



INSIGHT ENGINEERING CO.

Quinn Short Plat Narrative

The Quinn Short Plat Project is located at 940 Quinn Street in Marysville. The site is approximately 9,450 sf (0.22 acres) and located at approximately the southeast corner of the intersection of Quinn and 10th. Currently, two single-family homes and a shed onsite. All buildings will remain, with each existing SFR on its own lot. A 2-lot short plat is proposed which will be entirely single-family. Each home will have parking for at least 2 cars in either a pad adjacent to a right of way, or in the form of existing garages. The access for the existing homes will remain as-is, with the east house accessing from the alley, and the west house vehicularly accessing from 10th. There do not appear to be any critical areas of note (such as streams, steep slopes, and wetlands). With 9,450 sf, the typical base yield for this site would be 4 dwelling units (18 du/ac being the base density in this zone). We are proposing 2 lots, all single-family. The lots will be 4,390 sf and 5,060 sf. The homes will not be made any more nonconforming than they already are with regards to setbacks from the rights of way, and at least 5' will be kept between structures from the new lot line.

As the homes are both existing and already have connections, no additional utilities are proposed. With fully built-out roads, no changes to the frontage are proposed either. With both of the homes being existing, there is no need to account for additional impervious surface, or any additional traffic, as the traffic from the homes is existing. Therefore, given these, no engineering or traffic plans are presented with this short plat on account of not being necessary.