



## PROJECT NARRATIVE PRELIMINARY PLAT OF COOPER RIDGE

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**RECEIVED**  
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CITY OF MONROE

### PARCEL DATA

Parcel Nos.:	28073100203800
Gross Site Area:	±8.35 Acres
STR:	31-28N-07E
Zoning:	R4
Comprehensive Plan:	Low Density Single-Family Residence
Fire District:	Snohomish County Fire District 07
School District:	Monroe School District No. 103
Water District:	City of Monroe
Sewer District:	City of Monroe

### PROPERTY DESCRIPTION

Consisting of a single parcel, the site totals 8.35 acres and has one single-family residence with multiple sheds, a gravel driveway and gravel parking areas. Access to the site is currently taken from 137th Street Southeast. The site is bound by single family residence parcels on all sides except for a portion of the west site border that is neighbored by an undeveloped parcel.

### PROJECT DESCRIPTION

The project will subdivide the parcel into 33 single family residential lots, a public road, and an open space tract. The single-family lots will be accessed from a public road with a 52-foot Right-of-Way that will be constructed in accordance with City of Monroe design standards. The project will be complete with water and sewer extensions from City of Monroe Public Works, stormwater controls, retaining walls, landscaping, and recreation space.

### ZONING ANALYSIS

The site is located in the City of Monroe with a zoning designation of R4 which allows a maximum of 4 dwelling units per acre. The proposed 33-lot layout meets the density and setback requirements of Chapter 22.16 of the City of Monroe Municipal Code.

The following is a list of the required bulk regulation for new development. The project as designed complies with all of these requirements.

#### Setbacks:

Street:	10 feet
Garage:	20 feet
Rear:	10 feet
Side Yard:	5 feet min. per side, min. 15 feet total
Maximum Building Height:	35 feet
Maximum Lot Coverage:	50 percent

Minimum Allowed Lot Width:

40 feet

## **CRITICAL AREAS**

The site does not contain any regulated critical areas.

## **STORMWATER**

The parcel is completely cleared aside from a line of trees at the eastern and southern borders, and vegetation around the existing single-family residence. Elevation ranges from approximately 257 near the southwest corner of site to 340 in the northeast portion of site. The site has one threshold discharge area that drains south.

The site will provide basic water quality treatment and flow control with a combined detention and water quality wet vault in the southern portion of site within Tract A. The stormwater vault was designed using the Western Washington Hydrology Model (WWHM) to, at a minimum, match runoff discharges with predeveloped peaks and durations for 50 percent of the 2-year up to the 50-year storm event. All stormwater management components on site will be designed in accordance with the Department of Ecology 2012 (2014 Revision) Stormwater Management Manual for Western Washington, as adopted by the City of Monroe.

## **UTILITIES**

The site will be served by the City of Monroe for water and sewer. A new looped water main is planned through the site to connecting to existing mains in 137th Street Southeast and 136th Place Southeast. New fire hydrants will be installed as required. A new sewer main is planned through the site to be connected to an existing manhole in Rainier View Road Southeast.

## **ACCESS AND ROADS**

The project will construct a new public road (loop) that connects to 137th Street Southeast. The new road is designed as a local access road within a 52-foot right-of-way with 30 feet of pavement, 5-foot planters on both sides, and 5-foot sidewalks on both sides. The planters will contain both street trees and street lighting. One side of the new road will be a fire lane and the other side will allow for street parking. The new public road will meet all the design requirements of the City of Monroe Design Standards.

All lots with have their own 20-foot wide driveway that takes access from the new public road. Driveways and driveway cuts will all be designed in accordance with the City of Monroe Design Standards.