



LAND USE CONSULTANTS
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Project Narrative
June 12, 2023

Project Information

Project Name: Hidden Valley II, LLC
Site Address: 12527 51st Avenue NE, Marysville, WA 98270
Parcel Number: 30050300302600
S/T/R: SW ¼ of S3, T30N, R5E, WM, Snohomish County, WA
Zoning: R 4.5
Designation: Single Family Medium
Shoreline: N/A
Flood Plain Designation: N/A
Area: 54,164 sf (1.24 acres)
Topography: The site is generally flat
Soils: Ragnar Fine Sandy Loam

Hidden Valley II, LLC is being proposed as a 5-lot short subdivision and Planned Residential Development using City of Marysville's Development Standards. The existing home and all outbuildings are to be removed. This project will be developed in one phase. The current owners of this property are Mark Gill & Darren Strangeland. On behalf of our client, James Funston, located at 19705 38th Drive NW, Stanwood, WA 98292, we would like to submit the following project narrative.

City of Marysville density calculations are as follows:

Total Site Area: 54,164 sf / 1.24 ac
Minus Flood Plains: 0 sf / 0 ac
Minus Utility Easements Over 30': 0 sf
Minus Public Owned Facility & ROW: 15,748 sf / 0.36 ac
Minus Storm Water Detention Tracts or Easements: 0 sf
Minus Private Road or Access Easements (temp turnaround): 1,171 sf / .03 ac
Minus Critical Areas Under Water: 0 sf / 0 ac
Minus Panhandles: 0
Net Site Area: 37,245 sf / 0.85 ac
Net Density $0.85 \times 4.5 = 3.85$ D.U. per acre

Density

Base density = 3.85 DU per acre, or 4 lots.
 3.85×0.20 density bonus = 0.77, or 1 lot.
Total lots permitted = 5.
Total lots proposed = 5.

The smallest lot being proposed is 5,361 square feet and we are showing a lot size average of 6,050 square feet.

Access shall be taken via 51st Ave NE (Shoultes Road) onto dedicated 126th Street NE along the northern portion of the project.

Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalsi.com

Project Design Team

Ry McDuffy ~ Land Resolutions (425) 258-4438 ry@orcalsi.com
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Krystal Lowe ~ Origin Design Group (425) 346-1904 origindg@gmail.com

Surrounding Land Use

The properties that surround the project are single-family residences. This type of project on this site will in no way be detrimental to public safety health or wellbeing of the surrounding communities.

Roads

All lots will access from public road dedication of 126th Street NE along the north portion of the project boundary. A temporary hammerhead turnaround is provided over lots 4 & 5 until such time this public road continues east.

Critical Areas

There are no critical areas on site.

Water

The site will be served by public water.

Sewer

The site will connect to public sewer.

Drainage

Runoff treatment for all impervious surfaces will be accounted for in a bioretention cell within open space tract 999. See the Stormwater Site Plan Report prepared by Omega Engineering for additional information.

Open Space:

15% of net site area is required to be placed in open space per MMC 22G.080.100.

Net site area = 37,245 sf.

$37,245 \times 0.15 = 5,587$ sf of open space required.

Open space provided = 8,168 sf or 21.93%.

35% of total open space required to be active open space. A multi-function grass play area with a picnic table is included with this See landscape plans prepared by Paul Jay for active open space elements within this subdivision.

Thank you in advance for reviewing this project with us. We look forward to working with you to complete this application. If you have any questions or comments concerning this application or project, feel free to contact me at (425) 258-4438 office, or via email: jen@orcalsi.com

Sincerely,



Jen Haugen
Planner