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Project Narrative

Quail Ridge Land Division Permit Application

1. Project Overview

The **Quail Ridge Land Division Project** is a proposed land division located at **Tract 999, 196th PL NE**, within the City of Arlington, Washington. The project seeks to subdivide approximately **13.08 acres (569,631 sq. ft.)** of undeveloped land into **two (2) lots** for residential development and future expansion. The property is currently zoned **Residential Low-Capacity (RLC)** and falls within the jurisdiction of the **City of Arlington's Community & Economic Development Department**. 196th Place NE was reviewed, built and approved with the plat of Quail Ridge Auditor's file number 200608045350.

2. Project Purpose and Need

The purpose of this project is to provide new residential development opportunities within the growing Arlington community while ensuring compliance with local zoning and environmental regulations. The project will create:

- **Two residential lots (Lot 1 and Lot 2) for single-family development**
- **Tract 999 to be reserved for future development**

This division aligns with Arlington's growth plans by supporting sustainable residential development while preserving natural features and ensuring adequate infrastructure.

3. Site Description

- **Address:** 196th PL NE, Tract 999, Arlington, WA
- **Tax Parcel ID:** 01052300099900
- **Total Acreage:** 13.08 acres
- **Zoning Classification:** RLC (Residential Low-Capacity)
- **Current Use:** Undeveloped land
- **Proposed Use:** Residential single-family dwellings

- **Water Supply:** Arlington Water Department (current & proposed)
- **Sewer Supply:** Private Septic System (current & proposed)

4. Development Plan

4.1 Land Division Proposal

The land division proposes the following:

- **Lot 1** – Residential Single-Family
- **Lot 2** – Residential Single-Family
- **Tract 999** – Reserved for future development
- **Dedications:** No immediate public right-of-way dedications are proposed.

4.2 Site Improvements & Infrastructure

- **Access & Roads:** The lots will be accessed via **196th PL NE**.
- **Sidewalks:** the plat of Quail Ridge provided an eight-foot paved walkway for pedestrians to and from the proposed lots and the school bus pickup location. There are no concrete sidewalks in immediate proximity.
- **Water & Sewer:** Connection to Arlington Water Department; on-site septic systems. Water and sewer applications are included within this submittal. See conveyance line plans per Omega Engineering.
- **Stormwater Management:** Preliminary drainage plans are included with this submittal.
- **Drainfields:** The conveyance lines for the proposed drainfields on future development Tract 999, the conveyance lines will be constructed and mitigated at the time of building permits for the houses. See wetland report prepared by wetland resources.
- **Landscape plan:** trees will be planted in the yards per city of Arlington design guidelines at the time of occupancy permit as required.
- **Archaeology Plan;** not required

5. Environmental Considerations

- **Critical Areas:** A **wetland area** has been identified on-site. The project will incorporate necessary setbacks and mitigation measures to preserve these areas.

The wetland buffers and setbacks were approved with the plat of Quail Ridge. Attached for review is a wetland mitigation plan prepared by wetland resources for the conveyance lines that are proposed from the two proposed lots that crosses into Tract 999

- **Tree Preservation & Landscaping:** The project will adhere to the City of Arlington's tree protection and replanting requirements. There are no significant trees within the two lots that are proposed.

6. Compliance with Local Regulations

The **Quail Ridge Land Division** will comply with the following City of Arlington regulations:

- **AMC 20.40** – Use Classification
- **AMC 20.93** – Critical Area Buffer & Environmental Protection
- **AMC 20.76** – Parking and Landscaping Requirements
- **SEPA Compliance** – SEPA is not required for this proposed subdivision.

The final short plat documentation shall be submitted after we receive preliminary approval for the application.

7. Conclusion

The **Quail Ridge Land Division** project represents a strategic development opportunity to provide new residential housing while maintaining environmental integrity. The project aligns with local zoning regulations and community growth objectives, offering a sustainable residential expansion within Arlington. We look forward to working with the City of Arlington to ensure a smooth review and approval process.

Thank you for your consideration

Ry McDuffy

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