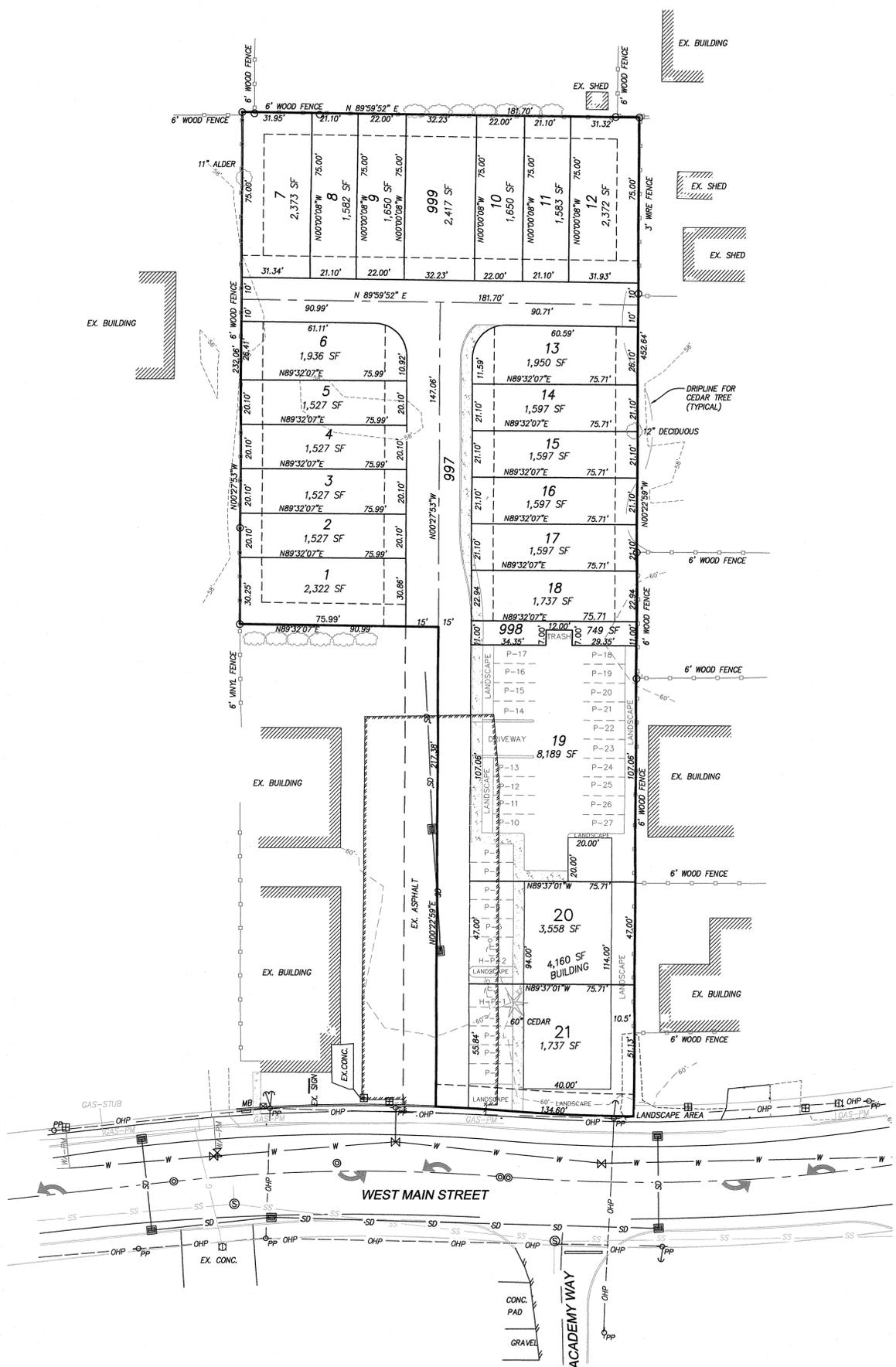
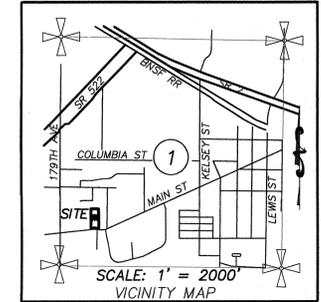
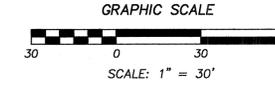


