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CITY OF MONROE

SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, WM

PLAT OF IRON EAGLE

PRELIMINARY PLAT AND REZONE

SITE INFORMATION

TAX PARCEL #	27060200301900
SITE ADDRESS	16691 CURRIE ROAD MONROE, WA 98272
EXISTING ZONING	UR9600 & MR6000
PROPOSED ZONING	UR6000
PROPERTY SIZE (TOTAL)	290,427 S.F. (6.67 AC.)
MINIMUM LOT SIZE	6,000 SF
LOT COVERAGE	50%
BUILDING SETBACKS	20' FRONT (10' TO LIVING SPACE) 15' REAR 5' MIN PER SIDE, 15' TOTAL
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	CITY OF MONROE
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	JAMES & FRANCES HAGER 21314 CALHOUN ROAD MONROE, WA 98272

DENSITY CALCULATION

(290,427SF-20%)/6000 = 38.7 = 39

PROPOSED NUMBER OF LOTS = 34

RECREATION SPACE CALCULATION

34 LOTS * 170 SF/LOT
= 5,780 SF

OWNER/APPLICANT

JAMES & FRANCES HAGER
21314 CALHOUN ROAD
MONROE, WA 98272
PH: 206-300-6667

CONTACT/CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN & ASSOCIATES INC
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EMAIL: davidh@harmseninc.com

GEOTECHNICAL ENGINEER

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GEOTEST
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BELLINGHAM, WA 98225
PH: 360-733-7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 206-331-5123

BIOLOGIST

MARY HARENDA
ESSENCY ENVIRONMENTAL
11104 320TH AVENUE NE
CARNATION, WA 98014
PH: 425-761-5903

SHEET INDEX

P1 PRELIMINARY PLAT MAP
P2 PRELIMINARY SEWER & WATER PLAN
P3 PRELIMINARY STORM & PAVING PLAN
L1.1 PRELIMINARY LANDSCAPE PLAN

REZONE PERMIT NOTE

THE MAJORITY OF THE SITE IS CURRENTLY ZONED AS UR 9600 WITH THE SOUTHERN PORTION BEING MR 6000. THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTY IS 5-7 DU/AC AND 8-11 DU/AC FOR THE TWO AREAS ON SITE. ACCOMPANYING THIS PROPOSED PRELIMINARY PLAT IS A REZONE REQUEST TO CHANGE THE ZONING TO UR 6000 TO BRING THE PROPERTY INTO COMPLIANCE WITH THE COMPREHENSIVE PLAN.

LEGAL DESCRIPTION

(PER CHICAGO TITLE CERTIFICATE #500024095)

