CITY OF MONROE
RESOLUTION NO. 019/2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, ADOPTING THE HEARING EXAMINER'S FINDINGS OF FACT, CONCLUSIONS OF LAW, RECOMMENDATIONS, AND CONDITIONS OF APPROVAL FOR PRELIMINARY PLAT (PL2016-01) – FOXBOROUGH

WHEREAS, William R. Hegger, applicant, submitted an application on May 13, 2016, for a Preliminary Plat for an 18 lot subdivision (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet) generally located at 17417 West Main Street; and

WHEREAS, the Hearing Examiner for the City of Monroe did hold a public hearing on October 6, 2016, regarding said proposed Preliminary Plat (PL2016-01); and

WHEREAS, the Hearing Examiner for the City of Monroe, upon due consideration and through the development of Findings of Fact, Conclusions of Law, and Conditions of Approval, recommended to the City Council on October 20, 2016, that said Preliminary Plat (PL2016-01) be approved with conditions; and

WHEREAS, the City Council has considered the recommendation of the Hearing Examiner and has determined to approve said Findings of Fact, Conclusions of Law, and Conditions of Approval for said Preliminary Plat (PL2016-01).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DOES RESOLVE AS FOLLOWS:

Section 1. The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation of Approval for the Preliminary Plat (PL2016-01) of Foxborough attached hereto as Exhibit A are hereby adopted. The City Council further adopts as findings the above recitals, and hereby enters the following additional findings and conclusions:

A. The Preliminary Plat has been processed in material compliance with all applicable state and local procedures.

B. As conditioned, the Preliminary Plat satisfies all applicable state and local criteria for approval, including without limitation: (i) RCW 58.17.110 and all other relevant provisions of Chapter 58.17 RCW; (ii) Chapter 21.50 MMC; and (iii) Title 17 MMC.

C. As conditioned, the Preliminary Plat is in conformity with all applicable zoning ordinances and other land use controls.

D. As conditioned, the Preliminary Plat will adequately mitigate the impacts of the project as required and allowed by applicable state and local regulations.

E. The area, location and extent of the property interests and/or features dedicated under the Preliminary Plat are a direct result of the development proposal, are reasonably necessary to mitigate the effects of development, and are proportional to the impacts created by the development.

F. The public interest will be served by approval of the Preliminary Plat.

Section 2. The Preliminary Plat of Foxborough set forth in Exhibit B is hereby approved subject to the following conditions:

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.

2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.

3. If the applicant wishes to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.

4. Park, Traffic and School impact fees in accordance with MMC Chapters 20.10, 20.12 and 20.07 shall be required and paid at the rate in effect at the time of building permit issuance.

5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.

6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.

7. A note shall be added to the face of the plat that states:

   "This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements."

8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045 if the disturbed area exceeds one acre.

9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

Section 3. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor this 16 day of November, 2016.

Approved: November 15, 2016
Effective: November 15, 2016

CITY OF MONROE, WASHINGTON

(SEAL)

Geoffrey Thomas, Mayor

ATTEST:

Elizabeth M. Smoot, MMC, City Clerk

APPROVED AS TO FORM:

J. Zachary Lell, City Attorney

BEFORE THE HEARING EXAMINER
CITY OF MONROE, WASHINGTON

RE: Preliminary Plat Approval for Foxborough Respondent: City of Monroe, Applicant/Proponent: William R. Hegger	File No(s): PL2016-01; FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. INTRODUCTION

The Applicant is requesting preliminary approval of eighteen (18) lot subdivisions (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet). The project is located in the Mixed Use Commercial (MUC) zone. The Comprehensive plan designation for the project is "Mixed Use." The subdivision will be process in accordance with the Subdivision Code and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code (MMC.

As Hearing Examiner for the City of Monroe, I held a public hearing on October 6, 2016 at approximately 10:00 a.m. at the City of Monroe's offices located at 806 W. Main St. in Monroe. The Hearing Examiner has jurisdiction to hear the matters pursuant to Monroe Municipal Code § 17.12; § 18.84; § 21.20. City staff recommended approval of the proposal, subject to conditions. The Hearing Examiner recommends **APPROVAL** of the Applicant's proposal, subject to conditions.

Applicant William R. Hegger ("Applicant") appeared in this matter, presenting witness testimony in support of the proposal. Kristi Kyle, Senior Planner City of Monroe, appeared at the hearing and represented the City of Monroe ("Respondent" or "City") in this matter, presenting witness testimony, together with Exhibits M1 through M15.

The witnesses declared by oath or affirmation the truthfulness of their testimony. I did not receive any written or oral ex parte communication on a fact in issue during the pendency of the proceedings, and made a statement to that effect on the record. The City made a recording of the hearing. The evidence offered was received and all relevant evidence was admitted into the record. I reviewed and considered the written materials and witness testimony presented as evidence at the hearing, a record of which I incorporate in the decision in this matter. The record is on file with the City.

Exhibits: The following exhibits were admitted at the open record hearing:
Respondent/City:

- Exhibit 1: Staff Analysis
- Exhibit 2: Vicinity Map
- Exhibit 3: Preliminary Plat Map
- Exhibit 4: Preliminary Plat Application & project narrative
- Exhibit 5: Notice of complete application
- Exhibit 6: Zoning Map
- Exhibit 7: Prior Comprehensive Plan Map
- Exhibit 8: Notice of Application (Affidavits 9-A through 9-E)

Exhibit 9: Public Comments (Exhibits 9-A through 9-E)
Exhibit 10: Notice of Public Hearing (Affidavits 10-A through 10-D)
Exhibit 11: SEPA Mitigated Determination of Non Significance (MDNS) (Affidavits 11-A through 11-E)
Exhibit 12: Preliminary Landscape & Park Plan
Exhibit 13: Conceptual Utilities Plans
Exhibit 14: Drainage Report
Exhibit 15: GeoTech Report

II. FINDINGS OF FACT

1. Applicant owns property totaling 0.97 acres located at 17417 West Main Street, within the City of Monroe, in the Mixed Use Commercial (MUC) zone (the "Property"). The Property currently is developed with a single-family home, a barn, and two accessory structures. The Property is generally flat, with the majority of the site lawn with scattered trees. (Exhibit 1)

2. The Applicant proposes to subdivide the Property into an 18-lot subdivision of townhomes, consisting of four multi-unit buildings with zero lot lines (two 6-unit buildings to the east and two 3-unit buildings to the west). Geotechnical engineering for the proposal anticipates two-story structures utilizing wood frame construction. Access to the subdivision's dwelling units will be from a single driveway on West Main Street leading to an internal east-west access easement approximately 28 feet in width that will provide access to the dwelling units. (Exhibits 1, 15)

3. The site is not located within the shoreline jurisdiction for the City, is not located within a floodplain, and does not contain any known or observed critical areas. (Exhibits 1, 2)

4. Comprehensive Plan Land Use Designations, Zoning Designation, and Existing Land Uses of the Site and Surrounding Area, include the following: (Exhibits 1, 2)

Area	Existing Land Use Designation	Zoning	Existing Use
Project Site ("Property"	Mixed Use	Mixed Use Commercial (MUC)	Single-family residence and barn
North of Site	High Density SFR	Urban Residential (UR6000)	Single-family residential
South of Site	General Commercial & Mixed Use	Mixed Use Commercial (MUC)	Multi-family & Commercial
East of Site	Mixed Use	Mixed Use Commercial (MUC)	Single-family residential
West of Site	Mixed Use	Mixed Use Commercial (MUC)	Single-family residential

5. Public Utilities and Services are provided by the following: (Exhibit 1)

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3 & 7
Telephone	Verizon	School:	Monroe Public Schools

Electricity	Snohomish County PUD No. 1	Hospital:	Evergreen Health

6. The Applicant submitted its application for the Foxborough Preliminary Plat on May 13, 2016. The City of Monroe determined the application complete on June 3, 2016. A Notice of Application was issued on June 7, 2016, and a notice of Public Hearing was issued on September 20, 2016. Required notices were sent directly by the City of Monroe to nearby property owners, affected agencies, tribes, and interested persons, and public notice of the hearing was posted on the subject property, and various locations. (Exhibits 4, 5, 8, 9, 10)

7. Public comment was received from: Todd Rehm (neighbor); Michael Whitney (neighbor); Mark Oens of Snohomish County PUD #1; Faye Ryan, of Puget Sound Energy; and Grethen Kaehler, of the Washington State Department of Archaeology & Historic Preservation (DAHP). Mr. Rehm lives on 174th Dr. SE, and expressed concerns regarding the Foxborough development and associated buildings and landscaping blocking views of traffic going westbound on Main Street, as well as asserting that two-story homes will blend with the existing homes in the neighborhood. Mr. Whitney also lives on 174th Dr. SE, and expressed similar concerns regarding the project hindering line-of-sight driveway egress visibility for 174th, and the additional traffic the development is projected to generate. He also expressed concerns regarding the design of the proposed development, and particularly with the potential height of the buildings. (Exhibit 9)

8. A State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) was issued, published, posted and mailed on August 9, 2016. The DNS provided a comment period ending on August 23, 2016 and an appeal period ending on August 30, 2016. The City received no comments or appeals. (Exhibits 1, 11)

9. The Applicant submitted a Preliminary Plat Map, a Preliminary Landscape & Park plans and a Preliminary Sewer, Water, Paving & Drainage Plan with the proposal. These submittals show the locations for buildings, pavement, lawn, shrubs, trees, and similar plantings and landscaping, and related irrigation. These plans also include a foursquare play area on a concrete pad, with tables and seating. The plans show that the proposed building closest to the intersection of West Main Street and 174th Dr. SE will be set back from the intersection due to certain utility easements and design constraints, but this area will include trees, shrubs, and landscaping. (Exhibits 3, 12, 13)

10. The Applicant also submitted a Drainage Report and a GeoTech Report with the proposal. These reports state that the site will provide for 100% infiltration, with no runoff leaving the site, and that subsurface condition at the site are suitable for the proposed improvements. (Exhibits14, 15)

11. The City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief all reviewed and commented on the proposed project. Their comments were included in the staff report and recommended permit conditions of approval. (Exhibit 1)

12. City staff reported that the proposal conforms to the City of Monroe's 2015-2035 Comprehensive Plan, that development of multifamily dwellings served by public utilities is consistent with the "Mixed Use" Comprehensive Plan designation and the proposed density ranges specified by the designation. (This zoning has a gross density up to 25 dwelling units per acre.) (Exhibit 1)

13. City staff determined based on the facts presented in the development application, as well as the analysis completed by city staff, that the development does not lower the level of service on the following public facilities and services below the minimum standards established within the comprehensive plan: potable water, wastewater, storm water drainage, police and fire protection, parks and recreation, arterial roadways, and public schools. (Exhibit 1, 13, 14)

14. City staff report that there is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision, and that all lots in the proposed subdivision will connect to the City's water and sanitary sewer system. City staff noted that sanitary sewer and water linses will be constructed in the proposed access, utility and parking easement (Tracts 997 and 999) in accordance with the City's Public Works Design and Construction Standards. Stormwater runoff from the private public road and furture lots will be collected in catch basins and conveyed to infiltration galleries located on site. (Exhibit 1, 13, 14)

15. Access to the development is proposed via West Main Street, with internal access to individual lots provided through a private road with a 28 foot narrow private easement (Tract 997 and 999). The City's Public Works Director approved the proposed private access, utility and parking easement. Frontage improvements along West Main Street will be installed, and include curb and gutter, and a five foot wide sidewalk along the entire length of the site frontage. (Exhibit 1)

16. City staff further reported that all direct impacts of the proposal have been or will be mitigated through municipal code requirements and the proposed conditions of preliminary plat approval. City staff stated that strategies and financial commitments are in place to complete necessary improvements within six years as set forth in the Comprehensive Plan. (Exhibit 1)

17. City staff performed density and dimensional standards calculations for the 0.97 acre Property per MMC section 18.10.050 Zoning Land Use Matrix and MMC section 18.10.140 Bulk Requirements and Table B, using the requirements for development within the mixed use zone, and determined that the Applicant's proposal for is consistent with that allowed by City code. (Exhibit 1)

18. Review of the preliminary plat development plans confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare, including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner Elementary School and the residents of the City. City staff concluded that the public interest would be served by the proposed subdivision

and dedication, because it is in accordance with the goals and objectives set forth in the Monroe Municipal Code, 2015-2035 Comprehensive Plan and the prior 2005-2035 Comprehensive Plan. (Exhibit 1)

19. Review of the proposed preliminary plat development plans also confirms that the areas designated for dedication (roadways) to the City of Monroe will be conditioned per preliminary plat approval conditions. The subject proposal does not include dedication of a public park; however, a small amount of private recreation space has been provided for in Tract 998. Tract 998 is approximately 694 square feet. Staff reported that the Applicant will provide additional open space within each lot as development occurs, with the Applicant demonstrating compliance with open space requirements at the time of a complete building permit application submittal. (Exhibits 1, 3)

20. The City's staff recommended that the Hearing Examiner forward a recommendation of approval to the City Council for the Foxborough Preliminary Plat (#PL2016-01) subject to certain recommended conditions of approval.

III. CONCLUSIONS

The evidence presented is reliable, probative and substantial evidence upon which to base a determination in this matter.

Preliminary Plat

A preliminary plat requires a public hearing before the Hearing Examiner and a recommendation to the City Council.[1] Preliminary Plat approval shall be granted only when the proposal is consistent with the provisions of City of Monroe Comprehensive Plan, applicable provisions of the Monroe Municipal Code (Subdivisions, Planning and Zoning, Environment, and Development and Review Procedures).[2]

I found persuasive the testimony and evidence presented concerning the proposed development's consistency with the provisions of the City's Comprehensive Plan and applicable provisions of the City's code. Specifically, I note that Applicant's proposal for a residential subdivision of townhomes is consistent with the zoning for this property, and consistent with other development adjacent to or near this property. The proposed development will necessarily result in a small amount of additional traffic, but I did not find evidence that the development will hinder line-of-sight driveway egress visibility for residents along 174th. As noted by neighbors the Foxborough subdivision will include shrubs, trees, and certain landscaping features similar to that found in other neighborhood subdivisions, and these features will require maintenance.

I submit a recommendation of approval based on the following specific findings and conclusions:

[1] *See* MMC 21.20.050(F).
[2] *See* MMC 17.12.030.

1. Staff Report: I find based on the record that the City planner submitted a report to the administrator indicating that the proposed subdivision follows all City zoning regulations, development standards, and ordinances, is in compliance with the City's comprehensive plan, and complete documents have been submitted pursuant to the State Environmental Policy Act (SEPA). The preliminary plat proposing the Foxborough development of townhomes served by public utilities, as conditioned, is consistent with the City of Monroe's Comprehensive Plan for this mixed use comprehensive plan designation, and meets the goals, policies, requirements and intent of the Monroe Municipal Code, comprehensive plan, and Shoreline Master Program.
2. Staff Report: I find based on the record that, as conditioned, the proposed subdivision's street system, sewage disposal system, storm sewer system, and water supply system conform to the City's current development standards, meeting City requirements for initial engineering and improvements. Applicant's proposal makes adequate provision to minimize or eliminate flood damage and to ensure that an adequate drainage system is provided to reduce exposure to flood damage. There were no identified issues with respect to easements, or effects on other public works.
3. Public Safety Officials: I find based on the record that, as conditioned, the development does not lower the level of service below the minimum standards established within the comprehensive plan for: potable water; wastewater; storm water drainage; police and fire protection; parks and recreation; arterial roadways; and public schools. The development provides adequate access for emergency vehicles.
4. Public Hearing: The City held a public hearing to assist in determining the public interest to be served by the proposed subdivision, providing required notice of the hearing. I find based on the record that the development is in the public interest, effectively addressing the City's efforts to meet population growth targets developed by Snohomish County. The physical location of the proposed subdivision is appropriate, with adequate protections for critical areas and wetland conditions (there are none). I find that provision is made to protect the public health, safety and general welfare, and that the provision of additional open space within the proposed subdivision further serves the public interest of the future residents as it will meet City requirements at the time of a complete building permit application submittal.
5. Conformity: I find based on the hearing record that that the proposed subdivision conforms to the City's comprehensive plan and the Shoreline Master Program. Specifically, I note the facts contained in the City's Staff Report in making this finding.
6. Physical Characteristics: I find based on the hearing record that the physical characteristics of the site are appropriate for the proposed development; specifically, I find that evidence concerning protection from floods, inundation or wetland conditions is addressed in Applicant's proposal, as conditioned.
7. Mitigation and Concurrency: I find based on the hearing record that, as conditioned, the development provides for payment of all identified direct impacts through required traffic impact mitigation fees, park impact mitigation fees, school impact mitigation fees, water system capital improvement charges, wastewater capital improvement charges, and provides for replacement, relocation, or

abandonment of required easements. I further note the staff report stating that financial requirements for completing necessary improvements and payment of mitigation fees are included in the proposal, meeting concurrency requirements.

IV. RECOMMENDATION

The Hearing Examiner submits a recommendation that the Monroe City Council **APPROVE** the Foxborough Preliminary Plat (PL2016-01) located at subject to the conditions noted below, consistent with the recommendations submitted by City staff:

Conditions:

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.
2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.
3. If the applicant wished to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.
4. Park, Traffic and School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.
5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.
6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.
7. A note shall be added to the face of the plat that states:
   "This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements."
8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045 if the disturbed area exceeds one acre.
9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section of chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.
10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

Respectfully Submitted, Dated: 10/20/2016

Carl D. Cox
Hearing Examiner
14725 NE 20th St. #D-5
Bellevue, WA 98007
Tel: (425) 242-1504
Fax: (425) 615-7202

NOTICES

Appeal process for SEPA-related appeal issues: This decision of the Hearing Examiner is a final decision.

Judicial Appeals (MMC 21.60.030)
Appeals from the final decision of the city council, planning commission, or hearing examiner, or other city board or body involving MMC Titles 15 through 20, and for which all other appeals specifically authorized have been timely exhausted, shall be made to Snohomish County superior court within twenty-one days of the date the decision or action became final, unless another time period is established by state law or local ordinance.

Notice of the appeal and any other pleadings to be filed with the court shall be served on the city as required by law.

The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The appellant shall post with the city clerk prior to the preparation of any records an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

Reconsiderations (MMC 21.50.080)
MMC 21.50.080 allows a party of record to a public hearing or closed record appeal, to seek reconsideration of a recommendation or a decision by the Hearing Examiner or hearing body, by filing a written request for reconsideration with the Community Development Department within ten calendar days, following issuance of the written final decision.

All motions for reconsideration requests shall state the specific errors of law, fact, or procedure. Reconsideration will be granted only when an obvious legal error has occurred or a material factual issue has been overlooked that would change the previous decision. If a request for reconsideration is accepted, a decision or recommendation is not final until after a decision on the reconsideration request has been issued.

Appeals of shoreline permit decisions and decisions on shoreline permit revisions, letters of exemption and other approvals required by the Master Program shall be heard in accordance with Chapter 21.60 MMC and RCW 90.58.180.

STAFF REPORT & RECOMMENDATION
PRELIMINARY PLAT SUBDIVISION
File # PL 2016-01
FOXBOROUGH

PUBLIC HEARING DATE:
October 6, 2016 at 10:00am
Monroe City Hall Council Chambers
806 West Main Street

TO:	Mr. Carl Cox, City of Monroe Hearing Examiner	
FROM:	Kristi Kyle, Senior Planner, City of Monroe	
DATE:	September 27, 2016	
SUBJECT:	Preliminary Plat	File No. PL 2016-01

A. PROJECT DESCRIPTION AND REQUEST

The applicant, William R. Hegger, has submitted an application for preliminary plat approval for an 18 lot subdivision (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the Subdivision Code and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code (MMC).

There is one existing single family residence, a barn, and two accessory structures located on the property. All of these buildings will be removed with development of the Foxborough subdivision. All development standards, including required street improvements and associated clearing and grading and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.), have been reviewed against the applicable sections of the Monroe Municipal Code.

B. GENERAL INFORMATION

1. Applicant: William R. Hegger, 13110 NE 177th Place, #202, Woodinville, WA 98072.

2. Contact Person: William R. Hegger, 13110 NE 177th Place, #202, Woodinville, WA 98072.

3. Owner: The Estate of Irene Fox, 18821 116th St SE, Snohomish, WA 98290.

4. General Location: The project is located at 17417 West Main Street, Monroe, Washington, Snohomish County Assessor's Tax Parcel No. 27060200404100, Section 02, Township 27, Range 06. (Exhibit 2).

5. Address of Property: 17417 West Main Street, Monroe, WA 98272.

6. Description of Proposal: Preliminary Plat of an 18 lot (townhomes) subdivision (Exhibit 3).

7. General Description: The site is located at 17417 West Main Street in Section 2, Township 27, and Range 06. There is currently a single family home with a barn and two accessory structures on the 0.97 acre site. The majority of the site is lawn with scattered trees. The topography of the site is generally flat.

8. The site is proposed to be subdivided into an 18 lot subdivision, which will be developed with zero lot lines consisting of four multi-unit buildings, two 6-unit buildings to the east and two 3-unit buildings to the west. Access to the subdivision's dwelling units will be from a single driveway on West Main Street. That driveway will lead to an internal east-west access easement approximately 28 feet in width that will provide access to the dwelling units. There are no known critical areas on site.

9. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	EXISTING LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residence and barn
North of Site	High Density SFR	Urban Residential (UR6000)	Single family residential
South of Site (across West Main Street)	General Commercial & Mixed Use	Mixed Use Commercial (MUC)	Multi-family & Commercial
East of Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residential
West of Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residential

10. Public Utilities and Services Provided by:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3 & 7
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

C. FINDINGS OF FACT

1. Application Process and Review Criteria: A preliminary plat requires a public hearing before the Hearing Examiner and a recommendation to the City Council per City of Monroe Municipal Code (MMC) section 21.20.050(F).

2. Application: The Foxborough Preliminary Plat application was received by the City of Monroe on May 13, 2016 (Exhibit 4). The application was deemed complete on June 3,

2016 (Exhibit 5). A Notice of Application was issued on June 7, 2016 and a notice of Public Hearing was published, posted, and mailed on September 20, 2016.

3. Comprehensive Plan and Zoning: The Comprehensive Plan 2015-2035 designates the site as "Mixed Use" which has a gross density up to 25 Dwelling Units per Acre. The site is zoned Mixed Use Commercial (Exhibit 6).

The Comprehensive Plan (Table 3.07) provides the following description of the respective designation (Exhibit 7):

> *"Mixed-Use*. Mixed-Use areas should be concentrated in areas of the city characterized by a diverse fine-grained mix of land uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services / facilities are available or where the city or proponent can provide public services. Mixed-use areas encourage office, retail, and light-industrial uses; compatible high-technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 25 dwelling units per acre integrated throughout the district, within the same property, or inside a single building.
>
> Design standards will increase compatibility among the mixed-uses on both the site and structures. Standards to integrate development may include but not be limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification. Individual development proposals will take into account the density of adjacent existing development and the capacities of existing and planned public facilities."

4. Public Notification and Comments: Public notice for the application was provided in accordance with the requirements of MMC section 21.40.010. A Notice of Application was published, posted, and mailed on June 7, 2016 (Exhibit 8). A public comment period was provided from June 7, 2016 through June 22, 2016. Comments were received Snohomish County PUD #1, the Washington State Department of Archaeology & Historic Preservation (DAHP) and Michael Whitney (Exhibit 9). A Public Hearing notice was published, posted, and mailed on September 20, 2016 (Exhibit 10).

5. SEPA Environmental Review: A State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) was issued, published, posted and mailed on August 9, 2016. The DNS provided a comment period ending on August 23, 2016 and an appeal period ending on August 30, 2016. No comments or appeals were received (Exhibit 11).

6. Density and Dimensional Standards: Per MMC section 18.10.050 Zoning Land Use Matrix, and MMC section 18.10.140 Bulk Requirements and Table B, the development shall comply with the following standards for the Mixed Use zone for multifamily residential development:

- Minimum Front Yard Setback: (5 feet to the living area/20 feet maximum allowed)
- Minimum Side Yard Setback: (0 feet between attached units/10 feet for the outside units)

- Minimum Rear Yard Setback: (10-20 feet; NOTE: The rear setback can be reduced to ten feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a minimum backup area of twenty feet including the alley or private lane.)
- Maximum Building Height: (35-55 feet)

Table B

– Mixed Use Zoning District Bulk Development Requirements

	Mixed Use	
	MUNC	**MUC**
Minimum Lot Size, in sq. ft.	NA	NA
Minimum Lot Width[1]	NA	NA
Maximum Lot Coverage	75%	NA[2]
Maximum Building Height[3]	35 – 45	35 – 55
Minimum First Story Height (mixed use buildings)	15	15
Front Yard Setback[4,5]	5/20	5/20
Side Yard Setback[6,7,8]	5 – 10	10
Rear Yard Setback[9]	10 – 20	10 – 20
Landscape Buffer[10]	5	5

Notes:
1. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4.
2. Except as required by the landscape and parking district requirements.
3. The maximum height along street frontages is limited to thirty-five feet (three stories); in the MUNC zone height can be increased to forty-five feet when the fourth floor is stepped back and in the MUC zone height can be increased to fifty-five feet when the fourth and fifth floors are stepped back.
4. The minimum required setback is five feet; the maximum allowed setback is twenty feet.
5. Porches, covered entries, or pedestrian-oriented spaces may project up to five feet into front yard setbacks.
6. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
7. Side yard setbacks for single-family residences will be five feet minimum; all other mixed use, commercial and multifamily structures will be ten feet minimum.

8. Side yard setbacks for fourth and fifth floors require an additional five feet per floor. That is, the fourth floor must be set back at least five feet from the building's edge and the fifth floor must be set back at least ten feet from the building's edge.
9. The rear setback can be reduced to ten feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a minimum backup area of twenty feet including the alley or private lane.
10. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.

7. MMC Title 17 Subdivision(s): Pursuant to MMC 17.12.030(E), the City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief have all reviewed and commented on the proposed project. Their comments are included in the body of this report and in the project permit conditions of approval.

8. MMC Title 17 Preliminary Plat Decision Criteria: Pursuant to MMC 17.12.030(H)(1-3) the applicant shall comply with the following:

The hearing authority shall consider if the proposed subdivision conforms to the comprehensive plan and the Shoreline Master Program;

The site is not located within the shoreline jurisdiction for the City. The proposed preliminary plat conforms to the City of Monroe's 2015-2035 Comprehensive Plan. Development of multifamily dwellings served by public utilities is consistent with the "Mixed Use" Comprehensive Plan Land Use designation and the proposed density ranges specified by the designation.

The hearing authority shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of improper protection from floods, inundation or wetland conditions;

The site is not located within a floodplain and does not contain any known or observed critical areas.

All identified direct impacts must be mitigated or meet concurrency as set forth in MMC Title 20.

All direct impacts of the proposal have been or will be mitigated through municipal code requirements and the conditions of preliminary plat approval.

Per MMC section 20.06.030(D), strategies and financial commitments are in place to complete necessary improvements or strategies within six years of time of development as set forth in the Comprehensive Plan. This includes the payment of mitigation and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during subdivision improvement construction. The City of Monroe Police Department and Fire District #3 & #7 did not raise any concerns regarding level of service standards when provided the opportunity to comment on the proposed preliminary plat.

According to the information presented in the development application as well as the analysis completed by City staff, the development does not lower the level of service on the following public facilities and services below the minimum standards established within the City of Monroe Comprehensive Plan:

a. Potable water;
b. Wastewater;
c. Storm water drainage;
d. Police and fire protection;
e. Parks and recreation;
f. Arterial roadways; and
g. Public schools.

9. RCW 58.17.110 Approval or disapproval of subdivision and dedication-factors to be considered-Conditions of approval-Finding-Release from damages:

1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:

(a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school and the residents of the City. The Monroe School District was notified of the development application. No comments were from the Monroe School District on the proposal.

(b) Whether the public interest will be served by the subdivision and dedication.

The proposed subdivision is in accordance with the goals and objectives put forth in the Monroe Municipal Code, and the City of Monroe 2015-2035 Comprehensive Plan. As such, it has been determined to meet the public interest.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health. Staff Analysis, Findings 11-15, addresses safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner Elementary School and the residents of the City of Monroe.

(b) The public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner elementary school and the residents of the City of Monroe. The subject proposal does not include dedication of a public park. Private recreation space has been provided in Tract 998.

10. Critical Areas: There are no known critical areas on this site.

11. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed access, utility and parking easement (Tracts 997 & 999) in accordance with the City's Public Works Design and Construction Standards. Conceptual utilities plan attached as Exhibit 13.

Stormwater runoff from the private public road and future lots will be collected (catch basins) and conveyed to infiltration galleries located on site. Drainage Report Exhibit 14.

As part of the civil plan review process, the applicant will submit plans for review to install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2005) as administered by the City Engineer.

12. Streets and Traffic: Access to the development is proposed via West Main Street. Internal access to individual lots will be provided through a private road with a 28 foot narrow private easement (Tract 997 & 999). The proposed private access, utility and parking easement was approved by the Public Works Director. Frontage improvements along West Main Street will be installed and include curb and gutter, and a five foot wide sidewalk along the entire length of the site frontage.

    Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact fee program under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment. Internal access easements will be installed in accordance with the City's Public Works Design and Construction Standards.

13. Park and Recreation Usable Open Space: The proposed preliminary plat proposes one park tract within the development. Tract 998 is approximately 694 square feet in area and will be used for passive recreation. Park and Recreation Usable Open Space is not required for standard subdivisions but is a requirement for multifamily developments and assessed during the building permit stage, the applicant has provided Tract 998 and will provide additional space within each lot as development occurs.

    At the time of a complete building permit application submittal for multifamily townhomes, the applicant shall demonstrate compliance with MMC sections 18.78.080(A) (table below), 18.78.080(B)(3) and 18.78.080(D)(1).

Type of dwelling unit	Open space
Studio and one bedroom	90 square feet per unit
Two bedrooms	130 square feet per unit
Three or more bedrooms	170 square feet per unit

    Impacts to the City park and recreation system from the anticipated additional public park users are addressed through mitigation programs. In accordance with the City's park impact fees established under MMC Chapter 20.10, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC Chapter 20.10. Park impact fees shall be based on the fee amount in effect at the time of payment.

14. Schools: Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are addressed through mitigation programs. The City of Monroe has adopted the Monroe School District 2012 - 2017 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC Chapter 20.07. School mitigation fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are be based on the amount in effect at the time of payment.

RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school". Students will either walk or be bussed from the development to school by the Monroe School District. The public streets fronting on and/or adjacent to the subdivision include sidewalks on all sides of the street as well as sidewalk along the property frontage along West Main Street.

15. Development shall be subject to all applicable MMC requirements specifically including, and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

16. Preliminary Plat Expiration: Per MMC section 17.12.020(A), preliminary approval of a proposed plat shall be effective for a period not to exceed five years from the date of City Council approval, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

D. CONCLUSIONS

1. The City of Monroe 2015-2035 Comprehensive Plan Future Plan Map designation for the site is "Mixed Use" which has a gross density of up to 25 Units per Acre. The site's zoning is Mixed Use Commercial (MUC).

2. The application was submitted on May 13, 2016 and determined to be complete on June 3, 2016.

3. A SEPA Determination of Non-Significance (DNS) was issued on August 9, 2016. No comments or appeals were received on the DNS.

4. The proposed preliminary plat, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the adopted City of Monroe 2015-2035 Comprehensive Plan.

5. The proposed preliminary plat, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.

6. The proposed preliminary plat, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning.*

7. The proposed preliminary plat, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.

8. The proposed preliminary plat as conditioned meets all MMC requirements for a subdivision.

9. The preliminary plat should be approved subject to the conditions noted below.

10. The preliminary plat approval shall expire five years from the date of City Council approval.

E. STAFF RECOMMENDATION

Based on the application and Facts and Findings of the staff report, Staff recommends that the Hearing Examiner recommend that the Monroe City Council **APPROVE** the Foxborough Preliminary Plat (PL 2016-01) located at 17417 West Main Street in the Mixed Use Commercial (MUC) zoning district, subject to the following conditions of approval.

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.

2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.

3. If the applicant wishes to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.

4. Park, Traffic and School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.

5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.

6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.

7. A note shall be added to the face of the plat that states:

   > "This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements."

8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

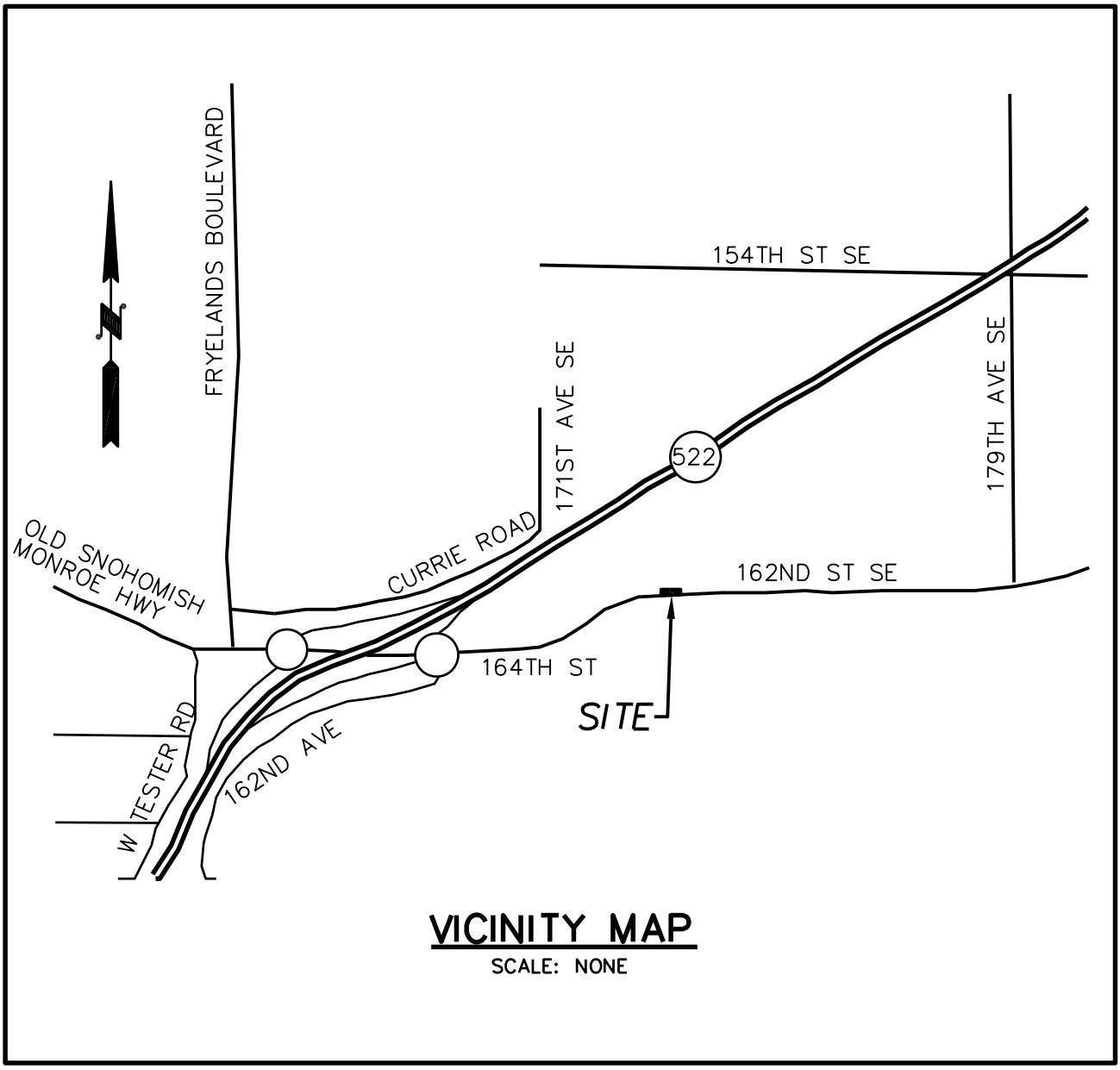
9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital

improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

Distributed to the Following Parties of Record:

- File PL 2016-01 Preliminary Plat
- Steve Mason, Harmsen & Associates, Inc. 125 E Main Street, Monroe WA 98272
- Snohomish County PUD #1
- Washington State Department of Archaeology & Historic Preservation (DAHP)
- Michael Whitney



VICINITY MAP

SCALE: NONE

EXHIBIT 3

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

SITE INFORMATION

TAX PARCEL #	27060200404100
SITE ADDRESS	17417 WEST MAIN STREET MONROE, WA 98272
ZONING	MUC 12-20 UNITS/ACRE
COMP PLAN	MIXED USE
USE CLASSIFICATION	DWELLINGS, TOWNHOMES
PROPERTY SIZE (TOTAL)	42,041 SF (0.97 AC)
MINIMUM LOT SIZE	N/A
LOT COVERAGE	N/A
BUILDING SETBACKS	FRONT – MIN: 5', MAX: 20' SIDE – INTERIOR LOT LINES: 0' – EXTERIOR LOT LINES: 10' REAR – 10' – 20'
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	SNO. CO. FIRE DISTRICT #3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	ESTATE OF IRENE M. FOX

OWNER/APPLICANT/CONTACT

WILLIAM HEGGER
13110 NE 177TH PL., #202
WOODINVILLE, WA 98072
PH: 206-679-5131

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN & ASSOCIATES INC
125 E MAIN STREET, SUITE 104
MONROE, WA 98272
PH: 360-794-7811
EMAIL: davidh@harmseninc.com

LAND SURVEYOR

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

GEOTECHNICAL ENGINEER

EDWARDO GARCIA
GEOTEST
741 MARINE DRIVE
BELLINGHAM, WA 98225
PH: 360-733-7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 206-331-5123

SHEET INDEX

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-2621293 DATED MAY 2, 2016)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP200101, ACCORDING TO THE MAP RECORDED UNDER RECORDING NUMBER 200107145001, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MAXIMUM DENSITY CALCULATION

PROPOSED NUMBER OF LOTS = 18

ACTUAL DENSITY CALCULATIONS

GROSS DENSITY:
12-20 UNITS PER ACRE
GROSS SITE AREA = 0.97 AC
MINIMUM DENSITY = 12 LOTS
MAXIMUM DENSITY = 19 LOTS
PROPOSED LOTS = 18

