

January 26, 2024

City of Marysville  
ATTN: Emily Morgan  
501 Delta Avenue  
Marysville, WA 98270  
(360) 363-8000



**Solid Ground Engineering**  
8105 166<sup>th</sup> Ave NE  
Redmond, WA 98052  
Office: 425.305.5104

## **Taylor Lane Project Narrative**

---

### **Project Overview**

The Taylor Lane project is a 21-lot single-family residential development in Marysville, Washington. The 4.66-acre project is located at 4820 83<sup>rd</sup> Ave NE, Marysville, WA 98270. The site consists of one tax parcel containing an existing single-family home and associated outbuildings. The existing home on the site will be retained, while some of the outbuildings will be removed as a part of the project. The following narrative includes information about the project and responses to how the proposed project will comply with The City of Marysville's code requirements.

Property Address: 4820 83<sup>rd</sup> Ave NE, Marysville, WA 98270

Tax Parcel Number: 00590700013600

Property Zoning: R-6.5

Lot Dimension Zoning: R-8

Property Area: 4.66-acres

Proposed Residential Units: 21 total (20 new + 1 retained)

Project Use: Single-family residential

Permits: Preliminary Plat

### **Site Description**

The project site is made up of one tax parcel within the City of Marysville. The existing home on the site will be retained, while some of the outbuildings will be removed as a part of the project. Site topography generally consists of moderate slopes descending to the south, with some steep slope areas within the wetland buffer area. There is a Category II wetland located within the south-central portion of the site.

The development surrounding the site is:

- North: Harvest Heights detached single-family residential development
- East: 83<sup>rd</sup> Ave NE & Undeveloped parcel
- South: 49<sup>th</sup> St NE & Undeveloped parcel
- West: Puget Sound Power & Light Co Baker River Transmission Line

### **Drainage:**

The proposed development's stormwater infrastructure will include catch basins and stormwater pipes that will collect and direct stormwater into one stormwater detention vault located in the southwestern portion of the site. Stormwater will then be treated for water quality and discharged outside the existing wetland buffer area.

### **Water/Sewer:**

The City of Marysville Water and Sewer District will provide the site with water and sewer services. To provide the individual units with water and sewer service, main extensions will be constructed from the existing water and sewer mains in the 49<sup>th</sup> St NE ROW.

**Access/Streets/Parking:**

To provide the proposed development access to 49<sup>th</sup> St NE, a local access road ending in a cul-de-sac will be constructed to serve lots not taking direct access from 49<sup>th</sup> St. The proposed road and access tract will be consistent with the Marysville EDDS. See the road sections that are included in the project's construction plans for the exact dimensions of the proposed roads.

**Project Density and Residential Density Incentives**

Project density calculations are as follows:

Gross Area: 202,990 sf (4.66 ac)

Flat 20% Deduction: 40,580 sf (0.93 ac)

Net Area: 162,410 sf (3.73 ac):

Base Density:  $3.73 \times 6.5 = 24.25 = 24$  lots (6.5 lots/ac)

Lots proposed: 20 new + 1 retained = 21 Total Lots

We look forward to working with you on this project. Please let us know if you have any questions related to the submittal items proposed.

Regards,



Tom Abbott, P.E.  
Principal Civil Engineer  
Solid Ground Engineering