THE SOUTH 100 FEET OF THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.,

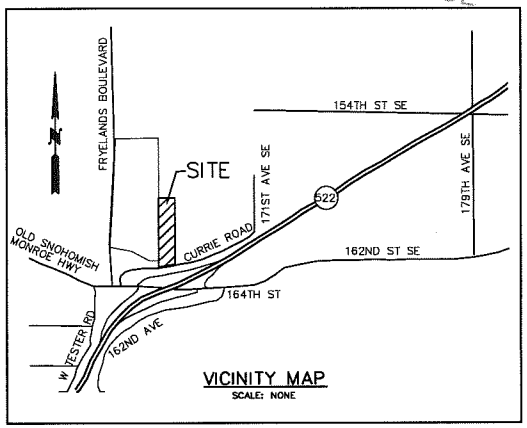
EXCEPT THE EAST 60 FEET THEREOF; AND

EXCEPT STATE AND COUNTY ROADS; AND

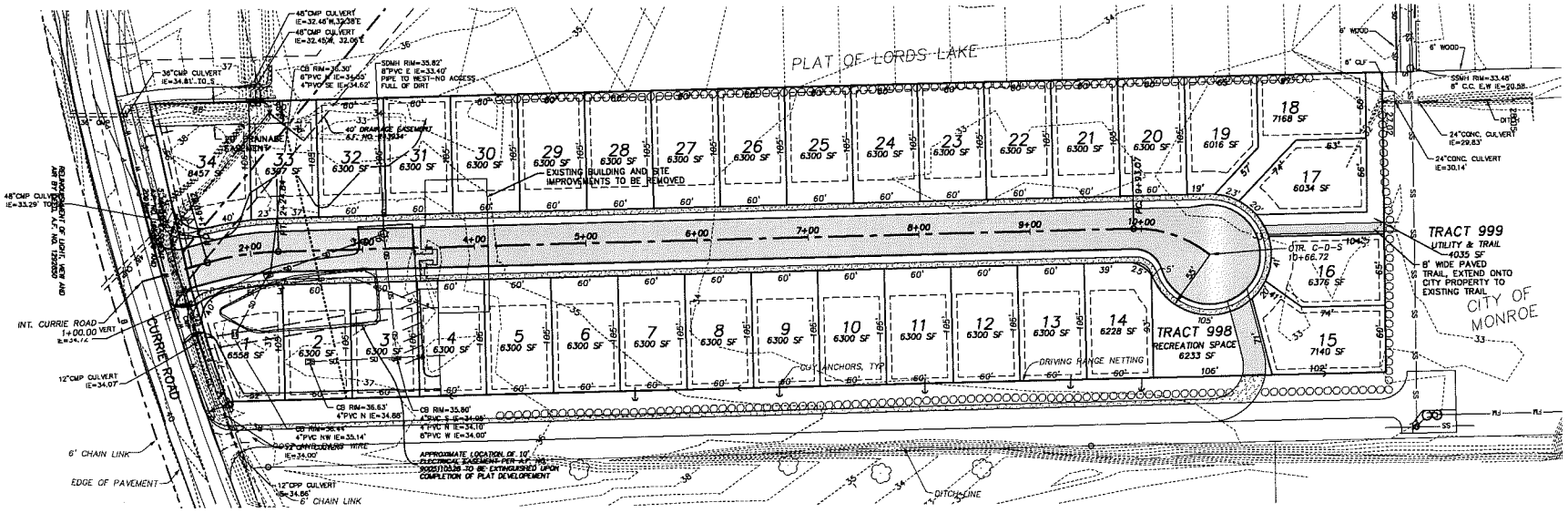
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR DRAINAGE DISTRICT NO.4.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

1" = 50'
0 25 50 100



VICINITY MAP
SCALE: NONE



REVISIONS

DWN. BY: LDR
CHK. BY: DSH
DATE: 12/31/14
JOB #: 14-216
F/B #: N/A
SCALE: 1" = 60'

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
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(206) 343-5903
FAX: (360) 805-9732

