
Reduced v/c Ratio	0.69	0.87			1.01		0.37	0.37	1.10			

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 120 (92%), Referenced to phase 2:EBT and 6:EBWB, Start of Green			
Natural Cycle: 120			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.06			
Intersection Signal Delay (s/veh): 54.3		Intersection LOS: D	
Intersection Capacity Utilization 74.8%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: I-5 NORTHBOUND RAMP & 88TH STREET NE

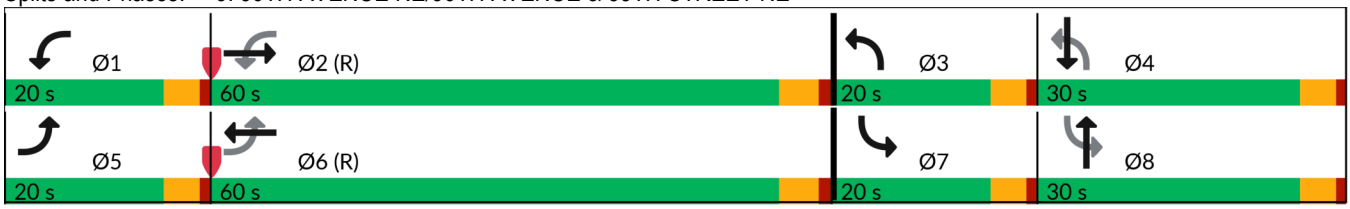


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	302	1180	55	40	1028	101	73	7	33	201	16	278
Future Volume (vph)	302	1180	55	40	1028	101	73	7	33	201	16	278
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	150		0	75		0	200		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99		0.99	0.98		0.99	0.98	
Frt		0.993			0.987			0.878			0.858	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3511	0	1787	3510	0	1787	1624	0	1805	1604	0
Flt Permitted	0.074			0.087			0.300			0.729		
Satd. Flow (perm)	138	3511	0	164	3510	0	563	1624	0	1374	1604	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			10			35			299	
Link Speed (mph)		35			35			25			25	
Link Distance (ft)		373			1577			677			635	
Travel Time (s)		7.3			30.7			18.5			17.3	
Confl. Peds. (#/hr)	9		1	1		9	3		5	5		3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	325	1328	0	43	1214	0	78	43	0	216	316	0
Turn Type	D.P+P	NA		D.P+P	NA		D.P+P	NA		D.P+P	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	6			2			4			8		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	10.0	15.0		5.0	15.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	14.5	21.0		9.5	21.0		9.5	26.5		9.5	27.5	
Total Split (s)	20.0	60.0		20.0	60.0		20.0	30.0		20.0	30.0	
Total Split (%)	15.4%	46.2%		15.4%	46.2%		15.4%	23.1%		15.4%	23.1%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	5.0		4.5	5.0		4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max		None	Max	
Act Effct Green (s)	71.0	65.7		71.9	55.0		41.9	26.5		41.0	33.8	
Actuated g/C Ratio	0.55	0.51		0.55	0.42		0.32	0.20		0.32	0.26	
v/c Ratio	1.20	0.74		0.24	0.81		0.28	0.11		0.44	0.49	
Control Delay (s/veh)	148.3	35.0		15.2	38.1		31.8	17.8		34.9	8.6	
Queue Delay	0.0	1.7		0.0	0.4		0.0	0.0		0.0	0.4	
Total Delay (s/veh)	148.3	36.8		15.2	38.6		31.9	17.8		34.9	9.0	
LOS	F	D		B	D		C	B		C	A	
Approach Delay (s/veh)		58.8			37.9			26.9			19.6	
Approach LOS		E			D			C			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	~271	620		15	464		44	6		134	11	
Queue Length 95th (ft)	m#371	m648		32	558		82	39		203	95	
Internal Link Dist (ft)		293			1497			597			555	
Turn Bay Length (ft)	150			150			75			200		
Base Capacity (vph)	269	1775		288	1490		341	359		495	638	
Starvation Cap Reductn	0	276		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	60		21	0		0	82	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	1.21	0.89		0.15	0.85		0.24	0.12		0.44	0.57	

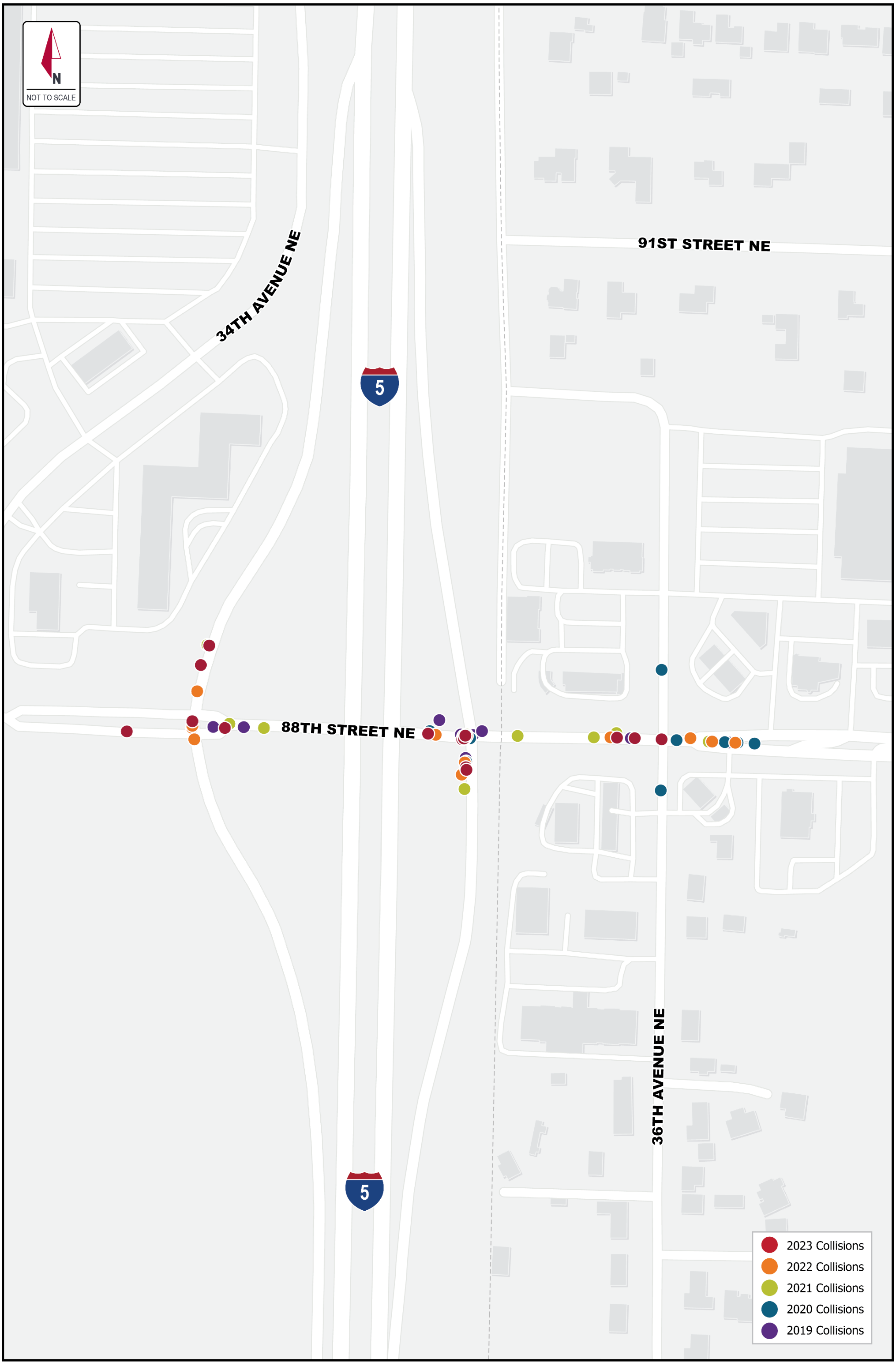
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.21			
Intersection Signal Delay (s/veh): 44.5		Intersection LOS: D	
Intersection Capacity Utilization 93.3%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 3: 36TH AVENUE NE/36TH AVENUE & 88TH STREET NE



APPENDIX E

COLLISION DATA



Kimley»Horn

APPENDIX E: 2019 - 2023 COLLISION DATA MAP

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224)

Collision Data Table
Stevens Assemblage - City of Marysville, WA

REPORT NUMBER	DATE	TIME	PRIMARY ROADWAY	CROSS STREET	SEVERITY	# VEHICLES	# PEDS	# BIKES	COLLISION TYPE	VEHICLE 1 MANEUVER	VEHICLE 2 MANEUVER
ED44968	2023-03-12	19:19	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EC30261	2022-02-06	10:57	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED51068	2023-04-08	13:07	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED70591	2023-06-13	17:28	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EC13682	2022-01-21	14:21	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EC29534	2022-03-13	20:01	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EB73909	2021-09-15	17:16	88TH ST NE	I-5 SB RAMPS	Suspected Minor Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Negotiating a Curve	Stopped at Signal or Stop Sign
EA01532	2020-01-06	11:32	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Slowing	Stopped at Signal or Stop Sign
EA15721	2020-02-14	9:00	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
E905398	2019-03-24	16:55	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EC45201	2022-05-09	13:17	88TH ST NE	I-5 SB RAMPS	Possible Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
E980322	2019-11-09	14:13	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	3	0	0	Entering at angle	Making Left Turn	Stopped at Signal or Stop Sign
E960621	2019-09-09	16:17	88TH ST NE	I-5 SB RAMPS	Possible Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EB94003	2021-11-22	10:19	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	Entering at angle	Making Right Turn	Going Straight Ahead
E963796	2019-09-20	23:49	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EB15663	2021-03-14	13:33	88TH ST NE	I-5 SB RAMPS	Possible Injury	3	0	0	Entering at angle	Making Left Turn	Stopped at Signal or Stop Sign
EC51717	2022-05-21	22:05	88TH ST NE	I-5 SB RAMPS	Possible Injury	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn
EC89387	2022-09-25	20:52	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn
EB63775	2021-08-12	12:02	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - both moving - sideswipe	Changing Lanes	Going Straight Ahead
EA76084	2020-10-12	6:25	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - both moving - sideswipe	Going Straight Ahead	Going Straight Ahead
EB72014	2021-09-19	16:38	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
ED22936	2022-12-27	19:37	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
EC61239	2022-07-03	9:50	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - all others	Making Left Turn	Making Left Turn
EE08689	2023-10-10	17:10	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	From same direction - all others	Backing	Stopped for Traffic
E999345	2019-12-28	19:14	88TH ST NE	I-5 SB RAMPS	No Apparent Injury	2	0	0	Guardrail - Face	Going Straight Ahead	N/A
ED80692	2023-07-11	6:48	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning right -- one stopped -- rear end	Making Right Turn	Stopped for Traffic
EE24178	2023-11-07	16:16	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
ED62183	2023-05-17	15:26	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EC18423	2022-02-08	17:43	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EC60770	2022-07-01	10:54	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EC17835	2022-02-04	10:53	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Stopped at Signal or Stop Sign	Going Straight Ahead
EC75681	2022-08-15	11:11	88TH ST NE	I-5 NB RAMPS	Possible Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED05996	2022-11-20	1:53	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EB99174	2021-12-11	12:51	88TH ST NE	I-5 NB RAMPS	Possible Injury	3	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EB95227	2021-11-28	17:58	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EA38088	2020-06-05	18:45	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EA12603	2020-02-01	14:21	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Starting in Traffic Lane	Stopped at Signal or Stop Sign
EB30271	2021-05-12	16:58	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Slowing	Stopped at Signal or Stop Sign
EA43928	2020-06-26	13:05	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	3	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EA41867	2020-06-21	21:03	88TH ST NE	I-5 NB RAMPS	Possible Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
E905077	2019-03-21	14:45	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
E998486	2019-12-23	18:06	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	3	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
E878705	2019-01-02	16:07	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
E970631	2019-10-11	21:51	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EA35388	2020-05-21	17:18	88TH ST NE	I-5 NB RAMPS	Possible Injury	2	0	0	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Slowing
E924608	2019-05-22	10:12	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Slowing
ED32931	2023-01-12	23:34	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	3	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EC05766	2021-12-28	10:19	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Entering at angle	Making Right Turn	Stopped at Signal or Stop Sign
EB73549	2021-09-09	19:09	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	3	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EB35117	2021-06-01	9:28	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
E983815	2019-11-18	8:20	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Entering at angle	Making Left Turn	Going Straight Ahead
E879974	2019-01-06	15:32	88TH ST NE	I-5 NB RAMPS	Possible Injury	2	0	0	Entering at angle	Changing Lanes	Making Left Turn
E935671	2019-06-30	22:50	88TH ST NE	I-5 NB RAMPS	Possible Injury	2	0	0	Entering at angle	Making Right Turn	Going Straight Ahead
EE46424	2023-01-07	16:48	88TH ST NE	I-5 NB RAMPS	Suspected Serious Injury	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn
EC30612	2022-03-17	13:21	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EC12441	2022-01-02	19:49	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
E888982	2019-02-02	19:05	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
E956242	2019-08-30	13:20	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
ED44602	2023-03-14	5:33	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
EA35680	2020-04-28	11:58	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
ED05796	2022-11-13	16:58	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
EB21679	2021-04-05	17:40	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	Same direction -- both turning left -- both moving -- sideswipe	Making Left Turn	Making Left Turn
ED94472	2023-08-30	12:05	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - both going straight - both moving - sideswipe	Going Straight Ahead	Going Straight Ahead
EB32505	2021-05-06	21:11	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - all others	Backing	Stopped for Traffic
EA87932	2020-12-09	9:15	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EA66961	2020-09-14	18:50	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - one right turn - one straight	Going Straight Ahead	Making Right Turn
E996960	2019-12-23	19:45	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - one right turn - one straight	Going Straight Ahead	Stopped for Traffic
E922385	2019-05-20	16:48	88TH ST NE	I-5 NB RAMPS	No Apparent Injury	2	0	0	From same direction - one right turn - one straight	Going Straight Ahead	Stopped for Traffic
EB96410	2021-11-30	7:00	88TH ST NE	I-5 NB RAMPS	Suspected Minor Injury	1	1	0	Vehicle turning left hits pedestrian	Making Left Turn	N/A
ED22181	2023-01-04	13:58	88TH ST NE	I-5 NB RAMPS	Suspected Minor Injury	1	0	1	Pedalcyclist Strikes Moving Vehicle	Going Straight Ahead	N/A
E964419	2019-09-26	7:20	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Going Straight Ahead
EE07136	2023-10-08	17:30	36TH AVE NE	88TH ST NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Starting in Traffic Lane	Stopped at Signal or Stop Sign
EA39706	2020-06-12	13:35	88TH ST NE	36TH AVE NE	No Apparent Injury	3	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EB38526	2021-06-12	15:25	88TH ST NE	36TH AVE NE	No Apparent Injury	3	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED94739	2023-08-31	8:48	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped in Roadway
EE07140	2023-10-08	14:31	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
EC34229	2022-03-29	17:24	88TH ST NE	36TH AVE NE	Suspected Minor Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
EC90699	2022-10-07	5:56	88TH ST NE	36TH AVE NE	Possible Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED05833	2022-11-13	15:02	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic

Collision Data Table
Stevens Assemblage - City of Marysville, WA

EC62785	2022-07-09 11:23	88TH ST NE	36TH AVE NE	No Apparent Injury	4	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
ED00998	2022-11-04 23:39	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Starting in Traffic Lane	Stopped for Traffic
EA58654	2020-08-26 16:26	88TH ST NE	36TH AVE NE	Possible Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Starting in Traffic Lane	Stopped at Signal or Stop Sign
EA59563	2020-08-28 17:35	88TH ST NE	36TH AVE NE	Suspected Minor Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped for Traffic
E953746	2019-08-26 18:15	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign
ED95723	2023-09-04 10:39	36TH AVE NE	88TH ST NE	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Going Straight Ahead
EC64178	2022-07-13 14:45	36TH AVE NE	88TH ST NE	Possible Injury	3	0	0	Entering at angle	Making Right Turn	Stopped for Traffic
EA88818	2020-12-12 18:24	36TH AVE NE	88TH ST NE	No Apparent Injury	2	0	0	Entering at angle	Making Left Turn	Making Left Turn
E999025	2019-12-31 11:52	36TH AVE NE	88TH ST NE	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
ED88122	2023-08-06 11:25	88TH ST NE	36TH AVE NE	Suspected Minor Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EE21061	2023-11-13 4:40	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Going Straight Ahead
EC56976	2022-06-19 9:55	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EC85516	2022-09-20 13:45	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	Entering at angle	Making Right Turn	Going Straight Ahead
E910374	2019-04-12 17:00	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	Entering at angle	Going Straight Ahead	Making Left Turn
EA81267	2020-11-14 21:57	36TH AVE NE	88TH ST NE	Possible Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EB42977	2021-06-26 17:34	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EE06459	2023-10-06 6:39	88TH ST NE	36TH AVE NE	Suspected Minor Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EC19464	2022-02-11 19:59	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EC54615	2022-06-11 15:21	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
EC72536	2022-08-09 21:20	88TH ST NE	36TH AVE NE	Suspected Minor Injury	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn
EA21046	2020-03-05 18:32	88TH ST NE	36TH AVE NE	Possible Injury	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead
E961746	2019-09-19 8:00	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From opposite direction - one left turn - one straight	Going Straight Ahead	Making Left Turn
E906029	2019-01-25 13:52	88TH ST NE	36TH AVE NE	No Apparent Injury	3	0	0	From same direction - both going straight - one stopped - sideswipe	Going Straight Ahead	Stopped for Traffic
ED16168	2022-12-15 16:15	88TH ST NE	36TH AVE NE	No Apparent Injury	2	0	0	From same direction - both going straight - one stopped - sideswipe	Overtaking and Passing	Stopped for Traffic
EC83809	2022-09-14 7:10	36TH AVE NE	88TH ST NE	No Apparent Injury	2	0	0	From same direction - one right turn - one straight	Going Straight Ahead	Stopped for Traffic

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located City of Marysville

Name of Proposed Development Stevens Assemblage

City Project File Number (if known)

Name of Applicant

Address of Applicant

Proportionate Share Calculation: *Choose Option A or B*

☐ Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)

1. The applicable percentage of the County's fee: _____%
2. Net New Average Daily Traffic: _____ADT
3. The adopted County impact fee for this development: _____$/ADT
4. Total Proportionate Share Amount: $_____

☒ Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)

__X__ No road improvements are impacted. Hence, proportionate share amount is zero.

_____T he following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1. There are not any Snohomish County improvement projects that will be impacted by 3 directional PM peak-hour trips generated by the development. Snohomish County traffic mitigation fees should therefore not be required for the development according to the provisions of the interlocal agreement.				

4. Total Proportionate Share Amount (sum of obligations for each impacted project) $ 0.00

☐ **Trip Distribution and Assignment if Required**

If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).

☒ **Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____Date_____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development

City Project File Number

Date Received

City Staffer Assigned to Project

Address

Phone

Instructions to City. Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY:

_____Date_____ _____

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development

City Project File Number

Received by:

_____Date_____ _____

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. ☐ The information requested is shown in the notes below.

BY:

_____Date_____ _____

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

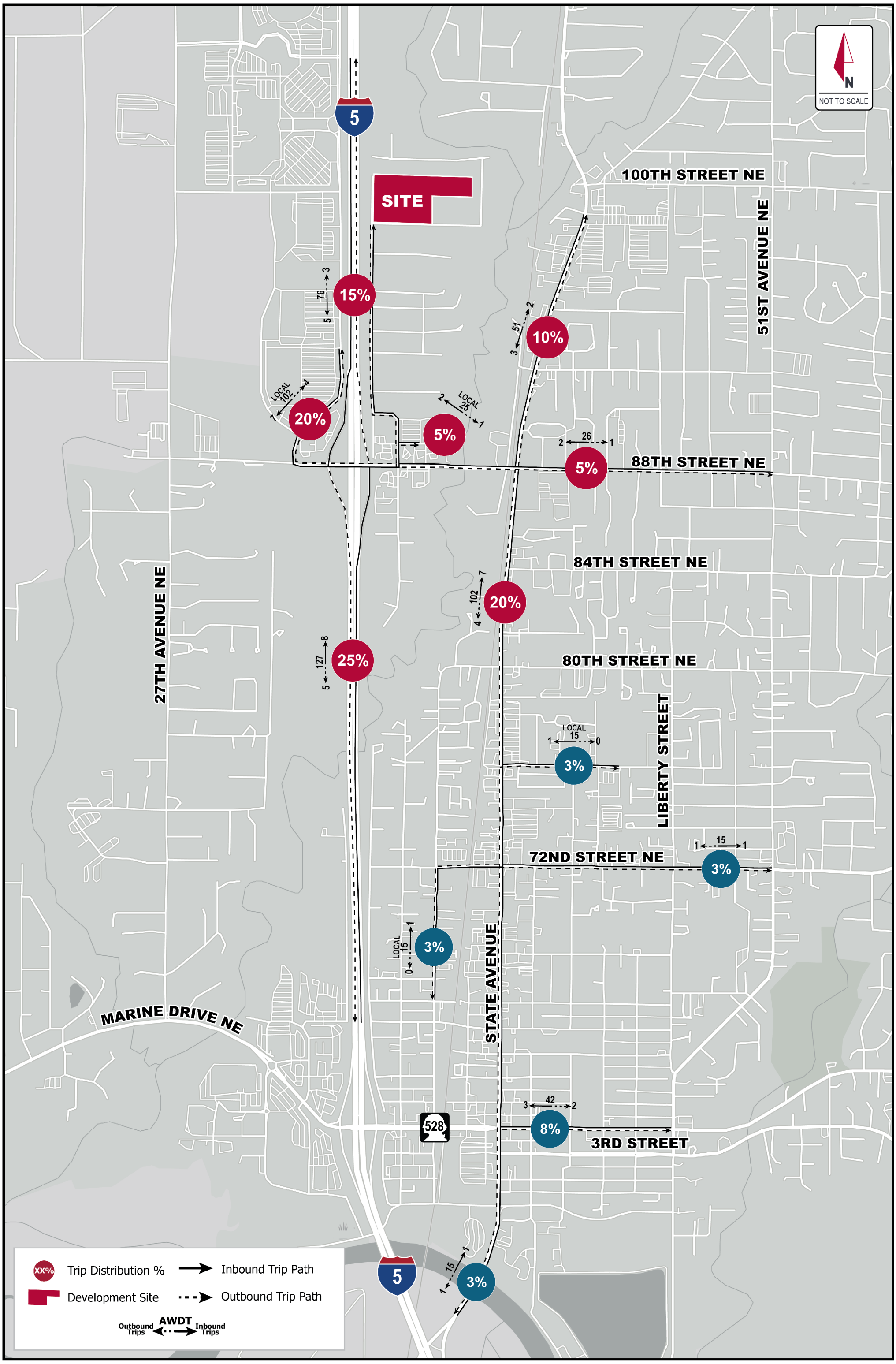
Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

_____Date_____ _____

Initialed by City Staffer Print Name and Title

Notes



Kimley»Horn

FIGURE 3: DEVELOPMENT TRIP DISTRIBUTION - PM PEAK HOUR

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Stevens Assemblage

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

3. Development Site Address 44th Street NE at 75th Avenue NE alignments

4. Is it a residential or commercial development? Residential

5. Description of Development (size and specific type) 59 new Single-Family Detached Units
   5 existing Single-Family Detached Units to be removed

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   37 AM Peak Hour 54 PM Peak Hour 509 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   _____ For determining the amount based on a percentage of the county fee go to section two.

   _X_ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

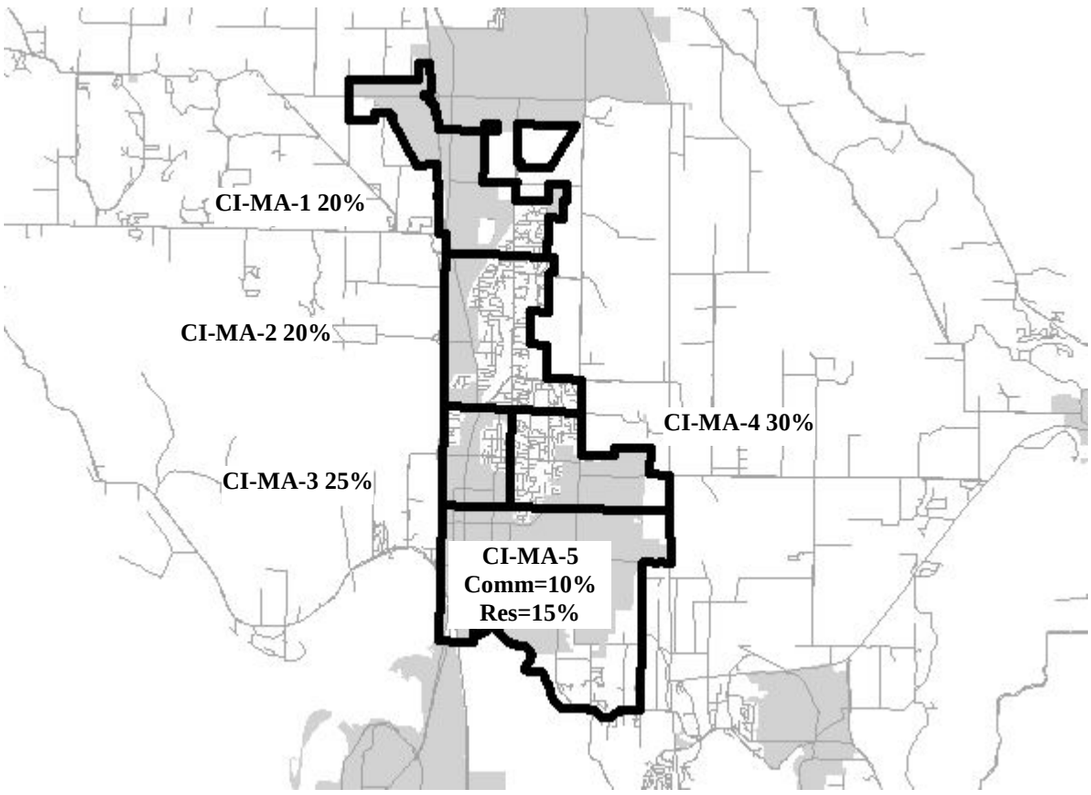
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) _____%

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT)_____

4. Type of Development (Residential or Commercial)_____

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $_____

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

_____	×	_____	×	_____	=	$_____
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

_____ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

~~SUBDIVISION~~

STEVENS PLANNED RESIDENTIAL DEVELOPMENT / ~~BINDING SITE PLAN~~

PORTION OF THE NW 1/4, SW 1/4 OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
CITY PROJECT FILE #: PREA24-007

APPLICANT
KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 462-1080
CONTACT: ARON GOLDEN
E-MAIL: ahgolden@kbhome.com

ENGINEER
LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: nlatta@lattaengineering.com

SURVEYOR
ATWELL, LLC
PO BOX 289
WOODENVILLE, WA 98072
CONTACT: MARK PENDERGRAFT, PLS
PH: (425) 941-1250
EMAIL: mpendergraft@atwell-group.com

GEOTECHNICAL
EARTH SOLUTIONS NW, LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: KYLE CAMPBELL, PE
PH: (425) 449-4704
EMAIL: kylec@esnw.com

TRAFFIC
KIMLEY-HORN AND ASSOCIATES, INC
2828 COLBY AVE, SUITE 200
EVERETT, WA 98021
CONTACT: BRAD J. LINCOLN, PE
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EMAIL: brad.lincoln@kimley-horn.com

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS, LLC
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GIG HARBOR, WASHINGTON 98335
CONTACT: ELISABETH GONZALEZ
PH: (253) 514-8952
EMAIL: jon@soundviewconsultants.com

ARBORIST
SOUNDVIEW CONSULTANTS, LLC
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GIG HARBOR, WASHINGTON 98335
CONTACT: ELISABETH GONZALEZ
PH: (253) 514-8952
EMAIL: jon@soundviewconsultants.com

LANDSCAPE
CASCADE DESIGN GROUP
PO BOX 5938
BELLINGHAM, WA 98227
CONTACT: PAUL GEORGE, LAND. ARCHITECT
PH: (360) 715-2119
EMAIL: paulgeorge.cascade@gmail.com

SUBJECT PROPERTY LEGAL DESCRIPTIONS

PARCEL A: TPN 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B1: TPN 300516-003-045-00 & 300516-003-045-01

LOT 2 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B2: TPN 300516-003-058-00

LOT 1 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B3: TPN 300516-003-014-00

LOT 4 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: TPN 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D: TPN 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

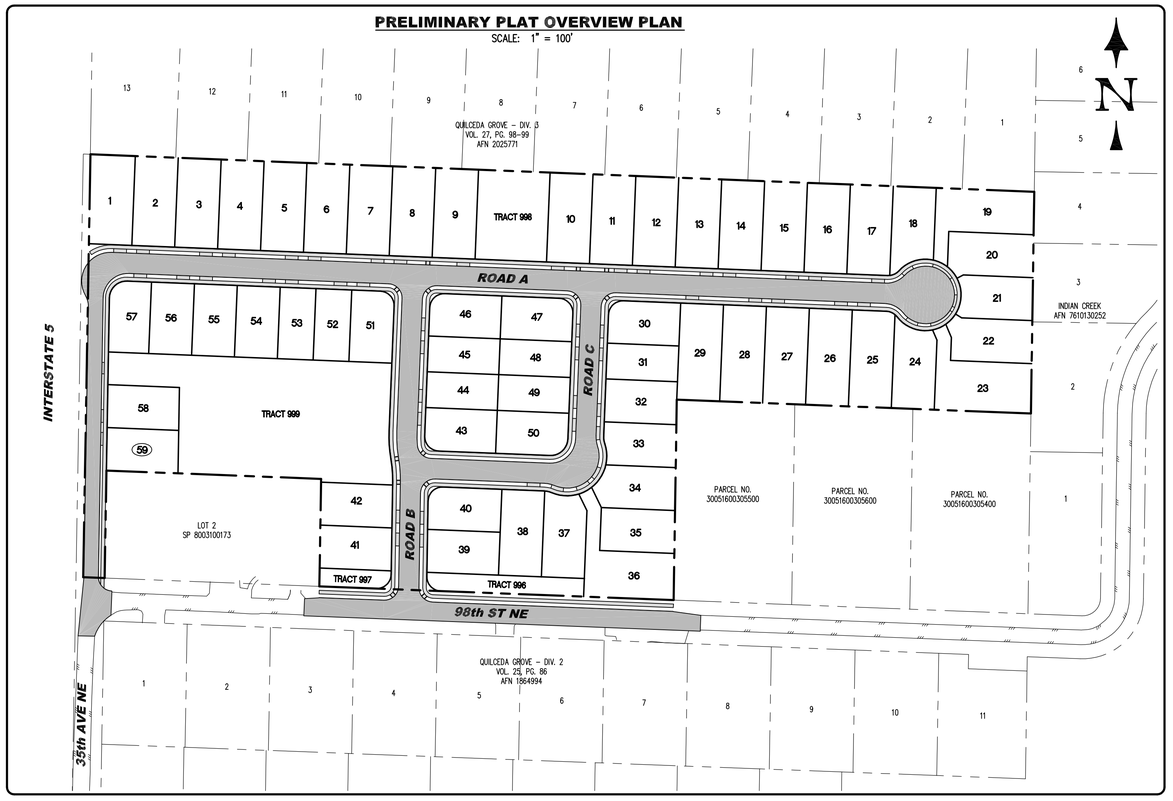
PARCEL E: TPN 300516-003-015-00

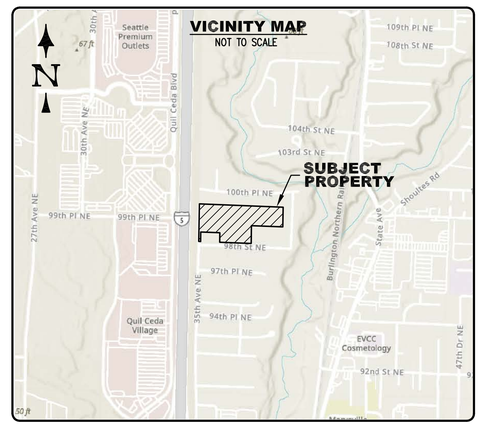
LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT PROPERTY SITE ADDRESSES AND OWNERSHIP

PARCEL A: 9815 35 AVENUE NE, MARYSVILLE, WA 98270 (Isaac Steimle and Rebekah Steimle)
PARCEL B1: 9909 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B2: 9907 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B3: 3705 98 STREET NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL C: 3625 98 STREET NE, MARYSVILLE, WA 98270 (Kelly Gleason and Kathleen Gleason)
PARCEL D: 3609 98 STREET NE, MARYSVILLE, WA 98270 (Stanley Hipkiss and Christine Hipkiss)
PARCEL E: 9921 35 AVENUE NE, MARYSVILLE, WA 98270 (Aaron Decann)

PRELIMINARY PLAT OVERVIEW PLAN
SCALE: 1" = 100'





DRAFTING LEGEND

WATER SYMBOLS:

EXISTING	PROPOSED	
		REDUCER
		THRUST BLOCK
		WATER METER
		FIRE HYDRANT
		AIR RELIEF ASSEMBLY
		BLOW-OFF
		GATE VALVE
		MECHANICAL JOINT
		FLANGE
		COUPLING

SEWER AND STORM DRAIN SYMBOLS:

EXISTING	PROPOSED	
		SEWER CLEAN OUT
		SEWER MANHOLE
		STORM CATCH BASIN
		STORM MANHOLE

MISC SYMBOLS:

EXISTING	PROPOSED	
		UTILITY POLE
		UTILITY POLE ANCHOR
		POWER VAULT
		TELEPHONE VAULT
		STREET LIGHT
		EXISTING TREE (CONIFER)
		EXISTING TREE (DECIDUOUS)

LINE TYPES

- EXISTING GAS
- EXISTING COM. BURIED FIBER
- EXISTING OVERHEAD POWER
- EXISTING DITCH
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EASEMENT OR SETBACK LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- RETAINING WALL
- EXISTING ELEVATION CONTOUR
- PROPOSED ELEVATION CONTOUR

SHEET INDEX

C-01 COVER SHEET
C-02 EXISTING CONDITION – WEST
C-03 EXISTING CONDITION – EAST
C-04 PRELIMINARY PLAT
C-05 GRADING AND COMPOSITE UTILITY PLAN
C-06 TYPICAL ROAD SECTIONS
C-07 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-08 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-09 ROAD B – PRELIMINARY ROAD & UTILITY PLAN
C-10 ROAD C – PRELIMINARY ROAD & UTILITY PLAN
C-11 98th STREET NE – PRELIMINARY ROAD & UTILITY PLAN
C-12 OFFSITE SEWER EXTENSION – 35th AVENUE NE
C-13 OFFSITE SEWER EXTENSION – 35th AVENUE NE

L-1 PRELIMINARY LANDSCAPE OVERVIEW PLAN
L-2 ENTRY OPEN SPACE TRACTS 996 & 997
L-3 PASSIVE RECREATION OPEN SPACE TRACT 998
L-4 ACTIVE RECREATION OPEN SPACE TRACT 999 – EAST
L-5 ACTIVE RECREATION OPEN SPACE TRACT 999 – WEST

SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

BASIS OF BEARINGS PER WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 2010.00 EPOCH DERIVED FROM GNSS MEASUREMENTS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE

SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

PROJECT DATUM: NAVD 88

PROJECT BENCHMARK:

TBM "A"
SET NAIL IN ASPHALT 0.9' NORTH OF THE SOUTH EDGE PAVING FOR 98TH/ ST NE, ±15' EAST OF THE NORTHEAST CORNER WESTERLY GRAVEL DRIVEWAY FOR HOUSE NUMBER 3632.
ELEVATION= 57.36'

TBM 'B'
SET NAIL IN ASPHALT 0.8' SOUTH OF THE NORTHERLY EDGE PAVING FOR 98TH/ ST NE, ±61' NORTHWESTERLY OF THE NORTHWEST CORNER ASPHALT DRIVEWAY FOR HOUSE NUMBER 3510 AND ±10.5' SOUTHWESTERLY OF A FIRE HYDRANT.
ELEVATION= 57.50'

TBM 'C'
AT FOUND PUNCH IN 1-3/4" BRASS DISK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 35TH/ AVE NE & 94TH/ PL NE.
ELEVATION= 53.49'

PLAT RESTRICTION NOTES - PRD DEVELOPMENT STANDARDS

1. ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
2. EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
3. PURSUANT TO MMC 22G.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 98th STREET NE.
5. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
   - ALL 59 PROPOSED LOTS ARE GREATER THAN 5,000 SF (NOT APPLICABLE).
6. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
7. PURSUANT TO MMC 22G.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS:
   - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
   - (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
8. PER MARYSVILLE FIRE DISTRICT REVIEW, FIRE SPRINKLERS ARE REQUIRED FOR ALL HOMES DUE TO THE SINGLE ACCESS POINT VIA 35 AVE NE.

ZONING AND LAND USE SUMMARY

ZONING:	R-4.5
PROPOSED LAND USE:	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	59 LOTS
PHASING:	1 PHASE
HOUSING MIX RATIO WITHIN 300 FT:	100% SINGLE FAMILY DETACHED
MIN. LOT AREA ALLOWED:	3,500 SF
MIN. LOT WIDTH ALLOWED:	30 FT
MAX. BUILDING HEIGHT ALLOWED:	35 FT
MAX. IMPERVIOUS AREA ALLOWED:	70%
MIN. DRIVEWAY LENGTH:	20 FT
MAX. DRIVEWAY CUT:	20 FT
MIN. PARKING:	3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

STREET:	10 FT*	*NOTE:
GARAGE:	20 FT	PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE
SIDE:	5 FT	STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC /
REAR:	10 FT	COMMUNITY IMPROVEMENTS.

SPECIAL DISTRICTS AND UTILITY PROVIDERS

SCHOOL:	MARYSVILLE SCHOOL DISTRICT 25
FIRE:	MARYSVILLE FIRE DISTRICT RFA
SEWER:	CITY OF MARYSVILLE
WATER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
CABLE:	VERIZON
GARBAGE:	WASTE MANAGEMENT NW

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150)

GROSS SUBJECT PROPERTY AREA (R-4.5 ZONE):	595,713 SF	13.676 Ac
LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE):	(119,143 SF)	(2.735 Ac)
NET PROJECT AREA (FOR DENSITY CALCULATIONS):	476,570 SF	10.941 Ac

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (4.5 DWELLING UNITS PER AC):	(13.676 Ac – 2.735 Ac) x 4.5 DU/Ac = 49.2 (49)
MAX. BONUS DENSITY (20% PRD INCREASE):	BASE DENSITY (49) x 0.20 = 9.8 (10) *
MAX. ALLOWABLE DENSITY:	49.2 + 9.8 = 59.0 (59 DU)
PROPOSED PROJECT PRD DENSITY:	BASE DENSITY (49) + BONUS (10) = 59 LOTS **

*BONUS DENSITY ACHIEVED VIA APPLICATION OF RESIDENTIAL DENSITY INCENTIVES (RDI'S).

** NOTE:
REQUIRE 10 RDI BONUS UNITS TO ACHIEVE PROPOSED 59 LOT PRD DENSITY
(RDI UNITS REQUIRED = 10)

3. LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	49 LOTS
AVERAGE LOT SIZE:	6,776 SF
SMALLEST LOT SIZE:	5,000 SF
LARGEST LOT SIZE:	10,314 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6a) DUAL USE STORM DETENTION TRACT 5 BONUS UNITS PER ACRE OF STORMWATER FACILITY TRACT USED FOR ACTIVE RECREATION (1.239 AC x 5 = 6.20 UNITS)	6.20
(7c) PROJECT DESIGN – PERIMETER FENCING 1 BONUS UNIT PER 500 LF OF PERIMETER FENCING 425 LF / 500 = 0.85 UNITS	0.85
(7f) PROJECT DESIGN – ENHANCED ENTRY LANDSCAPING 1 BONUS UNIT PER 2,500 SF OF ENHANCED ENTRY LANDSCAPING TRACT 997 (2,466 SF) & TRACT 996 (5,483 SF) 7,979 SF / 2,500 = 3.18 UNITS	3.18
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS: (NOTE: EXCEEDS MINIMUM RDI UNITS REQUIRED)	10.23

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100)

OPEN SPACE REQUIRED:		
15% OF 10.941 Ac NET PROJECT AREA	71,486 SF	1.641 Ac
OPEN SPACE TRACTS PROPOSED:		
TRACT 999 – STORM WATER & ACTIVE OPEN SPACE***	53,984 SF	1.239 Ac
TRACT 998 – PASSIVE RECREATION OPEN SPACE	12,500 SF	0.287 Ac
TRACT 997 – ENHANCED ENTRY OPEN SPACE	2,466 SF	0.057 Ac
TRACT 996 – ENHANCED ENTRY OPEN SPACE	5,483 SF	0.126 Ac
TOTAL OPEN SPACE PROPOSED:	74,433 SF	1.709 Ac
ACTIVE OPEN SPACE SUMMARY:***		
MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	25,020 SF	0.574 Ac
ACTIVE OPEN SPACE AREA PROPOSED	53,984 SF	1.239 Ac

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA – STATE OF WASHINGTON – 53799 – REGISTERED PROFESSIONAL ENGINEER
8/15/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

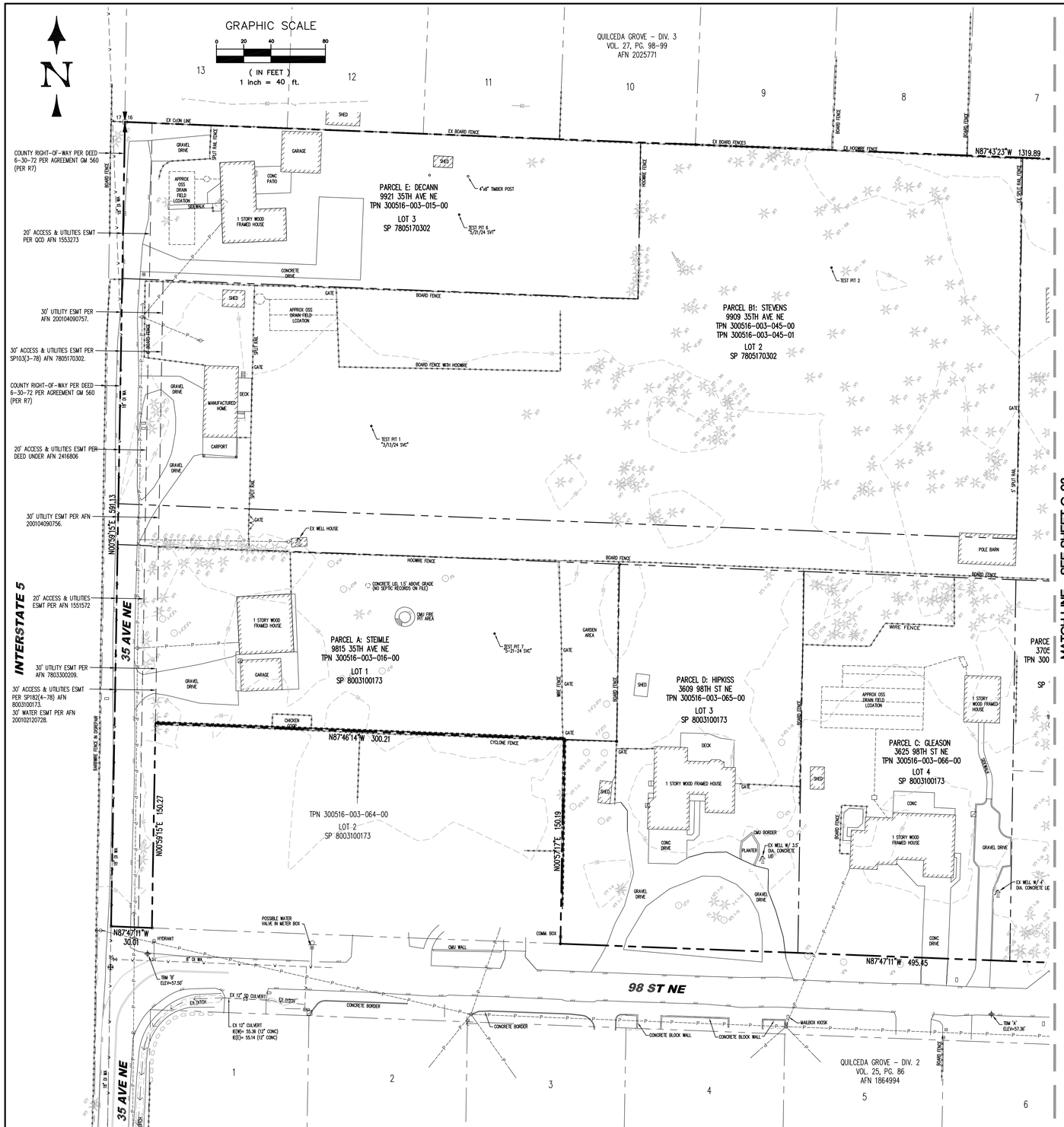
COVER SHEET

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024 SCALE: H: AS SHOWN V: N/A

DRAWING: C - 1

SHEET: 1 OF 13



TITLE REPORT ENCUMBRANCES: PARCEL A

TPN 300516-003-016-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-016-00
   Levy Code: 00511
   Assessed Value-Land: $272,800.00
   Assessed Value-Improvements: $219,700.00
   General and Special Taxes:
   Billed: $3,927.28
   Paid: $0.00
   Unpaid: $3,927.28
9. A deed of trust to secure an indebtedness in the amount shown below,
   Amount: $282,276.00
   Dated: December 7, 2020
   Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
   Trustee: George C. Reinmiller Trustee Inc
   Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
   Loan No.: 336148
   Recording Date: December 11, 2020
   Recording No.: 202012110574
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $100,000.00
    Dated: August 20, 2022
    Trustor/Grantor: Isaac Steimle and Rebekah Steimle, husband and wife
    Trustee: Trustee Services, Inc.
    Beneficiary: Boeing Employees' Credit Union
    Recording Date: August 30, 2022
    Recording No.: 202208300421
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property
   The exact location and extent of said easement is not disclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3 (CONTINUED)

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):
   Recording No: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090756
   Affects: West 30 feet of Lot 1
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090757
   Affects: West 30 feet of Lot 2
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-058-00
   Levy Code: 00505
   Assessed Value-Land: $260,700.00
   Assessed Value-Improvements: $0.00
   General and Special Taxes:
   Billed: $1,821.61
   Paid: $0.00
   Unpaid: $1,821.61
   Affects: Lot 1
10. Delinquent general taxes for 2014:
    Amount: $157.43, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
11. Delinquent general taxes for 2015:
    Amount: $337.17, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
12. Delinquent general taxes for 2016:
    Amount: $234.31, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
13. Delinquent general taxes for 2021:
    Amount: $277.14, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
14. Delinquent general taxes for 2022:
    Amount: $301.07, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
15. Delinquent general taxes for 2023:
    Amount: $261.32, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-00
    Levy Code: 00511
    Assessed Value-Land: $320,000.00
    Assessed Value-Improvements: $8,100.00
    General and Special Taxes:
    Billed: $2,643.43
    Paid: $0.00
    Unpaid: $2,643.43
    Affects: Lot 2
17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-01
    Levy Code: 00511
    Assessed Value-Land: $0.00
    Assessed Value-Improvements: $32,000.00
    General and Special Taxes:
    Billed: $254.51
    Paid: $0.00
    Unpaid: $254.51
    Affects: Mobile home on Lot 2
18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-014-00
    Levy Code: 00511
    Assessed Value-Land: $308,300.00
    Assessed Value-Improvements: $290,100.00
    General and Special Taxes:
    Billed: $4,769.56
    Paid: $0.00
    Unpaid: $4,769.56
    Affects: Lot 4
19. Mobile home improvements are expressly excluded.
20. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.
    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).
    The Company reserves the right to make additional requirements upon review.
21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:

SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37391 — REGISTERED PROFESSIONAL ENGINEER

8/15/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – WEST

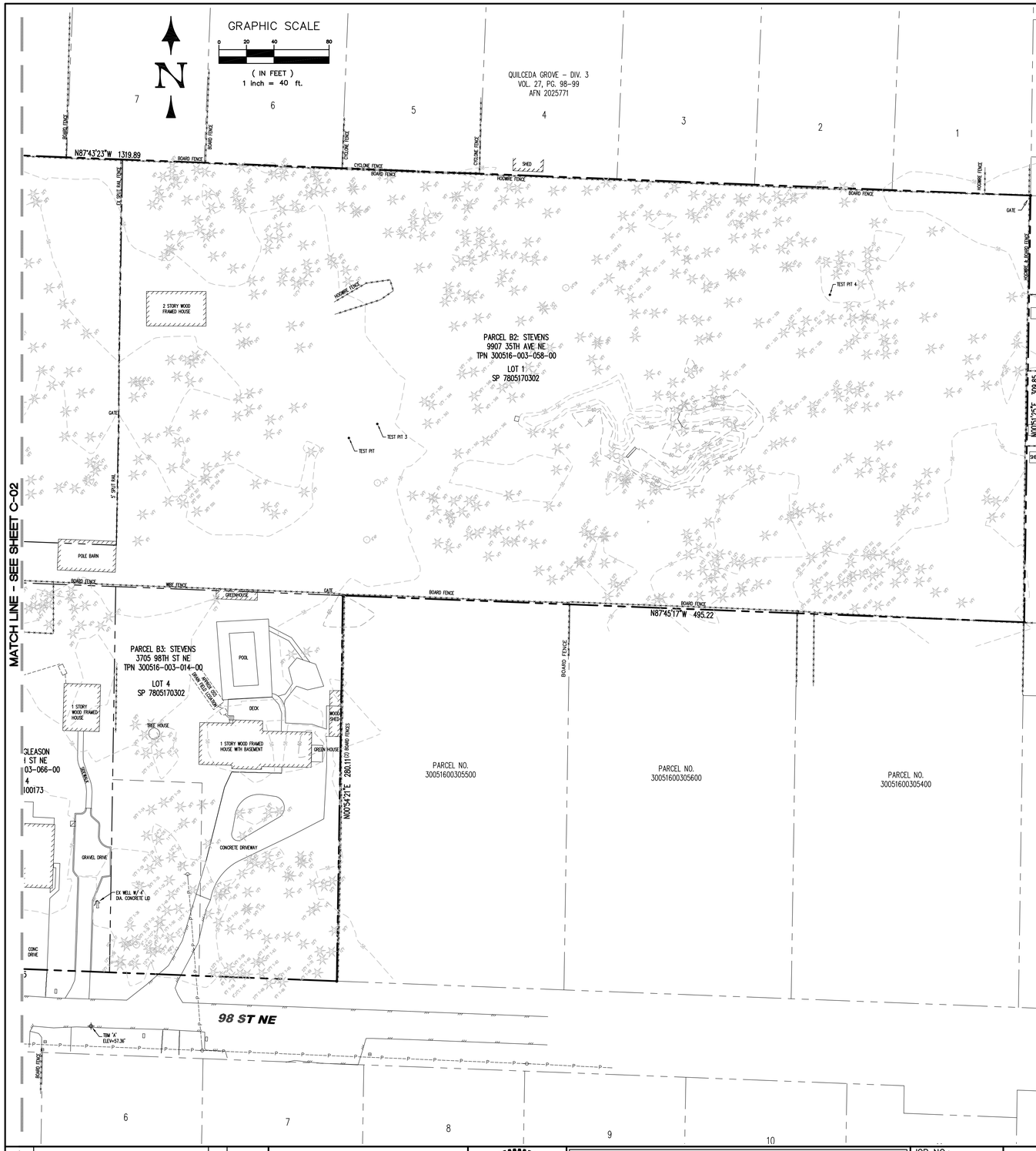
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C - 2
SHEET: 2 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



TITLE REPORT ENCUMBRANCES: PARCEL C

TPN 300516-003-066-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Declaration of Covenant and the terms and conditions thereof:
   Recording Date: November 16, 2010
   Recording No.: 201011160271
8. Accessory Dwelling Unit and the terms and conditions thereof:
   Recording Date: December 1, 2010
   Recording No.: 201012010695
9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-066-00
    Levy Code: 00511
    Assessed Value-Land: $306,500.00
    Assessed Value-Improvements: $532,400.00
    General and Special Taxes:
    Billed: $6,681.61
    Paid: $0
    Unpaid: $6,681.61
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $50,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: December 2, 2013
    Recording No.: 201312020470
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
12. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $150,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: August 7, 2017
    Recording No.: 201708070212
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
13. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $400,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: May 31, 2022
    Recording No.: 202205310704
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCEL D

TPN 300516-003-065-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-065-00

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-065-00
   Levy Code: 00511
   Assessed Value-Land: $278,500.00
   Assessed Value-Improvements: $385,400.00
   General and Special Taxes:
   Billed: $857.34
   Paid: $428.67
   Unpaid: $428.67.
10. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:
    Levy Code: 00511
    Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61.
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $101,900.00
    Trustor/Grantor: Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
    Trustee: First American Title Insurance Company
    Beneficiary: Metlife Home Loans
    Recording Date: June 27, 2011
    Recording No.: 201106270341.

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-015-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: ingress, egress and utilities
   Recording Date: August 10, 1962
   Recording No.: 1551572
   Affects: West 20 feet
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Transmission and/or distribution system
   Recording Date: March 12, 1966
   Recording No.: 1765370
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: General Telephone Company of Northwest Inc.
   Purpose: Right of Way Easement
   Recording Date: August 13, 1969
   Recording No.: 2108228
   Affects: North 3 feet of the West 190 Feet of Subject Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):
   Recording No: 7805170302
6. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat
   Number 173 (3-78) recorded under recording number 7805170302.
   Recording Date: May 17, 1978
   Recording No.: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: storm sewer and sanitary sewer lines
   Recording Date: April 9, 2001
   Recording No.: 200104090758
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-015-00
   Levy Code: 00511
   Assessed Value-Land: $250,600.00
   Assessed Value-Improvements: $128,800.00
   General and Special Taxes:
   Billed: $3,027.71
   Paid: $1,513.85
   Unpaid: $1,513.86
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $277,916.00
    Trustor/Grantor: Aaron L DeCann, a single man
    Trustee: Chicago Title
    Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
    Recording Date: June 2, 2021
    Recording No: 202106020705

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:
SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37369 — REGISTERED PROFESSIONAL ENGINEER
8/15/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – EAST

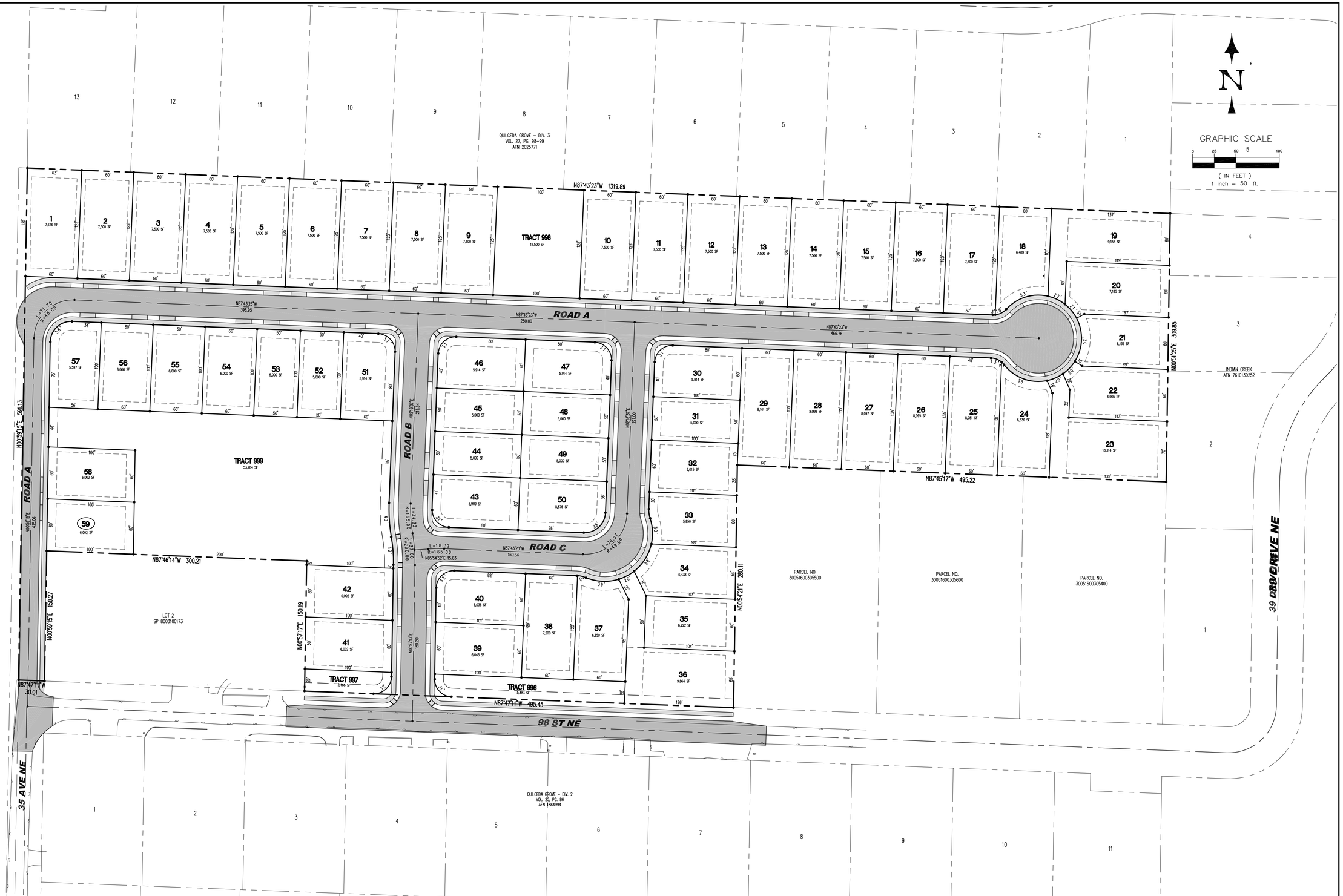
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C – 3
SHEET: 3 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
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8/15/2024

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JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

PRELIMINARY PLAT

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

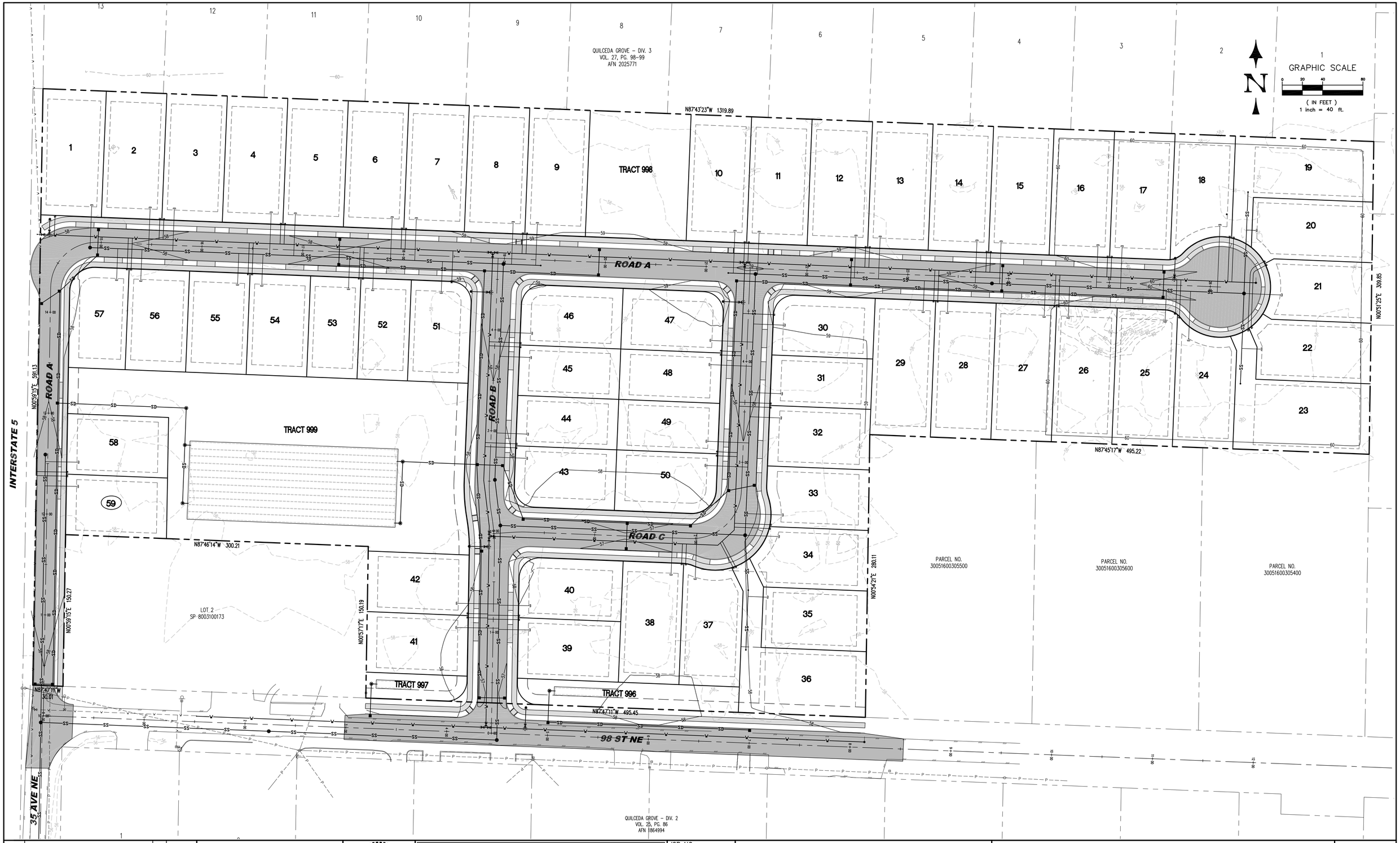
DATE: AUGUST 2024 SCALE: H: 1" = 50' V: N/A

DRAWING: C – 4

SHEET: 4 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:

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NEIL A. LATTA
STATE OF WASHINGTON
17391
REGISTERED
PROFESSIONAL ENGINEER
8/15/2024

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5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
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2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24–007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

GRADING AND COMPOSITE UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

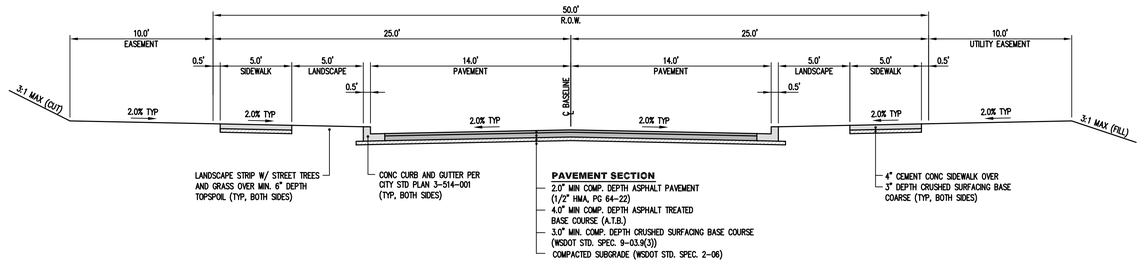
DATE: AUGUST 2024 SCALE: H: 1" = 40' V: N/A

DRAWING: C – 5

SHEET: 5 OF 13

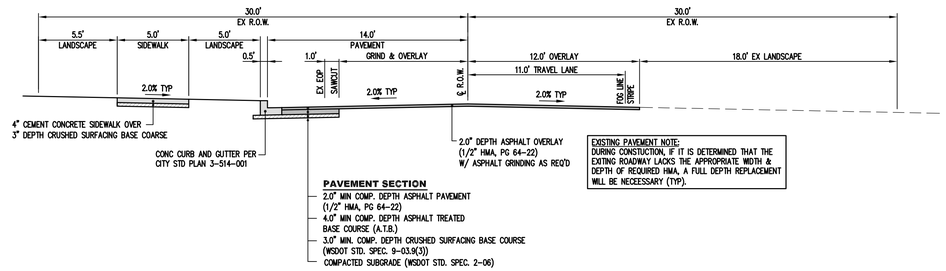
PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



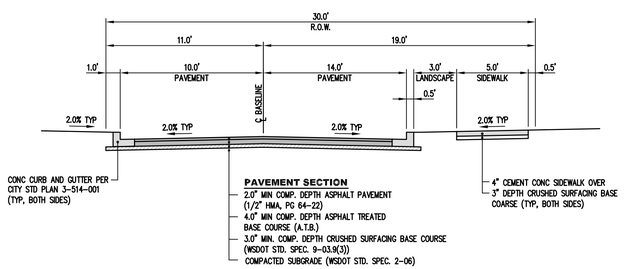
TYPICAL ROAD SECTION: ON-SITE ROADS

PRD ACCESS STREET WITH STREET PARKING (PER CITY STD PLAN 3-218-001)
SCALE: 1" = 5'



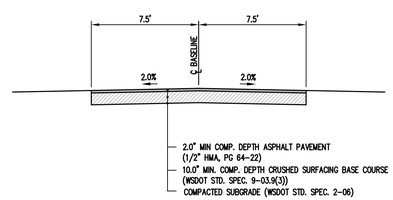
TYPICAL ROAD SECTION: 98 STREET NE FRONTAGE

LOCAL ACCESS STREET (PER CITY STD PLAN 3-202-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: 35 AVE NE EXTENSION

PRD ACCESS STREET (PER CITY STD PLAN 3-218-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: DETENTION TRACT ACCESS RD

TRACT 999
SCALE: 1" = 5'

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:

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CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 47391 — REGISTERED PROFESSIONAL ENGINEER
8/15/2024

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JOB NO.: 16200
CITY FILE NUM.: PreA24-007
DESIGNED BY: NL
DRAWN BY: JL
CHECKED BY: NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

TYPICAL ROAD SECTIONS

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

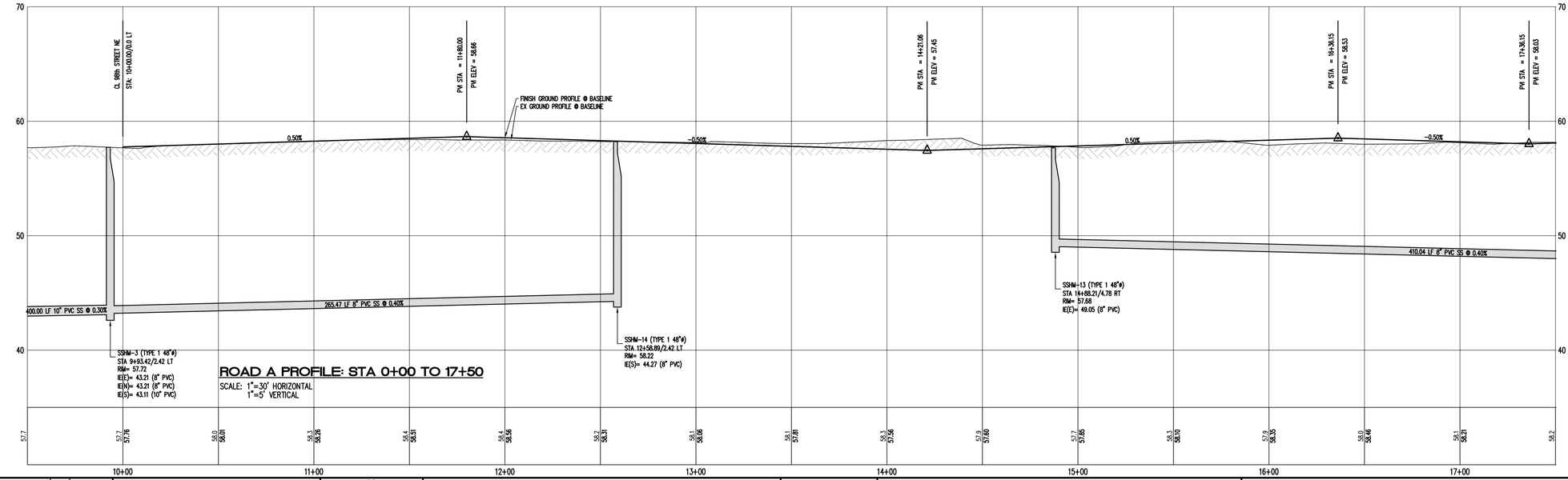
DATE: AUGUST 2024 SCALE: H: AS SHOWN V: AS SHOWN

DRAWING: C - 6
SHEET: 6 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007





ROAD A PROFILE: STA 0+00 TO 17+50

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

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NEIL A. LATTA — STATE OF WASHINGTON — 53799 — REGISTERED PROFESSIONAL ENGINEER
8/15/2024

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JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

ROAD A: ROAD AND UTILITY PLAN

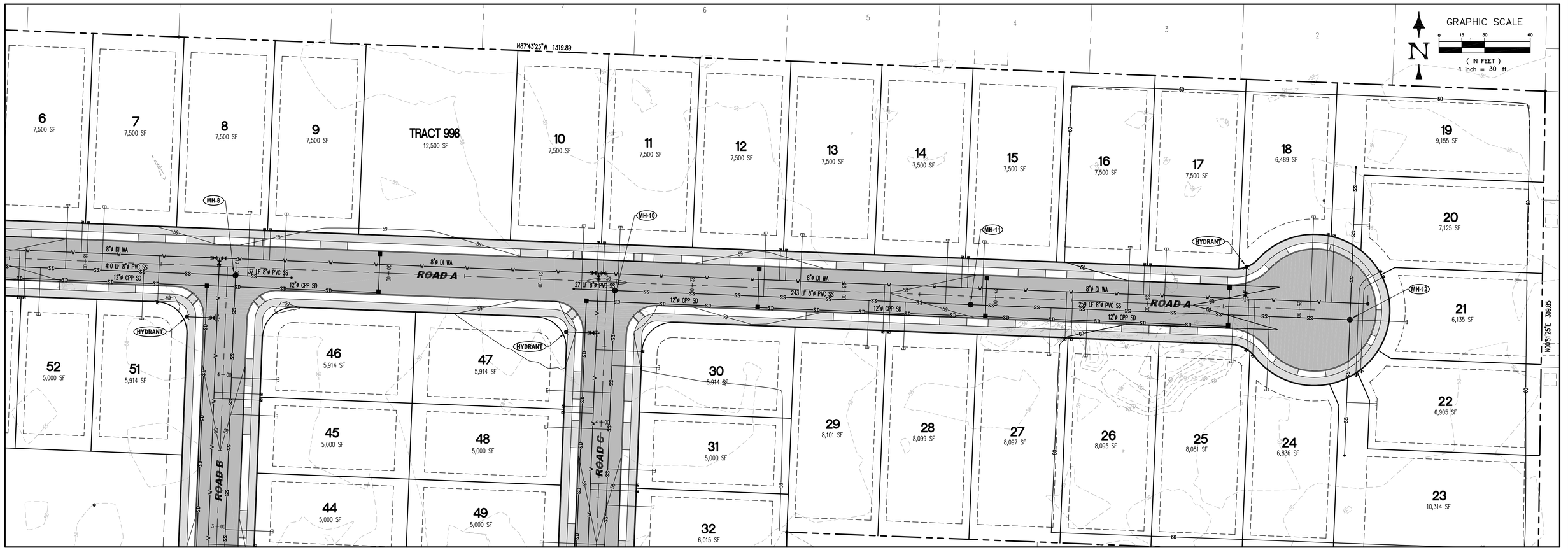
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

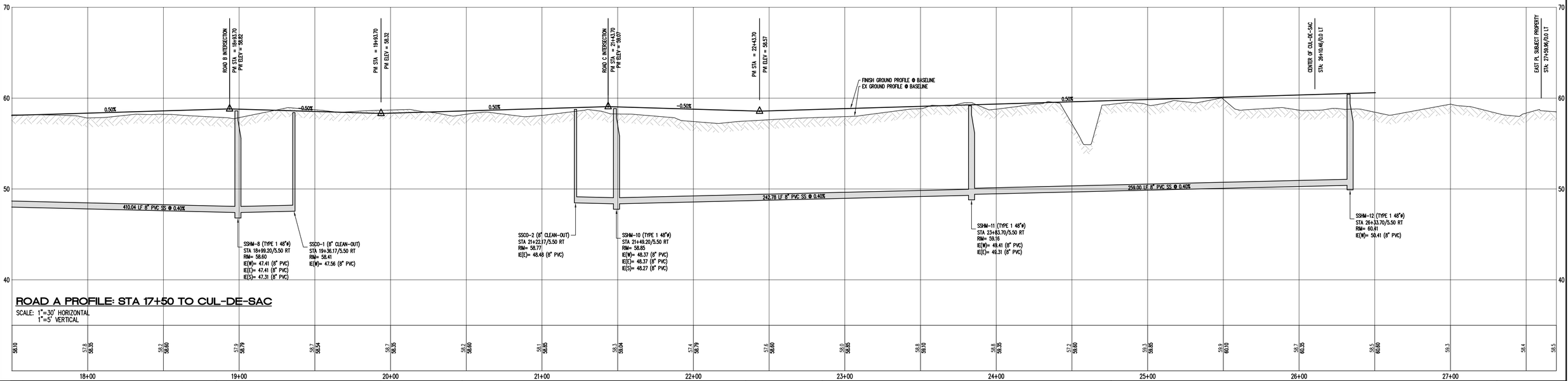
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 7
SHEET: 7 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007





ROAD A PROFILE: STA 17+50 TO CUL-DE-SAC

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

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KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

ROAD A: ROAD AND UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

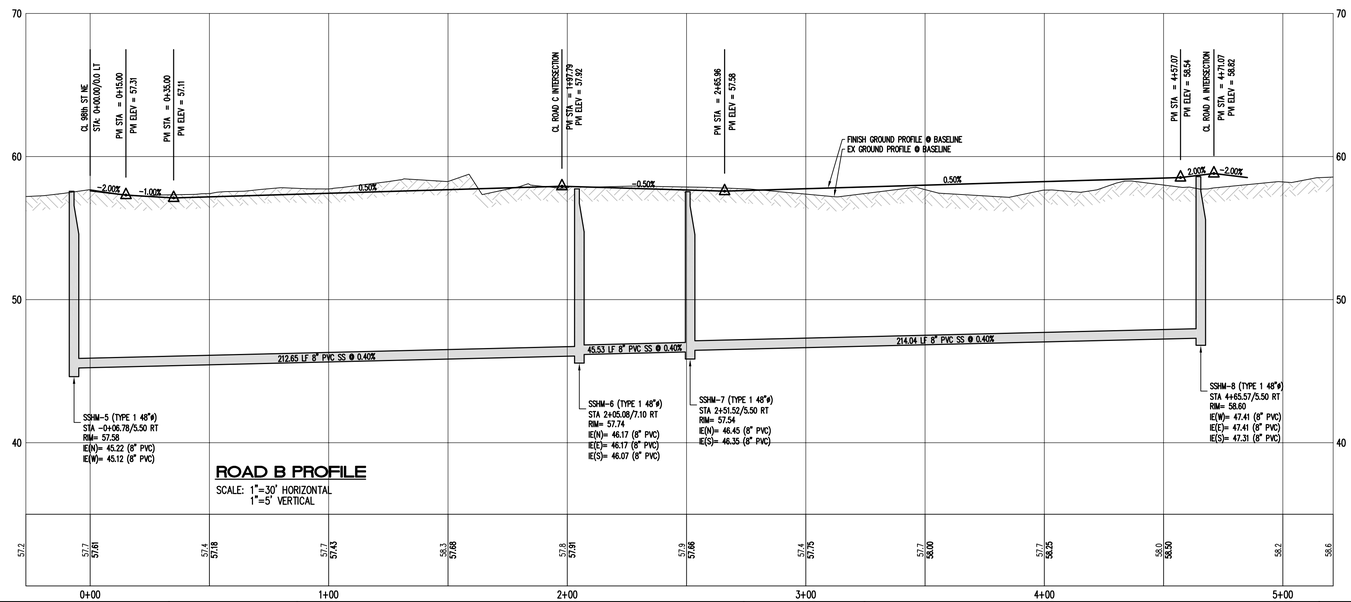
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 8
SHEET: 8 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007





ROAD B PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

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DESIGNED BY:	NL
DRAWN BY:	JL
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KB HOME - SEATTLE
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BELLEVUE, WA 98005

ROAD B: ROAD AND UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 9

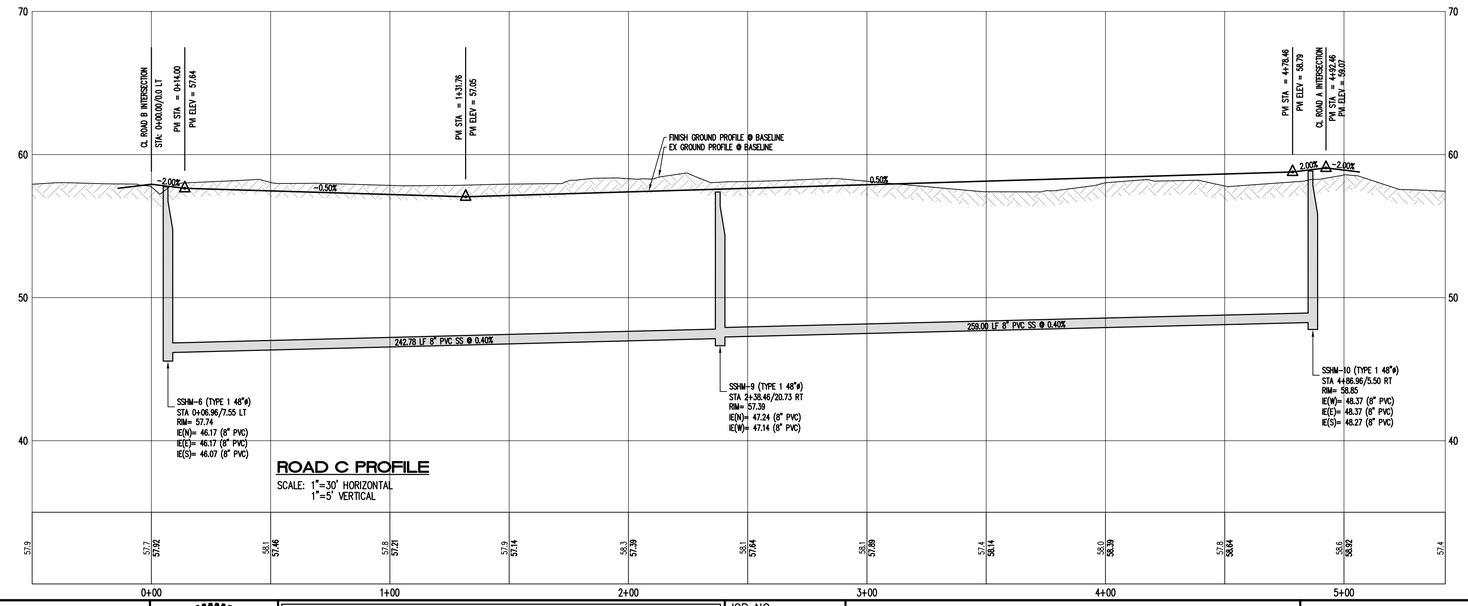
SHEET: 9 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007







ROAD C PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
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1			
2			
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KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

ROAD C: ROAD AND UTILITY PLAN

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PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
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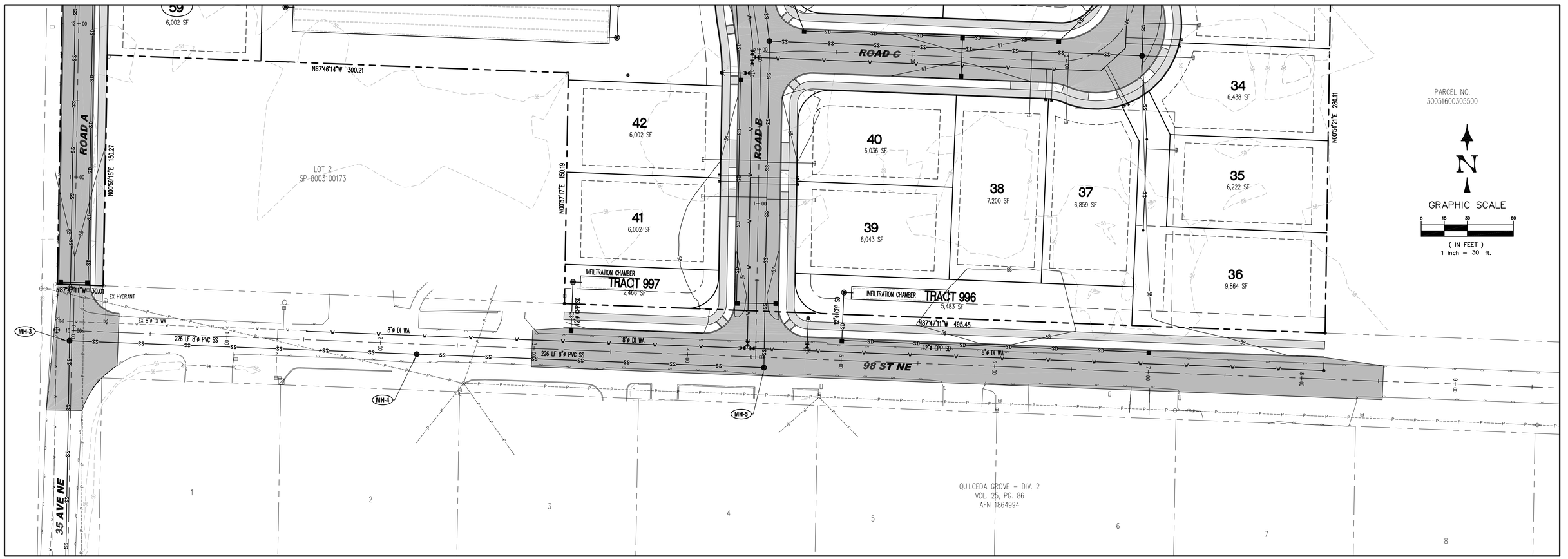
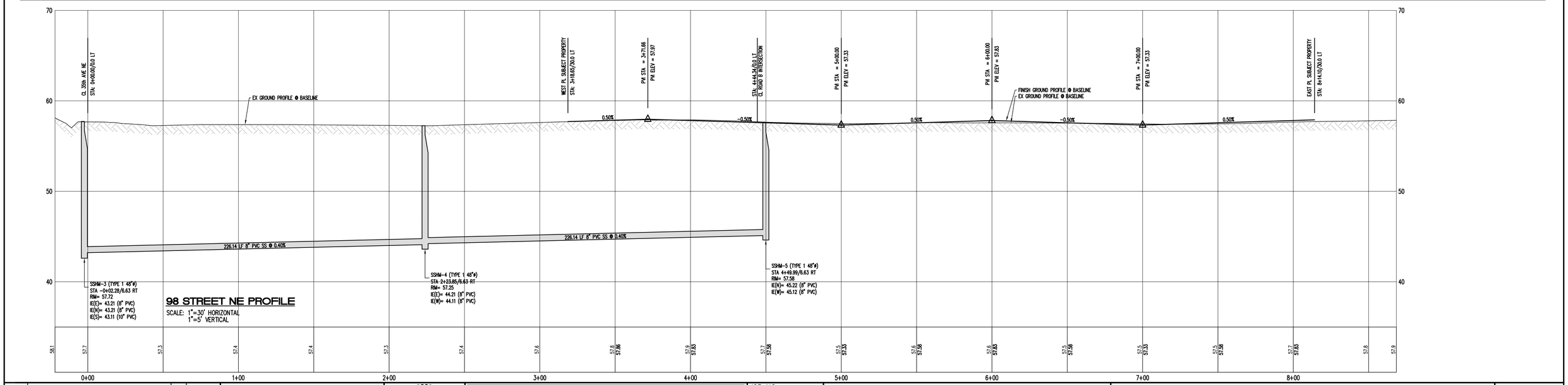
DRAWING: C - 10

SHEET: 10 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007





98 STREET NE PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
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BELLEVUE, WA 98005

98 STREET NE: ROAD AND UTILITY PLAN

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PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
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DRAWING: C - 11
SHEET: 11 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

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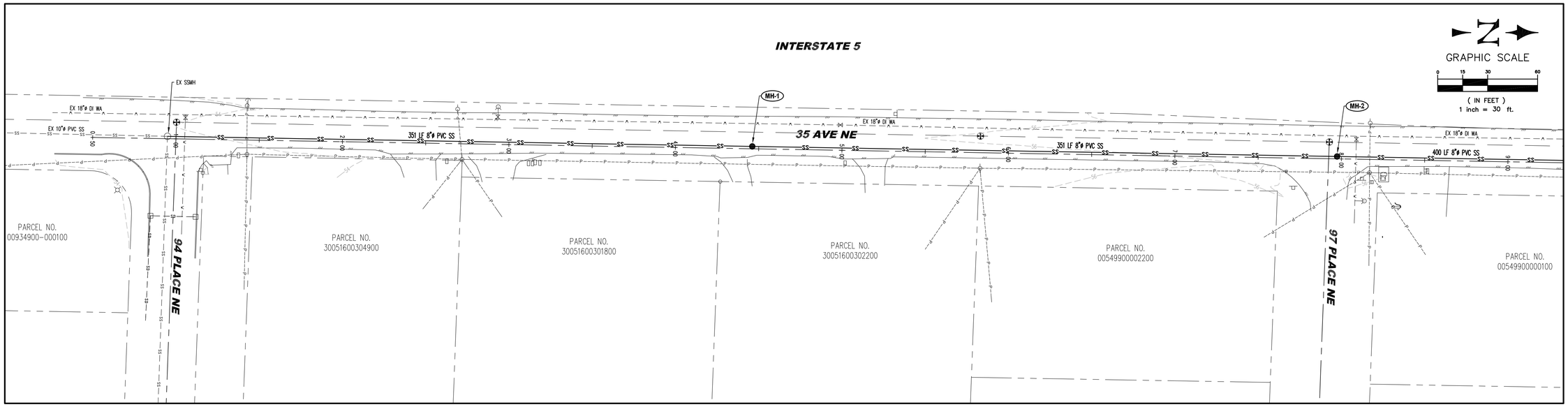

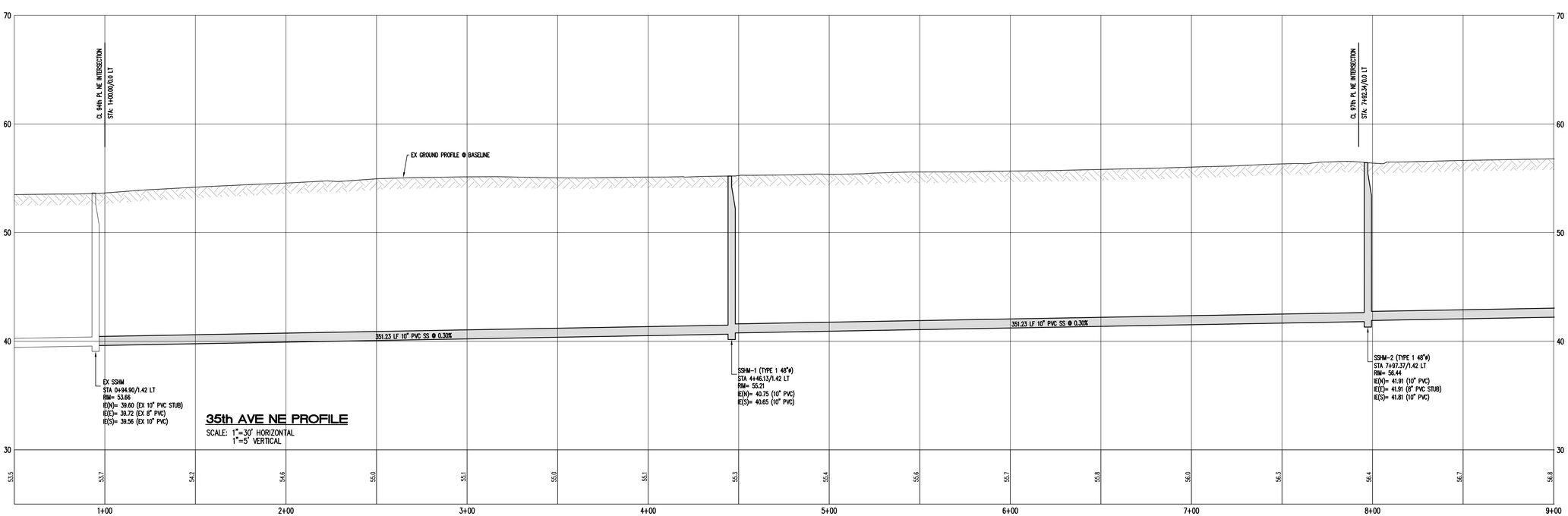

35th AVE NE PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

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NEIL A. LATTA — STATE OF WASHINGTON — 47397 — REGISTERED PROFESSIONAL ENGINEER

8/15/2024

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CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
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BELLEVUE, WA 98005

35 AVE NE - OFFSITE SEWER

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

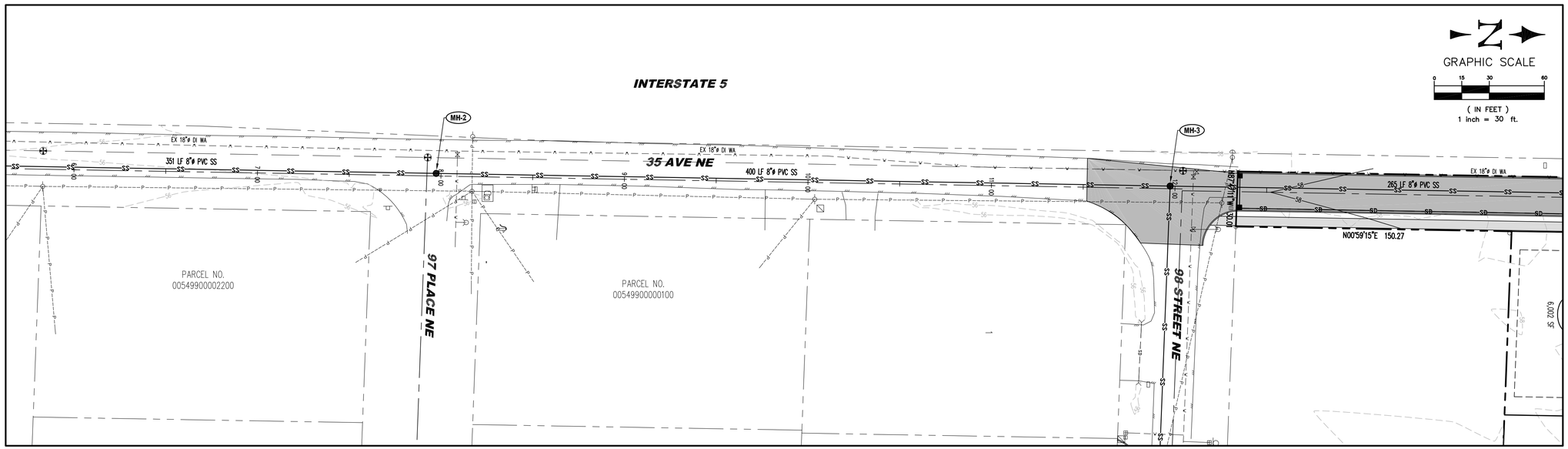
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 12

SHEET: 12 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007



35th AVE NE PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
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1			
2			
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BELLEVUE, WA 98005

35 AVE NE - OFFSITE SEWER

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3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024 SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 13

SHEET: 13 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007

55 - Golden Rain Tree

9 - Autumn Blaze Maple

Interstate 5

Passive Use Open Space
See Sheet L3

Street Trees Not Planted
Within Intersection Sight
Lines

ROAD A

Active Use Open Space West
See Sheet L5

Active Use Open Space East
See Sheet L4

No Trees Within 5' Of
Infiltration Area

Entry Area A
See Sheet L2

Entry Area B
See Sheet L2

ROAD C

9 - Autumn Blaze Maple

11 - Golden Rain Tree

98 ST. NE

14 - Autumn Blaze Maple

35th Ave NE

1 7,676 SF	2 7,500 SF	3 7,500 SF	4 7,500 SF	5 7,500 SF	6 7,500 SF	7 7,500 SF	8 7,500 SF	9 7,500 SF	10 7,500 SF	11 7,500 SF	12 7,500 SF	13 7,500 SF	14 7,500 SF	15 7,500 SF	16 7,500 SF	17 7,500 SF	18 6,489 SF	19 9,155 SF	
57 5,997 SF	56 6,000 SF	55 6,000 SF	54 6,000 SF	53 5,000 SF	52 5,000 SF	51 5,914 SF	46 5,914 SF	47 5,914 SF	30 5,914 SF	29 8,102 SF	28 8,102 SF	27 8,102 SF	26 8,102 SF	25 8,085 SF	24 6,836 SF	20 7,125 SF	21 6,135 SF	22 6,905 SF	23 10,328 SF
59 6,002 SF							45 5,000 SF	48 5,000 SF	31 5,000 SF										
							44 5,000 SF	49 5,000 SF	32 6,015 SF										
							43 5,909 SF	50 5,876 SF	33 5,950 SF										
									34 6,438 SF										
							42 6,002 SF	40 6,036 SF	35 6,222 SF										
								38 6,859 SF	37										
								39 6,043 SF											
									36 9,864 SF										

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Site Furnishings

N

Landscape Overview

Scale: 1" = 50'-0"

0 25 50 FT

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

PROJECT START DATE
7/17/2024

REVISIONS

8/12/2024

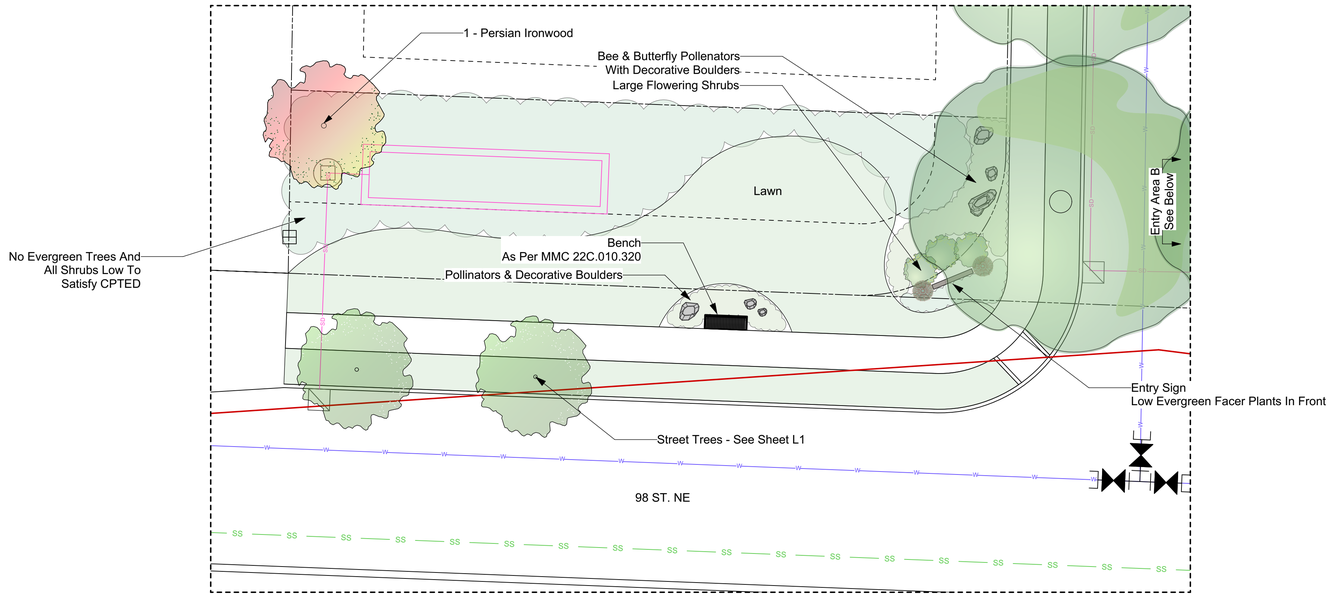
Designed By:

P.H.O.