AVERAGE LOT SIZE: 2,030 S.F.
PROPOSED NET DENSITY: 19 D.U./ACRE

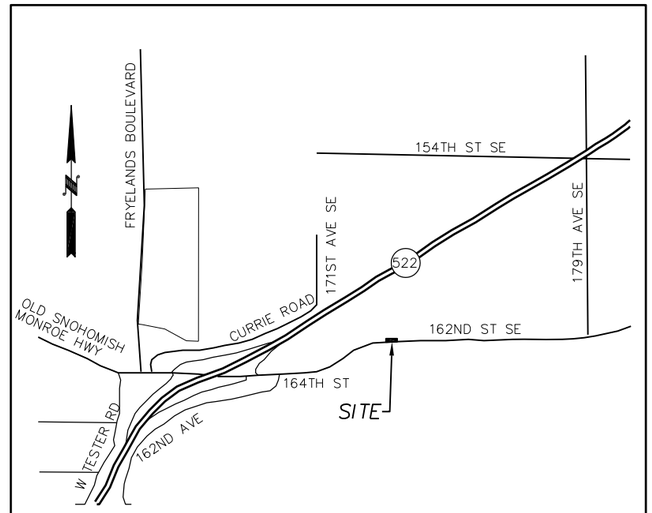
PARKING SPACE CALCULATIONS

REQUIRED PARKING STALLS:
36 STALLS

PROVIDED PARKING STALLS:
36 GARAGE STALLS
11 EXTERIOR STALLS
47 TOTAL STALLS

LOT SIZE

LOT #	SF	ACRES
1	2,666	0.061
2	1,521	0.035
3	1,775	0.041
4	1,647	0.038
5	1,900	0.044
6	1,900	0.044
7	1,900	0.044
8	1,899	0.044
9	2,234	0.051
10	2,213	0.051
11	1,886	0.043
12	1,914	0.044
13	1,941	0.044
14	1,968	0.045
15	1,672	0.038
16	2,312	0.053
17	2,212	0.051
18	2,991	0.069
TOTAL	36,551	0.839
TRACT 999	5,490	0.126
GRAND TOTAL	42,041	0.965



VICINITY MAP

SCALE: NONE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTON — STATE OF WASHINGTON — 53129 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

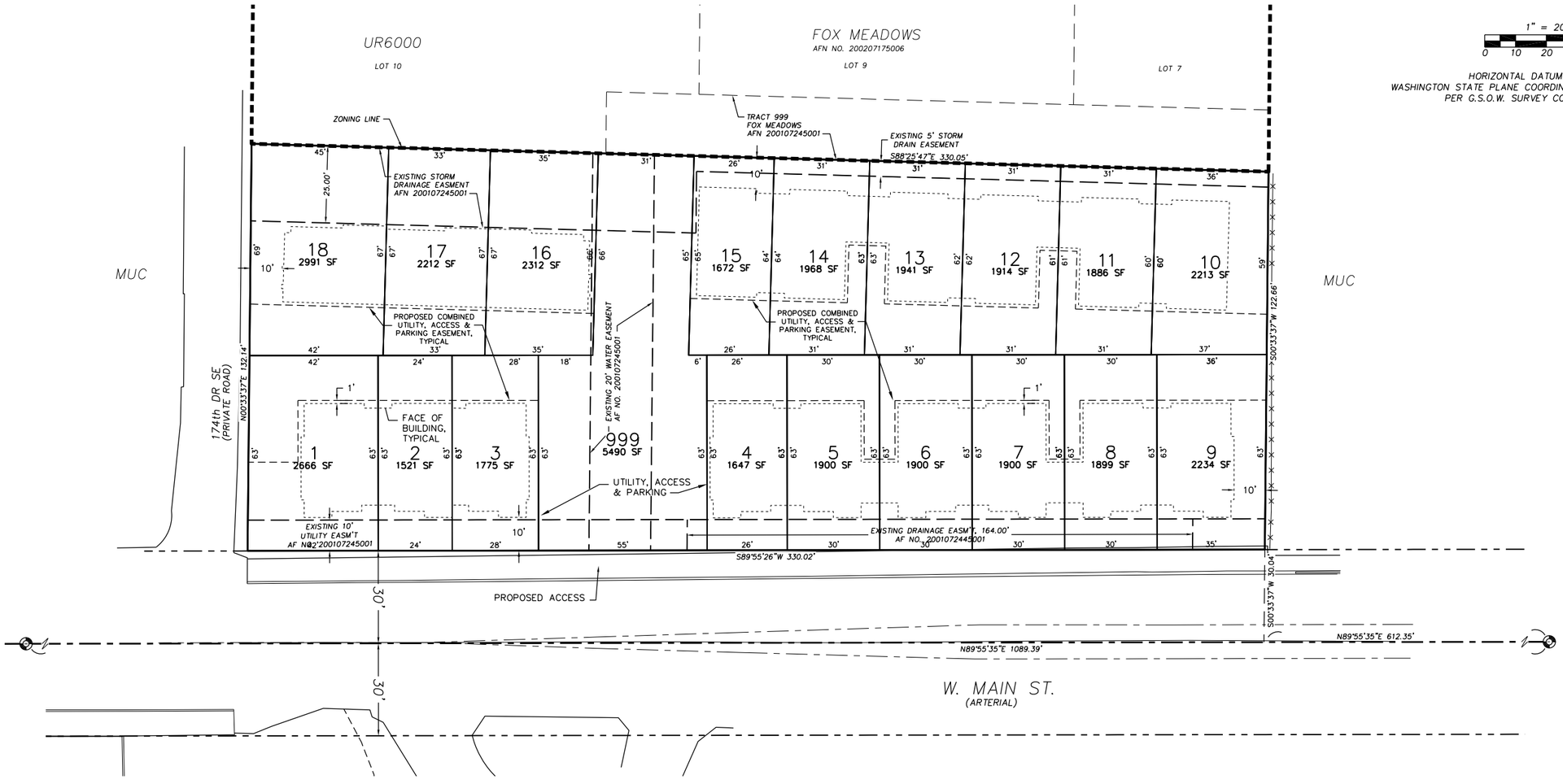
COVER SHEET

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	N/A

811 Know what's below. Call before you dig.

P1

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



PRELIMINARY PLAT MAP

VERTICAL DATUM
NAVD 88
ESTABLISHED BY GPS

1" = 20'
0 10 20 40

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS
SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTMAN
STATE OF WASHINGTON
33125
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

PRELIMINARY PLAT MAP

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'

811 Know what's below. Call before you dig.

P2

FOR OFFICE USE ONLY
PERMIT #(S) PL2016-01

MONROE
WASHINGTON

Community Development
Planning Division

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY – FRIDAY 8:00 – 12:00 / 1:00 – 5:00

Building
- ☐ Commercial T/I
- ☐ Demolition
- ☐ Garage/Carport
- ☐ Mechanical
- ☐ New Construction (Commercial/Residential)
- ☐ Plumbing
- ☐ Racking
- ☐ Residential Remodel
- ☐ Sign
- ☐ Other _____

Operations
- ☐ Engineering Review
- ☐ Fencing
- ☐ Grading
- ☐ Retaining wall
- ☐ Rockery
- ☐ Right-of-Way Disturbance
- ☐ Special Flood Hazard Area
- ☐ Utility Service
- ☐ Other _____

Fire
- ☐ Fire Alarm
- ☐ Fire Sprinkler
- ☐ High Piled Storage
- ☐ Hood Suppression
- ☐ Operational
- ☐ Spray Booth
- ☐ Tents & Canopies
- ☐ Other _____

Land Use
- ☐ Accessory Dwelling Unit
- ☐ Boundary Line Adjustment /Lot Consolidation
- ☐ Conditional/Special Use
- ☐ Land Clearing/Forest Practices
- ☐ Planned Residential Development
- ☐ Shoreline Permit
- ☐ Short Plat
- ☒ Subdivision/Plat
- ☐ Variance
- ☐ Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 17417 WEST MAIN STREET

Size of site (acre/square feet): 0.97/42041

Assessor's Tax Parcel Number (14 digits): 27060200404100

Applicant: WILLIAM R. HEGGER Phone # (206) 679-5131

*Signature: William R. Hegger Printed Name: WILLIAM R. HEGGER

Mailing Address: 13110 NE 177th PL. #202 Fax # (____) _____

City WOODINVILLE State WASH Zip 98072 E-mail STNHILLD@AOL.COM

Property Owner: THE ESTATE OF IRENE FOX Phone # (____) _____

**Signature: by Michael Schwartz Printed Name: Michael Schwartz
ITS PERSONAL REPRESENTATIVE

Mailing Address: 18821 116TH ST SE Fax # (____) _____

City SNOHOMISH State WA Zip 98290 E-mail _____

Attach a separate sheet for additional property owners/additional addresses

***Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.**

****Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.**

City of Monroe
Land Use Permit Application- Page 2

Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

The project is a residential sub-division of a 0.97 acre parcel using zero lot lines to create separate lots of the 18 attached units consisting of two 6-plexes and two 3-plexes. Minimum proposed lot size is 1,521 sf and maximum lot size is 2,991 sf. Vehicular access will be from a private drive that runs north from a driveway apron on West Main Street, between two of the buildings, and then tees east and west to provide access to all of the lots. Zoning is MUC with a Comp Plan of Mixed Use. 36 parking stalls are provided in the units with an additional 11 exterior stalls for a total of 47 parking stalls.

FOR OFFICE USE ONLY

Planning Application Fee:_____ Publication Fee:_____
Fire Plan Check Fee:_____ Mailing Fee: _____
SEPA Fee: _____ Technology Fee:_____
TOTAL FEES:_____

INTRODUCTION

FoxBorough, is a Townhouse project comprised of 18 fee simple Townhomes. Each home will have an attached two-car garage. The current zoning for this project is MUC. This zoning provides for townhome development on individual lots.

The complex will be served by a private roadway, entering from West Main Street. Each home will have separate water and sewer facilities as well as power and other utilities.

Additional off street guest parking is provided. Each home will have individual fire suppression systems as added benefit to the community, and the City's Emergency services.

SITE FEATURES

Each home contain a two car garage for parking. The private roadway insures adequate turning radiuses for both home owners entering and leaving the home, as well as generous clearance ranges for utility and safety vehicles, and guest parking.

Community Benefits

The development is sensitive to both private and public interest being served. The development utilizes both the City's Bulk Requirements as well as the City's Mixed Use Design Standards. Such uses provide for reduced roadways, decreasing the amount of impervious road systems, maximizing the number of off street parking available, and achieving the comp plan and code densities in the core area of the City.

For example: The use of standard sixty-foot wide roadways would reduce the amount of homes in this development from eighteen to nine. A direct loss of new home availability in the Infill area. The use of a sixty-foot roadway would consume a large portion of property area, reducing quest parking substantially. Use of the City's Bulk Standards and codes, utilizing the City's private road details, provide the development with an additional thirteen quest parking units, that would be lost to oversized drive lanes. These smaller roadways will have less impact to West Main Street. These code provisions also provide the area needed to achieve a more balanced compliance between the Comprehensive Plan and the City's Code Densities. Variations of lot width and depth ratios will be obtained through the City's bulk requirements.

The use of the City's Infill Mixed Use Design Standards provides Main Street with a substantive building elements and varied materials that maintain the City's architectural character that is present along Main Street. The use of well designed stylistic buildings that will distinguish each building to create a sense of evolution rather than an appearance of a one-step development.

MONROE
WASHINGTON

June 3, 2016

William R. Hegger
13110 NE 177th Place #202
Woodinville, WA 98072

RE: Notice of Complete Application for Foxborough Preliminary Subdivision

File No. PL2016-01

Dear Mr. Hegger,

Your application which was submitted to the City of Monroe on May 13, 2016 for a Preliminary Subdivision has been determined **COMPLETE** as of **June 3, 2016**. A complete application is not an approved application. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

A decision will be made within 120 days of the date of completeness excluding time periods as described in MMC 21.50.110. If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me directly at 360.863.4533 or via email at clavelle@monroewa.gov.

Sincerely,

Christina LaVelle
Planning Permit Technician

Cc: Michael Schwartz, 18821 116th Street S.E., Snohomish, WA 98290
Kristi Kyle, Senior Planner, City of Monroe
File

City of Monroe

MONROE WASHINGTON

ZONING

ZONING DISTRICTS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MUNC) - Mixed Use Neighborhood Commercial
- (MUC) - Mixed Use Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036/2008)
- Airport Overlay Zone (ORD. 026-2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

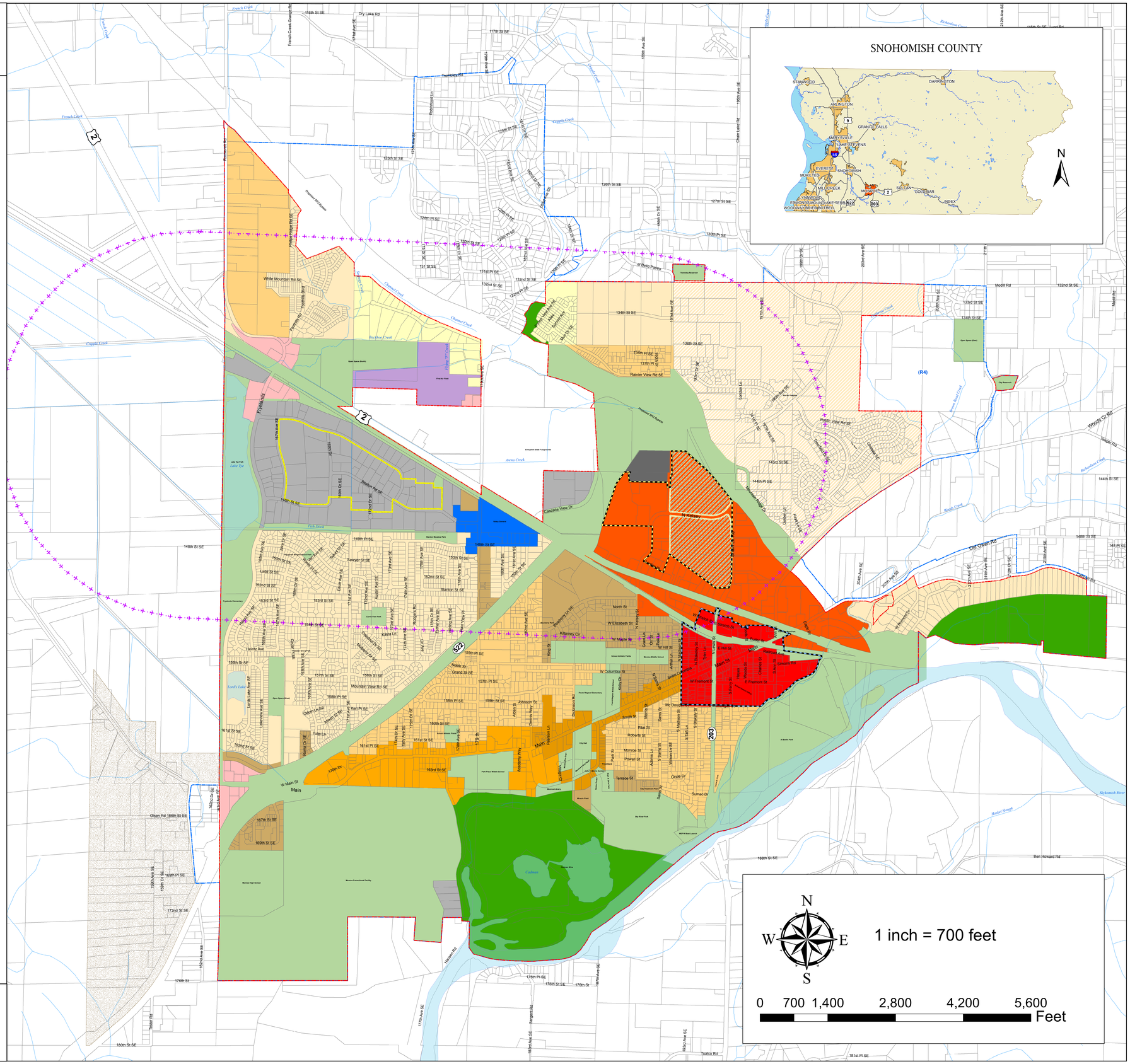
- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2015 Zoning Map

This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington.

Adopted
(Signed Copy in City Records)

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist and the City of Monroe & Snohomish County imply no warranties or guaranties regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the City of Monroe Planning and Permitting Department to verify the designation(s).



City of Monroe

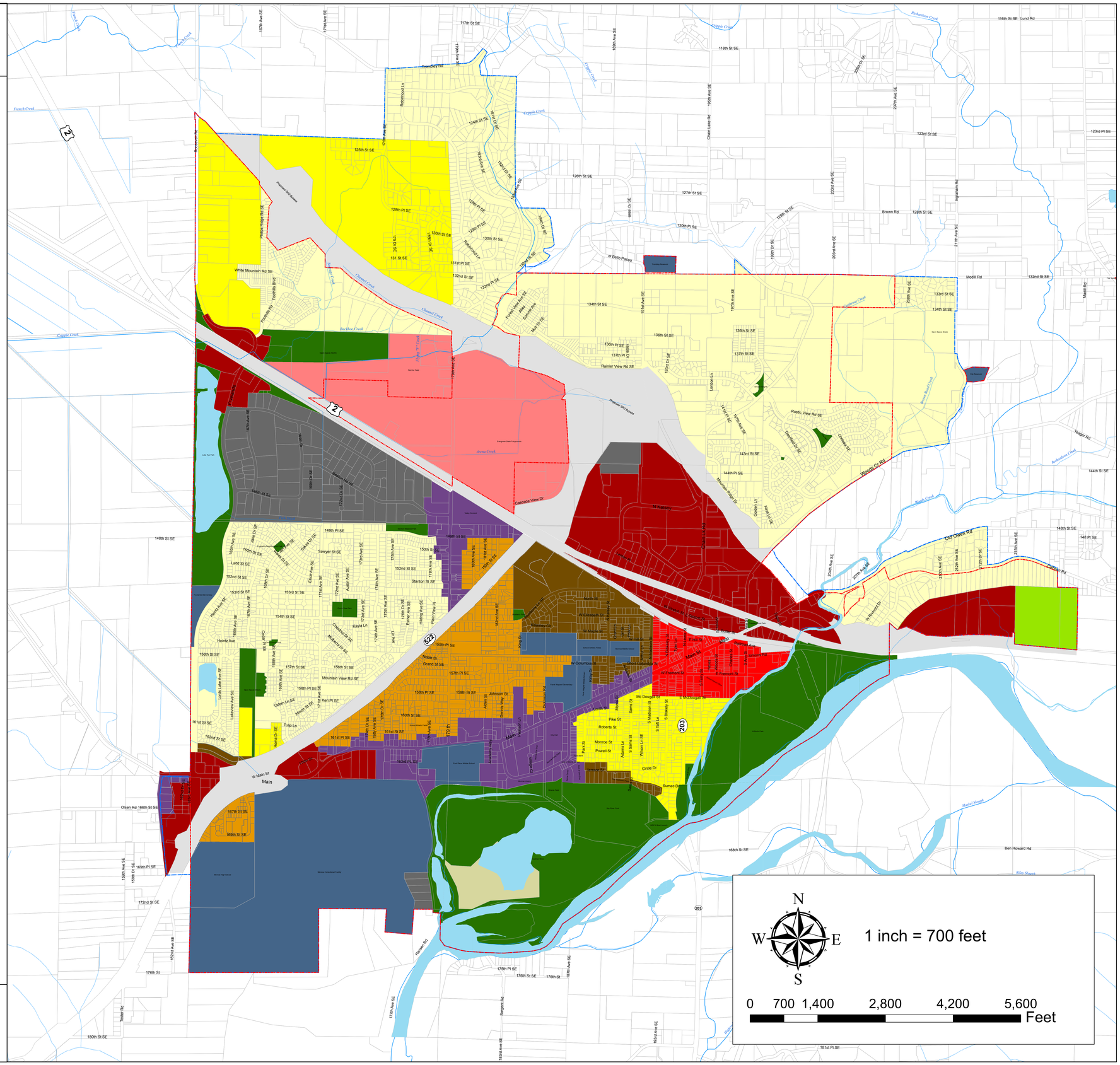
COMPREHENSIVE PLAN MAP

COMP. PLAN DESIGNATIONS

- Downtown Commercial
- Tourist Commercial
- General Commercial
- Mixed Use
- Industrial
- Institutional
- Low Density SFR
- Medium Density SFR
- High Density SFR
- Multifamily
- Parks
- Limited Open Space
- Shoreline Industrial
- Transportation

BOUNDARIES

- Urban Growth Area
- Monroe City Limits



Official City of Monroe 2016 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 8, 2015
(Signed Copy in City Records)

RECEIVED
JUN 09 2016
FOR PROCESSING

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
Foxborough Subdivision file # PL2016-01

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 06/07/16

M. Smith — 6/7/16
Signature Date

Subscribed and sworn to me this day 6/7/2016

Notary Public: Jody Vinson

JODY VINSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 03-20-2019

Community Development Notice of Application of Land Use Action PROJECT NAME: Foxborough Preliminary Subdivision FILE NUMBER: PL 2016-01 DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code. LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M. APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. DATE OF APPLICATION: May 13, 2016 DATE OF NOTICE OF COMPLETE APPLICATION: June 3, 2016 APPROVALS REQUIRED (to the extent known): Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits. REQUIRED STUDIES: Environmental Checklist and a Technical Information (Drainage) Report. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Monroe City Hall, 806 West Main, Monroe, WA 98272 and online at www.monroewa.gov/foxborough. APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council. DATE OF NOTICE OF APPLICATION (NOA): June 7, 2016 COMMENT PERIOD: Submit written comments on or before 5 p.m., June 22, 2016. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov POSTED/ MAILED: June 7, 2016 PUBLISHED: June 7, 2016 HOW TO USE THIS NOTICE TO LEARN MORE ABOUT A PROJECT: •Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project. •Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough •Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays TO COMMENT ON A PROJECT: •Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing. •City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published. •You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. HOW TO REACH US: The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov.

AFFIDAVIT OF MAILING
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PI2016-01
Application Name and File

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **3rd** day of **June , 2016**, made application with Click 2 Mail to mail on **June 4th , 2016**, a copy with prepaid postage of the **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 3rd day June, 2016

NOTARY SEAL

VICKI L. THAYER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

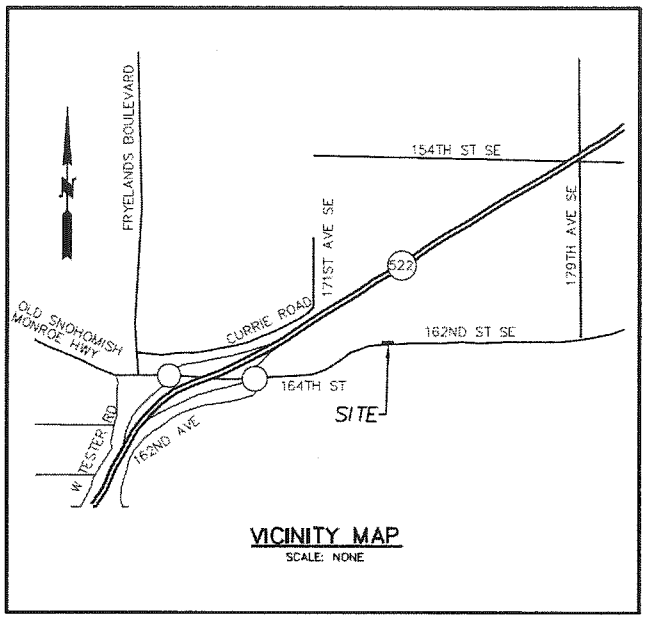
Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

COMMUNITY DEVELOPMENT
NOTICE OF LAND USE APPLICATION

PROJECT NAME: Foxborough Preliminary Subdivision
FILE NUMBER: PL 2016-01
DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code.
LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M.
APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072.
DATE OF APPLICATION: May 13, 2016 **DATE OF NOTICE OF COMPLETE APPLICATION:** June 3, 2016
APPROVALS REQUIRED (to the extent known): Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits.
REQUIRED STUDIES: Environmental Checklist and a Technical Information (Drainage) Report. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Monroe City Hall, 806 West Main, Monroe, WA 98272 and online at www.monroewa.gov/foxborough.
APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council.
DATE OF NOTICE OF APPLICATION (NOA): June 7, 2016
COMMENT PERIOD: Submit written comments on or before **5 p.m., June 22, 2016.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.
STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov

POSTED/ MAILED: June 7, 2016 **PUBLISHED:** June 7, 2016



Foxborough Preliminary Subdivision
File # PI 2016-01

Click 2 Mail

Invoice #101130142

Order Date: June 3, 2016

Account: CityofMonroe

Order Total: $72.87

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 474587 *Requested Fulfillment Date: 6/4/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Foxborough NOA Postcard* *Job Address List Name: Addresses 500* Production Cost for 80 Pieces:$39.20 First Class Automation Letter Postage for 77 Pieces: $32.26 First Class Unsorted Letter Postage for 3 Pieces: $1.41		80	$72.87	
		Order Sub Total:	$72.87	
		Invoice Subtotal:	$72.87	
		Total Invoice:	$72.87	

Ask a Question

Reviews

Name	Adress	City	State	Zipcode
Alan Michael	16024 Tatty Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington W	Mercer Island	WA	98040
Angel Tippin	16007 173rd Ave. SI	Monroe	WA	98272-1925
Arturo Vincent Vazquez	17611 163rd Pl. SE	Monroe	WA	98272
Benlil Lp	102 stone Ridge Dr.	Snohomish	WA	98290-1924
Betty J Trivett, Trust	16134 Tatty Ave SE	Monroe	WA	98272
Brandon Jones	16103 173rd Ave. SI	Monroe	WA	98272
Brenda & Suzanne Fulle	18628 109th Ave. SI	Snohomish	WA	98296-8132
Brian & Rhonda Hillabu	20108 Ambers Pl SE	Monroe	WA	98272
Christopher Nokes	16179 176th Ave. SI	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St.	Monroe	WA	98272
Craig & Paulette Hackn	16141 173rd Ave. SI	Monroe	WA	98272
Daniel & Antonina Nava	17481 161st St. SE	Monroe	WA	98272-1980
Darrel McLean	17225 W. Main St.	Monroe	WA	98272-1924
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Dma Re LLC	3148 112th Avenue	Lake Stevens	WA	98258
Donald & Pamela Marti	17518 W. Main St.	Monroe	WA	98272-1934
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St A	Kirkland	WA	98034
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Fox Meadows HOA	618 S Peabody #h	Port Angeles	WA	98362
Gale & Janet Vavra	16008 Tatty Ave. SE	Monroe	WA	98272-1937
Gary R Walcott. Living T	17301 W. Main St.	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SI	Monroe	WA	98272-1925
Grant H III& Kathryn Wi	16015 175th Ave. SI	Monroe	WA	98272-1964
Hawk Properties LLC	PO Box 547	Monroe	WA	98272
Heur Ecklebarger LLC	21122 NE 129th Ct	Woodinville	WA	98077
Intl Church of Foursqua	17310 W. Main St.	Monroe	WA	98272-1938
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Jeffrey Rogers	16021 175th Ave. SI	Monroe	WA	98272-1964
John & Deanne Hamlin	17309 W. Main St.	Monroe	WA	98272-1937
John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
Johnathan & Brianne Sc	20406 Little Bear Cr	Woodiville	WA	98072
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Jose Luis & Ruby Marie	16100 Tatty Avenue	Monroe	WA	98272-1979
Karim & Hassan Afin Mu	8825 NE 198th St	Bothell	WA	98011
Kathy Parkhurst	16056 Tatty Ave. SE	Monroe	WA	98272-1978
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Leif & Kassandra Nordli	PO Box 215	Duvall	WA	98019

Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Mainstreet Partners LLC	17325 W Main St.	Monroe	WA	98272-1937
Mario & Garcia Nicolas	16029 173rd Ave. SI	Monroe	WA	98272
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Michael & Rhonda Tum	17466 161st St SE	Monroe	WA	98272
Michael Dale	16219 358th Ave. SI	Sultan	WA	98294-9769
Michael Edens	17525 Main St	Monroe	WA	98272
Michael Whitney	16036 174th Dr. SE	Monroe	WA	98272-1960
Mike & Ursula Creasey	14415 259th Ave SE	Monroe	WA	98272-7833
Monroe Family Village I	5830 Evergreen Wa	Everett	WA	98203
Nathan & Kristin Williar	17612 161st St SE	Monroe	WA	98272
Pablo & Maureen Grazi	PO Box 662	Woodinville	WA	98072
Patrick & Michelle Paige	16088 Tatty Ave. SE	Monroe	WA	98272-1978
Prison Ministry Cascade	14377 Fryelands Blv	Monroe	WA	98272
Richard & Toni Walbrur	16150 174th Dr SE	Monroe	WA	98272-1956
Robert Firth	15974 174th Dr. SE	Monroe	WA	98272
Roosevelt Holdings, LLC	7500 Roosevelt Wa	Seattle	WA	98115
Safe Harbor Trust	23505 165ht Ave. SI	Monroe	WA	98272
Sally & Phillip Wittenbe	16004 175th Ave. SI	Monroe	WA	98272-1962
Scott Hensrude	5505 Evergreen Wa	Everett	WA	98203
Scott Sedlickas	16040 Tatty Ave SE	Monroe	WA	98272-1978
Steven Nickerson	103 Cornelia Ave.	Mukilteo	WA	98275
Strah Holdings LLC	16372 177th Ave SE	Monroe	WA	98272-1943
Thad Andrew & Vivion S	17615 161st St. SE	Monroe	WA	98272-1909
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Tina Flagstad	16096 174th Dr. SE	Monroe	WA	98272
TKE Holdings LLC	21122 NE 129th Ct	Woodinville	WA	98072
Todd Fredrick Rhem	16008 174th Dr. Se	Monroe	WA	98272-1960
Toddd & Samantha Frar	1610 175th Ave. SE	Monroe	WA	98272-1662
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Wayne & Bonnie Owen	15423 165th Ave SE	Monroe	WA	98272-2757
Wayne & Margaret Rod	17517 W. Main St.	Monroe	WA	98272
Weiguo & Chen Wendy	16072 Tatty Ave. SE	Monroe	WA	98272-1978

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PL2016-01
Application File and Name

I, Jamie Woolworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **7th** day of **June , 2016**, I posted (1) **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, Washington, 98272
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 7th day of June , 2016

NOTARY SEAL

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County
Printed Name: Vicki Thayer

My commission expires: 5/9/2020

AFFIDAVIT OF EMAILING NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

Foxborough Preliminary Subdivision, Pl2016-01
Application Name & File #

William Hegger
Applicant

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **7th day** of **June, 2016** I emailed the **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA..** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 7th day June 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, June 07, 2016 8:24 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'Raelynn.asah@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; 'piplicd@monroe.wednet.edu'; 'sepa@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'equestions@shd.snohomish.wa.gov'; 'misty.terry@snoco.org'; Mike Fitzgerald eMail; 'Somers.elaine@Epamail.epa.gov'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'tom.laufmann@sno.wednet.edu'; 'Bill Hegger'
Cc: Kim Shaw; Kristi Kyle
Subject: Notice of Application, PL2016-01, Foxborough Preliminary Subdivision
Attachments: Notice of Application.pdf; Vicinity Map.pdf

Good Morning Public Agencies and Interested Parties,

Attached please find a Notice of Application and Vicinity Map for the Foxborough Preliminary Subdivision, City of Monroe file # PL2016-01.

DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code.

LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M.

APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072.

STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov. For additional information on the project you may review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough .

Thank you,
Tina

Tina LaVelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

AFFIDAVIT OF POSTING
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Project location

Foxborough Preliminary Subdivision, Pl2016-01
File Number and Application Name

I, **Christina LaVelle** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **7th** day of **June, 2016**,, that I posted (2) **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 7th day of June, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

From: TODD REHM
To: Kim Shaw; Christina LaVelle; greenwamachine@msn.com
Subject: Party of Record - Foxborough Subdivision
Date: Sunday, June 19, 2016 8:26:14 PM

Since I live on 174th Dr SE I want to express my concern about the proposed Foxborough Town House Subdivision. My concern is to safely exit 174th Dr SE without being hit by traffic on Main Street. The landscape plan shown in the permit shows landscaping which of course will grow over time and block views of traffic going west bound on Main Street.

Also my concern is of the height of new new town houses. Three story buildings at Housing Hope Village blend into the hillside. Buildings limited to two stories would blend in with the existing homes in the subdivision directly behind the proposed Foxborough Subdivision and be a better match with the neighborhood.

Respectfully, Todd Rehm (16008 174th Dr SE, Monroe, 360-454-3453)

Sent from Mail for Windows 10

Monroe Planning Department
806 W. Main St.
Monroe, WA 98272

Michael Whitney
16036 174th Drive SE
Monroe, WA 98272

Re: Foxborough Subdivision proposal, CITY OF MONROE FILE# PL2016-01

Dear planners:

I am among the neighbors who live down the private drive adjacent to the proposed Foxborough Subdivision, which is a driveway known as 174th Drive SE. The proposed 18-townhome subdivision is proposed for 14717 W. Main Street. While I do not live directly across the road from the proposed site, I believe the project, if fully erected, will hinder line-of-sight driveway egress visibility for 174th. I also have concerns about building dimensions, project shielding and the additional immediate traffic that will generate from the project.

On traffic access visibility, I have concerns about egress visibility along West Main Street on where town home units No. 1 through 9 — specifically units 1, 2 and 3 — are built, and how closely these units will be built directly along West Main Street. Basically, I am concerned the placement of the town homes will block long visibility to the road when trying to turn off of 174th Drive SE.
I would like to see architectural drawings of the town homes and their buffering from the road to ascertain whether my visibility concerns are reasonable.

On shielding, I am specifically concerned about the siting of listed units Nos. 1 and 18 for Foxborough that are proposed to be directly adjacent to the private drive 174th Drive SE (originally as the Robert Firth land subdivision).

On traffic, I am concerned about the driveway location depicted on the plot sketches as being too close to 174th Drive SE, and am interested in seeing the traffic study.

TRAFFIC VISIBILITY CONCERNS
- West Main Street comes toward 174th Drive SE from a moderate angle, but as the site is currently mostly grassland, there is a way to see down the road. When turning onto Main Street, one can see any cars coming out of the Housing Hope development, and also be able to check on any cars coming around the bend from the right side of the driveway. One also must check for any cars coming directly from across the road at Everything RV / Abra Auto Body / Enterprise Rent-A-Car.
With West Main Street coming at an angle, to fully see oncoming traffic, a driver must nose the car outward.
I am concerned that the town homes will block visibility, requiring a driver to come out almost blindly onto West Main Street to assess westbound traffic from the left of the drive. This conversation on visibility appears to be relate about where the town homes are placed on the

parcel, how far to the road the town homes (or any fencing) is located, and how everything is angled.
I understand that there is a 10-foot utility easement that could create a buffer, however, if the town homes jut out along the angle of the road, I am concerned it would block visibility. If a fence is built along the edge of the parcel along West Main Street, I would be greatly concerned on this.

TRAFFIC STUDY

- The SEPA describes this project generating 172 ADT (with artificial credits reducing the ADT), with ADT being an acronym commonly for Average Daily Traffic.
- I am concerned about both the location of the Foxborough project's driveway sketched in project documents, and also traffic impacts in the immediate vicinity.
  I am concerned that the listed amount of traffic in the SEPA, with the Foxborough project's driveway being close to 174th Drive SE, will impose a serious traffic problem for neighbors along 174th Drive SE trying to get onto Main Street, especially to turn left on Main to go toward 179th/Kelsey/Lewis/etc. To give context on this, the added traffic from the Housing Hope Village project on W. Main creates some difficulties, but there is room to gauge whether there's a gap to get out. The Foxborough Subdivision project offers less ability to avoiding having a car from that subdivision come on top of you.
- I also have some concern about lost drivers aiming to get to the subdivision instead taking 174th Drive down, and this concern is because there is no effective turnaround space on this dead-end road, except to do a three-point turn using a neighbor's driveways. Also, if said drivers exceed 10 mph here, they are sometimes halted and confronted by a neighbor (I'm not making this up).
- It is my understanding from the planning department that as of June 16, 2016 that the City of Monroe has not received a copy of the traffic study. I would like to see the traffic study and I maintain that this traffic study should be filed for public inspection.

FENCING AND SHIELDING

- Most of the homes along the private drive have a six-foot or higher fence separating the private drive from the adjacent homes across the road. Along part of the Foxborough Subdivision site, no solid fence exists but trees do. The existing four-foot wood post fence offers very little shielding from the Foxborough site.
  I do not see in the plans there will be a fence installed, and I would like to know if a taller fence will be mandated to be put up along the boundary line between the site and the drive at 174th Drive SE for aesthetic reasons.
- If there is a fence, it would be appreciated it it was built to have the fence taper off when it is near the corner at 174th Drive SE and W. Main Street. (See TRAFFIC VISIBILITY CONCERNS earlier in document for more discussion on this.)

HEIGHT OF TOWNHOMES

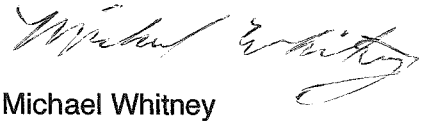
- The SEPA for the proposed town homes suggests the maximum height is 35 feet, but with setbacks it could increase beyond 35 feet. It reads like the duplexes and triplexes will be four stories tall.
Will this project tower over neighbors, who live in single-story homes?

Thank you for taking the time to read my comments. I recognize these comments are lengthy if you do not take the "TL;DR" (Too Long; Didn't Read) approach, but the proposed Foxborough Subdivision raises enough concern and comment among my neighbors to warrant discussion. I do not speak on behalf of my neighbors in this letter, but I did want to register concerns and can affirm that similar concerns have been shared to me by some of my neighbors.

