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October 10, 2012

City of Monroe
Mr. Paul Popelka, RLA/AICP
806 West Main Street
Monroe, Washington 98272

Re: **EAGLEMONT** ~ Project Narrative

Dear Mr. Popelka

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 4 and other reports or maps in the application presented to the city for review and approval.

The current owner of this property is RAD DEVELOPMENT. On behalf of our client RAD Development who is located at 16531 13th Avenue West, Suite A 107, Lynnwood, Washington 98037. The primary contact there is Mr. Craig Pierce who may be reached at (425) 299-2600 we would like to submit the following project narrative.

The project consists of the following tax parcel numbers 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100204000, 01014030050200 and 01010300050100.

The site addresses for the existing parcels are 13611 197th Avenue S.E. Monroe, Washington 98272 and 13824 Chain Lake Road Monroe, Washington 98272.

This property within this application contains 1,526,271 square feet or 35.03 acres

The current zoning of the property is R-4 and the comprehensive plan designation is R 2-5.

A portion of the project is in the Airport overlay zoning district as well as the Monroe north area community plan.

EAGLEMONT is being proposed as a 146-lot subdivision using the City Of Monroe's PRD codes. The project may be developed in up to three phases. At this time the project phases are Phase I ~ 63-Lots, Phase II ~ 41 Lots, Phase III ~ 42.

EXHIBIT# M2-B

The proposed project phase lines are shown on the attached maps.
We are proposing to record the entire project boundary while we record phase I, to include all tracts. The other phases will be shown as future development tracts with all the open space tracts previously recorded. Any equipment\play area in the open space tracts that will be required with this subdivision will be bonded and installed as additional phases are recorded.

The internal project roads will be constructed to the City of Monroe's Standards. That portion of 197th Avenue S.E. within the county, the client will process a road establishment with Snohomish County and construct that portion to Snohomish County standards.

Density on the project is calculated as follows

1,526,271 X 0.80 = 1,221,016.8 / 10,890 = 112.123 units
112.123 units X 0.30 = 33.637 bonus units. 112.123 units + 33.636 bonus units = 145.760 units rounded up to 146 units. We are proposing 146 units in this application.

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 (425) 231-5050 cell.

Sincerely,

Ry L McDuffy
Land Resolutions
2012-042

PROJECT DESIGN TEAM

PLANNER/PROJECT CONTACT:

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CONTACT: RY MCDUFFY

APPLICANT

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(425) 337-3174
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CONTACT: SCOTT BRAINARD

PROJECT INFORMATION

SITE ADDRESS:	13611-197TH AVE. SE, MONROE, WA 98272 13824-CHAIN LAKE RD. MONROE, WA 98272 ____ -199TH AVE SE, MONROE, WA 98272
SITE AREA:	1,526,271 S.F. OR 35.03 ACRES
TAX NUMBERS:	280731-002-010-00 280731-002-033-00 280731-002-034-00 280731-002-011-00 280731-002-032-00 280731-002-040-00 010103-000-502-00 010103-000-501-00