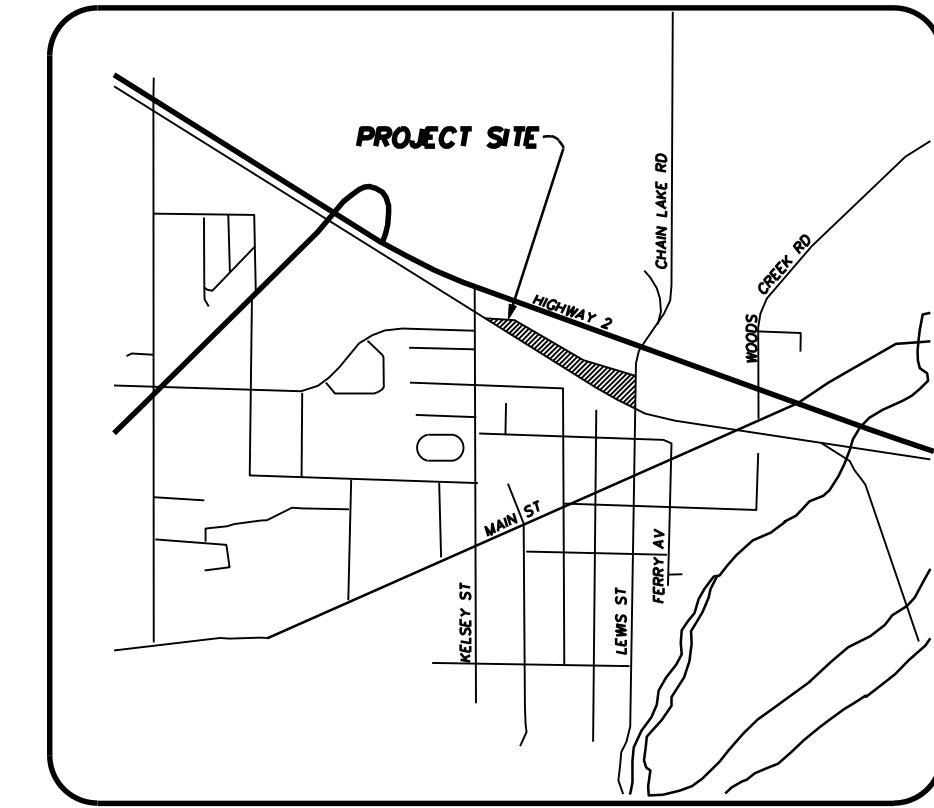


**CITY OF MONROE
GENESEE SHORT PLAT
FILE NO. SP 2016-02
NORTH LEWIS STREET
SOUTH HALF, NE 1/4, SEC. 1, T.27N., R.6E., W.M.**



VICINITY MAP

NOTES

1. THIS DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS FOR THE COMMERCIAL ZONE.
2. LOT 1 USE CLASSIFICATION IS TO BE DETERMINED AS ALLOWED UNDER MMC.
3. LOT 2 USE CLASSIFICATION IS BULK PROPANE STORAGE AND DISTRIBUTION.
4. PARKING LOT LIGHTING WILL COMPLY WITH MMC CHAPTER 15.15
5. PARKING AREA LANDSCAPING WILL COMPLY WITH MMC CHAPTER 18.7B
6. TRACT 999 IS FOR THE PROTECTION OF ENVIRONMENTALLY SENSITIVE AREA.

SITE INFORMATION

TAX PARCEL # 270601-001-06800
 SITE ADDRESS NORTH LEWIS STREET
 MONROE, WA 98272

ZONING GC - GENERAL COMMERCIAL
 (LOT 1 IN DOWNTOWN PLANNING AREA OVERLAY)
 (RAILS AND ROADS)

COMP PLAN GENERAL COMMERCIAL

USE CLASSIFICATION LOT 1: AS ALLOWED BY MMC 18-10-050
 LOT 2: PROPANE FUEL STORAGE AND
 DISTRIBUTION.

PROPERTY SIZE (TOTAL) 109,673 S.F. (2.518 AC.)

