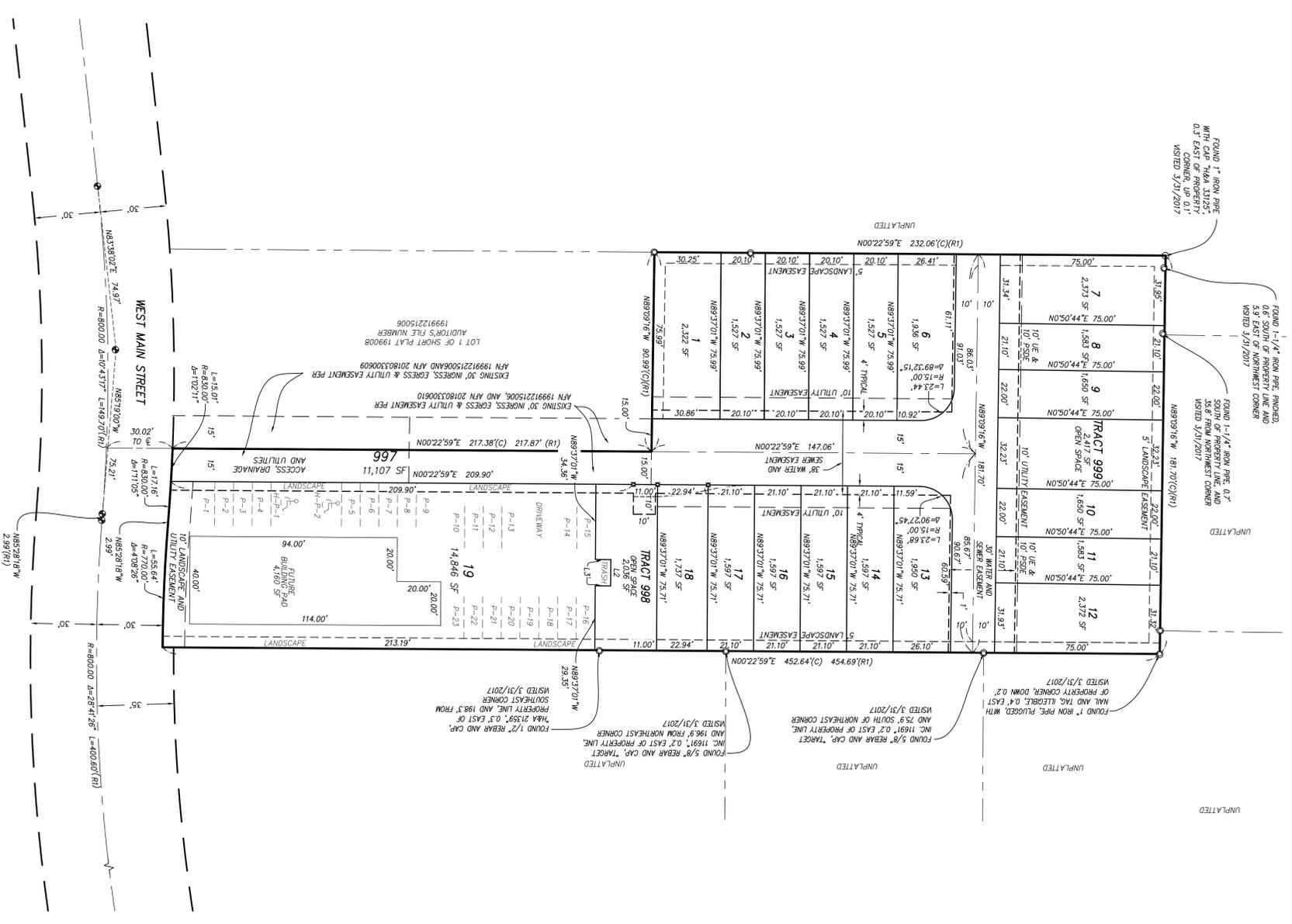


MINOR MODIFICATION
OF
MAIN BROOK TOWNHOMES
IN THE SW 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



FOUND 1" IRON PIPE PLUGGED WITH 1/4" MARK 0.3' EAST OF PROPERTY CORNER UP 0.1' VISITED 3/31/2017

FOUND 1-1/4" IRON PIPE PLUGGED 0.6' SOUTH OF PROPERTY LINE AND 35.8' FROM NORTHWEST CORNER VISITED 3/31/2017

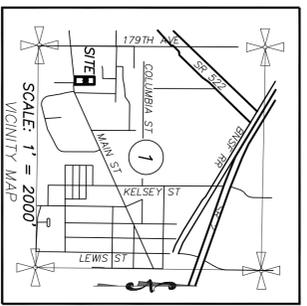
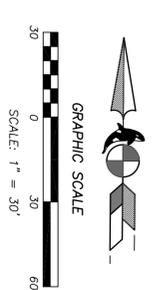
FOUND 1-1/4" IRON PIPE 0.1' FROM NORTHWEST CORNER VISITED 3/31/2017