MAIN BROOK TOWNHOMES
 IN THE WW 1/4 OF THE SW 1/4 OF
 SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



EXISTING LEGEND

- ⊙ EX. 4" SQUARE CONCRETE MONUMENT
- EX. REBAR W/CAP (R&C) OR AS NOTED
- ⊕ TEMPORARY BENCH MARK
- ⊖ POWER POLE (PP)
- ← GUY ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER VAULT
- ⊕ UTILITY VAULT
- ⊕ CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ MAIL BOX
- EDGE OF ASPHALT
- ▨ EX. BUILDING WALL
- DECIDUOUS TREE
- ⊕ CONIFER TREE
- ⊕ HEDGE

EQUIPMENT AND PROCEDURES:

INSTRUMENTATION: LEICA TCR1205 TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION
PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS
BASIS OF BEARING: PER THE UNDERLYING CITY OF MONROE SHORT PLAT NO. 1999008, AFN 199912215006.
REFERENCES:
 R1) CITY OF MONROE SHORT PLAT NO. 1999008, AFN 199912215006
 R2) RECORD OF SURVEY, AFN 200102265002
 R3) RECORD OF SURVEY, AFN 9708145002
BENCHMARK: WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE; NOTED ON WSDOT SURVEY INFORMATION SYSTEM, DESIGNATION GPS31522-154, MONUMENT ID 3244. ELEVATION = 71.699'
DATUM: NAVD 88

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
 - 2) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
 - 3) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- 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 ON MAIN STREET +/- 10' WEST OF SITE.
 - 5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
 - 6) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
 - 7) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
 - 8) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
 - 9) PROJECT SHALL BE CONSTRUCTED IN TWO PHASES.
 - 10) HOA IS RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE
 - 11) DWELLING UNITS WITH ANY FIRST FLOOR EXTERIOR SURFACE IN EXCESS OF 150' FROM A FIRE APPARATUS ACCESS ROAD HAVING A MINIMUM OF 20' WIDTH SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS.
 - 12) MAX BUILDING HEIGHT 35'-55'; FRONT & REAR YARD SETBACK 10'; SIDE YARD SETBACK 0'.
 - 13) GROSS EASEMENT FOR LOTS 19, 20 & 21 AT FINAL PAT APPROVAL OVER LOT 19.
 - 14) COMMERCIAL LOTS 19, 20 & 21 SHALL BE KNOWN AS MAIN BROOK STATION

TITLE 18.10.140(B)

USING 675 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER BASE DWELLING UNIT AS FOUND IN TABLE 1
 18 LOTS X 170 SQUARE FEET = 3,060 SQUARE FEET OF USABLE OPEN SPACE REQUIRED
 USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 3,166 SQUARE FEET.

PHASING NOTES:

