

September 13, 2022

City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270

Stack Short Plat Preliminary Short Plat Narrative

The proposed project is a short plat development located at 3807 122nd St NE in the City of Marysville, WA. The project site will consist of 5 lots on one parcel totaling approximately 1.09 acre. The proposed development is summarized by the following characteristics and narrative:

Property Location:	3807 122ND ST NE in Marysville, WA
Tax Parcel Number:	30050900202200
Property Zoning:	R4.5 Single Family Medium
Gross Property Area:	1.09 acre
Proposed Lot Count:	5 lots
Project Type:	Short Plat

Site Description

The property is currently occupied by a single family home and associated outbuildings which are located in the southeast corner of the property; all structures onsite will be demolished as part of the proposed development. The site is flat with no critical areas present. To the south, east and west are detached single family homes zoned R4.5 Single Family Medium, and to the north are commercial businesses zoned light industrial.

Project Elements

Drainage:

Stormwater runoff will be collected, routed, and infiltrated on-site within two infiltration galleries located within Tract 999 and Lot 5. Limited infiltration is recommended within the Geotech report prepared by Terra Associates.

Water and Sewer Utilities:

The properties will be serviced by the City of Marysville water and sewer system. The proposed project will connect to the existing mains within 122nd ST NE. Mains will be extended on site to provide individual connections to each lot.

Frontage Improvements and ROW:

The existing ROW of 122nd is 60 feet and no ROW dedication is proposed. Frontage improvements to be constructed include sidewalk, curb, and planter strip, with travel lane improvements as well.

Access/Streets/Parking:

All lots will take access from a new proposed public road and cul-de-sac to be built from 122nd St NE. Sidewalk will be provided on the west side to serve the proposed lots. Each lot will provide parking within garages and driveway spaces, with enough room for 4 stalls per lot.

Critical Areas:

No critical areas are located on site.

Density Calculation:

Gross site area: 47,600 sf / 1.09 ac

Net site area: 43,795 sf / 1.01 ac

Max Density 4.5 DU/Acre

Site area (1.01 ac) x residential density (4.5du/ac) = **4.55 dwellings (5 dwellings)**

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,



Ian Faulds
Senior Planner
LDC, Inc.