L1 of 5

L1

1450



N

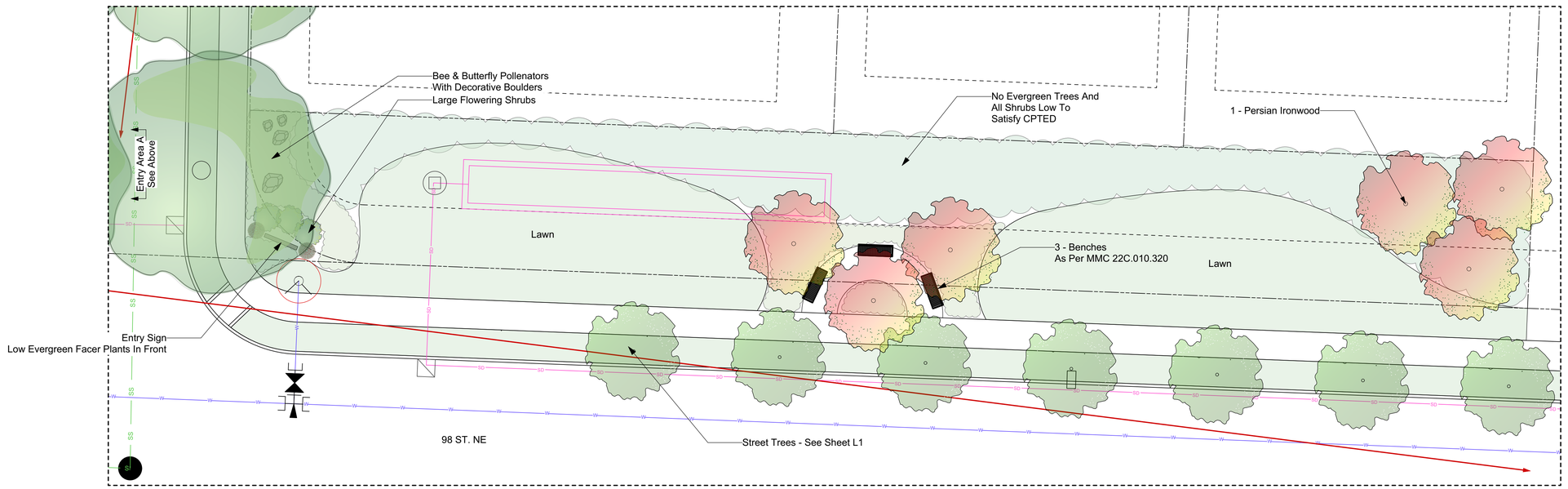
Entry Area A

Scale: 1" = 10'-0"

0 5 10 FT

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Site Furnishings



N

Entry Area B

Scale: 1" = 10'-0"

0 5 10 FT

STATE OF
WASHINGTON
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LANDSCAPE ARCHITECT

PAUL M. GEORGE
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Stevens PRD

3609 98 Street NE
Marysville, WA 98270

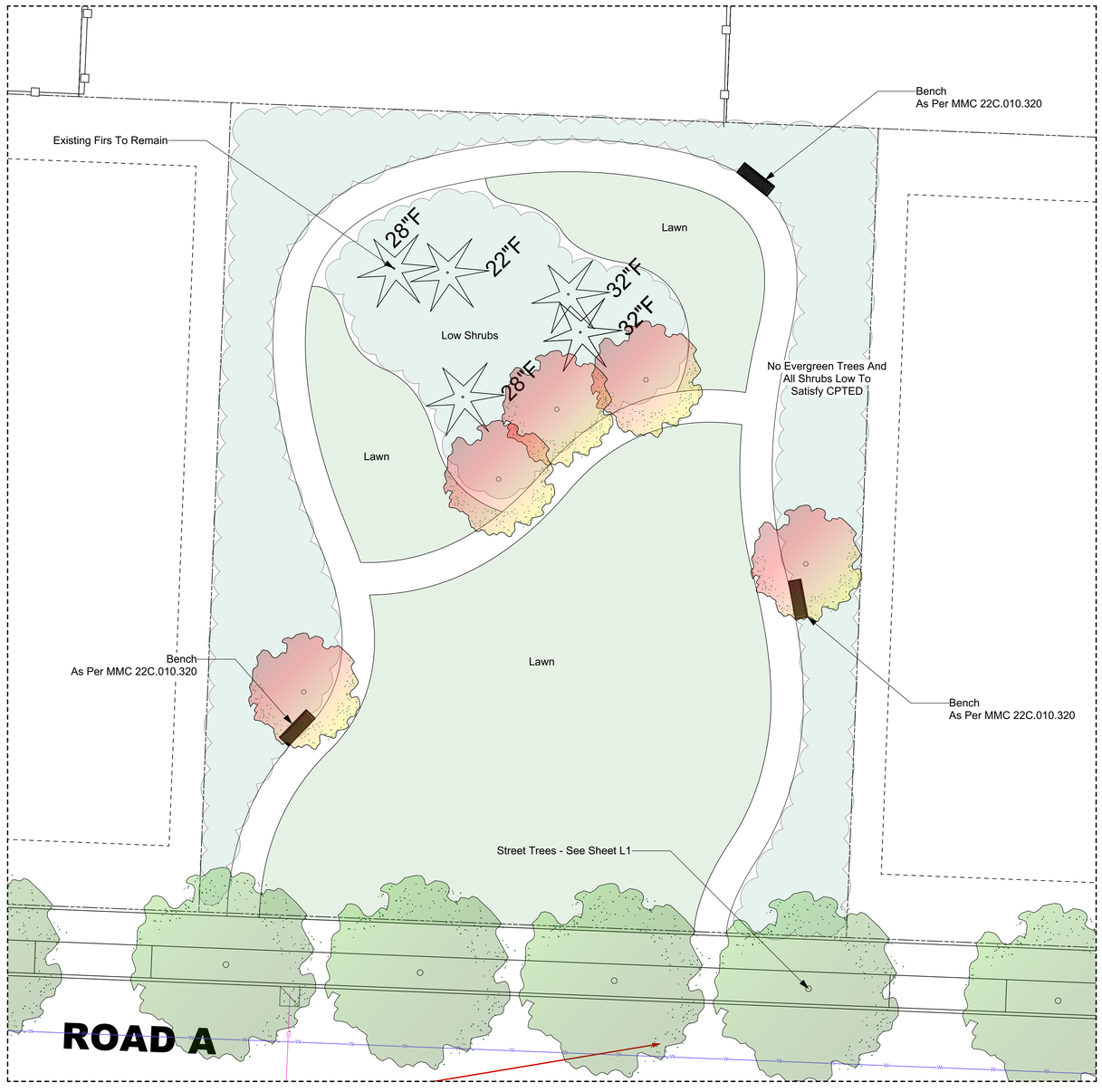
PROJECT START DATE 7/17/2024
REVISIONS
8/12/2024

Designed By:
P.H.O.

L2 of 5

L2

1451



Passive Use Open Space

Scale: 1" = 10'-0"

0 5 10 FT

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Site Furnishings

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Stevens PRD

3609 98 Street NE
Marysville, WA 98270

PROJECT START DATE
7/17/2024

REVISIONS

8/12/2024

Designed By:

P.H.O.

L3 of 5

L3

Active Open Space West
See Sheet L5

No Evergreen Trees And
All Shrubs Low To
Satisfy CPTED

Ada Picnic Table
As Per MMC 22c.010.320

Bench
As Per MMC 22C.010.320

Playground - See Sheet L5

Pickleball Court
As Per MMC 22C.010.320

2 - Benches
As Per MMC 22C.010.320

Street Trees - See Sheet L1

Bench
As Per MMC 22C.010.320

Open Space - Active Open Requirement
As Per MMC 22g.080.100 Has Been Met:
Total Open Space - 1.25 Ac (5 - 1/4 Ac.)
3-large Amenities - Sport Court & Playground
4-small Amentities - Benches & Picnic Tables

Bench
As Per MMC 22C.010.320

No Evergreen Trees And
All Shrubs Low To
Satisfy CPTED

Bench
As Per MMC 22C.010.320

Park Sign

16'-0"

Maintenance Access

Gazebo

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Site Furnishings

N

Active Use Open Space East

Scale: 1" = 10'-0"

0 5 10 FT

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paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

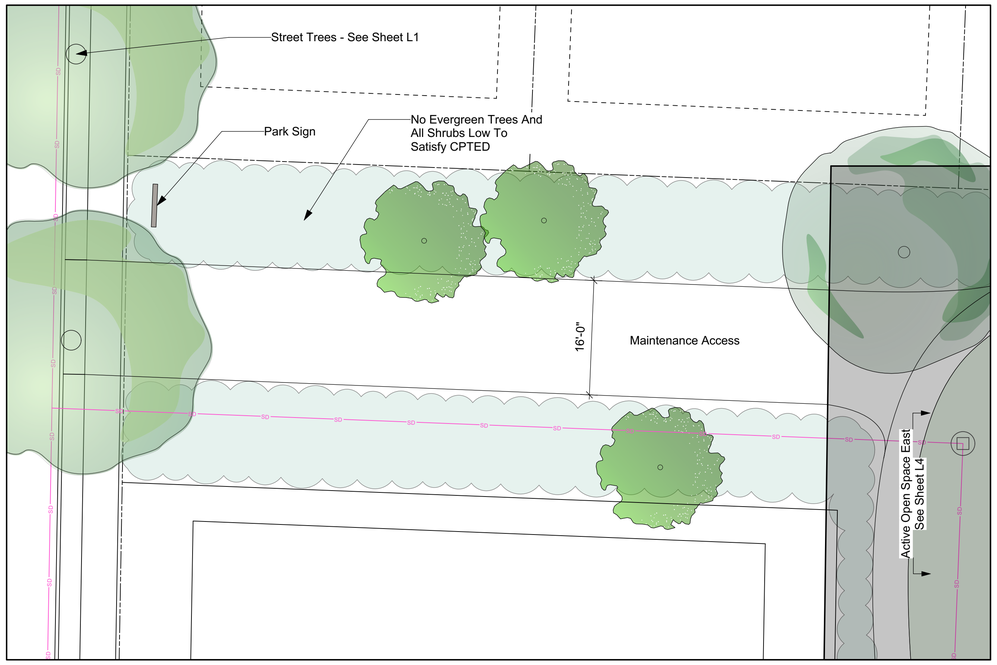
PROJECT START DATE 7/17/2024
REVISIONS
8/12/2024

Designed By:
P.H.O.

L4 of 5

L4

1453



N

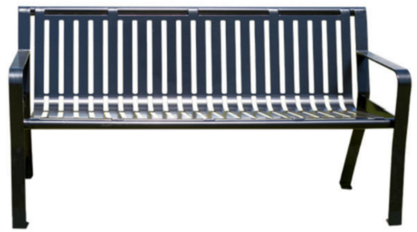
Active Open Space West

Scale: 1" = 10'-0"

0 5 10 FT



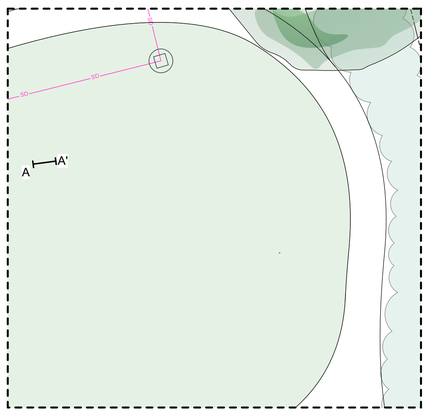
(1) - POWDERCOATED METAL PICNIC TABLE - ADA ACCESSIBLE
QUALITY SITE FURNITURE
HTTP://WWW.QUALITYSITEFURNITURE.COM/CLASSIC-PICNIC-TABLES/



(9) POWDERCOATED METAL BENCH
QUALITY SITE FURNITURE
HTTP://WWW.QUALITYSITEFURNITURE.COM/CLASSIC-BENCH/

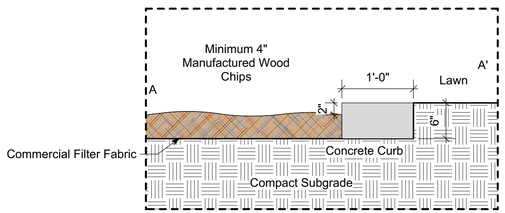


Easrthscape
Timber Tower 3
INSTALL AS PER MANUFACTURER'S INSTRUCTIONS
easrthscapeplay.com



Playground

Scale: 1" = 10'-0"



Section A - A'

Scale: 1" = 1'-0"

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Site Furnishings

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

PROJECT START DATE
7/17/2024

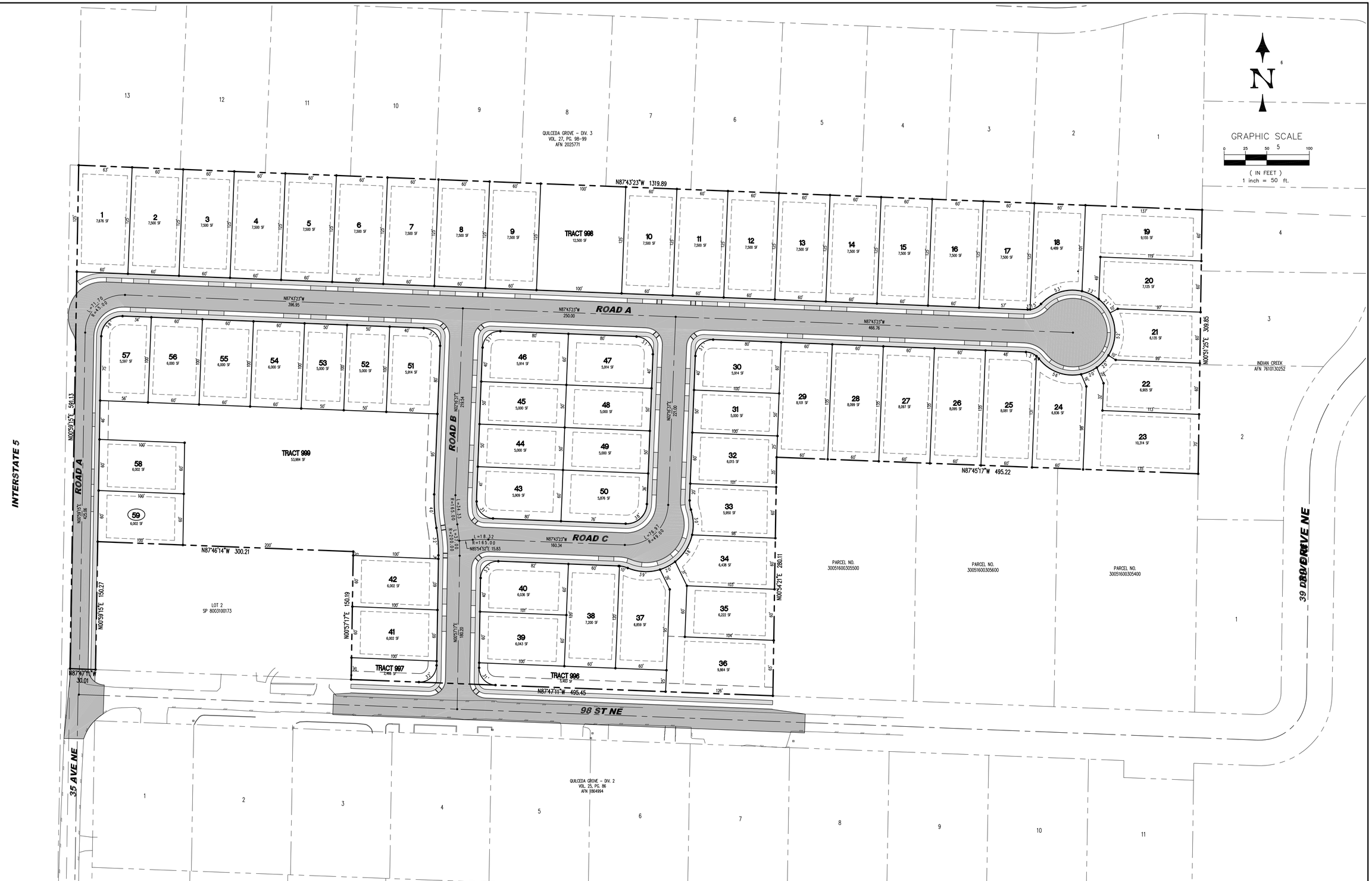
REVISIONS

8/12/2024

Designed By:
P.H.O.

L5 of 5

L5



NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1			
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37391 — REGISTERED PROFESSIONAL ENGINEER

8/15/2024

LATTA ENGINEERING PLLC

Consulting Civil Engineers

5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

PRELIMINARY PLAT

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024 SCALE: H: 1" = 50' V: N/A

DRAWING: C – 4

SHEET: 4 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PREA24-007

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270
360.363.8000

August 29, 2024

Latta Engineering, PLLC
Attn: Neil Latta, PE
5970 Birch Point Rd
Blaine, WA 98230

Re: **PA24-024 – Stevens PRD Subdivision – *Complete Application***
Planned Residential Development and Major Subdivision

Dear Neil,

The Community Development Department has reviewed the above referenced application and determined the application ***complete*** on August 29, 2024. Any additional information/items that are needed will be requested after all affected departments and local agencies have had an opportunity to review the proposal.

If you have any questions regarding this application, please contact me at emorgan@marysvillewa.gov, or by phone at 360-363-8216.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

e-copy: Haylie Miller, CD Director
Chris Holland, Planning Manager
Aron Golden, KB Home

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

Scan to View Project Materials

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by **5:00 PM on September 24, 2024**.

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:
Emily Morgan, Senior Planner | (360) 363-8216 | emorgan@marysvillewa.gov

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

REQUEST FOR REVIEW

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					
File Number	PA24-024	**Date Sent**	9.3.2024	**Please Return by**	9.27.2024
Project Title	Stevens PRD	**Related File Number**(s)	PreA24-007		
Project Description	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.				

BACKGROUND SUMMARY									
Applicant	Neil Latta, PE - Latta Engineering / Aron Golden – KB Home								
Location	See Exhibit 1 for list of addresses **APNs:** 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600								
Acreage (SF)	13.67acres			**Section**	6	**Township**	30	**Range**	05
Comprehensive Plan	Single Family Medium	**Zoning**	R-4.5	**Shoreline Environment**			N/A		

REVIEWING AGENCIES				
Marysville	**Local Agencies & Districts**	**State & Federal**	**County**	**Other**
☒ **Building** ☐ **Parks** ☒ **Police** ☒ **PW – Development Services** ☒ **PW – Engineering** ☒ **PW – Operations** ☐ **PW – Solid Waste** ☐ **PW – Streets** ☒ **PW – Traffic Eng.** ☒ **PW – Water Res.** ☒ **PW – WWTP**	☐ **Arlington Airport** ☐ **Arlington** (city) ☒ **Comcast** ☐ **Community Transit** ☒ **Marysville Fire District** ☒ **Maysville SD 25** ☒ **PUD No. 1** (electric) ☒ **Ziply**	☐ **US Army Corps of Engineers** ☐ **BNSF** ☒ **DAHP** ☐ **DNR** ☐ **DOE** (Bellevue) ☐ **DOE** (Floodplain) ☐ **DOE** (Register) ☐ **DOE** (Shorelands) ☐ **WDFW** ☐ **WSDOT** ☐ **WUTC**	☐ **Health District** ☐ **Planning** ☒ **Public Works - Land Development** ☐ ☐	☐ **Olympic Pipeline** ☐ **Puget Sound Energy** ☒ **Stillaguamish Tribe** ☒ **Tulalip Tribes** ☐ ☐

PROJECT MANAGER			
Name Emily Morgan	**Title** Senior Planner	**Phone** 360.363.8216	**E-mail** emorgan@marysvillewa.gov

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

☐ **NO COMMENTS** **Signature**: _____ **Date**: _____

☐ **ATTACHED** **Title**: _____ **Agency**: _____

MARYSVILLE

AFFIDAVIT OF POSTING

NOTICE OF APPLICATION: The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

File Number: PA24-024 Reviewed by: EM

Place Posted	Date Posted	Signature
1. Property: signs - # 2	9.4.2024	EM
2. City Hall	QR	
3. Publication in Everett Herald Email to: legals@heraldnet.com	Emailed 09/03/2024	MN
4. Mailings (300') # 82	09/03/2024	MN
5. MIRS/NewsFlash	09/03/2024	MN
6. Lakewood P.O. (if requested)	QR	
7. NOA sent to POR via email	9.3.2024	EM

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1001883 NOA PA24-024 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 09/05/2024 and ending on 09/05/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $87.84.

Subscribed and sworn before me on this 5th day of September 2024.

RANDIE POSPICAL
Commission Expires 10-20-2027
NOTARY PUBLIC
License Number 23034934
STATE OF WASHINGTON

Notary Public in and for the State of Washington.

COMM DEVEL - CITY OF MARYSVILLE | 88522148
MARISA NISHIMURA

MARYSVILLE

CITY OF MARYSVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue • Marysville, WA 98270 • (360) 363-8000

NOTICE OF APPLICATION

File Number: PA24-024
Project Title: Stevens PRD
Applicant: KB Home
Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230
Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE
APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan: Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by 5:00 PM on September 24, 2024.

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360)363-8216 | emorgan@marysvillewa.gov

Published: September 5, 2024. EDH1001883

EST. 1891
MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
TRAFFIC DIVISION
80 Columbia Avenue ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 363-8284 FAX

October 16, 2024

KB Homes - Seattle
Attn: Aron Golden
320 120th Ave NE, Suite 200
Bellevue, WA 98005

Re: **Stevens PRD – *PA 24-024* – Concurrency *Recommendation***

Dear Mr. Golden,

The applicant is proposing the development of fifty-nine (59) single family detached homes upon 14.35 acres located north of 98th ST NE and east of Interstate 5 on parcel(s) with APN(s): 3005160030160, 30051600304500/30051600304501, 30051600305800, 30051600301400, 30051600306600, 30051600306500 and 30051600301500. The five (5) existing single family detach homes located on site shall be removed.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, Inc., dated July 2024, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

USE	**Building Units** (new)	ADT	AMPHT	PMPHT
Land Use Code 210 – Single Family Detached Housing	59	509*	37*	54*
* = Five single family detached units are to be removed by the development therefore credit has been applied per ITE Trip Generation rates for ADT, AMPHT and PMPHT.				

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are required for the Steven's PRD development:

1. The applicant shall be required to construct frontage improvements along 98th ST NE prior to recording the final subdivision, in accordance with MMC 12.02A.090, *Frontage Improvements Required*. Roadway improvements, channelization, site access and street lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

   1.1. 98th ST NE shall be built as a Local Access Street compliant with EDDS SP 3-202-002.

2. The applicant shall be required to construct internal development proposed public roadways, including but not limited to 35th Ave NE, prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans designed per City, State and/or Federal Guidelines/Standards shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

   2.1. All internal development public roadways except extension of 35th Ave NE shall be built as a Local Access Street compliant with EDDS SP 3-202-002.

2.2. The extension of 35th Ave NE shall be built as a Local Access Street compliant with EDDS SP 3-202-002 with modifications to the standard to reduce pavement width to 20' and eliminate west roadway side landscape strip and sidewalk within a minimum of thirty (30) feet of right-of-way.

3. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements and development constructed public roadways, 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.

4. In order to mitigate traffic 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 based per PMPHT, with up to 54 new PMPHTs total for development vested at a rate of $6,300 per PMPHT.**

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact either Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216 or Jesse Hannahs, P.E., Traffic Engineering Manager, at jhannahs@marysvillewa.gov or via phone at 360-363-8287.

Sincerely,

Jesse L. Hannahs, P.E.
Traffic Engineering Manager

cc: Emily Morgan, Senior Planner
Max T. Phan, PE, Assistant Public Works Director/City Engineer
Ken McIntyre, PE, Development Services Manager
Haylie Miller, Community Development Director
Chris Holland, Planning Manager

MARYSVILLE CIVIC CAMPUS
501 Delta ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Stevens PRD, File# PA24-024
59 lot PRD
9815/9909/9907/9921 35th Ave NE & 3705/3625/3609 98th St NE & Parcel #'s 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Date: 9/4/2024

The following comments are offered after review of the above referenced application.

1. **Existing utilities**:
    a. Sanitary sewer: The nearest sewer is a 10" PVC main located south at the intersection of 35th Ave NE and 94th PL NE which is about 1500 feet away.
    b. Water: There currently is an 18" ductile iron water main located along the west side of the property that can be found on record drawing W745.
    c. Storm: There is not any storm infrastructure in this area.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
    a. Sewer, water and storm will need to be extended along all property frontage on both sides. Please note that manholes shall be provided at a maximum of 400' intervals for 8" – 15" sewer mains and the minimum slope for 8" sewer main is 0.40% and for 10" sewer main is 0.28%.

3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
    a. 98th St NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS with half street improvements along the project frontage.
    b. 35th Ave NE shall be built compliant with SP 3-218-002. We originally thought there was only 26' so we asked for two – ten foot travel lanes and a sidewalk adjacent to the north bound traffic lane. Since it appears we have 30', we would like to keep two – ten foot travel lanes with a 5' landscape strip and 5' sidewalk.

4. **Access**:
    a. The new roads shall be constructed to SP 3-218-001.
    b. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off a cul-de-sac and shall serve a maximum of 6 lots.
    c. Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.
    d. The minimum width of a residential driveway is 12', and the maximum is 26'. Curb cuts shall be limited to a 20' maximum.

5. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
    a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
    b. It looks like infiltration is being proposed and there appears to be at least 5' of separation to the seasonal high-water table, a mounding analysis will be required if there is less than 5' of separation. The mounding analysis shall be performed during the wet season.
    c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Standard Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

7. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review. Contact Ryan Keefe at 360-363-8168 to schedule.

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

10. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site, they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site, they need to be decommissioned based on Department of Ecology standards.

11. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

12. **All civil construction plan submittals are to be uploaded directly to our online portal at: https://permits.marysvillewa.gov/Search/permit.aspx**. The first *civil construction* plan submittal is to consist of a plan set, a copy of the drainage report, a copy of the geotechnical report and an approved USPS mailbox location. **Once the documents have been submitted, please email a permit tech at msvlpermits@marysvillewa.gov to let them know the documents have been uploaded.**
    a. Review timing:
        i. First review = 5 weeks
        ii. Second review = 3 weeks
        iii. Third review = 3 week
        iv. Subsequent reviews will be 3 weeks.

13. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer

MEMORANDUM

TO: Emily Morgan – Senior Planner

FROM: Danny Hagen – Associate Traffic Engineer

DATE: September 18th, 2024

SUBJECT: PA 24-024 Stevens PRD

The following comments are providing following review of the provided materials for the proposed Stevens PRD located at 35th Ave NE & 98th St NE.

1. The traffic impact analysis performed in Exhibit–011 of 54 new PM peak-hour trips is accepted with a mitigation fee of $340,200.
2. The Snohomish County Traffic Mitigation Offer document in Exhibit-012 is accepted and a filled copy is attached.
3. Driveways accessing public streets shall not be aligned with driveways on the opposite side but instead shall be staggered to enable parking and emergency vehicle access without parking restrictions.
    a. Driveway access locations should be reconsidered for lots accessing Road C, Road A west of Road B, and Road B south of Road C.
4. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
    a. Street Lights are required along on-site roadways and any constructed frontage improvements.
        i. General PUD light locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
        ii. Street Lighting along residential local streets shall be PUD installed fiberglass poles designed as collector arterial utilizing 100 watt equivalent LED fixtures. Spacing of fixtures shall be 180'-220'.
        iii. Contact Mike Fleming of Snohomish County PUD at 425-783-8276 for more information.
    b. A sight-distance analysis will be required at all new roadway intersections. See EDDS Std. Plans 3-212-001 & 002 for further guidance.
    c. A signing and marking plan shall be required as part of civil construction plans.
        i. "No Parking" with left arrow signs will be required on the outside of the 90º elbow by lot 23.
        ii. Stop signs with stop bars on all residential street approaches to an arterial.
        iii. Intersections of two residential streets shall not have intersection control (Stop or Yield) signs
        iv. Street Name signs at all intersections and where a street's name changes.

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

v. Only one (1) “No Parking in Cul-De-Sac” sign at all entrances to cul-de-sacs.

vi. Parking restrictions will be required along one side of a roadway when roadway width, measured from curb-face to curb-face, is less than 28’.

vii. A “Dead End” sign will be required immediately east of the intersection upon Tract I, near lot 60.

viii. A “No Outlet” sign shall be installed approximately 25’ from the single entry/exit to a closed street system (multiple road segments)

ix. Minimize signing within residential neighborhoods to reduce sign clutter and improve effectiveness of individual signs.

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located City of Marysville

Name of Proposed Development Stevens Assemblage

City Project File Number (if known)

Name of Applicant

Address of Applicant

Proportionate Share Calculation: *Choose Option A or B*

☐ Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)

1. The applicable percentage of the County's fee: _____%
2. Net New Average Daily Traffic: _____ADT
3. The adopted County impact fee for this development: _____$/ADT
4. Total Proportionate Share Amount: $_____

☒ Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)

__X__ No road improvements are impacted. Hence, proportionate share amount is zero.

_____T he following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1. There are not any Snohomish County improvement projects that will be impacted by 3 directional PM peak-hour trips generated by the development. Snohomish County traffic mitigation fees should therefore not be required for the development according to the provisions of the interlocal agreement.				

4. Total Proportionate Share Amount (sum of obligations for each impacted project) $ 0.00

☐ **Trip Distribution and Assignment if Required**

If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).

☒ **Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____Date_____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development Stevens Assemblage

City Project File Number PA 24-024

Date Received 09/03/24

City Staffer Assigned to Project Danny Hagen

Address 501 Delta Ave, Marysville, WA 98270

Phone 360-363-8272

Instructions to City. Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY:

DH Date 09/17/24 Danny Hagen, Associate Traffic Engineer

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development

City Project File Number

Received by:

_____Date_____ _____

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. ☐ The information requested is shown in the notes below.

BY:

_____Date_____ _____

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

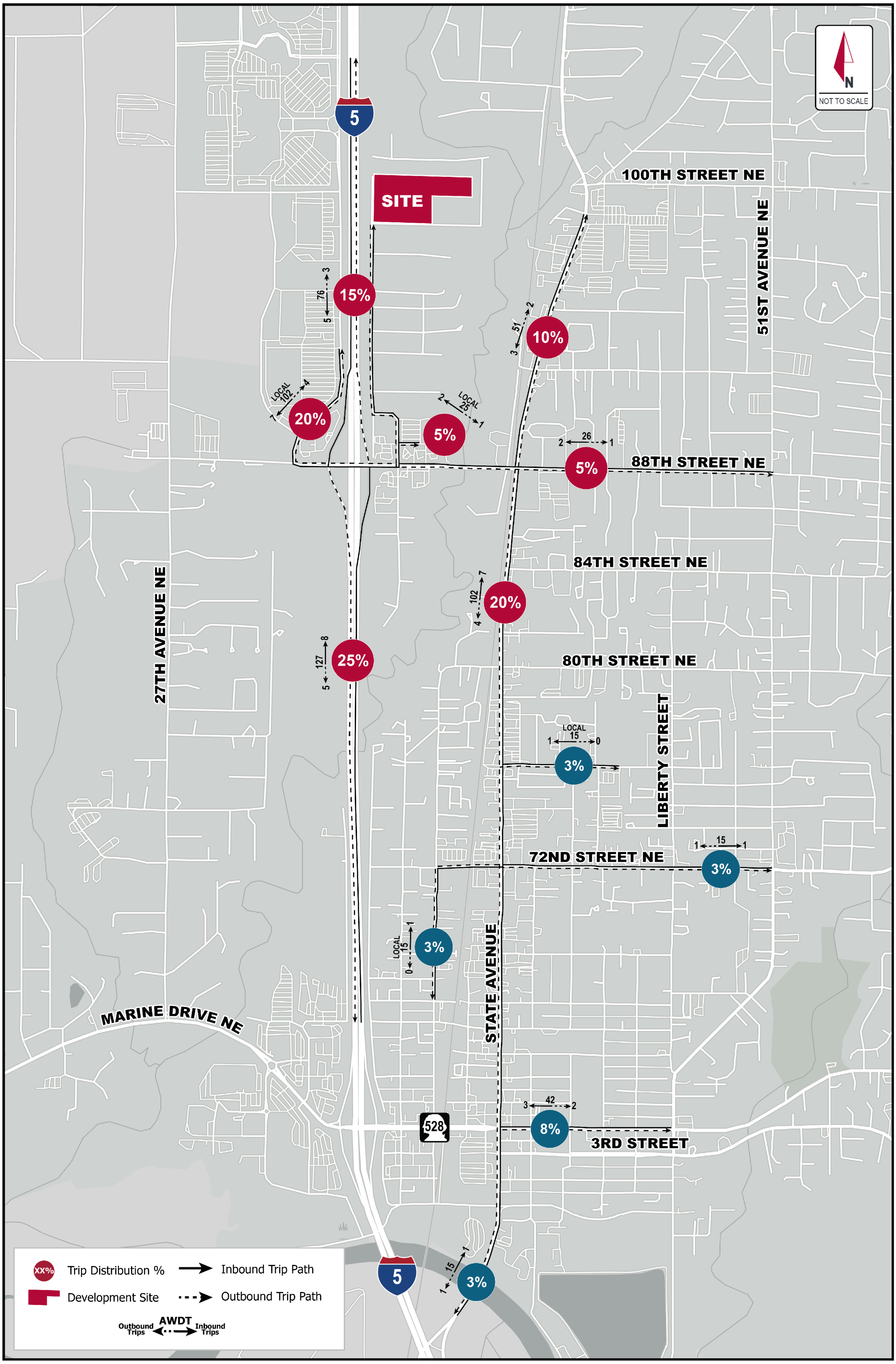
Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

_____Date_____ _____

Initialed by City Staffer Print Name and Title

Notes



Kimley»Horn

FIGURE 3: DEVELOPMENT TRIP DISTRIBUTION - PM PEAK HOUR

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Stevens Assemblage

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

3. Development Site Address 44th Street NE at 75th Avenue NE alignments

4. Is it a residential or commercial development? Residential

5. Description of Development (size and specific type) 59 new Single-Family Detached Units
   5 existing Single-Family Detached Units to be removed

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   37 AM Peak Hour 54 PM Peak Hour 509 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   _____ For determining the amount based on a percentage of the county fee go to section two.

   _X_ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

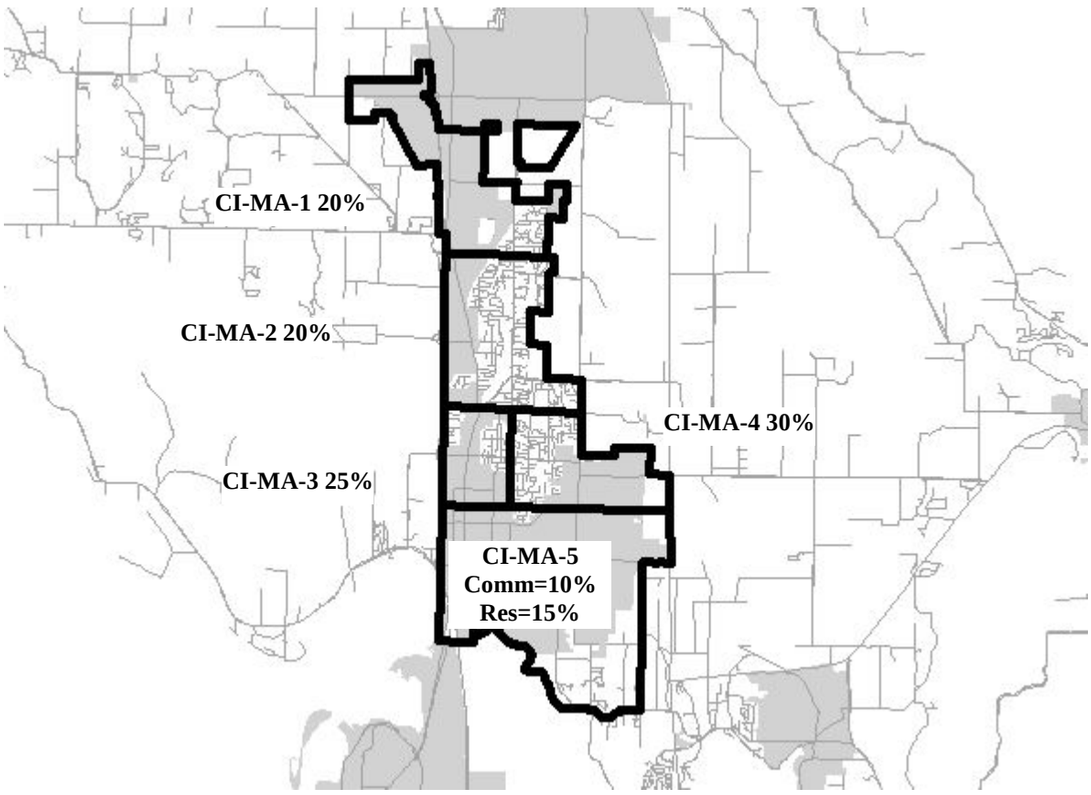
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) _____%

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT)_____

4. Type of Development (Residential or Commercial)_____

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $_____

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

_____	×	_____	×	_____	=	$_____
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

_____ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

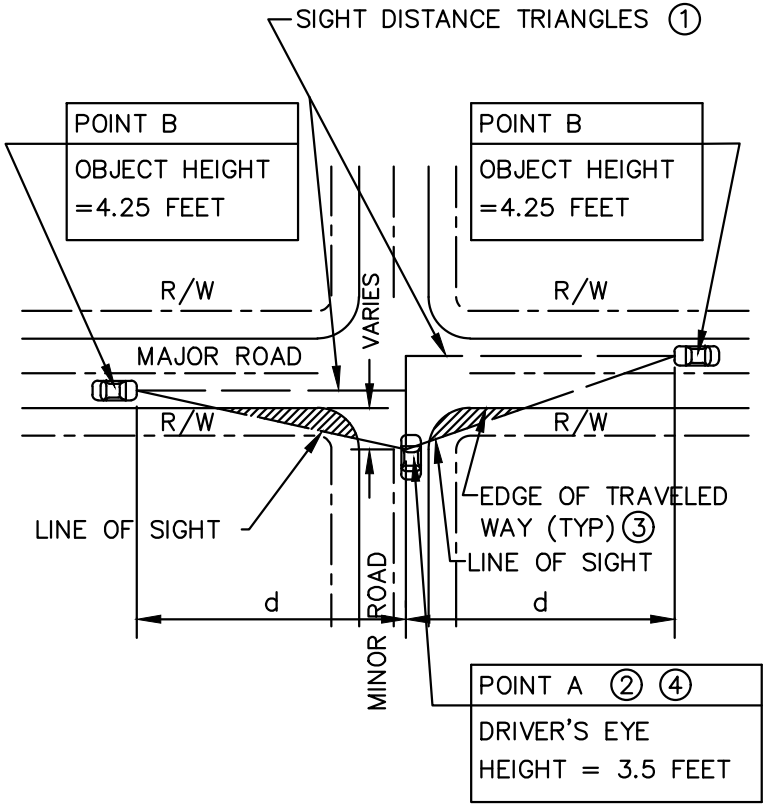
NOTES:

1. AT ANY INTERSECTION OF A PRIVATE ROAD/ACCESS POINT WITH A CITY ROAD OR A CITY ROAD WITH A CITY ROAD, THERE MUST BE A SIGHT DISTANCE TRIANGLE WHICH PROVIDES AN UNOBSTRUCTED LINE OF SIGHT FROM THE INTERSECTING ROAD EDGE OF TRAVELED WAY (POINT A) TO A POINT IN THE TRAVELED WAY (POINT B) AT LEAST EQUAL TO THE REQUIRED SIGHT DISTANCE d. SEE SECTIONS 201, 202, 203, 204 AND STANDARD PLAN 3-212-002.

2. THE DRIVER'S EYE TO DETERMINE LINE OF SIGHT AT INTERSECTIONS IS 3.5 FEET ABOVE THE PAVEMENT, WITH AN OBJECT HEIGHT OF 4.25 FEET ABOVE THE PAVEMENT.

3. THE EDGE OF TRAVELED WAY IS DEFINED AS THE FACE OF CURB FOR ROADS THAT ARE OR WILL BE CONSTRUCTED TO URBAN STANDARDS AND THE EDGE OF PAVEMENT (NOT SHOULDER) FOR ROADS THAT ARE, OR WILL BE CONSTRUCTED TO RURAL STANDARDS. THE AREA WITHIN THE SIGHT DISTANCE TRIANGLE MUST BE FREE FROM ANY SIGHT OBSCURING OBJECTS WITH THE LINE OF SIGHT AT LEAST 18 INCHES ABOVE THE GROUND AND/OR THE TOP OF ANY PROPOSED VEGETATION ALONG THE LINE OF SIGHT.

4. THE DRIVER'S EYE LOCATION MAY BE REDUCED TO A MINIMUM OF 10 FEET BEHIND THE TRAVELED WAY, AT THE DISCRETION OF THE CITY ENGINEER, WHERE THE REDUCTION IN DRIVER'S EYE LOCATION WILL NOT ADVERSELY AFFECT SAFETY AND/OR OPERATION. SOME EXAMPLES OF SITUATIONS WHERE THE ENGINEER'S DISCRETION MAY BE USED ARE: AN INTERSECTION ON THE OUTSIDE OF A HORIZONTAL CURVE; AN INTERSECTION WHERE ONE APPROACH IS IN A CUT OR FILL; OR WHERE A BRIDGE RAILING OR ABUTMENT WOULD OBSCURE THE LINE OF SIGHT FROM 15 FEET BACK BUT NOT FROM 10 FEET BACK.



LEGEND

OBSTRUCTION FREE ZONE.

d SIGHT DISTANCE REQUIRED

APPROVED BY

12/28/16

MARYSVILLE CITY ENGINEER DATE

ENTERING SIGHT DISTANCE

CITY OF Marysville WASHINGTON

LAST REVISED 12/28/16

STANDARD PLAN 3-212-001

	LOCAL ACCESS STREET	NEIGHBORHOOD COLLECTORS	ARTERIAL STREETS	SETBACK DISTANCE POINT A (FEET)
PRIVATE RESIDENTIAL DRIVEWAY/ROAD	SSD	SSD	ESD	10'
PRIVATE COMMERCIAL DRIVEWAY	ESD	ESD	ESD	15'
ALLEY	ESD	ESD	ESD	15'
LOCAL ACCESS STREET	ESD	ESD	ESD	20'
NEIGHBORHOOD COLLECTORS	ESD	ESD	ESD	20'
ARTERIAL STREETS	ESD	ESD	ESD	20'

NOTE:
REFER TO STANDARD PLAN 3-212-001
SSD – STOPPING SIGHT DISTANCE
ESD – ENTERING SIGHT DISTANCE

APPROVED BY

12/28/16

MARYSVILLE CITY ENGINEER DATE

ENTERING SIGHT DISTANCE TABLE

CITY OF Marysville WASHINGTON

LAST REVISED 12/28/16

STANDARD PLAN 3-212-002

MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office
1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRFA.org - www.marysvillefiredistrict.org

To: Emily Morgan, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: September 12, 2024
Subject: PA24-024 ~ Stevens PRD ~ 3705/3625/3609 98th St NE, 9815/9907/9909/9921 35th Ave NE

I have completed a review of the revised plans for this project proposing development of a 59 unit SFR development accessed from 98th St NE. Please see below for comments and requirements.

1. **GENERAL INFORMATION:**
   a. The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
   b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

2. **WATER RELATED:**
   a. All homes will require fire sprinklers per MMC 9.04.503.1.5 Exception 1. *Due to single point of access at 36th Ave NE, fire sprinklers will be required, has been noted on plans.*
   b. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. *No fire flow information provided at this time, please provide.*
   c. The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show if these will be IRC townhomes, or IBC apartments (sprinklers and construction differ). The buildings will require NFPA 13D fire sprinkler systems in each unit (for townhomes), or NFPA 13R fire sprinkler systems in each building (for apartments).
   d. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. *Hydrants shown appear acceptable.*
   e. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
   f. Fire hydrants with approved water supply must be in service prior to building construction.

g. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

3. **ACCESS RELATED**:
   a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Turnaround shown on plans appear adequate, 80' cul de sac.*
   b. "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2018 IFC D.105.1). *Building heights are not known at this time, disregard if under 30'.*
   c. An adequate access route for fire apparatus must be in service prior to any building construction.
   d. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.
   e. "**NO PARKING - FIRE LANE**" signs are required on both sides of all roads that are 26 feet wide or less, and one side of roads 26 to 32 feet wide. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1)
   f. The city address committee will determine road names and address numbers for the lots.

REQUEST FOR REVIEW

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					
File Number	PA24-024	**Date Sent**	9.3.2024	**Please Return by**	9.27.2024
Project Title	Stevens PRD	**Related File Number**(s)	PreA24-007		
Project Description	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.				

BACKGROUND SUMMARY									
Applicant	Neil Latta, PE - Latta Engineering / Aron Golden – KB Home								
Location	See Exhibit 1 for list of addresses **APNs:** 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600								
Acreage (SF)	13.67acres			**Section**	6	**Township**	30	**Range**	05
Comprehensive Plan	Single Family Medium	**Zoning**	R-4.5	**Shoreline Environment**			N/A		

REVIEWING AGENCIES				
Marysville	**Local Agencies & Districts**	**State & Federal**	**County**	**Other**
☒ **Building** ☐ **Parks** ☒ **Police** ☒ **PW – Development Services** ☒ **PW – Engineering** ☒ **PW – Operations** ☐ **PW – Solid Waste** ☐ **PW – Streets** ☒ **PW – Traffic Eng.** ☒ **PW – Water Res.** ☒ **PW – WWTP**	☐ **Arlington Airport** ☐ **Arlington** (city) ☒ **Comcast** ☐ **Community Transit** ☒ **Marysville Fire District** ☒ **Maysville SD 25** ☒ **PUD No. 1** (electric) ☒ **Ziply**	☐ **US Army Corps of Engineers** ☐ **BNSF** ☒ **DAHP** ☐ **DNR** ☐ **DOE** (Bellevue) ☐ **DOE** (Floodplain) ☐ **DOE** (Register) ☐ **DOE** (Shorelands) ☐ **WDFW** ☐ **WSDOT** ☐ **WUTC**	☐ **Health District** ☐ **Planning** ☒ **Public Works - Land Development** ☐ ☐	☐ **Olympic Pipeline** ☐ **Puget Sound Energy** ☒ **Stillaguamish Tribe** ☒ **Tulalip Tribes** ☐ ☐

PROJECT MANAGER			
Name Emily Morgan	**Title** Senior Planner	**Phone** 360.363.8216	**E-mail** emorgan@marysvillewa.gov

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

☐ **NO COMMENTS** **Signature**: Erik Scairpon **Date**: 09-09-2024

☑ **ATTACHED** **Title**: Police Chief **Agency**: City of Marysville, WA

MARYSVILLE POLICE DEPARTMENT

Erik Scairpon, Chief of Police

RE: Request for Review - Stevens PRD - PA24-024

September 9, 2024

As part of public safety access and call volume concerns raised by the public in relation to this development project, I directed my staff to prepare a short report on incidents located within the great neighbourhood accessed by 35th Ave NE. Recent years show lower call responses to this neighborhood compared to earlier years taken into account in this review.

I have forwarded this information to the file for future consideration.

Erik Scairpon
Police Chief, City of Marysville

MARYSVILLE POLICE DEPARTMENT

98th St NE Neighborhood Request

Synopsis: The following is a historical analysis of incidents in the area surrounding the location of a proposed residential development north of 98th St NE, Marysville. The area included in this analysis can be seen in Figure A. All incidents that did not have a cancelled police response and occurred between 01/01/2016 and 08/15/2024 are included in this analysis, unless noted otherwise.

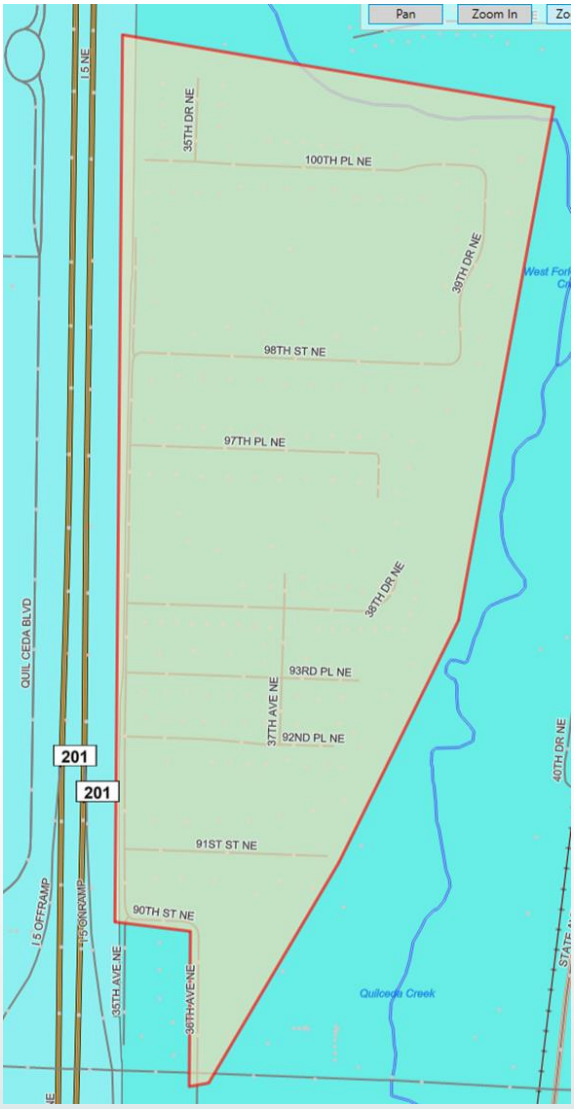


Figure A. LERMS Query Map

Total Annual Incidents by Month

Month	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	39	21	22	40	28	37	37	21	40
February	52	18	22	29	25	28	33	23	26
March	45	26	43	40	20	31	27	15	32
April	53	37	44	35	25	31	24	41	37
May	41	25	35	26	38	38	29	35	25
June	37	31	45	39	40	19	44	30	22
July	27	32	42	24	30	24	35	23	21
August	35	40	33	31	31	33	32	33	8*
September	22	31	49	37	31	25	41	23	
October	42	25	34	32	28	14	33	32	
November	15	35	24	28	30	34	22	37	
December	22	35	25	25	30	36	13	33	
Annual Total	430	356	418	386	356	350	370	346	211

*As of 8/15/24

Top Overall Incident Types by Year

Incident Type	2016	2017	2018	2019	2020	2021	2022	2023	2024*	Total	% Total
Suspicious	111	83	120	88	74	81	78	62	29	726	22.5%
Traffic	62	52	86	74	58	58	50	35	38	513	15.9%
Follow Up	21	18	28	30	28	23	35	37	22	242	7.5%
911	21	15	16	17	23	19	24	29	3	167	5.2%
Collision	15	21	24	17	14	16	16	17	18	158	4.9%
Security Check	26	2	3	26	1	12	19	28	30	147	4.6%
Warrant	9	4	20	15	12	15	11	5	4	95	2.9%
Welfare Check	10	3	11	11	14	9	10	7	1	76	2.4%
Assist	16	14	8	6	12	5	10	2	3	76	2.4%
Disturbance	15	7	9	3	13	3	9	8	0	67	2.1%

This chart captures 70.3% of incidents in this area.

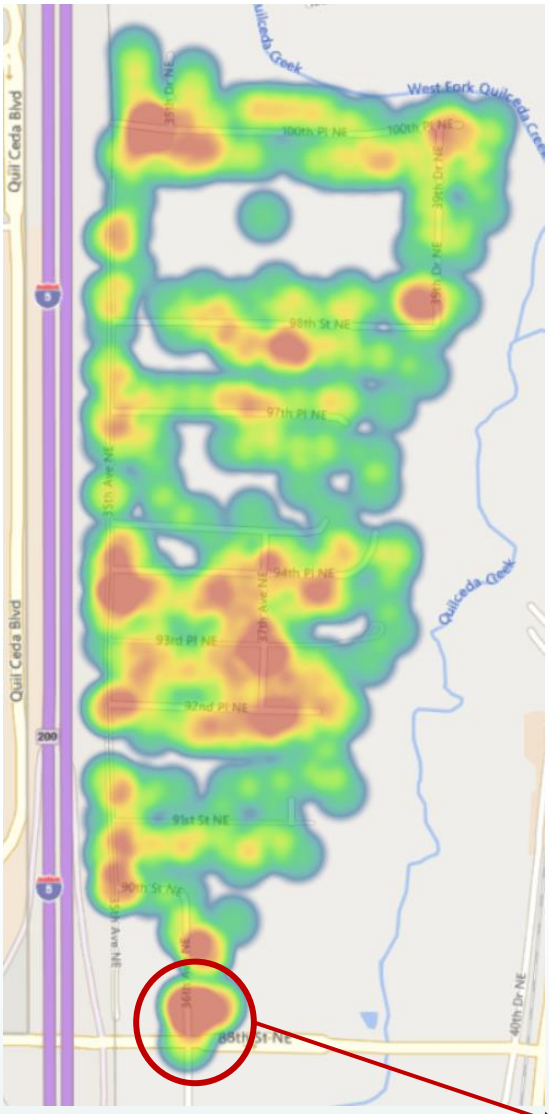
*As of 8/15/24

Between 01/01/2016 and 08/15/2024, officers responded to a total of 3,223 incidents in the geofenced area. The highest annual total was in 2016 with 430 incidents and the lowest annual total (excluding the current year) was in 2023. The most common type of incident is "Suspicious", which made up 22.5% of the total volume of calls. Note that 378 of the 726 Suspicious calls were associated with one location (7-Eleven, 3609 88th St NE).

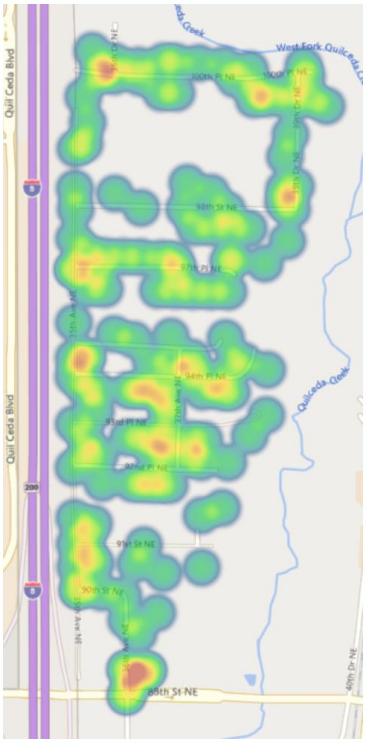
MARYSVILLE POLICE DEPARTMENT

98th St NE Neighborhood Request

All Incidents, 2016 - 2024



All Incidents, 2022- 2024



A comparison of heat maps showing incidents from 2016-24 and 2022-24 show one location that continues to be a location with a significant number of incidents. Within the hot spot (circled on the map to the left), three address locations were identified:

1. **3609 88th St NE (7-Eleven)**
2. **8800 Blk 36th Ave NE (General Area)**
3. **88th St NE / 36th Ave NE Intersection**

Altogether, these locations account for 1,780 incidents over the 2016-24 period (55.2%). Of these 1780 incidents, 961 of them are associated with the 7-Eleven address (54% of vicinity; 30% of measured area).

Collisions: One major concern was collisions that would block off the entryway into the neighborhood. According to the incident data, 16 collisions have been reported to police at the 88th St NE / 36th Ave NE intersection in 2024 (as of 8/15/24). In total, there have been 131 collisions reported in the vicinity of this intersection since 2016 with an average of 15 collisions per year. Within the measured area, 83% of collisions occur at this intersection. In 2024, there appear to have been three major collisions at this intersection (24-9994, 24-15086, 24-31306).

Top Incident Types in the Vicinity of 88th St NE / 36th Ave NE by Year

Incident Type	2016	2017	2018	2019	2020	2021	2022	2023	2024*	Total	% Total
Traffic	54	45	77	66	54	49	37	34	36	452	25.5%
Suspicious	57	49	77	50	54	64	51	36	13	451	25.4%
Collision	14	18	23	15	14	16	15	17	16	148	8.3%
Follow Up	6	5	11	10	13	13	15	13	10	96	5.4%
Warrant	7	4	18	15	12	15	11	5	4	91	5.1%
Assist	13	10	6	3	4	5	7	1	2	51	2.9%
DUI	7	7	9	4	8	5	3	5	3	51	2.9%
Disturbance	10	3	6	3	11	3	9	5	0	50	2.8%
911	1	2	3	3	8	10	8	11	0	46	2.6%
Welfare Check	3	2	7	8	6	7	4	4	1	42	2.4%

This chart captures 83.3% of incidents in this area.

*As of 8/15/24

MARYSVILLE POLICE DEPARTMENT

98th St NE Neighborhood Request

Incidents w/ Major Police Presence

The following is a list of major events that occurred in the neighborhood between 01/01/206 – 08/15/2024 based on the significant volume of police presence listed in the call. Though these may not include major all major incidents, these ones had the greatest number of officers and therefore would likely have been the most interruptive to the community in terms of the volume of police vehicles, closures, etc.

2022-32870: Suicide Weapon at 3515 92nd Pl NE – female shot herself in the head after laying down to sleep for the night. Husband reported that she had been drinking and was intoxicated and he had left her asleep inside the house. He went outside to water this flowerbeds when he heard "two pops" from inside and found his wife obviously deceased from being shot.

2020-03932: Attempted Suicide at 3533 97th Pl NE – report from adult son that his father had shot himself in the backyard and then buried the gun before driving away. Police found male with no gunshot wound near the end of 97th Pl NE where he had driven the truck. It was believed he may still be armed and so officers requested armored vehicle. The male returned to the truck and drove back home where he was detained and put on an involuntary hold. No evidence was found that the man had fired a weapon and there was no buried gun.

2019-15882: Warrant Arrest at Haggen – officers responded to a traffic hazard where a male was attempting to pull a female out of a vehicle in the middle of the road. Upon arrival, witnesses stated the male had broken her windshield and was running into Haggen grocery store. The male was detained outside of Haggen shortly after and stated he just ran because he was "tweaked out on meth and [had] a DOC warrant". He was correct that he had a DOC warrant, which he was subsequently arrested for.

2020-54631: Robbery at 8514 36th Ave NE – the victim reported that he was in a vehicle with the suspect who had previously robbed him. That suspect and the victim began arguing about an exchange of money. The suspect took the victim's phone, car keys, wallet, and folding knife, then threatened the victim with the knife before leaving in a separate vehicle. The suspect later returned and assaulted the victim with a metal pipe before stealing the victim's vehicle. The vehicle was later recovered unoccupied in Tulalip.

2020-26631: Special Ops at Chick-fil-a. No additional details.

2016-00591: Vehicle Recovery at 3609 88th St NE – officer identified a stolen vehicle occupied by a male and two females and conducted a high risk vehicle stop on the vehicle.

2018-27319: Assist Law at 91st St NE / 35th Ave NE – Tulalip requested assistance in containing the area where a suspect with a warrant for failure to register had fled from a stop and into Marysville.

MARYSVILLE CIVIC CAMPUS
501 Delta ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Ryan Carney, Development Services Technician

RE: Stevens PRD, PA24-024
Address & Parcel #

Date: 9/10/2024

The following comments are offered after review of the above referenced application.

Utility Capital Improvement Fees
Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

All onsite private wells are required to be decommissioned by a certified well driller.

All onsite septic systems are required to be decommissioned per Snohomish Health Division requirements.

Recovery (Latecomer) Fees
No recovery fees are currently applicable to this project.

Utility Main Fees (MMC 14.07.020)
No main fees are applicable to this project.

ULID/LID Fees
No ULID or LID fees are applicable to this project.

If you have additional questions regarding the above comments, please contact me at rcarney@marysvillewa.gov or at (360) 363-8205.

cc: Ken McIntyre, PE, Assistant City Engineer

UTILITY CAPITAL IMPROVEMENT CHARGES - 2024

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670

Community Development Department • 501 Delta Avenue • Marysville, WA 98270
(360) 363-8100 • Office Hours: Monday - Friday 8:00 AM - 4:30 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	$4,750/du	$5,490/du	$4,490/du	$4,890/du
Inspection		Plumb permit varies	Plumb permit	$100	$100
Admin/Filing Fee		$20	$20	$20	$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes. Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	$1,816/rm	$2,099/rm	$1,717/rm	$1,870/rm
RV Park Pads	Eff 1/1/06	$2,375/pad	$2,745/pad	$2,245/pad	$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	$1.64 / square foot (bldg)	$1.99 / square foot (bldg)
2001 – 4000 gpm	$2.40 / sf	$2.87 / sf
4001+ gpm	$3.16 / sf	$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	$0.48 / sf	$0.65 / sf
Warehouse/Storage with fire sprinklers	$0.36 / sf	$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	$1.03 / square foot (bldg)	$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	$1.67 / sf	$2.00 / sf
Warehouses/Storage	$0.49 / sf	$0.65 / sf
Restaurants/Taverns/Espresso	$2.38 / sf	$2.86 / sf
Schools without kitchens	$0.77 / sf	$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - $95/du	Commercial - $95/3200sf of imp surface

METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	$1,050	$500
3/4" x 3/4"	$1,075	$525
1"	$1,200	$560
1.5"	$1,600	$750
2"	$1,900 min	$850
3", 4", 6", 8"	Time and Material - $3,500 min + $1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brian McDaniel, Water Utility Supervisor
Ryan Keefe, Water Operations Lead II

DATE: September 17th, 2024

SUBJECT: Stevens PRD, PA24-024

Public Works Operations has reviewed the Stevens PRD submittal and has the following comments:

1. Move water meters for lots 10 and 11 to other sides of lots. Currently service lines are shown tapped on gate valves;

2. Water main tie in to 18" water main needs to be a live tap;

3. Water details not shown

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or bmcdaniel@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: David Jackson, NPDES Coordinator

DATE: 9/13/2024

SUBJECT: PA24-024 Stevens PRD

1. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA. This policy may be modified depending on facility design. The City will receive an easement to inspect the facility, and, if needed, repair and maintain the facility in an emergency.

2. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

   (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

3. Infiltration BMPs require pre-treatment. Appropriate options for treatment can be found in the Stormwater Management Manual for Western Washington 2019.

If you have questions regarding these comments, please contact me at djackson@marysvillewa.gocv or 360.363.8288.

cc: Nate Dickey, Storm/Sewer Supervisor

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If "no" then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B-Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

Stormwater Covenant and Easement
(MMC 14.15.155)

DOCUMENT TITLE: *Project Name* Stormwater Covenant and Easement
Grantor: *Property Owner Name*
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
****Note**** The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement
(MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin		Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin		

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

(1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:

(a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;

(b) implement the terms of the drainage control plan required for development; and

(c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

(2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

(3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

(4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:

(a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;

(b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and

(c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

(5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.

(6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN

MARYSVILLE
PUBLIC WORKS

Memorandum

To: Emily Morgan

From: Krista Gessner, Cross Connection Specialist

Subject: PA24-0024 Stevens PRD

Date: 9/18/2024

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- If any wells are on site, they must be either decommissioned by a certified well driller, or a DCVA is required to be installed behind each water meter.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.
- All backflow assemblies are required to be lead-free.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

From:	Kim Bourns
To:	Emily Morgan
Subject:	Request for Review - Stevens PRD - PA24-024
Date:	Friday, September 13, 2024 10:08:07 AM
Attachments:	image001.png image002.png

Hi, Emily.
I reviewed the Preliminary Plat for this project and just have one comment. The East-West lot lines of lots 43-50 are missing dimensions.
Thanks.

Kimberly Bourns, PLS
Engineering Technician
City of Marysville | Public Works
360.363.8106 Office
360.722.2167 Cell

EST. 1891
MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Ave Marysville, WA 98270

MEMORANDUM

Date: **September 4, 2024** **PA24-024**

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Stevens PRD
Applicant: Neil Latta, PE – Latta Engineering / Aron Golden – KB Home
Proposal: The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.
Address: 9815/9909/9907/9921 35th Ave NE & 3705/3625/3609 98th St NE

In response to your request for review of the above project. Please see requirements below;

1. Applicant shall comply with any and or all provisions the 2021 Edition of the International Building, Residential, Mechanical, 2021 Uniform Plumbing Codes, and current Washington State Amendments.

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2021 Washington State Energy Code work sheets.

3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.

4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.

6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:

    - Soil Classification
    - Required Drainage Systems
    - Soil Compaction Requirements
    - Type of Footings, Foundations, and Slabs Allowed
    - Erosion Control Requirements
    - Retaining Walls
    - Fill and Grade
    - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2021 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.

5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2023 with 2023 WCEC Amendments. A separate application, plans, and plan review will be required.

7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.

8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270
(360) 363-8000

September 25, 2024

Latta Engineering, PLLC
Attn: Neil Latta
5970 Birch Point Rd
Blaine, WA 98230

Re: Stevens PRD – PA24-024 – Technical Review 1

Dear Neil,

After preliminary review of the above referenced proposal, the following comment(s) are provided:

CITY OF MARYSVILLE COMMUNITY DEVELOPMENT – PLANNING

Emily Morgan, Senior Planner
360.363.8216 | emorgan@marysvillewa.gov

SUBDIVISION/PRD COMMENTS

1. Include File Number PA24-024 on all future correspondence, in addition to all site, civil and landscape plans.
2. Given the large public interest in the project, with one of the major concerns relating to groundwater contamination of existing on-site wells, please provide an analysis that would address how this concern would be mitigated and/or prevented.
3. On page C-1, the total number of lots proposed (see under #3 of Lot Density and Residential Density Incentives Summary) is 49; please revise accordingly.
4. To be eligible for RDI credits, the proposed benefit incentive must go above what is required per code. Per MMC 22G.080.100, 35% of required area of open space must be in active recreation. Therefore, 0.574 acres must be for active open space. Any area in excess of that total may be used towards RDI benefits.

   Active open space area to be dedicated for RDI 6(a) must not be double counted. Meaning open space area that is required per the PRD standards of MMC 22G.080.100 (in this case 0.574 acres) may not be used to achieve bonus density. Please revise the open space and RDI calculations accordingly.
5. Per the RDI benefits outlined in the preliminary civil plans, sections of perimeter fencing is proposed. Please clearly demonstrate where this fencing is proposed along with the details of the proposed fencing.

   5.1. Per MMC 22G.090.580, a 6 ft. sight obscuring fence shall be required if: during grading plan review, the existing grade will be increased by a 2 ft. or greater vertical grade change and the grade increase causes the new lots to be at a higher elevation than the abutting property.

Therefore, in areas that are required to be fenced pursuant to the above, those sections of perimeter fencing would not be eligible for RDI as previously mentioned.

CRITICAL AREA COMMENTS

6. Staff has reviewed and concurs with the findings that the site does not contain critical areas per the Wetland and Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, LLC, dated June 20, 2024.

LANDSCAPE PLAN COMMENTS

Prior to civil construction plan approval, a detailed landscape plan depicting all the applicable elements outlined in MMC 22C.120 and 22C.070.210 shall be approved. **Based on a cursory review of the proposed landscaping plan, staff has the following comments:**

7. The provided landscape plan does not include the required elements of MMC 22C.120.030(2), specifically:

    7.1. As mentioned above in #5, please depict all proposed perimeter fencing and include the fencing details/specs.

    7.2. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. Please provide an irrigation plan.

    7.3. The common and scientific names of all plant materials used, along with their size at time of planting.

    7.4. Existing trees and other natural and unique features shall be preserved wherever possible. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.

    Please incorporate and depict the trees included for retention per the Tree Conservation Plan, prepared by Soundview Consultants, dated August 28, 2024.

8. As proposed, the enhance landscaped area does not appear to be compliant with the RDI provision of 7(f). The landscaping would not be considered “exceptional, outstanding, or unique design”. Please provide more elements to better meet those standards.

    8.1. Further, a street view elevation would be helpful in determining if what is proposed is sufficient to satisfy this requirement.

9. Please include trees that provide shade in areas where pedestrians would be gathering (i.e. picnic tables, benches, etc.)

10. All open space areas that include children’s play areas need to be fenced. Please provide example/details of said fencing to the details sheet of the plans.

11. The details page on L5 appears to have some errors or are providing wrong images; see the “Active Open Space West” and the “Playground” details.

12. Location of precast vault lids need to be shown as well as proposed access to said lids.

Enclosed are copies of comments received from other City departments, reviewing agencies, as well as members of the public. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

ECC: Chris Holland, Planning Manager
Aron Golden, KB Home

MARYSVILLE CIVIC CAMPUS
501 Delta ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

EST. 1891
MARYSVILLE
WASHINGTON

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Stevens PRD, File# PA24-024
59 lot PRD
9815/9909/9907/9921 35th Ave NE & 3705/3625/3609 98th St NE & Parcel #'s 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Date: 9/4/2024

The following comments are offered after review of the above referenced application.

1. **Existing utilities**:
    a. Sanitary sewer: The nearest sewer is a 10" PVC main located south at the intersection of 35th Ave NE and 94th PL NE which is about 1500 feet away.
    b. Water: There currently is an 18" ductile iron water main located along the west side of the property that can be found on record drawing W745.
    c. Storm: There is not any storm infrastructure in this area.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
    a. Sewer, water and storm will need to be extended along all property frontage on both sides. Please note that manholes shall be provided at a maximum of 400' intervals for 8" – 15" sewer mains and the minimum slope for 8" sewer main is 0.40% and for 10" sewer main is 0.28%.

3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
    a. 98th St NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS with half street improvements along the project frontage.
    b. 35th Ave NE shall be built compliant with SP 3-218-002. We originally thought there was only 26' so we asked for two – ten foot travel lanes and a sidewalk adjacent to the north bound traffic lane. Since it appears we have 30', we would like to keep two – ten foot travel lanes with a 5' landscape strip and 5' sidewalk.

4. **Access**:
    a. The new roads shall be constructed to SP 3-218-001.
    b. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off a cul-de-sac and shall serve a maximum of 6 lots.
    c. Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.
    d. The minimum width of a residential driveway is 12', and the maximum is 26'. Curb cuts shall be limited to a 20' maximum.

5. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
    a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
    b. It looks like infiltration is being proposed and there appears to be at least 5' of separation to the seasonal high-water table, a mounding analysis will be required if there is less than 5' of separation. The mounding analysis shall be performed during the wet season.
    c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Standard Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

7. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review. Contact Ryan Keefe at 360-363-8168 to schedule.

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

10. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site, they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site, they need to be decommissioned based on Department of Ecology standards.

11. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

12. **All civil construction plan submittals are to be uploaded directly to our online portal at: https://permits.marysvillewa.gov/Search/permit.aspx**. The first *civil construction* plan submittal is to consist of a plan set, a copy of the drainage report, a copy of the geotechnical report and an approved USPS mailbox location. **Once the documents have been submitted, please email a permit tech at msvlpermits@marysvillewa.gov to let them know the documents have been uploaded.**
    a. Review timing:
        i. First review = 5 weeks
        ii. Second review = 3 weeks
        iii. Third review = 3 week
        iv. Subsequent reviews will be 3 weeks.

13. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer

MEMORANDUM

TO: Emily Morgan – Senior Planner

FROM: Danny Hagen – Associate Traffic Engineer

DATE: September 18th, 2024

SUBJECT: PA 24-024 Stevens PRD

The following comments are providing following review of the provided materials for the proposed Stevens PRD located at 35th Ave NE & 98th St NE.

1. The traffic impact analysis performed in Exhibit–011 of 54 new PM peak-hour trips is accepted with a mitigation fee of $340,200.
2. The Snohomish County Traffic Mitigation Offer document in Exhibit-012 is accepted and a filled copy is attached.
3. Driveways accessing public streets shall not be aligned with driveways on the opposite side but instead shall be staggered to enable parking and emergency vehicle access without parking restrictions.
    a. Driveway access locations should be reconsidered for lots accessing Road C, Road A west of Road B, and Road B south of Road C.
4. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
    a. Street Lights are required along on-site roadways and any constructed frontage improvements.
        i. General PUD light locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
        ii. Street Lighting along residential local streets shall be PUD installed fiberglass poles designed as collector arterial utilizing 100 watt equivalent LED fixtures. Spacing of fixtures shall be 180'-220'.
        iii. Contact Mike Fleming of Snohomish County PUD at 425-783-8276 for more information.
    b. A sight-distance analysis will be required at all new roadway intersections. See EDDS Std. Plans 3-212-001 & 002 for further guidance.
    c. A signing and marking plan shall be required as part of civil construction plans.
        i. "No Parking" with left arrow signs will be required on the outside of the 90º elbow by lot 23.
        ii. Stop signs with stop bars on all residential street approaches to an arterial.
        iii. Intersections of two residential streets shall not have intersection control (Stop or Yield) signs
        iv. Street Name signs at all intersections and where a street's name changes.

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

v. Only one (1) “No Parking in Cul-De-Sac” sign at all entrances to cul-de-sacs.

vi. Parking restrictions will be required along one side of a roadway when roadway width, measured from curb-face to curb-face, is less than 28’.

vii. A “Dead End” sign will be required immediately east of the intersection upon Tract I, near lot 60.

viii. A “No Outlet” sign shall be installed approximately 25’ from the single entry/exit to a closed street system (multiple road segments)

ix. Minimize signing within residential neighborhoods to reduce sign clutter and improve effectiveness of individual signs.

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located City of Marysville

Name of Proposed Development Stevens Assemblage

City Project File Number (if known)

Name of Applicant

Address of Applicant

Proportionate Share Calculation: *Choose Option A or B*

☐ Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)

1. The applicable percentage of the County's fee: _____%

2. Net New Average Daily Traffic: _____ADT

3. The adopted County impact fee for this development: _____$/ADT

4. Total Proportionate Share Amount: $_____

☒ Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)

__X__ No road improvements are impacted. Hence, proportionate share amount is zero.

_____T he following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1. There are not any Snohomish County improvement projects that will be impacted by 3 directional PM peak-hour trips generated by the development. Snohomish County traffic mitigation fees should therefore not be required for the development according to the provisions of the interlocal agreement.				

4. Total Proportionate Share Amount (sum of obligations for each impacted project) $ 0.00

☐ **Trip Distribution and Assignment if Required**

If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).

