

87TH AND 40TH PRD

PRELIMINARY PRD

LEGAL DESCRIPTION

PARCEL A:
THE NORTH 156.4 FEET OF THE EAST 235 FEET OF LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THEREFROM THE NORTH 156.4 FEET OF THE EAST 235 FEET OF

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:
LOT 213, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:
LOT 220, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E:
LOT 236, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD88 PER GNSS OBSERVATIONS

BASIS OF BEARING

N01°1'38"E BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF 87TH AVENUE NE.

TAX PARCEL NUMBER

00590700021201, 00590700021202, 00590700021300,
00590700022000, 00590700023600

SITE ADDRESS

4218, 4112, 4018, 3922 87TH AVENUE NE
MARYSVILLE, WA 98270
ONE PARCEL IS VACANT AND NOT ADDRESSED

PROJECT DESCRIPTION

PLANNED RESIDENTIAL DEVELOPMENT THROUGH BINDING SITE PLAN APPROVAL PROCESS. PROPOSED 188 NEW ATTACHED SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED CLEARING, GRADING, ROAD, WALKWAY AND UTILITY EXTENSIONS.

ZONING ANALYSIS

ZONING: WR-R-6-18
OVERLAY: WHISKEY RIDGE
BASE DENSITY: 10 DU/AC
MAX DENSITY: 18 DU/AC
MINIMUM LOT WIDTH: 25'
MINIMUM STREET SETBACK: 10'
MINIMUM SIDE YARD SETBACK: 5'
SIDE BUILDING SEPARATION: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM HEIGHT: 30'
MAXIMUM BUILDING COVERAGE: NO MAXIMUM
MAXIMUM IMPERVIOUS SURFACE: 70% (LOTS, SEE CALCULATION BELOW)
PRIVATE OPEN SPACE: 200 SF ON EACH LOT

PARKING REQUIRED: 564 SPACES (2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)
PARKING PROVIDED: 756 SPACES

DENSITY CALCULATION

GROSS SITE AREA: 786,078± SF
20% OF GROSS SITE AREA: 157,216 SF

NET AREA = GROSS SITE AREA - 20% OF GROSS SITE AREA
786,078 SF - 157,216 SF = 628,862 SF (14.44 AC)

BASE ALLOWED NET DENSITY: 10 DU/AC

DENSITY CALCULATION: 144 DU ALLOWED (14.44 AC x 10 DU/AC = 144.4 DU)

MAX DENSITY ALLOWED: 18 DU/AC

MAX DENSITY CALCULATION: 260 DU ALLOWED (14.44 X 18 DU/AC = 259.92 DU)

LOTS PROPOSED: 188 LOTS

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	\$510,000	34
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.	38,643 SF 0.89 AC	4.44
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).	2,207 LF	4.41
c. 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.	13,637 SF 0.31 AC	1.57
Total Achieved Landscape Incentive Units			44
Total Allowed Number of Lots (Base Density Calculation + Incentive Units)			188 (144 Lots + 44 RDI Units)

APPLICANT

PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072
CONTACT: MIKE REID
PHONE: (425) 785-3651

OWNERS

APN: 00590700021201
HAACK BROTHERS HOLDINGS LLC
4218 87TH AVE NE
MARYSVILLE, WA 98270

APN: 00590700021202
00590700023600
JOEL AND JOHN HAACK
4218 87TH AVE N
MARYSVILLE, WA 98270

APN: 00590700021300
NEIL GUMKE
4112 87TH AVE NE
MARYSVILLE, WA 98270

APN: 00590700022000
ANDEMOE, LLC
4018 87TH AVE NE
MARYSVILLE, WA 98270

IMPERVIOUS AREA CALCULATION

THE STORM FACILITIES HAVE BEEN SIZED FOR THE MAXIMUM IMPERVIOUS SURFACE ALLOWED PER ZONING FOR 6.0 DU/AC.

LOTS (70% IMPERVIOUS): 279,704 SF
PROPOSED ROW: 262,284 SF
TRACT A: 4,441 SF
TRACT B: 371 SF
TRACT C: 0 SF
TRACT D: 0 SF
TRACT E: 2,968 SF
TRACT F: 0 SF
TRACT G: 438 SF
TRACT H: 5,584 SF
TRACT I: 0 SF
TRACT J: 0 SF
TRACT K: 0 SF
TRACT L: 3,605 SF
TRACT M: 2,521 SF
TRACT N: 730 SF
TOTAL: 562,646 SF (12.9 AC)

OPEN SPACE CALCULATION

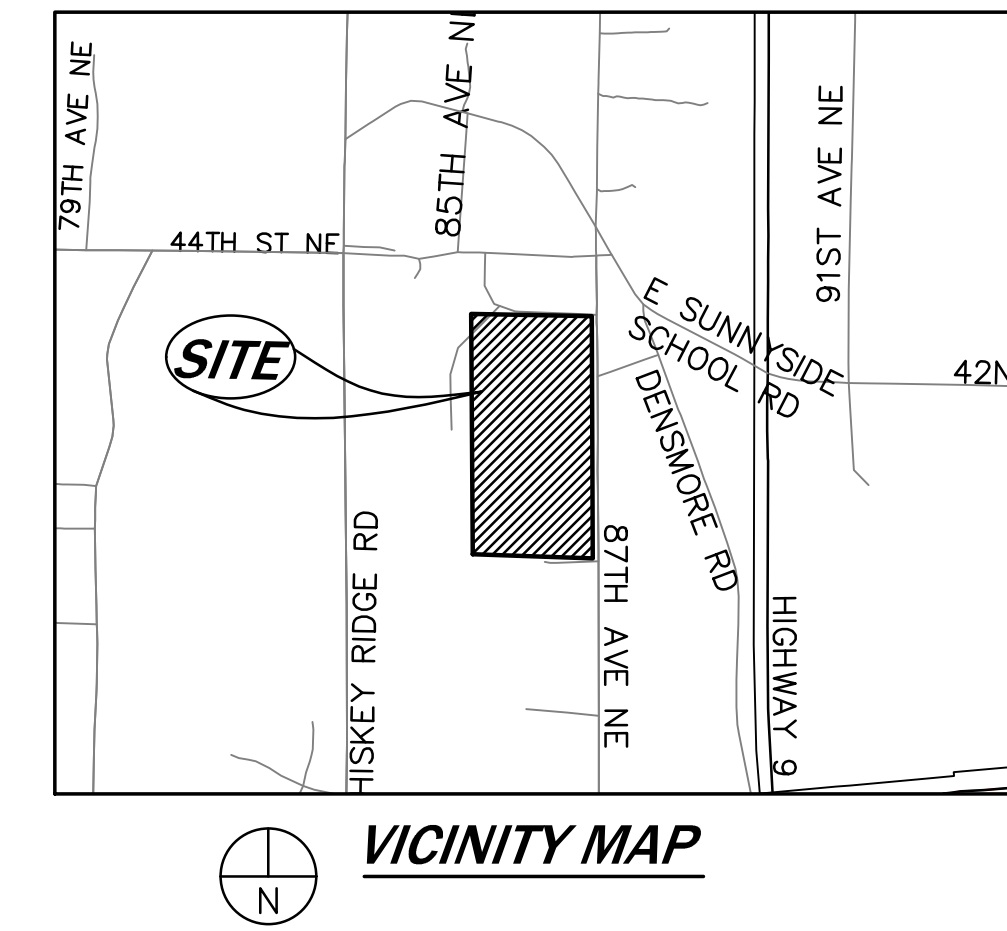
NET PROJECT AREA: 628,862 SF

REQUIRED OPEN SPACE: 94,329 SF (15% ON NET PROJECT AREA)

REQUIRED ACTIVE OPEN SPACE: 33,015 SF (35% OF REQUIRED OPEN SPACE)

Location	Total Area		Passive Area		Active Area		Description
	SF	AC	SF	AC	SF	AC	
Tract A	12,538 SF	0.29 AC			12,538 SF	0.29 AC	Sport court, picnic tables, and lawn space
Tract E	26,105 SF	0.60 AC			26,105 SF	0.60 AC	Sports field with picnic tables
Sub-Total¹	38,643 SF	0.89 AC			38,643 SF	0.89 AC	
Tract B	4,043 SF	0.09 AC	4,043 SF	0.09 AC			Lawn space and picnic table
Tract C	3,900 SF	0.09 AC	3,900 SF	0.09 AC			Lawn space
Tract G	8,053 SF	0.18 AC	8,053 SF	0.18 AC			Lawn space and small play equipment
Tract H	24,863 SF	0.57 AC			24,863 SF	0.57 AC	Lawn space, picnic tables, benches and large play equipment
Tract K	3,950 SF	0.09 AC	3,950 SF	0.09 AC			Lawn space
Tract L	12,477 SF	0.29 AC			12,477 SF	0.29 AC	Lawn space, picnic table, benches and small play equipment
Tract M	12,037 SF	0.28 AC			12,037 SF	0.28 AC	Lawn space
Total	107,966 SF	2.48 AC	19,946 SF	0.46 AC	88,020 SF	2.02 AC	

¹Area permitted towards RDI Credits.



CIVIL ENGINEER/SURVEYOR/ PLANNER/LANDSCAPE ARCHITECT

CORE DESIGN, INC
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: DANIEL J. BABA, P.E. (ENGINEER)
ROBERT D. WEST, P.L.S. (SURVEYOR)
BEN A. MADEO, AICP (PLANNER)
LINDSEY B. SOLORIO, PLA (LANDSCAPE ARCHITECT)

TRANSPORTATION

KIMLEY-HORN
22722 29TH DRIVE SE
SUITE 100
BOTHELL, WA 98021
CONTACT: BRAD LINCOLN, PE
(425) 708-8275

SOILS

EARTH SOLUTIONS NW, LLC
15365 NE 90TH STREET
SUITE 100
REDMOND, WA 98052
CONTACT: KYLE R. CAMPBELL, PE
(425) 449-4704

ENVIRONMENTAL

SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE
SUITE D
GIS HARBOR, WA 98335
CONTACT: JON PICKETT
(253) 514-8952

GAS

PUGET SOUND ENERGY
19900 NORTH CREEK PKWY.
BOTHELL, WA 98011
(425) 806-7889

POWER

SNOHOMISH COUNTY P.U.D.
2320 CALIFORNIA ST.
EVERETT, WA 98201
(425) 783-8453

SEWER & WATER

CITY OF MARYSVILLE

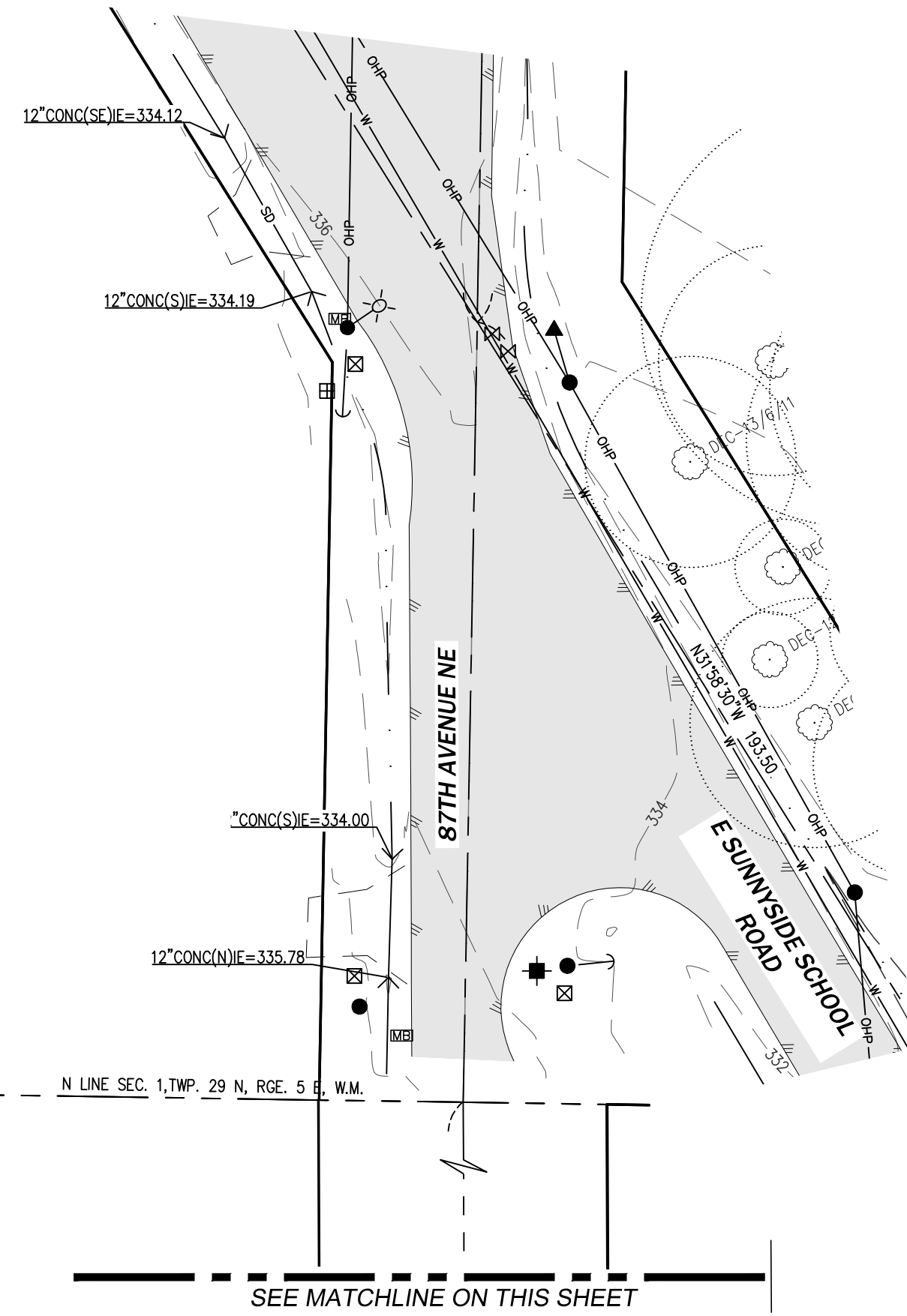
SHEET INDEX

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C4.01-C4.03 PRELIMINARY ROAD, GRADING & UTILITY PLAN
C4.21-C4.25 PRELIMINARY ROAD PROFILES
C4.31 PRELIMINARY ROAD SECTIONS
C4.32-C4.33 PRELIMINARY VAULT SECTIONS
L2.01-L2.04 COVER SHEET
L2.05 PRELIMINARY LANDSCAPE PLAN
L2.31 PRELIMINARY LANDSCAPE SCHEDULES
PRELIMINARY LANDSCAPE DETAILS

DATE	AUGUST 2022	DESIGNED	DANIEL BABA
REVISIONS		DRAWN	CHUCK FEMLING
NO.		APPROVED	MICHAEL L. MATHESON
			BEN MADEO, AICP
			PROJECT MANAGER