PLAT OF IRON EAGLE
16691 CURRIE ROAD
MONROE, WA

PRELIMINARY PLAT MAP

DRAWING:
P1

SHEET: 1 OF 4

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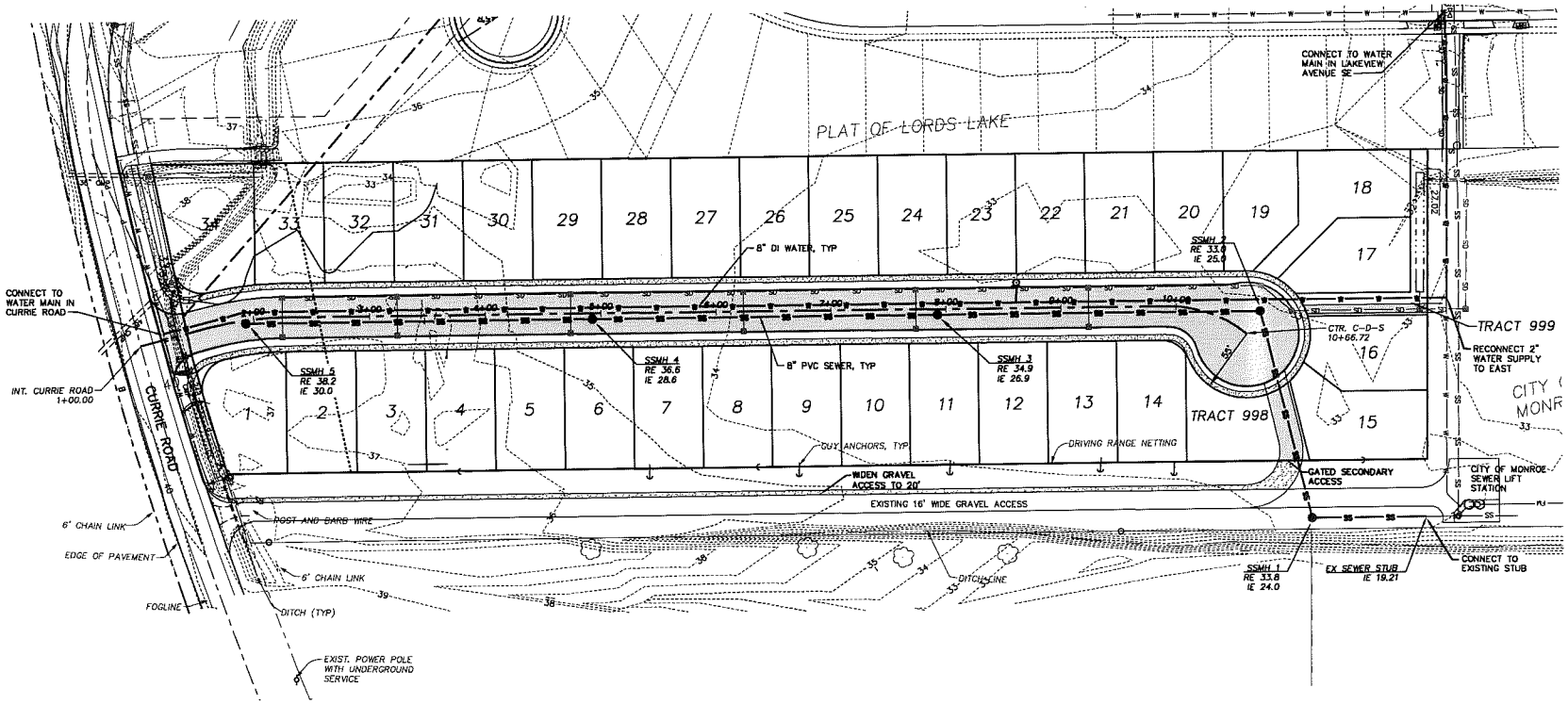
SEC 2, TWP 27 N, RNG 6 E, WM



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REVISIONS

DWN. BY: LDR
CHK. BY: BBM
DATE: 12/31/14
JOB #: 14-216
F/B #: N/A
SCALE: 1" = 60'

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PLAT OF IRON EAGLE
16691 CURRIE ROAD
MONROE, WA
PRELIMINARY
SEWER & WATER PLAN