☒ **Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips**

Mitigation of Impacts on Level of Service

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

__X__No impact or not applicable ____ Mitigation as described in attached traffic study.

☒ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____Date_____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development Stevens Assemblage

City Project File Number PA 24-024

Date Received 09/03/24

City Staffer Assigned to Project Danny Hagen

Address 501 Delta Ave, Marysville, WA 98270

Phone 360-363-8272

Instructions to City. Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY:

DH Date 09/17/24 Danny Hagen, Associate Traffic Engineer

Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development

City Project File Number

Received by:

_____Date_____ _____

Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. ☐ The information requested is shown in the notes below.

BY:

_____Date_____ _____

Signature by Authorized County Staffer Print Name and Title

Routing Back to City

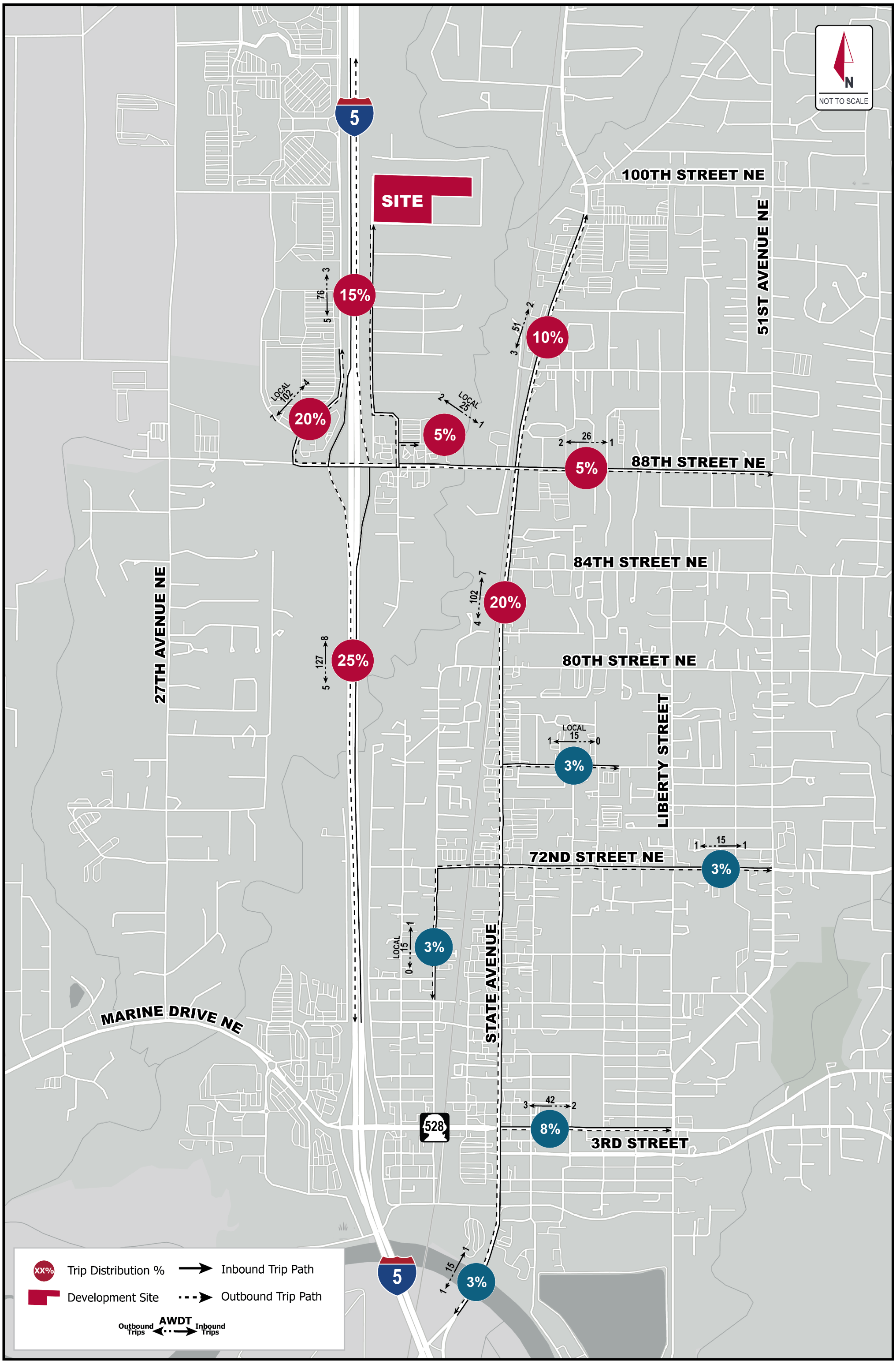
Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

_____Date_____ _____

Initialed by City Staffer Print Name and Title

Notes



Kimley»Horn

FIGURE 3: DEVELOPMENT TRIP DISTRIBUTION - PM PEAK HOUR

STEVENS ASSEMBLAGE - CITY OF MARYSVILLE, WA (KH 090224004)

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Marysville

Snohomish County government, through an interlocal agreement (ILA) with the City of Marysville, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Marysville requires a traffic study from any development in the city that may have impacts on county roads. This 'traffic study' may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County's traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Stevens Assemblage

   City Development File Number (if known)_____

2. Name, Address and Phone Number of Applicant_____

3. Development Site Address 44th Street NE at 75th Avenue NE alignments

4. Is it a residential or commercial development? Residential

5. Description of Development (size and specific type) 59 new Single-Family Detached Units
   5 existing Single-Family Detached Units to be removed

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

   37 AM Peak Hour 54 PM Peak Hour 509 Average Daily Trips (ADT)

7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

   _____ For determining the amount based on a percentage of the county fee go to section two.

   _X_ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

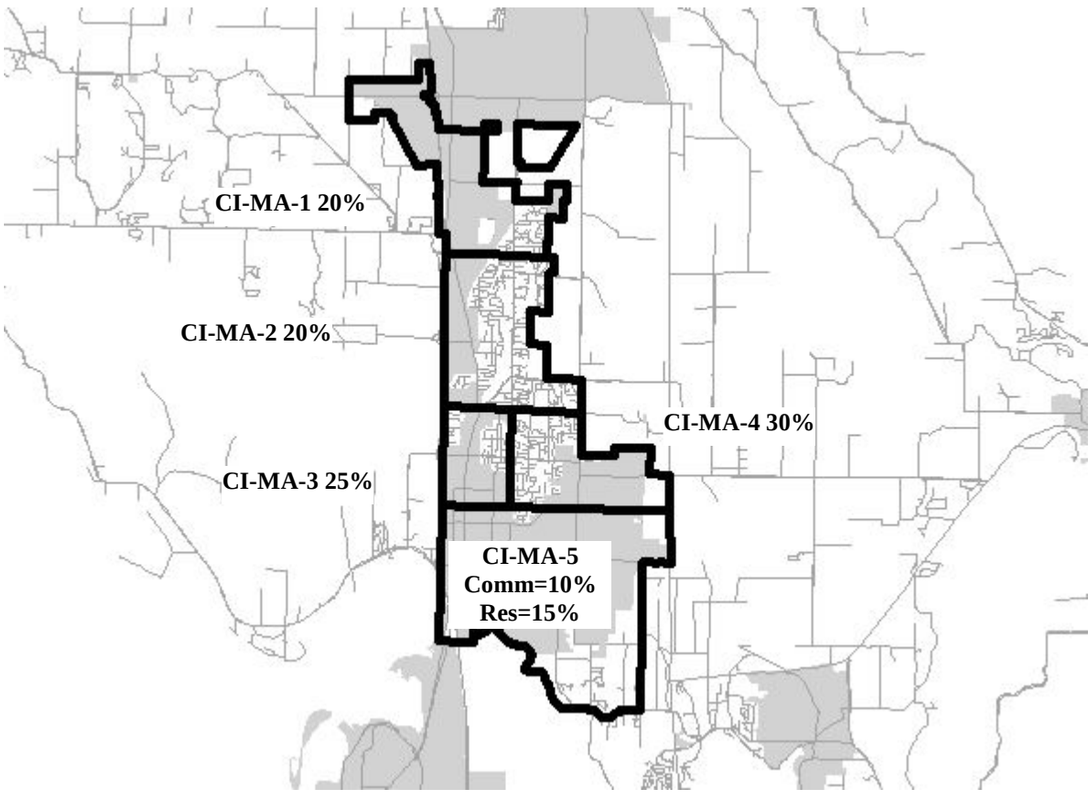
1. Standard default estimated percentage of trips impacting the City streets based on subareas (See below) _____%

or

2. Other Percentage: (Note: See author's qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %

Sub-Area ID #	* City Subarea Description	Residential Developments	Commercial Developments
CI-MA-1	North of 136th ST SE.	20%	20%
CI-MA-2	North of 100th ST NE and South of 136th ST SE.	20%	20%
CI-MA-3	North of 76th ST NE, South of 100th ST SE, and West of 51st AV NE.	25%	25%
CI-MA-4	North of 76th ST NE, South of 100th ST SE, and East of 51st AV NE.	30%	30%
CI-MA-5	South of 76th ST NE.	15%	10%

* Note: Boundaries are either street centerlines or imaginary extensions of street centerlines in places where the actual streets do not exist.



3. Development New Average Daily Trip Generation (ADT)_____

4. Type of Development (Residential or Commercial)_____

5. County Commercial Fee Rate $_____ 6. County Residential Fee Rate $_____

(Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 07/13/11 the rates were $39 for commercial developments and $46 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)

7. Calculation of Proportionate Share Impact Mitigation

_____	×	_____	×	_____	=	$_____
#1 or #2 above: % of trips		#3 above: ADT		#5 or #6 above: Fee Rate		proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

Will the development generate more than 10 peak-hour trips *or* are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)

_____ No. Skip section three and go to section four.

_____ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author's Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City's approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development's Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county's impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine "reserve capacity" for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County's document titled "Format for Trip Distributions"(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations "inadequate road conditions" or "IRCs"), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled "Traffic Mitigation Offer to Snohomish County." This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Elbert Esparza, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, elbert.esparza@snoco.org

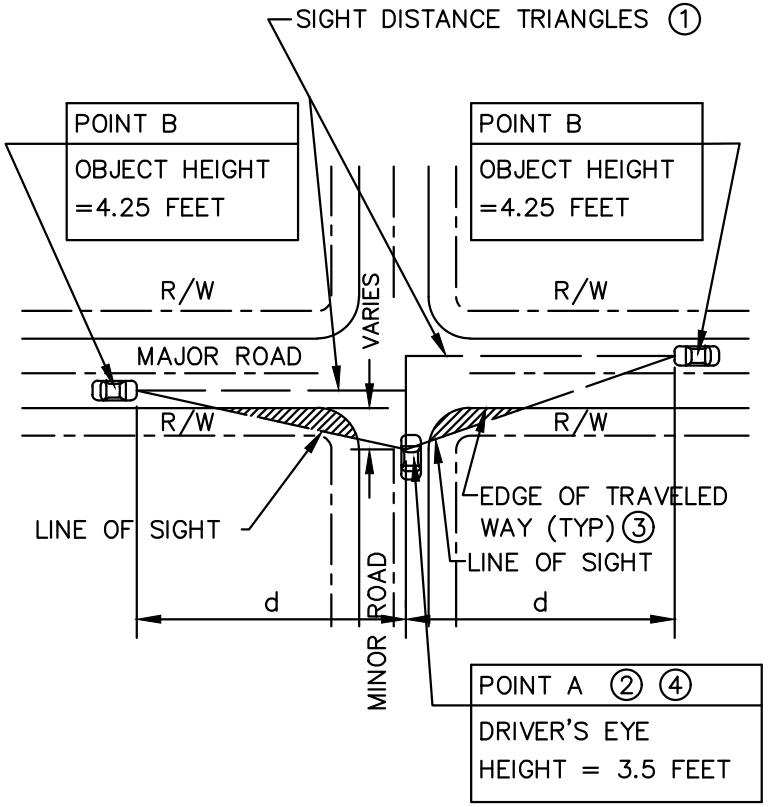
NOTES:

1. AT ANY INTERSECTION OF A PRIVATE ROAD/ACCESS POINT WITH A CITY ROAD OR A CITY ROAD WITH A CITY ROAD, THERE MUST BE A SIGHT DISTANCE TRIANGLE WHICH PROVIDES AN UNOBSTRUCTED LINE OF SIGHT FROM THE INTERSECTING ROAD EDGE OF TRAVELED WAY (POINT A) TO A POINT IN THE TRAVELED WAY (POINT B) AT LEAST EQUAL TO THE REQUIRED SIGHT DISTANCE d. SEE SECTIONS 201, 202, 203, 204 AND STANDARD PLAN 3-212-002.

2. THE DRIVER'S EYE TO DETERMINE LINE OF SIGHT AT INTERSECTIONS IS 3.5 FEET ABOVE THE PAVEMENT, WITH AN OBJECT HEIGHT OF 4.25 FEET ABOVE THE PAVEMENT.

3. THE EDGE OF TRAVELED WAY IS DEFINED AS THE FACE OF CURB FOR ROADS THAT ARE OR WILL BE CONSTRUCTED TO URBAN STANDARDS AND THE EDGE OF PAVEMENT (NOT SHOULDER) FOR ROADS THAT ARE, OR WILL BE CONSTRUCTED TO RURAL STANDARDS. THE AREA WITHIN THE SIGHT DISTANCE TRIANGLE MUST BE FREE FROM ANY SIGHT OBSCURING OBJECTS WITH THE LINE OF SIGHT AT LEAST 18 INCHES ABOVE THE GROUND AND/OR THE TOP OF ANY PROPOSED VEGETATION ALONG THE LINE OF SIGHT.

4. THE DRIVER'S EYE LOCATION MAY BE REDUCED TO A MINIMUM OF 10 FEET BEHIND THE TRAVELED WAY, AT THE DISCRETION OF THE CITY ENGINEER, WHERE THE REDUCTION IN DRIVER'S EYE LOCATION WILL NOT ADVERSELY AFFECT SAFETY AND/OR OPERATION. SOME EXAMPLES OF SITUATIONS WHERE THE ENGINEER'S DISCRETION MAY BE USED ARE: AN INTERSECTION ON THE OUTSIDE OF A HORIZONTAL CURVE; AN INTERSECTION WHERE ONE APPROACH IS IN A CUT OR FILL; OR WHERE A BRIDGE RAILING OR ABUTMENT WOULD OBSCURE THE LINE OF SIGHT FROM 15 FEET BACK BUT NOT FROM 10 FEET BACK.



LEGEND

OBSTRUCTION FREE ZONE.

d SIGHT DISTANCE REQUIRED

APPROVED BY

12/28/16

MARYSVILLE CITY ENGINEER DATE

ENTERING SIGHT DISTANCE

CITY OF Marysville WASHINGTON

LAST REVISED 12/28/16

STANDARD PLAN 3-212-001

	LOCAL ACCESS STREET	NEIGHBORHOOD COLLECTORS	ARTERIAL STREETS	SETBACK DISTANCE POINT A (FEET)
PRIVATE RESIDENTIAL DRIVEWAY/ROAD	SSD	SSD	ESD	10'
PRIVATE COMMERCIAL DRIVEWAY	ESD	ESD	ESD	15'
ALLEY	ESD	ESD	ESD	15'
LOCAL ACCESS STREET	ESD	ESD	ESD	20'
NEIGHBORHOOD COLLECTORS	ESD	ESD	ESD	20'
ARTERIAL STREETS	ESD	ESD	ESD	20'

NOTE:
REFER TO STANDARD PLAN 3-212-001
SSD – STOPPING SIGHT DISTANCE
ESD – ENTERING SIGHT DISTANCE

APPROVED BY

12/28/16

MARYSVILLE CITY ENGINEER DATE

ENTERING SIGHT DISTANCE TABLE

CITY OF Marysville WASHINGTON

LAST REVISED 12/28/16

STANDARD PLAN 3-212-002

MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office
1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRFA.org - www.marysvillefiredistrict.org

To: Emily Morgan, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: September 12, 2024
Subject: PA24-024 ~ Stevens PRD ~ 3705/3625/3609 98th St NE, 9815/9907/9909/9921 35th Ave NE

I have completed a review of the revised plans for this project proposing development of a 59 unit SFR development accessed from 98th St NE. Please see below for comments and requirements.

1. **GENERAL INFORMATION:**
   a. The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
   b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

2. **WATER RELATED:**
   a. All homes will require fire sprinklers per MMC 9.04.503.1.5 Exception 1. *Due to single point of access at 36th Ave NE, fire sprinklers will be required, has been noted on plans.*
   b. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. *No fire flow information provided at this time, please provide.*
   c. The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show if these will be IRC townhomes, or IBC apartments (sprinklers and construction differ). The buildings will require NFPA 13D fire sprinkler systems in each unit (for townhomes), or NFPA 13R fire sprinkler systems in each building (for apartments).
   d. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. *Hydrants shown appear acceptable.*
   e. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
   f. Fire hydrants with approved water supply must be in service prior to building construction.

g. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

3. **ACCESS RELATED**:
   a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Turnaround shown on plans appear adequate, 80' cul de sac.*
   b. "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2018 IFC D.105.1). *Building heights are not known at this time, disregard if under 30'.*
   c. An adequate access route for fire apparatus must be in service prior to any building construction.
   d. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.
   e. "**NO PARKING - FIRE LANE**" signs are required on both sides of all roads that are 26 feet wide or less, and one side of roads 26 to 32 feet wide. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1)
   f. The city address committee will determine road names and address numbers for the lots.

REQUEST FOR REVIEW

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					
File Number	PA24-024	**Date Sent**	9.3.2024	**Please Return by**	9.27.2024
Project Title	Stevens PRD	**Related File Number**(s)	PreA24-007		
Project Description	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.				

BACKGROUND SUMMARY									
Applicant	Neil Latta, PE - Latta Engineering / Aron Golden – KB Home								
Location	See Exhibit 1 for list of addresses **APNs:** 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600								
Acreage (SF)	13.67acres			**Section**	6	**Township**	30	**Range**	05
Comprehensive Plan	Single Family Medium	**Zoning**	R-4.5	**Shoreline Environment**			N/A		

REVIEWING AGENCIES				
Marysville	**Local Agencies & Districts**	**State & Federal**	**County**	**Other**
☒ **Building** ☐ **Parks** ☒ **Police** ☒ **PW – Development Services** ☒ **PW – Engineering** ☒ **PW – Operations** ☐ **PW – Solid Waste** ☐ **PW – Streets** ☒ **PW – Traffic Eng.** ☒ **PW – Water Res.** ☒ **PW – WWTP**	☐ **Arlington Airport** ☐ **Arlington** (city) ☒ **Comcast** ☐ **Community Transit** ☒ **Marysville Fire District** ☒ **Maysville SD 25** ☒ **PUD No. 1** (electric) ☒ **Ziply**	☐ **US Army Corps of Engineers** ☐ **BNSF** ☒ **DAHP** ☐ **DNR** ☐ **DOE** (Bellevue) ☐ **DOE** (Floodplain) ☐ **DOE** (Register) ☐ **DOE** (Shorelands) ☐ **WDFW** ☐ **WSDOT** ☐ **WUTC**	☐ **Health District** ☐ **Planning** ☒ **Public Works - Land Development** ☐ ☐	☐ **Olympic Pipeline** ☐ **Puget Sound Energy** ☒ **Stillaguamish Tribe** ☒ **Tulalip Tribes** ☐ ☐

PROJECT MANAGER			
Name Emily Morgan	**Title** Senior Planner	**Phone** 360.363.8216	**E-mail** emorgan@marysvillewa.gov

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

☐ **NO COMMENTS** **Signature**: Erik Scairpon **Date**: 09-09-2024

☑ **ATTACHED** **Title**: Police Chief **Agency**: City of Marysville, WA

MARYSVILLE POLICE DEPARTMENT

Erik Scairpon, Chief of Police

RE: Request for Review - Stevens PRD - PA24-024

September 9, 2024

As part of public safety access and call volume concerns raised by the public in relation to this development project, I directed my staff to prepare a short report on incidents located within the great neighbourhood accessed by 35th Ave NE. Recent years show lower call responses to this neighborhood compared to earlier years taken into account in this review.

I have forwarded this information to the file for future consideration.

Erik Scairpon
Police Chief, City of Marysville

MARYSVILLE POLICE DEPARTMENT

98th St NE Neighborhood Request

Synopsis: The following is a historical analysis of incidents in the area surrounding the location of a proposed residential development north of 98th St NE, Marysville. The area included in this analysis can be seen in Figure A. All incidents that did not have a cancelled police response and occurred between 01/01/2016 and 08/15/2024 are included in this analysis, unless noted otherwise.

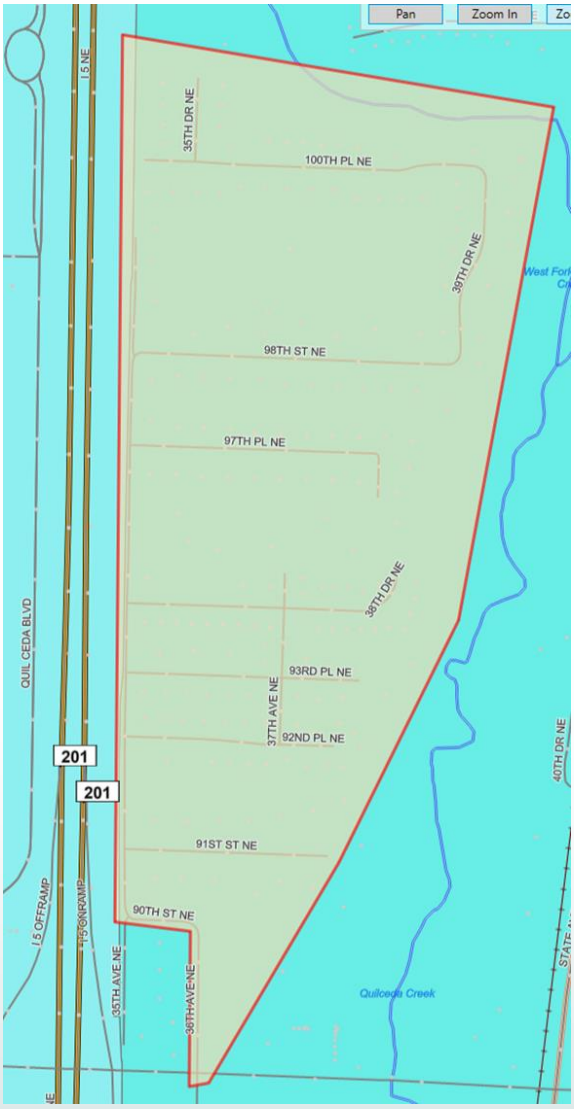


Figure A. LERMS Query Map

Total Annual Incidents by Month

Month	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	39	21	22	40	28	37	37	21	40
February	52	18	22	29	25	28	33	23	26
March	45	26	43	40	20	31	27	15	32
April	53	37	44	35	25	31	24	41	37
May	41	25	35	26	38	38	29	35	25
June	37	31	45	39	40	19	44	30	22
July	27	32	42	24	30	24	35	23	21
August	35	40	33	31	31	33	32	33	8*
September	22	31	49	37	31	25	41	23	
October	42	25	34	32	28	14	33	32	
November	15	35	24	28	30	34	22	37	
December	22	35	25	25	30	36	13	33	
Annual Total	430	356	418	386	356	350	370	346	211

*As of 8/15/24

Top Overall Incident Types by Year

Incident Type	2016	2017	2018	2019	2020	2021	2022	2023	2024*	Total	% Total
Suspicious	111	83	120	88	74	81	78	62	29	726	22.5%
Traffic	62	52	86	74	58	58	50	35	38	513	15.9%
Follow Up	21	18	28	30	28	23	35	37	22	242	7.5%
911	21	15	16	17	23	19	24	29	3	167	5.2%
Collision	15	21	24	17	14	16	16	17	18	158	4.9%
Security Check	26	2	3	26	1	12	19	28	30	147	4.6%
Warrant	9	4	20	15	12	15	11	5	4	95	2.9%
Welfare Check	10	3	11	11	14	9	10	7	1	76	2.4%
Assist	16	14	8	6	12	5	10	2	3	76	2.4%
Disturbance	15	7	9	3	13	3	9	8	0	67	2.1%

This chart captures 70.3% of incidents in this area.

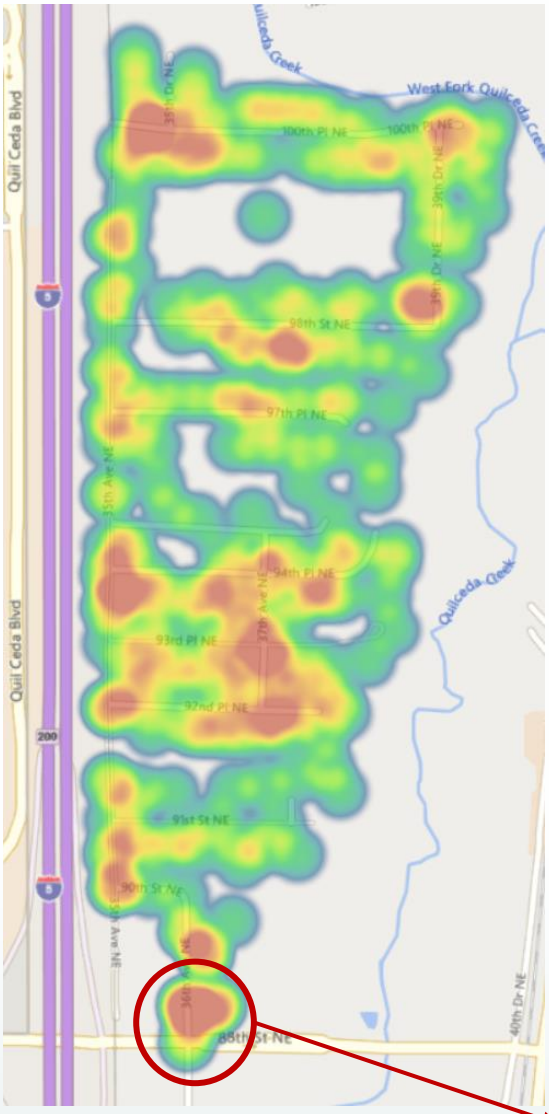
*As of 8/15/24

Between 01/01/2016 and 08/15/2024, officers responded to a total of 3,223 incidents in the geofenced area. The highest annual total was in 2016 with 430 incidents and the lowest annual total (excluding the current year) was in 2023. The most common type of incident is "Suspicious", which made up 22.5% of the total volume of calls. Note that 378 of the 726 Suspicious calls were associated with one location (7-Eleven, 3609 88th St NE).

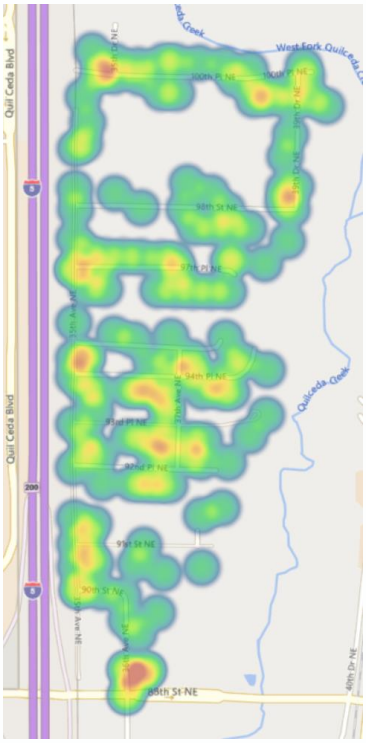
MARYSVILLE POLICE DEPARTMENT

98th St NE Neighborhood Request

All Incidents, 2016 - 2024



All Incidents, 2022- 2024



A comparison of heat maps showing incidents from 2016-24 and 2022-24 show one location that continues to be a location with a significant number of incidents. Within the hot spot (circled on the map to the left), three address locations were identified:

1. **3609 88th St NE (7-Eleven)**
2. **8800 Blk 36th Ave NE (General Area)**
3. **88th St NE / 36th Ave NE Intersection**

Altogether, these locations account for 1,780 incidents over the 2016-24 period (55.2%). Of these 1780 incidents, 961 of them are associated with the 7-Eleven address (54% of vicinity; 30% of measured area).

Collisions: One major concern was collisions that would block off the entryway into the neighborhood. According to the incident data, 16 collisions have been reported to police at the 88th St NE / 36th Ave NE intersection in 2024 (as of 8/15/24). In total, there have been 131 collisions reported in the vicinity of this intersection since 2016 with an average of 15 collisions per year. Within the measured area, 83% of collisions occur at this intersection. In 2024, there appear to have been three major collisions at this intersection (24-9994, 24-15086, 24-31306).

Top Incident Types in the Vicinity of 88th St NE / 36th Ave NE by Year

Incident Type	2016	2017	2018	2019	2020	2021	2022	2023	2024*	Total	% Total
Traffic	54	45	77	66	54	49	37	34	36	452	25.5%
Suspicious	57	49	77	50	54	64	51	36	13	451	25.4%
Collision	14	18	23	15	14	16	15	17	16	148	8.3%
Follow Up	6	5	11	10	13	13	15	13	10	96	5.4%
Warrant	7	4	18	15	12	15	11	5	4	91	5.1%
Assist	13	10	6	3	4	5	7	1	2	51	2.9%
DUI	7	7	9	4	8	5	3	5	3	51	2.9%
Disturbance	10	3	6	3	11	3	9	5	0	50	2.8%
911	1	2	3	3	8	10	8	11	0	46	2.6%
Welfare Check	3	2	7	8	6	7	4	4	1	42	2.4%

This chart captures 83.3% of incidents in this area.

*As of 8/15/24

98th St NE Neighborhood Request

Incidents w/ Major Police Presence

The following is a list of major events that occurred in the neighborhood between 01/01/206 – 08/15/2024 based on the significant volume of police presence listed in the call. Though these may not include major all major incidents, these ones had the greatest number of officers and therefore would likely have been the most interruptive to the community in terms of the volume of police vehicles, closures, etc.

2022-32870: Suicide Weapon at 3515 92nd Pl NE – female shot herself in the head after laying down to sleep for the night. Husband reported that she had been drinking and was intoxicated and he had left her asleep inside the house. He went outside to water this flowerbeds when he heard "two pops" from inside and found his wife obviously deceased from being shot.

2020-03932: Attempted Suicide at 3533 97th Pl NE – report from adult son that his father had shot himself in the backyard and then buried the gun before driving away. Police found male with no gunshot wound near the end of 97th Pl NE where he had driven the truck. It was believed he may still be armed and so officers requested armored vehicle. The male returned to the truck and drove back home where he was detained and put on an involuntary hold. No evidence was found that the man had fired a weapon and there was no buried gun.

2019-15882: Warrant Arrest at Haggen – officers responded to a traffic hazard where a male was attempting to pull a female out of a vehicle in the middle of the road. Upon arrival, witnesses stated the male had broken her windshield and was running into Haggen grocery store. The male was detained outside of Haggen shortly after and stated he just ran because he was "tweaked out on meth and [had] a DOC warrant". He was correct that he had a DOC warrant, which he was subsequently arrested for.

2020-54631: Robbery at 8514 36th Ave NE – the victim reported that he was in a vehicle with the suspect who had previously robbed him. That suspect and the victim began arguing about an exchange of money. The suspect took the victim's phone, car keys, wallet, and folding knife, then threatened the victim with the knife before leaving in a separate vehicle. The suspect later returned and assaulted the victim with a metal pipe before stealing the victim's vehicle. The vehicle was later recovered unoccupied in Tulalip.

2020-26631: Special Ops at Chick-fil-a. No additional details.

2016-00591: Vehicle Recovery at 3609 88th St NE – officer identified a stolen vehicle occupied by a male and two females and conducted a high risk vehicle stop on the vehicle.

2018-27319: Assist Law at 91st St NE / 35th Ave NE – Tulalip requested assistance in containing the area where a suspect with a warrant for failure to register had fled from a stop and into Marysville.

MARYSVILLE CIVIC CAMPUS
501 Delta ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Ryan Carney, Development Services Technician

RE: Stevens PRD, PA24-024
Address & Parcel #

Date: 9/10/2024

The following comments are offered after review of the above referenced application.

Utility Capital Improvement Fees
Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

All onsite private wells are required to be decommissioned by a certified well driller.

All onsite septic systems are required to be decommissioned per Snohomish Health Division requirements.

Recovery (Latecomer) Fees
No recovery fees are currently applicable to this project.

Utility Main Fees (MMC 14.07.020)
No main fees are applicable to this project.

ULID/LID Fees
No ULID or LID fees are applicable to this project.

If you have additional questions regarding the above comments, please contact me at rcarney@marysvillewa.gov or at (360) 363-8205.

cc: Ken McIntyre, PE, Assistant City Engineer

UTILITY CAPITAL IMPROVEMENT CHARGES - 2024

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670

Community Development Department • 501 Delta Avenue • Marysville, WA 98270
(360) 363-8100 • Office Hours: Monday - Friday 8:00 AM - 4:30 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	$4,750/du	$5,490/du	$4,490/du	$4,890/du
Inspection		Plumb permit varies	Plumb permit	$100	$100
Admin/Filing Fee		$20	$20	$20	$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes. Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	$1,816/rm	$2,099/rm	$1,717/rm	$1,870/rm
RV Park Pads	Eff 1/1/06	$2,375/pad	$2,745/pad	$2,245/pad	$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	$1.64 / square foot (bldg)	$1.99 / square foot (bldg)
2001 – 4000 gpm	$2.40 / sf	$2.87 / sf
4001+ gpm	$3.16 / sf	$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	$0.48 / sf	$0.65 / sf
Warehouse/Storage with fire sprinklers	$0.36 / sf	$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	$1.03 / square foot (bldg)	$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	$1.67 / sf	$2.00 / sf
Warehouses/Storage	$0.49 / sf	$0.65 / sf
Restaurants/Taverns/Espresso	$2.38 / sf	$2.86 / sf
Schools without kitchens	$0.77 / sf	$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - $95/du	Commercial - $95/3200sf of imp surface

METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	$1,050	$500
3/4" x 3/4"	$1,075	$525
1"	$1,200	$560
1.5"	$1,600	$750
2"	$1,900 min	$850
3", 4", 6", 8"	Time and Material - $3,500 min + $1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brian McDaniel, Water Utility Supervisor
Ryan Keefe, Water Operations Lead II

DATE: September 17th, 2024

SUBJECT: Stevens PRD, PA24-024

Public Works Operations has reviewed the Stevens PRD submittal and has the following comments:

1. Move water meters for lots 10 and 11 to other sides of lots. Currently service lines are shown tapped on gate valves;

2. Water main tie in to 18" water main needs to be a live tap;

3. Water details not shown

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or bmcdaniel@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: David Jackson, NPDES Coordinator

DATE: 9/13/2024

SUBJECT: PA24-024 Stevens PRD

1. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA. This policy may be modified depending on facility design. The City will receive an easement to inspect the facility, and, if needed, repair and maintain the facility in an emergency.

2. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

   (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

3. Infiltration BMPs require pre-treatment. Appropriate options for treatment can be found in the Stormwater Management Manual for Western Washington 2019.

If you have questions regarding these comments, please contact me at djackson@marysvillewa.gocv or 360.363.8288.

cc: Nate Dickey, Storm/Sewer Supervisor

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If "no" then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B-Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

Stormwater Covenant and Easement
(MMC 14.15.155)

DOCUMENT TITLE: *Project Name* Stormwater Covenant and Easement
Grantor: *Property Owner Name*
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
****Note**** The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement
(MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin		Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin		

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

(1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:

(a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;

(b) implement the terms of the drainage control plan required for development; and

(c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

(2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

(3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

(4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:

(a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;

(b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and

(c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

(5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.

(6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

_____

_____

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN

MARYSVILLE
PUBLIC WORKS

Memorandum

To: Emily Morgan

From: Krista Gessner, Cross Connection Specialist

Subject: PA24-0024 Stevens PRD

Date: 9/18/2024

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- If any wells are on site, they must be either decommissioned by a certified well driller, or a DCVA is required to be installed behind each water meter.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.
- All backflow assemblies are required to be lead-free.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

From: Kim Bourns
To: Emily Morgan
Subject: Request for Review - Stevens PRD - PA24-024
Date: Friday, September 13, 2024 10:08:07 AM
Attachments: image001.png
image002.png

Hi, Emily.
I reviewed the Preliminary Plat for this project and just have one comment. The East-West lot lines of lots 43-50 are missing dimensions.
Thanks.

Kimberly Bourns, PLS
Engineering Technician
City of Marysville | Public Works
360.363.8106 Office
360.722.2167 Cell

EST. 1891
MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Ave Marysville, WA 98270

MEMORANDUM

Date: **September 4, 2024** **PA24-024**

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Stevens PRD
Applicant: Neil Latta, PE – Latta Engineering / Aron Golden – KB Home
Proposal: The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.
Address: 9815/9909/9907/9921 35th Ave NE & 3705/3625/3609 98th St NE

In response to your request for review of the above project. Please see requirements below;

1. Applicant shall comply with any and or all provisions the 2021 Edition of the International Building, Residential, Mechanical, 2021 Uniform Plumbing Codes, and current Washington State Amendments.

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2021 Washington State Energy Code work sheets.

3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.

4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.

6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:

    - Soil Classification
    - Required Drainage Systems
    - Soil Compaction Requirements
    - Type of Footings, Foundations, and Slabs Allowed
    - Erosion Control Requirements
    - Retaining Walls
    - Fill and Grade
    - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2021 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.

5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2023 with 2023 WCEC Amendments. A separate application, plans, and plan review will be required.

7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.

8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

Emily Morgan

From: Ann Beauchamp <beauchampann9@gmail.com>
Sent: Wednesday, September 4, 2024 6:50 PM
To: Emily Morgan
Subject: [External!] PA24-024, Stevens PRD

You don't often get email from beauchampann9@gmail.com. Learn why this is important

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A notice of application was posted at the end of my driveway. I live at 3625 98th ST NE #B, which is an official address with the USPS but not acknowledged in any documents associated with Notice of Pending Land Use.

It appears there is a plan to demolish my residence in the near future. This is the first time that I am learning about plans that will affect my home. I am under contract with the Gleasons and Section 8 (HUD) Housing Choice Voucher program. No notice has been given to the Everett Housing Authority, or to myself directly, that my housing is in jeopardy. I have no plans to relocate in the near future. I am disabled and on a fixed income, hence the Section 8 assistance. This home and location were chosen to accommodate my disability. I am stable here and looking forward to continued stability.

It would be appreciated if you would keep me informed regarding the proposed development that affects my home. My name is not listed on any of the plan documents even though I reside in my own home on the property in question.

Sincerely,
Ann M Beauchamp
3625 98th ST NE #B, Marysville, WA 98270
425-212-7777

From: Carmen Nielsen
To: Emily Morgan
Subject: [External!] Stevens Project
Date: Tuesday, September 24, 2024 4:18:13 PM

[You don't often get email from carmien@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Ms Morgan,

I am writing in regard to the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development between 98th St. and 100th Pl. in Marysville.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and the concerns of the families residing in the neighborhood.

Amongst our concerns are:

1. The amount of traffic that would be added to our streets with only one way in and one way out.
2. The amount of time it will take for emergency vehicles to reach us.
3. How our trees will survive the storms once the protection of the Stevens property is cleared.
4. Being as our area is on wells, how will this affect our water.

There are many other concerns but this is just to name a few.

Carmen Nielsen
3814 100th Pl.
N.E.
Marysville, Wa.
98270

(carmien@msn.com)

From: Carol McKinney
To: Emily Morgan
Subject: [External!] RE: File Number: PA24-024 / Stevens PRD
Date: Tuesday, September 24, 2024 5:03:24 PM

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

My concerns surrounding the proposed builds for 59 homes by KBHomes and the Burgermaster/ multipurpose residential/commercial build have not changed. The neighborhood meeting did not change what the facts show so clearly.

1. The traffic will become increasingly more dangerous as more people move here.
2. The area doesn't have the infrastructure to support the proposed builds in this area without significant impact to what is already here.
3. No other road out or in is careless and does reflect the concerns for our safety in any emergency situation that arises.

I wish I had more time to write but given a 7 day notice is not enough time in our busy lives. I wish that fact would have been considered.

Thank you,
Carol McKinney

From: Emily Morgan
To: goetzce@comcast.net
Cc: Jon Nehring; Haylie Miller
Bcc: _CouncilEmail
Subject: RE: [External!] KB developers
Date: Friday, September 20, 2024 2:36:00 PM
Attachments: image001.png

Hi Chuck and Kandis,

Thank you for your comment.

Your comment has been received and has been added to the file of record, making you a party of record. You will now receive notice of any issued decision.

Respectfully,

EST. 1891 MARYSVILLE COMMUNITY DEVELOPMENT

Emily Morgan (she/her)
Senior Planner
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

NOTICE: *All emails and attachments sent to and from the City of Marysville are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).*

From: goetzce@comcast.net <goetzce@comcast.net>
Sent: Friday, September 20, 2024 1:47:25 PM
To: emorgan@marysville.gov <emorgan@marysville.gov>
Cc: mstevens@marysville.gov <mstevens@marysville.gov>; Pcondyles@marysville.gov <Pcondyles@marysville.gov>; mjames@marysville.gov <mjames@marysville.gov>; Tomking@marysville.gov <Tomking@marysville.gov>; Krichards@marysville.gov <Krichards@marysville.gov>; smuller@marysville.gov <smuller@marysville.gov>; knorton@marysville.gov <knorton@marysville.gov>; Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] KB developers

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Contact helpdesk if you have any concerns or questions.

Dear Elected Officials,

We are writing with our concerns over the excessive development north of 88th St and 36th St. Our neighborhood, as you know, has one entrance and exit. You obviously did not take that into consideration when you allowed Chic Filet, Starbucks, Dickey's, Sub shop, plus a dental office to go in. The result caused numerous traffic tie ups where police were needed to direct traffic. If that isn't bad enough, you are now allowing Burgermaster, apartments and other businesses into that space.

You have also invited into our lives, KB Construction. This is a multibillion-dollar national company that has no ties to our city or county. They are here to make money and give you more tax revenue. The Steven's development, between 98th and 100th, is to include 59 homes with 40 ft frontages. There is one way in and out of that neighborhood. You know people in this neighborhood are on wells and septic systems. It is not hard to guess the water quality will become an issue.

Adding 59 homes with 2-3 cars per home, will add to the traffic hazards already taking place. The safety of our residents is another concern. Any accident at the intersection of 88th and 36th shuts down emergency vehicles to access the neighborhood; thus, more houses, more cars, more accidents. The round abouts will make this worse and there will be times when we cannot get out of our neighborhood. The traffic lights allow for residents to come and go. Traffic circles will have a constant flow of cars and trucks. No comparison as to which is the best for Marysville residents.

KB Homes, and apparently you, don't care how these developments harm your constituent's quality of life. We understand this property will be developed but hope for less homes. We also know KB Construction is planning similar development north of 100th.

You were elected to represent your voters, so let's see you do just that.

Marysville voters,
Chuck and Kandis Goetz
3710-97th Pl NE
Marysville

Duane and Tina Leach
3612 100th Place NE
Marysville, WA,98270
devildogduane@gmail.com
09/21/2024

City of Marysville
Emily Morgan/Senior Planner
501 Delta Ave
Marysville, WA,98270

Dear Emily Morgan,

I am writing to express my concerns regarding the new home development by KB Homes (PA24-024). As a resident of Marysville, I want to ensure that the community's needs are addressed during this project.

First, I urge the city to ensure that a sidewalk is installed along with the extension of the sewer pipe along 35th Ave NE and 98th St NE for the new development. A safe pedestrian pathway is essential for the well-being of residents and will enhance connectivity in our community.

Additionally, I request that the city implement monthly testing of our well water to monitor for any potential contamination stemming from the development. The health and safety of our community should be a top priority, and regular testing will help ensure that our water remains safe for all residents and if any irregularities occur then the developer should be held accountable to assure the surrounding neighbors continue to have safe drinking water.

Thank you for your attention to these important matters. I look forward to your response.

Sincerely,

Duane and Tina Leach
devildogduane@gmail.com

From: Jade Seman
To: Emily Morgan
Subject: [External!] Concerns Regarding Housing Development Project (PA24-024)
Date: Monday, September 23, 2024 9:09:13 PM

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Brent & Jade Seman
3807 98th St. NE
Marysville, WA 98270
rjade26@gmail.com
206 407-5093

City of Marysville
Department of Planning and Development
501 Delta Ave Marysville, WA 98270

Concerns Regarding Housing Development Project (PA24-024)

Dear Emily Morgan,

I am writing to submit my comments on the proposed housing development project (PA24-024). While I understand the need for growth, I have several concerns about the potential impacts this project will have on the surrounding community and environment, particularly in terms of traffic, environmental degradation, tree retention, fire safety, and potential effects on nearby water sources. Below are my key points:

1. Traffic Impact, Emergency Access, and Roundabouts

The Traffic Impact Analysis highlights that the development will significantly increase traffic, particularly on 35th Ave., which serves as the only entry and exit point for both current and future residents. The proposed traffic improvements, including the addition of three roundabouts, are insufficient to mitigate the congestion, particularly when trains are passing through the area.

What is more troubling is that the Environmental Impact Study admits that instead of meaningfully addressing traffic issues, the developers will pay an impact fee, effectively acknowledging they are worsening the traffic situation. This gives the impression that the developers prioritize their profits over community wellbeing, as it appears they prefer to pay a fee rather than invest in improving the infrastructure for the neighborhood.

I urge the city to reconsider this approach and require the developers to implement traffic improvements beyond paying a fee, as the current plan will exacerbate traffic congestion, negatively affecting current residents.

2. Fire Safety and Increased Danger for Existing Residents

I am also deeply concerned about the increased fire safety risks this development imposes on current residents. The new homes will likely be equipped with modern fire safety measures, but existing residents will face a higher danger without the ability to afford expensive upgrades like water sprinklers.

Moreover, the current homes are not being given access to public water and sewer systems, which

places them at a further disadvantage. These homes rely on well systems, and in the event of a power outage, the well pumps will not function, leaving residents without water pressure. Even if sprinklers were added, they would not work under these circumstances. The increased fire risk, paired with the lack of support for traditional homes, puts current residents in a more precarious and dangerous situation.

The city must consider the inequitable situation this creates, where new, wealthier homes are built with modern safety features, while long-standing, traditional homes are left in an increasingly dangerous environment. This is particularly unjust given the rich historical attributes of the neighborhood, which are not being respected or preserved.

3. Environmental Impact and Unmentioned Creek Belonging to the Tulalip Tribe

Another significant concern is that the Environmental Checklist failed to mention a nearby creek that belongs to the Tulalip Tribe. This is a serious oversight, as the creek plays an important role in the Tribe's cultural and environmental heritage.

There is a real risk of pollution from construction runoff, chemicals, and sedimentation, which could harm water quality and the ecosystem. Furthermore, future residents may use yard chemicals—such as fertilizers, pesticides, and herbicides—that could seep into the groundwater, impacting both the creek and the existing wells used by current residents. It is especially concerning that future residents, whose water will come from the city, will not have the same concerns about protecting the groundwater that current residents depend on.

The city must ensure that the developers implement robust environmental protections, including restrictions on chemical use and a comprehensive plan to safeguard the creek and the water resources of the community. Furthermore, it is critical that the Tulalip Tribe is consulted and their rights and interests are respected.

4. Risk of Groundwater Contamination and Well Drying for Nearby Residents

The project raises serious concerns about both the contamination and drying up of existing wells, which many current residents rely on for their water supply. The construction process and potential changes to the groundwater table could disrupt these wells, while chemical runoff from the new development could further contaminate the water.

The city should require a thorough hydrological study to assess the potential risks to the water table and ensure the continued water security of existing residents. Moreover, given that the new development will have city water, current residents should not be disproportionately affected by risks created by the development.

5. Tree Retention and Loss of Vegetation

The Arborist Report reveals plans for significant tree removal, which will reduce the area's natural beauty, wildlife habitats, and stormwater absorption. These trees are not only essential for the local ecosystem but also contribute to the historical and aesthetic character of the neighborhood.

I recommend that the city enforce stronger measures to minimize tree removal and require the replanting of native species to replace any lost trees. This would help maintain the ecological balance and preserve the unique character of the neighborhood.

In conclusion, I have significant concerns about the negative impacts this development will have on traffic, fire safety, water resources, and the environment. The development is increasing risks for existing residents—both in terms of safety and quality of life—without providing meaningful solutions to mitigate those risks. The developers' plan to simply pay an impact fee for worsening traffic, without addressing the root issues, is particularly troubling, as it demonstrates a disregard for the long-term needs of the community.

I urge the city to prioritize the safety and well-being of the current residents, the protection of the local environment, and the preservation of the neighborhood's historical attributes. Further studies,

improved infrastructure, and greater consideration for existing residents and the Tulalip Tribe are necessary before any approval is granted for this project.

Thank you for your attention to these important matters.

Sincerely,

Brent and Jade Seman

Attn: Emily Morgan

Planning Department

Community Development

Marysville, WA

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed currently to the Marysville Planning Commission for a 59 single home development just north of 98th Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024 in the Marysville Civic Center the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families currently living in this neighborhood. Beyond the many concerns about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water and the sewer constraints, my concern is over the issue of safety for the neighborhood and the increase in bottlenecking traffic.

The developers feel they have alleviated a fire risk by installing sprinkler systems in the new homes because code states you must have two access points in and out of a neighborhood for fire safety or install sprinkler systems in all the houses. However, our neighborhood has only one in/out access to begin with, and with the addition of 59 families accessing our one way out (35th Ave NE) the added traffic will bottleneck our neighborhood access to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access, not addressing other emergency vehicles such as ambulances and police emergency access in and out.

The property has not yet been purchased so this is only a proposal, but I (and 99% of my neighbors) believe this housing project should be stopped before it is even started. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Regards

James R. Lubbehusen

From: James Lubbehusen
To: Emily Morgan
Cc: Chris Holland
Subject: [External!] Stevens PRD/ KB Home Law Suites
Date: Tuesday, September 24, 2024 11:33:37 AM

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Emily,

I was up until midnight reading about all the law suits KB Homes has filed against them. In addition to the 120 plus neighbors in our current development that do not want to see our trees disappear and out well water contaminated by the 59 home proposal, my concern is also with the quality and reputation on this company. Although the BBB has a high rating for the company, they note they don't even use complaints and apparently law suits in deterring their rating. I'm sure with the right amount of money and influence any company can manipulate a high BBB rating.

My concern with this project beyond the unsafe/limited access to our neighborhood (only 35th Ave NE in and out), I am concerned that with the reputation of KB, our well water will be contaminated by the removal of hundreds or century old trees and construction pollution from this project. My neighbors and I implore you to listen to our concerns and stop, or at minimum, reduce this housing project to match our neighborhood of one house per half acre, not the rroposed cramming of 5 or 6 homes per acre.

Please add this comment to the Notice of Application file PA24-024.

Regards,
Concerned Citizen of Marysville,

James Lubbehusen

From:	Joan Sauter
To:	Emily Morgan
Cc:	mstevens@marysville.gov; Peter Condyles; Tom King; Steve Muller; Jon Nehring; Kelly Richards; Kamille Norton
Subject:	[External!] Proposed KB Homes 59-lot Planned Residential Development
Date:	Thursday, September 19, 2024 11:45:00 AM

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Good Morning,

I would like to offer my comments concerning the application submitted by KB Homes for the high density build in our neighborhood.

My family has been living in this community for 33 years and have witnessed first hand the impact of the I-5 88th street on/off ramps and various commercial projects and improvements which brought grocery, gas and restaurants to 88th. This brought services as well as much traffic stress accessing our homes. The narrow road which winds back to our community is a dead end. There is only one way in and out. At peak traffic the intersection is often blocked affording no ability access 36th. Factor in the congestion pinch of the left turn to access the strip mall dev grounded by Chik Fil A, Starbucks, Jersey Mike's and other tenants -the narrow two lane road is blocked completely. Adding 59 homes - potentially 2-3 cars per household will undoubtedly have a negative impact on travel in and out. There are concerns about Fire/ Aid access as well.

Traffic along 35th Street is treacherous now. No sidewalks. No ADA provisions? Can we get side walks and ADA?

How will the build affect on our water quality? Are there City assurances that the build will not impact our wells?

In closing I would like to invite you all to visit our neighborhood. Arrange to come at peak hours during the week. Weekends too.
Word of caution - If you stop at the Starbucks on 88th for coffee you won't be able to take a legal left out of the retail strip mall to travel north in order access our community where the 59 houses are proposed. Who thought that was a good idea?

I appreciate your time.

Regards,

Joan Sauter
3602 100th PL NE.
Marysville, WA.98270

From: James Lubbehusen
To: Emily Morgan
Subject: [External!] Fwd: KB letter from Lisa Privitera of Marysville
Date: Tuesday, September 24, 2024 3:34:30 PM
Attachments: KB letter.docx

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Emily,
Please add this comment to your KB 59 Homes project files

Regards,
James Lubbehusen

Begin forwarded message:

From: Lisa Privitera <lprivitera1229@gmail.com>
Subject: KB letter
Date: September 22, 2024 at 6:50:59 PM PDT
To: James Lubbehusen <jimlubbehusen@gmail.com>

Here's one and the other is attached:

Dear Members of the Marysville Planning Committee:
I am writing to express my concerns regarding the KB Developers' proposal to construct 59 new houses in our neighborhood, particularly focusing on the implications of having only one access point for both entry and exit. This layout may significantly compromise our safety, as emergency vehicles would face delays reaching homes in care of a crisis, and congestion could lead to hazardous traffic patterns at peak times. Additionally, I worry about the strain this development could place on community resources and our local ecosystem, as increased population density can overwhelm existing infrastructure and lead to the degradation of nearby natural habitats. I urge the Planning Commission to consider these critical factors before moving forward with the project.
Thank you for your attention to these matters.

--
"Love me when I least deserve it, because that's when I really need it." ~~ Swedish Proverb

From: Lisa Weiss
To: Emily Morgan
Subject: [External!] Project PA24-024 Public Comment
Date: Tuesday, September 24, 2024 12:37:09 PM

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To Whom It May Concern,

We are writing this letter in regards to Project PA24-024 being planned for my neighborhood. As we all know there is only

one entrance in and out of this neighborhood. The intersection at 88th street and 36th Ave NE is very congested durning peak traffic times,

which already poses an unsafe situation for all drivers involved.The train is also a factor that we know is out of the city's control, however it does contribute

to the problem and it effects on the traffic issues should not be dismissed. If an emergency were to occur during peak traffic times it could be a devastating situation

for the residents of this neighborhood and or the neighborhood on the other side of 88th street, which we all know also only has one entrance in and out. The health and safety

of all the residents of Marysville should be considered when building houses and other infrastructure that will bring more traffic to an already stressed traffic intersection.

Please consider first people's safety above profit when making decisions where you will build infill housing in our city and in our neighborhood.

Thank you,
Ray and Lisa Weiss

From: Emily Morgan
To: LORETTA EDSON
Cc: Wiita, Russell; Jon Nehring
Subject: RE: [External!] Re: HOUSING DEVELOPMENT STEVENS PRD PA24-024
Date: Thursday, September 19, 2024 12:16:00 PM
Attachments: image001.png

Hi Loretta,

Thank you for your comment.

Your comment has been received and has been added to the file of record, making you a party of record. You will now receive notice of any issued decision.

Respectfully,

Emily Morgan (she/her)
Senior Planner
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

From: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Sent: Thursday, September 19, 2024 12:03 PM
To: LORETTA EDSON <ledson71@yahoo.com>
Cc: Wiita, Russell <Russell.Wiita@co.snohomish.wa.us>; Emily Morgan <emorgan@marysvillewa.gov>; Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] Re: HOUSING DEVELOPMENT STEVENS PRD PA24-024

You don't often get email from nate.nehring@co.snohomish.wa.us. Learn why this is important

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Hi Loretta,

Thank you for your email. It looks like this was intended for Mayor Nehring, who I have cc'd on this response.

Nate

On Sep 19, 2024, at 12:00 PM, LORETTA EDSON <ledson71@yahoo.com> wrote:

Hello Mayor Nehring,

I have hesitated to send you this, but I want to make sure you are in the loop on this purposed housing development. I live on 97th Pl NE, a wonderful older established community of with homes on large lots. It was brought to our attention that a developer was making a bid to build a 59 house development in our community.

We were notified there would be a council meeting to discuss this proposal on July 31 2024 at 5pm at city hall. This notification unfortunately did not come from the city planning dept, but from home owners in the community that got wind of this development. They went door to door handing out flyers for the meeting.

We all showed up to the meeting on July 31st, (much to the dismay of the city council, city planner and the housing developer Rep.) to object this housing development . You are more than welcome to review the tapes from the hearing. You will see this community of home owners are very frustrated and upset over this proposal.

We have been impacted greatly, already on entering and leaving our housing development due to the installation of Chik-fil-a and Starbucks on our road. You see we have one way in and one way out of our development.

The intersection and the businesses at our entrance has caused multiple accidents and traffic backups.

At this meeting, it was also brought up that a apartment complex and a Burger Master are also proposed at the backside of Starbucks. This will cause even more traffic on our roads. Throw the idea of roundabouts being installed on 88th, will be most certainly lead to disastrous consequences. I have not seen any traffic impact studies, no car counting strips on 88th or our road to track the amount of traffic this area gets on a daily basis.

With a housing development coming in, that will be adding a minimum of 118 more cars on our street (35th Ave NE). They proposed no other streets to be added as an entrance or outlet. We suggested to put another bridge over Quilceda Creek, to be able to use the area at the back of the proposed housing development that would come out at State Ave. Not having a second outlet/entrance, will create a emergency hazard to and from our neighborhood.

Not to mention the enviromental impact this will have in our area. You see the majority of the houses are on Well/Septic, City Water only is available for the first couple of streets off of 35th Ave NE. This is also a heavily treed area with huge trees. They would need to clear a large amount of trees, which would impact our air quality and the wind protection.

As a community we are not against growth, but just not in our neighborhood.

We are still currently organizing, to further protest this development. We are looking at further action to prevent this development from happening.

I would love to sit down and discuss this in person with a tour of our neighborhood, to show you what exactly we are concerned about.

As stated by the whole neighborhood in the meeting on July 31st, we do not have faith in the city council or the city planner in doing what is best for the community members that are impacted but rather what economic impact it will have on them.

Thank you for your time, this is just a brief synopsis of the issue at hand.

Loretta Edson

From: Haylie Miller
To: Emily Morgan
Cc: Chris Holland
Subject: FW: [External!] Neighborhood garbage dump
Date: Wednesday, August 14, 2024 12:57:31 PM

Emily, for the record.

From: Jon Nehring <jnehring@marysvillewa.gov>
Sent: Wednesday, August 14, 2024 9:47 AM
To: Haylie Miller <hmiller@marysvillewa.gov>
Cc: Jennifer Stapleton <jstapleton@marysvillewa.gov>
Subject: FW: [External!] Neighborhood garbage dump

Haylie,

Forwarding the below email to you to add to the record of concerned citizens expressing opposition to this housing development.

Thank you,

Jon Nehring, Mayor | City of Marysville
501 Delta Ave. Marysville, WA 98270
(360) 363-8089 | jnehring@marysvillewa.gov

From: Loretta <lorpoa@frontier.com>
Sent: Thursday, August 8, 2024 5:15 PM
To: Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] Neighborhood garbage dump

You don't often get email from lorpoa@frontier.com. Learn why this is important

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Mr Mayor J Nehring,

My name is Loretta Garduno and I've lived in Maysville for 30 years. I am writing to you to bring attention to a vacant lot that has become a hazardous waste/dumping ground just north of 88th St NE in Marysville. Unshelted folks have camped there and there is excessive garbage there, attracting rodents and disease. A deceased person was found in the woods a year or so ago.

I attended a neighborhood meeting and heard about a proposal to build 59 homes less than 1 mile from my home. Our community opposes this and concerns were raised about many issues

concerning, water, sewer, loss of trees and traffic nightmares. There is only one road in and out of this area and it is already difficult to get through.

I have raised multiple complaints. The priority is safety. I will contact code enforcement about the building garbage problem again. I left a voice mail messages for Doug Lee and no response. Please respond and let me know you care about our community.

Sincerely, Loretta Garduno

From: Marti Burdett
To: Emily Morgan
Subject: [External!] Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:03 PM

[You don't often get email from maburd48@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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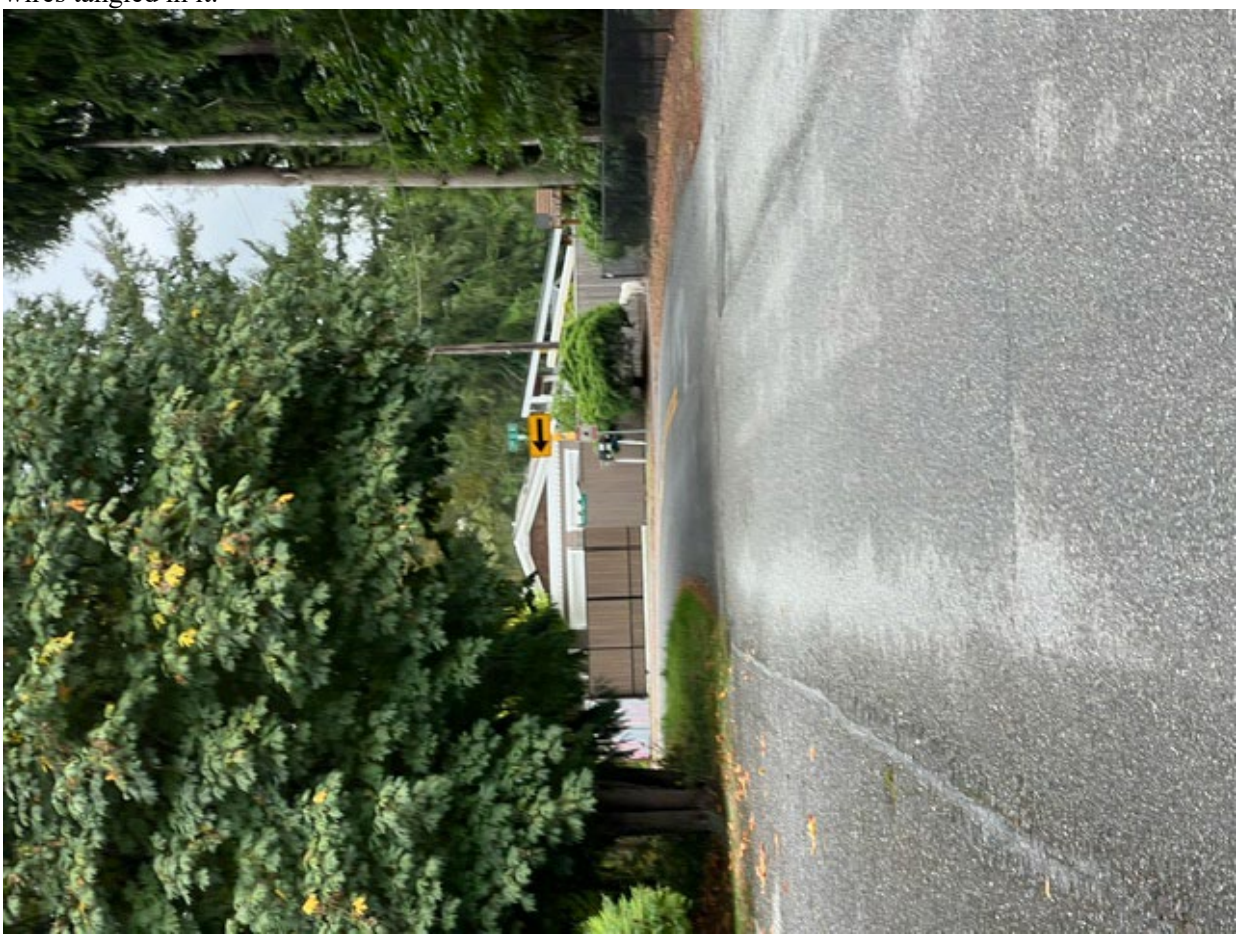
Concerns with the proposed 59 homes on 13.5 acres off of 88th in Marysville.

There is only one way in and out of this neighborhood. Adding a potential 120+ additional cars driving in and out to an already congested roadway (88th) is beyond making sense.

The City of Marysville doesn't take care of the roads, trees, etc as of now. A tree from this corner fell during a storm and took out a power line. Took the city a couple DAYS to get to it, we were stuck. Watched medics walk a stretcher back here because they could not get their vehicle past the tree with wires tangled in it.





The frontage road (35th) suffers from at least once a year a tree falling from the west side across the power lines. Always takes days for someone from the city to take care of it. GENERATORS ARE A MUST BACK HERE. Will those families buying houses back here be advised to buy generators? So irresponsible of the City.

It is all over the news that 2 elementary schools will be closing their doors in Marysville, as well as the potential for programs such as sports, etc to be discontinued. The two schools closing are on each side of the school serving kids from this neighborhood. Where are these potential 100 kids going to school? I wouldn't buy a house in Marysville if I had school aged children.

At the Q&A meeting that was set up for this project, it was all questions, no answers. We did learn that not only is this new neighborhood going in this area, but the City has also approved another restaurant/strip mall and apts?!?! Remember one way in and one way out of here! We invite everyone that is apart of this project to drive back here, preferable in separate cars, at the same time, either at 7-8:30am, noon, or 4-6pm, when a train has passed thru and when Chic Fillet has REOPENED. There was a EMT that spoke at this meeting stating that their response time is high due to congestion on 88th, and was concerned about more traffic. Can't change the trains coming thru, but until the roads are fixed for traffic that it has now, zero additional building should be granted. An accident at the entrance to this neighborhood causes HOURS of delay in and out of here! Not OK!!

We moved back here when it was a 2 lane road over the RR tracks from State Street, and a wooden bridge over Quilceda Creek (35 years ago). We can't stop progress, but when it comes to our safety, emergency response, that we as City of Marysville taxpayers deserve, we have to speak up. Please, take a drive, and see how very irresponsible and unsafe it is to put so many additional homes in this area.

Thank you for your time,
Concerned Neighbor

Sent from my iPhone

Attn: Emily Morgan

Planning Department

Community Development:

Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development just north of 98th
Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families residing in the neighborhood. We are concerned about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water, and the sewer constraints, and my biggest concern is safety for the neighborhood with the increase in bottlenecking traffic. Most of my neighbors are elderly and have health issues.

However, our neighborhood has only one in/out access, and with the additional fifty-nine houses which increases the neighborhood by thirty-three percent. The added traffic will bottleneck our neighborhood to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access,
not addressing other emergency vehicles such as ambulances and police emergency access in and out.

To the best of my knowledge, the property has not yet been purchased. I believe this housing project should be stopped immediately. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Thank you for your time.

Mary Steiner

Traffic and Safety Concerns Regarding the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/20/24

I am writing to express serious concerns regarding the traffic and safety implications of the proposed 59-home development near **10011 39th Dr NE**. The findings from the **Traffic Impact Analysis** reveal significant issues that will exacerbate traffic congestion in an area already burdened by commercial activity from **Burgermaster** and **Chick-fil-A**. These businesses already generate substantial traffic, which will only worsen with the introduction of new homes, impacting local traffic flow, safety, and pedestrian infrastructure.

Cumulative Traffic Impact from Burgermaster, Chick-fil-A, and New Development

The traffic generated by **Burgermaster** and **Chick-fil-A** regularly causes congestion on **35th Avenue NE** and **98th Street NE**, especially during peak meal times. The proposed development of 59 homes is projected to add **509 daily trips**, with **54 new PM peak-hour trips**. This additional traffic will compound the existing congestion caused by these commercial businesses, leading to further delays, increased accident risks, and safety concerns for both drivers and pedestrians.

Without proper mitigation measures, traffic flow on these streets will deteriorate, leading to further degradation of the **Level of Service (LOS)** at critical intersections such as the **I-5 ramps at 88th Street NE**. A **Traffic Impact Analysis (TIA)** must be conducted or updated to account for the **cumulative traffic** from both the new development and the nearby commercial establishments, and the analysis should recommend necessary improvements, such as traffic signals, turn lanes, or roundabouts to alleviate these issues.

Pedestrian Safety: The Need for Sidewalks

The current infrastructure on **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** is inadequate to support safe pedestrian movement. With increased traffic from both the development and commercial activity, it is critical that the City installs **sidewalks** along these roads. Pedestrians, including families and children, are at significant risk of accidents if forced to walk on roads shared with vehicles.

Burgermaster and **Chick-fil-A** already generate considerable vehicle and foot traffic, particularly during lunch and dinner hours. The proposed development will introduce additional vehicles and pedestrians into the mix, further complicating the traffic dynamics in this area.

Sidewalks are necessary not only for pedestrian safety but to ensure that traffic flow remains smooth by keeping pedestrians off the road.

Single Access Point and Emergency Response Concerns

39th Dr NE, where I reside, is a **dead-end street** with only one entry and exit point. The increased traffic resulting from the development will exacerbate congestion along this single route, creating delays and bottlenecks, particularly during peak times. This will also pose a significant risk in emergency situations, as emergency vehicles may be delayed by traffic jams or accidents blocking the only route in and out of the neighborhood.

In addition, the **five-year collision history** at the **I-5 ramps at 88th Street NE** indicates a high risk of accidents at these intersections, which further underscores the need for mitigation. The City must ensure that emergency response times are not compromised by increased congestion, and traffic management measures such as **emergency lanes** or optimized **traffic signal prioritization** should be considered.

Conclusion

To address the serious traffic and safety concerns related to the proposed development and the cumulative impact from **Burgermaster** and **Chick-fil-A**, I urge the City of Marysville to:

1. **Conduct or update a comprehensive Traffic Impact Analysis (TIA)** to account for the **combined effects** of traffic from the new development, Burgermaster, and Chick-fil-A.
2. **Install sidewalks** along **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** to provide safe walking spaces for pedestrians.
3. Address the **single access point** issue on 39th Dr NE by considering alternative routes or traffic management solutions to prevent bottlenecks and ensure emergency response times are not compromised.
4. Implement **traffic calming measures** to mitigate the increased congestion and improve safety at key intersections, particularly at the **I-5 ramps at 88th Street NE**.

These measures are critical to ensuring that the development proceeds safely and responsibly, without exacerbating existing traffic problems caused by nearby commercial establishments. I trust that the City will take these concerns seriously and implement the necessary infrastructure improvements.

Thank you for your attention.

Sincerely,
Matt Johnson

State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C
SEPA requires the assessment of environmental impacts, including traffic congestion and road safety, for new developments.

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A
This act mandates proper infrastructure planning, including traffic and transportation systems, to accommodate new developments and protect public safety.

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf
While focused on water, this case emphasizes the importance of evaluating infrastructure impacts, including traffic, before allowing development.

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html
This case underlines the need for compliance with regulations that address environmental and infrastructure impacts, including the effects on traffic and public safety.

Washington Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A
Stormwater runoff affects traffic safety, especially in areas where roads are impacted by excess water and insufficient drainage, increasing accident risks.

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html
The local SEPA rules require traffic impact analysis for developments, focusing on the safety and functionality of transportation systems.

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html
Managing stormwater runoff is essential to maintaining safe road conditions, as poorly managed runoff can lead to unsafe driving conditions.

Comments on Groundwater Contamination Risk Due to the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/22/24

I am submitting this statement in opposition to the proposed development of 59 homes near my property at 10011 39th Dr NE, Marysville, WA, as it stands, due to the serious and immediate risks posed to our drinking water and groundwater. While I am not opposed to the development itself, my opposition is contingent upon my concerns being adequately addressed and satisfactorily mitigated. As a taxpayer in the City of Marysville, Snohomish County, and the State of Washington, I expect that the City and other government agencies ensure safe living conditions for residents, with a particular focus on water safety. I understand that the city must grow, however I want to ensure that my family's best interests are protected.

I must also inform you that I have a disability protected under the **Americans with Disabilities Act (ADA)** and may require reasonable accommodations throughout this process. Any personal discussion regarding my disability should be conducted confidentially and be exempt from public records requests or fully redacted.

The Necessity of Pre-Contamination Action

The sandy soil and shallow private wells in this area make groundwater highly susceptible to contamination. Water containing pesticides, herbicides, and other residential chemicals will leach into the ground and migrate toward private wells and **Quilceda Creek**, a vital salmon-bearing waterway.

This is not speculative. My well and others nearby are shallow, approximately at the same depth as the creek. Our wells have already been affected by E. coli and coliform bacteria, likely due to groundwater movement from nearby septic systems. The same hydrological processes will carry harmful chemicals introduced by the development into our drinking water, posing immediate risks to health and safety. While filtration for bacteria like E. coli is simple and inexpensive, solutions for chemicals such as pesticides are far more complex and costly, making filtration impractical for individual homeowners.

Under the **Washington Water Pollution Control Act (RCW 90.48)** and **Antidegradation Policy (WAC 173-200-030)**, groundwater quality must be preserved to protect public health and environmental integrity (Washington State Department of Ecology)

Allowing this development without adequate preventive measures would violate these legal requirements and jeopardize residents' well water, including my own.

Ineffectiveness of Pesticide and Herbicide Bans

A ban on pesticide and herbicide use within the development would be unenforceable. My family’s health and property value cannot depend on residents adhering to such restrictions. Only preemptive action to ensure contamination does not occur can safeguard water quality.

Comprehensive Environmental Impact Study (EIS) is Essential

Before any construction, the City of Marysville must require a **comprehensive Environmental Impact Study (EIS)** that includes:

1. **Comprehensive Hydrological Study:** This study must assess how water moves through the sandy soil and how contaminants will flow from the development into the groundwater and **Quilceda Creek**. The **Washington State Growth Management Act (RCW 36.70A)** and the **State Environmental Policy Act (SEPA, RCW 43.21C)** both require such detailed environmental planning(https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights/Case-law/Hirst-decision) (Washington State Department of Ecology).
2. **Groundwater Contamination Risk Assessment:** This assessment should model how pesticides, herbicides, and fertilizers used by the 59 homes will travel through the soil and how quickly they will reach private wells. The assessment is particularly crucial due to the existing E. coli and coliform contamination in local wells.
3. **Pre- and Post-Development Water Testing:** Baseline water quality testing must be conducted, and ongoing testing must be required throughout and after construction to ensure contamination is prevented. This is mandated under **SEPA** and the **Snohomish County Code 22E.030**, which requires thorough environmental review (Washington State Department of Ecology)Snohomish County WA). https://snohomishcountywa.gov/3804/Water---Exempt-Well-Information

Stormwater Management

The development will create significant amounts of impervious surfaces, which will increase stormwater runoff. **Washington Stormwater Management Regulations (WAC 173-201A)** require that stormwater runoff be managed to prevent contamination of water bodies like **Quilceda Creek** and nearby wells (Washington State Department of Ecology).

Despite paying stormwater fees, my neighborhood currently receives no visible stormwater management. This raises concerns about how these fees are being used and how runoff from the development will be managed. The City must ensure that proper infrastructure is in place to protect residents from increased runoff risks, and **WITH consideration of surrounding drinking water wells**, as required under the **Protection of Upper Aquifers (WAC 173-154)** (Washington State Department of Ecology).

Developer and City Responsibility for Preemptive Mitigation

Mitigation must occur **before** contamination is allowed to happen. The developer must be held fully responsible for implementing preventive measures, including:

- **Installation of Whole-Home Filtration Systems:** The developer must install comprehensive filtration systems capable of removing pesticides, herbicides, and other chemicals from well water before construction begins.
- **Connection to Municipal Water:** If filtration systems are insufficient or impractical, the City and developer must cover the full cost of connecting homes to municipal water, including infrastructure, connection fees, and ongoing water bills.

Well Construction Standards/Maintenance

The **Washington Well Construction Standards (WAC 173-160)** establish minimum requirements for constructing and maintaining wells (Washington State Department of Ecology)(Snohomish County Health Department). The EIS must evaluate whether additional protections are needed for existing wells. If the development impacts these wells, the City and developer must bear all costs related to ensuring drinking water safety.

Legal Precedents Supporting Water Protection

The **Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)** mandates that counties ensure legal water availability before approving developments that rely on wells (Washington State Department of Ecology).
https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights/Case-law/Hirst-decision

This is a crucial precedent in ensuring that developments like this one do not harm existing water supplies.

Additionally, the **Snohomish County v. Pollution Control Hearings Board (2016)** ruling underscores the importance of complying with stormwater management regulations and environmental protection laws (Justia Law https://law.justia.com/cases/washington/supreme-court/2016/92805-3.html). These legal precedents support the need for the City of Marysville to take the potential impacts on groundwater and well water seriously.

Public Health and Environmental Risks

Groundwater contamination poses severe public health risks, including gastrointestinal diseases, reproductive harm, neurological disorders, and cancer. Under the **Washington Water Pollution Control Act (RCW 90.48)**, the City has a duty to prevent contamination of water sources(Justia Law https://law.justia.com/cases/washington/supreme-court/2016/92805-3.html). Further, this development risks harming **Quilceda Creek**, a salmon-bearing waterway that must be protected under the **Clean Water Act (33 U.S.C. §1251)**.

Beyond the impact on drinking water, the proposed development risks harming **Quilceda Creek**, a critical salmon-bearing stream. Changes to groundwater flow and contamination could degrade water quality and harm salmon habitats. A thorough hydrological study must be conducted to assess and mitigate these risks.

Financial Compensation for Transition to City Water

As a homeowner who relies on a private well, I did not plan for the financial burden of switching to city water. If contamination forces this transition, I expect significant compensation to offset the additional costs, including infrastructure improvements, connection fees, and ongoing water bills.

Buyout Offer

If the City and developer cannot guarantee the safety of my well water through preemptive action and preserve and add value to our property, I would not want to live in the community, and I am willing to consider a buyout offer. This compensation must reflect not only the current appraised value 2024 of my property, which is $1,100,000.00 + but also the long-term anticipated rental income potential I would be forfeiting over my intended ownership.

Conclusion

As it stands, the proposed development poses an unacceptable risk to groundwater quality and public health. I strongly urge the City to:

- Require a comprehensive **EIS** that addresses hydrological and contamination risks.
- Hold the developer fully responsible for implementing preventive mitigation measures, including comprehensive filtration systems or connection to municipal water at no cost to homeowners.
- Provide financial compensation for any costs imposed on homeowners due to contamination risks, myself and others.

Thank you for considering these critical issues. I trust the City of Marysville, and all reviewing this, will prioritize the health, safety, and financial well-being of its residents.

Sincerely,
Matt Johnson

REFERENCES, LAWS AND REGULATIONS, CASES:
Washington Water Quality Standards for Groundwater (WAC 173-200)

https://app.leg.wa.gov/WAC/default.aspx?cite=173-200

Antidegradation Policy (WAC 173-200-030)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-200-030

Protection of Upper Aquifers (WAC 173-154)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-154

Washington Water Pollution Control Act (RCW 90.48)
https://app.leg.wa.gov/RCW/default.aspx?cite=90.48

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A

State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C

Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A

Well Construction Standards (WAC 173-160)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-160

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html

Clean Water Act (33 U.S.C. §1251)
https://www.epa.gov/laws-regulations/summary-clean-water-act

From: Mike Soderstrom
To: Emily Morgan
Cc: Jon Nehring; Michael Stevens; Mike Soderstrom
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:42 PM
Attachments: image001.png
SoderstromSeptember 23 letter.docx

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Emily,

Please find attached my written comments regarding the planned Stevens PRD project.

Thank you,

Mike Soderstrom

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500
30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE

FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | emorgan@marysvillewa.gov

EST. 1891
MARYSVILLE
COMMUNITY DEVELOPMENT

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

September 23, 2024

Attn: Emily Morgan

Planning Department, Community Development, Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am writing to formally notify you of my grave concern regarding the proposed plan to build 59 housing units in our neighborhood in Marysville.

Now, this is not a “Not in my backyard” situation. I am not against growth in areas of Marysville that can safely accommodate the growth. We do need more housing options for our growing populations.

The fact of the matter is that our neighborhood physically can not safely support the current population that exists now. We are a mostly older neighborhood. The lady that lives next door to me is in her nineties and is on a pacemaker. She needs medical help frequently.

Because there is only on road into our community, we have no options when that road becomes unpassable. We are bordered on the West by I-5, on the North and East by Quill Ceda creek and on the South by 88th street. Our only way out is to take 35th Ave NE to the 88th Street NE intersection.

On average, one or two time per year, during storms, we get trees down on 35th Ave. This makes the road unpassable for several hours or more. It also can take out our electricity when the trees fall on the powerlines. Because this is the only way out, our residents become trapped. Not only can we not get out, but emergency services can’t get in.

Earlier this year we had and accident in front of the Chic Filet, again, on the only path into our community. The accident caused the road and intersection to close. I was on my way home from work. . I was not even able to get off I-5 to reach 88th Steet. That one accident closed down all

Eastbound I-5 off ramps, 88th street NE Eastbound and Westbound, 36th Ave NE on both sides of 88th. It even stopped traffic on 27th Ave NE with cars trying to find another way to 88th Street NE. The intersection was closed for 4 hours and no one could get into or out of the neighborhood.

When you add the train to the mix it makes getting into or out of the neighborhood by emergency services or residents impossible if there is an accident or trees down on the road. Adding 59 more homes to neighborhood can only make an unsafe situation even more dangerous.

We have already had wildfires start in the trees along I-5. Because we are surrounded by the Quill Ceda creek greenbelt and the I-5 greenbelt, if there is a wildfire and a burning tree comes down on 35th Ave NE, we all will be trapped if a large wildfire breaks out.

As said before, I am not against development where it makes sense and where it can be safety implemented. Our neighborhood has unique physical limitations. We were told that a road cannot be installed over the creek or over I-5. With the stated limitations our neighborhood is just not the place for these developments.

Adding 59 new homes to an already unsafe situation is unacceptable. Then when you add the proposed BurgerMaster complex with its added 16 homes and added commercial traffic, the situation becomes reckless and irresponsible. The city of Marysville must not approve these new developments.

Sincerely,

Mike Soderstrom

10117 35th Dr NE
Marysville, WA 98270

425-263-0080

September 23, 2024

RE: KB Homes development

Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230
Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE
APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Dear Emily,

Thank you for receiving this public comment relating to the subject proposed development. We are residents of the neighborhood in which this development is being planned for construction and are submitting the following comments, concerns, and questions for your review and response.

Concerns

1) We are concerned that the overall safety of the neighborhood community is not being properly addresses or mitigated within the development proposal. We would like to have this issue properly addressed and mitigated to the neighborhood's satisfaction before any development begins.

As was indicated in the public meeting on this subject previously held at the Marysville City Hall on Wednesday, July 31, 2024, there is only one way in and one way out of the neighborhood, with no ability to establish a second entrance or exit. This is in itself a very unsafe and dangerous condition for the current residents and will only be exacerbated by the addition of 59 new homes. Emergency services already have a difficult time entering the neighborhood via 36th Avenue during peak traffic conditions, and especially if a train is crossing at the intersection of 88th Avenue and State streets which already delays responses from Fire Station 62. Station 62 and other units respond to the neighborhood several times per month as there is a hospice located on 100th Place. The fact that sprinklers are required for the planned new homes affirms and acknowledges that the City knows that access by emergency vehicles is already delayed to the neighborhood and is a therefore a serious safety concern. Unfortunately, the addition of sprinklers to the new homes does nothing to mitigate or solve the actual cause of the issue, which is that there is only one way into and out of the entire neighborhood.

Entrance to the neighborhood is also severely delayed if not made impossible during wind storms where trees are blown down across 35th Avenue and on other neighborhood streets. It generally takes two to three days before the roadway is cleared and power is restored. The trees that blow down are mainly, but not exclusively from the greenbelt along I-5. Without a second entrance or exit available this safety risk is also unable to be properly mitigated.

2) We are also concerned that the traffic impact study that was provided by Kimley Horn and funded by KB Homes does not adequately convey the current traffic conditions or the expected future traffic conditions at the intersection of 88th Street and 36th Avenue if the proposed development is built.

The following are issues and questions that we have identified and require a proper response to the neighborhood's satisfaction before any development begins.
Calculations used to determine traffic impact are based on the ITE Trip Generation Manual, 11th Edition published in 2021.
- What revisions have occurred that make this data applicable in 2024? How is this data relevant to the years 2024, 2027, and 2033 as indicated were used in the study?

A. The rate used to calculate the expected impact of the new 59 houses is one trip per household in the peak hour.
   - One trip per household severely understates the reality of trips that will occur from the new residents. One only needs to look at all of the other similar developments that have been built around the city to see that most homes have more than one car and more than one driver that take multiple trips to and from the neighborhoods during most daily hours; not just peak hours. One trip per household per peak hour is an incorrect assumption and would like to see that number verified by actual traffic study data of other similar neighborhoods with one entrance/exit with the same housing density as proposed by the developer. This severely understates the amount of traffic that is "predicted" to occur if the development is built, which then understates the potential traffic volume that is used to calculate the rating of the intersection of 88th Street and 36th Avenue.
B. The calculations were also "based on discussions with City staff" and "adjustments were made to the nearest City trip distribution".
   - What did the discussions with City staff contain?
   - What adjustments were made?
   - What was the nearest City that was used?

- The calculations only included theorized trips made by the proposed new development, and do not include the existing traffic that already uses 35th and 36th Avenues.

