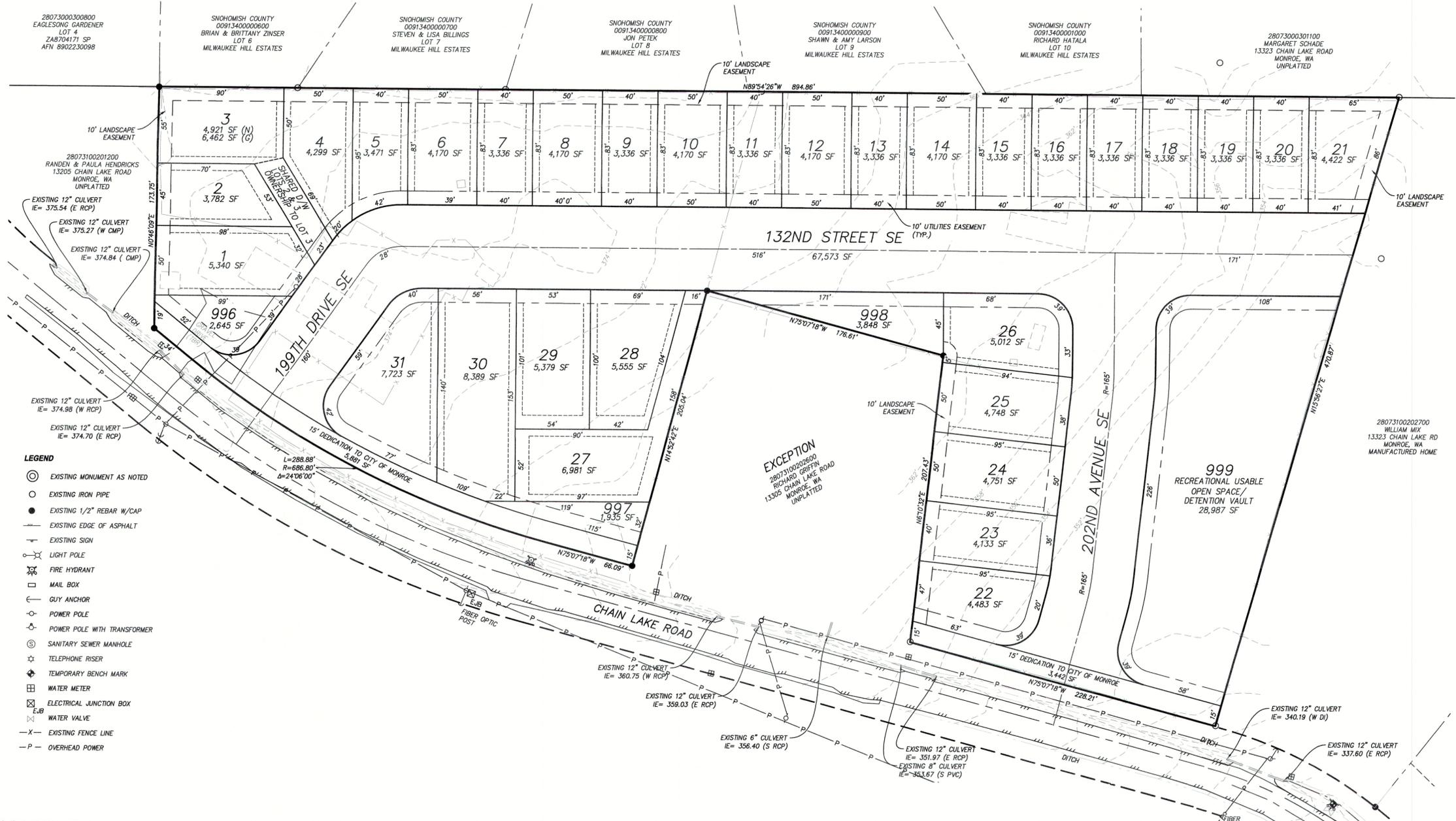
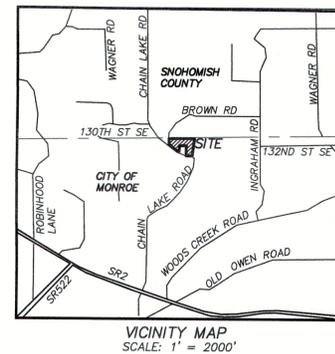


