



LAND USE CONSULTANTS
Design · Planning · Management
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July 3, 2019

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

Project Design Team

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Project Contact

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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 NW, 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 split with low & moderate density residential.

Presently, the site is undeveloped with a single family residence 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 146-lot subdivision using the City of Sultan's Development Codes. Access will be taken from Sultan Basin Road and 314th Drive NE along with 132nd Street SE with internal roads connecting to both accesses. The road layout has been completed to provide for additional road extension to the north.

The project will be developed in one phases.

Infiltration is proposed under the sidewalks for the majority of the site with the exception of the southwest corner of the site where a high water table is present, so a detention tank is proposed.

Most of the site will be cleared/disturbed for this proposal excluding the western edge nearest the steep slopes.

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

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