



BYK Construction

Project Narrative Written Statements

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Brickyard Park

We are Proposing a 55+ age restricted development utilizing the PRD Provision in the Code and was submitted concurrently with the Planned Residential Development Checklist Application. The Project is located in the R-7 Zone and is 12.7 acres. The allowed density is 88 units. This Project consists of 52 single Family Lots and 33 Fee Simple Townhome Lots for a total of 85 units, which meets the density requirement.

The single family lots vary in size from 4,673 sf to 14,090 sf. The townhome lots vary in size from 3,675 sf – 5,122 sf. The average lot size in the project including the townhome lots is 4,869.08 sf which exceeds the minimum requirement of 4,800 sf. The ratio of Single Family lots to Townhome lots is 61.18% which exceeds the minimum 60% requirement. There are 33 lots under 4800 sf which meets the 50% requirement. The Table Shown below illustrates these requirements.

Setbacks for the Project under the PRD Code Provisions are proposed as follows. Setbacks for the lots are shown on the plat map. All setbacks are Minimum.

Typical Setbacks are as follows:

Front with Garage	25'
Front non Garage	10'
Side (1 story and 2 story)	5'
Rear	10'

Setback Exceptions from the Typical Setbacks:

Lots 1-4, 25-30 and 48-51 will have 20' front setbacks with garage and 10' front setbacks non garage. These setbacks will be from the Easement lines as shown on plat map.

Lots 62-85 will have a zero (0') rear setback that abuts the Tract 900 Lot as shown on plat map.

Lots 1-3, 6-8, 13-14, 15-16, 22-23, 35-38, 42-44, 49-51, 53-54, 59-60, 75-77, and 78-81 will have zero (0') side setbacks as shown on the plat map.

Lots 18,19,62,70,71 and 85 are corner lots and shall have two front setbacks. The Front setbacks for each of these will be the Typical Setbacks above.

The Property doesn't have any present wetlands according to the Wetland Report that was prepared on the site.

The Project features a 55,532 sf Usable Open Space Park with the intention of building clubhouse and creating a community park for the residents that will be used day in and day out. This will meet the 10% usable open space requirement of 55,321 sf. We are proposing a 6' wide sidewalk loop on the outside of the park area creating a great pedestrian flow. we believe the inside loop will be utilized daily for exercise, walking the dog and just strolling through the park, or to meet some friends for some cards at the clubhouse. We believe that the design is conducive to a great community amenity that will actually be used by the Homeowners. The HOA will maintain the front street landscaping on all homes as well as the rear yards of the interior lots backed up to the park. the park and clubhouse will also be owned and maintained by the HOA so all visible points from the ROW or the Park will be in pristine condition. We believe it is Sedro Woolley's time to build a great 55+ Active Community for people to retire in.

This project will not be utilizing any bonus density.

This Project will include two phases of construction. Phase 1 will be lots 1-19,48-70 for a total of 42 Lots. Phase 2 will consist of lots 20-47,71-85 for a total of 43 lots. Phase 1 will start development first when Phase 1 is recorded and we are comfortable enough to start Phase 2 development we would start Phase 2. Phase 2 would be anticipated to start development within 1-6 years of Phase 1 with a hopeful goal of 12-18 months after Phase 1 records final plat.

Upon completion of all development, including both phases and until the last home is sold, the Developer will relinquish control of the HOA and the HOA will own and maintain the Tract 900. Inside Tract 900 there will be an optional clubhouse. The road will be dedicated to the City of Sedro-Woolley at time of recording final plat for each phase.

The HOA will have CC&R's. The HOA will own and maintain the drainage facility that will be located underneath the Park. There will be an Operation and Maintenance Manual that will be recorded on each subdivided property. The HOA will not be able to remove or amend this Operation and Maintenance Manual without the approval of the City of Sedro-Woolley. The HOA will own and maintain the front landscaping of each home as well as the rear and side yards of lots 62-85. The HOA will maintain the Park and planter strips between the sidewalk and curb. The HOA will own and maintain the clubhouse (if built) and pay all utilities for the clubhouse and all water bills, and maintenance for irrigation for the Park and for the planter strips. The developer is unsure at this point if the HOA will maintain all exteriors of the homes as well as the

rear and side yards of lots 1-61. There will also be restrictions regarding RV's, Sheds, inoperable parked cars, ect...

Lot Table				
Lot #	Lot size	Single Family	Townhome	Lots below 4800 sf
1	3846		1	1
2	3850		1	
3	3850		1	1
4	5304	1		
5	5049	1		
6	3675		1	1
7	3675		1	1
8	3675		1	1
9	5040	1		
10	5040	1		
11	5040	1		
12	5056	1		
13	5122		1	
14	4587		1	1
15	3865		1	1
16	3850		1	1
17	5280	1		
18	5146	1		
19	5146	1		
20	5280	1		
21	5280	1		
22	3855		1	1
23	3969		1	1
24	5395	1		
25	6564	1		
26	6442	1		
27	14090	1		
28	5292	1		
29	5284	1		
30	5302	1		
31	5143	1		
32	5146	1		
33	5040	1		
34	5040	1		
35	3675		1	1
36	3675		1	1
37	3675		1	1
38	3675		1	1
39	5040	1		
40	5040	1		
41	5040	1		
42	3675		1	1
43	3675		1	1
44	3675		1	1
45	5040	1		
46	5040	1		
47	5056	1		
48	5514	1		
49	3850		1	1
50	3850		1	1
51	4148		1	1
52	5399	1		
53	3687		1	1
54	3675		1	1
55	5040	1		
56	4673	1		1
57	5040	1		
58	4673	1		1
59	3675		1	1
60	3681		1	1
61	5296	1		
62	5045	1		
63	5175	1		
64	5175	1		
65	5175	1		
66	5175	1		
67	5175	1		
68	5175	1		
69	5131	1		
70	7660	1		
71	7171	1		
72	5520	1		
73	5520	1		
74	5520	1		
75	4025		1	1
76	4025		1	1
77	4025		1	1
78	4025		1	1
79	4025		1	1
80	4025		1	1
81	4025		1	1
82	5520	1		
83	5175	1		
84	5175	1		
85	5810	1		
	Average	Single Family	Townhome	33
Total	4869.08235	52	33	85
Single Family Ratio	52/85	61.18%		
Lots 4800 sf or above	52/85	61.18%		
Lots below 4800 sf	33/85	39%		