MINIMUM LOT SIZE/WIDTH N/A
 MAX. LOT COVERAGE 100%
 MAX. BUILDING HEIGHT 35-45

BUILDING SETBACKS FRONT - 20'
 SIDE & REAR - IBC/IFC

LANDSCAPE BUFFER 5' PERIMETER

NUMBER OF PROPOSED LOTS 2 LOTS AND 1 TRACT

AVERAGE LOT SIZE 36,558 S.F. (AVERAGE OF LOTS 1-2 & TR. 999)
 32,845 S.F. (AVERAGE OF LOTS 1 AND 2)

LOTS PER ACRE 1.51 LOTS PER ACRE (NOT INCLUDING TR. 999)

NET DENSITY 1.51 LOTS PER ACRE (NOT INCLUDING TR. 999)

WATER SOURCE CITY OF MONROE

SEWAGE DISPOSAL CITY OF MONROE

CATV COMCAST

ELECTRICITY PUD DISTRICT NO. 1 OF SNOHOMISH COUNTY

GAS PUGET SOUND ENERGY

FIRE DISTRICT SNO. CO. FIRE DISTRICT #7

SCHOOL DISTRICT MONROE SCHOOL DISTRICT

OWNERSHIP INTEREST GENESEE MONROE, LLC
 SKAGIT BANK

LOT SIZE

LOT #	SF	ACRES
1	46,476	1.067
2	19,213	0.441
999	43,983	1.010
TOTAL	109,673	2.518

LEGAL DESCRIPTION

(PER CHICAGO TITLE INS. CO. GUARANTEE, 500021367C, DATED 10-28-2016)

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, INCLUDED WITHIN A TRIANGULAR STRIP OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTHERLY SIDE BY A LINE BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AS CONVEYED UNDER AUDITOR'S FILE NUMBERS 31654 AND 37890 WITH THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1;
 THENCE SOUTHEASTERLY ON A STRAIGHT LINE FOR 635 FEET TO A POINT DISTANT 140 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACT OF SAID RAILROAD RIGHT OF WAY;
 THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 1, DISTANT 720 FEET NORTHERLY FROM THE QUARTER CORNER OF SAID EAST BOUNDARY OF SECTION 1 AND THE TERMINUS OF SAID LINE; AND
 BOUNDED ON THE EASTERLY SIDE BY THE WEST LINE OF LEWIS STREET; AND BOUNDED ON THE SOUTHWESTERLY SIDE BY THE NORTHEASTERLY BOUNDARY LINE OF THE BURLINGTON NORTHERN RAILROAD AS CONVEYED UNDER AUDITOR'S FILE NUMBERS 31654 AND 37890;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MONROE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200811170072, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

OWNER/APPLICANT

STEVE CLARK
 GENESEE MONROE, LLC
 3616 S GENESEE STREET
 SEATTLE, WA 98118
 206-227-7200
 steve@geneseeheat.com

LAND SURVEYOR

SCIPIO WALTON, PLS
 HARMSEN & ASSOCIATES INC
 125 E MAIN STREET, SUITE 104
 MONROE, WA 98272
 PH: 360-794-7811
 EMAIL: skipw@harmseeninc.com

WETLANDS

JAMIE SLOAN & STEVEN QUARTERMAN
 LANDAU ASSOCIATES
 130 2ND AVENUE SOUTH
 EDMONDS, WA 98020
 425-778-0907

SHEET INDEX

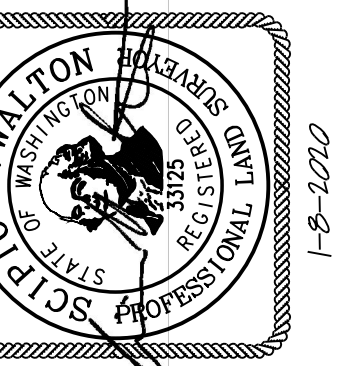
P1 COVER SHEET
 P2 PRELIMINARY PLAT MAP
 C1.0 OVERVIEW PLAN

REVISIONS

DWN. BY: SNW
 CHK. BY: RPC
 DATE: 1-28-2019
 JOB #: 16-170
 F/B #: 1173
 SCALE: 1" = 50'

**ENGINEERS
 SURVEYORS
 PLANNERS**

HARMSEN
 HARMSEN, LLC
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272
 (360) 794-7811
 www.harmseeninc.com