I can be reached by U.S. Mail, by landline phone at 360-294-8335
and by email at GUROADRUNNER@GMAIL.COM

I would like to also declare that I would like to become a party of record to the Foxborough Subdivision, aka CITY OF MONROE FILE# PL2016-01

Truly,



Michael Whitney

SNOHOMISH COUNTY PUD
PUBLIC UTILITY DISTRICT NO. 1

Providing quality water, power and service at a competitive price that our customers

June 15, 2016

Kim Shaw
City of Monroe
806 West Main
Monroe, WA 98272

Dear Ms. Shaw:

Reference Number: Pl 2016 01 Foxborough Preliminary Subdivision

District DR Number: 16-099

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any removal or relocation of District facilities necessitated by this project shall be at the expense of the project developer. Please include any utility work in all applicable permits.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Mark A. Oens
Senior Manager
Planning, Engineering, & Technical Services

From: Ryan, Faye [mailto:faye.ryan@pse.com]
Sent: Thursday, June 09, 2016 3:55 PM
To: Christina LaVelle <CLaVelle@monroewa.gov>
Subject: RE: Notice of Application, PL2016-01, Foxborough Preliminary Subdivision

Tina,
As noted before, PSE has no concerns with this development. Thank you for notifying us.

Faye Ryan, SR/WA
Senior Real Estate Representative
Northern Region

Puget Sound Energy
Right-of-Way Department
1660 Park Lane
Burlington, WA 98233

Easement ?s
http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Brochure.pdf

faye.ryan@pse.com
360-766-5455 (ofc)
360-628-2864 (cell)

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 23, 2016

Ms. Kim Shaw
Permits Supervisor
City of Monroe
806 W Main Street
Monroe, WA98272

In future correspondence please refer to:
Project Tracking Code: 2016-06-04418
Property: NOA PL2016-01 Foxborough Preliminary Subdivision
Re: Washington State Historic Property Inventory Form Requested

Dear Ms. Shaw:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO). We have no specific comments regarding archaeological concerns. The single family residence on the property was built in 1905. We request the residence by recorded on a Washington State Historic Property Inventory Form (HPIF) and submitted to DAHP prior to demolition

Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Richard Young, Cultural Resources Director, Tulalip Tribe
Russell Holter, Regulatory Compliance Officer, DAHP
Josephine Peterson, Cultural Resources, Swinomish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Jennifer Vaneyck, Cultural Resources, Stillaguamish Tribe

RECEIVED

SEP 23 2016

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare…

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
File Number: PL 2016-01

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 09/20/16

M. Stuckey — Signature

9/20/16 — Date

Subscribed and sworn to me this day 9/20/2016

Notary Public: Jody Vinson

JODY VINSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

COMMUNITY DEVELOPMENT NOTICE OF LAND USE PUBLIC HEARING Project Name: Foxborough Preliminary Plat Development File Number: PL 2016-01 Description: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision (townhomes) with zero lot lines on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code. Location: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06. Applicant: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. Contact: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. Date of Application: May 13, 2016 Date of Notice of Complete Application: June 3, 2016 Approvals Required: Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits. Application Process: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council. Studies Required: Traffic Study, Drainage Report, Critical Areas Study Date of Notice of Application (NOA): June 7, 2016 Date of Notice of Determination of Non-significance (SEPA): August 9, 2016 Notice of Public Hearing: Thursday, October 6, 2016 at 10:00a.m by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA. Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov Posted/Mailed: September 20, 2016 Published: September 20, 2016 HOW TO USE THIS NOTICE TO LEARN MORE ABOUT A PROJECT: •Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project. •Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough. •Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays TO COMMENT ON A PROJECT: • Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued. • City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published. • You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. HOW TO REACH US: The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice

AFFIDAVIT OF MAILING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Address

Foxborough Preliminary Subdivision , PL2016-01
Application Name and File

I, **Stephanie Johnson,** being first duly sworn on oath depose and say that on the **15th** day of **September, 2016,** made application with Click 2 Mail to mail on **September 15, 2016**, a copy with prepaid postage of the **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 20th day September 2016

NOTARY SEAL

VICKI L. THAYER NOTARY PUBLIC COMMISSION EXPIRES 5-09-20 STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Name	Adress	City	State	Zipcode
Gary R Walcott. Living Trust	17301 W. Main St.	Monroe	WA	98272
Mario & Garcia Nicolasa Garci	16029 173rd Ave. SE	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SE	Monroe	WA	98272-1925
Grant H III& Kathryn Wilson	16015 175th Ave. SE	Monroe	WA	98272-1964
Sally & Phillip Wittenberg	16004 175th Ave. SE	Monroe	WA	98272-1962
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Prison Ministry Cascade	14377 Fryelands Blvd. SE	Monroe	WA	98272
Dma Re LLC	3148 112th Avenue NE	Lake Stevens	WA	98258
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Craig & Paulette Hackney	16141 173rd Ave. SE	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St. Unit 148	Monroe	WA	98272
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Toddd & Samantha Franklin	1610 175th Ave. SE	Monroe	WA	98272-1662
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
Brandon Jones	16103 173rd Ave. SE	Monroe	WA	98272
Angel Tippin	16007 173rd Ave. SE	Monroe	WA	98272-1925
Jeffrey Rogers	16021 175th Ave. SE	Monroe	WA	98272-1964
Leif & Kassandra Nordlinder	PO Box 215	Duvall	WA	98019
Wayne & Bonnie Owens	15423 165th Ave SE	Monroe	WA	98272-2757
Thad Andrew & Vivion Seanna	17615 161st St. SE	Monroe	WA	98272-1909
Michael Dale	16219 358th Ave. SE	Sultan	WA	98294-9769
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Arturo Vincent Vazquez Gariba	17611 163rd Pl. SE	Monroe	WA	98272
Donald & Pamela Martin	17518 W. Main St.	Monroe	WA	98272-1934
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Roosevelt Holdings, LLC	7500 Roosevelt Way NE	Seattle	WA	98115
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Nathan & Kristin Williams	17612 161st St SE	Monroe	WA	98272
Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Daniel & Antonina Navarro	17481 161st St. SE	Monroe	WA	98272-1980
Johnathan & Brianne Scott	20406 Little Bear Creek Rd. Spc204	Woodiville	WA	98072
Pablo & Maureen Graziano	PO Box 662	Woodinville	WA	98072
Brian & Rhonda Hillabush	20108 Ambers Pl SE	Monroe	WA	98272
Wayne & Margaret Rodland	17517 W. Main St.	Monroe	WA	98272
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington Way Apt 174	Mercer Island	WA	98040
Karim & Hassan Afin Mustafa	8825 NE 198th St	Bothell	WA	98011
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Jose Luis & Ruby Marie Avalos	16100 Tatty Avenue	Monroe	WA	98272-1979
Michael Edens	17525 Main St	Monroe	WA	98272
Brenda & Suzanne Fullerton	18628 109th Ave. SE	Snohomish	WA	98296-8132
Christopher Nokes	16179 176th Ave. SE	Monroe	WA	98272
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St Ap B202	Kirkland	WA	98034
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Rhonda Tumy	17466 161st St SE			

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Address

Foxborough Preliminary Subdivision , PL2016-01
Application File and Name

I, Jamie Woorworth, being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **20th** day of **September, 2016**, I posted (1) **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, WA 98272
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 20th day of September, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

AFFIDAVIT OF POSTING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Project location

Foxborough Preliminary Subdivision , PL2016-01
Application Name and File Number

I, **Stephanie Johnson** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **15th** day of **September, 2016,** that I posted (2) **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 20th day of September, 2016

NOTARY SEAL

VICKI L. THAYER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

COPY FOR YOUR INFORMATION

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
SEPA 2016-08

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 08/09/16

_____ 8/9/16
Signature Date

Subscribed and sworn to me this day 8/9/2016

Notary Public: Jody Vinson

JODY VINSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

DETERMINATION OF NON-SIGNIFICANCE (DNS) LOCAL FILE NUMBER: SEPA 2016-08 NAME OF PROPOSAL: Foxborough Preliminary Plat. DESCRIPTI ON OF PROPOSAL: The applicant is requesting preliminary plat approval to develop approximately 0.97 acres or 42,253 square feet into 18 residential lots containing four buildings (townhouses) with zero lot lines. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. An Environmental determination is required. LOCATION OF PROPOSAL: The site is located at 17417 West Main Street, Monroe, Washington, Tax Identification No.: 27060200404100 in Section 02, Township 27, Range 06. PROPONENT: William R. Hegger 13110 NE 17th Place #202 Woodinville, WA 98072 LEAD AGENCY: City of Monroe THRESHOLD DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/foxborough This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS. ( ) There is no comment period for the DNS. (X) This DNS is issued under 197-11-340(2); the lead agency will not a.ct on this proposal for 14 days. Date of Determination: August 9, 2016 Date of Issuance: August 9, 2016 Comments must be submitted by: August 23, 2016 Appeals must be submitted by: August 30, 2016 Responsible Official: David Osaki, AICP Community Development Director 806 West Main Street Monroe, WA 98272 360-863-4544 Dosaki@monroewa.gov Signature: Appeals: Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m., August 30, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal. Staff Contact Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or kkyle@monroewa.gov.

AFFIDAVIT OF MAILING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PI2016-01
Application Name and File

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **4th** day of **August , 2016**, made application with Click 2 Mail to mail on **August 6 , 2016**, a copy with prepaid postage of the **Notice of Determination of Non-Significance for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this_____ day _____, 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Click 2 Mail

Invoice #101168743

Order Date: August 4, 2016

Account: CityofMonroe

Order Total: $68.07

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 519018 *Requested Fulfillment Date: 8/6/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Foxborough SEPA Postcard_1* *Job Address List Name: Addresses 500_2* Production Cost for 80 Pieces:$34.40 First Class Automation Letter Postage for 77 Pieces: $32.26 First Class Unsorted Letter Postage for 3 Pieces: $1.41		80	$68.07	
			Order Sub Total:	$68.07
			Invoice Subtotal:	$68.07
			Total Invoice:	$68.07

Ask a Question

Reviews

Name	Adress	City	State	Zipcode
Alan Michael	16024 Tatty Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington Way Apt 174	Mercer Island	WA	98040
Angel Tippin	16007 173rd Ave. SE	Monroe	WA	98272-1925
Arturo Vincent Vazquez Garibay	17611 163rd Pl. SE	Monroe	WA	98272
Benlil Lp	102 stone Ridge Dr.	Snohomish	WA	98290-1924
Betty J Trivett, Trust	16134 Tatty Ave SE	Monroe	WA	98272
Brandon Jones	16103 173rd Ave. SE	Monroe	WA	98272
Brenda & Suzanne Fullerton	18628 109th Ave. SE	Snohomish	WA	98296-8132
Brian & Rhonda Hillabush	20108 Ambers Pl SE	Monroe	WA	98272
Christopher Nokes	16179 176th Ave. SE	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St. Unit 148	Monroe	WA	98272
Craig & Paulette Hackney	16141 173rd Ave. SE	Monroe	WA	98272
Daniel & Antonina Navarro	17481 161st St. SE	Monroe	WA	98272-1980
Darrel McLean	17225 W. Main St.	Monroe	WA	98272-1924
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Dma Re LLC	3148 112th Avenue NE	Lake Stevens	WA	98258
Donald & Pamela Martin	17518 W. Main St.	Monroe	WA	98272-1934
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St Ap B202	Kirkland	WA	98034
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Fox Meadows HOA	618 S Peabody #h	Port Angeles	WA	98362
Gale & Janet Vavra	16008 Tatty Ave. SE	Monroe	WA	98272-1937
Gary R Walcott. Living Trust	17301 W. Main St.	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SE	Monroe	WA	98272-1925
Grant H III& Kathryn Wilson	16015 175th Ave. SE	Monroe	WA	98272-1964
Hawk Properties LLC	PO Box 547	Monroe	WA	98272
Heur Ecklebarger LLC	21122 NE 129th Ct	Woodinville	WA	98077
Intl Church of Foursquare Gospel-Monroe	17310 W. Main St.	Monroe	WA	98272-1938
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Jeffrey Rogers	16021 175th Ave. SE	Monroe	WA	98272-1964
John & Deanne Hamlin	17309 W. Main St.	Monroe	WA	98272-1937

John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
Johnathan & Brianne Scott	20406 Little Bear Creek Rd. Spc204	Woodiville	WA	98072
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Jose Luis & Ruby Marie Avalos	16100 Tatty Avenue	Monroe	WA	98272-1979
Karim & Hassan Afin Mustafa	8825 NE 198th St	Bothell	WA	98011
Kathy Parkhurst	16056 Tatty Ave. SE	Monroe	WA	98272-1978
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Leif & Kassandra Nordlinder	PO Box 215	Duvall	WA	98019
Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Mainstreet Partners LLC	17325 W Main St.	Monroe	WA	98272-1937
Mario & Garcia Nicolasa Garcia-Pancheco	16029 173rd Ave. SE	Monroe	WA	98272
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Michael & Rhonda Tumy	17466 161st St SE	Monroe	WA	98272
Michael Dale	16219 358th Ave. SE	Sultan	WA	98294-9769
Michael Edens	17525 Main St	Monroe	WA	98272
Michael Whitney	16036 174th Dr. SE	Monroe	WA	98272-1960
Mike & Ursula Creasey	14415 259th Ave SE	Monroe	WA	98272-7833
Monroe Family Village LLC	5830 Evergreen Way	Everett	WA	98203
Nathan & Kristin Williams	17612 161st St SE	Monroe	WA	98272
Pablo & Maureen Graziano	PO Box 662	Woodinville	WA	98072
Patrick & Michelle Paige	16088 Tatty Ave. SE	Monroe	WA	98272-1978
Prison Ministry Cascade	14377 Fryelands Blvd. SE	Monroe	WA	98272
Richard & Toni Walbrun	16150 174th Dr SE	Monroe	WA	98272-1956
Robert Firth	15974 174th Dr. SE	Monroe	WA	98272
Roosevelt Holdings, LLC	7500 Roosevelt Way NE	Seattle	WA	98115
Safe Harbor Trust	23505 165ht Ave. SE	Monroe	WA	98272
Sally & Phillip Wittenberg	16004 175th Ave. SE	Monroe	WA	98272-1962
Scott Hensrude	5505 Evergreen Way	Everett	WA	98203

Scott Sedlickas	16040 Tatty Ave SE	Monroe	WA	98272-1978
Steven Nickerson	103 Cornelia Ave.	Mukilteo	WA	98275
Strah Holdings LLC	16372 177th Ave SE	Monroe	WA	98272-1943
Thad Andrew & Vivion Seanna Sunde	17615 161st St. SE	Monroe	WA	98272-1909
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Tina Flagstad	16096 174th Dr. SE	Monroe	WA	98272
TKE Holdings LLC	21122 NE 129th Ct	Woodinville	WA	98072
Todd Fredrick Rhem	16008 174th Dr. Se	Monroe	WA	98272-1960
Toddd & Samantha Franklin	1610 175th Ave. SE	Monroe	WA	98272-1662
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Wayne & Bonnie Owens	15423 165th Ave SE	Monroe	WA	98272-2757
Wayne & Margaret Rodland	17517 W. Main St.	Monroe	WA	98272
Weiguo & Chen Wendy Zhang	16072 Tatty Ave. SE	Monroe	WA	98272-1978

AFFIDAVIT OF POSTING ON SITE
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PL2016-01
Application File and Name

I, Ron Paynter (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **9th** day of **August , 2016**, I posted (1) **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, Washington, 98272
Location of Notice

Signed

Subscribed and sworn to me this 9th day of August , 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
COMMISSION EXPIRES
5-09-20
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County
Printed Name: Vicki Thayer

My commission expires: 5/9/2020

AFFIDAVIT OF EMAILING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

Foxborough Preliminary Subdivision, PI2016-01
Application Name & File #

William Hegger
Applicant

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **9th day** of **August, 2016** I emailed the **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 9th day August 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Christina LaVelle

From:	Christina LaVelle
Sent:	Monday, August 08, 2016 4:50 PM
To:	'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; 'piplicd@monroe.wednet.edu'; 'sepa@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'equestions@shd.snohomish.wa.gov'; 'misty.terry@snoco.org'; Mike Fitzgerald eMail; 'Somers.elaine@Epamail.epa.gov'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'tom.laufmann@sno.wednet.edu'; 'Bill Hegger'
Cc:	Kristi Kyle
Subject:	Foxborough Determination of Non-Significance
Attachments:	Signed Original DNS.pdf; SEPA Checklist.pdf; Vicinity Map.pdf; P2 PRELIM PLAT MAP.pdf

Good Afternoon Public Agencies and Interested Parties,

Notice is hereby given that the **City of Monroe Community Development Department** has issued a **Determination of Non-Significance (DNS)** for the **Foxborough Preliminary Subdivision,** City of Monroe file No. **SEPA2016-08.**

DESCRIPTION OF PROPOSAL: The applicant is requesting preliminary plat approval to develop approximately 0.97 acres or 42,253 square feet into 18 residential lots containing four buildings (townhouses) with zero lot lines. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. An Environmental determination is required.

LOCATION OF PROPOSAL: The site is located at 17417 West Main Street, Monroe, Washington, Tax Identification No.: 27060200404100 in Section 02, Township 27, Range 06.

PROPONENT:
William R. Hegger
13110 NE 177th Place #202
Woodinville, WA 98072

LEAD AGENCY: City of Monroe

THRESHOLD DETERMINATION:
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/foxborough

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

( ) There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: August 9, 2016

Date of Issuance: August 9, 2016

Comments must be submitted by: August 23, 2016

Appeals must be submitted by: August 30, 2016

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Appeals:
Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m., August 30, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

Staff Contact
Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or kkyle@monroewa.gov.

If you have questions on the above, please contact me and I will be happy to help.

Thank you.
Tina

Tina LaVelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

AFFIDAVIT OF POSTING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Project location

Foxborough Preliminary Subdivision, PI2016-01
File Number and Application Name

I, **Christina LaVelle** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **9th** day of **August, 2016**, that I posted (2) **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 9th day of August, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

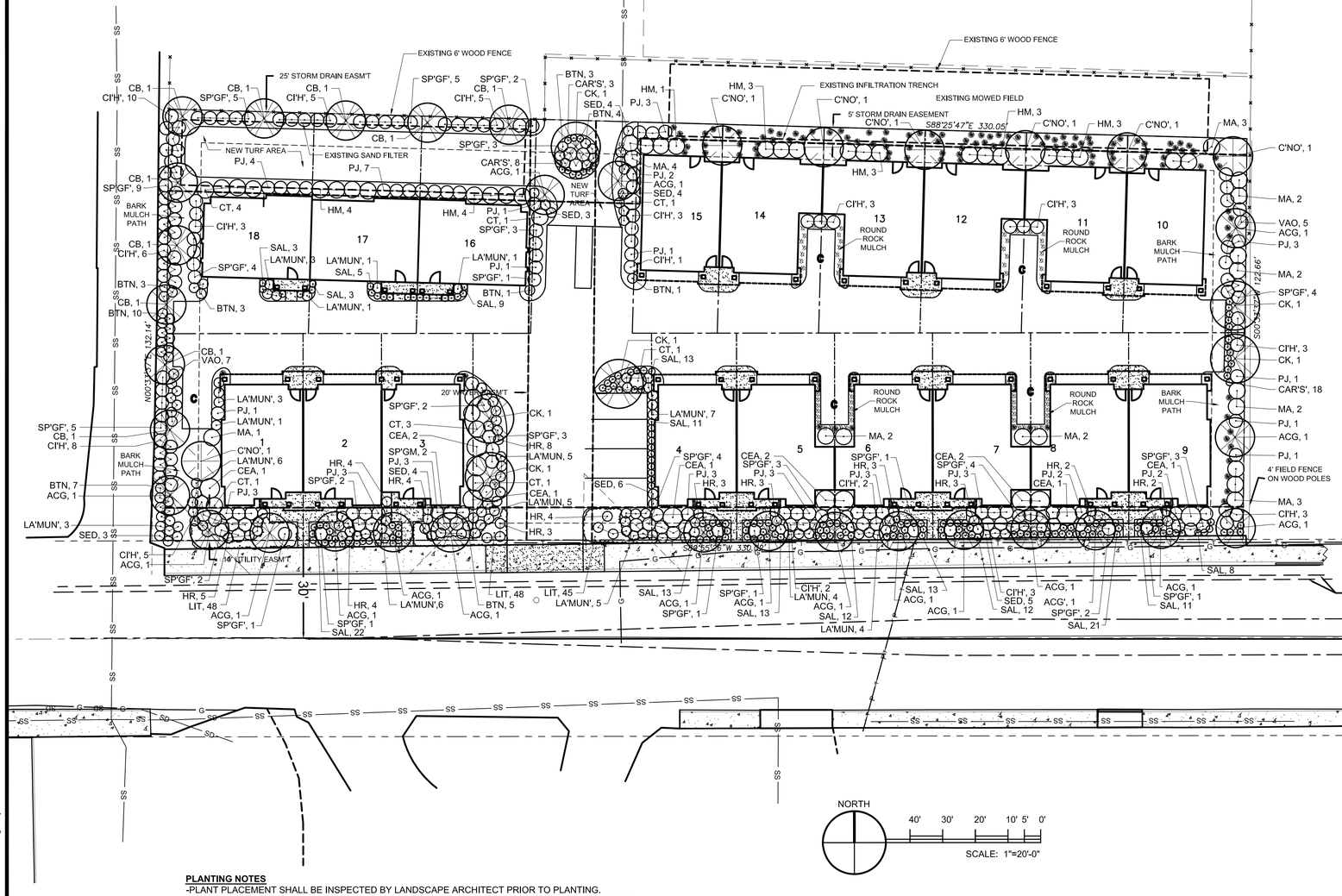
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 12



PLANT SCHEDULE

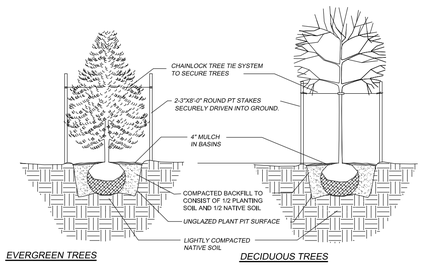
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
116	✱	POLYSTICHUM MUNITUM	SWORD FERN	2 G.	AS NOTED
19	ACG	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	AS NOTED
37	BTN	BERBERIS THUNBERGII ATROPURPUREA 'NANA'	NANA' DWF. JAP. BARBERRY	2 G.	3' O.C.
29	CAR'S'	CAREX STRICTA 'BOWLES GOLDEN'	GOLDEN SEDGE	1 G.	18" O.C.
10	CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2"	AS NOTED
11	CEA	CEANOTHUS 'VICTORIA'	WILD LILLAC	5 G.	6' O.C.
65	CI'H'	CISTUS HYBRIDUS	WHITE ROCKROSE	5 G.	4' O.C.
6	CK	CORNUS KOUSA 'CHINENSIS'	KOREAN DOGWOOD	2" CAL	AS NOTED
7	C'NO'	CHAMAECYPARIS NOOTKATENSIS	WEEPING ALASKA CEDAR	8'	AS NOTED
12	CT	CHOISYA TERNATA	MEXICAN ORANGE	5 G.	5' O.C.
21	HM	HYDRANGEA MACROPHYLLA	NICCO BLUE	5 G.	4' O.C.
48	HR	HELICTOT RICHON SEMPERVIRENS	BLUE OAT GRASS	1 G.	3' O.C.
55	LA'MUN'	LAVENDULA ANGUSTIFOLIA 'MUNSTED'	MUNSTED LAVENDER	2 G.	3. O.C.
141	LIT	LITHOSPPERMUM DIFFUSA	SAME	1 G.	18" O.C.
21	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 G.	4' O.C.
50	PJ	PIERIS JAPONICA 'OLYMPIC FIRE'	LILY OF THE VALLEY SHRUB	5 G.	4' O.C.
169	SAL	SALVIA SUPERBA	BLUE HILLS	1 G.	18" O.C.
29	SED	SEDUM SPECTABILIS 'BRILLIANT'	SEDUM	2 G.	3' O.C.
75	SP'GF'	SPIREA JAPONICA 'GOLD FLAME'	GOLDEN SPIREA	5 G.	4' O.C.
12	VAO	VACCINIUM OVATUM	EVERGREEN HUCKELBERRY	2 G.	3' O.C.

PLANTING NOTES
-PLANT PLACEMENT SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
-PLANT ALL SHRUBS WITH A MINIMUM 6" TOPSOIL MIX AROUND ROOT BALL. PLANT ALL TREES WITH A MINIMUM 12" TOPSOIL MIX AROUND ROOT BALL. MIX TOPSOIL 50% WITH EXISTING SOIL.
-USE THREE WAY OR BETTER FOR ALL IMPORTED TOPSOIL.,
-USE FINE BARK MULCH, 4" DEEP OVER ALL PLANT BEDS NOT SPECIFIED AS TURF OR PLAY CHIP AREAS.
-SET ALL NEW PLANTINGS 3" ABOVE PLANTED ROUGH GRADE TO ALLOW FOR THE ADDITION OF MULCH OR CHIPS. SET CROWN OF ROOT BALL AT FINISH GRADE.
-LIGHTLY SEPARATE BOUND ROOTS FOR PLANTS REMOVED FROM CONTAINERS AND POTS PRIOR TO PLANTING.
-AFTER PLANTING 1 GAL. AND LARGER PLANTS, COVER ALL PLANT BEDS WITH 4" FINE BARK MULCH
-SPREAD PREEN OR MIRACAL-GROW WEED AND FEED HERBICIDE WITH TRIFLUROLINE PER MANUFACTURES SPECS UNDER MULCH AND WATER, PRIOR TO APPLYING MULCH. APPLY AGAIN AFTER MULCH APPLICATION AND WATER TO ACTIVATE.
-ALL PLANT MATERIAL SHALL BE AVAILABLE ON SITE FOR INSPECTION BY OWNER OR PROJECT MANAGER PRIOR TO PLANTING.
-NO SUBSTITUTION FOR PLANT MATERIAL SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM DESIGNER.
-ALL PLANT MATERIAL SHALL BE FREE OF PEST AND DISEASES AND WITHOUT DAMAGE TO ROOT OR FOLIAGE.

TURF NOTES:
LAWN SEED MIX NOTES
-SET ROUGH GRADE WITHIN 2"-4" OF FINISH GRADE.
-SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OR 2" STEERCO OR EQ. OVER LAWN BED AREA.
-APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F. AND TILL TO A DEPTH OF 6-8" OVER ALL DISTURBED AREAS.
-FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1".
-ROLL WITH 200 LB. ROLLER, TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
-HYDROSEED WITH COUNTRY GREEN, PREMIUM SHADE TOLERANT SEED MIX OR EQ. WITH MINIMUM 50% OF TWO VARIETIES FESCUE SEED MIX, AND MAXIMUM 20% PERENNIAL RYE GRASS.
-APPLY AT RATE OF 12 LBS. SEED PER 1000 S.F. APPLY WITH GROUND TEMP. ABOVE 55 DEGREES F., AND NO LATER THAN OCTOBER 15TH.

IRRIGATION NOTES:
ALL PLANT BEDS TO BE IRRIGATED BY PERMANENT UNDERGROUND SPRINKLER OR DRIP WATER SYSTEM WITH AUTOMATIC CONTROLS.
IRRIGATION SYSTEM SHALL BE ADEQUATE TO PROVIDE APPROPRIATE WATER SUFFICIENT TO MAINTAIN PLANTING.
AN AS-BUILT IRRIGATION DRAWING TO SCALE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF PERFORMANCE SECURITY.
PLANS SHALL SHOW METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS ILLUSTRATING LOCATION OF SPRINKLER HEADS, WATER SOURCE, VALVES, APPROVED BACK FLOW ASSEMBLY AND CONTROLS.

TREE ROOT BARRIER NOTES
-FOR ALL TREES WITHIN 10' ADJACENT TO PAVING AND SIDEWALKS, AND TREES PLANTED IN PLANTING BEDS WITHIN PAVED AREAS, A 24" DEEP ROOT BARRIER SHALL BE INSTALLED AROUND ROOT ZONE.
-FOR TREES MEETING ABOVE REQUIREMENTS, PLANT TREES WITH NDS-EP-2450, ROOT BARRIER OR EQUAL. ROOT BARRIER SHALL BE MINIMUM 24" IN DEPTH FROM FINISH GRADE AND MINIMUM 3' IN DIAMETER. FOLLOW MANUFACTURERS SPECIFICATIONS.



EVERGREEN TREES DECIDUOUS TREES

REVISIONS:
1.
2.
3.
4.
5.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RICHARD SCOTT LANKFORD
CERTIFICATE NO. 498

LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 360.629.3441
FX: 360.629.6159

HEGGER - MAIN STREET

Snohomish County
17417 West Main Street
Monroe, Washington

CONCEPT LANDSCAPE PLAN
PLANTING LAYOUT
PRELIMINARY PLAN SUBMITTAL

PERMIT SET

DATE: 4-25-2016
DESIGNED: RSL
DRAWN: RSL
JOB NO: HEGG1
SHEET: L1.1

May 09, 2016 - 10:34am Scott U:\Lankford Associates\Harmsen-Hegger 2016\dwg\Arch-dwg\Working-dwg\HEGGER SITE PLAN.dwg Layout Name: LANDSCAPE PLAN

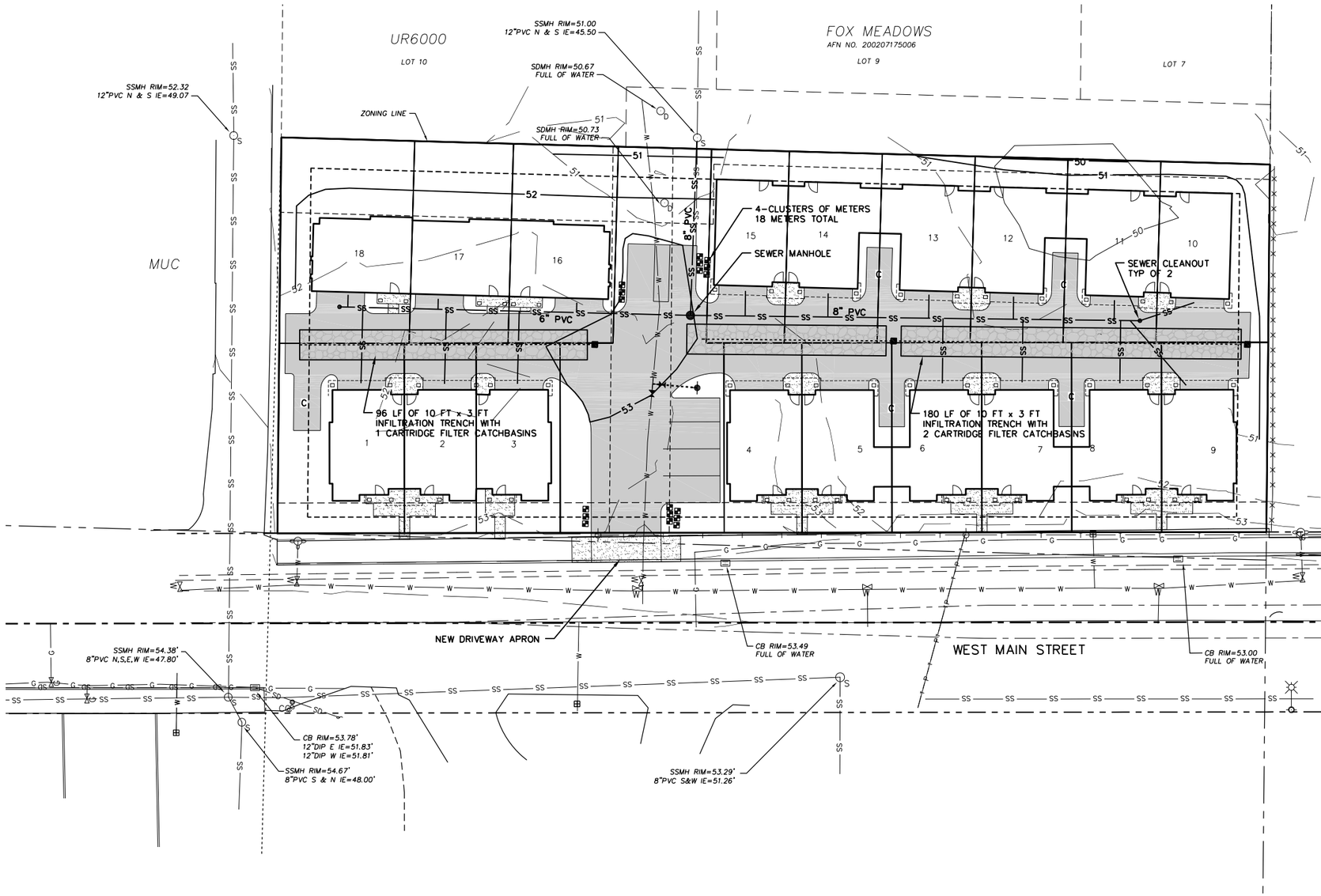
EXHIBIT 13

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

VERTICAL DATUM
NAVD 88
ESTABLISHED BY GPS

1" = 20'
0 10 20 40

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE



LEGEND

- FD. IRON PIPE OR REBAR
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- POWER VAULT
- GAS METER
- GAS VALVE
- LUMINAIRE
- FENCE
- MAILBOX
- UTILITY POLE
- UTILITY POLE
- GUY WIRE
- LINE ONLY
- GROUND SHOT
- STREET SIGN
- STREET LIGHT
- CONIFER TREE
- DECIDUOUS TREE
- CEDAR TREE
- FIR TREE
- FRUIT TREE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

DAVID W. HARMSEN
STATE OF WASHINGTON
15745
REGISTERED
PROFESSIONAL ENGINEER
5/9/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

PRELIMINARY SEWER, WATER, PAVING & DRAINAGE PLAN

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'

Know what's below. Call before you dig.

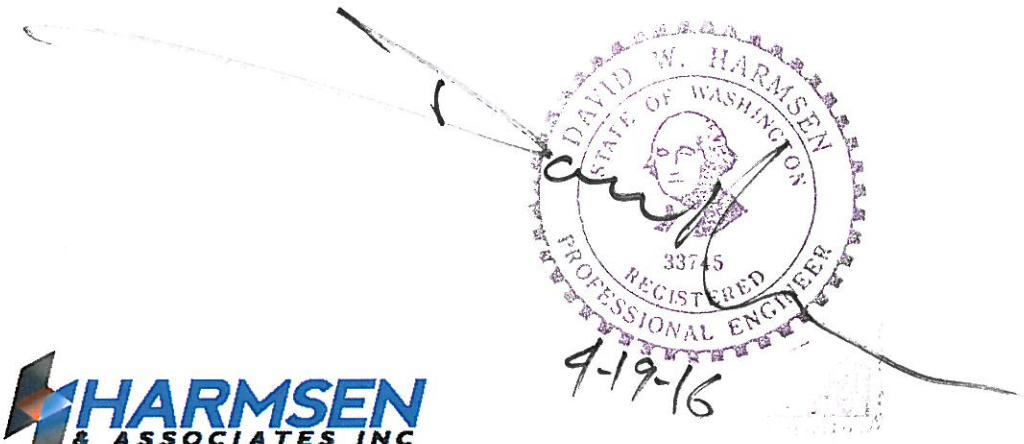
P4

CONCEPTUAL STORMWATER SITE PLAN FOR THE

PRELIMINARY PLAT OF FOXBOROUGH

MONROE, WASHINGTON

APRIL 19, 2016



HARMSEN & ASSOCIATES INC

SNOHOMISH COUNTY
16778 146th Street SE, Suite 104 | PO Box 516
Monroe, Washington 98272
tel: 360. 794.7811 | fax: 360.805.9732

ISLAND COUNTY
840 SE 8th Avenue, Suite 102
Oak Harbor, Washington 98277
tel: 360. 675.5973 | fax: 360.675.7255

SKAGIT COUNTY
603 South First Street
Mount Vernon, Washington 98273
tel: 360. 336.9199 | fax: 360.982.2637

www.HarmsenInc.com

PROJECT OVERVIEW

This Stormwater Site Plan has been prepared for the Preliminary Plat of Foxborough in Monroe, Washington. The project consists of 18 zero lot line lots spread over 4 buildings with a central site access drive. Currently, there is a single family home with outbuildings that will be removed from the site. The 2.4 acre site is located at 17417 West Main Street, see Figure 1: Vicinity Map.

METHODOLOGY

The drainage design for the project has been prepared based on the requirements of the 2005 Department of Ecology Stormwater Management Manual (DOE Manual) as adopted by the City of Monroe. WWHM3 as provided by DOE has been used for determining basin runoff and for sizing of the stormwater facilities. Based on the flow charts in Figure 2.3 of the DOE Manual and the site parameters, the project is subject to Minimum Requirments 1-10.

The project site parameters are:

- The project is new development.
- The project will create 5,000 sf of new or replaced impervious area.
- The project will disturb more than 7,000 sf.
- The project does not convert ¾ acre of pasture to lawn.
- The project does not convert 2.5 acres of forest to pasture.

MR 1: PREPARATION OF STORMWATER SITE PLANS

DRAINAGE PLAN DESCRIPTION
Stormwater runoff from roofs and paved areas will be collected and conveyed to a central infiltration trench located under the access drive.

WATER QUALITY MEASURES
Following is a list of the proposed construction water quality BMPs. See MR 3: Water Pollution Source Control for more information. The proposed BMPs are as follows:

BMP C103, High Visibility Fence
BMP C105, Construction Entrance
BMP C107, Construction Road/Parking Area Stabilization
BMP C120, Temporary and Permanent Seeding
BMP C121, Mulching
BMP C123, Plastic Covering
BMP C125, Topsoiling/Composting
BMP C140, Dust Control
BMP C220, Storm Inlet Protection
Temporary Infiltration Pond

DETENTION SIZING
Flow control will consist of an infiltration into the underlying soils using a pair of underground, infiltration trenches. As a result there will be no surface runoff from the site.

CONVEYANCE CALCULATIONS
It is anticipated that pipe runs will be short and that conveyance will not be an issue.

STORMWATER TREATMENT BMP'S
The roof runoff is considered clean and treatment is not required. The runoff from the new access drive will utilize cartridge filter treatment systems. See Minimum Requirement #6 for additional information.

PROTECTION OF WETLANDS
There are no wetlands on or adjacent to the site.

OPERATIONS AND MAINTENANCE
This will be provided with the permit documents after preliminary approval.

EXISTING CONDITIONS SUMMARY

DESCRIPTION
The site is located at 17417 West Main Street. There is currently a single family home with several outbuildings on the 0.97 acre site. The majority of the site is lawn with scattered trees. The topography of the site lies between 52 feet and 49 feet with the low area in the northeast. See Figure 2: Existing Site Map for more information.