PHASE I ~ LOTS 1-19
 PHASE II ~ LOTS 20-21

PROJECT DESIGN TEAM

PLANNER / CONTACT	OWNER / APPLICANT	SURVEYOR
LAND RESOLUTIONS 3605 COLBY AVE EVERETT, WA 98201 PHONE: (425) 258-4438 ATTN: JEN HAUGSEN EMAIL: JEN@ORCALSI.COM	HANSON HOMES 3605 COLBY AVE SNOHOMISH, WA 98291 PHONE: (425) 328-5202 ATTN: JOANNE M. SWANSON, PLS EMAIL: 2011HANSONHOMES@GMAIL.COM	ORCA LAND SURVEYING 3605 COLBY AVE EVERETT, WA 98201 PHONE: (425) 258-3400 ATTN: JOANNE M. SWANSON, PLS EMAIL: JOANNE@ORCALSI.COM
ENGINEER	LANDSCAPE ARCHITECT	TRAFFIC
OMEGA ENGINEERING, INC 2707 WETMORE AVE EVERETT, WA 98201 PHONE: (425) 387-3820 ATTN: JOSEPH SIMEBY EMAIL: JOE@OMEGA-ENG.COM	ORION DESIGN GROUP 1031 - 185TH AVE NE SNOHOMISH, WA 98290 PHONE: (425) 346-1905 ATTN: KRISTAL LOWE EMAIL: ORIOND@ORIGMAIL.COM	ORSON TRAFFIC CONSULTANTS 2802 WETMORE AVENUE #220 EVERETT, WASHINGTON 98201 PHONE: (425) 338-8266 ATTN: EDWARD KOLTONOWSKI EMAIL: EDWARDK@ORSONTRAFFIC.COM
GEOTECHNICAL ENGINEER		
LIU & ASSOCIATES, INC. 19213 KENLAKE PLACE NE KENMORE, WA 98028 PHONE: (425) 486-2746 ATTN: JULIAN LIU EMAIL: JULIANLIU100@YAHOO.COM		

LEGAL DESCRIPTION:

LOTS 2, 3 AND 4 OF CITY OF MONROE SHORT PLAT NO. 1999008, RECORDED UNDER RECORDING NUMBER 199912215006, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.,
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION

TAX NUMBER	27060100310200, 27060100310300 & 27060100310400
SITE ADDRESS	XXXX WEST MAIN STREET, MONROE, WA 98272
WITHIN UGA BOUNDARY	CITY OF MONROE
COMPREHENSIVE PLAN	MIXED USE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING	MIXED USE COMMERCIAL
PROPOSED ZONING	MIXED USE COMMERCIAL
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY	SCHOOL DISTRICT
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT	MONROE F.P.D. # 7
PARK DISTRICT	CITY OF MONROE
POWER COMPANY	SNOHOMISH COUNTY PUD
CABLE COMPANY	STENTY
TRASH COMPANY	REPUBLIC SERVICES
GAS COMPANY	PSE
TELEPHONE COMPANY	VERIZON COMMUNICATIONS
GROSS SITE AREA	62,059 SF 1.42 ACRES
NET SITE AREA	47,790 SF 1.10 ACRES
TOTAL LOTS PROPOSED	21 - 18 SINGLE FAMILY LOTS, 3 COMMERCIAL LOTS
GROSS DENSITY (18/1.42)	12.67 D.U. PER ACRE
NET DENSITY (18/1.10)	16.36 D.U. PER ACRE
AVERAGE LOT SIZE	2,276 SF 0.05 ACRES
SMALLEST LOT SIZE	1,527 SF 0.03 ACRES
PARK AND RECREATIONAL/USEABLE OPEN SPACE PROVIDED	3,163 SF 0.07 ACRES
PERCENT OF GROSS SITE AREA	5.10 PERCENT OF SITE
TOTAL ROADS TRACT 997	11,106 SF 0.25 ACRES
TOTAL ROAD LENGTH	546 LF
PERCENT OF TOTAL SITE AREA	17.89 PERCENT OF SITE



ORCA Land Surveying
 3605 COLBY AVENUE, EVERETT, WA 98201
 425-258-3400 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@orcalink.com

PRELIMINARY SUBDIVISION
 OF
MAIN BROOK TOWNHOMES
 IN THE SW 1/4 OF THE SW 1/4 OF
 SECTION 1, TWP. 27 N., RGE. 6 E., W.M.
 CITY OF MONROE
 SNOHOMISH COUNTY, WASHINGTON

SHEET
 1
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