

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

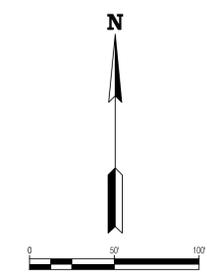
PARK PLACE TOWNHOMES

BINDING SITE PLAN

MONROE, WASHINGTON



VICINITY MAP
SCALE: NOT TO SCALE



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
○	EXISTING CORNER MONUMENT AS NOTED	SS SANITARY SEWER
⊕	QUARTER SECTION TIE	IE INVERT ELEVATION
⊖		INV INVERT ELEVATION
⊕		OHP OVERHEAD POWER LINE
⊖		TPM TELEPHONE PAINT MARK
⊕		SDMH STORM DRAIN MANHOLE
⊖		PVC POLYVINYL CHLORIDE
⊕		CPEP CORRUGATED POLYETHYLENE PIPE
⊖		CONC CONCRETE
○	SECTION TIE	
⊕	LIGHT POLE	
⊖	GUY ANCHOR	
⊕	POWER METER	
⊖	GUY POLE	
⊕	CATCH BASIN	
⊖	STORM MANHOLE	
⊕	YARD DRAIN	
⊖	SEWER MANHOLE	
⊕	SEWER CLEANOUT	
⊖	FIRE HYDRANT	
⊕	WATER METER	
⊖	WATER POST INDICATOR VALVE	
⊕	WATER VALVE	
⊖	BOLLARD	
⊕	LIGHT STANDARD	
⊖	MAILBOX	
⊕	UTILITY MARKER	
⊖	METAL COVER	
⊕	SIGN	

PROPOSED STORM SYMBOLS	DESCRIPTION	PROPOSED WATER SYMBOLS	DESCRIPTION
⊕	SD CAP	⊕	WATER CAP
⊖	TYPE 1 CATCH BASIN, GRATED LID	⊕	CONCRETE THRUST BLOCKING
⊖	TYPE 1 CATCH BASIN, SOLID LID	⊕	11.25° BEND
⊖	TYPE 2 CATCH BASIN, GRATED LID	⊕	22.5° BEND
⊖	TYPE 2 CATCH BASIN, SOLID LID	⊕	45° BEND
⊖	BEEHIVE MANHOLE COVER	⊕	90° BEND
⊖	SQUARE YARD DRAIN	⊕	VALVE
⊖	ROUND YARD DRAIN	⊕	HYDRANT ASSEMBLY
⊖	STORM CLEAN OUT	⊕	BLOW-OFF VALVE
⊖	STORM PIPE	⊕	REDUCER
⊖		⊕	AIR-VAC ASSEMBLY
⊖		⊕	WATER METER
⊖		⊕	WATER PIPE

PROPOSED SEWER SYMBOLS	DESCRIPTION	PROPOSED SURVEY SYMBOLS	DESCRIPTION
⊕	SEWER CAP	⊕	SURVEY MONUMENT IN PROPOSED ROAD
⊖	SEWER CLEANOUT		
⊖	SEWER MANHOLE		
⊖	SEWER PIPE		

CONTACT LIST

DEVELOPER: HORIZON VIEW HOLDINGS, INC 6443 NE 181ST ST, SUITE C KENMORE, WA 98028 CONTACT: DANIEL WICK PHONE: (206) 900-2626 EMAIL: horizonviewhomes@gmail.com	CIVIL ENGINEER: SOLID GROUND ENGINEERING 8105 166TH AVE NE REDMOND, WA 98052 CONTACT: COOPER DANBY, PE PHONE: (206) 446-3932 EMAIL: cdanby@solidgroundprw.com	GEOTECHNICAL ENGINEER: NELSON GEOTECHNICAL ASSOCIATES, INC. 1990 144TH AVE NE, SUITE 200 WOODINVILLE, WA 98072 CONTACT: ALEX RINALDI, PE, LG PHONE: (425) 423-8638 EMAIL: alex@nelsongeotech.com
SURVEYOR: ATWELL, LLC PO BOX 289 WOODINVILLE, WA 98072 CONTACT: CHRISTOPHER SHANE BARNES PHONE: (425) 486-1252	LANDSCAPE ARCHITECT: VARLEY VARLEY VARLEY 19819 30TH DRIVE SE BOTHELL, WA 98012 CONTACT: JEFF VARLEY PHONE: (425) 466-9430 EMAIL: varley_jeff@hotmail.com	WETLAND BIOLOGIST: WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: JOHN LAUFENBURG PHONE: (425) 337-3174 EMAIL: john@wetlandresources.com

