

**CITY OF MONROE  
RESOLUTION NO. 019/2016**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MONROE, WASHINGTON, ADOPTING THE HEARING  
EXAMINER'S FINDINGS OF FACT, CONCLUSIONS OF  
LAW, RECOMMENDATIONS, AND CONDITIONS OF  
APPROVAL FOR PRELIMINARY PLAT (PL2016-01) –  
FOXBOROUGH

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WHEREAS, William R. Hegger, applicant, submitted an application on May 13, 2016, for a Preliminary Plat for an 18 lot subdivision (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet) generally located at 17417 West Main Street; and

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on October 6, 2016, regarding said proposed Preliminary Plat (PL2016-01); and

WHEREAS, the Hearing Examiner for the City of Monroe, upon due consideration and through the development of Findings of Fact, Conclusions of Law, and Conditions of Approval, recommended to the City Council on October 20, 2016, that said Preliminary Plat (PL2016-01) be approved with conditions; and

WHEREAS, the City Council has considered the recommendation of the Hearing Examiner and has determined to approve said Findings of Fact, Conclusions of Law, and Conditions of Approval for said Preliminary Plat (PL2016-01).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DOES RESOLVE AS FOLLOWS:

Section 1. The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation of Approval for the Preliminary Plat (PL2016-01) of Foxborough attached hereto as Exhibit A are hereby adopted. The City Council further adopts as findings the above recitals, and hereby enters the following additional findings and conclusions:

- A. The Preliminary Plat has been processed in material compliance with all applicable state and local procedures.
- B. As conditioned, the Preliminary Plat satisfies all applicable state and local criteria for approval, including without limitation: (i) RCW 58.17.110 and all other relevant provisions of Chapter 58.17 RCW; (ii) Chapter 21.50 MMC; and (iii) Title 17 MMC.
- C. As conditioned, the Preliminary Plat is in conformity with all applicable zoning ordinances and other land use controls.

- D. As conditioned, the Preliminary Plat will adequately mitigate the impacts of the project as required and allowed by applicable state and local regulations.
- E. The area, location and extent of the property interests and/or features dedicated under the Preliminary Plat are a direct result of the development proposal, are reasonably necessary to mitigate the effects of development, and are proportional to the impacts created by the development.
- F. The public interest will be served by approval of the Preliminary Plat.

Section 2. The Preliminary Plat of Foxborough set forth in Exhibit B is hereby approved subject to the following conditions:

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.
3. If the applicant wishes to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
4. Park, Traffic and School impact fees in accordance with MMC Chapters 20.10, 20.12 and 20.07 shall be required and paid at the rate in effect at the time of building permit issuance.
5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.
6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.
7. A note shall be added to the face of the plat that states:

“This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements.”

8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045 if the disturbed area exceeds one acre.
9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

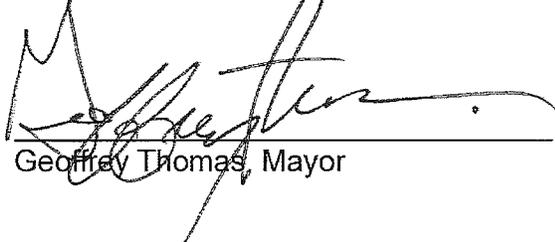
Section 3. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor this 16 day of November, 2016.

Approved: November 15, 2016  
 Effective: November 15, 2016

CITY OF MONROE, WASHINGTON

(SEAL)



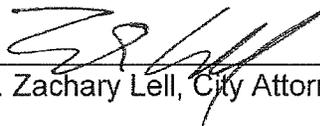
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk



J. Zachary Lell, City Attorney

BEFORE THE HEARING EXAMINER  
CITY OF MONROE, WASHINGTON

RE: Preliminary Plat Approval for  
Foxborough

Respondent: City of Monroe,

Applicant/Proponent: William R. Hegger

File No(s): PL2016-01;

FINDINGS OF FACT,  
CONCLUSIONS OF LAW, AND  
RECOMMENDATION

## I. INTRODUCTION

The Applicant is requesting preliminary approval of eighteen (18) lot subdivisions (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet). The project is located in the Mixed Use Commercial (MUC) zone. The Comprehensive plan designation for the project is "Mixed Use." The subdivision will be process in accordance with the Subdivision Code and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code (MMC).