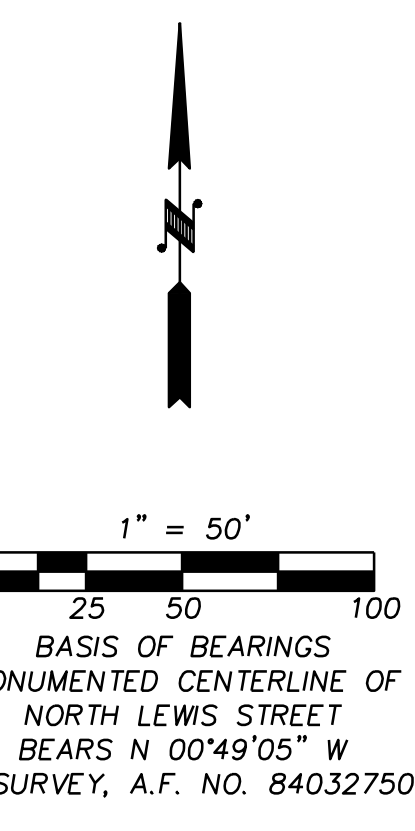
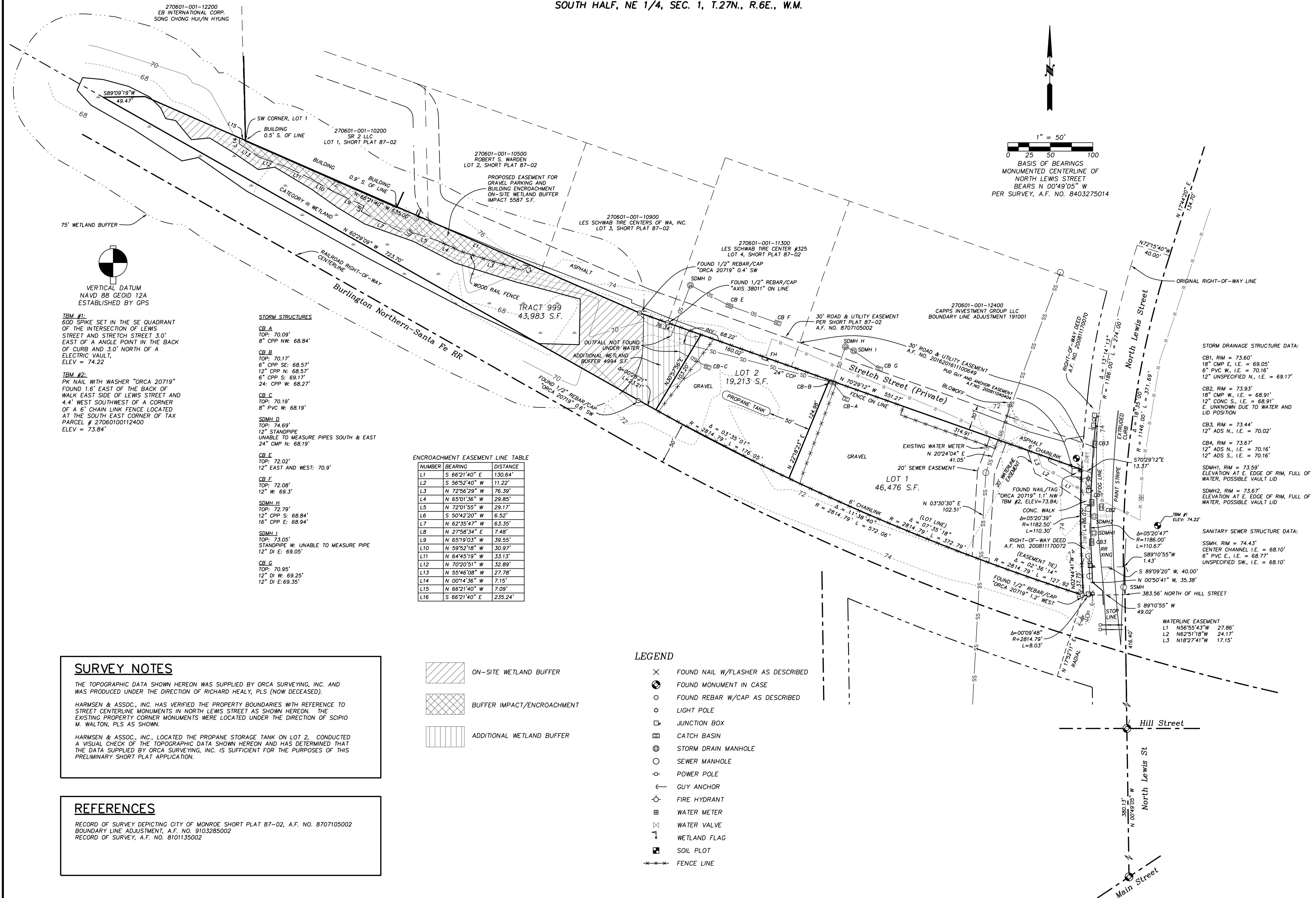
GENESEE MONROE, LLC
 North Lewis Street
 Monroe, WA 98272
PRELIMINARY SHORT PLAT

