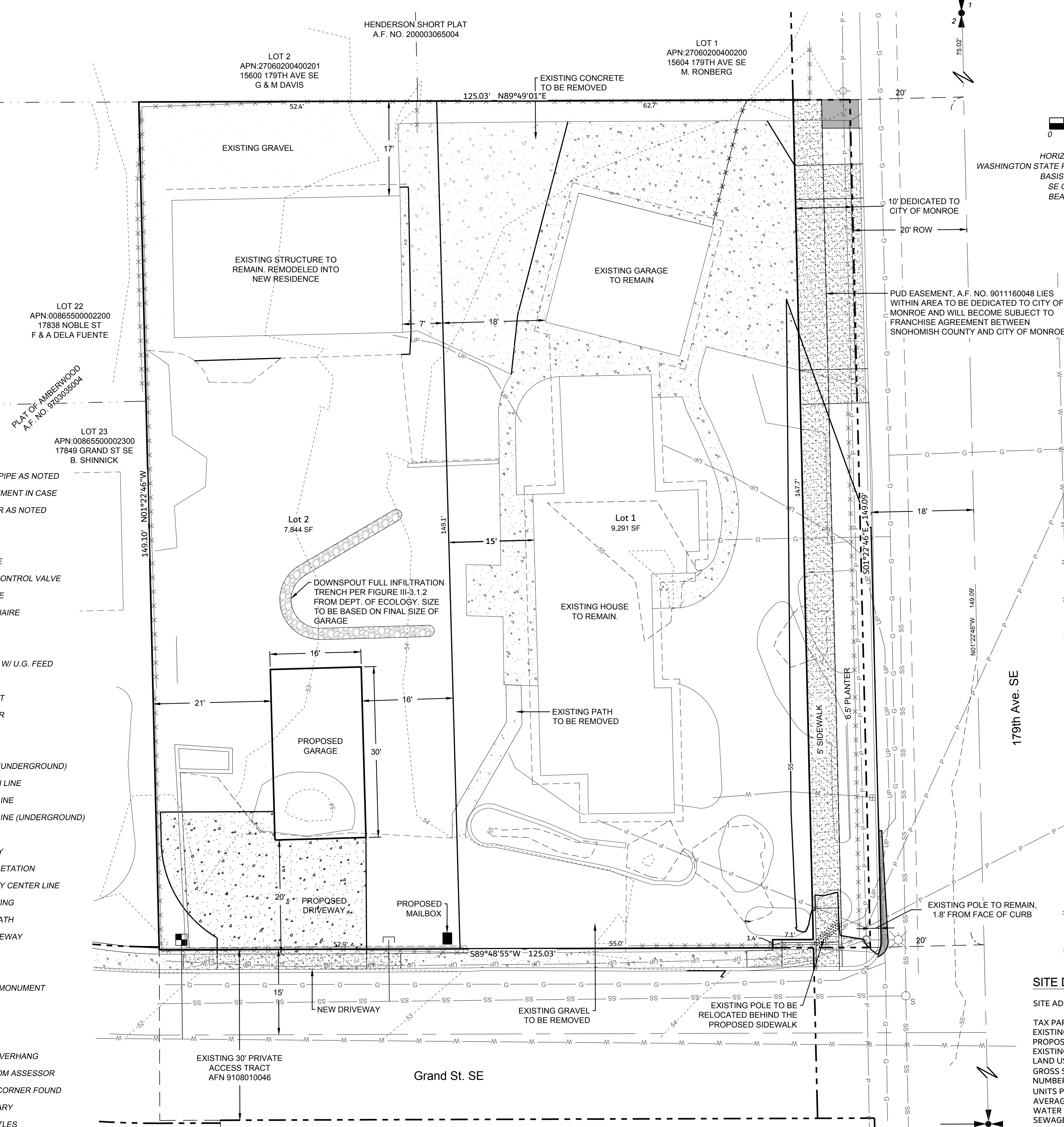
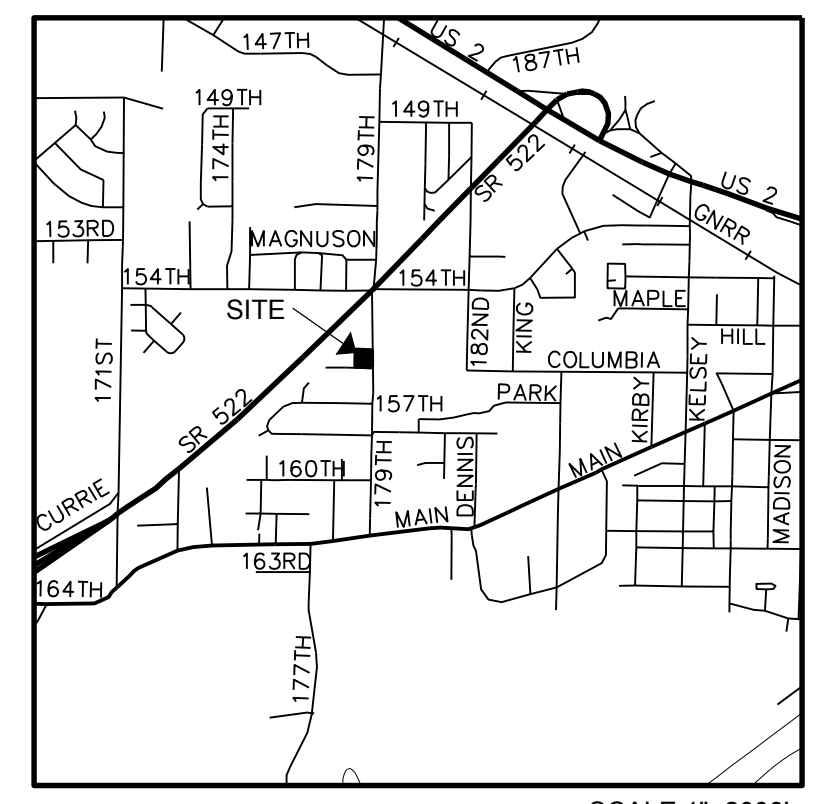
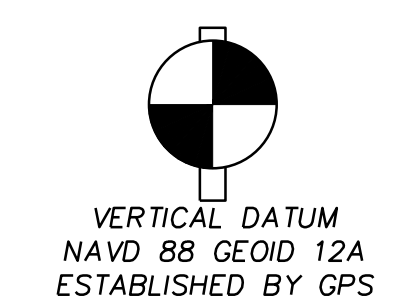