PROJECT INFORMATION

TAX PARCELS:	27061100100100, 27060200408500
SITE ADDRESS:	16311 177TH AVE SE, MONROE WA 98272
SITE AREA:	121,280 SF (2.78 AC)
PROPOSED ZONING:	MIXED USE - GENERAL (MG)
PROPOSED LAND USE:	TH CONDO UNITS
PROPOSED LOTS:	55 LOTS
BUILDING SETBACKS:	10' FRONT 5' SIDE 10' REAR
WATER:	CITY OF MONROE WATER SYSTEM
SEWER:	CITY OF MONROE SEWER SERVICE
POWER:	SNOHOMISH COUNTY PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	ZIPLY
CABLE:	COMCAST
SCHOOL DISTRICT:	MONROE SCHOOL DISTRICT
FIRE DISTRICT:	SNOHOMISH REGIONAL FIRE & RESCUE STA 31

DENSITY CALCULATIONS

MAX DENSITY:	25 DU/AC
GROSS AREA:	121,280 SF (2.78 AC)
MAX DENSITY:	2.78 x 25 DU/AC = 69.5 = 70 UNITS
PROPOSED:	55 UNITS

PARKING CALCULATIONS

MIN SIZE:	8 x 18
PARKING PROVIDED:	2 x 55 UNITS = 110 (GARAGE)

OPEN SPACE CALCULATIONS

OPEN SPACE (PER MMC 22.42.070)	
3-BDR: 170 SF PER UNIT	
55 UNITS X 170 SF = 9,350 SF REQUIRED	
OPEN SPACE PROVIDED:	24,547 SF

