



LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98201
(Office) 425-258-4438 (Fax) 425-258-1616

September 30, 2019

Re: **Wyndham Highlands Division 1** ~ Project Narrative

Project Design Team

Jen Haugen ~ *Land Resolutions* (425) 258-4438 jen@orcalsi.com
Joanne M. Swanson, PLS ~ *ORCA Land Surveying* (425) 259-3400 joanne@orcalsi.com
Joseph Smeby, P.E. ~ *Omega Engineering* (425) 903-4852 joe@omega-eng.com
Timothy Peter ~ *Associated Earth Sciences* 425-827-7701 tpeter@aesgeo.com
AJ Bredberg ~ *B&A Inc* (253) 858-7055 ajb@wa.net
Edward Koltonowski ~ *Gibson Traffic* (425) 339-8266 edwardk@gibsontraffic.com

Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalsi.com

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

The current owners of this property are Russell & Diane Van Wyngarden. On behalf of our client, Land Resources Northwest, LLC, whose mailing address is 19711 88th Ave NE, Bothell 98011, we would like to submit the following project narrative.

The project consists of the following tax parcel numbers: 28082900401100 & 28082900401400.

The site addresses for the existing parcels are 13018 & 13104 Sultan Basin Road, in Sultan.

The properties within this application contain 1,019,919 square feet or 23.41 acres.

The current zoning of the property is moderate density residential.

Presently, the site is undeveloped with two single family residences and associated driveway and outbuilding. Existing vegetation is mainly grasses with a few trees and landscaping around the residence.

Surrounding the site to the north and south are single family residential homes, the west is undeveloped, and to the east is Sultan Basin Road.

Wyndham Highlands is being proposed as a 171-lot subdivision using the City of Sultan's Lot Size Averaging Codes. We are proposing at this time that it be developed in three phases. The phases are noted on the preliminary plat map. Access will be taken from Sultan Basin Road and an extension northerly from Wyndham Highlands 2 and Daisy Meadows with internal roads connecting to both accesses. The road layout has been designed to provide for a road extension to the west as discussed with the City of Sultan.

Infiltration is proposed under the sidewalks for the majority of the site. Please see OMEGA Engineering for design and information.

Wetland & Geotech reports have been reviewed 7 previously approved by the City of Sultan.

This development shall have housing styles that comply with Sultan Municipal Codes.

Concurrency: currently, we are requesting that the City provide a traffic concurrency letter to the project for 171 lots and a sewer and water concurrency letter for 171 lots.

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

Sincerely,



Jen Haugen
Land Resolutions
2017-068