DRAWING:
P2
SHEET: 2 OF 4

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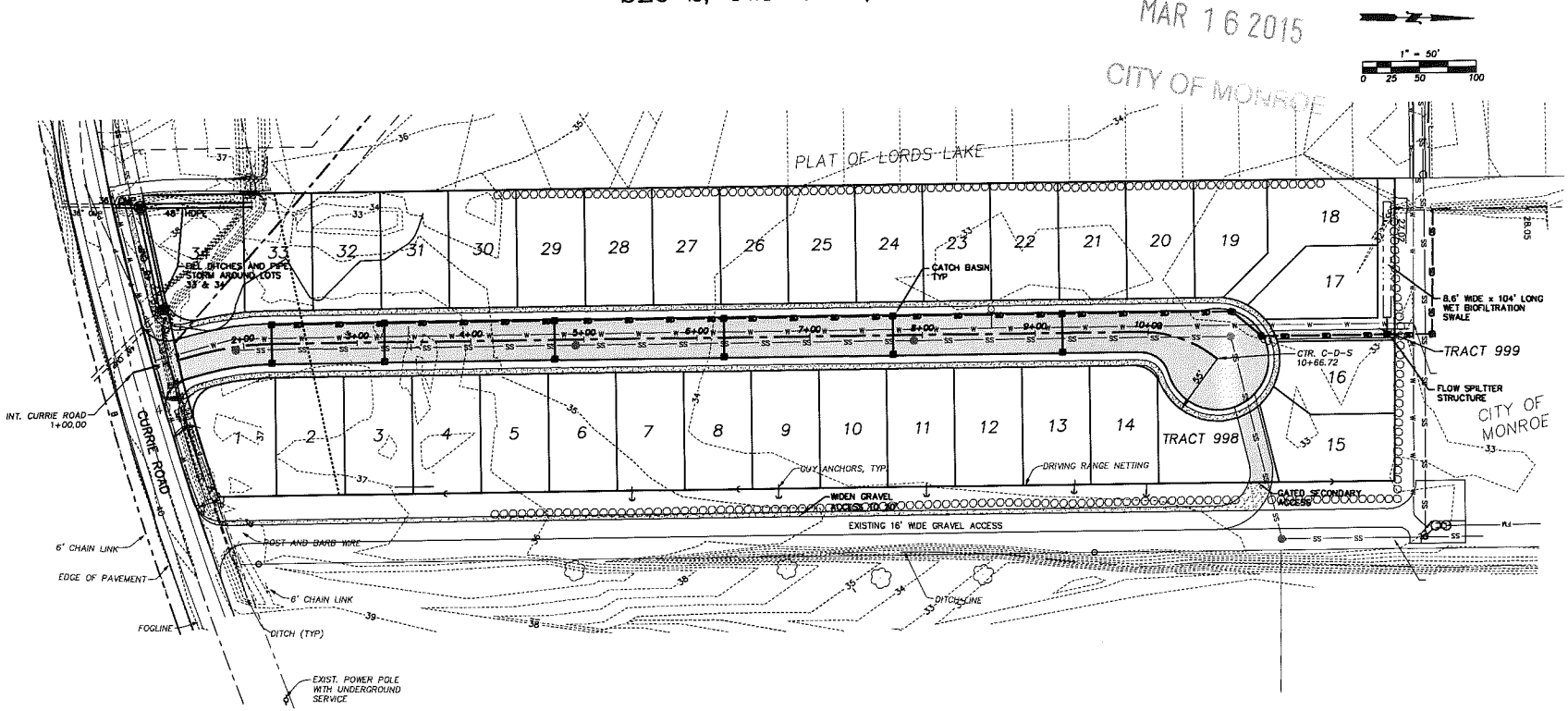
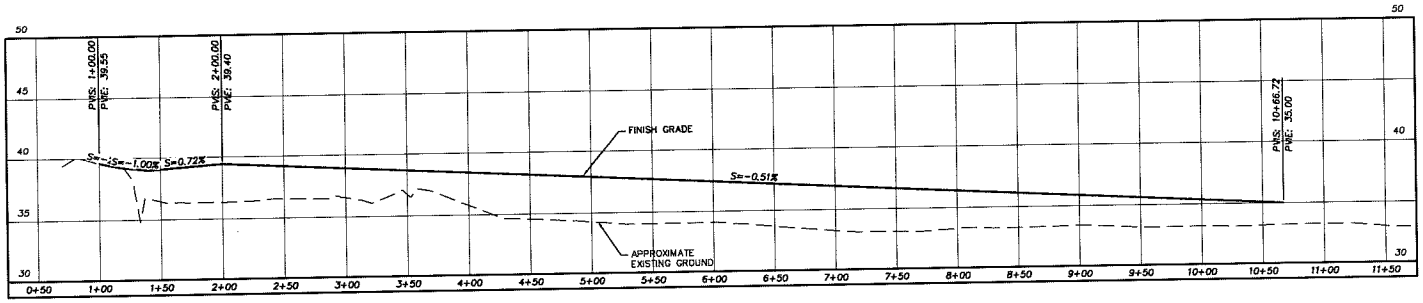
RECEIVED
MAR 16 2015
CITY OF MONROE

SEC 2, TWP 27 N, RNG 6 E, WM





REVISIONS

DWN. BY: LDR
CHK. BY: SRM
DATE: 12/31/14
JOB #: 14-216
F/B #: N/A
SCALE: 1" = 50'

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PLAT OF IRON EAGLE
16691 CURRIE ROAD
MONROE, WA