DRAWING:

P1

SHEET: 1 OF 2

**CITY OF MONROE
GENESSEE SHORT PLAT
FILE NO. SP 2016-02
NORTH LEWIS STREET
SOUTH HALF, NE 1/4, SEC. 1, T.27N., R.6E., W.M.**



TBM #1:
60D SPIKE SET IN THE SE QUADRANT OF THE INTERSECTION OF LEWIS STREET AND STRETCH STREET 3.0' EAST OF A ANGLE POINT IN THE BACK OF CURB AND 3.0' NORTH OF A ELECTRIC VAULT, ELEV = 74.22

TBM #2:
PK NAIL WITH WASHER "ORCA 20719" FOUND 1.6' EAST OF THE BACK OF WALK EAST SIDE OF LEWIS STREET AND 4.4' WEST SOUTHWEST OF A CORNER OF A 6' CHAIN LINK FENCE LOCATED AT THE SOUTH EAST CORNER OF TAX PARCEL # 27060100112400 ELEV = 73.84'

STORM STRUCTURES

CB A
TOP: 70.09'
6" CPP SE: 68.57'
12" CPP N: 68.57'
6" CPP S: 69.17'
24" CPP W: 68.27'

CB B
TOP: 70.17'
6" CPP SE: 68.57'
12" CPP N: 68.57'
6" CPP S: 69.17'
24" CPP W: 68.27'

CB C
TOP: 70.19'
8" PVC W: 68.19'

SDMH D
TOP: 74.69'
12" STANDPIPE
UNABLE TO MEASURE PIPES SOUTH & EAST
24" CMP N: 68.19'

CB E
TOP: 72.02'
12" EAST AND WEST: 70.9'

CB F
TOP: 72.08'
12" W: 69.3'

SDMH H
TOP: 72.79'
12" CPP S: 68.84'
16" CPP E: 68.94'

SDMH I
TOP: 73.05'
STANDPIPE W. UNABLE TO MEASURE PIPE
12" DI E: 69.05'

CB G
TOP: 70.95'
12" DI W: 69.25'
12" DI E: 69.35'

ENCROACHMENT EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 66°21'40" E	130.64'
L2	S 56°52'40" W	11.22'
L3	N 72°56'29" W	76.39'
L4	N 65°01'36" W	29.85'
L5	N 72°01'55" W	29.17'
L6	S 50°42'20" W	6.52'
L7	N 62°35'47" W	63.35'
L8	N 27°58'34" E	7.48'
L9	N 65°19'03" W	39.55'
L10	N 59°52'18" W	30.97'
L11	N 64°45'19" W	33.13'
L12	N 70°20'51" W	32.89'
L13	N 55°46'08" W	27.78'
L14	N 00°14'36" W	7.15'
L15	N 66°21'40" W	7.09'
L16	S 66°21'40" E	235.24'

SURVEY NOTES

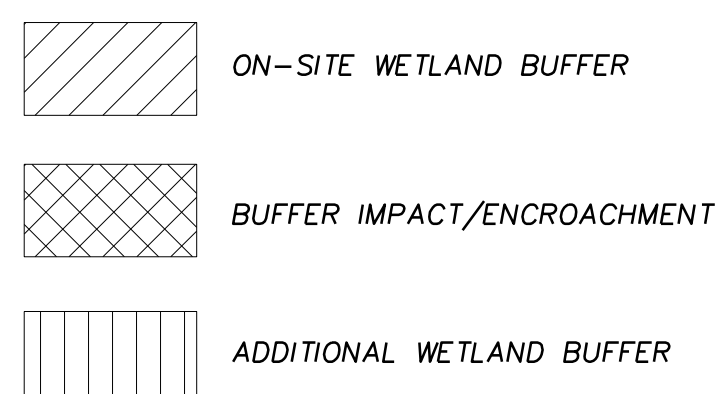
THE TOPOGRAPHIC DATA SHOWN HEREON WAS SUPPLIED BY ORCA SURVEYING, INC. AND WAS PRODUCED UNDER THE DIRECTION OF RICHARD HEALY, PLS (NOW DECEASED).

