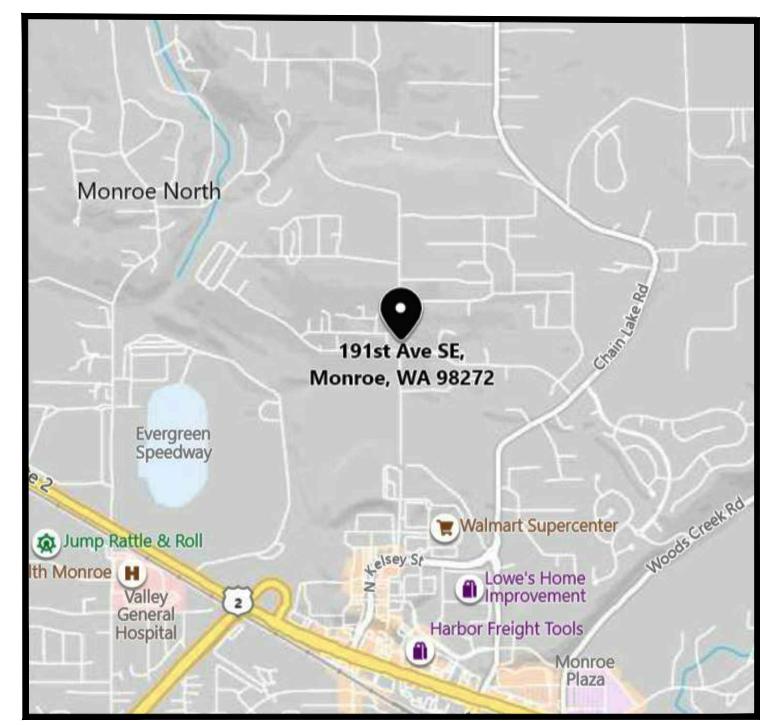
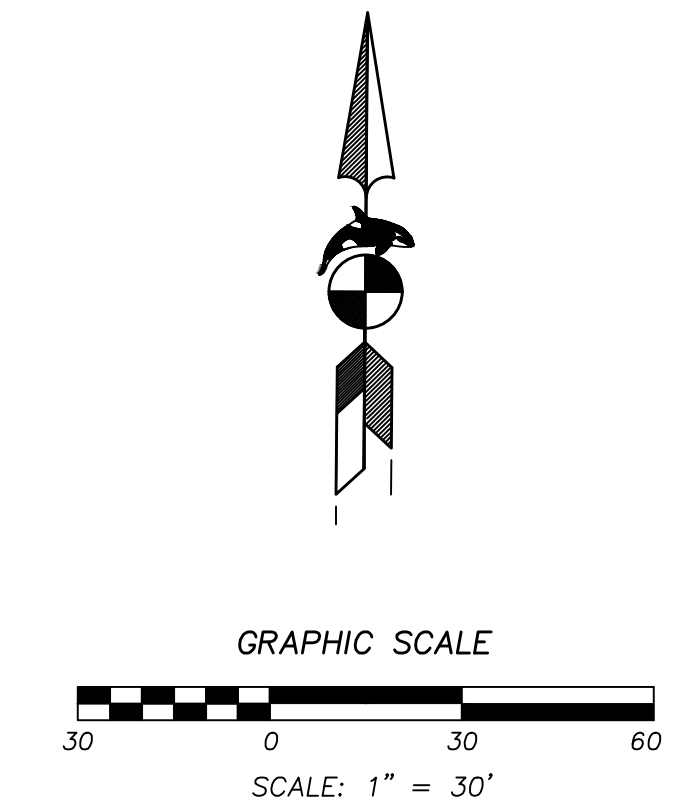