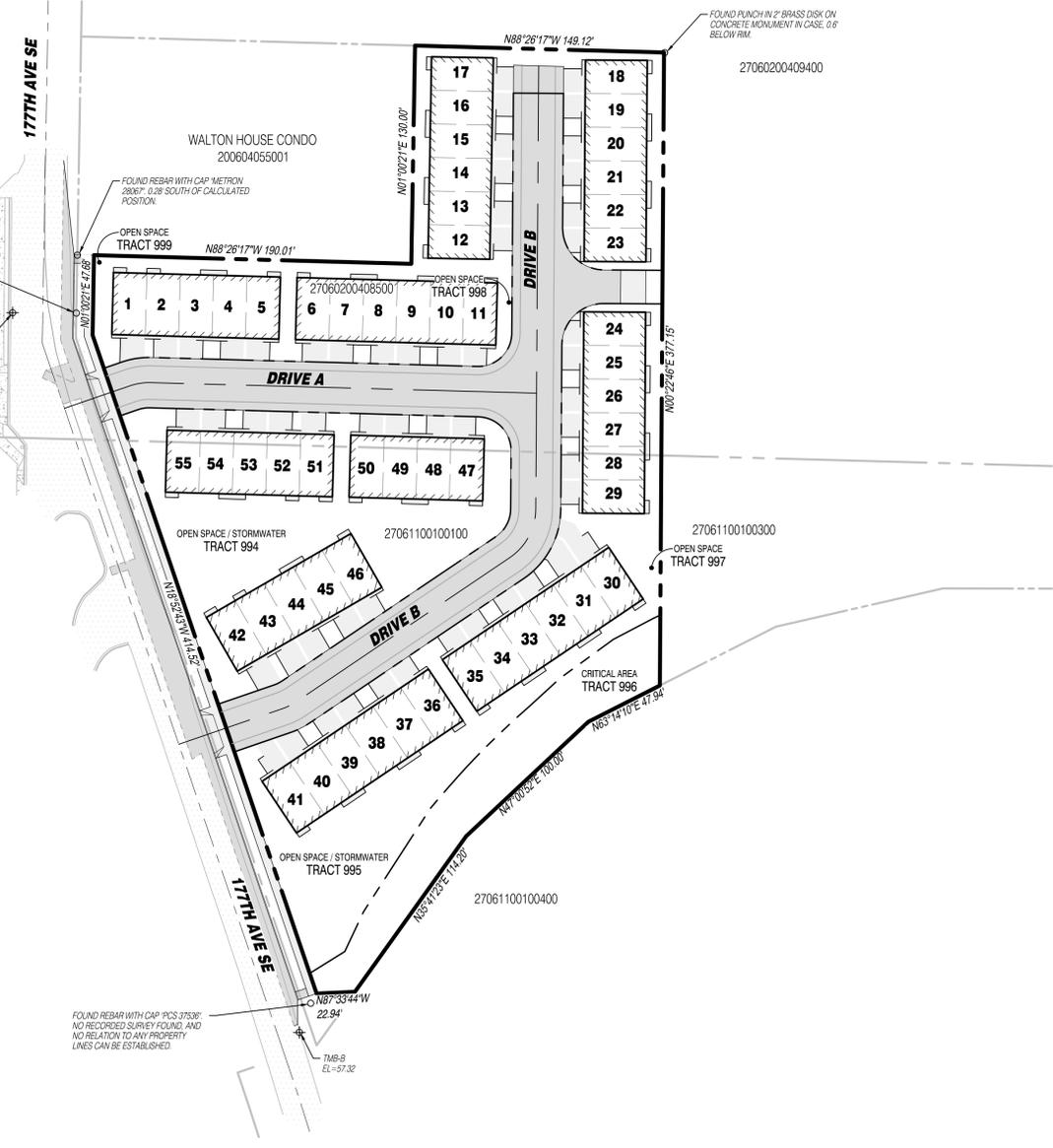
40% IN ONE AREA W/ 15' MIN DIM:	8,152 SF
75% LOCATED OUTSIDE OF CRITICAL AREA:	16,316 SF
50% MUST BE ACTIVE:	14,757 SF

IMPERVIOUS SURFACE CALCULATIONS

TOTAL SITE AREAS:	121,280 SF (2.78 AC)
IMPERVIOUS SURFACES:	22,745 SF PAVEMENT + 40,695 SF ROOFTOP + 27,500 SF DRIVEWAY = 90,940 SF IMPERVIOUS SURFACES
IMPERVIOUS COVERAGE:	75.0%

TABLE OF CONTENTS

1	COVER SHEET
2	BINDING SITE PLAN



SURVEY INFORMATION

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (AKA GOVERNMENT LOT 1) OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89° 58'43" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 589.90 FEET TO THE EAST MARGIN OF REFORMATORY ROAD; THENCE NORTH 20° 27'28" WEST ALONG SAID EAST MARGIN FOR 64.70 FEET; THENCE NORTH 0° 34'20" WEST ALONG SAID MARGIN FOR 49.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 58'43" EAST PARALLEL TO THE SOUTH LINE OF SAID PORTION OF SECTION 2 FOR 200.00 FEET; THENCE NORTH 89° 58'43" EAST FOR 149.27 FEET; THENCE SOUTH 11° 11'51" EAST PARALLEL TO THE EAST LINE OF SAID PORTION OF SECTION 2 FOR 37.15 FEET TO THE NORTH BANK OF THE OLD CHANNEL OF THE SKYKOMISH RIVER AS LOCATED BY W.E. CRANE AND ASSOC.; THENCE SOUTH 61° 38'53" WEST ALONG SAID NORTH BANK LINE FOR 47.94 FEET; THENCE SOUTH 45° 26'15" WEST FOR 100.00 FEET; THENCE SOUTH 34° 06'46" WEST FOR 153.47 FEET TO THE EAST MARGIN OF REFORMATORY ROAD; THENCE NORTH 20° 27'20" WEST ALONG SAID EAST MARGIN FOR 445.66 FEET; THENCE NORTH 0° 34'20" WEST FOR 49.38 FEET TO THE TRUE POINT OF BEGINNING EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR RIGHT OF WAY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8704230378.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD83/2011 (2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

