

VICINITY MAP

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.

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

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

LEGAL DESCRIPTION

PARCEL A:
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.

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.

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.

Parcel	Area (SF)	Parcel	Area (SF)	Parcel	Area (SF)
1	2,280	70	2,031	139	2,000
2	1,900	71	2,367	140	2,000
3	1,900	72	2,341	141	2,400
4	1,900	73	1,945	142	2,400
5	1,900	74	2,629	143	2,000
6	2,280	75	2,500	144	2,400
7	2,280	76	1,908	145	2,400
8	1,900	77	2,530	146	2,000
9	1,900	78	2,512	147	2,000
10	1,900	79	1,900	148	2,000
11	2,273	80	2,484	149	3,267
12	2,243	81	3,415	150	3,159
13	1,900	82	1,900	151	1,900
14	3,703	83	1,900	152	1,900
15	3,015	84	1,900	153	1,900
16	1,900	85	2,289	154	2,280
17	1,900	86	2,303	155	2,280
18	1,900	87	1,900	156	1,900
19	2,280	88	1,900	157	1,900
20	2,280	89	1,900	158	1,900
21	1,900	90	3,507	159	1,900
22	1,900	91	2,673	160	3,300
23	1,900	92	1,900	161	3,454
24	3,092	93	1,900	162	2,382
25	2,331	94	3,050	163	2,754
26	1,525	95	3,827	164	2,635
27	1,525	96	1,900	165	2,102
28	1,525	97	1,900	166	2,375
29	1,830	98	1,900	167	2,088
30	1,830	99	1,900	168	1,525
31	1,525	100	2,206	169	1,525
32	1,525	101	2,388	170	1,525
33	2,895	102	1,581	171	1,525
34	2,988	103	1,528	172	1,830
35	1,900	104	1,525	173	1,830
36	1,900	105	1,525	174	1,525
37	1,900	106	1,830	175	1,525
38	2,280	107	1,830	176	1,525
39	2,280	108	1,525	177	1,525
40	1,900	109	1,525	178	2,325
41	1,900	110	1,525	179	2,164
42	1,900	111	1,525	180	1,939
43	3,081	112	2,401	181	1,950
44	2,745	113	2,280	182	1,950
45	1,900	114	1,900	183	2,340
46	1,900	115	1,900	184	2,340
47	2,575	116	1,900	185	1,950
48	2,273	117	1,900	186	1,950
49	1,900	118	2,280	187	1,950
50	2,280	119	2,280	188	3,103
51	2,280	120	1,900	ROW	273,494
52	1,900	121	1,900	TRACT A	12,538
53	1,900	122	1,900	TRACT B	4,043
54	1,900	123	1,900	TRACT C	3,900
55	2,279	124	2,280	TRACT D	982
56	2,276	125	2,280	TRACT E	26,105
57	1,900	126	1,900	TRACT F	906
58	1,900	127	1,900	TRACT G	8,053
59	1,900	128	1,900	TRACT H	24,863
60	1,900	129	1,900	TRACT I	913
61	2,686	130	2,280	TRACT J	1,610
62	2,496	131	2,280	TRACT K	3,950
63	1,981	132	1,900	TRACT L	12,477
64	1,923	133	1,900	TRACT M	12,037
65	2,275	134	1,900	TRACT N	731
66	2,291	135	1,900		
67	1,960	136	2,256		
68	2,686	137	2,480		
69	2,784	138	2,003		

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		
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.

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. c. Private park and open space facilities integrated into project design.	1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code). 5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.	2,207 LF 13,637 SF 0.31 AC	4.41 1.57
Total Achieved Landscape Incentive Units			44
Total Allowed Number of Lots (Base Density Calculation + Incentive Units)			188
			(144 Lots + 44 RDI Units)

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

MMC 22G.080.070 CALCULATION

LOTS UNDER 5,000 SF: 188 LOTS
 25% OF LOT UNDER 5,000 SF: 47 LOTS
 LOTS UNDER 5,000 SF WITH ACCESS BY AUTO COURT: 3 LOTS (LOTS 12-14)
 LOTS UNDER 5,000 SF WITH ACCESS BY ALLEY: 67 LOTS (LOTS 25-33, 101-136, 167-188)

SUM OF LOTS: 70 LOTS

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

SHEET 1 OF 1
 PROJECT NUMBER 21036

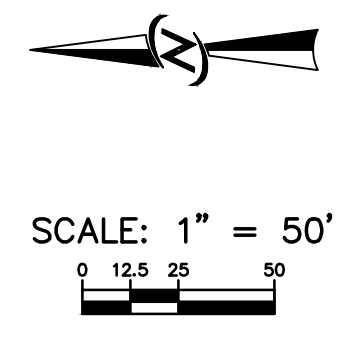
CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE DESIGN

PRD SITE PLAN
 87TH AND 40TH PRD
 PNW INVESTORS, LLC
 PO BOX 1930
 WOODVILLE, WA 98072

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

9-15-22



NO.	REVISIONS	DATE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.865.7877

SITE PLAN EXHIBIT
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 1 OF 1
PROJECT NUMBER 21036

9/19/2022 5:04 PM A:\2021\21036\PLANNING\21036 SITE PLAN EXHIBIT.DWG