NE 1/4 , SE 1/4, SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



- LEGEND**
- FOUND IRON PIPE AS NOTED
 - FOUND MONUMENT IN CASE
 - FOUND REBAR AS NOTED
 - GATE POST
 - ☐ CATCH BASIN
 - ⊕ WATER VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - TV CABLE TV LINE
 - ⊕ POLE & LUMINAIRE
 - MAILBOX
 - CEDAR TREE
 - ⊕ POWER POLE W/ U.G. FEED
 - ⊕ POWER POLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - FENCE LINE
 - POWER LINE
 - UP POWER LINE (UNDERGROUND)
 - SD STORM DRAIN LINE
 - T TELEPHONE LINE
 - UT TELEPHONE LINE (UNDERGROUND)
 - W WATER LINE
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY CENTER LINE
 - EDGE OF VEGETATION
 - ASPHALT PAVING
 - CONCRETE PATH
 - GRAVEL DRIVEWAY
 - SHEET INDEX
 - ⊕ FOUND PLAT MONUMENT
 - G GAS LINE
 - SS SEWER LINE
 - ⊕ GAS VALVE
 - BUILDING & OVERHANG
 - BUILDING FROM ASSESSOR
 - SECTION 1/4 CORNER FOUND
 - PLAT BOUNDARY
 - YELLOW TURTLES

HORIZONTAL DATUM: NAD 83/2011
 WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
 BASIS OF BEARING: EAST LINE OF
 SE QUARTER OF S2-T27N-R6E
 BEARS SOUTH 01°22'46" EAST



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2;
 THENCE SOUTH 89°50'10" WEST, 20 FEET TO THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW ROAD, A COUNTY ROAD;
 THENCE SOUTH 1°12'40" EAST, 75 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89°50'10" WEST, 125 FEET;
 THENCE SOUTH 1°12'40" EAST, 149.11 FEET;
 THENCE NORTH 89°50'02" EAST, 125 FEET TO THE WEST RIGHT-OF-WAY OF VALLEY VIEW ROAD;
 THENCE NORTH 1°12'40" WEST, 149.10 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NO-EXCLUSIVE EASEMENT FOR RIGHT-OF-WAY FOR ROAD PURPOSES OVER, ALONG AND ACROSS THE 30 FOOT STRIP OF LAND 125 FEET LONG ABUTTING THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BENCHMARKS:

TBM #1
 MONUMENT IN CASE
 W/2" BRASS DISK & PUNCH
 INTX C/L'S 179TH AVE SE & GRAND ST SE
 ELEV:54.64' (NAVD 88)
 ELEV:51.06' (NGVD 29)

TBM #2:
 MONUMENT IN CASE
 W/2" BRASS DISK & PUNCH
 P.I. C/L GRAND ST SE
 ELEV:51.64' (NAVD 88)
 ELEV:48.04' (NGVD 29)

- SURVEY NOTES**
- 1) SURVEY PROCEDURES & EQUIPMENT:
 SECTION CONTROL: TOPCON GNSS GR-3 RECEIVERS.
 ON SITE CONTROL AND STAKING: TOPCON GNSS GR-3 RECEIVERS AND/OR FIELD TRAVERSE & 10' TOTAL STATION.
 - 2) THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-160. THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090.
 - 3) GPS CONTROL: WASHINGTON STATE REFERENCE NETWORK (WSRN) GPS NETWORK. HORIZONTAL DATUM IS NAD83 (NA2011) EPOCH 2010.00. VERTICAL DATUM IS NAVD88 GEOID 12A.
 - 3) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 4) ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR REPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
 - 5) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.

