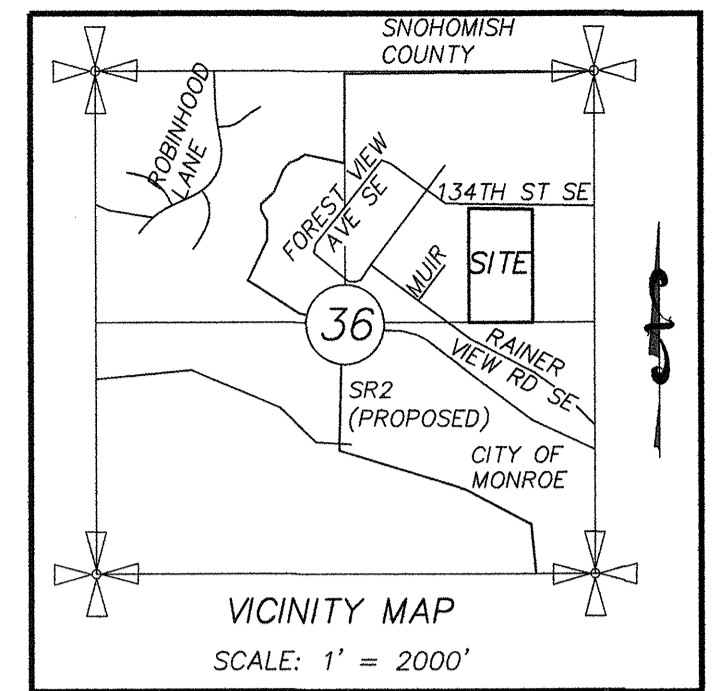
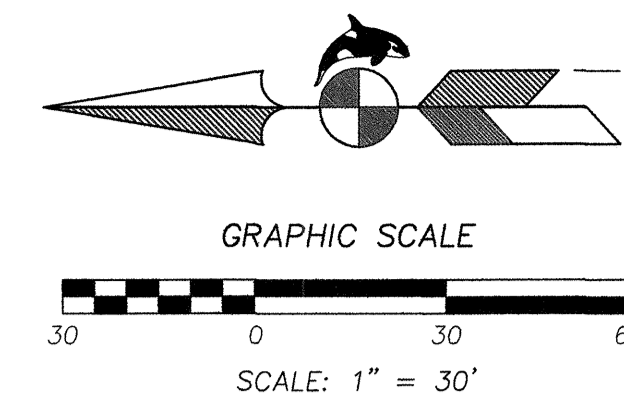


PRELIMINARY SUBDIVISION, REZONE AND
PLANNED RESIDENTIAL DEVELOPMENT

OF
RASPBERRY HILL



LEGAL DESCRIPTION
WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, ALSO KNOWN AS LOT 3 OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 7802080255.
TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SURVEY.
EXCEPT PORTION THEREOF LYING WITHIN THE MAIN TRACT.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION:
TAX NUMBERS: 28063600208000
SITE ADDRESS: 18516 134TH ST SE, MONROE, WA 98272
CITY OF MONROE
COMPREHENSIVE PLAN: LOW DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: UR 9,600
PROPOSED ZONING: R-4
CITY OF MONROE SEWER DEPARTMENT: MONROE SCHOOL DISTRICT NO. 103
CITY OF MONROE FIRE DEPARTMENT: MONROE FIRE DISTRICT NO. 103
CITY OF MONROE POLICE DEPARTMENT: PSE
SNOHOMISH COUNTY PUD: COMCAST
CABLE COMPANY: REPUBLIC SERVICES
TRASH COMPANY: FRONTIER COMMUNICATIONS
TELEPHONE COMPANY:

MAXIMUM LOT COVERAGE ALLOWED	60 % OF LOT
MAXIMUM BUILDING HEIGHT ALLOWED	35 FEET
MINIMUM LOT WIDTH ALLOWED	40 FEET
MINIMUM LOT SIZE ALLOWED	4,500 SQUARE FEET
GROSS SITE AREA	213,771 SF 4.91 ACRES
NET SITE AREA (LESS DEDICATION)	171,229 SF 3.93 ACRES
TOTAL LOTS PROPOSED	28 SINGLE FAMILY LOTS
GROSS DENSITY (28/4.91)	5.70 D.U. PER ACRE
AVERAGE LOT SIZE	5,215 SF 0.120 ACRES
SMALLEST LOT SIZE	4,500 SF 0.100 ACRES
USABLE OPEN SPACE PROVIDED	25,212 SF 0.58 ACRES
PERCENT OF GROSS SITE AREA	12.79 PERCENT OF SITE
TOTAL PUBLIC ROAD	42,562 SF 0.98 ACRES
PUBLIC ROAD LENGTH	956 LF
PERCENT OF TOTAL ROAD AREA	19.91 PERCENT OF SITE

