



VICINITY MAP
1" = 1,000'

SITE ADDRESS

3920 DENSMORE ROAD
MARYSVILLE, WA 98270

LEGAL DESCRIPTION

TRACTS 235 AND 244, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 340 FEET THEREOF AS MEASURED ALONG THE NORTH LINE OF SAID TRACT 235.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ZONING ANALYSIS

ZONING: MR-R-6-18
OVERLAY: WHISKEY RIDGE
BASE DENSITY: 6 DU/AC
MAX DENSITY: 18 DU/AC
PRD MINIMUM LOT AREA: 3,500 SF
PRD MINIMUM STREET SETBACK: 10'
PRD MINIMUM SIDE YARD SETBACK: 5'
PRD MINIMUM REAR SETBACK: 10'
PRD MAXIMUM BUILDING COVERAGE: NO MAXIMUM
PRD MAXIMUM IMPERVIOUS SURFACE: 70% (LOTS, SEE CALCULATION BELOW)

PARKING REQUIRED: 87 SPACES
(2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)

ON LOT PARKING PROVIDED: 116 SPACES
(2 SPACES PER LOT FOR RESIDENTS + 2 GUEST SPACES PER LOT)

TAX PARCEL NUMBER

00590700023505
00590700024400

PROJECT DESCRIPTION

SUBDIVISION, AND CONSTRUCTION OF 29 NEW DETACHED SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED CLEARING, GRADING, ROAD, WALKWAY AND UTILITY EXTENSIONS.

OPEN SPACE CALCULATION

NET PROJECT AREA: 144,419 SF (3.32 AC)
REQUIRED OPEN SPACE: 21,663 SF (15% ON NET PROJECT AREA)
REQUIRED ACTIVE OPEN SPACE: 7,582 SF (35% OF REQUIRED OPEN SPACE)

Location	Total Area	Passive Area	Active Area	Description
Tract B	30,030 SF 0.69 AC	12,734 SF 0.29 AC	17,004 SF 0.39 AC	Storm Drainage Facility/Playground
Sub-Total ¹	30,030 SF 0.69 AC	12,734 SF 0.29 AC	17,004 SF 0.39 AC	
Tract D ²	1,770 SF 0.04 AC	1,770 SF 0.03 AC	0 SF 0.01 AC	Landscape
Total	31,800 SF 0.73 AC	14,504 SF 0.32 AC	17,004 SF 0.40 AC	

¹ Area permitted towards RDI Credits.
² Tract D cannot be counted towards RDI credits, but can be counted towards the total open space requirement

DENSITY INCENTIVES: 22C.090.030

Incentive	Incentive Bonus	Amount Provided	Achieved Units
3. Community Image and Identity a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway sign, etc.	\$15,000 Per Bonus Unit	\$75,000	5
6. Storm Drainage Facilities Dual use retention/detention facilities. a. 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.	2,960 SF 0.07 AC	0.35
b. 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.	14,044 SF 0.32 AC	0.64
7. Project Design b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).	1,575 LF	3.15
Total Achieved Incentive Units			9
Total Allowed Number of Lots (Base Density Calculation + Incentive Units)			29 (20 Lots + 3 Units)

DATE: _____
DESIGNED: PRESTON J. LONGONI, P.E.
DRAWN: CHUCK FEMLING
APPROVED: PRESTON J. LONGONI, P.E.
BENJAMIN MADEO, A.I.C.P.
PROJECT MANAGER

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CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

PRD SITE PLAN
COLVIN PRD
MAINVUE WA, LLC
1110 112TH AVE NE, STE 202
BELLEVUE, WA 98004

DATE: 4/12/2022
SHEET 1 OF 1
PROJECT NUMBER 21387