D. Section 3, Table 1 of the report indicates an ADT of 556 for the development and 47 for the 5 houses to be removed. How are the 556 and 47 amounts calculated?
E. The report indicates that the AM peak hours are between 7-9 am, and the PM peak hours are between 4-6 pm. Several people in the neighborhood work at Boeing or other companies and leave for work earlier than 7 am and arrive home before 4 pm, so the peak hours need to be expanded as they do not adequately represent the current traffic volume.
F. The report concludes that it is estimated that only 37 new AP peak hour trips will occur from the new development and 54 trips will occur in the PM peak hours. This calculation severely underestimates the total frequency of trips based on only one trip per household per peak period as indicated above.
G. The following calculations are based on the data provided in the report from Section 5, Table 3 of Figures 4 through 8 respectively, and *only include numbers that actually affect 36th Avenue*.
   - Are the numbers in the Figures based on actual observed data?

- Are the numbers only from peak hours or some sort of average?
- Do the 2027 and 2033 numbers include the increased traffic from the Burgermaster development?
- Once again, the small increase of 31 and 54 trips for 2027 and 2033 respectively severely underestimate the increase amount of traffic that the intersection of 88th Street and 36th Avenue will experience due to the development. Traffic circles will not mitigate the increased traffic enough to provide prompt access to the neighborhood via 36th Avenue during peak hours or if there is an accident or a train crossing.

	2024	2027	2033
Current	654 (Figure 4)		
No Build		734 (Figure 5)	854 (Figure 7)
Build		765 (Figure 6)	908 (Figure 8)
		+ 31	+ 54

H. Section 5.3 of the report indicates that the current 2024 delay at the intersection of 88th street and 36th Avenue is 28.9 seconds.
- How is this calculated?
- Is it for just the light cycle, because if it is then the light does not change every 28.9 seconds.
- Is it an average of all delays after the light turns green for 36th Avenue traffic?

I. Section 5.2 of the report lists the level of service range of controlled intersection delay for level B at 10 – 20 seconds **PER CAR**; for level C at 20 – 35 seconds; level D at 35 – 55 seconds; and level E at 55 – 80 seconds.
- Why does the increment amount jump from 15 seconds at level C to 20 seconds at level D, and then 25 seconds at level E?
- If the intersection at 88th and 36th is rated an E then by City rules the development cannot be built. If the increment amounts are kept the same for all levels then the calculated rate of 44.5 seconds in 2033 if the development is built would fall within level E and thus would not be allowed to be built.
- If the times indicated are the delays experienced PER CAR, then the 908 cars that I've calculated per day that will use 36th Avenue to enter 88th will be delayed 44.5 seconds X 908 = 40,406 seconds, or 673.43 minutes, or 11.22 hours. This is if no other factors are included such as accidents and train crossings or other lanes of the intersection that do not directly have traffic entering or exiting 36th Avenue. This level of service is unacceptable.

J. The collision analysis only provides the number of collisions; it does not include the amount of time that traffic was delayed during each accident. Accidents severely delay access to 36th Avenue and the time that access is delayed MUST be accounted for in all traffic LOS calculations, and it does not appear to be

3) I am concerned that the groundwater will be permanently polluted, damaged and be unusable due to the construction and future runoff from the development.

Many of the existing houses use well water and once a well is polluted it is extremely difficult if not impossible to restore the water to the level of purity that previously existed before construction. No effective mitigation plan has been submitted that addresses this concern. Please provide a proper

mitigation plan that not only addresses the water purity concerns and also provides an avenue of effective resolution should wells become polluted and unusable in the future.

Additionally, who is going to be responsible for the polluting of the wells and/or the potential health risks associated? Who will be responsible for addressing and mitigating the issue to the satisfaction of the homeowners impacted?

Conclusion

- Based on existing neighborhood factors and information received from the City of Marysville and KB Homes, it is unsafe to allow the addition of 59 homes to the existing neighborhood to proceed
- The neighborhood's concerns over the safety of adding an additional 59 homes to an already unsafe situation for the entire neighborhood of only one way in and one way out are not being properly acknowledged, addressed, or mitigated by the City of Marysville or KB Homes
- The neighborhood's concerns over maintaining the purity of the existing well water and water table are not being properly acknowledged, addressed, or mitigated by the City of Marysville or KB Homes
- It appears that the numbers of trips per household that are calculated for the new development are being severely underestimated, which improperly skews the numbers in to result in a lower LOS rating for the 88th and 36th Avenue intersection, and in favor of KB Homes and approval of the development
- It appears that the City of Marysville is not interested in allowing the existing residents of the neighborhood in which the development is planned to have any input to the decision of whether or not the development can proceed

Please provide sufficient answers to the above questions and provide proper and effective mitigation plans for all areas of concern before any further progress is made on this development. Thank you.

Sincerely,

John W. and Nikki V. Ray

john_ray_@hotmail.com
nray31mk1@gmail.com

3910 100th PL NE
Marysville, WA 98270
206-854-5068 cell

From: Shirley Warthen
To: Emily Morgan; Michael Stevens; Jon Nehring
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 4:51:58 PM
Attachments: image001.png

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Thank you for this email.

I believe there are many reasons that this project needs to be on hold **until multiple Safety issues are resolved**. If the following issues cannot be resolved to protect the current residents, the development needs to be reduced or denied.

1. Fire Department and Emergency Services access -- currently problematic
2. Street Access - Dead End Road
3. City Water Capacity,
4. Well Water Quality & Contamination Risk
5. City Sewer extension and capacity

Fire Department and Emergency Services access
Multiple times each day 88th Street has all lanes full of vehicles for an extended period of time due to the Train at 88th and State, or the huge quantity of traffic that travels that road. It is impossible for emergency vehicles to gain access to this neighborhood.

The business traffic for Chick-Fil-A, Starbucks, and other businesses in the area, which was added in 2020, have added the complexity of all lanes of 36th, the single access point, being frequently blocked with that business traffic. In addition, the proposed addition of Burger Master, businesses, and 16 apartments is additional congestion added to an already over burdened street capacity.

During the July 31, 2024 meeting regarding the development, there was a reference to the addition of multi lane traffic circles but these add minimal space. I-5 Exit 200 is frequently at a stand still for a half mile of I-5. Those cars could easily pack all lanes of the circles. Any road capacity changes need to happen prior to adding additional traffic.

Street Access - Dead End Road
Replacing 5 homes, down a **one and one half mile long dead end road**,

with 59 homes is a 34% increase in the number of homes which already have safety issues. This seems unreasonable without the addition of at least one external access road. I don't believe this complies with the intent of the residential access laws mentioned during the July 31, 2024 meeting regarding the requirement for two or more exits from neighborhoods. The current long narrow access road runs parallel to the I-5 Right of way and weaves through the neighborhood.

The proposed subdivision shows two exits, however, both exits go onto the same dead end road, the roads show different street names, however, it's logically all one long road.

If you look at the street map of the area, you will see that turning from 88th onto 36th between 7-11 and Chick-Fil-A, the road becomes a long dead end road. There are multiple street names as the road weaves through the older large isolated residential area. The turns are 36th, left on 90th, right on 35th; which runs parallel to I-5; right on 98th, left on 39th, left on 100th, 100th ends in a Cul-de-sac near I-5 Right of Way. There is a side street onto 35th which also ends in a cul de sac. The number of homes that currently rely on this single access point is about 170, all relying on one way in and out, complicated by multiple businesses at the single entrance/exit point of 88th and 36th.

The permit plan says there are two exits from the proposed neighborhood, however, even though the neighborhood exits are onto two different street names they both exit to the same long dead end road.

City Water
Does the current City Water system have the capacity to provide good water pressure, since many of the current homes have wells the system may be overwhelmed. It could potentially need to serve a 100% growth in number of home served.

Well Water Quality & Contamination Risk
A majority of the homes in the area are not on City Water or Sewer. It's essential to protect the existing homes, this new subdivision will put the existing homes at risk. The average city dweller has no knowledge about protecting the ground water quality since they totally rely on the City Water system.

The addition of 59 homes and over 120 cars; based on average vehicles per household; will result in lots of contaminants, which will pollute the well water. Many of the things we see as normal daily tasks result in contaminants being introduced into the ground water; washing a car or other outside items, chemicals used for lawns and gardens, treating for pests, things that leak onto the ground from vehicles and much more.

City Sewer Capacity and Construction Plan

The plan is to extend the city sewer system which runs the length of 35th. This work will also cause traffic and safety problems since the work will need to be completed under the road that is the single access point for the neighborhood. What is the plan to be sure people can traverse the full 1.5 miles while this work is being performed? It's very likely the emergency response time will be impacted during the work. The statement was just one week to perform the work. That seems barely enough time to get the work started, much less completed.

Will this dump into the sewer collection point behind Haggen, does that collection point have the capacity to handle the increase, a majority of the 170 homes that will remain have septic tanks, it's very likely a 100% increase in sewage that will need to be handled.

Thank you very much for addressing these concerns. I look forward to your response.

Shirley Warthen
425.239.5039

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering

5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE

3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500

30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: **http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1**

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | **emorgan@marysvillewa.gov**

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

From: Carmen Nielsen
To: Emily Morgan
Subject: [External!] Stevens Project
Date: Tuesday, September 24, 2024 4:18:13 PM

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RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Ms Morgan,

I am writing in regard to the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development between 98th St. and 100th Pl. in Marysville.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and the concerns of the families residing in the neighborhood.

Amongst our concerns are:

1. The amount of traffic that would be added to our streets with only one way in and one way out.
2. The amount of time it will take for emergency vehicles to reach us.
3. How our trees will survive the storms once the protection of the Stevens property is cleared.
4. Being as our area is on wells, how will this affect our water.

There are many other concerns but this is just to name a few.

Carmen Nielsen
3814 100th Pl.
N.E.
Marysville, Wa.
98270

(carmien@msn.com)

This is answer to question #2 about emergency response from fire. Our response times would be similar to our current response times. All responses vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

From: Jade Seman
To: Emily Morgan
Subject: [External!] Concerns Regarding Housing Development Project (PA24-024)
Date: Monday, September 23, 2024 9:09:13 PM

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Brent & Jade Seman
3807 98th St. NE
Marysville, WA 98270
rjade26@gmail.com
206 407-5093

City of Marysville
Department of Planning and Development
501 Delta Ave Marysville, WA 98270

Concerns Regarding Housing Development Project (PA24-024)

Dear Emily Morgan,

I am writing to submit my comments on the proposed housing development project (PA24-024). While I understand the need for growth, I have several concerns about the potential impacts this project will have on the surrounding community and environment, particularly in terms of traffic, environmental degradation, tree retention, fire safety, and potential effects on nearby water sources. Below are my key points:

1. Traffic Impact, Emergency Access, and Roundabouts

The Traffic Impact Analysis highlights that the development will significantly increase traffic, particularly on 35th Ave., which serves as the only entry and exit point for both current and future residents. The proposed traffic improvements, including the addition of three roundabouts, are insufficient to mitigate the congestion, particularly when trains are passing through the area.

What is more troubling is that the Environmental Impact Study admits that instead of meaningfully addressing traffic issues, the developers will pay an impact fee, effectively acknowledging they are worsening the traffic situation. This gives the impression that the developers prioritize their profits over community wellbeing, as it appears they prefer to pay a fee rather than invest in improving the infrastructure for the neighborhood.

I urge the city to reconsider this approach and require the developers to implement traffic improvements beyond paying a fee, as the current plan will exacerbate traffic congestion, negatively affecting current residents.

2. Fire Safety and Increased Danger for Existing Residents

I am also deeply concerned about the increased fire safety risks this development imposes on current residents. The new homes will likely be equipped with modern fire safety measures, but existing residents will face a higher danger without the ability to afford expensive upgrades like water sprinklers.

Moreover, the current homes are not being given access to public water and sewer systems, which

places them at a further disadvantage. These homes rely on well systems, and in the event of a power outage, the well pumps will not function, leaving residents without water pressure. Even if sprinklers were added, they would not work under these circumstances. The increased fire risk, paired with the lack of support for traditional homes, puts current residents in a more precarious and dangerous situation.

The city must consider the inequitable situation this creates, where new, wealthier homes are built with modern safety features, while long-standing, traditional homes are left in an increasingly dangerous environment. This is particularly unjust given the rich historical attributes of the neighborhood, which are not being respected or preserved.

3. Environmental Impact and Unmentioned Creek Belonging to the Tulalip Tribe

Another significant concern is that the Environmental Checklist failed to mention a nearby creek that belongs to the Tulalip Tribe. This is a serious oversight, as the creek plays an important role in the Tribe's cultural and environmental heritage.

There is a real risk of pollution from construction runoff, chemicals, and sedimentation, which could harm water quality and the ecosystem. Furthermore, future residents may use yard chemicals—such as fertilizers, pesticides, and herbicides—that could seep into the groundwater, impacting both the creek and the existing wells used by current residents. It is especially concerning that future residents, whose water will come from the city, will not have the same concerns about protecting the groundwater that current residents depend on.

The city must ensure that the developers implement robust environmental protections, including restrictions on chemical use and a comprehensive plan to safeguard the creek and the water resources of the community. Furthermore, it is critical that the Tulalip Tribe is consulted and their rights and interests are respected.

4. Risk of Groundwater Contamination and Well Drying for Nearby Residents

The project raises serious concerns about both the contamination and drying up of existing wells, which many current residents rely on for their water supply. The construction process and potential changes to the groundwater table could disrupt these wells, while chemical runoff from the new development could further contaminate the water.

The city should require a thorough hydrological study to assess the potential risks to the water table and ensure the continued water security of existing residents. Moreover, given that the new development will have city water, current residents should not be disproportionately affected by risks created by the development.

5. Tree Retention and Loss of Vegetation

The Arborist Report reveals plans for significant tree removal, which will reduce the area's natural beauty, wildlife habitats, and stormwater absorption. These trees are not only essential for the local ecosystem but also contribute to the historical and aesthetic character of the neighborhood.

I recommend that the city enforce stronger measures to minimize tree removal and require the replanting of native species to replace any lost trees. This would help maintain the ecological balance and preserve the unique character of the neighborhood.

In conclusion, I have significant concerns about the negative impacts this development will have on traffic, fire safety, water resources, and the environment. The development is increasing risks for existing residents—both in terms of safety and quality of life—without providing meaningful solutions to mitigate those risks. The developers' plan to simply pay an impact fee for worsening traffic, without addressing the root issues, is particularly troubling, as it demonstrates a disregard for the long-term needs of the community.

I urge the city to prioritize the safety and well-being of the current residents, the protection of the local environment, and the preservation of the neighborhood's historical attributes. Further studies,

improved infrastructure, and greater consideration for existing residents and the Tulalip Tribe are necessary before any approval is granted for this project.

Thank you for your attention to these important matters.

Sincerely,

Brent and Jade Seman

Answer to question #2:
All of the new buildings will be equipped with fire sprinkler systems which should operate during a power interruption as long as the pressure within the water system is unaffected. While this cannot be for certain, all fire systems within the area would be impacted as well.

The fire department is willing to provide neighborhood fire safety talks to raise the awareness of fire safety practices for all residents.

The fire district will continue to provide service at a high level to the neighborhood.

If residents would like more information on retrofitting their homes with fire sprinkler systems using a well we can provide that as well. This is an option for those who would like to add additional safety in their homes. A good website for residential fire sprinklers is www.homefiresprinkler.org or they can contact Tom Maloney 360-363-8506.

Attn: Emily Morgan

Planning Department

Community Development

Marysville, WA

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed currently to the Marysville Planning Commission for a 59 single home development just north of 98th Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024 in the Marysville Civic Center the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families currently living in this neighborhood. Beyond the many concerns about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water and the sewer constraints, my concern is over the issue of safety for the neighborhood and the increase in bottlenecking traffic.

The developers feel they have alleviated a fire risk by installing sprinkler systems in the new homes because code states you must have two access points in and out of a neighborhood for fire safety or install sprinkler systems in all the houses. However, our neighborhood has only one in/out access to begin with, and with the addition of 59 families accessing our one way out (35th Ave NE) the added traffic will bottleneck our neighborhood access to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access, not addressing other emergency vehicles such as ambulances and police emergency access in and out.

The property has not yet been purchased so this is only a proposal, but I (and 99% of my neighbors) believe this housing project should be stopped before it is even started. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Regards

James R. Lubbehusen

MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All response vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

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From:	Joan Sauter
To:	Emily Morgan
Cc:	mstevens@marysville.gov; Peter Condyles; Tom King; Steve Muller; Jon Nehring; Kelly Richards; Kamille Norton
Subject:	[External!] Proposed KB Homes 59-lot Planned Residential Development
Date:	Thursday, September 19, 2024 11:45:00 AM

[CAUTION:] This email originated from outside the City of Marysville. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Good Morning,

I would like to offer my comments concerning the application submitted by KB Homes for the high density build in our neighborhood.

My family has been living in this community for 33 years and have witnessed first hand the impact of the I-5 88th street on/off ramps and various commercial projects and improvements which brought grocery, gas and restaurants to 88th. This brought services as well as much traffic stress accessing our homes. The narrow road which winds back to our community is a dead end. There is only one way in and out. At peak traffic the intersection is often blocked affording no ability access 36th. Factor in the congestion pinch of the left turn to access the strip mall dev grounded by Chik Fil A, Starbucks, Jersey Mike's and other tenants -the narrow two lane road is blocked completely. Adding 59 homes - potentially 2-3 cars per household will undoubtedly have a negative impact on travel in and out. There are concerns about Fire/ Aid access as well.

Traffic along 35th Street is treacherous now. No sidewalks. No ADA provisions? Can we get side walks and ADA?

How will the build affect on our water quality? Are there City assurances that the build will not impact our wells?

In closing I would like to invite you all to visit our neighborhood. Arrange to come at peak hours during the week. Weekends too.
Word of caution - If you stop at the Starbucks on 88th for coffee you won't be able to take a legal left out of the retail strip mall to travel north in order access our community where the 59 houses are proposed. Who thought that was a good idea?

I appreciate your time.

Regards,

Joan Sauter
3602 100th PL NE.
Marysville, WA.98270

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From: James Lubbehusen
To: Emily Morgan
Subject: [External!] Fwd: KB letter from Lisa Privitera of Marysville
Date: Tuesday, September 24, 2024 3:34:30 PM
Attachments: KB letter.docx

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Emily,
Please add this comment to your KB 59 Homes project files

Regards,
James Lubbehusen

Begin forwarded message:

From: Lisa Privitera <lprivitera1229@gmail.com>
Subject: KB letter
Date: September 22, 2024 at 6:50:59 PM PDT
To: James Lubbehusen <jimlubbehusen@gmail.com>

Here's one and the other is attached:

Dear Members of the Marysville Planning Committee:
I am writing to express my concerns regarding the KB Developers' proposal to construct 59 new houses in our neighborhood, particularly focusing on the implications of having only one access point for both entry and exit. This layout may significantly compromise our safety, as emergency vehicles would face delays reaching homes in care of a crisis, and congestion could lead to hazardous traffic patterns at peak times. Additionally, I worry about the strain this development could place on community resources and our local ecosystem, as increased population density can overwhelm existing infrastructure and lead to the degradation of nearby natural habitats. I urge the Planning Commission to consider these critical factors before moving forward with the project.
Thank you for your attention to these matters.

"Love me when I least deserve it, because that's when I really need it." ~~ Swedish Proverb

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From: Marti Burdett
To: Emily Morgan
Subject: [External!] Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:03 PM

[You don't often get email from maburd48@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Concerns with the proposed 59 homes on 13.5 acres off of 88th in Marysville.

There is only one way in and out of this neighborhood. Adding a potential 120+ additional cars driving in and out to an already congested roadway (88th) is beyond making sense.

The City of Marysville doesn't take care of the roads, trees, etc as of now. A tree from this corner fell during a storm and took out a power line. Took the city a couple DAYS to get to it, we were stuck. Watched medics walk a stretcher back here because they could not get their vehicle past the tree with wires tangled in it.





The frontage road (35th) suffers from at least once a year a tree falling from the west side across the power lines. Always takes days for someone from the city to take care of it. GENERATORS ARE A MUST BACK HERE. Will those families buying houses back here be advised to buy generators? So irresponsible of the City.

It is all over the news that 2 elementary schools will be closing their doors in Marysville, as well as the potential for programs such as sports, etc to be discontinued. The two schools closing are on each side of the school serving kids from this neighborhood. Where are these potential 100 kids going to school? I wouldn't buy a house in Marysville if I had school aged children.

At the Q&A meeting that was set up for this project, it was all questions, no answers. We did learn that not only is this new neighborhood going in this area, but the City has also approved another restaurant/strip mall and apts?!?! Remember one way in and one way out of here! We invite everyone that is apart of this project to drive back here, preferable in separate cars, at the same time, either at 7-8:30am, noon, or 4-6pm, when a train has passed thru and when Chic Fillet has REOPENED. There was a EMT that spoke at this meeting stating that their response time is high due to congestion on 88th, and was concerned about more traffic. Can't change the trains coming thru, but until the roads are fixed for traffic that it has now, zero additional building should be granted. An accident at the entrance to this neighborhood causes HOURS of delay in and out of here! Not OK!!

We moved back here when it was a 2 lane road over the RR tracks from State Street, and a wooden bridge over Quilceda Creek (35 years ago). We can't stop progress, but when it comes to our safety, emergency response, that we as City of Marysville taxpayers deserve, we have to speak up. Please, take a drive, and see how very irresponsible and unsafe it is to put so many additional homes in this area.

Thank you for your time,
Concerned Neighbor

Sent from my iPhone

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Attn: Emily Morgan

Planning Department

Community Development:

Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development just north of 98th
Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families residing in the neighborhood. We are concerned about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water, and the sewer constraints, and my biggest concern is safety for the neighborhood with the increase in bottlenecking traffic. Most of my neighbors are elderly and have health issues.

However, our neighborhood has only one in/out access, and with the additional fifty-nine houses which increases the neighborhood by thirty-three percent. The added traffic will bottleneck our neighborhood to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access,
not addressing other emergency vehicles such as ambulances and police emergency access in and out.

To the best of my knowledge, the property has not yet been purchased. I believe this housing project should be stopped immediately. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Thank you for your time.

Mary Steiner

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Traffic and Safety Concerns Regarding the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/20/24

I am writing to express serious concerns regarding the traffic and safety implications of the proposed 59-home development near **10011 39th Dr NE**. The findings from the **Traffic Impact Analysis** reveal significant issues that will exacerbate traffic congestion in an area already burdened by commercial activity from **Burgermaster** and **Chick-fil-A**. These businesses already generate substantial traffic, which will only worsen with the introduction of new homes, impacting local traffic flow, safety, and pedestrian infrastructure.

Cumulative Traffic Impact from Burgermaster, Chick-fil-A, and New Development

The traffic generated by **Burgermaster** and **Chick-fil-A** regularly causes congestion on **35th Avenue NE** and **98th Street NE**, especially during peak meal times. The proposed development of 59 homes is projected to add **509 daily trips**, with **54 new PM peak-hour trips**. This additional traffic will compound the existing congestion caused by these commercial businesses, leading to further delays, increased accident risks, and safety concerns for both drivers and pedestrians.

Without proper mitigation measures, traffic flow on these streets will deteriorate, leading to further degradation of the **Level of Service (LOS)** at critical intersections such as the **I-5 ramps at 88th Street NE**. A **Traffic Impact Analysis (TIA)** must be conducted or updated to account for the **cumulative traffic** from both the new development and the nearby commercial establishments, and the analysis should recommend necessary improvements, such as traffic signals, turn lanes, or roundabouts to alleviate these issues.

Pedestrian Safety: The Need for Sidewalks

The current infrastructure on **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** is inadequate to support safe pedestrian movement. With increased traffic from both the development and commercial activity, it is critical that the City installs **sidewalks** along these roads. Pedestrians, including families and children, are at significant risk of accidents if forced to walk on roads shared with vehicles.

Burgermaster and **Chick-fil-A** already generate considerable vehicle and foot traffic, particularly during lunch and dinner hours. The proposed development will introduce additional vehicles and pedestrians into the mix, further complicating the traffic dynamics in this area.

Sidewalks are necessary not only for pedestrian safety but to ensure that traffic flow remains smooth by keeping pedestrians off the road.

Single Access Point and Emergency Response Concerns

39th Dr NE, where I reside, is a **dead-end street** with only one entry and exit point. The increased traffic resulting from the development will exacerbate congestion along this single route, creating delays and bottlenecks, particularly during peak times. This will also pose a significant risk in emergency situations, as emergency vehicles may be delayed by traffic jams or accidents blocking the only route in and out of the neighborhood.

In addition, the **five-year collision history** at the **I-5 ramps at 88th Street NE** indicates a high risk of accidents at these intersections, which further underscores the need for mitigation. The City must ensure that emergency response times are not compromised by increased congestion, and traffic management measures such as **emergency lanes** or optimized **traffic signal prioritization** should be considered.

Conclusion

To address the serious traffic and safety concerns related to the proposed development and the cumulative impact from **Burgermaster** and **Chick-fil-A**, I urge the City of Marysville to:

1. **Conduct or update a comprehensive Traffic Impact Analysis (TIA)** to account for the **combined effects** of traffic from the new development, Burgermaster, and Chick-fil-A.
2. **Install sidewalks** along **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** to provide safe walking spaces for pedestrians.
3. Address the **single access point** issue on 39th Dr NE by considering alternative routes or traffic management solutions to prevent bottlenecks and ensure emergency response times are not compromised.
4. Implement **traffic calming measures** to mitigate the increased congestion and improve safety at key intersections, particularly at the **I-5 ramps at 88th Street NE**.

These measures are critical to ensuring that the development proceeds safely and responsibly, without exacerbating existing traffic problems caused by nearby commercial establishments. I trust that the City will take these concerns seriously and implement the necessary infrastructure improvements.

Thank you for your attention.

Sincerely,
Matt Johnson

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If residents would like more information on retrofitting their homes with fire sprinklers using a well we can provide that as well. This is an option for those who would like to add additional safety in their homes. A good website for residential fire sprinklers is www.homefiresprinkler.org or they can contact Fire Marshal Tom Maloney 360-363-8506.

State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C
SEPA requires the assessment of environmental impacts, including traffic congestion and road safety, for new developments.

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A
This act mandates proper infrastructure planning, including traffic and transportation systems, to accommodate new developments and protect public safety.

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf
While focused on water, this case emphasizes the importance of evaluating infrastructure impacts, including traffic, before allowing development.

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html
This case underlines the need for compliance with regulations that address environmental and infrastructure impacts, including the effects on traffic and public safety.

Washington Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A
Stormwater runoff affects traffic safety, especially in areas where roads are impacted by excess water and insufficient drainage, increasing accident risks.

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html
The local SEPA rules require traffic impact analysis for developments, focusing on the safety and functionality of transportation systems.

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html
Managing stormwater runoff is essential to maintaining safe road conditions, as poorly managed runoff can lead to unsafe driving conditions.

From: Shirley Warthen
To: Emily Morgan; Michael Stevens; Jon Nehring
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 4:51:58 PM
Attachments: image001.png

Some people who received this message don't often get email from sa.warthen@gmail.com. Learn why this is important

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Thank you for this email.

I believe there are many reasons that this project needs to be on hold **until multiple Safety issues are resolved**. If the following issues cannot be resolved to protect the current residents, the development needs to be reduced or denied.

1. Fire Department and Emergency Services access -- currently problematic
2. Street Access - Dead End Road
3. City Water Capacity,
4. Well Water Quality & Contamination Risk
5. City Sewer extension and capacity

Fire Department and Emergency Services access
Multiple times each day 88th Street has all lanes full of vehicles for an extended period of time due to the Train at 88th and State, or the huge quantity of traffic that travels that road. It is impossible for emergency vehicles to gain access to this neighborhood.

The business traffic for Chick-Fil-A, Starbucks, and other businesses in the area, which was added in 2020, have added the complexity of all lanes of 36th, the single access point, being frequently blocked with that business traffic. In addition, the proposed addition of Burger Master, businesses, and 16 apartments is additional congestion added to an already over burdened street capacity.

During the July 31, 2024 meeting regarding the development, there was a reference to the addition of multi lane traffic circles but these add minimal space. I-5 Exit 200 is frequently at a stand still for a half mile of I-5. Those cars could easily pack all lanes of the circles. Any road capacity changes need to happen prior to adding additional traffic.

Street Access - Dead End Road
Replacing 5 homes, down a **one and one half mile long dead end road**,

with 59 homes is a 34% increase in the number of homes which already have safety issues. This seems unreasonable without the addition of at least one external access road. I don't believe this complies with the intent of the residential access laws mentioned during the July 31, 2024 meeting regarding the requirement for two or more exits from neighborhoods. The current long narrow access road runs parallel to the I-5 Right of way and weaves through the neighborhood.

The proposed subdivision shows two exits, however, both exits go onto the same dead end road, the roads show different street names, however, it's logically all one long road.

If you look at the street map of the area, you will see that turning from 88th onto 36th between 7-11 and Chick-Fil-A, the road becomes a long dead end road. There are multiple street names as the road weaves through the older large isolated residential area. The turns are 36th, left on 90th, right on 35th; which runs parallel to I-5; right on 98th, left on 39th, left on 100th, 100th ends in a Cul-de-sac near I-5 Right of Way. There is a side street onto 35th which also ends in a cul de sac. The number of homes that currently rely on this single access point is about 170, all relying on one way in and out, complicated by multiple businesses at the single entrance/exit point of 88th and 36th.

The permit plan says there are two exits from the proposed neighborhood, however, even though the neighborhood exits are onto two different street names they both exit to the same long dead end road.

City Water
Does the current City Water system have the capacity to provide good water pressure, since many of the current homes have wells the system may be overwhelmed. It could potentially need to serve a 100% growth in number of home served.

Well Water Quality & Contamination Risk
A majority of the homes in the area are not on City Water or Sewer. It's essential to protect the existing homes, this new subdivision will put the existing homes at risk. The average city dweller has no knowledge about protecting the ground water quality since they totally rely on the City Water system.

The addition of 59 homes and over 120 cars; based on average vehicles per household; will result in lots of contaminants, which will pollute the well water. Many of the things we see as normal daily tasks result in contaminants being introduced into the ground water; washing a car or other outside items, chemicals used for lawns and gardens, treating for pests, things that leak onto the ground from vehicles and much more.

City Sewer Capacity and Construction Plan

The plan is to extend the city sewer system which runs the length of 35th. This work will also cause traffic and safety problems since the work will need to be completed under the road that is the single access point for the neighborhood. What is the plan to be sure people can traverse the full 1.5 miles while this work is being performed? It's very likely the emergency response time will be impacted during the work. The statement was just one week to perform the work. That seems barely enough time to get the work started, much less completed.

Will this dump into the sewer collection point behind Haggen, does that collection point have the capacity to handle the increase, a majority of the 170 homes that will remain have septic tanks, it's very likely a 100% increase in sewage that will need to be handled.

Thank you very much for addressing these concerns. I look forward to your response.

Shirley Warthen
425.239.5039

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering

5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE

3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500

30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: **http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1**

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | **emorgan@marysvillewa.gov**

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All response vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

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Built on Relationships

October 16, 2024

Emily Morgan, Senior Planner
City of Marysville
Planning and Community Development
501 Delta Avenue
Marysville, WA 98270

RE: Stevens PRD – PA 24-024 – Concurrency Recommendation

Emily,

Please consider this letter confirmation that the Applicant confirms acceptance of the Concurrency Recommendations, dated October 16, 2024, for traffic mitigation.

Thank you,

Golden, Aron Digitally signed by Golden, Aron
Date: 2024.10.16 12:44:37 -07'00'

Aron Golden
Director Acquisitions and Entitlements
KB Home – Seattle
320 120th Ave. NE, Suite 202
Bellevue, WA 98005
206-271-6613
ahgolden@kbhome.com

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

October 29, 2024

Ms. Emily Morgan - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Re: Technical Review #1 Comments (PA24-024)
Stevens PRD, 98th Street NE, Marysville, WA

Dear Ms. Morgan,

Latta Engineering, PLLC has prepared this letter to summarize project design revisions in accordance with your City staff technical review comments letter dated Sept 25, 2024.

Subdivision/PRD Comments (Ms. Emily Morgan - Senior Planner)

1. Include File Number PA24-024 on all future correspondence, in addition to all site, civil and landscape plans:
   - File Number PA24-024 is now included on all civil and landscape plans as noted.
2. Given the large public interest in the project, with one of the major concerns relating to groundwater contamination of existing on-site wells, please provide an analysis that would address how this concern would be mitigated and/or prevented:
   - The project design proposes to mitigate stormwater runoff utilizing standard Best Management Practices (BMPs) in accordance with the following requirements:
     - MMC 14.15 (Controlling Storm Water Runoff from New Development, Redevelopment and Construction Sites),
     - State Dept of Ecology's 2019 Stormwater Management Manual for Western Washington (2019 SWMM), and
     - City of Marysville Engineering Design and Development Standards (EDDS)
   - This project will result in greater than 5,000 sf of new impervious surface area therefore the project shall comply with all 9 Minimum Requirements outlined in the 2019 SWMM. **Minimum Requirement #2 (Construction Stormwater Pollution Prevention), Minimum Requirement #3 (Source Control of Pollution) and Minimum Requirement #6 (Runoff Treatment) are most applicable to the public's concerns pertaining to potential groundwater contamination**.
   - A full Construction Stormwater Pollution Prevention plan will be prepared for the project addressing all 13 elements to fully satisfy **Minimum Requirement #2** in accordance with the 2019 SMWW.
   - Appropriate source control BMPs shall be applied to the project to fully satisfy **Minimum Requirement #3** in accordance with the 2019 SMWW. The intent of source control BMPs is to prevent stormwater from coming in contact with pollutants. Proposed source control BMPs will include Operational BMPs and Structural Source Control BMPs. These BMPs will be detailed and shown the stormwater site plan and civil construction plans for City review and approval.

- Runoff Treatment (**Minimum Requirement #6**) is required to reduce pollutant loads and concentrations in stormwater run-off using physical, biological, and chemical removal mechanisms so that beneficial uses of receiving waters are maintained. Single family residential subdivision projects are required to meet the Basic Treatment Performance Goal per the 2019 SWMM.
- Please note that the storm water site plan design proposed for the Stevens PRD exceeds the Basic Treatment Performance Goal. When site conditions are feasible, storm water infiltration can potentially be the most effective BMP for Runoff Treatment. Moreover, due to the hydrologic benefits of infiltration, the State Dept of Ecology recommends providing runoff treatment by infiltrating into the site's native soils when site conditions are feasible to do so.
- As stated above, the storm water runoff management design proposed herein for the project exceeds the Basic Treatment Performance Goal (i.e. full infiltration design meets the Phosphorus Treatment, Enhanced Treatment, and Basic Treatment Performance Goals).
- Potential adverse impact on ground water quality was evaluated in the storm water design process (site characterization evaluation and site suitability criteria considerations). A geotechnical investigation was completed by Earth Solution NW, LLC that evaluated the suitability of the site for infiltration, established the infiltration rate for design, depth to seasonal high groundwater table and other geotechnical information needed to design and assess constructability of the infiltration BMP.
- To protect ground water quality, the final infiltration BMP design will include the following to comply with and exceed the 2019 SWMM requirements:
    - Perform geotechnical wet season groundwater monitoring program (by Earth Solution NW, LLC) to verify seasonal high water table depth and determine if ground water mounding analysis is required. Four groundwater monitoring wells have already been installed on the site for groundwater monitoring throughout the 2024–2025 wet season (October 2024 to April 2025).
    - Perform hydrogeologic site review and design memorandum by professional Hydrogeologist (The Riley Group, Inc) to supplement the stormwater design and address neighbor concerns pertaining to proposed stormwater infiltration BMPs in vicinity of existing wells surrounding our project site.
    - Design and construct stormwater management BMPs for the project that exceeds the Basic Treatment Performance Goal required for this project (design shall meet the Phosphorus Treatment and Enhanced Treatment Performance Goals)
    - Install pre-treatment BMPs (hydrodynamic separator or filter cartage vault) prior to infiltration facilities to remove oil and influent suspended solids (to reduce potential plugging of the soils).
    - Construct infiltration gallery BMPs with imported underlying amended soils to ensure soil suitability for water quality treatment (i.e. soil with sufficient organic content and sorption capacity to remove pollutants).
    - Develop an Operation and Maintenance Plan for the stormwater system that includes provisions for regular and perpetual maintenance of the infiltration BMPs, including replacement and/or reconstruction of any media relied upon for Runoff Treatment purposes.

3. On page C-1, the total number of lots proposed (see under #3 of Lot Density and Residential Density Incentives Summary) is 49; please revise accordingly.

   - Number of lots corrected as noted.

4. To be eligible for RDI credits, the proposed benefit incentive must go above what is required per code. Per MMC 22G.080.100, 35% of required area of open space must be in active recreation. Therefore, 0.574 acres must be for active open space. Any area in excess of that total may be used towards RDI benefits. Active open space area to be dedicated for RDI 6(a) must not be double counted. Meaning open space area that is required per the PRD standards of MMC 22G.080.100 (in this case 0.574 acres) may not be used to achieve bonus density. Please revise the open space and RDI calculations accordingly.

   - **RDI 6.a**: Calculations revised as noted as is summarized on Civil Sheet C-1. The minimum active open space for the project (0.574 Ac) has been subtracted from Tract 999 area (1.239 Ac) to apply the Dual Use Storm Detention RDI calculation as follows:
     - [Tract 999 Area – Min. Open Space Area] x 5 = RDI 6a Credit
       [1.239 Ac – 0.574 Ac] x 5 Bonus Units per Ac = **3.32 RDI Bonus Units**
   - **RDI 6.b**: Dual Use Storm Detention (Tract 998) provides 2 bonus units per acre of storm water facility tracts used for passive recreation as follows:
     - Tract 998 Area x 2 = RDI 6b Credit
       0.287 Ac x 2 Bonus Units per Ac = **0.57 RDI Bonus Units**
   - **RDI 7.c**: Project Design - Perimeter Fencing with landscaping provides 1 bonus unit per 500 LF of PRD perimeter fencing as follows:
     - Length of Fence / 500 = RDI 7c Credit
       2,978 LF / 500 = **5.96 RDI Bonus Units**
   - Please note that RDI 7.f credit for enhanced entry landscaping has been deleted (i.e. no longer proposing this as an RDI credit).

5. Per the RDI benefits outlined in the preliminary civil plans, sections of perimeter fencing is proposed. Please clearly demonstrate where this fencing is proposed along with the details of the proposed fencing:

   - Perimeter fencing locations and extents are shown and called on revised civil Sheet C-5.
   - Fencing details are provided on the revised landscape plans.

5.1 Per MMC 22G.090.580, a 6 ft. sight obscuring fence shall be required if: during grading plan review, the existing grade will be increased by a 2 ft. or greater vertical grade change and the grade increase causes the new lots to be at a higher elevation than the abutting property. Therefore, in areas that are required to be fenced pursuant to the above, those sections of perimeter fencing would not be eligible for RDI as previously mentioned.

   - Comment noted. Proposed site grading design shall match adjacent surrounding properties as noted.

Critical Area Comments

6. Staff has reviewed and concurs with the findings that the site does not contain critical areas per the Wetland and Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, LLC, dated June 20, 2024.

    - Comment noted.

Landscape Plan Comments

Prior to civil construction plan approval, a detailed landscape plan depicting all the applicable elements outlined in MMC 22C.120 and 22C.070.210 shall be approved. Based on a cursory review of the proposed landscaping plan, staff has the following comments:

7. The provided landscape plan does not include the required elements of MMC 22C.120.030(2), specifically:

7.1 As mentioned above in #5, please depict all proposed perimeter fencing and include the fencing details/specs.

- Perimeter fencing locations and details are provided on the revised preliminary landscape plans. Detailed landscape plans, specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.2 All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. Please provide an irrigation plan.

- Comment noted. Detailed irrigation plans, specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.3 The common and scientific names of all plant materials used, along with their size at time of planting.

- Comment noted. Plant material specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.4 Existing trees and other natural and unique features shall be preserved wherever possible. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.

- Comment noted. The Tree Conservation Plan prepared by Soundview Consultants LLC dated August 28, 2024 was completed to assess the size and condition of significant trees present on the subject property. The PRD civil grading plan will not significantly alter the existing site (landform grading). Tree retention considerations shall be completed in accordance with MMC 22G.090.570. When and where it is not feasible to retain healthy significant trees, the trees shall be replaced onsite within a proposed planting plan, an alternative site plan, or by payment into the City's tree fund per MMC 22G.090.570 (2)(d).
- Per the Soundview Tree Conservation Plan, 97 of the perimeter trees have been assessed as having the highest potential for retention, with the majority situated along the northern property boundary. Soundview's Tree Retention Map and removal analysis plan has been reviewed by the project's Landscape Design Consultant (Cascade Design Group). The retention of the perimeter trees however will be determined on a case-by-case basis during construction by the project's Certified Arborist, taking into account several key factors. Future civil construction plans for site clearing and

land disturbance shall detail clearing limits to preserve these trees. All trees being retained shall have tree protection fencing installed at the extent of their driplines or their critical root zones (CRZ). Tree protection fencing shall consist of high visibility mesh fencing that will be installed prior to the commencement of site work. No traffic or materials shall enter the tree protection zone.

- Please refer to the revised preliminary civil grading plan (Sheet C-5) that incorporates and depicts the trees included for retention per the Tree Conservation Plan prepared by Soundview Consultants, dated August 28, 2024.

8. As proposed, the enhanced landscaped area does not appear to be compliant with the RDI provision of 7(f). The landscaping would not be considered "exceptional, outstanding, or unique design". Please provide more elements to better meet those standards.

   - Please note that RDI 7.f credit for enhanced entry landscaping has been deleted (i.e. no longer proposing this as an RDI credit).

9. Please include trees that provide shade in areas where pedestrians would be gathering (i.e. picnic tables, benches, etc.).

   - See attached revised preliminary landscape plans as noted. The future detailed landscape plans will ensure shade trees are proposed in areas where pedestrians will be gathering.

10. All open space areas that include children's play areas need to be fenced. Please provide example/details of said fencing to the details sheet of the plans.

    - See attached revised preliminary landscape plans as noted.

11. The details page on L5 appears to have some errors or are providing wrong images; see the "Active Open Space West" and the "Playground" details.

    - See attached revised preliminary landscape plans as noted.

12. Location of precast vault lids need to be shown as well as proposed access to said lids:

    - Future detailed civil construction plans need to be completed in order to identify all proposed vault access lid and cover location. Detailed landscape plans will show all access lid locations as noted.

Civil Review Comments (Kacey Simon, Civil Plan Reviewer)

1. Existing utilities:

   a) Sanitary sewer: The nearest sewer is a 10" PVC main located south at the intersection of 35th Ave NE and 94th PL NE which is about 1500 feet away.

      - Comment noted. This is the sewer connection point for extension to our site.

   b) Water: There currently is an 18" ductile iron water main located along the west side of the property that can be found on record drawing W745.

      - Comment noted.

   c) Storm: There is not any storm infrastructure in this area.

- Comment noted. Stormwater management will be based on infiltration BMPs in accordance with City development standards.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
   a) Sewer, water and storm will need to be extended along all property frontage on both sides. Please note that manholes shall be provided at a maximum of 400' intervals for 8" – 15" sewer mains and the minimum slope for 8" sewer main is 0.40% and for 10" sewer main is 0.28.
      - Comment noted. Revised civil plans propose utilities along the project frontage as noted.
3. Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
   a) 98th St NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS with half street improvements along the project frontage.
      - Comment noted.
   b) 35th Ave NE shall be built compliant with SP 3-218-002. We originally thought there was only 26' so we asked for two – ten foot travel lanes and a sidewalk adjacent to the north bound traffic lane. Since it appears we have 30', we would like to keep two – ten foot travel lanes with a 5' landscape strip and 5' sidewalk.
      - The proposed typical section on civil sheet C-6 reflects the revised road section per our recent conference call with City staff as follows:
        - Two 10 ft travel lanes
        - Sidewalk on east side only (6 ft width) located adjacent to the curb (no landscape strip)
        - Street trees to be located behind the sidewalk adjacent to the east ROW property line.
4. Access:
   a) The new roads shall be constructed to SP 3-218-001.
      - Comment noted.
   b) Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off a cul-de-sac and shall serve a maximum of 6 lots.
      - Comment noted.
   c) Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.
      - Comment noted.
   d) The minimum width of a residential driveway is 12', and the maximum is 26'. Curb cuts shall be limited to a 20' maximum.
      - Comment noted.

5. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

   a) Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.

      - Comment noted.

   b) It looks like infiltration is being proposed and there appears to be at least 5' of separation to the seasonal high-water table, a mounding analysis will be required if there is less than 5' of separation. The mounding analysis shall be performed during the wet season.

      - Comment noted.

   c) The maximum allowed impervious surface coverage for the Zoning designation is 70%.

      - Comment noted.

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

   - Comment noted.

7. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review. Contact Ryan Keefe at 360-363-8168 to schedule.

   - Fire flow test has already been completed (see attached City memo from Ryan Keefe).

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

   - Comment noted.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

   - Comment noted.

10. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site, they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site, they need to be decommissioned based on Department of Ecology standards.

    - Comment noted.

11. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

    - Comment noted.

12. All civil construction plan submittals are to be uploaded directly to our online portal...

    - Comment noted.

13. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

    - Comment noted.

Traffic Comments (Mr. Danny Hagen – Associate Traffic Engineer)

1. The traffic impact analysis performed in Exhibit–011 of 54 new PM peak-hour trips is accepted with a mitigation fee of $340,200.
   - Comment noted.

2. The Snohomish County Traffic Mitigation Offer document in Exhibit-012 is accepted and a filled copy is attached
   - Comment noted.

3. Driveways accessing public streets shall not be aligned with driveways on the opposite side but instead shall be staggered to enable parking and emergency vehicle access without parking restrictions. Driveway access locations should be reconsidered for lots accessing Road C, Road A west of Road B, and Road B south of Road C.
   - Comment and requirement noted. Driveways location within the PRD have been staggered to the extent feasible considering intersection setbacks, sight distance, civil utility lot services, and dry utility lot services.

4. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
   a) Street Lights are required along on-site roadways and any constructed frontage improvements.
      - Comments and requirements noted.
   b) A sight-distance analysis will be required at all new roadway intersections. See EDDS Std. Plans 3-212-001 & 002 for further guidance improvements.
      - Comments and requirements noted.
   c) A signing and marking plan shall be required as part of civil construction plans.
      - Comments and requirements noted.

Fire District Comments (Mr. Brian Merkley, Deputy Fire Marshal)

1. General Information:
   a) The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
      - Requirement noted.
   b) Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
      - Comment noted.

2. Water Related:

a) All homes will require fire sprinklers per MMC 9.04.503.1.5 Exception 1. Due to single point of access at 36th Ave NE, fire sprinklers will be required, has been noted on plans.

   - Requirement noted.

b) It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. No fire flow information provided at this time, please provide.

   - Fire flow test has already been completed (see attached City memo from Ryan Keefe).

c) The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show if these will be IRC townhomes, or IBC apartments (sprinklers and construction differ). The buildings will require NFPA 13D fire sprinkler systems in each unit (for townhomes), or NFPA 13R fire sprinkler systems in each building (for apartment).

   - Requirement noted.

d) Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. Hydrants shown appear acceptable.

   - Requirement noted.

e) Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

   - Requirement noted.

f) Fire hydrants with approved water supply must be in service prior to building construction.

   - Requirement noted.

g) Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

   - Requirement noted.

3. Access Related:

a) Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). Turnaround shown on plans appear adequate, 80' cul de sac.

   - Requirement noted.

b) "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2018 IFC D.105.1). Building heights are not known at this time, disregard if under 30'.

   - Requirement noted.

c) An adequate access route for fire apparatus must be in service prior to any building construction.

- Requirement noted.

d) Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.

- Requirement noted.

e) "NO PARKING - FIRE LANE" signs are required on both sides of all roads that are 26 feet wide or less, and one side of roads 26 to 32 feet wide. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1).

- Requirement noted.

f) The city address committee will determine road names and address numbers for the lots.

- Comment noted.

Police Dept. Comments (Mr. Erik Scairpon - Police Chief, City of Marysville)

All police dept. report on incidents located within the project neighborhood accessed by 35th Ave NE is noted.

Utility Fees Memo (Mr. Ryan Carney, Development Services Technician)

All information about Utility Capital Improvement Fees, Recovery (Latecomer) Fees, Utility Main Fees and ULID/LID Fees are noted.

Public Works Comments (Mr. Brian McDaniel, Water Utility Supervisor)

1. Move water meters for lots 10 and 11 to other sides of lots. Currently service lines are shown tapped on gate valves.
   - Water services and tap location revised and noted. Refer to civil Sheet C-5.
2. Water main tie in to 18" water main needs to be a live tap.
   - Requirement noted.
3. Water details not shown.
   - Water main detail design, specifications and details will be provided with the future civil construction drawings.

Public Works Comments (Mr. David Jackson, NPDES Coordinator)

1. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA. This policy may be modified depending on facility design. The City will receive an easement to inspect the facility, and, if needed, repair and maintain the facility in an emergency.
   - Requirement noted.

2. The City has adopted the 2019 Stormwater Management Manual for Western Washington (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information).
    - Requirement noted.

3. Infiltration BMPs require pre-treatment. Appropriate options for treatment can be found in the Stormwater Management Manual for Western Washington 2019.
    - Requirement noted.

4. Stormwater Covenant and Easement
    - Requirement noted.

Public Works Comments (Ms. Krista Gessner, Cross Connection Specialist)

1. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
    - Requirement noted.
2. If any wells are on site, they must be either decommissioned by a certified well driller, or a DCVA is required to be installed behind each water meter.
    - Requirement noted.
3. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001.
    - Requirement noted.
4. On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
    - Requirement noted.
5. Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.
    - Requirement noted.
6. All backflow assemblies are required to be lead-free.
    - Requirement noted.

Public Works Comment (Ms. Kimberly Bourns, PLS - Engineering Technician)

1. The East-West lot lines of lots 43-50 are missing dimensions.
    - Missing lot dimensions added to plans noted. Refer to revised prelim plat civil Sheet C-4.

Community Development Comments (Mr. Michael Snook, Building Official)

All building official comments noted (actionable for civil construction design plan submittal and building permit applications).

Public Comments

Public comments submitted to the City are noted.

If you have any questions or comments regarding this letter, please contact the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Principal Engineer

Attachments:

- *Preliminary Civil Plans (Stevens PRD – PA24-024) – Rev. 1*
- *Preliminary Landscape Plans (Stevens PRD – PA24-024) – Rev. 1*
- *Arborist Report (Stevens PRD) Rev 8/28/2024*
- *Geotech Report (Stevens PRD) Rev 8/12/2024*
- *Public Works Fire Flow Test Memo (Stevens PRD – PA24-024) dated 4/28/2024*

STEVENS PLANNED RESIDENTIAL DEVELOPMENT / BINDING SITE PLAN

PORTION OF THE NW 1/4, SW 1/4 OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
CITY PROJECT FILE #: PA24-024

APPLICANT
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SUBJECT PROPERTY LEGAL DESCRIPTIONS

PARCEL A: TPN 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B1: TPN 300516-003-045-00 & 300516-003-045-01

LOT 2 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B2: TPN 300516-003-058-00

LOT 1 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B3: TPN 300516-003-014-00

LOT 4 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: TPN 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D: TPN 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E: TPN 300516-003-015-00

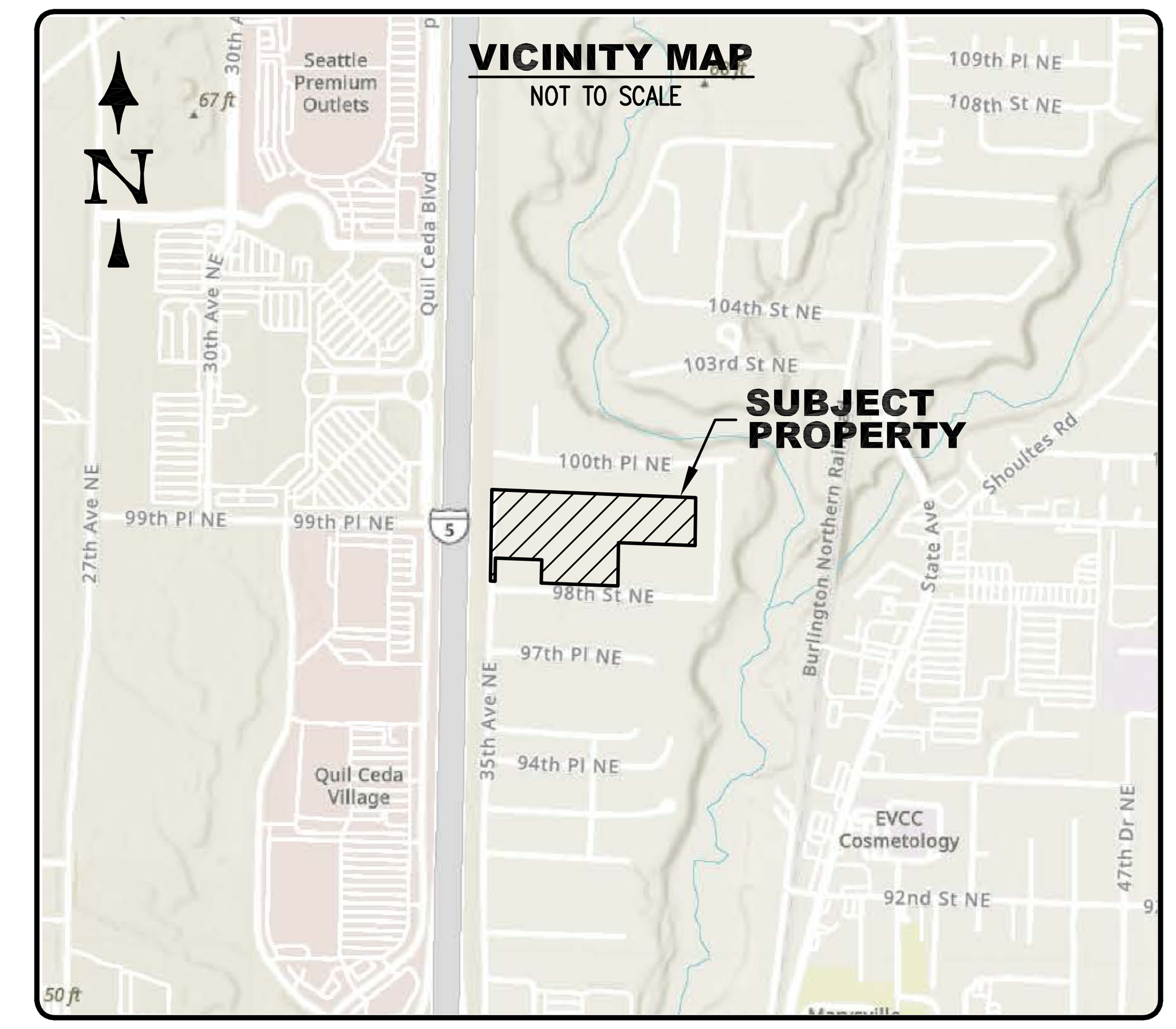
LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT PROPERTY SITE ADDRESSES AND OWNERSHIP

PARCEL A: 9815 35 AVENUE NE, MARYSVILLE, WA 98270 (Isaac Steimle and Rebekah Steimle)
PARCEL B1: 9909 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B2: 9907 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B3: 3705 98 STREET NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL C: 3625 98 STREET NE, MARYSVILLE, WA 98270 (Kelly Gleason and Kathleen Gleason)
PARCEL D: 3609 98 STREET NE, MARYSVILLE, WA 98270 (Stanley Hipkiss and Christine Hipkiss)
PARCEL E: 9921 35 AVENUE NE, MARYSVILLE, WA 98270 (Aaron Decann)

PRELIMINARY PLAT OVERVIEW PLAN
SCALE: 1" = 100'





DRAFTING LEGEND

WATER SYMBOLS:
EXISTING / PROPOSED
REDUCER
THRUST BLOCK
WATER METER
FIRE HYDRANT
AIR RELIEF ASSEMBLY
BLOW-OFF
GATE VALVE
MECHANICAL JOINT
FLANGE
COUPLING

SEWER AND STORM DRAIN SYMBOLS:
EXISTING / PROPOSED
SEWER CLEAN OUT
SEWER MANHOLE
STORM CATCH BASIN
STORM MANHOLE

MISC SYMBOLS:
EXISTING / PROPOSED
UTILITY POLE
UTILITY POLE ANCHOR
POWER VAULT
TELEPHONE VAULT
STREET LIGHT
EXISTING TREE (CONIFER)
EXISTING TREE (DECIDUOUS)

LINE TYPES
EXISTING GAS
EXISTING COM. BURIED FIBER
EXISTING OVERHEAD POWER
EXISTING DITCH
EXISTING EDGE OF PAVEMENT
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING WATER MAIN
PROPOSED WATER MAIN
EASEMENT OR SETBACK LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SUBJECT PROPERTY BOUNDARY
PROPOSED FENCE
RETAINING WALL
EXISTING ELEVATION CONTOUR
PROPOSED ELEVATION CONTOUR

SHEET INDEX

C-01 COVER SHEET
C-02 EXISTING CONDITION – WEST
C-03 EXISTING CONDITION – EAST
C-04 PRELIMINARY PLAT
C-05 GRADING AND COMPOSITE UTILITY PLAN
C-06 TYPICAL ROAD SECTIONS
C-07 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-08 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-09 ROAD B – PRELIMINARY ROAD & UTILITY PLAN
C-10 ROAD C – PRELIMINARY ROAD & UTILITY PLAN
C-11 98th STREET NE – PRELIMINARY ROAD & UTILITY PLAN
C-12 OFFSITE SEWER EXTENSION – 35th AVENUE NE
C-13 OFFSITE SEWER EXTENSION – 35th AVENUE NE

L-1 PRELIMINARY LANDSCAPE OVERVIEW PLAN
L-2 ENTRY OPEN SPACE TRACTS 996 & 997
L-3 PASSIVE RECREATION OPEN SPACE TRACT 998
L-4 ACTIVE RECREATION OPEN SPACE TRACT 999 – EAST
L-5 ACTIVE RECREATION OPEN SPACE TRACT 999 – WEST

SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

BASIS OF BEARINGS PER WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 2010.00 EPOCH DERIVED FROM GNSS MEASUREMENTS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE

SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

PROJECT DATUM: NAVD 88

PROJECT BENCHMARK:

TBM "A"
SET NAIL IN ASPHALT 0.9' NORTH OF THE SOUTH EDGE PAVING FOR 98TH/ ST NE, ±15' EAST OF THE NORTHEAST CORNER WESTERLY GRAVEL DRIVEWAY FOR HOUSE NUMBER 3632.
ELEVATION= 57.36'

TBM 'B'
SET NAIL IN ASPHALT 0.8' SOUTH OF THE NORTHERLY EDGE PAVING FOR 98TH/ ST NE, ±61' NORTHWESTERLY OF THE NORTHWEST CORNER ASPHALT DRIVEWAY FOR HOUSE NUMBER 3510 AND ±10.5' SOUTHWESTERLY OF A FIRE HYDRANT.
ELEVATION= 57.50'

TBM 'C'
AT FOUND PUNCH IN 1-3/4" BRASS DISK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 35TH/ AVE NE & 94TH/ PL NE.
ELEVATION= 53.49'

PLAT RESTRICTION NOTES - PRD DEVELOPMENT STANDARDS

1. ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
2. EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
3. PURSUANT TO MMC 22G.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 98th STREET NE.
5. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
   - ALL 59 PROPOSED LOTS ARE GREATER THAN 5,000 SF (NOT APPLICABLE).
6. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
7. PURSUANT TO MMC 22G.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS:
   - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
   - (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
8. PER MARYSVILLE FIRE DISTRICT REVIEW, FIRE SPRINKLERS ARE REQUIRED FOR ALL HOMES DUE TO THE SINGLE ACCESS POINT VIA 35 AVE NE.

ZONING AND LAND USE SUMMARY

ZONING:	R-4.5
PROPOSED LAND USE:	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	59 LOTS
PHASING:	1 PHASE
HOUSING MIX RATIO WITHIN 300 FT:	100% SINGLE FAMILY DETACHED
MIN. LOT AREA ALLOWED:	3,500 SF
MIN. LOT WIDTH ALLOWED:	30 FT
MAX. BUILDING HEIGHT ALLOWED:	35 FT
MAX. IMPERVIOUS AREA ALLOWED:	70%
MIN. DRIVEWAY LENGTH:	20 FT
MAX. DRIVEWAY CUT:	20 FT
MIN. PARKING:	3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

STREET:	10 FT*
GARAGE:	20 FT
SIDE:	5 FT
REAR:	10 FT

*NOTE: PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC / COMMUNITY IMPROVEMENTS.

SPECIAL DISTRICTS AND UTILITY PROVIDERS

SCHOOL:	MARYSVILLE SCHOOL DISTRICT 25
FIRE:	MARYSVILLE FIRE DISTRICT RFA
SEWER:	CITY OF MARYSVILLE
WATER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
CABLE:	VERIZON
GARBAGE:	WASTE MANAGEMENT NW

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150)

GROSS SUBJECT PROPERTY AREA (R-4.5 ZONE):	595,713 SF	13.676 Ac
LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE):	(119,143 SF)	(2.735 Ac)
NET PROJECT AREA (FOR DENSITY CALCULATIONS):	476,570 SF	10.941 Ac

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (4.5 DWELLING UNITS PER AC): (13.676 Ac – 2.735 Ac) x 4.5 DU/Ac = 49.2 (49)
MAX. BONUS DENSITY (20% PRD INCREASE): BASE DENSITY (49) x 0.20 = 9.8 (10)*

MAX. ALLOWABLE DENSITY: 49.2 + 9.8 = 59.0 (59 DU)
*BONUS DENSITY ACHIEVED VIA APPLICATION OF RESIDENTIAL DENSITY INCENTIVES (RDI'S).

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (49.2) + BONUS (9.8) = 59 LOTS **

** NOTE:
REQUIRE 9.8 RDI BONUS UNITS TO ACHIEVE PROPOSED 59 LOT PRD DENSITY.
RDI UNITS PROPOSED = 9.85 (10)

3. LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	59 LOTS
AVERAGE LOT SIZE:	6,776 SF
SMALLEST LOT SIZE:	5,000 SF
LARGEST LOT SIZE:	10,314 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6a) DUAL USE STORM DETENTION TRACT 5 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACT USED FOR ACTIVE RECREATION (TRACT 999 AREA LESS MIN. 35% ACTIVE OPEN SPACE) (1.239 Ac – 0.574 Ac) x 5 = 3.32 UNITS	3.32
(6b) DUAL USE STORM DETENTION TRACT 2 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACT USED FOR PASSIVE RECREATION (TRACT 998 AREA) (0.287 Ac x 2 = 0.57 UNITS)	0.57
(7c) PROJECT DESIGN – PERIMETER FENCING & LANDSCAPING 1 BONUS UNIT PER 500 LF OF PERIMETER FENCING WITH LANDSCAPING 2,978 LF / 500 = 5.96 UNITS	5.96
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS:	9.85

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100)

OPEN SPACE REQUIRED:		
15% OF 10.941 Ac NET PROJECT AREA	71,486 SF	1.641 Ac
OPEN SPACE TRACTS PROPOSED:		
TRACT 999 – STORM WATER & ACTIVE OPEN SPACE***	53,984 SF	1.239 Ac
TRACT 998 – STORM WATER & PASSIVE OPEN SPACE	12,500 SF	0.287 Ac
TRACT 997 – STORM WATER & ENTRY OPEN SPACE	2,466 SF	0.057 Ac
TRACT 996 – STORM WATER & ENTRY OPEN SPACE	5,483 SF	0.126 Ac
TOTAL OPEN SPACE PROPOSED:	74,433 SF	1.709 Ac
ACTIVE OPEN SPACE SUMMARY:***		
MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	25,020 SF	0.574 Ac
ACTIVE OPEN SPACE AREA PROPOSED	53,984 SF	1.239 Ac

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA, STATE OF WASHINGTON, 37391, REGISTERED PROFESSIONAL ENGINEER
10/30/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.:	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

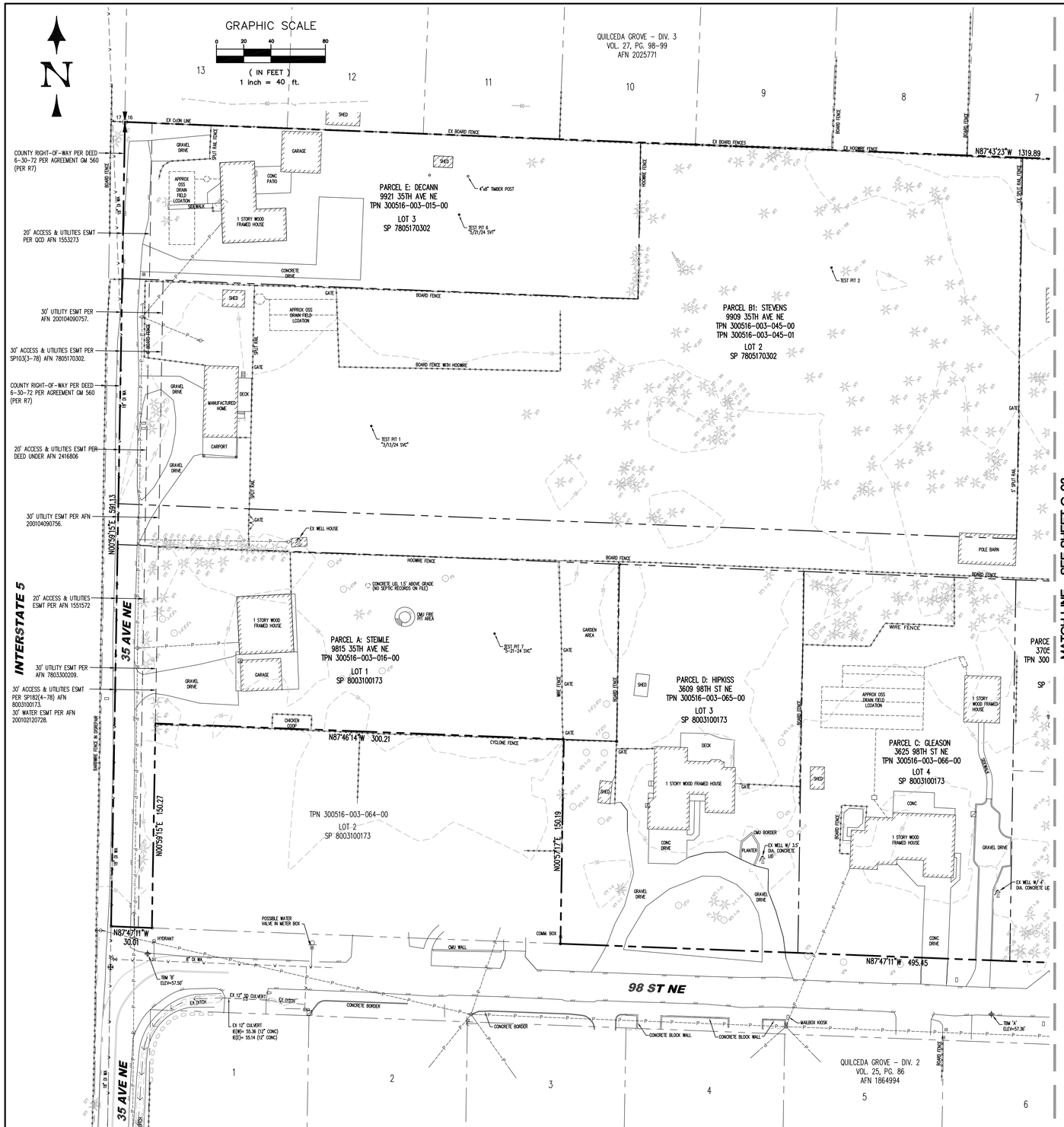
KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

COVER SHEET

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: AS SHOWN V: N/A

DRAWING: C - 1
SHEET: 1 OF 13



TITLE REPORT ENCUMBRANCES: PARCEL A

TPN 300516-003-016-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-016-00
   Levy Code: 00511
   Assessed Value-Land: $272,800.00
   Assessed Value-Improvements: $219,700.00
   General and Special Taxes:
   Billed: $3,927.28
   Paid: $0.00
   Unpaid: $3,927.28
9. A deed of trust to secure an indebtedness in the amount shown below,
   Amount: $282,276.00
   Dated: December 7, 2020
   Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
   Trustee: George C. Reinmiller Trustee Inc
   Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
   Loan No.: 336148
   Recording Date: December 11, 2020
   Recording No.: 202012110574
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $100,000.00
    Dated: August 20, 2022
    Trustor/Grantor: Isaac Steimle and Rebekah Steimle, husband and wife
    Trustee: Trustee Services, Inc.
    Beneficiary: Boeing Employees' Credit Union
    Recording Date: August 30, 2022
    Recording No.: 202208300421
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property
   The exact location and extent of said easement is not disclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3 (CONTINUED)

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):
   Recording No: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090756
   Affects: West 30 feet of Lot 1
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090757
   Affects: West 30 feet of Lot 2
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-058-00
   Levy Code: 00505
   Assessed Value-Land: $260,700.00
   Assessed Value-Improvements: $0.00
   General and Special Taxes:
   Billed: $1,821.61
   Paid: $0.00
   Unpaid: $1,821.61
   Affects: Lot 1
10. Delinquent general taxes for 2014:
    Amount: $157.43, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
11. Delinquent general taxes for 2015:
    Amount: $337.17, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
12. Delinquent general taxes for 2016:
    Amount: $234.31, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
13. Delinquent general taxes for 2021:
    Amount: $277.14, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
14. Delinquent general taxes for 2022:
    Amount: $301.07, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
15. Delinquent general taxes for 2023:
    Amount: $261.32, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-00
    Levy Code: 00511
    Assessed Value-Land: $320,000.00
    Assessed Value-Improvements: $8,100.00
    General and Special Taxes:
    Billed: $2,643.43
    Paid: $0.00
    Unpaid: $2,643.43
    Affects: Lot 2
17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-01
    Levy Code: 00511
    Assessed Value-Land: $0.00
    Assessed Value-Improvements: $32,000.00
    General and Special Taxes:
    Billed: $254.51
    Paid: $0.00
    Unpaid: $254.51
    Affects: Mobile home on Lot 2
18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-014-00
    Levy Code: 00511
    Assessed Value-Land: $308,300.00
    Assessed Value-Improvements: $290,100.00
    General and Special Taxes:
    Billed: $4,769.56
    Paid: $0.00
    Unpaid: $4,769.56
    Affects: Lot 4
19. Mobile home improvements are expressly excluded.
20. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.
    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).
    The Company reserves the right to make additional requirements upon review.
21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:

SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:

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CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

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10/30/2024

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Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – WEST

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

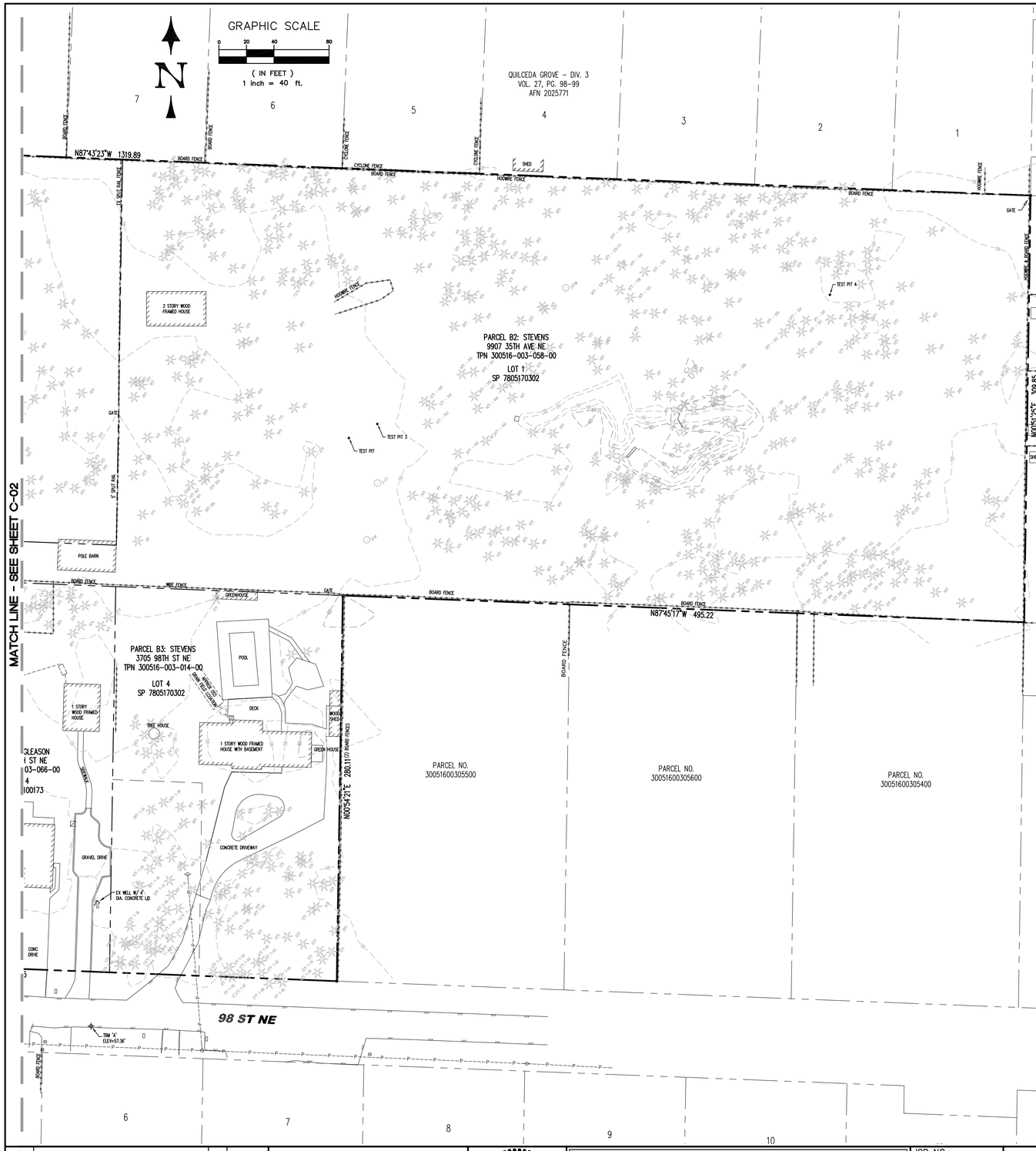
DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C - 2

SHEET: 2 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



TITLE REPORT ENCUMBRANCES: PARCEL C

TPN 300516-003-066-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Declaration of Covenant and the terms and conditions thereof:
   Recording Date: November 16, 2010
   Recording No.: 201011160271
8. Accessory Dwelling Unit and the terms and conditions thereof:
   Recording Date: December 1, 2010
   Recording No.: 201012010695
9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-066-00
    Levy Code: 00511
    Assessed Value-Land: $306,500.00
    Assessed Value-Improvements: $532,400.00
    General and Special Taxes:
    Billed: $6,681.61
    Paid: $0
    Unpaid: $6,681.61
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $50,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: December 2, 2013
    Recording No.: 201312020470
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
12. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $150,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: August 7, 2017
    Recording No.: 201708070212
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
13. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $400,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: May 31, 2022
    Recording No.: 202205310704
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCEL D

TPN 300516-003-065-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-065-00

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-065-00
   Levy Code: 00511
   Assessed Value-Land: $278,500.00
   Assessed Value-Improvements: $385,400.00
   General and Special Taxes:
   Billed: $857.34
   Paid: $428.67
   Unpaid: $428.67.
10. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:
    Levy Code: 00511
    Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61.
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $101,900.00
    Trustor/Grantor: Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
    Trustee: First American Title Insurance Company
    Beneficiary: Metlife Home Loans
    Recording Date: June 27, 2011
    Recording No.: 201106270341.

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-015-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: ingress, egress and utilities
   Recording Date: August 10, 1962
   Recording No.: 1551572
   Affects: West 20 feet
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Transmission and/or distribution system
   Recording Date: March 12, 1966
   Recording No.: 1765370
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: General Telephone Company of Northwest Inc.
   Purpose: Right of Way Easement
   Recording Date: August 13, 1969
   Recording No.: 2108228
   Affects: North 3 feet of the West 190 Feet of Subject Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):
   Recording No: 7805170302
6. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat
   Number 173 (3-78) recorded under recording number 7805170302.
   Recording Date: May 17, 1978
   Recording No.: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: storm sewer and sanitary sewer lines
   Recording Date: April 9, 2001
   Recording No.: 200104090758
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-015-00
   Levy Code: 00511
   Assessed Value-Land: $250,600.00
   Assessed Value-Improvements: $128,800.00
   General and Special Taxes:
   Billed: $3,027.71
   Paid: $1,513.85
   Unpaid: $1,513.86
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $277,916.00
    Trustor/Grantor: Aaron L DeCann, a single man
    Trustee: Chicago Title
    Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
    Recording Date: June 2, 2021
    Recording No: 202106020705

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:
SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:
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CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37369 — REGISTERED PROFESSIONAL ENGINEER
10/30/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – EAST

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C – 3
SHEET: 3 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

GRAPHIC SCALE
0 25 50 5 100
(IN FEET)
1 inch = 50 ft.