UTILITY NOTES

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN MAY 2018 AND LOCATIONS PROVIDED BY:

APPLIED PROFESSIONAL SERVICES
 43630 SE NORTH BEND WAY
 NORTH BEND, WA 98045
 (425) 888-2890

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.

SURVEY REFERENCES

PLAT OF AMBERWOOD
 A.F. NO. 9703035004

HENDERSON SHORT PLAT
 A.F. NO. 200003065004

LOT COVERAGE CALCULATIONS

| | LOT 1 | LOT 2 |
|-------------------|----------|----------|
| LOT SIZE | 9,291 SF | 7,844 SF |
| EXISTING COVERAGE | 5,981 SF | 3,541 SF |
| PROPOSED COVERAGE | 4,289 SF | 3,891 SF |
| COVERAGE ALLOWED | 60% | 60% |
| COVERAGE PROPOSED | 46% | 50% |

MINIMUM NET DENSITY CALCULATIONS

| | |
|-----------------|---------------------------------|
| GROSS PLAT AREA | = 18,637 SF (.43 AC) |
| LESS: | |
| ROAD AREA | = 0 SF |
| DEDICATION | = 1,520 SF |
| CRITICAL AREAS | = 0 SF |
| DETENTION TRACT | = 0 SF |
| NET AREA | = 17,117 SF (.39 AC) |
| NET DENSITY | = 2 UNITS / .25 AC = 4.65 DU/AC |

BUILDING SETBACKS

FRONT = 10'/20'
 SIDE = 5'
 REAR = 10'

SITE DATA

SITE ADDRESS: 15628 179TH AVE SE, MONROE, WA 98272

TAX PARCEL NUMBER: 270602-004-001-00

EXISTING ZONING: UR6000

PROPOSED ZONING: UR6000

EXISTING COMP. PLAN: HIGH DENSITY SFR

LAND USE CLASSIFICATION: DWELLING, SINGLE FAMILY

GROSS SITE AREA: 18,637 SF (.43 AC)

NUMBER OF LOTS PROPOSED: 2

UNITS PER ACRE OF LAND: 2 UNITS/.43 AC=4.65 DU/AC

AVERAGE SIZE OF LOTS: 8,559 SF

WATER SOURCE: CITY OF MONROE

SEWAGE DISPOSAL: CITY OF MONROE

FIRE DISTRICT: SNOHOMISH COUNTY FIRE #7

SCHOOL DISTRICT: MONROE SCHOOL DIST. #103

ENGINEER
 DAVID HARMSEN, PE
 HARMSEN AND ASSOCIATES, INC
 125 EAST MAIN STREET, SUITE 104
 MONROE, WA 98272
 (360) 794-7811

OWNER/APPLICANT
 JANINE HOUCK
 15628 179TH AVE SE
 MONROE, WA 98272
 (425) 359-7497

SURVEYOR
 SCIPIO M. WALTON, PLS
 HARMSEN AND ASSOCIATES, INC
 125 EAST MAIN STREET, SUITE 104
 MONROE, WA 98272
 (360) 794-7811

CONTACT
 JUSTIN PEDERSEN
 HARMSEN AND ASSOCIATES, INC
 125 EAST MAIN STREET, SUITE 104
 MONROE, WA 98272
 (360) 794-7811

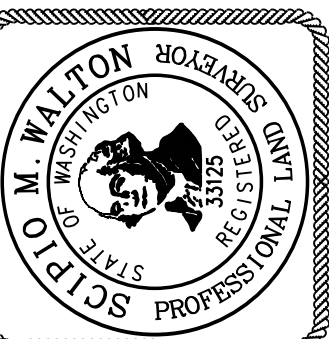
REVISIONS

ENGINEERS
 SURVEYORS

(360) 794-7811
 (206) 343-5903
 FAX: (360) 805-9732

HARMSEN & ASSOCIATES, INC

125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272



RECEIVED
 08/20/2018
 CITY OF MONROE

HOUCK SHORT PLAT
 15628 179TH AVE SE
 MONROE, WA 98272

PRELIMINARY PLAT PLAN

DATE: 06-29-18

JOB #: 18-185

