



# PACIFIC COAST SURVEYS

LAND SURVEYING & MAPPING

July 24, 2023

City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA

3209 83<sup>rd</sup> Ave NE (Plat of Serenity Trails) PA 24-001

**Project Narrative:**

The proposed project subdivides tax parcel 00590800028500 into 14 single family lots and 1 stormwater detention tract with equal and undivided interest of the said 14 single family lots. Total site area is 1.95 acres and the parcel is zoned WR-R-6-18 Whiskey Ridge, Multi-Family Medium.

**Project Elements:**

Critical Areas: There are no critical areas on this site.

Project Utilities: Sewer and Water utilities will be served from existing utilities located in the 32<sup>nd</sup> Place NE. A stormwater detention vault will capture and detain stormwater on-site. Stormwater will be run through a perkfilter prior to discharge.

Site Access: The site is currently accesses 83<sup>rd</sup> Ave NE from a 30' panhandle on the south-side of the site. That access will be restricted for access to the stormwater facilities. Portions on the site adjacent to 83<sup>rd</sup> Ave NE, 32<sup>nd</sup> Place NE and 32<sup>nd</sup> St NE will be dedicated to the City of Marysville as Public Right of Way. The single family lots will gain access from completed half road improvements in the areas dedicated on 32<sup>nd</sup> place NE and 32<sup>nd</sup> St NE.

RDI Credits: This project will utilize RDI credits to get the maximum allowable zoning above the base density. Keystone land is committed to pay for 4 additional units at \$25,000 per.

Sincerely,

Christopher C Fuller, LSIT