COVER SHEET
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

9-15-22



LEGEND

⊕	FOUND SURVEY MONUMENT, AS NOTED	DEC	DEODOUOUS
○	FOUND SURVEY MARKER, AS NOTED	A	ALDER
⊕	BENCHMARK, AS NOTED	B	BIRCH
○	YARD DRAIN	FR	FRUIT
○	CULVERT END	M	MAPLE
⊕	FIRE HYDRANT	D/W	DRIVEWAY
⊕	WATER VALVE	CLF	CHAIN LINK FENCE
⊕	WATER METER	HBF	HORIZONTAL BOARD FENCE
⊕	GAS METER	HWF	HOGWIRE FENCE
●	UTILITY POLE	SD	STORM DRAINAGE LINE
⊕	LIGHT POLE	W	WATER LINE
⊕	GUY ANCHOR	G	GAS LINE
⊕	POWER METER	OPW	OVERHEAD POWER LINE
⊕	TELEPHONE PEDESTAL	X	FENCE LINE
⊕	MAILBOX	—	EDGE OF ASPHALT
⊕	CONIFEROUS TREE	—	CONCRETE
⊕	DEODOUOUS TREE	—	GRAVEL
⊕	FIR		
⊕	CEDAR		
⊕	PINE		

LEGAL DESCRIPTION

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THE NORTH 156.4 FEET OF THE EAST 235 FEET OF LOT 212, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
LOT 212, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT THEREFROM THE NORTH 156.4 FEET OF THE EAST 235 FEET OF SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:
LOT 213, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EXCEPTIONS CONTAINED IN TITLE

- THIS SITE IS SUBJECT TO 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, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 122901, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO ORDINANCE NO 95-055 INCLUDING THE TERMS AND PROVISIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9602290317. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE 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, AS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 909085003. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8410010070. (SHOWN HEREON)

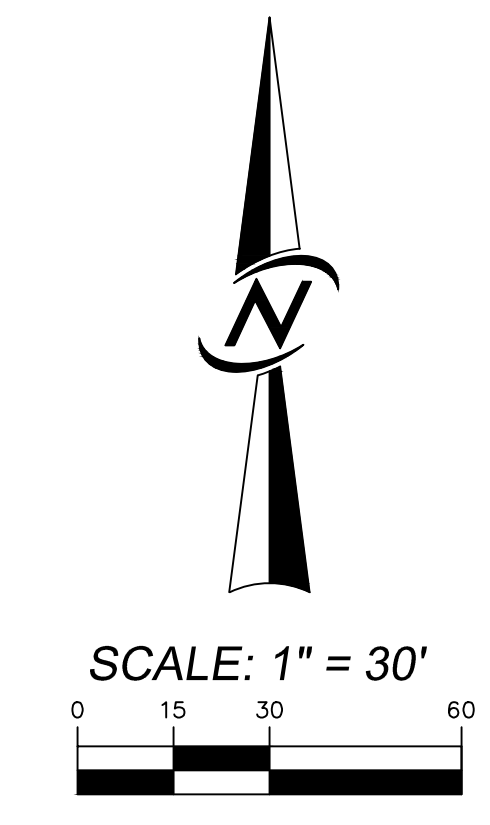
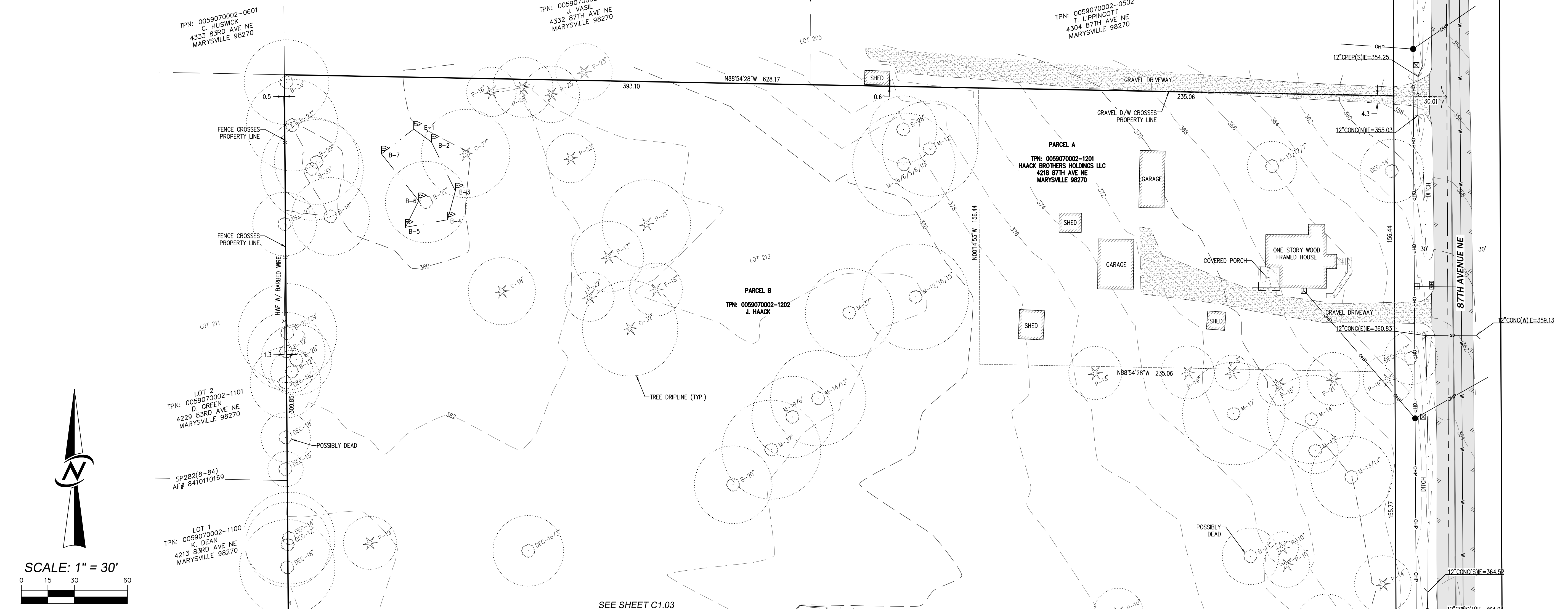
BASIS OF BEARINGS
N01°01'38"E BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF 87TH AVENUE NE.

REFERENCES

- PLAT OF SUNNYSIDE FIVE ACRE TRACTS RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200205305003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- SNOHOMISH COUNTY SHORT PLAT NO. PPN 96-108181 SP RECORDED UNDER RECORDING NUMBER 9708275003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 500137782, DATED AUGUST 30, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 22, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2021.
- PROPERTY AREA TOTAL = 786,078± SQUARE FEET (18.0459± ACRES).
TPN: 0059070002-1201 (PARCEL A) = 36,764± SQUARE FEET (0.8440± ACRES).
TPN: 0059070002-1202 (PARCEL B) = 158,420± SQUARE FEET (3.6368± ACRES).
TPN: 0059070002-1300 (PARCEL C) = 194,911± SQUARE FEET (4.4745± ACRES).
TPN: 0059070002-2000 (PARCEL D) = 194,639± SQUARE FEET (4.4683± ACRES).
TPN: 0059070002-3600 (PARCEL E) = 201,344± SQUARE FEET (4.6222± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



SEE MATCHLINE ON THIS SHEET

SEE SHEET C1.03

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
PROJECT MANAGER	BEN MADEO, AICP
SHEET	OF
C1.02	24
PROJECT NUMBER	21036

**EXISTING CONDITIONS
87TH AND 40TH PRD
PNW INVESTORS, LLC**

PO BOX 1930
WOODINVILLE, WA 98072

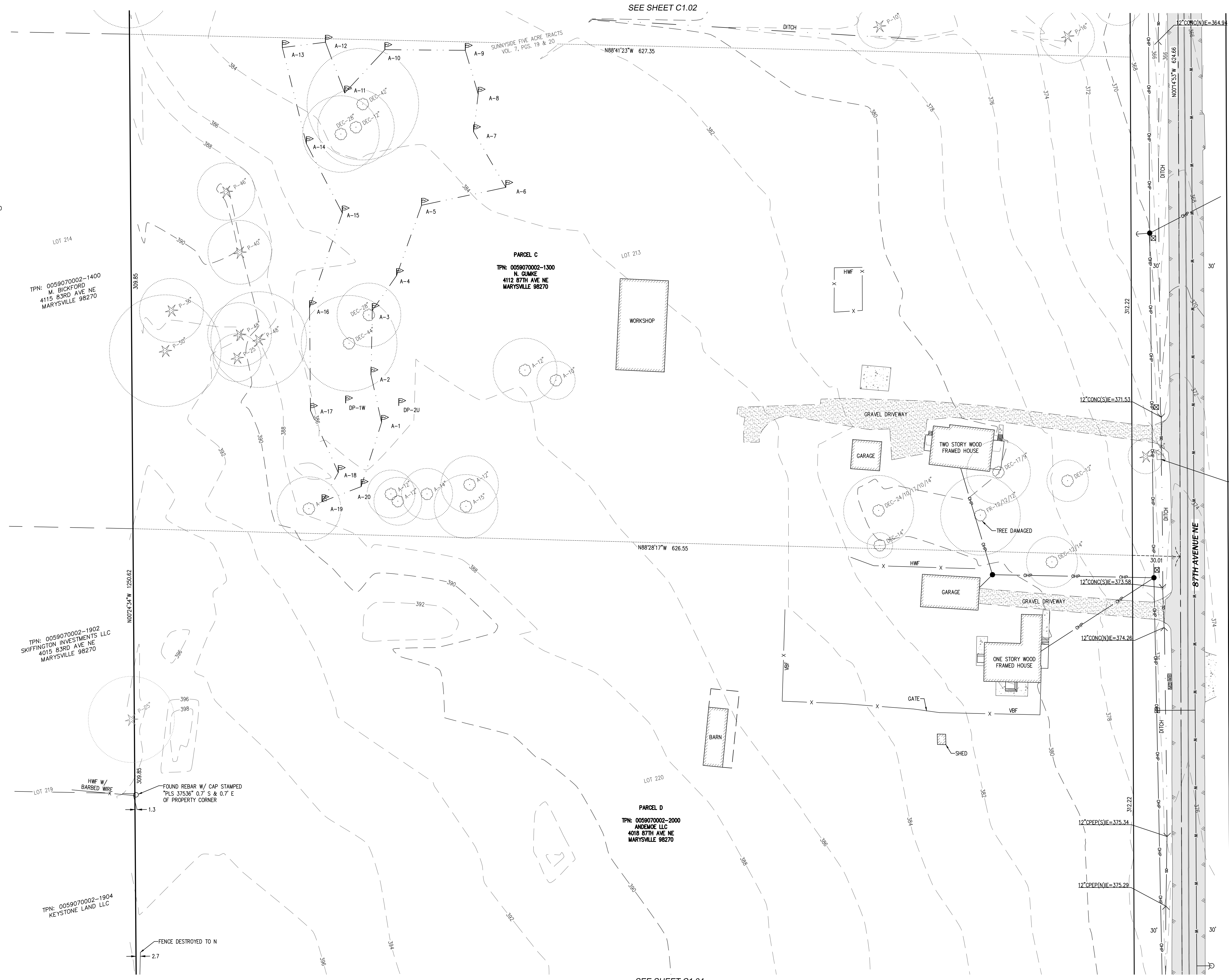
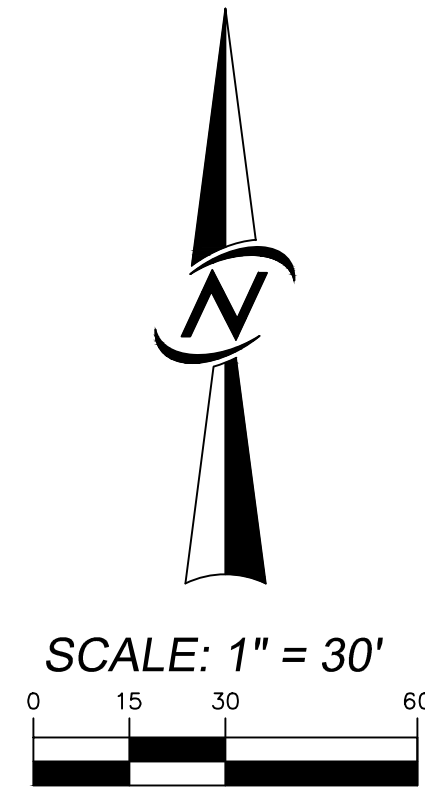
CORE DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

9-15-22

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LOT 214
 TPN: 0059070002-1400
 M. BICKFORD
 4115 83RD AVE NE
 MARYSVILLE 98270

PARCEL C
 TPN: 0059070002-1300
 N. GUNKE
 4112 87TH AVE NE
 MARYSVILLE 98270

TPN: 0059070002-1902
 SKIFFINGTON INVESTMENTS LLC
 4015 83RD AVE NE
 MARYSVILLE 98270

PARCEL D
 TPN: 0059070002-2000
 ANDEMOE LLC
 4018 87TH AVE NE
 MARYSVILLE 98270

TPN: 0059070002-1904
 KEYSTONE LAND LLC

FOUND REBAR W/ CAP STAMPED
 *PLS 37536" 0.7' S & 0.7' E
 OF PROPERTY CORNER

FENCE DESTROYED TO N

SEE SHEET C1.04

CULVERT END SOMEWHERE
 UNDER CONCRETE SLAB,
 BOTTOM DITCH EL=355.61

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C1.03	24
PROJECT NUMBER	
21036	

EXISTING CONDITIONS
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
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CORE
 DESIGN