QUILCEDA GROVE – DIV. 3
VOL. 27, PG. 98–99
AFN 2025771

N87°43'23"W 1319.89

ROAD A

TRACT 998
12,500 SF

TRACT 999
53,984 SF

ROAD B

ROAD C

TRACT 997
2,986 SF

TRACT 996
5,963 SF

98 ST NE

35 AVE NE

INTERSTATE 5

39 DRIVE NE

INDIAN CREEK
AFN 7610130252

LOT 2
SP 8003100173

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

QUILCEDA GROVE – DIV. 2
VOL. 25, PG. 86
AFN 1864994

NO.	REVISION	BY	DATE
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JOB NO.: 16200
CITY FILE NUM.: PreA24-007
DESIGNED BY: NL
DRAWN BY: JL
CHECKED BY: NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

PRELIMINARY PLAT

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 50' V: N/A

DRAWING: C – 4
SHEET: 4 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

QUILCEDA GROVE – DIV. 3
VOL. 27, PG. 98–99
AFN 2025771

N87°43'23"W 1319.89

1,318 LF PERIMETER FENCE

124' LF PERIMETER FENCE

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

N

TRACT 998

ROAD A

ROAD B

ROAD C

TRACT 999

TRACT 997

TRACT 996

98 ST NE

35 AVE NE

INTERSTATE 5

N00°59'15"E 591.13

301 LF PERIMETER FENCE
N87°46'14"W 300.21

N00°59'15"E 150.27

LOT 2
SP 8003100173

N87°47'11"W 30.01

N00°57'17"E 150.19

151 LF PERIMETER FENCE

N87°47'11"W 495.45

N87°45'17"W 495.22

281 LF PERIMETER FENCE
N00°54'21"E 280.11

N00°51'25"E 309.85

308 LF PERIMETER FENCE

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

QUILCEDA GROVE – DIV. 2
VOL. 25, PG. 86
AFN 1864994

NO.	REVISION	BY	DATE
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STATE OF WASHINGTON
17391
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JOB NO.:	16200
CITY FILE NUM.	PreA24–007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

GRADING AND COMPOSITE UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

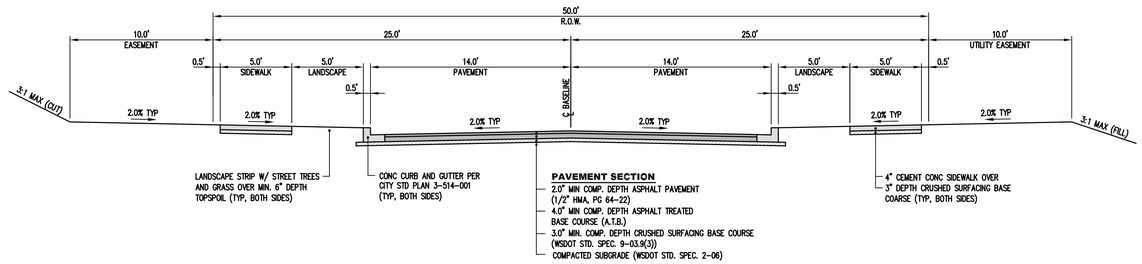
DATE: AUGUST 2024 SCALE: H: 1" = 40' V: N/A

DRAWING: C – 5

SHEET: 5 OF 13

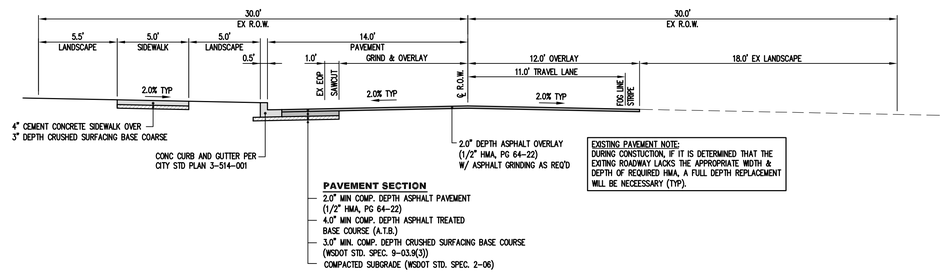
PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



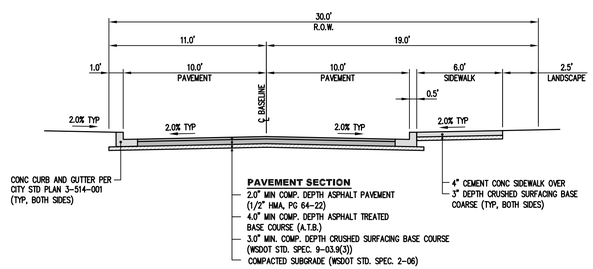
TYPICAL ROAD SECTION: ON-SITE ROADS

PRD ACCESS STREET WITH STREET PARKING (PER CITY STD PLAN 3-218-001)
SCALE: 1" = 5'



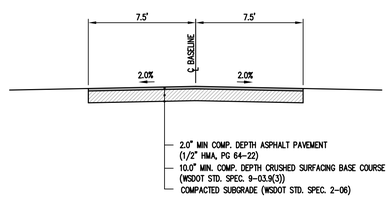
TYPICAL ROAD SECTION: 98 STREET NE FRONTAGE

LOCAL ACCESS STREET (PER CITY STD PLAN 3-202-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: 35 AVE NE EXTENSION

PRD ACCESS STREET (PER CITY STD PLAN 3-218-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: DETENTION TRACT ACCESS RD

TRACT 999
SCALE: 1" = 5'

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:
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NEIL A. LATTA — STATE OF WASHINGTON — 47391 — REGISTERED PROFESSIONAL ENGINEER
10/30/2024

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Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com
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JOB NO.: 16200
CITY FILE NUM.: PreA24-007
DESIGNED BY: NL
DRAWN BY: JL
CHECKED BY: NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

TYPICAL ROAD SECTIONS

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: AS SHOWN V: AS SHOWN

DRAWING: C - 6
SHEET: 6 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

INTERSTATE 5

35 AVE NE

EX 18"ø DI WA

400 LF 10" PVC SS

MH-3

MH-14

265 LF 8" PVC SS

12"ø CPP SD

ROAD A

COUNTY RIGHT-OF-WAY PER DEED 06-30-1972
PER AGREEMENT GM 560 (PER R7)

N00°59'15"E 591.13

N00°59'15"E 150.27

N00°57'17"E 150.19

98 ST NE

LOT 2
SP 800310173

N87°49'14"W 300.21

STORMTECH INFILTRATION CHAMBERS

TRACT 999
53,984 SF

59 6,002 SF

58 6,002 SF

57 5,637 SF

56 6,000 SF

55 6,000 SF

54 6,000 SF

53 5,000 SF

1 7,676 SF

2 7,500 SF

3 7,500 SF

4 7,500 SF

5 7,500 SF

HYDRANT

MH-13

R=20.00

410 LF 8" PVC SS

8" DI WA

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

CL 98th STREET NE
STA: 10+00.00/0.0 LT

PW STA = 11+80.00
PW ELEV = 58.66

FINISH GROUND PROFILE @ BASELINE
EX GROUND PROFILE @ BASELINE

PW STA = 14+21.06
PW ELEV = 57.45

PW STA = 16+36.15
PW ELEV = 58.53

PW STA = 17+36.15
PW ELEV = 58.03

0.50%

-0.50%

0.50%

-0.50%

400.00 LF 10" PVC SS @ 0.28%

265.47 LF 8" PVC SS @ 0.50%

410.04 LF 8" PVC SS @ 0.40%

SSMH-3 (TYPE 1 48"ø)
STA 9+83.42/2.42 LT
RIM= 57.72
IE(E)= 42.99 (8" PVC)
IE(N)= 42.99 (8" PVC)
IE(S)= 42.89 (10" PVC)

SSMH-14 (TYPE 1 48"ø)
STA 12+58.89/2.42 LT
RIM= 58.22
IE(S)= 44.31 (8" PVC)

SSMH-13 (TYPE 1 48"ø)
STA 14+88.21/4.78 RT
RIM= 57.68
IE(E)= 49.05 (8" PVC)

ROAD A PROFILE: STA 0+00 TO 17+50
SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

70 60 50 40

57.7 57.76 | 58.0 58.06 | 58.3 58.26 | 58.4 58.56 | 58.7 58.36 | 58.1 58.06 | 58.1 57.86 | 58.3 57.56 | 57.9 57.80 | 57.7 57.65 | 58.3 58.10 | 57.9 58.35 | 58.0 58.46 | 58.4 58.20 | 58.2

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

NO.	REVISION	BY	DATE
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1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

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DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

ROAD A: ROAD AND UTILITY PLAN

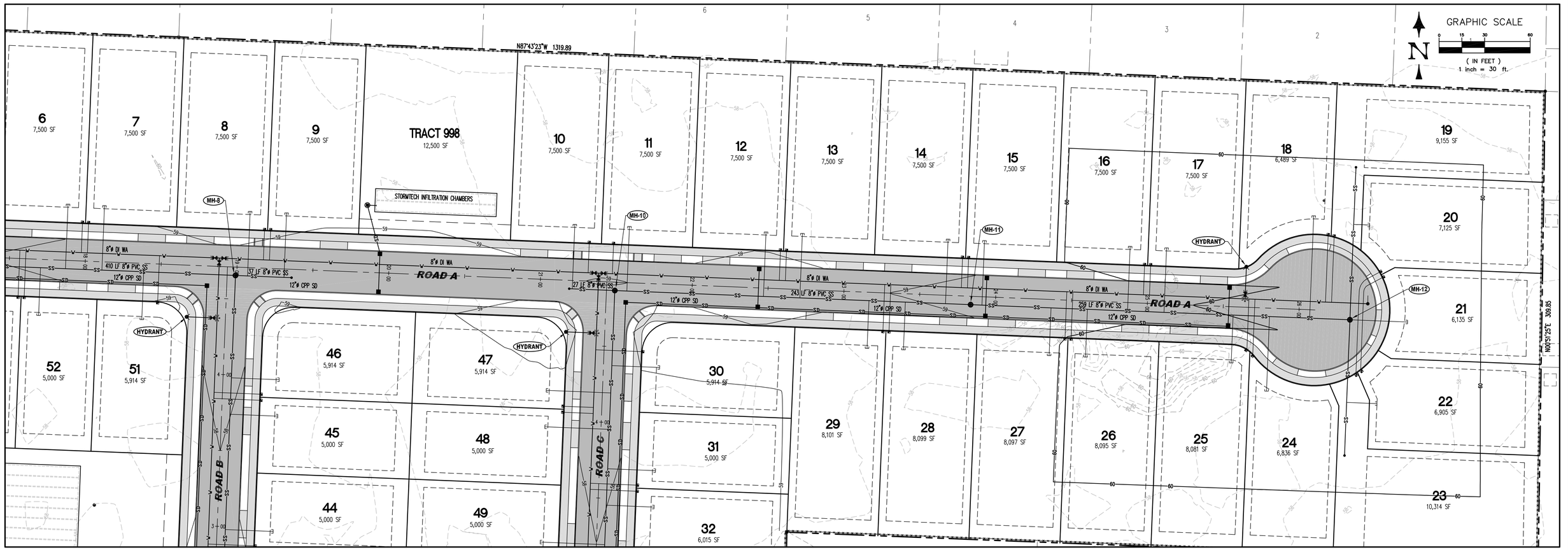
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

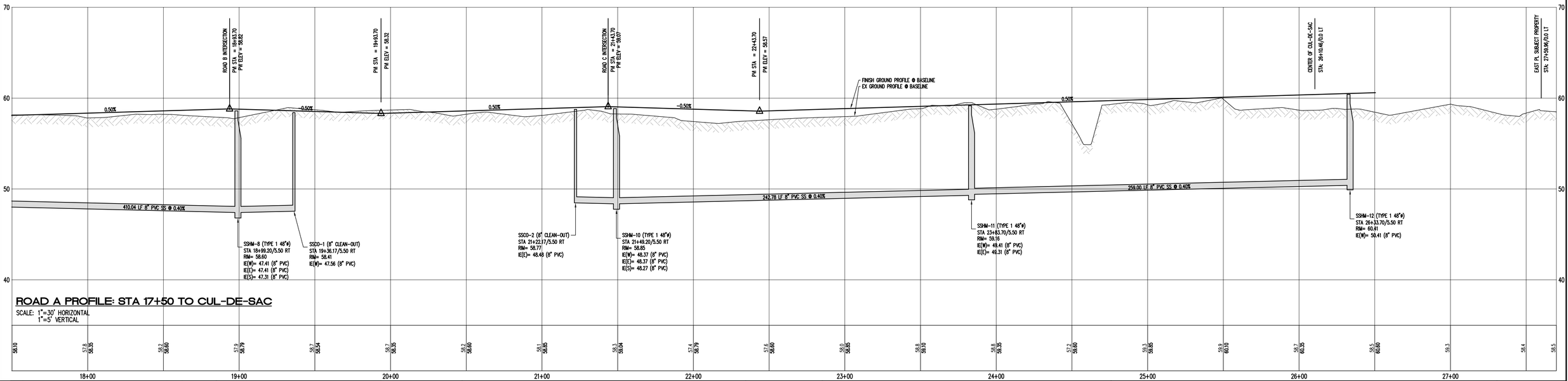
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 7
SHEET: 7 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





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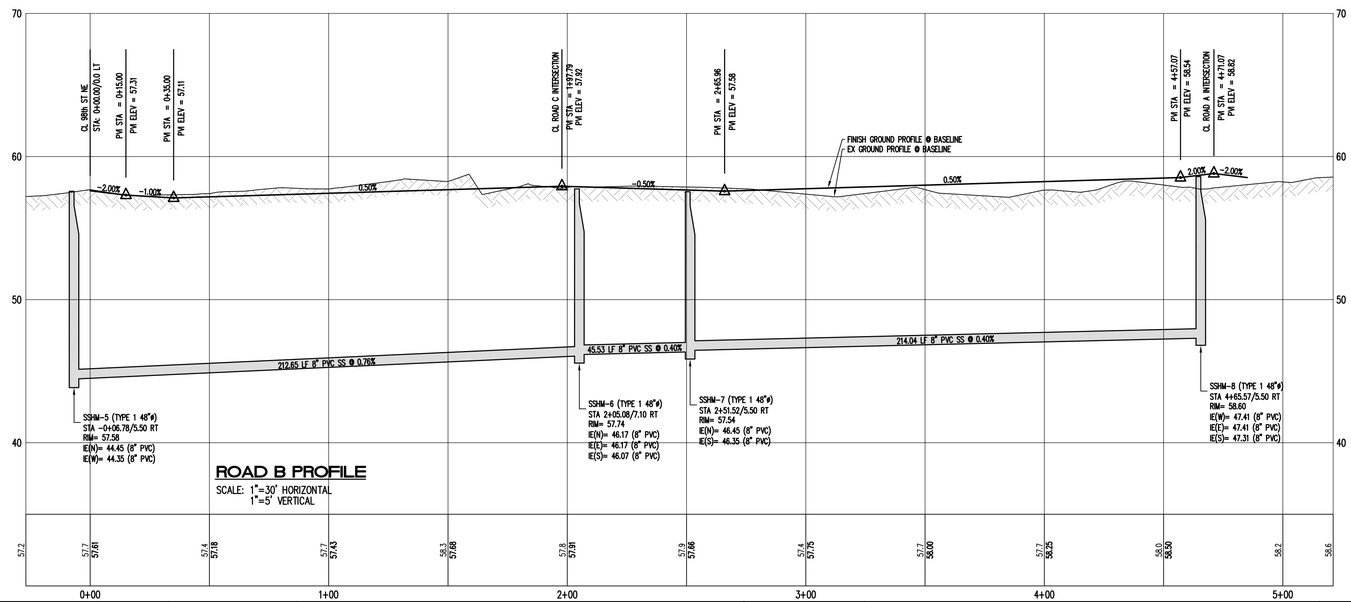
DRAWING: C - 8

SHEET: 8 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





ROAD B PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
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10/30/2024

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KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

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PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

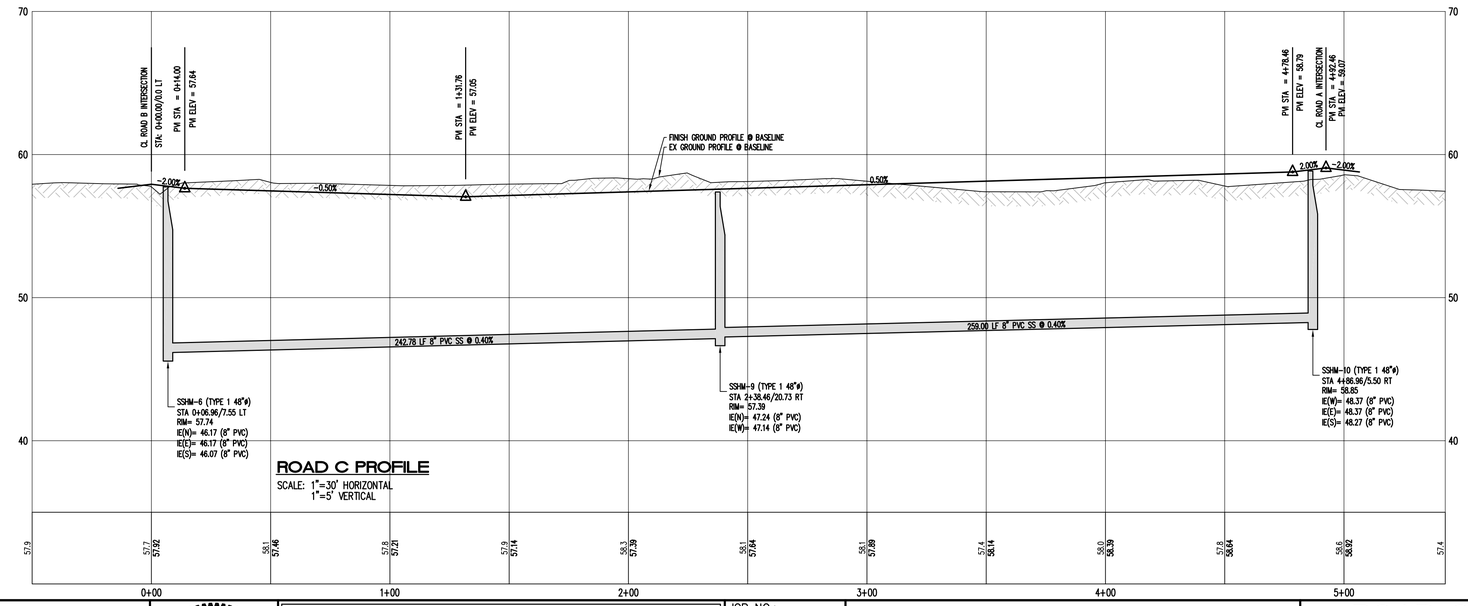
DRAWING: C - 9
SHEET: 9 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024







ROAD C PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

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ROAD C: ROAD AND UTILITY PLAN

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DRAWING: C - 10
SHEET: 10 OF 13

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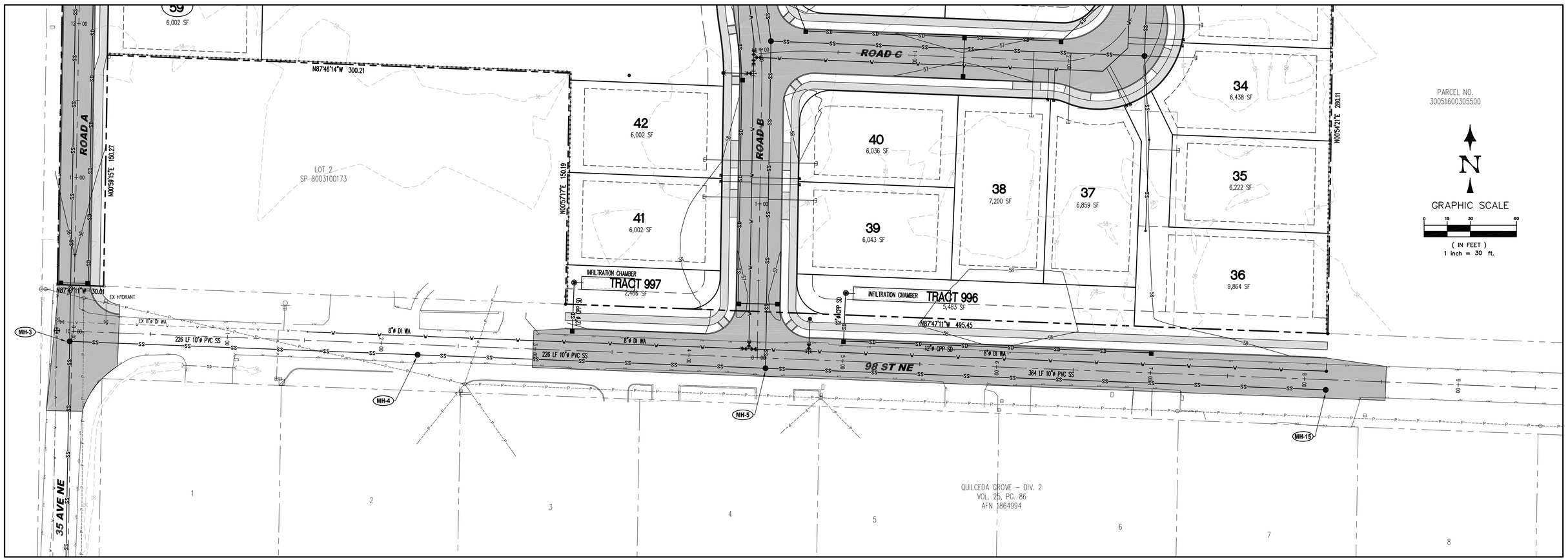
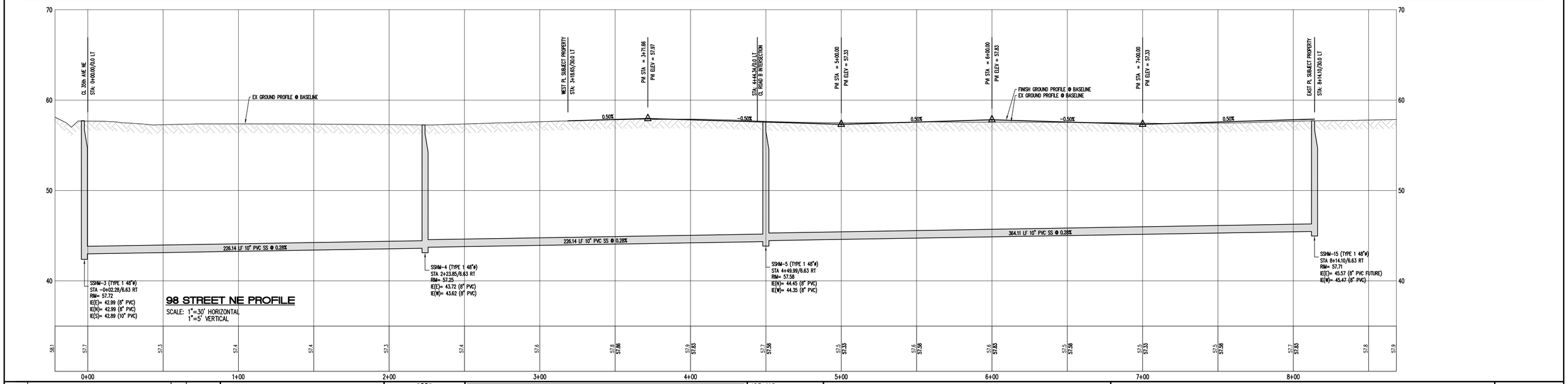
CITY PROJECT FILE #: PA24-024





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10/30/2024

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98 STREET NE: ROAD AND UTILITY PLAN

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DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 11
SHEET: 11 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

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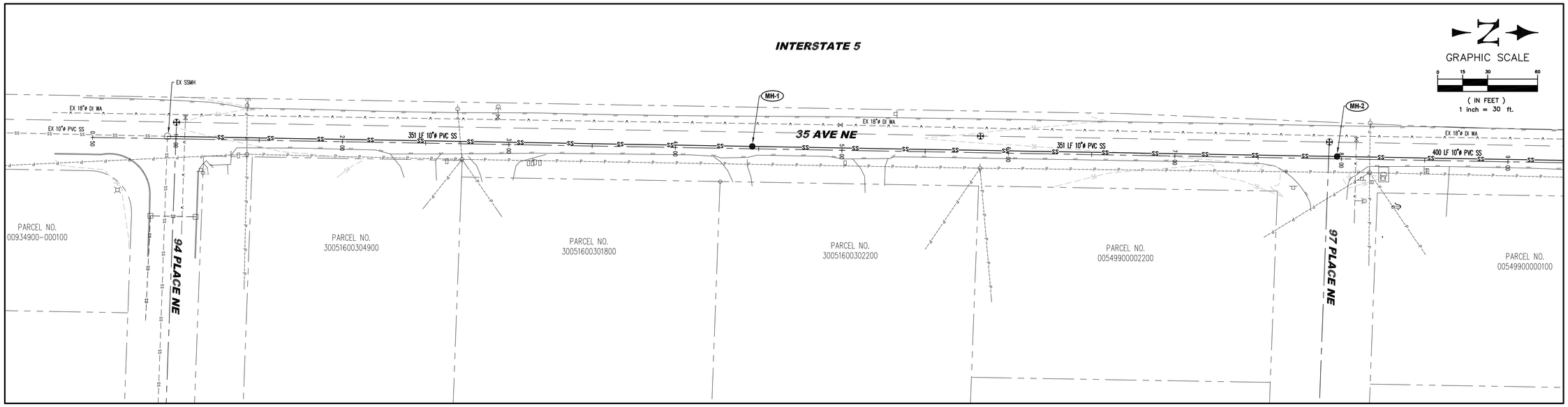

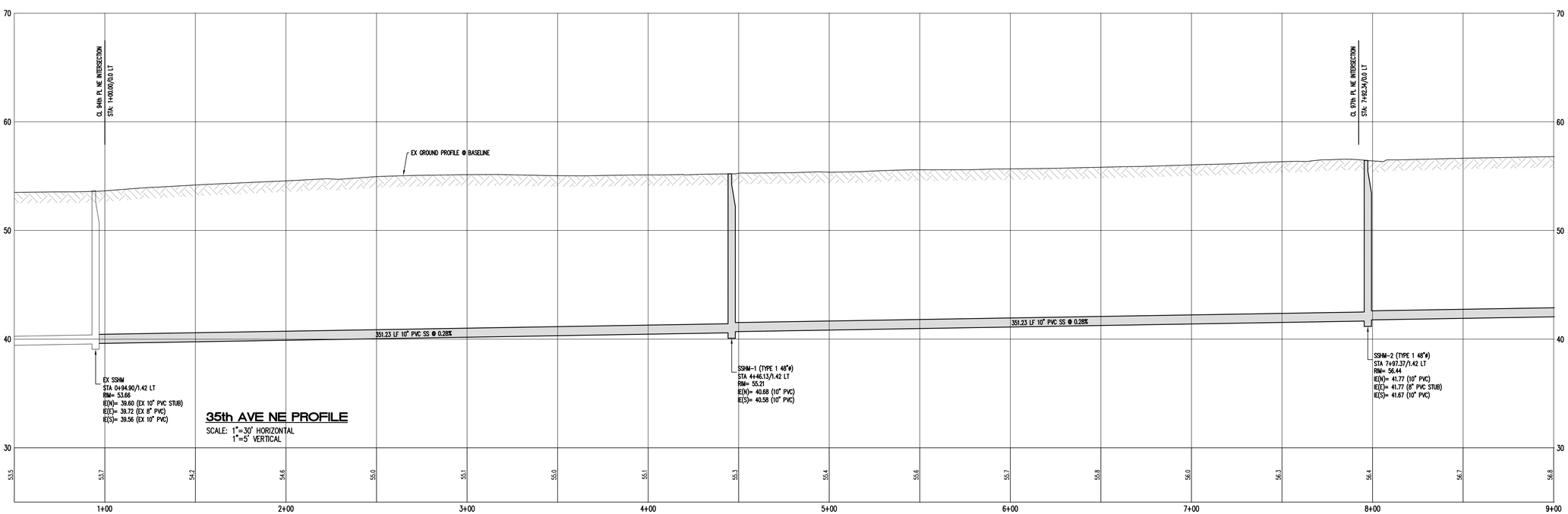

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CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

35 AVE NE - OFFSITE SEWER

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

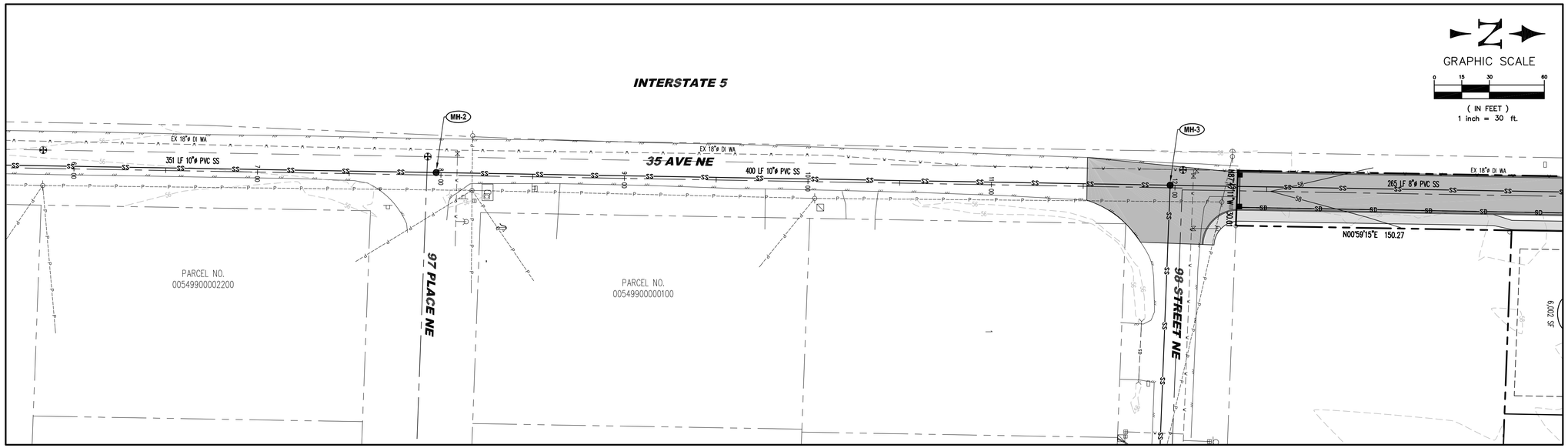
DATE: AUGUST 2024 SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 12

SHEET: 12 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



35th AVE NE PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

NO.	REVISION	BY	DATE
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NEIL A. LATTA — STATE OF WASHINGTON — 21391 — REGISTERED PROFESSIONAL ENGINEER

10/30/2024

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DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

35 AVE NE - OFFSITE SEWER

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
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DRAWING: C - 13

SHEET: 13 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

PRD Perimeter Fencing
See Detail - Sheet L6

Passive Use Open Space
See Sheet L3

Existing Trees To
Be Preserved

55 - Golden Rain Tree

9 - Autumn Blaze Maple

No Trees Within 5' Of
Infiltration Area

Street Trees Not Planted
Within Intersection Sight
Lines

Interstate 5

No Trees Within 5' Of
Infiltration Area

Existing Trees To
Be Preserved

Active Use Open Space West
See Sheet L5

Active Use Open Space East
See Sheet L4

Existing Trees To
Be Preserved

LOT 2
SP 8003100173

Entry Area A
See Sheet L2

Entry Area B
See Sheet L2

PRD Perimeter Fencing
See Detail - Sheet L6

PRD Perimeter Fencing
See Detail - Sheet L6

9 - Autumn Blaze Maple

11 - Golden Rain Tree

Existing Trees To
Be Preserved

14 - Autumn Blaze Maple

98 ST. NE

35th Ave NE

INDIAN CREEK
AFN 761013025

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

As per the Arborist Perimeter Tree Retain/Remove Analysis Map dated August 27, 2024, a number of existing trees should be preserved. Prior to clearing activities the arborists should clearly mark all trees to be retained. Should critical root zones be affected by required grading, the arborist should be consulted for possible tree removal.

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Playground Detail
L6 Fence Detail & Site Furnishings
L7 Irrigation Schedule
L8 Plant Details

Landscape Overview

Scale: 1" = 50'-0"

0 25 50 FT

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

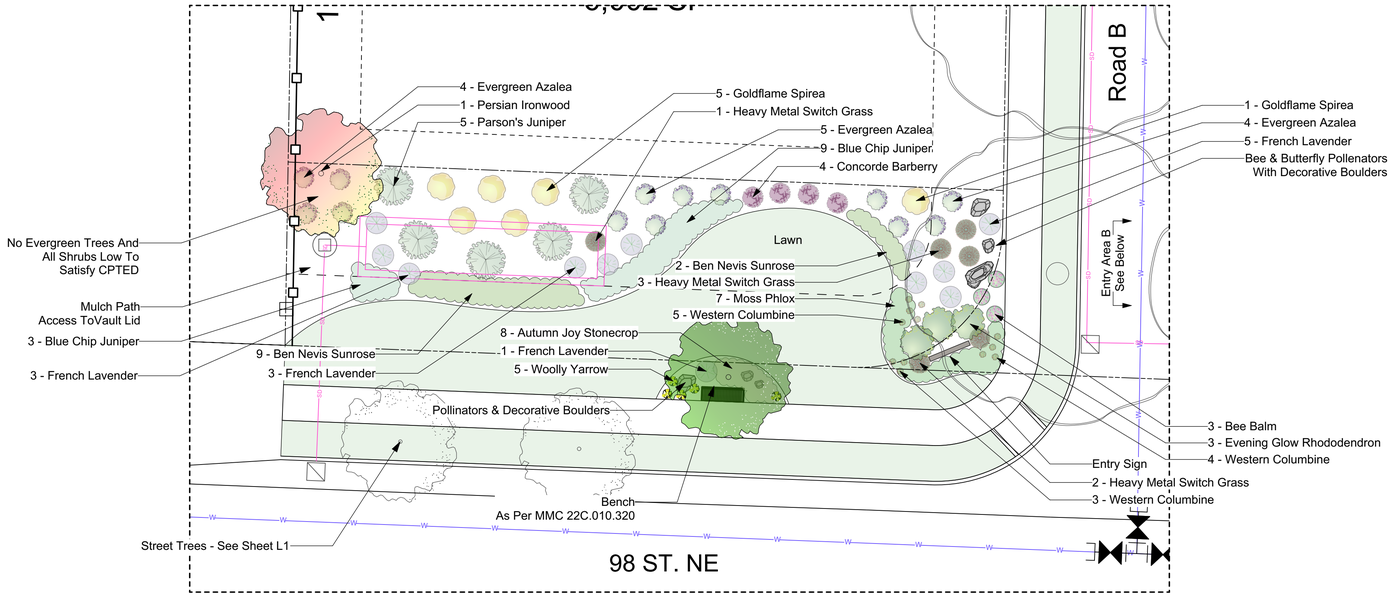
PROJECT START DATE 7/17/2024
REVISIONS
8/12/2024
11/5/2024

Designed By:
P.H.O.

L1 of 8

L1

1639



N

Entry Area A

Scale: 1" = 10'-0"

0 5 10 FT

Index

L1 Landscape Overview
L2 Entry Areas
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L5 Active Use Open Space West & Playground Detail
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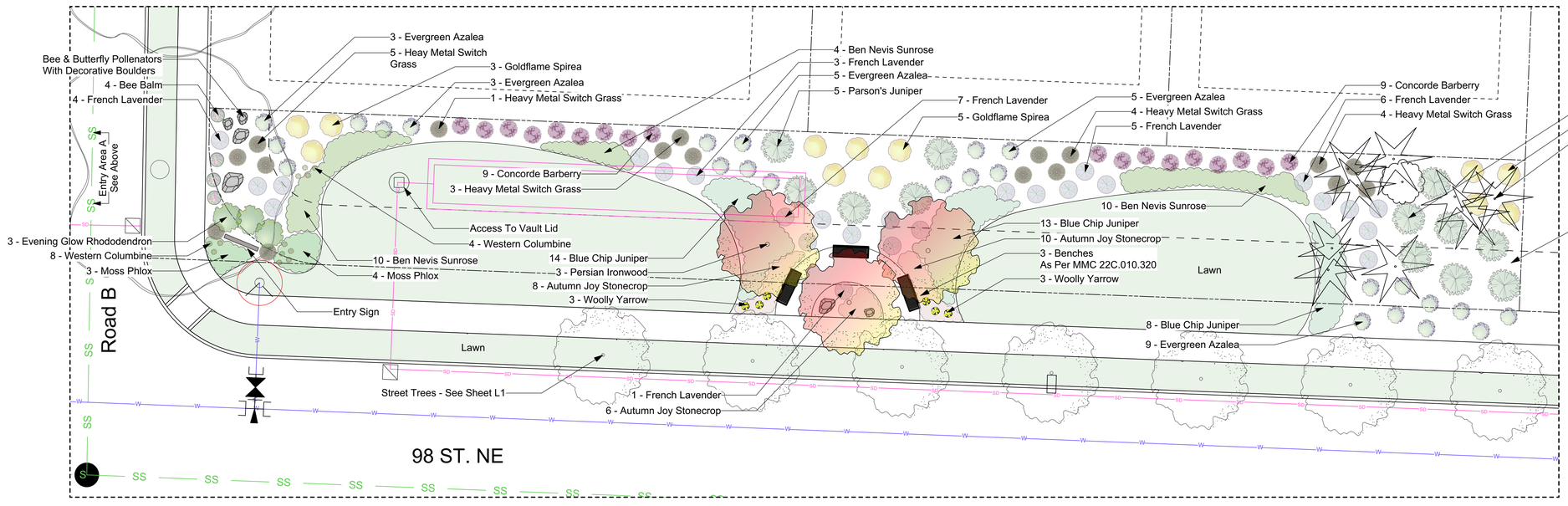


N

Entry Area B

Scale: 1" = 10'-0"

0 5 10 FT

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

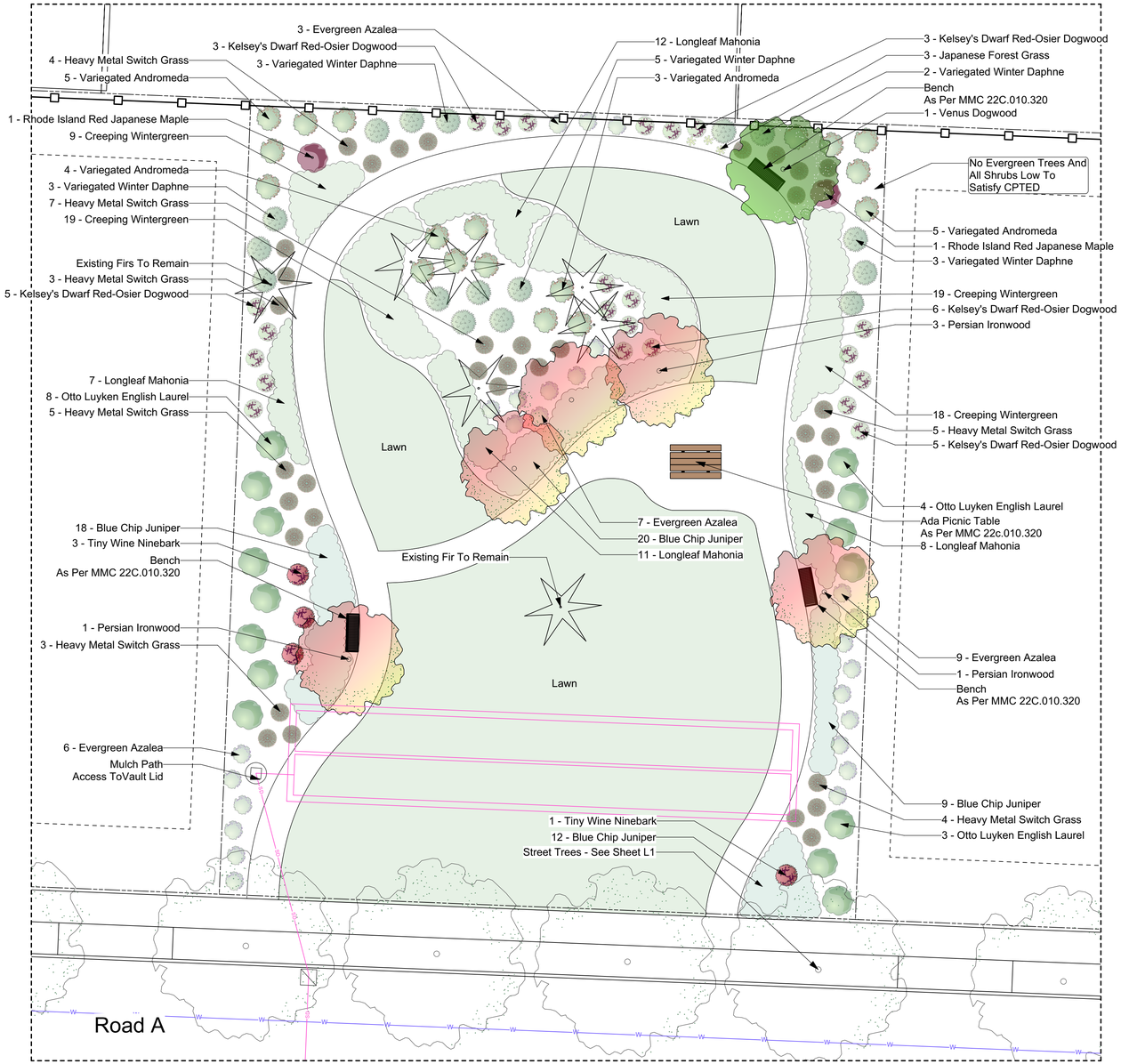
PROJECT START DATE 7/17/2024
REVISIONS
8/12/2024
11/5/2024

Designed By:
P.H.O.

L2 of 8

L2

1640



Passive Use Open Space

Scale: 1" = 10'-0"

N

0 5 10 FT

Index

L1 Landscape Overview
L2 Entry Areas
L3 Passive Use Open Space
L4 Active Use Open Space East
L5 Active Use Open Space West & Playground Detail
L6 Fence Detail & Site Furnishings
L7 Irrigation Schedule
L8 Plant Details

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Stevens PRD

3609 98 Street NE
Marysville, WA 98270

PROJECT START DATE
7/17/2024

REVISIONS

8/12/2024

11/5/2024

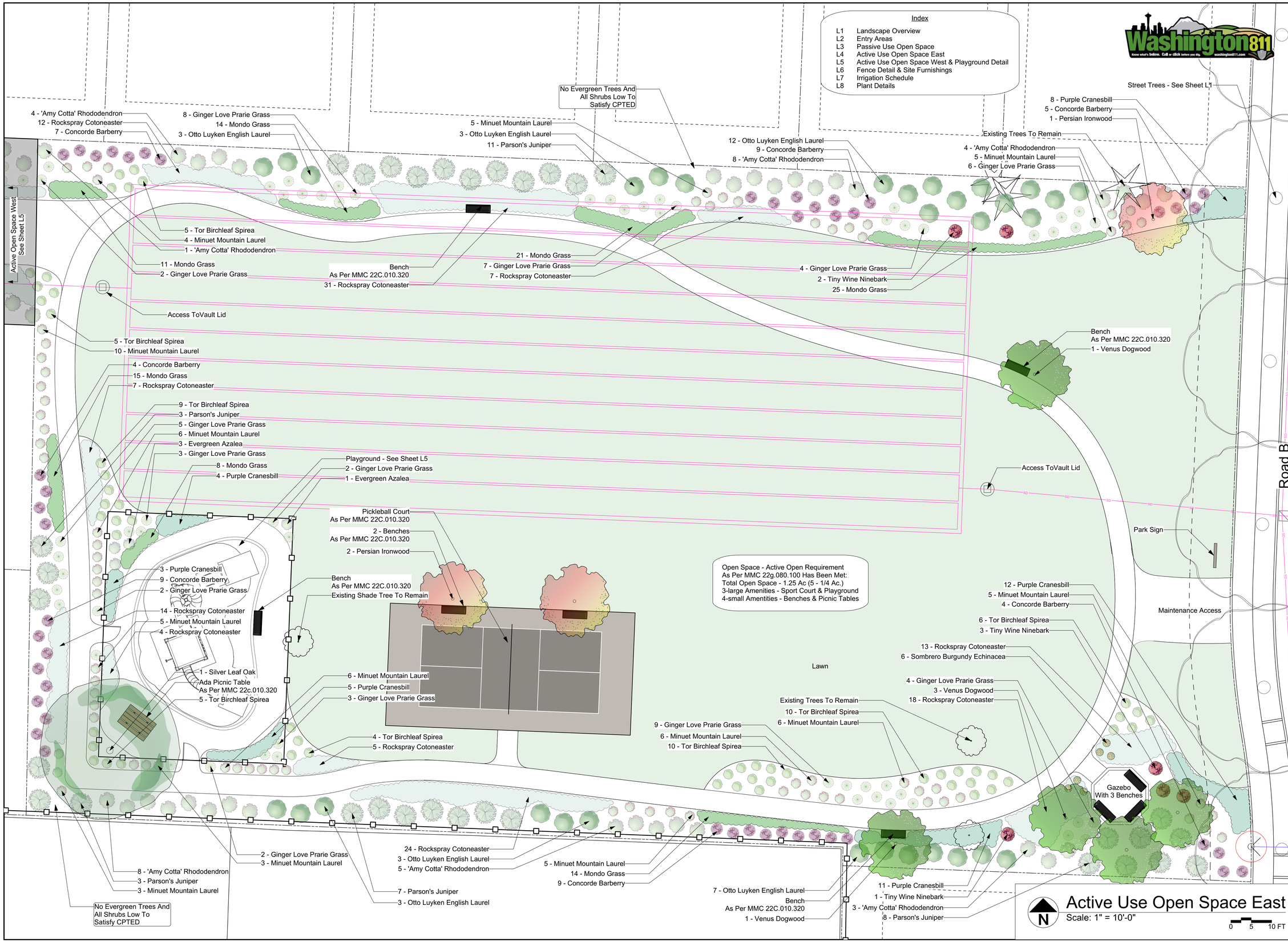
Designed By:

P.H.O.

L3 of 8

L3

1641



Active Use Open Space East
Scale: 1" = 10'-0"

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L4

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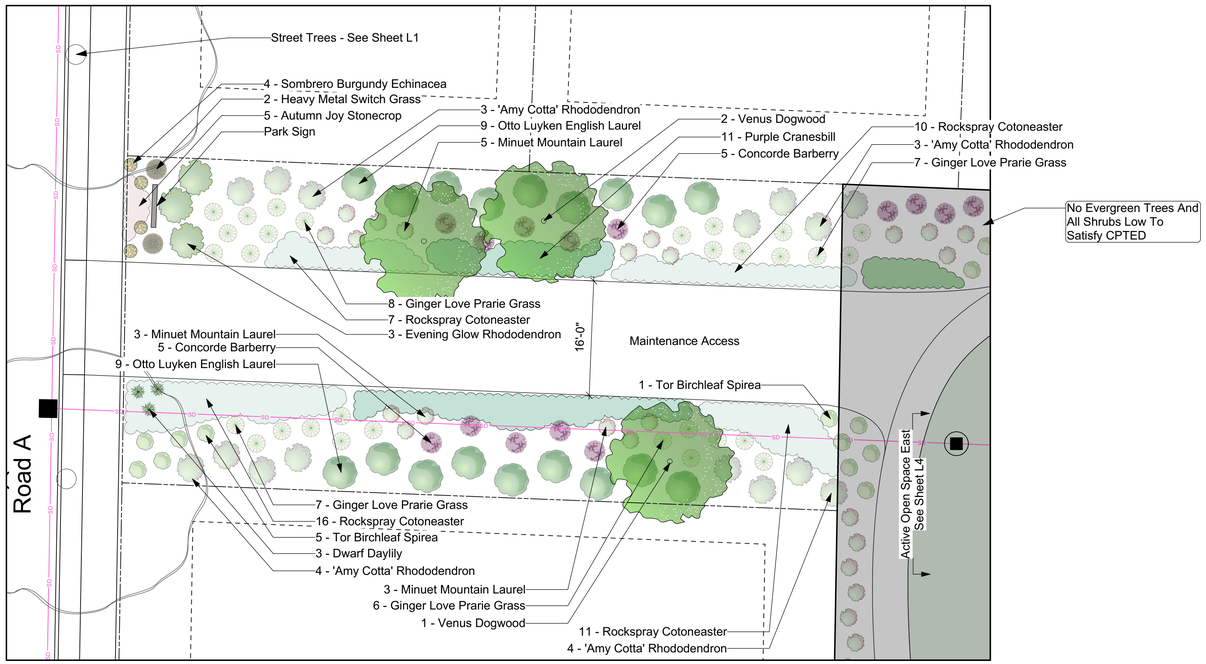
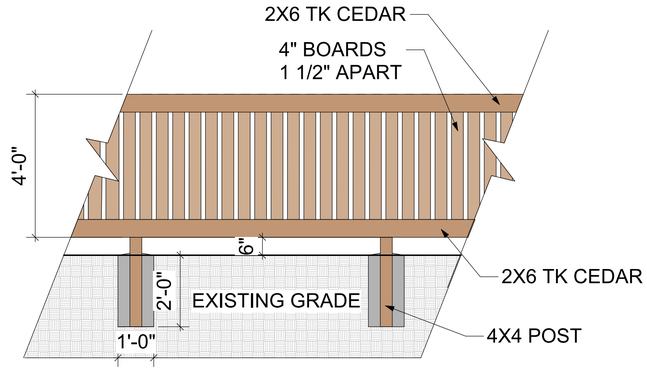


N

Active Open Space West

Scale: 1" = 10'-0"

0 5 10 FT



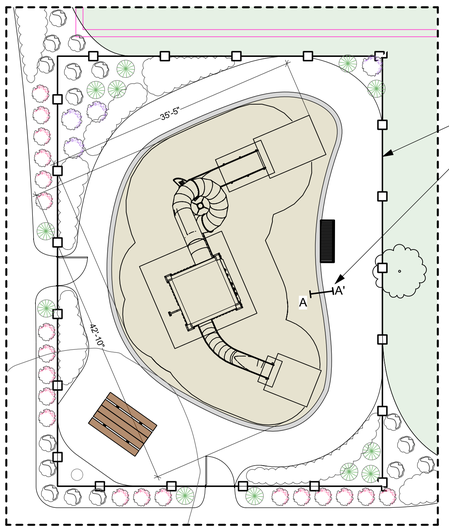
-

Playground Fence Detail

Scale: 1/2" = 1'-0"

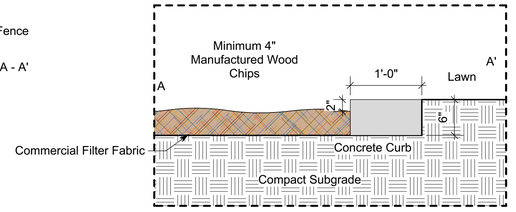


Easrthscape
Timber Tower 3
INSTALL AS PER MANUFACTURER'S INSTRUCTIONS
easrthscapeplay.com



Playground

Scale: 1" = 10'-0"



Section A - A'

Scale: 1" = 1'-0"

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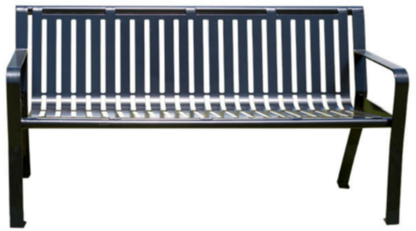
L5



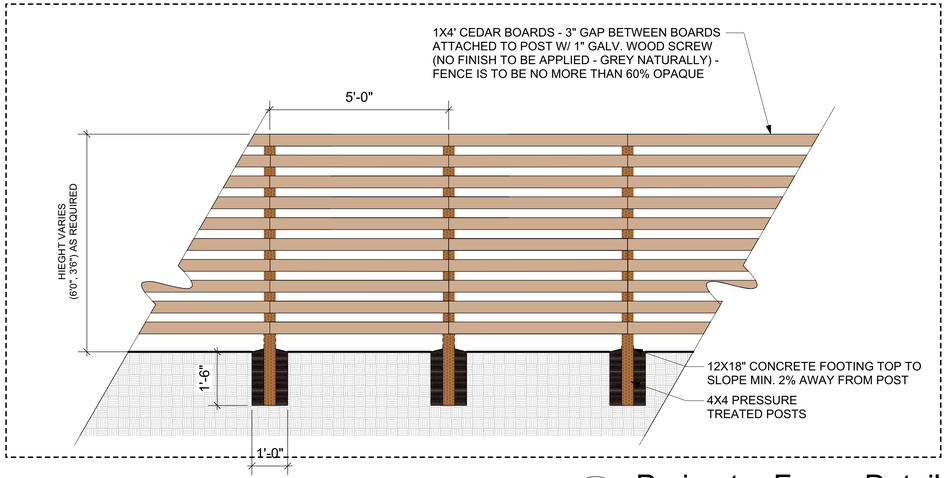
(2) - POWDERCOATED METAL PICNIC TABLE - ADA ACCESSIBLE
QUALITY SITE FURNITURE
HTTP://WWW.QUALITYSITEFURNITURE.COM/CLASSIC-PICNIC-TABLES/



(16) POWDERCOATED METAL BENCH
QUALITY SITE FURNITURE
HTTP://WWW.QUALITYSITEFURNITURE.COM/CLASSIC-BENCH/



Western Red Cedar Bayside Gazebo
Outdoor LIving Today
Install As Per Manufacturer's Instructions
https://www.outdoorlivingtoday.com/product/western-red-cedar-gazebos/



Perimeter Fence Detail

Scale: 1/2" = 1'-0"

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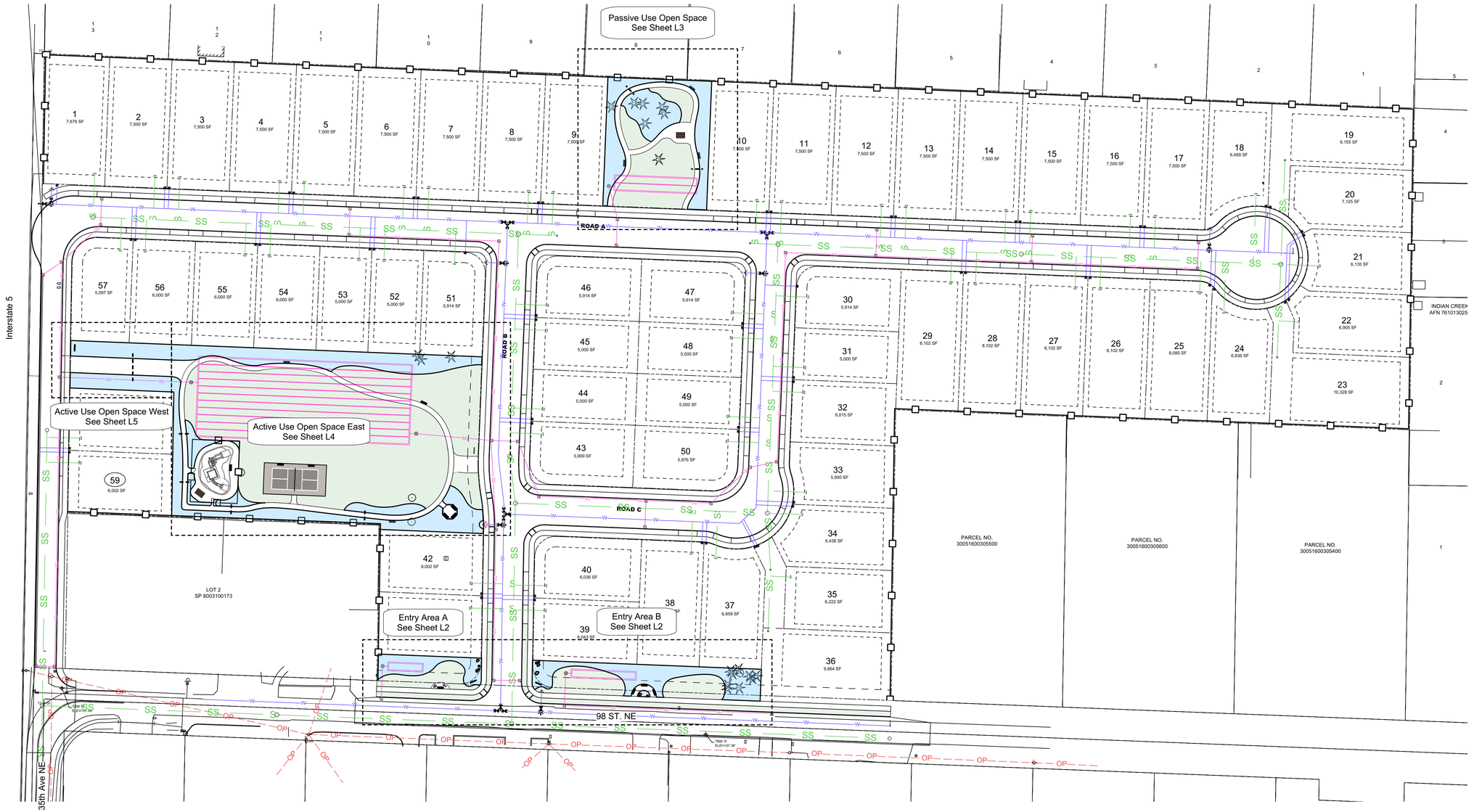

IRRIGATION KEY

	DRIP IRRIGATION (BEDS)	23,751 SQ. FT.
	4" IRRIGATION SLEEVE	

IRRIGATION NOTES

A fully automatic, drip irrigation system will be installed for all landscape beds indicated on this irrigation overview.

The system will include a rain gage for system shutdown during rain events and the required back flow preventer.

Sleeving locations are suggestions and may be adjusted as needed. Confirm with general contractor for point of connection (POC) and the location of the power supply for the controller.

Lawn areas will not have automatic irrigation to conserve water into the future. Manual irrigation to establish lawn areas may be needed depending on time of installation.

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AS Per MMC 22C.120.030(2)
7.2. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material.

Irrigation Schedule

Scale: 1" = 50'-0"

0 25 50 FT

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L7

1645

LANDSCAPE SPECIFICATIONS

this project complies with the department of ecology lid standards

PART 1 – GENERAL

1.1 WORK INCLUDED: Furnish all materials, equipment and labor necessary to complete all landscape work including lawns and seeding as shown on the drawings and as specified.

1.2 RELATED SECTIONS:

1.3 QUALITY ASSURANCE
- A. Only licensed, bonded Contractors carrying liability insurance in an amount to cover any incident that the Contractor might encounter while on the site or related activity may submit a construction bid.
- B. The Contractor shall become familiar with all conditions of the site as they pertained to the work to be performed and verify all dimensions and conditions throughout the progress of the work. Any discrepancies between items shown on the drawings and those existing on the site are to be brought to the attention of the Landscape Architect.

1.4 PROTECTION OF EXISTING CONDITIONS: Protect all existing utilities, structures, and plants from damage of any kind; any such damage must be repaired by the Contractor at no extra cost to the Owner.

1.5 FIELD QUALITY CONTROL AND INSPECTIONS
- A. Notification: The Contractor shall give 48 hours notice to the Architect when an inspection is desired.
- B. Upon completion of all planting and all other work required under this Contract, the Contractor shall request a provisional inspection (punch list).
- C. The Contractor shall request a final inspection upon satisfactory completion of all punch list items and any other work required under this Contract. Final inspection and acceptance of the work shall establish the beginning of the guarantee period.

1.5 GUARANTEE, REPLACEMENT
- A. The survival and health of all plants shall be guaranteed for 1 full year, starting the date of planting completion.
  - i. Any plants that need replacement shall be installed mid September following the 1 year period.
- B. The Contractor shall maintain all plants and lawn through final inspection date.
- C All site furnishings that are proven to be defective within the 1 year warranty period shall be replaced at the cost of the Contractor.

PART 2 – PRODUCTS

2.1 PLANT MATERIALS
- A. All plant material shall be ordered immediately following the award of Contract. Contractor is responsible for assuring that plant material installed is of specified size and quantity.
- B. All plants are to be healthy, vigorous and of normal habit of growth for the species and varieties named.
- C. Plant sizes shall be in accordance with "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
- D. Planting Soil:
  - i. Planting soil shall be sandy loam topsoil, free from noxious weeds as approved by the Landscape Architect. If existing soil is primarily clay-like, 100% purchased topsoil should be used for all planting.
  - ii. All raised garden planters shall receive sandy loam topsoil or equal, able to percolate water throughout the year.
- E. Fertilizers and Soil Amendments:
  - i. General: Approved brands conforming to applicable State fertilizer laws. Uniform in composition, dry, free-flowing, delivered to the site in original, unopened containers, each bearing the manufacturer's guaranteed analysis.
- F. Fertilizer for trees, shrubs and groundcover:
  - i. Agriform Tablets: Planting tablets, 21-gram size, or equiv. 20-10-5 analysis. Apply at rate of:
    - 1. Trees: 4 tablets each
    - 2. Shrubs:2 tablets each
    - 3. Groundcover: 1 tablet each
- G. Stakes and Guys: Material as per detail on plan.
- H. Mulch: Medium bark mulch of fir or hemlock, uniform in color, free from weeds, seeds and shall not contain resin, tannin, wood fiber, salts, or other compounds detrimental to plant life.
- I. Herbicide: Treat all planting beds with a selective pre-emergent herbicide according to manufacturer's recommendations. Remove all foreign weeds by roots prior to acceptance.

2.2 TOP SOIL: Good quality sandy loam free from weeds with visible dark organic matter, with a minimum of 8" placed over 4" prepared subgrade (See Figure V-5.3.3) with a minimum of 5% organic matter content for lawn areas and 10% organic matter content in planting beds, and a pH from 6.0 to 8.0 or matching the pH of the undisturbed soil. Prepared soils must also be free of stones 1" inch or larger and other materials harmful to plant growth. The 8" topsoil requirement can be achieved several ways including preserving existing soil, removing, stockpiling and reapplying stored topsoil, or importing soils to achieve 8" depth. Please refer to BMP T5.13 In the Stormwater Management Manual for Western Washington for further details.

PART 3 - INSTALLATION

3.1 TREES, SHRUBS AND GROUNDCOVER PLANTING
- A. All tree holes shall be excavated to twice the diameter of the root ball, normal spread of roots, or the plant container, except that if clay or hardpan is found at the bottom of the hole, it shall be excavated an additional 18" and the bottom 12" filled with pit run gravel to provide an excess moisture sump.
- B. All shrub holes shall be excavated to twice the diameter of the root ball or plant container.
- C. Set trees, shrubs, and groundcovers in their natural growing positions and at the grade level at which they were originally grown.
- D. Backfill with planting soil mix.
- E. Plant groundcover plants at spacing indicated in straight evenly spaced rows.
- F. All planting pits shall be thoroughly soaked with water by hand while backfilling to complete fill all voids around roots.
- G. Stake all trees as shown in details on plan.
- H. Fertilizer Application:
  - i. Apply transplanter at the specified rate uniformly around the circumference of the root spread under a cover of 2" of planting mix.
  - ii. Place plant tablets on sides of planting pits prior to backfilling.
- I. Mulching:
  - i. Immediately after completion of all planting, mulch all planted areas to a minimum depth of 3" with medium bark.
  - ii. Do not allow mulch to smother trees, shrubs or groundcover trunks or stems.
- J. Clean Up: A general clean up shall be made immediately after and as part of all work done in the area.

3.2 LAWNS (HYDRO-SEEDED AND SOD)
- A. Subgrade Preparation: Rotovate all compacted subgrades as noted to promote proper drainage for plant growth. Remove debris from areas. Float or drag subgrades to produce smooth, uniform surfaces. Distribute excess soil evenly throughout areas to be seeded.
- B. Grading: Crown all planting and lawn areas at center, slope away from buildings at the rate of _" per foot. Flow grades smoothly into one another and produce positive drainage.
- C. Plant at any time when conditions are favorable for germination of seed and proper working of the soil. Calendar dates for favorable conditions are generally between April 15th and October 1st.
- D. Install 10-20-20 fertilizers at the rate of 15 lbs. per 1,000 square feet.
- E. After seeding has been completed, water all areas systematically to promote seed germination and protect new growth.
- F. Reseeding: Approximately 21 days after germination, any barren area four (4) feet in diameter or larger shall be reseeded at the specified application rate. In the event of unusual weather, overseeding may be required at a time when weather conditions are suitable for germination. Application rate for overseeding shall be determined by the Landscape Architect but shall not exceed original rate.
- G. Watering: Once germination is consistent over the field and the seedlings are averaging 1" in height, the watering schedule may be reduced to less frequent intervals. Maintain soil moisture without puddling. The soil surface can be allowed to dry between waterings at this point.
- H. Fertilizing: Fertilize all areas again six (6) weeks after seeding with Lilly Miller 18-3-6 "Royal Green Optimum Soil Supplement" at the rate of 5 lbs. per 1,000 square feet, or Par Ex 24-4-12 at the rate of 6.25 lbs. per 1,000 per square feet.
- I. Lawn Maintenance: Contractor shall be responsible for maintenance of lawn area until Final Completion. Maintenance shall begin following installation and include watering, reseeding, mowing, edging, fertilizing, repair of erosion damage and other operations necessary for proper maintenance of the Project. The Contractor shall be responsible for the first mowing of the lawn and subsequent mowings on a regular basis until Final Completion. If the Contractor fails to cut the lawn on a regular basis, the Owner will cut the lawn and backcharge the Contractor.
- J. Acceptance of Lawn: Final acceptance of hydro-seed lawn areas shall be based on a uniform stand of grass with 90% germination and 95% control of broadleaf weeds. Final acceptance of seeded lawn shall also be based on uniform, healthy, vigorous growth with no dry or dead spots in any areas. Lawn shall have been mowed a minimum of one time.
- K. Identification of Continuing Maintenance Requirements: It shall be the responsibility of the Contractor to identify any and all maturation of this project. Maintenance tasks outlined shall be submitted in writing to the Owner prior to Final Completion and shall identify special needs, time requirements, and duration of maintenance within the next one year to Owner.

3.3 HYDROSEEDING APPLICATION: Hydraulically apply cellulose fiber mulch material with grass seed homogeneously in emulsion slurry. The equipment shall have an integral agitation system capable of mixing and maintaining materials homogeneously in solution. Hydroseed may be applied to native soil as directed.

3.4 SOD: A sun shade locally grown sod will be installed. Please contact landscape architect to approve material's source.

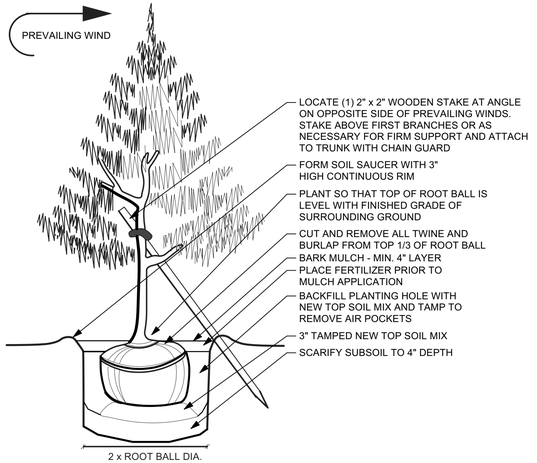
NOTES FOR CONTRACTOR

01. Cascade design group makes no verbal or implied warranties in relation to plant materials specified in these plans or on this project. The landscape installation contractor, at their discretion, will be responsible for any and all warranties regarding the specified plants.

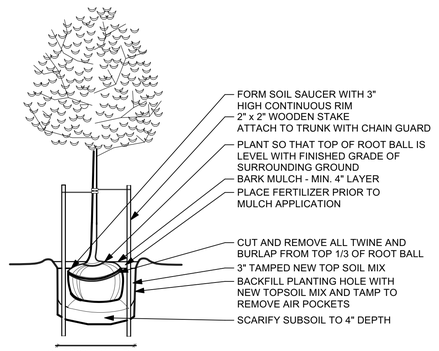
IRRIGATION

01. If required by local code, landscape contractor to design & install fully automated irrigation system equipped with backflow regulator & rain gauge shut off that provides 100% coverage to all landscape areas.

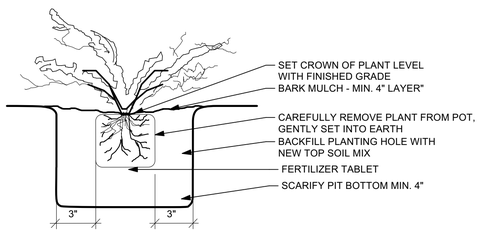
02. The landscape irrigation contractor will provide a simple irrigation plan including location of the automatic controller, rain gauge, mainline, valves, sprinkler locations, areas that will be drip irrigated, and the specific brands of irrigation products to be installed to the landscape architect for approval. (Unless noted otherwise on plans.)



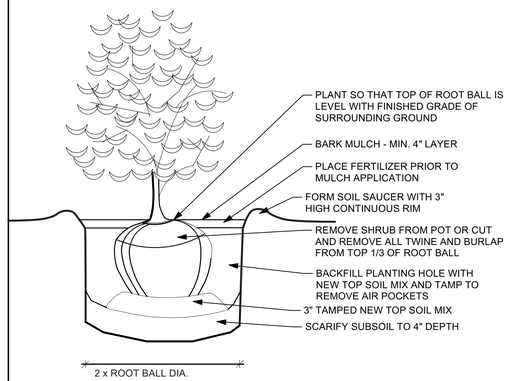
EVERGREEN TREE PLANTING DETAIL
NTS



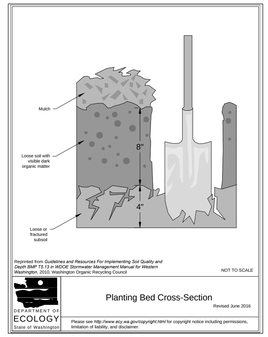
DECIDUOUS TREE PLANTING DETAIL
NTS



GROUND COVER PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



Total Plant List

Category	Quantity	Latin Name	Common Name	Scheduled Size
	0			
Trees, Deciduous	9	Malus 'Donald Wyman'	Flowering Crabapple	7-8' tall, 1 1/2" calip. B&B
Trees, Deciduous	12	Parrotia persica 'Vanessa'	Persian Ironwood	1 1/2" calip. 7-8' tall, B&B
Trees, Deciduous	10	Cornus kousa 'Venus'	Venus Dogwood	1 1/2" calip. 7-8' tall, B&B
Trees, Deciduous	32	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	1 1/2" calip. 7-8' tall, B&B
Trees, Deciduous	1	Quercus Hypoleucoides	Silver Leaf Oak	1 1/2" calip. 7-8' tall, B&B
Trees, Deciduous	66	Koelreuteria paniculata	Golden Rain Tree	1 1/2" calip. 7-8' tall, B&B
Succulent, Perennial	37	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	1 gal. pot, 2'0" o.c.
Shrubs, Evergreen	9	Rhododendron 'Evening Glow'	Evening Glow Rhododendron	2-3 gal. pot
Shrubs, Evergreen	64	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2-3 gal. pot
Shrubs, Evergreen	47	Rhododendron 'Amy Cotta'	'Amy Cotta' Rhododendron	2-3 gal. pot
Shrubs, Evergreen	38	Lavandula dentata candicans	French Lavender	1 gal. pot
Shrubs, Evergreen	38	Rhododendron 'Elsie Lee'	Evergreen Azalea	2-3 gal. pot
Shrubs, Evergreen	16	Daphne odora 'Aureo-marginata'	Variegated Winter Daphne	2-3 gal. pot
Shrubs, Evergreen	29	Rhododendron 'Purple Splendor'	Evergreen Azalea	2-3 gal. pot
Shrubs, Evergreen	18	Pieris japonica 'Variegata'	Variegated Andromeda	2-3 gal. pot
Shrubs, Evergreen	88	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	1 gal. pot
Shrubs, Deciduous	79	Berberis thunbergii 'Concorde'	Concorde Barberry	1 gal. pot
Shrubs, Deciduous	60	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	2 gal. pot
Shrubs, Deciduous	22	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	1 gal. pot
Shrubs, Deciduous	2	Acer palmatum 'Rhode Island Red'	Rhode Island Red Japanese Maple	10 gal. pot
Shrubs, Deciduous	18	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 to 3 gal. pot
Shrubs, Deciduous	10	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	2-3 gal. pot
Shrubs, Coniferous	49	Juniperus squamata 'Parsonii'	Parson's Juniper	1 gal. pot
Perennials	10	Echinacea 'Sombrero Baja Burgandy'	Sombrero Burgundy Echinacea	1 gal. pot
Perennials	3	Hemerocallis x 'Stella de Oro'	Dwarf Daylily	1 gal. pot
Perennials	11	Achillea tomentosa	Woolly Yarrow	1 gal. pot
Perennials	7	Monarda didyma	Bee Balm	1 gal. pot
Perennials	24	Aquilegia formosa	Western Columbine	bare root, 18" o.c.
Ornamental Grass	108	Ophiopogon japonicus	Mondo Grass	1 gal. pot, 2'0" o.c.
Ornamental Grass	3	Hakonechloa macra 'All Gold'	Japanese Forest Grass	1 gal. pot, 2'0" o.c.
Ornamental Grass	85	Pennisetum alopurcoides 'Ginger Love'	Ginger Love Prarie Grass	1 gal. pot
Ornamental Grass	61	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2-3 gal. pot
Groundcovers, Evergreen	35	Helianthemum nummularium 'Ben Nevis'	Ben Nevis Sunrose	1 gal. pot, 2'0" o.c.
Groundcover, Semi-Evergreen	70	Geranium x magnificum	Purple Cranesbill	1 gal. pot, 3'0" o.c.
Groundcover, Perennial	14	Phlox subulata	Moss Phlox	1 gal. pot, 3'0" o.c.
Groundcover, Evergreen	106	Juniperus horizontalis `Blue Chip'	Blue Chip Juniper	1 gal. pot, 3'0" o.c.
Groundcover, Evergreen	179	Cotoneaster microphyllus thymifolius (C. linearifolius)	Rockspray Cotoneaster	1 gal. pot, 3'0" o.c.
Groundcover, Evergreen	65	Gaultheria procumbens	Creeping Wintergreen	4" pot, 3'0" o.c.
Groundcover, Evergreen	38	Mahonia nervosa	Longleaf Mahonia	1 gal. pot, 3'0" o.c.

Plant Details

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Designed By:
P.H.O.

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L8

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MARYSVILLE
PUBLIC WORKS

TO: Kacey Simon, Civil Plan Reviewer

FROM: Ryan Keefe, Water Operations Lead II

DATE: April 24th, 2024

SUBJECT: Stevens Marysville PRD Fire Flow Test

Water Operations has performed a fire flow test as requested for Stevens Marysville. The results were as follows:

Static:	77 psi
Residual:	75 psi
Pitot:	66 psi
GPM:	1370
GPM @ 20 psi:	8362

The test was performed using Hose Monster equipment with the GPM taken from their flow chart. The GPM @ 20 psi was determined using the hydrant flow test calculator located on the Hose Monster website.

Any questions please contact me at 360-363-8168 or rkeefe@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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	Stevens PRD	**File No.**	PA24-024
Detailed Project Description	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.		
Location (APNs)	30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600	**Section Township Range**	06 30N 05E

	OWNER	APPLICANT	CONTACT
Name	See Property Owners List (Pg.3)	KB Home	Latta Engineering, PLLC
Address		320 120th Ave NE, Suite 200	5970 Birch Point Rd
City, State, ZIP		Bellevue, WA 98005	Blaine, WA 98230

THRESHOLD DETERMINATION

Lead Agency ☒ **City of Marysville**

The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

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SEPA CONTACT

Name	Emily Morgan	**Title**	Senior Planner
Phone	360.363.8216	**E-mail**	emorgan@marysvillewa.gov

RESPONSIBLE OFFICIAL

Name	Haylie Miller	**Title**	CD Director
Address	501 Delta Avenue, WA 98270		

Haylie Miller

Haylie Miller, CD Director

November 6, 2024

Date

ENVIRONMENTAL IMPACTS	
The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:	
1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
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TPN: 30051600306500	Stanley & Christine Hipkiss 3609 98th St NE, Marysville, WA 98270
TPN: 30051600301500	Aaron Decann 9921 35th Ave NE, Marysville, WA 98270

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8000

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Scan to View Project Materials

File Number:	PA24-024
Project Title:	Stevens PRD
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SEPA Contact: Emily Morgan | (360) 363-8216 | emorgan@marysvillewa.gov

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MARYSVILLE

CITY OF MARYSVILLE

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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SEPA Contact: Emily Morgan | (360) 363-8216 | emorgan@marysvillewa.gov

Published: November 12, 2024. EDH1005140

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1005140 MDNS PA24-024 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/12/2024 and ending on 11/12/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $80.84.

Subscribed and sworn before me on this 12th day of November 2024.

RANDIE POSPICAL
Commission Expires
10-20-2027
NOTARY
PUBLIC
License Number 23034934
STATE OF WASHINGTON

Notary Public in and for the State of Washington.

COMM DEVEL - CITY OF MARYSVILLE | 88522148
MARISA NISHIMURA

Agenda Bill

HEARING EXAMINER AGENDA ITEM REPORT

DATE:	January 16, 2025
SUBMITTED BY:	Marisa Nishmura, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**Public Hearings**
SUBJECT:	PA24-024 Stevens PRD (2)
SUGGESTED ACTION:	
SUMMARY:	

ATTACHMENTS:

E033 - SEPA MDNS - PA24-024.pdf
E034 - Notice of Public Hearing - PA24-024.pdf
E035 - Affidavit of Posting - PA24-024.pdf
E036 - Affidavit of Publication - PA24-024.pdf
E037 - Correspondence - PA24-024.pdf
E038 - Response Letter - PA24-024.pdf
E039 - Preliminary Civil Plans - PA24-024.pdf
E040 - Correspondence - PA24-024.pdf
E041 - Response Letter - PA24-024.pdf
E042 - Response Letter - PA24-024.pdf
E043 - Staff Recommendation - PA24-024.pdf
E044 - Staff Recommendation - PA24-024.pdf

BEFORE THE HEARING EXAMINER

IN AND FOR THE CITY OF MARYSVILLE

35TH AVENUE COMMUNITY ACTION GROUP, LLC, a Washington limited liability company, Appellant, and THE CITY OF MARYSVILLE; KB HOMES LLC, Respondent.	**NO. PA24-024** **NOTICE OF APPEAL (MMC 22G.010.550)**

COMES NOW the Appellant, 35TH AVENUE COMMUNITY ACTION GROUP, LLC, by and through its attorney, William B. Foster, and submit this Notice of Appeal.

1. Decision Appealed. The Appellant hereby appeals the following decision(s): The issuance of The Mitigated Determination of Non-Significance ("MDNS") dated the 6th day of November, 2024 issued by the City of Marysville.[1].

2. The Appellant. The Appellant is:

35TH AVENUE COMMUNITY ACTION GROUP, LLC
c/o Mike Soderstrom
10117 – 35th Drive NE
Marysville, Washington 98270
Telephone: (425) 263-0080
Email: mjsody@gmail.com

Appellant's attorney:

2.1. **WILLIAM B. FOSTER, INC., P.S.**
Attn: William B. Foster
1907 Everett Avenue
Everett, Washington 98201
Telephone: (425) 776-2147

[1] Exhibit 1.

Facsimile: (425) 776-2140
Email: bfosteresq@comcast.net

3. Standing of Appellants. The Appellants are a limited liability company whose members are property owners of real property located in the vicinity of the proposed project. The Appellant is aggrieved by the decision appealed as owners of the real property that is the subject of the MDNS identified above, and is adversely affected by the issuance of the MDNS.

4. Decision Appealed. The Decision that is the subject of this Appeal is that certain MDNS issued by the City of Marysville (the "City") dated November 6, 2024, Exhibit 1 hereto.

5. Grounds for Appeal. This Appeal is based upon the following:

5.1. On the 6th day of November, 2024, the City issued a MDNS for the project identified above. The MDNS concluded that "this proposal does not have a probable significant adverse impact on the environment".

5.2. The City knew, or should have reasonably known, that the City's Decision to issue the MDNS were arbitrary, capricious, unlawful, and/or exceeded the City's lawful authority under the United States Constitution Amendment XIV regarding due process, Washington State Constitution Article 11, Section 11 regarding police powers, RCW 82.02.020, RCW 43.21C.030, 43.21C.033 and 43.21C.060, RCW 36.70B.060, Marysville Municipal Code, and common law based on the following reasons:

5.3. The City acted in an arbitrary, capricious and unlawful manner and/or exceeded the City's lawful authority, and erred in issuance of the MDNS;

5.4. The director committed an error of law or misinterpreted the applicable city regulation, ordinance or other state law or regulation;

5.5. The director's findings, conclusions and/or conditions are not supported by the record; and/or

5.6. Newly discovered evidence alleged to be material to the director's decision which could not reasonably have been produced prior to the director's decision.

6. Factual Basis of Appeal.

6.1. Standing of the Appellants. The Appellants are a group of residents owning property north of the proposed project. The Appellants will be adversely affected if the project is approved as proposed.

6.2. The Appellants only access to their respective parcels via 35th Avenue N.E., a public street. That access requires the use of the intersection of 88th Street N.E. and 36th Avenue NE. Access is further limited by the existence of train tracks located west of 88th Street N.E. and State Avenue, a public street.

6.3. The Appellants have no alternative access to their respective parcels other than stated above. This access is also the only access to the Appellants parcels for Fire, law enforcement or other similar emergency service providers.

6.4. The access afforded the Appellants under current conditions is inadequate. Often times during each day the traffic on 88th Street N.E. is severely congested and vehicles attempting to reach 36th Avenue NE are unable to do so because of the congestion. This congestion also restricts access to the Appellants properties by Fire, law enforcement or other similar emergency service providers. This traffic congestion is further impacted when a train is traveling along the train tracks that parallel State Avenue, resulting in a complete traffic stoppage between Interstate 5 (to the west) and State Avenue (to the east).

6.5. The addition of 509 additional daily trips will exacerbate the existing conditions to a point where the traffic congestion will result in a level of service ("LOS") that is below the LOS that is acceptable in the City.

6.6. Many of the Appellants' properties obtain water through private wells. The surface water that will be generated by the additional impermeable surfaces that result from 59 additional dwelling units threatens contamination of these private wells, depriving the residents of potable water.

7. Conclusion. The Appellant respectfully submits that the MDNS be withdrawn, and the Director issue a revised MDNS which includes additional mitigating

factors to address the significant impacts that will result from the approval of this land use application. In the alternative the City should withdraw the MDNS and issue a Determination of Significance.

DATED THIS 16th day of November, 2024.

William B. Foster
Attorney/Agent of Appellants

MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue • Marysville, WA 98270 • (360) 363-8000

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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EXHIBIT 1

EST. 1891
MARYSVILLE
WASHINGTON

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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

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Haylie Miller

Haylie Miller, CD Director

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TPN: 30051600301400	Adrian & Cora Stevens 3705 98th St NE, Marysville, WA 98270
TPN: 30051600306600	Kelly & Kathleen Gleason 3625 98th St NE, Marysville, WA 98270
TPN: 30051600306500	Stanley & Christine Hipkiss 3609 98th St NE, Marysville, WA 98270
TPN: 30051600301500	Aaron Decann 9921 35th Ave NE, Marysville, WA 98270

MARYSVILLE
COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an open record public hearing will be held before the Hearing Examiner to consider the appeal of a State Environmental Protection Act (SEPA) Mitigated Determination of Non-significance (MDNS) and the proposed 59-lot Planned Residential Development Subdivision. The hearing will be held on **Thursday, January 16th, 2025, at 6:00 PM** at 501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom (link below).

Scan to View Project Materials

File Number: PA 24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE

APN(s): 30051600301400, 30051600301500, 30051600301600, 30051600304500
30051600304501, 30051600305800, 30051600306500, 30051600306600

Open Record Public Hearing: The public hearing will take place in person at **501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom/teleconference**. The Hearing Examiner and the City's project manager will attend in person; however, other staff, the applicant, the appellant, and the public may attend either in person or via Zoom.

- **Zoom Meeting Link:** https://us06web.zoom.us/j/84672829571?pwd=baQMCbfksTlT06RYykdZB3ssIBXOxJ.1
  - **Passcode:** 658639
  - **Dial in:** 253.215.8782
  - **Meeting ID:** 846 7282 9571

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1

NOTE: Per MMC 22G.010.170, a staff report shall be prepared and available for review no less than (7) days prior to the public hearing.

For project information or to become a party of record, please contact:
Emily Morgan, Senior Planner | (360) 363-8216 | emorgan@marysvillewa.gov

THIS NOTICE IS NOT TO BE REMOVED CONCEALED OR DESTROYED

MARYSVILLE

Community Development Department

AFFIDAVIT OF POSTING

Before the Marysville Hearing Examiner

Date of Hearing January 16, 2025

Purpose of Hearing **NOTICE IS HEREBY GIVEN** that an open record public hearing will be held before the Hearing Examiner to consider the appeal of a State Environmental Protection Act (SEPA) Mitigated Determination of Non-significance (MDNS) and the proposed 59-lot Planned Residential Development Subdivision.

Please be advised that on this day, the undersigned, representing the City of Marysville, did post in a minimum of three (3) separate placed as provided by City Ordinances and State Laws the following Notice of Public Hearing:

File Number:PA24-024 Reviewed by: EM

Place Posted	Date Posted	Signature
1. Property: # of signs - 2	2 – 12.4.2024	EM
2. City Hall	QR	EM
3. Channel 21 **(email to communcations@marysvillewa.gov)**	12/4/2024	MLN
4. Library	QR	
5. MIRS/NewsFlash	12/04/2024	MLN
6. Publication in Everett Herald Email to legals@heraldnet.com	12/04/2024	MLN
7. Mailings (300') # 83	Date 12/4/2024	By MLN
8. Lakewood P.O. (per Planner)	QR	

MARYSVILLE

CITY OF MARYSVILLE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an open record public hearing will be held before the Hearing Examiner to consider the appeal of a State Environmental Protection Act (SEPA) Mitigated Determination of Non-significance (MDNS) and the proposed 59-lot Planned Residential Development Subdivision. The hearing will be held on Thursday, January 16th, 2025, at 6:00 PM at 501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom (link below).

File Number:	PA 24-024
Project Title:	Stevens PRD
Applicant:	KB Home
Project Location:	9815/9909/9907/9921 35th Ave NE 3705/3625/3609 98th St NE
APN(s):	30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Open Record Public Hearing: The public hearing will take place in person at 501 Delta Avenue, 2nd Floor – Council Chambers and via Zoom/teleconference. The Hearing Examiner and the City's project manager will attend in person; however, other staff, the applicant, the appellant, and the public may attend either in person or via Zoom.

- Zoom Meeting Link: https://us06web.zoom.us/j/84672829571?pwd=baQMCbfksTIT06RYykdZB3sslBXOxJ.1
- Passcode: 658639
- Dial in: 253.215.8782
- Meeting ID: 846 7282 9571

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade

For project information or to become a party of record, please contact: Emily Morgan, Senior Planner | (360) 363-8216 | emorgan@marysvillewa.gov

Published: December 6, 2024. EDH1006199

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1006199 PA24-024 NOPH as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/06/2024 and ending on 12/06/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $68.92.

Subscribed and sworn before me on this 16th day of December 2024.

Randie Pospical

Notary Public in and for the State of Washington.

COMM DEVEL - CITY OF MARYSVILLE | 88522148
MARISA NISHIMURA

RANDIE POSPICAL
Commission Expires 10-20-2027
NOTARY PUBLIC
License Number 23034934
STATE OF WASHINGTON

Emily Morgan

From: Ann Beauchamp <beauchampann9@gmail.com>
Sent: Wednesday, September 4, 2024 6:50 PM
To: Emily Morgan
Subject: [External!] PA24-024, Stevens PRD

You don't often get email from beauchampann9@gmail.com. Learn why this is important

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

A notice of application was posted at the end of my driveway. I live at 3625 98th ST NE #B, which is an official address with the USPS but not acknowledged in any documents associated with Notice of Pending Land Use.

It appears there is a plan to demolish my residence in the near future. This is the first time that I am learning about plans that will affect my home. I am under contract with the Gleasons and Section 8 (HUD) Housing Choice Voucher program. No notice has been given to the Everett Housing Authority, or to myself directly, that my housing is in jeopardy. I have no plans to relocate in the near future. I am disabled and on a fixed income, hence the Section 8 assistance. This home and location were chosen to accommodate my disability. I am stable here and looking forward to continued stability.

It would be appreciated if you would keep me informed regarding the proposed development that affects my home. My name is not listed on any of the plan documents even though I reside in my own home on the property in question.

Sincerely,
Ann M Beauchamp
3625 98th ST NE #B, Marysville, WA 98270
425-212-7777

From: Brent
To: Emily Morgan
Subject: [External!] 35th Avenue development conflicts
Date: Wednesday, November 20, 2024 3:53:52 PM

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[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Emily,

I had participated in a previous write in regarding the plans for the 35th Ave neighborhood as well as the developments on 88th Street nearby.

I am informed due to fire risk, new homes are required to have sprinkler systems. Existing homes gain the increased risk of greater population and traffic, while being impossible to retrofit with a sprinkler system.
Unless the city provides water services to houses on wells, there is no way a sprinkler system can work during a fire. Well pumps do not work during power outages and breakers shut off during a fire. To have the fire Marshall suggest I pay for a retrofit that won't even function during a fire concerns me that the profit motive for approving developments has overrun our right to safety. It does not appear to me that the previous emails were responded to beyond a generic AI generated response sent to each of us.

I have been separated from family in the past when storms block the neighborhood and increasing the number of households will just increase the impact. I have seen emergency services unable to access the neighborhood more than 2 days after a wind event. To bypass existing neighborhood designs to increase density will increase the cities exposure to liability and and decrease quality of life for all current taxpayers in the area. The developer is able to make a healthy profit even if they put 1 house per acre due to the low costs of obtaining the land from my neighbor Adrian Stevens. The only reason to add extra homes is greed and discounting the quality of life previously known by Residents of 35th Avenue houses.

I am also concerned regarding 88th and 36th that the cumulative impact of all future projects has intentionally not been not calculated in order to approve as many things as possible before the effects of soon to fail roundabouts are felt. People will soon be trapped in the roundabouts when the trains come, and the trains will be coming more and more each year according to future freight plans. Traffic lights prevent people from blocking intersections and that safety allows our neighborhood and the neighborhood south of 88th to exit west even if eastbound flow is blocked which is often is.
To add even one more house beyond current neighborhood standards is irresponsible and disrespectful to the life of current residents. Just because someone is helping pay for something does not mean our families will be safe or respected.

I include pictures proving the city is unable to provide services as things already are during wind storms. Tear up the street and provide water and sewer before disrupting our lives and lowering our property values. I will no longer be able to trust the water my family drinks when 59 homes backing my property can poison their grounds and feed into my well. People with no incentive to keep ground water clean will not respect our water rights. There will be only

one entitity to blame and that is the approver of such development.

Pictures show November 6th 2022, emergency services are still unable to access an emergency past 98th. These problems happen constantly and consistently.

