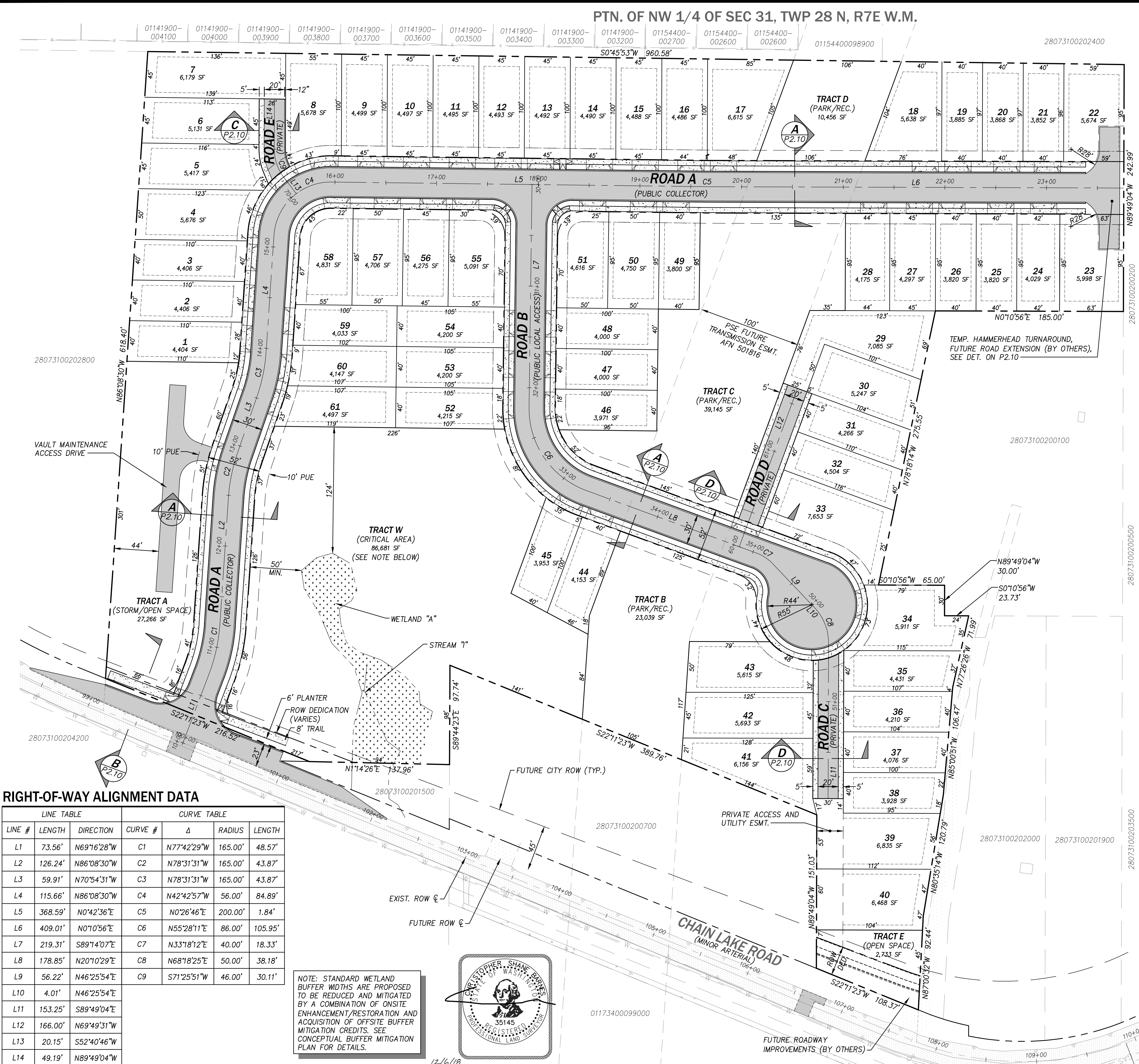




PROJECT INFORMATION	
GENERAL	
PARCEL NOS:	28073100201600, 28073100200800, 28073100203900
SITE ADDRESS:	13424, 13624 CHAIN LAKE ROAD, MONROE, WA
EXISTING ZONING	R-4
SITE DEVELOPMENT	
TOTAL SITE AREA	13.82 AC
ROW DEDICATION	0.15 AC
CRITICAL AREA (TRACT W)	1.99 AC
TOTAL DEVELOPABLE AREA	11.68 AC
UNDISTURBED AREA	1.99 AC
IMPERVIOUS AREAS:	
BUILDINGS AND DRIVEWAYS	4.07 AC
ROADWAY AND SIDEWALKS	2.36 AC
PERVIOUS AREAS:	
PLANTER STRIP LANDSCAPING	0.52 AC
PARK AND YARD LANDSCAPING	5.07 AC
ALLOWABLE RESIDENTIAL DENSITY:	
ALLOWABLE BASE DENSITY	4 x 13.8 AC = 55 LOTS
PRD DENSITY BONUS	0.30 x 55 LOTS
TOTAL ALLOWABLE UNITS	72 LOTS
PROPOSED NO. LOTS	61 LOTS

