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PELLETIER + SCHAAAR

Vision Based Architecture

8/31/2023

Johnson Wedding Venue – Site Narrative

Parcel 32051800300600
Site 28915 3rd AVE, NE
Stanwood, WA 98292-9439

The property consists of 16.16 acres of relatively flat land with only a few large trees. It is in flood zone code X, an area that has been determined to be outside the 100- and 500-year floodplains. The upper portion of the lot gently undulates to the east with an overall slope of between 2 and 5%.

At present, the site has a single-family residence built in 1925, a legally permitted covered riding arena that was permitted in 2003 and built in 2006, and numerous outbuildings and barns.

For many years, the property was used as an equestrian center. The existing covered riding arena is 70 feet by 144 feet and covers 10,080 SF. The riding arena is located 770 feet from the west property line, 50 feet from the south property line, 365 feet from the east property line and 600 feet from the north property line.

There appears to be a small dry stream in the far NE corner of the property, but no other wetlands or streams on the property. We know of no logging within the past six years and of no forest practice permits. A portion of the land, however, has been dedicated to agricultural open space. The document that accomplished that is included as an attachment.

The recent percolation test shows that a new septic system for the property could easily support a 300-person max wedding venue with a commercial kitchen. Also, the existing well is grandfathered because the new short plat with the event center will use much less than 5,000 gallons of water per day. Thus, there is no water rights issue.

Sincerely,



David Pelletier, AIA
Principal
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