FOUND 1" IRON PIPE PLUGGED WITH 1/4" MARK, LEGIBLE, 0.4' EAST AND 75.8' SOUTH OF NORTHEAST CORNER. 1581' 0.2' EAST OF PROPERTY LINE. VISITED 3/31/2017

FOUND 5/8" REBAR AND CAP TARGET MARK AND CAP TARGET VISITED 3/31/2017

FOUND 1/2" REBAR AND CAP TARGET MARK AND CAP TARGET VISITED 3/31/2017

- EXISTING LEGEND**
- EX. 4" SQUARE CONCRETE MONUMENT
 - EX. REBAR W/CAP (RAC) OR AS NOTED
 - TEMPORARY BENCH MARK
 - ⊕ GUY ANCHOR
 - ⊖ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊖ WATER VALVE
 - ⊕ POWER VAULT
 - ⊖ UTILITY VAULT
 - ⊕ CATCH BASIN
 - ⊖ SANITARY SEWER MANHOLE
 - MAIL BOX
 - ▨ EDGE OF ASPHALT
 - ▨ REAR WALL
 - ▨ DEODOROUS FEE
 - EX. BUILDING
 - EX. CONCRETE
 - HERB



EQUIPMENT AND PROCEDURES:

INSTRUMENTATION: LEICA TOLIM205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: PER THE UNDERLYING CITY OF MONROE SHORT PLAT NO. 1999008 AFN 199912215006

REFERENCES: MONROE SHORT PLAT NO. 1999008, AFN 199912215006
R1) RECORD OF SURVEY, AFN 200102265002
R2) RECORD OF SURVEY, AFN 9708145002
R3) RECORD OF SURVEY, AFN 9708145002

BENCHMARK: WISDOT BRASS DISK CENTERED INTO A DRILL HOLE AND SET LEVEL TO THE GROUND SURFACE. NOTED ON WISDOT SURVEY INFORMATION SYSTEM. DESIGNATION GPS31522-154, MONUMENT ID 3244, ELEVATION = 71.699

DATA: NAD 88

NOTES:

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS REAUTHORIZATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

PROJECT NOTES:

- NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
- ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
- ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
- NEAREST FIRE HYDRANT IS LOCATED ON MAIN STREET +/- 10 WEST OF SITE.
- FIRE HYDRANTS TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
- UTILITIES EASEMENT ADJOINING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
- ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
- LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
- PROJECT SHALL BE CONSTRUCTED IN TWO PHASES.
 - PHASE 1: CONSTRUCTION OF COMMON AREAS AND UTILITY EASEMENTS.
 - PHASE 2: CONSTRUCTION OF INDIVIDUAL LOTS AND TRACTS.
- ALL UTILITIES SHALL BE INSTALLED AND DEEPER SURFACE IN EXCESS OF 18" FROM A FIRE APPARATUS ACCESS ROAD HAVING A MINIMUM OF 20' WIDTH SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS.
- MAX BUILDING HEIGHT 35'-55', FRONT & REAR YARD SETBACK 10', SIDE YARD SETBACK 0'.
- GROSS EASEMENT FOR LOT 19 AT FINAL PLOT APPROVAL.
- 10 TWO BEDROOM APARTMENT UNITS ARE PROPOSED WITHIN LOT 19.

TITLE 18.10.140(B)

USABLE OPEN SPACE PER PARK AND RECREATIONAL USABLE OPEN SPACE PER SINGLE DWELLING UNIT AS FOUND IN TABLE 1

(B) TOWNHOME UNITS X 170 SQUARE FEET = 3,060 SQUARE FEET OF USABLE OPEN SPACE REQUIRED.

(C) 2 BEDROOM APARTMENT UNITS X 130 SQUARE FEET = 1,300 SQUARE FEET OF USABLE OPEN SPACE REQUIRED.

TOTAL OPEN SPACE REQUIRED = 4,360 SQUARE FEET.

USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 4,453 SQUARE FEET.