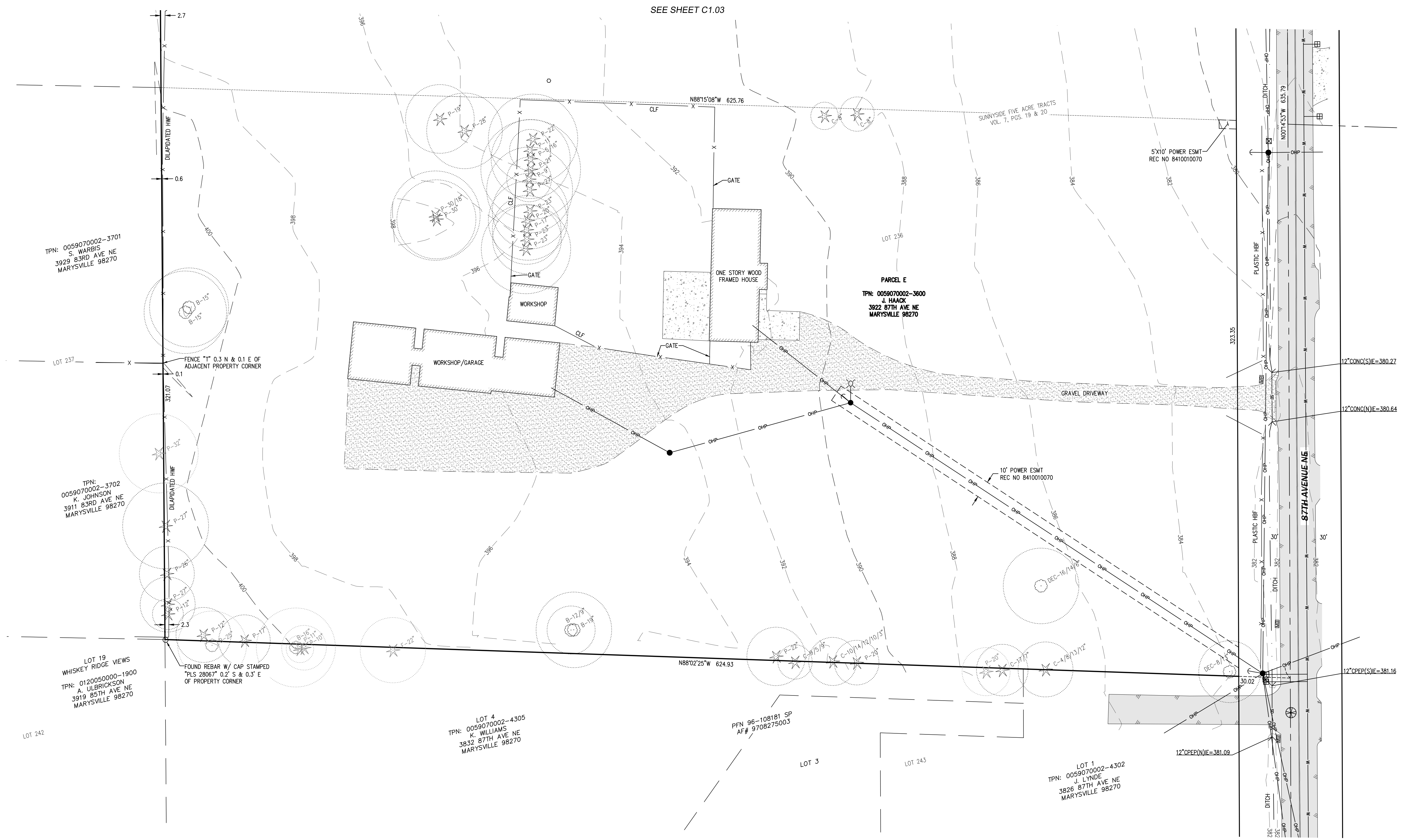
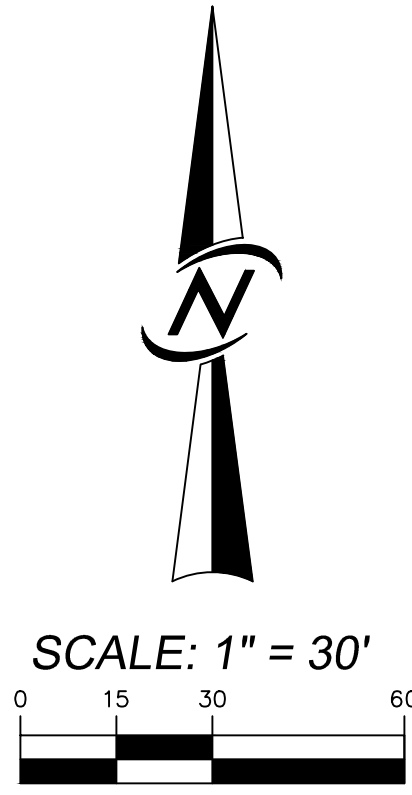
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

REGIONS

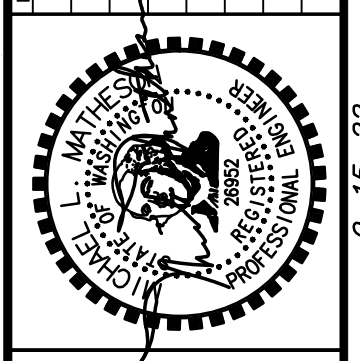
NO. DATE

9-15-22

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NO.	REVISIONS	DATE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

**EXISTING CONDITIONS
87TH AND 40TH PRD
PNW INVESTORS, LLC**

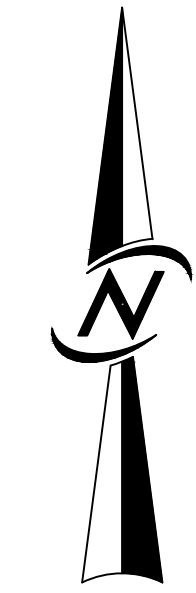
PO BOX 1930
WOODINVILLE, WA 98072

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

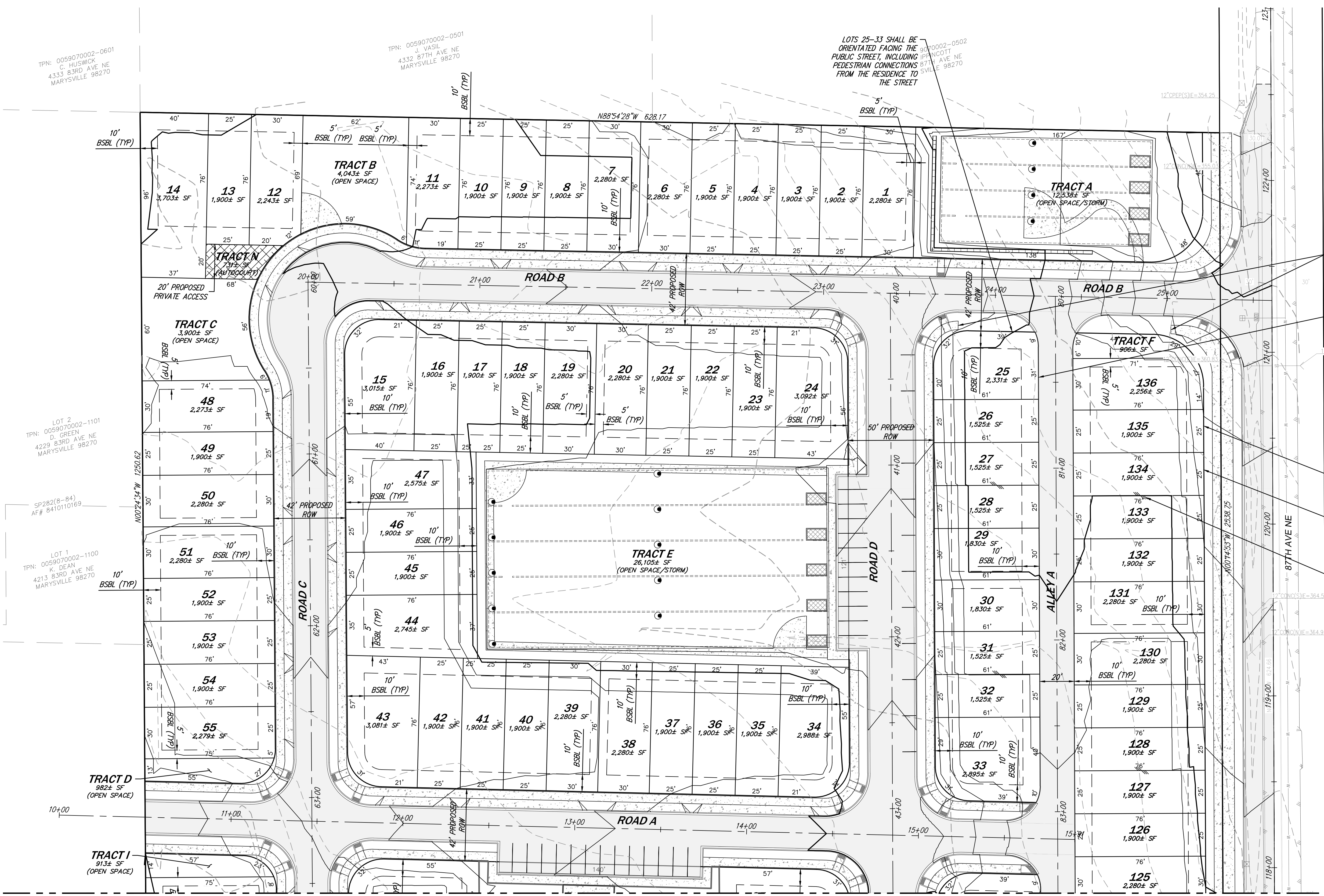
SHEET	OF
C1.04	24
PROJECT NUMBER	
21036	

9-15-22

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SCALE: 1" = 30'



SIDEWALK ENDS AND PEDESTRIAN ROUTING IS DIRECTED ALONG THE NORTH SIDE OF ROAD B DUE TO IMPRACTICALITY OF CURB RAMPS ON THE INTERSECTION OF ALLEY A & ROAD B.

LOTS 25-33 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

LOTS 113-136 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO 87TH AVENUE NE

LOTS 113-136 SHALL BE ORIENTED FACING 87TH AVENUE NE, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

DENOTES STEP IN BUILDING FINISH FLOOR (TYP)

LOTS 25-33 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

TPN: 0059070002-0601
C. HUSWICK
4333 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-0501
J. VASIL
4332 87TH AVE NE
MARYSVILLE 98270

LOT 2
TPN: 0059070002-1101
D. GREEN
4229 83RD AVE NE
MARYSVILLE 98270

LOT 1
TPN: 0059070002-1100
K. DEAN
4213 83RD AVE NE
MARYSVILLE 98270

SEE SHEET C1.06

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
PROJECT MANAGER	BEN MADEO, AICP

SHEET	OF
C1.05	24
PROJECT NUMBER	
21036	

PRELIMINARY PLAT
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

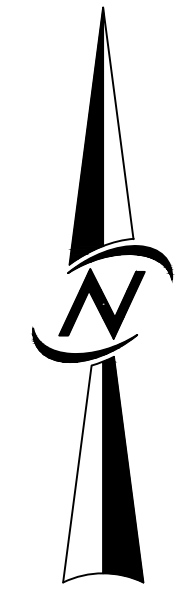
CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

9-15-22

SEE SHEET C1.05

SEE SHEET C1.07



SCALE: 1" = 30'
0 15 30 60



TPN: 0059070002-1400
M. BICKFORD
4115 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-1902
SKIFFINGTON INVESTMENTS LLC
4015 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-1904
KEYSTONE LAND LLC

LOTS 113-136 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO 87TH AVENUE NE

LOTS 113-136 SHALL BE ORIENTED FACING 87TH AVENUE NE, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

DENOTES STEP IN BUILDING FINISH FLOOR (TYP)

LOTS 101-112 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

LOTS 101-112 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C1.06	24
PROJECT NUMBER	21036

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

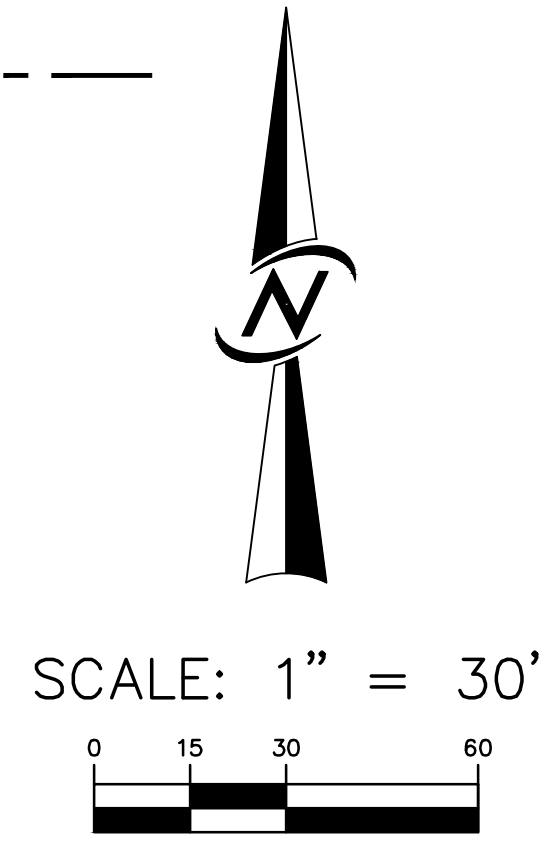
CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

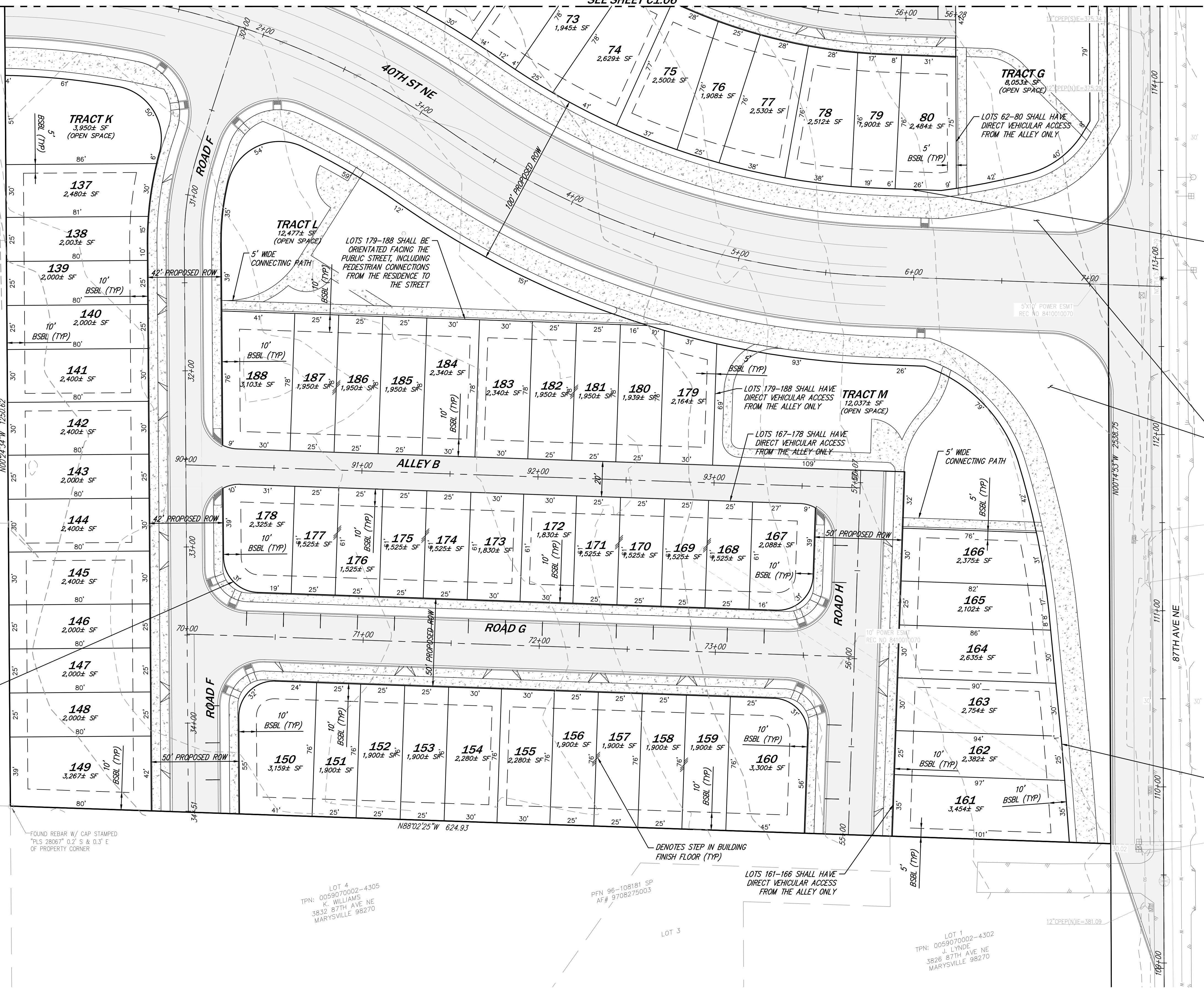
**PRELIMINARY PLAT
87TH AND 40TH PRD
PNW INVESTORS, LLC**
PO BOX 1930
WOODINVILLE, WA 98072

9-15-22

SEE SHEET C1.06



TPN: 0059070002-1904
KEYSTONE LAND LLC



TPN: 0059070002-3701
S. WARBIS
3929 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-3702
K. JOHNSON
3911 83RD AVE NE
MARYSVILLE 98270
LOTS 167-178 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

LOT 19
WHISKEY RIDGE VIEWS
TPN: 0120050000-1900
A. ULBRICKSON
3919 85TH AVE NE
MARYSVILLE 98270

FOUND REBAR W/ CAP STAMPED
"TLS 28067" 0.2' S & 0.3' E
OF PROPERTY CORNER

LOT 4
TPN: 0059070002-4305
K. WILLIAMS
3832 87TH AVE NE
MARYSVILLE 98270

PFN 96-108181 SP
AF# 9708275003

LOT 3

LOTS 161-166 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

LOT 1
TPN: 0059070002-4302
J. LYNDE
3826 87TH AVE NE
MARYSVILLE 98270

LOTS 62-80 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

LOTS 179-188 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

LOTS 167-178 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

TEMPORARY OPEN SPACE AND INTERSECTION DESIGN UNTIL FUTURE ROUNDABOUT CONSTRUCTION

12" CONC(S)JE=380.27

12" CONC(S)JE=380.64

LOTS 161-166 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

12" CPEP(S)JE=381.16

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C1.07	24
PROJECT NUMBER 21036	

REGIONS

NO.