As Hearing Examiner for the City of Monroe, I held a public hearing on October 6, 2016 at approximately 10:00 a.m. at the City of Monroe's offices located at 806 W. Main St. in Monroe. The Hearing Examiner has jurisdiction to hear the matters pursuant to Monroe Municipal Code § 17.12; § 18.84; § 21.20. City staff recommended approval of the proposal, subject to conditions. The Hearing Examiner recommends **APPROVAL** of the Applicant's proposal, subject to conditions.

Applicant William R. Hegger ("Applicant") appeared in this matter, presenting witness testimony in support of the proposal. Kristi Kyle, Senior Planner City of Monroe, appeared at the hearing and represented the City of Monroe ("Respondent" or "City") in this matter, presenting witness testimony, together with Exhibits M1 through M15.

The witnesses declared by oath or affirmation the truthfulness of their testimony. I did not receive any written or oral ex parte communication on a fact in issue during the pendency of the proceedings, and made a statement to that effect on the record. The City made a recording of the hearing. The evidence offered was received and all relevant evidence was admitted into the record. I reviewed and considered the written materials and witness testimony presented as evidence at the hearing, a record of which I incorporate in the decision in this matter. The record is on file with the City.

Exhibits: The following exhibits were admitted at the open record hearing:

Respondent/City:

- Exhibit 1: Staff Analysis
- Exhibit 2: Vicinity Map
- Exhibit 3: Preliminary Plat Map
- Exhibit 4: Preliminary Plat Application & project narrative
- Exhibit 5: Notice of complete application
- Exhibit 6: Zoning Map
- Exhibit 7: Prior Comprehensive Plan Map
- Exhibit 8: Notice of Application (Affidavits 9-A through 9-E)

1 – Case no. Case no. PL2016-01 (Foxborough)

- Exhibit 9: Public Comments (Exhibits 9-A through 9-E)
- Exhibit 10: Notice of Public Hearing (Affidavits 10-A through 10-D)
- Exhibit 11: SEPA Mitigated Determination of Non Significance (MDNS) (Affidavits 11-A through 11-E)
- Exhibit 12: Preliminary Landscape & Park Plan
- Exhibit 13: Conceptual Utilities Plans
- Exhibit 14: Drainage Report
- Exhibit 15: GeoTech Report

**II. FINDINGS OF FACT**

1. Applicant owns property totaling 0.97 acres located at 17417 West Main Street, within the City of Monroe, in the Mixed Use Commercial (MUC) zone (the "Property"). The Property currently is developed with a single-family home, a barn, and two accessory structures. The Property is generally flat, with the majority of the site lawn with scattered trees. (Exhibit 1)
2. The Applicant proposes to subdivide the Property into an 18-lot subdivision of townhomes, consisting of four multi-unit buildings with zero lot lines (two 6-unit buildings to the east and two 3-unit buildings to the west). Geotechnical engineering for the proposal anticipates two-story structures utilizing wood frame construction. Access to the subdivision's dwelling units will be from a single driveway on West Main Street leading to an internal east-west access easement approximately 28 feet in width that will provide access to the dwelling units. (Exhibits 1, 15)
3. The site is not located within the shoreline jurisdiction for the City, is not located within a floodplain, and does not contain any known or observed critical areas. (Exhibits 1, 2)
4. Comprehensive Plan Land Use Designations, Zoning Designation, and Existing Land Uses of the Site and Surrounding Area, include the following: (Exhibits 1, 2)

Area	Existing Land Use Designation	Zoning	Existing Use
Project Site ("Property")	Mixed Use	Mixed Use Commercial (MUC)	Single-family residence and barn
North of Site	High Density SFR	Urban Residential (UR6000)	Single-family residential
South of Site	General Commercial & Mixed Use	Mixed Use Commercial (MUC)	Multi-family & Commercial
East of Site	Mixed Use	Mixed Use Commercial (MUC)	Single-family residential
West of Site	Mixed Use	Mixed Use Commercial (MUC)	Single-family residential

