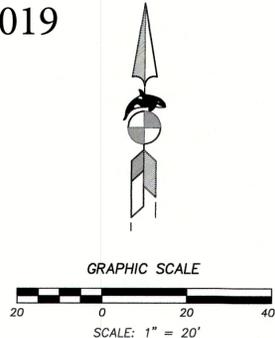
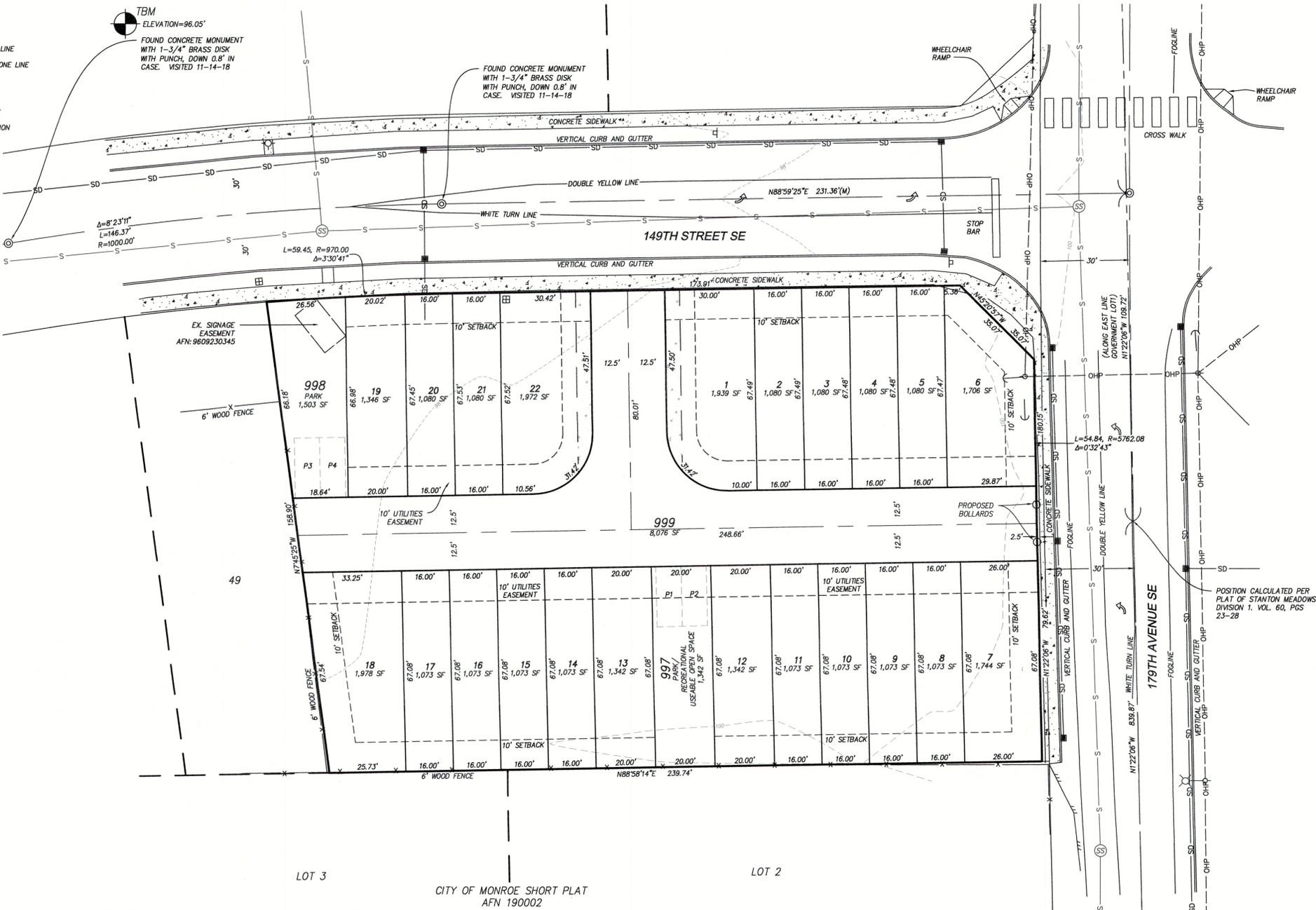


PRELIMINARY SUBDIVISION OF
STANTON STATION

IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

Received 10/31/2019

- LEGEND**
- ⊙ EXISTING MONUMENT AS NOTED
 - ⊕ STREET LIGHT
 - ⊞ CATCH BASIN
 - ⊝ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊞ EXISTING SIGN
 - ⊕ UTILITY POLE
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - OHP OVERHEAD POWER LINE
 - OHT OVERHEAD TELEPHONE LINE
 - X- FENCE LINE
 - S- SEWER LINE
 - SD- STORM DRAIN LINE
 - (M) MEASURED DIMENSION



