

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, 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.

VERTICAL DATUM

NAVDB88 PER GNSS OBSERVATIONS

BASIS OF BEARING

N01°01'38"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 187 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: 561 SPACES (2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)
PARKING PROVIDED: 713 SPACES (INCLUDES STREET PARKING)

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

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.	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
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.	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)

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: 00590700021300
NEIL GUMKE
4112 87TH AVE NE
MARYSVILLE, WA 98270
APN: 00590700021202
00590700023600
JOEL AND JOHN HAACK
4218 87TH AVE N
MARYSVILLE, WA 98270
APN: 00590700022000
ANDEMOE, LLC
4018 87TH AVE NE
MARYSVILLE, WA 98270

IMPERVIOUS AREA CALCULATION

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

LOTS (70% MAX IMPERVIOUS): 288,719 SF
PROPOSED ROW: 262,055 SF
TRACTS A-J: 30,460 SF

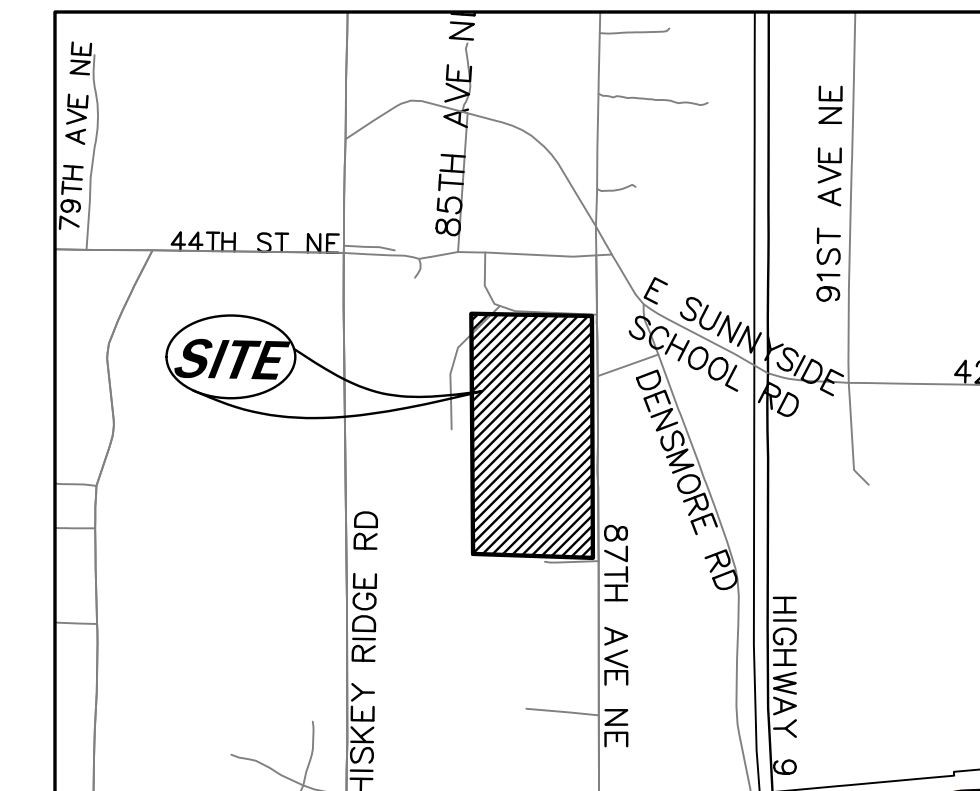
TOTAL IMPERVIOUS: 581,234 SF (13.34 AC)

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
Tract A ³	9,159 SF 0.21 AC		9,159 SF 0.21 AC	Play equipment, picnic tables, benches, and lawn space.
Tract C ³	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	

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



VICINITY MAP

CIVIL ENGINEER/SURVEYOR/ PLANNER/LANDSCAPE ARCHITECT

CORE DESIGN, INC
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: DANIEL J. LARSON, 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
GIG 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

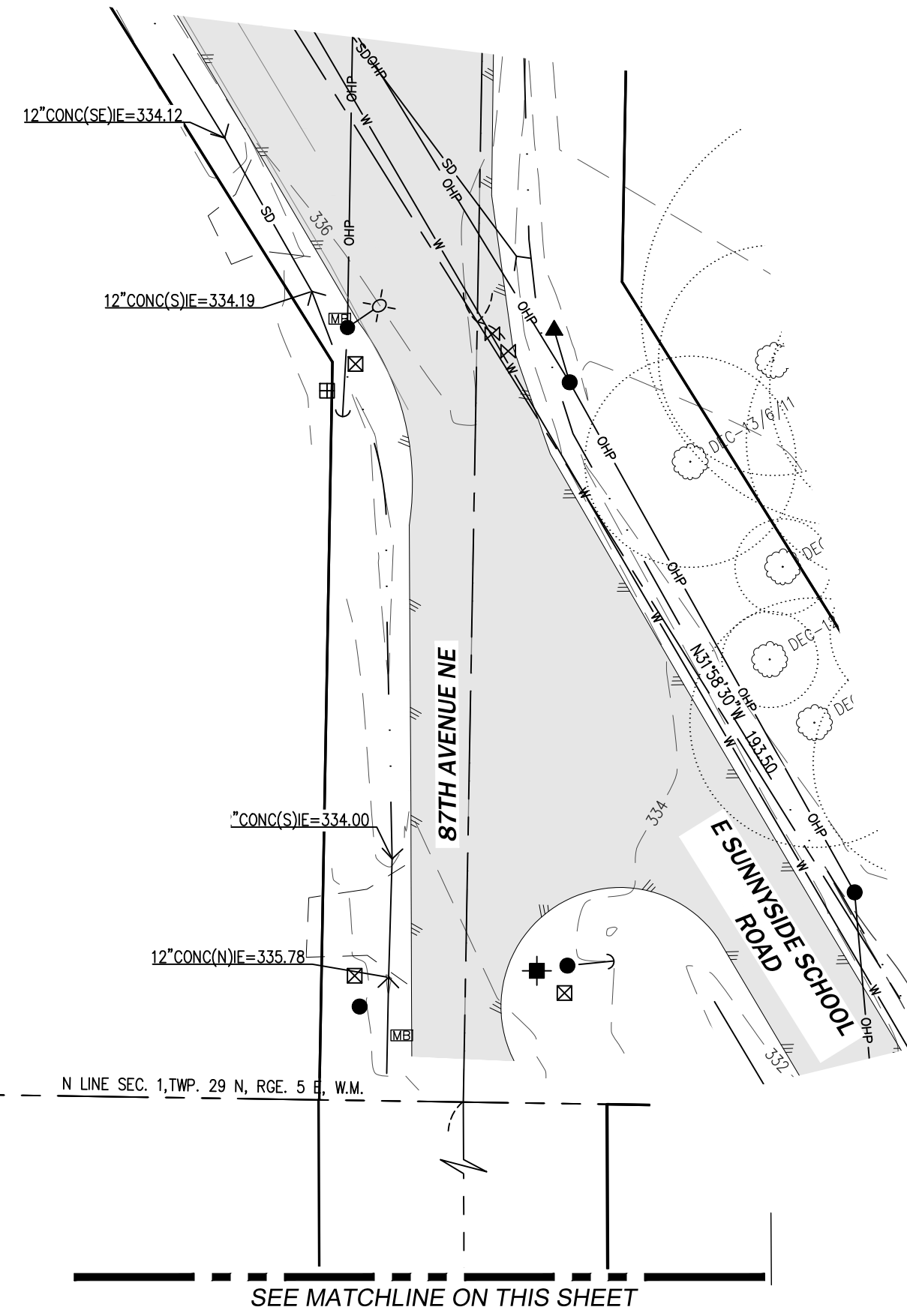
SHEET INDEX

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C1.02-C1.04 EXISTING CONDITIONS
C1.05-C1.07 PRELIMINARY PLAT
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C4.21-C4.26 PRELIMINARY ROAD PROFILES
C4.31 PRELIMINARY ROAD SECTIONS
C4.32-C4.33 PRELIMINARY VAULT SECTIONS
C7.01-C7.03 FIRE PROTECTION PLAN
C7.21-C7.22 SIGHT DISTANCE ANALYSIS

L2.01-L2.04 PRELIMINARY LANDSCAPE PLAN
L2.05 PRELIMINARY LANDSCAPE SCHEDULES
L2.31 PRELIMINARY LANDSCAPE DETAILS

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
SEPTEMBER 2023	DANIEL BABA	CHUCK FEMLING	MICHAEL L. MATHESON	BEN MADEO, AICP
REVISIONS				
NO.				
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING				
COVER SHEET 87TH AND 40TH PRD PNW INVESTORS, LLC PO BOX 1930 WOODINVILLE, WA 98072				
SHEET	OF	PROJECT NUMBER		
C1.01	30	21036		

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LEGEND

⊕	FOUND SURVEY MONUMENT, AS NOTED	DEC	DECIDUOUS
○	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
⊕	DECIDUOUS TREE	—	GRAVEL
⊕	FIR		
⊕	CEDAR		
⊕	PINE		

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:
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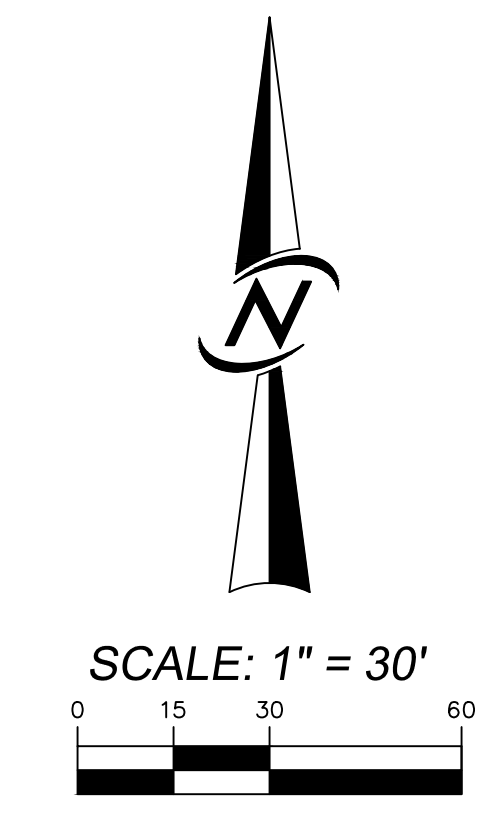
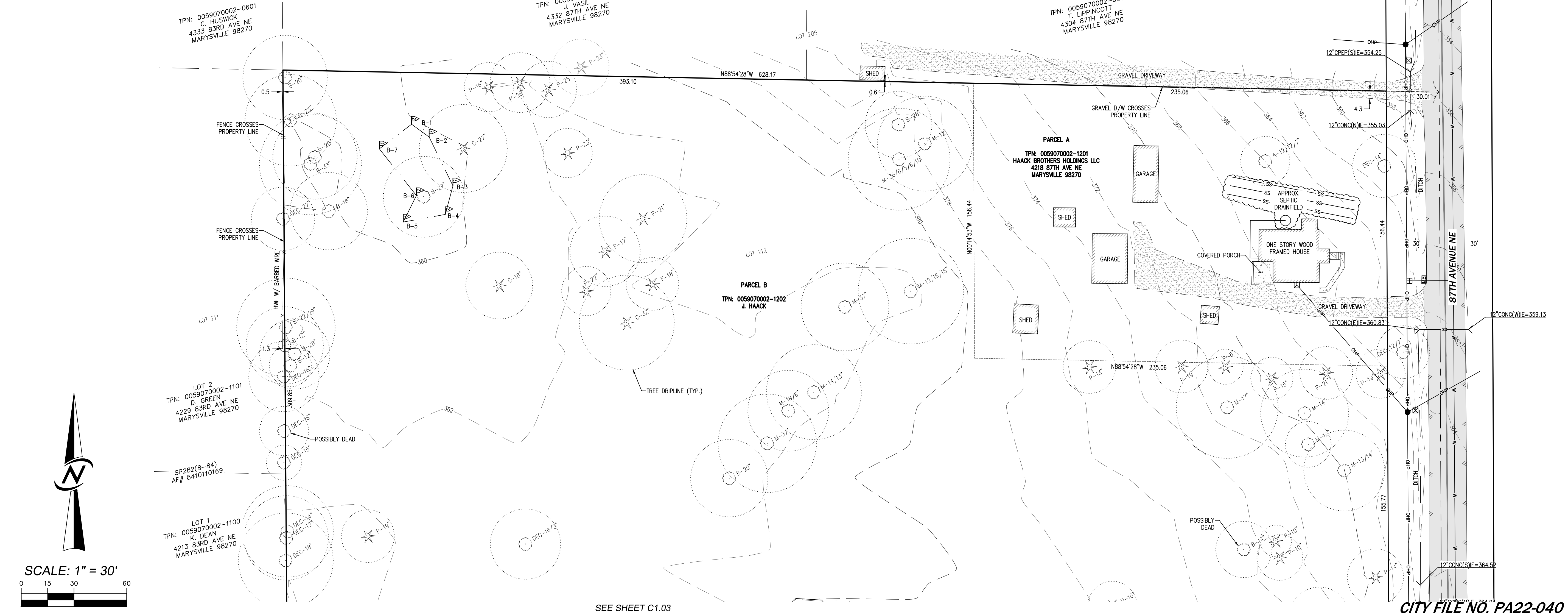
EXCEPTIONS CONTAINED IN TITLE

- 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

CITY FILE NO. PA22-040

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

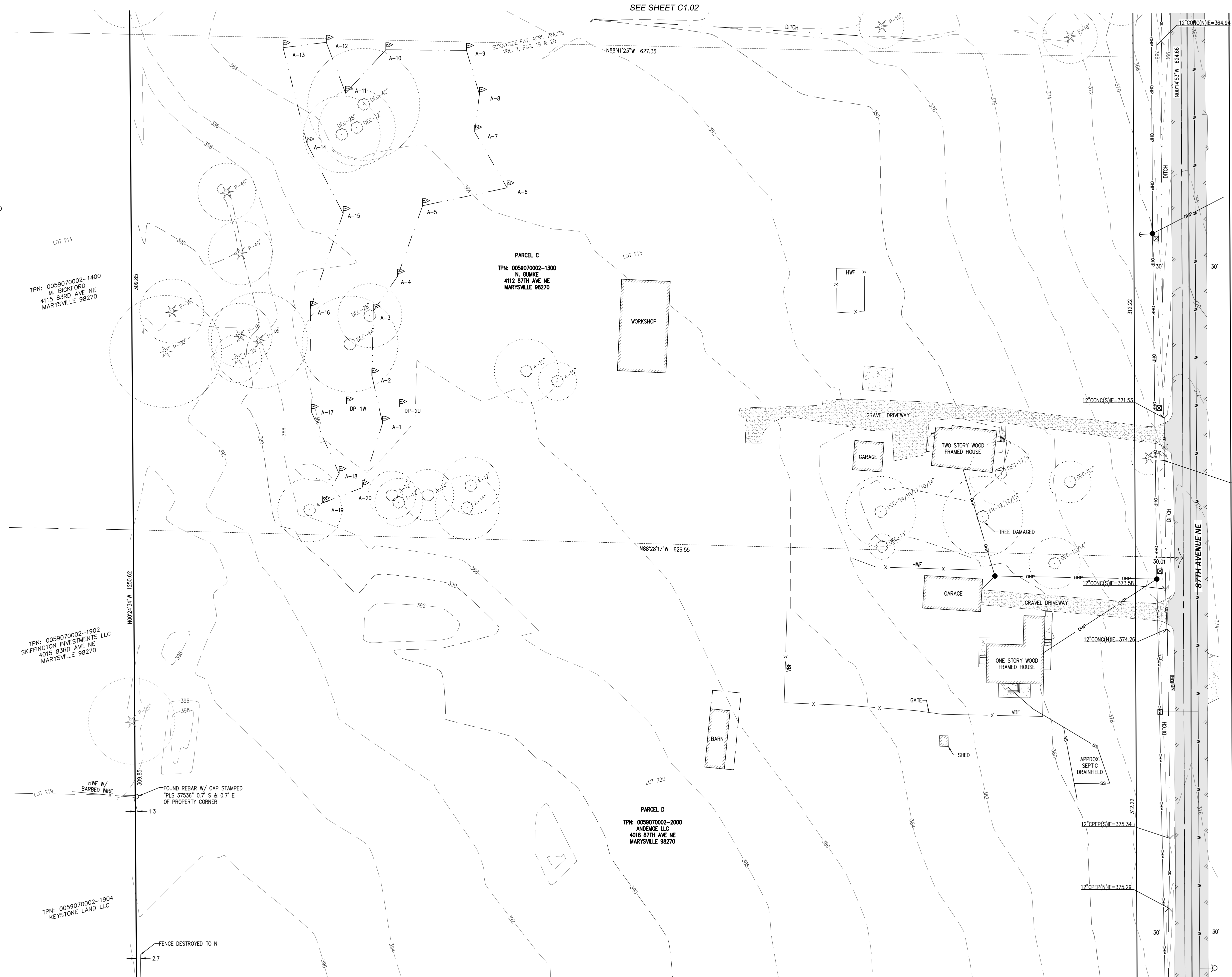
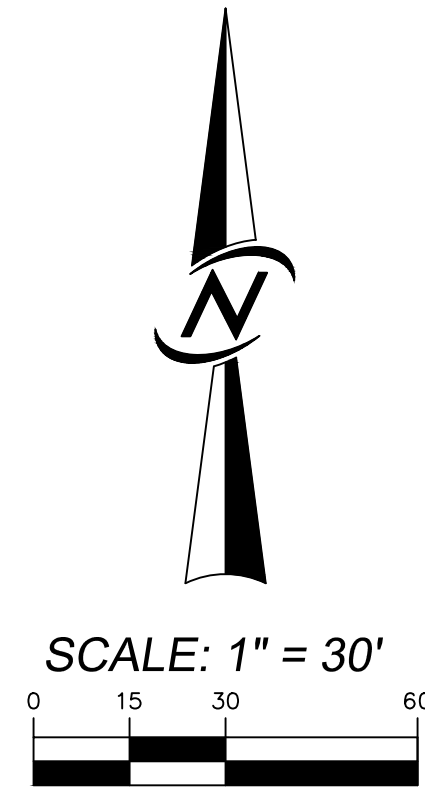
SHEET	OF
C1.02	30
PROJECT NUMBER	21036

EXISTING CONDITIONS
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 Bothell, Washington 98011 425.885.7877

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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

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

SEE SHEET C1.04

CITY FILE NO. PA22-040

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C1.03	30
PROJECT NUMBER	
21036	

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

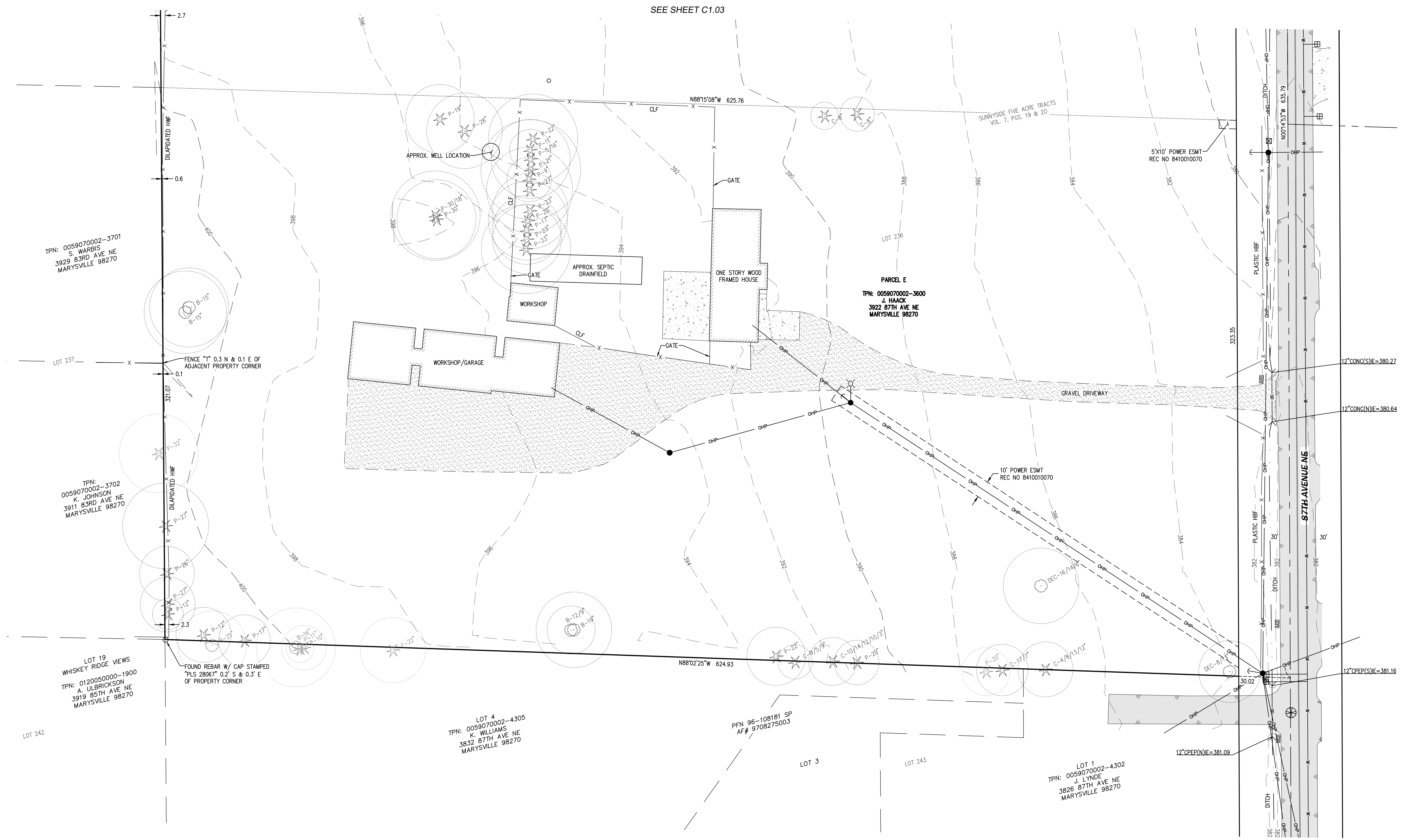
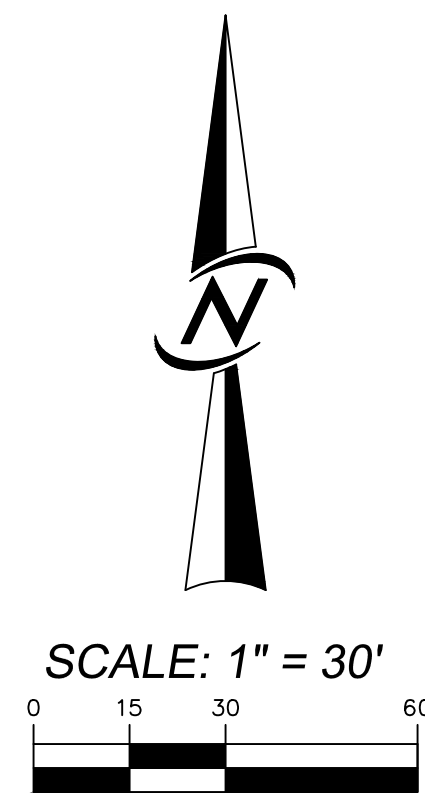
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