5. Public Utilities and Services are provided by the following: (Exhibit 1)

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3 & 7
Telephone	Verizon	School:	Monroe Public Schools

2 – Case no. PL2016-01 (Foxborough)

Electricity	Snohomish County PUD No. 1	Hospital:	Evergreen Health
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6. The Applicant submitted its application for the Foxborough Preliminary Plat on May 13, 2016. The City of Monroe determined the application complete on June 3, 2016. A Notice of Application was issued on June 7, 2016, and a notice of Public Hearing was issued on September 20, 2016. Required notices were sent directly by the City of Monroe to nearby property owners, affected agencies, tribes, and interested persons, and public notice of the hearing was posted on the subject property, and various locations. (Exhibits 4, 5, 8, 9, 10)
7. Public comment was received from: Todd Rehm (neighbor); Michael Whitney (neighbor); Mark Oens of Snohomish County PUD #1; Faye Ryan, of Puget Sound Energy; and Grethen Kaehler, of the Washington State Department of Archaeology & Historic Preservation (DAHP). Mr. Rehm lives on 174<sup>th</sup> Dr. SE, and expressed concerns regarding the Foxborough development and associated buildings and landscaping blocking views of traffic going westbound on Main Street, as well as asserting that two-story homes will blend with the existing homes in the neighborhood. Mr. Whitney also lives on 174<sup>th</sup> Dr. SE, and expressed similar concerns regarding the project hindering line-of-sight driveway egress visibility for 174<sup>th</sup>, and the additional traffic the development is projected to generate. He also expressed concerns regarding the design of the proposed development, and particularly with the potential height of the buildings. (Exhibit 9)
8. A State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) was issued, published, posted and mailed on August 9, 2016. The DNS provided a comment period ending on August 23, 2016 and an appeal period ending on August 30, 2016. The City received no comments or appeals. (Exhibits 1, 11)
9. The Applicant submitted a Preliminary Plat Map, a Preliminary Landscape & Park plans and a Preliminary Sewer, Water, Paving & Drainage Plan with the proposal. These submittals show the locations for buildings, pavement, lawn, shrubs, trees, and similar plantings and landscaping, and related irrigation. These plans also include a foursquare play area on a concrete pad, with tables and seating. The plans show that the proposed building closest to the intersection of West Main Street and 174<sup>th</sup> Dr. SE will be set back from the intersection due to certain utility easements and design constraints, but this area will include trees, shrubs, and landscaping. (Exhibits 3, 12, 13)
10. The Applicant also submitted a Drainage Report and a GeoTech Report with the proposal. These reports state that the site will provide for 100% infiltration, with no runoff leaving the site, and that subsurface condition at the site are suitable for the proposed improvements. (Exhibits 14, 15)
11. The City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief all reviewed and commented on the proposed project. Their comments were included in the staff report and recommended permit conditions of approval. (Exhibit 1)

3 – Case no. PL2016-01 (Foxborough)