PRELIMINARY LANDSCAPE PLAN
FOR
BIG SKY

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

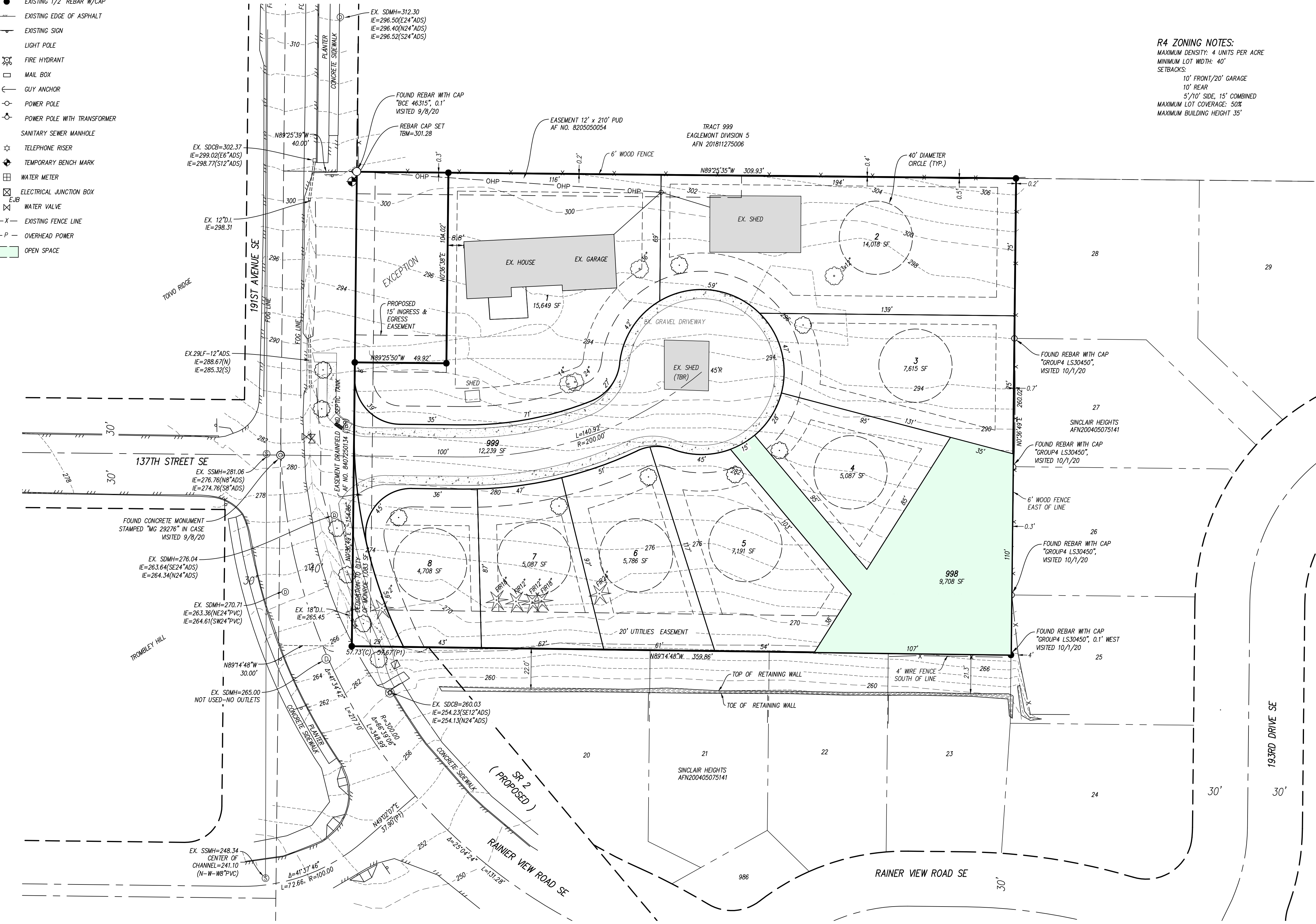
LEGEND

- ⊙ 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
- OPEN SPACE



VICINITY MAP
N.T.S.

R4 ZONING NOTES:
MAXIMUM DENSITY: 4 UNITS PER ACRE
MINIMUM LOT WIDTH: 40'
SETBACKS:
10' FRONT/20' GARAGE
10' REAR
5'/70' SIDE, 15' COMBINED
MAXIMUM LOT COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 35'



PROJECT DESIGN TEAM:

OWNER/APPLICANT:
GREGORY & VICTORIA WITTMAN
7808 INTERLAKE DRIVE SW
LAKEWOOD, WA 98498
EMAIL: VICTORIAWITTMAN@COMCAST.NET

PLANNER/PROJECT CONTACT:
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
PHONE: (425) 258-4438
FAX: (425) 258-1616
CONTACT: JEN WALSEN
EMAIL: JEN@ORCALANDSURVEYING.COM

SURVEYOR:
ORCA LAND SURVEYING
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
PHONE: (425) 258-3400
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OMEGA ENGINEERING
2717 NETWORK
EVERETT, WASHINGTON 98201
PHONE: (425) 903-4852
FAX: (425) 259-1958
CONTACT: JOSEPH SNEYBY, P.E.
EMAIL: JOE@OMEGA-ENG.COM

GEOTECHNICAL ENGINEER:
NELSON GEOTECHNICAL ASSOCIATES
17311 - 1356TH AVENUE NE A500
WOODINVILLE, WASHINGTON 98072
PHONE: (425) 486-1669
CONTACT: CARSTON CURD
EMAIL: CARSTON@NELSONSGEOTECH.COM