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

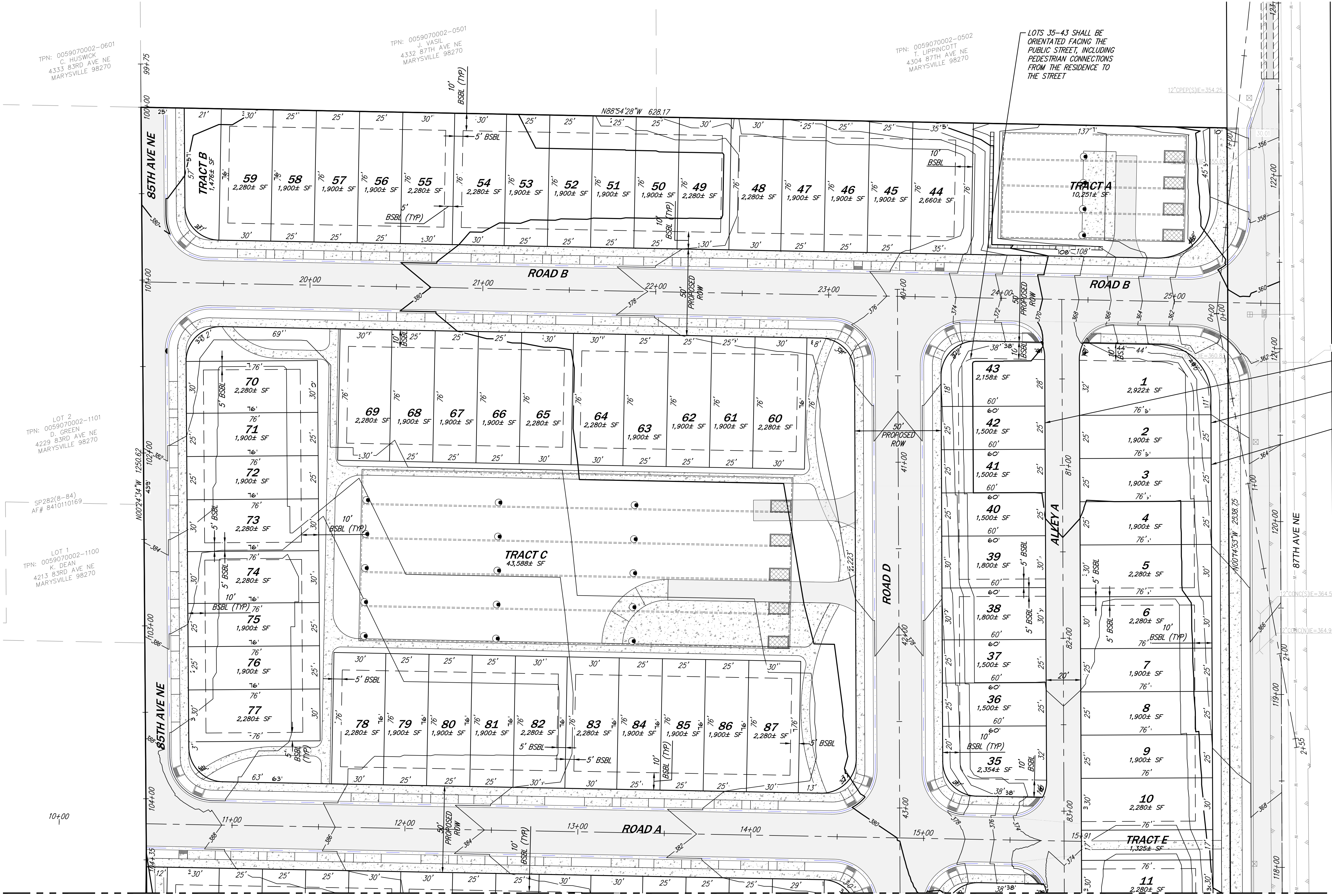
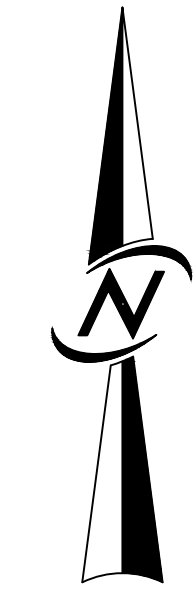
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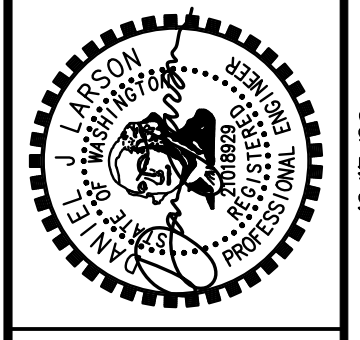
DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C1.04	30
PROJECT NUMBER	21036
DATE	
REVISIONS	
NO.	
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877	
EXISTING CONDITIONS 87TH AND 40TH PRD PNW INVESTORS, LLC PO BOX 1930 WOODINVILLE, WA 98072	

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SEE SHEET C1.06

NO.	REVISIONS	DATE



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING



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

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C1.05	30
PROJECT NUMBER	21036

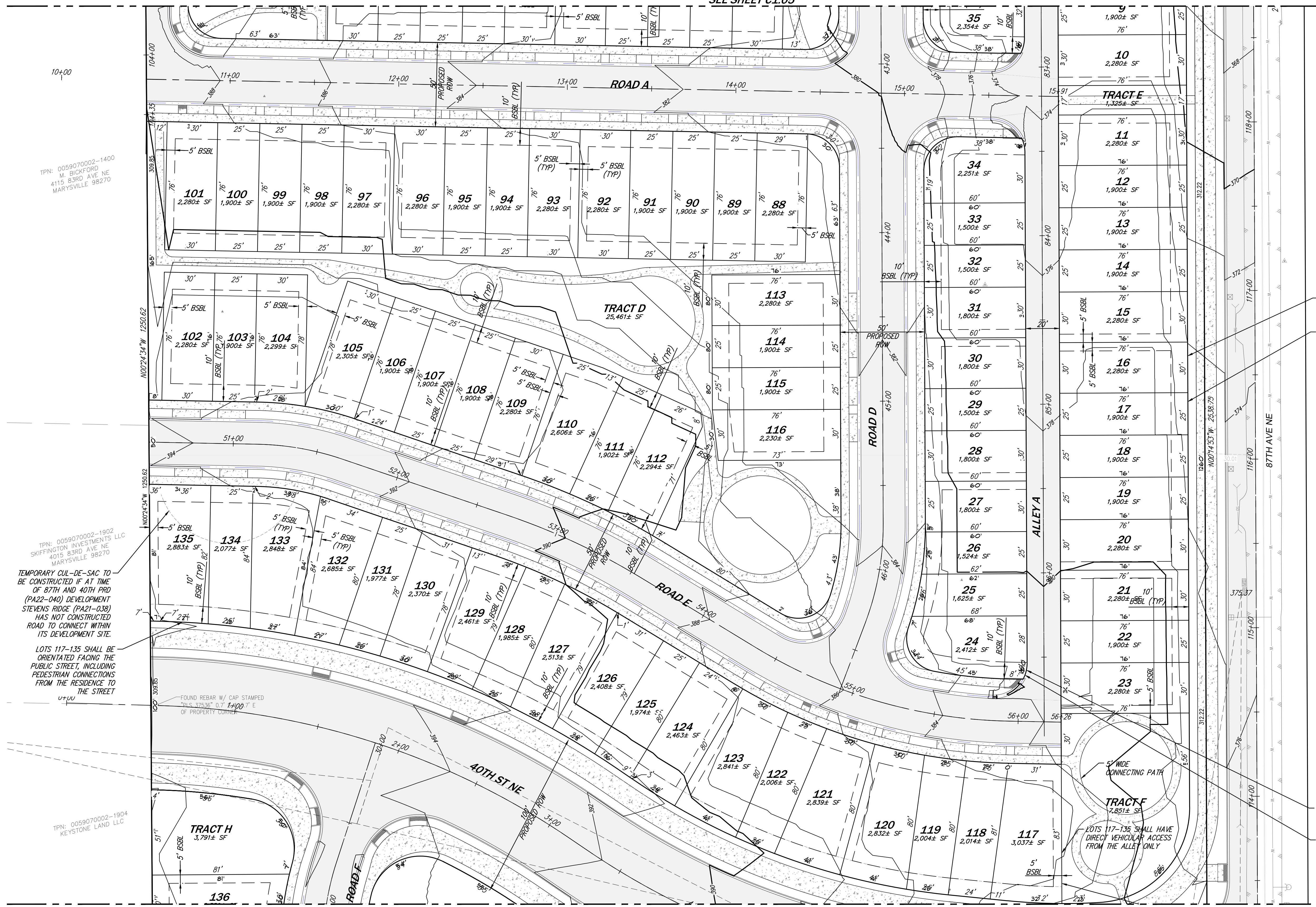
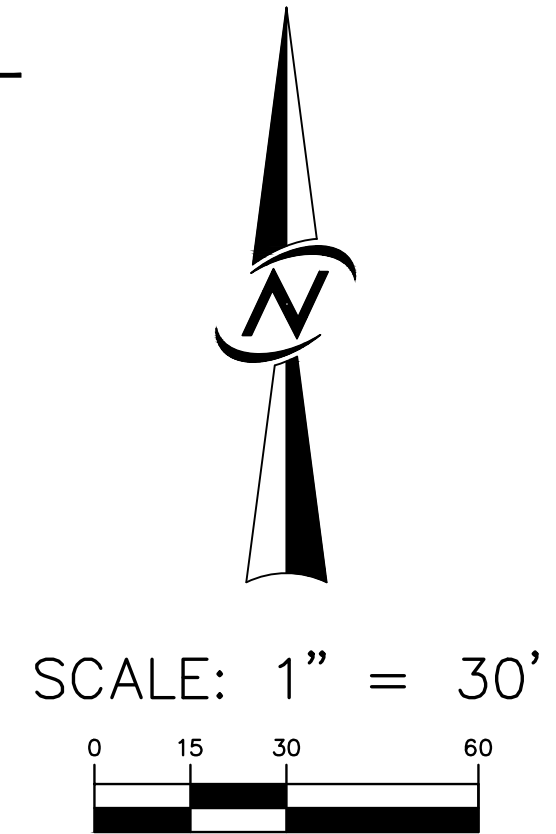
CITY FILE NO. PA22-040

12/18/23

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SEE SHEET C1.05

SEE SHEET C1.07



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

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

TEMPORARY CUL-DE-SAC TO BE CONSTRUCTED IF AT TIME OF 87TH AND 40TH PRD (PA22-040) DEVELOPMENT STEVENS RIDGE (PA21-038) HAS NOT CONSTRUCTED ROAD TO CONNECT WITHIN ITS DEVELOPMENT SITE.

LOTS 117-135 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

TPN: 0059070002-1904
KEYSTONE LAND LLC

LOTS 1-23 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO 87TH AVENUE NE

LOTS 1-23 SHALL BE ORIENTATED FACING 87TH AVENUE NE, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

LOTS 24-34 SHALL HAVE DIRECT VEHICULAR ACCESS FROM THE ALLEY ONLY

LOTS 24-34 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

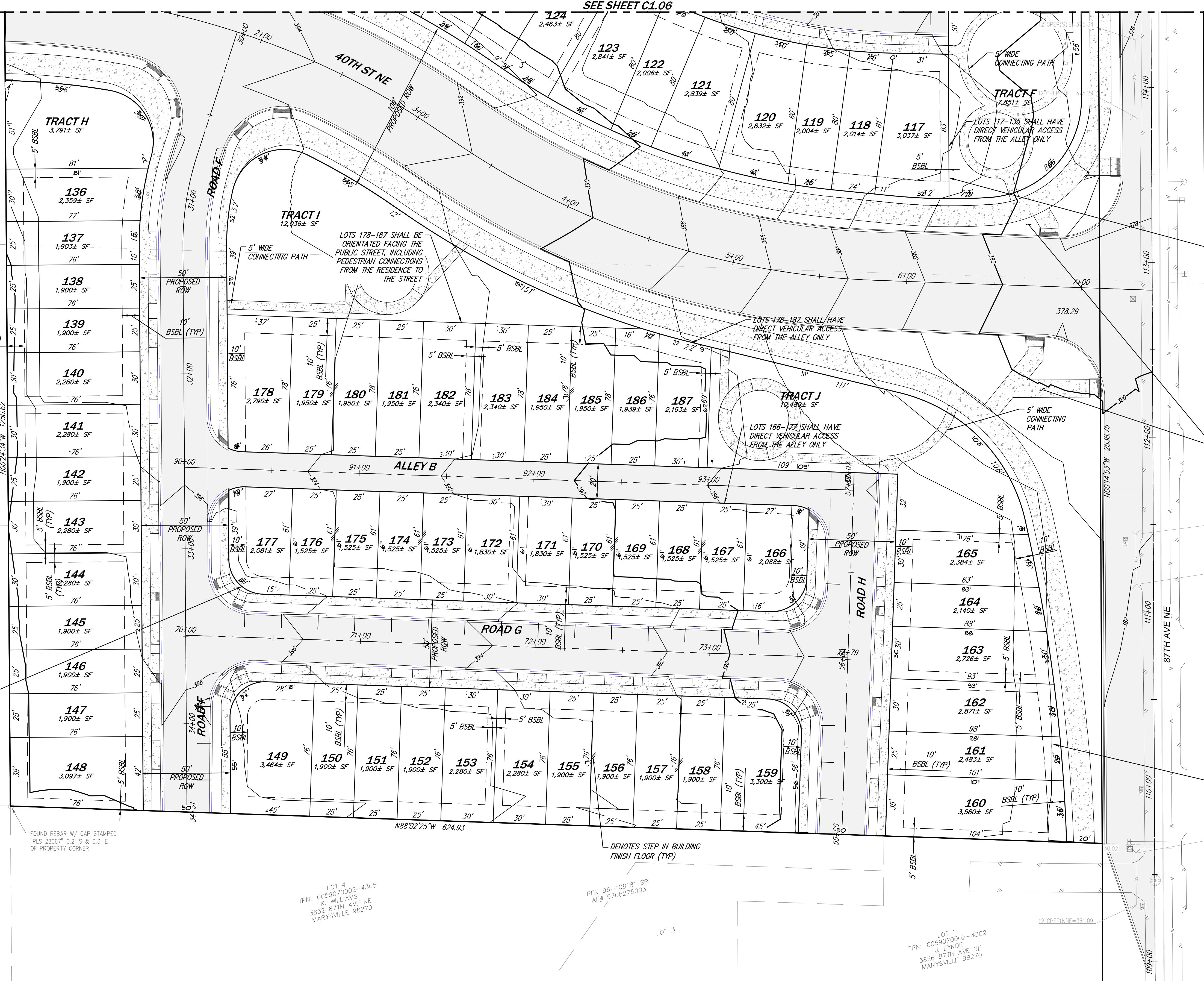
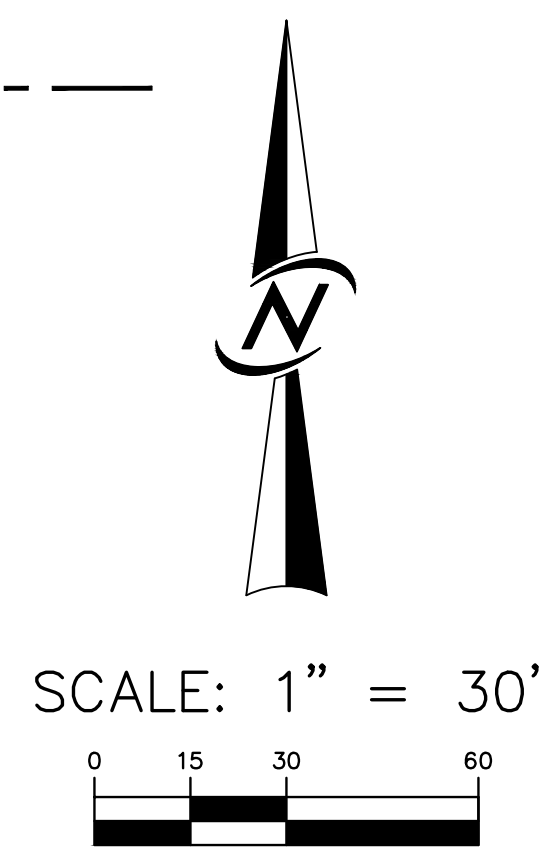
DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEWELL
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C1.06	30
PROJECT NUMBER	21036
CITY FILE NO.	PA22-040
REGIONS	
NO.	
DATE	12/18/23



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

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

SEE SHEET C1.06



LOTS 117-135 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

TEMPORARY OPEN SPACE AND SIDEWALK UNTIL FUTURE ROUNDABOUT CONSTRUCTION

LOTS 160-165 SHALL BE ORIENTATED FACING THE PUBLIC STREET, INCLUDING PEDESTRIAN CONNECTIONS FROM THE RESIDENCE TO THE STREET

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. ULBRICHSOHN
3919 85TH AVE NE
MARYSVILLE 98270

FOUND REBAR W/ CAP STAMPED
"TIS 2806" 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 1
TPN: 0059070002-4302
J. LYNDE
3826 87TH AVE NE
MARYSVILLE 98270

DATE	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	
REVISIONS	
NO.	



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
DESIGN



**PRELIMINARY PLAT
87TH AND 40TH PRD
PNW INVESTORS, LLC**

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEWELL
APPROVED	MICHAEL L. MATHESON
PROJECT MANAGER	BEN MADEO, AICP

SHEET	OF
C1.07	30
PROJECT NUMBER	21036

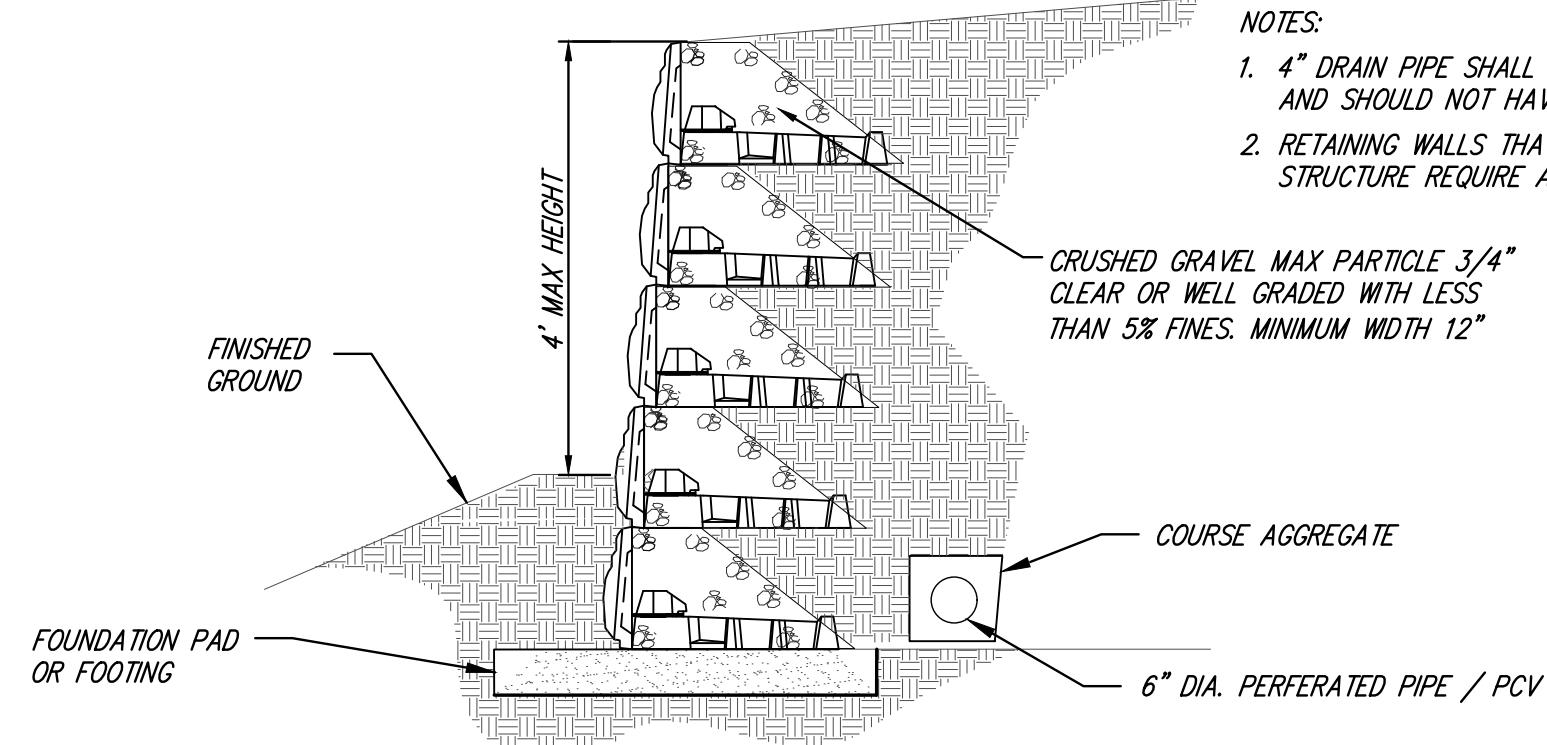
CITY FILE NO. PA22-040

12/18/23

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

12/15/2023 3:57 PM A:\2021\21036\ENGINEERING\PRELIMINARY\21036_C1.05.DWG

- NOTES:
- 4" DRAIN PIPE SHALL GENERALLY FOLLOW PROFILE AT TOE OF WALL AND SHOULD NOT HAVE NEGATIVE SLOPE.
 - RETAINING WALLS THAT ARE OVER 4' IN HEIGHT OR SURCHARGED BY A STRUCTURE REQUIRE A SEPARATE BUILDING PERMIT.



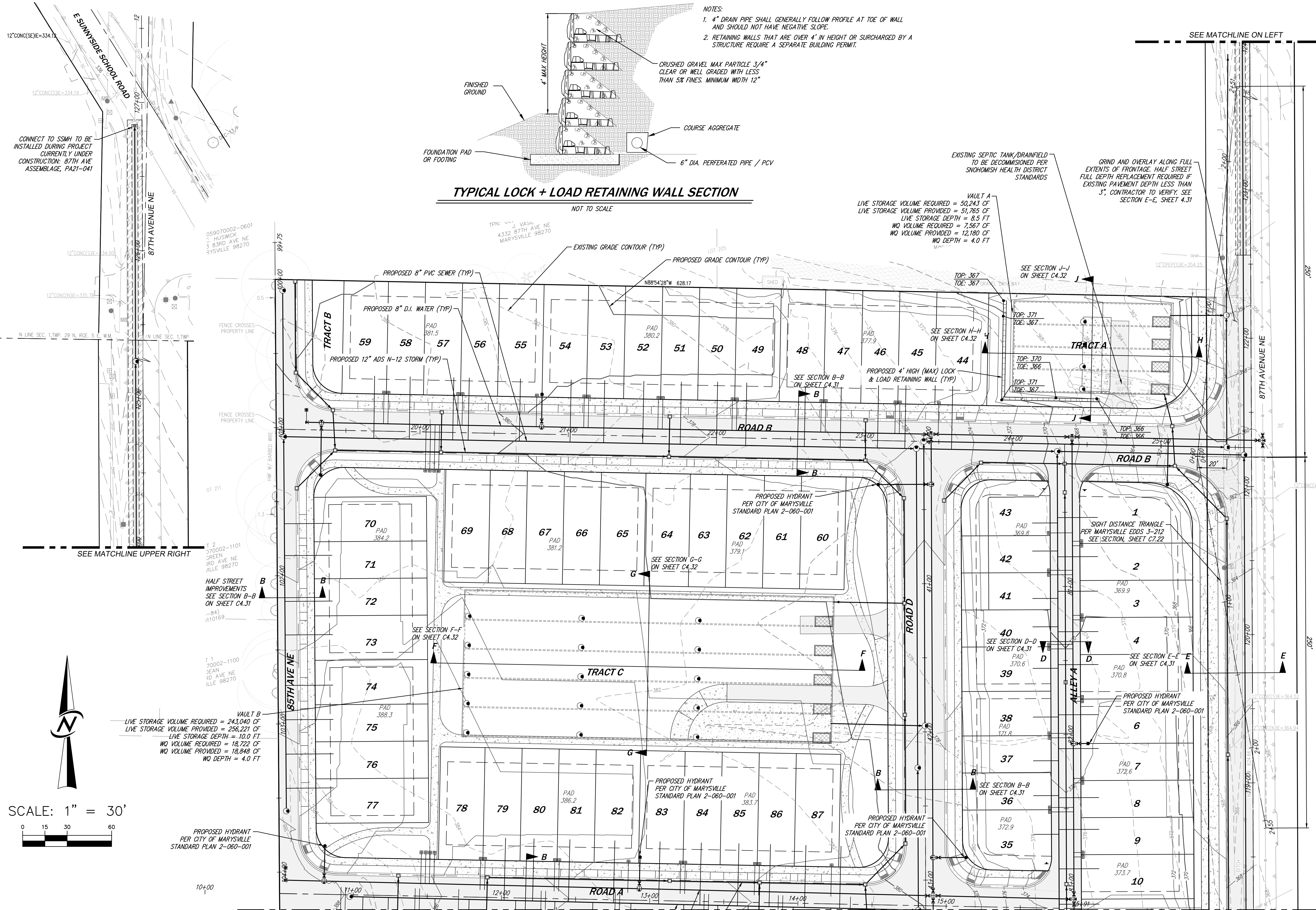
TYPICAL LOCK + LOAD RETAINING WALL SECTION

NOT TO SCALE

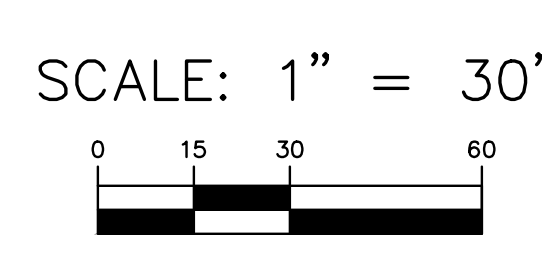
EXISTING SEPTIC TANK/DRAINFIELD TO BE DECOMMISSIONED PER SNOHOMISH HEALTH DISTRICT STANDARDS

