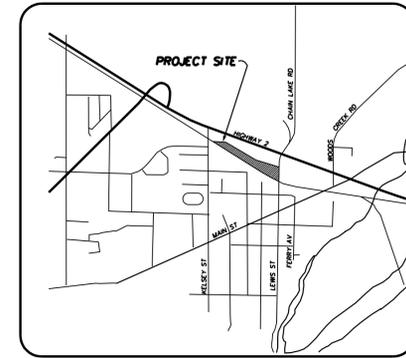


CITY OF MONROE  
 GENESEE SHORT PLAT  
 FILE NO. SP 2016-02  
 NORTH LEWIS STREET  
 SOUTH HALF, NE 1/4, SEC. 1, T.27N., R.6E., W.M.



VICINITY MAP

**NOTES**

1. THIS DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS FOR THE COMMERCIAL ZONE.
2. LOT 1 USE CLASSIFICATION IS TO BE DETERMINED AS ALLOWED UNDER MMC.
3. LOT 2 USE CLASSIFICATION IS BULK PROPANE STORAGE AND DISTRIBUTION.
4. PARKING LOT LIGHTING WILL COMPLY WITH MMC CHAPTER 15.15
5. PARKING AREA LANDSCAPING WILL COMPLY WITH MMC CHAPTER 18.7B
6. TRACT 999 IS FOR THE PROTECTION OF ENVIRONMENTALLY SENSITIVE AREA.

**LEGAL DESCRIPTION**

(PER CHICAGO TITLE INS. CO. GUARANTEE, 500021367C, DATED 10-28-2016)

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, INCLUDED WITHIN A TRIANGULAR STRIP OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTHERLY SIDE BY A LINE BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AS CONVEYED UNDER AUDITOR'S FILE NUMBERS 31654 AND 37890 WITH THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1;  
 THENCE SOUTHEASTERLY ON A STRAIGHT LINE FOR 635 FEET TO A POINT DISTANT 140 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACT OF SAID RAILROAD RIGHT OF WAY;  
 THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 1, DISTANT 720 FEET NORTHERLY FROM THE QUARTER CORNER OF SAID EAST BOUNDARY OF SECTION 1 AND THE TERMINUS OF SAID LINE; AND  
 BOUNDED ON THE EASTERLY SIDE BY THE WEST LINE OF LEWIS STREET; AND BOUNDED ON THE SOUTHWESTERLY SIDE BY THE NORTHEASTERLY BOUNDARY LINE OF THE BURLINGTON NORTHERN RAILROAD AS CONVEYED UNDER AUDITOR'S FILE NUMBERS 31654 AND 37890;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MONROE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 20081170072, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**SITE INFORMATION**

TAX PARCEL #	270601-001-06800
SITE ADDRESS	NORTH LEWIS STREET MONROE, WA 98272
ZONING	GC - GENERAL COMMERCIAL (LOT 1 IN DOWNTOWN PLANNING AREA OVERLAY) (RAILS AND ROADS)
COMP PLAN	GENERAL COMMERCIAL
USE CLASSIFICATION	LOT 1: AS ALLOWED BY MMC 18-10-050 LOT 2: PROPANE FUEL STORAGE AND DISTRIBUTION.
PROPERTY SIZE (TOTAL)	109,673 S.F. (2.518 AC.)
MINIMUM LOT SIZE/WIDTH	N/A
MAX. LOT COVERAGE	100%
MAX. BUILDING HEIGHT	35-45
BUILDING SETBACKS	FRONT - 20' SIDE & REAR - IBC/IFC
LANDSCAPE BUFFER	5' PERIMETER
NUMBER OF PROPOSED LOTS	2 LOTS AND 1 TRACT
AVERAGE LOT SIZE	36,558 S.F. (AVERAGE OF LOTS 1-2 & TR. 999) 32,845 S.F. (AVERAGE OF LOTS 1 AND 2)
LOTS PER ACRE	1.51 LOTS PER ACRE (NOT INCLUDING TR. 999)
NET DENSITY	1.51 LOTS PER ACRE (NOT INCLUDING TR. 999)
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
CATV	COMCAST
ELECTRICITY	PUD DISTRICT NO. 1 OF SNOHOMISH COUNTY
GAS	PUGET SOUND ENERGY
FIRE DISTRICT	SNO. CO. FIRE DISTRICT #3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	GENESEE MONROE, LLC SKAGIT BANK