SOILS DESCRIPTION
GeoTest Services, Inc has performed soils exploration on the site and has documented the underlying soils in their report *Geotechnical Engineering Investigation – Monroe Townhouses.* In general, the soils are topsoil lying over sandy silt (alluvium) lying over very gravelly sand (glacial outwash). Infiltration testing of the underlying soils resulted in a recommended long-term infiltration rate of 3.7 inches per hour.

EXISTING BASIN
The existing basin is the full site. As 100 percent infiltration is proposed, no existing basin calculations were performed.

OFFSITE ANALYSIS & MITIGATION

No runoff is proposed to leave the site.

UPSTREAM ANALYSIS

The site is bounded by West Main Street to the south, a plat to the north, Rodland's to the east and 174th Drive SE to the west. The plat to the north and Rodland's are lower than the site and do not contribute runoff. The curb along West Main Street blocks flow from the south. To the west, 174th Drive SE does flow onto the site.

DOWNSTREAM ANALYSIS

No runoff is proposed to leave the site.

PROPOSED CONDITIONS SUMMARY

The site will be sub-divided into 18 zero-lot line lots consisting of 4 multi-unit buildings, two 6-unit buildings to the east and two 3-unit buildints to the west. An access will be extended north from West Main Street and then tee to provide access between the units to east and west. See Figure 3: Developed Conditions.

MR 2: CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP)

This SWPPP Narrative has been prepared as part of the preliminary plat and is conceptual in nature. The project proposes less than 1 acre of land disturbing activities and will not require a Department of Ecology Construction Stormwater General Permit.

The construction site has the following characteristics:

Disturbed Area:	Approximately 0.9 ac.
Soil Type:	Pastik silt loam. (Runoff is slow and the hazard of water erosion is slight)
Average slope:	0.5-2% on the flater areas.
Critical Areas:	None.

1. CONSTRUCTION STORMWATER POLLUTION PREVENTION ELEMENTS

A Construction Stormwater Management Plan will be prepared that addresses the 12 Required Elements summarized below:

Element #1: Mark Clearing Limits
The construction plans delineate the limits of the clearing for the site. These will be located in the field prior to clearing taking place.

Element #2: Establish Construction Access
Construction access will be taken from the existing access to West Main Street. A stabilized construction entrance will be installed at that location.

Element #3: Control Flow Rates
Temporary infiltration ponds will be constructed by the contractor to allow construction runoff to infiltrate.

Element #4: Install Sediment Controls
Sediment controls and their installation will be delineated on the construction documents in the future.

Element #5: Stabilize Soils
In planting areas the exposed soils will be stabilized per the Landscape Plan prepared for the project. In paved areas the soils will be stabilized by the placement of the rock base course. Temporary stockpiles will be mulched, seeded or covered with plastic.

Element #6: Protect Slopes
The site is flat and will not require slope protection.

Element #7: Protect Drain Inlets
The storm drains along West Main Street will be protected with filter insterts.

Element #8: Stabilize Channels and Outlets
No channels or outfalls are proposed.

Element #9: Control of Pollutants
All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris.

Element #10: Control De-Watering
No dewatering is expected as no excavation to the water table is anticipated.

Element #11: Maintain BMPs
Notes for the maintenance of erosion control facilities will be included on the construction plans.

Element #12: Manage the Project
The project will be subject to seasonal work limitations, site inspection and monitoring as required by the City of Monroe. Erosion control monitoring and supervision will be managed by the contractor.

Element #13: Protect Low Impact Development
This will be addressed on the final construction documents after preliminary plat.

MR 3: WATER POLLUTION SOURCE CONTROL

PERMANENT SOURCE CONTROL BMPs
Being a residential development source control will consist of maintained garbage facilities, maintenance of the storm drain system, and pavement sweeping.

MR 4: PRESERVATION OF NATURAL DRAINAGE

Infiltration of the storm water runoff from the developed site is proposed. This matches the existing conditions where there is essentially no surface discharge from the site. As such there is no downstream drainage that will be impacted by the discharge of surface water from the proposed development. By allowing the runoff to continue to infiltrate, the natural drainage will be preserved.

MR 5: ON-SITE STORMWATER MANAGMENT

The project proposed 100 percent infiltration of runoff, meeting the requirements of MR 5.

MR 6: RUNOFF TREATMENT

With more than 5,000 sf of pollution generating impervious surface the site requires runoff treatment. Storm water treatment of the parking lot runoff will be accomplished through the use of catch basin cartridge filter treatment systems by Contech Stormwater Solutions. The system is approved for stand alone general use by the Department of Ecology and is sized to treat the 6-month developed stormwater runoff rate while safely conveying larger stormwater events to the infiltration facility. A system will be placed on each end of the proposed infiltration facility.

The basin tributary to the filter catchbasins is 0.32 ac with a treatment flow rate of 0.06 cfs. Initial calculations indicate a need for 6 cartridges.

MR 7: FLOW CONTROL

The site has been sized as a single basin. Paved areas will be graded to drain to the catchbasin filters and then into infiltration trenches while roof drains will be directly connected to the infiltration trenches.

The basin is 0.90 acres in area and consists of 0.70 acres of impervious surface and 0.20 acres of pervious landscaping. Two infiltration trenches will be installed to avoid the existing water main that runs north-south through the site. For preliminary purposes, the trench as been sized as a single unit.

The trench has the following characteristics:

Length:	276 feet
Width:	10 feet
Depth:	3 feet
Design Rate:	3.7 in/hr
Percent Infiltrated:	100%

See attached WWHM3 screen captures in Appendix A.

MR 8: WETLANDS PROTECTION

There are no wetlands or other critical areas on or near the site.

MR 9: BASIN/WATERSHED PLANNING

The City of Monroe does not have any specific drainage basin or watershed requirements.

MR 10: OPERATION AND MAINTENANCE

A full oprations and Maintenance Manual will accompany the final drainage report.

FIGURES

FIGURE 1: VICINITY MAP

FIGURE 2: EXISTING CONDITIONS

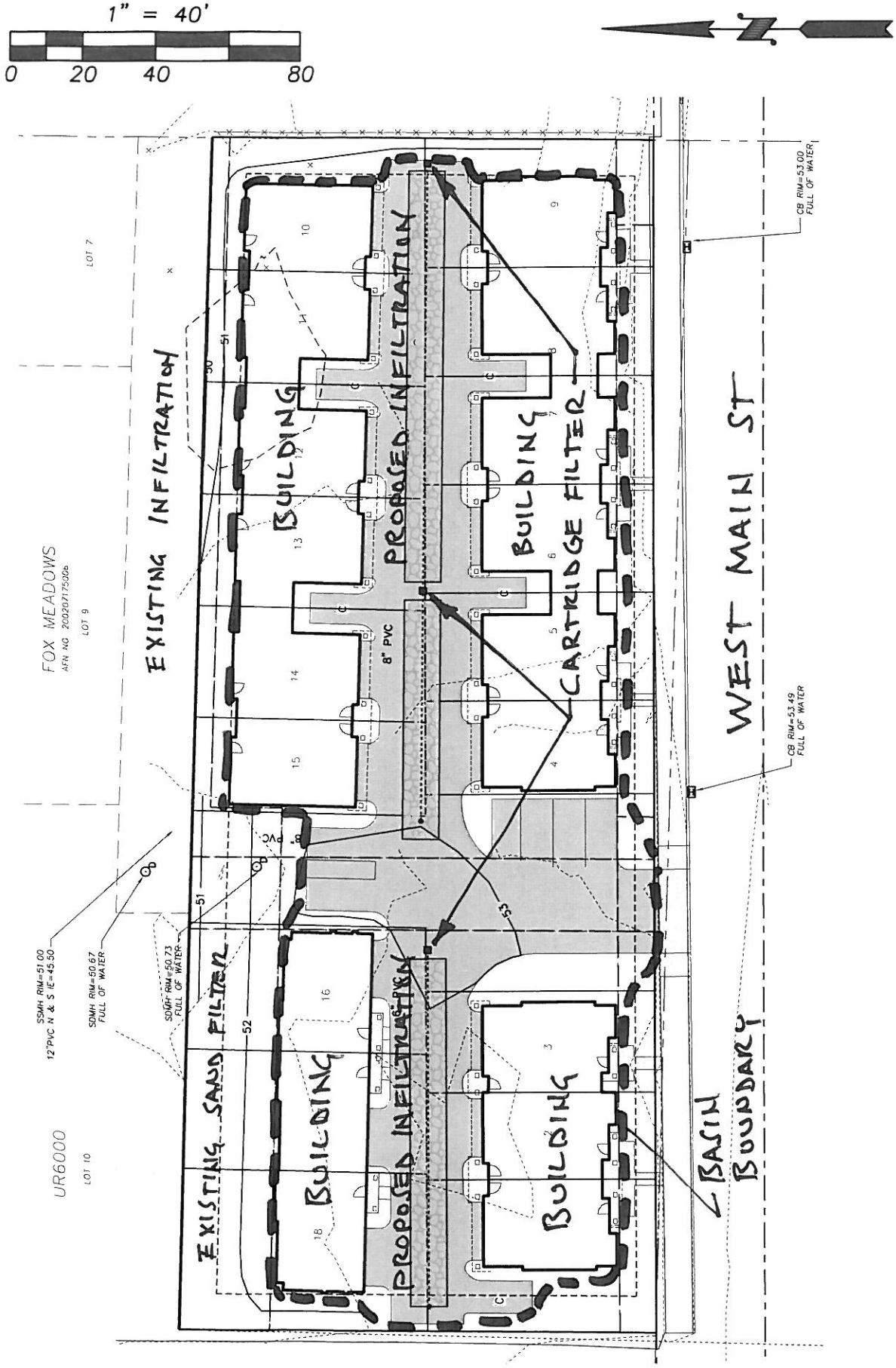
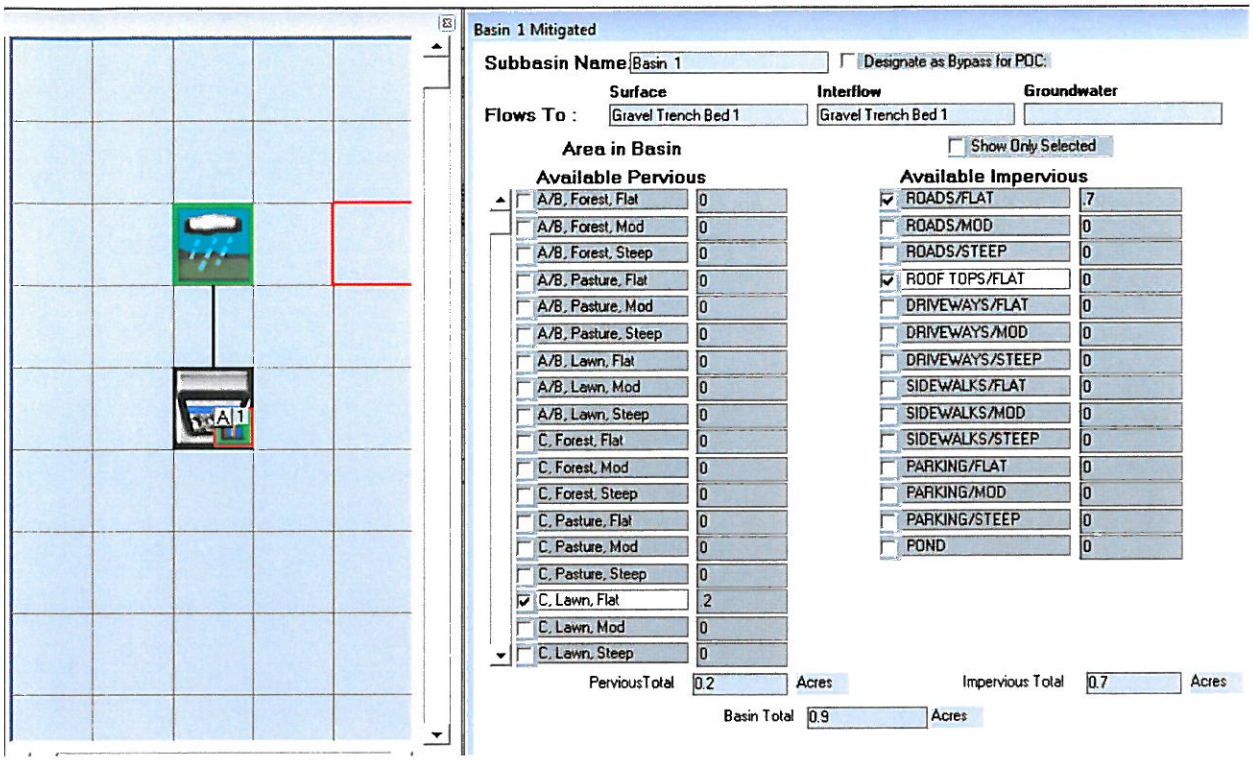
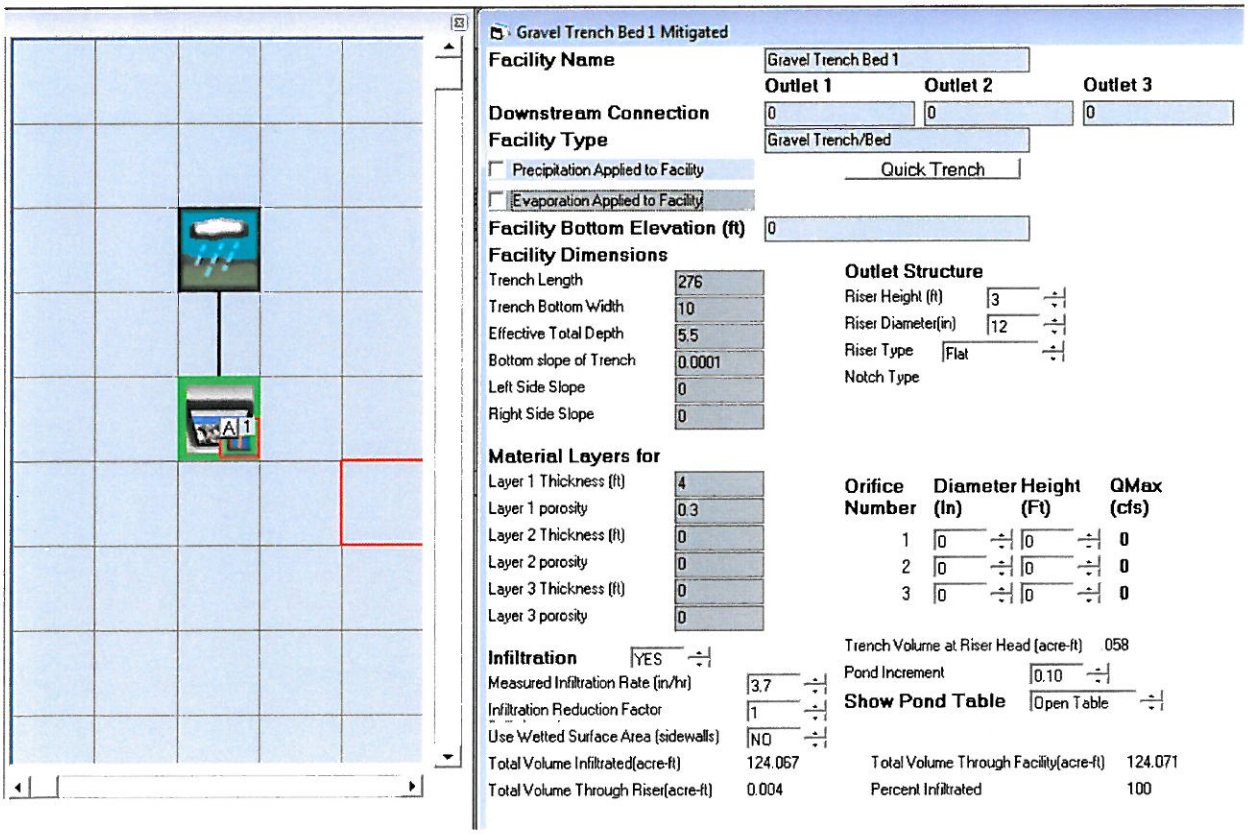


FIGURE 3: DEVELOPED SITE

APPENDIX A
WWHM3 SCREEN SHOTS



DEVELOPED BASIN INPUT



INFILTRATION FACILITY SIZING

APPENDIX B
GEOTECHNICAL REPORT

GeoTest

741 Marine Drive
Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

PHONE
360 733_7318

TOLL FREE
888 251_5276

FAX
360 733_7418

March 2, 2016
Job No. 16-0055

Columbia Development
13110 NE 177th Place, Suite 202
Woodinville, Washington, 98072

Attn: **Mr. Bill Hegger**

Re: Geotechnical Engineering Investigation
Monroe Townhouses
17417 W. Main Street
Monroe, Washington

Dear Mr. Hegger:

As requested, GeoTest Services, Inc. is pleased to submit this report summarizing the results of our geotechnical engineering investigation for the above-referenced project. The purpose of this evaluation was to establish general subsurface conditions beneath the site from which conclusions and recommendations for project design could be formulated. Specifically, our scope of services included the following tasks:

- Exploration of soil and groundwater conditions underlying the site by conducting a total of 5 exploration test pits and 1 Pilot Infiltration Test (PIT) to evaluate subsurface conditions.

- Laboratory testing on representative samples in order to classify and evaluate the engineering characteristics and infiltration potential of the soils encountered.

- Provide this written report containing a description of subsurface conditions, test pit logs, and findings and recommendations pertaining to seismic design, site preparation and earthwork, fill and compaction, wet weather earthwork, foundation recommendations, concrete slab-on-grade construction, foundation and site drainage, stormwater design recommendations, preparation and geotechnical consultation and construction monitoring.

PROJECT DESCRIPTION

We understand that there are plans to construct a new 18 unit residential community at the above referenced project site. GTS anticipates that the new facility will be two-story structures utilizing wood frame construction. GTS anticipates that new construction will have shallow conventional foundations with slab-on-grade floors. Structural loads have not been provided but GTS expects that the loads will be relatively light.

The site is flat with less than a few feet of elevation differential across the property. The planned improvements are expected to require minor grading, but GTS does not expect that more than a few feet of cut or fill will be required to achieve desired finished grades.

GTS anticipates that the conventional infiltration of stormwater through infiltration ponds or raingardens will be incorporated as part of final design.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed at the project site at the time of our field investigation. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, subsurface explorations, laboratory testing, and our experience in the project vicinity.

Surface Conditions

The site is generally flat, with less than a few feet of elevation differential across the site. The subject lot is rectangular, oriented in a generally east/west direction lengthwise, and located along the north side of West Main Street. Native tree cover has been largely removed from the site, with existing vegetation consisting of mowed lawn with scattered clusters of trees. A single family residence and associated barn are located in the center and eastern portions of the lot. Surrounding areas are generally developed with low density residential structures. No surface water was observed at or in the vicinity of the site at the time of our investigation.

Subsurface Soil Conditions

Subsurface conditions were explored by advancing 5 exploration test pits (TP-1 though TP-5) on February 5, 2016. The explorations were advanced to depths of between 5 and 11 feet below ground surface (BGS) using a tracked excavator subcontracted by GeoTest.

The on-site subsurface soils generally consisted of approximately 4 to 8 inches of topsoil and sod over soft, orange tan to tan, wet, sandy silt (Alluvium). This soft Alluvium extends to depths of 3 to 5 feet BGS across the site, with medium dense to dense very gravelly, sand (Glacial Outwash) below and to the base of all explorations. The soft Alluvium appeared to be generally thickest to the east, and thinnest to the west.

See the attached Site and Exploration Map (Figure 2) and the Log of Test Pits (Figures 5 through 7) for more information regarding the approximate locations of the exploration pits and subsurface soil conditions encountered.

General Geologic Conditions

Geologic information for the project site was obtained from the interactive *Geologic Map of Washington State*, published by the Washington State Department of Natural Resources (DNR). According to the referenced maps, subsurface soils mapped near the project area consist of Quaternary Alluvium (Qa) at the project site and Glacial Outwash deltaic deposits (Qgod) to the east of the site.

Soils defined as Alluvium typically consist of irregularly layered sands and gravels deposited in river and stream channels, with silts, clays and peats deposited in the surrounding floodplain. Glacial Outwash deltaic deposits are described as sands and gravels deposited by meltwater flowing from glacial ice north of Monroe into Glacial Lake

Skykomish. Soils consistent with the mapped deposits were encountered during the subsurface exploration program.

Geologic Hazards and Recommended Mitigation

The site is flat and does not meet the criteria established in the Monroe Municipal Code for slope or erosion hazards and no specific mitigations for these hazards are required for this project

Site development is anticipated to include a Washington State Department of Ecology Construction Storm Water General Permit to mitigate the erosion potential of soils exposed during construction or site grading activities. In order to meet the criteria established by the Department of Ecology, an erosion control plan consistent with the governing municipal standards and best management practices will be required for this project. The contractor will be responsible for implementing the erosion control plan as established in the plans and specifications approved by the governing municipality for the project.

Seismic Hazard

Portions of the project site are located within a mapped liquefaction hazard area. The mapped potential for liquefaction is considered moderate to high throughout site. We interpret these classifications to be due to alluvial soils being mapped at the site. Alluvial soils are generally considered to be at greater risk of liquefaction due to typically lower densities. Medium dense to dense Glacial Outwash is generally considered to be at lower risk of liquefaction due to its higher densities.

Liquefaction is a process through which unconsolidated soil loses strength during a seismic event. Intense vibratory shaking can decrease soil shear strength through the disruption of grain-to-grain soil contact and an increase in the soil pore pressure. A soil is liquefied when the majority of the soil weight is supported by the pore pressure. Liquefaction can result in soil deformations and settlement of structures. Areas that are liquefiable typically include those areas underlain by low density sands or silts with high ground water conditions.

Geotest's experience with other properties in the area suggests a low liquefaction potential. The on-site explorations did, however, encounter an elevated ground water table in what we interpret to be dense Glacial Outwash. Based on regional conditions, encountered subsurface soil conditions, and the presence of an elevated groundwater table, it is our opinion that the liquefaction potential for this site is low under a design level earthquake, and as such, no specific mitigation of liquefaction potential is recommended. Conventional construction techniques in the area do not typically include mitigation for liquefaction hazards based on the mapped site rating or the type of anticipated construction.

Groundwater

At the time of our subsurface investigation in February of 2016, moderate to rapid groundwater seepage was encountered in all explorations at depths of 7 to 10.5 feet below existing site grades, with groundwater generally at shallower depth relative to the

ground surface at the east end of the site. We anticipate this seepage to be indicative of a region wide groundwater table.

The groundwater conditions reported on the exploration logs are for the specific locations and date indicated, and therefore may not necessarily be indicative of other locations and/or times. Groundwater levels are not static and groundwater conditions will vary depending on local subsurface conditions, precipitation, changes in site use, both on and off site, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that subsurface conditions at the site are suitable for the proposed improvements, provided the recommendations contained herein are incorporated into the project design.

The near surface native Alluvium (sandy, silt) was observed to be in a soft and wet condition. It is GeoTest's opinion the fine-grained Alluvium is not suitable for foundation support due to risks associated with excessive long-term settlement. We recommend that all native Alluvium be removed from below foundation elements and building foundations derive their support from the medium dense to dense Glacial Outwash (very gravelly sand) encountered at depths of 3 to 5 feet below the ground surface (BGS). Provided relatively simple foundation layouts are incorporated into the project design, we anticipate removal and replacement with Controlled Density Fill (CDF) may be most economical option for foundation support. Alternatively, removal and replacement with structural fill or extension of the foundations to bear on the Glacial Outwash may also be feasible. Please refer to the Foundation Support and Settlement section below for further detail regarding these options.

We anticipate the native Alluvium will be suitable to support floor slabs and typical pavements. However, due to the unknowns associated weather conditions during construction, we recommend the client incorporate contingencies for localized overexcavation and/or subgrade reinforcement into the construction documents.

To protect against subgrade degradation due to construction traffic we recommend a "working mat" of structural fill be placed over prepared subgrades. We recommend this "working mat" consist of 12 inches of free draining structural fill as outlined later in this report. This "working mat" can be incorporated into the building slab and/or pavement sections as appropriate. Construction traffic should be limited to these "working mat" areas.

The Alluvium will be particularly susceptible to degradation during wet weather conditions due to its high silt content. During the wet winter and spring months, the contractor and owner should be prepared to manage over-optimum moisture content soils and subgrade conditions. To protect against subgrade degradation we recommend any earthwork be limited to the generally drier summer months (May through September). If building construction is anticipated to continue into the winter months we recommend pavements be completed prior to the winter months or a woven geotextile fabric (Mirafi 500X or performance equivalent) be placed over pavement subgrades during initial preparation.

The stormwater infiltration potential of Glacial Outwash is favorable, however, maintaining appropriate separation between the base of stormwater systems and groundwater may present challenges in portions of the site. We have conducted a limited groundwater mounding analysis below to provide the stormwater designer with reduced rates for use in areas of anticipated reduced separation. In addition, site soils may need to be amended to provide pollutant treatment capacity or pre-treated prior to infiltration.

Site Preparation and Earthwork

The portions of the site to be occupied by the proposed building foundations or pavements should be prepared by removing existing topsoil, fill, relic topsoil and loose/soft, upper portions of the native soil.

Prior to the placement of structural fill, the exposed subgrade under all areas should be recompacted to a dense and unyielding condition and proof rolled with a loaded dump truck, large self-propelled vibrating roller, or equivalent piece of equipment applicable to the size of the excavation. The purpose of this effort is to identify possible loose or soft soil deposits and recompact the soil exposed during site excavation activities.

Proof rolling should be carefully observed by qualified geotechnical personnel. Areas exhibiting significant deflection, pumping, or over-saturation that cannot be readily compacted should be overexcavated to firm soil. Overexcavated areas should be backfilled with compacted granular material placed in accordance with subsequent recommendations for structural fill. During periods of wet weather or if excavation grades are in close proximity to groundwater elevations, proof rolling could damage the exposed subgrade. Under these conditions, qualified geotechnical personnel should observe subgrade conditions to determine if proof rolling is feasible.

Fill and Compaction

Structural fill used to obtain final elevations for footings, soil-supported floor slabs or pavements must be properly placed and compacted. In general, any suitable, non-organic, predominantly granular soil may be used for fill material provided the material is properly moisture conditioned prior to placement and compaction, and the specified degree of compaction is obtained. Excavated site material containing topsoil, wood, trash, organic material, or construction debris will not be suitable for reuse as structural fill and should be properly disposed offsite or placed in nonstructural areas.

Reuse of Onsite Soil

We do not recommend the near surface Alluvium (sandy, silt) be re-used as structural fill due to its very high moisture content, very high fines content, and anticipated extreme moisture sensitivity. Though re-use as structural fill may strictly be possible, the native Alluvium would be anticipated to require significant moisture conditioning to lower the in-place moisture to within 2 percent of the optimum moisture content, as determined by ASTM D 1557. Moisture conditioning programs typically require significant periods of time, dry weather conditions, large areas, and considerable effort to appropriately implement. We can provide further recommendations pertaining to moisture conditioning upon request, however, we do not anticipate there to be sufficient space available onsite to reasonably implement a moisture conditioning program.

The native Glacial Outwash (very gravelly, sand), encountered at depth across the site, could be used be used in structural fill applications provided it is moisture conditioned, suitably compacted, and allowed for use as structural fill in the project plans and specifications. Soils excavated in proximity to the groundwater table, however, are anticipated to be over optimum moisture content and may require moisture conditioning to lower the in-place moisture to within 2 percent of the optimum moisture content, as determined by ASTM D 1557.

Soils containing more than approximately 5 percent fines are considered moisture sensitive, and are very difficult to compact to a firm and unyielding condition when over the optimum moisture content by more than approximately 2 percent. The optimum moisture content is that which allows the greatest dry density to be achieved at a given level of compactive effort.

Imported Structural Fill

We recommend that imported structural fill consist of clean, well-graded sandy gravel, gravelly sand, or other approved naturally occurring granular material (pit run) with at least 30 percent retained on the No. 4 sieve, or a well-graded crushed rock. Structural fill for dry weather construction may contain on the order of 10 percent fines (that portion passing the U.S. No. 200 sieve) based on the portion passing the U.S. No. 4 sieve. Soil containing more than about 5 percent fines cannot consistently be compacted to a dense, non-yielding condition when the water content is greater than optimum. Accordingly, we recommend that imported structural fill with less than 5 percent fines be used during wet weather conditions. Due to wet weather or wet site conditions, soil moisture contents could be high enough that it may be very difficult to compact even "clean" imported select granular fill to a firm and unyielding condition. Soils with over-optimum moisture contents should be either scarified and dried back to more suitable moisture contents during periods of dry weather or removed and replaced with fill soils at a more suitable range of moisture contents.

Backfill and Compaction

Structural fill should be placed in horizontal lifts 8 to 10 inches in loose thickness and thoroughly compacted. All structural fill placed under load bearing areas should be compacted to at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557. Structural fill should be placed in horizontal lifts 8 to 10 inches in loose thickness and thoroughly compacted.

All structural fill placed under load bearing areas should be compacted to at least 95 percent of the maximum dry density, as determined using test method ASTM D1557. The top of the compacted structural fill should extend outside all foundations and other structural improvements a minimum distance equal to the thickness of the fill. We recommend that compaction be tested periodically throughout the fill placement.

Wet Weather Earthwork

The near surface Alluvium (sandy, silt) is anticipated to be highly moisture sensitive. It is our experience that the near-surface Alluvium will be highly susceptible to degradation during wet weather. As a result, it may be difficult to control the moisture content of the

site soils during the wet season. If construction is accomplished during wet weather, we recommend that structural fill consist of imported, clean, well-graded sand or sand and gravel as described above. If fill is to be placed or earthwork is to be performed in wet weather or under wet conditions, the contractor may reduce soil disturbance by:

- Limiting the size of areas that are stripped of topsoil and left exposed
- Accomplishing earthwork in small sections
- Limiting construction traffic over unprotected soil
- Sloping excavated surfaces to promote runoff
- Limiting the size and type of construction equipment used
- Providing gravel "working mats" over areas of prepared subgrade
- Removing wet surficial soil prior to commencing fill placement each day
- Sealing the exposed ground surface by rolling with a smooth drum compactor or rubber-tired roller at the end of each working day
- Providing upgradient perimeter ditches or low earthen berms and using temporary sumps to collect runoff and prevent water from ponding and damaging exposed subgrades.

Temporary and Permanent Slopes

Actual construction slope configurations and maintenance of safe working conditions, including temporary excavation stability, should be the responsibility of the contractor, who is able to monitor the construction activities and has direct control over the means and methods of construction. All applicable local, state, and federal safety codes should be followed. All open cuts should be monitored during and after excavation for any evidence of instability. If instability is detected, the contractor should flatten the side slopes or install temporary shoring.

Temporary excavations in excess of 4 ft should be shored or sloped in accordance with Safety Standards for Construction Work Part N, WAC 296-155-657.

Temporary unsupported excavations in the Alluvium and/or Glacial Outwash soils encountered onsite should be classified as a Type C soil according to WAC 296-155-657 and may be sloped as steep as 1.5H:1V (Horizontal: Vertical). All soils encountered are classified as Type C soil in the presence of groundwater seepage. Flatter slopes or temporary shoring may be required in areas where groundwater flow is present and unstable conditions develop.

Temporary slopes and excavations should be protected as soon as possible using appropriate methods to prevent erosion from occurring during periods of wet weather.

We recommend that permanent cut or fill slopes be designed for inclinations of 2H:1V or flatter. Permanent cuts or fills used in detention ponds, retention ponds, or earth slopes intended to hold water should be 3H:1V or flatter. All permanent slopes should be vegetated or otherwise protected to limit the potential for erosion as soon as practical after construction.

Seismic Design Considerations

The Pacific Northwest is seismically active and the site could be subject to ground shaking from a moderate to major earthquake. Consequently, moderate levels of earthquake shaking should be anticipated during the design life of the project, and the proposed structure should be designed to resist earthquake loading using appropriate design methodology.

Site Class Definition

For structures designed using the seismic design provisions of the 2012 International Building Code, the underlying Glacial Outwash soils interpreted to underlie the site within the upper 100 feet classifies as Site Class D according to 2010 ASCE -7 Standard – Table 20.3-1, Site Class Definitions. The corresponding values for calculating a design response spectrum for the assumed soil profile type is considered appropriate for the site.

Please use the following values for seismic structural design purposes:

Conterminous 48 States – 2012 International Building Code
Zip Code 98272
Central Latitude = 47.85039, Central Longitude = -122.99633

Short Period (0.2 sec) Spectral Acceleration

Maximum Considered Earthquake (MCE) Value of S_s = 1.229 (g)
Site Response Coefficient, F_a = 1.008 (Site Class D)
Adjusted spectral response acceleration for Site Class D, $S_{MS} = S_s \times F_a$ = 1.239 (g)
Design spectral response acceleration for Site Class D, $S_{DS} = 2/3 \times SM_s$ = 0.826 (g)

One Second Period (1 sec) Spectral Acceleration

Maximum Considered Earthquake (MCE) Value of S_1 = 0.464 (g)
Site Response Coefficient, F_v = 1.536 (Site Class D)
Adjusted spectral response acceleration for Site Class D, $S_{M1} = S_1 \times F_v$ = 0.713 (g)
Design spectral response acceleration for Site Class D, $S_{D1} = 2/3 \times SM_1$ = 0.475(g)

Foundation Support and Settlement

We recommend that all topsoil, organic soil, or deleterious material and the native Alluvium (sandy, silt) be removed from below footing areas. Loose/soft native soils that cannot be recompacted to the conditions of structural fill should be removed below footing areas. Based upon our explorations, 3 to 5 feet of native Alluvium may need to be removed to reach suitable foundation bearing conditions.

Foundation support for the proposed improvements may be provided by continuous or isolated spread footings founded on the undisturbed, firm and unyielding Glacial Outwash (very gravelly, sand), or on controlled density fill (CDF) placed above firm and unyielding Glacial Outwash. Alternatively, overexcavations could be backfilled to the design footing elevation with compacted structural fill or foundations may be extended to bear on the Glacial Outwash encountered at depth.

If CDF is used to backfill foundation overexcavation, the limits of the overexcavation need only extend a nominal distance beyond the width of the footing. In overexcavations backfilled with structural fill, the limits of the overexcavation should extend laterally beyond the edge of each side of the footing a distance equal to the depth of the fill.

All continuous and isolated spread footings should be founded a minimum of 18 inches below the lowest adjacent final grade for freeze/thaw protection.

Allowable Bearing Capacity

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on firm and unyielding Glacial Outwash (very gravelly, sand), CDF placed directly over firm Glacial Outwash, or compacted structural fill over firm Glacial Outwash, may be proportioned using a maximum net allowable soil bearing pressure of 2,500 pounds per square foot (psf). The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

Foundation Settlement

Settlement of shallow foundations depends on foundation size and bearing pressure, as well as the strength and compressibility characteristics of the underlying soil. Assuming construction is accomplished as previously recommended and for the maximum allowable soil bearing pressure recommended above, we estimate the total settlement of building foundations should be less than about 1 inch and differential settlement between two adjacent load-bearing components supported on competent soil should be less than about one half the total settlement. The soil response to applied stresses caused by building and other loads is expected to be predominantly elastic in nature, with most of the settlement occurring during construction as loads are applied.

Concrete Slabs-on-Grade

Conventional slab-on-grade floor construction is considered feasible for the site when placed upon firm native soil. Floor slabs may be supported on properly prepared native subgrade or on structural fill placed over properly prepared native soil. New floor slabs should not be founded on topsoil, existing fill, or soft native soils. Prior to placement of structural fill, the native soil should be observed by the Geotechnical Engineer or his representative to confirm if the sub-slab soils are as expected. GTS recommends that the Owner have contingencies for localized overexcavation and/or subgrade reinforcement with a geofabric in the event that subgrade soils are found to be unsuitable for the support of concrete slabs.

For design purposes, a vertical modulus of subgrade reaction of 100 pounds per cubic inch (pci) should be expected for slab-on-grade floors constructed over firm native subgrades or structural fill placed over native subgrades.

We recommend that interior concrete slab-on-grade floors be underlain by a minimum of 6 inches of compacted, clean, crushed free-draining gravel with less than 3 percent passing the U.S. Standard No. 200 sieve. The purpose of this layer is to provide uniform support for the slab, provide a capillary break, and act as a drainage layer. GTS recommends that material conforming to Washington State Department of Transportation Standard Specification 9-03.12(4), "Gravel Backfill for Drains", with the added requirement that the material consist of a crushed, angular aggregate material be used as capillary break material.

To help reduce the potential for water vapor migration through floor slabs, a continuous impermeable membrane of 10- to 15-mil polyethylene sheeting should be installed and sealed in accordance with the manufactures instructions below the slab. If moisture control within the building is critical, we recommend an inspection of the vapor retarding membrane to verify that all openings have been properly sealed.

The American Concrete Institute (ACI) guidelines suggest that the slab may either be poured directly on the vapor retarding membrane or on a granular curing layer placed over the vapor retarding membrane depending on conditions anticipated during construction. We recommend that the architect or structural engineer specify if a curing layer should be used. Use of a curing layer is generally only recommended during drier months of the year and/or when limited rain is expected during the slab-on-grade construction process. If the slab will be constructed during the wet season, exposed to rain after construction or the site may be potentially wet, we do not recommend the use of curing layer as excessive moisture emissions through the slab may occur.

Exterior concrete slabs-on-grade, such as sidewalks, may be supported directly on undisturbed native or on properly placed and compacted structural fill; however, long-term performance will be enhanced if exterior slabs are placed on a layer of clean, durable, well-draining granular material.

Foundation and Site Drainage

To reduce the potential for groundwater and surface water to seep into interior spaces we recommend that an exterior footing drain system be constructed around the perimeter of new building foundations as shown in the Typical Footing and Wall Drain Section, Figure 3. The drain should consist of a minimum 4-inch diameter perforated PVC pipe, surrounded by a minimum 12 inches of filtering media with the discharge sloped to carry water to a suitable collection system. The filtering media may consist of open-graded drain rock wrapped by a nonwoven geotextile fabric (such as Mirafi 140N or equivalent) or a graded sand and gravel filter. The drainage backfill should be carried up the back of the wall and contain less than 3 percent by weight passing the U.S. Standard No. 200 sieve (based on a wet sieve analysis of that portion passing the U.S. Standard No. 4 sieve). The invert of the footing drain pipe should be placed at approximately the same elevation as the bottom of the footing or 12 inches below the adjacent floor slab grade, whichever is deeper, so that water will not seep through walls or floor slabs. The footing drain should discharge to an approved drain system and include cleanouts to allow periodic maintenance and inspection.