- PROJECT DESIGN TEAM**
- | | | |
|---|--|--|
| PLANNER / CONTACT
LAND RESOLUTIONS
3605 COLBY AVE.
EVERETT, WA 98201
PHONE: (425) 258-4438
ATTN: JEN HAUGEN
EMAIL: JEN@ORCALSI.COM | OWNER / APPLICANT
HANSON HOMES
PO BOX 2289
EVERETT, WA 98201
PHONE: (425) 328-5202
ATTN: RICK HANSON
EMAIL: 2011HANSONHOMES@GMAIL.COM | SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVE
EVERETT, WA 98201
PHONE: (425) 258-3400
ATTN: JOANNE M. SWANSON, PLS
EMAIL: JOANNE@ORCALSI.COM |
| ENGINEER
OMEGA ENGINEERING, INC
2707 WETMORE AVE
EVERETT, WA 98201
PHONE: (425) 387-3820
ATTN: JOSEPH SMEBY
EMAIL: JOE@OMEGA-ENG.COM | LANDSCAPE ARCHITECT
ORIGIN DESIGN GROUP
1031 - 185TH AVE NE
SNOHOMISH, WA 98290
PHONE: (425) 346-1805
ATTN: KRISTAL LOWE
EMAIL: ORIGIN@ORIGINDESIGN.COM | TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA 98201
PHONE: (425) 339-8266
ATTN: EDWARD KOLTONOWSKI
EMAIL: EDWARDK@GIBSONTRAFFIC.COM |
| GEOTECHNICAL ENGINEER
NELSON GEOTECHNICAL, INC.
17311 - 135TH AVENUE NE, A-500
WOODINVILLE, WA 98072
PHONE: (425) 486-1669
ATTN: CARSTON GURD
EMAIL: CARSTON@NELSONGEOTECH.COM | | |

LEGAL DESCRIPTION:
LOT 1, STANTON MEADOWS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9509225009, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PROJECT INFORMATION:

TAX NUMBER	00847600099500
SITE ADDRESS	XXXX 149TH STREET SE, 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	CITY OF MONROE WATER DEPARTMENT
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	XFINITY
TRASH COMPANY	REPUBLIC SERVICES
GIS COMPANY	PSE COMPANY
TELEPHONE COMPANY	VERIZON COMMUNICATIONS

GROSS SITE AREA	39,355 SF	0.90 ACRES
NET SITE AREA	31,279 SF	0.72 ACRES
TOTAL LOTS PROPOSED	22	
GROSS DENSITY (22/0.90)	24.44 D.U. PER ACRE	
NET DENSITY (22/0.76)	30.56 D.U. PER ACRE	
AVERAGE LOT SIZE	1,293 SF	0.03 ACRES
SMALLEST LOT SIZE	1,073 SF	0.03 ACRES
PARK AND RECREATIONAL / USEABLE OPEN SPACE PROVIDED	2,845 SF	0.07 ACRES
PERCENT OF GROSS SITE AREA	7.19	PERCENT OF SITE
TOTAL ROADS TRACT 999	8,076 SF	0.19 ACRES
TOTAL ROAD LENGTH	329 LF	
PERCENT OF TOTAL SITE AREA	20.52	PERCENT OF SITE

- 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 APPROXIMATELY 60 FEET NORTH THE PROPOSED ENTRANCE TO OUR SITE, AT THE NORTH SIDE OF 149TH STREET SE.
 - 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.
 - 8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
 - 9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
 - 10) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
 - 11) HOA IS RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE.
 - 12) 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.
 - 13) MAX BUILDING HEIGHT 35'-55', FRONT & REAR YARD SETBACK 10', SIDE YARD SETBACK 0'.

EQUIPMENT AND PROCEDURES:

INSTRUMENTATION: LEICA TC1702 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: MONUMENTED CENTERLINE 149TH STREET SE PER STANTON MEADOWS DIVISION 1.

REFERENCE: STANTON MEADOWS DIVISION NO. 1, AFN 9509225009

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

ARCHAEOLOGICAL NOTE:
IF AT ANY TIME DURING CONSTRUCTION ARCHAEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHAEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.

LOTS AND TRACTS AREAS:

LOTS 1-22	28,437 SF	0.65 ACRES
TRACTS 997 & 998 (PARK AND RECREATIONAL USEABLE OPEN SPACE)	2,845 SF	0.07 ACRES



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
jen@orcal.com

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OF
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SNOHOMISH COUNTY, WASHINGTON

SHEET
1
OF
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