

# Lynnwood Hearing Examiner

## AGENDA

**Thursday, May 26, 2011 - 2:00 p.m.**

Lynnwood Civic Center  
Council Chambers  
19100 44th Avenue West  
Lynnwood, Washington

### **Informal Public Meeting**

#### **1. Heritage Estates Preliminary Plat (2010PLT0001)**

##### **DESCRIPTION OF PROPOSAL:**

Applicants propose subdividing five parcels totaling approximately 281,688 sq. ft. (6.4 acres) into 26 single-family residential building lots and a 12,500 sq. ft. stormwater detention tract on property zoned RS8 and RMM (storm drain tract is partly on RMM zoned property) for property approximately located in the 18900 block (189<sup>th</sup> Place SW) of 40<sup>th</sup> Ave. W (east side).

The applicants also requested a plat variance to allow a cul-de-sac longer than 500 foot.

##### **Additional Information**

The proposed preliminary plat will be served by an approximately 1,030 ft. long cul-de-sac street (189<sup>th</sup> Pl. SW) with curbs, gutters and sidewalks which will terminate and stub at the southeast part of the proposed plat. Temporary cul-de-sac turnarounds are proposed on the lots at the end of the street. These temporary turnarounds may be removed if and when the abutting property to the south is developed and the street is extended.

Applicants expect to grade approximately 25,000 cubic yards (cut and fill), and to remove approximately 103 existing trees and plant approximately 277 replacements.

The public is invited to attend.

Parking and meeting rooms are accessible for persons with disabilities.  
Contact the City at 425-670-5001 with 24 hours advance notice for special accommodations.