Positive surface gradients should be provided adjacent to the proposed building to direct surface water away from the foundation and toward suitable drainage facilities. Roof drainage should not be introduced into the perimeter footing drains, but should be

separately discharged directly to the stormwater collection system or other appropriate outlet. Pavement and sidewalk areas should be sloped and drainage gradients should be maintained to carry all surface water away from the building towards the local stormwater collection system. Surface water should not be allowed to pond and soak into the ground surface near buildings or paved areas during or after construction. Construction excavations should be sloped to drain to sumps where water from seepage, rainfall, and runoff can be collected and pumped to a suitable discharge facility.

Resistance to Lateral Loads

The lateral earth pressures that develop against retaining walls will depend on the method of backfill placement, degree of compaction, slope of backfill, type of backfill material, provisions for drainage, magnitude and location of any adjacent surcharge loads, and the degree to which the wall can yield laterally during or after placement of backfill. If the wall is allowed to rotate or yield so the top of the wall moves an amount equal to or greater than about 0.001 to 0.002 times its height (a yielding wall), the soil pressure exerted will be the active soil pressure. When a wall is restrained against lateral movement or tilting (a nonyielding wall), the soil pressure exerted is the at-rest soil pressure. Wall restraint may develop if a rigid structural network is constructed prior to backfilling or if the wall is inherently stiff.

We recommend that yielding walls under drained conditions be designed for an equivalent fluid density of 30 pounds per cubic ft (pcf) for structural fill in active soil conditions. Nonyielding walls under drained conditions should be designed for an equivalent fluid density of 50 pcf for structural fill in at-rest conditions. Design of walls should include appropriate lateral pressures caused by surcharge loads located within a horizontal distance equal to or less than the height of the wall. For uniform surcharge pressures, a uniformly distributed lateral pressure equal to 35 percent and 50 percent of the vertical surcharge pressure should be added to the lateral soil pressures for yielding and nonyielding walls, respectively. GeoTest assumes that retaining walls or below-grade structures will not extend below the groundwater table. If walls or structures extend below the water table, GTS should be contacted so that we may provide lateral earth pressures for submerged conditions.

Considering the site soils and the recommended wall backfill materials, we recommend a seismic surcharge pressure of 12H where H is the wall height in feet. The seismic surcharge should be modeled as a rectangular distribution with the resultant applied at the midpoint of the wall.

Passive earth pressures developed against the sides of building foundations, in conjunction with friction developed between the base of the footings and the supporting subgrade, will resist lateral loads transmitted from the structure to its foundation. For design purposes, the passive resistance of well-compacted fill placed against the sides of foundations may be considered equivalent to a fluid with a density of 250 pounds per cubic ft. The recommended value includes a safety factor of about 1.5 and is based on the assumption that the ground surface adjacent to the structure is level in the direction of movement for a distance equal to or greater than twice the embedment depth. The recommended value also assumes drained conditions that will prevent the buildup of hydrostatic pressure in the compacted fill. Retaining walls should include a drain system constructed in general accordance with the recommendations presented in the

Foundation and Site Drainage section of this report. In design computations, the upper 12 inches of passive resistance should be neglected if the soil is not covered by floor slabs or pavement. If future plans call for the removal of the soil providing resistance, the passive resistance should not be considered.

An allowable coefficient of base friction of 0.30, applied to vertical dead loads only, may be used between the underlying native soils or imported granular structural fill and the base of the footing. If passive and frictional resistance are considered together, one half the recommended passive soil resistance value should be used since larger strains are required to mobilize the passive soil resistance as compared to frictional resistance. We do not recommend increasing the coefficient of friction to resist seismic or wind loads.

Pavement Subgrade Preparation

Selection of a pavement section is typically a compromise between higher initial cost and lower maintenance and lower initial cost and more maintenance over the life of the pavement. For this reason, we recommend that the owner participate in the selection of a pavement section for the site. Site grading plans should include provisions for sloping of the subgrade soils in proposed pavement areas, so that passive drainage of the pavement section(s) can proceed uninterrupted during the life of the project.

GeoTest does not recommend placing new pavements on existing pavements, topsoil, existing fill, or loose/soft native soils. New pavement sections should be installed over stripped, compacted, and/or otherwise firm and unyielding subgrades. It is our opinion that the near surface Alluvium (sandy, silt) will be particularly susceptible to degradation during wet weather due to an elevated fines content. To protect against degradation that would otherwise require over-excavation of loose or yielding soils, we recommend a minimum 12 inch thick “working mat” of structural fill be placed over prepared native grades in areas of anticipated construction traffic. We recommend other areas be left un-stripped and unprepared as long as feasible.

This “working mat” can be incorporated into the pavement section as appropriate. If work on the pavement section is to be conducted during the generally wet winter months, we recommend woven geotextile fabric (Mirafi 500X or performance equivalent) be placed over the native soils, below the gravel “working mat.”

Utilities

It is important that utility trenches be properly backfilled and compacted to reduce cracking or localized loss of foundation, slab, or pavement support. It is anticipated that excavations for new shallow underground utilities will be in soft Alluvium (sandy, silt). Utilities requiring more than a couple of feet of excavation will be in Glacial Outwash (very gravelly, sand).

Trench backfill in improved areas (beneath structures, pavements, sidewalks, etc.) should consist of structural fill as defined earlier in this report. Outside of improved areas, trench backfill may consist of re-used native fill provided it is allowed for in, and can be compacted to the requirements of, the project plans and specifications. Trench backfill should be placed and compacted in general accordance with the recommendations presented in the *Fill and Compaction* section of this report.

Surcharge loads on trench support systems due to construction equipment, stockpiled material, and vehicle traffic should be included in the design of any anticipated shoring system. The contractor should implement measures to prevent surface water runoff from entering trenches and excavations. In addition, vibration as a result of construction activities and traffic may cause caving of the trench walls.

Actual trench configurations are the responsibility of the contractor. All applicable local, state, and federal safety codes should be followed. All open cuts should be monitored by the contractor during excavation for any evidence of instability. If instability is detected, the contractor should flatten the side slopes or install temporary shoring. If groundwater or groundwater seepage is present, and the trench is not properly dewatered, the soil within the trench zone may be prone to caving, channeling, and running. Trench widths may be substantially wider than under dewatered conditions.

IN-SITU INFILTRATION TESTING

We conducted Pilot Infiltration Testing at location TP/PIT-2 to determine in-situ long term design infiltration rate recommended for use at the project site. Due to an unanticipated elevated groundwater condition at the test location, a 4.25 foot separation between the base of the PIT excavation and groundwater was maintained. Please refer to Figure 2, Site and Exploration Plan, for the location of the Pilot Infiltration Testing at the project site

Pilot infiltration testing (PIT) was conducted using a method in general accordance with the procedure described for in the 2016 *Snohomish County Drainage Manual*. Infiltration testing was conducted by discharging water into a flat-bottomed pit of known dimensions. The intent of the PIT test was to allow sufficient flow into the excavated area to allow the soils in the immediate vicinity of the excavation to become saturated. During introduction of water into the excavation, a water meter was used to monitor and adjust flow rates. Water was brought onto the site using 2½ inch fire hose attached to a City hydrant located on an adjacent property to the east. Testing took approximately five hours, four hours of which consisted of pre-soak and flow stabilization followed by one hour of data collection.

During the test, water was discharged into the pit through a diffuser to reduce turbulence and scouring in the bottom of the pit. Water discharge rates were calculated by recording the volume of water passing through a water meter over a recorded time. The rate of water discharge was adjusted such that approximately 12 inches of water was maintained in the pit, thus maintaining a “constant head” in the pit during testing. Following the completion of the “constant head” portion of the test, the water flow was halted and 30 minutes of “falling head” infiltration data was collected.

Pilot infiltration test PIT-2 was conducted at a depth of 4.25 feet below the existing ground surface with a 4.5 foot by 9.5 foot wide test area (bottom surface of pit). Undisturbed native Glacial Outwash (very gravelly, sand) was exposed at the base of the PIT excavation. The infiltration capacity of the native Alluvium (sandy, silt) was not tested as it is not anticipated to be suitable for infiltration.

Design Infiltration Rates

Based on our observed short-term infiltration rate of 16.5 inches per hour, in conjunction with reduction factors in accordance with the 2016 *Snohomish County Drainage Manual,* we recommend that **a long-term design infiltration rate of 3.7 inches per hour be incorporated into the design of infiltration systems founded in Glacial Outwash (very gravelly, sand) with a minimum of 5 feet of separation from groundwater**. GTS strongly recommends that we be allowed to view the bottom of infiltration facilities, after excavation, to confirm that the soils exposed within the facility are as anticipated.

If significant modifications in location, depth or style of stormwater management are proposed, we recommend we be allowed to review the proposed changes and revise our recommendation as appropriate. It is recommended that GTS be allowed to view the excavation of the planned facilities during construction to determine if the subsurface soils within individual facilities are consistent with conditions encountered at our test locations.

Infiltration areas should be protected from construction traffic and compaction activities. Densification of the native soils due to construction activities has the potential to significantly reduce the infiltration capacity of the native soils. We recommend the client and/or contractor consider protecting infiltration area soils from unintended densification by surrounding these areas with temporary construction fencing or similar temporary obstructions.

Limited Groundwater Mounding Analysis

Since suitable separation between the base of infiltrations systems and groundwater may be challenging to achieve in portions of the site, GTS has performed a limited groundwater mounding analysis.

The following calculations and information have been referenced from the 2005 Washington State Department of Ecology's *Stormwater Management Manual for Western Washington* (DOE Manual) and the United States Department of Agriculture Natural Resources Conservation Service's (NRCS) *Saturated Hydraulic Conductivity: Water Movement Concepts and Class History* website.

As a basis of design, GTS has assumed a minimum separation between the base of infiltration facilities and the groundwater table of between 2 and 3 feet. At the time of this report, GTS does not have plans or specifications that detail the type or depth of infiltration facilities. The assumed 2 or 3 foot of separation between the bottom of the facility and groundwater table is an estimate based on the observation of Alluvium extending to 5 feet BGS if exploration TP-5, with groundwater present at 7 feet BGS, but may not reflect finished construction grades. GTS recommends that a plan review be performed to confirm the amount of separation between designed infiltration facilities and the groundwater table. Greater reduction may be possible with certain types of stormwater management systems, such as pervious pavements and raingardens. We are available to provide revised recommendations should these types of stormwater management systems be considered in design.

The movement of water through soil under saturated conditions can be calculated according to Darcy's Law. According to the referenced DOE Manual, Darcy's law may be expressed as follows:

$f = Ki$

Where (f) is the specific discharge or infiltration rate of water through the infiltration facility, (K) is the saturated hydraulic conductivity, and (i) is the hydraulic gradient.

Saturated Hydraulic Conductivity*:*

Saturated hydraulic conductivity is a quantitative measure of a saturated soil's ability to transmit water when subjected to a hydraulic gradient. It can be thought of as the ease with which pores of a saturated soil permit water movement. Saturated Hydraulic Conductivity is expressed as follows:

$$Log_{10}(K_{sat}) = -1.57 + 1.90D_{10} + 0.015D_{60} - 0.013D_{90} - 2.08f_{fines}$$

Where D_{10}, D_{60}, and D_{90} are the grain sizes in mm for which 10 percent, 60 percent, and 90 percent is more fine and f_{fines} is the fraction of the soil (by weight) that passes the U.S. No. 200 sieve. K_{sat} is measured in cm/sec. With this equation, GTS has calculated the saturated hydraulic conductivity for a selection of the previously referenced soil samples as follows.

Test Pit 2 at 4.25 feet BGS: K_{sat} = 0.1168 cm/s or approximately 168 inches/hour

Hydraulic Gradient

The hydraulic gradient describes the effectiveness of the driving force behind water movement. The hydraulic gradient is expressed as follows:

$$i = \frac{D_{wt} + D_{pond}}{138.62(K^{0.1})} \cdot CF_{size}$$

Where D_{wt} is the depth from the base of the infiltration facility to the water table in feet, K is the saturated hydraulic conductivity in feet/day, D_{pond} is the depth of water in the facility in feet, and CF_{size} is the correction for pond size.

For the purpose of this analysis, we have assumed a maximum of 1.0 feet of water within the proposed infiltration facility during a peak stormwater event. It is assumed that the infiltration facility will be relatively shallow and that the depth of the facility or the presence of overflow protections or spillways would prevent more than 1.0 feet of water from collecting in the facility. Because the proposed infiltration facility is not expected to exceed 2/3 acre in size, a correction for the size of the facility was not utilized. The hydraulic gradient for each of our samples is presented below:

Test Pit 2 at 4.25 feet BGS:
3 foot separation: I = 0.0161
2 foot separation: i = 0.0120

Note: Hydraulic gradients are unitless.

Calculating the Infiltration Rate Using Darcy's Law

Now that the saturated hydraulic conductivity and hydraulic gradients have been calculated, the respective coefficients can be used to determine the infiltration rates with the reduced amount of separation between the bottom of the facility and the groundwater. Darcy's Law is expressed as follows:

$f = Ki$

The infiltration rates for each sample are presented as follows:

Test Pit 2 at 4.25 feet BGS:
3 foot separation: f = 2.7 inches/hour
2 foot separation: f = 2.0 inches/hour

For the purposes of design, GTS recommends using **a design infiltration rate of 2.7 inches per hour for infiltration facilities founded in Glacial Outwash with a minimum of 3 feet of separation from groundwater and 2.0 inches per hour for infiltration facilities founded in Glacial Outwash with a minimum of 2 feet of separation from groundwater**. This infiltration rate takes into account the reduced amount of separation between the bottom of planned infiltration facilities and groundwater elevations. GTS has assumed a minimum separation of between 2 and 3 feet between the bottom of the facility and groundwater elevations. In all cases, infiltration facilities founded in near surface silty Alluvial deposits will not perform as indicated.

Stormwater Treatment Capacity

Cation Exchange Capacity (CEC), organic content and pH tests were performed by Northwest Agricultural Consultants on two samples collected during this investigation. These samples were considered representative of the geologic units encountered across the site. A copy of the laboratory test results is attached at the end of this report. A summary of the test results is presented in Table 1 on the following page.

Table 1
Testing of Treatment Capacity Parameters

Test Pit Number	Sample Depth (Feet)	Geologic Unit	pH (unitless)	CEC (meq/100g)	Organic Content (percent)
TP-1	3.0	Glacial Outwash	6.1	4.7	2.65
TP/PIT-2	4.25	Glacial Outwash	6.2	2.1	1.65

The 2016 *Snohomish County Drainage Manual*, SSC-6 *Soil Physical and Chemical Suitability for Treatment,* states that the Cation Exchange Capacity (CEC) of the treatment soil must be greater than or equal to 5 milliequivalents CEC/100g dry soil. SSC-6 also recommends a minimum organic content of 1 percent of the dry weight.

Testing indicates that the Glacial Outwash, encountered at depths of 3 to 5 feet below the site, is not suitable for stormwater treatment purposes due to Cation Exchange Capacities observed to be below 5.0 meg/100g.

The Glacial Outwash could conceivably be amended to have properties recommended in the Drainage Manual for an amended soil. Amendment could include mixing higher fines and organic content soils or adding mulch (or other admixtures) to elevate the cation exchange capacity. It has been our experience, however, that it is challenging to obtain a uniformly blended amended soil using conventional construction equipment to mix on-site soils and imported materials. On-site amended soil would require additional testing of the amended soil to confirm compliance with recommended soil properties. Additionally, amendment of the Glacial Outwash has the potential to reduce the infiltration potential the soil. GTS is available to perform additional laboratory testing and provide revised recommendations as part of an expanded scope of services if the soil is to be amended.

Alternatively, the Owner may elect to import amended soils with the desired properties for planned treatment facilities.

Based on our review of the Snohomish County Aquifer Recharge/Wellhead Protection Area Map dated October 1, 2007, the subject site is not located within a well head protection zone.

Geotechnical Consultation and Construction Monitoring

We recommend that geotechnical construction monitoring services be provided. These services should include observation by geotechnical personnel during fill placement/compaction activities and subgrade preparation operations to verify that design subgrade conditions are obtained beneath the proposed building. We also recommend that periodic field density testing be performed to verify that the appropriate degree of compaction is obtained. The purpose of these services would be to observe compliance with the design concepts, specifications, and recommendations of this report, and in the event subsurface conditions differ from those anticipated before the start of construction, provide revised recommendations appropriate to the conditions revealed during construction. GeoTest Services would be pleased to provide these services for you.

GeoTest Services is also available to provide a full range of materials testing and special inspection during construction as required by the local building department and the International Building Code. This may include specific construction inspections on materials such as reinforced concrete, reinforced masonry, and structural steel. These services are supported by our fully accredited materials testing laboratory.

USE OF THIS REPORT

GeoTest Services has prepared this report for the exclusive use of Columbia Development and their design consultants for specific application to the design of the Hegger Townhomes project to be located at 17417 W. Main Street in Monroe, Washington. Use of this report by others or for another project is at the user's sole risk. Within the limitations of scope, schedule, and budget, our services have been conducted in accordance with generally accepted practices of the geotechnical engineering

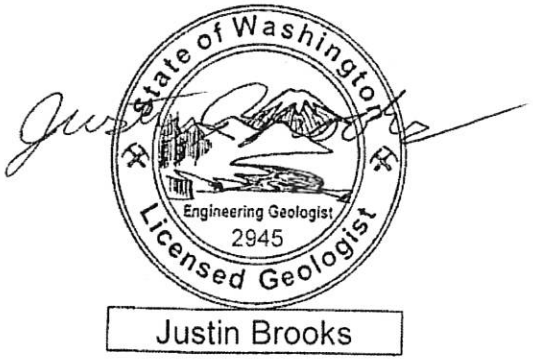
profession; no other warranty, either express or implied, is made as to the professional advice included in this report.

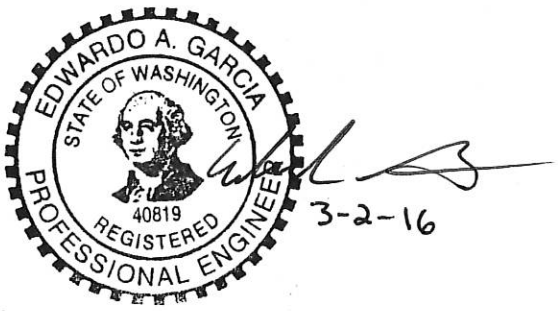
Our site explorations indicate subsurface conditions at the dates and locations indicated. It is not warranted that they are representative of subsurface conditions at other locations and times. The analyses, conclusions, and recommendations contained in this report are based on site conditions to the limited depth of our explorations at the time of our exploration program, a brief geological reconnaissance of the area, and review of published geological information for the site. We assume that the explorations are representative of the subsurface conditions throughout the site during the preparation of our recommendations. If variations in subsurface conditions are encountered during construction, we should be notified for review of the recommendations of this report, and revision of such if necessary. If there is a substantial lapse of time between submission of this report and the start of construction, or if conditions change due to construction operations at or adjacent to the project site, we recommend that we review this report to determine the applicability of the conclusions and recommendations contained herein.

The earthwork contractor is responsible to perform all work in conformance with all applicable WISHA/OSHA regulations. GeoTest Services, Inc. should not be assumed to be responsible for job site safety on this project, and this responsibility is specifically disclaimed.

We appreciate the opportunity to provide geotechnical services on this project and look forward to assisting you during the construction phase. If you have any questions or comments regarding the information contained in this report, or if we may be of further service, please call.

Respectfully Submitted,
GeoTest Services, Inc.





Justin Brooks, L.E.G.
Engineering Geologist

Edwardo Garcia, P.E.
Project Geotechnical Engineer

Attachments:	Figure 1	Vicinity Map
	Figure 2	Site and Exploration Plan
	Figure 3	Typical Footing and Wall Drain Section
	Figure 4	Soil Classification System and Key
	Figures 5-7	Exploration Logs
	Figures 8-9	Grain Size Test Data
	Attached	Laboratory Data: CEC Results (1 page)
	Attached	Report Limitations and Guidelines (3 pages)

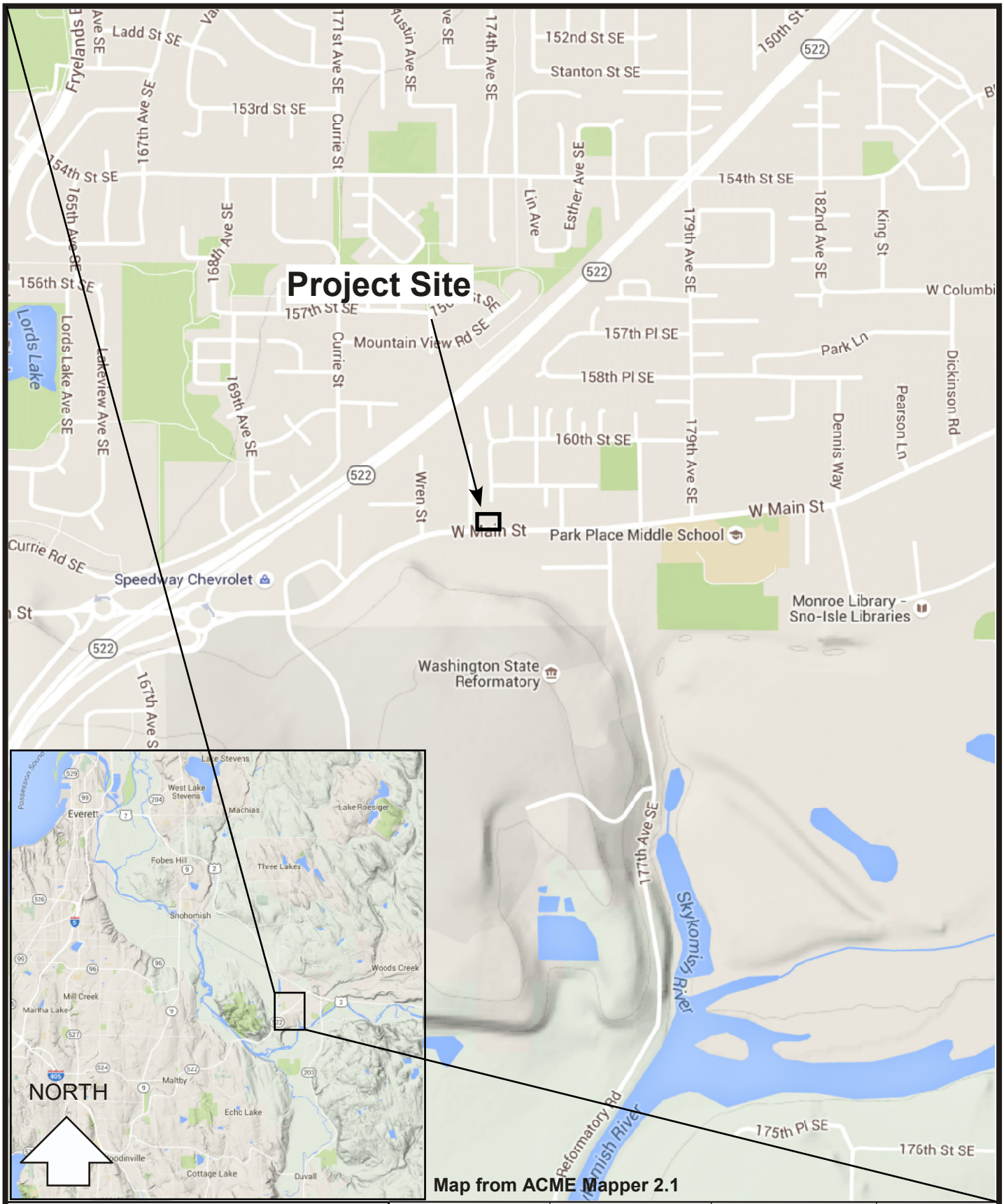
REFERENCES

Aquifer Recharge/Wellhead Protection, 10-1-2007, by Snohomish County Planning and Development Services

Interactive Geologic Map of Washington State. Online interactive services provided by the Washington State Department of Natural Resources, viewed 2-23-16.

Snohomish County, January 2016, Snohomish County Drainage Manual, Volume III – Hydrologic Analysis and Flow Control BMPs, http://snohomishcountywa.gov/1130/Drainage-Manual

Washington State Department of Ecology Water Quality Program. August 2005. *Stormwater Management Manual for Western Washington.* Publication Number 05-10-029 through 05-10-033.



Map from ACME Mapper 2.1

GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: none	Project 16-0055

VICINITY MAP
HEGGER TOWNHOMES
17417 WEST MAIN STREET
MONROE, WASHINGTON

Figure 1

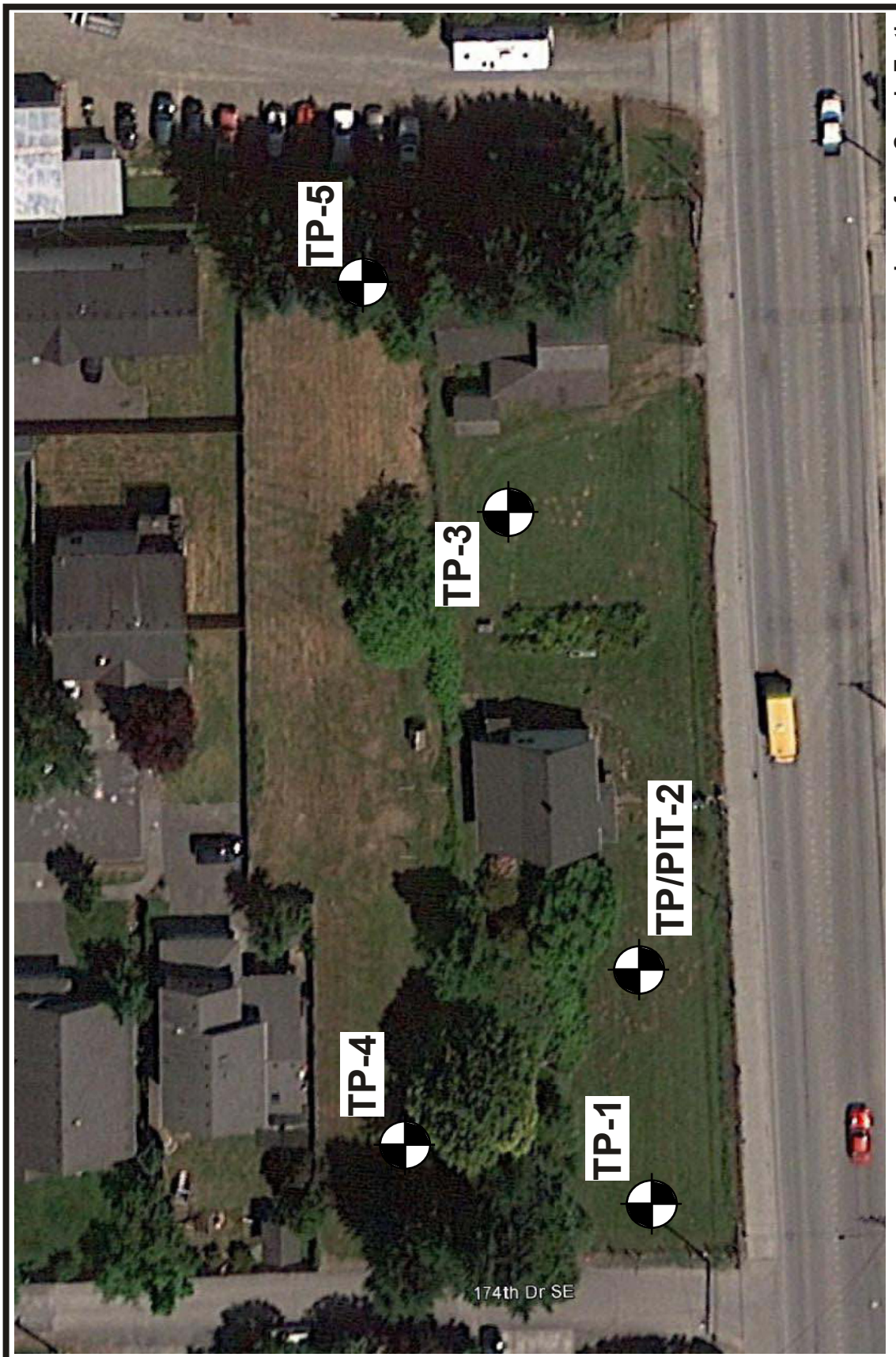


Image from Google Earth

TP/PIT # = Test Pit/Pilot Infiltration Test Exploration Location

~ 50 feet

NORTH

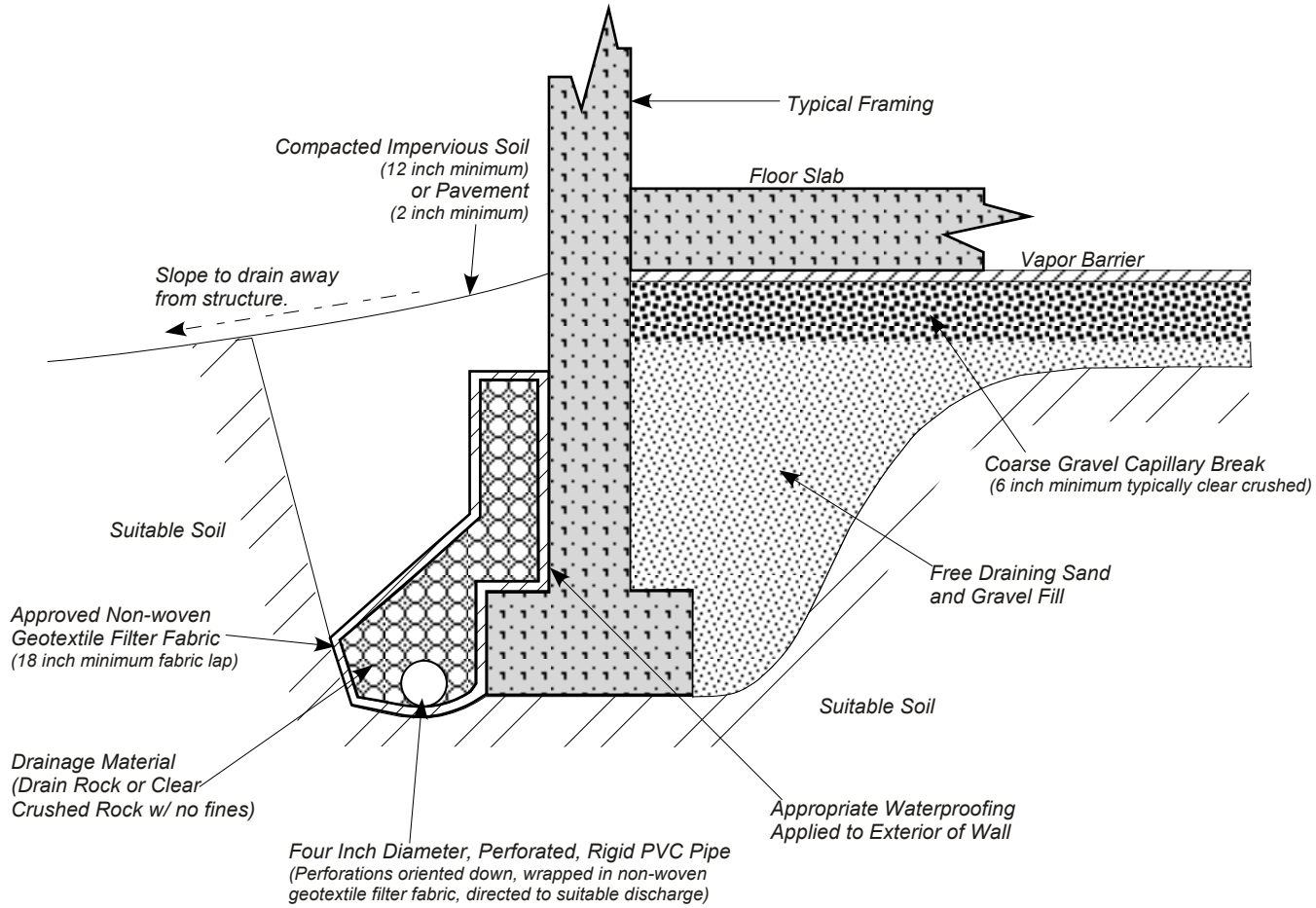
GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: As Shown	Project 16-0055

SITE AND EXPLORATION PLAN
HEGGER TOWNHOMES
17417 WEST MAIN STREET
MONROE, WASHINGTON

Figure 2

SHALLOW FOOTINGS WITH INTERIOR SLAB-ON-GRADE



Notes:
Footings Should be properly buried for frost protection in accordance with International Building Code or local building codes (Typically 18 inches below exterior finished grades)

GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: None	Project
TYPICAL FOOTING & WALL DRAIN SECTION			**16-0055**
HEGGER TOWNHOMES			Figure
17417 WEST MAIN STREET			3
MONROE, WASHINGTON			

Soil Classification System

MAJOR DIVISIONS			GRAPHIC SYMBOL	USCS LETTER SYMBOL	TYPICAL DESCRIPTIONS[1][2]
COARSE-GRAINED SOIL (More than 50% of material is larger than No. 200 sieve size)	GRAVEL AND GRAVELLY SOIL (More than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (Little or no fines)		GW	Well-graded gravel; gravel/sand mixture(s); little or no fines
				GP	Poorly graded gravel; gravel/sand mixture(s); little or no fines
		GRAVEL WITH FINES (Appreciable amount of fines)		GM	Silty gravel; gravel/sand/silt mixture(s)
				GC	Clayey gravel; gravel/sand/clay mixture(s)
	SAND AND SANDY SOIL (More than 50% of coarse fraction passed through No. 4 sieve)	CLEAN SAND (Little or no fines)		SW	Well-graded sand; gravelly sand; little or no fines
				SP	Poorly graded sand; gravelly sand; little or no fines
		SAND WITH FINES (Appreciable amount of fines)		SM	Silty sand; sand/silt mixture(s)
				SC	Clayey sand; sand/clay mixture(s)
FINE-GRAINED SOIL (More than 50% of material is smaller than No. 200 sieve size)	SILT AND CLAY (Liquid limit less than 50)			ML	Inorganic silt and very fine sand; rock flour; silty or clayey fine sand or clayey silt with slight plasticity
				CL	Inorganic clay of low to medium plasticity; gravelly clay; sandy clay; silty clay; lean clay
				OL	Organic silt; organic, silty clay of low plasticity
	SILT AND CLAY (Liquid limit greater than 50)			MH	Inorganic silt; micaceous or diatomaceous fine sand
				CH	Inorganic clay of high plasticity; fat clay
				OH	Organic clay of medium to high plasticity; organic silt
	HIGHLY ORGANIC SOIL			PT	Peat; humus; swamp soil with high organic content

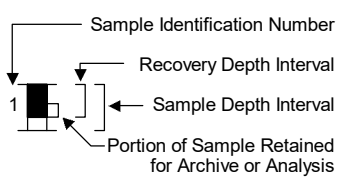
OTHER MATERIALS	GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
PAVEMENT		AC or PC	Asphalt concrete pavement or Portland cement pavement
ROCK		RK	Rock (See Rock Classification)
WOOD		WD	Wood, lumber, wood chips
DEBRIS		DB	Construction debris, garbage

Notes:
1. Soil descriptions are based on the general approach presented in the *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*, as outlined in ASTM D 2488. Where laboratory index testing has been conducted, soil classifications are based on the *Standard Test Method for Classification of Soils for Engineering Purposes*, as outlined in ASTM D 2487.
2. Soil description terminology is based on visual estimates (in the absence of laboratory test data) of the percentages of each soil type and is defined as follows:

Primary Constituent: > 50% - "GRAVEL," "SAND," "SILT," "CLAY," etc.
Secondary Constituents: > 30% and ≤ 50% - "very gravelly," "very sandy," "very silty," etc.
> 12% and ≤ 30% - "gravelly," "sandy," "silty," etc.
Additional Constituents: > 5% and ≤ 12% - "slightly gravelly," "slightly sandy," "slightly silty," etc.
≤ 5% - "trace gravel," "trace sand," "trace silt," etc., or not noted.

Drilling and Sampling Key

SAMPLE NUMBER & INTERVAL



SAMPLER TYPE

Code	Description
a	3.25-inch O.D., 2.42-inch I.D. Split Spoon
b	2.00-inch O.D., 1.50-inch I.D. Split Spoon
c	Shelby Tube
d	Grab Sample
e	Other - See text if applicable
1	300-lb Hammer, 30-inch Drop
2	140-lb Hammer, 30-inch Drop
3	Pushed
4	Other - See text if applicable

Groundwater

▽ ATD — Approximate water elevation at time of drilling (ATD) or on date noted. Groundwater levels can fluctuate due to precipitation, seasonal conditions, and other factors.

Field and Lab Test Data

Code	Description
PP = 1.0	Pocket Penetrometer, tsf
TV = 0.5	Torvane, tsf
PID = 100	Photoionization Detector VOC screening, ppm
W = 10	Moisture Content, %
D = 120	Dry Density, pcf
-200 = 60	Material smaller than No. 200 sieve, %
GS	Grain Size - See separate figure for data
AL	Atterberg Limits - See separate figure for data
GT	Other Geotechnical Testing
CA	Chemical Analysis

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Soil Classification System and Key

Figure 4

TP-1

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~48.5 Excavated By: Gillen Construction Inc.
0	1	d	W = 44		OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)
	2	d	W = 53		ML	Soft to medium stiff, orange tan becoming tan, wet, sandy, SILT (Alluvium) PP=0.75 tsf
2	3	d	W = 45 GS			
	4	d	W = 9 GS		GP/ SP	Medium dense to dense, grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles
4	5	d	W = 6 GS			
6						
8						
10	6	d	W = 7			▽ Rapid groundwater seepage encountered at 10.5 ft.
12						

Test Pit Completed 02/05/16
Total Depth of Test Pit = 11.0 ft.