GRIND AND OVERLAY ALONG FULL EXTENTS OF FRONTAGE. HALF STREET FULL DEPTH REPLACEMENT REQUIRED IF EXISTING PAVEMENT DEPTH LESS THAN 3", CONTRACTOR TO VERIFY. SEE SECTION E-E, SHEET 4.31

VAULT A
 LIVE STORAGE VOLUME REQUIRED = 50,243 CF
 LIVE STORAGE PROVIDED = 51,765 CF
 LIVE STORAGE DEPTH = 8.5 FT
 WQ VOLUME REQUIRED = 7,567 CF
 WQ VOLUME PROVIDED = 12,180 CF
 WQ DEPTH = 4.0 FT



VAULT B
 LIVE STORAGE VOLUME REQUIRED = 243,040 CF
 LIVE STORAGE PROVIDED = 256,221 CF
 LIVE STORAGE DEPTH = 10.0 FT
 WQ VOLUME REQUIRED = 18,722 CF
 WQ VOLUME PROVIDED = 18,848 CF
 WQ DEPTH = 4.0 FT



SEE SHEET C4.02

CITY FILE NO. PA22-040

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C4.01	30
PROJECT NUMBER	21036

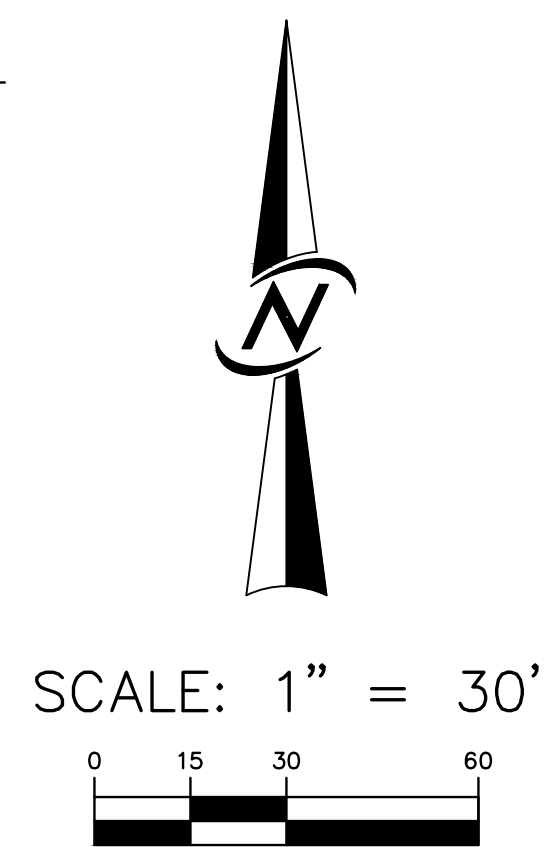
PRELIMINARY ROAD, GRADING & UTILITY PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
CORE DESIGN

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

12/18/23

12/15/2023 3:58 PM A: 2021121036 [ENGINEERING] (PRELIMINARY SHEETS) 21036 C4.01.DWG



PROPOSED HYDRANT PER CITY OF MARYSVILLE STANDARD PLAN 2-060-001

PROPOSED HYDRANT PER CITY OF MARYSVILLE STANDARD PLAN 2-060-001

PROPOSED 8" PVC SEWER (TYP)
PROPOSED 8" D.I. WATER (TYP)
PROPOSED 12" ADS N-12 STORM (TYP)

CULVERT END SOMEWHERE UNDER CONCRETE SLAB BOTTOM DITCH EL=355.61

GRIND AND OVERLAY ALONG FULL EXTENTS OF FRONTAGE. HALF STREET FULL DEPTH REPLACEMENT REQUIRED IF EXISTING PAVEMENT DEPTH LESS THAN 3". CONTRACTOR TO VERIFY. SEE SECTION E-E, SHEET 4.31

EXISTING SEPTIC TANK/DRAINFIELD TO BE DECOMMISSIONED PER SNOHOMISH HEALTH DISTRICT STANDARDS

SIGHT DISTANCE TRIANGLE PER MARYSVILLE EDDS 3-212 SEE SECTION, SHEET C7.21

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

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

SIGHT DISTANCE TRIANGLE PER MARYSVILLE EDDS 3-212 SEE SECTION, SHEET C7.21
TPN: 0059070002-1904
KEYSTONE LAND LLC

DATE	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



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

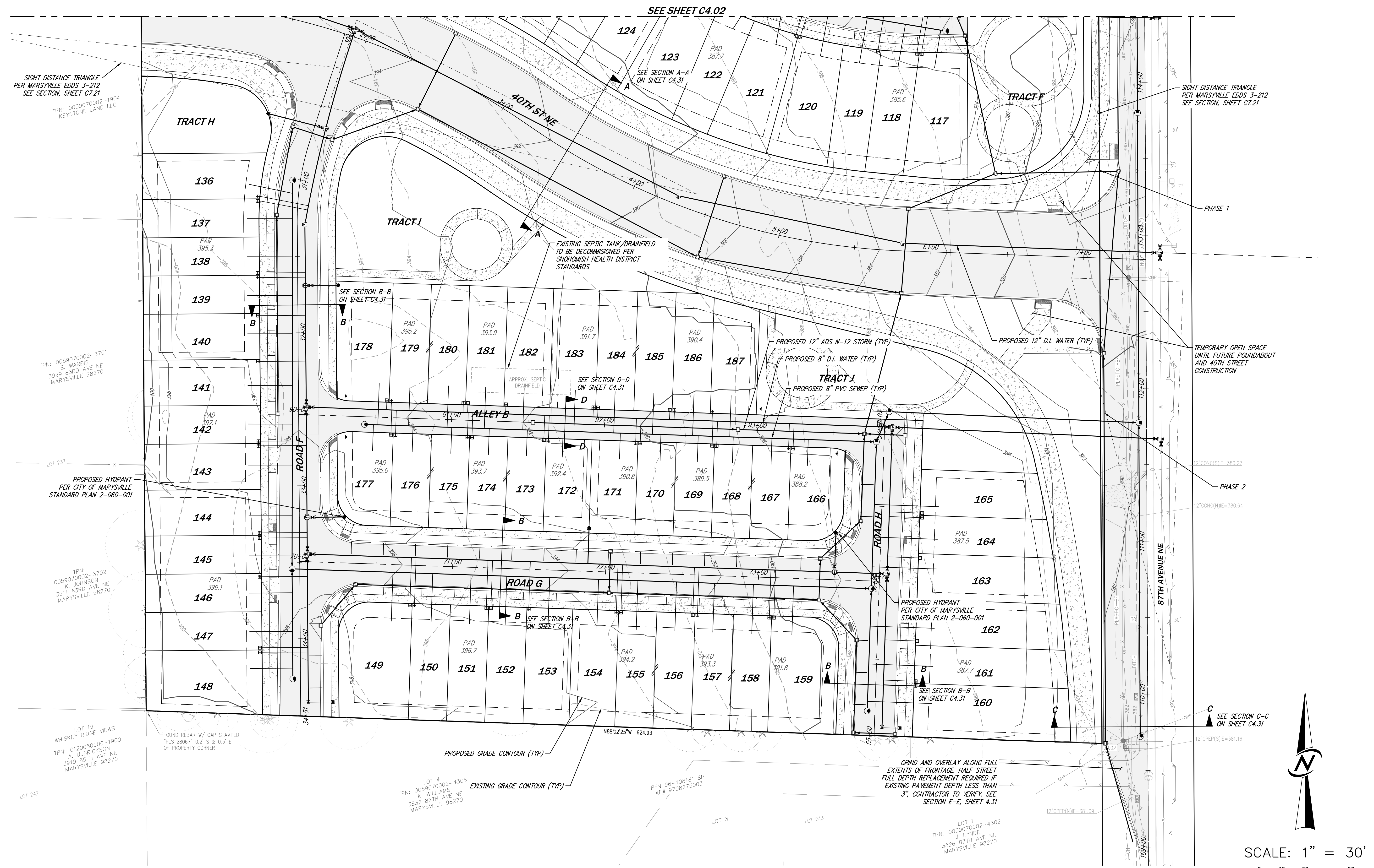
DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
PROJECT MANAGER	BEN MADEO, AICP

SHEET	OF
C4.02	30
PROJECT NUMBER	21036

CITY FILE NO. PA22-040

12/18/23

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SIGHT DISTANCE TRIANGLE
PER MARYSVILLE EDDS 3-212
SEE SECTION, SHEET C7.21
TPN: 0059070002-1904
KEYSTONE LAND LLC

TPN: 0059070002-3701
S. WARRIS
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

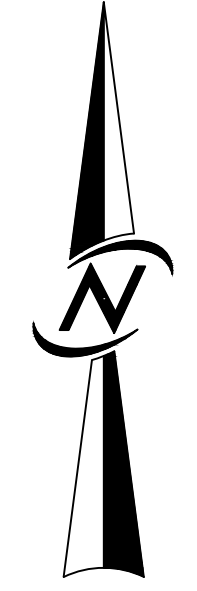
LOT 242

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

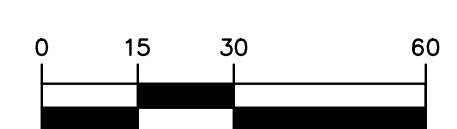
LOT 4
TPN: 0059070002-4305
K. WILLIAMS
3832 87TH AVE NE
MARYSVILLE 98270

PFN: 96-108181 SP
AF# 9708275003

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



SCALE: 1" = 30'



CITY FILE NO. PA22-040

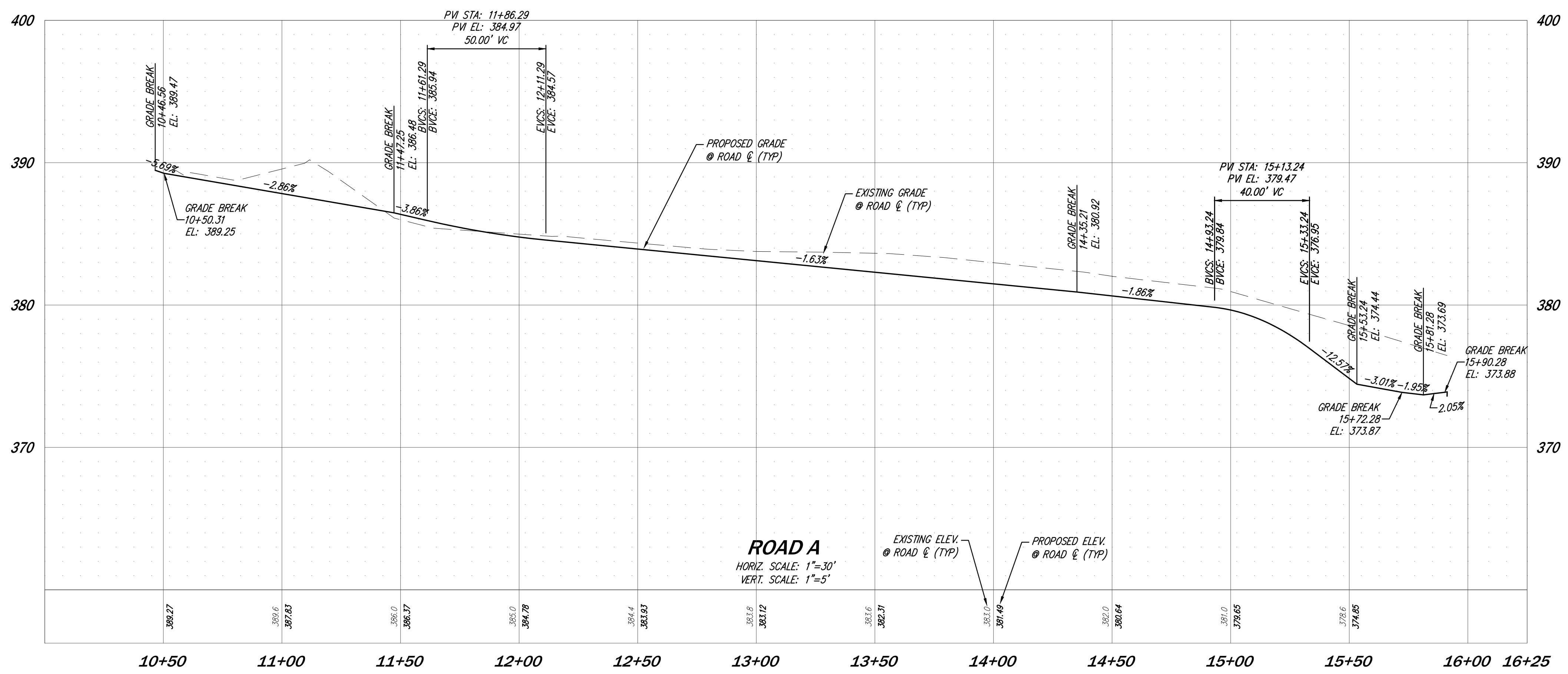
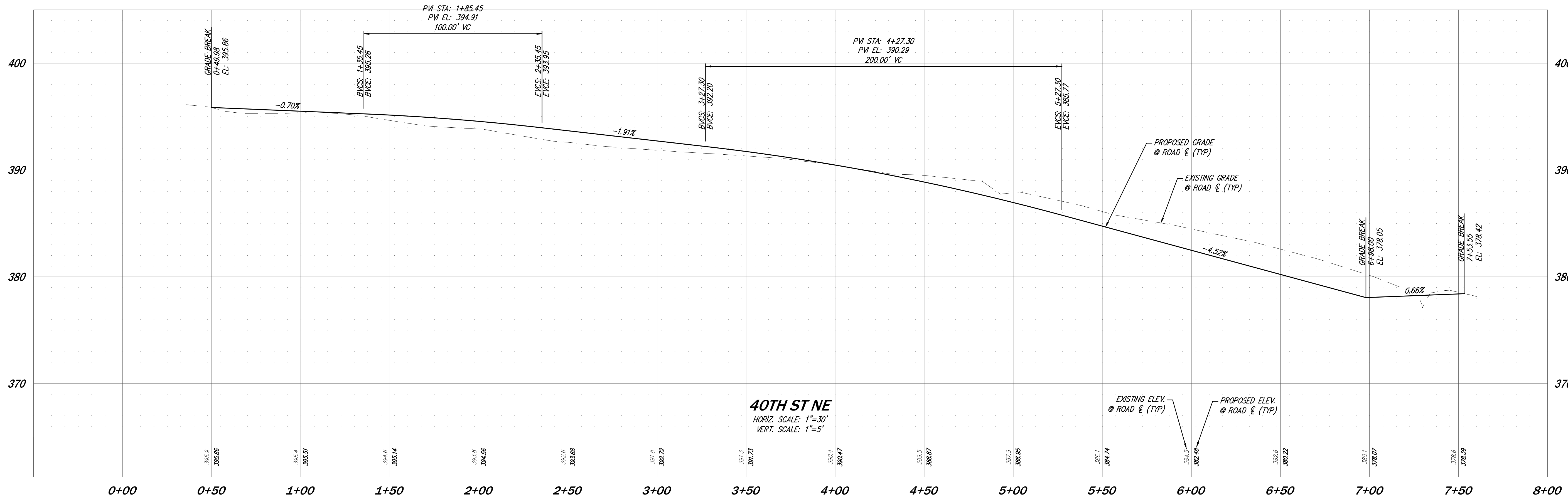
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER	
SEPTEMBER 2023	DANIEL BABA	CHUCK FEMLING	MICHAEL L. MATHESON	BEN MADEO, AICP	
SHEET	OF				
C4.03	30				
PROJECT NUMBER			21036		

12/18/23

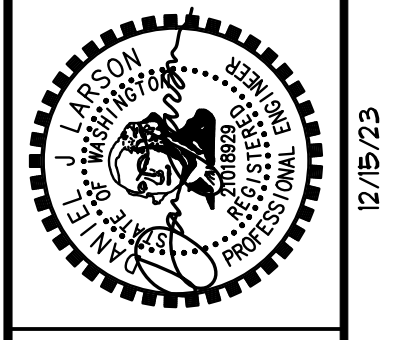
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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



NO.	REVISIONS	DATE



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

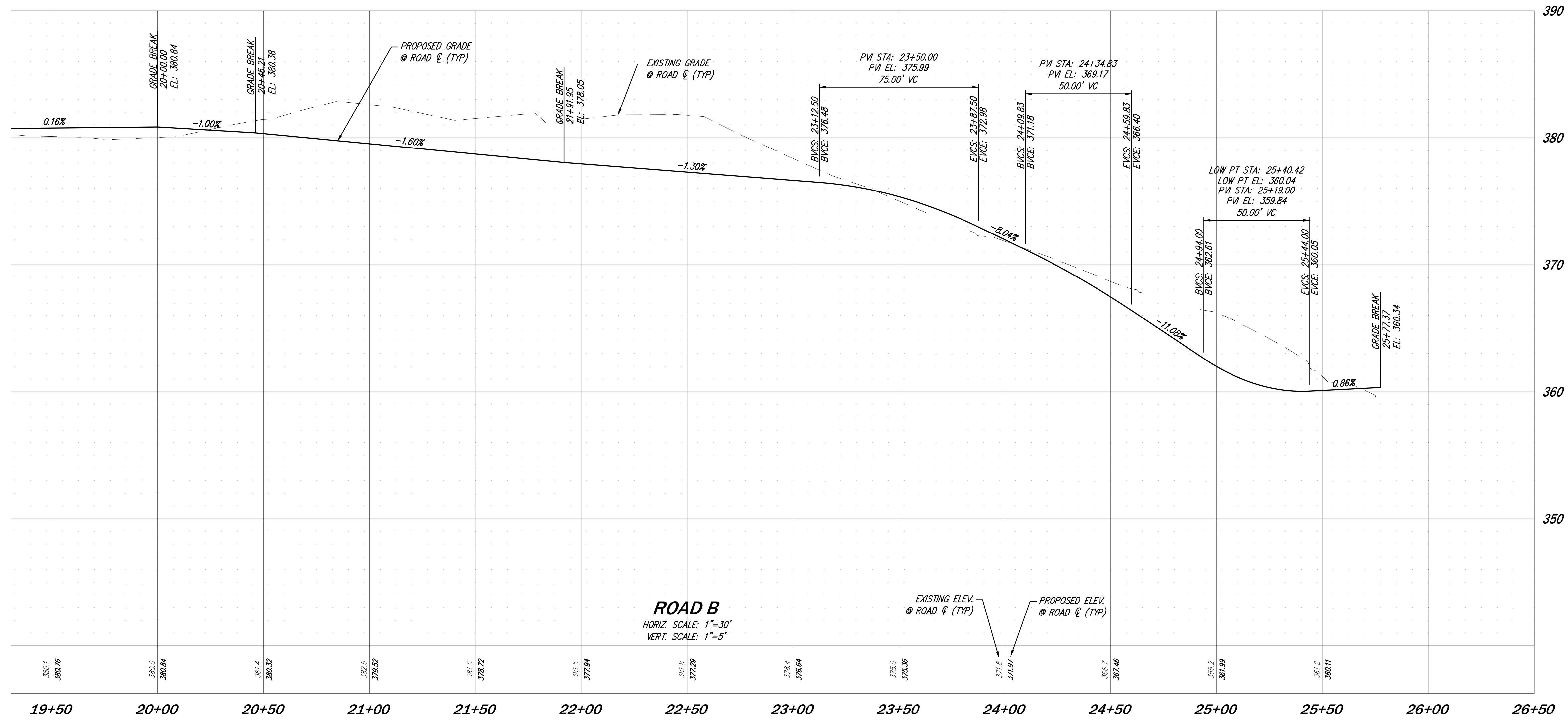
PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.21	30
PROJECT NUMBER	21036

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12/15/23



NO.	REVISIONS	DATE



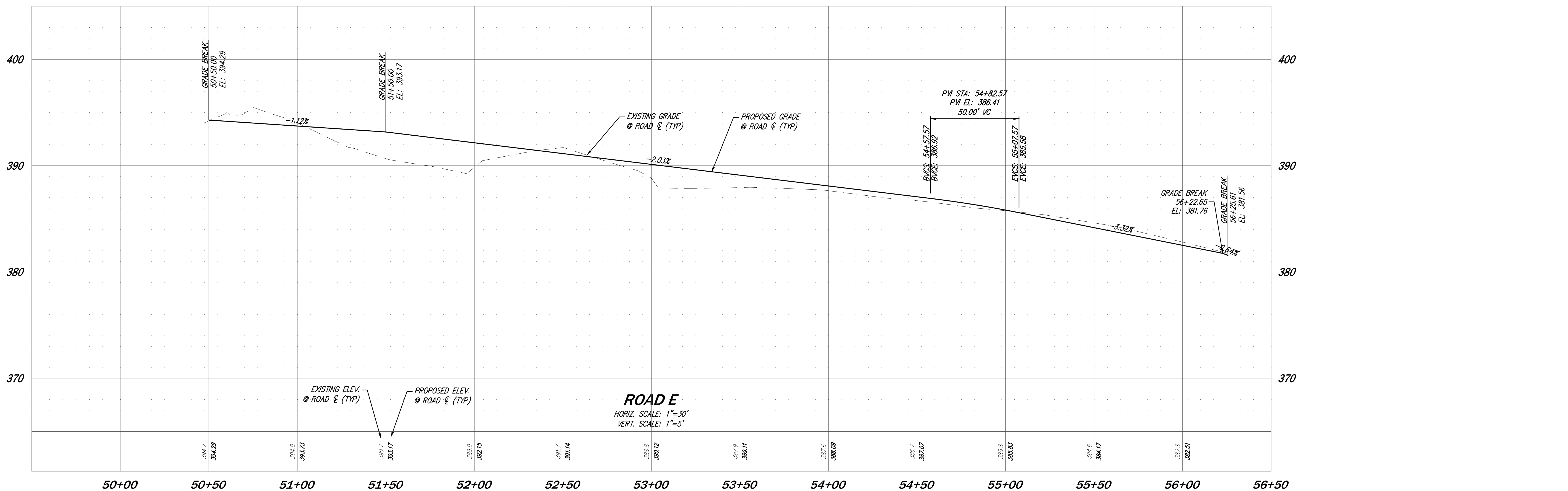
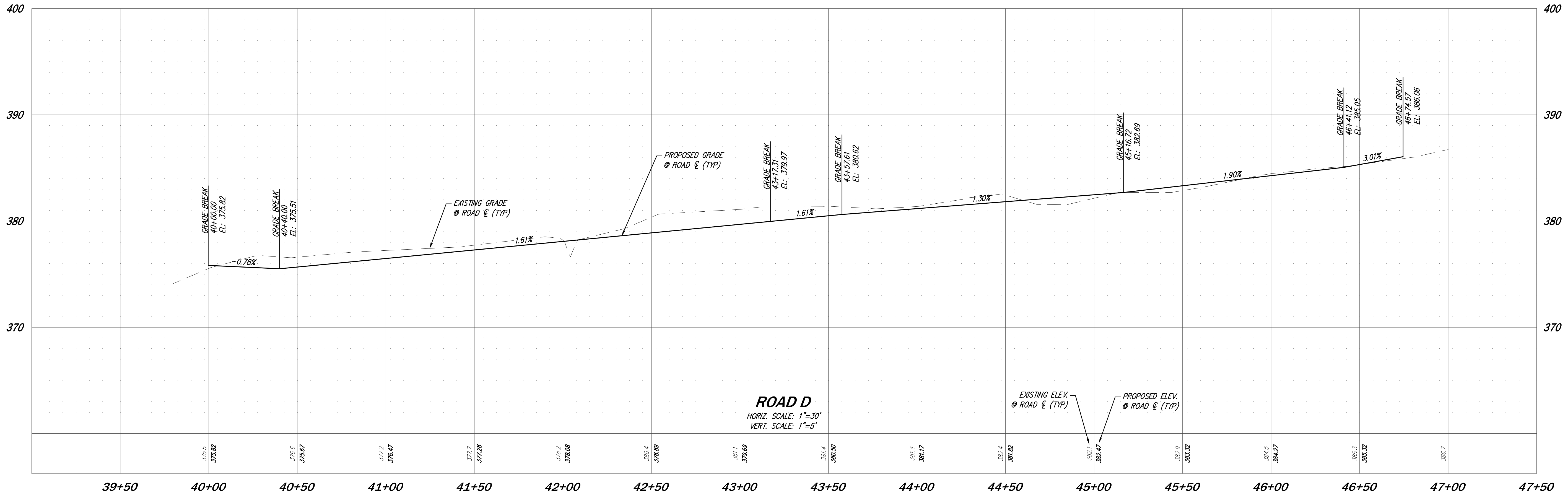
CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

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

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.22	30
PROJECT NUMBER	21036

12/15/2023 3:59 PM A:\2021\21036 [ENGINEERING] \PRELIMINARY SHEETS\21036 C4-21.DWG



DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.23	30
PROJECT NUMBER	21036

