



LAND SURVEYING • LAND USE PLANNING • CIVIL ENGINEERING • WETLAND SERVICES

May 15, 2024

City of Monroe  
806 W Main Street  
Monroe, WA 98272

Subject: MG Monroe Properties, LLC 3-Lot Short Plat

Civil Engineering Narrative:

It is typical for a preliminary short plat submittal to be accompanied by preliminary engineering drawings and reports to allow the City to review the feasibility of short plat construction and determine if the proposal will meet City code requirements.

In this case, the proposed short plat is a copy of a previous short plat that lapsed. That previous short plat had obtained approved construction permits and had installed improvements prior to expiring. As such, the site already has storm drainage, water service, and sewer service for 3 lots along with adequate access.

Since the proposed lot layout matches that of the original and since all civil design elements exist and are adequate for the proposed development, we request that preliminary short plat review proceed without the typical, preliminary engineering.

If there are any questions, please contact me.

Sincerely,

David Harmsen, PE  
Director of Engineering



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