TP-2

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~48.5 Excavated By: Gillen Construction Inc.
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)
					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium)
2					ML	
						Soft to medium stiff, tan, wet, sandy, SILT (Alluvium)
4	7	d	GS		GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles
6						
8						▽ Rapid groundwater seepage encountered at 8.5 ft.
10						
12						

Test Pit Completed 02/05/16
Total Depth of Test Pit = 9.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

16-0055 2/18/16 C:\USERS\JUSTIN\DESKTOP\JOB FILES\16-0055 - HEGGER TOWNHOMES\16-0055 - HEGGER TOWNHOMES.GPJ TEST PIT LOG

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Log of Test Pits

Figure 5

TP-3

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~47.5 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium) with scattered rootlets	
	8	d	W = 40 GS			Soft to medium stiff, tan, wet, sandy, SILT (Alluvium) PP=1.0 tsf, TSS=0.1 tsf	
4							
					GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
6							
8							▽ Rapid groundwater seepage encountered at 8.0 ft.
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 8.5 ft.

TP-4

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~48 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium)	Groundwater not encountered.
4						Soft to medium stiff, tan, wet, sandy, SILT (Alluvium) with scattered tree roots	
					GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
6							
8							
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 5.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

16-0055 2/18/16 C:\USERS\JUSTIN\DESKTOP\JOB FILES\16-0055 - HEGGER TOWNHOMES\16-0055 - HEGGER TOWNHOMES.GPJ TEST PIT LOG

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Log of Test Pits

Figure 6

TP-5

Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	SAMPLE DATA / SOIL PROFILE / GROUNDWATER
						Excavation Method: Tracked Excavator Ground Elevation (ft): ~47 Excavated By: Gillen Construction Inc.
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)
2					GP-GM	Medium dense, grey, moist, slightly silty, very sandy, GRAVEL (Import Crushed Rock)
	9	d	W = 34 GS		ML	Medium stiff to stiff, orange tan, wet, sandy, SILT (Alluvium) with scattered rootlets
4					ML	Soft to medium stiff, tan, wet, sandy, SILT Alluvium) PP=1.0 tsf, TSS=0.1 tsf
6	10	d	W = 10 GS		GP/SP	Medium dense to dense, tan grey, moist to saturated, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles
8						▽ Rapid groundwater seepage encountered at 7.0 ft.
10						
12						

Test Pit Completed 02/05/16
Total Depth of Test Pit = 8.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

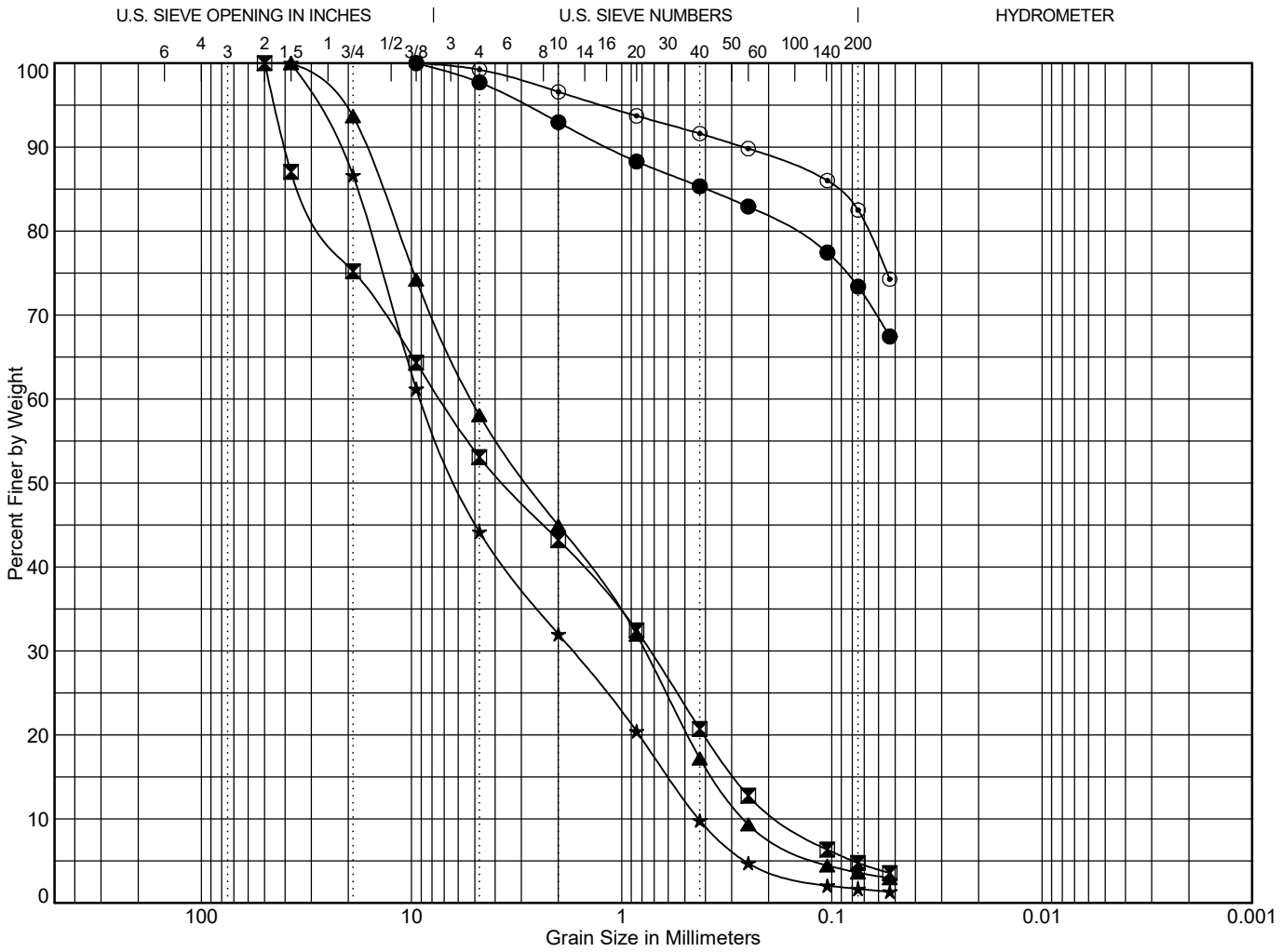
16-0055 2/18/16 C:\USERS\JUSTIN\DESKTOP\JOB FILES\16-0055 - HEGGER TOWNHOMES\16-0055 - HEGGER TOWNHOMES.GPJ TEST PIT LOG

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Log of Test Pits

Figure 7



Cobbles	Gravel		Sand			Silt or Clay
	coarse	fine	coarse	medium	fine	

Point		Depth	Classification	LL	PL	PI	C_c	C_u
●	TP-1	2.0	Sandy, SILT (ML)					
⊠	TP-1	3.0	Very gravelly, fine to coarse SAND (SP)				0.43	42.31
▲	TP-1	5.0	Very gravelly, fine to coarse SAND (SP)				0.45	19.74
★	TP-2	4.3	Very sandy, fine to coarse GRAVEL (GP)				0.77	21.02
⊙	TP-3	3.0	Sandy, SILT (ML)					

Point		Depth	D_{100}	D_{60}	D_{50}	D_{30}	D_{10}	%Coarse Gravel	% Fine Gravel	% Coarse Sand	% Medium Sand	% Fine Sand	% Fines
●	TP-1	2.0	9.5					0.0	2.3	4.7	7.6	11.9	73.4
⊠	TP-1	3.0	50	7.277	3.626	0.735	0.172	24.8	22.1	9.9	22.5	15.9	4.8
▲	TP-1	5.0	37.5	5.157	2.791	0.775	0.261	6.3	35.6	13.2	27.7	13.6	3.6
★	TP-2	4.3	37.5	9.043	6.02	1.726	0.43	13.4	42.5	12.2	22.2	8.1	1.7
⊙	TP-3	3.0	9.5					0.0	0.8	2.6	5.0	9.1	82.5

$C_c = D_{30}^2/(D_{60} * D_{10})$
$C_u = D_{60}/D_{10}$

To be well graded: $1 < C_c < 3$ and $C_u > 4$ for GW or $C_u > 6$ for SW

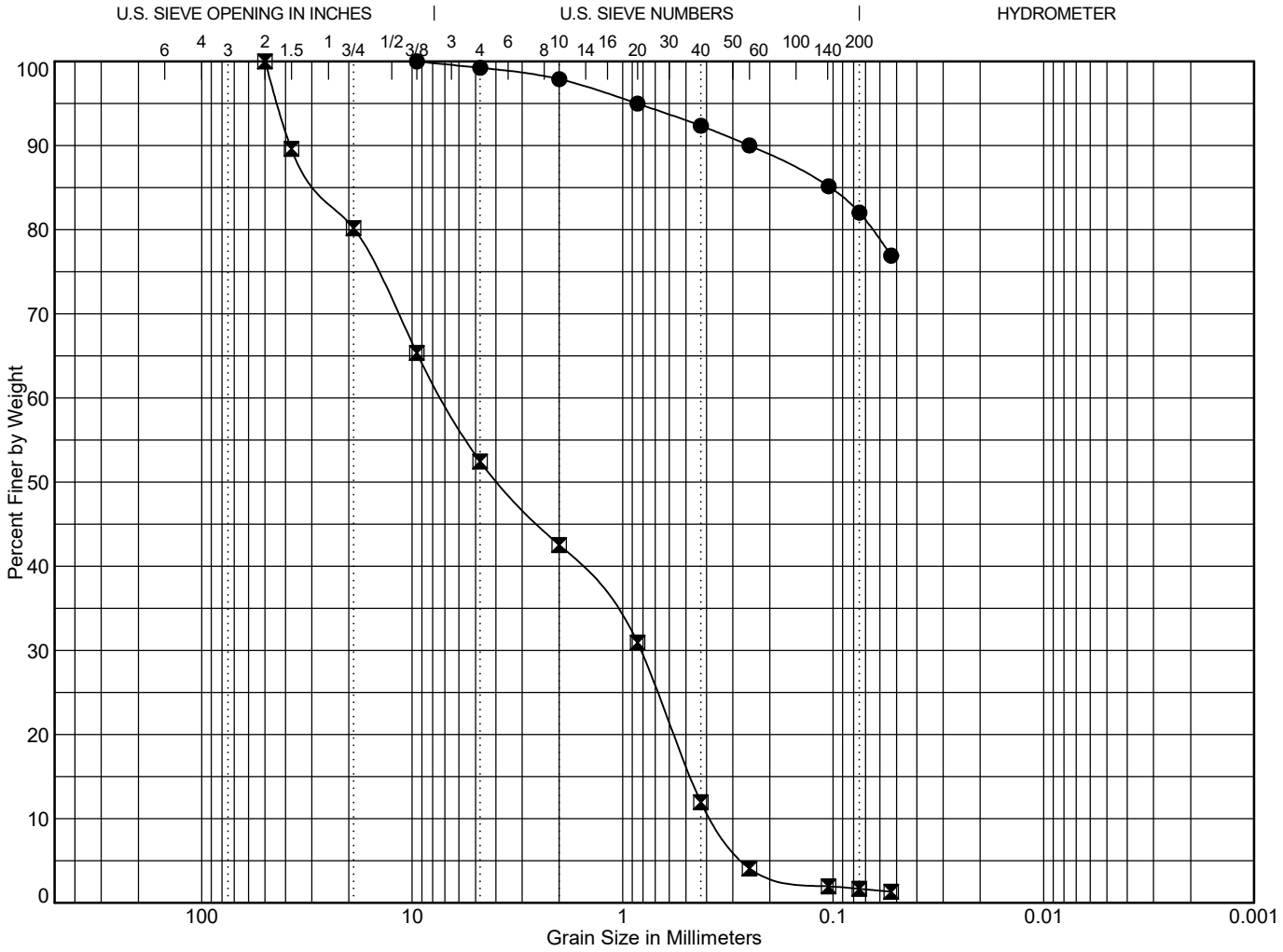
GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Grain Size Test Data

Figure 8

16-0055 2/18/16 C:\USERS\JUSTIN\DESKTOP\JOB FILES\16-0055 - HEGGER TOWNHOMES\16-0055 - HEGGER TOWNHOMES.GPJ GRAIN SIZE W/STATS



Cobbles	Gravel		Sand			Silt or Clay
	coarse	fine	coarse	medium	fine	

Point		Depth	Classification	LL	PL	PI	C_c	C_u
●	TP-5	3.0	Sandy, SILT (ML)					
⊠	TP-5	6.0	Very gravelly, fine to coarse SAND (SP)				0.25	19.14

Point		Depth	D_{100}	D_{60}	D_{50}	D_{30}	D_{10}	%Coarse Gravel	% Fine Gravel	% Coarse Sand	% Medium Sand	% Fine Sand	% Fines
●	TP-5	3.0	9.5					0.0	0.8	1.4	5.5	10.3	82.0
⊠	TP-5	6.0	50	7.129	3.837	0.822	0.372	19.8	27.7	9.9	30.6	10.3	1.7

$C_c = D_{30}^2/(D_{60} * D_{10})$
$C_u = D_{60}/D_{10}$

To be well graded: $1 < C_c < 3$ and $C_u > 4$ for GW or $C_u > 6$ for SW

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Grain Size Test Data

Figure 9

16-0055 2/18/16 C:\USERS\JUSTIN\DESKTOP\JOB FILES\16-0055 - HEGGER TOWNHOMES\16-0055 - HEGGER TOWNHOMES.GPJ GRAIN SIZE W/STATS

Northwest Agricultural Consultants
2545 West Falls
Kennewick, WA 99336
(509) 783-7450 Fax: (509) 783-5305

PAP-Accredited
NAPT
2015

GEOTEST SERVICES INC
741 MARINE DR
BELLINGHAM, WA 98225

SOIL
Client No.: 9678 Date Received: 02-10-2016
Report No.: 37171 Page: 1 of 1
da0de7-30990

Grower	Sampler	Field No.	Field Name	Crop Year	Crop	Yield Goal
		Project No. 16-0055				

Depth (ft.)	Available Inches	NO3-N lbs/acre	NH4-N lbs/acre	Sulfur ppm	pH	Soluble Salts (mmhos /cm)	Organic Matter Percent	P(bic) ppm	K(bic) ppm	P(ace) ppm	K(ace) ppm	Calcium (meq. per 100 grams)	Magne-sium (meq. per 100 grams)	Sodium (meq. per 100 grams)	Eff.	Boron ppm	Zinc ppm	Manga-nese ppm	Iron ppm	Copper ppm	CEC (meq. per 100 grams)	% Base Sat.	Chloride lbs. per. acre	Bray 1P ppm	Total Bases (meq. per 100 grams)	SampleI D
1					6.1		2.65														4.7					
2					6.2		1.65														2.1					
Total	0.00																									

Estimated Nitrogen Release from Organic Matter

Estimated Total Nitrogen Available to Crop

Last Year's Crop

Fertilizer

Comments

Sample ID	pH	Loss on Ignition OM	Cation Exchange Capacity
TP1 - 3 ft	6.1	2.65%	4.7 meq/100g
TP2 - 4.25 ft	6.2	1.65%	2.1 meq/100g

CEC Method: EPA 9081

REPORT LIMITATIONS AND GUIDELINES FOR ITS USE[1]

Subsurface issues may cause construction delays, cost overruns, claims, and disputes. While you cannot eliminate all such risks, you can manage them. The following information is provided to help:

Geotechnical Services are Performed for Specific Purposes, Persons, and Projects

At GeoTest our geotechnical engineers and geologists structure their services to meet specific needs of our clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of an owner, a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client. No one except you should rely on your geotechnical engineer who prepared it. And no one – not even you – should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report is Based on a Unique Set of Project-Specific Factors

GeoTest's geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the clients goals, objectives, and risk management preferences; the general nature of the structure involved its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless GeoTest, who conducted the study specifically states otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed, for example, from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed construction,
- alterations in drainage designs; or
- composition of the design team; the passage of time; man-made alterations and construction whether on or adjacent to the site; or by natural alterations and events, such as floods, earthquakes or groundwater fluctuations; or project ownership.

Always inform GeoTest's geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. Do not rely on the findings and conclusions of this report, whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. Always contact GeoTest before applying the report to determine if it is still relevant. A minor amount of additional testing or analysis will help determine if the report remains applicable.

Most Geotechnical and Geologic Findings are Professional Opinions

Our site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoTest's engineers and geologists review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in your report. Retaining GeoTest who developed this report to provide construction observation is the most effective method of managing the risks associated with anticipated or unanticipated conditions.

A Report's Recommendations are *Not* Final

Do not over-rely on the construction recommendations included in this report. Those recommendations are not final, because geotechnical engineers or geologists develop them principally from judgment and opinion. GeoTest's geotechnical engineers or geologists can finalize their recommendations only by observing actual subsurface conditions revealed during construction. GeoTest cannot assume responsibility or liability for the report's recommendations if our firm does not perform the construction observation.

A Geotechnical Engineering or Geologic Report may be Subject to Misinterpretation

Misinterpretation of this report by other design team members can result in costly problems. Lower that risk by having GeoTest confer with appropriate members of the design team after submitting the report. Also, we suggest retaining GeoTest to review pertinent elements of the design teams plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having GeoTest participate in pre-bid and preconstruction conferences, and by providing construction observation.

Do not Redraw the Exploration Logs

Our geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors of omissions, the logs included in this report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable; but recognizes that separating logs from the report can elevate risk.

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, but preface it with a clearly written letter of transmittal. In that letter, consider advising the contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the GeoTest and/or to conduct

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

additional study to obtain the specific types of information they need or prefer. A pre-bid conference can also be valuable. Be sure contractors have sufficient time to perform additional study. Only then might you be in a position to give contractors the best information available, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. In addition, it is recommended that a contingency for unanticipated conditions be included in your project budget and schedule.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering or geology is far less exact than other engineering disciplines. This lack of understanding can create unrealistic expectations that can lead to disappointments, claims, and disputes. To help reduce risk, GeoTest includes an explanatory limitations section in our reports. Read these provisions closely. Ask questions and we encourage our clients or their representative to contact our office if you are unclear as to how these provisions apply to your project.

Environmental Concerns Are Not Covered in this Geotechnical or Geologic Report

The equipment, techniques, and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated containments, etc. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk management guidance. Do not rely on environmental report prepared for some one else.

Obtain Professional Assistance to Deal with Biological Pollutants

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts biological pollutants from growing on indoor surfaces. Biological pollutants includes but is not limited to molds, fungi, spores, bacteria and viruses. To be effective, all such strategies should be devised for the express purpose of prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional biological pollutant prevention consultant. Because just a small amount of water or moisture can lead to the development of severe biological infestations, a number of prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of this study, the geotechnical engineer or geologist in charge of this project is not a biological pollutant prevention consultant; none of the services preformed in connection with this geotechnical engineering or geological study were designed or conducted for the purpose of preventing biological infestations.

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

STAFF REPORT & RECOMMENDATION
PRELIMINARY PLAT SUBDIVISION
File # PL 2016-01
FOXBOROUGH

PUBLIC HEARING DATE:
October 6, 2016 at 10:00am
Monroe City Hall Council Chambers
806 West Main Street

TO:	Mr. Carl Cox, City of Monroe Hearing Examiner	
FROM:	Kristi Kyle, Senior Planner, City of Monroe	
DATE:	September 27, 2016	
SUBJECT:	Preliminary Plat	File No. PL 2016-01

A. PROJECT DESCRIPTION AND REQUEST

The applicant, William R. Hegger, has submitted an application for preliminary plat approval for an 18 lot subdivision (townhomes) with zero lot lines on approximately 0.97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the Subdivision Code and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code (MMC).

There is one existing single family residence, a barn, and two accessory structures located on the property. All of these buildings will be removed with development of the Foxborough subdivision. All development standards, including required street improvements and associated clearing and grading and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.), have been reviewed against the applicable sections of the Monroe Municipal Code.

B. GENERAL INFORMATION

1. Applicant: William R. Hegger, 13110 NE 177th Place, #202, Woodinville, WA 98072.

2. Contact Person: William R. Hegger, 13110 NE 177th Place, #202, Woodinville, WA 98072.

3. Owner: The Estate of Irene Fox, 18821 116th St SE, Snohomish, WA 98290.

4. General Location: The project is located at 17417 West Main Street, Monroe, Washington, Snohomish County Assessor's Tax Parcel No. 27060200404100, Section 02, Township 27, Range 06. (Exhibit 2).

5. Address of Property: 17417 West Main Street, Monroe, WA 98272.

6. Description of Proposal: Preliminary Plat of an 18 lot (townhomes) subdivision (Exhibit 3).

7. General Description: The site is located at 17417 West Main Street in Section 2, Township 27, and Range 06. There is currently a single family home with a barn and two accessory structures on the 0.97 acre site. The majority of the site is lawn with scattered trees. The topography of the site is generally flat.

8. The site is proposed to be subdivided into an 18 lot subdivision, which will be developed with zero lot lines consisting of four multi-unit buildings, two 6-unit buildings to the east and two 3-unit buildings to the west. Access to the subdivision's dwelling units will be from a single driveway on West Main Street. That driveway will lead to an internal east-west access easement approximately 28 feet in width that will provide access to the dwelling units. There are no known critical areas on site.

9. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	EXISTING LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residence and barn
North of Site	High Density SFR	Urban Residential (UR6000)	Single family residential
South of Site (across West Main Street)	General Commercial & Mixed Use	Mixed Use Commercial (MUC)	Multi-family & Commercial
East of Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residential
West of Site	Mixed Use	Mixed Use Commercial (MUC)	Single family residential

10. Public Utilities and Services Provided by:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3 & 7
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

C. FINDINGS OF FACT

1. Application Process and Review Criteria: A preliminary plat requires a public hearing before the Hearing Examiner and a recommendation to the City Council per City of Monroe Municipal Code (MMC) section 21.20.050(F).

2. Application: The Foxborough Preliminary Plat application was received by the City of Monroe on May 13, 2016 (Exhibit 4). The application was deemed complete on June 3,

2016 (Exhibit 5). A Notice of Application was issued on June 7, 2016 and a notice of Public Hearing was published, posted, and mailed on September 20, 2016.

3. Comprehensive Plan and Zoning: The Comprehensive Plan 2015-2035 designates the site as "Mixed Use" which has a gross density up to 25 Dwelling Units per Acre. The site is zoned Mixed Use Commercial (Exhibit 6).

The Comprehensive Plan (Table 3.07) provides the following description of the respective designation (Exhibit 7):

> *"Mixed-Use*. Mixed-Use areas should be concentrated in areas of the city characterized by a diverse fine-grained mix of land uses; where there is the ability to develop land efficiently through the consolidation and infill of under-utilized parcels; and where infrastructure, transit and other public services / facilities are available or where the city or proponent can provide public services. Mixed-use areas encourage office, retail, and light-industrial uses; compatible high-technology manufacturing; institutional and educational facilities; public and private parks and other public gathering places; entertainment and cultural uses; and attached residential units up to 25 dwelling units per acre integrated throughout the district, within the same property, or inside a single building.
>
> Design standards will increase compatibility among the mixed-uses on both the site and structures. Standards to integrate development may include but not be limited to coordinated building design, signage, landscaping, and access configuration. The city will implement this designation by more than one zoning classification. Individual development proposals will take into account the density of adjacent existing development and the capacities of existing and planned public facilities."

4. Public Notification and Comments: Public notice for the application was provided in accordance with the requirements of MMC section 21.40.010. A Notice of Application was published, posted, and mailed on June 7, 2016 (Exhibit 8). A public comment period was provided from June 7, 2016 through June 22, 2016. Comments were received Snohomish County PUD #1, the Washington State Department of Archaeology & Historic Preservation (DAHP) and Michael Whitney (Exhibit 9). A Public Hearing notice was published, posted, and mailed on September 20, 2016 (Exhibit 10).

5. SEPA Environmental Review: A State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) was issued, published, posted and mailed on August 9, 2016. The DNS provided a comment period ending on August 23, 2016 and an appeal period ending on August 30, 2016. No comments or appeals were received (Exhibit 11).

6. Density and Dimensional Standards: Per MMC section 18.10.050 Zoning Land Use Matrix, and MMC section 18.10.140 Bulk Requirements and Table B, the development shall comply with the following standards for the Mixed Use zone for multifamily residential development:

- Minimum Front Yard Setback: (5 feet to the living area/20 feet maximum allowed)
- Minimum Side Yard Setback: (0 feet between attached units/10 feet for the outside units)

- Minimum Rear Yard Setback: (10-20 feet; NOTE: The rear setback can be reduced to ten feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a minimum backup area of twenty feet including the alley or private lane.)
- Maximum Building Height: (35-55 feet)

Table B

– Mixed Use Zoning District Bulk Development Requirements

	Mixed Use	
	MUNC	**MUC**
Minimum Lot Size, in sq. ft.	NA	NA
Minimum Lot Width[1]	NA	NA
Maximum Lot Coverage	75%	NA[2]
Maximum Building Height[3]	35 – 45	35 – 55
Minimum First Story Height (mixed use buildings)	15	15
Front Yard Setback[4,5]	5/20	5/20
Side Yard Setback[6,7,8]	5 – 10	10
Rear Yard Setback[9]	10 – 20	10 – 20
Landscape Buffer[10]	5	5

Notes:
1. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4.
2. Except as required by the landscape and parking district requirements.
3. The maximum height along street frontages is limited to thirty-five feet (three stories); in the MUNC zone height can be increased to forty-five feet when the fourth floor is stepped back and in the MUC zone height can be increased to fifty-five feet when the fourth and fifth floors are stepped back.
4. The minimum required setback is five feet; the maximum allowed setback is twenty feet.
5. Porches, covered entries, or pedestrian-oriented spaces may project up to five feet into front yard setbacks.
6. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
7. Side yard setbacks for single-family residences will be five feet minimum; all other mixed use, commercial and multifamily structures will be ten feet minimum.

8. Side yard setbacks for fourth and fifth floors require an additional five feet per floor. That is, the fourth floor must be set back at least five feet from the building's edge and the fifth floor must be set back at least ten feet from the building's edge.
9. The rear setback can be reduced to ten feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a minimum backup area of twenty feet including the alley or private lane.
10. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.

7. MMC Title 17 Subdivision(s): Pursuant to MMC 17.12.030(E), the City Planner, City Engineer, Fire Marshal, Building Official, and Police Chief have all reviewed and commented on the proposed project. Their comments are included in the body of this report and in the project permit conditions of approval.

8. MMC Title 17 Preliminary Plat Decision Criteria: Pursuant to MMC 17.12.030(H)(1-3) the applicant shall comply with the following:

The hearing authority shall consider if the proposed subdivision conforms to the comprehensive plan and the Shoreline Master Program;

The site is not located within the shoreline jurisdiction for the City. The proposed preliminary plat conforms to the City of Monroe's 2015-2035 Comprehensive Plan. Development of multifamily dwellings served by public utilities is consistent with the "Mixed Use" Comprehensive Plan Land Use designation and the proposed density ranges specified by the designation.

The hearing authority shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of improper protection from floods, inundation or wetland conditions;

The site is not located within a floodplain and does not contain any known or observed critical areas.

All identified direct impacts must be mitigated or meet concurrency as set forth in MMC Title 20.

All direct impacts of the proposal have been or will be mitigated through municipal code requirements and the conditions of preliminary plat approval.

Per MMC section 20.06.030(D), strategies and financial commitments are in place to complete necessary improvements or strategies within six years of time of development as set forth in the Comprehensive Plan. This includes the payment of mitigation and/or impact fees for water, wastewater, parks, transportation and schools. Stormwater is mitigated on site by the applicant during subdivision improvement construction. The City of Monroe Police Department and Fire District #3 & #7 did not raise any concerns regarding level of service standards when provided the opportunity to comment on the proposed preliminary plat.

According to the information presented in the development application as well as the analysis completed by City staff, the development does not lower the level of service on the following public facilities and services below the minimum standards established within the City of Monroe Comprehensive Plan:

a. Potable water;
b. Wastewater;
c. Storm water drainage;
d. Police and fire protection;
e. Parks and recreation;
f. Arterial roadways; and
g. Public schools.

9. RCW 58.17.110 Approval or disapproval of subdivision and dedication-factors to be considered-Conditions of approval-Finding-Release from damages:

1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:

(a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school and the residents of the City. The Monroe School District was notified of the development application. No comments were from the Monroe School District on the proposal.

(b) Whether the public interest will be served by the subdivision and dedication.

The proposed subdivision is in accordance with the goals and objectives put forth in the Monroe Municipal Code, and the City of Monroe 2015-2035 Comprehensive Plan. As such, it has been determined to meet the public interest.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health. Staff Analysis, Findings 11-15, addresses safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner Elementary School and the residents of the City of Monroe.

(b) The public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Exhibit 3 (Preliminary plat development plans) confirms that the preliminary plat application includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from Frank Wagner elementary school and the residents of the City of Monroe. The subject proposal does not include dedication of a public park. Private recreation space has been provided in Tract 998.

10. Critical Areas: There are no known critical areas on this site.

11. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots will connect to the City's water and sewer system. Sanitary sewer and water lines will be constructed in the proposed access, utility and parking easement (Tracts 997 & 999) in accordance with the City's Public Works Design and Construction Standards. Conceptual utilities plan attached as Exhibit 13.

Stormwater runoff from the private public road and future lots will be collected (catch basins) and conveyed to infiltration galleries located on site. Drainage Report Exhibit 14.

As part of the civil plan review process, the applicant will submit plans for review to install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2005) as administered by the City Engineer.

12. Streets and Traffic: Access to the development is proposed via West Main Street. Internal access to individual lots will be provided through a private road with a 28 foot narrow private easement (Tract 997 & 999). The proposed private access, utility and parking easement was approved by the Public Works Director. Frontage improvements along West Main Street will be installed and include curb and gutter, and a five foot wide sidewalk along the entire length of the site frontage.

    Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact fee program under MMC Chapter 20.12, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment. Internal access easements will be installed in accordance with the City's Public Works Design and Construction Standards.

13. Park and Recreation Usable Open Space: The proposed preliminary plat proposes one park tract within the development. Tract 998 is approximately 694 square feet in area and will be used for passive recreation. Park and Recreation Usable Open Space is not required for standard subdivisions but is a requirement for multifamily developments and assessed during the building permit stage, the applicant has provided Tract 998 and will provide additional space within each lot as development occurs.

    At the time of a complete building permit application submittal for multifamily townhomes, the applicant shall demonstrate compliance with MMC sections 18.78.080(A) (table below), 18.78.080(B)(3) and 18.78.080(D)(1).

Type of dwelling unit	Open space
Studio and one bedroom	90 square feet per unit
Two bedrooms	130 square feet per unit
Three or more bedrooms	170 square feet per unit

    Impacts to the City park and recreation system from the anticipated additional public park users are addressed through mitigation programs. In accordance with the City's park impact fees established under MMC Chapter 20.10, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC Chapter 20.10. Park impact fees shall be based on the fee amount in effect at the time of payment.

14. Schools: Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are addressed through mitigation programs. The City of Monroe has adopted the Monroe School District 2012 - 2017 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC Chapter 20.07. School mitigation fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are be based on the amount in effect at the time of payment.

RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school". Students will either walk or be bussed from the development to school by the Monroe School District. The public streets fronting on and/or adjacent to the subdivision include sidewalks on all sides of the street as well as sidewalk along the property frontage along West Main Street.

15. Development shall be subject to all applicable MMC requirements specifically including, and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

16. Preliminary Plat Expiration: Per MMC section 17.12.020(A), preliminary approval of a proposed plat shall be effective for a period not to exceed five years from the date of City Council approval, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

D. CONCLUSIONS

1. The City of Monroe 2015-2035 Comprehensive Plan Future Plan Map designation for the site is "Mixed Use" which has a gross density of up to 25 Units per Acre. The site's zoning is Mixed Use Commercial (MUC).

2. The application was submitted on May 13, 2016 and determined to be complete on June 3, 2016.

3. A SEPA Determination of Non-Significance (DNS) was issued on August 9, 2016. No comments or appeals were received on the DNS.

4. The proposed preliminary plat, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the adopted City of Monroe 2015-2035 Comprehensive Plan.

5. The proposed preliminary plat, as conditioned herein, will be consistent with the applicable land division requirements outlined in MMC Title 17, *Subdivisions*.

6. The proposed preliminary plat, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 18, *Planning and Zoning.*

7. The proposed preliminary plat, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.

8. The proposed preliminary plat as conditioned meets all MMC requirements for a subdivision.

9. The preliminary plat should be approved subject to the conditions noted below.

10. The preliminary plat approval shall expire five years from the date of City Council approval.

E. STAFF RECOMMENDATION

Based on the application and Facts and Findings of the staff report, Staff recommends that the Hearing Examiner recommend that the Monroe City Council **APPROVE** the Foxborough Preliminary Plat (PL 2016-01) located at 17417 West Main Street in the Mixed Use Commercial (MUC) zoning district, subject to the following conditions of approval.

1. The applicant shall apply for all necessary permits, and submit construction plans prior to constructing plat improvements which include, but are not limited to, water, sewer, streets, and storm systems.

2. The project shall implement all of the applicable recommendations contained in the most recent geotechnical, drainage, and traffic reports reviewed and approved by the City, unless modifications are subsequently approved by the City of Monroe.

3. If the applicant wishes to bond/financially guarantee for plat improvements, the applicant shall submit a request to the City of Monroe; but only after the design of plat improvements have been approved by the City Engineer. All financial securities shall be in place prior to final plat application.

4. Park, Traffic and School impact fees in accordance with MMC Chapter 20.10 shall be required and paid at the rate in effect at the time of building permit issuance.

5. The wastewater system capital improvement charge in accordance with MMC section 13.08.270 shall be required and paid prior to building permit issuance.

6. Mail routes shall be approved by the US Postmaster, including mailbox types and locations.

7. A note shall be added to the face of the plat that states:

> "This dedication includes conveyance of roads, tracts, utility and storm drainage infrastructure, and other areas of right-of-way intended for public use and/or any ownership as shown on or otherwise referenced by the plat. The (INSERT NAME HERE) hereby waives all claims against the City of Monroe and/or any other governmental authority for damages which may occur to the adjacent land as a result of the construction, drainage, and maintenance of such facilities and improvements."

8. The applicant shall obtain a General Construction Stormwater NPDES Permit from the Washington State Department of Ecology (DOE) prior to beginning construction per MMC section 15.01.045.

9. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital

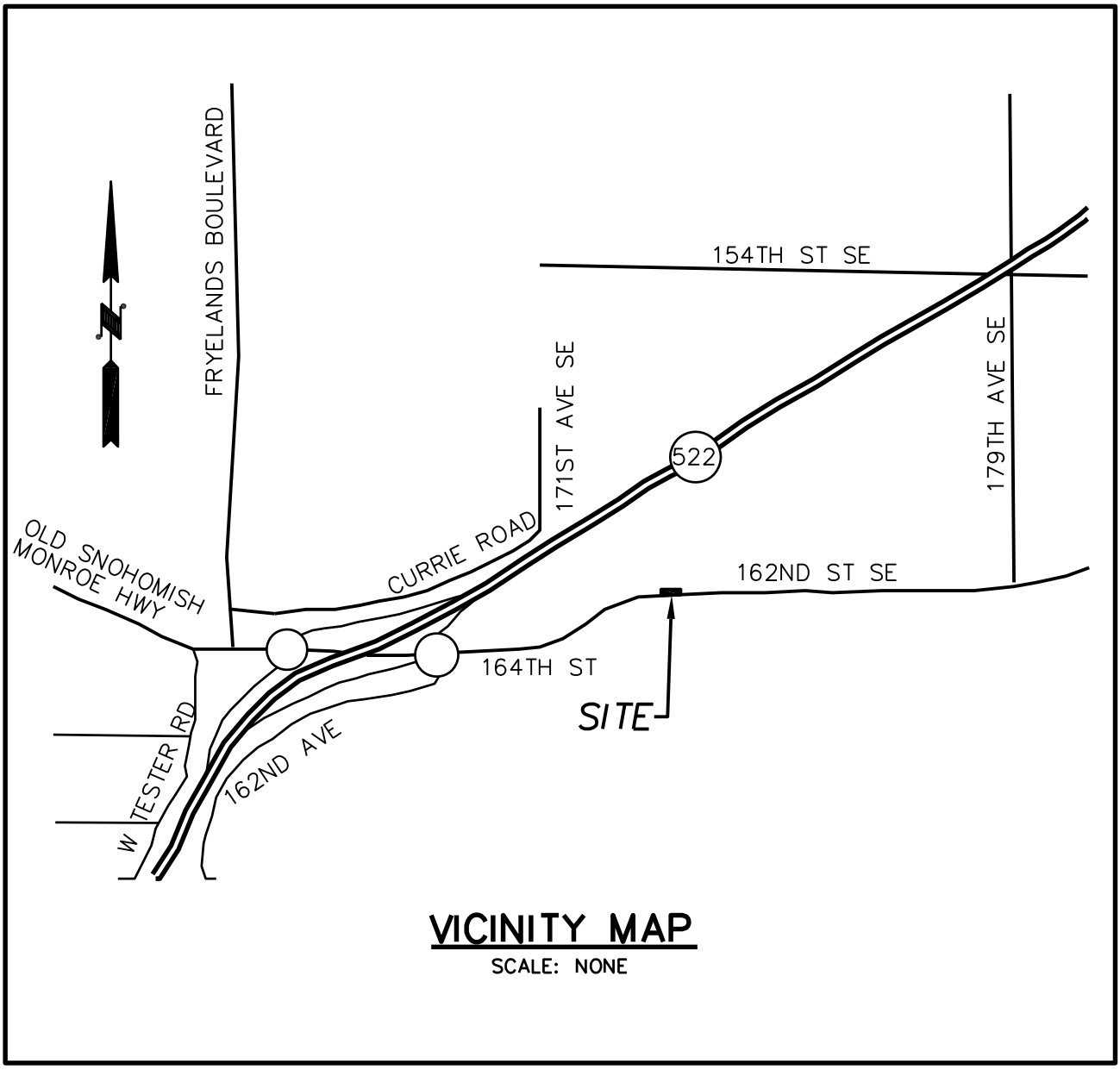
improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

10. The applicant shall obtain all the necessary permits associated with the project from the City of Monroe and all other applicable regional, state and federal agencies.