MINIMUM LOT SIZE	3,800 SF
MINIMUM LOT WIDTH	40 FT
MAX LOT COVERAGE	60%
RESIDENTIAL LOT MIX (MMC 18.84.080.0)	15% ≤ 4,000 SF
	54% 4,001 TO 5,000 SF
	31% > 5,000 SF

BUILDING SETBACKS

	10 FT - FRONT
	20 FT - GARAGE
	10 FT - REAR
	5 FT - SIDE

MINIMUM REQUIRED: 900 SF/DU x 55DU = 49,752 SF

PARK AND RECREATION OPEN SPACE PROVIDED:	
TRACT B	23,039 SF
TRACT C	39,145 SF
<u>TRACT D</u>	<u>10,456 SF</u>
TOTAL	72,640 SF

UTILITY PURVEYORS	
WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	FIRE DISTRICT NO. 3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
POWER	SNOHOMISH CO. PUD
NATURAL GAS	PUGET SOUND ENERGY

SURVEY DATA

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING WESTERLY OF COUNTY ROAD DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SOUTH 88°25'17" WEST 700 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 185 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE FOREGOING HEADING, 185 FEET TO SAID POINT OF BEGINNING; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 108.33 FEET TO SAID SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 570 FEET, MORE OR LESS, TO A POINT WHICH LIES 150 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 380 FEET, MORE OR LESS, TO A POINT 300 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 150 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 150 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTH OF NORTH 88°46'11" WEST FOR 33.08 FEET; THENCE NORTH 82°20'53" WEST FOR 120.79 FEET; THENCE NORTH 88°46'30" WEST FOR 106.47 FEET THENCE NORTH 79°12'05" WEST FOR 71.99 FEET; THENCE SOUTH 01°34'43" EAST FOR 23.72 FEET TO THE SOUTH LINE OF THE NORTH 175 FEET OF SAID SUBDIVISION; THENCE SOUTH 88°25'17" WEST FOR 30.00 FEET; THENCE SOUTH 01° 34'43" EAST FOR 65.00 FEET; THENCE NORTH 80°03'53" WEST 275.55 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOTS 1 AND 2 OF SHORT PLAT RECORDED UNDER RECORDING NO. 7801110243 AND REVISED BY CITY OF MONROE BOUNDARY LINE ADJUSTMENT BA 200207 RECORDED UNDER RECORDING NO. 200312305117, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG WEST LINE 300 FEET; THENCE SOUTH 87°51'40" EAST 618.04 FEET TO A POINT ON THE WEST LINE OF THE COUNTY ROAD KNOWN AS TROMBLEY ROAD; THENCE NORTH ALONG SAID COUNTY ROAD 217.80 FEET TO THE EAST LINE OF THE WEST HALF THENCE NORTH ALONG SAID EAST LINE 137.37 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°29'32" WEST TO POINT OF BEGINNING;

EXCEPT THE SOUTH 150 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

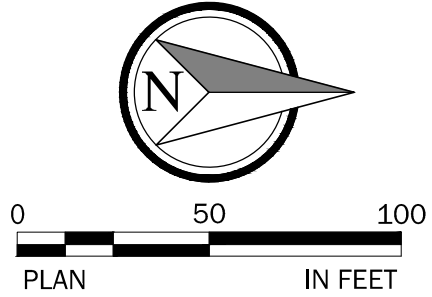
PARCEL C:

THE SOUTH 150 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 28 NORTH, RANGE 7 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH ALONG THE WEST LINE THEREOF 300 FEET; THENCE SOUTH 87°51'40" EAST 618.04 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD KNOWN AS TROMBLEY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID WEST HALF; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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GARIBALDI PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
PRELIMINARY PLAT PLAN

CITY OF MONROE
SNOHOMISH COUNTY, WA

Garibaldi Lake, LLC
1010 MARKET STREET
KIRKLAND, WA 98033
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PROJECT NO.
0054-18-028

DRAWING
P2.00

SHEET 4 OF 20