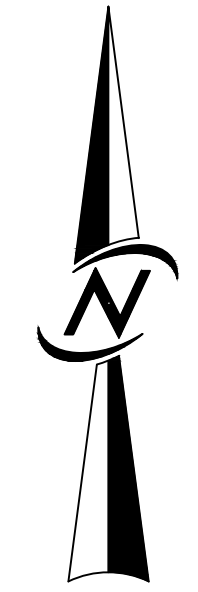
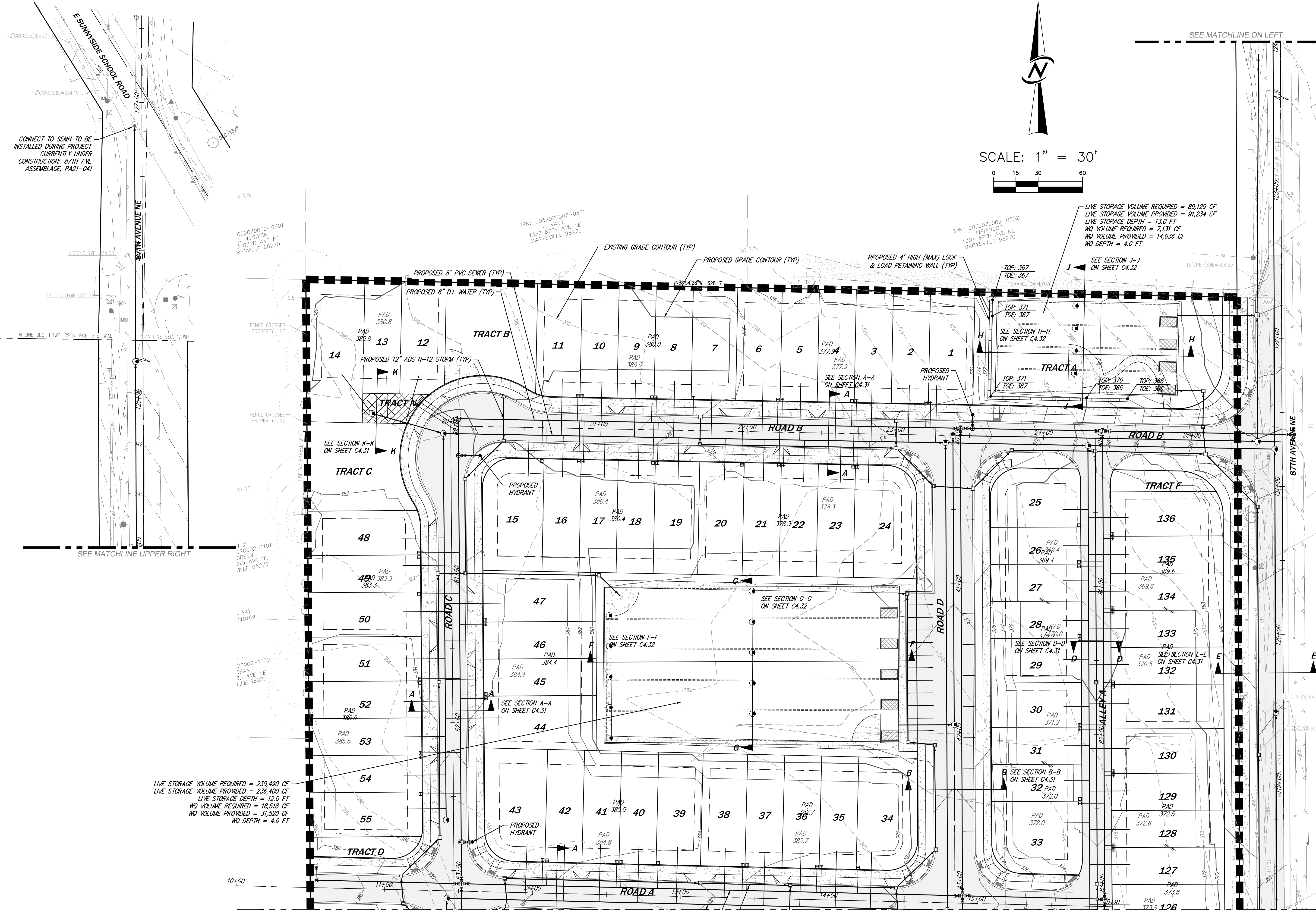
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

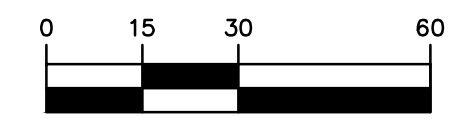
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

9-15-22



SCALE: 1" = 30'



SEE MATCHLINE ON LEFT

CONNECT TO SSMH TO BE INSTALLED DURING PROJECT CURRENTLY UNDER CONSTRUCTION: 87TH AVE ASSEMBLAGE, PA21-041

LIVE STORAGE VOLUME REQUIRED = 89,129 CF
LIVE STORAGE VOLUME PROVIDED = 91,234 CF
LIVE STORAGE DEPTH = 13.0 FT
WQ VOLUME REQUIRED = 7,131 CF
WQ VOLUME PROVIDED = 14,036 CF
WQ DEPTH = 4.0 FT

LIVE STORAGE VOLUME REQUIRED = 230,490 CF
LIVE STORAGE VOLUME PROVIDED = 236,400 CF
LIVE STORAGE DEPTH = 12.0 FT
WQ VOLUME REQUIRED = 18,518 CF
WQ VOLUME PROVIDED = 31,520 CF
WQ DEPTH = 4.0 FT

DATE: AUGUST 2022
DESIGNED: DANIEL BABA
DRAWN: CHUCK FEMLING
APPROVED: MICHAEL L. MATHESON
PROJECT MANAGER: BEN MADEO, AICP

SHEET OF
C4.01 24

PROJECT NUMBER
21036

PRELIMINARY ROAD, GRADING & UTILITY PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
DESIGN

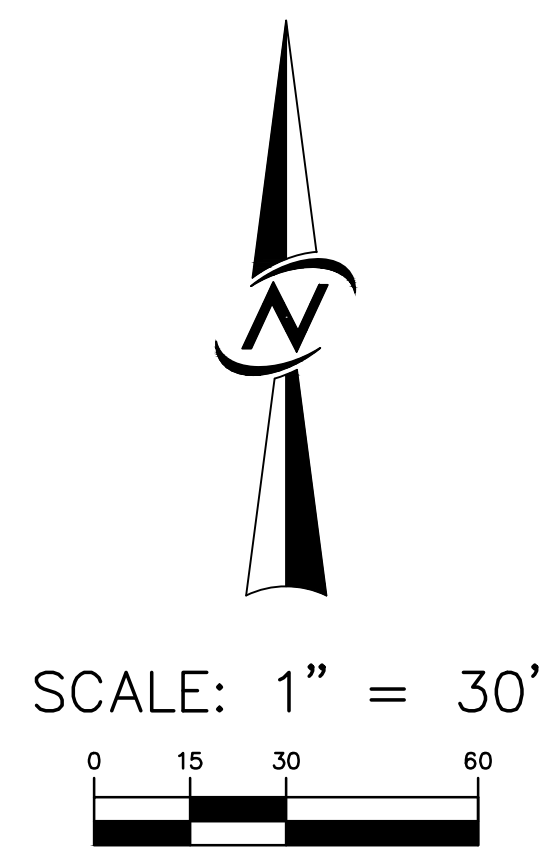
CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

9-15-22

SEE SHEET C4.01

SEE SHEET C4.03

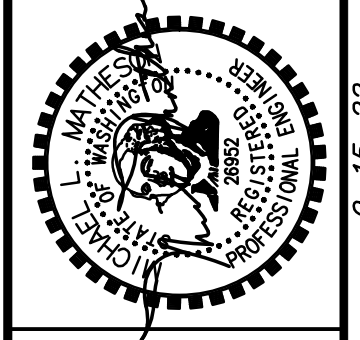


TPN: 0059070002-1400
M. BICKFORD
4115 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-1902
SKIFFINGTON INVESTMENTS LLC
4015 83RD AVE NE
MARYSVILLE 98270

TPN: 0059070002-1904
KEYSTONE LAND LLC

NO.	REVISIONS	DATE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

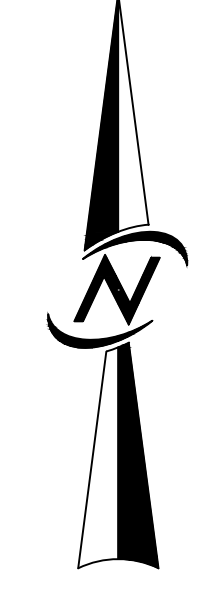
12100 NE 195th St, Suite 300
Bothell, Washington 98011 425.885.7877

PRELIMINARY ROAD, GRADING & UTILITY PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

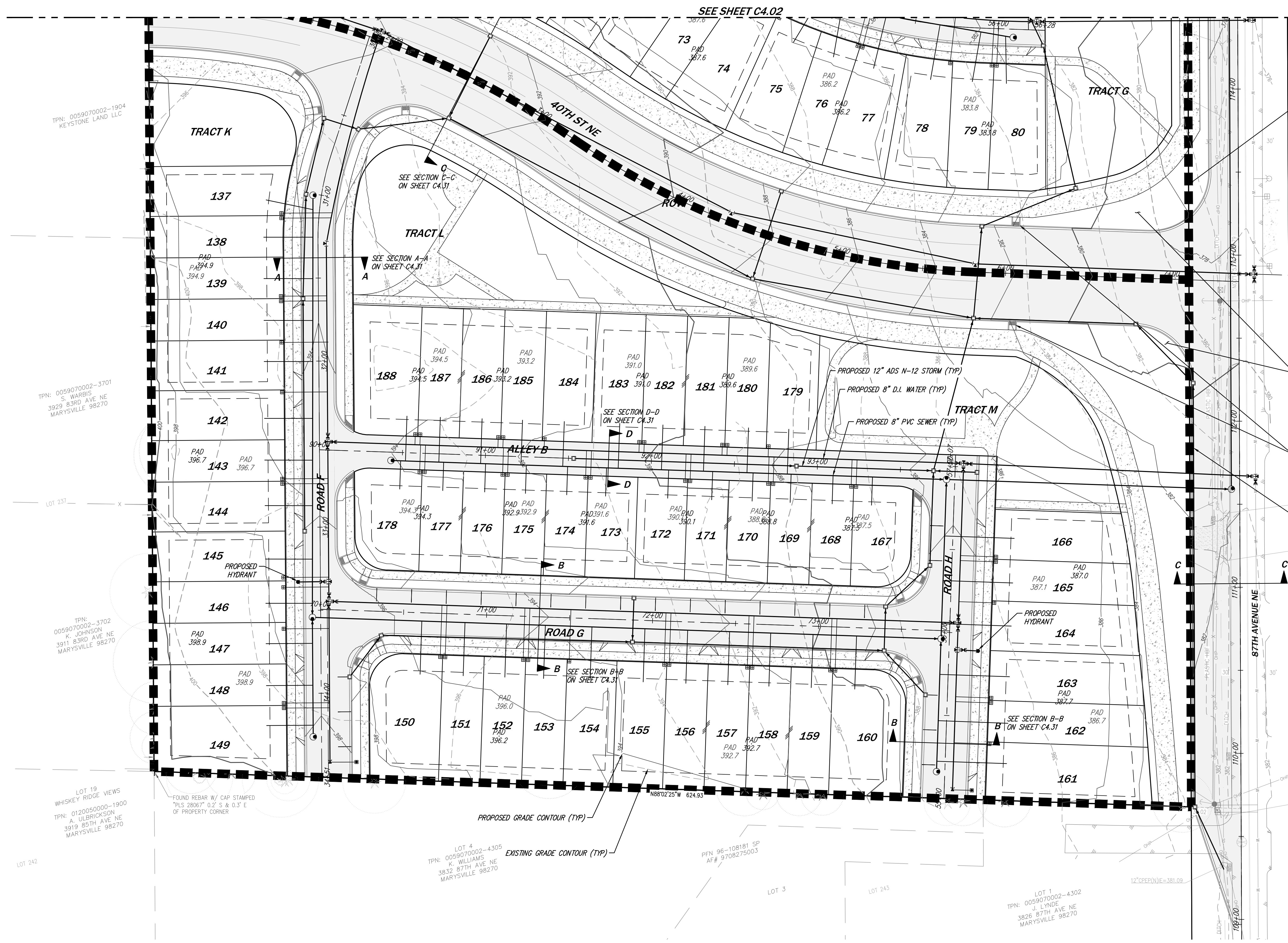
DATE: AUGUST 2022
DESIGNED: DANIEL BABA
DRAWN: CHUCK FEMLING
APPROVED: MICHAEL L. MATHESON
PROJECT MANAGER: BEN MADEO, AICP

SHEET OF
C4.02 24
PROJECT NUMBER
21036

9/15/2022 2:59 PM L:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.01.DWG



SCALE: 1" = 30'