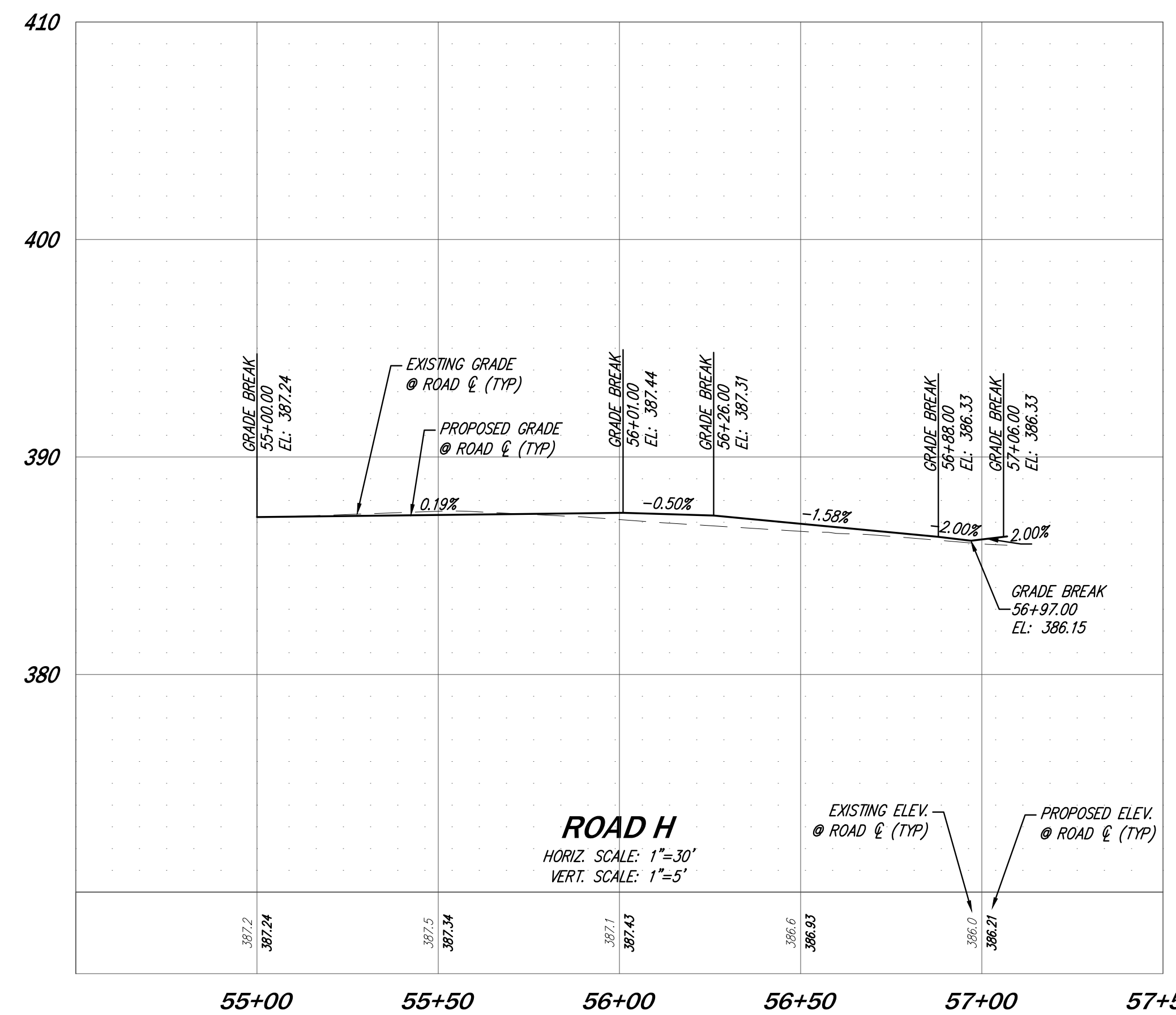
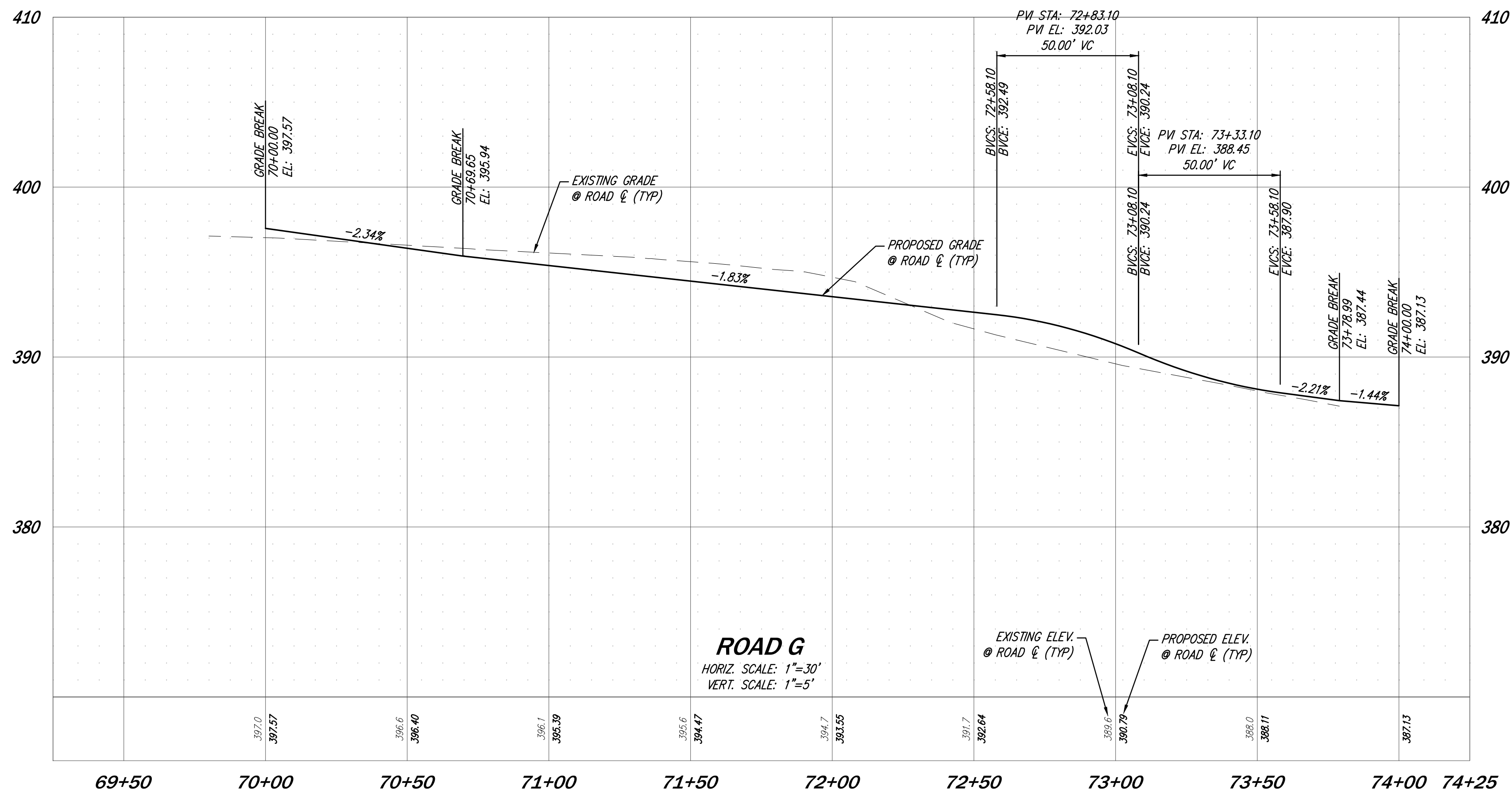
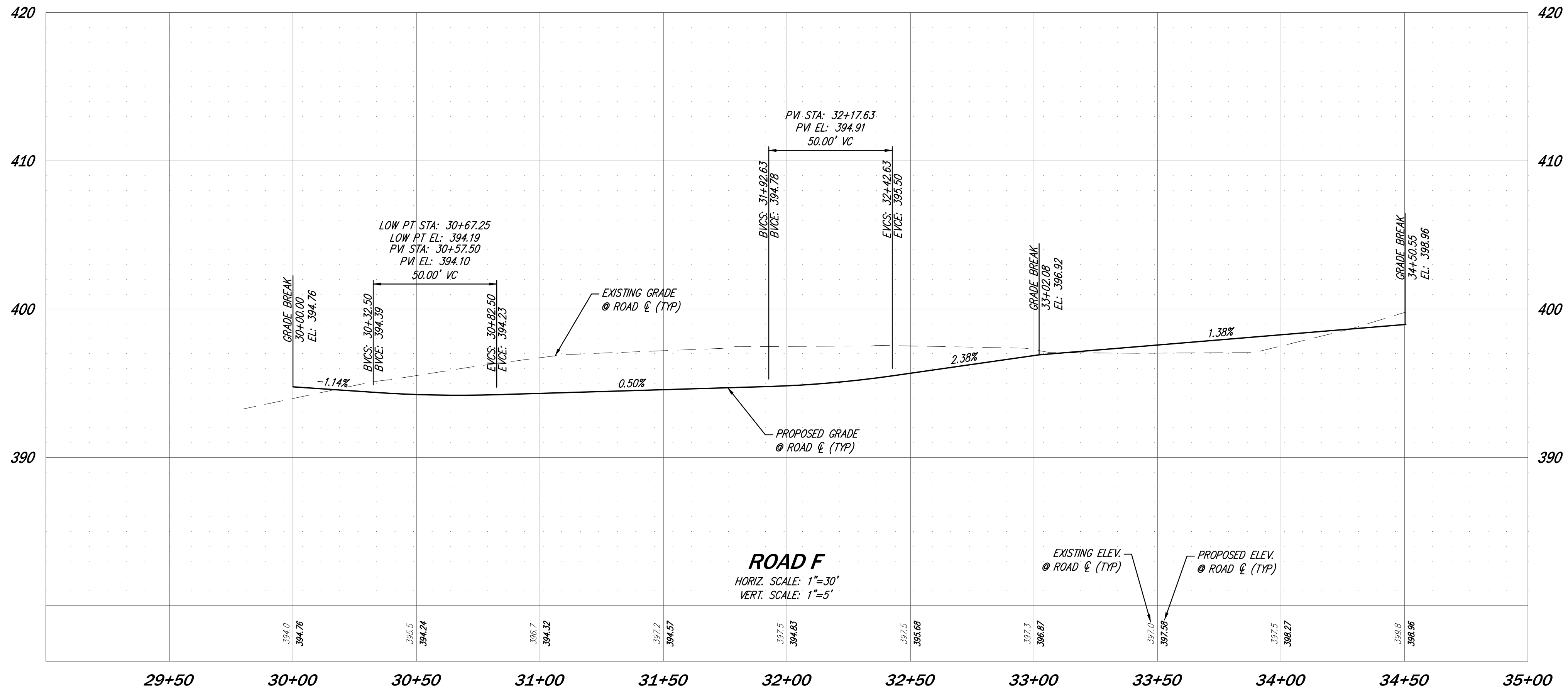
PRELIMINARY ROAD PROFILES
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODVILLE, WA 98072

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

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

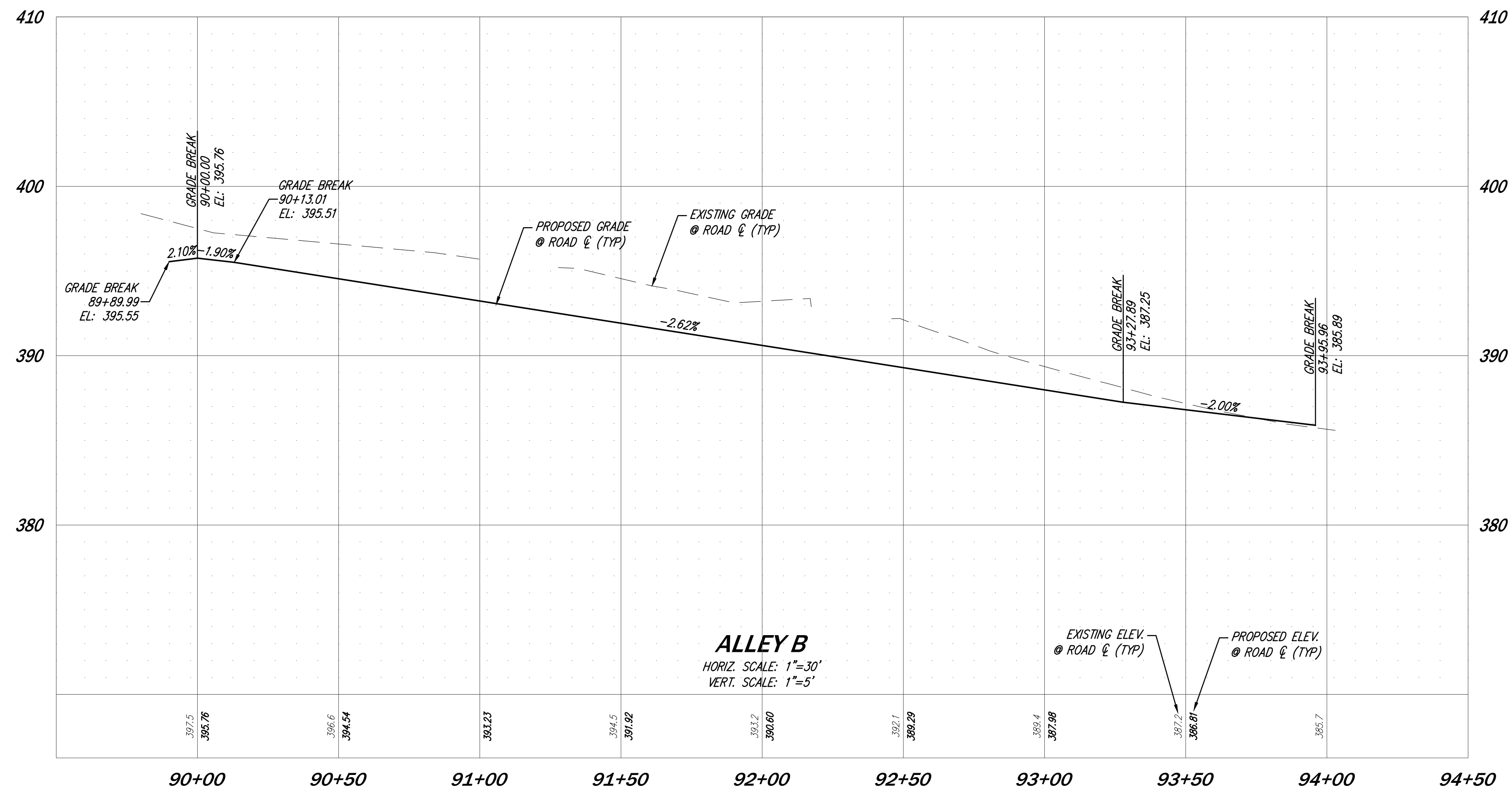
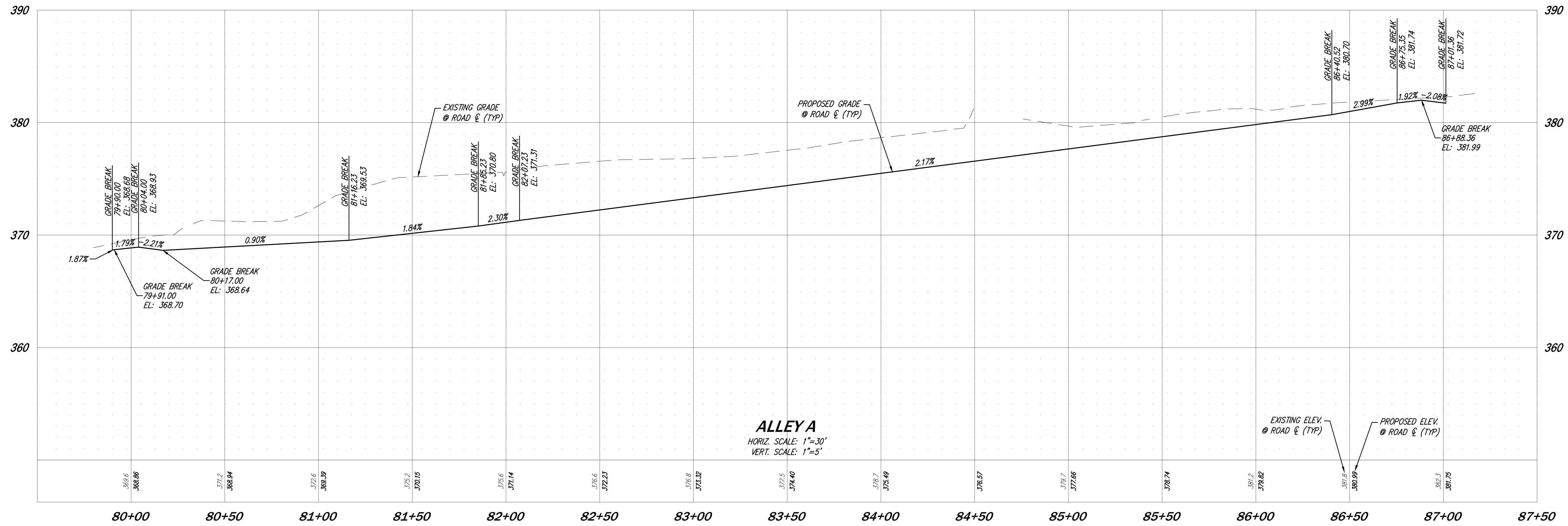
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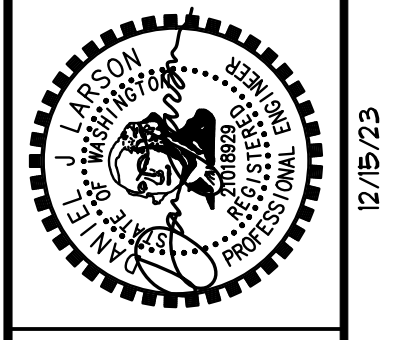


DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER	
SEPTEMBER 2023	DANIEL BABA	CHUCK FEMLING	MICHAEL L. MATHESON	BEN MADEO, AICP	
PRELIMINARY ROAD PROFILES					
87TH AND 40TH PRD					
PNW INVESTORS, LLC					
PO BOX 1930 WOODINVILLE, WA 98072					
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING					
CORE DESIGN					
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877					
REVISIONS					
NO.					
DATE					
12/18/23					
SHEET OF					
C4.24 30					
PROJECT NUMBER					
21036					

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NO.	REVISIONS	DATE



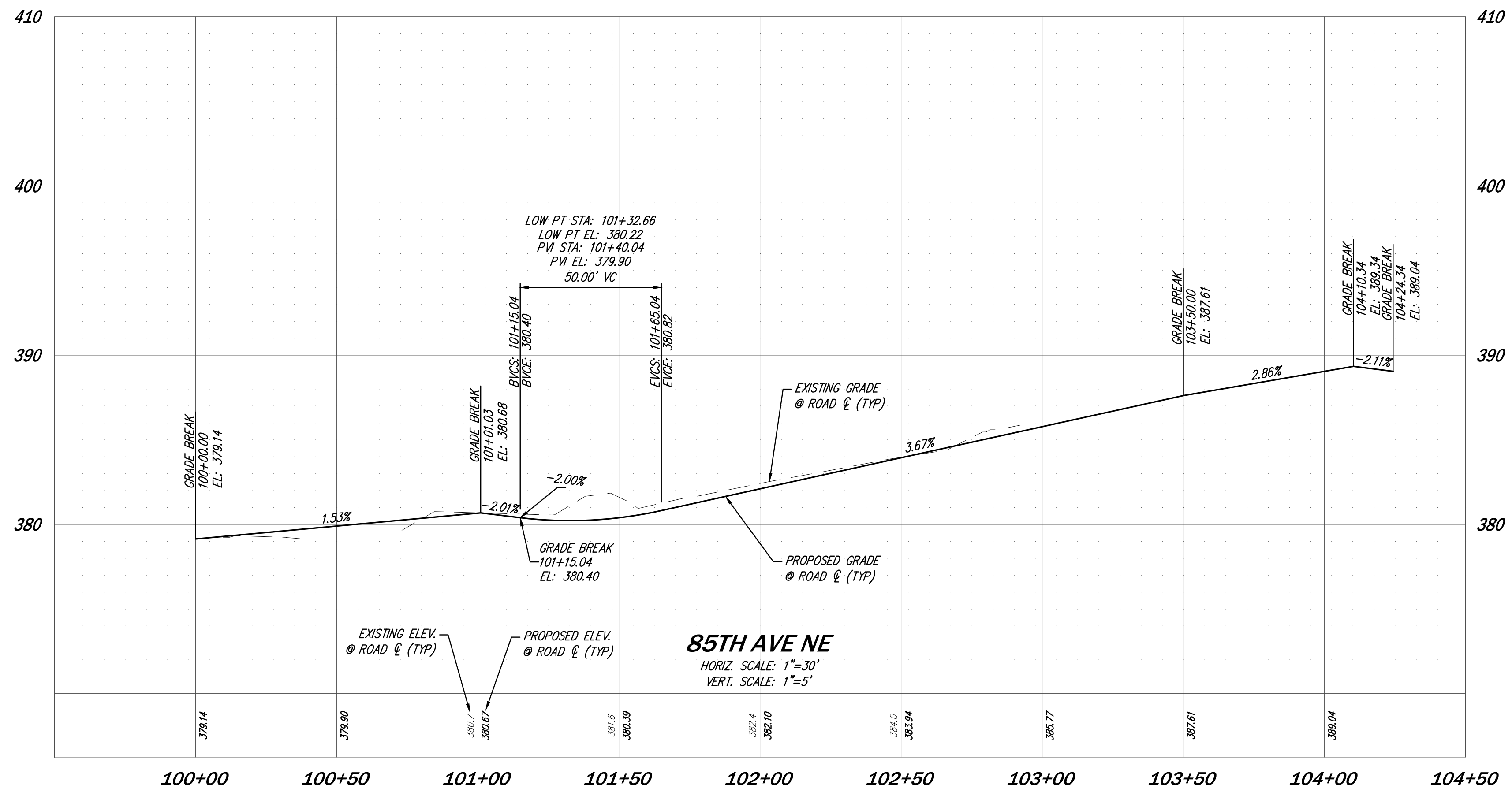
CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877