**LOT SIZE**

LOT #	SF	ACRES
1	48,832	1.121
2	16,858	0.387
999	43,983	1.010
TOTAL	109,673	2.518

**OWNER/APPLICANT**

STEVE CLARK  
 GENESEE MONROE, LLC  
 3616 S GENESEE STREET  
 SEATTLE, WA 98118  
 206-227-7200  
 steve@geneseeheat.com

**LAND SURVEYOR**

SCIPPIO WALTON, PLS  
 HARMSEN & ASSOCIATES INC.  
 125 E MAIN STREET, SUITE 104  
 MONROE, WA 98272  
 PH: 360-794-7811  
 EMAIL: skipw@harmseininc.com

**WETLANDS**

JAMIE SLOAN & STEVEN QUARTERMAN  
 LANDAU ASSOCIATES  
 130 2ND AVENUE SOUTH  
 EDMONDS, WA 98020  
 425-778-0907

REVISIONS

DWN. BY: SNW  
 CHK. BY: RFC  
 DATE: 11-7-2016  
 JOB #: 16-170  
 P/B #: 1173  
 SCALE: 1" = 60'

ENGINEERS SURVEYORS  
**HARMSEN & ASSOCIATES INC.**  
 (360) 794-7811  
 (206) 343-5903  
 (360) 805-9732  
 125 EAST MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272  
 FAX: (360) 805-9732



GENESEE MONROE, LLC  
 North Lewis Street  
 Monroe, WA 98272  
 PRELIMINARY SHORT PLAT

**SHEET INDEX**

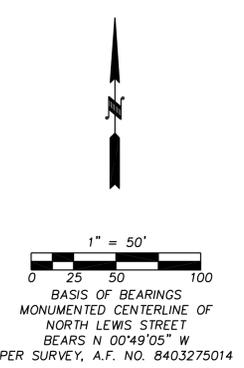
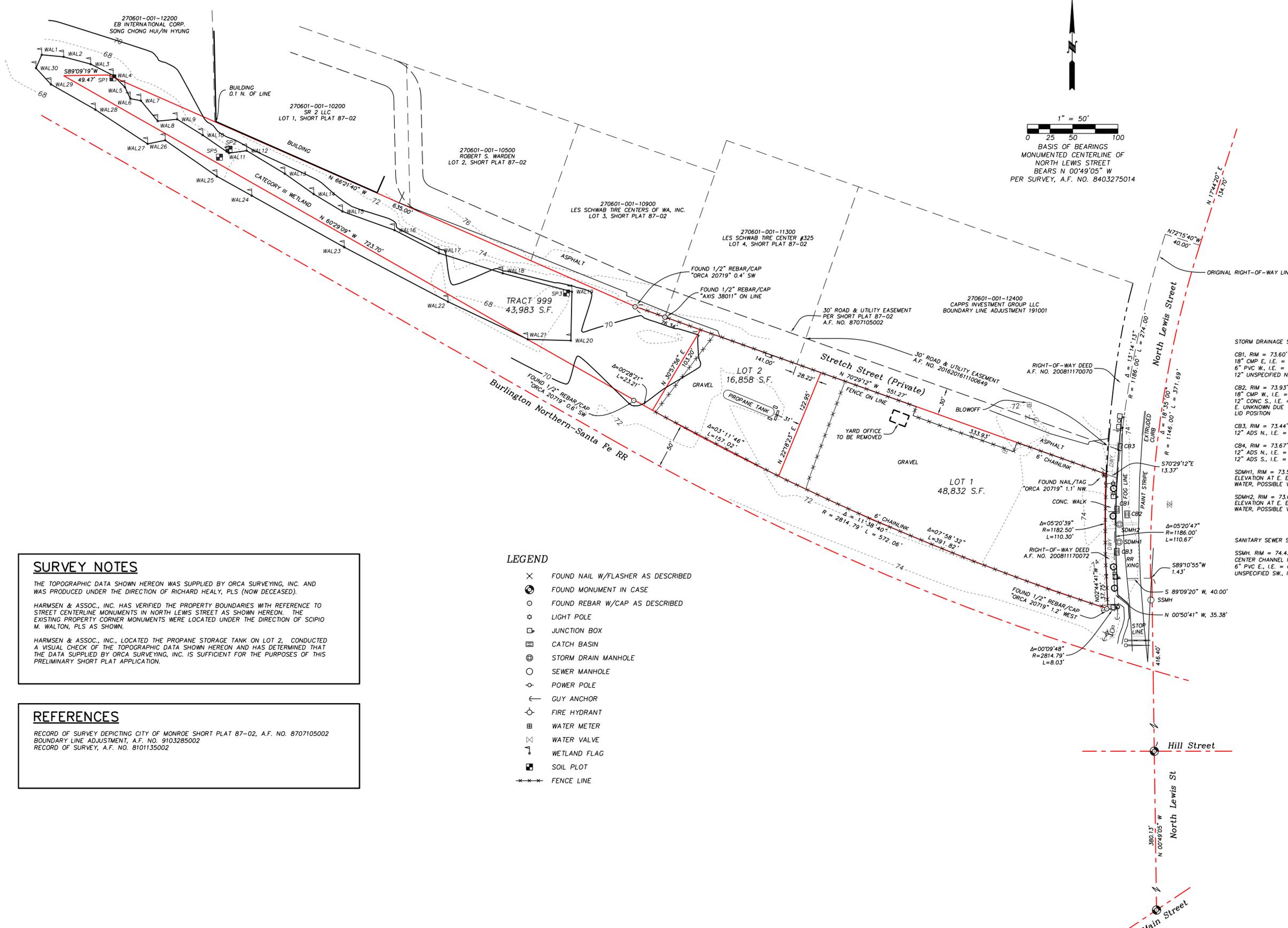
- P1 COVER SHEET
- P2 PRELIMINARY PLAT MAP