PRELIMINARY
ROAD & DRAINAGE PLAN

DRAWING:
P3

SHEET: 3 OF 4

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RECEIVED
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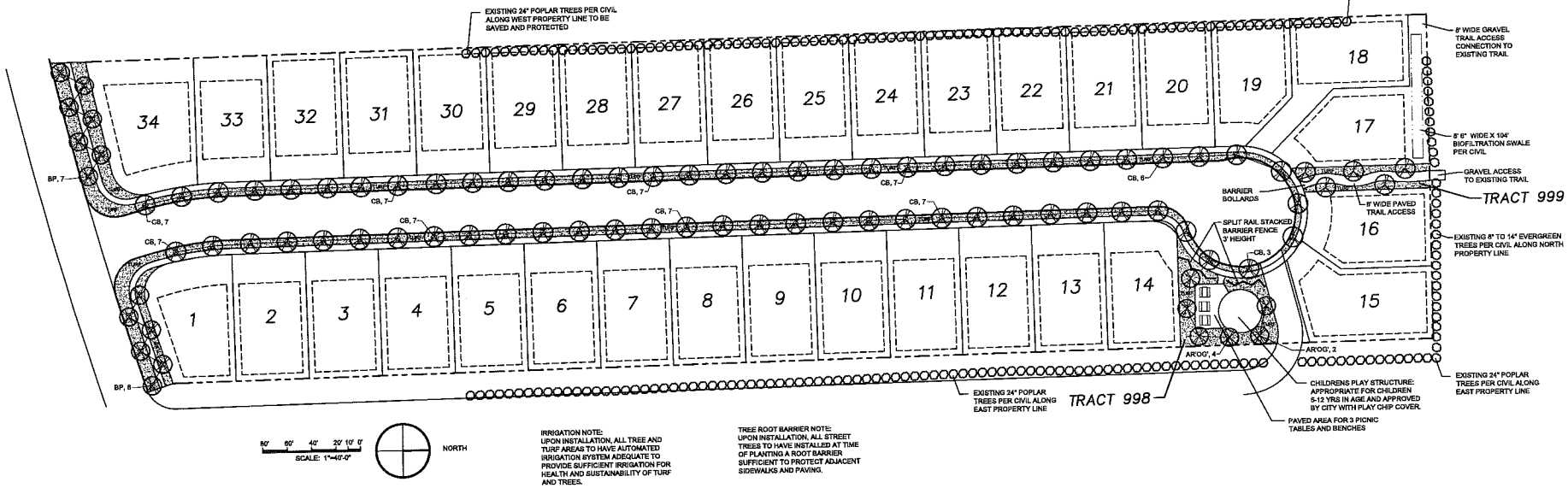
CITY OF MONROE



IRRIGATION NOTE:
UPON INSTALLATION, ALL TREE AND TURF AREAS TO HAVE AUTOMATED IRRIGATION SYSTEM ADEQUATE TO PROVIDE SUFFICIENT IRRIGATION FOR HEALTH AND SUSTAINABILITY OF TURF AND TREES.

TREE ROOT BARRIER NOTE:
UPON INSTALLATION, ALL STREET TREES TO HAVE INSTALLED AT TIME OF PLANTING A ROOT BARRIER SUFFICIENT TO PROTECT ADJACENT SIDEWALKS AND PAVING.

PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
6	AR'OG'	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	25' O.C.
13	BP	BETULA PAPYRIFERA	PAPERBARK BIRCH	2" CAL	30' O.C.
65	CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	2" CAL	30' O.C.

TURF NOTES:
ALL TURF AREAS TO BE PREMIUM SOD OR HYDROSEEDED PREMIUM SEED MIX PER PLANTING SPECIFICATIONS BY LANDSCAPE ARCHITECT. ALL TURF AREAS TO BE IRRIGATED PER IRRIGATION NOTES

LANDSCAPE PLAN NOTE:
THIS PLANTING PLAN IS A CONCEPTUAL LANDSCAPE PLAN FOR PRELIMINARY PLAN SUBMITTAL AS SPECIFIED IN MMC 18.78.40.B.1, AND IS NOT A CONSTRUCTION DRAWING FOR PLANT INSTALLATION.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RICHARD SCOTT LANKFORD
CERTIFICATE NO. 498

REVISIONS:
1.
2.
3.
4.
5.

LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
10031 SR 532, SUITE B
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FX: 360.629.6159

PLAT OF IRON EAGLE

Snohomish
16991 Currie Road
Monroe, WA 98272

PLAT LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
PRELIMINARY PLAN SUBMITTAL

PERMIT SET

DATE: 1-5-2015
DESIGNED: RSL
DRAWN: RSL
JOB NO:
SHEET:
L1.1

Feb 17, 2015 - 12:38pm Scott U:\Lankford Associates\Harman Monroe Plat Division #1 2014\dwg\Arch-dwg\Working-dwg\HADAR PLAT 1 SITE PLAN.dwg Layout Name: LANDSCAPE PLAN