PROJECT DESIGN TEAM
PLANNER/PROJECT CONTACT:
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
(425) 258-4438
FAX (425) 258-1616
CONTACT: RY MCDUFFY

APPLICANT/OWNER
TK DEVELOPMENT, INC.
708 ROSARIO PL. NE
RENTON, WA 98059
(425) 879-5707
CONTACT: TOIVO KOTILAINEN

SURVEY NOTES:
1) TOPOGRAPHY INFORMATION LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.

PROJECT NOTES:
1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED +1-200' WEST OF THE EXTENSION OF 134TH STREET SE.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHALL.
6) BUILDING SETBACKS ARE 10' FRONT YARD TO RESIDENCE, 20' TO GARAGE, 5' SIDE YARDS AND 10' REAR YARDS.
7) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
9) EXISTING DRAINFIELD TO BE DECOMMISSIONED AND REMOVED PRIOR TO FINAL PLAT APPROVAL
10) EXISTING WELL TO BE DECOMMISSIONED AND FILLED PRIOR TO FINAL PLAT APPROVAL
11) LOTS 16, 17, 22 & 23 MAY REQUIRE A RESIDENTIAL SPRINKLER SYSTEM SUBJECT TO FIRE MARSHAL'S CONDITIONS.
12) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY
13) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

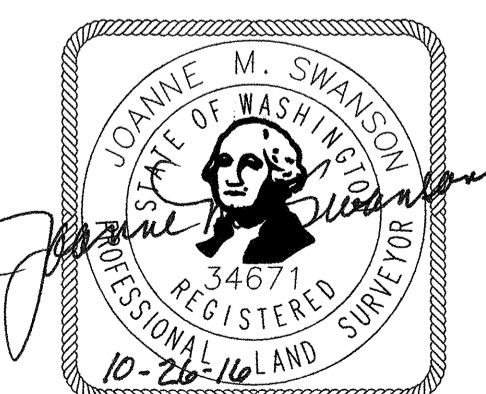
LOTS AND TRACTS AREAS:
LOTS 1-28 146,017 SF 3.35 ACRES
TRACT 999 (OPEN SPACE/DET. VAULT) 25,212 SF 0.58 ACRES

PARK AND RECREATIONAL USABLE OPEN SPACE:
1) ALL HOUSING UNITS ARE WITHIN ONE-THIRD MILE OF PARK.
2) THE PARK IS FRONTED BY A SECONDARY ROADWAY FOR CONVENIENT ACCESS TO ALL RESIDENCES.

TITLE 18.84.080
USING 900 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER BASE DWELLING UNIT AS FOUND IN TABLE 1
28 LOTS X 900 SQUARE FEET = 25,200 SQUARE FEET OF USABLE OPEN SPACE REQUIRED
USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 25,212 SQUARE FEET.

LOT RANGE AREAS:
3,627 ~ 4,627 SQUARE FEET 10 LOTS 35.71 PERCENTAGE OF LOTS
4,628 ~ 5,628 SQUARE FEET 9 LOTS 32.14 PERCENTAGE OF LOTS
5,629 ~ 7,818 SQUARE FEET 9 LOTS 32.14 PERCENTAGE OF LOTS

MONROE DENSITY CALCULATIONS:
213,771 X 0.80 = 171,016.8 / 7,500 = 22,802 UNITS
22,802 UNITS X 0.30 = 6,841 BONUS UNITS
22,802 UNITS + 6,841 BONUS UNITS = 29,643 UNITS
WE ARE PROPOSING 28 UNITS WITHIN THIS APPLICATION



ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue • Everett, WA 98201
tele (425) 258-4438 • fax (425) 258-1616
landuse@rllinc.com

PRELIMINARY SUBDIVISION
REZONE
AND
PLANNED RESIDENTIAL DEVELOPMENT
OF
RASPBERRY HILL
THE WEST 1/2 OF THE SE 1/4 OF THE NE
1/4 OF THE NW 1/4
SECTION 36, TWP. 28 N., RGE. 6 E., W.M.
CITY OF MONROE
SNOHOMISH COUNTY, WASHINGTON