PHASE 1

TEMPORARY OPEN SPACE AND INTERSECTION DESIGN UNTIL FUTURE ROUNDABOUT CONSTRUCTION

CURB RAMP LOCATIONS TO BE CONFIRMED DURING FINAL ENGINEERING IN COORDINATION WITH CITY FOR FUTURE ROUNDABOUT REQUIREMENTS

PHASE 2

SEE SECTION C-C ON SHEET C4.31

SEE SECTION B-B ON SHEET C4.31

SEE SECTION A-A ON SHEET C4.31

SEE SECTION D-D ON SHEET C4.31

SEE SHEET C4.02

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C4.03	24
PROJECT NUMBER	21036

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

PRELIMINARY ROAD, GRADING & UTILITY PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

9-15-22

9/15/2022 3:00 PM L:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.01.DWG

TPN: 0059070002-1904
KEYSTONE LAND LLC

TPN: 0059070002-3701
S. WARBIS
3929 83RD AVE NE
MARYSVILLE 98270

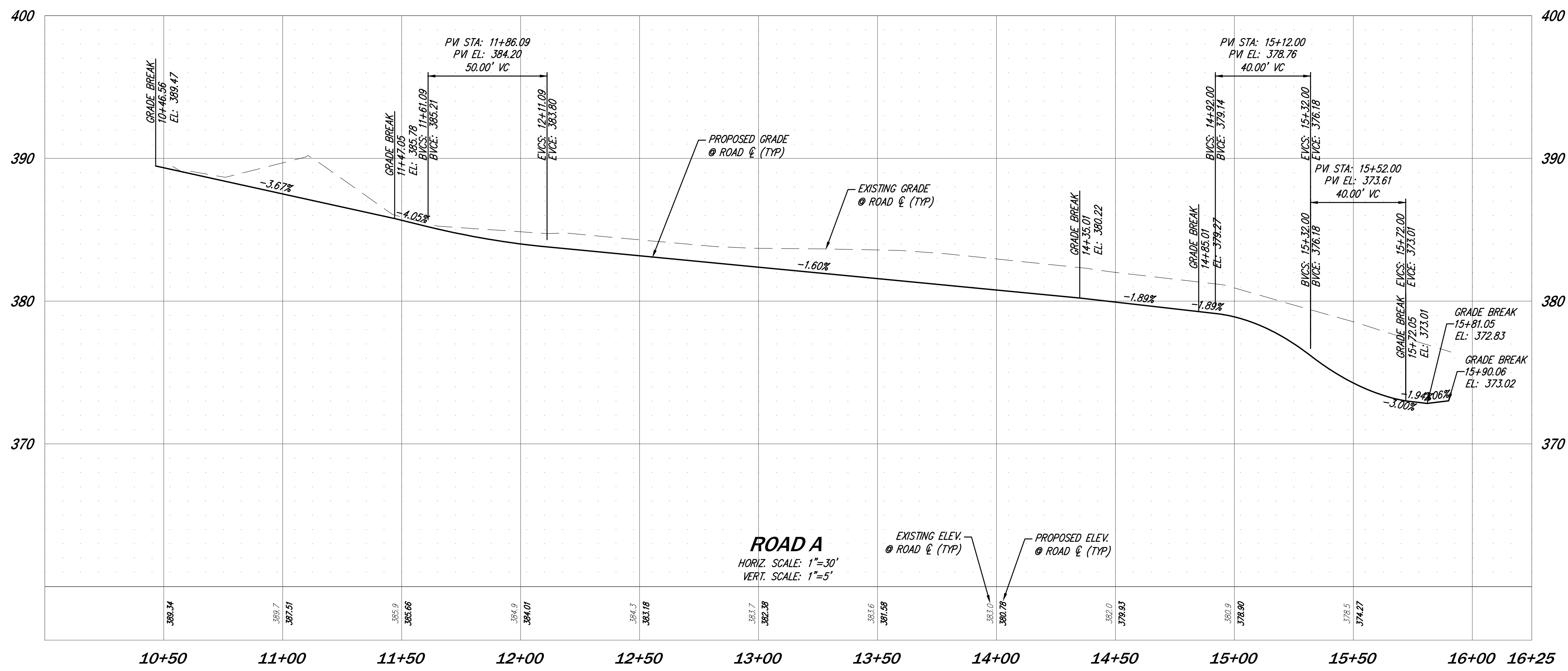
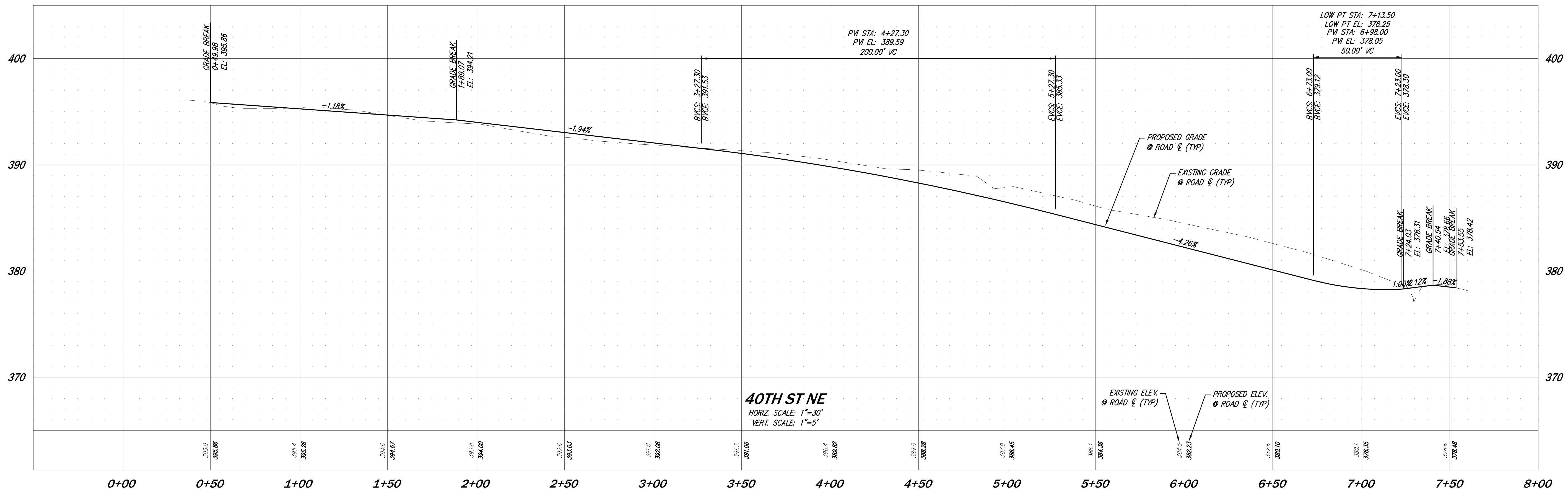
TPN: 0059070002-3702
K. JOHNSON
3911 83RD AVE NE
MARYSVILLE 98270

LOT 19
WHISKEY RIDGE VIEWS
TPN: 0120050000-1900
A. ULBRICKSON
3919 85TH AVE NE
MARYSVILLE 98270

LOT 4
TPN: 0059070002-4305
K. WILLIAMS
3832 87TH AVE NE
MARYSVILLE 98270

PFN 96-108181 SP
AF# 9708275003

LOT 1
TPN: 0059070002-4302
J. LYNDE
3826 87TH AVE NE
MARYSVILLE 98270



DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.21	24
PROJECT NUMBER	
21036	

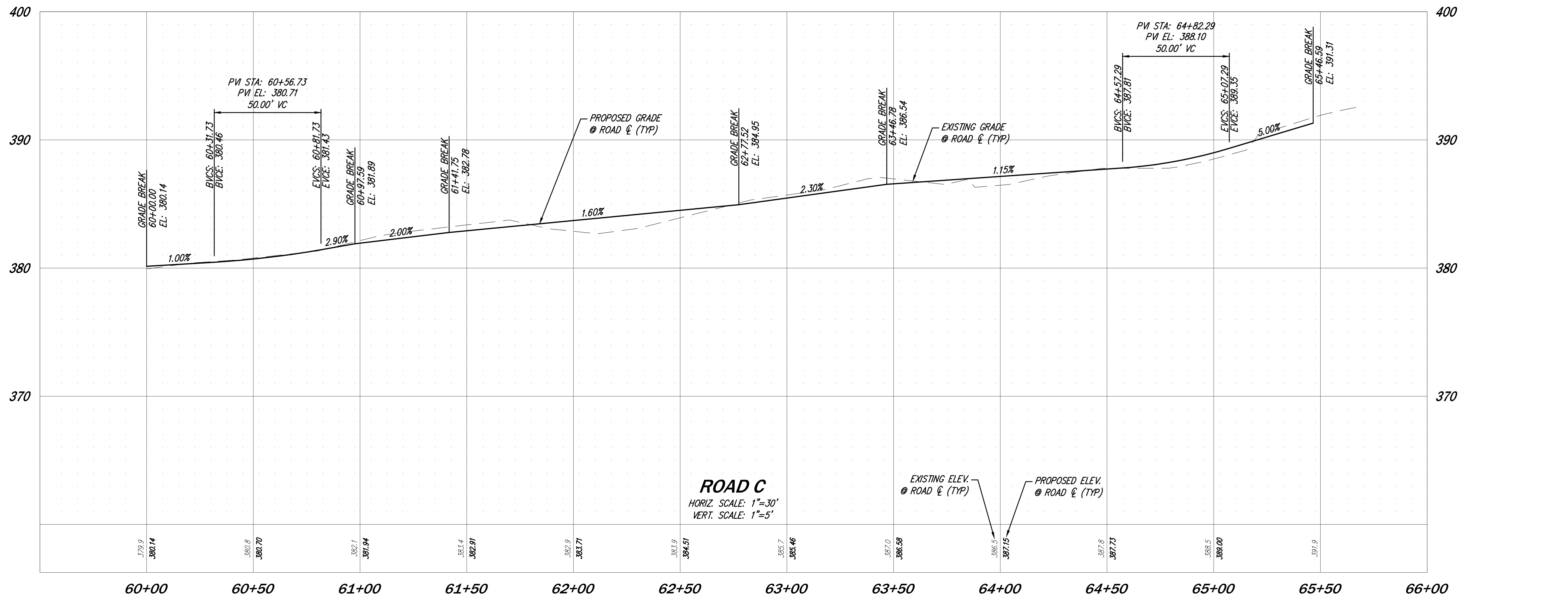
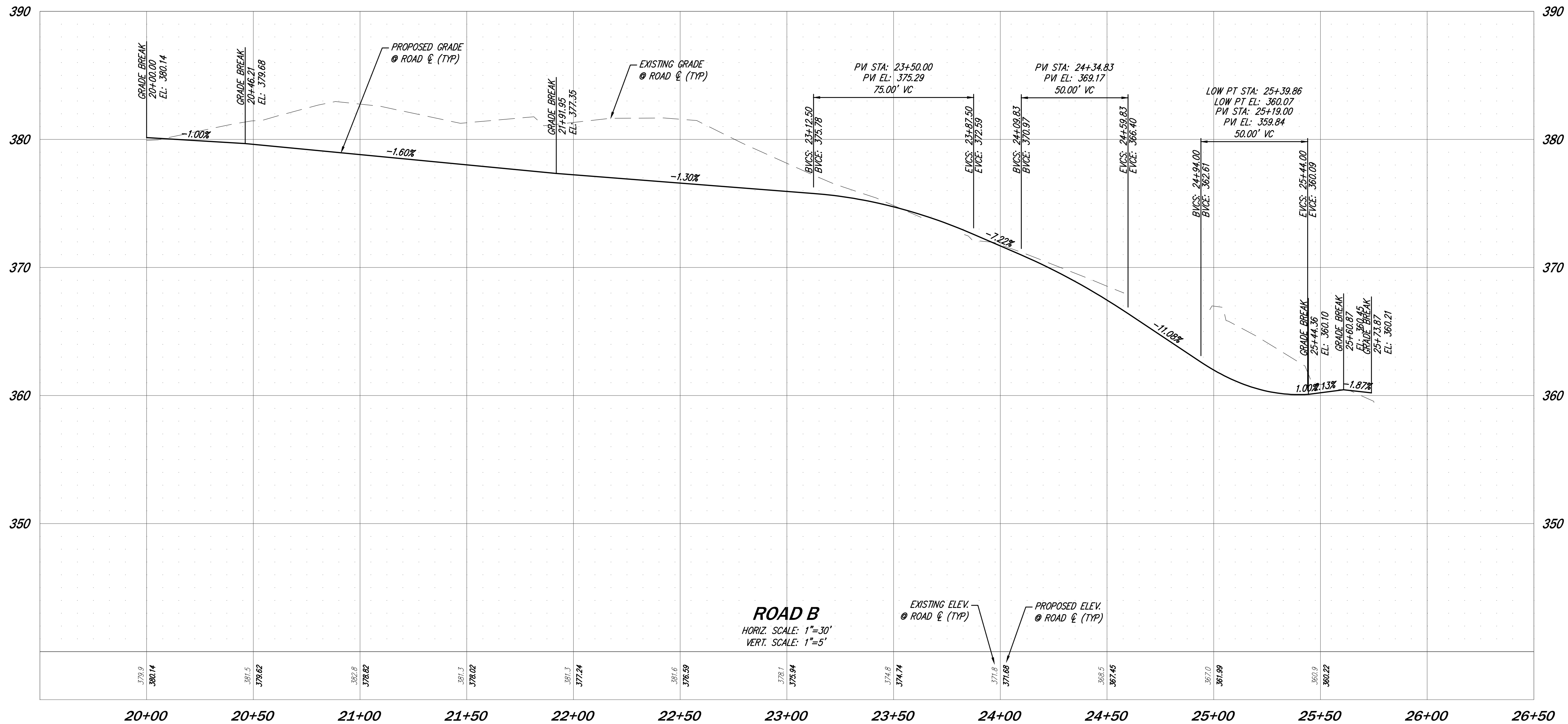
PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODVILLE, WA 98072

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

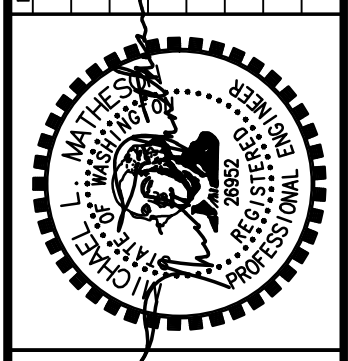
CORE DESIGN
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

REGISTRATION NO. _____
 EXPIRES _____
 9-15-22

9/15/2022 3:00 PM I:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.21.DWG



NO.	REVISIONS	DATE



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300
 Bothell, Washington 98011 425.885.7877