Distributed to the Following Parties of Record:

- File PL 2016-01 Preliminary Plat
- Steve Mason, Harmsen & Associates, Inc. 125 E Main Street, Monroe WA 98272
- Snohomish County PUD #1
- Washington State Department of Archaeology & Historic Preservation (DAHP)
- Michael Whitney

EXHIBIT 2



VICINITY MAP

SCALE: NONE

EXHIBIT 3

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

SITE INFORMATION

TAX PARCEL #	27060200404100
SITE ADDRESS	17417 WEST MAIN STREET MONROE, WA 98272
ZONING	MUC 12-20 UNITS/ACRE
COMP PLAN	MIXED USE
USE CLASSIFICATION	DWELLINGS, TOWNHOMES
PROPERTY SIZE (TOTAL)	42,041 SF (0.97 AC)
MINIMUM LOT SIZE	N/A
LOT COVERAGE	N/A
BUILDING SETBACKS	FRONT – MIN: 5', MAX: 20' SIDE – INTERIOR LOT LINES: 0' – EXTERIOR LOT LINES: 10' REAR – 10' – 20'
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	SNO. CO. FIRE DISTRICT #3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	ESTATE OF IRENE M. FOX

OWNER/APPLICANT/CONTACT

WILLIAM HEGGER
13110 NE 177TH PL., #202
WOODINVILLE, WA 98072
PH: 206-679-5131

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN & ASSOCIATES INC
125 E MAIN STREET, SUITE 104
MONROE, WA 98272
PH: 360-794-7811
EMAIL: davidh@harmseninc.com

LAND SURVEYOR

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

GEOTECHNICAL ENGINEER

EDWARDO GARCIA
GEOTEST
741 MARINE DRIVE
BELLINGHAM, WA 98225
PH: 360-733-7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 206-331-5123

SHEET INDEX

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-2621293 DATED MAY 2, 2016)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP200101, ACCORDING TO THE MAP RECORDED UNDER RECORDING NUMBER 200107145001, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MAXIMUM DENSITY CALCULATION

PROPOSED NUMBER OF LOTS = 18

ACTUAL DENSITY CALCULATIONS

GROSS DENSITY:
12-20 UNITS PER ACRE
GROSS SITE AREA = 0.97 AC
MINIMUM DENSITY = 12 LOTS
MAXIMUM DENSITY = 19 LOTS
PROPOSED LOTS = 18

AVERAGE LOT SIZE: 2,030 S.F.
PROPOSED NET DENSITY: 19 D.U./ACRE

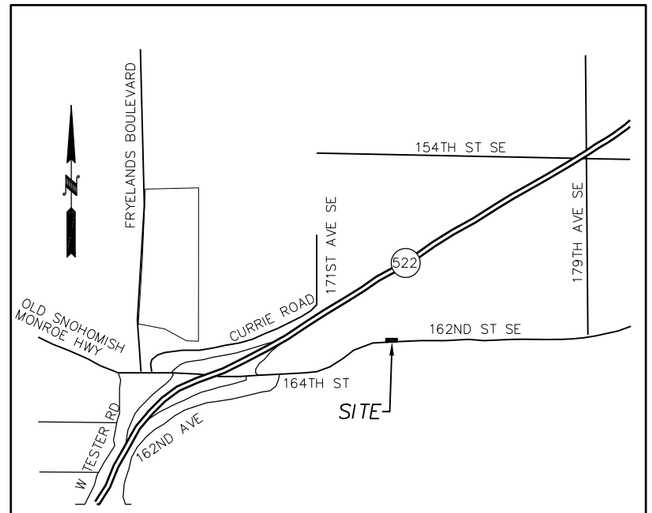
PARKING SPACE CALCULATIONS

REQUIRED PARKING STALLS:
36 STALLS

PROVIDED PARKING STALLS:
36 GARAGE STALLS
11 EXTERIOR STALLS
47 TOTAL STALLS

LOT SIZE

LOT #	SF	ACRES
1	2,666	0.061
2	1,521	0.035
3	1,775	0.041
4	1,647	0.038
5	1,900	0.044
6	1,900	0.044
7	1,900	0.044
8	1,899	0.044
9	2,234	0.051
10	2,213	0.051
11	1,886	0.043
12	1,914	0.044
13	1,941	0.044
14	1,968	0.045
15	1,672	0.038
16	2,312	0.053
17	2,212	0.051
18	2,991	0.069
TOTAL	36,551	0.839
TRACT 999	5,490	0.126
GRAND TOTAL	42,041	0.965



VICINITY MAP

SCALE: NONE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTON — STATE OF WASHINGTON — 53129 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

COVER SHEET

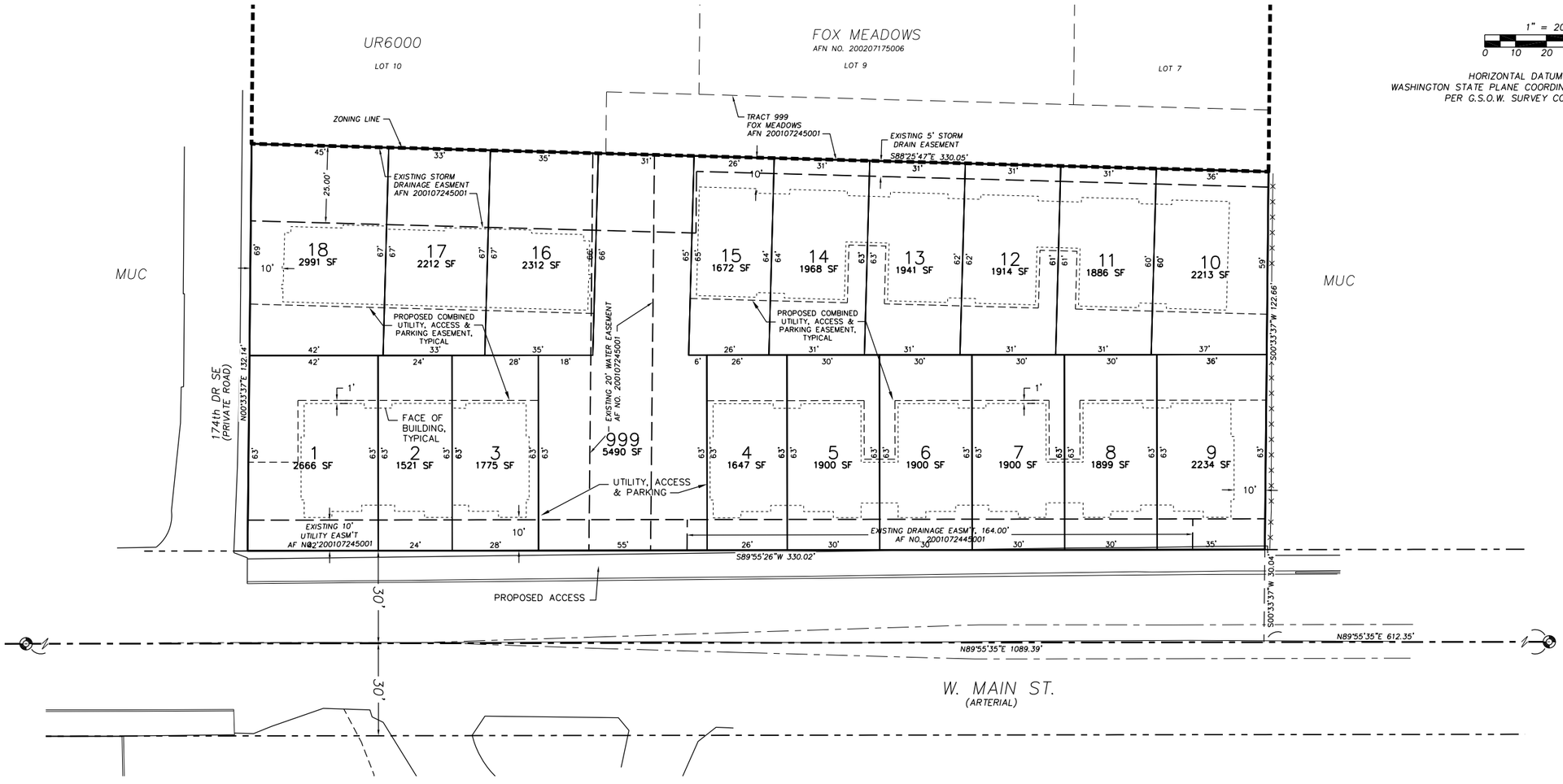
DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	N/A

811 Know what's below. Call before you dig.

P1

P:\WORK\PROJECTS\2016\16-002 HEGGER - MAIN ST\CE\DWG\HEGGER 2016\HEGGER PRELIM PLAT.DWG 05/06/2016

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



PRELIMINARY PLAT MAP

VERTICAL DATUM
NAVD 88
ESTABLISHED BY GPS

1" = 20'
0 10 20 40

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS
SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTMAN
STATE OF WASHINGTON
33125
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

PRELIMINARY PLAT MAP

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'

811 Know what's below. Call before you dig.

P2

P:\WORK\PROJECTS\2016\16-002 HEGGER - MAIN ST\CE\DWG\HEGGER 2016\HEGGER PRELIM PLAT.DWG 05/06/2016

EXHIBIT 4

MONROE
WASHINGTON

Community Development
Planning Division

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT #(S) PL2016-01

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS
MONDAY – FRIDAY 8:00 – 12:00 / 1:00 – 5:00

Building
- ☐ Commercial T/I
- ☐ Demolition
- ☐ Garage/Carport
- ☐ Mechanical
- ☐ New Construction (Commercial/Residential)
- ☐ Plumbing
- ☐ Racking
- ☐ Residential Remodel
- ☐ Sign
- ☐ Other _____

Operations
- ☐ Engineering Review
- ☐ Fencing
- ☐ Grading
- ☐ Retaining wall
- ☐ Rockery
- ☐ Right-of-Way Disturbance
- ☐ Special Flood Hazard Area
- ☐ Utility Service
- ☐ Other _____

Fire
- ☐ Fire Alarm
- ☐ Fire Sprinkler
- ☐ High Piled Storage
- ☐ Hood Suppression
- ☐ Operational
- ☐ Spray Booth
- ☐ Tents & Canopies
- ☐ Other _____

Land Use
- ☐ Accessory Dwelling Unit
- ☐ Boundary Line Adjustment /Lot Consolidation
- ☐ Conditional/Special Use
- ☐ Land Clearing/Forest Practices
- ☐ Planned Residential Development
- ☐ Shoreline Permit
- ☐ Short Plat
- ☒ Subdivision/Plat
- ☐ Variance
- ☐ Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 17417 WEST MAIN STREET

Size of site (acre/square feet): 0.97/42041

Assessor's Tax Parcel Number (14 digits): 27060200404100

Applicant: WILLIAM R. HEGGER Phone # (206) 679-5131

*Signature: William R. Hegger Printed Name: WILLIAM R. HEGGER

Mailing Address: 13110 NE 177th PL. #202 Fax # (____) _____

City WOODINVILLE State WASH Zip 98072 E-mail STNHILLD@AOL.COM

Property Owner: THE ESTATE OF IRENE FOX Phone # (____) _____

**Signature: by Michael Schwartz Printed Name: Michael Schwartz
ITS PERSONAL REPRESENTATIVE

Mailing Address: 18821 116TH ST SE Fax # (____) _____

City SNOHOMISH State WA Zip 98290 E-mail _____

Attach a separate sheet for additional property owners/additional addresses

***Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.**

****Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.**

City of Monroe
Land Use Permit Application- Page 2

Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

The project is a residential sub-division of a 0.97 acre parcel using zero lot lines to create separate lots of the 18 attached units consisting of two 6-plexes and two 3-plexes. Minimum proposed lot size is 1,521 sf and maximum lot size is 2,991 sf. Vehicular access will be from a private drive that runs north from a driveway apron on West Main Street, between two of the buildings, and then tees east and west to provide access to all of the lots. Zoning is MUC with a Comp Plan of Mixed Use. 36 parking stalls are provided in the units with an additional 11 exterior stalls for a total of 47 parking stalls.

FOR OFFICE USE ONLY

Planning Application Fee:_____ Publication Fee:_____

Fire Plan Check Fee:_____ Mailing Fee: _____

SEPA Fee: _____ Technology Fee:_____

TOTAL FEES:_____

INTRODUCTION

FoxBorough, is a Townhouse project comprised of 18 fee simple Townhomes. Each home will have an attached two-car garage. The current zoning for this project is MUC. This zoning provides for townhome development on individual lots.

The complex will be served by a private roadway, entering from West Main Street. Each home will have separate water and sewer facilities as well as power and other utilities.

Additional off street guest parking is provided. Each home will have individual fire suppression systems as added benefit to the community, and the City's Emergency services.

SITE FEATURES

Each home contain a two car garage for parking. The private roadway insures adequate turning radiuses for both home owners entering and leaving the home, as well as generous clearance ranges for utility and safety vehicles, and guest parking.

Community Benefits

The development is sensitive to both private and public interest being served. The development utilizes both the City's Bulk Requirements as well as the City's Mixed Use Design Standards. Such uses provide for reduced roadways, decreasing the amount of impervious road systems, maximizing the number of off street parking available, and achieving the comp plan and code densities in the core area of the City.

For example: The use of standard sixty-foot wide roadways would reduce the amount of homes in this development from eighteen to nine. A direct loss of new home availability in the Infill area. The use of a sixty-foot roadway would consume a large portion of property area, reducing quest parking substantially. Use of the City's Bulk Standards and codes, utilizing the City's private road details, provide the development with an additional thirteen quest parking units, that would be lost to oversized drive lanes. These smaller roadways will have less impact to West Main Street. These code provisions also provide the area needed to achieve a more balanced compliance between the Comprehensive Plan and the City's Code Densities. Variations of lot width and depth ratios will be obtained through the City's bulk requirements.

The use of the City's Infill Mixed Use Design Standards provides Main Street with a substantive building elements and varied materials that maintain the City's architectural character that is present along Main Street. The use of well designed stylistic buildings that will distinguish each building to create a sense of evolution rather than an appearance of a one-step development.

EXHIBIT 5

MONROE
WASHINGTON

June 3, 2016

William R. Hegger
13110 NE 177th Place #202
Woodinville, WA 98072

RE: Notice of Complete Application for Foxborough Preliminary Subdivision

File No. PL2016-01

Dear Mr. Hegger,

Your application which was submitted to the City of Monroe on May 13, 2016 for a Preliminary Subdivision has been determined **COMPLETE** as of **June 3, 2016**. A complete application is not an approved application. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

A decision will be made within 120 days of the date of completeness excluding time periods as described in MMC 21.50.110. If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me directly at 360.863.4533 or via email at clavelle@monroewa.gov.

Sincerely,

Christina LaVelle
Planning Permit Technician

Cc: Michael Schwartz, 18821 116th Street S.E., Snohomish, WA 98290
Kristi Kyle, Senior Planner, City of Monroe
File

City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

City of Monroe

MONROE WASHINGTON

ZONING

ZONING DISTRICTS

- (DC) - Downtown Commercial
- (GC) - General Commercial
- (MUNC) - Mixed Use Neighborhood Commercial
- (MUC) - Mixed Use Commercial
- (SC) - Service Commercial
- (PO) - Professional Office
- (GI) - General Industrial
- (LI) - Light Industrial
- (LOSA) - Limited Open Space-Airport
- (LOS) - Limited Open Space
- (PS) - Public Open Space
- (MR6000) - Multi-Family Residential
- (UR6000) - Urban Residential
- (UR9600) - Urban Residential
- (R4) - Residential 4 Dwellings Per Acre
- (SR15000) - Suburban Residential

OVERLAY ZONES

- North Kelsey Planning Area (ORD 009/2010)
- North Kelsey Planned Dev Area (ORD 009/2010)
- Downtown Planning Area (ORD 036/2008)
- Airport Overlay Zone (ORD. 026-2006)
- AEO-SOB Boundary (ORD 029/2003)

BOUNDARIES

- Southwest Study Area
- Urban Growth Area
- Monroe City Limits

Official City of Monroe 2015 Zoning Map

This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington.

Adopted
(Signed Copy in City Records)

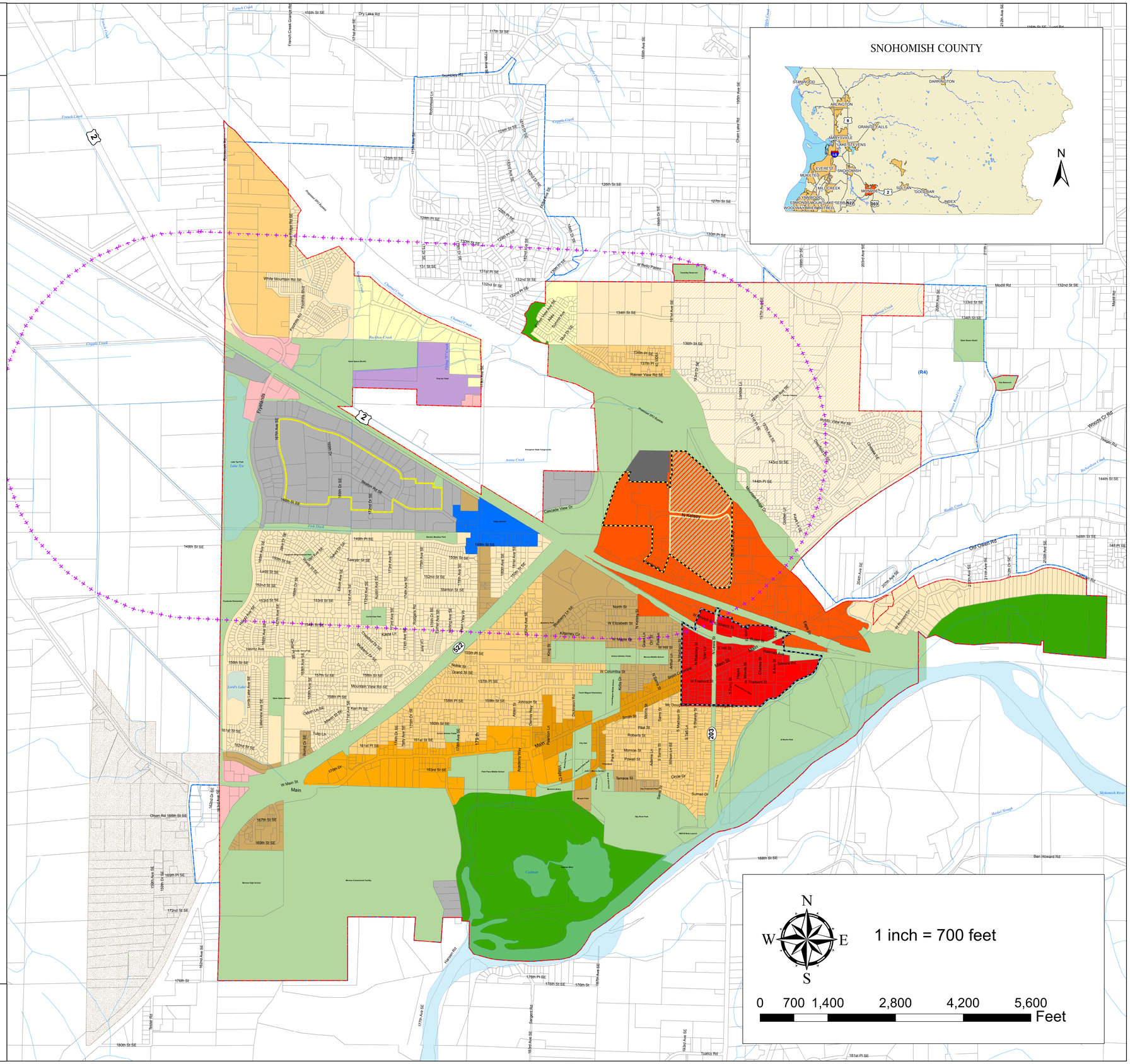


EXHIBIT 7

City of Monroe

COMPREHENSIVE PLAN MAP

COMP. PLAN DESIGNATIONS

- 🟥 Downtown Commercial
- 🟥 Tourist Commercial
- 🟥 General Commercial
- 🟪 Mixed Use
- ⬛ Industrial
- 🟦 Institutional
- 🟨 Low Density SFR
- 🟨 Medium Density SFR
- 🟧 High Density SFR
- 🟫 Multifamily
- 🟩 Parks
- 🟩 Limited Open Space
- ▨ Shoreline Industrial
- ⬜ Transportation

BOUNDARIES

- ☐ Urban Growth Area
- ☐ Monroe City Limits

Official City of Monroe 2016 Comprehensive Plan Map

This is to certify that this is the official comprehensive plan map of the City of Monroe, Washington.

Adopted December 8, 2015
(Signed Copy in City Records)

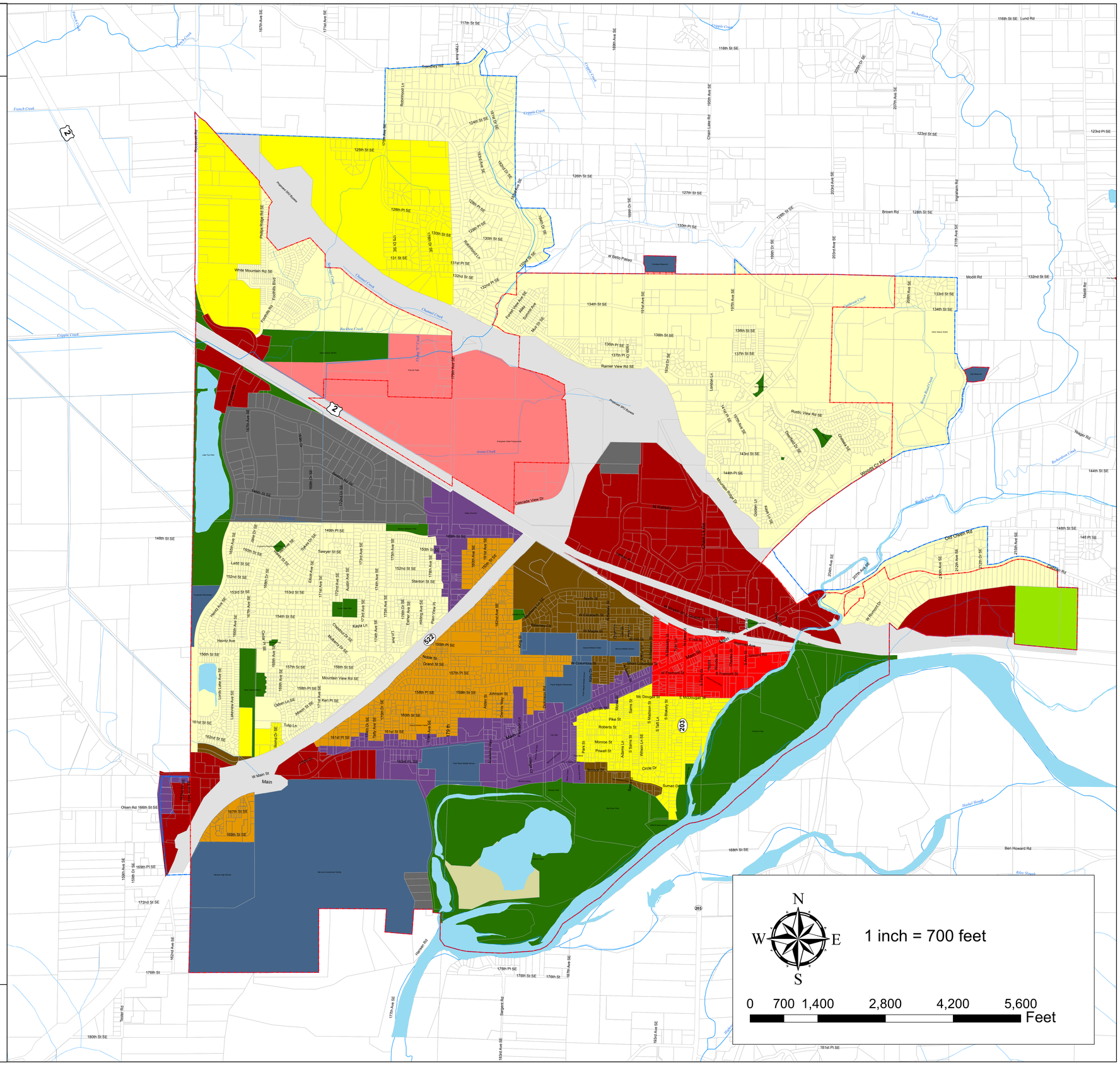


EXHIBIT 8-A

RECEIVED
JUN 09 2016
FOR PROCESSING

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
Foxborough Subdivision file # PL2016-01

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 06/07/16

M. Sutton 6/7/16
Signature Date

Subscribed and sworn to me this day 6/7/2016

Notary Public: Jody Vinson

JODY VINSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

Community Development Notice of Application of Land Use Action PROJECT NAME: Foxborough Preliminary Subdivision FILE NUMBER: PL 2016-01 DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code. LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M. APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. DATE OF APPLICATION: May 13, 2016 DATE OF NOTICE OF COMPLETE APPLICATION: June 3, 2016 APPROVALS REQUIRED (to the extent known): Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits. REQUIRED STUDIES: Environmental Checklist and a Technical Information (Drainage) Report. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Monroe City Hall, 806 West Main, Monroe, WA 98272 and online at www.monroewa.gov/foxborough. APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council. DATE OF NOTICE OF APPLICATION (NOA): June 7, 2016 COMMENT PERIOD: Submit written comments on or before 5 p.m., June 22, 2016. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov POSTED/ MAILED: June 7, 2016 PUBLISHED: June 7, 2016 HOW TO USE THIS NOTICE TO LEARN MORE ABOUT A PROJECT: •Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project. •Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough •Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays TO COMMENT ON A PROJECT: •Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing. •City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published. •You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. HOW TO REACH US: The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov.

AFFIDAVIT OF MAILING
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PI2016-01
Application Name and File

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **3rd** day of **June , 2016**, made application with Click 2 Mail to mail on **June 4th , 2016**, a copy with prepaid postage of the **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 3rd day June, 2016

NOTARY SEAL

VICKI L. THAYER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

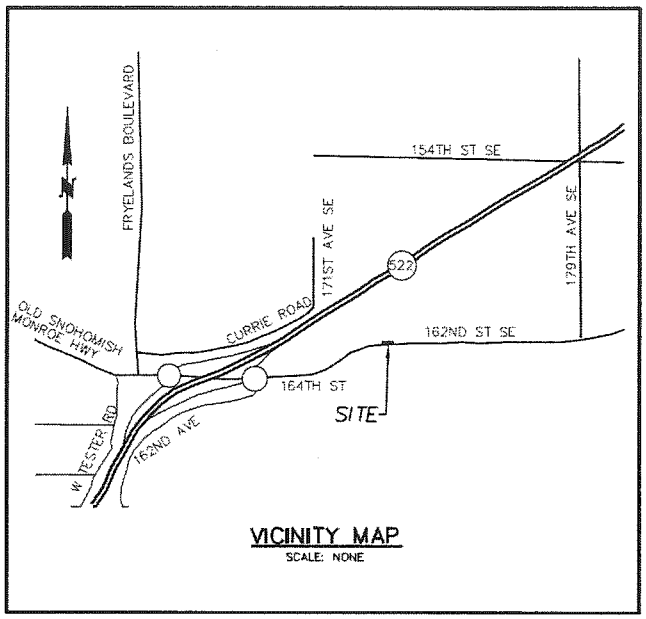
Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

COMMUNITY DEVELOPMENT
NOTICE OF LAND USE APPLICATION

PROJECT NAME: Foxborough Preliminary Subdivision
FILE NUMBER: PL 2016-01
DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code.
LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M.
APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072.
DATE OF APPLICATION: May 13, 2016 **DATE OF NOTICE OF COMPLETE APPLICATION:** June 3, 2016
APPROVALS REQUIRED (to the extent known): Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits.
REQUIRED STUDIES: Environmental Checklist and a Technical Information (Drainage) Report. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Monroe City Hall, 806 West Main, Monroe, WA 98272 and online at www.monroewa.gov/foxborough.
APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council.
DATE OF NOTICE OF APPLICATION (NOA): June 7, 2016
COMMENT PERIOD: Submit written comments on or before **5 p.m., June 22, 2016.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.
STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov

POSTED/ MAILED: June 7, 2016 **PUBLISHED:** June 7, 2016



Foxborough Preliminary Subdivision
File # PL 2016-01

Click 2 Mail

Invoice #101130142

Order Date: June 3, 2016

Account: CityofMonroe

Order Total: $72.87

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 474587 *Requested Fulfillment Date: 6/4/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Foxborough NOA Postcard* *Job Address List Name: Addresses 500* Production Cost for 80 Pieces:$39.20 First Class Automation Letter Postage for 77 Pieces: $32.26 First Class Unsorted Letter Postage for 3 Pieces: $1.41		80	$72.87	
			Order Sub Total:	$72.87
			Invoice Subtotal:	$72.87
			Total Invoice:	$72.87

Ask a Question

Reviews

Name	Adress	City	State	Zipcode
Alan Michael	16024 Tatty Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington W	Mercer Island	WA	98040
Angel Tippin	16007 173rd Ave. SI	Monroe	WA	98272-1925
Arturo Vincent Vazquez	17611 163rd Pl. SE	Monroe	WA	98272
Benlil Lp	102 stone Ridge Dr.	Snohomish	WA	98290-1924
Betty J Trivett, Trust	16134 Tatty Ave SE	Monroe	WA	98272
Brandon Jones	16103 173rd Ave. SI	Monroe	WA	98272
Brenda & Suzanne Fulle	18628 109th Ave. SI	Snohomish	WA	98296-8132
Brian & Rhonda Hillabu	20108 Ambers Pl SE	Monroe	WA	98272
Christopher Nokes	16179 176th Ave. SI	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St.	Monroe	WA	98272
Craig & Paulette Hackn	16141 173rd Ave. SI	Monroe	WA	98272
Daniel & Antonina Nava	17481 161st St. SE	Monroe	WA	98272-1980
Darrel McLean	17225 W. Main St.	Monroe	WA	98272-1924
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Dma Re LLC	3148 112th Avenue	Lake Stevens	WA	98258
Donald & Pamela Marti	17518 W. Main St.	Monroe	WA	98272-1934
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St A	Kirkland	WA	98034
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Fox Meadows HOA	618 S Peabody #h	Port Angeles	WA	98362
Gale & Janet Vavra	16008 Tatty Ave. SE	Monroe	WA	98272-1937
Gary R Walcott. Living T	17301 W. Main St.	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SI	Monroe	WA	98272-1925
Grant H III& Kathryn Wi	16015 175th Ave. SI	Monroe	WA	98272-1964
Hawk Properties LLC	PO Box 547	Monroe	WA	98272
Heur Ecklebarger LLC	21122 NE 129th Ct	Woodinville	WA	98077
Intl Church of Foursqua	17310 W. Main St.	Monroe	WA	98272-1938
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Jeffrey Rogers	16021 175th Ave. SI	Monroe	WA	98272-1964
John & Deanne Hamlin	17309 W. Main St.	Monroe	WA	98272-1937
John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
Johnathan & Brianne Sc	20406 Little Bear Cr	Woodiville	WA	98072
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Jose Luis & Ruby Marie	16100 Tatty Avenue	Monroe	WA	98272-1979
Karim & Hassan Afin Mu	8825 NE 198th St	Bothell	WA	98011
Kathy Parkhurst	16056 Tatty Ave. SE	Monroe	WA	98272-1978
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Leif & Kassandra Nordli	PO Box 215	Duvall	WA	98019

Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Mainstreet Partners LLC	17325 W Main St.	Monroe	WA	98272-1937
Mario & Garcia Nicolas	16029 173rd Ave. SI	Monroe	WA	98272
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Michael & Rhonda Tum	17466 161st St SE	Monroe	WA	98272
Michael Dale	16219 358th Ave. SI	Sultan	WA	98294-9769
Michael Edens	17525 Main St	Monroe	WA	98272
Michael Whitney	16036 174th Dr. SE	Monroe	WA	98272-1960
Mike & Ursula Creasey	14415 259th Ave SE	Monroe	WA	98272-7833
Monroe Family Village I	5830 Evergreen Wa	Everett	WA	98203
Nathan & Kristin Williar	17612 161st St SE	Monroe	WA	98272
Pablo & Maureen Grazi	PO Box 662	Woodinville	WA	98072
Patrick & Michelle Paige	16088 Tatty Ave. SE	Monroe	WA	98272-1978
Prison Ministry Cascade	14377 Fryelands Blv	Monroe	WA	98272
Richard & Toni Walbrur	16150 174th Dr SE	Monroe	WA	98272-1956
Robert Firth	15974 174th Dr. SE	Monroe	WA	98272
Roosevelt Holdings, LLC	7500 Roosevelt Wa	Seattle	WA	98115
Safe Harbor Trust	23505 165ht Ave. SI	Monroe	WA	98272
Sally & Phillip Wittenbe	16004 175th Ave. SI	Monroe	WA	98272-1962
Scott Hensrude	5505 Evergreen Wa	Everett	WA	98203
Scott Sedlickas	16040 Tatty Ave SE	Monroe	WA	98272-1978
Steven Nickerson	103 Cornelia Ave.	Mukilteo	WA	98275
Strah Holdings LLC	16372 177th Ave SE	Monroe	WA	98272-1943
Thad Andrew & Vivion S	17615 161st St. SE	Monroe	WA	98272-1909
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Tina Flagstad	16096 174th Dr. SE	Monroe	WA	98272
TKE Holdings LLC	21122 NE 129th Ct	Woodinville	WA	98072
Todd Fredrick Rhem	16008 174th Dr. Se	Monroe	WA	98272-1960
Toddd & Samantha Frar	1610 175th Ave. SE	Monroe	WA	98272-1662
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Wayne & Bonnie Owen	15423 165th Ave SE	Monroe	WA	98272-2757
Wayne & Margaret Rod	17517 W. Main St.	Monroe	WA	98272
Weiguo & Chen Wendy	16072 Tatty Ave. SE	Monroe	WA	98272-1978

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PL2016-01
Application File and Name

I, Jamie Woolworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **7th** day of **June , 2016**, I posted (1) **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, Washington, 98272
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 7th day of June , 2016

NOTARY SEAL

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County
Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 8-D

AFFIDAVIT OF EMAILING
NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

Foxborough Preliminary Subdivision, PI2016-01
Application Name & File #

William Hegger
Applicant

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **7th day** of **June, 2016** I emailed the **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA..** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 7th day June 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, June 07, 2016 8:24 AM
To: 'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'Raelynn.asah@pse.com'; 'Warrick, John'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; 'piplicd@monroe.wednet.edu'; 'sepa@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'equestions@shd.snohomish.wa.gov'; 'misty.terry@snoco.org'; Mike Fitzgerald eMail; 'Somers.elaine@Epamail.epa.gov'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'tom.laufmann@sno.wednet.edu'; 'Bill Hegger'
Cc: Kim Shaw; Kristi Kyle
Subject: Notice of Application, PL2016-01, Foxborough Preliminary Subdivision
Attachments: Notice of Application.pdf; Vicinity Map.pdf

Good Morning Public Agencies and Interested Parties,

Attached please find a Notice of Application and Vicinity Map for the Foxborough Preliminary Subdivision, City of Monroe file # PL2016-01.

DESCRIPTION: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code.

LOCATION: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06, Quarter SE - LOT 2 CITY OF MON SP200101, REC UND AFN 200107245001, BEING A PTN SW1/4 SE1/4, W.M.

APPLICANT/ CONTACT: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072.

STAFF CONTACT: Kim Shaw, Permit Supervisor, at 360.863.4532 or kshaw@monroewa.gov. For additional information on the project you may review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough .

Thank you,
Tina

Tina LaVelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

AFFIDAVIT OF POSTING
NOTICE OF LAND USE APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Project location

Foxborough Preliminary Subdivision, PI2016-01
File Number and Application Name

I, **Christina LaVelle** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **7th** day of **June, 2016**,, that I posted (2) **Notice of Application for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 7th day of June, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

From: TODD REHM
To: Kim Shaw; Christina LaVelle; greenwamachine@msn.com
Subject: Party of Record - Foxborough Subdivision
Date: Sunday, June 19, 2016 8:26:14 PM

Since I live on 174th Dr SE I want to express my concern about the proposed Foxborough Town House Subdivision. My concern is to safely exit 174th Dr SE without being hit by traffic on Main Street. The landscape plan shown in the permit shows landscaping which of course will grow over time and block views of traffic going west bound on Main Street.

Also my concern is of the height of new new town houses. Three story buildings at Housing Hope Village blend into the hillside. Buildings limited to two stories would blend in with the existing homes in the subdivision directly behind the proposed Foxborough Subdivision and be a better match with the neighborhood.

Respectfully, Todd Rehm (16008 174th Dr SE, Monroe, 360-454-3453)

Sent from Mail for Windows 10

EXHIBIT 9-B

Monroe Planning Department
806 W. Main St.
Monroe, WA 98272

Michael Whitney
16036 174th Drive SE
Monroe, WA 98272

Re: Foxborough Subdivision proposal, CITY OF MONROE FILE# PL2016-01

Dear planners:

I am among the neighbors who live down the private drive adjacent to the proposed Foxborough Subdivision, which is a driveway known as 174th Drive SE. The proposed 18-townhome subdivision is proposed for 14717 W. Main Street. While I do not live directly across the road from the proposed site, I believe the project, if fully erected, will hinder line-of-sight driveway egress visibility for 174th. I also have concerns about building dimensions, project shielding and the additional immediate traffic that will generate from the project.

On traffic access visibility, I have concerns about egress visibility along West Main Street on where town home units No. 1 through 9 — specifically units 1, 2 and 3 — are built, and how closely these units will be built directly along West Main Street. Basically, I am concerned the placement of the town homes will block long visibility to the road when trying to turn off of 174th Drive SE.
I would like to see architectural drawings of the town homes and their buffering from the road to ascertain whether my visibility concerns are reasonable.

On shielding, I am specifically concerned about the siting of listed units Nos. 1 and 18 for Foxborough that are proposed to be directly adjacent to the private drive 174th Drive SE (originally as the Robert Firth land subdivision).

On traffic, I am concerned about the driveway location depicted on the plot sketches as being too close to 174th Drive SE, and am interested in seeing the traffic study.