NAVD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

BENCHMARKS

- BM-A
SET MAG NAIL IN ASPHALT ON THE WEST SIDE OF 177TH AVE SE, 2.1' EAST OF THE FACE OF CURB AND ±69' SOUTH OF THE NORTH END CURB.
ELEVATION = 55.43
- BM-B
SET MAG NAIL ±0.3' WEST OF THE EAST EDGE ASPHALT PAVING FOR 177TH AVE SE, ±102' SOUTH OF A UTILITY POLE AND ±254' SOUTH OF THE SOUTHEAST CORNER DRIVEWAY FOR MONROE CORRECTIONAL COMPLEX.
ELEVATION = 57.32

NOTES

- A 5' ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 500157236, AMENDMENT 1, DATED MAY 29, 2025. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS 'FOUND' WAS RECOVERED FOR THIS PROJECT ON AUGUST 2025, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 121,280 ± SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE CLEARLY VISIBLE TO THE FIELD SURVEY CREW. CONNECTING PIPES ARE DRAWN AS STRAIGHT LINES BETWEEN STRUCTURES. SUPPLEMENTAL INFORMATION MAY HAVE BEEN USED TO DEPICT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, SUCH AS PAINT MARKS, SAW CUTS, OR RECORD DRAWING INFORMATION OBTAINED FROM FRANCHISE UTILITIES, PUBLIC UTILITY COMPANIES, AND PUBLIC GIS INFORMATION. ATWELL, LLC MAKES NO CLAIM TO THE ACCURACY OF INFORMATION PROVIDED BY OTHERS OR OF UNDERGROUND PIPES, CABLES, STRUCTURES OR OTHER UTILITIES. THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL UNDERGROUND UTILITIES WHICH ARE CRITICAL TO THE DESIGN MUST BE POTHOLED AND VERIFIED BY THE CLIENT.
- TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. ATWELL, LLC DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- 177TH REFORMATORY ROAD 20' RIGHT-OF-WAY ORIGINALLY ESTABLISHED BY PETITION FOR FORKS RD AND PATTISON FERRY RD IN VOLUME 2 OF THE COUNTY COMMISSIONERS JOURNAL AT PAGES 313-314 AND 331-335.

RESTRICTIONS OF RECORD

- SUBJECT TO EASEMENT(S) GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH CO. AND WEST COAST TELEPHONE FOR ELECTRIC TRANSMISSION AND/OR TELECOM. DISTRIBUTION LINES UNDER AUDITORS FILE NUMBER 1998476, NOT PLOTTED. THIS EASEMENT IS FOR AN ANCHOR THAT IS LOCATED ON THE SOUTH SIDE OF W MAIN ST.
- SUBJECT TO EASEMENT(S) GRANTED TO THE CITY OF MONROE FOR SEWER LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT UNDER AUDITORS FILE NUMBER 7603040210.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY UNDER AUDITORS FILE NUMBER 760190275.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY UNDER AUDITORS FILE NUMBER 9001315003.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY UNDER AUDITORS FILE NUMBER 200604055001.

