*Civil Engineering & Development Services*
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**BCH 93rd Ave MI Short Plat Project Narrative**

Address: 7216 93rd AVE SE
1st Pre-Application Meeting (PRE20-018): April 28, 2020
2nd Pre-Application Meeting: September 22, 2020

The project proposes to short plat the existing 39,144+/- SF lot into 3 lots (Lot 1 = 13,996 SF; Lot 2 = 12,160 SF; Lot 3 = 12,987 SF) with the intent to construct three new single-family residences. The existing single-family residence and associated onsite improvements will be demolished. The lot is zoned as R-8.4, while adjacent properties are zoned as R-9.6. Each lot will take access from 93rd Avenue SE via new paved driveways. Lots 1 & 2 will take access via a common access easement. The easement will also include utilities and drainage for all three lots. In order to meet the flow control requirements, a detention tank is proposed for the development. The detention tank will be located within the easement discussed above. The discharge from the proposed detention tank will be pumped to an onsite catch basin. In order to get gravity flow from the site to the public conveyance system with 93rd Avenue NE, approximately 314 feet of the existing conveyance system will need to be replaced. Water quality is not required since the new pollution generating impervious surface is less than 5,000 SF. Steep slopes have been identified on the east side of the property. A memorandum has been issued to the City determining that the onsite ravine does not meet the city's definition of a watercourse and is therefore not regulated. A critical area report is included in the submittal package.

Compliance with MICC 19.09.100(A):
Per MICC 19.09.100(A), it is preferred practice to have common access drives and utility corridors. A shared access is proposed for Lots 1 and 2. However, given existing tree locations and required setbacks from easements, steep slopes and property lines, a shared access between all 3 lots is not feasible without additional tree removal and slope disturbance.