12. City staff reported that the proposal conforms to the City of Monroe's 2015-2035 Comprehensive Plan, that development of multifamily dwellings served by public utilities is consistent with the "Mixed Use" Comprehensive Plan designation and the proposed density ranges specified by the designation. (This zoning has a gross density up to 25 dwelling units per acre.) (Exhibit 1)
13. City staff determined based on the facts presented in the development application, as well as the analysis completed by city staff, that the development does not lower the level of service on the following public facilities and services below the minimum standards established within the comprehensive plan: potable water, wastewater, storm water drainage, police and fire protection, parks and recreation, arterial roadways, and public schools. (Exhibit 1, 13, 14)
14. City staff report that there is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision, and that all lots in the proposed subdivision will connect to the City's water and sanitary sewer system. City staff noted that sanitary sewer and water lines will be constructed in the proposed access, utility and parking easement (Tracts 997 and 999) in accordance with the City's Public Works Design and Construction Standards. Stormwater runoff from the private public road and future lots will be collected in catch basins and conveyed to infiltration galleries located on site. (Exhibit 1, 13, 14)
15. Access to the development is proposed via West Main Street, with internal access to individual lots provided through a private road with a 28 foot narrow private easement (Tract 997 and 999). The City's Public Works Director approved the proposed private access, utility and parking easement. Frontage improvements along West Main Street will be installed, and include curb and gutter, and a five foot wide sidewalk along the entire length of the site frontage. (Exhibit 1)
16. City staff further reported that all direct impacts of the proposal have been or will be mitigated through municipal code requirements and the proposed conditions of preliminary plat approval. City staff stated that strategies and financial commitments are in place to complete necessary improvements within six years as set forth in the Comprehensive Plan. (Exhibit 1)
17. City staff performed density and dimensional standards calculations for the 0.97 acre Property per MMC section 18.10.050 Zoning Land Use Matrix and MMC section 18.10.140 Bulk Requirements and Table B, using the requirements for development within the mixed use zone, and determined that the Applicant's proposal for is consistent with that allowed by City code. (Exhibit 1)
18. Review of the preliminary plat development plans confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare, including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner Elementary School and the residents of the City. City staff concluded that the public interest would be served by the proposed subdivision

and dedication, because it is in accordance with the goals and objectives set forth in the Monroe Municipal Code, 2015-2035 Comprehensive Plan and the prior 2005-2035 Comprehensive Plan. (Exhibit 1)

19. Review of the proposed preliminary plat development plans also confirms that the areas designated for dedication (roadways) to the City of Monroe will be conditioned per preliminary plat approval conditions. The subject proposal does not include dedication of a public park; however, a small amount of private recreation space has been provided for in Tract 998. Tract 998 is approximately 694 square feet. Staff reported that the Applicant will provide additional open space within each lot as development occurs, with the Applicant demonstrating compliance with open space requirements at the time of a complete building permit application submittal. (Exhibits 1, 3)
20. The City's staff recommended that the Hearing Examiner forward a recommendation of approval to the City Council for the Foxborough Preliminary Plat (#PL2016-01) subject to certain recommended conditions of approval.

### III. CONCLUSIONS

The evidence presented is reliable, probative and substantial evidence upon which to base a determination in this matter.

#### Preliminary Plat

A preliminary plat requires a public hearing before the Hearing Examiner and a recommendation to the City Council.<sup>1</sup> Preliminary Plat approval shall be granted only when the proposal is consistent with the provisions of City of Monroe Comprehensive Plan, applicable provisions of the Monroe Municipal Code (Subdivisions, Planning and Zoning, Environment, and Development and Review Procedures).<sup>2</sup>

I found persuasive the testimony and evidence presented concerning the proposed development's consistency with the provisions of the City's Comprehensive Plan and applicable provisions of the City's code. Specifically, I note that Applicant's proposal for a residential subdivision of townhomes is consistent with the zoning for this property, and consistent with other development adjacent to or near this property. The proposed development will necessarily result in a small amount of additional traffic, but I did not find evidence that the development will hinder line-of-sight driveway egress visibility for residents along 174<sup>th</sup>. As noted by neighbors the Foxborough subdivision will include shrubs, trees, and certain landscaping features similar to that found in other neighborhood subdivisions, and these features will require maintenance.

I submit a recommendation of approval based on the following specific findings and conclusions:

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<sup>1</sup> See MMC 21.20.050(F).

<sup>2</sup> See MMC 17.12.030.

