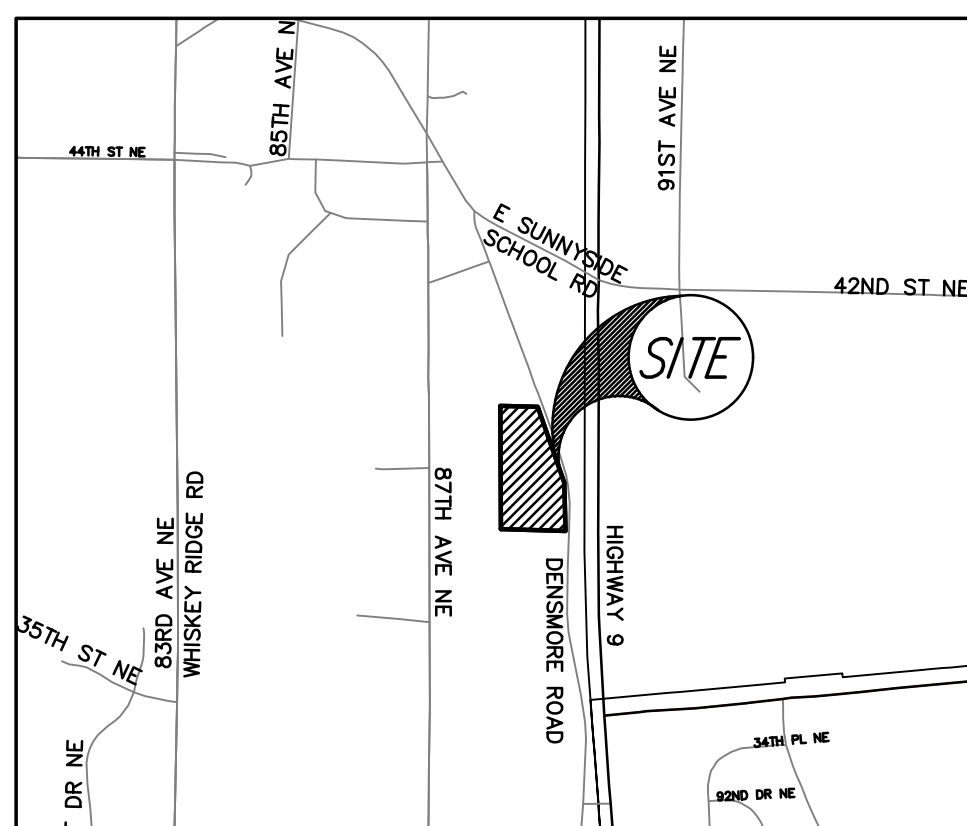


SITE ADDRESS

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: 31,743 SF
 -PRIVATE ACCESS: 7,833 SF
 -LIFT STATION TRACT: 5,760 SF
 NET AREA = 141,891 SF (3.25 AC)
 BASE ALLOWED DENSITY: 6.0 DU/AC
 DENSITY CALCULATION: 20 DU ALLOWED (3.25 AC x 6.0 DU/AC = 19.50 DU)
 MAX ALLOWED DENSITY: 60 DU ALLOWED (3.25 AC X 18.0 DU/AC = 58.50 DU)
 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
 PRD MINIMUM LOT AREA: 10'
 PRD MINIMUM STREET SETBACK: 10' (PORCHES MAY EXTEND AS CLOSE AS 7" FROM THE STREET, SIDEWALK, RIGHT-OF-WAY, OR PUBLIC/COMMUNITY IMPROVEMENT)
 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)
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM LOT WIDTH: 30'
 MINIMUM DRIVEWAY LENGTH: 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: 141,891 SF (3.25 AC)
 REQUIRED OPEN SPACE: 21,284 SF (15% ON NET PROJECT AREA)
 REQUIRED ACTIVE OPEN SPACE: 7,449 SF (35% OF REQUIRED OPEN SPACE)
 OPEN SPACE PROVIDED: 27,755 SF
 ACTIVE OPEN SPACE PROVIDED: 8,993 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.	8,993 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.	14,605 SF 0.34 ACRES	0.68 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 land uses.	1 bonus unit per 500 linear feet of perimeter fencing or landscaping (when not otherwise required by code)	1,478 LF	2.96 UNITS
TOTAL Achieved Incentive Units			9.69 OR 9 UNITS

DATE: 2/16/23
 REVISIONS: 7 REVISED PER CITY COMMENTS

 12100 NE 195th St, Suite 300
 Bothell, Washington 98011
 425.885.7877 Fax 425.885.7963
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
PRD SITE PLAN
COLVIN PRD
MAINVUE WA, LLC
 1110 112TH AVE NE, STE 202
 BELLEVUE, WA 98004
 DATE: SEE STAMP DATE
 DESIGNED: KATHLEEN M. BYRON, P.E.
 DRAWN: KATHLEEN M. BYRON, P.E.
 APPROVED: MICHAEL L. MATHESON, P.E.
 PROJECT MANAGER: BENJAMIN MADEO, A.I.C.P.
 SHEET 1 OF 1
 PROJECT NUMBER 21387