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

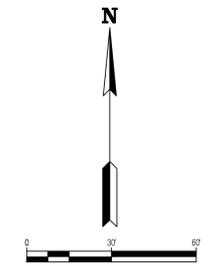
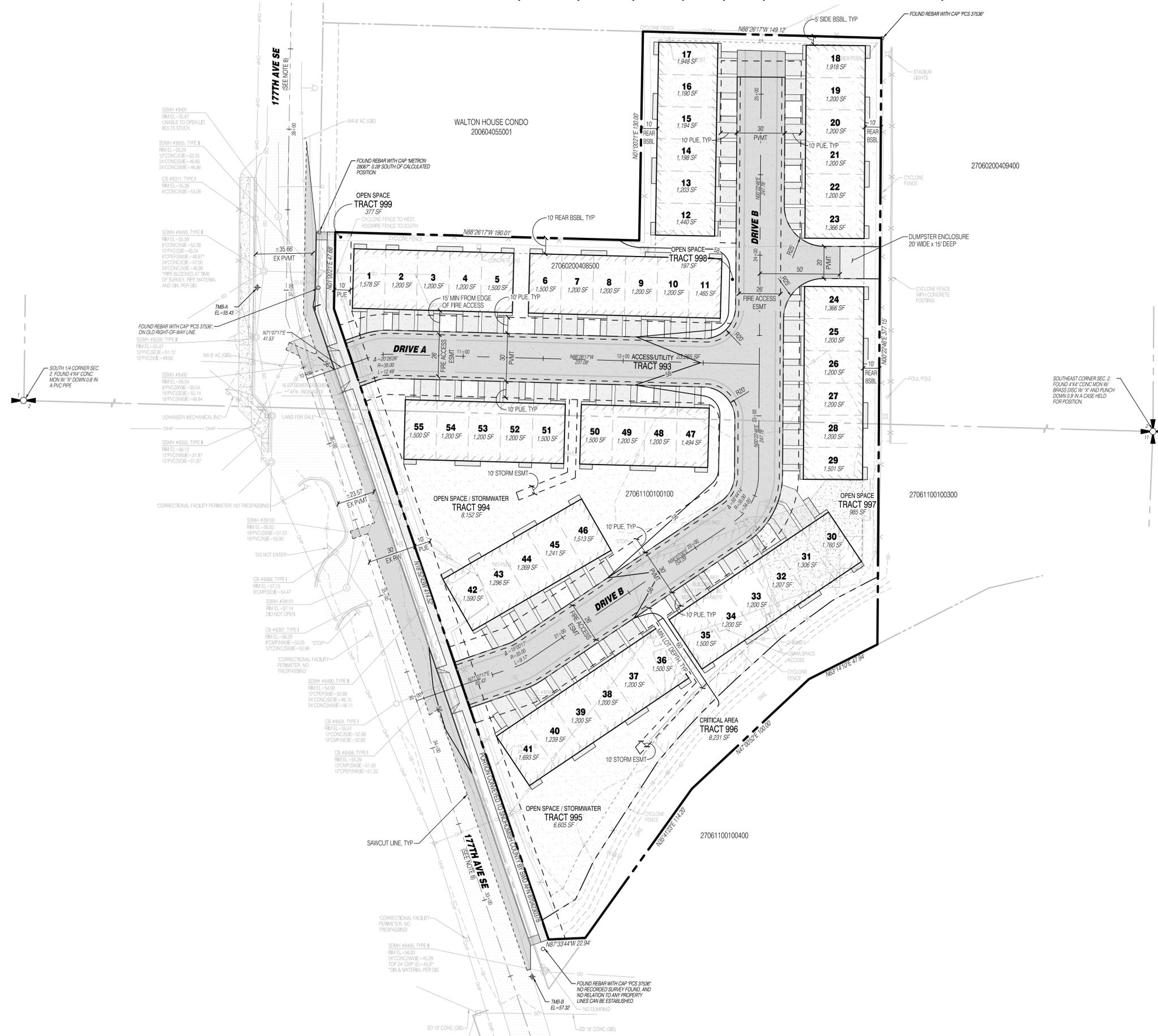
S&G
Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY:	KMA
CHECKED BY:	CJD
DATE:	9-29-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	25-0077

BSP-01
1 OF 2

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ROCKERY WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING

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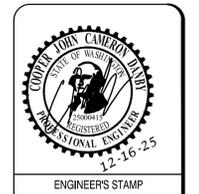
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ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

SGE
Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

BINDING SITE PLAN

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY:	KMA
CHECKED BY:	CJD
DATE:	9-29-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	25-0077

BSP-02
2 OF 2

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