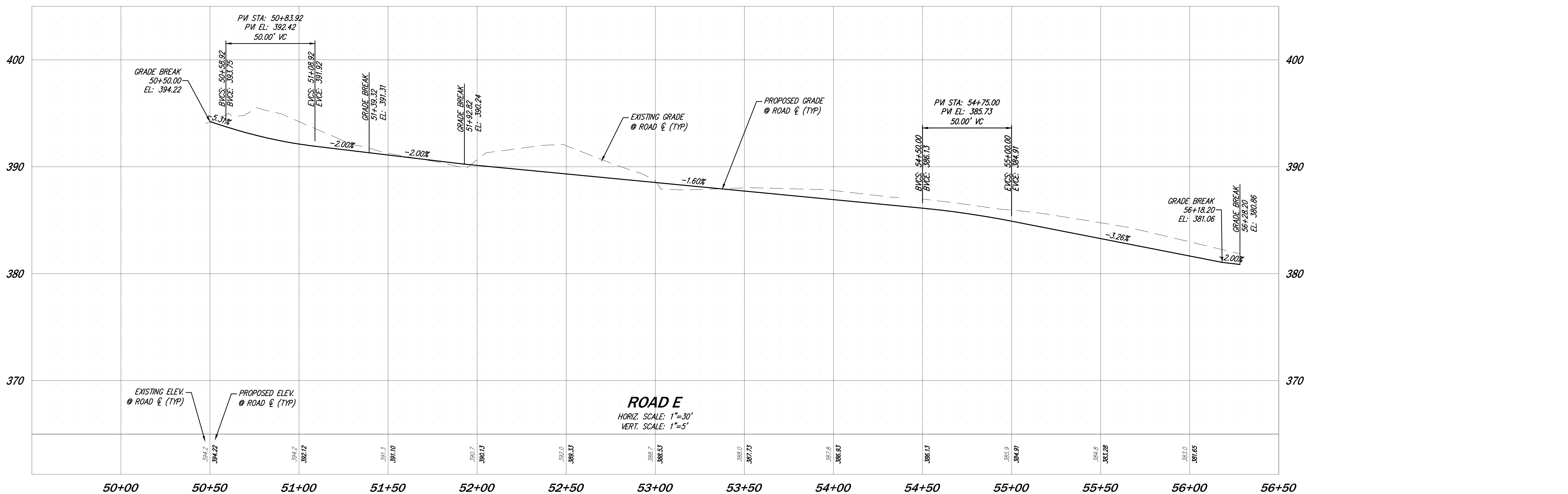
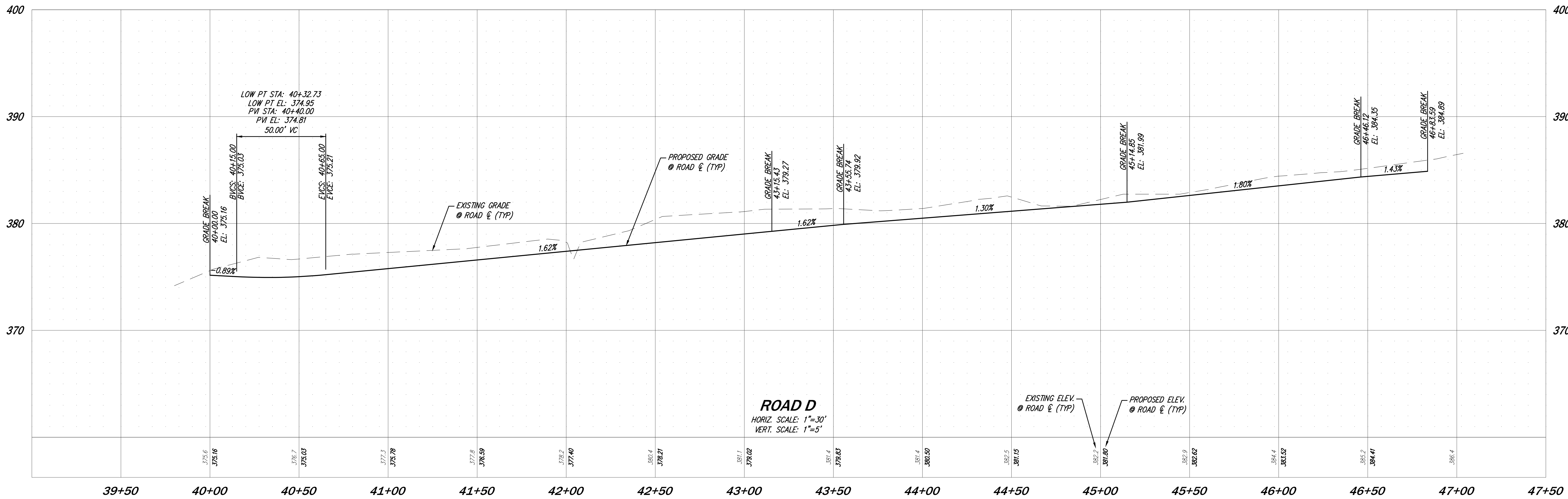
PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

DATE: AUGUST 2022
 DESIGNED: DANIEL BABA
 DRAWN: CHUCK FEMLING
 APPROVED: MICHAEL L. MATHESON
 BEN MADEO, AICP
 PROJECT MANAGER

SHEET OF
C4.22 24
 PROJECT NUMBER
21036

9/15/2022 3:00 PM L:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.21.DWG

9-15-22



DATE	AUGUST 2022
DESIGNED	DANIEL BABI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

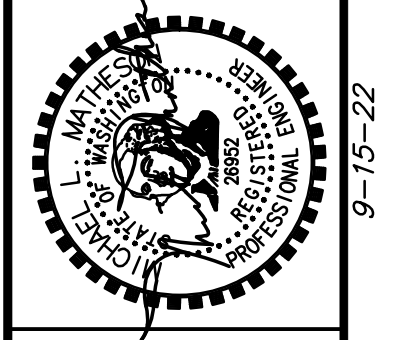
SHEET	OF
C4.23	24
PROJECT NUMBER	21036

PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODVILLE, WA 98072

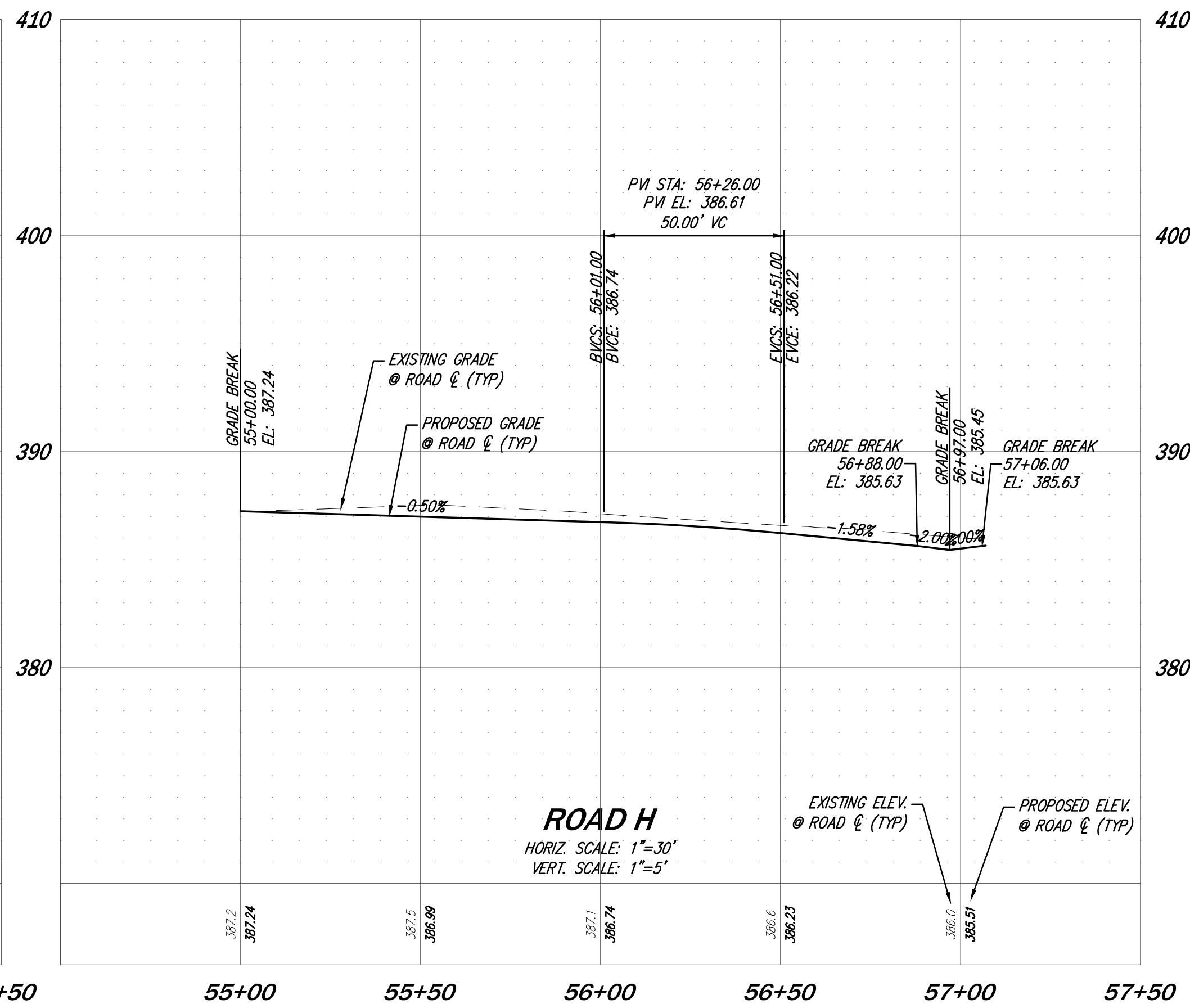
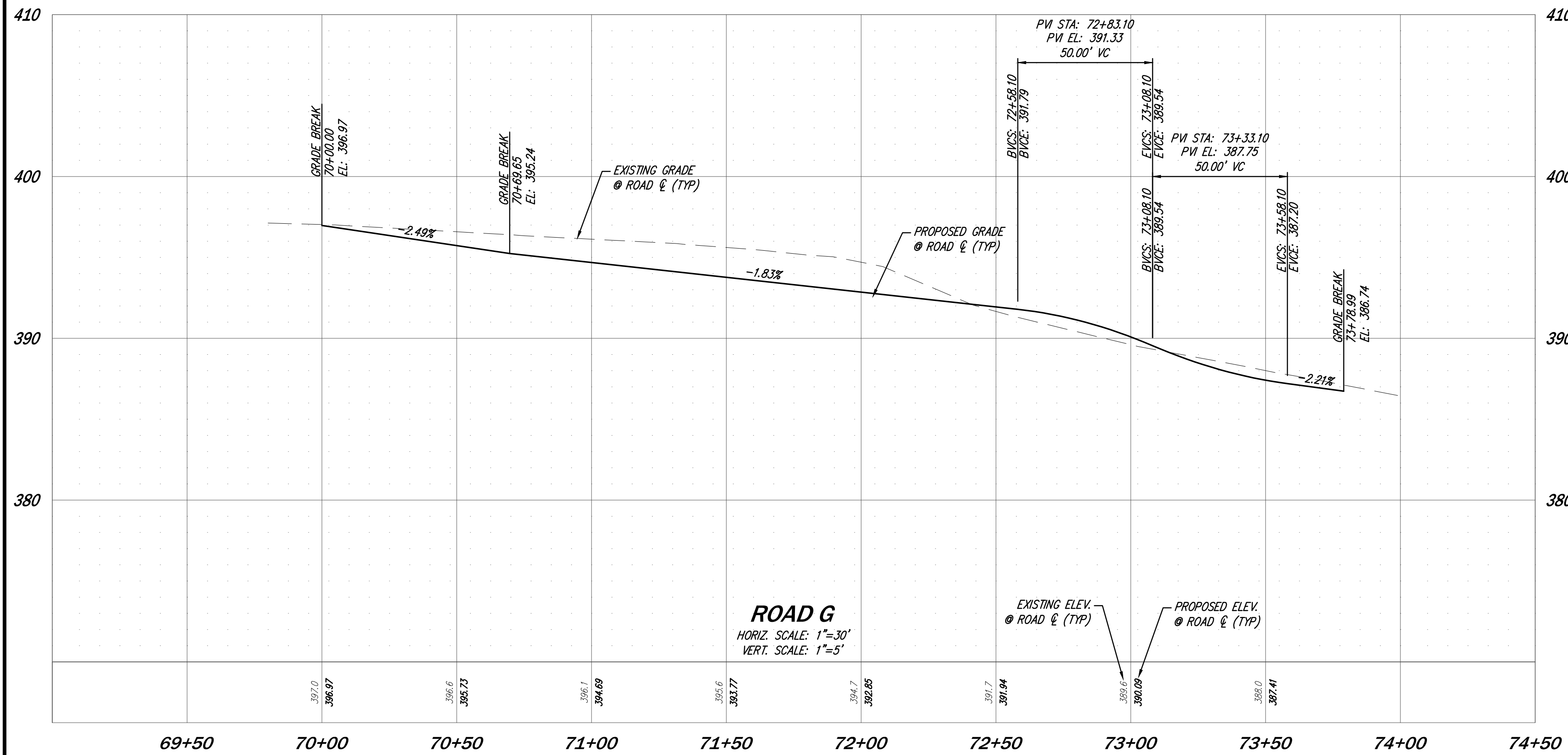
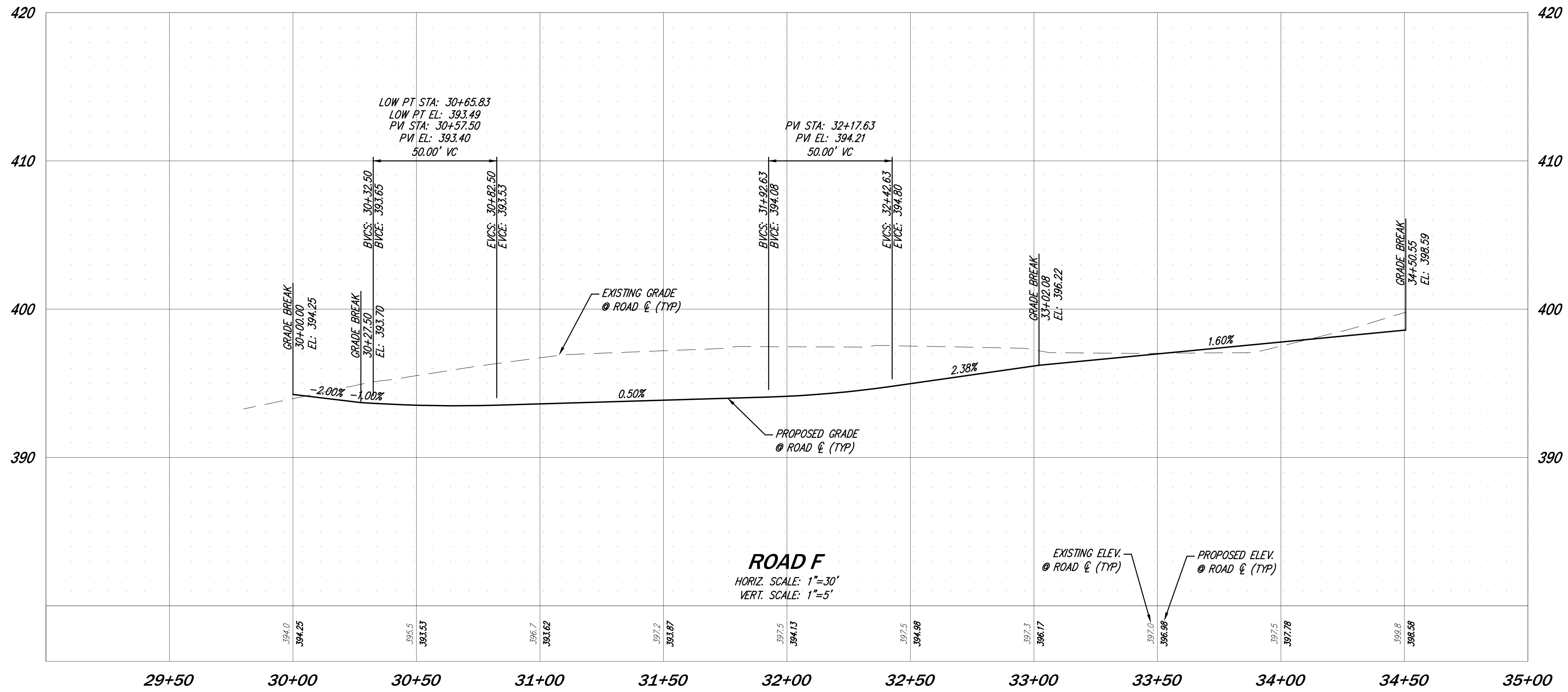
CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE DESIGN
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

