

December 9, 2022

City of Lynnwood
 Development & Business Services
 20816 44th Ave. W, Suite 230
 PO Box 5008
 Lynnwood, WA 98046-5008

**Halata Short Plat
 Project Narrative**

The proposed project is a 3-lot short subdivision located on a private road stemming from 172nd PI SW, northwest of the intersection of 172nd PI SW and 44th Ave W in the City of Lynnwood. The project site is comprised of one legal parcel split into three tax parcels (00372701201404, 00372701201405, and 00372701201406) and totals 0.57 acres. The project proposes the construction of three single family residential building lots. Onsite development will also include sidewalks, a paved drive aisle and associated utilities. Access to the site will be provided off 172nd PI SW south of the site. proposed development is summarized by the following characteristics and narrative:

Site Address:	XXXX 172nd Place SW, Lynnwood, WA 98087
Tax Parcel Numbers:	A. 00372701201404 B. 00372701201405 C. 00372701201406
Zoning:	RS-8 - Residential 8400 Sq Ft
Comprehensive Plan:	SF-1 - Low-Density Single-Family
Area:	0.57 acres
Housing Type:	Single Family Detached Homes
Proposed Lots:	3 lots
Density:	5.8 Dwelling units/acres

Site Description

The proposed project site is at an unaddressed location between addresses 4425 and 4521 172nd Place SW in the City of Lynnwood. The existing site has recently been cleared of major vegetation and is entirely undeveloped. There is an asphalt driveway providing access to the site from 172nd PI SW through several easements and a dedicated access parcel. The topography of the site has a western aspect on an uneven slope. There is approximately 12-feet of relief across the site. Neighboring properties to the east, south, and west are developed with single-family homes; the homes to the south abutting 172nd PI SW and the homes west and east receiving access via the same private drive. North of the site is an automotive dealer shop which is accessed via Highway-99. Except for to the north, all property bordering this site is zoned RS-8. Land to the north, and one parcel over to the west, is zone CG (General Commercial).

Tax Parcels:

The site is recorded with the City of Lynnwood as one single property. Yet, this property has 3 individual tax parcels as listed in the summary above. It is our understanding that there is no plat certificate recorded with the City of Lynnwood and as such these parcels are not currently associated with a recorded subdivision of the original property. The 3 tax parcels are all approximately 0.19 acres. The intent of the project is to subdivide the original/recorded property such that it respects the 3 tax parcels that currently exist as they are recorded.

Project Elements

Drainage:

Geotech analysis has determined that infiltration is not feasible on the site. Stormwater runoff will be collected on site in a detention facility, located underneath the west end of the private road, and treated before being released at predeveloped flow rates. Stormwater detention outflow will be released into an

HQ: 20210 142nd Avenue NE, Woodinville, WA 98072 • Kent: 1851 Central Place South, Suite 101, Kent, WA 98030

existing closed-pipe drainage system that routes stormwater west across the Highway 99 ROW and into Scriber Creek.

Water and Sewer Utilities:

The properties will be serviced by the City of Lynnwood water and sewer system. The proposed project will connect both water and sewer to existing mains north of the site.

Frontage Improvements and ROW:

This project site and neighboring parcels receive access via a private drive, none of the lots in this project will have any public access frontage. This project proposes frontage improvements along the north side of 172nd Pl SW where the private access road stems off. These frontage improvements will include curb, planter strip, sidewalk and a curb-cut entrance to the private road.

Access/Streets/Parking:

Site access to 172nd Pl SW is through a private road which provides access to two current single-family homes. In its existing location, the private drive crosses out of the access easement and onto the property of 4431 172nd Pl SW at a bend in the road. The proposed project would tear out the existing road and replace it with a 20-foot-wide private road in a 25-foot-wide easement which respects the recorded parcel boundaries. The new private road will also include hammer-head turn-around which will also provide side-lot access to lots 2 and 3. 2 parking spaces will be provided on each lot per [LMC 21.42.210\(A\)](#) for a total of 6 parking spaces for the project.

Tree Retention/Critical Areas:

No tree retention or tree removal plan is proposed for this project since the site is already clear of all major vegetation including trees. Additionally, there are no critical areas known of on the project site nor any within the immediate vicinity of the project.

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,



Ian Faulds
Project Manager
LDC, Inc.