HARMSEN & ASSOC., INC. HAS VERIFIED THE PROPERTY BOUNDARIES WITH REFERENCE TO STREET CENTERLINE MONUMENTS IN NORTH LEWIS STREET AS SHOWN HEREON. THE EXISTING PROPERTY CORNER MONUMENTS WERE LOCATED UNDER THE DIRECTION OF SCIPIO M. WALTON, PLS AS SHOWN.

HARMSEN & ASSOC., INC., LOCATED THE PROPANE STORAGE TANK ON LOT 2, CONDUCTED A VISUAL CHECK OF THE TOPOGRAPHIC DATA SHOWN HEREON AND HAS DETERMINED THAT THE DATA SUPPLIED BY ORCA SURVEYING, INC. IS SUFFICIENT FOR THE PURPOSES OF THIS PRELIMINARY SHORT PLAT APPLICATION.

REFERENCES

RECORD OF SURVEY DEPICTING CITY OF MONROE SHORT PLAT 87-02, A.F. NO. 8707105002
BOUNDARY LINE ADJUSTMENT, A.F. NO. 9103285002
RECORD OF SURVEY, A.F. NO. 8101135002



- LEGEND**
- X FOUND NAIL W/FLASHER AS DESCRIBED
 - FOUND MONUMENT IN CASE
 - ⊙ FOUND REBAR W/CAP AS DESCRIBED
 - ☆ LIGHT POLE
 - ⊞ JUNCTION BOX
 - ⊞ CATCH BASIN
 - ⊞ STORM DRAIN MANHOLE
 - ⊞ SEWER MANHOLE
 - ⊞ POWER POLE
 - ⊞ GUY ANCHOR
 - ⊞ FIRE HYDRANT
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ WETLAND FLAG
 - ⊞ SOIL PLOT
 - FENCE LINE

STORM DRAINAGE STRUCTURE DATA:

CB1, RIM = 73.60'
18" CMP E, I.E. = 69.05'
6" PVC W, I.E. = 70.16'
12" UNSPECIFIED N, I.E. = 69.17'

CB2, RIM = 73.93'
18" CMP W, I.E. = 68.91'
12" CONC S, I.E. = 68.91'
E. UNKNOWN DUE TO WATER AND LID POSITION

CB3, RIM = 73.44'
12" ADS N, I.E. = 70.02'

CB4, RIM = 73.67'
12" ADS N, I.E. = 70.16'
12" ADS S, I.E. = 70.16'

SDMH1, RIM = 73.59'
ELEVATION AT E. EDGE OF RIM, FULL OF WATER, POSSIBLE VAULT LID

SDMH2, RIM = 73.67'
ELEVATION AT E. EDGE OF RIM, FULL OF WATER, POSSIBLE VAULT LID

SANITARY SEWER STRUCTURE DATA:

SSMH, RIM = 74.43'
CENTER CHANNEL I.E. = 68.10'
6" PVC E, I.E. = 68.77'
UNSPECIFIED SW, I.E. = 68.10'

WATERLINE EASEMENT
L1 N56°55'43" W 27.86'
L2 N62°51'18" W 24.17'
L3 N18°27'41" W 17.15'

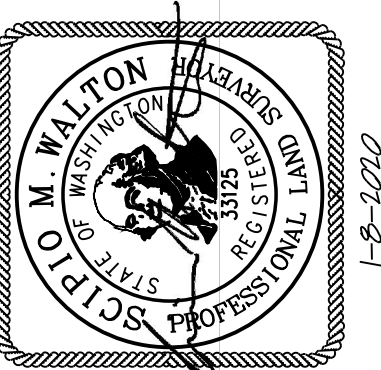
REVISIONS

DWN. BY: SWM
CHK. BY: RPC
DATE: 1-28-2019
JOB #: 16-170
F/B #: 1173
SCALE: 1" = 60'

1-8-2020 SWM ADDED TRACT 999 AND BUFFER ENCROACHMENT AREA AND NOTES
1-28-19 SWM CORRECTIONS PER CITY OF MONROE REVIEW LETTER DATED 1-17-2017

HARMSEN
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SURVEYORS
PLANNERS

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GENESSEE MONROE, LLC
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Monroe, WA 98272

PRELIMINARY SHORT PLAT

DRAWING:
P2

SHEET: 2 OF 2