PLANNED RESIDENTIAL DEVELOPMENT
OF
KESTREL RIDGE

IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



LEGAL DESCRIPTION:
PARCEL 1:
 THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
 THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF A DISTANCE OF 434.68 FEET;
 THENCE SOUTH 13°09'00" WEST A DISTANCE OF 353.35 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
 THENCE NORTH 76°15'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.09 FEET;
 THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 686.80 FEET THROUGH A CENTRAL ANGLE OF 24°02'00" AN ARC DISTANCE OF 288.89 FEET;
 THENCE NORTH 52°45'00" WEST A DISTANCE OF 34.40 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF;
 THENCE NORTH 05°17'33" WEST ALONG SAID WEST LINE A DISTANCE OF 173.75 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE CITY OF MONROE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
PARCEL 2:
 A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
 THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, 434.68 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 13°09'00" WEST, 148.31 FEET;
 THENCE SOUTH 76°15'00" EAST 176.61 FEET;
 THENCE SOUTH 4°26'50" EAST 207.43 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
 THENCE SOUTH 76°15'00" EAST ALONG SAID NORTHERLY LINE 228.21 FEET;
 THENCE NORTH 14°12'45" EAST 470.87 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF;
 THENCE SOUTH 88°21'52" WEST ALONG SAID NORTH LINE 460.18 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- LEGEND**
- ⊙ EXISTING MONUMENT AS NOTED
 - EXISTING IRON PIPE
 - EXISTING 1/2" REBAR W/CAP
 - EXISTING EDGE OF ASPHALT
 - EXISTING SIGN
 - ⊕ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - MAIL BOX
 - ⊕ GUY ANCHOR
 - ⊕ POWER POLE
 - ⊕ POWER POLE WITH TRANSFORMER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ TELEPHONE RISER
 - ⊕ TEMPORARY BENCH MARK
 - ⊕ WATER METER
 - ⊕ ELECTRICAL JUNCTION BOX
 - ⊕ WATER VALVE
 - X- EXISTING FENCE LINE
 - P- OVERHEAD POWER

PROJECT INFORMATION:

TAX NUMBERS	28073100200600 & 28073100200500
SITE ADDRESS	13217 & 13305 CHAIN LAKE ROAD, MONROE, WA 98272
WITHIN UGA BOUNDARY	CITY OF MONROE
COMPREHENSIVE PLAN	LOW DENSITY SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING	R-4
PROPOSED ZONING	R-4
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY	CITY OF MONROE WATER DEPARTMENT
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT	MONROE FIRE DISTRICT NO. 7
PARK DISTRICT	CITY OF MONROE
GAS COMPANY	PSE
CABLE COMPANY	SNOHOMISH COUNTY PUD
POWER COMPANY	COMCAST
TRASH COMPANY	REPUBLIC SERVICES
TELEPHONE COMPANY	FRONTIER COMMUNICATIONS

MAXIMUM LOT COVERAGE ALLOWED	60 % OF LOT
MAXIMUM BUILDING HEIGHT ALLOWED	35 FEET
MINIMUM LOT WIDTH ALLOWED	30 FEET

GROSS SITE AREA	252,762 SF	5.80 ACRES
NET SITE AREA (LESS DEDICATION)	176,963 SF	4.05 ACRES
TOTAL LOTS PROPOSED	31 SINGLE FAMILY LOTS	
GROSS DENSITY (31/5.8)	5.34 D.U. PER ACRE	
AVERAGE LOT SIZE	4,488 SF	0.10 ACRES
SMALLEST LOT SIZE	3,336 SF	0.08 ACRES

USABLE OPEN SPACE PROVIDED	28,987 SF	0.66 ACRES
PERCENT OF GROSS SITE AREA	11.50 PERCENT OF SITE	

TOTAL PUBLIC ROAD	76,209 SF	1.75 ACRES
PUBLIC ROAD LENGTH	1,231 LF	
PERCENT OF TOTAL SITE AREA	30.15 PERCENT OF SITE	

PROJECT DESIGN TEAM

OWNERS:
 DOMINIC OREL MELLLO & MIRTHA OIRA MELLLO TRUSTEE OF THE DOMINIC & MIRTHA MELLLO LIVING TRUST
 13217 CHAIN LAKE ROAD
 MONROE, WA 98272 & AMY WALTERS
 13305 CHAIN LAKE ROAD
 MONROE, WA 98272

