

# **Gamlam 12-lot Plat Narrative**

## **For John Gamlam City of Marysville**

The existing 4.64-acre site is located at 5811 87th Avenue NE, Marysville, within the SW quarter of Section 3, Township 32, Range 1 East. There is currently a single-family residence with an existing home and multiple out-buildings and a gravel driveway. The northern and eastern portion of the site contains an existing Category II wetland. The pervious portions of the site are well vegetated with native grasses, brush and trees, with flat slopes ranging from 2% to approximately 35%.

The site is bordered by 87<sup>th</sup> Avenue NE on the west, existing single-family development to the north, south and east, and will be accessed by an extension of 88<sup>th</sup> Avenue NE on the south.

The site currently slopes northerly and westerly. No flow paths were located on site. It is assumed that the majority of the water sheet flows and/or infiltrates on the majority of the development area, and sheet flows down the slopes to the wetland within the vegetated area.

The project will include the construction of 12 single-family lots, a new road extension and cul-de-sac, 20' alleyway, drainage facilities, and all required utilities and landscaping. All utilities will be installed underground; water and sewer will be supplied by the City of Oak Harbor.

Noise and lighting from the new project will be typical residential light and noise.

The construction will not be phased. The final development will require the removal of all current onsite improvements, buffer mitigation/improvements, and a public road extension of 88<sup>th</sup> Ave. NE.

Construction will occur at the time of permit acquisition and last approximately 1 year from start to completion of the onsite civil improvements. Homes will be constructed after the plat improvements are completed.. Hours of operation will be limited to daylight hours between 7 am and 6 pm. The construction will be accessed from the existing end of 88<sup>th</sup> Ave. NE.