Extremely concerned,

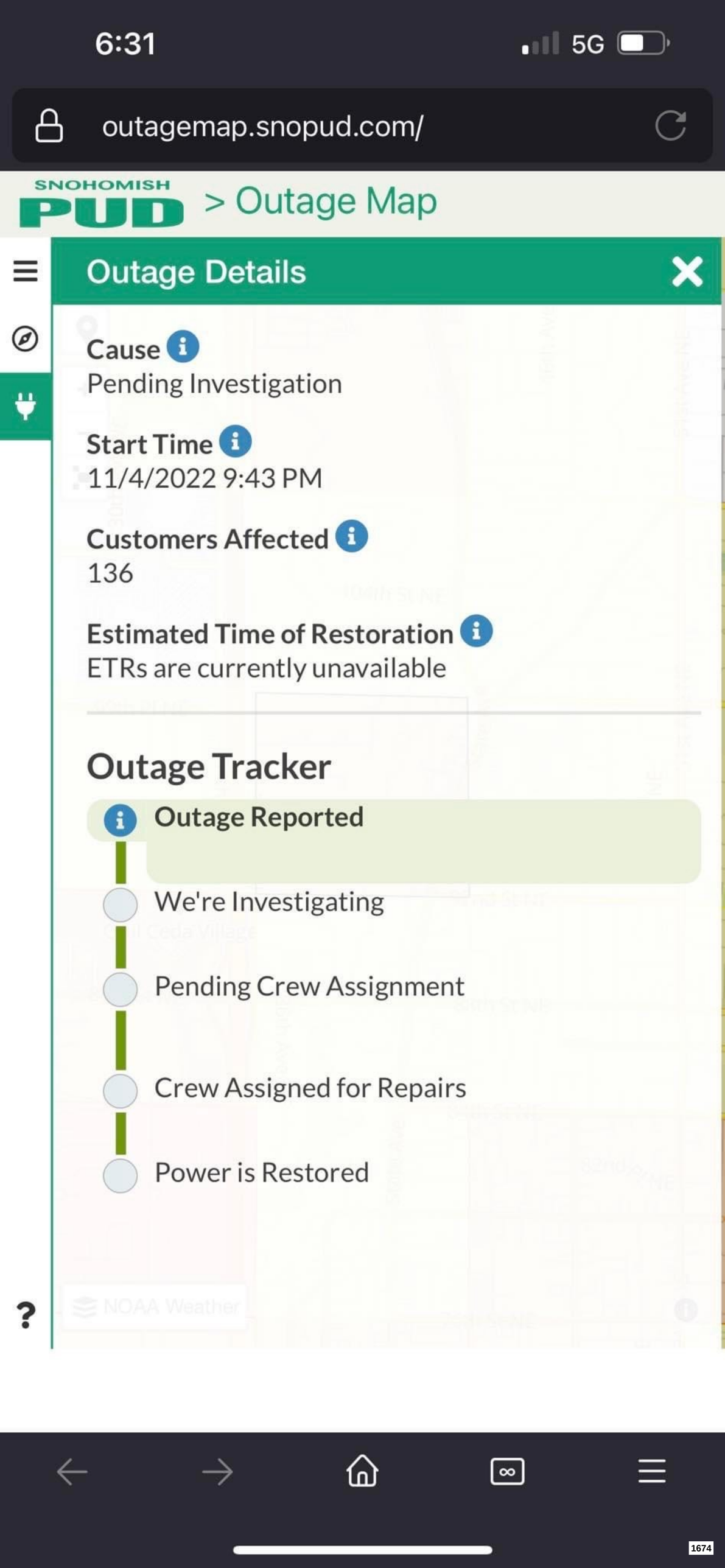
Brent Seman
98th street


Jeep


1671


PRIVATE
DRIVE
RIGHT TO PASS
BY PERMISSION
OF OWNER
CEYA
7




6:31
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outagemap.snopud.com/
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Outage Details
Cause
Pending Investigation
Start Time
11/4/2022 9:43 PM
Customers Affected
136
Estimated Time of Restoration
ETRs are currently unavailable
Outage Tracker
Outage Reported
We're Investigating
Pending Crew Assignment
Crew Assigned for Repairs
Power is Restored
NOAA Weather

From: Carmen Nielsen
To: Emily Morgan
Subject: [External!] Stevens Project
Date: Tuesday, September 24, 2024 4:18:13 PM

[You don't often get email from carmien@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Ms Morgan,

I am writing in regard to the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development between 98th St. and 100th Pl. in Marysville.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and the concerns of the families residing in the neighborhood.

Amongst our concerns are:

1. The amount of traffic that would be added to our streets with only one way in and one way out.
2. The amount of time it will take for emergency vehicles to reach us.
3. How our trees will survive the storms once the protection of the Stevens property is cleared.
4. Being as our area is on wells, how will this affect our water.

There are many other concerns but this is just to name a few.

Carmen Nielsen
3814 100th Pl.
N.E.
Marysville, Wa.
98270

(carmien@msn.com)

From: Carol McKinney
To: Emily Morgan
Subject: [External!] RE: File Number: PA24-024 / Stevens PRD
Date: Tuesday, September 24, 2024 5:03:24 PM

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My concerns surrounding the proposed builds for 59 homes by KBHomes and the Burgermaster/ multipurpose residential/commercial build have not changed. The neighborhood meeting did not change what the facts show so clearly.

1. The traffic will become increasingly more dangerous as more people move here.
2. The area doesn't have the infrastructure to support the proposed builds in this area without significant impact to what is already here.
3. No other road out or in is careless and does reflect the concerns for our safety in any emergency situation that arises.

I wish I had more time to write but given a 7 day notice is not enough time in our busy lives. I wish that fact would have been considered.

Thank you,
Carol McKinney

From: Emily Morgan
To: goetzce@comcast.net
Cc: Jon Nehring; Haylie Miller
Bcc: _CouncilEmail
Subject: RE: [External!] KB developers
Date: Friday, September 20, 2024 2:36:00 PM
Attachments: image001.png

Hi Chuck and Kandis,

Thank you for your comment.

Your comment has been received and has been added to the file of record, making you a party of record. You will now receive notice of any issued decision.

Respectfully,

EST. 1891 MARYSVILLE COMMUNITY DEVELOPMENT

Emily Morgan (she/her)
Senior Planner
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

NOTICE: *All emails and attachments sent to and from the City of Marysville are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).*

From: goetzce@comcast.net <goetzce@comcast.net>
Sent: Friday, September 20, 2024 1:47:25 PM
To: emorgan@marysville.gov <emorgan@marysville.gov>
Cc: mstevens@marysville.gov <mstevens@marysville.gov>; Pcondyles@marysville.gov <Pcondyles@marysville.gov>; mjames@marysville.gov <mjames@marysville.gov>; Tomking@marysville.gov <Tomking@marysville.gov>; Krichards@marysville.gov <Krichards@marysville.gov>; smuller@marysville.gov <smuller@marysville.gov>; knorton@marysville.gov <knorton@marysville.gov>; Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] KB developers

You don't often get email from goetzce@comcast.net. Learn why this is important

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Contact helpdesk if you have any concerns or questions.

Dear Elected Officials,

We are writing with our concerns over the excessive development north of 88th St and 36th St. Our neighborhood, as you know, has one entrance and exit. You obviously did not take that into consideration when you allowed Chic Filet, Starbucks, Dickey's, Sub shop, plus a dental office to go in. The result caused numerous traffic tie ups where police were needed to direct traffic. If that isn't bad enough, you are now allowing Burgermaster, apartments and other businesses into that space.

You have also invited into our lives, KB Construction. This is a multibillion-dollar national company that has no ties to our city or county. They are here to make money and give you more tax revenue. The Steven's development, between 98th and 100th, is to include 59 homes with 40 ft frontages. There is one way in and out of that neighborhood. You know people in this neighborhood are on wells and septic systems. It is not hard to guess the water quality will become an issue.

Adding 59 homes with 2-3 cars per home, will add to the traffic hazards already taking place. The safety of our residents is another concern. Any accident at the intersection of 88th and 36th shuts down emergency vehicles to access the neighborhood; thus, more houses, more cars, more accidents. The round abouts will make this worse and there will be times when we cannot get out of our neighborhood. The traffic lights allow for residents to come and go. Traffic circles will have a constant flow of cars and trucks. No comparison as to which is the best for Marysville residents.

KB Homes, and apparently you, don't care how these developments harm your constituent's quality of life. We understand this property will be developed but hope for less homes. We also know KB Construction is planning similar development north of 100th.

You were elected to represent your voters, so let's see you do just that.

Marysville voters,
Chuck and Kandis Goetz
3710-97th Pl NE
Marysville

From: Cindy Phillips
To: Emily Morgan
Subject: [External!] Stevens PRD File No. PA24-024
Date: Monday, November 18, 2024 12:50:35 PM
Attachments: E030 - SEPA MDNS - PA24-024.pdf

You don't often get email from cin_lynn@msn.com. Learn why this is important

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Dear Ms. Morgan,

I am writing to express my concern regarding the proposed development referenced above. My biggest concern is regarding safety for all that live in this area. Our neighborhood has only one road in and the same road out basically it is a dead end. When emergency vehicles need access this will become more problematic by adding an additional 59 units and vehicles. We already have to deal with emergency vehicles having to cross the railroad tracks and sometimes getting stopped by a train making response time worse then neighborhoods to the east of State Street. In addition, 36th Ave NE the road leading off of 88th becomes backed up most days due to traffic in and around Chick-fil-A and Haggen's adding to the response time. Once again approving so many units and vehicles just does not make sense on a dead end street.

I would request that you reconsider the decision to add 59 units and think of the safety of the Marysville citizens that live in the neighborhood that would be negatively impacted by this large of a development.

Respectfully,

Cindy Phillips
9803 39th DR NE
Marysville, WA 98270
Phone: +01: 425-359-0178
Skype: live:cin_lynn_1

Building a better world for women and girls since 1919





https://zontanorthpugetsound.org
https://zontausa.org/end-child-marriage-in-the-usa

Duane and Tina Leach
3612 100th Place NE
Marysville, WA,98270
devildogduane@gmail.com
09/21/2024

City of Marysville
Emily Morgan/Senior Planner
501 Delta Ave
Marysville, WA,98270

Dear Emily Morgan,

I am writing to express my concerns regarding the new home development by KB Homes (PA24-024). As a resident of Marysville, I want to ensure that the community's needs are addressed during this project.

First, I urge the city to ensure that a sidewalk is installed along with the extension of the sewer pipe along 35th Ave NE and 98th St NE for the new development. A safe pedestrian pathway is essential for the well-being of residents and will enhance connectivity in our community.

Additionally, I request that the city implement monthly testing of our well water to monitor for any potential contamination stemming from the development. The health and safety of our community should be a top priority, and regular testing will help ensure that our water remains safe for all residents and if any irregularities occur then the developer should be held accountable to assure the surrounding neighbors continue to have safe drinking water.

Thank you for your attention to these important matters. I look forward to your response.

Sincerely,

Duane and Tina Leach
devildogduane@gmail.com

From: Chris Holland
To: Emily Morgan
Cc: Haylie Miller
Subject: Stevens PRD (PA24-024) - MDNS Comments
Date: Monday, November 18, 2024 11:31:03 AM

Emily-

Below are comments on the Stevens PRD MDNS, for your records.

Chris

From: mckeon1951@gmail.com <mckeon1951@gmail.com>
Sent: Monday, November 18, 2024 11:09 AM
To: Chris Holland <CHolland@marysvillewa.gov>
Subject: [External!] Mitigated Determination of NoN-Significance

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November 18, 2024

To: Chris Holland, Planning manager

This memo is a comment on the MITIGATED DETERMINATION OF NON-SIGNIFICANCE that was recently issued on the planned development between 35th Ave, NW and 98th Place NW AKA the Stevens Development.

The current area presently has approximately 200 homes. The development planned is for 59 homes. This development will increase the population in this area by approximately 30%.

Currently this area has only 1 way of access and egress via 35th Ave to 36th Ave., to 88th Street. The recent traffic study done by KB Homes showed that the access intersection of 88th and 36th as rated as a C. There was recently an accident on 88th St and 36th Avenue which shut down access to this whole development for several hours. THIS ALSO DENIED ACCESS TO THE AREA TO EMERGENCY AND ALL OTHER VEHICLES. I have a problem with this traffic Study due to the above example. The study also showed only an increase of traffic by 10% not the 30% that in actuality would result in 30% more homes The above document did not require any mitigation of the traffic problem.

The above-mentioned document DOES NOT address the issue of safety and access to present occupants of this area. Due to the limited access to this area the Fire Department has declared ALL the new homes to require fire sprinklers be installed due to the possible limited access to the area by the fire Department for fire suppression.

I would like to remind you that the current neighborhood is serviced by private wells. The only mention of how this might affect these wells was about a wet season ground water report to verify wet season high water table.

Yours truly,

Glenice McKeon

A concerned Neighbor

From: Haylie Miller
To: mckeon1951@gmail.com
Cc: Emily Morgan
Subject: RE: [External!] Determination of Mitigation
Date: Monday, November 18, 2024 12:14:39 PM

Thank you Glenice for taking the time to send me your thoughtful comments. We will include this is in the record and review internally. I am also cc'ing the project manager, Emily Morgan on this in case you have any follow up questions. Thank you,

Haylie

Haylie Miller, Director
City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270
360.363.8211 Office
425.238.1275 Cell

How are we doing? Please take our survey.

From: mckeon1951@gmail.com <mckeon1951@gmail.com>
Sent: Monday, November 18, 2024 11:06 AM
To: Haylie Miller <hmiller@marysvillewa.gov>
Subject: [External!] Determination of Mitigation

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November 18, 2024

To: Haley Miller, manager Community Development Department

This memo is a comment on the MITIGATED DETERMINATION OF NON-SIGNIFICANCE that was recently issued on the planned development between 35th Ave, NW and 98th Place NW AKA the Stevens Development.

The current area presently has approximately 200 homes. The development planned is for 59 homes. This development will increase the population in this area by approximately 30%.

Currently this area has only 1 way of access and egress via 35th Ave to 36th Ave., to 88th Street. The recent traffic study done by KB Homes showed that the access intersection of 88th and 36th as rated as a C. There was recently an accident on 88th St and 36th Avenue which shut down access to this whole development for several hours. THIS ALSO DENIED ACCESS TO

THE AREA TO EMERGENCY AND ALL OTHER VEHICLES. I have a problem with this traffic Study due to the above example. The study also showed only an increase of traffic by 10% not the 30% that in actuality would result in 30% more homes The above document did not require any mitigation of the traffic problem.

The above-mentioned document DOES NOT address the issue of safety and access to present occupants of this area. Due to the limited access to this area the Fire Department has declared ALL the new homes to require fire sprinklers be installed due to the possible limited access to the area by the fire Department for fire suppression.

I would like to remind you that the current neighborhood is serviced by private wells. The only mention of how this might affect these wells was about a wet season ground water report to verify wet season high water table.

Yours truly,

Glenice McKeon

A concerned Neighbor

From: Jade Seman
To: Emily Morgan
Subject: [External!] Concerns Regarding Housing Development Project (PA24-024)
Date: Monday, September 23, 2024 9:09:13 PM

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Brent & Jade Seman
3807 98th St. NE
Marysville, WA 98270
rjade26@gmail.com
206 407-5093

City of Marysville
Department of Planning and Development
501 Delta Ave Marysville, WA 98270

Concerns Regarding Housing Development Project (PA24-024)

Dear Emily Morgan,

I am writing to submit my comments on the proposed housing development project (PA24-024). While I understand the need for growth, I have several concerns about the potential impacts this project will have on the surrounding community and environment, particularly in terms of traffic, environmental degradation, tree retention, fire safety, and potential effects on nearby water sources. Below are my key points:

1. Traffic Impact, Emergency Access, and Roundabouts

The Traffic Impact Analysis highlights that the development will significantly increase traffic, particularly on 35th Ave., which serves as the only entry and exit point for both current and future residents. The proposed traffic improvements, including the addition of three roundabouts, are insufficient to mitigate the congestion, particularly when trains are passing through the area.

What is more troubling is that the Environmental Impact Study admits that instead of meaningfully addressing traffic issues, the developers will pay an impact fee, effectively acknowledging they are worsening the traffic situation. This gives the impression that the developers prioritize their profits over community wellbeing, as it appears they prefer to pay a fee rather than invest in improving the infrastructure for the neighborhood.

I urge the city to reconsider this approach and require the developers to implement traffic improvements beyond paying a fee, as the current plan will exacerbate traffic congestion, negatively affecting current residents.

2. Fire Safety and Increased Danger for Existing Residents

I am also deeply concerned about the increased fire safety risks this development imposes on current residents. The new homes will likely be equipped with modern fire safety measures, but existing residents will face a higher danger without the ability to afford expensive upgrades like water sprinklers.

Moreover, the current homes are not being given access to public water and sewer systems, which

places them at a further disadvantage. These homes rely on well systems, and in the event of a power outage, the well pumps will not function, leaving residents without water pressure. Even if sprinklers were added, they would not work under these circumstances. The increased fire risk, paired with the lack of support for traditional homes, puts current residents in a more precarious and dangerous situation.

The city must consider the inequitable situation this creates, where new, wealthier homes are built with modern safety features, while long-standing, traditional homes are left in an increasingly dangerous environment. This is particularly unjust given the rich historical attributes of the neighborhood, which are not being respected or preserved.

3. Environmental Impact and Unmentioned Creek Belonging to the Tulalip Tribe

Another significant concern is that the Environmental Checklist failed to mention a nearby creek that belongs to the Tulalip Tribe. This is a serious oversight, as the creek plays an important role in the Tribe's cultural and environmental heritage.

There is a real risk of pollution from construction runoff, chemicals, and sedimentation, which could harm water quality and the ecosystem. Furthermore, future residents may use yard chemicals—such as fertilizers, pesticides, and herbicides—that could seep into the groundwater, impacting both the creek and the existing wells used by current residents. It is especially concerning that future residents, whose water will come from the city, will not have the same concerns about protecting the groundwater that current residents depend on.

The city must ensure that the developers implement robust environmental protections, including restrictions on chemical use and a comprehensive plan to safeguard the creek and the water resources of the community. Furthermore, it is critical that the Tulalip Tribe is consulted and their rights and interests are respected.

4. Risk of Groundwater Contamination and Well Drying for Nearby Residents

The project raises serious concerns about both the contamination and drying up of existing wells, which many current residents rely on for their water supply. The construction process and potential changes to the groundwater table could disrupt these wells, while chemical runoff from the new development could further contaminate the water.

The city should require a thorough hydrological study to assess the potential risks to the water table and ensure the continued water security of existing residents. Moreover, given that the new development will have city water, current residents should not be disproportionately affected by risks created by the development.

5. Tree Retention and Loss of Vegetation

The Arborist Report reveals plans for significant tree removal, which will reduce the area's natural beauty, wildlife habitats, and stormwater absorption. These trees are not only essential for the local ecosystem but also contribute to the historical and aesthetic character of the neighborhood.

I recommend that the city enforce stronger measures to minimize tree removal and require the replanting of native species to replace any lost trees. This would help maintain the ecological balance and preserve the unique character of the neighborhood.

In conclusion, I have significant concerns about the negative impacts this development will have on traffic, fire safety, water resources, and the environment. The development is increasing risks for existing residents—both in terms of safety and quality of life—without providing meaningful solutions to mitigate those risks. The developers' plan to simply pay an impact fee for worsening traffic, without addressing the root issues, is particularly troubling, as it demonstrates a disregard for the long-term needs of the community.

I urge the city to prioritize the safety and well-being of the current residents, the protection of the local environment, and the preservation of the neighborhood's historical attributes. Further studies,

improved infrastructure, and greater consideration for existing residents and the Tulalip Tribe are necessary before any approval is granted for this project.

Thank you for your attention to these important matters.

Sincerely,

Brent and Jade Seman

Attn: Emily Morgan

Planning Department

Community Development

Marysville, WA

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed currently to the Marysville Planning Commission for a 59 single home development just north of 98th Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024 in the Marysville Civic Center the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families currently living in this neighborhood. Beyond the many concerns about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water and the sewer constraints, my concern is over the issue of safety for the neighborhood and the increase in bottlenecking traffic.

The developers feel they have alleviated a fire risk by installing sprinkler systems in the new homes because code states you must have two access points in and out of a neighborhood for fire safety or install sprinkler systems in all the houses. However, our neighborhood has only one in/out access to begin with, and with the addition of 59 families accessing our one way out (35th Ave NE) the added traffic will bottleneck our neighborhood access to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access, not addressing other emergency vehicles such as ambulances and police emergency access in and out.

The property has not yet been purchased so this is only a proposal, but I (and 99% of my neighbors) believe this housing project should be stopped before it is even started. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Regards

James R. Lubbehusen

From: James Lubbehusen
To: Emily Morgan
Cc: Chris Holland
Subject: [External!] Stevens PRD/ KB Home Law Suites
Date: Tuesday, September 24, 2024 11:33:37 AM

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Emily,

I was up until midnight reading about all the law suits KB Homes has filed against them. In addition to the 120 plus neighbors in our current development that do not want to see our trees disappear and out well water contaminated by the 59 home proposal, my concern is also with the quality and reputation on this company. Although the BBB has a high rating for the company, they note they don't even use complaints and apparently law suits in deterring their rating. I'm sure with the right amount of money and influence any company can manipulate a high BBB rating.

My concern with this project beyond the unsafe/limited access to our neighborhood (only 35th Ave NE in and out), I am concerned that with the reputation of KB, our well water will be contaminated by the removal of hundreds or century old trees and construction pollution from this project. My neighbors and I implore you to listen to our concerns and stop, or at minimum, reduce this housing project to match our neighborhood of one house per half acre, not the rroposed cramming of 5 or 6 homes per acre.

Please add this comment to the Notice of Application file PA24-024.

Regards,
Concerned Citizen of Marysville,

James Lubbehusen

From:	Joan Sauter
To:	Emily Morgan
Cc:	mstevens@marysville.gov; Peter Condyles; Tom King; Steve Muller; Jon Nehring; Kelly Richards; Kamille Norton
Subject:	[External!] Proposed KB Homes 59-lot Planned Residential Development
Date:	Thursday, September 19, 2024 11:45:00 AM

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Good Morning,

I would like to offer my comments concerning the application submitted by KB Homes for the high density build in our neighborhood.

My family has been living in this community for 33 years and have witnessed first hand the impact of the I-5 88th street on/off ramps and various commercial projects and improvements which brought grocery, gas and restaurants to 88th. This brought services as well as much traffic stress accessing our homes. The narrow road which winds back to our community is a dead end. There is only one way in and out. At peak traffic the intersection is often blocked affording no ability access 36th. Factor in the congestion pinch of the left turn to access the strip mall dev grounded by Chik Fil A, Starbucks, Jersey Mike's and other tenants -the narrow two lane road is blocked completely. Adding 59 homes - potentially 2-3 cars per household will undoubtedly have a negative impact on travel in and out. There are concerns about Fire/ Aid access as well.

Traffic along 35th Street is treacherous now. No sidewalks. No ADA provisions? Can we get side walks and ADA?

How will the build affect on our water quality? Are there City assurances that the build will not impact our wells?

In closing I would like to invite you all to visit our neighborhood. Arrange to come at peak hours during the week. Weekends too.
Word of caution - If you stop at the Starbucks on 88th for coffee you won't be able to take a legal left out of the retail strip mall to travel north in order access our community where the 59 houses are proposed. Who thought that was a good idea?

I appreciate your time.

Regards,

Joan Sauter
3602 100th PL NE.
Marysville, WA.98270

From:	Lisa Weiss
To:	Jon Nehring; Peter Condyles; Mark James; Kelly Richards; Steve Muller; Kamille Norton; Tom King; Emily Morgan
Subject:	[External!] Public Comment PA24-024
Date:	Wednesday, November 20, 2024 3:44:38 PM

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To all whom it may concern,

We as a family are very concerned how this proposed construction (PA24-024) and subsequent use of property
in our neighborhood will have adverse short term and long term impacts on the environment.

Safety should always be the highest priority when considering any new developments.As we all know the intersection at 36th Avenue and 88th street has several issues going on that impact the safety of all Marysville drivers and visitors who use this roadway daily.However there is a even greater danger for those
who live in our neighborhood and those who also live on the other side of 36th avenue and 88th street. Why
you may ask, maybe because there is only one road in and out of these residential areas.Durning KB Homes proposed
construction project 35th avenue will be torn up for a period of time, durning that time only one lane will be available, There will be heavy machinery
and trucks ect coming in and out of the area.What is an unsafe situation will only be made worse.After the 59 homes are added the increased quantity of
of traffic will be permanent stress on this intersection.
It is very unfortunate and sad that the new homeowners will not be informed of the present traffic situation and the upcoming development plans for a Burger Master
and the two multi purpose buildings with16 residential apartments that will be crammed into the small piece of land at the end of 35th avenue.
So my question to you today as leaders and elected officials in our city how can we develop more responsibility in spite of zoning rights and
city ordinances that we the residents keep being told over and over again make everything perfectly ok to do. Is not the safety of people more important than any
form of economic gain for developers and others involved?

We as family are also very concerned that ground disturbing activities and KB's tree removal plan will cause our adjacent trees to be weakened
at the root level and also become unprotected from the wind. How will this potential serious problem be migrated? I see nothing in the migration
measures listed to address that, however I do see that it is stated in mitigation measure #3 that the retained trees in the development area will be protected.
It would be only fair to the residents who will be left with this serious concern to have a plan to also to protect their trees from any ground digging activities.
Some of our trees and my neighbors trees are almost touching the trees that will be ripped out.This needs to be addressed and so far it has not been at all.

There are still more concerns that we as a family have but I will only address this last one for time sake. Is it really necessary to destroy five homes and a mother in law cottage?
KB homes actually wanted to destroy 8 homes, however the 3 homeowners including ourselves did not chose their plan,My family is extremely close to the homes
being demolished,The noise, dust, light and glare is a serious concern for not just our family, but the whole neighborhood.How can our breathing air be checked during home, landscape

and driveway ect destruction? Please show me where there are any proposed mitigation measures in place for this, again it is a matter of safety with this issue
too.

Please consider visiting our neighborhood in real time to get a much clearer picture of how this development will impact us all.
I have yet to see one person we have voiced our concerns to care enough to take the time to do that.
The neighborhood meeting held on July 31, 2024 has been edited for better listening quality by one of our wonderful neighbors, please take the time to listen to it.
I would be happy to send you a link to the edited version, because the one the city sent to those who attended the meeting was very hard to listen due to it's poor quality.
This recording will help you to become much more aware of the deep concerns that we all have.

Marysville is a wonderful city, lets keep it safe for all who call it home.

Thank You,
Ray and Lisa Weiss

From: James Lubbehusen
To: Emily Morgan
Subject: [External!] Fwd: KB letter from Lisa Privitera of Marysville
Date: Tuesday, September 24, 2024 3:34:30 PM
Attachments: KB letter.docx

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Emily,
Please add this comment to your KB 59 Homes project files

Regards,
James Lubbehusen

Begin forwarded message:

From: Lisa Privitera <lprivitera1229@gmail.com>
Subject: KB letter
Date: September 22, 2024 at 6:50:59 PM PDT
To: James Lubbehusen <jimlubbehusen@gmail.com>

Here's one and the other is attached:

Dear Members of the Marysville Planning Committee:
I am writing to express my concerns regarding the KB Developers' proposal to construct 59 new houses in our neighborhood, particularly focusing on the implications of having only one access point for both entry and exit. This layout may significantly compromise our safety, as emergency vehicles would face delays reaching homes in care of a crisis, and congestion could lead to hazardous traffic patterns at peak times. Additionally, I worry about the strain this development could place on community resources and our local ecosystem, as increased population density can overwhelm existing infrastructure and lead to the degradation of nearby natural habitats. I urge the Planning Commission to consider these critical factors before moving forward with the project.
Thank you for your attention to these matters.

--
"Love me when I least deserve it, because that's when I really need it." ~~ Swedish Proverb

From:	Lisa Weiss
To:	Emily Morgan
Subject:	[External!] Project PA24-024 Public Comment
Date:	Tuesday, September 24, 2024 12:37:09 PM

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To Whom It May Concern,

We are writing this letter in regards to Project PA24-024 being planned for my neighborhood. As we all know there is only

one entrance in and out of this neighborhood. The intersection at 88th street and 36th Ave NE is very congested durning peak traffic times,

which already poses an unsafe situation for all drivers involved.The train is also a factor that we know is out of the city's control, however it does contribute

to the problem and it effects on the traffic issues should not be dismissed. If an emergency were to occur during peak traffic times it could be a devastating situation

for the residents of this neighborhood and or the neighborhood on the other side of 88th street, which we all know also only has one entrance in and out. The health and safety

of all the residents of Marysville should be considered when building houses and other infrastructure that will bring more traffic to an already stressed traffic intersection.

Please consider first people's safety above profit when making decisions where you will build infill housing in our city and in our neighborhood.

Thank you,
Ray and Lisa Weiss

From: Emily Morgan
To: LORETTA EDSON
Cc: Wiita, Russell; Jon Nehring
Subject: RE: [External!] Re: HOUSING DEVELOPMENT STEVENS PRD PA24-024
Date: Thursday, September 19, 2024 12:16:00 PM
Attachments: image001.png

Hi Loretta,

Thank you for your comment.

Your comment has been received and has been added to the file of record, making you a party of record. You will now receive notice of any issued decision.

Respectfully,

EST. 1891
MARYSVILLE
COMMUNITY DEVELOPMENT

Emily Morgan (she/her)
Senior Planner
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

From: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Sent: Thursday, September 19, 2024 12:03 PM
To: LORETTA EDSON <ledson71@yahoo.com>
Cc: Wiita, Russell <Russell.Wiita@co.snohomish.wa.us>; Emily Morgan <emorgan@marysvillewa.gov>; Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] Re: HOUSING DEVELOPMENT STEVENS PRD PA24-024

You don't often get email from nate.nehring@co.snohomish.wa.us. Learn why this is important

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Hi Loretta,

Thank you for your email. It looks like this was intended for Mayor Nehring, who I have cc'd on this response.

Nate

On Sep 19, 2024, at 12:00 PM, LORETTA EDSON <ledson71@yahoo.com> wrote:

Hello Mayor Nehring,

I have hesitated to send you this, but I want to make sure you are in the loop on this purposed housing development. I live on 97th Pl NE, a wonderful older established community of with homes on large lots. It was brought to our attention that a developer was making a bid to build a 59 house development in our community.

We were notified there would be a council meeting to discuss this proposal on July 31 2024 at 5pm at city hall. This notification unfortunately did not come from the city planning dept, but from home owners in the community that got wind of this development. They went door to door handing out flyers for the meeting.

We all showed up to the meeting on July 31st, (much to the dismay of the city council, city planner and the housing developer Rep.) to object this housing development . You are more than welcome to review the tapes from the hearing. You will see this community of home owners are very frustrated and upset over this proposal.

We have been impacted greatly, already on entering and leaving our housing development due to the installation of Chik-fil-a and Starbucks on our road. You see we have one way in and one way out of our development.

The intersection and the businesses at our entrance has caused multiple accidents and traffic backups.

At this meeting, it was also brought up that a apartment complex and a Burger Master are also proposed at the backside of Starbucks. This will cause even more traffic on our roads. Throw the idea of roundabouts being installed on 88th, will be most certainly lead to disastrous consequences. I have not seen any traffic impact studies, no car counting strips on 88th or our road to track the amount of traffic this area gets on a daily basis.

With a housing development coming in, that will be adding a minimum of 118 more cars on our street (35th Ave NE). They proposed no other streets to be added as an entrance or outlet. We suggested to put another bridge over Quilceda Creek, to be able to use the area at the back of the proposed housing development that would come out at State Ave. Not having a second outlet/entrance, will create a emergency hazard to and from our neighborhood.

Not to mention the enviromental impact this will have in our area. You see the majority of the houses are on Well/Septic, City Water only is available for the first couple of streets off of 35th Ave NE. This is also a heavily treed area with huge trees. They would need to clear a large amount of trees, which would impact our air quality and the wind protection.

As a community we are not against growth, but just not in our neighborhood.

We are still currently organizing, to further protest this development. We are looking at further action to prevent this development from happening.

I would love to sit down and discuss this in person with a tour of our neighborhood, to show you what exactly we are concerned about.

As stated by the whole neighborhood in the meeting on July 31st, we do not have faith in the city council or the city planner in doing what is best for the community members that are impacted but rather what economic impact it will have on them.

Thank you for your time, this is just a brief synopsis of the issue at hand.

Loretta Edson

From: Haylie Miller
To: Emily Morgan
Cc: Chris Holland
Subject: FW: [External!] Neighborhood garbage dump
Date: Wednesday, August 14, 2024 12:57:31 PM

Emily, for the record.

From: Jon Nehring <jnehring@marysvillewa.gov>
Sent: Wednesday, August 14, 2024 9:47 AM
To: Haylie Miller <hmiller@marysvillewa.gov>
Cc: Jennifer Stapleton <jstapleton@marysvillewa.gov>
Subject: FW: [External!] Neighborhood garbage dump

Haylie,

Forwarding the below email to you to add to the record of concerned citizens expressing opposition to this housing development.

Thank you,

Jon Nehring, Mayor | City of Marysville
501 Delta Ave. Marysville, WA 98270
(360) 363-8089 | jnehring@marysvillewa.gov

From: Loretta <lorpoa@frontier.com>
Sent: Thursday, August 8, 2024 5:15 PM
To: Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] Neighborhood garbage dump

You don't often get email from lorpoa@frontier.com. Learn why this is important

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Mr Mayor J Nehring,

My name is Loretta Garduno and I've lived in Maysville for 30 years. I am writing to you to bring attention to a vacant lot that has become a hazardous waste/dumping ground just north of 88th St NE in Marysville. Unshelted folks have camped there and there is excessive garbage there, attracting rodents and disease. A deceased person was found in the woods a year or so ago.

I attended a neighborhood meeting and heard about a proposal to build 59 homes less than 1 mile from my home. Our community opposes this and concerns were raised about many issues

concerning, water, sewer, loss of trees and traffic nightmares. There is only one road in and out of this area and it is already difficult to get through.

I have raised multiple complaints. The priority is safety. I will contact code enforcement about the building garbage problem again. I left a voice mail messages for Doug Lee and no response. Please respond and let me know you care about our community.

Sincerely, Loretta Garduno

From: Marti Burdett
To: Emily Morgan
Subject: [External!] Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:03 PM

[You don't often get email from maburd48@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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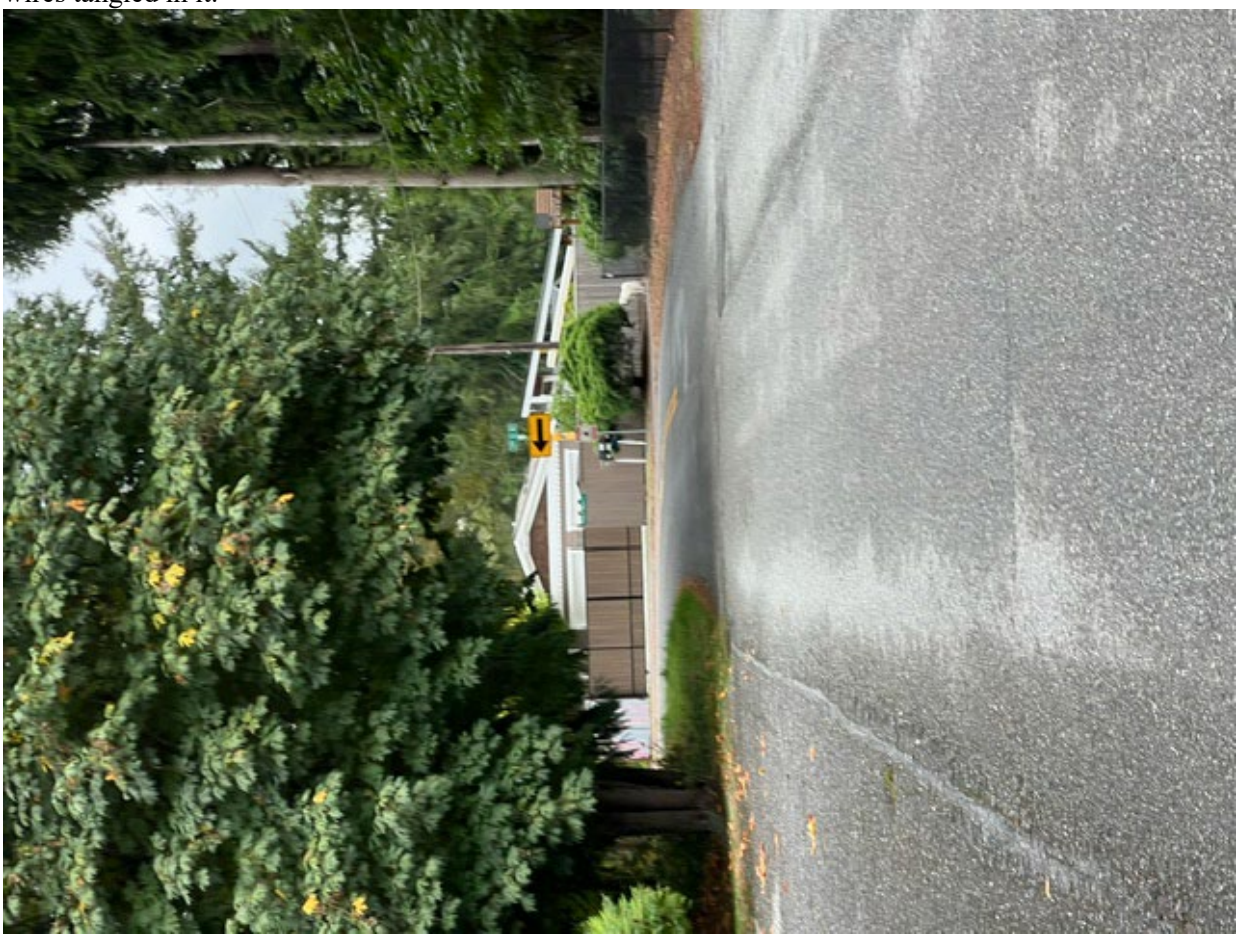
Concerns with the proposed 59 homes on 13.5 acres off of 88th in Marysville.

There is only one way in and out of this neighborhood. Adding a potential 120+ additional cars driving in and out to an already congested roadway (88th) is beyond making sense.

The City of Marysville doesn't take care of the roads, trees, etc as of now. A tree from this corner fell during a storm and took out a power line. Took the city a couple DAYS to get to it, we were stuck. Watched medics walk a stretcher back here because they could not get their vehicle past the tree with wires tangled in it.





The frontage road (35th) suffers from at least once a year a tree falling from the west side across the power lines. Always takes days for someone from the city to take care of it. GENERATORS ARE A MUST BACK HERE. Will those families buying houses back here be advised to buy generators? So irresponsible of the City.

It is all over the news that 2 elementary schools will be closing their doors in Marysville, as well as the potential for programs such as sports, etc to be discontinued. The two schools closing are on each side of the school serving kids from this neighborhood. Where are these potential 100 kids going to school? I wouldn't buy a house in Marysville if I had school aged children.

At the Q&A meeting that was set up for this project, it was all questions, no answers. We did learn that not only is this new neighborhood going in this area, but the City has also approved another restaurant/strip mall and apts?!?! Remember one way in and one way out of here! We invite everyone that is apart of this project to drive back here, preferable in separate cars, at the same time, either at 7-8:30am, noon, or 4-6pm, when a train has passed thru and when Chic Fillet has REOPENED. There was a EMT that spoke at this meeting stating that their response time is high due to congestion on 88th, and was concerned about more traffic. Can't change the trains coming thru, but until the roads are fixed for traffic that it has now, zero additional building should be granted. An accident at the entrance to this neighborhood causes HOURS of delay in and out of here! Not OK!!

We moved back here when it was a 2 lane road over the RR tracks from State Street, and a wooden bridge over Quilceda Creek (35 years ago). We can't stop progress, but when it comes to our safety, emergency response, that we as City of Marysville taxpayers deserve, we have to speak up. Please, take a drive, and see how very irresponsible and unsafe it is to put so many additional homes in this area.

Thank you for your time,
Concerned Neighbor

Sent from my iPhone

Attn: Emily Morgan

Planning Department

Community Development:

Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development just north of 98th
Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families residing in the neighborhood. We are concerned about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water, and the sewer constraints, and my biggest concern is safety for the neighborhood with the increase in bottlenecking traffic. Most of my neighbors are elderly and have health issues.

However, our neighborhood has only one in/out access, and with the additional fifty-nine houses which increases the neighborhood by thirty-three percent. The added traffic will bottleneck our neighborhood to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access,
not addressing other emergency vehicles such as ambulances and police emergency access in and out.

To the best of my knowledge, the property has not yet been purchased. I believe this housing project should be stopped immediately. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Thank you for your time.

Mary Steiner

From: M S
To: Emily Morgan
Subject: [External!] Notice of Mitigated Determination of Non-Significance - Stevens PRD - PA 24-024
Date: Friday, November 15, 2024 12:15:16 PM

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Dear Emily Morgan, Senior Planner,

This project will have a significant safety factor for the existing residence within the project area. We are already facing issues of EMT and fire vehicles to respond in a timely manner although the fire department disputes this issue. I know for a fact that it took EMT to reach my house over half an hour and this happened two years ago.

At this time, there is only one way in/one way out. Sprinkler systems in the new homes will not protect people trying to evacuate our homes due to earthquakes, forest fires, etc. While I appreciate the thought, please consider the existing homes that do not have sprinklers.

Lastly, the proposed four round-a-bouts will only create havoc in an already congested traffic area. Honestly, when the train is traveling through the city, traffic automatically stops. Also, lots of us are walkers, no one mentions how walkers are to manure the round-a-bouts.

The Stevens PRD - PA 24-024 is a HUGE safety issue that needs to be reconsidered.

Thank you,

Mary Steiner

From:	D.M. Johnson
To:	Emily Morgan; Mike Soderstrom
Subject:	Re: [External!] Re: Notice of Mitigated Determination of Non-Significance - Stevens PRD - PA 24-024
Date:	Thursday, November 21, 2024 1:43:03 PM
Attachments:	image001.png

Matt Johnson

10011 39th Dr NE

Marysville, WA 98270

creativegoldmine@gmail.com

November 20, 2024

Emily Morgan
Senior Planner
City of Marysville
501 Delta Ave
Marysville, WA 98270

Subject: Follow-Up on Drinking Water Concerns and Analysis Gaps for Stevens PRD (File No. PA24-024)

Dear Ms. Morgan,

I am writing to formally address significant concerns in the **Mitigated Determination of Non-Significance (MDNS)** for the Stevens PRD project (File No. PA24-024). While I appreciate some of the identified mitigations, my previous public comments regarding drinking water contamination risks remain unaddressed. These omissions, combined with concerns about the adequacy of the proposed stormwater management system, demand further clarification and action.

Lack of Drinking Water Contamination Analysis

The MDNS acknowledges the potential for increased **stormwater runoff, pollutants, and erosion**, as well as **groundwater disturbance** from site preparation and construction. However, it completely ignores the **ongoing** contamination risks to **private drinking water wells** and our **shared groundwater** supply from the **59 proposed homes,** including:

- **Herbicides, pesticides, and chemical runoff**:
  The proposed stormwater system does not adequately prevent contaminants from

infiltrating the shared groundwater supply. Roof runoff, yard maintenance (e.g., fertilizers, pesticides), and chemical spills from 59 new homes and common areas are likely to introduce harmful substances into our wells, particularly given the site's proximity to existing private water supplies.

- **Stormwater system limitations**:
  The stormwater system as described will not capture:

  - All roof runoff from every house. (including but not limited to: **heavy metals like lead, zinc, copper, cadmium, and arsenic, along with organic compounds like polycyclic aromatic hydrocarbons (PAHs))**

  - Pesticides, fertilizers, or chemical spills that infiltrate through lawns, gardens, or common areas.
    This inadequacy exposes groundwater to a significant risk of contamination.

Clarifications and Requirements for Hydrologic Analysis

To adequately protect drinking water supplies, the **hydrogeologic assessment** and monitoring wells must address the following:

- **Scope of Hydrogeologic Assessment**:

  - The assessment must explicitly evaluate contamination risks from pesticides, herbicides, fertilizers, and other chemicals commonly used in residential developments. This should include substances homeowners are likely to use for weed and pest control.

  - The assessment must also consider emerging risks, such as **microplastics** leaching from artificial lawns, artificial barks, and other future homeowner-introduced factors.

  - It must evaluate whether the stormwater infiltration system can fully prevent such contaminants from reaching groundwater.

- **Monitoring Wells**:

- The monitoring wells must test for **water quality contaminants**, not just seasonal water table fluctuations. Testing should include pesticides, herbicides, and fertilizers. Results must be made publicly available.
- Monitoring wells should be placed strategically to assess groundwater flow and simulate conditions of private wells where necessary.

- **Stormwater System Design**:
  - Confirm whether the system will capture **roof runoff and yard runoff** from all 59 homes, in addition to runoff from roads, driveways, and common areas.
  - Include measures to prevent chemical infiltration from lawns, gardens, and common areas.

- **Evaluation of Private Wells**:
  - Ensure the study accounts for the proximity of **existing private wells** and their 30-50-foot depth.
  - This analysis must include all wells located between the project site and the creek, as these are highly susceptible to contaminants leaching into the groundwater from neighboring properties.

EXAMPLES

- EXAMPLES OF COMMON PESTICIDES THAT LEACH INCLUDE BUT IS NOT LIMITED TO :
  - **Imidacloprid** (e.g., Bayer Advanced, Merit): A neonicotinoid used for lawn grub and insect control.
  - **Permethrin** (e.g., Ortho Home Defense, Raid): A synthetic pyrethroid used in many residential pest control products.
  - **Chlorpyrifos** (banned for residential use in some areas but still found in older applications): Known for its risk to human health and environmental contamination.
  - **Bifenthrin** (e.g., Talstar, Ortho Bug B Gon): Commonly used for mosquito and general insect control.
  - **Fipronil** (e.g., Termidor, Taurus SC): Often used for termite and ant

control.
- **Carbaryl** (e.g., Sevin Dust): Used on lawns and gardens; known to leach into groundwater.
- Rodenticides: **Bromadiolone** and **Diphacinone**: which are common rodenticides can contaminate soil and leach,

Fertilizers:

Nitrates, etc

- EXAMPLES OF FUNGACIDES INCLUDE BUT IS NOT LIMITED TO:

  Fungacides: **Chlorothalonil** (e.g., Daconil): Used for mold and mildew prevention in gardens and landscaping.

- EXAMPLES OF COMMON HERBICIDES THAT LEACH INCLUDE BUT IS NOT LIMITED TO :

  1. **Non-Selective Herbicides:**

     - **Glyphosate** (e.g., Roundup): Widely used for weed control; although it binds tightly to soil, it can leach in certain soil types.
     - **Diquat** (e.g., Spectracide): Less prone to leaching but can still affect nearby water systems.

  2. **Selective Herbicides:**

     - **2,4-D** (common in lawn weed control products): Frequently used in residential settings; linked to groundwater contamination.
     - **Dicamba**: Used for broadleaf weed control; highly mobile in soil.
     - **Atrazine**: Used in some turf management products; a known groundwater contaminant in many areas.

  3. **Pre-emergent Herbicides:**

     - **Pendimethalin** (e.g., Preen): Used to prevent weed seed germination; can leach into groundwater if over-applied.

- EXAMPLES OF COMMON FERTILIZER CHEMICALS THAT LEACH INTO GROUNDWATER INCLUDE BUT IS NOT LIMITED TO:

  - **Nitrogen-based Fertilizers:**

    - **Urea**: Breaks down into ammonia and nitrates, which can leach

easily into groundwater.
    - **Ammonium Nitrate**: Common in lawn care; nitrates are highly soluble and contaminate water sources.
    - **Ammonium Sulfate**: Used in acid-loving plant fertilizers; also a groundwater contaminant.

- **Phosphorus-based Fertilizers:**
    - **Superphosphate**: Common in garden and lawn fertilizers; contributes to algal blooms if it reaches water bodies.
    - **Triple Superphosphate**: Used for promoting root growth; poses risks to water quality.

- **Potassium-based Fertilizers:**
    - **Potassium Chloride**: Often used in lawn and garden fertilizers.

Impact of Sandy Loam and Shallow Water Tables

*In a sandy loam soil with a shallow water table of 36 feet and significant rainfall, the risk of groundwater contamination from pesticides, fertilizers,

and herbicides are heightened. The combination of porous sandy loam and rain promotes faster chemical movement downward and laterally, making

groundwater contamination a significant concern.

1. **Sandy Loam Soil**:
    - **High permeability**: Allows water and dissolved chemicals to infiltrate quickly.
    - **Low adsorption capacity**: Provides less resistance to chemical leaching compared to clay or silt soils.
    - **Moderate organic content**: May bind some chemicals, but binding is often insufficient for highly soluble or persistent compounds.
2. **Shallow Water Table (36 feet)**:
    - Increases the likelihood that leaching chemicals will reach groundwater.
    - Shorter travel distance means less time for natural attenuation or degradation of contaminants.
    - Seasonal rain or over-irrigation can rapidly push chemicals into the water table.

Leaching Risks for Common Residential Chemicals

1. **Pesticides**:

- **Imidacloprid** and **atrazine**: Highly mobile in sandy loam; can leach to a depth of **10-36 feet** and enter groundwater, especially during rainy seasons.
- **Permethrin**: Less mobile but still reaches groundwater in porous soils when over-applied or during heavy rains.
- **Fipronil**: Moderate mobility; potential to reach groundwater in sandy loam with consistent rainfall.

2. **Fertilizers**:
    - **Nitrates** (from urea or ammonium nitrate): Extremely mobile in sandy loam and can leach into groundwater quickly, often traveling **several feet per year**, especially with rainfall. With a water table of 36 feet, nitrates could contaminate wells within a **few months to a few years**, depending on application rates.
    - **Phosphates**: Typically less mobile but can travel to shallow groundwater in sandy loam due to erosion or in areas with excessive application.
3. **Herbicides**:
    - **2,4-D**: Mobile in sandy soils and can reach groundwater in weeks to months, depending on rainfall.
    - **Atrazine**: Known for leaching; with sandy loam and rain, it could contaminate water tables **within months**.
    - **Glyphosate**: Generally binds to soil, but in sandy loam with low organic matter, it can leach into groundwater, albeit at a slower rate than atrazine or nitrates.

Estimated Chemical Travel Time

Given our sandy loam soil and environmental conditions:

- **Nitrates and Soluble Pesticides**: Could reach the water table **within a few months to a year**.
- **Less Mobile Chemicals (e.g., phosphates, glyphosate)**: Likely to take **1-3 years** to leach significantly, but this is still concerning with prolonged application.

ADA Accommodation and Public Notification

As I previously informed the City of Marysville, I require reasonable accommodations under the **Americans with Disabilities Act (ADA)**. I must receive **written updates** on **all** developments and be directly notified about project changes and decisions that may affect my property, particularly those regarding concerns and comments for which I have raised.

To date, my comments about drinking water concerns have not been fully addressed, and I

have not received accessible, written explanations regarding these omissions. I reiterate my need for timely, written communication to ensure I am included in the decision-making process. As you should be aware, The ADA requires that modifications to policies, practices, and procedures, as well as rigid rules and laws, must be provided to those who have need, especially upon reasonable accommodation request based on reasonableness and need, determined by the size and resources of the organization and whether or not the request fundamentally alters the nature of product or service, or creates undue burden, in this instance, my request is simply to ensure equal access, as required under applicable disability rights laws and principles of equity and does not create undue burden nor does it fundamentally alter the product or service.

Next Steps

To ensure the MDNS properly addresses these gaps and protects existing private wells, I request the following:

1. Include specific mitigations in the MDNS to address contamination risks from pesticides, herbicides, and chemical runoff related to the 59 homes and common areas, addressing the issues I have raised.

2. Confirm that the **hydrogeologic assessment** will comprehensively evaluate contamination risks specific to drinking water wells at a 30-50-foot depth.

3. Expand the scope of **monitoring well testing** to include contaminants such as pesticides, herbicides, and fertilizers, and ensure results are publicly available.

4. Provide a clear explanation of how the **stormwater system** will prevent contamination from roof runoff, yard chemicals, and common areas.

5. Ensure all future project updates and responses to my concerns are provided in writing as part of my ADA accommodation.

Accountability

Should my drinking water, property value, or rental viability be adversely affected due to inadequate mitigation or lack of reasonable accommodations, I will hold the City of Marysville accountable for violating my rights under the ADA, as well as for any resulting damages.

Closing

I trust the city will address these significant omissions in the MDNS and take all necessary steps to safeguard our drinking water supply. I look forward to your written response outlining how these concerns will be addressed.

Sincerely,
Matt Johnson

On Thu, Nov 21, 2024 at 7:42 AM Emily Morgan <emorgan@marysvillewa.gov> wrote:

> Hi Douglas,
>
> Yes, you are welcome to submit comments. Please send them along when able.
>
> Thanks,
>
> EST. 1891 MARYSVILLE COMMUNITY DEVELOPMENT
>
> **Emily Morgan** (she/her)
> Senior Planner
> 501 Delta Ave
> Marysville, WA 98270
> 360.363.8216 Direct
>
> **How are we doing? Please take our survey and let us know!**
>
> **NOTICE:** *All emails and attachments sent to and from the City of Marysville are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).*
>
> ---
>
> **From:** D.M. Johnson <creativegoldmine@gmail.com>

Sent: Wednesday, November 20, 2024 8:00 PM
To: Emily Morgan <emorgan@marysvillewa.gov>
Subject: Re: [External!] Re: Notice of Mitigated Determination of Non-Significance - Stevens PRD - PA 24-024

Emily,

Today is the deadline for submitting comments, however I have comments that I would like to submit however they are on my computer, and our power went out. I will be able to submit them in the next couple days, as stated previously, as if power outage were not enough to allow modification to this policy of deadline, I specifically request additional time as a reasonable accommodation under the ada, given my increase in symptoms resulting from the power outage.

Please acknowledge this and that my comments will be considered and responded to.

Regards,

Douglas

On Wed, Nov 6, 2024 at 3:27 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

> Good Afternoon,
>
> As conditioned in the SEPA MDNS, prior to the final approval of the project, the applicant is required to provide a hydrogeologic site review and design report, prepared by a professional hydrogeologist, to address concerns pertaining to groundwater disturbance in the vicinity of existing wells surrounding the project site.
>
> Further, monitoring wells have been installed on the project site with the purpose of monitoring the groundwater during the wet season.
>
> Please let me know if you need clarification or have further questions.

Respectfully,

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

NOTICE: *All emails and attachments sent to and from the City of Marysville are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).*

From: D.M. Johnson <creativegoldmine@gmail.com>
Sent: Wednesday, November 6, 2024 3:21 PM
To: Emily Morgan <emorgan@marysvillewa.gov>
Subject: [External!] Re: Notice of Mitigated Determination of Non-Significance - Stevens PRD - PA 24-024

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Why have I not received response to my comments about drinking water concerns?

On Wed, Nov 6, 2024 at 1:24 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering, PLLC

5970 Birch Point Rd, Blaine, WA 98230

Project Location:
9815/9909/9907/9921 35th Ave NE

3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Leady Agency: City of Marysville – Community Development Department

Date Issued: **November 6, 2024**

Project Description: The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

View Project Materials: **http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1**

SEPA Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person.

Comments must be received by **November 20, 2024**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be accompanied by a filing fee of $500.00 and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **November 20, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Emily Morgan | (360) 363-8216 | emorgan@marysvillewa.gov

EST. 1891
MARYSVILLE
COMMUNITY DEVELOPMENT

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

NOTICE: *All emails and attachments sent to and from the City of Marysville are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).*

Traffic and Safety Concerns Regarding the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/20/24

I am writing to express serious concerns regarding the traffic and safety implications of the proposed 59-home development near **10011 39th Dr NE**. The findings from the **Traffic Impact Analysis** reveal significant issues that will exacerbate traffic congestion in an area already burdened by commercial activity from **Burgermaster** and **Chick-fil-A**. These businesses already generate substantial traffic, which will only worsen with the introduction of new homes, impacting local traffic flow, safety, and pedestrian infrastructure.

Cumulative Traffic Impact from Burgermaster, Chick-fil-A, and New Development

The traffic generated by **Burgermaster** and **Chick-fil-A** regularly causes congestion on **35th Avenue NE** and **98th Street NE**, especially during peak meal times. The proposed development of 59 homes is projected to add **509 daily trips**, with **54 new PM peak-hour trips**. This additional traffic will compound the existing congestion caused by these commercial businesses, leading to further delays, increased accident risks, and safety concerns for both drivers and pedestrians.

Without proper mitigation measures, traffic flow on these streets will deteriorate, leading to further degradation of the **Level of Service (LOS)** at critical intersections such as the **I-5 ramps at 88th Street NE**. A **Traffic Impact Analysis (TIA)** must be conducted or updated to account for the **cumulative traffic** from both the new development and the nearby commercial establishments, and the analysis should recommend necessary improvements, such as traffic signals, turn lanes, or roundabouts to alleviate these issues.

Pedestrian Safety: The Need for Sidewalks

The current infrastructure on **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** is inadequate to support safe pedestrian movement. With increased traffic from both the development and commercial activity, it is critical that the City installs **sidewalks** along these roads. Pedestrians, including families and children, are at significant risk of accidents if forced to walk on roads shared with vehicles.

Burgermaster and **Chick-fil-A** already generate considerable vehicle and foot traffic, particularly during lunch and dinner hours. The proposed development will introduce additional vehicles and pedestrians into the mix, further complicating the traffic dynamics in this area.

Sidewalks are necessary not only for pedestrian safety but to ensure that traffic flow remains smooth by keeping pedestrians off the road.

Single Access Point and Emergency Response Concerns

39th Dr NE, where I reside, is a **dead-end street** with only one entry and exit point. The increased traffic resulting from the development will exacerbate congestion along this single route, creating delays and bottlenecks, particularly during peak times. This will also pose a significant risk in emergency situations, as emergency vehicles may be delayed by traffic jams or accidents blocking the only route in and out of the neighborhood.

In addition, the **five-year collision history** at the **I-5 ramps at 88th Street NE** indicates a high risk of accidents at these intersections, which further underscores the need for mitigation. The City must ensure that emergency response times are not compromised by increased congestion, and traffic management measures such as **emergency lanes** or optimized **traffic signal prioritization** should be considered.

Conclusion

To address the serious traffic and safety concerns related to the proposed development and the cumulative impact from **Burgermaster** and **Chick-fil-A**, I urge the City of Marysville to:

1. **Conduct or update a comprehensive Traffic Impact Analysis (TIA)** to account for the **combined effects** of traffic from the new development, Burgermaster, and Chick-fil-A.
2. **Install sidewalks** along **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** to provide safe walking spaces for pedestrians.
3. Address the **single access point** issue on 39th Dr NE by considering alternative routes or traffic management solutions to prevent bottlenecks and ensure emergency response times are not compromised.
4. Implement **traffic calming measures** to mitigate the increased congestion and improve safety at key intersections, particularly at the **I-5 ramps at 88th Street NE**.

These measures are critical to ensuring that the development proceeds safely and responsibly, without exacerbating existing traffic problems caused by nearby commercial establishments. I trust that the City will take these concerns seriously and implement the necessary infrastructure improvements.

Thank you for your attention.

Sincerely,
Matt Johnson

State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C
SEPA requires the assessment of environmental impacts, including traffic congestion and road safety, for new developments.

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A
This act mandates proper infrastructure planning, including traffic and transportation systems, to accommodate new developments and protect public safety.

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf
While focused on water, this case emphasizes the importance of evaluating infrastructure impacts, including traffic, before allowing development.

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html
This case underlines the need for compliance with regulations that address environmental and infrastructure impacts, including the effects on traffic and public safety.

Washington Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A
Stormwater runoff affects traffic safety, especially in areas where roads are impacted by excess water and insufficient drainage, increasing accident risks.

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html
The local SEPA rules require traffic impact analysis for developments, focusing on the safety and functionality of transportation systems.

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html
Managing stormwater runoff is essential to maintaining safe road conditions, as poorly managed runoff can lead to unsafe driving conditions.

Comments on Groundwater Contamination Risk Due to the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/22/24

I am submitting this statement in opposition to the proposed development of 59 homes near my property at 10011 39th Dr NE, Marysville, WA, as it stands, due to the serious and immediate risks posed to our drinking water and groundwater. While I am not opposed to the development itself, my opposition is contingent upon my concerns being adequately addressed and satisfactorily mitigated. As a taxpayer in the City of Marysville, Snohomish County, and the State of Washington, I expect that the City and other government agencies ensure safe living conditions for residents, with a particular focus on water safety. I understand that the city must grow, however I want to ensure that my family's best interests are protected.

I must also inform you that I have a disability protected under the **Americans with Disabilities Act (ADA)** and may require reasonable accommodations throughout this process. Any personal discussion regarding my disability should be conducted confidentially and be exempt from public records requests or fully redacted.

The Necessity of Pre-Contamination Action

The sandy soil and shallow private wells in this area make groundwater highly susceptible to contamination. Water containing pesticides, herbicides, and other residential chemicals will leach into the ground and migrate toward private wells and **Quilceda Creek**, a vital salmon-bearing waterway.

This is not speculative. My well and others nearby are shallow, approximately at the same depth as the creek. Our wells have already been affected by E. coli and coliform bacteria, likely due to groundwater movement from nearby septic systems. The same hydrological processes will carry harmful chemicals introduced by the development into our drinking water, posing immediate risks to health and safety. While filtration for bacteria like E. coli is simple and inexpensive, solutions for chemicals such as pesticides are far more complex and costly, making filtration impractical for individual homeowners.

Under the **Washington Water Pollution Control Act (RCW 90.48)** and **Antidegradation Policy (WAC 173-200-030)**, groundwater quality must be preserved to protect public health and environmental integrity (Washington State Department of Ecology)

Allowing this development without adequate preventive measures would violate these legal requirements and jeopardize residents' well water, including my own.

Ineffectiveness of Pesticide and Herbicide Bans

A ban on pesticide and herbicide use within the development would be unenforceable. My family’s health and property value cannot depend on residents adhering to such restrictions. Only preemptive action to ensure contamination does not occur can safeguard water quality.

Comprehensive Environmental Impact Study (EIS) is Essential

Before any construction, the City of Marysville must require a **comprehensive Environmental Impact Study (EIS)** that includes:

1. **Comprehensive Hydrological Study:** This study must assess how water moves through the sandy soil and how contaminants will flow from the development into the groundwater and **Quilceda Creek**. The **Washington State Growth Management Act (RCW 36.70A)** and the **State Environmental Policy Act (SEPA, RCW 43.21C)** both require such detailed environmental planning(https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights/Case-law/Hirst-decision) (Washington State Department of Ecology).
2. **Groundwater Contamination Risk Assessment:** This assessment should model how pesticides, herbicides, and fertilizers used by the 59 homes will travel through the soil and how quickly they will reach private wells. The assessment is particularly crucial due to the existing E. coli and coliform contamination in local wells.
3. **Pre- and Post-Development Water Testing:** Baseline water quality testing must be conducted, and ongoing testing must be required throughout and after construction to ensure contamination is prevented. This is mandated under **SEPA** and the **Snohomish County Code 22E.030**, which requires thorough environmental review (Washington State Department of Ecology)Snohomish County WA). https://snohomishcountywa.gov/3804/Water---Exempt-Well-Information

Stormwater Management

The development will create significant amounts of impervious surfaces, which will increase stormwater runoff. **Washington Stormwater Management Regulations (WAC 173-201A)** require that stormwater runoff be managed to prevent contamination of water bodies like **Quilceda Creek** and nearby wells (Washington State Department of Ecology).

Despite paying stormwater fees, my neighborhood currently receives no visible stormwater management. This raises concerns about how these fees are being used and how runoff from the development will be managed. The City must ensure that proper infrastructure is in place to protect residents from increased runoff risks, and **WITH consideration of surrounding drinking water wells**, as required under the **Protection of Upper Aquifers (WAC 173-154)** (Washington State Department of Ecology).

Developer and City Responsibility for Preemptive Mitigation

Mitigation must occur **before** contamination is allowed to happen. The developer must be held fully responsible for implementing preventive measures, including:

- **Installation of Whole-Home Filtration Systems:** The developer must install comprehensive filtration systems capable of removing pesticides, herbicides, and other chemicals from well water before construction begins.
- **Connection to Municipal Water:** If filtration systems are insufficient or impractical, the City and developer must cover the full cost of connecting homes to municipal water, including infrastructure, connection fees, and ongoing water bills.

Well Construction Standards/Maintenance

The **Washington Well Construction Standards (WAC 173-160)** establish minimum requirements for constructing and maintaining wells (Washington State Department of Ecology)(Snohomish County Health Department). The EIS must evaluate whether additional protections are needed for existing wells. If the development impacts these wells, the City and developer must bear all costs related to ensuring drinking water safety.

Legal Precedents Supporting Water Protection

The **Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)** mandates that counties ensure legal water availability before approving developments that rely on wells (Washington State Department of Ecology).
https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights/Case-law/Hirst-decision

This is a crucial precedent in ensuring that developments like this one do not harm existing water supplies.

Additionally, the **Snohomish County v. Pollution Control Hearings Board (2016)** ruling underscores the importance of complying with stormwater management regulations and environmental protection laws (Justia Law https://law.justia.com/cases/washington/supreme-court/2016/92805-3.html). These legal precedents support the need for the City of Marysville to take the potential impacts on groundwater and well water seriously.

Public Health and Environmental Risks

Groundwater contamination poses severe public health risks, including gastrointestinal diseases, reproductive harm, neurological disorders, and cancer. Under the **Washington Water Pollution Control Act (RCW 90.48)**, the City has a duty to prevent contamination of water sources(Justia Law https://law.justia.com/cases/washington/supreme-court/2016/92805-3.html). Further, this development risks harming **Quilceda Creek**, a salmon-bearing waterway that must be protected under the **Clean Water Act (33 U.S.C. §1251)**.

Beyond the impact on drinking water, the proposed development risks harming **Quilceda Creek**, a critical salmon-bearing stream. Changes to groundwater flow and contamination could degrade water quality and harm salmon habitats. A thorough hydrological study must be conducted to assess and mitigate these risks.

Financial Compensation for Transition to City Water

As a homeowner who relies on a private well, I did not plan for the financial burden of switching to city water. If contamination forces this transition, I expect significant compensation to offset the additional costs, including infrastructure improvements, connection fees, and ongoing water bills.

Buyout Offer

If the City and developer cannot guarantee the safety of my well water through preemptive action and preserve and add value to our property, I would not want to live in the community, and I am willing to consider a buyout offer. This compensation must reflect not only the current appraised value 2024 of my property, which is $1,100,000.00 + but also the long-term anticipated rental income potential I would be forfeiting over my intended ownership.

Conclusion

As it stands, the proposed development poses an unacceptable risk to groundwater quality and public health. I strongly urge the City to:

- Require a comprehensive **EIS** that addresses hydrological and contamination risks.
- Hold the developer fully responsible for implementing preventive mitigation measures, including comprehensive filtration systems or connection to municipal water at no cost to homeowners.
- Provide financial compensation for any costs imposed on homeowners due to contamination risks, myself and others.

Thank you for considering these critical issues. I trust the City of Marysville, and all reviewing this, will prioritize the health, safety, and financial well-being of its residents.

Sincerely,
Matt Johnson

REFERENCES, LAWS AND REGULATIONS, CASES:
Washington Water Quality Standards for Groundwater (WAC 173-200)

https://app.leg.wa.gov/WAC/default.aspx?cite=173-200

Antidegradation Policy (WAC 173-200-030)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-200-030

Protection of Upper Aquifers (WAC 173-154)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-154

Washington Water Pollution Control Act (RCW 90.48)
https://app.leg.wa.gov/RCW/default.aspx?cite=90.48

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A

State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C

Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A

Well Construction Standards (WAC 173-160)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-160

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html

Clean Water Act (33 U.S.C. §1251)
https://www.epa.gov/laws-regulations/summary-clean-water-act

From: Mike Soderstrom
To: Emily Morgan
Cc: Jon Nehring; Michael Stevens; Mike Soderstrom
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:42 PM
Attachments: image001.png
SoderstromSeptember 23 letter.docx

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Emily,

Please find attached my written comments regarding the planned Stevens PRD project.

Thank you,

Mike Soderstrom

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500
30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE

FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | emorgan@marysvillewa.gov

EST. 1891
MARYSVILLE
COMMUNITY DEVELOPMENT

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

September 23, 2024

Attn: Emily Morgan

Planning Department, Community Development, Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am writing to formally notify you of my grave concern regarding the proposed plan to build 59 housing units in our neighborhood in Marysville.

Now, this is not a “Not in my backyard” situation. I am not against growth in areas of Marysville that can safely accommodate the growth. We do need more housing options for our growing populations.

The fact of the matter is that our neighborhood physically can not safely support the current population that exists now. We are a mostly older neighborhood. The lady that lives next door to me is in her nineties and is on a pacemaker. She needs medical help frequently.

Because there is only on road into our community, we have no options when that road becomes unpassable. We are bordered on the West by I-5, on the North and East by Quill Ceda creek and on the South by 88th street. Our only way out is to take 35th Ave NE to the 88th Street NE intersection.

On average, one or two time per year, during storms, we get trees down on 35th Ave. This makes the road unpassable for several hours or more. It also can take out our electricity when the trees fall on the powerlines. Because this is the only way out, our residents become trapped. Not only can we not get out, but emergency services can’t get in.

Earlier this year we had and accident in front of the Chic Filet, again, on the only path into our community. The accident caused the road and intersection to close. I was on my way home from work. . I was not even able to get off I-5 to reach 88th Steet. That one accident closed down all

Eastbound I-5 off ramps, 88th street NE Eastbound and Westbound, 36th Ave NE on both sides of 88th. It even stopped traffic on 27th Ave NE with cars trying to find another way to 88th Street NE. The intersection was closed for 4 hours and no one could get into or out of the neighborhood.

When you add the train to the mix it makes getting into or out of the neighborhood by emergency services or residents impossible if there is an accident or trees down on the road. Adding 59 more homes to neighborhood can only make an unsafe situation even more dangerous.

We have already had wildfires start in the trees along I-5. Because we are surrounded by the Quill Ceda creek greenbelt and the I-5 greenbelt, if there is a wildfire and a burning tree comes down on 35th Ave NE, we all will be trapped if a large wildfire breaks out.

As said before, I am not against development where it makes sense and where it can be safety implemented. Our neighborhood has unique physical limitations. We were told that a road cannot be installed over the creek or over I-5. With the stated limitations our neighborhood is just not the place for these developments.

Adding 59 new homes to an already unsafe situation is unacceptable. Then when you add the proposed BurgerMaster complex with its added 16 homes and added commercial traffic, the situation becomes reckless and irresponsible. The city of Marysville must not approve these new developments.

Sincerely,

Mike Soderstrom

10117 35th Dr NE
Marysville, WA 98270

425-263-0080

September 23, 2024

RE: KB Homes development

Project Contact: Neil Latta, Latta Engineering
5970 Birch Point Rd, Blaine, WA 98230
Project Location: 9815/9909/9907/9921 35th Ave NE
3705/3625/3609 98th St NE
APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600

Dear Emily,

Thank you for receiving this public comment relating to the subject proposed development. We are residents of the neighborhood in which this development is being planned for construction and are submitting the following comments, concerns, and questions for your review and response.

Concerns

1) We are concerned that the overall safety of the neighborhood community is not being properly addresses or mitigated within the development proposal. We would like to have this issue properly addressed and mitigated to the neighborhood's satisfaction before any development begins.

As was indicated in the public meeting on this subject previously held at the Marysville City Hall on Wednesday, July 31, 2024, there is only one way in and one way out of the neighborhood, with no ability to establish a second entrance or exit. This is in itself a very unsafe and dangerous condition for the current residents and will only be exacerbated by the addition of 59 new homes. Emergency services already have a difficult time entering the neighborhood via 36th Avenue during peak traffic conditions, and especially if a train is crossing at the intersection of 88th Avenue and State streets which already delays responses from Fire Station 62. Station 62 and other units respond to the neighborhood several times per month as there is a hospice located on 100th Place. The fact that sprinklers are required for the planned new homes affirms and acknowledges that the City knows that access by emergency vehicles is already delayed to the neighborhood and is a therefore a serious safety concern. Unfortunately, the addition of sprinklers to the new homes does nothing to mitigate or solve the actual cause of the issue, which is that there is only one way into and out of the entire neighborhood.

Entrance to the neighborhood is also severely delayed if not made impossible during wind storms where trees are blown down across 35th Avenue and on other neighborhood streets. It generally takes two to three days before the roadway is cleared and power is restored. The trees that blow down are mainly, but not exclusively from the greenbelt along I-5. Without a second entrance or exit available this safety risk is also unable to be properly mitigated.

2) We are also concerned that the traffic impact study that was provided by Kimley Horn and funded by KB Homes does not adequately convey the current traffic conditions or the expected future traffic conditions at the intersection of 88th Street and 36th Avenue if the proposed development is built.

The following are issues and questions that we have identified and require a proper response to the neighborhood's satisfaction before any development begins.
Calculations used to determine traffic impact are based on the ITE Trip Generation Manual, 11th Edition published in 2021.
- What revisions have occurred that make this data applicable in 2024? How is this data relevant to the years 2024, 2027, and 2033 as indicated were used in the study?

A. The rate used to calculate the expected impact of the new 59 houses is one trip per household in the peak hour.
   - One trip per household severely understates the reality of trips that will occur from the new residents. One only needs to look at all of the other similar developments that have been built around the city to see that most homes have more than one car and more than one driver that take multiple trips to and from the neighborhoods during most daily hours; not just peak hours. One trip per household per peak hour is an incorrect assumption and would like to see that number verified by actual traffic study data of other similar neighborhoods with one entrance/exit with the same housing density as proposed by the developer. This severely understates the amount of traffic that is "predicted" to occur if the development is built, which then understates the potential traffic volume that is used to calculate the rating of the intersection of 88th Street and 36th Avenue.
B. The calculations were also "based on discussions with City staff" and "adjustments were made to the nearest City trip distribution".
   - What did the discussions with City staff contain?
   - What adjustments were made?
   - What was the nearest City that was used?

- The calculations only included theorized trips made by the proposed new development, and do not include the existing traffic that already uses 35th and 36th Avenues.

D. Section 3, Table 1 of the report indicates an ADT of 556 for the development and 47 for the 5 houses to be removed. How are the 556 and 47 amounts calculated?
E. The report indicates that the AM peak hours are between 7-9 am, and the PM peak hours are between 4-6 pm. Several people in the neighborhood work at Boeing or other companies and leave for work earlier than 7 am and arrive home before 4 pm, so the peak hours need to be expanded as they do not adequately represent the current traffic volume.
F. The report concludes that it is estimated that only 37 new AP peak hour trips will occur from the new development and 54 trips will occur in the PM peak hours. This calculation severely underestimates the total frequency of trips based on only one trip per household per peak period as indicated above.
G. The following calculations are based on the data provided in the report from Section 5, Table 3 of Figures 4 through 8 respectively, and *only include numbers that actually affect 36th Avenue*.
   - Are the numbers in the Figures based on actual observed data?

- Are the numbers only from peak hours or some sort of average?
- Do the 2027 and 2033 numbers include the increased traffic from the Burgermaster development?
- Once again, the small increase of 31 and 54 trips for 2027 and 2033 respectively severely underestimate the increase amount of traffic that the intersection of 88th Street and 36th Avenue will experience due to the development. Traffic circles will not mitigate the increased traffic enough to provide prompt access to the neighborhood via 36th Avenue during peak hours or if there is an accident or a train crossing.

	2024	2027	2033
Current	654 (Figure 4)		
No Build		734 (Figure 5)	854 (Figure 7)
Build		765 (Figure 6)	908 (Figure 8)
		+ 31	+ 54

H. Section 5.3 of the report indicates that the current 2024 delay at the intersection of 88th street and 36th Avenue is 28.9 seconds.
- How is this calculated?
- Is it for just the light cycle, because if it is then the light does not change every 28.9 seconds.
- Is it an average of all delays after the light turns green for 36th Avenue traffic?

I. Section 5.2 of the report lists the level of service range of controlled intersection delay for level B at 10 – 20 seconds **PER CAR**; for level C at 20 – 35 seconds; level D at 35 – 55 seconds; and level E at 55 – 80 seconds.
- Why does the increment amount jump from 15 seconds at level C to 20 seconds at level D, and then 25 seconds at level E?
- If the intersection at 88th and 36th is rated an E then by City rules the development cannot be built. If the increment amounts are kept the same for all levels then the calculated rate of 44.5 seconds in 2033 if the development is built would fall within level E and thus would not be allowed to be built.
- If the times indicated are the delays experienced PER CAR, then the 908 cars that I've calculated per day that will use 36th Avenue to enter 88th will be delayed 44.5 seconds X 908 = 40,406 seconds, or 673.43 minutes, or 11.22 hours. This is if no other factors are included such as accidents and train crossings or other lanes of the intersection that do not directly have traffic entering or exiting 36th Avenue. This level of service is unacceptable.

J. The collision analysis only provides the number of collisions; it does not include the amount of time that traffic was delayed during each accident. Accidents severely delay access to 36th Avenue and the time that access is delayed MUST be accounted for in all traffic LOS calculations, and it does not appear to be

3) I am concerned that the groundwater will be permanently polluted, damaged and be unusable due to the construction and future runoff from the development.

Many of the existing houses use well water and once a well is polluted it is extremely difficult if not impossible to restore the water to the level of purity that previously existed before construction. No effective mitigation plan has been submitted that addresses this concern. Please provide a proper

mitigation plan that not only addresses the water purity concerns and also provides an avenue of effective resolution should wells become polluted and unusable in the future.

Additionally, who is going to be responsible for the polluting of the wells and/or the potential health risks associated? Who will be responsible for addressing and mitigating the issue to the satisfaction of the homeowners impacted?

Conclusion

- Based on existing neighborhood factors and information received from the City of Marysville and KB Homes, it is unsafe to allow the addition of 59 homes to the existing neighborhood to proceed
- The neighborhood's concerns over the safety of adding an additional 59 homes to an already unsafe situation for the entire neighborhood of only one way in and one way out are not being properly acknowledged, addressed, or mitigated by the City of Marysville or KB Homes
- The neighborhood's concerns over maintaining the purity of the existing well water and water table are not being properly acknowledged, addressed, or mitigated by the City of Marysville or KB Homes
- It appears that the numbers of trips per household that are calculated for the new development are being severely underestimated, which improperly skews the numbers in to result in a lower LOS rating for the 88th and 36th Avenue intersection, and in favor of KB Homes and approval of the development
- It appears that the City of Marysville is not interested in allowing the existing residents of the neighborhood in which the development is planned to have any input to the decision of whether or not the development can proceed

Please provide sufficient answers to the above questions and provide proper and effective mitigation plans for all areas of concern before any further progress is made on this development. Thank you.

Sincerely,

John W. and Nikki V. Ray

john_ray_@hotmail.com
nray31mk1@gmail.com

3910 100th PL NE
Marysville, WA 98270
206-854-5068 cell

From: Nikki Ray
To: Emily Morgan
Subject: [External!] SEPA reponse
Date: Tuesday, November 19, 2024 12:49:03 PM

You don't often get email from nray31mk1@gmail.com. Learn why this is important

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Dear Emily,

Below are our concerns regarding the SEPA report.

RE: 30051600301400, 30051600301500, 30051600301600, 30051600304500
30051600304501, 30051600305800, 30051600306500, 30051600306600

File #PA24-024

On Wednesday, July 31, 2024 the City of Marysville city council held a meeting regarding the above referenced development. Over 70 residents attended and voiced their concerns over the development of said project by KB Homes.

At the meeting the city council did not address any of the resident's concerns. Some of the council members were laughing at the residents and made light of our concerns (it is on the audio and video recordings). The way the residents' concerns were not addressed and ignored is not appropriate.

We are writing to explain to you specific issues we have with the KB Homes development.

The City of Marysville openly disregarding it's own codes and ordinances in how traffic and safety is to be addressed**. Specifically not addressed:**

a. Two entrances
b. Complete Street requirement of making traffic decision that properly serve all residents of the community

Not taking into account the cumulative impact of the KB Homes development will have. Concerns being the current residents potential for well contamination from the development. 90% of the homes that will immediately surround the development are on wells and the potential for the development run off to adversely impact safe drinking water is a real

concern.

a. 4 round-a-bouts in less than half mile
b. Train traffic
c. When train traffic stops all traffic that means emergency vehicles will not be able to reach residents in need
d. Impact of additional businesses opening (potentially BurgerMaster) at 90th & 36th
e. Impact of an additional apartment development at 90th & 36th

We are for responsible growth within Marysville; however, we are against blatant lack of respect to it's citizens by repeatedly not addressing stated and written concerns about traffic and emergency services.

We look forward to hearing back from you in addressing these real and deeply concerning issues.

Cordially,

John and Nikki Ray

3910 100th PL NE

Marysville, WA 98270

John_ray_@hotmail.com

nray31mk1@gmail.com

From: Shirley Warthen
To: Emily Morgan; Michael Stevens; Jon Nehring
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 4:51:58 PM
Attachments: image001.png

Some people who received this message don't often get email from sa.warthen@gmail.com. Learn why this is important

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Thank you for this email.

I believe there are many reasons that this project needs to be on hold **until multiple Safety issues are resolved**. If the following issues cannot be resolved to protect the current residents, the development needs to be reduced or denied.

1. Fire Department and Emergency Services access -- currently problematic
2. Street Access - Dead End Road
3. City Water Capacity,
4. Well Water Quality & Contamination Risk
5. City Sewer extension and capacity

Fire Department and Emergency Services access
Multiple times each day 88th Street has all lanes full of vehicles for an extended period of time due to the Train at 88th and State, or the huge quantity of traffic that travels that road. It is impossible for emergency vehicles to gain access to this neighborhood.

The business traffic for Chick-Fil-A, Starbucks, and other businesses in the area, which was added in 2020, have added the complexity of all lanes of 36th, the single access point, being frequently blocked with that business traffic. In addition, the proposed addition of Burger Master, businesses, and 16 apartments is additional congestion added to an already over burdened street capacity.

During the July 31, 2024 meeting regarding the development, there was a reference to the addition of multi lane traffic circles but these add minimal space. I-5 Exit 200 is frequently at a stand still for a half mile of I-5. Those cars could easily pack all lanes of the circles. Any road capacity changes need to happen prior to adding additional traffic.

Street Access - Dead End Road
Replacing 5 homes, down a **one and one half mile long dead end road**,

with 59 homes is a 34% increase in the number of homes which already have safety issues. This seems unreasonable without the addition of at least one external access road. I don't believe this complies with the intent of the residential access laws mentioned during the July 31, 2024 meeting regarding the requirement for two or more exits from neighborhoods. The current long narrow access road runs parallel to the I-5 Right of way and weaves through the neighborhood.

The proposed subdivision shows two exits, however, both exits go onto the same dead end road, the roads show different street names, however, it's logically all one long road.

If you look at the street map of the area, you will see that turning from 88th onto 36th between 7-11 and Chick-Fil-A, the road becomes a long dead end road. There are multiple street names as the road weaves through the older large isolated residential area. The turns are 36th, left on 90th, right on 35th; which runs parallel to I-5; right on 98th, left on 39th, left on 100th, 100th ends in a Cul-de-sac near I-5 Right of Way. There is a side street onto 35th which also ends in a cul de sac. The number of homes that currently rely on this single access point is about 170, all relying on one way in and out, complicated by multiple businesses at the single entrance/exit point of 88th and 36th.

The permit plan says there are two exits from the proposed neighborhood, however, even though the neighborhood exits are onto two different street names they both exit to the same long dead end road.

City Water
Does the current City Water system have the capacity to provide good water pressure, since many of the current homes have wells the system may be overwhelmed. It could potentially need to serve a 100% growth in number of home served.

Well Water Quality & Contamination Risk
A majority of the homes in the area are not on City Water or Sewer. It's essential to protect the existing homes, this new subdivision will put the existing homes at risk. The average city dweller has no knowledge about protecting the ground water quality since they totally rely on the City Water system.

The addition of 59 homes and over 120 cars; based on average vehicles per household; will result in lots of contaminants, which will pollute the well water. Many of the things we see as normal daily tasks result in contaminants being introduced into the ground water; washing a car or other outside items, chemicals used for lawns and gardens, treating for pests, things that leak onto the ground from vehicles and much more.

City Sewer Capacity and Construction Plan

The plan is to extend the city sewer system which runs the length of 35th. This work will also cause traffic and safety problems since the work will need to be completed under the road that is the single access point for the neighborhood. What is the plan to be sure people can traverse the full 1.5 miles while this work is being performed? It's very likely the emergency response time will be impacted during the work. The statement was just one week to perform the work. That seems barely enough time to get the work started, much less completed.

Will this dump into the sewer collection point behind Haggen, does that collection point have the capacity to handle the increase, a majority of the 170 homes that will remain have septic tanks, it's very likely a 100% increase in sewage that will need to be handled.

Thank you very much for addressing these concerns. I look forward to your response.

Shirley Warthen
425.239.5039

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering

5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE

3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500

30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: **http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1**

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | **emorgan@marysvillewa.gov**

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

QUESTIONS/CONCERNS FROM PUBLIC	STAFF RESPONSES
Fire safety and emergency access	• Analysis of police response was prepared by Marysville Police Department (included in Exhibit 023). Chief Erik Scairpon concludes that recent years show lower call responses to this neighborhood compared to earlier years taken into account. Further, traffic incidents/accidents occurring at the 36th Ave NE and 88th St NE intersection were reviewed with the following statement: ○ *According to the incident data, 16 collisions have been reported at said intersection in 2024 (as of 8/15/24). In total, there have been 131 collisions reported in the vicinity of this intersection since 2016 with an average of 15 collisions per year. Within the measured area [98th Street NE Neighborhood Area], 83% of collisions occur at this intersection. In 2024, there appear to have been three major collisions at this intersection* • The proposed development has two points of access proposed, but there is only one point of access into the greater neighborhood. Typically, (2) points of access are required into neighborhoods, however, when residential fire sprinklers are installed, (1) access is allowable. • Per Exhibit 024, Tom Maloney, Marysville Fire District Fire Marshal, provided the following response: ○ *MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All response vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.* *All of the new buildings will be equipped with fire sprinklers. The fire department is willing to provide neighborhood fire safety talks to raise the awareness of fire safety practices for all residents. The fire district will continue to provide service at a high level to the neighborhood.* *If residents would like more information on retrofitting their homes with fire sprinklers using a well, we can provide that as well. This is an option for those who would like to add additional safety in their homes. A good website for residential fire sprinklers is www.homefiresprinkler.org or they can contact Fire Marshal Tom Maloney 360-363-8506.* • Adequate fire flow to hydrants must be demonstrated. Further, additional fire hydrants must be installed with development.
Wells and groundwater contamination	• As part of the development, the existing wells and septic systems in the project area would be decommissioned per the standards of the Snohomish County Health District and Washington State Department of Ecology.

