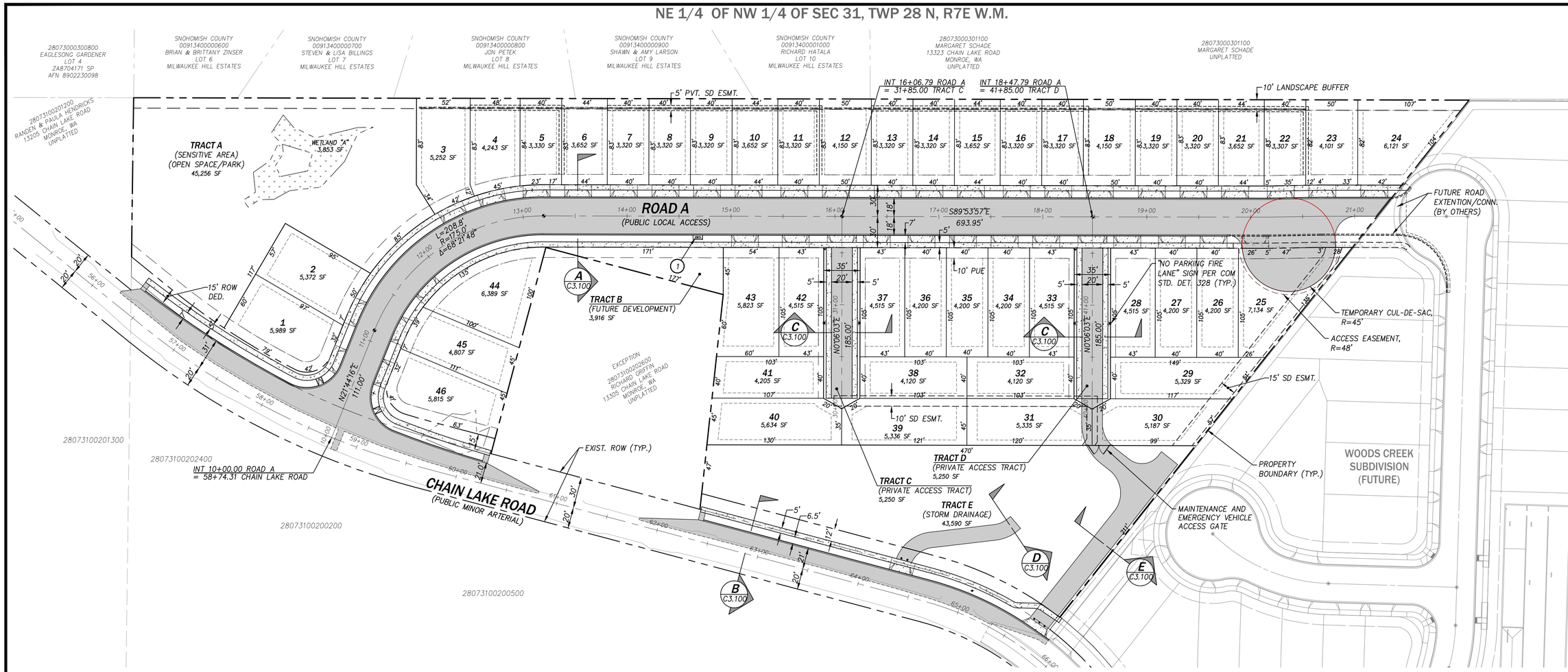


CONSTRUCTION NOTES

1. NDCBU MAILBOX STRUCTURE PER COM STD. DET. 314C, NO. AND SIZE OF BOXES PER PLAN

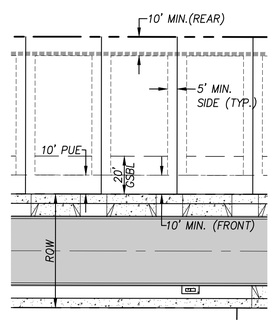
NOTES:

1. THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO PHASE THE IMPLEMENTATION OF THIS PROJECT. IT IS UNDERSTOOD THAT SUCH PHASING WILL REQUIRE PRIOR REVIEW AND APPROVAL BY THE CITY OF MONROE TO ENSURE THAT ANY SPECIFIC CRITERIA OR APPLICABLE CONDITIONS OF APPROVAL RELATED TO THE PRD SUDIVISION REMAIN SATISFIED PRIOR TO THE FINAL PLAT THAT INCLUDES THE FIRST PHASE OF DEVELOPMENT.

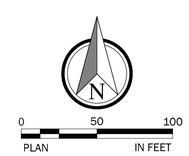
TRACT SCHEDULE

TRACT	AREA	USE	OWNERSHIP*
A	45,256 SF	OPEN SPACE/PARK	HOA
B	3,915 SF	FUTURE DEVELOPMENT	HOA
C	5,250 SF	PRIVATE ACCESS	LOTS 38-41
D	5,250 SF	PRIVATE ACCESS	LOTS 29-32

* TRACTS DESIGNATED AS PRIVATE SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY HOME OWNERS ASSOCIATION OR SPECIFIC LOT OWNERS AS DESIGNATED ON THE FINAL PLAT. THE CITY OF MONROE SHALL ACCEPT OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE TRACTS IDENTIFIED AS PUBLIC. A PUBLIC STORM DRAINAGE EASEMENT WILL BE PROVIDED OVER ALL OR PORTIONS OF ANY TRACTS CONTAINING PUBLIC STORM DRAINAGE FACILITIES TO ALLOW FOR CITY OWNERSHIP AND MAINTENANCE OF THE STORM WATER FACILITIES CONTAINED WITHIN.



TYPICAL BUILDING SETBACKS



NO.	DATE	REVISION	BY	CK.
1	6/5/20	CITY PERMIT SUBMITTAL	CMT	MJH

KESTREL RIDGE

ENGINEERING PERMIT PACKAGE

INTERIM ACCESS ALTERNATIVE SITE PLAN

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

CLIENT

KESTREL RIDGE 27, LLC
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SUITE 102
BELLEVUE, WA 98005
PHONE: (425) 869-1300

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PROJECT NO. 0026-19-016

DRAWING FIGURE 1

SHEET 4 OF 48

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