LEGAL DESCRIPTION:

THE EAST 359.86 FEET OF THE WEST 399.86 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN IN SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THE SOUTH 825.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36.
ALSO EXCEPT THE NORTH 230.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36.
AND ALSO EXCEPT THE EAST 50.00 FEET OF THE WEST 90.00 FEET OF THE SOUTH 104.00 FEET OF THE NORTH 334.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON STATE

PROJECT INFORMATION:

TAX NUMBERS: 28063600103700
SITE ADDRESS: 1300X 191ST AVENUE SE, MONROE, WA 98272

VEGETATION COVER:

BEFORE GRADING - LAWN, SHRUBS & SMALL TREES
AFTER GRADING - LAWN, SHRUBS AND SMALL TREES

NOTE:

LANDSCAPING MAY CHANGE SUBJECT TO FINAL CONSTRUCTION APPROVAL.

TREE RETENTION NOTE:

EXISTING TREES ON SITE MAY BE REMOVED AT TIME OF HOUSE CONSTRUCTION IF DEEMED NECESSARY BY THE BUILDER.

RECEIVED
04/23/2021
CITY OF MONROE

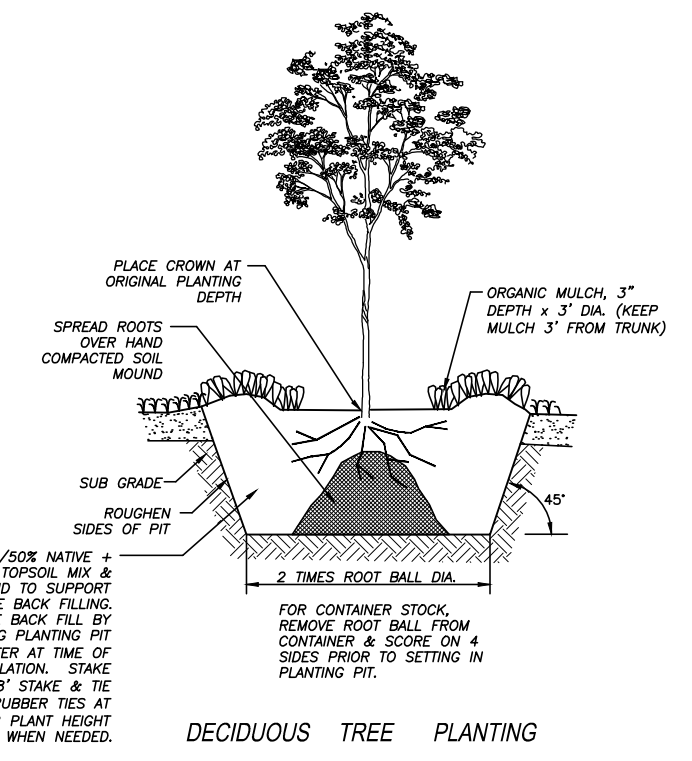
LANDSCAPING NOTES PER MMC 22.46.080:
STREET TREES SHALL BE PLANTED ALONG STREET FRONTS AT AN AVERAGE OF TWENTY-FIVE FEET ON CENTER AND A MAXIMUM DISTANCE BETWEEN TREES OF FORTY FEET ON CENTER PER 22.46.080(B) BUT MAY BE ADJUSTED TO ALLOW FOR SIGHT LINES, UTILITIES, TRAFFIC SIGNS, LIGHT STANDARDS, DRIVEWAYS AND OTHER STREET APPURTENANCES PER 22.46.080(F).

PER 22.46.080(H)(2), A MINIMUM OF ONE STREET TREE IS REQUIRED FOR EACH LOT AND SHALL BE PLACED ON THE LOT. LOCATIONS SHOWN ARE APPROXIMATE, AND MAY CHANGE WITH FINAL LANDSCAPE PLAN AND/OR AT TIME OF HOME CONSTRUCTION.

52ND DRIVE NE
PLANTING SCHEDULE:

SYMBOL	QUANTITY	NAME	SIZE	CONDITION
⊙	13	ACER PLATANOIDES "ORIMSON SENTRY"	15' HT.	CONTAINER GROWN

** OR SIMILAR TREES/PLANTS ON THE CITY'S APPROVED NATIVE PLANT SPECIES LISTING **
** CONTRACTOR MAY ADJUST TREE SPECIES WITH THE APPROVAL FROM THE CITY'S INSPECTOR **



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 - 425-258-1616
jen@orcaland.com

PRELIMINARY LANDSCAPE PLAN
FOR
BIG SKY
CITY FILE NO: _____

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

SHEET
1
OF
1