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

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

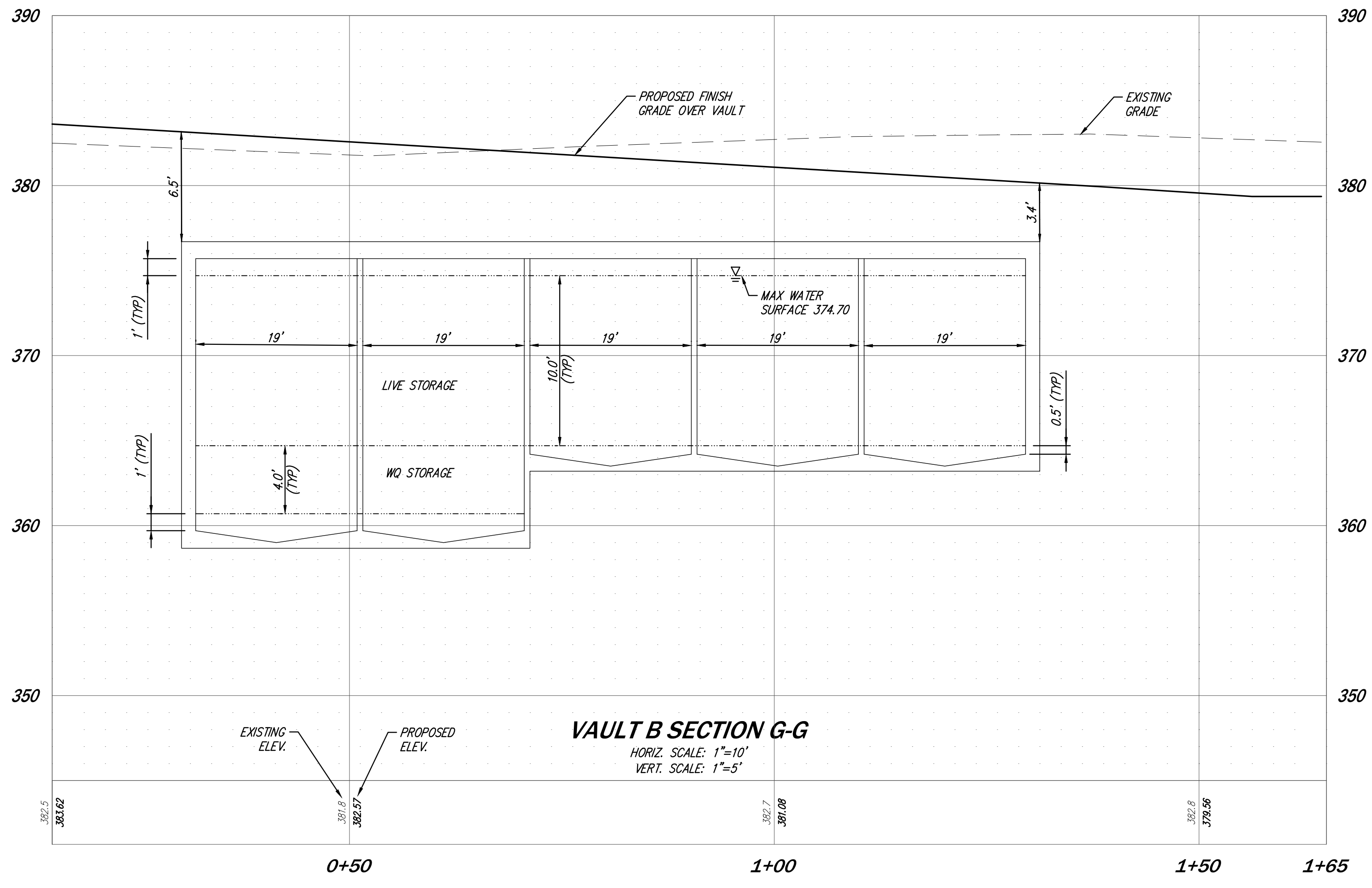
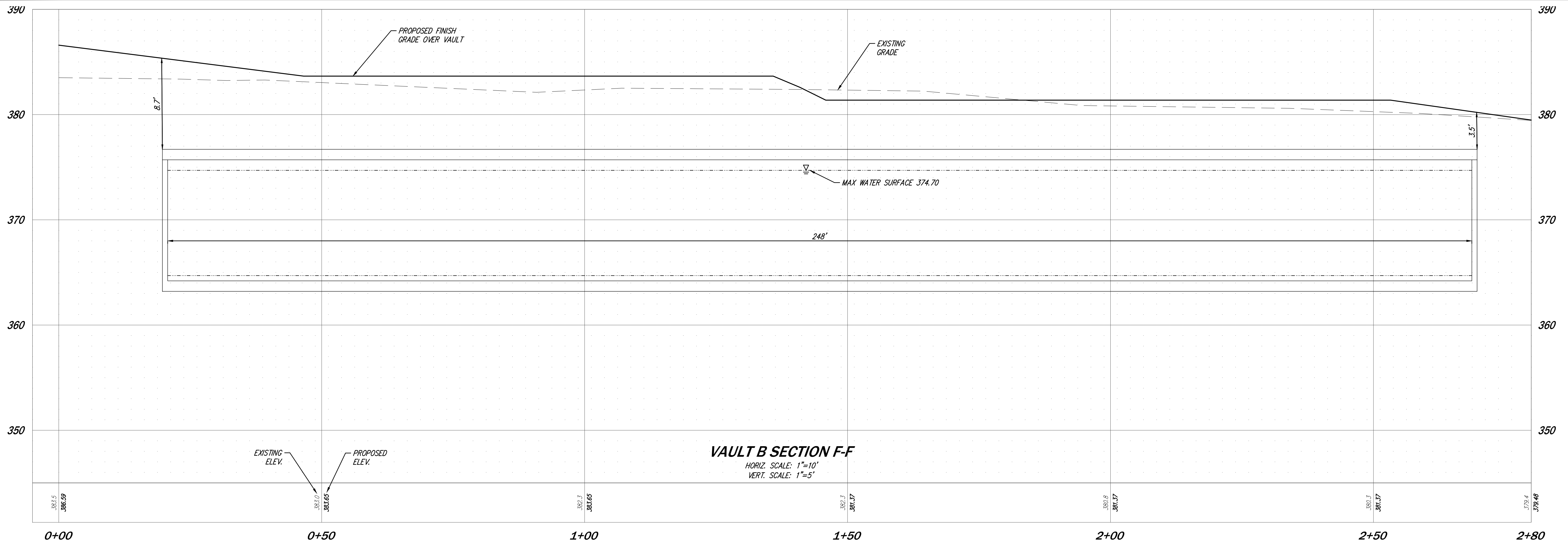
SHEET	OF
C4.25	30
PROJECT NUMBER	21036

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DATE	SEPTEMBER 2023	DESIGNED	DANIEL BABA	DRAWN	CHUCK FEMLING	APPROVED	MICHAEL L. MATHESON
SHEET	OF						
C4.26	30						
PROJECT NUMBER		21036					
<p>PRELIMINARY ROAD PROFILES 87TH AND 40TH PRD PNW INVESTORS, LLC PO BOX 1930 WOODINVILLE, WA 98072</p>							
<p>CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>							
							
<p>NO. _____ DATE _____</p> <p>REVISIONS _____</p>							

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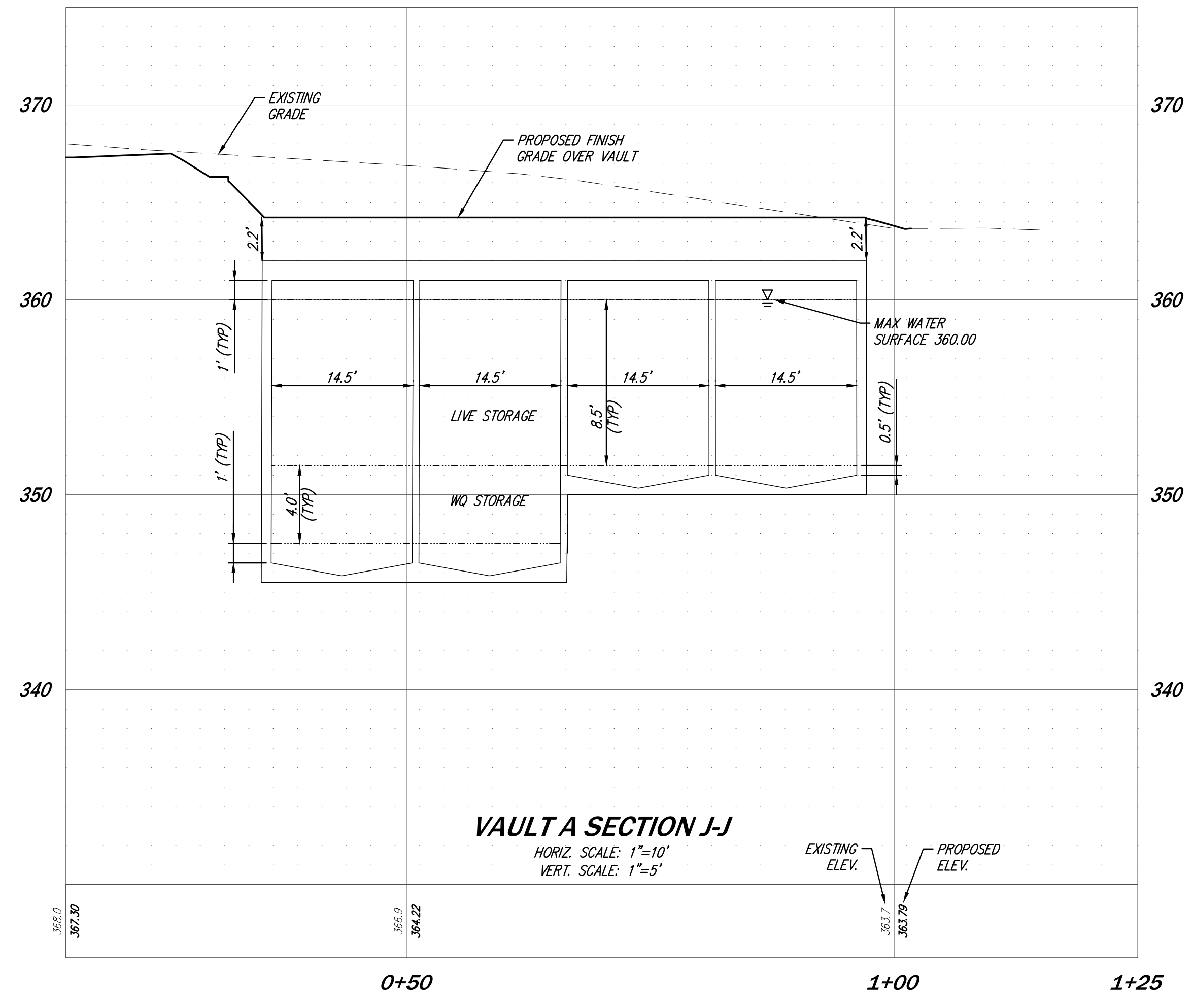
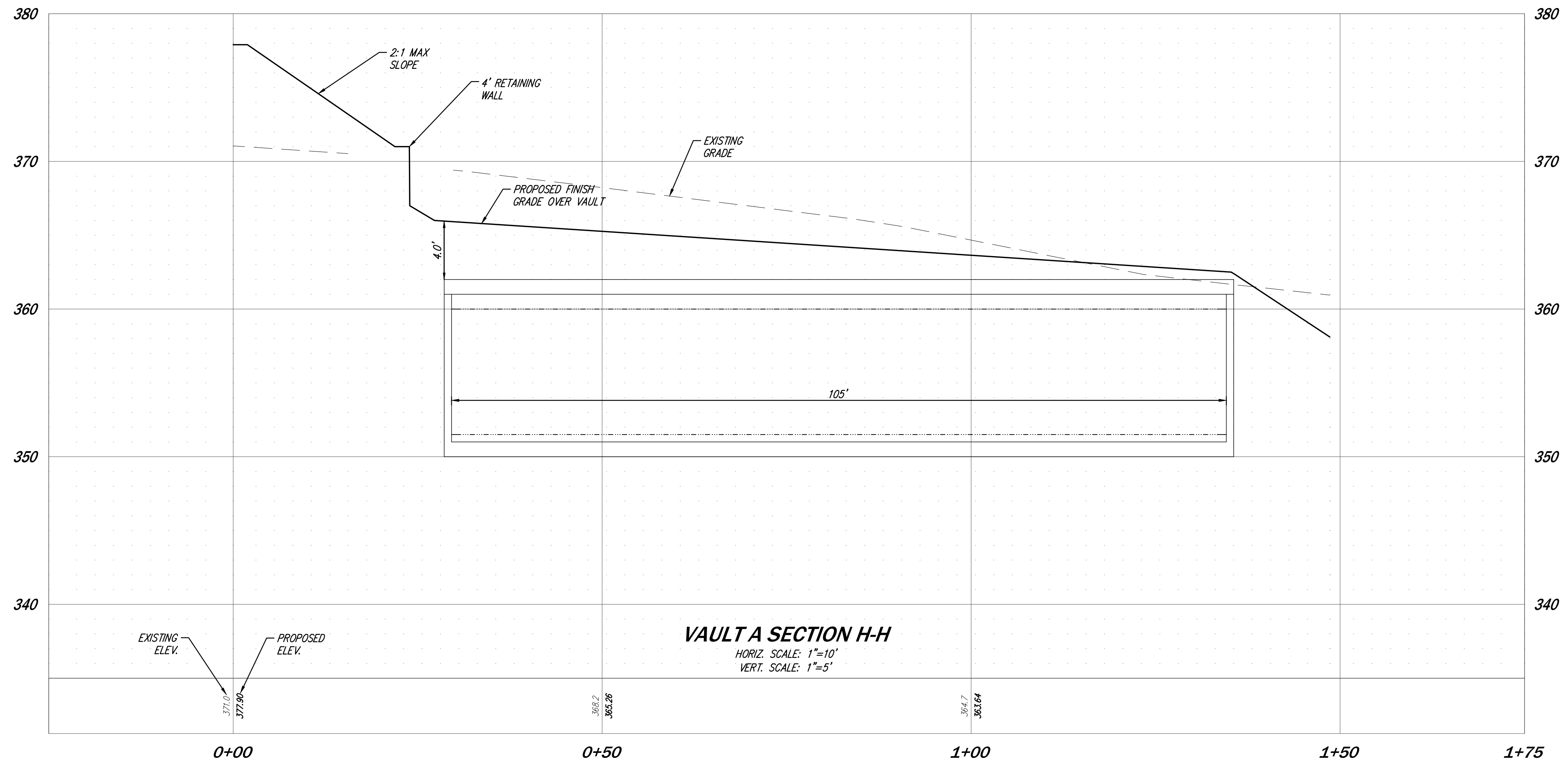


DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C4.32	30
PROJECT NUMBER	21036

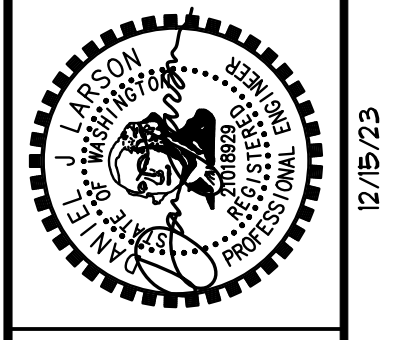
PRELIMINARY VAULT SECTIONS
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

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

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NO.	REVISIONS	DATE



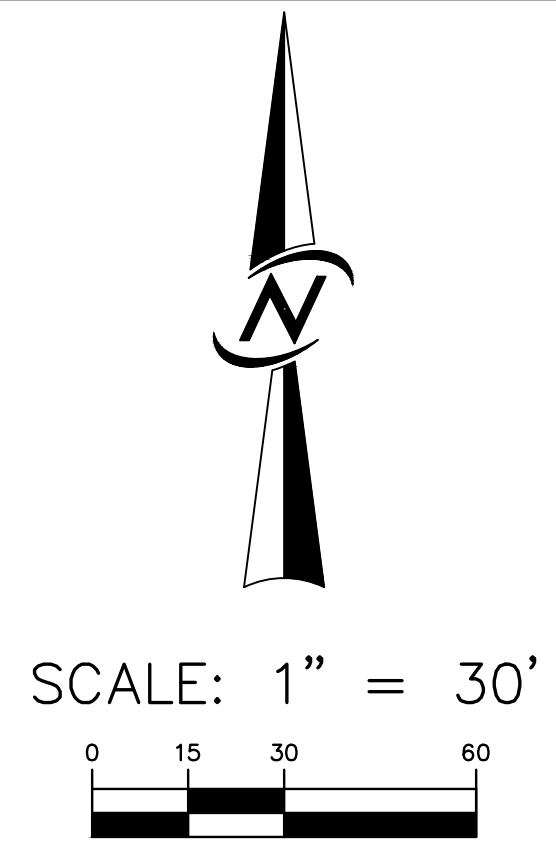
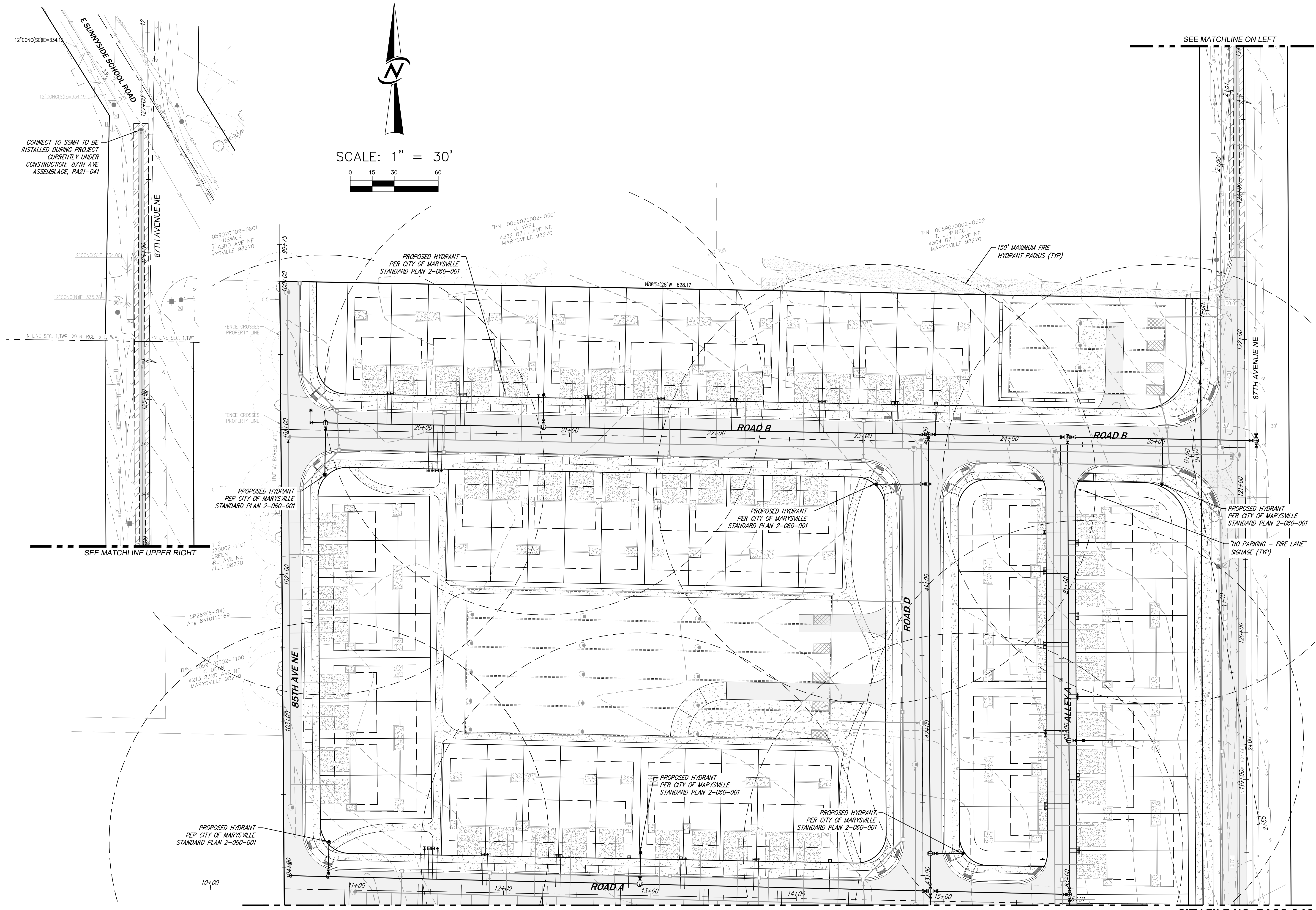
CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

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

DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

SHEET	OF
C4.33	30
PROJECT NUMBER	21036

12/15/2023 4:00 PM A:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C4.33.DWG



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

SEE MATCHLINE ON LEFT

SEE MATCHLINE UPPER RIGHT

SEE SHEET C7.02

CITY FILE NO. PA22-040

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER			
SEPTEMBER 2023	DANIEL BABA	CHUCK FEMLING	MICHAEL L. MATHESON	BEN MADEO, AICP	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
SHEET	OF						
C7.01	30	FIRE PROTECTION PLAN 87TH AND 40TH PRD PNW INVESTORS, LLC PO BOX 1930 WOODINVILLE, WA 98072					
PROJECT NUMBER		121036					

12/15/2023 4:00 PM A: 2021121036 [ENGINEERING] (PRELIMINARY) SHEETS 21036 C7.01.DWG

SEE SHEET C7.01

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

10+00

LOT 214

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

150' MAXIMUM FIRE
HYDRANT RADIUS (TYP)

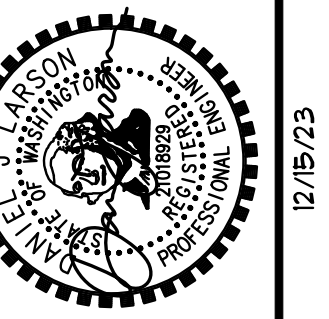
ROAD A

ROAD D

"NO PARKING - FIRE LANE"
SIGNAGE (TYP)

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



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

DATE: SEPTEMBER 2023
DESIGNED: DANIEL BABA
DRAWN: CHUCK FEMLING
APPROVED: MICHAEL L. MATHESON
BEN MADEO, AICP
PROJECT MANAGER

SHEET OF
C7.02 30
PROJECT NUMBER
21036

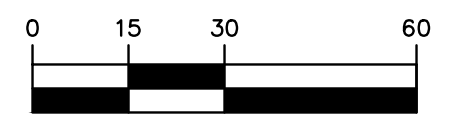
CITY FILE NO. PA22-040

TPN: 0059070005-1902
SKIFFINGTON INVESTMENTS LLC
4015 83RD AVENUE
MARYSVILLE 98270

TPN: 0059070002-1904
KEYSTONE LAND LLC



SCALE: 1" = 30'



SEE SHEET C7.03

PHASE 1

40TH ST NE

87TH AVENUE NE

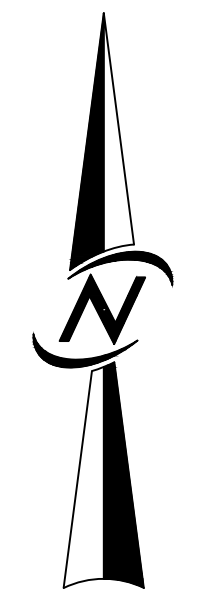
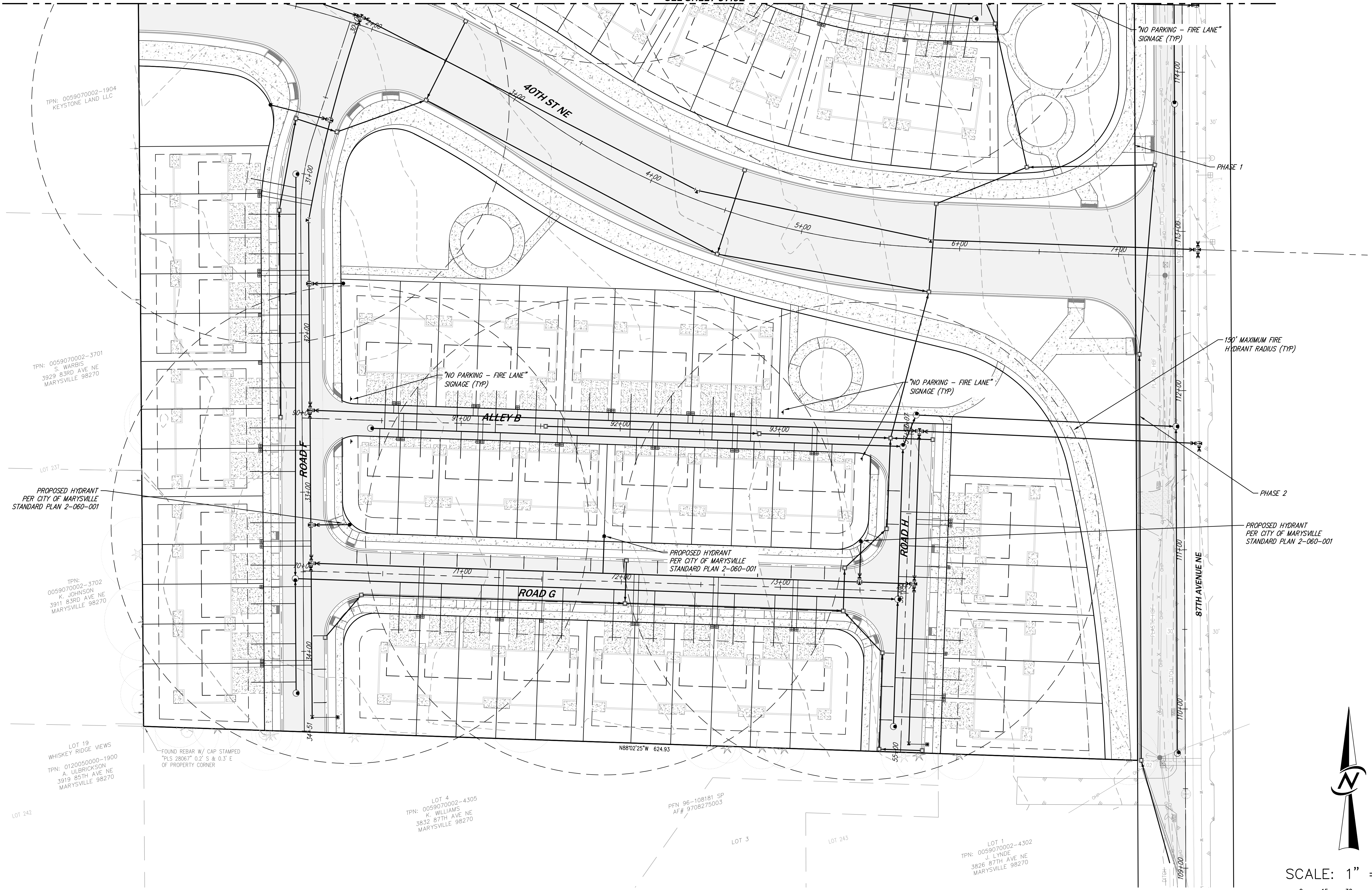
ALLEYA

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

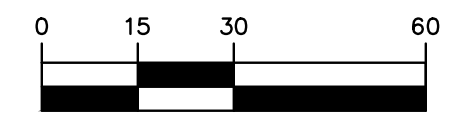
"NO PARKING - FIRE LANE"
SIGNAGE (TYP)