1. Staff Report: I find based on the record that the City planner submitted a report to the administrator indicating that the proposed subdivision follows all City zoning regulations, development standards, and ordinances, is in compliance with the City's comprehensive plan, and complete documents have been submitted pursuant to the State Environmental Policy Act (SEPA). The preliminary plat proposing the Foxborough development of townhomes served by public utilities, as conditioned, is consistent with the City of Monroe's Comprehensive Plan for this mixed use comprehensive plan designation, and meets the goals, policies, requirements and intent of the Monroe Municipal Code, comprehensive plan, and Shoreline Master Program.
2. Staff Report: I find based on the record that, as conditioned, the proposed subdivision's street system, sewage disposal system, storm sewer system, and water supply system conform to the City's current development standards, meeting City requirements for initial engineering and improvements. Applicant's proposal makes adequate provision to minimize or eliminate flood damage and to ensure that an adequate drainage system is provided to reduce exposure to flood damage. There were no identified issues with respect to easements, or effects on other public works.
3. Public Safety Officials: I find based on the record that, as conditioned, the development does not lower the level of service below the minimum standards established within the comprehensive plan for: potable water; wastewater; storm water drainage; police and fire protection; parks and recreation; arterial roadways; and public schools. The development provides adequate access for emergency vehicles.
4. Public Hearing: The City held a public hearing to assist in determining the public interest to be served by the proposed subdivision, providing required notice of the hearing. I find based on the record that the development is in the public interest, effectively addressing the City's efforts to meet population growth targets developed by Snohomish County. The physical location of the proposed subdivision is appropriate, with adequate protections for critical areas and wetland conditions (there are none). I find that provision is made to protect the public health, safety and general welfare, and that the provision of additional open space within the proposed subdivision further serves the public interest of the future residents as it will meet City requirements at the time of a complete building permit application submittal.
5. Conformity: I find based on the hearing record that that the proposed subdivision conforms to the City's comprehensive plan and the Shoreline Master Program. Specifically, I note the facts contained in the City's Staff Report in making this finding.
6. Physical Characteristics: I find based on the hearing record that the physical characteristics of the site are appropriate for the proposed development; specifically, I find that evidence concerning protection from floods, inundation or wetland conditions is addressed in Applicant's proposal, as conditioned.
7. Mitigation and Concurrency: I find based on the hearing record that, as conditioned, the development provides for payment of all identified direct impacts through required traffic impact mitigation fees, park impact mitigation fees, school impact mitigation fees, water system capital improvement charges, wastewater capital improvement charges, and provides for replacement, relocation, or

abandonment of required easements. I further note the staff report stating that financial requirements for completing necessary improvements and payment of mitigation fees are included in the proposal, meeting concurrency requirements.

#### IV. RECOMMENDATION

The Hearing Examiner submits a recommendation that the Monroe City Council **APPROVE** the Foxborough Preliminary Plat (PL2016-01) located at subject to the conditions noted below, consistent with the recommendations submitted by City staff:

##### Conditions:

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.
3. If the applicant wished to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
4. Park, Traffic and School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.
6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.
7. A note shall be added to the face of the plat that states:  
"This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements."
8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045 if the disturbed area exceeds one acre.
9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section of chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

Respectfully Submitted,

Dated: 10/20/2016

7 – Case no. PL2016-01 (Foxborough)



Carl D. Cox  
Hearing Examiner  
14725 NE 20<sup>th</sup> St. #D-5  
Bellevue, WA 98007  
Tel: (425) 242-1504  
Fax: (425) 615-7202

## NOTICES

Appeal process for SEPA-related appeal issues: This decision of the Hearing Examiner is a final decision.

### **Judicial Appeals (MMC 21.60.030)**

Appeals from the final decision of the city council, planning commission, or hearing examiner, or other city board or body involving MMC Titles 15 through 20, and for which all other appeals specifically authorized have been timely exhausted, shall be made to Snohomish County superior court within twenty-one days of the date the decision or action became final, unless another time period is established by state law or local ordinance.

Notice of the appeal and any other pleadings to be filed with the court shall be served on the city as required by law.

The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The appellant shall post with the city clerk prior to the preparation of any records an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

### **Reconsiderations (MMC 21.50.080)**

MMC 21.50.080 allows a party of record to a public hearing or closed record appeal, to seek reconsideration of a recommendation or a decision by the Hearing Examiner or hearing body, by filing a written request for reconsideration with the Community Development Department within ten calendar days, following issuance of the written final decision.

