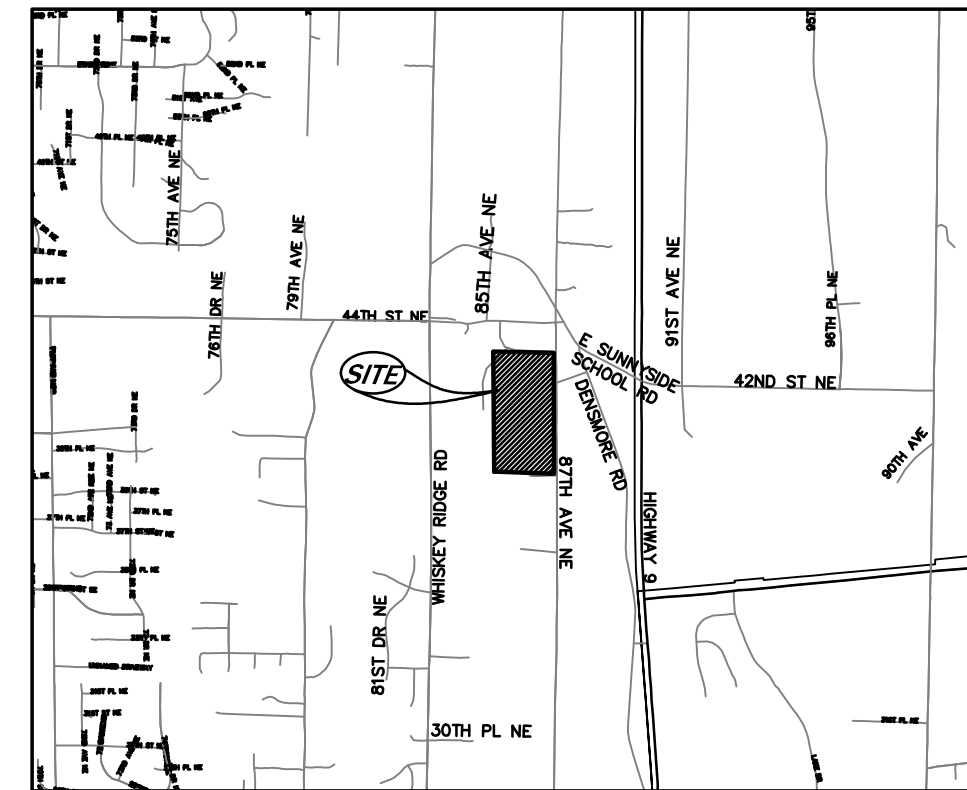


PARCEL	AREA (SF)	PARCEL	AREA (SF)	PARCEL	AREA (SF)
1	2,922	67	1,900	133	2,848
2	1,900	68	1,900	134	2,077
3	1,900	69	2,280	135	2,883
4	1,900	70	2,280	136	2,359
5	2,280	71	1,900	137	1,903
6	2,280	72	1,900	138	1,900
7	1,900	73	2,280	139	1,900
8	1,900	74	2,280	140	2,280
9	1,900	75	1,900	141	2,280
10	2,280	76	1,900	142	1,900
11	2,280	77	2,280	143	2,280
12	1,900	78	2,280	144	2,280
13	1,900	79	1,900	145	1,900
14	1,900	80	1,900	146	1,900
15	2,280	81	1,900	147	1,900
16	2,280	82	2,280	148	3,097
17	1,900	83	2,280	149	3,464
18	1,900	84	1,900	150	1,900
19	1,900	85	1,900	151	1,900
20	2,280	86	1,900	152	1,900
21	2,280	87	2,280	153	2,280
22	1,900	88	2,280	154	2,280
23	2,280	89	1,900	155	1,900
24	2,412	90	1,900	156	1,900
25	1,625	91	1,900	157	1,900
26	1,524	92	2,280	158	1,900
27	1,800	93	2,280	159	3,300
28	1,800	94	1,900	160	3,580
29	1,500	95	1,900	161	2,483
30	1,800	96	2,280	162	2,871
31	1,800	97	2,280	163	2,726
32	1,500	98	1,900	164	2,140
33	1,500	99	1,900	165	2,384
34	2,251	100	1,900	166	2,088
35	2,354	101	2,280	167	1,525
36	1,500	102	2,280	168	1,525
37	1,500	103	1,900	169	1,525
38	1,800	104	2,299	170	1,525
39	1,800	105	2,305	171	1,830
40	1,500	106	1,900	172	1,830
41	1,500	107	1,900	173	1,525
42	1,500	108	1,900	174	1,525
43	2,158	109	2,280	175	1,525
44	2,660	110	2,606	176	1,525
45	1,900	111	1,902	177	2,081
46	1,900	112	2,294	178	2,790
47	1,900	113	2,280	179	1,950
48	2,280	114	1,900	180	1,950
49	2,280	115	1,900	181	1,950
50	1,900	116	2,230	182	2,340
51	1,900	117	3,037	183	2,340
52	1,900	118	2,014	184	1,950
53	1,900	119	2,004	185	1,950
54	2,280	120	2,832	186	1,939
55	2,280	121	2,839	187	2,163
56	1,900	122	2,006	ROW	278,712
57	1,900	123	2,841	TRACT A	10,251
58	1,900	124	2,463	TRACT B	1,476
59	2,280	125	1,974	TRACT C	43,588
60	2,280	126	2,408	TRACT D	25,461
61	1,900	127	2,513	TRACT E	1,325
62	1,900	128	1,985	TRACT F	7,851
63	1,900	129	2,461	TRACT H	3,791
64	2,280	130	2,370	TRACT I	12,036
65	2,280	131	1,977	TRACT J	10,489
66	1,900	132	2,685		



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.

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 ¹	9,159 SF	0.21 AC	9,159 SF	0.21 AC	Play equipment, picnic tables, benches, and lawn space.		
Tract C ²	41,061 SF	0.94 AC	6,844 SF	0.16 AC	34,217 SF	0.79 AC	Sports court, picnic tables, benches, and lawn space.
Sub-Total ¹	50,220 SF	1.15 AC	6,844 SF	0.16 AC	43,376 SF	1.00 AC	
Tract D	25,461 SF	0.58 AC	2,623 SF	0.06 AC	22,838 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	110,228 SF	2.53 AC	13,258 SF	0.30 AC	96,970 SF	2.23 AC	

¹Area permitted towards RDI Credits.
²Total area not permitted to count towards site wide open space due to dimension requirements, however, trail located within tract is permitted.
³Tract A and C contain storm retention vaults; therefore access drives and vault vents are subtracted from the total area.
⁴Tract B is not represented in the table due to not meeting minimum size requirements.

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 signs, 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.	50,220 SF 1.15 AC	5.76
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).	1,762 LF	3.52
a. 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.	15,899 SF 0.36 AC	1.82
Total Achieved Incentive Units			43
Total Allowed Number of Lots (Base Density Calculation + Incentive Units)			187 (144 Lots + 43 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: 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

REVISIONS: [Table with 2 columns: NO., DESCRIPTIONS]

REGULATORY: [Table with 2 columns: NO., DESCRIPTIONS]

DATE: 11/30/23

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

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

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

SHEET 1 OF 1
PROJECT NUMBER 21036