

January 15, 2024

City of Marysville
ATTN: Emily Morgan
501 Delta Avenue
Marysville, WA 98270
(360) 363-8000

Serenity Trails Project Narrative

Project Overview

The Serenity Trails project is a 14-lot single-family residential development in Marysville, Washington. The 2.07-acre project is located at 3208 83rd Ave NE Marysville, WA 98270. The site consists of one tax parcel that is currently vacant. The project intends to be subdivided as a standard plat. The following narrative includes information about the project.

Property Address: 3208 83rd Ave NE, Marysville, WA 98270
Tax Parcel Number: 00590700028500
Property Zoning: WR-R-6-18
Property Area: 1.95-acres
Proposed Residential Units: 14 total
Project Use: Single-family residential
Permits: Preliminary BSP

Site Description

The project site is made up of one tax parcel within the City of Marysville. The property is currently undeveloped. A portion of the site contains tree growth, while the rest of the site appears to have been cleared in recent years and contains grass coverage. Site topography generally consists of flat slopes descending to the west. There are no existing critical areas on or within proximity to the project site.

The development surrounding the site is:

- North: Boulder Heights Development
- East: Undeveloped parcels
- South: Enclave South at Whiskey Ridge Development
- West: Verizon owned parcel, 83rd Ave NE ROW

Drainage:

The proposed development's stormwater infrastructure will include catch basins and stormwater pipes that will collect and direct stormwater into one stormwater detention pond with vertical cast in place sides located in the western portion of the site. Stormwater will then be treated for water quality and discharged towards the existing 83rd Ave NE conveyance system.

Water/Sewer:

The City of Marysville will provide the site with water and sewer services. To provide the individual units with water and sewer service, individual side services and meters will be extended to each lot from the existing mains within the frontage roads.

Access/Streets/Parking:

To provide the proposed development access to 83rd Ave NE, a local access road ending in a cul-de-sac will be completed that to serve the property and Boulder Heights to the north. The proposed road and access tract will be consistent with the Marysville EDDS. See the road sections that are included in the project's construction plans for the exact dimensions of the proposed roads. This road will serve lots 1-10. A portion of roadway will be completed that was previously constructed by Enclave South at Whiskey Ridge that will serve lots 11-14.

Project Density and Residential Density Incentives

Project density calculations are as follows:

Gross Area: 85,000 SF

Itemized Deduction: 12,990 SF (0.30 AC)

Net Area: 72,0109 SF (1.65 AC)

Base Density: 1.65 AC x 6.0 DU/AC = 9.90 DU = 10 DU

Max Density: 1.65 AC x 18 DU/AC = 29.70 DU = 29 DU

RDI Credits Needed = Proposed Units – Base Units = 14 – 10 = 4 RDI Credits needed

RDI Credit 7(c): Fencing = 1 bonus units/500 LF fencing = 508 LF = **1 Credit**

RDI Credit 3(a): Community Image and Identity = 1 bonus units/\$25,000 = \$75,000 = **3 Credits**

We look forward to working with you on this project. Please let us know if you have any questions related to the submittal items proposed.

Regards,



Tom Abbott, P.E.
Principal Civil Engineer
Solid Ground Engineering