



VICINITY MAP

PROJECT DESCRIPTION

PLANNED RESIDENTIAL DEVELOPMENT THROUGH BINDING SITE PLAN APPROVAL PROCESS. PROPOSED 187 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: 561 SPACES (2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)
PARKING PROVIDED: 713 SPACES (INCLUDES STREET PARKING)

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.
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.

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	2,922	70	2,280	139	1,900
2	1,900	71	1,900	140	2,280
3	1,900	72	1,900	141	2,280
4	1,900	73	2,280	142	1,900
5	2,280	74	2,280	143	2,280
6	2,280	75	1,900	144	2,280
7	1,900	76	1,900	145	1,900
8	1,900	77	2,280	146	1,900
9	1,900	78	2,280	147	1,900
10	2,280	79	1,900	148	3,097
11	2,280	80	1,900	149	3,464
12	1,900	81	1,900	150	1,900
13	1,900	82	2,280	151	1,900
14	1,900	83	2,280	152	1,900
15	2,280	84	1,900	153	2,280
16	2,280	85	1,900	154	2,280
17	1,900	86	1,900	155	1,900
18	1,900	87	2,280	156	1,900
19	1,900	88	2,280	157	1,900
20	2,280	89	1,900	158	1,900
21	2,280	90	1,900	159	3,300
22	1,900	91	1,900	160	3,580
23	2,280	92	2,280	161	2,483
24	2,412	93	2,280	162	2,871
25	1,625	94	1,900	163	2,726
26	1,524	95	1,900	164	2,140
27	1,800	96	2,280	165	2,384
28	1,800	97	2,280	166	2,088
29	1,500	98	1,900	167	1,525
30	1,800	99	1,900	168	1,525
31	1,800	100	1,900	169	1,525
32	1,500	101	2,280	170	1,525
33	1,500	102	2,280	171	1,830
34	2,251	103	1,900	172	1,830
35	2,354	104	2,299	173	1,525
36	1,500	105	2,305	174	1,525
37	1,500	106	1,900	175	1,525
38	1,800	107	1,900	176	1,525
39	1,800	108	1,900	177	2,081
40	1,500	109	2,280	178	2,790
41	1,500	110	2,606	179	1,950
42	1,500	111	1,902	180	1,950
43	2,158	112	2,294	181	1,950
44	2,660	113	2,280	182	2,340
45	1,900	114	1,900	183	2,340
46	1,900	115	1,900	184	1,950
47	1,900	116	2,230	185	1,950
48	2,280	117	3,037	186	1,939
49	2,280	118	2,014	187	2,163
50	1,900	119	2,004	ROW	278,712
51	1,900	120	2,832	TRACT A	10,251
52	1,900	121	2,839	TRACT B	1,476
53	1,900	122	2,006	TRACT C	43,588
54	2,280	123	2,841	TRACT D	25,461
55	2,280	124	2,463	TRACT E	1,325
56	1,900	125	1,974	TRACT F	7,851
57	1,900	126	2,408	TRACT G	441
58	1,900	127	2,513	TRACT H	3,791
59	2,280	128	1,985	TRACT I	12,036
60	2,280	129	2,461	TRACT J	10,489
61	1,900	130	2,370		
62	1,900	131	1,977		
63	1,900	132	2,685		
64	2,280	133	2,848		
65	2,280	134	2,077		
66	1,900	135	2,443		
67	1,900	136	2,359		
68	1,900	137	1,903		
69	2,280	138	1,900		

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	10,251 SF	0.24 AC	9,495 SF	0.22 AC	Play equipment, picnic tables, benches, and lawn space		
Tract C	43,588 SF	1.00 AC	6,844 SF	0.16 AC	36,744 SF	0.84 AC	Sports court, picnic tables, benches, and lawn space
Sub-Total ¹	53,839 SF	1.24 AC	6,844 SF	0.16 AC	46,239 SF	1.06 AC	
Tract D	25,461 SF	0.58 AC	2,632 SF	0.06 AC	22,829 SF	0.52 AC	Trail segment, Tract has a dimension less than 30' therefore can not be fully counted.
Tract E ²	380 SF	0.01 AC			380 SF	0.01 AC	Lawn space, picnic tables, benches and large play equipment
Tract F	7,851 SF	0.18 AC			7,851 SF	0.18 AC	Trail segments, picnic tables, benches and lawn space
Tract H	3,791 SF	0.09 AC	3,791 SF	0.09 AC			Lawn space
Tract I	12,036 SF	0.28 AC			12,036 SF	0.28 AC	Play equipment, picnic tables, benches, and lawn space
Tract J	10,489 SF	0.24 AC			10,489 SF	0.24 AC	Trail segments, picnic tables, benches and lawn space
Total	113,847 SF	2.61 AC	13,267 SF	0.30 AC	99,824 SF	2.29 AC	

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.	\$25,000 Per Bonus Unit	\$800,000	32
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.	53,839 SF 1.24 AC	6.20
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 linear feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).	1,762 LF	3.52
e. 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.	19,139 SF 0.44 AC	2.20
Total Achieved Incentive Units			43
Total Allowed Number of Lots			187

DENSITY CALCULATION

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

MMC 22G.080.070 CALCULATION

LOTS UNDER 5,000 SF: 187 LOTS
25% OF LOT UNDER 5,000 SF: 47 LOTS (187 LOTS X 0.25 = 46.75)
LOTS UNDER 5,000 SF WITH ACCESS BY ALLEY: 65 LOTS (LOTS 1-43 AND 166-187)

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

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, WA 98007

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

SHEET 1 OF 1
PROJECT NUMBER 21036