

PROJECT NARRATIVE Ludwig Road PRD

The project is a proposed Planned Residential Development (PRD) of 9.422 acres, known as Tax Parcel 28051200301800, 28051200303700 and 28051200304900, into **29 single-family residential lots**. The property is located at **820 & 8130 Ludwig Road, Snohomish, Washington**.

Project Contact Information:

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Planned Residential Development

a. Density

Ludwig Road PRD proposes a PRD of 29 dwelling units, which complies with SMC 14.220 requirements regarding the maximum number of dwelling units per acre. The maximum density of a PRD in a SF designations is limited to six dwellings per gross acre (SMC 14.220.100A), the proposed dwellings per gross acre is 3.

b. General Design Criteria

As a PRD, the minimum lot size may be reduced from 7,200 square feet to 4,000 square feet. The proposal complies with all of the general design criteria. Open Space and On-site recreation space

The Project will provide 20% of gross site area as open space and meet the active recreation space requirements. Open space required is 82,081 square feet and provided is 166,997 square feet. Useable recreation space required is 17,400 square feet (600 square feet per dwelling unit) and provided is 78,844 square feet.

c. A landscaping plan is provided by GHA Landscape Architects pursuant to SMC 14.240.

d. Roads, Access, Circulation, Pedestrian Facilities and Parking

The PRD has been designed to provide adequate road access, connection and circulation to minimize traffic congestion, provide connection to adjoining neighborhoods where feasible, ensure adequate utility services, and provide

emergency vehicle access. The configuration and design of the roads and access facilities in this development are in accordance with SMC 14.210.280, and the City of Snohomish Design Standards and Guidelines (outside the Historic District, Adopted April 6, 2004). Access to dwelling units with the PRD will be by public road. The City Engineer has determined the project will provide adequate connection to city roads. The PRD has been designed to provide adequate and safe pedestrian access to and circulation within the development by sidewalks.

- Access and road network - The Project will access from Ludwig Road. New access Road "A" will provide access to Lots 1 – 29, and will contain a 45.0' diameter temporary cul-de-sac on the west end. New access Road "A" will provide a 50-ft of right-of-way width, 28 feet of pavement, vertical curb-gutters, 5-ft sidewalks, and 5-ft planter strips on both sides of Road "A" up to Lot 23. Two internal roads B & C are proposed (50 feet in width). Road B is an extension of Covington Avenue in the Riverview North subdivision; and Road C is a future road extension to North.

Two private driveways "Tract A" and "Tract B" (both 20 feet wide) are proposed to serve Lots 3-4 and Lots 18-20, respectively. The frontage improvement on Ludwig Road will include 10-ft of right-of-way dedication, 13 feet of pavement, vertical curb-gutters, 5-ft sidewalks, and 5-ft planter strip. Parking will be provided by the 400 square feet minimum driveways located on each lot.

A PRD requires two spaces per dwelling unit. The Project complies with this requirement.

Underground utilities – All utilities will be undergrounded.