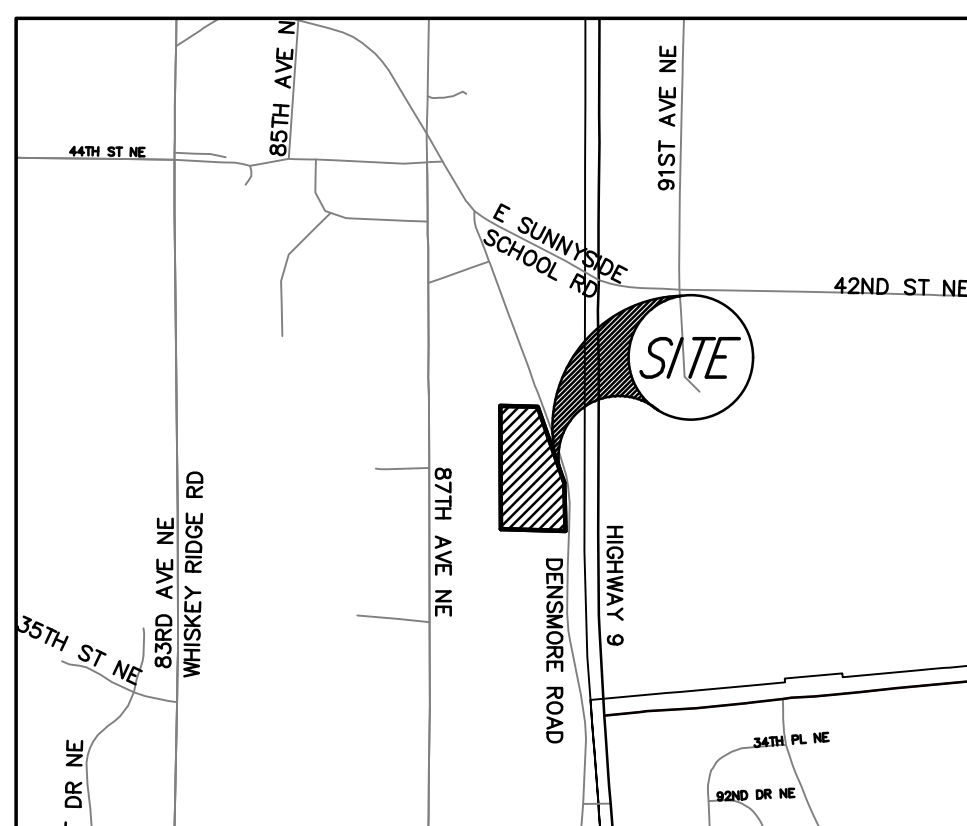


**SITE ADDRESS**

3920 DENSMORE ROAD  
MARYSVILLE, WA 98270

**TAX PARCEL NUMBER**

00590700023505  
00590700024400



**VICINITY MAP**  
1" = 1,000'

**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.

**PROJECT DESCRIPTION**

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

**DENSITY CALCULATION**

GROSS SITE AREA: 186,927± SF (4.29 AC)  
 -ROW: 34,247 SF  
 -PRIVATE ACCESS: 2,501 SF  
 -LIFT STATION TRACT: 5,760 SF  
 NET AREA = 144,419 SF (3.32 AC)  
 BASE ALLOWED DENSITY: 6.0 DU/AC  
 DENSITY CALCULATION: 20 DU ALLOWED (3.32 AC x 6.0 DU/AC = 19.92 DU)  
 60 DU ALLOWED (3.32 AC x 18.0 DU/AC = 59.76 DU)  
 MAX ALLOWED DENSITY:  
 LOTS PROPOSED: 29 LOTS

**ZONING ANALYSIS**

ZONING: WR-R-6-18 WHISKEY RIDGE  
 OVERLAY: 6 DU/AC  
 BASE DENSITY: 18 DU/AC  
 MAX DENSITY: 3,500 SF  
 10'  
 10' (PORCHES MAY EXTEND AS CLOSE AS 7" FROM THE STREET, SIDEWALK, RIGHT-OF-WAY, OR PUBLIC/COMMUNITY IMPROVEMENT)  
 5'  
 10'  
 10'  
 NO MAXIMUM  
 70% (LOTS, SEE CALCULATION BELOW)  
 35'  
 30'  
 20'  
 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)

**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)  
 OPEN SPACE PROVIDED: 29,655 SF  
 ACTIVE OPEN SPACE PROVIDED: 8,986 SF

**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, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	\$15,000 per bonus unit. Bonus units may only be claimed in whole numbers of 0.5 bonus unit increments.	\$75,000.00	5 UNITS
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.	8,986 SF 0.21 ACRES	1.05 UNITS
6. Storm Drainage Facilities Dual use retention/detention facilities 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.	12,571 SF 0.29 ACRES	0.58 UNITS
7. Project Design c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping (when not otherwise required by code)	1,478 LF	2.96 UNITS
<b>TOTAL Achieved Incentive Units</b>			<b>9.59 OR 9 UNITS</b>

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

11/14/2022 9:51 AM 4/2021 21387 (ENGINEERING) (PRELIMINARY) (SHEETS) 21387 PRD SITE PLAN/DWG

11/14/2022 9:51 AM 4/2021 21387 (ENGINEERING) (PRELIMINARY) (SHEETS) 21387 PRD SITE PLAN/DWG

12100 NE 195th St, Suite 300  
 Bothell, Washington 98011  
 425.865.7877 Fax 425.865.7963

**CORE DESIGN**  
 ENGINEERING • PLANNING • SURVEYING

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

DATE: \_\_\_\_\_  
 SHEET: **1** OF **1**  
 PROJECT NUMBER: **21387**

CITY FILE NO. PA22-015