All motions for reconsideration requests shall state the specific errors of law, fact, or procedure. Reconsideration will be granted only when an obvious legal error has occurred or a material factual issue has been overlooked that would change the previous decision. If a request for reconsideration is accepted, a decision or recommendation is not final until after a decision on the reconsideration request has been issued.

Appeals of shoreline permit decisions and decisions on shoreline permit revisions, letters of exemption and other approvals required by the Master Program shall be heard in accordance with Chapter 21.60 MMC and RCW 90.58.180.

CITY OF MONROE  
**FOXBOROUGH**  
 PRELIMINARY PLAT  
 FILE NO. PL 2016-01

EXHIBIT 3

SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

**SITE INFORMATION**

TAX PARCEL #	27060200404100
SITE ADDRESS	17417 WEST MAIN STREET MONROE, WA 98272
ZONING	MUC 12-20 UNITS/ACRE
COMP PLAN	MIXED USE
USE CLASSIFICATION	DWELLINGS, TOWNHOMES
PROPERTY SIZE (TOTAL)	42,041 SF (0.97 AC)
MINIMUM LOT SIZE	N/A
LOT COVERAGE	N/A
BUILDING SETBACKS	FRONT - MIN: 5', MAX: 20' SIDE - INTERIOR LOT LINES: 0' - EXTERIOR LOT LINES: 10' REAR - 10' - 20'
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	SNO. CO. FIRE DISTRICT #3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	ESTATE OF IRENE M. FOX

**OWNER/APPLICANT/CONTACT**

WILLIAM HEGGER  
 13110 NE 177TH PL., #202  
 WOODINVILLE, WA 98072  
 PH: 206-679-5131

**CIVIL ENGINEER**

DAVID HARMSEN, PE  
 HARMSEN & ASSOCIATES INC  
 125 E MAIN STREET, SUITE 104  
 MONROE, WA 98272  
 PH: 360-794-7811  
 EMAIL: davidh@harmeninc.com

**LAND SURVEYOR**

SCIPIO WALTON, PLS  
 HARMSEN & ASSOCIATES INC  
 125 E MAIN STREET, SUITE 104  
 MONROE, WA 98272  
 PH: 360-794-7811  
 EMAIL: skipw@harmeninc.com

**GEOTECHNICAL ENGINEER**

EDUARDO GARCIA  
 GEOTEST  
 741 MARINE DRIVE  
 BELLINGHAM, WA 98225  
 PH: 360-733-7318

**LANDSCAPE ARCHITECT**

SCOTT LANKFORD  
 LANKFORD ASSOCIATES  
 10031 SR 532, SUITE B  
 STANWOOD, WA 98292  
 PH: 206-331-5123

**SHEET INDEX**

P1	COVER SHEET
P2	PRELIMINARY PLAT MAP
P3	EXISTING CONDITIONS MAP
P4	PRELIMINARY SEWER, WATER, STORM & PAVING PLAN

**LEGAL DESCRIPTION**

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-2621293 DATED MAY 2, 2016)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP200101, ACCORDING TO THE MAP RECORDED UNDER RECORDING NUMBER 200107145001, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**MAXIMUM DENSITY CALCULATION**

PROPOSED NUMBER OF LOTS = 18

**ACTUAL DENSITY CALCULATIONS**

GROSS DENSITY:  
 12-20 UNITS PER ACRE  
 GROSS SITE AREA = 0.97 AC  
 MINIMUM DENSITY = 12 LOTS  
 MAXIMUM DENSITY = 19 LOTS  
 PROPOSED LOTS = 18