APPLICANT:
 PROSPECT DEVELOPMENT, LLC
 2913 5TH AVENUE NE
 PUYALLUP, WA 98372
 (425) 745-9176
 CONTACT: MARK HOLLAND
 EMAIL: MARK@PROSPECTDEVELOP.COM

ENGINEER:
 OMEGA ENGINEERING
 2707 WETMORE
 EVERETT, WASHINGTON 98201
 (425) 258-3400
 FAX (425) 258-1616
 CONTACT: JOANNE SWANSON, PLS
 EMAIL: JOANNE@ORCALSI.COM

TRAFFIC ENGINEER:
 GIBSON TRAFFIC CONSULTANTS
 2802 WETMORE AVENUE #220
 EVERETT, WASHINGTON 98201
 (425) 339-8266
 CONTACT: EDWARD KOLTONOWSKI
 EMAIL: EDWARDK@GIBSONTRAFFIC.COM

WETLAND BIOLOGIST:
 BREDBERG & ASSOCIATES, INC
 3303 43RD STREET NW
 GIG HARBOR, WASHINGTON 98335
 (253) 859-7055
 CONTACT: AJ BREDBERG
 EMAIL: AJB@WBA.NET

PLANNER/PROJECT CONTACT:
 LAND RESOLUTIONS
 3605 COLBY AVENUE
 EVERETT, WASHINGTON 98201
 (425) 258-4438
 FAX (425) 258-1618
 CONTACT: JEN HAUGEN
 EMAIL: JEN@ORCALSI.COM

LANDSCAPE ARCHITECT:
 ORIGIN DESIGN GROUP
 8011 - 4TH PLACE NE
 LAKE STEVENS, WA 98258
 PHONE (425) 346-1905
 CONTACT: KRISTAL LOWE
 EMAIL: ORIGIN@GMAIL.COM

GEOTECHNICAL ENGINEER:
 EARTH SOLUTIONS NW
 1805 136TH PLACE NE, SUITE #201
 BELLEVUE, WASHINGTON 98005
 (425) 449-4704
 CONTACT: SCOTT RIEGEL
 EMAIL: SCOTT.RIEGEL@EARTHSOLUTIONSNW.COM

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 SOUTH OF TRACT 997 AT THE NORTH EDGE OF CHAIN LAKE ROAD.
- 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) ADDING 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) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY
- 12) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
- 13) PROJECT DOES NOT FALL WITHIN MINERAL RESOURCE AREA.
- 14) PROJECT DOES NOT FALL WITHIN SHORELINE MANAGEMENT AREA
- 15) PROJECT IS NOT WITHIN AGRICULTURAL NOTIFICATION AREA
- 16) PROJECT NOT WITHIN 500 FEET OF A COMMERCIAL FOREST AREA.

LOTS AND TRACTS AREAS:

LOTS 1-31	139,140 SF	3.19 ACRES
TRACT 999 (USABLE OPEN SPACE/DET. VAULT)	28,987 SF	0.66 ACRES
TRACTS 996, 997 & 998 (OPEN SPACE)	8,428 SF	0.19 ACRES

PARK AND RECREATIONAL USABLE OPEN SPACE:

- 1) ALL HOUSING UNITS ARE WITHIN ONE THIRD OF 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:
 31 LOTS X 900 SQUARE FEET = 27,900 SQUARE FEET OF USABLE OPEN SPACE REQUIRED
 USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 28,987 SQUARE FEET.

LOT RANGE AREAS:

1 ~ 3,600 SQUARE FEET	12 LOTS	39% OF TOTAL LOTS
3,601 ~ 10,869 SQUARE FEET	19 LOTS	61% OF TOTAL LOTS

MONROE DENSITY CALCULATIONS:

5.92 x 4 = 23.68 UNITS
 23.68 UNITS X 0.30 = 7.10 BONUS UNITS
 23.68 UNITS + 7.10 BONUS UNITS = 30.78 UNITS
 WE ARE PROPOSING 31 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
 (425) 259-4438 - Fax (425) 258-1616
 jen@orcal.com

PLANNED RESIDENTIAL DEVELOPMENT OF **KESTREL RIDGE** PLPRD2018-01

THE NE 1/4 OF THE NW 1/4 OF SECTION 31, TWP. 28 N., RGE. 7E., W.M. CITY OF MONROE SNOHOMISH COUNTY, WASHINGTON

FILE NO. 2018-033 DWG BY: J.L.H. [DATE: 8/13/2018] REV:

