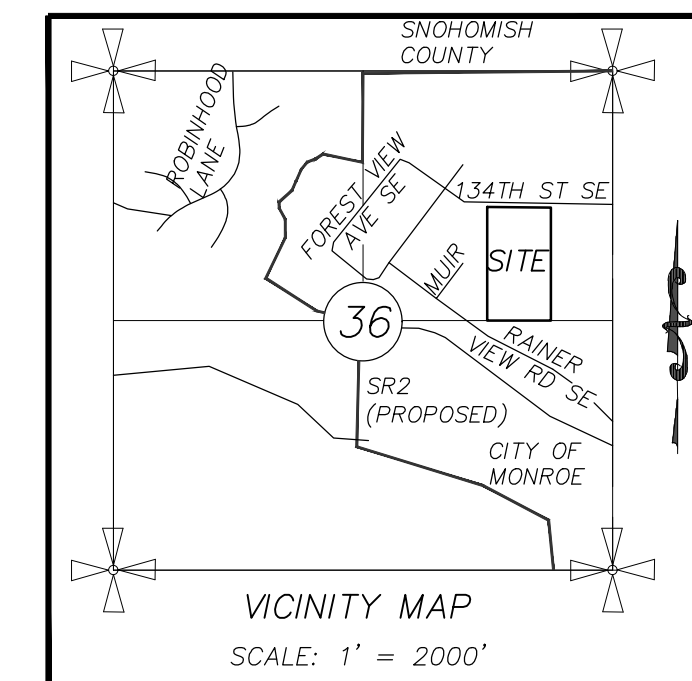
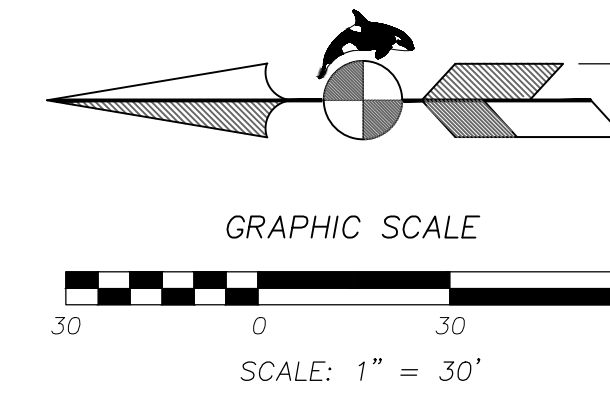


WEST 1/2 OF THE S.E 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.  
 PRELIMINARY SUBDIVISION, REZONE AND  
 PLANNED RESIDENTIAL DEVELOPMENT  
 OF  
**RASPBERRY HILL**  
 PLPRD2016-05  
 RZ2016-03



**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 7802060255.  
 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	28063600200800
SITE ADDRESS	18516 134TH ST SE, MONROE, WA 98272
WITHIN UGA BOUNDARY	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
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
PARK DISTRICT	CITY OF MONROE
GAS COMPANY	PSE
POWER COMPANY	SNOHOMISH COUNTY PUD
CABLE 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	213,806 SF	4.91 ACRES
NET SITE AREA (LESS DEDICATION)	173,339 SF	3.98 ACRES
TOTAL LOTS PROPOSED	26 SINGLE FAMILY LOTS	

GROSS DENSITY (26\4.91)	5.30 D.U. PER ACRE
AVERAGE LOT SIZE	5,751 SF 0.13 ACRES
SMALLEST LOT SIZE	4,406 SF 0.101 ACRES

USABLE OPEN SPACE PROVIDED	23,815 SF	0.55 ACRES
PERCENT OF GROSS SITE AREA	11.14	PERCENT OF SITE

TOTAL PUBLIC ROAD	40,467 SF	0.93 ACRES
PUBLIC ROAD LENGTH	490 LF	
PERCENT OF TOTAL SITE AREA	19.16	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.  
 709 ROSARIO PL NE  
 RENTON, WA 98059  
 (425) 879-5707  
 CONTACT: TOIVO KOTILAINEN

**SURVEYOR:**  
 ORCA LAND SURVEYING  
 3605 COLBY AVENUE  
 EVERETT, WASHINGTON 98201  
 (425) 259-3400  
 FAX (425) 258-1616  
 CONTACT: JOANNE SWANSON

**TRAFFIC:**  
 GIBSON TRAFFIC CONSULTANTS  
 2802 WETMORE AVENUE #220  
 EVERETT, WASHINGTON 98201  
 (425) 339-8266  
 FAX (425) 258-2922  
 CONTACT: EDWARD KOLTONOWSKI

**LANDSCAPE ARCHITECT:**  
 ORIGIN DESIGN GROUP  
 8011 - 4TH PLACE NE  
 LAKE STEVENS, WA 98258  
 ATTN: KRISTAL LOWE  
 PHONE (425) 346-1905

**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) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY
- 12) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
- 13) 134TH STREET SE & 185TH DRIVE SE TO BE DEDICATED TO THE CITY OF MONROE AT TIME OF RECORDING.

**LOTS AND TRACTS AREAS:**

LOTS 1-26	149,524 SF	3.43 ACRES
TRACT 999 (OPEN SPACE/DET. VAULT)	23,815 SF	0.55 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  
 26 LOTS X 900 SQUARE FEET = 23,400 SQUARE FEET OF USABLE OPEN SPACE REQUIRED  
 USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 23,815 SQUARE FEET.

**LOT RANGE AREAS:**

0 ~ 4,700 SQUARE FEET	12 LOTS	46.15 PERCENTAGE OF LOTS
4,701 ~ 5,700 SQUARE FEET	6 LOTS	23.08 PERCENTAGE OF LOTS
5,701 ~ 8,119 SQUARE FEET	8 LOTS	30.77 PERCENTAGE OF LOTS

**MONROE DENSITY CALCULATIONS:**

4.91 x 4 = 19.64 UNITS  
 19.64 UNITS X 0.30 = 5.892 BONUS UNITS  
 19.64 UNITS + 5.892 BONUS UNITS = 25.53 UNITS  
 WE ARE PROPOSING 26 UNITS WITHIN THIS APPLICATION



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



LAND USE CONSULTANTS  
 Design • Planning • Management  
 3605 Colby Avenue - Everett, WA 98201  
 (425) 258-4438 Fax (425) 258-1616  
 ry@lrc.com

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 PRELIMINARY SUBDIVISION  
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 OF  
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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

SHEET  
 1  
 OF  
 1