	• All runoff from the site would be required to be contained and treated onsite via a stormwater facility. Facilities that treat stormwater are required to be located a minimum of 100 ft. from private wells.
	  ○ With application, a Preliminary Drainage Report, dated August 1, 2024, prepared by Latta Engineering, PLLC, was provided. Said report outlines how all runoff from pollutant generating impervious and pervious areas will be routed to underground stormwater infiltration chamber facilities for flow control and water quality treatment to fully mitigate stormwater runoff in accordance with the 2019 WA Dept. of Ecology Stormwater Management Manual. No untreated runoff would be permitted to discharge off the proposed project site.
	  ○ The preliminary storm drainage design was performed in accordance with the current State regulations, which the City of Marysville has adopted. Those regulations call for stormwater to generally maintain the surface-runoff patterns that existed historically. This site is underlain by a soil identified as the "Marysville Sand" unit, which is an outwash variety of soil that is typically conducive to stormwater infiltration. The vast majority of rainfall at this site can be expected to infiltrate into the underlying soil in the historic condition, so the State regulations require the site to continue infiltrating this stormwater. Prior to infiltration, stormwater must be routed through a pre-settling device to remove sediment, and a stormwater treatment mechanism must be provided. Percolation of water through native soil can be an effective treatment mechanism if the soil meets certain criteria. The project will be required to perform lab tests to determine if the underlying soil is suitable for treatment. Regardless of those tests, the preliminary stormwater design calls for a maintenance-layer of sand, to be installed immediately beneath the stormwater facility. This sand will be an engineered-mix, specifically intended to provide the required treatment, in addition to any pollutant removal that will occur via percolation through the native soil.
	• The applicant shall be required to prepare and provide a geotechnical wet season groundwater monitoring report to verify seasonal high water table depth and determine if groundwater mounding analysis is required. The results of said monitoring shall be provided to the City prior to recording the final plat.
	• The applicant shall be required to complete and provide a hydrogeologic site review and design report, prepared by a professional hydrogeologist, to supplement the stormwater design and address concerns pertaining to proposed stormwater infiltration Best Management Practices (BMPs) in the vicinity of existing wells surrounding the project site.

Traffic issues and roadway improvements	• Development traffic impacts are addressed with each development as applications are submitted and reviewed per the City Traffic Impact Analysis (TIA) Guidelines. At this time, no formal application has been submitted for the development of a Burger Master/Mixed Use development at 8917 and/or 8925 35th Ave NE. If/when an application is submitted for these parcels, the developer will be required to submit a TIA to evaluate the traffic impacts of such development which will include a requirement that

	the traffic impacts of any surrounding developments, such as the Stevens PRD development, be included within the baseline traffic to be analyzed. ○ With application, a Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, Inc., dated July 2024 (Exhibit 011), was provided. Said TIA was reviewed and accepted by the City's Traffic Engineer. ○ The City of Marysville, nor does any other local jurisdiction, have the ability to alter train operations, including the number of and/or time of operation of train traffic. Given the unpredictability of train traffic and subsequent impossibility of determining, influencing or altering train traffic, traffic impacts are not feasible to fully evaluate train traffic impacts. Being as the purpose of a TIA is to evaluate a typical PM Peak (or other) time period, traffic impacts caused by trains are not evaluated as part of a TIA. ○ The City's Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated October 16, 2024 (Exhibit 021), informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, Traffic Impact Fees and Mitigation. Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on October 16, 2024 (Exhibit 025). Said issued recommendation determines that the proposed development, as conditioned, would meet concurrency as required per MMC 22D.030. • The development is required to construct new public roadways internal to the development and upon existing roadway frontage to accommodate a Complete Streets approach. This is accomplished through City planning and design with planned roadway cross-sections established based upon a context sensitive approach that is, in the case of developments, required for construction as part of a development and subsequent frontage improvements. For the subject development, public streets internal to the development and upon adjacent frontage of existing streets will be required to construct roadway improvements that include pedestrian friendly features such as sidewalks, ADA curb ramps, landscape strips, etc. that meet City Roadway standards developed with a Complete Streets context sensitive philosophy. • A roundabout at 88th and 36th is planned for construction soon. The effectiveness of the roundabout has been extensively studied by Washington State Department of Transportation (WSDOT) and has taken into consideration future trip forecasts through 2044. Refer to the project and link below. • The Tulalip Tribes, in partnership with WSDOT and the City, plan to construct a series of roundabouts at the I-5 and 88th Street NE interchange, including the intersection at 36th Street NE and 88th Street NE. This project is funded in part by State, Federal and Tribal funds and is slated for construction in

	2025/2026. Learn more about the project here: I-5 - SR 528 - Marine Drive and 88th St. NE Interchanges - Tulalip Tribes lead | WSDOT (wa.gov)

Tree removal/retention
(i.e. wind damage, wildlife, air quality)
	• Significant trees, which include evergreen trees 8 in. in diameter or greater and/or deciduous trees 12 in. in diameter or greater, shall be retained as outlined in MMC 22G.090.570(2).
	  ○ With application, the applicant provided a Tree Conservation Plan, dated August 28, 2024, prepared by an ISA Certified Arborist with Soundview Consultants, LLC (Exhibit E008) that assessed the significant trees located on and adjacent to the project site. Of the significant perimeter trees identified, (97) have been assessed as having the highest potential for retention. Many of these perimeter trees to be retained have identified Critical Root Zones (CRZ), which would be protected to the greatest extent possible. All trees identified to be retained shall be clearly identified on the grading plans. Prior to commencement of ground disturbing activities, all retained trees shall be protected and marked in the field.
	• With application, a Wetland and Fish and Wildlife Habitat Assessment, dated June 20, 2024, prepared by Soundview Consultants, LLC, assessed the site for the presences of critical areas. Staff reviewed the provided assessment and concurred with the finding that no critical areas as regulated by MMC 22E.010 were present on the project site.
	  ○ While displacing wildlife is never ideal, this area is in the vicinity of the large, protected habitat around Quil Ceda Creek. The area surrounding the creek is highly protected and should provide adequate habitat for local wildlife.

Septic systems and sewer failing	• Engineering analysis indicates that gravity flow of the proposed sewer line extension is acceptable. No lift or pump station is needed to support sanitary sewer for the proposed development. • The proposed development would be utilizing public sewer with the existing septic systems being decommissioned. • With development bringing sewer into the neighborhood, this may provide opportunity for other properties to connect to City sewer if a property owner's septic system were to fail.
Road closures with construction	If restrictions are required, the developer is required to keep one lane of travel open with traffic control to assist. At least one lane of 35th Ave NE will be required to remain open during installation of the sewer main to the property. Appropriate traffic control and flagging will be required. Typical traffic delays through construction zones can be expected. Based on the length of sewer extension it is anticipated these delays could last between two (2) to three (3) weeks.

Sidewalks and pedestrian safety	As a requirement for this development, frontage improvements (curb, gutter and sidewalk) along the involved parcels are required. Typically, there is no nexus and proportionality to require a developer to extend frontage improvement outside the boundaries of the project road frontages.
Prices of homes and property values	Typically, development within more "rural" portions of a community raises property values as it increases the opportunity for urban services (i.e. water and sewer). Additionally, the type of residential development can either increase or decrease property values. For instance, high-end, well-planned housing development can attract more affluent buyers, thereby raising the area's overall market value.
Costs for taxpayers	The developer is responsible for all required upgrades and improvements, including payment of all land use, construction, and building review fees.
School district capacity	The Marysville School District (MSD) is required to adopt a 6-year Capital Facilities Plan (CFP) biannually. The CFP provides an analysis of facilities needed to support student capacity for grade, middle and high school facilities. Based on a review of the existing CFP the MSD has experienced a decrease in population and has adequate capacity for additional students for new families moving into the district.
Loss of privacy and neighborhood character	• While the proposed development would increase the housing density within the neighborhood, the proposed land use would remain the same as the surrounding single family residential neighborhood. This proposed development would keep with the residential character, just done in a more compact manner. • When this area was developed under Snohomish County, the lot sizes were required to be large enough to accommodate private/shared wells along with on-site septic systems. The previous zoning of this area under Snohomish County jurisdiction allowed for the same density as the current zoning allows under the City. • There was a development done in 2002 (Quil Ceda Vista) when this area was still in unincorporated Snohomish County. The density of that plat area is the same as what is proposed in this current project because the Quil Ceda Vista development had access to public water and sewer. • Given that there is now availability to public utilities, this area can accommodate these smaller lots sizes. The zoning for the property allows for single family lots at higher density. These parameters were set in place based on the availability of public utilities and housing demands. This proposed development would be reviewed to ensure compliance with all applicable City zoning code as well as the comprehensive plan, including density and bulk and dimensional standards for the R-4.5 zone (medium density, single-family).

STEVENS PLANNED RESIDENTIAL DEVELOPMENT / BINDING SITE PLAN

PORTION OF THE NW 1/4, SW 1/4 OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
CITY PROJECT FILE #: PA24-024

APPLICANT
KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 462-1080
CONTACT: ARON GOLDEN
E-MAIL: ahgolden@kbhome.com

ENGINEER
LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: nlatta@lattaengineering.com

SURVEYOR
ATWELL, LLC
PO BOX 289
WOODENVILLE, WA 98072
CONTACT: MARK PENDERGRAFT, PLS
PH: (425) 941-1250
EMAIL: mpendergraft@atwell-group.com

GEOTECHNICAL
EARTH SOLUTIONS NW, LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: KYLE CAMPBELL, PE
PH: (425) 449-4704
EMAIL: kylec@esnw.com

TRAFFIC
KIMLEY-HORN AND ASSOCIATES, INC
2828 COLBY AVE, SUITE 200
EVERETT, WA 98021
CONTACT: BRAD J. LINCOLN, PE
PH: (425) 708-8275
EMAIL: brad.lincoln@kimley-horn.com

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WASHINGTON 98335
CONTACT: ELISABETH GONZALEZ
PH: (253) 514-8952
EMAIL: jon@soundviewconsultants.com

ARBORIST
SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WASHINGTON 98335
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PH: (253) 514-8952
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LANDSCAPE
CASCADE DESIGN GROUP
PO BOX 5938
BELLINGHAM, WA 98227
CONTACT: PAUL GEORGE, LAND. ARCHITECT
PH: (360) 715-2119
EMAIL: paulgeorge.cascade@gmail.com

SUBJECT PROPERTY LEGAL DESCRIPTIONS

PARCEL A: TPN 300516-003-016-00

LOT 1 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B1: TPN 300516-003-045-00 & 300516-003-045-01

LOT 2 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B2: TPN 300516-003-058-00

LOT 1 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B3: TPN 300516-003-014-00

LOT 4 OF SHORT PLAT NO. SP-103 (3-78) RECORDED MAY 17, 1978 UNDER RECORDING NO. 7805170302, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: TPN 300516-003-066-00

LOT 4 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D: TPN 300516-003-065-00

LOT 3 OF SHORT PLAT 182 (4-78) RECORDED UNDER RECORDING NO. 8003100173, A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7810200401, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W. M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E: TPN 300516-003-015-00

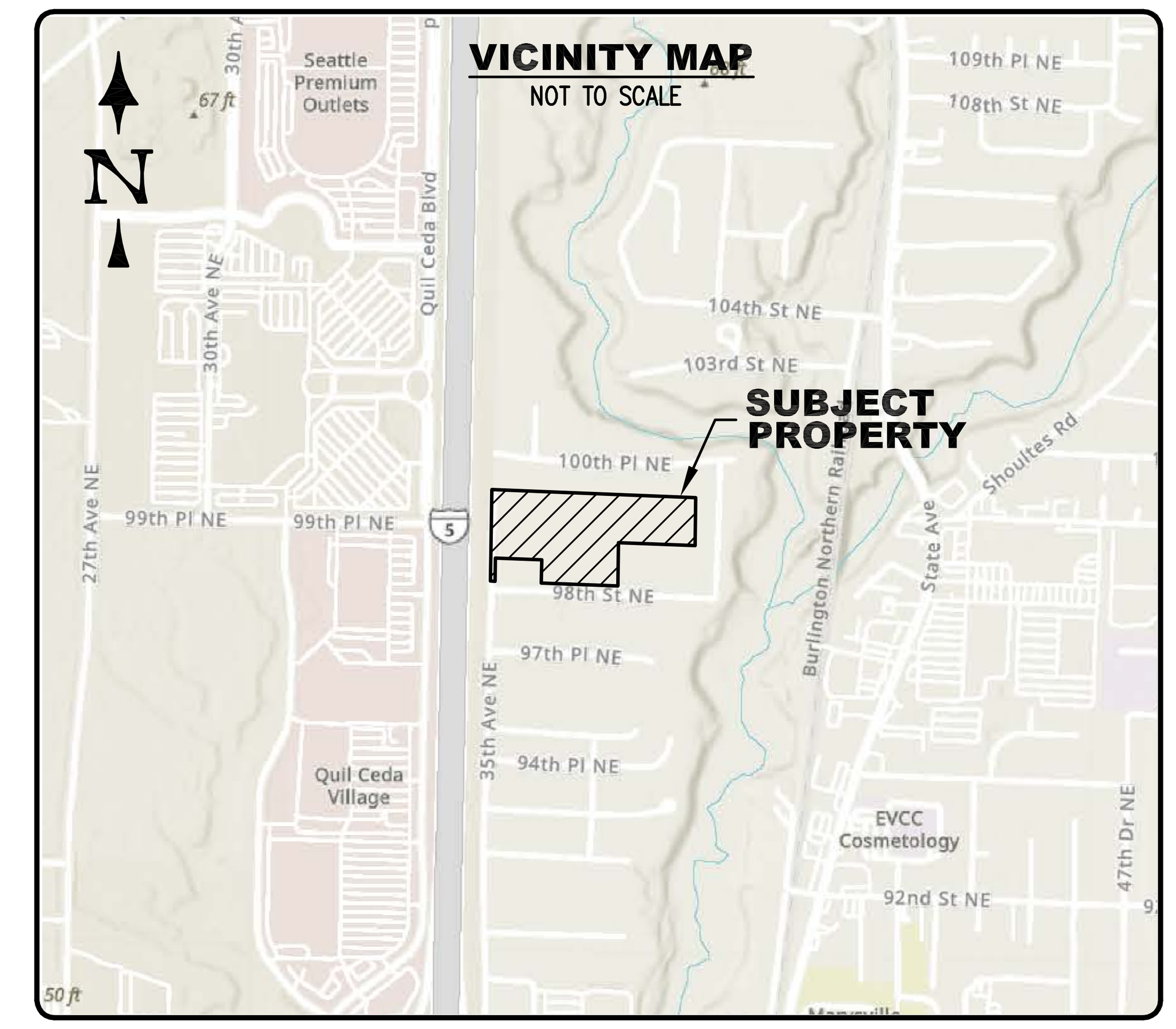
LOT 3 OF SHORT PLAT NUMBER 173(3-78) RECORDED UNDER AUDITOR'S FILE NUMBER 7805170302 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; EXCEPT THE NORTH 115 FEET THEREOF; ALSO EXCEPT COUNTY ROAD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT PROPERTY SITE ADDRESSES AND OWNERSHIP

PARCEL A: 9815 35 AVENUE NE, MARYSVILLE, WA 98270 (Isaac Steimle and Rebekah Steimle)
PARCEL B1: 9909 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B2: 9907 35 AVENUE NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL B3: 3705 98 STREET NE, MARYSVILLE, WA 98270 (Adrian Stevens and Cora Stevens)
PARCEL C: 3625 98 STREET NE, MARYSVILLE, WA 98270 (Kelly Gleason and Kathleen Gleason)
PARCEL D: 3609 98 STREET NE, MARYSVILLE, WA 98270 (Stanley Hipkiss and Christine Hipkiss)
PARCEL E: 9921 35 AVENUE NE, MARYSVILLE, WA 98270 (Aaron Decann)

PRELIMINARY PLAT OVERVIEW PLAN
SCALE: 1" = 100'





DRAFTING LEGEND

WATER SYMBOLS: (EXISTING / PROPOSED)
REDUCER
THRUST BLOCK
WATER METER
FIRE HYDRANT
AIR RELIEF ASSEMBLY
BLOW-OFF
GATE VALVE
MECHANICAL JOINT
FLANGE
COUPLING

SEWER AND STORM DRAIN SYMBOLS: (EXISTING / PROPOSED)
SEWER CLEAN OUT
SEWER MANHOLE
STORM CATCH BASIN
STORM MANHOLE

MISC SYMBOLS: (EXISTING / PROPOSED)
UTILITY POLE
UTILITY POLE ANCHOR
POWER VAULT
TELEPHONE VAULT
STREET LIGHT
EXISTING TREE (CONIFER)
EXISTING TREE (DECIDUOUS)

LINE TYPES
EXISTING GAS
EXISTING COM. BURIED FIBER
EXISTING OVERHEAD POWER
EXISTING DITCH
EXISTING EDGE OF PAVEMENT
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING WATER MAIN
PROPOSED WATER MAIN
EASEMENT OR SETBACK LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SUBJECT PROPERTY BOUNDARY
PROPOSED FENCE
RETAINING WALL
EXISTING ELEVATION CONTOUR
PROPOSED ELEVATION CONTOUR

SHEET INDEX

C-01 COVER SHEET
C-02 EXISTING CONDITION – WEST
C-03 EXISTING CONDITION – EAST
C-04 PRELIMINARY PLAT
C-05 GRADING AND COMPOSITE UTILITY PLAN
C-06 TYPICAL ROAD SECTIONS
C-07 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-08 ROAD A – PRELIMINARY ROAD & UTILITY PLAN
C-09 ROAD B – PRELIMINARY ROAD & UTILITY PLAN
C-10 ROAD C – PRELIMINARY ROAD & UTILITY PLAN
C-11 98th STREET NE – PRELIMINARY ROAD & UTILITY PLAN
C-12 OFFSITE SEWER EXTENSION – 35th AVENUE NE
C-13 OFFSITE SEWER EXTENSION – 35th AVENUE NE

L-1 PRELIMINARY LANDSCAPE OVERVIEW PLAN
L-2 ENTRY OPEN SPACE TRACTS 996 & 997
L-3 PASSIVE RECREATION OPEN SPACE TRACT 998
L-4 ACTIVE RECREATION OPEN SPACE TRACT 999 – EAST
L-5 ACTIVE RECREATION OPEN SPACE TRACT 999 – WEST

SURVEY BASIS OF BEARING

BASIS OF BEARING PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

BASIS OF BEARINGS PER WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 2010.00 EPOCH DERIVED FROM GNSS MEASUREMENTS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE

SURVEY VERTICAL DATUM

VERTICAL DATUM PER R.O.S. BY ATWELL, LLC SURVEYOR DATED JUNE 17, 2024 AS FOLLOWS:

PROJECT DATUM: NAVD 88

PROJECT BENCHMARK:

TBM "A"
SET NAIL IN ASPHALT 0.9' NORTH OF THE SOUTH EDGE PAVING FOR 98TH/ ST NE, ±15' EAST OF THE NORTHEAST CORNER WESTERLY GRAVEL DRIVEWAY FOR HOUSE NUMBER 3632.
ELEVATION= 57.36'

TBM 'B'
SET NAIL IN ASPHALT 0.8' SOUTH OF THE NORTHERLY EDGE PAVING FOR 98TH/ ST NE, ±61' NORTHWESTERLY OF THE NORTHWEST CORNER ASPHALT DRIVEWAY FOR HOUSE NUMBER 3510 AND ±10.5' SOUTHWESTERLY OF A FIRE HYDRANT.
ELEVATION= 57.50'

TBM 'C'
AT FOUND PUNCH IN 1-3/4" BRASS DISK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 35TH/ AVE NE & 94TH/ PL NE.
ELEVATION= 53.49'

PLAT RESTRICTION NOTES - PRD DEVELOPMENT STANDARDS

1. ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
2. EACH SINGLE-FAMILY DETACHED UNIT SHALL HAVE AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE SET ASIDE AS PRIVATE SPACE FOR THAT DWELLING UNIT. NO DIMENSION OF SUCH OPEN SPACE SHALL BE LESS THAN 10 FEET. THE OPEN SPACE DOES NOT NEED TO BE FENCED OR OTHERWISE SEGREGATED FROM OTHER DWELLINGS OR OPEN SPACE IN THE DEVELOPMENT UNLESS SO CONDITIONED THROUGH THE APPROVAL PROCESS.
3. PURSUANT TO MMC 22G.080.080, MODIFICATION OF DEVELOPMENT REGULATIONS, A MINIMUM OF THREE PARKING STALLS ARE REQUIRED TO BE PROVIDED FOR EACH DETACHED SINGLE-FAMILY DWELLING UNIT. TWO OF THE STALLS MUST BE ON THE SITE AND READILY AVAILABLE TO THE DWELLING UNIT. THE THIRD STALL MAY BE ON-STREET PARKING OR PROVIDED NEARBY TO THE DWELLING. COMPLIANCE FOR THESE PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON REVIEW OF THE FINAL CIVIL CONSTRUCTION PLANS AND SUBMITTAL OF THE BUILDER'S HOUSE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. NO DIRECT ACCESS IS PERMITTED FROM LOTS WITHIN THE SUBDIVISION ONTO 98th STREET NE.
5. PURSUANT TO MMC 22G.080.070, AT LEAST 25% OF THE DWELLING ON LOTS LESS THAN 5,000 SF MUST HAVE VEHICLE ACCESS POINTS VIA SHARED OR SINGLE-CAR-WIDTH DRIVEWAY, ALLEY, AUTO COURT, OR OTHER METHOD OF ACCESSING DWELLINGS OTHER THAN DIRECT STREET ACCESS:
   - ALL 59 PROPOSED LOTS ARE GREATER THAN 5,000 SF (NOT APPLICABLE).
6. ANY LOT UNDER 5,000 SF MUST DEMONSTRATE COMPLIANCE WITH MMC 22C.010.310, SMALL LOT SINGLE FAMILY DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
7. PURSUANT TO MMC 22G.080.050(2)(C), DESIGN OF THE PROPOSED DEVELOPMENT ACHIEVES THE FOLLOWING RESULTS:
   - (iv) LANDSCAPING, BUFFERING, OR SCREENING IN OR AROUND THE PROPOSED PRD
   - (vii) INCORPORATING ENERGY-EFFICIENT SITE DESIGN OR BUILDING FEATURES
8. PER MARYSVILLE FIRE DISTRICT REVIEW, FIRE SPRINKLERS ARE REQUIRED FOR ALL HOMES DUE TO THE SINGLE ACCESS POINT VIA 35 AVE NE.

ZONING AND LAND USE SUMMARY

ZONING:	R-4.5
PROPOSED LAND USE:	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	59 LOTS
PHASING:	1 PHASE
HOUSING MIX RATIO WITHIN 300 FT:	100% SINGLE FAMILY DETACHED
MIN. LOT AREA ALLOWED:	3,500 SF
MIN. LOT WIDTH ALLOWED:	30 FT
MAX. BUILDING HEIGHT ALLOWED:	35 FT
MAX. IMPERVIOUS AREA ALLOWED:	70%
MIN. DRIVEWAY LENGTH:	20 FT
MAX. DRIVEWAY CUT:	20 FT
MIN. PARKING:	3 STALLS PER EACH SINGLE FAMILY DWELLING

BUILDING SETBACKS

STREET:	10 FT*
GARAGE:	20 FT
SIDE:	5 FT
REAR:	10 FT

*NOTE: PORCHES MAY EXTEND AS CLOSE AS 7 FT FROM THE STREET, SIDEWALK, RIGHT-OF-WAY OR PUBLIC / COMMUNITY IMPROVEMENTS.

SPECIAL DISTRICTS AND UTILITY PROVIDERS

SCHOOL:	MARYSVILLE SCHOOL DISTRICT 25
FIRE:	MARYSVILLE FIRE DISTRICT RFA
SEWER:	CITY OF MARYSVILLE
WATER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD
CABLE:	VERIZON
GARBAGE:	WASTE MANAGEMENT NW

LOT DENSITY AND RESIDENTIAL DENSITY INCENTIVES SUMMARY

1. NET PROJECT AREA (PER MMC 22A.020.150)

GROSS SUBJECT PROPERTY AREA (R-4.5 ZONE):	595,713 SF	13.676 Ac
LESS FLAT 20% REDUCTON PER MMC 22A.020.150 (R-6.5 ZONE):	(119,143 SF)	(2.735 Ac)
NET PROJECT AREA (FOR DENSITY CALCULATIONS):	476,570 SF	10.941 Ac

2. LOT DENSITY CALCULATION (PER MMC 22C.010.080)

BASE DENSITY (4.5 DWELLING UNITS PER AC): (13.676 Ac – 2.735 Ac) x 4.5 DU/Ac = 49.2 (49)
MAX. BONUS DENSITY (20% PRD INCREASE): BASE DENSITY (49) x 0.20 = 9.8 (10)*

MAX. ALLOWABLE DENSITY: 49.2 + 9.8 = 59.0 (59 DU)
*BONUS DENSITY ACHIEVED VIA APPLICATION OF RESIDENTIAL DENSITY INCENTIVES (RDI'S).

PROPOSED PROJECT PRD DENSITY: BASE DENSITY (49.2) + BONUS (9.8) = 59 LOTS **

** NOTE:
REQUIRE 9.8 RDI BONUS UNITS TO ACHIEVE PROPOSED 59 LOT PRD DENSITY.
RDI UNITS PROPOSED = 9.85 (10)

3. LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	59 LOTS
AVERAGE LOT SIZE:	6,776 SF
SMALLEST LOT SIZE:	5,000 SF
LARGEST LOT SIZE:	10,314 SF

4. PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS UNITS
(6a) DUAL USE STORM DETENTION TRACT 5 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACT USED FOR ACTIVE RECREATION (TRACT 999 AREA LESS MIN. 35% ACTIVE OPEN SPACE) (1.239 Ac – 0.574 Ac) x 5 = 3.32 UNITS	3.32
(6b) DUAL USE STORM DETENTION TRACT 2 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACT USED FOR PASSIVE RECREATION: –TRACT 998: 0.287 Ac x 2 = 0.57 UNITS –TRACT 996: 0.126 Ac x 2 = 0.25 UNITS	0.82
(7c) PROJECT DESIGN – PERIMETER FENCING & LANDSCAPING 1 BONUS UNIT PER 500 LF OF PERIMETER FENCING WITH LANDSCAPING 2,978 LF / 500 = 5.96 UNITS	5.96
TOTAL RESIDENTIAL DENSITY INCENTIVE BONUS UNITS:	10.10

5. OPEN SPACE REQUIREMENT (PER MMC 22G.080.100)

OPEN SPACE REQUIRED:		
15% OF 10.941 Ac NET PROJECT AREA	71,486 SF	1.641 Ac
OPEN SPACE TRACTS PROPOSED:		
TRACT 999 – STORM WATER & ACTIVE OPEN SPACE***	53,984 SF	1.239 Ac
TRACT 998 – STORM WATER & PASSIVE OPEN SPACE	12,500 SF	0.287 Ac
TRACT 997 – STORM WATER & ENTRY OPEN SPACE	2,466 SF	0.057 Ac
TRACT 996 – STORM WATER & ENTRY OPEN SPACE	5,483 SF	0.126 Ac
TOTAL OPEN SPACE PROPOSED:	74,433 SF	1.709 Ac
ACTIVE OPEN SPACE SUMMARY:***		
MIN. 35% OF REQUIRED OPEN SPACE TO BE ACTIVE OPEN SPACE	25,020 SF	0.574 Ac
ACTIVE OPEN SPACE AREA PROPOSED	53,984 SF	1.239 Ac

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2	REVISED RDI BENEFIT DESCRIPTION	NL	01/06/2025
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA
STATE OF WASHINGTON
37391
REGISTERED
PROFESSIONAL ENGINEER
01/06/2025

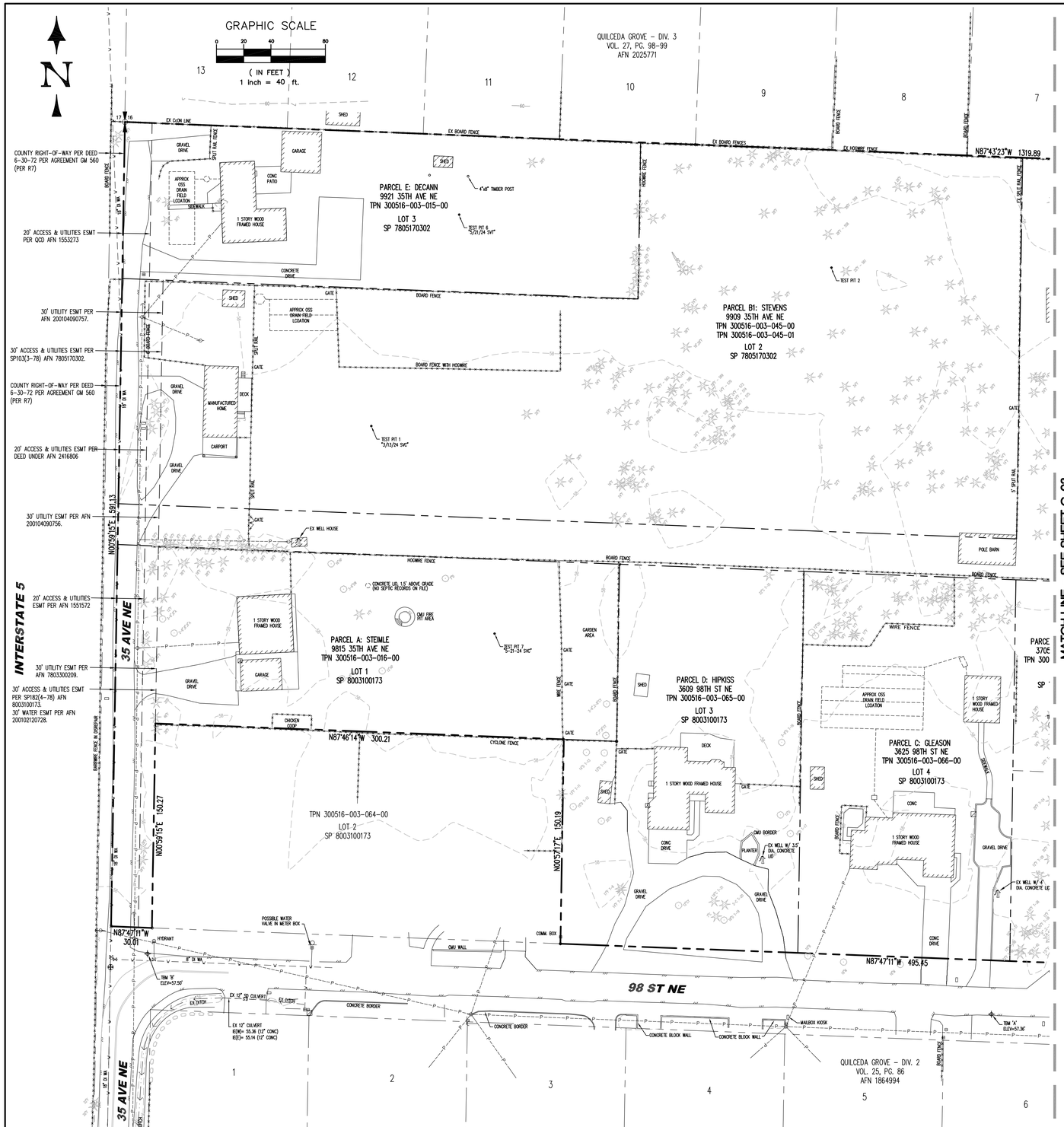
LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com
2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.: 16200
CITY FILE NUM. PreA24-007
DESIGNED BY: NL
DRAWN BY: JL
CHECKED BY: NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

COVER SHEET
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.
DATE: AUGUST 2024
SCALE: H: AS SHOWN V: N/A

DRAWING: C - 1
SHEET: 1 OF 13



TITLE REPORT ENCUMBRANCES: PARCEL A

TPN 300516-003-016-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-016-00
   Levy Code: 00511
   Assessed Value-Land: $272,800.00
   Assessed Value-Improvements: $219,700.00
   General and Special Taxes:
   Billed: $3,927.28
   Paid: $0.00
   Unpaid: $3,927.28
9. A deed of trust to secure an indebtedness in the amount shown below,
   Amount: $282,276.00
   Dated: December 7, 2020
   Trustor/Grantor: Isaac A. Steimle and Rebekah L. Steimle, who acquired title as Isaac Steimle and Rebekah Steimle, husband and wife
   Trustee: George C. Reinmiller Trustee Inc
   Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Boeing Employees' Credit Union
   Loan No.: 336148
   Recording Date: December 11, 2020
   Recording No.: 202012110574
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $100,000.00
    Dated: August 20, 2022
    Trustor/Grantor: Isaac Steimle and Rebekah Steimle, husband and wife
    Trustee: Trustee Services, Inc.
    Beneficiary: Boeing Employees' Credit Union
    Recording Date: August 30, 2022
    Recording No.: 202208300421
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: March 12, 1965
   Recording No.: 1765370
   Affects: Lots 1 and 2 and other property
   The exact location and extent of said easement is not disclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: December 17, 1973
   Recording No.: 2323218
   Affects: West 65 feet of the South 140 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property

TITLE REPORT ENCUMBRANCES: PARCELS B1, B2 AND B3 (CONTINUED)

TPNs 300516-003-014-00, 300516-003-045-00, 300516-003-045-01, & 300516-003-058-00

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a Statutory Warranty Deed:
   Purpose: Ingress, egress and utilities
   Recording Date: December 10, 1975
   Recording No.: 2416806
   Affects: West 20 feet of Lots 1 and 2 and other property
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 103 (5-78):
   Recording No: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090756
   Affects: West 30 feet of Lot 1
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines, water lines, pipes and appurtenances
   Recording Date: April 9, 2001
   Recording No.: 200104090757
   Affects: West 30 feet of Lot 2
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-058-00
   Levy Code: 00505
   Assessed Value-Land: $260,700.00
   Assessed Value-Improvements: $0.00
   General and Special Taxes:
   Billed: $1,821.61
   Paid: $0.00
   Unpaid: $1,821.61
   Affects: Lot 1
10. Delinquent general taxes for 2014:
    Amount: $157.43, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
11. Delinquent general taxes for 2015:
    Amount: $337.17, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
12. Delinquent general taxes for 2016:
    Amount: $234.31, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
13. Delinquent general taxes for 2021:
    Amount: $277.14, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
14. Delinquent general taxes for 2022:
    Amount: $301.07, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
15. Delinquent general taxes for 2023:
    Amount: $261.32, Plus interest and penalties
    Tax Account No.: 300516-003-045-01
    School District No.: 00511
    Affects: Lot 2
16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-00
    Levy Code: 00511
    Assessed Value-Land: $320,000.00
    Assessed Value-Improvements: $8,100.00
    General and Special Taxes:
    Billed: $2,643.43
    Paid: $0.00
    Unpaid: $2,643.43
    Affects: Lot 2
17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-045-01
    Levy Code: 00511
    Assessed Value-Land: $0.00
    Assessed Value-Improvements: $32,000.00
    General and Special Taxes:
    Billed: $254.51
    Paid: $0.00
    Unpaid: $254.51
    Affects: Mobile home on Lot 2
18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-014-00
    Levy Code: 00511
    Assessed Value-Land: $308,300.00
    Assessed Value-Improvements: $290,100.00
    General and Special Taxes:
    Billed: $4,769.56
    Paid: $0.00
    Unpaid: $4,769.56
    Affects: Lot 4
19. Mobile home improvements are expressly excluded.
20. It appears Bonnie Stevens is deceased. The Company finds no probate of the decedent's estate in Snohomish County County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.
    If we are requested to insure title passing outside of probate, the Company will require the following:
    a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
    b. A certified copy of the Death Certificate.
    c. A copy of the Community Property Agreement, if any.
    d. A copy of the decedent's Will and codicils, if any.
    e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).
    The Company reserves the right to make additional requirements upon review.
21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:

SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 47391 — REGISTERED PROFESSIONAL ENGINEER
10/30/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – WEST

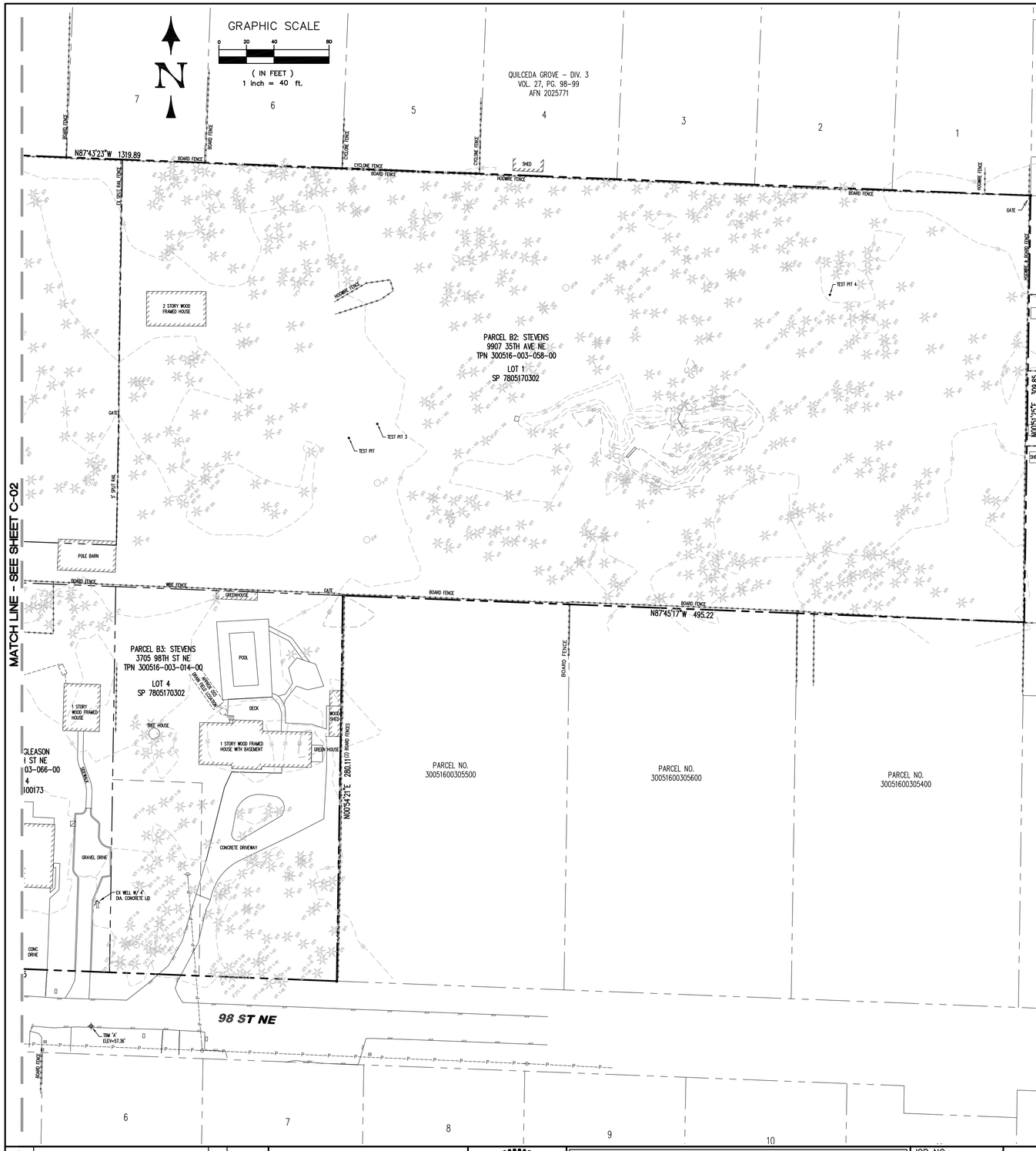
STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C - 2
SHEET: 2 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



TITLE REPORT ENCUMBRANCES: PARCEL C

TPN 300516-003-066-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Declaration of Covenant and the terms and conditions thereof:
   Recording Date: November 16, 2010
   Recording No.: 201011160271
8. Accessory Dwelling Unit and the terms and conditions thereof:
   Recording Date: December 1, 2010
   Recording No.: 201012010695
9. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
    Year: 2024
    Tax Account No.: 300516-003-066-00
    Levy Code: 00511
    Assessed Value-Land: $306,500.00
    Assessed Value-Improvements: $532,400.00
    General and Special Taxes:
    Billed: $6,681.61
    Paid: $0
    Unpaid: $6,681.61
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $50,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: December 2, 2013
    Recording No.: 201312020470
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
12. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $150,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: August 7, 2017
    Recording No.: 201708070212
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.
13. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $400,000.00
    Trustor/Grantor: Kelly M. Gleason and Kathleen Gleason, a married couple
    Trustee: Trustee Services
    Beneficiary: Qualstar Credit Union
    Recording Date: May 31, 2022
    Recording No.: 202205310704
    The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

TITLE REPORT ENCUMBRANCES: PARCEL D

TPN 300516-003-065-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209090
   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress, egress and utilities
   Recording Date: August 17, 1962
   Recording No.: 1553273
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: December 27, 1962
   Recording No.: 1581756
   Affects: Portion of said premises

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-065-00

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: Ingress and egress
   Recording Date: March 30, 1978
   Recording No.: 7803300209
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-182(4-78):
   Recording No: 8003100173
   Said short plat is a revision of short plat recorded under Recording No. 7810200401.
6. City of Marysville Recovery Contract No. 214 and the terms and conditions thereof:
   Recording Date: July 26, 1999
   Recording No.: 199907260975
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: Storm sewer and sanitary sewer lines and/or water lines
   Recording Date: February 12, 2001
   Recording No.: 200102120728
   Affects: Portion of said premises
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-065-00
   Levy Code: 00511
   Assessed Value-Land: $278,500.00
   Assessed Value-Improvements: $385,400.00
   General and Special Taxes:
   Billed: $857.34
   Paid: $428.67
   Unpaid: $428.67.
10. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:
    Levy Code: 00511
    Estimated amount of tax without exemption, including special taxes and charges: $ 3,133.61.
11. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $101,900.00
    Trustor/Grantor: Stanley G. Hipkiss and Christine J. Hipkiss, husband and wife
    Trustee: First American Title Insurance Company
    Beneficiary: Metlife Home Loans
    Recording Date: June 27, 2011
    Recording No.: 201106270341.

TITLE REPORT ENCUMBRANCES: PARCEL D (CONTINUED)

TPN 300516-003-015-00

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
   Grantor: State of Washington
   Recording No.: 1209089
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Purpose: ingress, egress and utilities
   Recording Date: August 10, 1962
   Recording No.: 1551572
   Affects: West 20 feet
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Transmission and/or distribution system
   Recording Date: March 12, 1966
   Recording No.: 1765370
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: General Telephone Company of Northwest Inc.
   Purpose: Right of Way Easement
   Recording Date: August 13, 1969
   Recording No.: 2108228
   Affects: North 3 feet of the West 190 Feet of Subject Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 173(3-78):
   Recording No: 7805170302
6. Road Maintenance Agreement and the terms and conditions thereof, as contained in City of Marysville Short Plat
   Number 173 (3-78) recorded under recording number 7805170302.
   Recording Date: May 17, 1978
   Recording No.: 7805170302
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: City of Marysville
   Purpose: storm sewer and sanitary sewer lines
   Recording Date: April 9, 2001
   Recording No.: 200104090758
8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
   Year: 2024
   Tax Account No.: 300516-003-015-00
   Levy Code: 00511
   Assessed Value-Land: $250,600.00
   Assessed Value-Improvements: $128,800.00
   General and Special Taxes:
   Billed: $3,027.71
   Paid: $1,513.85
   Unpaid: $1,513.86
10. A deed of trust to secure an indebtedness in the amount shown below,
    Amount: $277,916.00
    Trustor/Grantor: Aaron L DeCann, a single man
    Trustee: Chicago Title
    Beneficiary: Mortgage Research Center, LLC dba Veterans United Home Loans, as lender
    Recording Date: June 2, 2021
    Recording No: 202106020705

BOUNDARY AND TOPOGRAPHIC SURVEY NOTE:
SUBJECT PROPERTY BOUNDARIES AND SITE TOPOGRAPHY SHOWN ON THIS EXISTING CONDITION PLAN IS BASED ON A RECORD OF SURVEY COMPLETED BY ATWELL SURVEYING, MARK PENDERGRAFT PLS# 48383 DATED 6/17/2024.

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37369 — REGISTERED PROFESSIONAL ENGINEER
10/30/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

EXISTING CONDITION – EAST

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 40' V: N/A

DRAWING: C – 3
SHEET: 3 OF 13

PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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NEIL A. LATTA
STATE OF WASHINGTON
37391
REGISTERED PROFESSIONAL ENGINEER
10/30/2024

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Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24-007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

PRELIMINARY PLAT

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 50' V: N/A

DRAWING: C - 4
SHEET: 4 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

N

QUILCEDA GROVE – DIV. 3
VOL. 27, PG. 98–99
AFN 2025771

N87°43'23"W 1319.89

1,318 LF PERIMETER FENCE

124' LF PERIMETER FENCE

TRACT 998

ROAD A

ROAD B

ROAD C

TRACT 999

TRACT 997

TRACT 996

98 ST NE

35 AVE NE

INTERSTATE 5

N00°59'15"E 591.13

301 LF PERIMETER FENCE
N87°46'14"W 300.21

N00°59'15"E 150.27

N87°47'11"W 30.01

LOT 2
SP 8003100173

N00°57'17"E 150.19

151 LF PERIMETER FENCE

N87°47'11"W 495.45

N87°45'17"W 495.22

N00°51'25"E 309.85

308 LF PERIMETER FENCE

N00°54'21"E 280.11

281 LF PERIMETER FENCE

PARCEL NO.
30051600305500

PARCEL NO.
30051600305600

PARCEL NO.
30051600305400

QUILCEDA GROVE – DIV. 2
VOL. 25, PG. 86
AFN 1864994

NO.	REVISION	BY	DATE
0	ISSUED FOR PRELIMINARY PLAT	NL	8/15/2024
1	REVISED PER CITY REVIEW	NL	10/30/2024
2			
3			

EXISTING UTILITIES NOTE:
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CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA
STATE OF WASHINGTON
17391
REGISTERED
PROFESSIONAL ENGINEER
10/30/2024

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com

2024 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.:	16200
CITY FILE NUM.	PreA24–007
DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME – SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

GRADING AND COMPOSITE UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

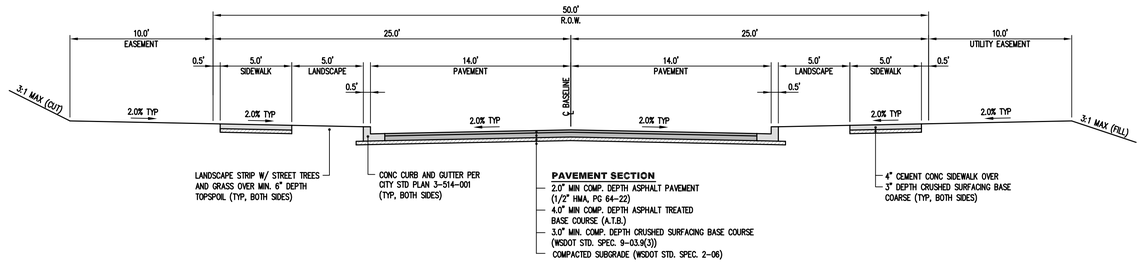
DATE: AUGUST 2024 SCALE: H: 1" = 40' V: N/A

DRAWING: C – 5

SHEET: 5 OF 13

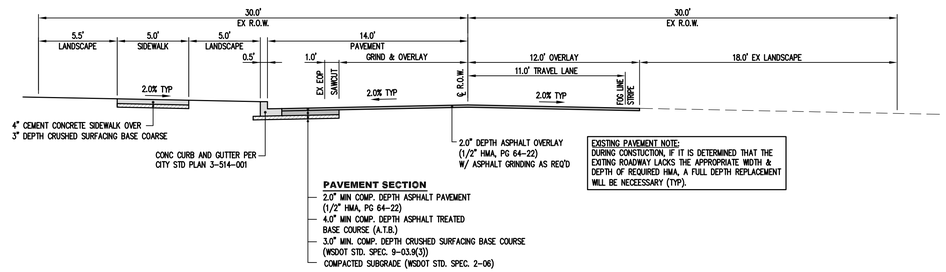
PRELIMINARY DRAWING – FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



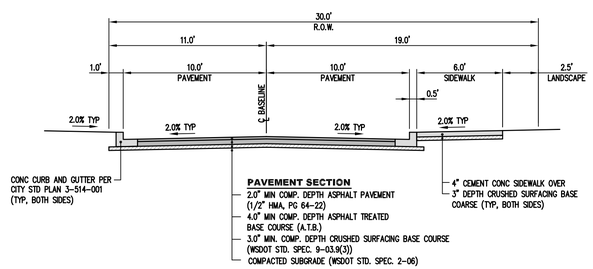
TYPICAL ROAD SECTION: ON-SITE ROADS

PRD ACCESS STREET WITH STREET PARKING (PER CITY STD PLAN 3-218-001)
SCALE: 1" = 5'



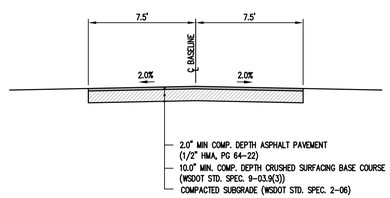
TYPICAL ROAD SECTION: 98 STREET NE FRONTAGE

LOCAL ACCESS STREET (PER CITY STD PLAN 3-202-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: 35 AVE NE EXTENSION

PRD ACCESS STREET (PER CITY STD PLAN 3-218-002)
SCALE: 1" = 5'



TYPICAL ROAD SECTION: DETENTION TRACT ACCESS RD

TRACT 999
SCALE: 1" = 5'

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DESIGNED BY: NL
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KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

TYPICAL ROAD SECTIONS

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

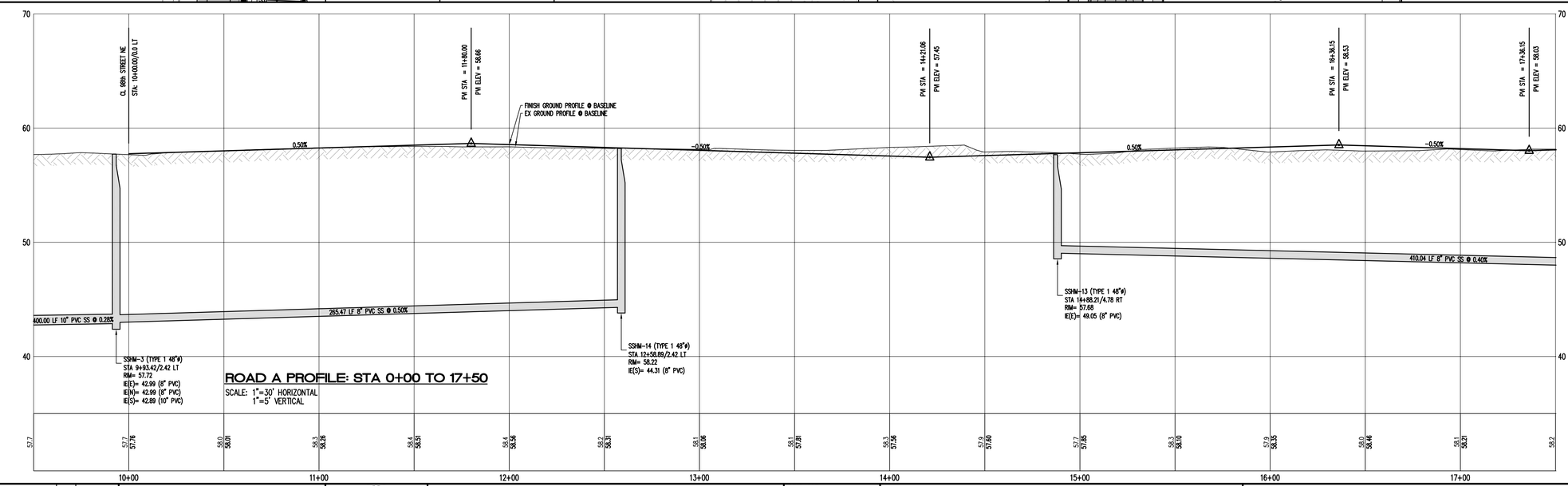
DATE: AUGUST 2024
SCALE: H: AS SHOWN V: AS SHOWN

DRAWING: C - 6
SHEET: 6 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





ROAD A PROFILE: STA 0+00 TO 17+50

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

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320 120 AVE NE, SUITE 200
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ROAD A: ROAD AND UTILITY PLAN

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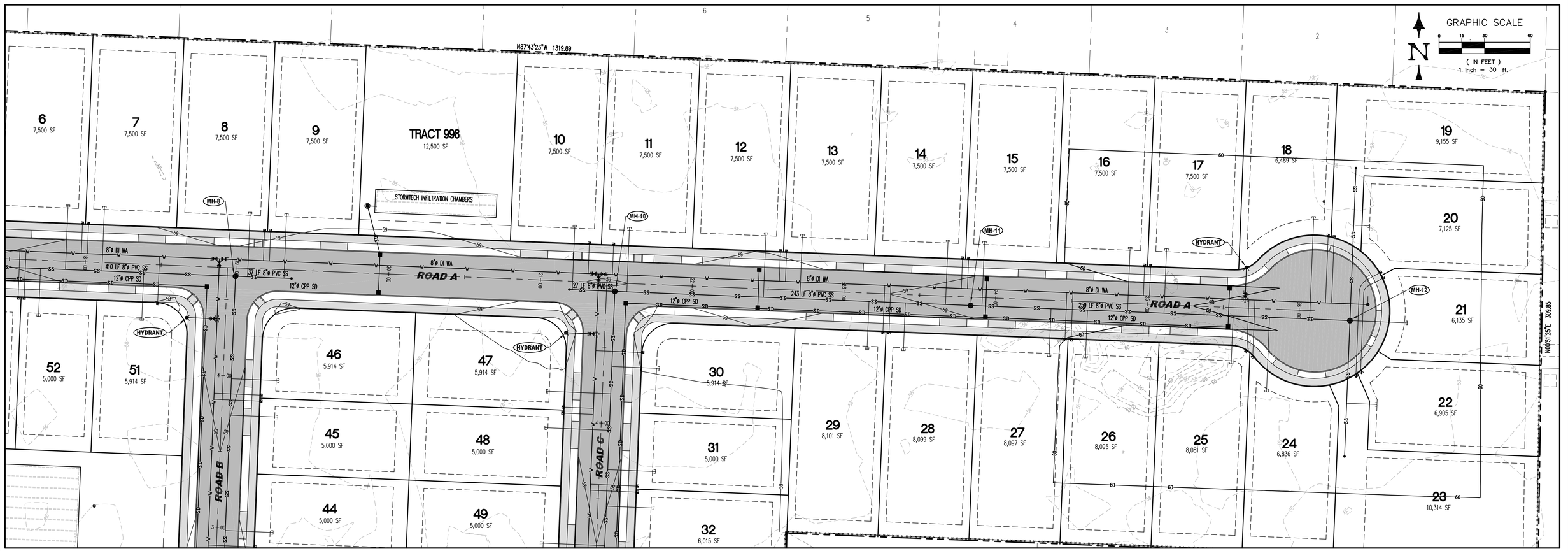
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

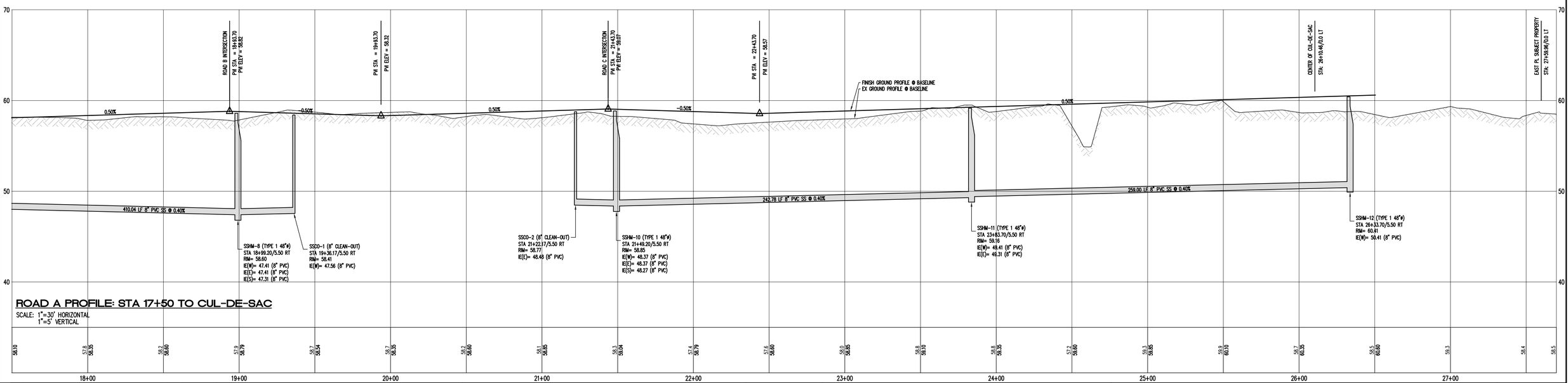
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 7
SHEET: 7 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





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BELLEVUE, WA 98005

ROAD A: ROAD AND UTILITY PLAN

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PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

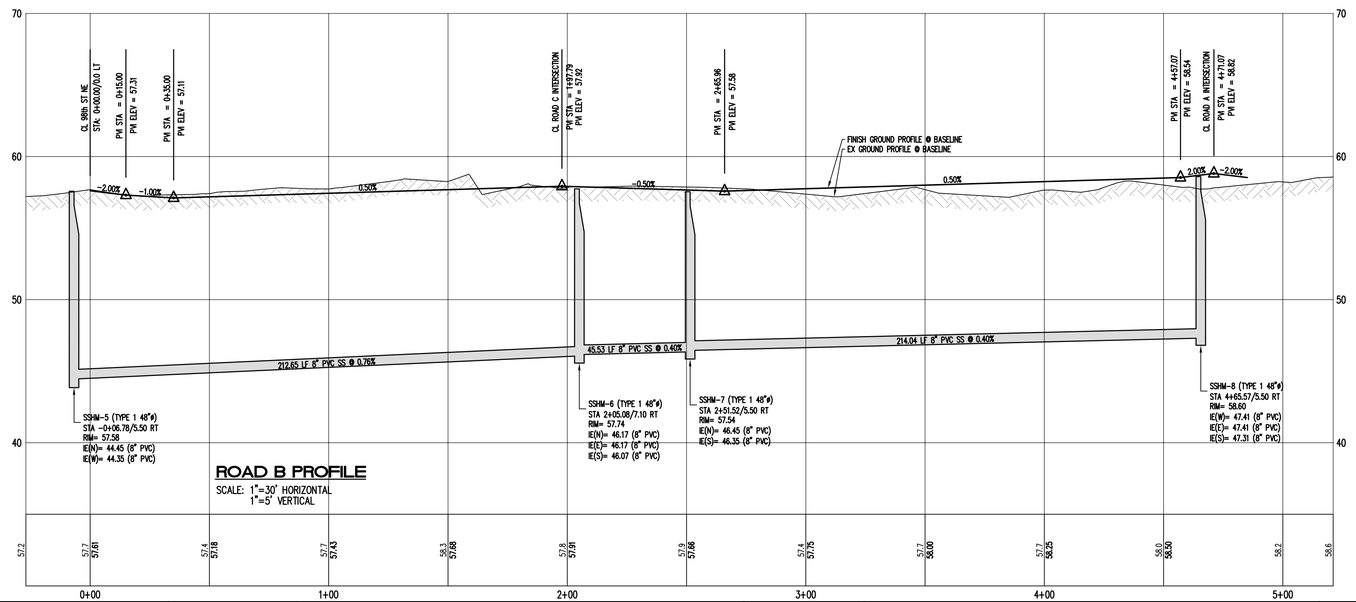
DRAWING: C - 8

SHEET: 8 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





ROAD B PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

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10/30/2024

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ROAD B: ROAD AND UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

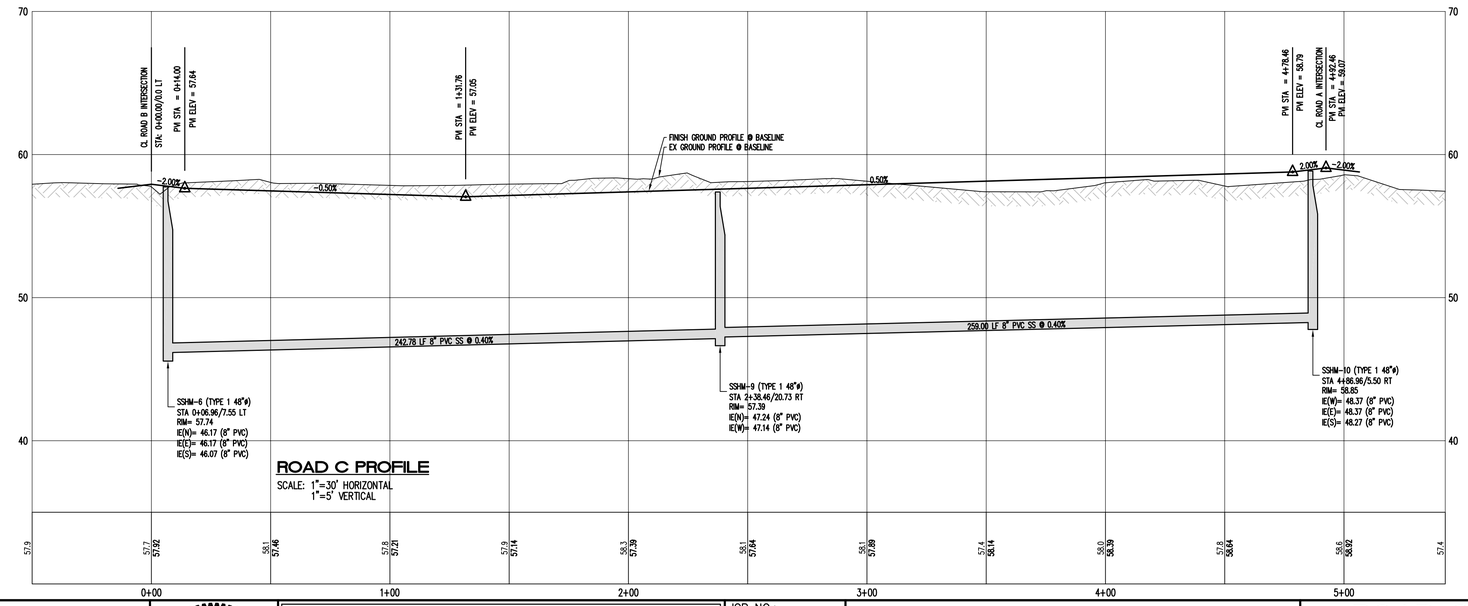
DRAWING: C - 9
SHEET: 9 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024







ROAD C PROFILE

SCALE: 1"=30' HORIZONTAL
1"=5' VERTICAL

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10/30/2024

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DESIGNED BY:	NL
DRAWN BY:	JL
CHECKED BY:	NL

KB HOME - SEATTLE
320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

ROAD C: ROAD AND UTILITY PLAN

STEVENS PLANNED RESIDENTIAL DEVELOPMENT
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

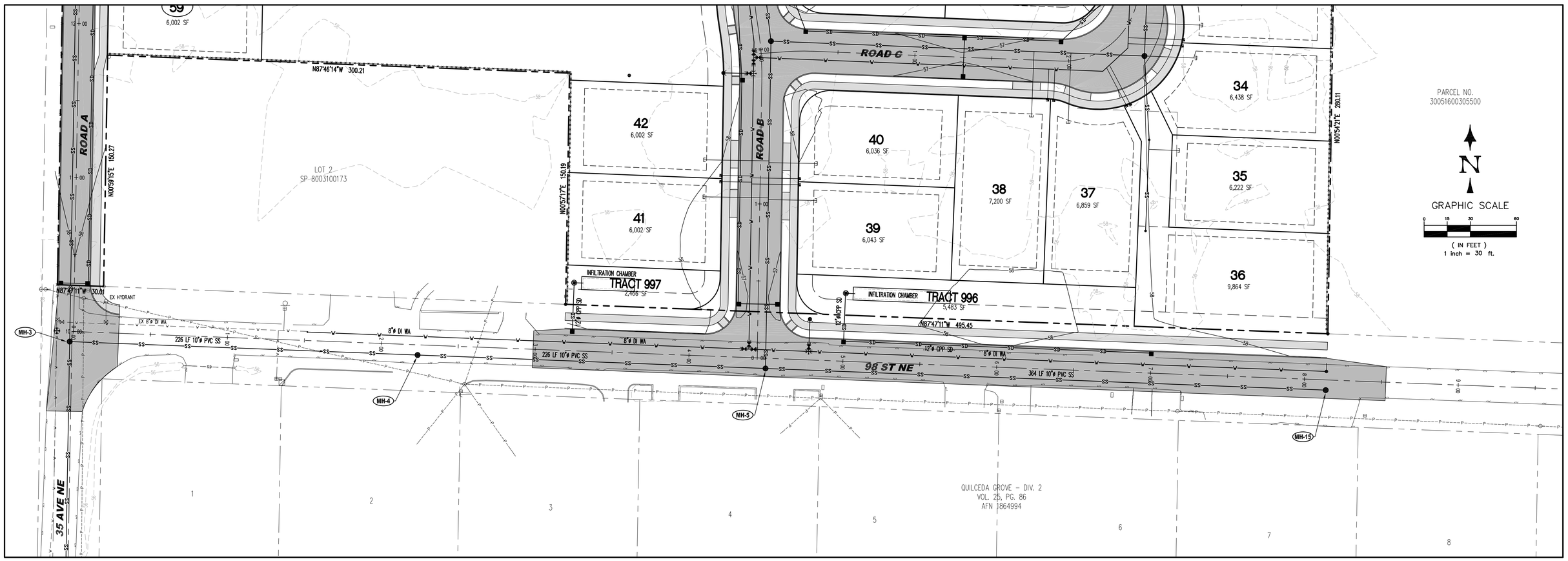
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

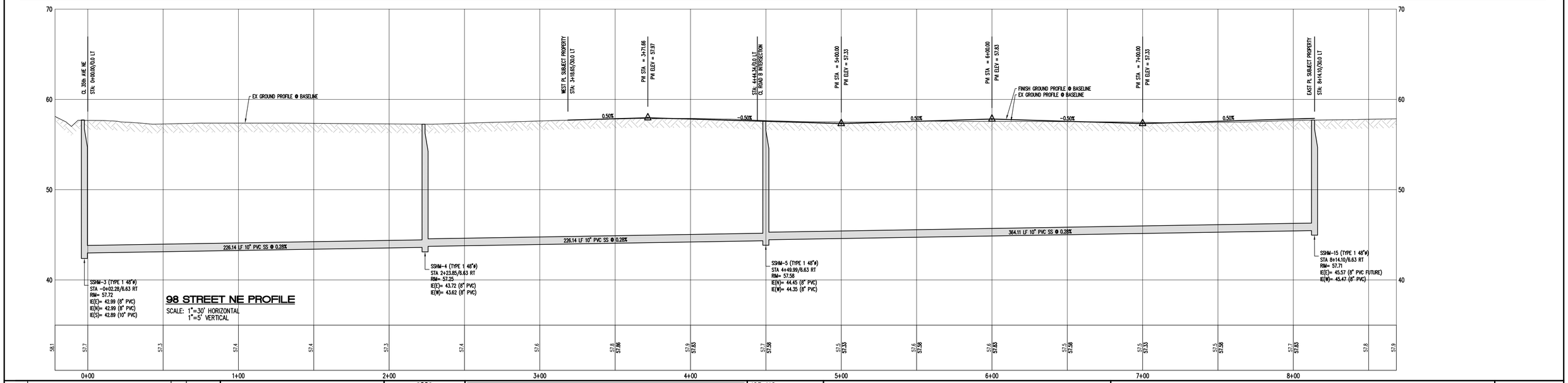
DRAWING: C - 10

SHEET: 10 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





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10/30/2024

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320 120 AVE NE, SUITE 200
BELLEVUE, WA 98005

98 STREET NE: ROAD AND UTILITY PLAN

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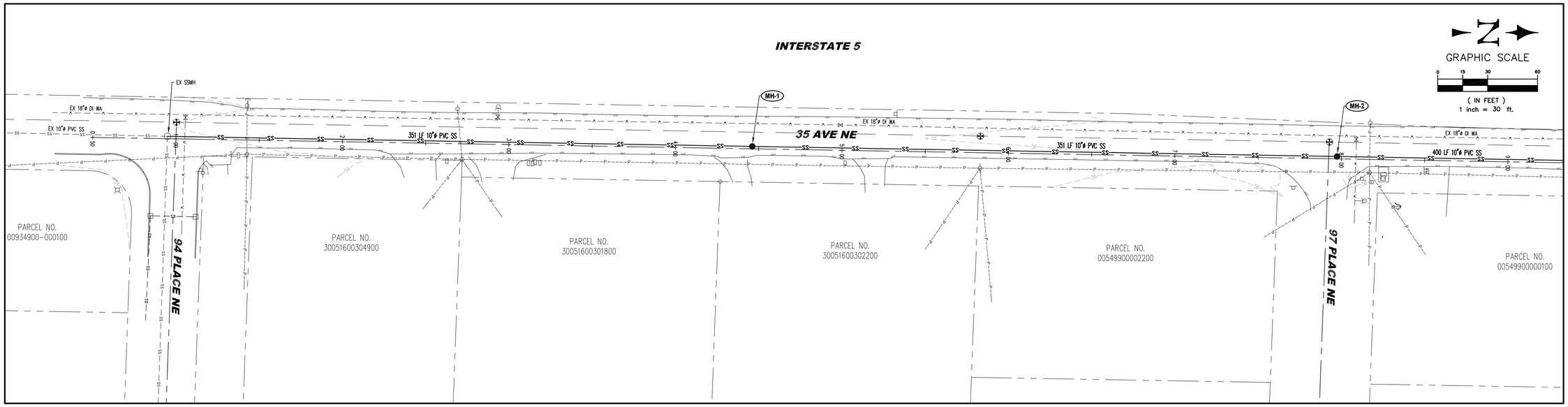
3609 98 STREET NE, MARYSVILLE, WA
PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

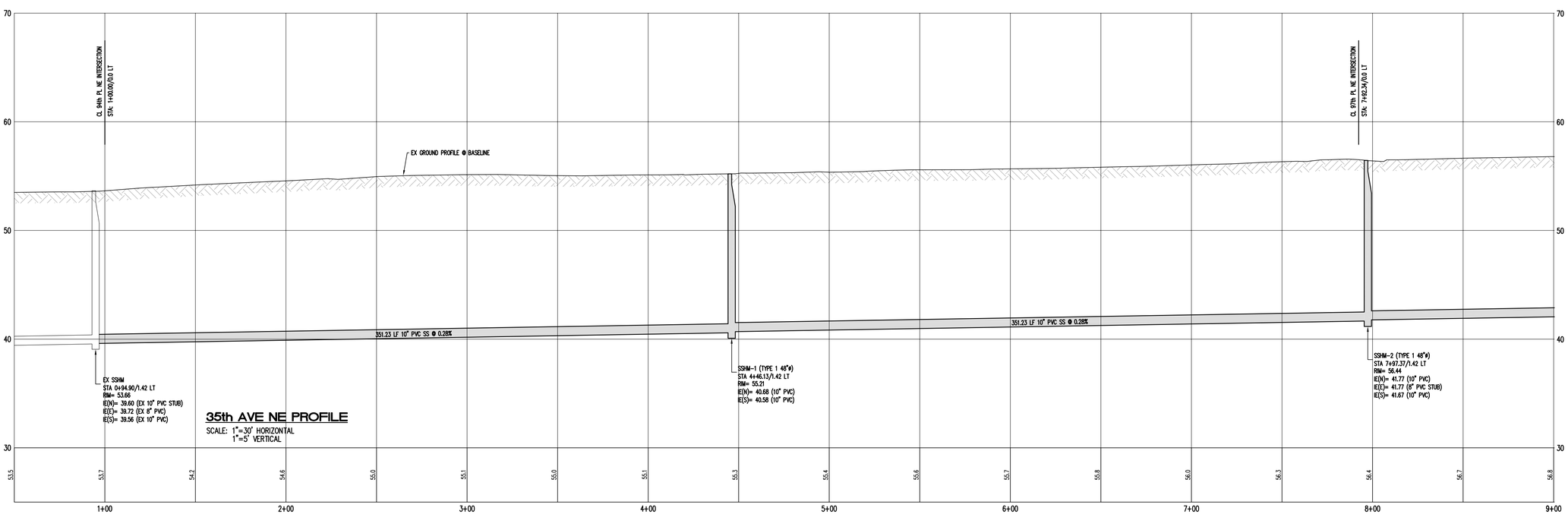
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 11
SHEET: 11 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024





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BELLEVUE, WA 98005

35 AVE NE - OFFSITE SEWER

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PORTION OF NW 1/4 SW 1/4 SECTION 6, TWP 30N, RGE 5E, W.M.

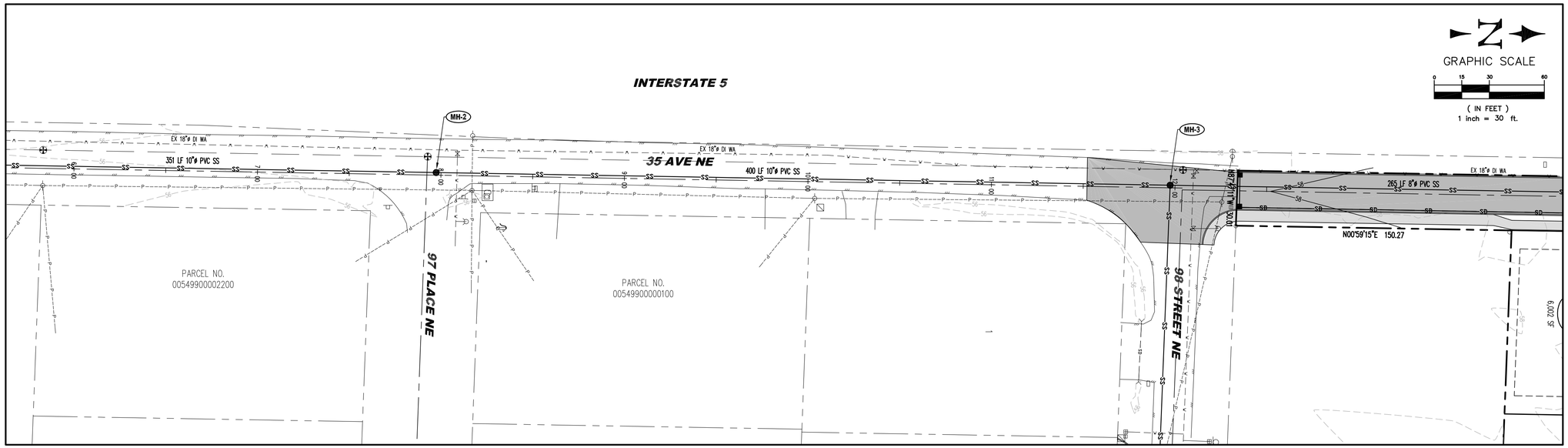
DATE: AUGUST 2024
SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 12

SHEET: 12 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024



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35 AVE NE - OFFSITE SEWER

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DATE: AUGUST 2024 SCALE: H: 1" = 30' V: 1" = 5'

DRAWING: C - 13

SHEET: 13 OF 13

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW

CITY PROJECT FILE #: PA24-024

From: Carmen Nielsen
To: Emily Morgan
Subject: [External!] Stevens Project
Date: Tuesday, September 24, 2024 4:18:13 PM

[You don't often get email from carmien@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION:] This email originated from outside the City of Marysville. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Ms Morgan,

I am writing in regard to the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development between 98th St. and 100th Pl. in Marysville.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and the concerns of the families residing in the neighborhood.

Amongst our concerns are:

1. The amount of traffic that would be added to our streets with only one way in and one way out.
2. The amount of time it will take for emergency vehicles to reach us.
3. How our trees will survive the storms once the protection of the Stevens property is cleared.
4. Being as our area is on wells, how will this affect our water.

There are many other concerns but this is just to name a few.

Carmen Nielsen
3814 100th Pl.
N.E.
Marysville, Wa.
98270

(carmien@msn.com)

This is answer to question #2 about emergency response from fire. Our response times would be similar to our current response times. All responses vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

From: Jade Seman
To: Emily Morgan
Subject: [External!] Concerns Regarding Housing Development Project (PA24-024)
Date: Monday, September 23, 2024 9:09:13 PM

You don't often get email from rjade26@gmail.com. Learn why this is important

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Brent & Jade Seman
3807 98th St. NE
Marysville, WA 98270
rjade26@gmail.com
206 407-5093

City of Marysville
Department of Planning and Development
501 Delta Ave Marysville, WA 98270

Concerns Regarding Housing Development Project (PA24-024)

Dear Emily Morgan,

I am writing to submit my comments on the proposed housing development project (PA24-024). While I understand the need for growth, I have several concerns about the potential impacts this project will have on the surrounding community and environment, particularly in terms of traffic, environmental degradation, tree retention, fire safety, and potential effects on nearby water sources. Below are my key points:

1. Traffic Impact, Emergency Access, and Roundabouts

The Traffic Impact Analysis highlights that the development will significantly increase traffic, particularly on 35th Ave., which serves as the only entry and exit point for both current and future residents. The proposed traffic improvements, including the addition of three roundabouts, are insufficient to mitigate the congestion, particularly when trains are passing through the area.

What is more troubling is that the Environmental Impact Study admits that instead of meaningfully addressing traffic issues, the developers will pay an impact fee, effectively acknowledging they are worsening the traffic situation. This gives the impression that the developers prioritize their profits over community wellbeing, as it appears they prefer to pay a fee rather than invest in improving the infrastructure for the neighborhood.

I urge the city to reconsider this approach and require the developers to implement traffic improvements beyond paying a fee, as the current plan will exacerbate traffic congestion, negatively affecting current residents.

2. Fire Safety and Increased Danger for Existing Residents

I am also deeply concerned about the increased fire safety risks this development imposes on current residents. The new homes will likely be equipped with modern fire safety measures, but existing residents will face a higher danger without the ability to afford expensive upgrades like water sprinklers.

Moreover, the current homes are not being given access to public water and sewer systems, which

places them at a further disadvantage. These homes rely on well systems, and in the event of a power outage, the well pumps will not function, leaving residents without water pressure. Even if sprinklers were added, they would not work under these circumstances. The increased fire risk, paired with the lack of support for traditional homes, puts current residents in a more precarious and dangerous situation.

The city must consider the inequitable situation this creates, where new, wealthier homes are built with modern safety features, while long-standing, traditional homes are left in an increasingly dangerous environment. This is particularly unjust given the rich historical attributes of the neighborhood, which are not being respected or preserved.

3. Environmental Impact and Unmentioned Creek Belonging to the Tulalip Tribe

Another significant concern is that the Environmental Checklist failed to mention a nearby creek that belongs to the Tulalip Tribe. This is a serious oversight, as the creek plays an important role in the Tribe's cultural and environmental heritage.

There is a real risk of pollution from construction runoff, chemicals, and sedimentation, which could harm water quality and the ecosystem. Furthermore, future residents may use yard chemicals—such as fertilizers, pesticides, and herbicides—that could seep into the groundwater, impacting both the creek and the existing wells used by current residents. It is especially concerning that future residents, whose water will come from the city, will not have the same concerns about protecting the groundwater that current residents depend on.

The city must ensure that the developers implement robust environmental protections, including restrictions on chemical use and a comprehensive plan to safeguard the creek and the water resources of the community. Furthermore, it is critical that the Tulalip Tribe is consulted and their rights and interests are respected.

4. Risk of Groundwater Contamination and Well Drying for Nearby Residents

The project raises serious concerns about both the contamination and drying up of existing wells, which many current residents rely on for their water supply. The construction process and potential changes to the groundwater table could disrupt these wells, while chemical runoff from the new development could further contaminate the water.

The city should require a thorough hydrological study to assess the potential risks to the water table and ensure the continued water security of existing residents. Moreover, given that the new development will have city water, current residents should not be disproportionately affected by risks created by the development.

5. Tree Retention and Loss of Vegetation

The Arborist Report reveals plans for significant tree removal, which will reduce the area's natural beauty, wildlife habitats, and stormwater absorption. These trees are not only essential for the local ecosystem but also contribute to the historical and aesthetic character of the neighborhood.

I recommend that the city enforce stronger measures to minimize tree removal and require the replanting of native species to replace any lost trees. This would help maintain the ecological balance and preserve the unique character of the neighborhood.

In conclusion, I have significant concerns about the negative impacts this development will have on traffic, fire safety, water resources, and the environment. The development is increasing risks for existing residents—both in terms of safety and quality of life—without providing meaningful solutions to mitigate those risks. The developers' plan to simply pay an impact fee for worsening traffic, without addressing the root issues, is particularly troubling, as it demonstrates a disregard for the long-term needs of the community.

I urge the city to prioritize the safety and well-being of the current residents, the protection of the local environment, and the preservation of the neighborhood's historical attributes. Further studies,

improved infrastructure, and greater consideration for existing residents and the Tulalip Tribe are necessary before any approval is granted for this project.

Thank you for your attention to these important matters.

Sincerely,

Brent and Jade Seman

Answer to question #2:
All of the new buildings will be equipped with fire sprinkler systems which should operate during a power interruption as long as the pressure within the water system is unaffected. While this cannot be for certain, all fire systems within the area would be impacted as well.

The fire department is willing to provide neighborhood fire safety talks to raise the awareness of fire safety practices for all residents.

The fire district will continue to provide service at a high level to the neighborhood.

If residents would like more information on retrofitting their homes with fire sprinkler systems using a well we can provide that as well. This is an option for those who would like to add additional safety in their homes. A good website for residential fire sprinklers is www.homefiresprinkler.org or they can contact Tom Maloney 360-363-8506.

Attn: Emily Morgan

Planning Department

Community Development

Marysville, WA

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed currently to the Marysville Planning Commission for a 59 single home development just north of 98th Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024 in the Marysville Civic Center the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families currently living in this neighborhood. Beyond the many concerns about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water and the sewer constraints, my concern is over the issue of safety for the neighborhood and the increase in bottlenecking traffic.

The developers feel they have alleviated a fire risk by installing sprinkler systems in the new homes because code states you must have two access points in and out of a neighborhood for fire safety or install sprinkler systems in all the houses. However, our neighborhood has only one in/out access to begin with, and with the addition of 59 families accessing our one way out (35th Ave NE) the added traffic will bottleneck our neighborhood access to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access, not addressing other emergency vehicles such as ambulances and police emergency access in and out.

The property has not yet been purchased so this is only a proposal, but I (and 99% of my neighbors) believe this housing project should be stopped before it is even started. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Regards

James R. Lubbehusen

MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All response vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

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From:	Joan Sauter
To:	Emily Morgan
Cc:	mstevens@marysville.gov; Peter Condyles; Tom King; Steve Muller; Jon Nehring; Kelly Richards; Kamille Norton
Subject:	[External!] Proposed KB Homes 59-lot Planned Residential Development
Date:	Thursday, September 19, 2024 11:45:00 AM

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Good Morning,

I would like to offer my comments concerning the application submitted by KB Homes for the high density build in our neighborhood.

My family has been living in this community for 33 years and have witnessed first hand the impact of the I-5 88th street on/off ramps and various commercial projects and improvements which brought grocery, gas and restaurants to 88th. This brought services as well as much traffic stress accessing our homes. The narrow road which winds back to our community is a dead end. There is only one way in and out. At peak traffic the intersection is often blocked affording no ability access 36th. Factor in the congestion pinch of the left turn to access the strip mall dev grounded by Chik Fil A, Starbucks, Jersey Mike's and other tenants -the narrow two lane road is blocked completely. Adding 59 homes - potentially 2-3 cars per household will undoubtedly have a negative impact on travel in and out. There are concerns about Fire/ Aid access as well.

Traffic along 35th Street is treacherous now. No sidewalks. No ADA provisions? Can we get side walks and ADA?

How will the build affect on our water quality? Are there City assurances that the build will not impact our wells?

In closing I would like to invite you all to visit our neighborhood. Arrange to come at peak hours during the week. Weekends too.
Word of caution - If you stop at the Starbucks on 88th for coffee you won't be able to take a legal left out of the retail strip mall to travel north in order access our community where the 59 houses are proposed. Who thought that was a good idea?

I appreciate your time.