12/15/2023 4:00 PM A: 2021121036 [ENGINEERING] (PRELIMINARY) SHEETS 21036 C7.01.DWG

SEE SHEET C7.02



SCALE: 1" = 30'



CITY FILE NO. PA22-040

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DESIGNED	DANIEL BABA
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER
SHEET	OF
C7.03	30
PROJECT NUMBER	21036

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

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

12/18/23

12/15/2023 4:01 PM A:\2021\21036\ENGINEERING\PRELIMINARY\SHEETS\21036_C7.01.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

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

"NO PARKING - FIRE LANE"
SIGNAGE (TYP)

"NO PARKING - FIRE LANE"
SIGNAGE (TYP)

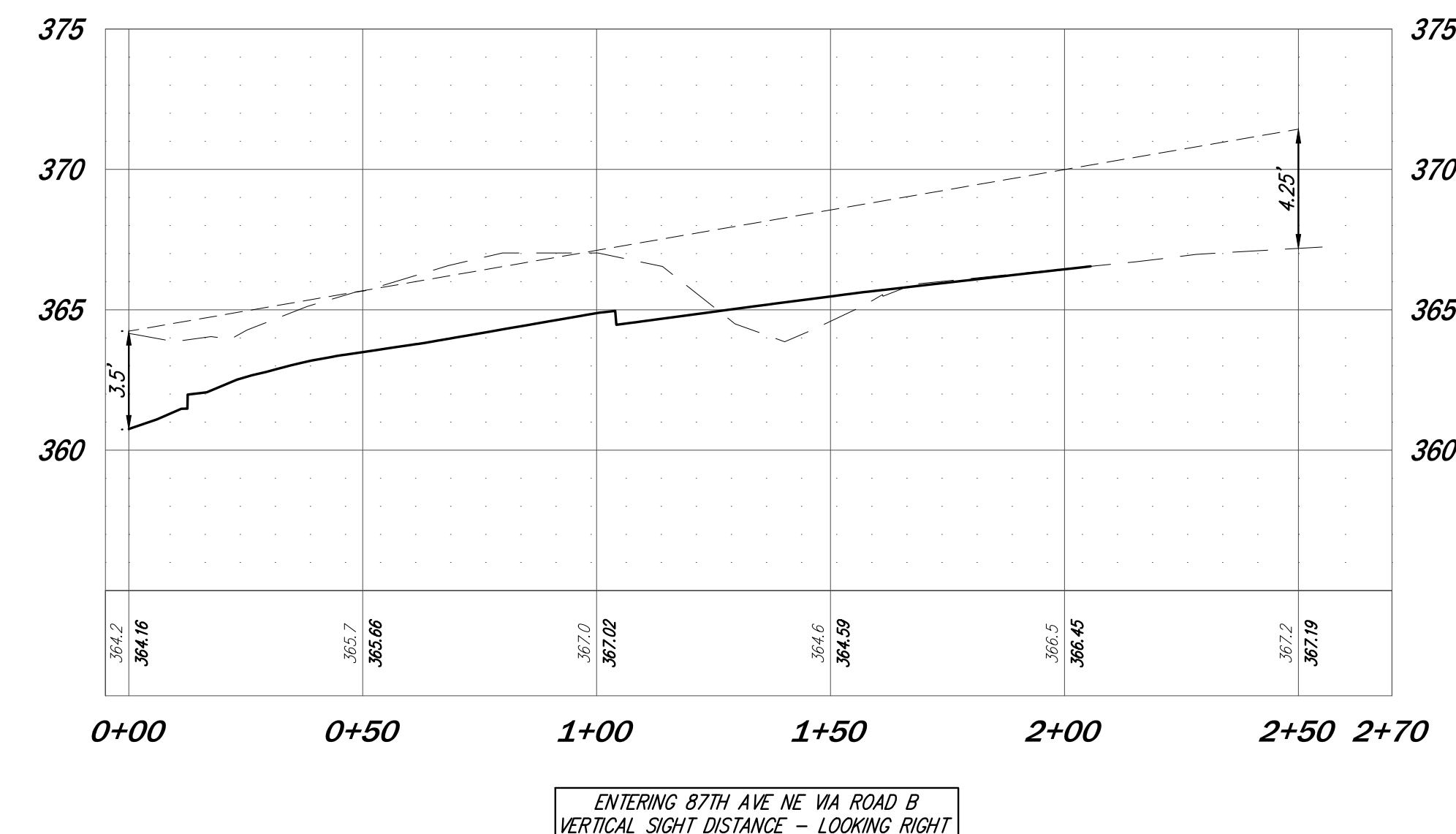
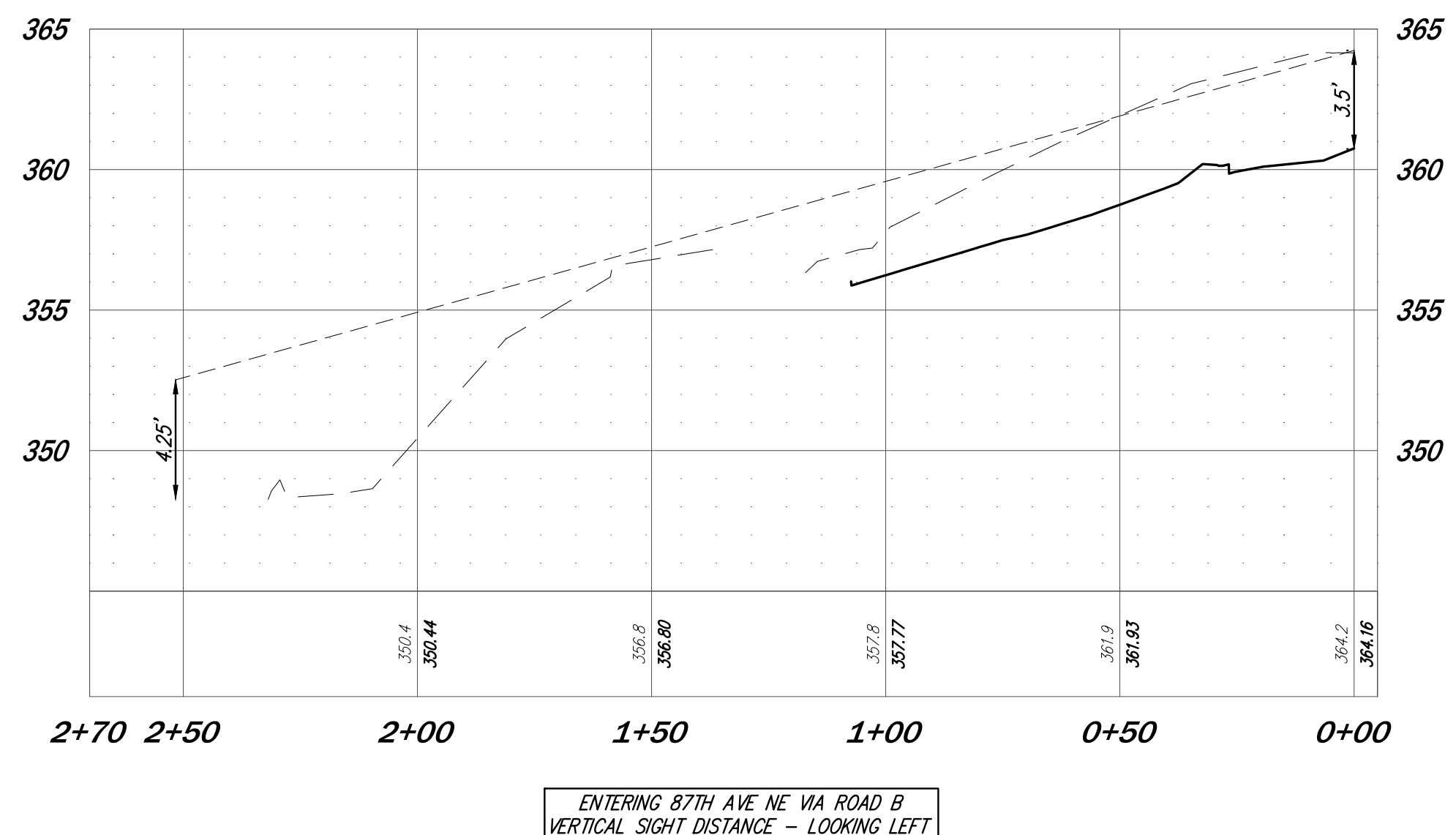
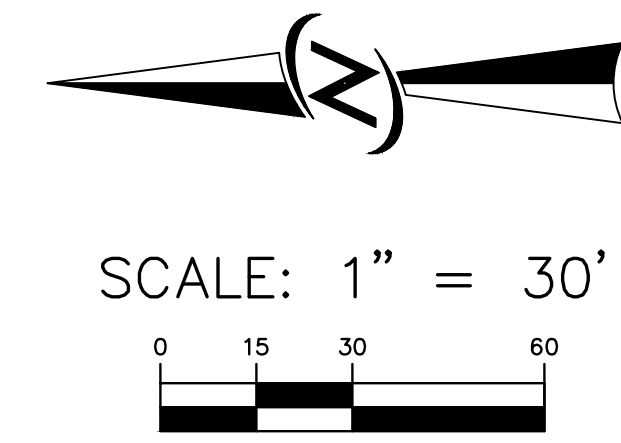
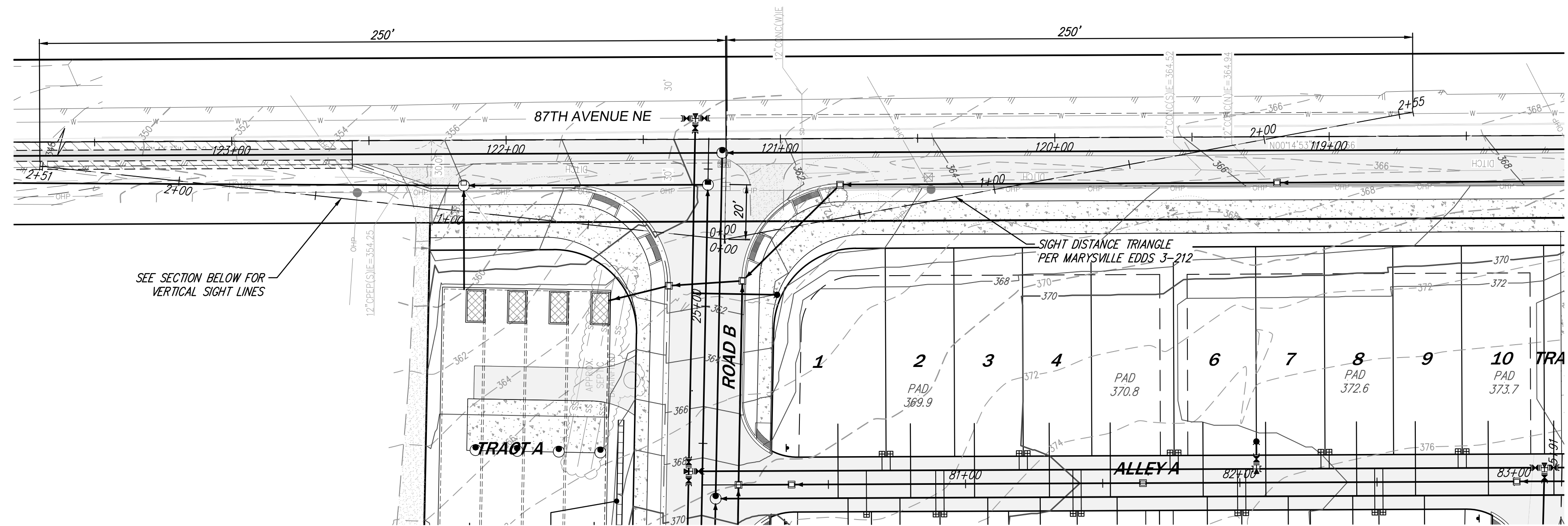
"NO PARKING - FIRE LANE"
SIGNAGE (TYP)

150' MAXIMUM FIRE
HYDRANT RADIUS (TYP)

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001

PROPOSED HYDRANT
PER CITY OF MARYSVILLE
STANDARD PLAN 2-060-001



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APPROVED	MICHAEL L. MATHESON
	BEN MADEO, AICP
	PROJECT MANAGER

NO.	REVISIONS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

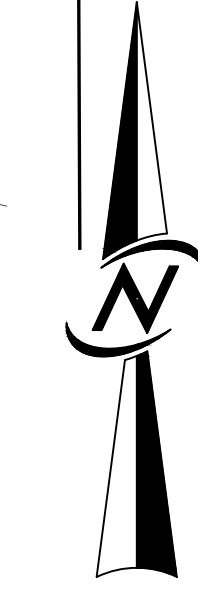
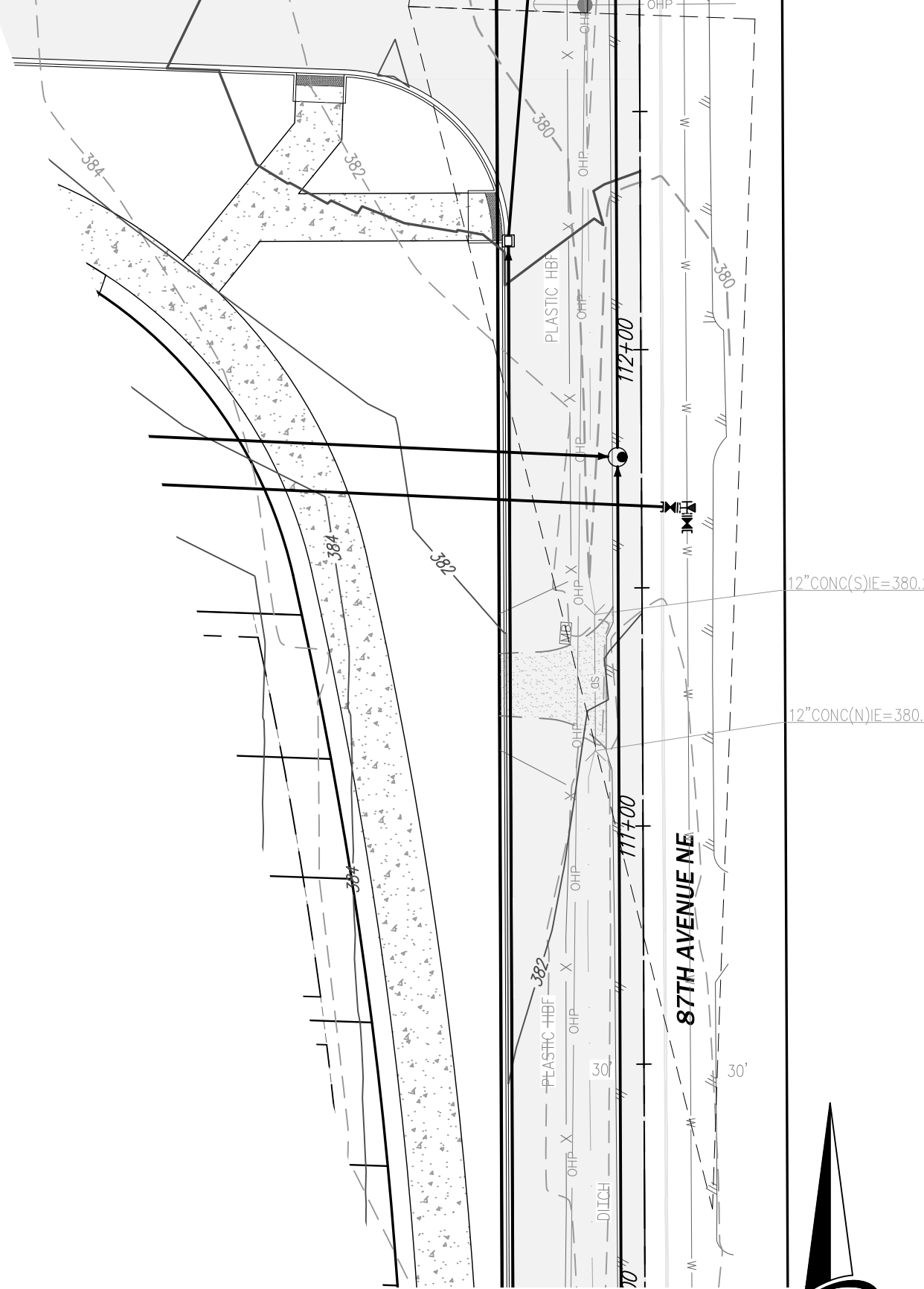
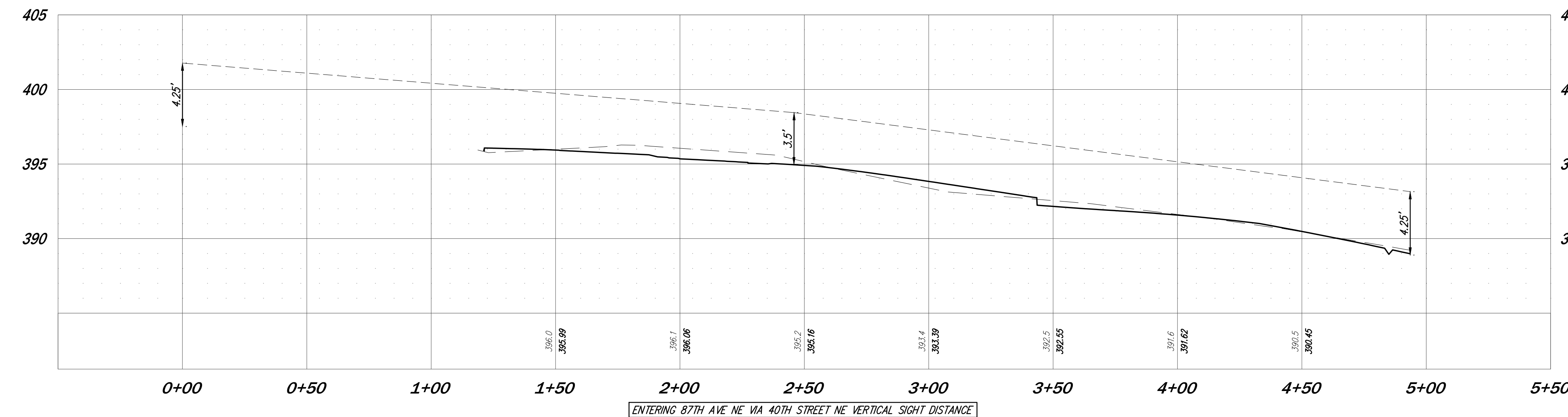
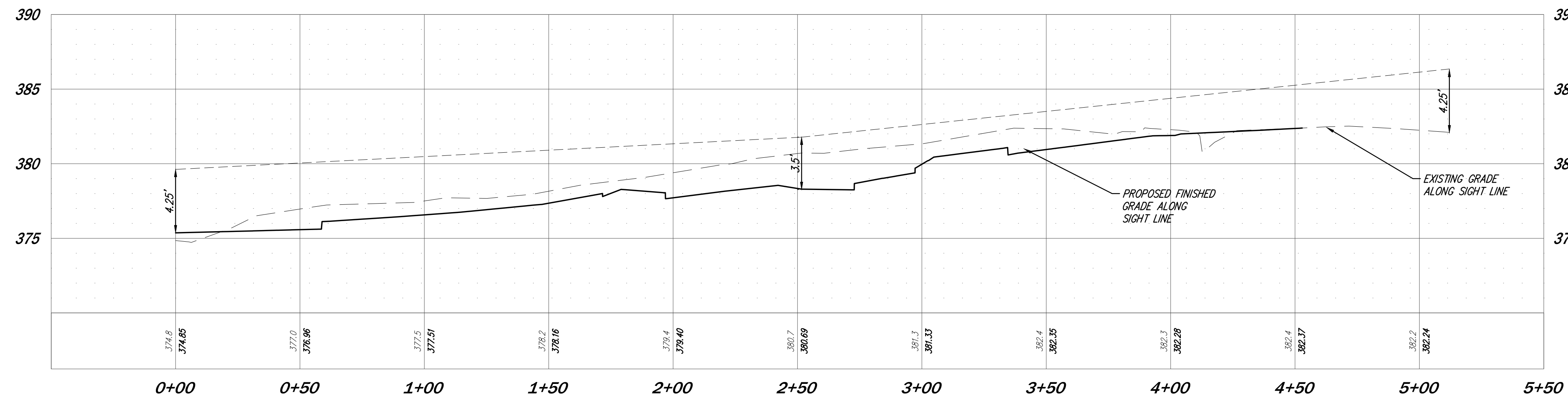
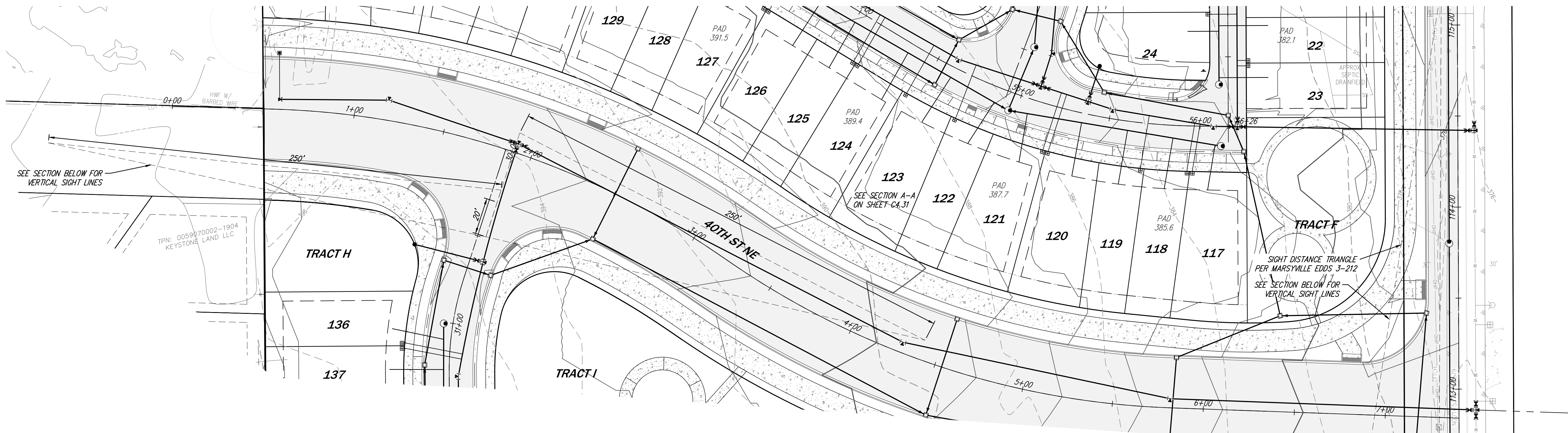
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

ENTERING SIGHT DISTANCE EXHIBIT
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

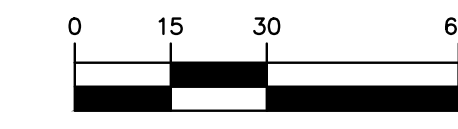
SHEET	OF
C7.21	30

PROJECT NUMBER
21036

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SCALE: 1" = 30'



DATE	SEPTEMBER 2023
DESIGNED	DANIEL BABA
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	BEN MADEO, AICP
	PROJECT MANAGER

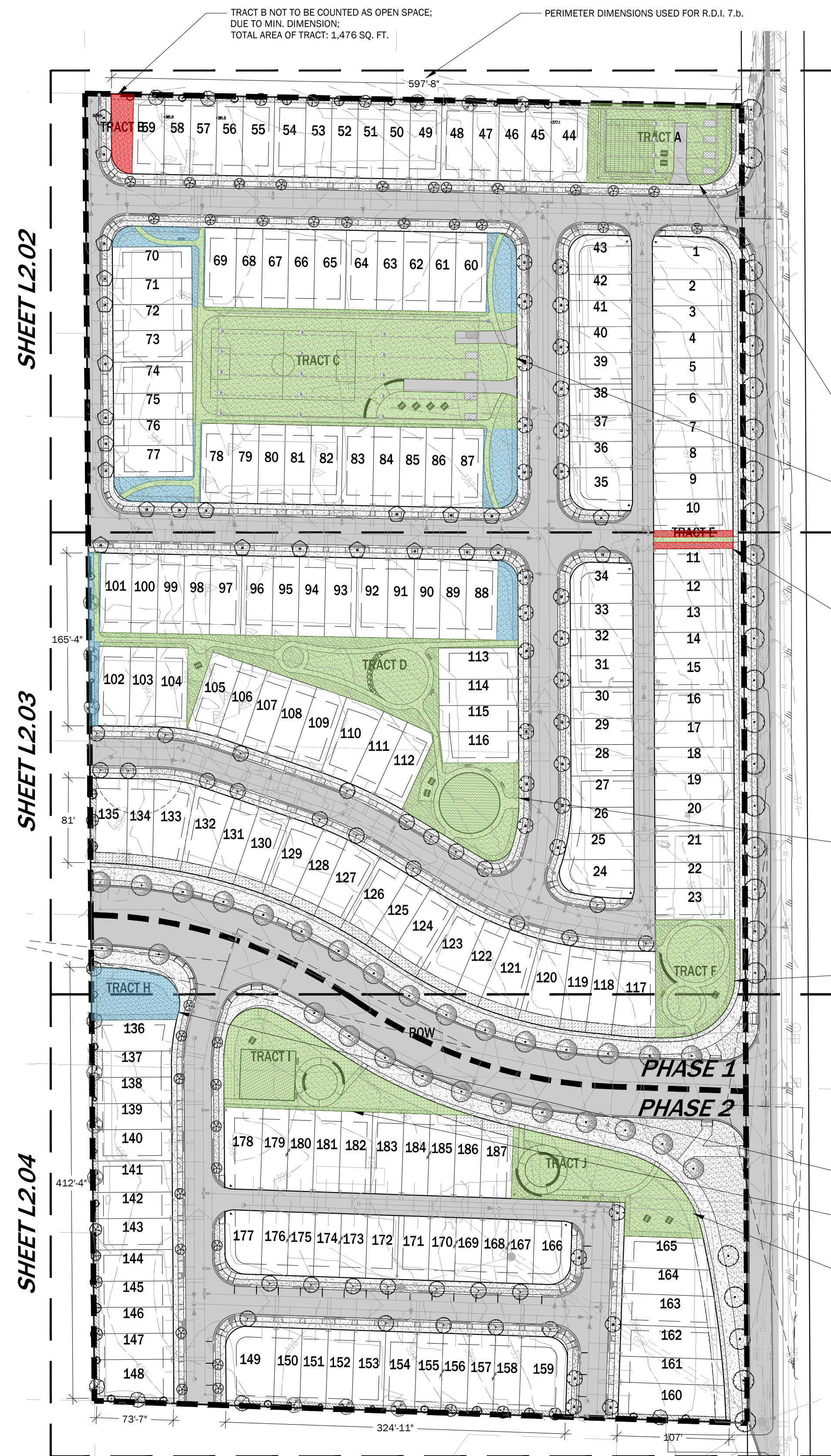
SHEET	OF
C7.22	30
PROJECT NUMBER	
21036	

CITY FILE NO. PA22-040

ENTERING SIGHT DISTANCE EXHIBIT
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

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

12/15/2023 4:02 PM A:\2021\21036 [ENGINEERING] \PRELIMINARY\ SHEETS\ 21036 CT.21_22.DWG



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 80'-0"

TOTAL OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. TOTAL NET PROJECT AREA:	628,862 SF
15% REQUIRED OPEN SPACE:	628,862 X .15 = 94,329 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	94,329 X .35 = 33,015 SF

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-Total¹	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	

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

PHASE 1 OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. PHASE 1 NET PROJECT AREA:	440,319 SF
15% REQUIRED OPEN SPACE:	440,319 X .15 = 66,048 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	66,048 X .35 = 23,117 SF

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		
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-Total¹	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.
Total	83,912 SF	1.93 AC	9,467 SF	0.22 AC	74,445 SF	1.71 AC	

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

PHASE 2 OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. PHASE 2 NET PROJECT AREA:	188,543 SF
15% REQUIRED OPEN SPACE:	188,543 X .15 = 28,281 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	28,281 X .35 = 9,898 SF

Location	Total Area	Passive Area	Active Area	Description			
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	26,316 SF	0.60 AC	3,791 SF	0.09 AC	22,525 SF	0.52 AC	

¹Area permitted towards RDI Credits.

