



April 19, 2022
Electronic Submittal via Sharefile Link

Kim Shaw
City of Monroe
Community Development
806 West Main Street
Monroe, WA 98272

RE: Submittal of Preliminary Short Plat
Eaglemont Division 8
Our Job No. 22082

Dear Kim:

On behalf of MainVue Homes, we are pleased to submit the preliminary short plat of Eaglemont Division 8. Following the list of submittal enclosures below is the project background narrative for the preliminary short plat.

Based on the conclusions and direction given at our Pre-Application Meeting on November 23, 2021, and Pre-Application Review Comments dated November 29, 2021, we are submitting the Combined Permit Application as an electronic submittal.

Enclosed are the following documents for your review and approval:

1. This cover letter with Preliminary Short Plat Narrative
2. Completed and signed Combined Permit Application dated March 16, 2022
3. City of Monroe Preliminary Short Plat Submittal Checklist
4. Vicinity Map
5. City of Monroe Pre-Application Review Comments dated November 29, 2021
6. Title report prepared by Chicago Title Insurance Company dated April 11, 2022
7. Preliminary Short Plat set dated April 12, 2022, containing:
 - a. Preliminary Short Plat Cover Sheet
 - b. Preliminary Short Plat Map
 - c. Preliminary Grading and Drainage Plan
 - d. Preliminary Road Profile and Details
 - e. Preliminary Sewer and Water Plans
 - f. Preliminary Landscape Plan
 - g. Preliminary Irrigation Plan
 - h. Landscape and Irrigation Details
8. Completed and signed SEPA Checklist dated April 18, 2022

BARGHAUSEN CONSULTING ENGINEERS, INC.

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BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

9. Preliminary Storm Water Site Plan Report dated April 8, 2022
10. Critical Area Determination Report for Snohomish County Parcels 2806360010100, 28063600100300, and 28063600100600 prepared by Wetland Resources dated December 15, 2021
11. Geotechnical Engineering Study Eaglemont 7 PRD prepared by Earth Solutions NW, LLC dated January 4, 2022
12. Public Notice Materials including an Assessor's Map with subject property highlighted and a list of current owner/address list of properties within a 500-foot radius

Preliminary Short Plat Narrative

The proposed 7-lot preliminary short plat is an assemblage of 3 parcels with a total area of 1.75 acres located at 13325 191st Avenue SE. Plat construction will include an extension of the 133rd Street SE road stub at the east boundary to 191st Avenue SE at the west boundary creating road connectivity in this developing area. All lots will take access from this new extension of 133rd Street SE. The drainage detention facility will be located in Tract 999 in the southwest corner of the short plat. The short plat will be served by sanitary sewers and public water from the City of Monroe. Adjacent land use consists of urban density single-family residential development.

The property consists of a single-family residence with maintained lawn grass and several scattered trees surrounding the residence. Dominant vegetation on the subject property is mostly formal landscaping and lawn except for where native vegetation and Himalayan blackberry are present along its boundaries. These areas are dominated by big-leaf maple, western red cedar, red alder, black locust, Himalayan blackberry, Oso-berry, and salmonberry, and bracken fern.

The entire site lies within a single drainage basin, with the topography falling moderately to the south. Surface runoff can generally be expected to follow the existing topography, and discharge overland toward the south. Surface runoff from the developed project site will be collected via an underground pipe network and routed to the detention vault located at the southwest corner of the site. After detention in Tract 999, runoff will be treated by a StormFilter vault located immediately downstream of the detention vault. Runoff will be conveyed south through a storm line extension and discharge into the existing ditch along the east side of 191st Avenue SE. Site drainage designs are based on the 2012 Stormwater Management Manual for Western Washington (2014 SWMMWW), as Amended in December 2014. Please refer to Section 5.5 of this Stormwater Site Plan for further details regarding the drainage facility design.

NRCS soil survey identifies the underlying soils as Tokul Gravelly Medial Loam, which is common throughout the region and is generally considered to be a glacially consolidated till. This type of soil is typically characterized as a dense "hardpan" soil, with moderate runoff rates and low permeability. For further reference please refer to the Geotechnical Report by Earth Solutions NW LLC, dated January 4, 2022. A Critical Area Determination Report prepared by Wetland Resources dated December 15, 2021, concluded that there are no wetlands or streams were identified within the investigation area.

Kim Shaw
City of Monroe
Community Development

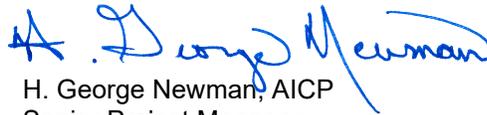
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The smallest lot width is 50 feet, which is well above the minimum allowed lot width of 40 feet. The smallest lot area is 5,708 square feet and the average lot size is 6,815 square feet. Maximum allowable units are 7, and 7 units are proposed.

Payment of fees will be provided upon notice of complete application. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



H. George Newman, AICP
Senior Project Manager

HGN/mf

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enc: As Noted

cc: Vanessa Normandin, MainVue WA LLC

Thomas A. Barghausen, Barghausen Consulting Engineers, Inc.

Barry J. Talkington, Barghausen Consulting Engineers, Inc.