Regards,

Joan Sauter
3602 100th PL NE.
Marysville, WA.98270

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From: James Lubbehusen
To: Emily Morgan
Subject: [External!] Fwd: KB letter from Lisa Privitera of Marysville
Date: Tuesday, September 24, 2024 3:34:30 PM
Attachments: KB letter.docx

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Emily,
Please add this comment to your KB 59 Homes project files

Regards,
James Lubbehusen

Begin forwarded message:

From: Lisa Privitera <lprivitera1229@gmail.com>
Subject: KB letter
Date: September 22, 2024 at 6:50:59 PM PDT
To: James Lubbehusen <jimlubbehusen@gmail.com>

Here's one and the other is attached:

Dear Members of the Marysville Planning Committee:
I am writing to express my concerns regarding the KB Developers' proposal to construct 59 new houses in our neighborhood, particularly focusing on the implications of having only one access point for both entry and exit. This layout may significantly compromise our safety, as emergency vehicles would face delays reaching homes in care of a crisis, and congestion could lead to hazardous traffic patterns at peak times. Additionally, I worry about the strain this development could place on community resources and our local ecosystem, as increased population density can overwhelm existing infrastructure and lead to the degradation of nearby natural habitats. I urge the Planning Commission to consider these critical factors before moving forward with the project.
Thank you for your attention to these matters.

"Love me when I least deserve it, because that's when I really need it." ~~ Swedish Proverb

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From: Marti Burdett
To: Emily Morgan
Subject: [External!] Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 3:38:03 PM

[You don't often get email from maburd48@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Concerns with the proposed 59 homes on 13.5 acres off of 88th in Marysville.

There is only one way in and out of this neighborhood. Adding a potential 120+ additional cars driving in and out to an already congested roadway (88th) is beyond making sense.

The City of Marysville doesn't take care of the roads, trees, etc as of now. A tree from this corner fell during a storm and took out a power line. Took the city a couple DAYS to get to it, we were stuck. Watched medics walk a stretcher back here because they could not get their vehicle past the tree with wires tangled in it.





The frontage road (35th) suffers from at least once a year a tree falling from the west side across the power lines. Always takes days for someone from the city to take care of it. GENERATORS ARE A MUST BACK HERE. Will those families buying houses back here be advised to buy generators? So irresponsible of the City.

It is all over the news that 2 elementary schools will be closing their doors in Marysville, as well as the potential for programs such as sports, etc to be discontinued. The two schools closing are on each side of the school serving kids from this neighborhood. Where are these potential 100 kids going to school? I wouldn't buy a house in Marysville if I had school aged children.

At the Q&A meeting that was set up for this project, it was all questions, no answers. We did learn that not only is this new neighborhood going in this area, but the City has also approved another restaurant/strip mall and apts?!?! Remember one way in and one way out of here! We invite everyone that is apart of this project to drive back here, preferable in separate cars, at the same time, either at 7-8:30am, noon, or 4-6pm, when a train has passed thru and when Chic Fillet has REOPENED. There was a EMT that spoke at this meeting stating that their response time is high due to congestion on 88th, and was concerned about more traffic. Can't change the trains coming thru, but until the roads are fixed for traffic that it has now, zero additional building should be granted. An accident at the entrance to this neighborhood causes HOURS of delay in and out of here! Not OK!!

We moved back here when it was a 2 lane road over the RR tracks from State Street, and a wooden bridge over Quilceda Creek (35 years ago). We can't stop progress, but when it comes to our safety, emergency response, that we as City of Marysville taxpayers deserve, we have to speak up. Please, take a drive, and see how very irresponsible and unsafe it is to put so many additional homes in this area.

Thank you for your time,
Concerned Neighbor

Sent from my iPhone

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Attn: Emily Morgan

Planning Department

Community Development:

Marysville, WA 98270

RE: File Number: PA24-024
Project Title: Stevens PRD

Dear Emily,

I am referencing the Stevens Marysville housing project being proposed to the Marysville Planning Commission for a fifty-nine single home development just north of 98th
Street and 35th Ave NE in Marysville, WA.

During a meeting held on July 31, 2024, in the Marysville Civic Center, the neighbors of the proposed project met with developers and city planners to discuss the details of the proposal and concerns of the families residing in the neighborhood. We are concerned about losing the natural beauty provided by dozens of 100+ year old trees, the degradation to our well water, and the sewer constraints, and my biggest concern is safety for the neighborhood with the increase in bottlenecking traffic. Most of my neighbors are elderly and have health issues.

However, our neighborhood has only one in/out access, and with the additional fifty-nine houses which increases the neighborhood by thirty-three percent. The added traffic will bottleneck our neighborhood to an extremely unsafe condition, and subsequently violate city code. Additionally, their comment about the code only discussed fire equipment access,
not addressing other emergency vehicles such as ambulances and police emergency access in and out.

To the best of my knowledge, the property has not yet been purchased. I believe this housing project should be stopped immediately. Please listen to the families of our beautiful and relatively safe neighborhood, and do not allow this project to continue.

Thank you for your time.

Mary Steiner

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Traffic and Safety Concerns Regarding the Proposed Development of 59 Homes

To: City of Marysville Planning Department
Re: Proposed Development near 10011 39th Dr NE, Marysville, WA
From: Matt Johnson
Date: 09/20/24

I am writing to express serious concerns regarding the traffic and safety implications of the proposed 59-home development near **10011 39th Dr NE**. The findings from the **Traffic Impact Analysis** reveal significant issues that will exacerbate traffic congestion in an area already burdened by commercial activity from **Burgermaster** and **Chick-fil-A**. These businesses already generate substantial traffic, which will only worsen with the introduction of new homes, impacting local traffic flow, safety, and pedestrian infrastructure.

Cumulative Traffic Impact from Burgermaster, Chick-fil-A, and New Development

The traffic generated by **Burgermaster** and **Chick-fil-A** regularly causes congestion on **35th Avenue NE** and **98th Street NE**, especially during peak meal times. The proposed development of 59 homes is projected to add **509 daily trips**, with **54 new PM peak-hour trips**. This additional traffic will compound the existing congestion caused by these commercial businesses, leading to further delays, increased accident risks, and safety concerns for both drivers and pedestrians.

Without proper mitigation measures, traffic flow on these streets will deteriorate, leading to further degradation of the **Level of Service (LOS)** at critical intersections such as the **I-5 ramps at 88th Street NE**. A **Traffic Impact Analysis (TIA)** must be conducted or updated to account for the **cumulative traffic** from both the new development and the nearby commercial establishments, and the analysis should recommend necessary improvements, such as traffic signals, turn lanes, or roundabouts to alleviate these issues.

Pedestrian Safety: The Need for Sidewalks

The current infrastructure on **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** is inadequate to support safe pedestrian movement. With increased traffic from both the development and commercial activity, it is critical that the City installs **sidewalks** along these roads. Pedestrians, including families and children, are at significant risk of accidents if forced to walk on roads shared with vehicles.

Burgermaster and **Chick-fil-A** already generate considerable vehicle and foot traffic, particularly during lunch and dinner hours. The proposed development will introduce additional vehicles and pedestrians into the mix, further complicating the traffic dynamics in this area.

Sidewalks are necessary not only for pedestrian safety but to ensure that traffic flow remains smooth by keeping pedestrians off the road.

Single Access Point and Emergency Response Concerns

39th Dr NE, where I reside, is a **dead-end street** with only one entry and exit point. The increased traffic resulting from the development will exacerbate congestion along this single route, creating delays and bottlenecks, particularly during peak times. This will also pose a significant risk in emergency situations, as emergency vehicles may be delayed by traffic jams or accidents blocking the only route in and out of the neighborhood.

In addition, the **five-year collision history** at the **I-5 ramps at 88th Street NE** indicates a high risk of accidents at these intersections, which further underscores the need for mitigation. The City must ensure that emergency response times are not compromised by increased congestion, and traffic management measures such as **emergency lanes** or optimized **traffic signal prioritization** should be considered.

Conclusion

To address the serious traffic and safety concerns related to the proposed development and the cumulative impact from **Burgermaster** and **Chick-fil-A**, I urge the City of Marysville to:

1. **Conduct or update a comprehensive Traffic Impact Analysis (TIA)** to account for the **combined effects** of traffic from the new development, Burgermaster, and Chick-fil-A.
2. **Install sidewalks** along **35th Avenue NE**, **98th Street NE**, and **39th Dr NE** to provide safe walking spaces for pedestrians.
3. Address the **single access point** issue on 39th Dr NE by considering alternative routes or traffic management solutions to prevent bottlenecks and ensure emergency response times are not compromised.
4. Implement **traffic calming measures** to mitigate the increased congestion and improve safety at key intersections, particularly at the **I-5 ramps at 88th Street NE**.

These measures are critical to ensuring that the development proceeds safely and responsibly, without exacerbating existing traffic problems caused by nearby commercial establishments. I trust that the City will take these concerns seriously and implement the necessary infrastructure improvements.

Thank you for your attention.

Sincerely,
Matt Johnson

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State Environmental Policy Act (SEPA, RCW 43.21C)
https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C
SEPA requires the assessment of environmental impacts, including traffic congestion and road safety, for new developments.

Washington State Growth Management Act (RCW 36.70A)
https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A
This act mandates proper infrastructure planning, including traffic and transportation systems, to accommodate new developments and protect public safety.

Hirst Decision (Whatcom County v. Hirst, Futurewise, et al., 2016)
https://fortress.wa.gov/ecy/publications/parts/1611064part1.pdf
While focused on water, this case emphasizes the importance of evaluating infrastructure impacts, including traffic, before allowing development.

Snohomish County v. Pollution Control Hearings Board (2016)
https://law.justia.com/cases/washington/supreme-court/2016/91335-6.html
This case underlines the need for compliance with regulations that address environmental and infrastructure impacts, including the effects on traffic and public safety.

Washington Stormwater Management Regulations (WAC 173-201A)
https://app.leg.wa.gov/WAC/default.aspx?cite=173-201A
Stormwater runoff affects traffic safety, especially in areas where roads are impacted by excess water and insufficient drainage, increasing accident risks.

Marysville SEPA Rules (22E.030)
https://www.codepublishing.com/WA/Marysville/html/Marysville22E/Marysville22E030.html
The local SEPA rules require traffic impact analysis for developments, focusing on the safety and functionality of transportation systems.

Marysville Stormwater Code (6.20)
https://www.codepublishing.com/CA/Marysville/#!/MarysvilleCA06/MarysvilleCA0620.html
Managing stormwater runoff is essential to maintaining safe road conditions, as poorly managed runoff can lead to unsafe driving conditions.

From: Shirley Warthen
To: Emily Morgan; Michael Stevens; Jon Nehring
Subject: [External!] Re: Notice of Application - Stevens PRD - PA24-024
Date: Tuesday, September 24, 2024 4:51:58 PM
Attachments: image001.png

Some people who received this message don't often get email from sa.warthen@gmail.com. Learn why this is important

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Thank you for this email.

I believe there are many reasons that this project needs to be on hold **until multiple Safety issues are resolved**. If the following issues cannot be resolved to protect the current residents, the development needs to be reduced or denied.

1. Fire Department and Emergency Services access -- currently problematic
2. Street Access - Dead End Road
3. City Water Capacity,
4. Well Water Quality & Contamination Risk
5. City Sewer extension and capacity

Fire Department and Emergency Services access
Multiple times each day 88th Street has all lanes full of vehicles for an extended period of time due to the Train at 88th and State, or the huge quantity of traffic that travels that road. It is impossible for emergency vehicles to gain access to this neighborhood.

The business traffic for Chick-Fil-A, Starbucks, and other businesses in the area, which was added in 2020, have added the complexity of all lanes of 36th, the single access point, being frequently blocked with that business traffic. In addition, the proposed addition of Burger Master, businesses, and 16 apartments is additional congestion added to an already over burdened street capacity.

During the July 31, 2024 meeting regarding the development, there was a reference to the addition of multi lane traffic circles but these add minimal space. I-5 Exit 200 is frequently at a stand still for a half mile of I-5. Those cars could easily pack all lanes of the circles. Any road capacity changes need to happen prior to adding additional traffic.

Street Access - Dead End Road
Replacing 5 homes, down a **one and one half mile long dead end road**,

with 59 homes is a 34% increase in the number of homes which already have safety issues. This seems unreasonable without the addition of at least one external access road. I don't believe this complies with the intent of the residential access laws mentioned during the July 31, 2024 meeting regarding the requirement for two or more exits from neighborhoods. The current long narrow access road runs parallel to the I-5 Right of way and weaves through the neighborhood.

The proposed subdivision shows two exits, however, both exits go onto the same dead end road, the roads show different street names, however, it's logically all one long road.

If you look at the street map of the area, you will see that turning from 88th onto 36th between 7-11 and Chick-Fil-A, the road becomes a long dead end road. There are multiple street names as the road weaves through the older large isolated residential area. The turns are 36th, left on 90th, right on 35th; which runs parallel to I-5; right on 98th, left on 39th, left on 100th, 100th ends in a Cul-de-sac near I-5 Right of Way. There is a side street onto 35th which also ends in a cul de sac. The number of homes that currently rely on this single access point is about 170, all relying on one way in and out, complicated by multiple businesses at the single entrance/exit point of 88th and 36th.

The permit plan says there are two exits from the proposed neighborhood, however, even though the neighborhood exits are onto two different street names they both exit to the same long dead end road.

City Water
Does the current City Water system have the capacity to provide good water pressure, since many of the current homes have wells the system may be overwhelmed. It could potentially need to serve a 100% growth in number of home served.

Well Water Quality & Contamination Risk
A majority of the homes in the area are not on City Water or Sewer. It's essential to protect the existing homes, this new subdivision will put the existing homes at risk. The average city dweller has no knowledge about protecting the ground water quality since they totally rely on the City Water system.

The addition of 59 homes and over 120 cars; based on average vehicles per household; will result in lots of contaminants, which will pollute the well water. Many of the things we see as normal daily tasks result in contaminants being introduced into the ground water; washing a car or other outside items, chemicals used for lawns and gardens, treating for pests, things that leak onto the ground from vehicles and much more.

City Sewer Capacity and Construction Plan

The plan is to extend the city sewer system which runs the length of 35th. This work will also cause traffic and safety problems since the work will need to be completed under the road that is the single access point for the neighborhood. What is the plan to be sure people can traverse the full 1.5 miles while this work is being performed? It's very likely the emergency response time will be impacted during the work. The statement was just one week to perform the work. That seems barely enough time to get the work started, much less completed.

Will this dump into the sewer collection point behind Haggen, does that collection point have the capacity to handle the increase, a majority of the 170 homes that will remain have septic tanks, it's very likely a 100% increase in sewage that will need to be handled.

Thank you very much for addressing these concerns. I look forward to your response.

Shirley Warthen
425.239.5039

On Tue, Sep 3, 2024 at 12:52 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

NOTICE OF APPLICATION

File Number: PA24-024

Project Title: Stevens PRD

Applicant: KB Home

Project Contact: Neil Latta, Latta Engineering

5970 Birch Point Rd, Blaine, WA 98230

Project Location: 9815/9909/9907/9921 35th Ave NE

3705/3625/3609 98th St NE

APN: 30051600301400, 30051600301500, 30051600301600, 30051600304500

30051600304501, 30051600305800, 30051600306500, 30051600306600

Date of Completeness: August 29, 2024

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision of approximately 13.67 acres. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

Existing Environmental Documents: SEPA Environmental Checklist; Traffic Impact Analysis; Geotechnical Report; Critical Area Report; Tree Retention Plan; Preliminary Drainage Report

Public Hearing: An Open Public Record Decision Hearing is required for this application; a subsequent Notice of Hearing will be published at a later date.

Public Comment Period: Written comments must be submitted to the contact person listed below by

5:00 PM on September 24, 2024.

Document Availability: **http://docs.marysvillewa.gov/htcomnet/public/?folder=7607ade1**

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Emily Morgan, Senior Planner | (360) 363-8216 | **emorgan@marysvillewa.gov**

Emily Morgan (she/her)

Senior Planner

501 Delta Ave

Marysville, WA 98270
360.363.8216 Direct

How are we doing? Please take our survey and let us know!

MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All response vary based on availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.

All of the new buildings will be equipped with fire sprinklers. The fire department is willing to provide neighborhood fire safety talks to raise the awareness of fire safety practices for all residents.

The fire district will continue to provide service at a high level to the neighborhood.

If residents would like more information on retrofitting their homes with fire sprinklers using a well we can provide that as well. This is an option for those who would like to add additional safety in their homes. A good website for residential fire sprinklers is www.homefiresprinkler.org or they can contact Fire Marshal Tom Maloney 360-363-8506.

From: Kassi Leingang
To: Emily Morgan
Cc: Golden, Aron; Courtney Flora
Subject: [External!] Stevens PRD - DRAFT Staff Report for SEPA Appeal
Date: Tuesday, January 7, 2025 3:38:40 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
DRAFT_Appeal SR - PA24-024_Transpo (002) CF.docx

You don't often get email from kassi.leingang@transpogroup.com. Learn why this is important

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Emily,

I was engaged by KB Home to complete a peer review of the TIA completed by KimleyHorn for the Stevens Assemblage development. The attached reflects my responses for comments 1 and 2. Please let me know if you have any questions or comments.

Thanks,
Kassi

Kassi Leingang, PE | Senior Project Manager
425-896-5240 425-417-8333 425-821-3665
kassi.leingang@transpogroup.com
transpogroup
TG01

Constitution Amendment XIV regarding due process, Washington State Constitution Article 11, Section 11 regarding police powers, RCW 82.02.020, RCW 43.21C.030, 43.21C.033, and 43.21C.060, RCW 36.70B.060, Marysville Municipal Code, and common law based on the following reasons:

1.1. *The City acted in an arbitrary, capricious, and unlawful manner an/or exceeded the City's lawful authority, and erred in issuance of the MDNS;*

1.2. *The director committed an error of law or misinterpreted the applicable city regulation, ordinance, or other state law or regulation;*

1.3. *The director's findings, conclusions, and/or conditions are not supported by the record; and/or;*

1.4. *Newly discovered evidence alleged to be material to the director's decision which could not reasonably have been produced prior to the director's decision.*

In accordance with WAC 197-11-680(3)(a)(v), any SEPA appeal is consolidated with the hearing on the underlying governmental action in a single simultaneous hearing before the hearing examiner. For clarity, an evaluation and recommendation of the underlying land-use permit application is provided in a separate staff recommendation.

The City suggests the Hearing Examiner conduct a review of the SEPA appeal first, followed by review of the proposed PRD Subdivision.

RESPONSE TO APPELLANT'S CONTENTIONS

The appellant made the following contentions in the appeal:

1. ***The access afforded the Appellants under current conditions is inadequate. Often times during each day the traffic on 88th Street NE is severely congested and vehicles attempting to reach 36th Avenue NE are unable to do so because of the congestion. This congestion also restricts access to the Appellants' properties by Fire, law enforcement, or other similar emergency service providers. This traffic congestion is further impacted when a train is traveling along the train tracks that parallel State Avenue, resulting in a complete traffic stoppage between Interstate 5 (to the west) and State Avenue (to the east).***

   Applicant's Response: The *Stevens Assemblage Traffic Impact Analysis* (Kimley-Horn, July 2024) evaluated the 88th Street NE corridor which was shown to meet the identified LOS standards. Note that the TIA evaluates typical conditions, which does not assume a train event is taking place which is typical of all jurisdictions. The TIA also identifies that there is a planned improvement along the 88th Street corridor to address existing congestion concerns. This project is identified to be funded and would include the installation of roundabouts at the three study intersections of 36th Avenue NE and the two I-5 Ramps.

   In addition to the TIA review, the Fire Marshal and Police Department provided feedback for the proposed development which is summarized below.

   Fire Marshal: The Fire Marshal has reviewed the proposal and has provided a number of access related requirements to which the project will need to adhere. By addressing these requirements, the project will be in compliance and meeting the safety needs; therefore, providing adequate service for both the existing users as well as the proposed dwellings.

   Marysville Police department: The Police department conducted a review of public safety access and call volumes in the vicinity of the proposed project (September 2024). The review identified that "recent years show lower call responses to this neighborhood compared to earlier years taken into account in this review."

1.1. **Supplementary Staff Response:** The City of Marysville, nor does any other local jurisdiction, have the ability to alter train operations, including the number of and/or time of operation of train traffic. Given the unpredictability of train traffic and subsequent impossibility of determining, influencing or altering train traffic, traffic impacts are not feasible to fully evaluate train traffic impacts. Being as the purpose of a TIA is to evaluate a typical PM Peak (or other) time period, traffic impacts caused by trains are not evaluated as part of a TIA.

Per Exhibit 024, Tom Maloney, Marysville Fire District Fire Marshal, provided the following response: *MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All responses vary based on the availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.*

2. ***The addition of 509 additional daily trips will exacerbate the existing conditions to a point where the traffic congestion will result in a level of service (LOS) that is below the LOS that is acceptable in the City.***

2.1. **Applicant's Response:** Level of service impacts at an intersection are reviewed for the City of Marysville during the PM peak hours, when traffic volumes are greatest. The *Stevens Assemblage Traffic Impact Analysis* (Kimley-Horn, July 2024) estimated the project would add 54 net new trips during the PM peak hour with 34 inbound and 20 outbound. The analysis as reviewed and approved by City of Marysville staff shows the study intersections along 88th Street NE are forecast to meet the identified LOS standards with the development of the project.

2.2. **Supplementary Staff Response:** With application, a Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, Inc., dated July 2024 (Exhibit 011), was provided. Said TIA was reviewed and accepted by the City's Traffic Engineer.

The City's Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated October 16, 2024 (Exhibit 021), informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, Traffic Impact Fees and Mitigation. Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on October 16, 2024 (Exhibit 025). Said issued recommendation determines that the proposed development, as conditioned, would meet concurrency as required per MMC 22D.030.

3. ***Many of the Appellants' properties obtain water through private wells. The surface water that will be generated by the additional impermeable surfaces that result from the 59 additional dwelling units threatens contamination of these private wells, depriving the residents of potable water.***

3.1. **Applicant's Response:** The project design proposes to mitigate stormwater runoff utilizing standard Best Management Practices (BMPs) in accordance with the following requirements:

- MMC 14.15 (Controlling Storm Water Runoff from New Development, Redevelopment and Construction Sites);
- State Dept of Ecology's 2019 Stormwater Management Manual for Western Washington (2019 SWMM); and

From: Neil Latta
To: Emily Morgan
Cc: Golden, Aron; Courtney Flora
Subject: RE: [External!] FW: DRAFT Staff Report for SEPA Appeal
Date: Thursday, January 9, 2025 10:26:23 AM
Attachments: image004.png
1. Resubmittal Letter To City (Stevens PRD - PA24-024) 10-29-2024.pdf

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Hi Emily,

The applicant's SEPA response comments were derived from our Oct 29, 2024 PRD resubmittal letter to the City (i.e. PRD resubmittal cover letter that addressed Technical Review #1 Comments). I've attached a copy of this letter for your reference. Refer to response item #2. Thanks.

Sincerely,

Neil Latta, PE
Latta Engineering, PLLC
5970 Birch Point Road
Blaine, WA 98230
Ph: (360) 671-7002
Cel: (360) 927-9525
Email: nlatta@lattaengineering.com

NOTE:
This message contains information that is confidential and the copyright of our company or a third party. If you are not the intended recipient of this message please delete it and destroy all copies. If you are the intended recipient of this message you should not disclose or distribute this message to third parties without the consent of our company. Our company does not represent, warrant, or and/or guarantee that the integrity of this message has been maintained nor that the communication is free of virus, interception or interference. The liability of our company is limited by our General Conditions of Service.

From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Thursday, January 9, 2025 9:24 AM
To: Neil Latta <nlatta@lattaengineering.com>
Cc: Golden, Aron <ahgolden@kbhome.com>; Courtney Flora <cflora@mhseattle.com>
Subject: RE: [External!] FW: DRAFT Staff Report for SEPA Appeal

Could you send me the memo you sent to Aron/Courtney? I want to exhibit it so we have a demonstrated paper trail.

Thanks!

From: Emily Morgan
Sent: Thursday, January 9, 2025 9:19 AM
To: Neil Latta <nlatta@lattaengineering.com>
Subject: FW: [External!] FW: DRAFT Staff Report for SEPA Appeal

October 29, 2024

Ms. Emily Morgan - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Re: Technical Review #1 Comments (PA24-024)
Stevens PRD, 98th Street NE, Marysville, WA

Dear Ms. Morgan,

Latta Engineering, PLLC has prepared this letter to summarize project design revisions in accordance with your City staff technical review comments letter dated Sept 25, 2024.

Subdivision/PRD Comments (Ms. Emily Morgan - Senior Planner)

1. Include File Number PA24-024 on all future correspondence, in addition to all site, civil and landscape plans:
   - File Number PA24-024 is now included on all civil and landscape plans as noted.
2. Given the large public interest in the project, with one of the major concerns relating to groundwater contamination of existing on-site wells, please provide an analysis that would address how this concern would be mitigated and/or prevented:
   - The project design proposes to mitigate stormwater runoff utilizing standard Best Management Practices (BMPs) in accordance with the following requirements:
     - MMC 14.15 (Controlling Storm Water Runoff from New Development, Redevelopment and Construction Sites),
     - State Dept of Ecology's 2019 Stormwater Management Manual for Western Washington (2019 SWMM), and
     - City of Marysville Engineering Design and Development Standards (EDDS)
   - This project will result in greater than 5,000 sf of new impervious surface area therefore the project shall comply with all 9 Minimum Requirements outlined in the 2019 SWMM. **Minimum Requirement #2 (Construction Stormwater Pollution Prevention), Minimum Requirement #3 (Source Control of Pollution) and Minimum Requirement #6 (Runoff Treatment) are most applicable to the public's concerns pertaining to potential groundwater contamination**.
   - A full Construction Stormwater Pollution Prevention plan will be prepared for the project addressing all 13 elements to fully satisfy **Minimum Requirement #2** in accordance with the 2019 SMWW.
   - Appropriate source control BMPs shall be applied to the project to fully satisfy **Minimum Requirement #3** in accordance with the 2019 SMWW. The intent of source control BMPs is to prevent stormwater from coming in contact with pollutants. Proposed source control BMPs will include Operational BMPs and Structural Source Control BMPs. These BMPs will be detailed and shown the stormwater site plan and civil construction plans for City review and approval.

- Runoff Treatment (**Minimum Requirement #6**) is required to reduce pollutant loads and concentrations in stormwater run-off using physical, biological, and chemical removal mechanisms so that beneficial uses of receiving waters are maintained. Single family residential subdivision projects are required to meet the Basic Treatment Performance Goal per the 2019 SWMM.
- Please note that the storm water site plan design proposed for the Stevens PRD exceeds the Basic Treatment Performance Goal. When site conditions are feasible, storm water infiltration can potentially be the most effective BMP for Runoff Treatment. Moreover, due to the hydrologic benefits of infiltration, the State Dept of Ecology recommends providing runoff treatment by infiltrating into the site's native soils when site conditions are feasible to do so.
- As stated above, the storm water runoff management design proposed herein for the project exceeds the Basic Treatment Performance Goal (i.e. full infiltration design meets the Phosphorus Treatment, Enhanced Treatment, and Basic Treatment Performance Goals).
- Potential adverse impact on ground water quality was evaluated in the storm water design process (site characterization evaluation and site suitability criteria considerations). A geotechnical investigation was completed by Earth Solution NW, LLC that evaluated the suitability of the site for infiltration, established the infiltration rate for design, depth to seasonal high groundwater table and other geotechnical information needed to design and assess constructability of the infiltration BMP.
- To protect ground water quality, the final infiltration BMP design will include the following to comply with and exceed the 2019 SWMM requirements:
    - Perform geotechnical wet season groundwater monitoring program (by Earth Solution NW, LLC) to verify seasonal high water table depth and determine if ground water mounding analysis is required. Four groundwater monitoring wells have already been installed on the site for groundwater monitoring throughout the 2024–2025 wet season (October 2024 to April 2025).
    - Perform hydrogeologic site review and design memorandum by professional Hydrogeologist (The Riley Group, Inc) to supplement the stormwater design and address neighbor concerns pertaining to proposed stormwater infiltration BMPs in vicinity of existing wells surrounding our project site.
    - Design and construct stormwater management BMPs for the project that exceeds the Basic Treatment Performance Goal required for this project (design shall meet the Phosphorus Treatment and Enhanced Treatment Performance Goals)
    - Install pre-treatment BMPs (hydrodynamic separator or filter cartage vault) prior to infiltration facilities to remove oil and influent suspended solids (to reduce potential plugging of the soils).
    - Construct infiltration gallery BMPs with imported underlying amended soils to ensure soil suitability for water quality treatment (i.e. soil with sufficient organic content and sorption capacity to remove pollutants).
    - Develop an Operation and Maintenance Plan for the stormwater system that includes provisions for regular and perpetual maintenance of the infiltration BMPs, including replacement and/or reconstruction of any media relied upon for Runoff Treatment purposes.

3. On page C-1, the total number of lots proposed (see under #3 of Lot Density and Residential Density Incentives Summary) is 49; please revise accordingly.

   - Number of lots corrected as noted.

4. To be eligible for RDI credits, the proposed benefit incentive must go above what is required per code. Per MMC 22G.080.100, 35% of required area of open space must be in active recreation. Therefore, 0.574 acres must be for active open space. Any area in excess of that total may be used towards RDI benefits. Active open space area to be dedicated for RDI 6(a) must not be double counted. Meaning open space area that is required per the PRD standards of MMC 22G.080.100 (in this case 0.574 acres) may not be used to achieve bonus density. Please revise the open space and RDI calculations accordingly.

   - **RDI 6.a**: Calculations revised as noted as is summarized on Civil Sheet C-1. The minimum active open space for the project (0.574 Ac) has been subtracted from Tract 999 area (1.239 Ac) to apply the Dual Use Storm Detention RDI calculation as follows:
     - [Tract 999 Area – Min. Open Space Area] x 5 = RDI 6a Credit
       [1.239 Ac – 0.574 Ac] x 5 Bonus Units per Ac = **3.32 RDI Bonus Units**
   - **RDI 6.b**: Dual Use Storm Detention (Tract 998) provides 2 bonus units per acre of storm water facility tracts used for passive recreation as follows:
     - Tract 998 Area x 2 = RDI 6b Credit
       0.287 Ac x 2 Bonus Units per Ac = **0.57 RDI Bonus Units**
   - **RDI 7.c**: Project Design - Perimeter Fencing with landscaping provides 1 bonus unit per 500 LF of PRD perimeter fencing as follows:
     - Length of Fence / 500 = RDI 7c Credit
       2,978 LF / 500 = **5.96 RDI Bonus Units**
   - Please note that RDI 7.f credit for enhanced entry landscaping has been deleted (i.e. no longer proposing this as an RDI credit).

5. Per the RDI benefits outlined in the preliminary civil plans, sections of perimeter fencing is proposed. Please clearly demonstrate where this fencing is proposed along with the details of the proposed fencing:

   - Perimeter fencing locations and extents are shown and called on revised civil Sheet C-5.
   - Fencing details are provided on the revised landscape plans.

5.1 Per MMC 22G.090.580, a 6 ft. sight obscuring fence shall be required if: during grading plan review, the existing grade will be increased by a 2 ft. or greater vertical grade change and the grade increase causes the new lots to be at a higher elevation than the abutting property. Therefore, in areas that are required to be fenced pursuant to the above, those sections of perimeter fencing would not be eligible for RDI as previously mentioned.

   - Comment noted. Proposed site grading design shall match adjacent surrounding properties as noted.

Critical Area Comments

6. Staff has reviewed and concurs with the findings that the site does not contain critical areas per the Wetland and Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, LLC, dated June 20, 2024.

    - Comment noted.

Landscape Plan Comments

Prior to civil construction plan approval, a detailed landscape plan depicting all the applicable elements outlined in MMC 22C.120 and 22C.070.210 shall be approved. Based on a cursory review of the proposed landscaping plan, staff has the following comments:

7. The provided landscape plan does not include the required elements of MMC 22C.120.030(2), specifically:

7.1 As mentioned above in #5, please depict all proposed perimeter fencing and include the fencing details/specs.

- Perimeter fencing locations and details are provided on the revised preliminary landscape plans. Detailed landscape plans, specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.2 All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. Please provide an irrigation plan.

- Comment noted. Detailed irrigation plans, specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.3 The common and scientific names of all plant materials used, along with their size at time of planting.

- Comment noted. Plant material specifications and details shall be provided with the future civil construction plan set and land disturbance permit submittals.

7.4 Existing trees and other natural and unique features shall be preserved wherever possible. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.

- Comment noted. The Tree Conservation Plan prepared by Soundview Consultants LLC dated August 28, 2024 was completed to assess the size and condition of significant trees present on the subject property. The PRD civil grading plan will not significantly alter the existing site (landform grading). Tree retention considerations shall be completed in accordance with MMC 22G.090.570. When and where it is not feasible to retain healthy significant trees, the trees shall be replaced onsite within a proposed planting plan, an alternative site plan, or by payment into the City's tree fund per MMC 22G.090.570 (2)(d).
- Per the Soundview Tree Conservation Plan, 97 of the perimeter trees have been assessed as having the highest potential for retention, with the majority situated along the northern property boundary. Soundview's Tree Retention Map and removal analysis plan has been reviewed by the project's Landscape Design Consultant (Cascade Design Group). The retention of the perimeter trees however will be determined on a case-by-case basis during construction by the project's Certified Arborist, taking into account several key factors. Future civil construction plans for site clearing and

land disturbance shall detail clearing limits to preserve these trees. All trees being retained shall have tree protection fencing installed at the extent of their driplines or their critical root zones (CRZ). Tree protection fencing shall consist of high visibility mesh fencing that will be installed prior to the commencement of site work. No traffic or materials shall enter the tree protection zone.

- Please refer to the revised preliminary civil grading plan (Sheet C-5) that incorporates and depicts the trees included for retention per the Tree Conservation Plan prepared by Soundview Consultants, dated August 28, 2024.

8. As proposed, the enhanced landscaped area does not appear to be compliant with the RDI provision of 7(f). The landscaping would not be considered "exceptional, outstanding, or unique design". Please provide more elements to better meet those standards.

   - Please note that RDI 7.f credit for enhanced entry landscaping has been deleted (i.e. no longer proposing this as an RDI credit).

9. Please include trees that provide shade in areas where pedestrians would be gathering (i.e. picnic tables, benches, etc.).

   - See attached revised preliminary landscape plans as noted. The future detailed landscape plans will ensure shade trees are proposed in areas where pedestrians will be gathering.

10. All open space areas that include children's play areas need to be fenced. Please provide example/details of said fencing to the details sheet of the plans.

    - See attached revised preliminary landscape plans as noted.

11. The details page on L5 appears to have some errors or are providing wrong images; see the "Active Open Space West" and the "Playground" details.

    - See attached revised preliminary landscape plans as noted.

12. Location of precast vault lids need to be shown as well as proposed access to said lids:

    - Future detailed civil construction plans need to be completed in order to identify all proposed vault access lid and cover location. Detailed landscape plans will show all access lid locations as noted.

Civil Review Comments (Kacey Simon, Civil Plan Reviewer)

1. Existing utilities:

   a) Sanitary sewer: The nearest sewer is a 10" PVC main located south at the intersection of 35th Ave NE and 94th PL NE which is about 1500 feet away.

      - Comment noted. This is the sewer connection point for extension to our site.

   b) Water: There currently is an 18" ductile iron water main located along the west side of the property that can be found on record drawing W745.

      - Comment noted.

   c) Storm: There is not any storm infrastructure in this area.

- Comment noted. Stormwater management will be based on infiltration BMPs in accordance with City development standards.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
   a) Sewer, water and storm will need to be extended along all property frontage on both sides. Please note that manholes shall be provided at a maximum of 400' intervals for 8" – 15" sewer mains and the minimum slope for 8" sewer main is 0.40% and for 10" sewer main is 0.28.
      - Comment noted. Revised civil plans propose utilities along the project frontage as noted.
3. Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
   a) 98th St NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS with half street improvements along the project frontage.
      - Comment noted.
   b) 35th Ave NE shall be built compliant with SP 3-218-002. We originally thought there was only 26' so we asked for two – ten foot travel lanes and a sidewalk adjacent to the north bound traffic lane. Since it appears we have 30', we would like to keep two – ten foot travel lanes with a 5' landscape strip and 5' sidewalk.
      - The proposed typical section on civil sheet C-6 reflects the revised road section per our recent conference call with City staff as follows:
        - Two 10 ft travel lanes
        - Sidewalk on east side only (6 ft width) located adjacent to the curb (no landscape strip)
        - Street trees to be located behind the sidewalk adjacent to the east ROW property line.
4. Access:
   a) The new roads shall be constructed to SP 3-218-001.
      - Comment noted.
   b) Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off a cul-de-sac and shall serve a maximum of 6 lots.
      - Comment noted.
   c) Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.
      - Comment noted.
   d) The minimum width of a residential driveway is 12', and the maximum is 26'. Curb cuts shall be limited to a 20' maximum.
      - Comment noted.

5. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

   a) Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.

      - Comment noted.

   b) It looks like infiltration is being proposed and there appears to be at least 5' of separation to the seasonal high-water table, a mounding analysis will be required if there is less than 5' of separation. The mounding analysis shall be performed during the wet season.

      - Comment noted.

   c) The maximum allowed impervious surface coverage for the Zoning designation is 70%.

      - Comment noted.

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

   - Comment noted.

7. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review. Contact Ryan Keefe at 360-363-8168 to schedule.

   - Fire flow test has already been completed (see attached City memo from Ryan Keefe).

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

   - Comment noted.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

   - Comment noted.

10. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site, they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site, they need to be decommissioned based on Department of Ecology standards.

    - Comment noted.

11. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

    - Comment noted.

12. All civil construction plan submittals are to be uploaded directly to our online portal...

    - Comment noted.

13. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

    - Comment noted.

Traffic Comments (Mr. Danny Hagen – Associate Traffic Engineer)

1. The traffic impact analysis performed in Exhibit–011 of 54 new PM peak-hour trips is accepted with a mitigation fee of $340,200.
   - Comment noted.

2. The Snohomish County Traffic Mitigation Offer document in Exhibit-012 is accepted and a filled copy is attached
   - Comment noted.

3. Driveways accessing public streets shall not be aligned with driveways on the opposite side but instead shall be staggered to enable parking and emergency vehicle access without parking restrictions. Driveway access locations should be reconsidered for lots accessing Road C, Road A west of Road B, and Road B south of Road C.
   - Comment and requirement noted. Driveways location within the PRD have been staggered to the extent feasible considering intersection setbacks, sight distance, civil utility lot services, and dry utility lot services.

4. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
   a) Street Lights are required along on-site roadways and any constructed frontage improvements.
      - Comments and requirements noted.
   b) A sight-distance analysis will be required at all new roadway intersections. See EDDS Std. Plans 3-212-001 & 002 for further guidance improvements.
      - Comments and requirements noted.
   c) A signing and marking plan shall be required as part of civil construction plans.
      - Comments and requirements noted.

Fire District Comments (Mr. Brian Merkley, Deputy Fire Marshal)

1. General Information:
   a) The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
      - Requirement noted.
   b) Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
      - Comment noted.

2. Water Related:

a) All homes will require fire sprinklers per MMC 9.04.503.1.5 Exception 1. Due to single point of access at 36th Ave NE, fire sprinklers will be required, has been noted on plans.

   - Requirement noted.

b) It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. No fire flow information provided at this time, please provide.

   - Fire flow test has already been completed (see attached City memo from Ryan Keefe).

c) The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show if these will be IRC townhomes, or IBC apartments (sprinklers and construction differ). The buildings will require NFPA 13D fire sprinkler systems in each unit (for townhomes), or NFPA 13R fire sprinkler systems in each building (for apartment).

   - Requirement noted.

d) Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600' apart. Hydrants shown appear acceptable.

   - Requirement noted.

e) Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

   - Requirement noted.

f) Fire hydrants with approved water supply must be in service prior to building construction.

   - Requirement noted.

g) Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

   - Requirement noted.

3. Access Related:

a) Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). Turnaround shown on plans appear adequate, 80' cul de sac.

   - Requirement noted.

b) "Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater." (2018 IFC D.105.1). Building heights are not known at this time, disregard if under 30'.

   - Requirement noted.

c) An adequate access route for fire apparatus must be in service prior to any building construction.

- Requirement noted.

d) Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.

- Requirement noted.

e) "NO PARKING - FIRE LANE" signs are required on both sides of all roads that are 26 feet wide or less, and one side of roads 26 to 32 feet wide. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1).

- Requirement noted.

f) The city address committee will determine road names and address numbers for the lots.

- Comment noted.

Police Dept. Comments (Mr. Erik Scairpon - Police Chief, City of Marysville)

All police dept. report on incidents located within the project neighborhood accessed by 35th Ave NE is noted.

Utility Fees Memo (Mr. Ryan Carney, Development Services Technician)

All information about Utility Capital Improvement Fees, Recovery (Latecomer) Fees, Utility Main Fees and ULID/LID Fees are noted.

Public Works Comments (Mr. Brian McDaniel, Water Utility Supervisor)

1. Move water meters for lots 10 and 11 to other sides of lots. Currently service lines are shown tapped on gate valves.
   - Water services and tap location revised and noted. Refer to civil Sheet C-5.
2. Water main tie in to 18" water main needs to be a live tap.
   - Requirement noted.
3. Water details not shown.
   - Water main detail design, specifications and details will be provided with the future civil construction drawings.

Public Works Comments (Mr. David Jackson, NPDES Coordinator)

1. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA. This policy may be modified depending on facility design. The City will receive an easement to inspect the facility, and, if needed, repair and maintain the facility in an emergency.
   - Requirement noted.

2. The City has adopted the 2019 Stormwater Management Manual for Western Washington (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information).
    - Requirement noted.

3. Infiltration BMPs require pre-treatment. Appropriate options for treatment can be found in the Stormwater Management Manual for Western Washington 2019.
    - Requirement noted.

4. Stormwater Covenant and Easement
    - Requirement noted.

Public Works Comments (Ms. Krista Gessner, Cross Connection Specialist)

1. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
    - Requirement noted.
2. If any wells are on site, they must be either decommissioned by a certified well driller, or a DCVA is required to be installed behind each water meter.
    - Requirement noted.
3. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001.
    - Requirement noted.
4. On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
    - Requirement noted.
5. Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.
    - Requirement noted.
6. All backflow assemblies are required to be lead-free.
    - Requirement noted.

Public Works Comment (Ms. Kimberly Bourns, PLS - Engineering Technician)

1. The East-West lot lines of lots 43-50 are missing dimensions.
    - Missing lot dimensions added to plans noted. Refer to revised prelim plat civil Sheet C-4.

Community Development Comments (Mr. Michael Snook, Building Official)

All building official comments noted (actionable for civil construction design plan submittal and building permit applications).

Public Comments

Public comments submitted to the City are noted.

If you have any questions or comments regarding this letter, please contact the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Principal Engineer

Attachments:

- *Preliminary Civil Plans (Stevens PRD – PA24-024) – Rev. 1*
- *Preliminary Landscape Plans (Stevens PRD – PA24-024) – Rev. 1*
- *Arborist Report (Stevens PRD) Rev 8/28/2024*
- *Geotech Report (Stevens PRD) Rev 8/12/2024*
- *Public Works Fire Flow Test Memo (Stevens PRD – PA24-024) dated 4/28/2024*

STAFF RECOMMENDATION - STEVENS PRD MDNS APPEAL

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	Stevens PRD	**Date of Report**	January 6, 2025
File Number	PA24-024	**Attachments** (linked)	Public Hearing Exhibits 1-42
Staff Recommendation	Uphold the SEPA Mitigated Determination of Non-Significance (MDNS) issued on November 6, 2024, for the proposed 59 lot single-family Planned Residential Development (PRD) Subdivision request, subject to the mitigating conditions imposed in the MDNS and subject to all applicable development conditions imposed pursuant to the Marysville Municipal Code (MMC), as outlined in this Staff Recommendation.		

BACKGROUND SUMMARY			
Applicant	KB Home	**Applicant Contact**	Courtney Flora - McCullough Hill, PLLC 701 5th Ave, Suite 6600 Seattle, WA 98104
Appellant	35th Avenue Community Action Group, LLC	**Appellant Contact**	William B. Foster 1907 Everett Ave Everett, WA 98201
Appealed Action	Appeal of the SEPA MDNS issued for a project action proposal to construct a 59 lot single-family PRD Subdivision. The appeal is filed on the grounds that the City knew, or should have reasonably known, that the City's Decision to issue the MDNS were arbitrary, capricious, unlawful, and/or exceeded the City's lawful authority under the United States Constitution Amendment XIV regarding due process, Washington State Constitution Article 11, Section 11 regarding police powers, RCW 82.02.020, RCW 43.21C.030, 43.21C.033, and 43.21C.060, RCW 36.70B.060, Marysville Municipal Code, and common law.		

Location	East of I-5 and 35th Ave NE, north of 98th St NE, and west of 39th Dr NE			**APN**(s)	30051600301400, 30051600301500, 30051600301600, 30051600304500 30051600304501, 30051600305800, 30051600306500, 30051600306600			
Legal Description (abbreviated)	See Exhibit 001			**Section**	6	**Township**	30	**Range** 05
Comprehensive Plan	SFM	**Zoning**	R-4.5	**Shoreline Environment**			N/A	
Water Supply	**Current**	**Proposed**		**Sewer Supply**	**Current**		**Proposed**	
	Private (well)	Marysville			Private (septic)		Marysville	

ACTION				
☐ **Administrative**	☐ **City Council**	☒ **Quasi-Judicial**	☐ **Planning Commission**	
Date of Hearing	January 16, 2025	☐ **Approved**	☐ **Denied**	☐ **Continued**

STAFF			
Name Emily Morgan	**Title** Senior Planner	**Phone** 360.363.8216	**E-mail** emorgan@marysvillewa.gov

SUMMARY

1. **Description of Proposal.** Latta Engineering, PLLC (agent) on behalf of KB Home (applicant) requested Planned Residential Development (PRD) Subdivision Approval in order to subdivide an approximately 13.67-acre property into 59 single family lots with associated site improvements.

2. **Project History.**

   2.1. An application for a pre-application request was submitted to the City on March 18, 2024 with comments provided to the applicant on April 15, 2024. A subsequent meeting with staff and the applicant was held to discuss the comments provided.

   2.2. Due to the anticipated concerns from the surrounding property owners, the City held a duly noticed Neighborhood Meeting in Council Chambers on July 31, 2024. Staff documented common citizen concerns.

   2.3. The formal project application was submitted on August 6, 2024, and was deemed complete on August 29, 2024 (Exhibit 016). Public notice of the development application was provided in accordance with MMC 22G.010.090.

   2.4. A Mitigated Determination of Non-Significance (MDNS) was issued on November 6, 2024 (Exhibit 030).

   2.5. A timely appeal was filed on November 19, 2024 (Exhibit 033). In accordance with WAC 197-11-680(3)(a)(v), any SEPA appeal is consolidated with the hearing on the underlying government action in a single simultaneous hearing before the Hearing Examiner.

3. **Project Location.** The project site is comprised of an assemblage of (7) existing lots east of the intersection of 35th Ave NE and north of 98th St NE.

4. **Site Description.** The project site is an assemblage of approximately 13.67 acres with (5) existing residences with accessory structures set to be demolished with development.

   4.1. The topography across the project site is relatively flat with less than a 5 ft. elevation change across the entirety of the site. Vegetation within the development site primarily consists of mature evergreen trees and sparse undergrowth, with landscaped field areas west and adjacent to the existing residences.

   4.2. The property is surrounded by single-family residences on lots ranging from roughly 0.50 acres to 1.50 acres north, east, and south of 98th St NE.

   4.3. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), on-site soils primarily consist of Ragnar fine sandy loam.

REVIEW PROCESS

Pursuant to MMC 22E.030.090, review under the State Environmental Policy Act (SEPA) is required for this project because the proposal exceeds 30 new dwelling units. After following the DNS process in WAC 197-11-310, the City issued a Determination of Non-significance under WAC 197-11-350 on November 6, 2024.

An appeal of the SEPA Determination of Non-significance was submitted by William B. Foster on behalf of the appellant, 35th Avenue Community Action Group, LLC, on November 19, 2024. The appeal asserts:

1. *The City knew, or should have reasonably known, that the City's Decision to issue the MDNS were arbitrary, capricious, unlawful, and/or exceeded the City's lawful authority under the United States Constitution Amendment XIV regarding due process, Washington State Constitution Article 11,*

Section 11 regarding police powers, RCW 82.02.020, RCW 43.21C.030, 43.21C.033, and 43.21C.060, RCW 36.70B.060, Marysville Municipal Code, and common law based on the following reasons:

1.1. *The City acted in an arbitrary, capricious, and unlawful manner an/or exceeded the City's lawful authority, and erred in issuance of the MDNS;*

1.2. *The director committed an error of law or misinterpreted the applicable city regulation, ordinance, or other state law or regulation;*

1.3. *The director's findings, conclusions, and/or conditions are not supported by the record; and/or;*

1.4. *Newly discovered evidence alleged to be material to the director's decision which could not reasonably have been produced prior to the director's decision.*

In accordance with WAC 197-11-680(3)(a)(v), any SEPA appeal is consolidated with the hearing on the underlying governmental action in a single simultaneous hearing before the hearing examiner. For clarity, an evaluation and recommendation of the underlying land-use permit application is provided in a separate staff recommendation.

The City suggests the Hearing Examiner conduct a review of the SEPA appeal first, followed by review of the proposed PRD Subdivision.

RESPONSE TO APPELLANT'S CONTENTIONS

The appellant made the following contentions in the appeal:

1. ***The access afforded by the Appellants under current conditions is inadequate. Often times during each day the traffic on 88th Street NE is severely congested and vehicles attempting to reach 36th Avenue NE are unable to do so because of the congestion. This congestion also restricts access to the Appellants' properties by Fire, law enforcement, or other similar emergency service providers. This traffic congestion is further impacted when a train is traveling along the train tracks that parallel State Avenue, resulting in a complete traffic stoppage between Interstate 5 (to the west) and State Avenue (to the east).***

    1.1. **Applicant's Response provided by Kassi Leingang, PE, Senior Project Manager with TranspoGroup (Exhibit 041):** The Stevens Assemblage Traffic Impact Analysis (Kimley-Horn, July 2024) evaluated the 88th Street NE corridor which was shown to meet the identified LOS standards. Note that the TIA evaluates typical conditions, which does not assume a train event is taking place which is typical of all jurisdictions. The TIA also identifies that there is a planned improvement along the 88th Street corridor to address existing congestion concerns. This project is identified to be funded and would include the installation of roundabouts at the three study intersections of 36th Avenue NE and the two I-5 Ramps.

    In addition to the TIA review, the Fire Marshal and Police Department provided feedback for the proposed development which is summarized below.

    - Fire Marshal: The Fire Marshal has reviewed the proposal and has provided a number of access related requirements to which the project will need to adhere. By addressing these requirements, the project will be in compliance and meeting the safety needs; therefore, providing adequate service for both the existing users as well as the proposed dwellings.
    - Marysville Police Department: The Police department conducted a review of public safety access and call volumes in the vicinity of the proposed project (September 2024). The review identified that "recent years show lower call responses to this neighborhood compared to earlier years taken into account in this review."

1.2. **Supplementary Staff Response:** The City of Marysville, nor does any other local jurisdiction, have the ability to alter train operations, including the number of and/or time of operation of train traffic. Given the unpredictability of train traffic and subsequent impossibility of determining, influencing or altering train traffic, traffic impacts are not feasible to fully evaluate train traffic impacts. Being as the purpose of a TIA is to evaluate a typical PM Peak (or other) time period, traffic impacts caused by trains are not evaluated as part of a TIA.

Per Exhibit 040, Tom Maloney, Marysville Fire District Fire Marshal, provided the following response: *MFD response times would be similar to our current response times (fire trucks and aid cars). The plans were reviewed based on current adopted standards. All responses vary based on the availability of fire units and location of the units. Our average response times are within acceptable ranges. Our statistics can be found at www.marysvillefiredistrict.org under public information. In 2023 our average response time was 6-minutes and 51-seconds.*

In addition, per Exhibit 023 (at page 23-24) fire sprinkler systems will be required for units constructed in the development, and the development must meet necessary access-related requirements.

2. ***The addition of 509 additional daily trips will exacerbate the existing conditions to a point where the traffic congestion will result in a level of service (LOS) that is below the LOS that is acceptable in the City.***

2.1. **Applicant's Response provided by Kassi Leingang, PE, Senior Project Manager with TranspoGroup (Exhibit 041):** Level of service impacts at an intersection are reviewed for the City of Marysville during the PM peak hours, when traffic volumes are greatest. The Stevens Assemblage Traffic Impact Analysis (Kimley-Horn, July 2024) estimated the project would add 54 net new trips during the PM peak hour with 34 inbound and 20 outbound. The analysis, as reviewed and approved by City of Marysville staff, shows the study intersections along 88th Street NE are forecast to meet the identified LOS standards with the development of the project.

2.2. **Supplementary Staff Response:** With the submittal of the land use application, a Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, Inc., dated July 2024 (Exhibit 011). The analysis shows that the study intersections currently operate at LOS D or better. The study intersections are all anticipated to operate at LOS D or better under the 2033 horizon year conditions with the improvements to the ramp intersections with 88th Street NE. The TIA was reviewed and accepted by the City's Traffic Engineer.

In accordance with MMC 22D.030.070(6), *Level of Service Requirements – Concurrency Determinations*, the City's Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated October 16, 2024 (Exhibit 021), informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, Traffic Impact Fees and Mitigation. Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on October 16, 2024 (Exhibit 025).

Said recommendation determined that the proposed development, as conditioned, would meet concurrency as required per MMC Chapter 22D.030.

3. ***Many of the Appellants' properties obtain water through private wells. The surface water that will be generated by the additional impermeable surfaces that result from the 59 additional dwelling units threatens contamination of these private wells, depriving the residents of potable water.***

3.1. **Applicant's Response provided by Neil Latta, PE (Exhibit 042):** The project design proposes to mitigate stormwater runoff utilizing standard Best Management Practices (BMPs) in accordance with the following requirements:

- MMC 14.15 (Controlling Storm Water Runoff from New Development, Redevelopment and Construction Sites);
- State Dept of Ecology's 2019 Stormwater Management Manual for Western Washington (2019 SWMM); and
- City of Marysville Engineering Design and Development Standards (EDDS)

This project will result in greater than 5,000 sf of new impervious surface area; therefore, it must comply with all 9 Minimum Requirements outlined in the 2019 SWMM. Minimum Requirement #2 (Construction Stormwater Pollution Prevention), Minimum Requirement #3 (Source Control of Pollution) and Minimum Requirement #6 (Runoff Treatment) are most applicable to the public's concerns pertaining to potential groundwater contamination.

A full Construction Stormwater Pollution Prevention plan will be prepared for the project addressing all 13 elements to fully satisfy Minimum Requirement #2 in accordance with the 2019 SMWW.

Appropriate source control BMPs shall be applied to the project to fully satisfy Minimum Requirement #3 in accordance with the 2019 SMWW. The intent of source control BMPs is to prevent stormwater from coming in contact with pollutants. Proposed source control BMPs will include Operational BMPs and Structural Source Control BMPs. These BMPs will be detailed and shown the stormwater site plan and civil construction plans for City review and approval.

Runoff Treatment (Minimum Requirement #6) is required to reduce pollutant loads and concentrations in stormwater run-off using physical, biological, and chemical removal mechanisms so that beneficial uses of receiving waters are maintained. Single family residential subdivision projects are required to meet the Basic Treatment Performance Goal per the 2019 SWMM.

Please note that the storm water site plan design proposed for the Stevens PRD exceeds the Basic Treatment Performance Goal. When site conditions are feasible, storm water infiltration can potentially be the most effective BMP for Runoff Treatment. Moreover, due to the hydrologic benefits of infiltration, the State Dept of Ecology recommends providing runoff treatment by infiltrating into the site's native soils when site conditions are feasible to do so.

As stated above, the storm water runoff management design proposed herein for the project exceeds the Basic Treatment Performance Goal (i.e. full infiltration design meets the Phosphorus Treatment, Enhanced Treatment, and Basic Treatment Performance Goals).

Potential adverse impact on ground water quality was evaluated in the storm water design process (site characterization evaluation and site suitability criteria considerations). A geotechnical investigation was completed by Earth Solution NW, LLC that evaluated the

suitability of the site for infiltration, established the infiltration rate for design, depth to seasonal high groundwater table and other geotechnical information needed to design and assess constructability of the infiltration BMP.

To protect ground water quality, the final infiltration BMP design will include the following to comply with and exceed the 2019 SWMM requirements:

- Perform geotechnical wet season groundwater monitoring program (by Earth Solution NW, LLC) to verify seasonal high water table depth and determine if ground water mounding analysis is required. Four groundwater monitoring wells have already been installed on the site for groundwater monitoring throughout the 2024–2025 wet season (October 2024 to April 2025).
- Perform hydrogeologic site review and design memorandum by professional Hydrogeologist (The Riley Group, Inc) to supplement the stormwater design and address neighbor concerns pertaining to proposed stormwater infiltration BMPs in vicinity of existing wells surrounding our project site.
- Design and construct stormwater management BMPs for the project that exceeds the Basic Treatment Performance Goal required for this project (design shall meet the Phosphorus Treatment and Enhanced Treatment Performance Goals)
- Install pre-treatment BMPs (hydrodynamic separator or filter cartage vault) prior to infiltration facilities to remove oil and influent suspended solids (to reduce potential plugging of the soils).
- Construct infiltration gallery BMPs with imported underlying amended soils to ensure soil suitability for water quality treatment (i.e. soil with sufficient organic content and sorption capacity to remove pollutants).
- Develop an Operation and Maintenance Plan for the stormwater system that includes provisions for regular and perpetual maintenance of the infiltration BMPs, including replacement and/or reconstruction of any media relied upon for Runoff Treatment purposes.

3.2. **Supplementary Staff Response:** All runoff from the site is required to be contained and treated onsite via a stormwater facility. Facilities that treat stormwater are required to be located a minimum of 100 ft. from private wells.

With the submittal of the land use application, a Preliminary Drainage Report, dated August 1, 2024, prepared by Latta Engineering, PLLC, was provided. Said report outlines how all runoff from pollutant generating impervious and pervious areas will be routed to underground stormwater infiltration chamber facilities for flow control and water quality treatment to fully mitigate stormwater runoff in accordance with the 2019 WA Dept. of Ecology Stormwater Management Manual. No untreated runoff would be permitted to discharge off the proposed project site.

The preliminary storm drainage design was performed in accordance with the current State regulations, which the City of Marysville has adopted. Those regulations call for stormwater to generally maintain the surface-runoff patterns that existed historically. This site is underlain by a soil identified as the “Marysville Sand” unit, which is an outwash variety of soil that is typically conducive to stormwater infiltration. The vast majority of rainfall at this site can be expected to infiltrate into the underlying soil in the historic condition, so the State regulations require the site to continue infiltrating this stormwater. Prior to infiltration, stormwater must

be routed through a pre-settling device to remove sediment, and a stormwater treatment mechanism must be provided. Percolation of water through native soil can be an effective treatment mechanism if the soil meets certain criteria. The project will be required to perform lab tests to determine if the underlying soil is suitable for treatment. Regardless of those tests, the preliminary stormwater design calls for a maintenance-layer of sand, to be installed immediately beneath the stormwater facility. This sand will be an engineered-mix, specifically intended to provide the required treatment, in addition to any pollutant removal that will occur via percolation through the native soil.

As part of the development, the existing wells and septic systems in the project area would be decommissioned per the standards of the Snohomish County Health District and Washington State Department of Ecology.

Further, as conditioned in the issued SEPA MDNS, the applicant is required to comply with the following:

- **MDNS Condition No. 6:** The applicant shall be required to prepare and provide a geotechnical wet season groundwater monitoring report to verify seasonal high water table depth and determine if groundwater mounding analysis is required.
- **MDNS Condition No. 7:** The applicant shall be required to complete and provide a hydrogeologic site review and design report, prepared by a professional hydrogeologist, to supplement the stormwater design and address concerns pertaining to proposed stormwater infiltration Best Management Practices (BMPs) in the vicinity of existing wells surrounding the project site.

STAFF RECOMMENDATION

The City of Marysville reviewed and analyzed the original and supplemental information, studies, and reports provided by the applicant; examined the facts; understood the environmental impacts of the proposal; assessed the degree of significance of those impacts; complied with all of the SEPA process requirements and appropriately considered all available information in issuing the SEPA Determination of Non-Significance for the Stevens PRD Subdivision. In accordance with RCW 43.21C.090 and MMC 22E.030.180(1)(g), the threshold determination issued by the City's SEPA official should be given and shall carry substantial weight in any appeal hearing.

Nothing in the appeal establishes, by a preponderance of the evidence, that any part of the finding was clearly erroneous or that the impacts of this proposal are more than moderate. Staff respectfully request that the Hearing Examiner **UPHOLD** the MDNS issued November 6, 2024 (Exhibit 030) for the proposed Stevens Planned Residential Development, subject to the mitigating conditions imposed pursuant to the MDNS and subject to all applicable development conditions imposed pursuant to the MMC.

PREPARED BY: *Emily* REVIEWED BY: *Chris*

STAFF RECOMMENDATION

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	Stevens PRD	**Date of Report**	January 6, 2025
File Number	PA24-024	**Attachments**	Public Hearing Exhibits (1 - 43)
Administrative Recommendation	Approve the Preliminary Planned Residential Development (PRD) Subdivision for the creation of (59) single family lots.		

BACKGROUND SUMMARY			
Applicant	KB Home	**Agent**	Latta Engineering, PLLC
Request	The applicant is proposing a 59-lot Planned Residential Development (PRD) subdivision. The subject site is comprised of an assemblage of (7) existing lots; there are (5) existing residences with accessory structures that are to be demolished with development.		
SEPA Status	A Mitigated Determination of Non-Significance (MDNS) was issued on November 6, 2024 (Exhibit 030); an appeal of the determination was filed November 19, 2024 (Exhibit 33).		

Site Address	See below Finding #2			**APN**(s)	See below Finding #2				
Legal Description (abbreviated)	See Title Report, Exhibit 004			**Section**	6	**Township**	30	**Range**	05E
Comprehensive Plan	SFM	**Zoning**	R-4.5	**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
☒ Building	☒ Marysville Fire	☒ DAHP	☐ Health District	☐ Olympic Pipeline
☐ Parks	☒ Comcast	☐ DOE	☐ Planning	☐ Puget Sound Energy
☒ Police	☒ Marysville SD #25	☐ WDFW	☒ Public Works - Land Development	☒ Tulalip Tribes
☒ PW – Dev. Services	☒ PUD No. 1	☐ WSDOT	☐ Public Works	☒ Stillaguamish Tribe
☒ PW – Engineering	☒ Ziply	☐ USDFW		
☒ PW – Operations				
☐ PW – Solid Waste				
☐ PW – Streets				
☒ PW – Traffic Eng.				
☒ PW – Water Res.				
☒ PW – WWTP				

ACTION

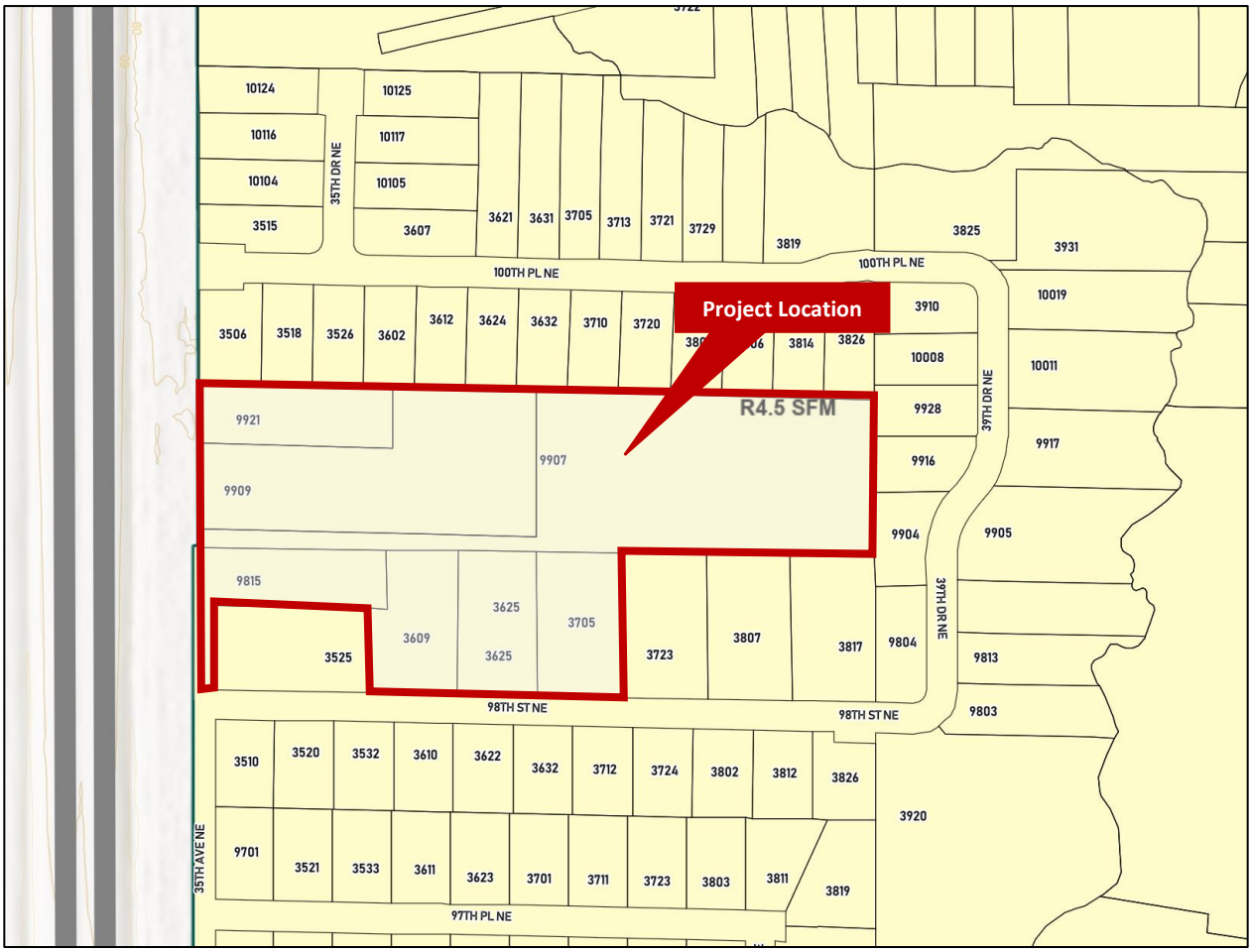
☐ **Administrative**	☐ **City Council**	☒ **Quasi-Judicial**	☐ **Planning Commission**	
Date of Hearing	January 16, 2025	☐ **Approved**	☐ **Denied**	☐ **Continued**

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 Density	R-4.5	Single family residential on ~ 0.50 acre lots
East	Single Family Medium Density	R-4.5	Single family residential on ~ 0.50 to 1 acre lots
South	Single Family Medium Density	R-4.5	Single family residential on ~ 0.50 to 1 acre lots
West			WSDOT Jurisdiction – Interstate 5

Vicinity Map



FINDINGS AND CONCLUSIONS

1. **Description of Proposal.** An application was submitted by Latta Engineering, LLC on behalf of the applicant, KB Home, proposing a 59-lot Planned Residential Development (PRD) single-family detached subdivision. Site improvements include recreational open space areas, construction of internal roads, extension of utilities, and street frontage improvements along 35th Ave NE and 98th St NE.

   1.1. Major subdivisions (creation of more than 9 lots) require a quasi-judicial decision action; therefore, a public hearing is required per MMC 22G.090.

2. **Project Location.** The development site is comprised of an assemblage of (7) existing lots. The proposed development includes the following lots:

   2.1. 9815 35th Ave NE – APN: 30051600301400

   2.2. 9909 35th Ave NE – APN: 30051600304500/30051600304501

   2.3. 9907 35th Ave NE – APN: 30051600305800

   2.4. 3705 98th St NE – APN: 30051600301400

   2.5. 3625 98th St NE – APN: 30051600306600

   2.6. 3609 98th St NE – APN: 30051600306500

   2.7. 9921 35th Ave NE – APN: 30051600301500

3. **Site Description.** The project site is approximately 13.67 acres in size and currently developed with (5) existing residences with accessory structures that are to be demolished with development. The topography across the project site is relatively flat with less than a 5 ft. elevation change across the entirety of the site. Vegetation within the development site primarily consists of mature evergreen trees and sparse undergrowth, with landscaped field areas west and adjacent to the existing residences.

4. **Project History.**

   4.1. An application for a pre-application request was submitted to the City on March 18, 2024, with comments provided to the applicant on April 15, 2024. A subsequent meeting with staff and the applicant was held to discuss the comments provided.

   4.2. Due to the anticipated concerns from the surrounding property owners, the City held a duly noticed Neighborhood Meeting in City Council Chambers on July 31, 2024. Staff documented common citizen concerns.

   4.3. The formal project application was submitted on August 6, 2024, and was deemed complete on August 29, 2024 with the Letter of Completeness (Exhibit 016) provided to the applicant in accordance with MMC 22G.010.050.

5. **Notice of Application.** Public notice of the development application was provided in accordance with MMC 22G.010.090.

   5.1. Numerous public comments have been received throughout the duration of the application review. All public comments received through November 22, 2024, are compiled in Exhibit 037.

   5.2. Staff responses to the common concerns identified in submitted public comments has been provided in the publicly available document, Exhibit 038.

6. **Notice of Public Hearing.** The public hearing for the proposed request was advertised in accordance with MMC 22G.010.110, *Notice of public hearing.*

6.1. A Notice of Public Hearing was published for an open record public hearing on December 6, 2024.

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 (see full comments in Exhibit 022); if above-referenced reviewing agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Traffic	• *Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated October 16, 2024.*
Public Works, Development Services	• *Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.* • *The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.* • *Capital facility fees would be required to be paid prior to issuance of the building permit.*
Public Works, Operations	*Provided water connection standards and requirements.*
Public Works, Surface Water	• *For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA. This policy may be modified depending on facility design. The City will receive an easement to inspect the facility, and, if needed, repair and maintain the facility in an emergency.* • *The City has adopted the 2019 Stormwater Management Manual for Western Washington.* • *Infiltration BMPs require pre-treatment. Appropriate options for treatment can be found in the Stormwater Management Manual for Western Washington 2019.*
Marysville Fire District	• *Due to the single point of access at 36th Ave NE, residential fire sprinklers would be required.* • *Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with maximum spacing of 600 ft. apart. The location of fire hydrants requires fire marshal approval on civil construction plans.* • *"NO PARKING - FIRE LANE" signs are required on both sides of all roads that are 26 ft. wide or less. The signage shall be identified on the approved Civil Plans.* • *Due to the large volume of public concerns submitted, MFD provided responses to the common concerns (Exhibit 040).*
Marysville Police Department	*Provided a report on incidents located within the great neighborhood area accessed by 35th Ave NE due to volume of concerns received from the public.*
Building Department	*Provided requirements for the building permit submittal.*

8. **State Environmental Policy Act Review.** Pursuant to MMC 22E.030.090, the proposed subdivision is subject to SEPA Review as it would exceed the flexible threshold, which allows for up to 30 dwelling units.

   8.1. A Mitigated Determination of Non-Significance (MDNS) was issued on November 6, 2024 (Exhibit 030).

   8.2. A timely appeal of the MDNS was filed on November 19, 2024 (Exhibit 033). In accordance with WAC 197-11-680(3)(a)(v), any SEPA appeal is consolidated with the hearing on the underlying government action in a single simultaneous hearing before the Hearing Examiner.

9. **Critical Areas.** With application, a Wetland and Fish and Wildlife Habitat Assessment, dated June 20, 2024, prepared by Soundview Consultants, LLC (Exhibit 007), assessed the site for the presences of critical areas. Staff reviewed the provided assessment and concurred with the finding that no critical areas as regulated by MMC 22E.010 were present on the project site.

10. **Access and Circulation.** Access to the development is proposed through the extension of 35th Ave NE along with the improvement of 98th St NE that would continue with new internal plat roads to serve the proposed development.

    10.1. 98th St NE is classified as a local access street and is to be built compliant with SP 3-202-02 of the Engineering Design and Development Standards (EDDS) with half street improvements along the project frontage.

    10.2. 35th Ave NE is to be built compliant with SP 3-218-002.

    10.3. The new roads are to be built compliant with SP 3-218-001.

11. **Traffic Impacts.** With application, a Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, Inc., dated July 2024 (Exhibit 011), was provided. The City's Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated October 16, 2024 (Exhibit 021), informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, Traffic Impact Fees and Mitigation.

    Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on October 16, 2024 (Exhibit 025).

    Said recommendation determines that the proposed development, as conditioned, would meet concurrency as required per MMC 22D.030.

12. **Utilities.** Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Extensions of sewer and water mains as well as a storm drain system for the roadway extension will be required. The following utilities will be provided to the site:

    - ***Storm Drainage:*** With application, a Preliminary Drainage Report, dated August 1, 2024, prepared by Latta Engineering, PLLC (Exhibit 009), was provided. Said report outlines how all runoff from pollutant generating impervious and pervious areas will be routed to underground stormwater infiltration chamber facilities for flow control and water quality treatment to fully mitigate stormwater runoff in accordance with the 2019 WA Dept. of Ecology Stormwater Management Manual. No untreated runoff would be permitted to discharge off the proposed development site.

- ***Water:*** The applicant is proposing to tie into the existing 18-inch ductile iron water main located along the west side of the property and extend the line through the new internal plat road.
- ***Sewer:*** The nearest sewer connection is a 10-inch PVC main located south of the proposed development at the intersection of 35th Ave NE and 94th Pl NE, which is about 1,500 ft. away. The applicant is proposing to extend the sewer main within 35th Ave NE north to the development site and extend the line through the new internal plat roads.

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 Marysville School District No. 25 impacts through the payment of the school impact fee in effect at the time of building permit application.

15. **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:

15.1. *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: The proposed PRD subdivision is for the creation of single family residential lots. Per MMC 22C.010.060, single family detached units are permitted outright in the Single Family Medium Density (R-4.5) zone; therefore, the proposed development would comply with this provision.

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

Staff Comment: The base density allowed in the R-4.5 zone is 4.5 dwelling units per acre. Per MMC 22C.010.080(2) and MMC 22C.010.090(1)(b), the maximum net density is the same as the base density, in this case, 4.5 dwelling units per acre, provided that for PRD developments, the maximum density may be increased up to 20% through the application of the Residential Density Incentives (RDI) provisions outlined in MMC 22C.090.

Per the preliminary civil plans (Exhibit 039), the applicant calculated that the net project area as 10.94 acres (476,570 sq. ft.) per the definition of "Net Project Area" of MMC 22A.020.150. The density allowed based on the net project area is calculated as follows:

DENSITY CALCULATIONS	
Base Density – 4.5 DU/Acre	10.94 acres x 4.5 DU/Acre = **49.2 or 49 units/lots**
Max Density Allowed *20% increase of base allowance*	49 units/lots x 20% = **9.8 or 10 units/lots**
TOTAL UNITS/LOTS ALLOWED	**59 UNITS/LOTS**

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:

RDI CALCULATIONS	
Benefit 6a: Dual Use Storm Detention Tract Active Recreation - 5 bonus units/acre of the storm water facility tract used for active recreation	0.67 acres x 5 = **3.35 Units/Lots**
Benefit 6b: Dual Use Storm Detention Tract Passive Recreation - 2 bonus units/acre of the storm water facility tract used for active recreation	Tract 998 – 0.28 acres x 2 = 0.56 Units/Lots Tract 996 – 0.13 acres x 2 = 0.26 Units/Lots **= 0.82 Units/Lots**
Benefit 7c: Project Design, Installation of Perimeter Fencing - 1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed	2,978 LF / 500 = **5.96 Units/Lots**
TOTAL RDI UNITS/LOTS *Per MMC 22C.090.050(4) Bonus RDI units must round fractional units down to nearest whole number*	**10.13 or 10 UNITS/LOTS**
TOTAL UNITS PROPOSED	**59 UNITS/LOTS**

15.3. *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. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan and is located within the Pinewood Neighborhood Planning Area 6.

Planning Area 6 demonstrates that adequate water and sewer are available to this development and is located within the Marysville School District.

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-42
- **HOUSING ELEMENT – Policies:** HO-18, HO-19, HO-22, HO-25, HO-30, HO-32, HO-37
- **ENVIRONMENTAL ELEMENT – Policies:** EN-20, EN-21, EN-26, EN-27, 28, EN-29, EN-30, EN-32, EN-40, EN-41
- **TRANSPORTATION ELEMENT – Policies:** T-3, T-7, T-8, T-25, T-26, T-27, T-29, T-30, T-40, T-41, T-46, T-47, T-48
- **UTILITIES ELEMENT – Policies**: UT-1, UT-3, UT-8, UT-9, UT-10, UT-14
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:**
  - **Police, Fire, Library:** PS-1, PS-10, PS-11

- **Schools:** SC-6
- **Water, Sewer, Storm Drainage, Solid Waste:** PF-1, PF-2, PF-7, PF-9, PF-10, PF-19, PF-20, PF-23, PF-26, PF-28

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

15.4. *Development Standards*

Staff Comment: The project site is currently zoned R-4.5. The R-4.5 zone allows single-family residences at a base density of 4.5 dwelling units per acre with an allowable 20% increased based density by utilizing Residential Density Incentives outlined in MMC 22C.090.

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

For PRD developments, 15% (476,570 sq. ft. x 15%=71,486 sq. ft.) of the net project area is required to be dedicated as open space with 35% of that total being dedicated as active open space (71,486 x 35%=25,020 sq. ft.) as required by MMC 22G.080.100. As proposed, the total area of dedicated open spaces would exceed the required provisions. Improvements within the open space area would include, but are not limited to, landscaping, walking trails, pickleball court, benches, picnic tables, and playground.

As proposed and conditioned, the PRD meets all of the requirements set forth in MMC 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 R-4.5 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.

16. **Hearing Examiner – Required Findings.** MMC 22G.010.170(3) requires that the Hearing Examiner not approve a proposed development without first making the following findings and conclusions:

16.1. *The development is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.*

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

16.2. *The development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.*

Staff Comment: Based on a review of the preliminary plat map and application materials, the development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

16.3. *The development is beneficial to the public health, safety and welfare and is in the public interest.*

Staff Comment: Per Finding 15, the proposed PRD subdivision would be beneficial to the public health, safety and welfare and would be in the public interest as the subdivision has been designed in accordance with applicable Marysville Municipal Code requirements.

16.4. *The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan. If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.*

Staff Comment: Policy T-41 outlined in the Traffic Element of the Marysville Comprehensive Plan includes setting acceptable level of service (LOS) for all other intersections of two or more arterials within the City as a LOS D. Based on the TIA, analysis shows that the study intersections currently operate at LOS D or better. The study intersections are all anticipated to operate at LOS D or better under the 2033 horizon year conditions with the improvements to the ramp intersections with 88th Street NE. Further, per Finding 11, the provided TIA was reviewed and accepted by the City's Traffic Engineer.

As conditioned, the development would not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.

16.5. *The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.*

Staff Comment: As conditioned, the area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.

17. **Preliminary Subdivision Review, Public Hearing – Elements Considered.** MMC 22G.090.130 requires the hearing examiner provide a basis for approval or disapproval of a proposed subdivision, as follows:

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

Staff Comment: After evaluating the application materials and other supporting documentation available to the City, staff concludes, as conditioned, the public use and interest are served by the proposed PRD subdivision.

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.*

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the PRD subdivision is consistent with the requirements of RCW 58.17.110.

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

Staff Comment: The proposed PRD subdivision and development of the parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 15.3.

17.4. ***Existing Zoning****. Evaluation of existing zoning and its compliance with the proposed subdivision and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The existing zoning and its compliance with the proposed PRD subdivision and Article V of this chapter, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is demonstrated in Finding 15.2.

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 as defined in the State Environmental Policy Act, Chapter 197-11 WAC, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: As required by the issued MDNS, the applicant must mitigate for impacts as a result of this development. Further, staff reviewed impacts on all elements of the natural environment including topography, vegetation, soils, geology, and all environmental issues, and determined compliance with MMC 22G.090, Article V, Land Division Requirements, as conditioned herein.

Drainage. *Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city's drainage codes, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: All drainage impacts have been evaluated, and adequate provisions have been made to mitigate for all drainage impacts as defined in the City's drainage codes, and MMC 22G.090, Article V, Land Division Requirements.

17.6. ***Open Space.*** *Evaluation of all impacts and provision for open space as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: As a condition of final PRD subdivision, the applicant must submit copies of restrictions and covenants for the maintenance of the common open space areas pursuant to MMC 22G.090.240 and MMC 22G.080.120.

Further, no division or redivision of land shall be approved unless appropriate provisions are made for, but not limited to, the public health, safety and general welfare, relating to open space, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, school facilities and other standards as may be required by this title.

17.7. ***Public Systems Capacity****. Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools, and community facilities as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The applicant is required to pay mitigation fees for each new dwelling unit in accordance with MMC 22D.020 and MMC 22D.040 in order to mitigate potential impacts on parks, schools, and community facilities.

17.8. ***Public Services**. Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, and fire and police protection as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The proposed PRD subdivision would construct streets providing appropriate access and circulation to all proposed new lots. Public utilities are to be extended to serve all new units in accordance with City standards. Appropriate improvements for fire safety in accordance with the city's fire code would be provided. Capital improvement fees are required to be collected for water, sewer, and stormwater.

17.9. ***Floodplain.** Identification of subdivisions proposed in the floodplain and compliance with requirements of this chapter and MMC 22E.020, Floodplain Management.*

Staff Comment: The project is not located within an identified floodplain; therefore, this provision would not apply.

RECOMMENDATION

Based on the foregoing findings and conclusions, review of the application materials and other supporting documentation available to the Community Development Department, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and Marysville Municipal Code, the Community Development Department respectfully recommends that the Hearing Examiner ***APPROVE*** the proposed Preliminary Planned Residential Development Subdivision, subject to the following conditions:

1. The preliminary configuration shown in the preliminary civil plans (Exhibit 039) shall be the approved plat configuration. The final PRD subdivision shall be processed in strict compliance with the provisions of Article III Final Subdivision Review and Article V Land Division Requirements of MMC 22G.090 and Planned Residential Developments of MMC 22G.080.

2. The final plat shall be approved and recorded within 5 years of the date of preliminary approval. A 2-year extension may be granted in accordance with MMC 22G.090.170.

3. 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 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 the adequacy of the covenants to fulfill the requirement of the PRD.

4. In order to achieve density greater than 4.5 dwelling units per acre, the applicant shall be required to demonstrate compliance with MMC 22C.090 *Residential Density Incentives*. Any and all RDI financial contributions shall be paid prior to final plat being recorded.

   If the proposed RDI tools proposed are not possible to implement, the total number of lots proposed would be reduced accordingly.

5. Residential fire sprinklers shall be required for all lots per MMC 9.04.503.1.5 Exemption 1.

6. 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.

7. 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.

8. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC 22C.120, *Landscaping and Screening* and MMC 22G.090.570

   8.1. All required landscaping shall be bonded prior to final plat approval per MMC 22C.120.060.

9. 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.

10. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with MMC 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.

11. The applicant shall submit payment to Marysville School District for school impacts caused by the development in accordance with MMC 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.

12. Credit for impact fees shall be given to compensate for the existing single family residences to be removed during development. Therefore, impact fee credits shall be given to proposed Lots 1 – 5.

13. The project is subject to the (9) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) (Exhibit 030) issued on November 6, 2024.

14. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC 22G.090.710(1).

Prepared by: *Emily*

Reviewed by: ***Chris***

EXHIBITS

The following Exhibits can be accessed electronically via the link provided in the exhibit header below:

PA24-024 – Stevens PRD

01) Land Use Application	023) Technical Review Comments
02) Project Narrative	024) MFD Response to Public Comments – Superseded (see Exhibit 040)
03) PRD Project Narrative	025) Concurrency Acceptance
04) Title Report	026) Resubmittal Letter
05) SEPA Environmental Checklist	027) REVISED Preliminary Civil Plans
06) Critical Area Review Application	028) REVISED Landscape Plans
07) Critical Area Report	029) Fire Flow Results
08) Arborist Report/Tree Retention Plan	030) Issued SEPA MDNS
09) Preliminary Drainage Report	031) Notice of SEPA MDNS
010) Geotechnical Report	032) MDNS Affidavit of Publication
011) Traffic Impact Analysis	033) MDNS Filed Appeal
012) Snohomish County Traffic Offer	034) Notice of Public Hearing
013) Preliminary Civil Plans	035) NOPH Affidavit of Posting
014) Landscape Plan	036) NOPH Affidavit of Publication
015) Plat Map	037) Complied Public Comments through 11.2024
016) Letter of Completeness	038) Staff Responses to Public Comments 11.2024
017) Notice of Application	039) REVISED Preliminary Civil Plans
018) Request for Review	040) MFD Response to Public Comments with Fire Marshal's Information
019) NOA Affidavit of Posting	041) Applicant's Appeal Responses - Traffic
020) NOA Affidavit of Publication	042) Applicant's Appeal Response - Ground Water
021) Concurrency Recommendation	043) Staff Report for SEPA Appeal
022) Agency Comments, TR1	