* WHILE PHASE 2 IS IN AN OPEN SPACE DEFICIT, THE TOTAL SITE HAS A SURPLUS OF 17,864 SF.

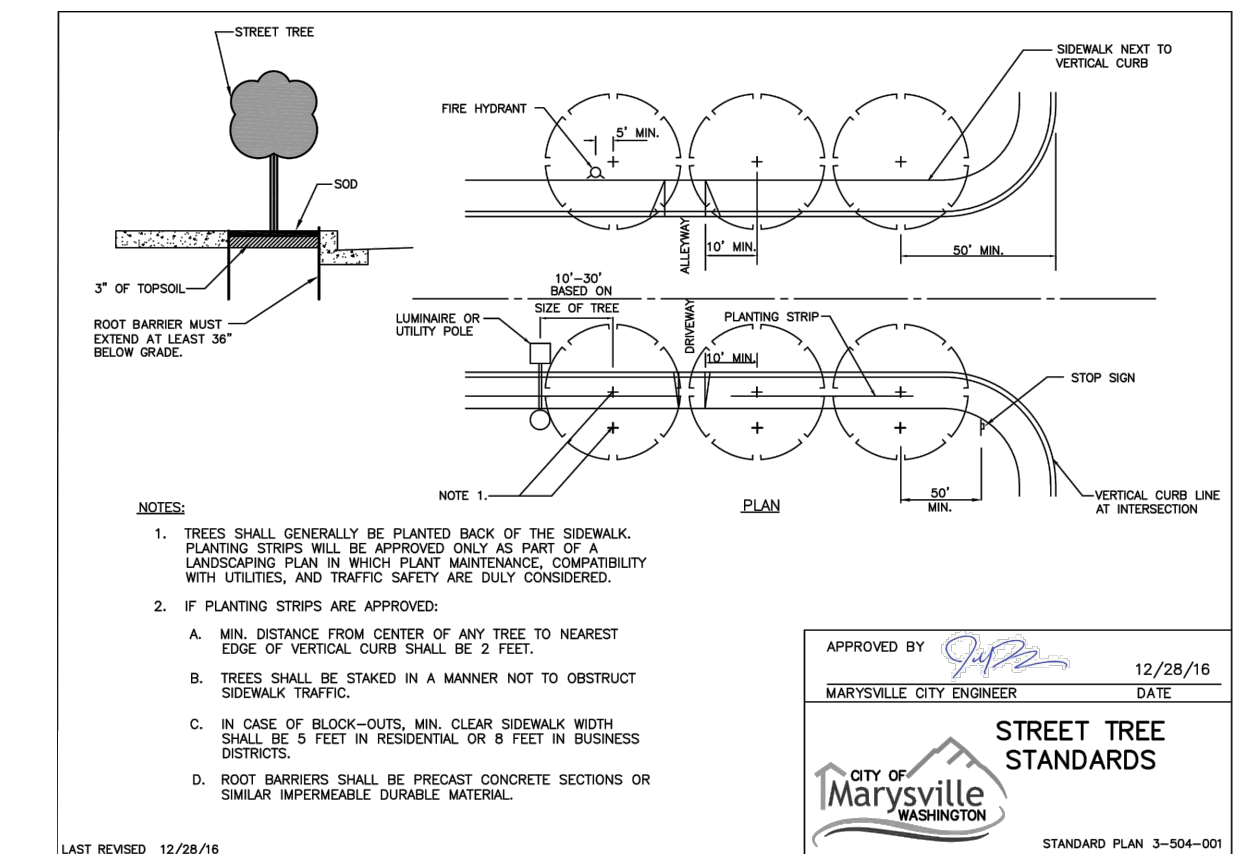
LANDSCAPE RESIDENTIAL DENSITY INCENTIVES

MMC: 22C.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES.

Incentive	Incentive Bonus	Amount Provided	Achieved Units
6. Storm Drainage Facilities Dual use retention/detention facilities. a. Developments that incorporate active recreation facilities that utilize the storm water facility tract. 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. e. Private park and open space facilities integrated into project design.	5 bonus units per acre of the storm water facility tract used for active recreation.	50,220 SF 1.15 AC	5.76
	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
	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 Landscape Incentive Units			11

OPEN SPACE LEGEND

- AREA TO BE COUNTED AS PASSIVE OPEN SPACE
- AREA TO BE COUNTED AS ACTIVE OPEN SPACE
- AREA NOT COUNTED AS OPEN SPACE



ENGINEERING DESIGN AND DEVELOPMENT STANDARDS: PLAN 3-504-001

NOTES:

- SPECIFIC PRODUCTS TO BE DETERMINED DURING FINAL DESIGN
- STREET TREES TO BE LIMBED UP 7' FOR VISIBILITY.
- TREES TO REMAIN 3' FROM DRY UTILITIES AND 5' AWAY FROM WET UTILITIES.

NO.	REVISIONS	DATE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

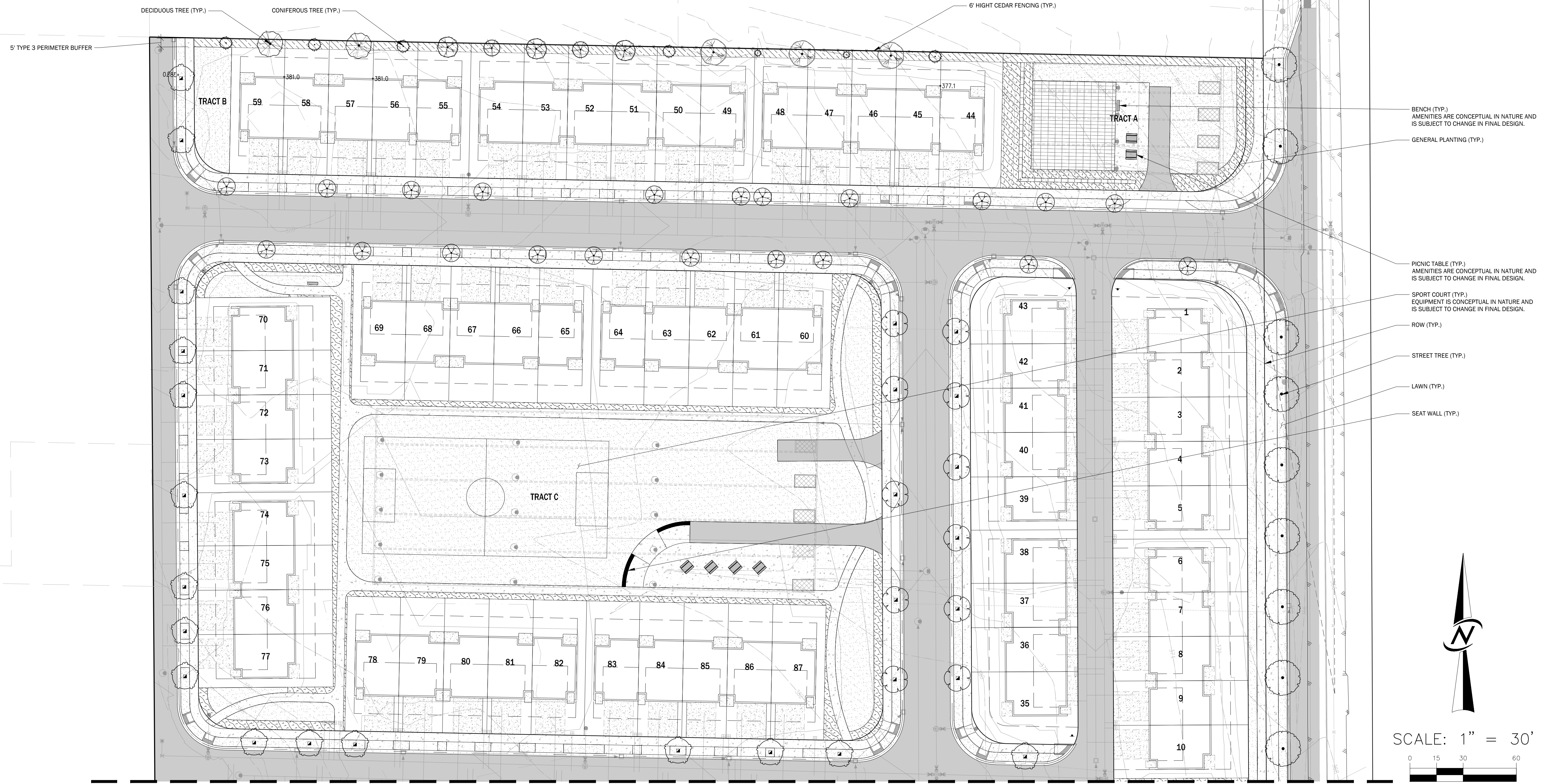
CORE
DESIGN

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

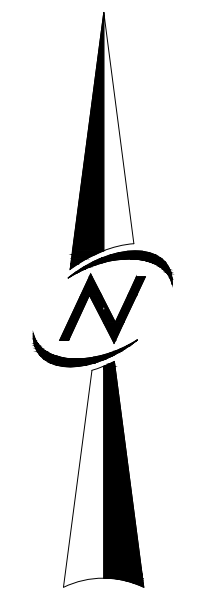
PRELIMINARY LANDSCAPE PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

DATE: SEPTEMBER 2023
DESIGNED: DANNY N. VILLAGRANA
DRAWN: DANNY N. VILLAGRANA
APPROVED: LINDSEY B. SOLORIO, P.L.A.
BEN MADEO, AICP
PROJECT MANAGER

SHEET OF
L2.01 30
PROJECT NUMBER
21036



- BENCH (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- GENERAL PLANTING (TYP.)
- PICNIC TABLE (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- SPORT COURT (TYP.)
EQUIPMENT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- ROW (TYP.)
- STREET TREE (TYP.)
- LAWN (TYP.)
- SEAT WALL (TYP.)



SCALE: 1" = 30'

SEE SHEET L2.03

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30' - 0"

NO.	REVISIONS	DATE

STATE OF WASHINGTON
 PROFESSIONAL SEAL
 LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE
 DESIGN

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

PRELIMINARY LANDSCAPE PLAN
87TH AND 40TH PRD
PNW INVESTORS, LLC
 PO BOX 1930
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PROJECT MANAGER	

SHEET	OF
L2.02	30
PROJECT NUMBER	21036

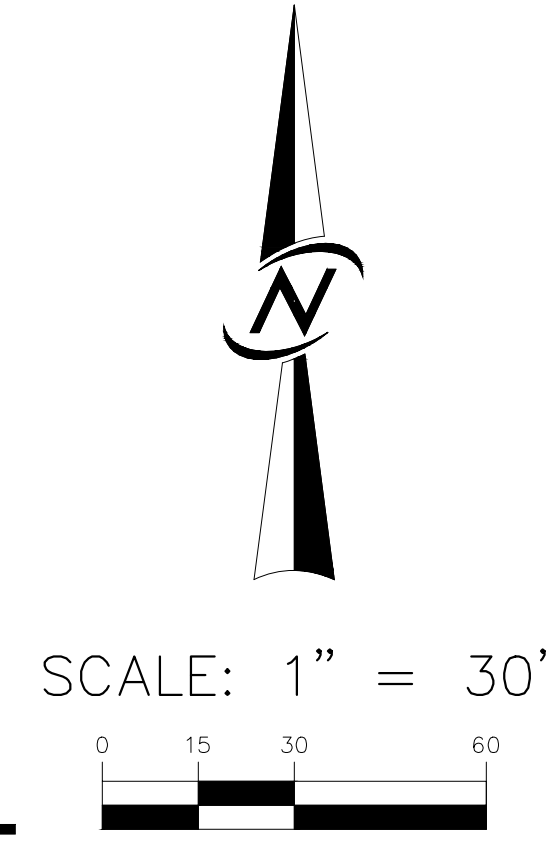
CITY FILE NO. PA22-040

SEE SHEET L2.02

SEE SHEET L2.04



- BENCH (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- GENERAL PLANTING (TYP.)
- LARGE PLAY AREA (TYP.)
PLAY EQUIPMENT IS CONCEPTUAL IN NATURE AND IS TO BE SPECIFIED DURING FINAL DESIGN.
- PICNIC TABLE (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- ROW (TYP.)
- STREET TREE (TYP.)
- LAWN (TYP.)
- SEAT WALL (TYP.)



- DECIDUOUS TREE (TYP.)
- CONIFEROUS TREE (TYP.)
- 5' TYPE 3 PERIMETER BUFFER
- 10' LANDSCAPE EASEMENT (TYP.)
- LAWN (TYP.)
TEMPORARILY LOCATED IN THE R.O.W.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

NO.	REVISIONS	DATE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE
DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877

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87TH AND 40TH PRD**

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CITY FILE NO. PA22-040

12/15/2023 3:16 PM \\121036\LANDSCAPE\PRELIMINARY SHEETS\21036 L2.02.L2.04.DWG

SEE SHEET L2.03



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

NO.	REVISIONS	DATE

STATE OF WASHINGTON
 PROFESSIONAL SEAL
 LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
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CORE
 DESIGN

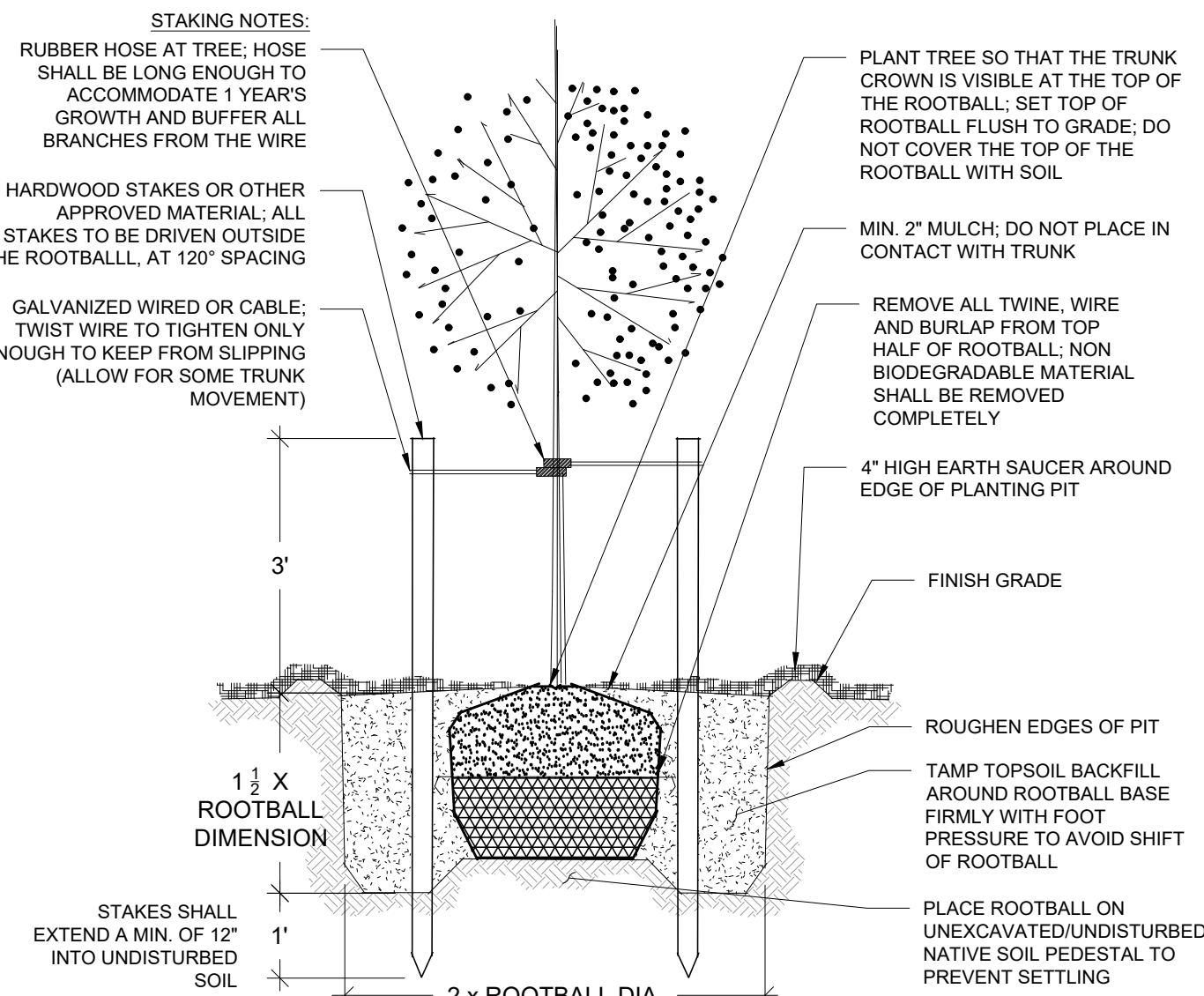
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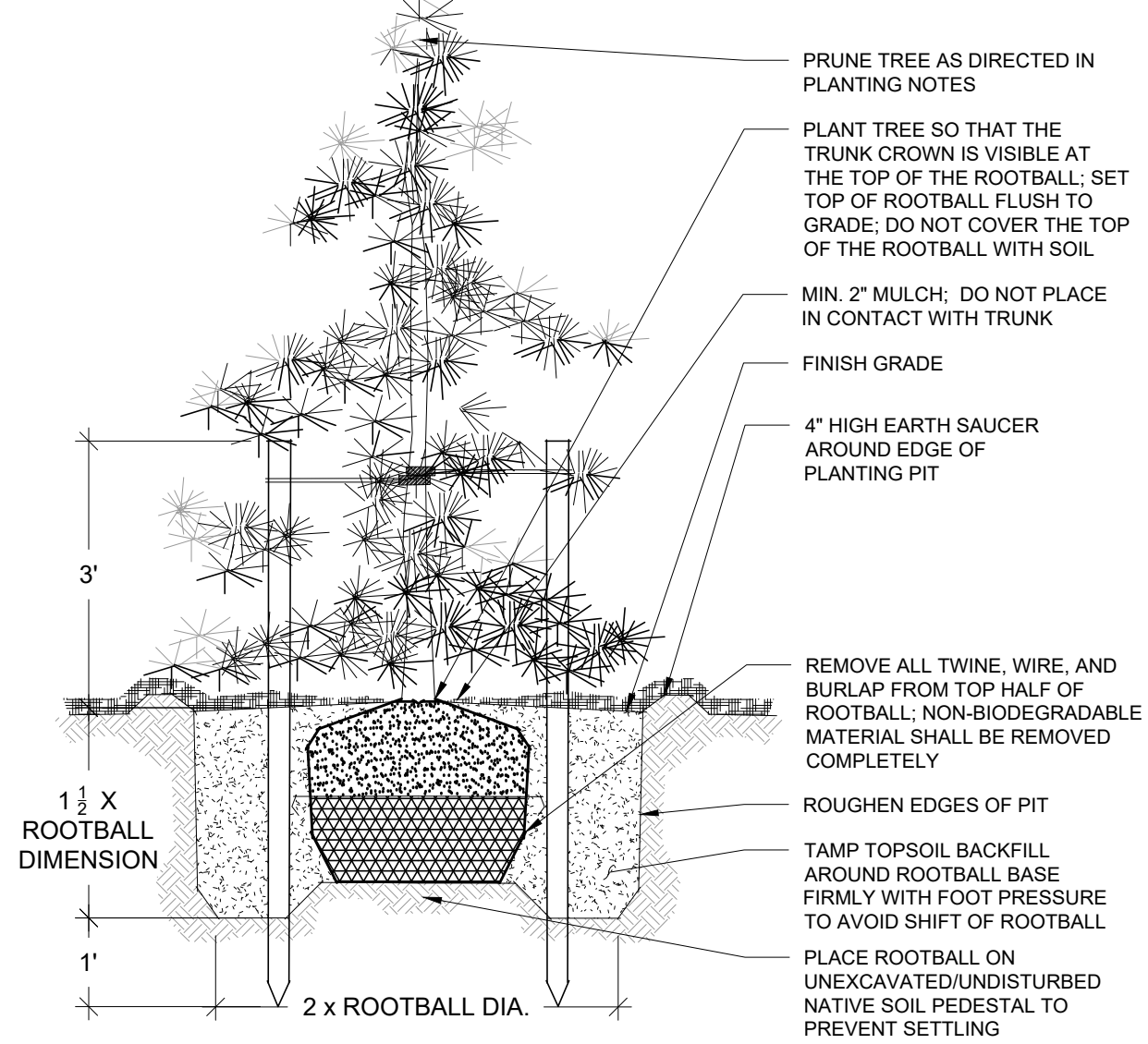
SHEET	OF
L2.04	30
PROJECT NUMBER	21036