9-15-22



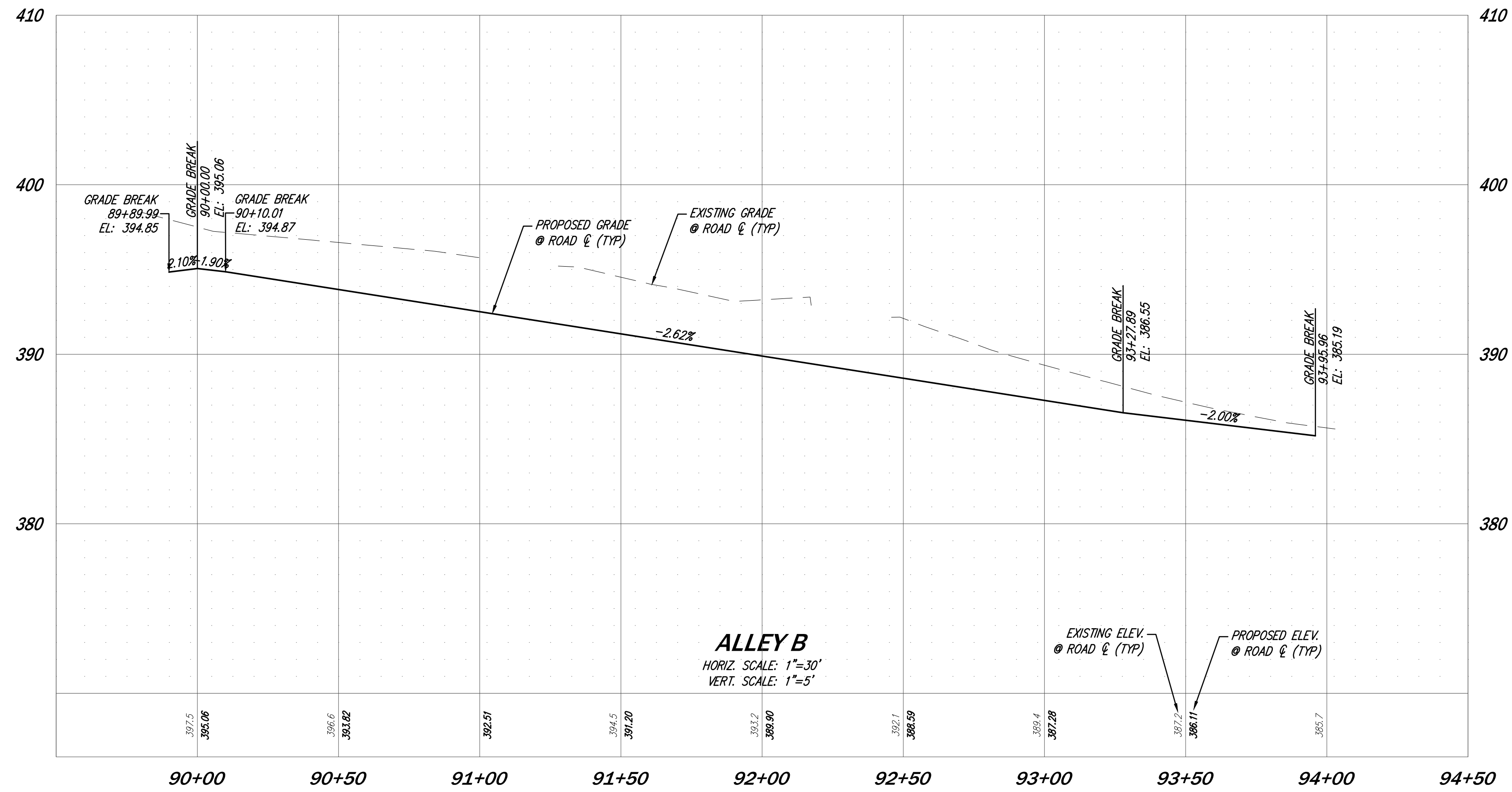
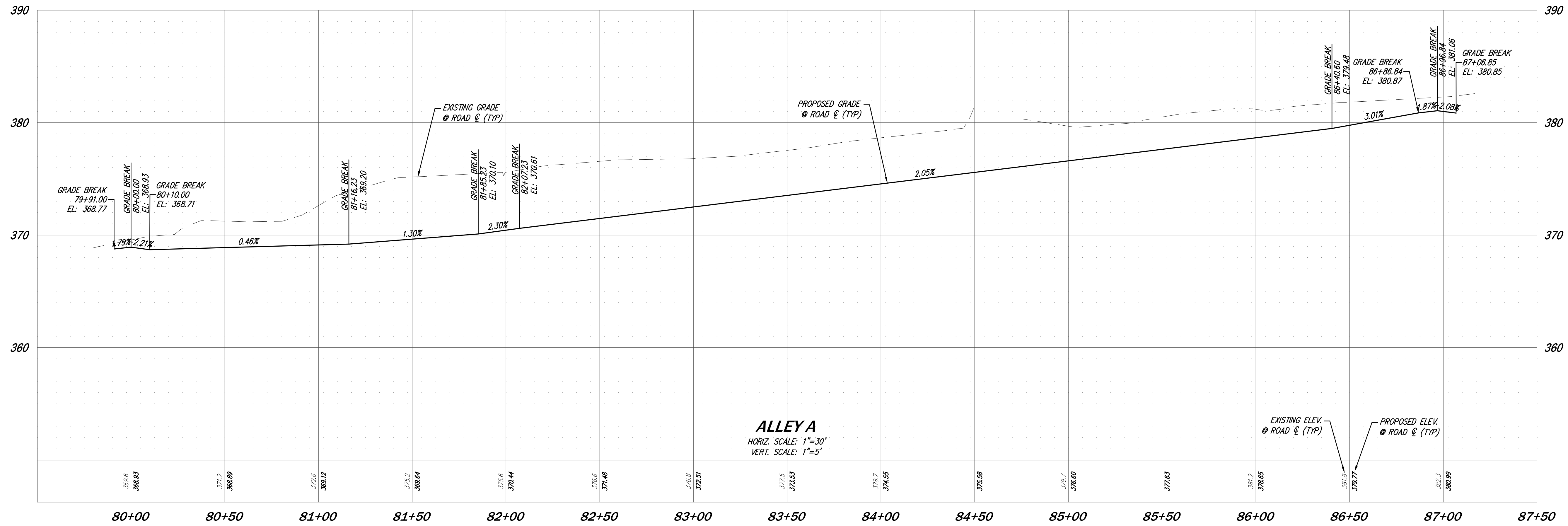
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DATE	AUGUST 2022	DESIGNED	DANIEL BABA	DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON	BEN MADEO, AICP	PROJECT MANAGER		
SHEET	C4.24	OF	24		
PROJECT NUMBER	21036				

PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

9/15/2022 3:00 PM - I:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\C4.24.DWG



DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.25	24
PROJECT NUMBER	
21036	

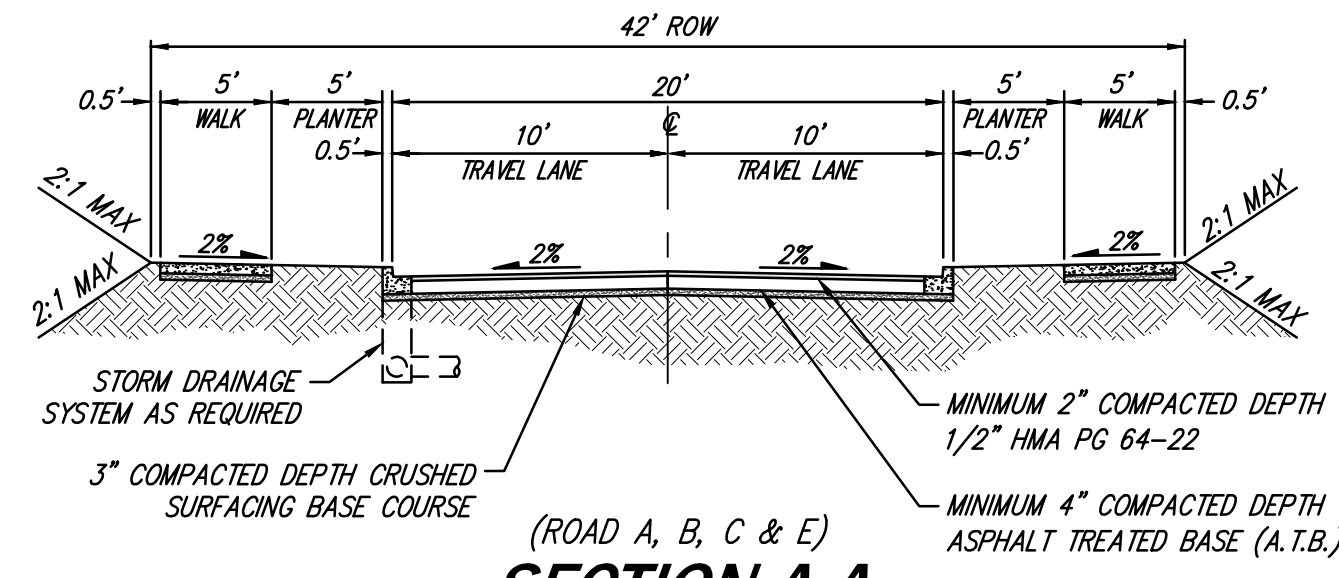
PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODVILLE, WA 98072

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

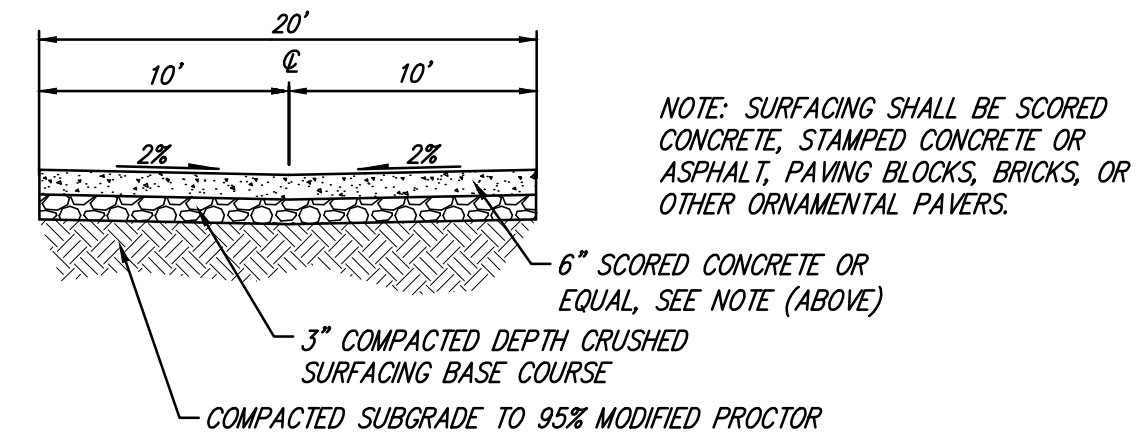
CORE DESIGN
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

9-15-22

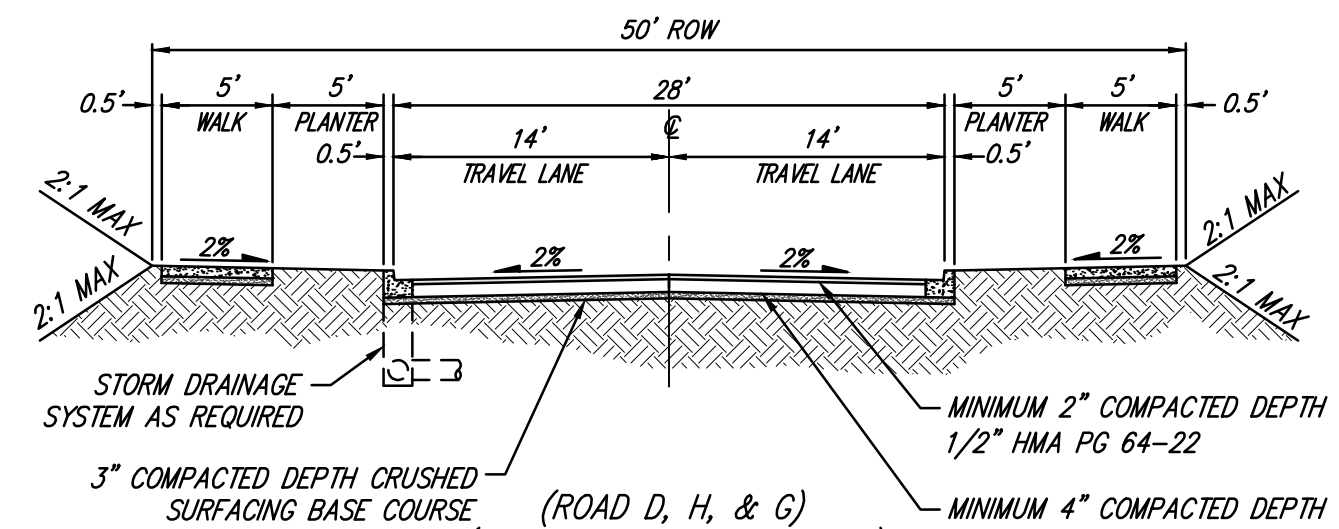
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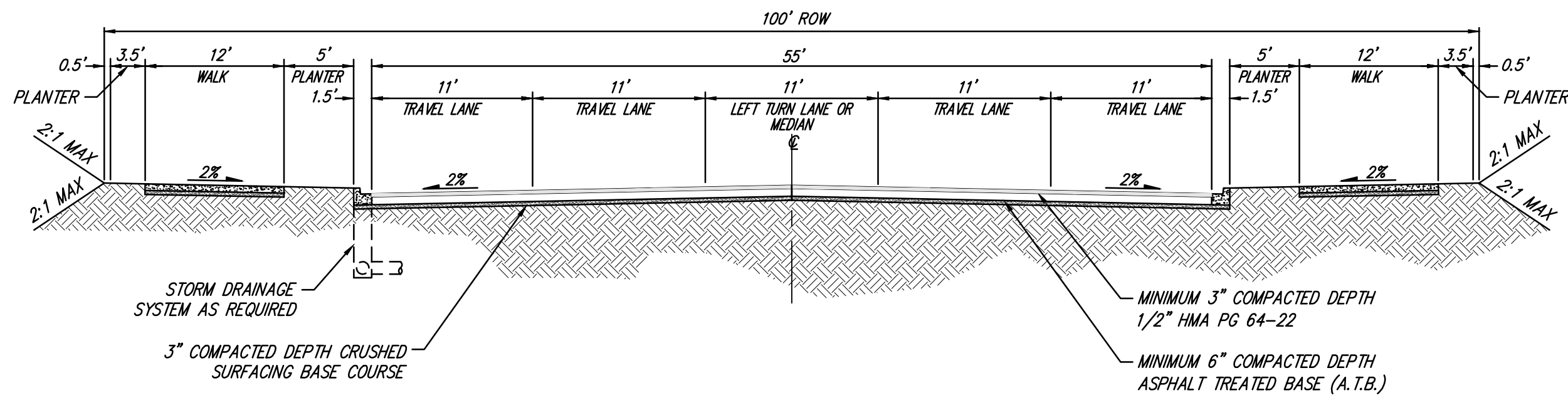
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SECTION A-A
NOT TO SCALE



