

Axsys Technology Ltd.

Advanced Conversion Systems: Engineering Solutions to address Software, Hardware, Data Management, and Operational Control Systems.



Project Narrative

The applicant proposes to construct 20 new residential rental units contained within two new three story commercial buildings. The units (apartments) are to have roughly 900-sf floor area each. The existing single family residence is to remain and be refurbished to accommodate a small business office with a single family residence capacity.

The buildings are to be arranged about the parcel perimeter to effect a 'quad' style central area, which will accommodate the needed parking, open spaces and stormwater management bio-cell facility.

The existing build will retain its driveway while a new commercial access drive will be provided to service the rentals the rentals.

Open space will include a level open child play area with playground equipment as well landscaped areas on and around the bio-cell facility.

The format of the three story rental buildings results in 21 units where one of the units will be designed to provide commercial rental storage units made available to the rental unit community.

SITE DATA:

Project Name: **Belmark LLC, 179th Ave SE Multi-Use Site**
Site Street Address: **15125 179th Ave SE, Monroe, WA 98272**
GPS Location: **Lat: 47°51'35.68"N Long: 121°59'26.29"W**
County Parcel ID.: **004854-000-050-00**
Date: **23 September 2019**

PROJECT PERSONNEL:

Parcel Owner(s): **Mark Mccullough, Aaron & Shelley Metcalf**
Belmark, LLC
12409 State Ave Marysville, WA 98271
425.754.0149

Applicant(s): **Same as Owners.**

Civil Engineer: **Paolo Musante, P.E.**
Axsys technology Ltd.
1818 98TH St NW
Marysville, WA 98271
360.652.2700

Geotechnical Engineer: **David Baumgarten, LHG**
The Reilly Group
17522 Bothell Way NE
Bothell, WA 98012
435.415.0551

Architect(s): ?
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ZONING AND SITE USAGE:

Existing Zoning: **MG (Mixed Use - General)**
Existing Use: **SFR (on single family residence with separate carports and shed)**
Proposed Use: **One street-front office /residence and
with 20 new single family rental units**

Commercial Use(s): **Residential Rental Apartments, Consumer goods storage spaces.**

Proposed Site Coverages:

Total Paved Area	0-sf
Total Building Area	0-sf
Total Sidewalk Area	<u>0-sf</u>
Total Impervious Area	0-sf
Total Site Area	37,387-sf

Proposed Total Dwelling Units: **21**

Proposed Total Bedrooms: **42**

Proposed Gross Floor Areas:

Office/Private Residence	2,000-sf
Two-bedroom Rental Units	<u>18,000-sf</u>
Total Floor Area	20,000-sf