

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlinc.com

October 21, 2016

City of Monroe
Kristi Kyle
806 West Main Street
Monroe, Washington 98272

Re: **RASBPERRY HILL** ~ Project Narrative

Project Design Team

Joseph Smeby ~ Omega Engineering (425) 387-3820 joe@omega-eng.com
Krystal Lowe ~ Origin Design Group (425) 346-1905 origindg@gmail.com
Edward Koltinowski ~ Gibson Traffic (425) 339-8266 edwardk@gibsontraffic.com

Project Contact

Ry McDuffy ~ Orca Land Surveying (425) 258-4438 ry@orcalsi.com
& Land Resolutions

Dear Ms. Kyle,

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owner of this property is TK Development, LLC. On behalf of our client Toivo Kotilainen, who's mailing address is 712 Kirkland Cir, Unit A104, Kirkland, WA 98033, who can be reached at 425-879-5707, we would like to submit the following project narrative.

The project consists of the following tax parcel number: 28063600200800

The site address for the existing parcel is 18516 - 134st Street SE, Monroe, Washington 98272.

The property within this application contains 213,771 square feet or 4.91 acres.

The current zoning of the property is UR 9,600, and we are requesting a rezone to R4.

Raspberry Hill is being proposed as a 28-lot subdivision using the City of Monroe's PRD codes. The project will be developed in one phase.

Density on the project is calculated as follows:

$213,771 \times 0.80 = 171,016.8 / 7,500 = 22.802$ units

22.802 units $\times 0.30 = 6.841$ bonus units.

22.802 units + 6.841 bonus units = 29.642 units.

We are proposing **28** units in this application.

There are no critical areas on site.

Tract 999, which encompasses 25,212 square feet, shall be utilized for the required useable open space and play structures for the residents in the development.

All existing trees and brush shall be removed within the proposed lots and Tracts 999. All other trees shall be preserved and protected within this subdivision except for any tree that is determined to be dead, diseased or hazardous.

This development shall have home styles that comply with MMC 18.84080.G. Together with the fact that there shall be less infrastructure for the city to maintain in the future and Tract 999 to be used by the residents as a recreational area, this project will be an enhancement to the area and the community.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or my cell, (425) 231-5050.

Sincerely,



Ry McDuffy
Land Resolutions
2016-056