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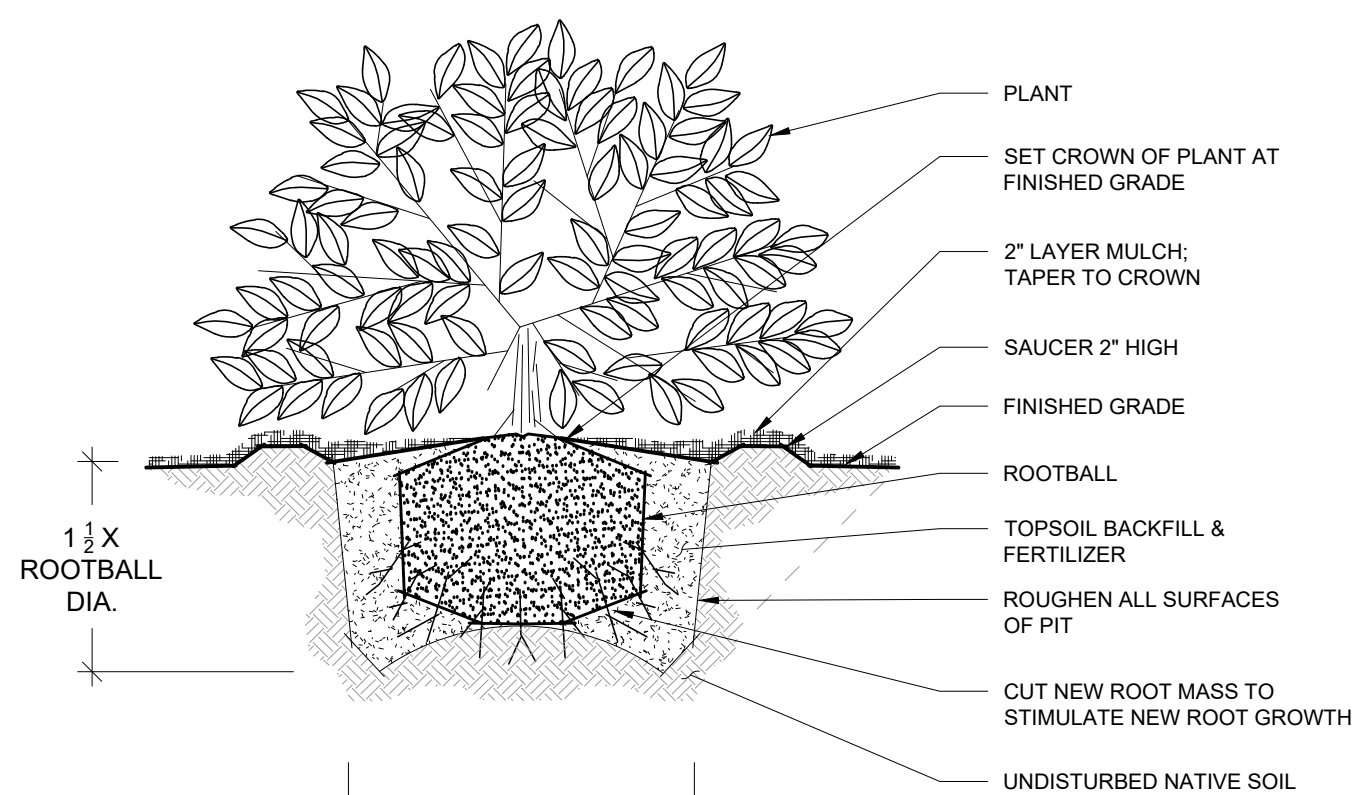
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



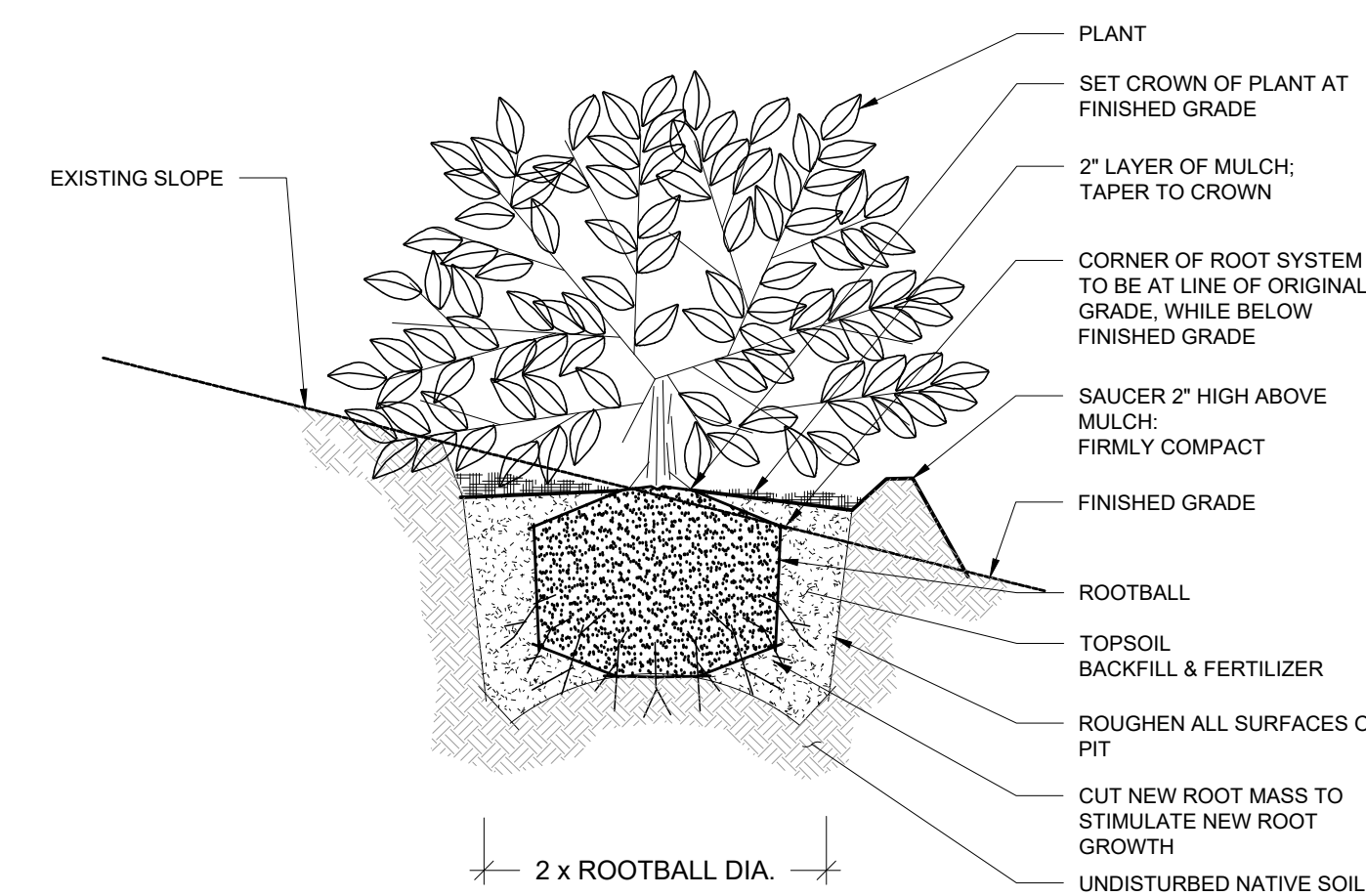
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



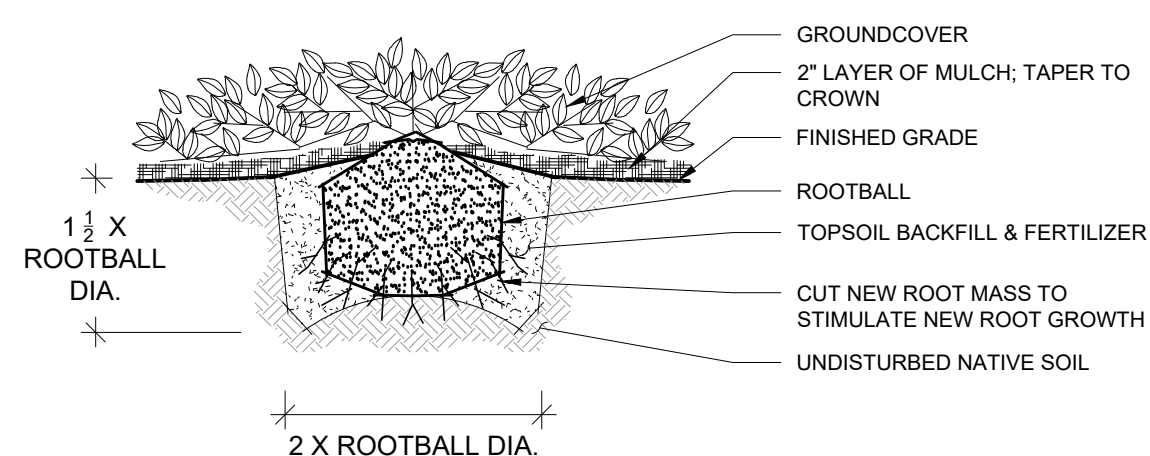
DETAIL: PLANTING SHRUB

NOT TO SCALE



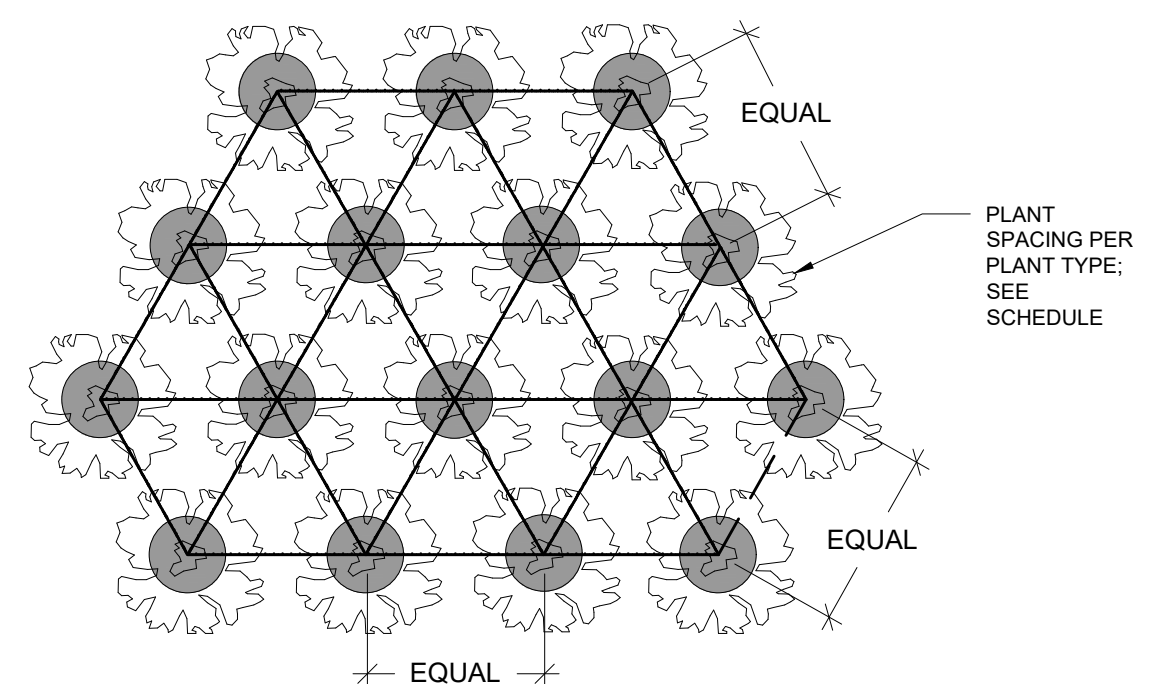
DETAIL: PLANTING SHRUB ON SLOPE

NOT TO SCALE



DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE

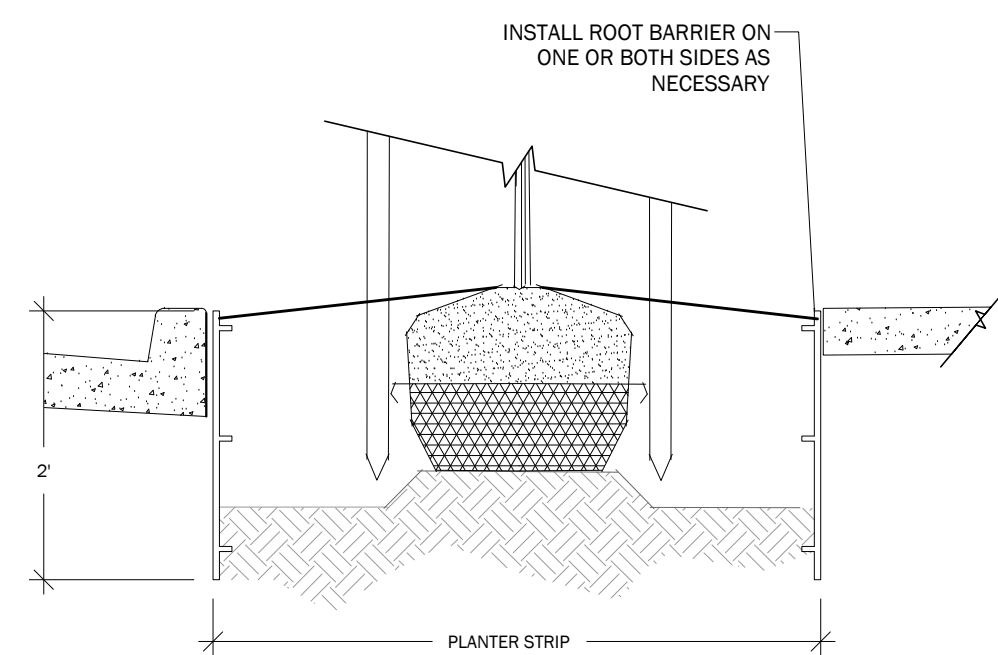


DETAIL: PLANT SPACING

NOT TO SCALE

NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

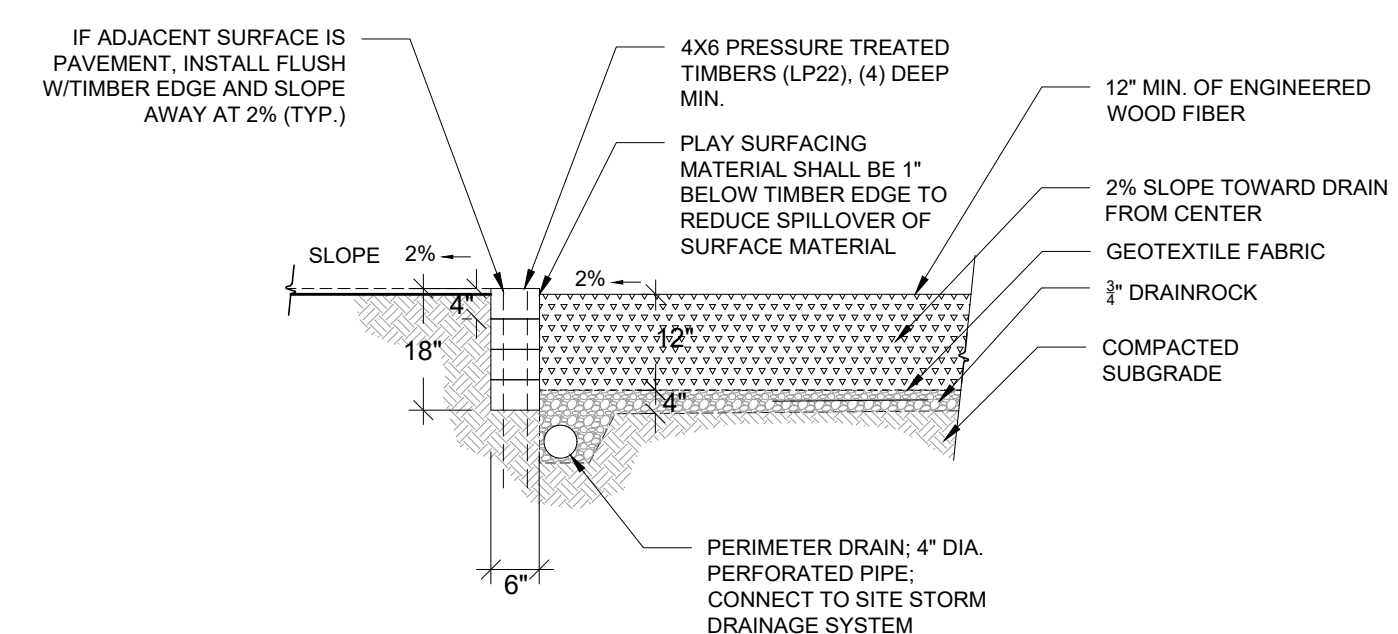
GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"



DETAIL: ROOT BARRIER

NOT TO SCALE

NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

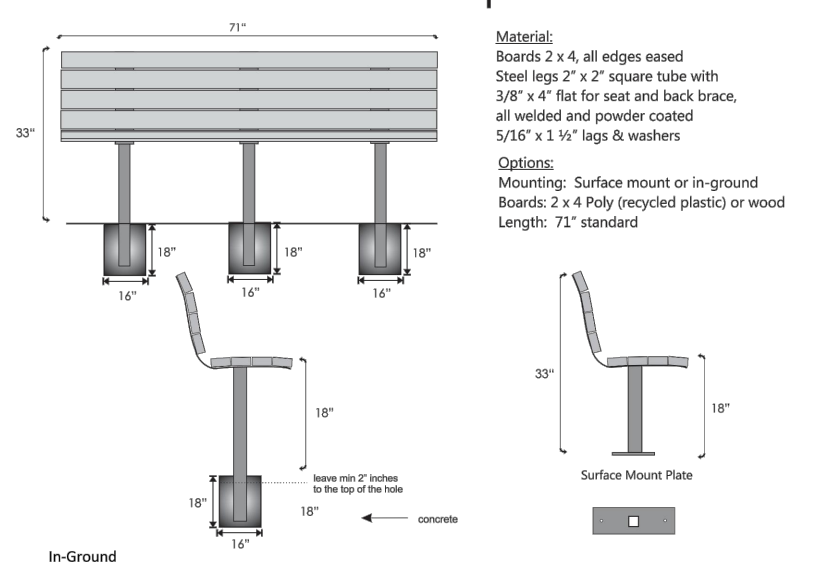


DETAIL: SOFT SURFACE PLAY AREA

NOT TO SCALE

NOTE:
MAINTAIN MIN. FALL ZONE CLEARANCE FROM ALL HARD SURFACES. PLAY EQUIPMENT PER EQUIPMENT MANUFACTURER'S SPECIFICATIONS.

SE-5165 Bench Specifications



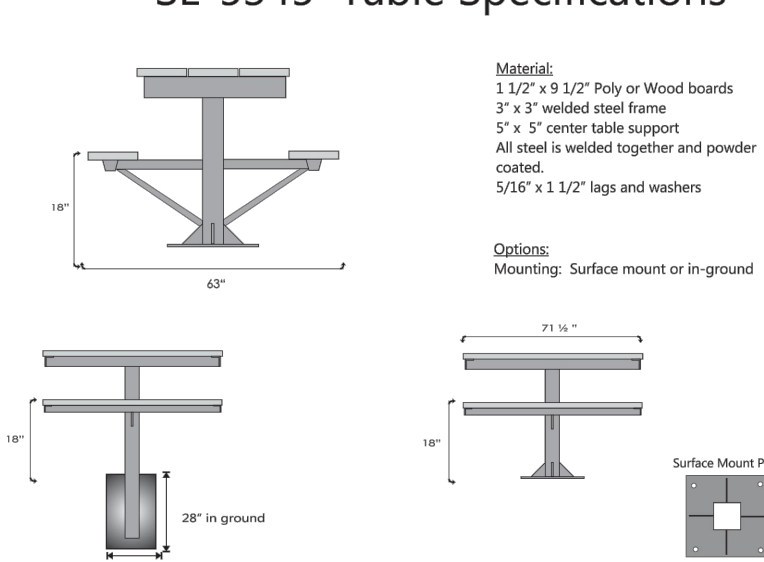
- In-Ground**
- 1) Install the bench frames approximately 18" in the ground, 2 frames for a timber bench and 3 frames for a poly bench, the third frame is centered between the two outer frames. Level the frames by putting one of the 2nd bench boards on the frames and using a level to make sure the board is level. Lag the boards on from the bottom of the frames. Make sure the frames are "plumb and level".
 - 2) Pour the concrete in the holes so it is no more than 2" from the top of each hole. Once it has cured you can lag both the boards to the bench frames. Make sure the top of the seat bench boards is approximately 18" above the finished grade.
 - 3) The bench boards are to be centered on the pre-drilled holes in the bench frames. The timber boards overhang each edge 12" and the poly boards overhang 18" on each edge spaced equally apart.
 - 4) In the poly bench boards, it is necessary to drill a 3/16" pilot hole for each lag before bolting the bench together.
- Surface Mount**
- 1) Assemble the bench by lagging the boards onto the frames. The timber bench frames overhang each bench frame 12" and the poly boards overhang the frames 18". Center the boards on the pre-drilled holes in the frames, space evenly and lag both them together. Lag them on from the bottom of the frames.
 - 2) Once the bench is assembled place it on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete. Remove the bench and drill the holes and bolt the mounting holes are to be drilled on the concrete. Remove the bench and drill the holes and bolt the mounting holes are to be drilled on the concrete.
 - 3) In the poly bench boards, it is necessary to drill a 3/16" pilot hole for each lag before bolting the bench together.

NOTE:
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.

DETAIL: BENCH

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

SE-5345 Table Specifications



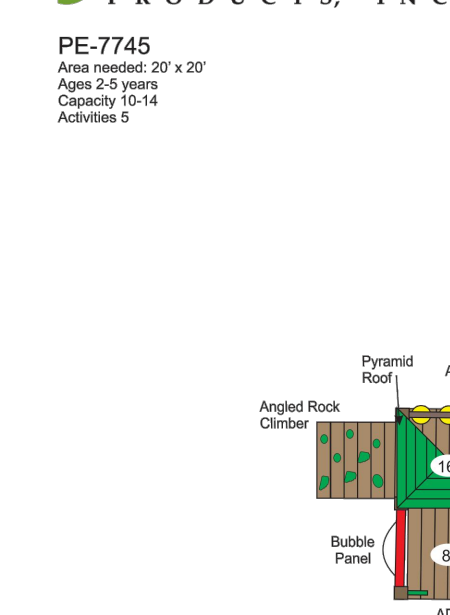
- In-Ground Installation**
- 1) Place the table where you want to install it and mark the ground.
 - 2) Dig a 16" diameter x 18" deep hole and place the table in the hole making sure the seats are approximately 17" to 19" off the ground.
 - 3) Make sure the table is "plumb and level" in the hole. Fill the hole with pre-mix concrete leaving 2" from the top of the hole.
 - 4) Once the concrete has hardened place the table boards evenly on the frame and lag them to the frame from the bottom into the board.
 - 5) If the table boards are poly you need to drill a 3/16" pilot hole in each board prior to lagging the board to the frame.
- Surface Mount**
- 1) Set on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete through the mounting plate.
 - 2) Remove the table, drill the holes, with a 5/16" concrete drill bit.
 - 3) Place the table back on the marks and tighten the anchor bolts.

NOTE:
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.

DETAIL: PICNIC TABLE

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

PACIFIC OUTDOOR PRODUCTS, INC. PE-7745

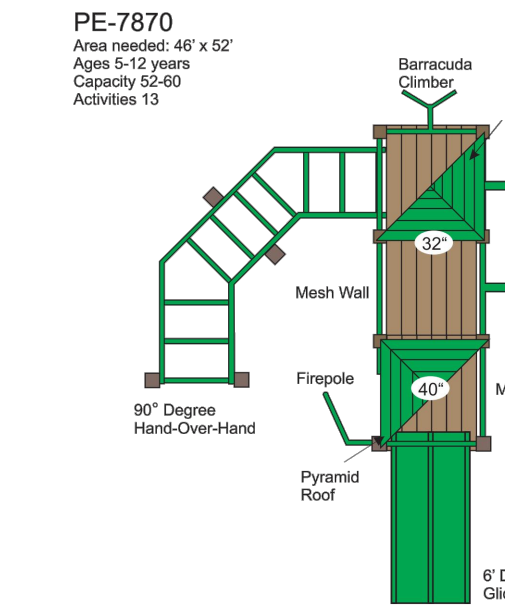


- NOTE:
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.

DETAIL: SMALL PLAY AREA

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

PACIFIC OUTDOOR PRODUCTS, INC. PE-7870



- NOTE:
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.

DETAIL: LARGE PLAY AREA

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

NO.	REVISIONS

STATE OF WASHINGTON
DANIEL F. FENNETT
REGISTERED LANDSCAPE ARCHITECT
NO. 19819
EXPIRES 04/19/2025

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

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

PRELIMINARY LANDSCAPE DETAILS
87TH AND 40TH PRD

PNW INVESTORS, LLC
PO BOX 1930
WOODINVILLE, WA 98072

DATE: SEPTEMBER 2023	DESIGNED: DANNY N. VILLAGRANA	DRAWN: DANNY N. VILLAGRANA	APPROVED: LINDSEY B. SOLORIO, P.L.A.
			BEN MADEO, AICP
			PROJECT MANAGER

SHEET	OF
12.31	30
PROJECT NUMBER 21036	

12/15/2023 3:16 PM: \\2023\121036\LANDSCAPE\PRELIMINARY SHEETS\21036 L2.31.DWG