

Project Narrative for Plat of Field and Stream

The existing parcel is 5.3 acres. This parcel is bounded on the North and West by other plats and on the South by smaller unplatted lots, and bound on the East by 55th Ave NE. The proposal will preserve the West 1.4 acres (27% of total area) as native growth and open space. The remaining area will be developed as single family home lots with retention of the two existing single family homes. Land use will be consistent with the Marysville Rural 4.5 zoning and is consistent with the existing neighborhood. Site is made up of two parcels, each with an existing single family home to remain and lots are configured accordingly, along with a third lot partially included through a concurrent Boundary Line Adjustment. The westerly portion of the site has a stream to be protected through an NGPA tract, and the Easterly portion is mostly flat where most of the lots will be.

Applicant intends on dividing into 12 lots. Each lot will average vary in size from 5,000 square feet, to 19,348 square feet. The parcels will be served by a 50 feet wide public road to be dedicated. The road connection to 55th Ave NE, will be located in the North portion of property and will end in a cul-de-sac in the middle of the Westerly portion of the property. The 55th Ave NE frontage will be improved. The project will generate approximately 94 average daily trips of residential traffic, as more specifically addressed in the Traffic Study.

The storm drainage will be managed using a detention pond. The site plan provides the necessary grades, utility extensions, storm water control for each lot to be developed for their intended purposes. The proposal includes a large storm water pond for storm water control. A central local access road to be constructed will provide the access to each unit. The necessary utilities will be located within the proposed roadway. This proposal includes frontage improvements to 55th Ave NE along the East portion of the site.