

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design · Planning · Management
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Project Narrative May 31, 2022

Project Information

Project Name: MKC Short Plat

Site Address: 13623 191st Avenue SE, Monroe, WA 98272

Parcel Number: 28063600103700

S/T/R: NE ¼ of the NW ¼ of S31, T28N, R7E, WM, Snohomish County, WA

Zoning: R 4

Designation: Low Density Single Family Residential

Shoreline: N/A

Flood Plain Designation: N/A

Area: 88,172 sf (2.02 acres)

Topography: The site slopes to the south with a maximum slope of 15%.

Soils: Tokul Gravelly Loam

MKC Short Plat is being proposed as a Major Modification of previously approved preliminary 8-lot short subdivision SP2021-01. The new owner of this property is Manoj Chinthreddy. On behalf of our client, we would like to submit the following project narrative.

City of Monroe density calculations are as follows:

Total Site Area: 88,172 sf / 2.02 ac

2.02 Acres x 4 = 8.08 units

We are proposing 8 units with this application. All existing buildings will be removed with this revised application. The approval for SEPA for this project should be consistent with this application therefore no SEPA revisions are required.

The smallest lot being proposed is 5,000 square feet and we are showing a lot size average of 9,300 square feet.

Surrounding Land Use

The properties that surround the project are single-family residences. 191st Avenue SE borders on the west. This type of project on this site is consistent with the surrounding uses, zoning designation and comprehensive plan and will in no way be detrimental to public safety health or wellbeing of the surrounding communities.

Access

Access shall be taken from 191st Avenue SE via private road Tracts 997 and 998. A deviation has been approved for a reduced cul-de-sac design from STND Plan 304.

Critical Areas

There are no wetlands or streams located within this subdivision.

Drainage

The previously approved drainage system was in the southeast corner. The proposed modification relocates the drainage system to the southwest corner and will consist of an open pond with vertical walls and storm filter to treat and detain runoff prior to release from the site into the conveyance system within 191st Avenue SE. For more information see Drainage Report and Civil Plans included with this application prepared by Omega Engineering.

Vegetation

The site currently consists of lawn and landscaping with a handful of young to mature trees.

Wildlife

Only common wildlife found in the area; no protected species known to be on or near the site.

Nearest Schools

Monroe School District #103. School children will be bussed to nearest schools.

Bus stops

The site is currently served by public transit. The nearest stop is approximately .5 miles away.

Walkways

5-foot sidewalks are to be provided per City of Monroe standards to allow safe walking conditions for pedestrians.

Thank you in advance for reviewing this project with us. We look forward to working with you to complete this application. If you have any questions or comments concerning this application or project, feel free to contact me at (425) 258-4438 office, or via email: ry@orcalsi.com cc: jen@orcalsi.com.

Sincerely,

Ry McDuffy
2022-064