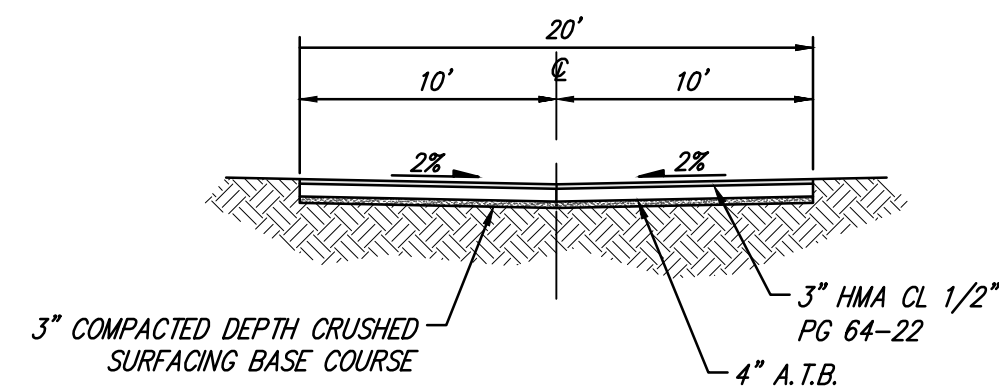
(AUTOCOURTS)
SECTION K-K
NOT TO SCALE



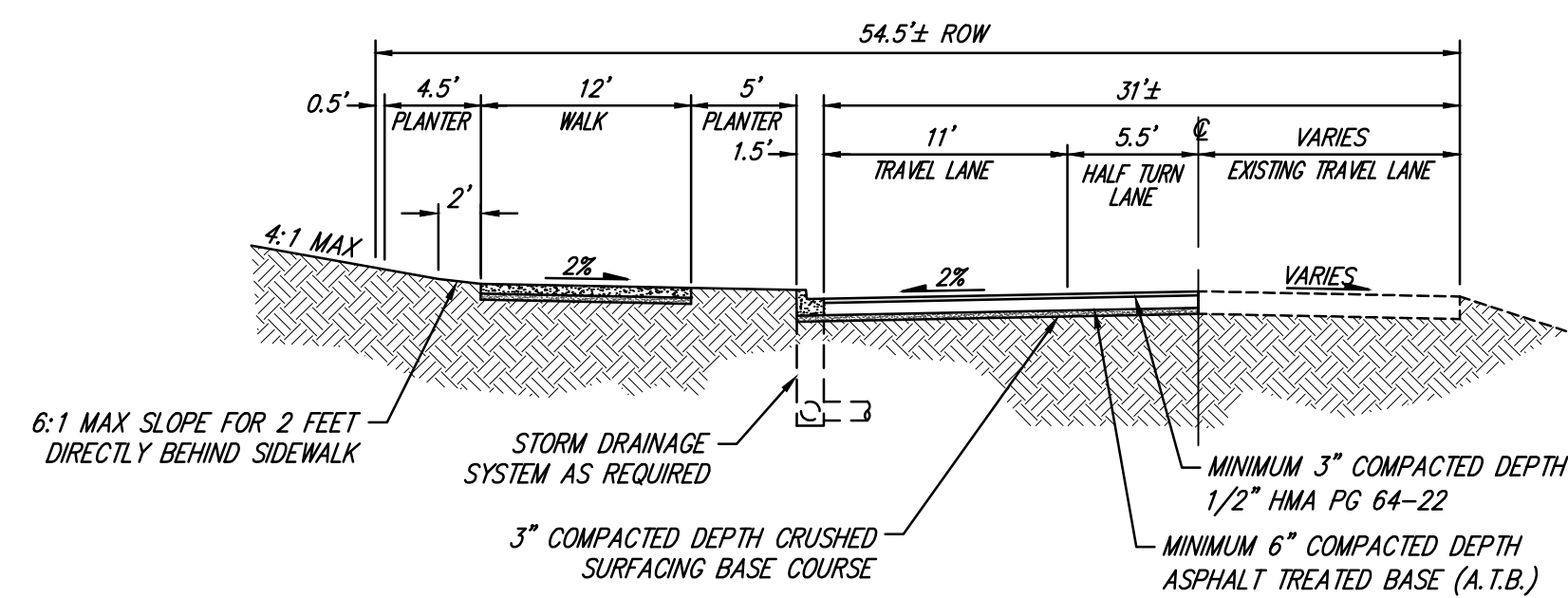
(ROAD D, H, & G)
(ROAD F SOUTH OF ROAD G)
SECTION B-B
NOT TO SCALE



(40TH ST NE & 87 AVE NE (SOUTH OF 40TH ST NE))
SECTION C-C
NOT TO SCALE



(ALLEY A & B)
SECTION D-D
NOT TO SCALE



(87 AVE NE (NORTH OF 40TH ST NE))
SECTION E-E
NOT TO SCALE

NOTE: SURFACING SHALL BE SCORED CONCRETE, STAMPED CONCRETE OR ASPHALT, PAVING BLOCKS, BRICKS, OR OTHER ORNAMENTAL PAVERS.

DATE	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

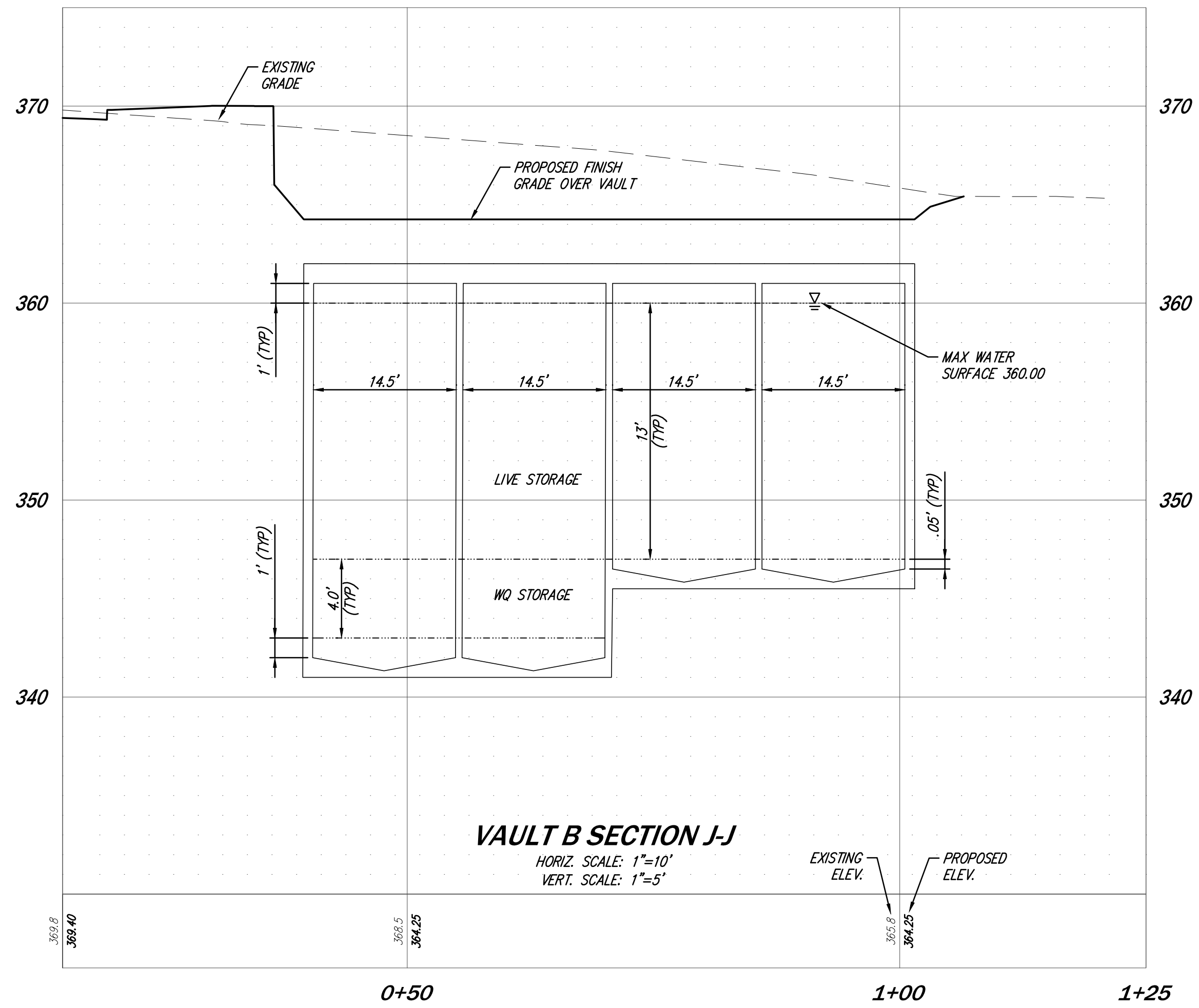
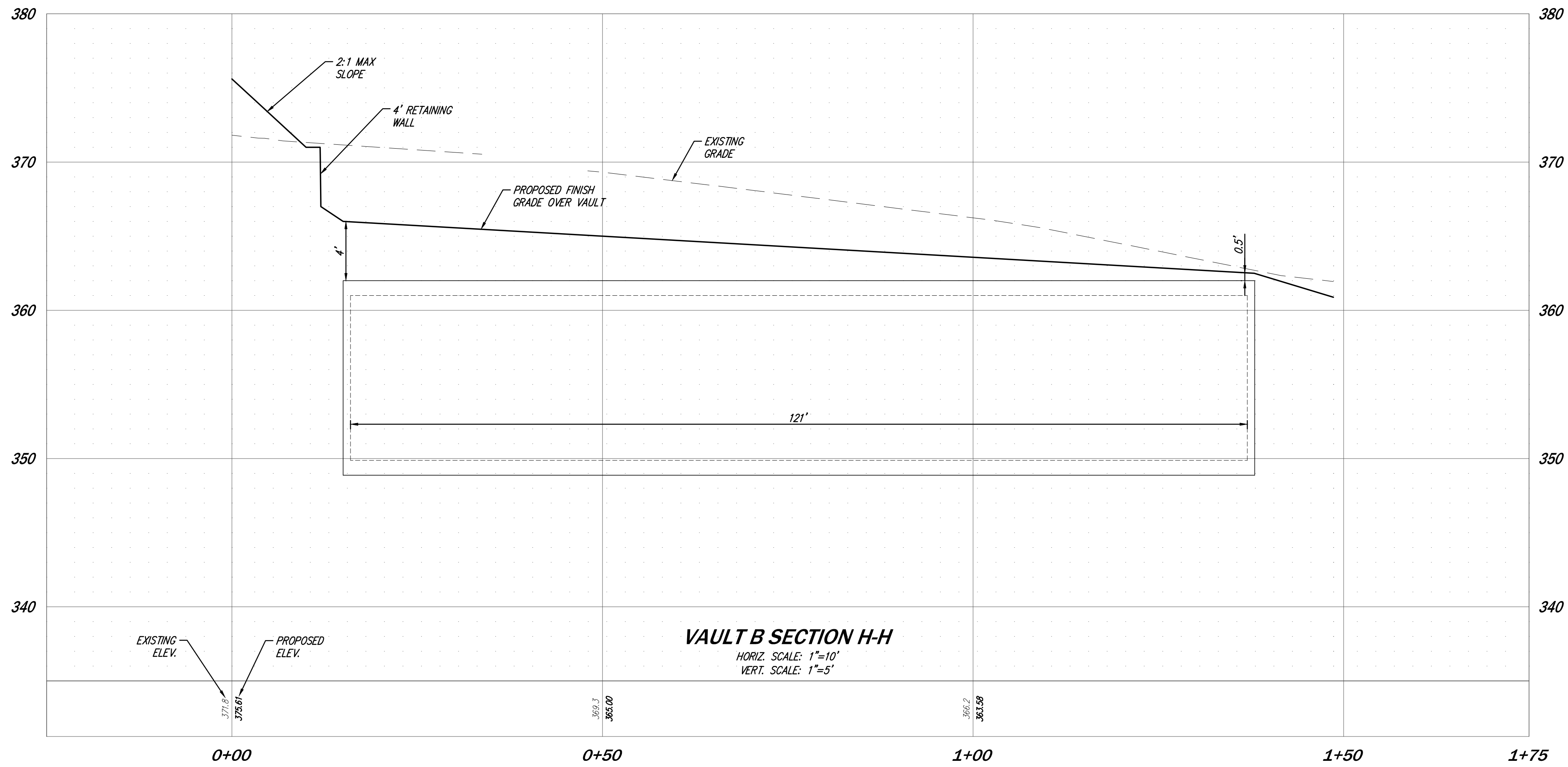
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**PRELIMINARY ROAD SECTIONS
87TH AND 40TH PRD**

PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
PROJECT MANAGER	BEN MADEO, AICP
SHEET	OF
C4.31	24
PROJECT NUMBER	21036

9/15/2022 3:00 PM J:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.31.DWG



NO.	REVISIONS	DATE



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**PRELIMINARY VAULT SECTIONS
 87TH AND 40TH PRD
 PNW INVESTORS, LLC**
 PO BOX 1930
 WOODINVILLE, WA 98072

DATE	AUGUST 2022
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.33	24
PROJECT NUMBER	
21036	

9/15/2022 3:01 PM J:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.31.DWG

9-15-22