DRAWING:

P1

SHEET: 1 OF 2

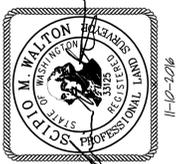
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 SOUTH HALF, NE 1/4, SEC. 1, T.27N., R.6E., W.M.



REVISIONS

DWN. BY: SMW  
 CHK. BY: RPC  
 DATE: 11-7-2016  
 JOB #: 16-170  
 P/B #: 1173  
 SCALE: 1" = 50'

ENGINEERS SURVEYORS  
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 (360) 794-7811  
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GENESEE MONROE, LLC  
 North Lewis Street  
 Monroe, WA 98272  
 PRELIMINARY SHORT PLAT

DRAWING:  
**P2**  
 SHEET: 2 OF 2

**SURVEY NOTES**

THE TOPOGRAPHIC DATA SHOWN HEREON WAS SUPPLIED BY ORCA SURVEYING, INC. AND WAS PRODUCED UNDER THE DIRECTION OF RICHARD HEALY, PLS (NOW DECEASED).  
 HARMSEN & ASSOC., INC. HAS VERIFIED THE PROPERTY BOUNDARIES WITH REFERENCE TO STREET CENTERLINE MONUMENTS IN NORTH LEWIS STREET AS SHOWN HEREON. THE EXISTING PROPERTY CORNER MONUMENTS WERE LOCATED UNDER THE DIRECTION OF SCIPIO M. WALTON, PLS AS SHOWN.  
 HARMSEN & ASSOC., INC. LOCATED THE PROPANE STORAGE TANK ON LOT 2. CONDUCTED A VISUAL CHECK OF THE TOPOGRAPHIC DATA SHOWN HEREON AND HAS DETERMINED THAT THE DATA SUPPLIED BY ORCA SURVEYING, INC. IS SUFFICIENT FOR THE PURPOSES OF THIS PRELIMINARY SHORT PLAT APPLICATION.

**REFERENCES**

RECORD OF SURVEY DEPICTING CITY OF MONROE SHORT PLAT 87-02, A.F. NO. 8707105002  
 BOUNDARY LINE ADJUSTMENT, A.F. NO. 9103285002  
 RECORD OF SURVEY, A.F. NO. 8101135002

**LEGEND**

- ✕ FOUND NAIL W/FLASHER AS DESCRIBED
- ⊙ FOUND MONUMENT IN CASE
- FOUND REBAR W/CAP AS DESCRIBED
- ⊕ LIGHT POLE
- ⊞ JUNCTION BOX
- ⊞ CATCH BASIN
- ⊞ STORM DRAIN MANHOLE
- SEWER MANHOLE
- ⊖ POWER POLE
- ← GUY ANCHOR
- ⊖ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ WETLAND FLAG
- ⊞ SOIL PLOT
- FENCE LINE