AVERAGE LOT SIZE: 2,030 S.F.  
 PROPOSED NET DENSITY: 19 D.U./ACRE

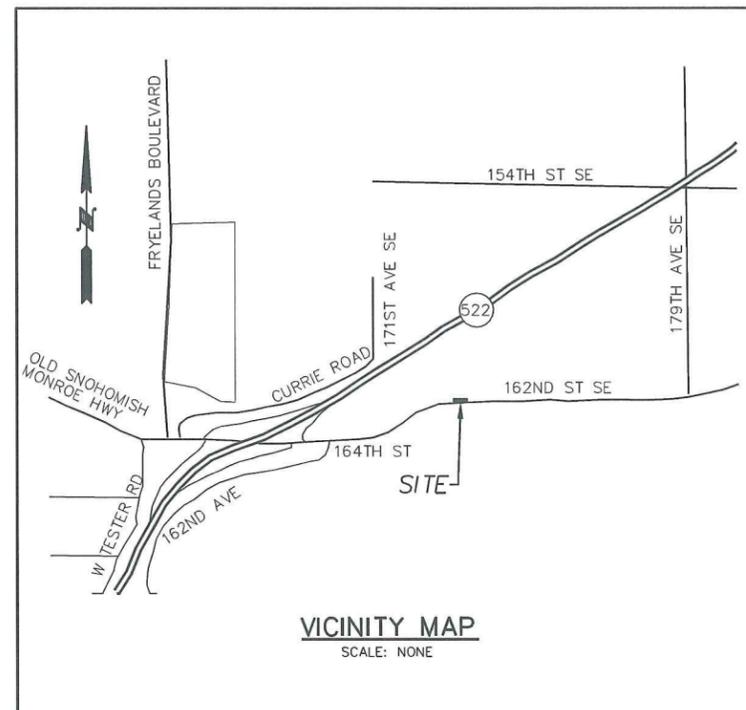
**PARKING SPACE CALCULATIONS**

REQUIRED PARKING STALLS:  
 36 STALLS

PROVIDED PARKING STALLS:  
 36 GARAGE STALLS  
 11 EXTERIOR STALLS  
 47 TOTAL STALLS

**LOT SIZE**

LOT #	SF	ACRES
1	2,666	0.061
2	1,521	0.035
3	1,775	0.041
4	1,647	0.038
5	1,900	0.044
6	1,900	0.044
7	1,900	0.044
8	1,899	0.044
9	2,234	0.051
10	2,213	0.051
11	1,886	0.043
12	1,914	0.044
13	1,941	0.044
14	1,968	0.045
15	1,672	0.038
16	2,312	0.053
17	2,212	0.051
18	2,991	0.069
TOTAL	36,551	0.839
TRACT 999	5,490	0.126
GRAND TOTAL	42,041	0.965



**REVISIONS**

**HARMSEN & ASSOCIATES INC**  
 ENGINEERS SURVEYORS  
 (360) 794-7811  
 (206) 343-5903  
 FAX: (360) 805-9732  
 125 E MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272