LOTS AND TRACTS AREAS

LOTS 1-19	48,497 SF	1.07 ACRES
TRACTS 998 & 999 (PARK AND RECREATIONAL USABLE OPEN SPACE)	4,453 SF	0.10 ACRES

PROJECT DESIGN TEAM

PLANNER/CONTACT	HANSON HOWES	OWNER/APPLICANT	SURVEYOR
LAND REGULATIONS	3605 COLBY AVE	ORCA LAND SURVEYING	
3605 COLBY AVE	EVERETT, WA 98201	3605 COLBY AVE	
EVERETT, WA 98201	PH: (425) 258-1616	EVERETT, WA 98201	
ATTN: JOANNE M. SIMMONS, P.L.S.	EMAIL: JOANNE@ORCALANDSURVEYING.COM	ATTN: RICK HANSON	
		ATTN: EDWARD KOLTONOWSKI	
		EMAIL: EDWARD@ORCALANDSURVEYING.COM	

ENGINEER

ORCA ENGINEERING, INC	2707 WETMORE AVE	ENGINEER	ORCA ENGINEERING, INC
3605 COLBY AVE	EVERETT, WA 98201	PH: (425) 258-1616	2707 WETMORE AVE
EVERETT, WA 98201	ATTN: JOSEPH SNEYB	ATTN: JOSEPH SNEYB	EVERETT, WA 98201
ATTN: JOSEPH SNEYB	EMAIL: JOSEPH@ORCA-ENG.COM	ATTN: KRISTAL LONE	
		EMAIL: ORCADRAWING@ORCALANDSURVEYING.COM	

GEOTECHNICAL ENGINEER

LU & ASSOCIATES, INC	1600 WETMORE AVE	GEOTECHNICAL ENGINEER	LU & ASSOCIATES, INC
3605 COLBY AVE	EVERETT, WA 98201	PH: (425) 258-1616	1600 WETMORE AVE
EVERETT, WA 98201	ATTN: EDWARD KOLTONOWSKI	ATTN: EDWARD KOLTONOWSKI	EVERETT, WA 98201
ATTN: EDWARD KOLTONOWSKI	EMAIL: EDWARD@ORCALANDSURVEYING.COM	ATTN: EDWARD KOLTONOWSKI	
		EMAIL: EDWARD@ORCALANDSURVEYING.COM	

LEGAL DESCRIPTION:

LOTS 2, 3 AND 4 OF CITY OF MONROE SHORT PLAT NO. 1999008, RECORDED UNDER RECORDING NUMBER 199912215006, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION

TAX NUMBER	27080102020, 27080103030 & 27080103040	
OWNER	ORCA LAND SURVEYING	
WITHIN UGA BOUNDARY	CITY OF MONROE	
COMPREHENSIVE PLAN	UNDEVELOPED	
PROPOSED ZONING	UNDEVELOPED	
EXISTING ZONING	UNDEVELOPED	
SEWER DISPOSAL	CITY OF MONROE SEWER DEPARTMENT	
SCHOOL DISTRICT	SNOHOMISH COUNTY SCHOOL DISTRICT NO. 103	
FIRE DISTRICT	SNOHOMISH COUNTY FIRE # 7	
POWER COMPANY	SNOHOMISH COUNTY PUD	
CABLE COMPANY	XENITY	
POSTAL SERVICE	REPUBLIC SERVICES	
TELEPHONE COMPANY	VERIZON COMMUNICATIONS	
GROSS SITE AREA	62,959 SF	1.42 ACRES
NET SITE AREA	46,497 SF	1.07 ACRES
TOTAL LOTS PROPOSED	19	18 SINGLE FAMILY LOTS, 1 MULTIFAMILY LOT
GROSS DENSITY (R11.42)	13.67 D.U. PER ACRE	
NET DENSITY (R11.07)	16.82 D.U. PER ACRE	
AVERAGE LOT SIZE	2,276 SF	0.05 ACRES
SMALLEST LOT SIZE	1,227 SF	0.03 ACRES
PARK AND RECREATIONAL/USABLE OPEN SPACE PROVIDED	4,453 SF	0.10 ACRES
TRACTS 998 & 999	11,106 SF	0.26 ACRES
PERCENT OF GROSS SITE AREA	217 PERCENT OF SITE	
PERCENT OF TOTAL SITE AREA	17.89 PERCENT OF SITE	

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-258-3400 FAX: 425-258-1616

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 COLBY AVENUE • EVERETT, WA 98201
PH: (425) 258-3400 • FAX: (425) 258-1616

MINOR MODIFICATION OF MAIN BROOK TOWNHOMES

IN THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TWP. 27 N., RGE. 6 E., W.M. CITY OF MONROE SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1