

March 10, 2022

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

**Marysville 172nd Assemblage
Clear and Grade Narrative**

The subject property is located in the City of Marysville at parcels 31052900200900, 31052900202400, 31052900201900, 31052900201100, 31052900201200 & 31052900200800. The site is made up of seven (7) parcels in the Mixed Use zone with an area of approximately 18.96 acres. An Early Clear and Grade Permit is requested for initial clearing and grading of the property for potential future development. The proposed development is summarized by the following characteristics and narrative:

Property Address:	N/A
Tax Parcel Number:	31052900200900, 31052900202400, 31052900201900, 31052900201100, 31052900201200 & 31052900200800
Current Land Use:	Vacant, Single Family, Manufactured Home, Telecommunication
Current Zoning:	Mixed Use
Comprehensive Plan Designation:	Mixed Use
Project Gross Area:	825,748 sf. (18.96 Ac.)

Site Description

The site currently exists with single-family residences which are in association with minor farming activities. Access and utilities are currently provided existing infrastructure located in the 172nd St NE right-of-way area in Marysville. Adjacent to the site are the following zoning designations:

- **Northeast & West;** Mixed Use, Single Family Residence Condominium Multiple, Single Family Residence Detached
- **South;** R-12, 910 Undeveloped (Vacant) Land
- **East;** General Commercial, 910 Undeveloped (Vacant) Land

Project Elements

Density

No changes to density are proposed for the Early Clearing & Grading permit currently being requested. For future development, pursuant to City of Marysville Code Section 22A.030.100, higher density residential development is allowed in the mixed-use zone. An allowed density of up to 28 du/acre is allowed within the district.

Drainage:

Drainage for Early Clearing & Grading actives mainly include temporary stormwater and erosion control BMP's including: interceptor trenching, perimeter vegetation retention and temporary sediment ponds. Permanent stormwater facilities necessary for future development will most likely include a combination of small scale infiltration in addition to underground detention systems.

Water & Sewer:

Water and sewer will not be necessary for Early Clearing & Grading activities other than potential dust control to be provided by a water truck. For future development, water and sewer are available by the City of Marysville to the project site via existing infrastructure located in the 172nd St NE right-of-way area

(water) and may also be available through extensions provided by adjacent future developments to the south and southeast.

Frontage Improvements:

Frontage improvements are not expected due to the proposed for only clearing and grading of the site.

Access/Streets/Parking:

Access for Early Clearing & Grading activities will mainly be limited to 172nd St. An additional access from the 172nd/23rd round-a-bout located near the northeast corner of the site is also available but this access will be limited to only accessing the easterly most parcel until the existing open ditch lines on site can be filled. No street or parking to be constructed through the Early Clearing & Grading activities other than minor parking areas for construction operation.

Critical Areas:

There are no known critical areas on the site or within 300' of the site.

Thank you for the time and effort you have dedicated to making sure this project is a success. We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,
LDC, Inc.



Jesse Jarrell, PE
Project Manager
HQ Office