PRELIMINARY PLAT OF FOXBOROUGH  
 17417 WEST MAIN STREET  
 MONROE, WASHINGTON

COVER SHEET

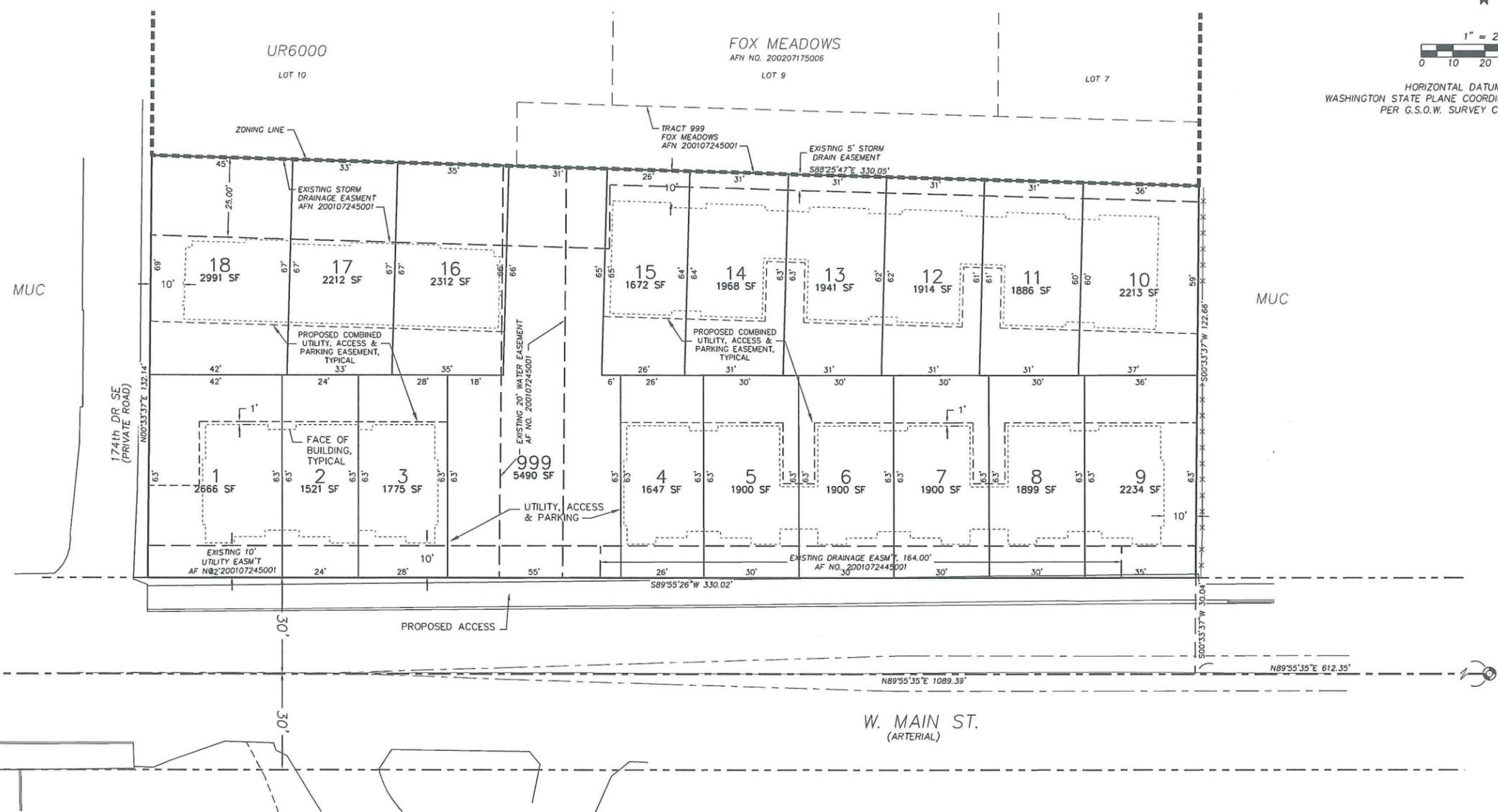
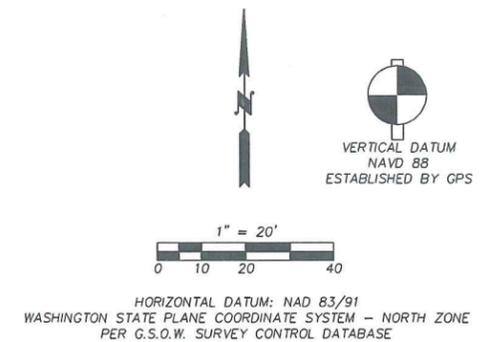
DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	N/A

**811**  
 Know what's below.  
 Call before you dig.

**P1**

CITY OF MONROE  
**FOXBOROUGH**  
 PRELIMINARY PLAT  
 FILE NO. PL 2016-01

SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



**PRELIMINARY PLAT MAP**

**REVISIONS**

**HARMSEN & ASSOCIATES INC**  
 ENGINEERS  
 SURVEYORS  
 (360) 794-7811  
 (206) 343-5903  
 FAX: (360) 805-9732

**HARMSEN & ASSOCIATES INC**  
 125 E MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272



**PRELIMINARY PLAT OF FOXBOROUGH  
 17417 WEST MAIN STREET  
 MONROE, WASHINGTON  
 PRELIMINARY PLAT MAP**

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'



**P2**