TRAFFIC VISIBILITY CONCERNS
- West Main Street comes toward 174th Drive SE from a moderate angle, but as the site is currently mostly grassland, there is a way to see down the road. When turning onto Main Street, one can see any cars coming out of the Housing Hope development, and also be able to check on any cars coming around the bend from the right side of the driveway. One also must check for any cars coming directly from across the road at Everything RV / Abra Auto Body / Enterprise Rent-A-Car.
With West Main Street coming at an angle, to fully see oncoming traffic, a driver must nose the car outward.
I am concerned that the town homes will block visibility, requiring a driver to come out almost blindly onto West Main Street to assess westbound traffic from the left of the drive. This conversation on visibility appears to be relate about where the town homes are placed on the

parcel, how far to the road the town homes (or any fencing) is located, and how everything is angled.
I understand that there is a 10-foot utility easement that could create a buffer, however, if the town homes jut out along the angle of the road, I am concerned it would block visibility. If a fence is built along the edge of the parcel along West Main Street, I would be greatly concerned on this.

TRAFFIC STUDY

- The SEPA describes this project generating 172 ADT (with artificial credits reducing the ADT), with ADT being an acronym commonly for Average Daily Traffic.
- I am concerned about both the location of the Foxborough project's driveway sketched in project documents, and also traffic impacts in the immediate vicinity.
  I am concerned that the listed amount of traffic in the SEPA, with the Foxborough project's driveway being close to 174th Drive SE, will impose a serious traffic problem for neighbors along 174th Drive SE trying to get onto Main Street, especially to turn left on Main to go toward 179th/Kelsey/Lewis/etc. To give context on this, the added traffic from the Housing Hope Village project on W. Main creates some difficulties, but there is room to gauge whether there's a gap to get out. The Foxborough Subdivision project offers less ability to avoiding having a car from that subdivision come on top of you.
- I also have some concern about lost drivers aiming to get to the subdivision instead taking 174th Drive down, and this concern is because there is no effective turnaround space on this dead-end road, except to do a three-point turn using a neighbor's driveways. Also, if said drivers exceed 10 mph here, they are sometimes halted and confronted by a neighbor (I'm not making this up).
- It is my understanding from the planning department that as of June 16, 2016 that the City of Monroe has not received a copy of the traffic study. I would like to see the traffic study and I maintain that this traffic study should be filed for public inspection.

FENCING AND SHIELDING

- Most of the homes along the private drive have a six-foot or higher fence separating the private drive from the adjacent homes across the road. Along part of the Foxborough Subdivision site, no solid fence exists but trees do. The existing four-foot wood post fence offers very little shielding from the Foxborough site.
  I do not see in the plans there will be a fence installed, and I would like to know if a taller fence will be mandated to be put up along the boundary line between the site and the drive at 174th Drive SE for aesthetic reasons.
- If there is a fence, it would be appreciated it it was built to have the fence taper off when it is near the corner at 174th Drive SE and W. Main Street. (See TRAFFIC VISIBILITY CONCERNS earlier in document for more discussion on this.)

HEIGHT OF TOWNHOMES

- The SEPA for the proposed town homes suggests the maximum height is 35 feet, but with setbacks it could increase beyond 35 feet. It reads like the duplexes and triplexes will be four stories tall.

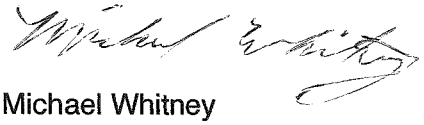
Will this project tower over neighbors, who live in single-story homes?

Thank you for taking the time to read my comments. I recognize these comments are lengthy if you do not take the "TL;DR" (Too Long; Didn't Read) approach, but the proposed Foxborough Subdivision raises enough concern and comment among my neighbors to warrant discussion. I do not speak on behalf of my neighbors in this letter, but I did want to register concerns and can affirm that similar concerns have been shared to me by some of my neighbors.

I can be reached by U.S. Mail, by landline phone at 360-294-8335
and by email at GUROADRUNNER@GMAIL.COM

I would like to also declare that I would like to become a party of record to the Foxborough Subdivision, aka CITY OF MONROE FILE# PL2016-01

Truly,



Michael Whitney

SNOHOMISH COUNTY PUD
PUBLIC UTILITY DISTRICT NO. 1

Providing quality water, power and service at a competitive price that our customers

June 15, 2016

Kim Shaw
City of Monroe
806 West Main
Monroe, WA 98272

Dear Ms. Shaw:

Reference Number: Pl 2016 01 Foxborough Preliminary Subdivision

District DR Number: 16-099

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any removal or relocation of District facilities necessitated by this project shall be at the expense of the project developer. Please include any utility work in all applicable permits.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Mark A. Oens
Senior Manager
Planning, Engineering, & Technical Services

From: Ryan, Faye [mailto:faye.ryan@pse.com]
Sent: Thursday, June 09, 2016 3:55 PM
To: Christina LaVelle <CLaVelle@monroewa.gov>
Subject: RE: Notice of Application, PL2016-01, Foxborough Preliminary Subdivision

Tina,
As noted before, PSE has no concerns with this development. Thank you for notifying us.

Faye Ryan, SR/WA
Senior Real Estate Representative
Northern Region

Puget Sound Energy
Right-of-Way Department
1660 Park Lane
Burlington, WA 98233

Easement ?s
http://pse.com/accountsandservices/YourProperty/Documents/6105_NCC_Brochure.pdf

faye.ryan@pse.com
360-766-5455 (ofc)
360-628-2864 (cell)

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 23, 2016

Ms. Kim Shaw
Permits Supervisor
City of Monroe
806 W Main Street
Monroe, WA98272

In future correspondence please refer to:
Project Tracking Code: 2016-06-04418
Property: NOA PL2016-01 Foxborough Preliminary Subdivision
Re: Washington State Historic Property Inventory Form Requested

Dear Ms. Shaw:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO). We have no specific comments regarding archaeological concerns. The single family residence on the property was built in 1905. We request the residence by recorded on a Washington State Historic Property Inventory Form (HPIF) and submitted to DAHP prior to demolition

Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Richard Young, Cultural Resources Director, Tulalip Tribe
Russell Holter, Regulatory Compliance Officer, DAHP
Josephine Peterson, Cultural Resources, Swinomish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Jennifer Vaneyck, Cultural Resources, Stillaguamish Tribe

EXHIBIT 10-A

RECEIVED

SEP 23 2016

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare…

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
File Number: PL 2016-01

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 09/20/16

M. Stuckey — Signature

9/20/16 — Date

Subscribed and sworn to me this day 9/20/2016

Notary Public: Jody Vinson

JODY VINSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

COMMUNITY DEVELOPMENT NOTICE OF LAND USE PUBLIC HEARING Project Name: Foxborough Preliminary Plat Development File Number: PL 2016-01 Description: The applicant, William R. Hegger has submitted an application for preliminary plat approval for an 18 lot subdivision (townhomes) with zero lot lines on approximately .97 acres (approximately 42,253 square feet). The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Mixed Use. The subdivision will be processed in accordance with the Zoning Code standards found in Title 17 and 18 of the Monroe Municipal Code. Location: The site is located at 17417 West Main Street, Monroe, Washington, tax parcel i.d. # 27060200404100, Section 02, Township 27, Range 06. Applicant: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. Contact: William R. Hegger, 13110 N.E. 177th Pl. #202, Woodinville, WA, 98072. Date of Application: May 13, 2016 Date of Notice of Complete Application: June 3, 2016 Approvals Required: Preliminary subdivision, environmental review, grading permit, utility permits, building permits and other construction related permits. Application Process: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 21.20.050(F). It requires a public hearing before the Hearing Examiner and a recommendation to the City Council. Studies Required: Traffic Study, Drainage Report, Critical Areas Study Date of Notice of Application (NOA): June 7, 2016 Date of Notice of Determination of Non-significance (SEPA): August 9, 2016 Notice of Public Hearing: Thursday, October 6, 2016 at 10:00a.m by the Hearing Examiner in the Council Chambers at City Hall, 806 West Main Street, Monroe WA. Staff Contact: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov Posted/Mailed: September 20, 2016 Published: September 20, 2016 HOW TO USE THIS NOTICE TO LEARN MORE ABOUT A PROJECT: •Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project. •Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/foxborough. •Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays TO COMMENT ON A PROJECT: • Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of the public hearing. The Hearing Examiner is required to issue a recommendation on this project pursuant to MMC 21.50.030 (D). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued. • City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published. • You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. HOW TO REACH US: The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov Accommodations for people with disabilities will be provided upon request. Please contact City Hall at (360) 794-7400 and allow one-week advance notice

AFFIDAVIT OF MAILING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Address

Foxborough Preliminary Subdivision , PL2016-01
Application Name and File

I, **Stephanie Johnson,** being first duly sworn on oath depose and say that on the **15th** day of **September, 2016,** made application with Click 2 Mail to mail on **September 15, 2016**, a copy with prepaid postage of the **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this 20th day September 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

VICKI L. THAYER NOTARY PUBLIC COMMISSION EXPIRES 5-09-20 STATE OF WASHINGTON

Name	Adress	City	State	Zipcode
Gary R Walcott. Living Trust	17301 W. Main St.	Monroe	WA	98272
Mario & Garcia Nicolasa Garci	16029 173rd Ave. SE	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SE	Monroe	WA	98272-1925
Grant H III& Kathryn Wilson	16015 175th Ave. SE	Monroe	WA	98272-1964
Sally & Phillip Wittenberg	16004 175th Ave. SE	Monroe	WA	98272-1962
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Prison Ministry Cascade	14377 Fryelands Blvd. SE	Monroe	WA	98272
Dma Re LLC	3148 112th Avenue NE	Lake Stevens	WA	98258
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Craig & Paulette Hackney	16141 173rd Ave. SE	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St. Unit 148	Monroe	WA	98272
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Toddd & Samantha Franklin	1610 175th Ave. SE	Monroe	WA	98272-1662
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
Brandon Jones	16103 173rd Ave. SE	Monroe	WA	98272
Angel Tippin	16007 173rd Ave. SE	Monroe	WA	98272-1925
Jeffrey Rogers	16021 175th Ave. SE	Monroe	WA	98272-1964
Leif & Kassandra Nordlinder	PO Box 215	Duvall	WA	98019
Wayne & Bonnie Owens	15423 165th Ave SE	Monroe	WA	98272-2757
Thad Andrew & Vivion Seanna	17615 161st St. SE	Monroe	WA	98272-1909
Michael Dale	16219 358th Ave. SE	Sultan	WA	98294-9769
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Arturo Vincent Vazquez Gariba	17611 163rd Pl. SE	Monroe	WA	98272
Donald & Pamela Martin	17518 W. Main St.	Monroe	WA	98272-1934
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Roosevelt Holdings, LLC	7500 Roosevelt Way NE	Seattle	WA	98115
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Nathan & Kristin Williams	17612 161st St SE	Monroe	WA	98272
Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Daniel & Antonina Navarro	17481 161st St. SE	Monroe	WA	98272-1980
Johnathan & Brianne Scott	20406 Little Bear Creek Rd. Spc204	Woodiville	WA	98072
Pablo & Maureen Graziano	PO Box 662	Woodinville	WA	98072
Brian & Rhonda Hillabush	20108 Ambers Pl SE	Monroe	WA	98272
Wayne & Margaret Rodland	17517 W. Main St.	Monroe	WA	98272
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington Way Apt 174	Mercer Island	WA	98040
Karim & Hassan Afin Mustafa	8825 NE 198th St	Bothell	WA	98011
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Jose Luis & Ruby Marie Avalos	16100 Tatty Avenue	Monroe	WA	98272-1979
Michael Edens	17525 Main St	Monroe	WA	98272
Brenda & Suzanne Fullerton	18628 109th Ave. SE	Snohomish	WA	98296-8132
Christopher Nokes	16179 176th Ave. SE	Monroe	WA	98272
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St Ap B202	Kirkland	WA	98034
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Rhonda Tumy	17466 161st St SE			

EXHIBIT 10-C

AFFIDAVIT OF POSTING ON SITE
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Address

Foxborough Preliminary Subdivision , PL2016-01
Application File and Name

I, Jamie Woorworth, being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **20th** day of **September, 2016**, I posted (1) **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, WA 98272
Location of Notice

Jamie Woolworth
Signed

Subscribed and sworn to me this 20th day of September, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

Vicki L Thayer
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 10-D

AFFIDAVIT OF POSTING
NOTICE OF LAND USE PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington 98272
Project location

Foxborough Preliminary Subdivision , PL2016-01
Application Name and File Number

I, **Stephanie Johnson** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **15th** day of **September, 2016,** that I posted (2) **Notice of Land Use Public Hearing for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, Washington 98272.** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 20th day of September, 2016

NOTARY SEAL

VICKI L. THAYER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 11-A

COPY FOR YOUR INFORMATION

MONROE MONITOR & VALLEY NEWS
125 E. Main, Ste. 202 Monroe, WA 98272
(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
SEPA 2016-08

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 08/09/16

Signature _____ Date 8/9/16

Subscribed and sworn to me this day 8/9/2016

Notary Public: Jody Vinson

JODY VINSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

DETERMINATION OF NON-SIGNIFICANCE (DNS) LOCAL FILE NUMBER: SEPA 2016-08 NAME OF PROPOSAL: Foxborough Preliminary Plat. DESCRIPTI ON OF PROPOSAL: The applicant is requesting preliminary plat approval to develop approximately 0.97 acres or 42,253 square feet into 18 residential lots containing four buildings (townhouses) with zero lot lines. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. An Environmental determination is required. LOCATION OF PROPOSAL: The site is located at 17417 West Main Street, Monroe, Washington, Tax Identification No.: 27060200404100 in Section 02, Township 27, Range 06. PROPONENT: William R. Hegger 13110 NE 17th Place #202 Woodinville, WA 98072 LEAD AGENCY: City of Monroe THRESHOLD DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/foxborough This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS. ( ) There is no comment period for the DNS. (X) This DNS is issued under 197-11-340(2); the lead agency will not a.ct on this proposal for 14 days. Date of Determination: August 9, 2016 Date of Issuance: August 9, 2016 Comments must be submitted by: August 23, 2016 Appeals must be submitted by: August 30, 2016 Responsible Official: David Osaki, AICP Community Development Director 806 West Main Street Monroe, WA 98272 360-863-4544 Dosaki@monroewa.gov Signature: Appeals: Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (5:00 p.m., August 30, 2016). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal. Staff Contact Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or kkyle@monroewa.gov.

AFFIDAVIT OF MAILING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PI2016-01
Application Name and File

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **4th** day of **August , 2016**, made application with Click 2 Mail to mail on **August 6 , 2016**, a copy with prepaid postage of the **Notice of Determination of Non-Significance for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.

Signed

Subscribed and sworn to me this_____ day _____, 2016

NOTARY SEAL

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Click 2 Mail

Invoice #101168743

Order Date: August 4, 2016

Account: CityofMonroe

Order Total: $68.07

Billing Address

Finance Department
City of Monroe
806 W Main St
Monroe WA 98272-2125
United States
T: 3608634533

Payment Method

User Credit

Complete In progress Attention

Job ID: 519018 *Requested Fulfillment Date: 8/6/2016*

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P *Product Type: Postcard 5 X 8* *Paper Type: White Matte* *Print Color: Full Color* *Print Options: Printing Both Sides* *Mail Class: First Class* *Production Time: Next Day* *Base Document Name: Foxborough SEPA Postcard_1* *Job Address List Name: Addresses 500_2* Production Cost for 80 Pieces:$34.40 First Class Automation Letter Postage for 77 Pieces: $32.26 First Class Unsorted Letter Postage for 3 Pieces: $1.41		80	$68.07	
			Order Sub Total:	$68.07
			Invoice Subtotal:	$68.07
			Total Invoice:	$68.07

Ask a Question

Reviews

Name	Adress	City	State	Zipcode
Alan Michael	16024 Tatty Ave. SE	Monroe	WA	98272
Amanda Fisher	3207 E Lexington Way Apt 174	Mercer Island	WA	98040
Angel Tippin	16007 173rd Ave. SE	Monroe	WA	98272-1925
Arturo Vincent Vazquez Garibay	17611 163rd Pl. SE	Monroe	WA	98272
Benlil Lp	102 stone Ridge Dr.	Snohomish	WA	98290-1924
Betty J Trivett, Trust	16134 Tatty Ave SE	Monroe	WA	98272
Brandon Jones	16103 173rd Ave. SE	Monroe	WA	98272
Brenda & Suzanne Fullerton	18628 109th Ave. SE	Snohomish	WA	98296-8132
Brian & Rhonda Hillabush	20108 Ambers Pl SE	Monroe	WA	98272
Christopher Nokes	16179 176th Ave. SE	Monroe	WA	98272
Clifford Lee Cooper	PO Box 1363	Monroe	WA	98272
Colin Stewart	14751 N. Kelsey St. Unit 148	Monroe	WA	98272
Craig & Paulette Hackney	16141 173rd Ave. SE	Monroe	WA	98272
Daniel & Antonina Navarro	17481 161st St. SE	Monroe	WA	98272-1980
Darrel McLean	17225 W. Main St.	Monroe	WA	98272-1924
Dean & Rachel Roberts	17609 161st St. SE	Monroe	WA	98272-1909
Dma Re LLC	3148 112th Avenue NE	Lake Stevens	WA	98258
Donald & Pamela Martin	17518 W. Main St.	Monroe	WA	98272-1934
Donald Nixon	17571 163rd Pl. NE	Monroe	WA	98272
Edgar Ramirez	12427 NE 143rd St Ap B202	Kirkland	WA	98034
Elaine Braa	16022 Gohl St.	Monroe	WA	98272
Fox Meadows HOA	618 S Peabody #h	Port Angeles	WA	98362
Gale & Janet Vavra	16008 Tatty Ave. SE	Monroe	WA	98272-1937
Gary R Walcott. Living Trust	17301 W. Main St.	Monroe	WA	98272
George & Pamela Clark	16001 173rd Ave. SE	Monroe	WA	98272-1925
Grant H III& Kathryn Wilson	16015 175th Ave. SE	Monroe	WA	98272-1964
Hawk Properties LLC	PO Box 547	Monroe	WA	98272
Heur Ecklebarger LLC	21122 NE 129th Ct	Woodinville	WA	98077
Intl Church of Foursquare Gospel-Monroe	17310 W. Main St.	Monroe	WA	98272-1938
Jack Maddex	17522 W. Main St.	Monroe	WA	98272
James & Marie Koehler	17604 161st Ave. SE	Monroe	WA	98272
Jeffrey Rogers	16021 175th Ave. SE	Monroe	WA	98272-1964
John & Deanne Hamlin	17309 W. Main St.	Monroe	WA	98272-1937

John & Kristy Piercy	17603 161st St. SE	Monroe	WA	98272
John & Sharel Dyer	27802 154th Pl SE	Monore	WA	98272
John Worthy	25905 132nd St. SE	Monroe	WA	98272-7626
Johnathan & Brianne Scott	20406 Little Bear Creek Rd. Spc204	Woodiville	WA	98072
Jorge Patricio	17615 W Main St	Monroe	WA	98272
Jose Luis & Ruby Marie Avalos	16100 Tatty Avenue	Monroe	WA	98272-1979
Karim & Hassan Afin Mustafa	8825 NE 198th St	Bothell	WA	98011
Kathy Parkhurst	16056 Tatty Ave. SE	Monroe	WA	98272-1978
Kevin & Susan Langston	16167 176th Ave SE	Monroe	WA	98272
Kevin& Carmen Haskins	16148 Tatty Ave. SE	Monroe	WA	98272-1979
Kyle & Emily Alvarado	17608 161st St. SE	Monroe	WA	98272
Lance & Nancy Smith	17606 W. Main St.	Monroe	WA	98272-1932
Leif & Kassandra Nordlinder	PO Box 215	Duvall	WA	98019
Linda Fish	11323 Trombley Rd.	Snohomish	WA	98290
Mainstreet Partners LLC	17325 W Main St.	Monroe	WA	98272-1937
Mario & Garcia Nicolasa Garcia-Pancheco	16029 173rd Ave. SE	Monroe	WA	98272
Mathew Anderson	17457 161st St SE	Monroe	WA	98272-1980
Michael & Kathy Collins	340 ferry St.	Monroe	WA	98272-2308
Michael & Rhonda Tumy	17466 161st St SE	Monroe	WA	98272
Michael Dale	16219 358th Ave. SE	Sultan	WA	98294-9769
Michael Edens	17525 Main St	Monroe	WA	98272
Michael Whitney	16036 174th Dr. SE	Monroe	WA	98272-1960
Mike & Ursula Creasey	14415 259th Ave SE	Monroe	WA	98272-7833
Monroe Family Village LLC	5830 Evergreen Way	Everett	WA	98203
Nathan & Kristin Williams	17612 161st St SE	Monroe	WA	98272
Pablo & Maureen Graziano	PO Box 662	Woodinville	WA	98072
Patrick & Michelle Paige	16088 Tatty Ave. SE	Monroe	WA	98272-1978
Prison Ministry Cascade	14377 Fryelands Blvd. SE	Monroe	WA	98272
Richard & Toni Walbrun	16150 174th Dr SE	Monroe	WA	98272-1956
Robert Firth	15974 174th Dr. SE	Monroe	WA	98272
Roosevelt Holdings, LLC	7500 Roosevelt Way NE	Seattle	WA	98115
Safe Harbor Trust	23505 165ht Ave. SE	Monroe	WA	98272
Sally & Phillip Wittenberg	16004 175th Ave. SE	Monroe	WA	98272-1962
Scott Hensrude	5505 Evergreen Way	Everett	WA	98203

Scott Sedlickas	16040 Tatty Ave SE	Monroe	WA	98272-1978
Steven Nickerson	103 Cornelia Ave.	Mukilteo	WA	98275
Strah Holdings LLC	16372 177th Ave SE	Monroe	WA	98272-1943
Thad Andrew & Vivion Seanna Sunde	17615 161st St. SE	Monroe	WA	98272-1909
Thomas & Kayla Bloom	17527 163rd Pl. SE	Monroe	WA	98272
Tina Flagstad	16096 174th Dr. SE	Monroe	WA	98272
TKE Holdings LLC	21122 NE 129th Ct	Woodinville	WA	98072
Todd Fredrick Rhem	16008 174th Dr. Se	Monroe	WA	98272-1960
Toddd & Samantha Franklin	1610 175th Ave. SE	Monroe	WA	98272-1662
Travis Keppner	17521 161st St. SE	Monroe	WA	98272-1957
Wayne & Bonnie Owens	15423 165th Ave SE	Monroe	WA	98272-2757
Wayne & Margaret Rodland	17517 W. Main St.	Monroe	WA	98272
Weiguo & Chen Wendy Zhang	16072 Tatty Ave. SE	Monroe	WA	98272-1978

AFFIDAVIT OF POSTING ON SITE
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Address

Foxborough Preliminary Subdivision, PL2016-01
Application File and Name

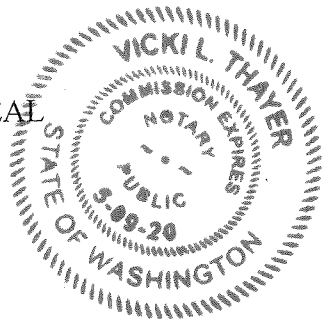
I, Ron Paynter (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **9th** day of **August , 2016**, I posted (1) **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** on site; and on the correct date of posting of said notice, to wit:

17417 West Main Street, Monroe, Washington, 98272
Location of Notice

Signed

Subscribed and sworn to me this 9th day of August , 2016

NOTARY SEAL



NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County
Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 11-D

AFFIDAVIT OF EMAILING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

Foxborough Preliminary Subdivision, PI2016-01
Application Name & File #

William Hegger
Applicant

I, **Christina LaVelle**, being first duly sworn on oath depose and say that on the **9th day** of **August, 2016** I emailed the **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA.** Attached is a list of names of the agencies and email addresses to whom this information was emailed.

Signed

Subscribed and sworn to me this 9th day August 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2020

Christina LaVelle

From:	Christina LaVelle
Sent:	Monday, August 08, 2016 4:50 PM
To:	'separegister@ecy.wa.gov'; 'Philip Spirito'; 'lanthony@sno-isle.org'; 'justin.fontes@ftr.com'; 'rfreedma@wm.com'; 'WSmith3@republicservices.com'; 'Ryan, Faye'; 'crenderlein@snopud.com'; 'kate.tourtellot@commtrans.org'; 'Neilwheeler@comcast.net'; 'Eileen.lefebvre@providence.org'; 'nwalker@valleygeneral.org'; 'piplicd@monroe.wednet.edu'; 'sepa@dahp.wa.gov'; 'sharon.swan@snoco.org'; 'equestions@shd.snohomish.wa.gov'; 'misty.terry@snoco.org'; Mike Fitzgerald eMail; 'Somers.elaine@Epamail.epa.gov'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'newstips@heraldnet.com'; 'tom.laufmann@sno.wednet.edu'; 'Bill Hegger'
Cc:	Kristi Kyle
Subject:	Foxborough Determination of Non-Significance
Attachments:	Signed Original DNS.pdf; SEPA Checklist.pdf; Vicinity Map.pdf; P2 PRELIM PLAT MAP.pdf

Good Afternoon Public Agencies and Interested Parties,

Notice is hereby given that the **City of Monroe Community Development Department** has issued a **Determination of Non-Significance (DNS)** for the **Foxborough Preliminary Subdivision,** City of Monroe file No. **SEPA2016-08.**

DESCRIPTION OF PROPOSAL: The applicant is requesting preliminary plat approval to develop approximately 0.97 acres or 42,253 square feet into 18 residential lots containing four buildings (townhouses) with zero lot lines. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. An Environmental determination is required.

LOCATION OF PROPOSAL: The site is located at 17417 West Main Street, Monroe, Washington, Tax Identification No.: 27060200404100 in Section 02, Township 27, Range 06.

PROPONENT:
William R. Hegger
13110 NE 177th Place #202
Woodinville, WA 98072

LEAD AGENCY: City of Monroe

THRESHOLD DETERMINATION:
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/foxborough

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

( ) There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: August 9, 2016

Date of Issuance: August 9, 2016

Comments must be submitted by: August 23, 2016

Appeals must be submitted by: August 30, 2016

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Appeals:
Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m., August 30, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

Staff Contact
Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or kkyle@monroewa.gov.

If you have questions on the above, please contact me and I will be happy to help.

Thank you.
Tina

Tina LaVelle
Planning Technician
PH 360.863.4533
Email clavelle@monroewa.gov
www.monroewa.gov

AFFIDAVIT OF POSTING
NOTICE OF SEPA DETERMINATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

17417 West Main Street, Monroe, Washington, 98272
Project location

Foxborough Preliminary Subdivision, PI2016-01
File Number and Application Name

I, **Christina LaVelle** being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the **9th** day of **August, 2016**, that I posted (2) **Notice of SEPA Determination for the Foxborough Preliminary Subdivision located at 17417 West Main Street, Monroe, WA** at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
Location of notice

Signed

Subscribed and sworn to me this 9th day of August, 2016

NOTARY SEAL

VICKI L. THAYER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
5-09-20

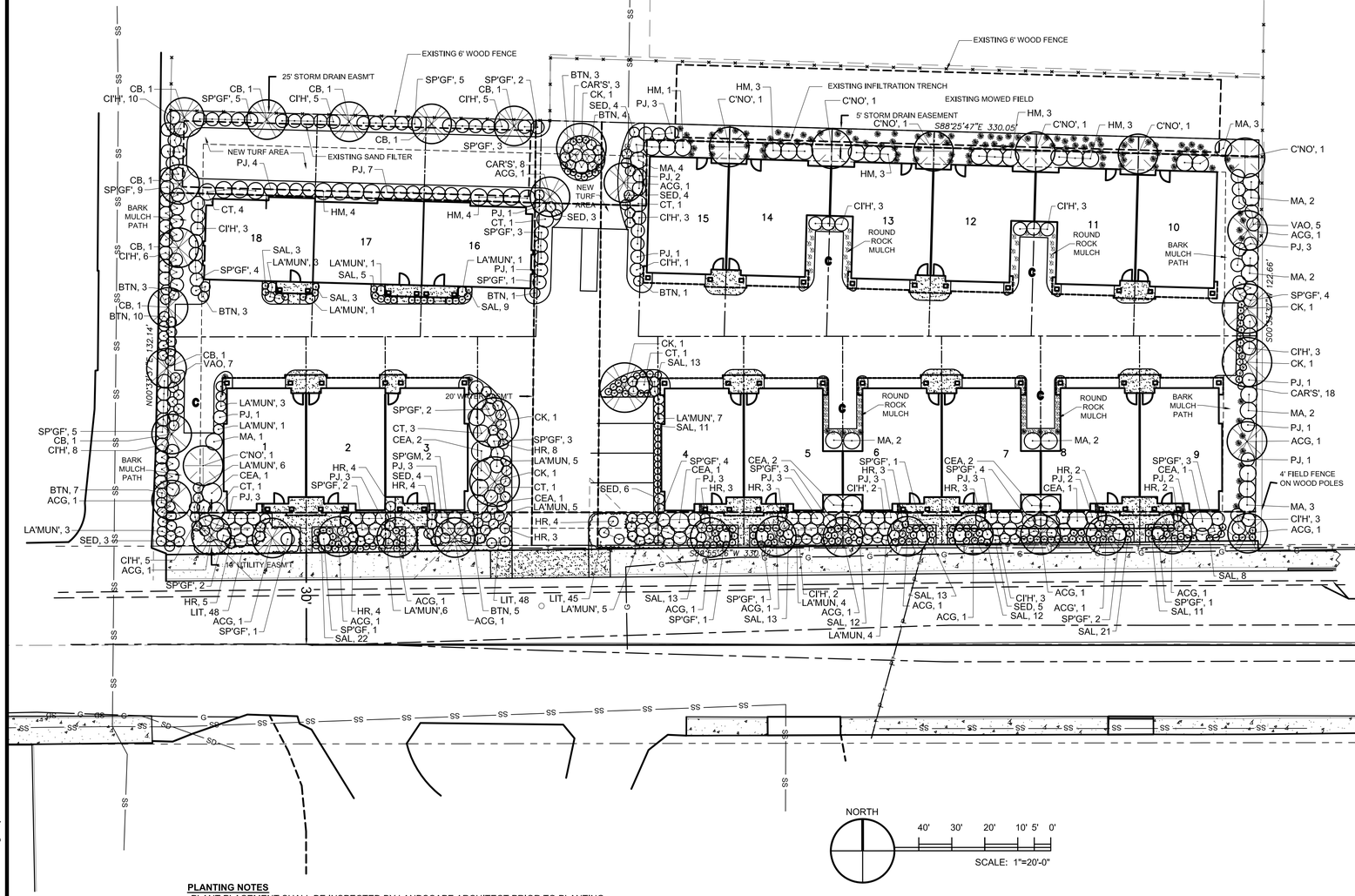
NOTARY PUBLIC in and for the State of Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2020

EXHIBIT 12



PLANT SCHEDULE

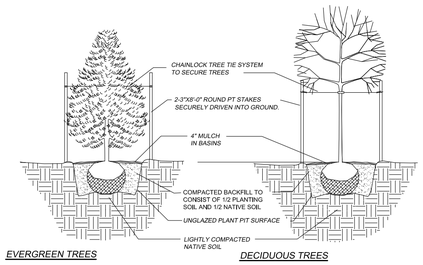
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
116	✱	POLYSTICHUM MUNITUM	SWORD FERN	2 G.	AS NOTED
19	ACG	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	AS NOTED
37	BTN	BERBERIS THUNBERGII ATROPURPUREA 'NANA'	NANA' DWF. JAP. BARBERRY	2 G.	3' O.C.
29	CAR'S'	CAREX STRICTA 'BOWLES GOLDEN'	GOLDEN SEDGE	1 G.	18" O.C.
10	CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2"	AS NOTED
11	CEA	CEANOTHUS 'VICTORIA'	WILD LILLAC	5 G.	6' O.C.
65	CI'H'	CISTUS HYBRIDUS	WHITE ROCKROSE	5 G.	4' O.C.
6	CK	CORNUS KOUSA 'CHINENSIS'	KOREAN DOGWOOD	2" CAL	AS NOTED
7	C'NO'	CHAMAECYPARIS NOOTKATENSIS	WEEPING ALASKA CEDAR	8'	AS NOTED
12	CT	CHOISYA TERNATA	MEXICAN ORANGE	5 G.	5' O.C.
21	HM	HYDRANGEA MACROPHYLLA	NICCO BLUE	5 G.	4' O.C.
48	HR	HELICTOT RICHON SEMPERVIRENS	BLUE OAT GRASS	1 G.	3' O.C.
55	LA'MUN'	LAVENDULA ANGUSTIFOLIA 'MUNSTED'	MUNSTED LAVENDER	2 G.	3. O.C.
141	LIT	LITHOSPPERMUM DIFFUSA	SAME	1 G.	18" O.C.
21	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 G.	4' O.C.
50	PJ	PIERIS JAPONICA 'OLYMPIC FIRE'	LILY OF THE VALLEY SHRUB	5 G.	4' O.C.
169	SAL	SALVIA SUPERBA	BLUE HILLS	1 G.	18" O.C.
29	SED	SEDUM SPECTABILIS 'BRILLIANT'	SEDUM	2 G.	3' O.C.
75	SP'GF'	SPIREA JAPONICA 'GOLD FLAME'	GOLDEN SPIREA	5 G.	4' O.C.
12	VAO	VACCINIUM OVATUM	EVERGREEN HUCKELBERRY	2 G.	3' O.C.

PLANTING NOTES
-PLANT PLACEMENT SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
-PLANT ALL SHRUBS WITH A MINIMUM 6" TOPSOIL MIX AROUND ROOT BALL. PLANT ALL TREES WITH A MINIMUM 12" TOPSOIL MIX AROUND ROOT BALL. MIX TOPSOIL 50% WITH EXISTING SOIL.
-USE THREE WAY OR BETTER FOR ALL IMPORTED TOPSOIL.,
-USE FINE BARK MULCH, 4" DEEP OVER ALL PLANT BEDS NOT SPECIFIED AS TURF OR PLAY CHIP AREAS.
-SET ALL NEW PLANTINGS 3" ABOVE PLANTED ROUGH GRADE TO ALLOW FOR THE ADDITION OF MULCH OR CHIPS. SET CROWN OF ROOT BALL AT FINISH GRADE.
-LIGHTLY SEPARATE BOUND ROOTS FOR PLANTS REMOVED FROM CONTAINERS AND POTS PRIOR TO PLANTING.
-AFTER PLANTING 1 GAL. AND LARGER PLANTS, COVER ALL PLANT BEDS WITH 4" FINE BARK MULCH
-SPREAD PREEN OR MIRACAL-GROW WEED AND FEED HERBICIDE WITH TRIFLUROLINE PER MANUFACTURES SPECS UNDER MULCH AND WATER, PRIOR TO APPLYING MULCH. APPLY AGAIN AFTER MULCH APPLICATION AND WATER TO ACTIVATE.
-ALL PLANT MATERIAL SHALL BE AVAILABLE ON SITE FOR INSPECTION BY OWNER OR PROJECT MANAGER PRIOR TO PLANTING.
-NO SUBSTITUTION FOR PLANT MATERIAL SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM DESIGNER.
-ALL PLANT MATERIAL SHALL BE FREE OF PEST AND DISEASES AND WITHOUT DAMAGE TO ROOT OR FOLIAGE.

TURF NOTES:
LAWN SEED MIX NOTES
-SET ROUGH GRADE WITHIN 2"-4" OF FINISH GRADE.
-SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OR 2" STEERCO OR EQ. OVER LAWN BED AREA.
-APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F. AND TILL TO A DEPTH OF 6-8" OVER ALL DISTURBED AREAS.
-FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1".
-ROLL WITH 200 LB. ROLLER, TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
-HYDROSEED WITH COUNTRY GREEN, PREMIUM SHADE TOLERANT SEED MIX OR EQ. WITH MINIMUM 50% OF TWO VARIETIES FESCUE SEED MIX, AND MAXIMUM 20% PERENNIAL RYE GRASS.
-APPLY AT RATE OF 12 LBS. SEED PER 1000 S.F. APPLY WITH GROUND TEMP. ABOVE 55 DEGREES F., AND NO LATER THAN OCTOBER 15TH.

IRRIGATION NOTES:
ALL PLANT BEDS TO BE IRRIGATED BY PERMANENT UNDERGROUND SPRINKLER OR DRIP WATER SYSTEM WITH AUTOMATIC CONTROLS. IRRIGATION SYSTEM SHALL BE ADEQUATE TO PROVIDE APPROPRIATE WATER SUFFICIENT TO MAINTAIN PLANTING.
AN AS-BUILT IRRIGATION DRAWING TO SCALE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF PERFORMANCE SECURITY.
PLANS SHALL SHOW METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS ILLUSTRATING LOCATION OF SPRINKLER HEADS, WATER SOURCE, VALVES, APPROVED BACK FLOW ASSEMBLY AND CONTROLS.

TREE ROOT BARRIER NOTES
-FOR ALL TREES WITHIN 10' ADJACENT TO PAVING AND SIDEWALKS, AND TREES PLANTED IN PLANTING BEDS WITHIN PAVED AREAS, A 24" DEEP ROOT BARRIER SHALL BE INSTALLED AROUND ROOT ZONE.
-FOR TREES MEETING ABOVE REQUIREMENTS, PLANT TREES WITH NDS-EP-2450, ROOT BARRIER OR EQUAL. ROOT BARRIER SHALL BE MINIMUM 24" IN DEPTH FROM FINISH GRADE AND MINIMUM 3' IN DIAMETER. FOLLOW MANUFACTURERS SPECIFICATIONS.



REVISIONS:
1.
2.
3.
4.
5.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RICHARD SCOTT LANKFORD
CERTIFICATE NO. 498

LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 360.629.3441
FX: 360.629.6159

HEGGER - MAIN STREET

Snohomish County
17417 West Main Street
Monroe, Washington

CONCEPT LANDSCAPE PLAN
PLANTING LAYOUT
PRELIMINARY PLAN SUBMITTAL

PERMIT SET

DATE: 4-25-2016
DESIGNED: RSL
DRAWN: RSL
JOB NO: HEGG1
SHEET: L1.1

May 09, 2016 - 10:34am Scott U:\Lankford Associates\Harmsen-Hegger 2016\dwg\Arch-dwg\Working-dwg\HEGGER SITE PLAN.dwg Layout Name: LANDSCAPE PLAN

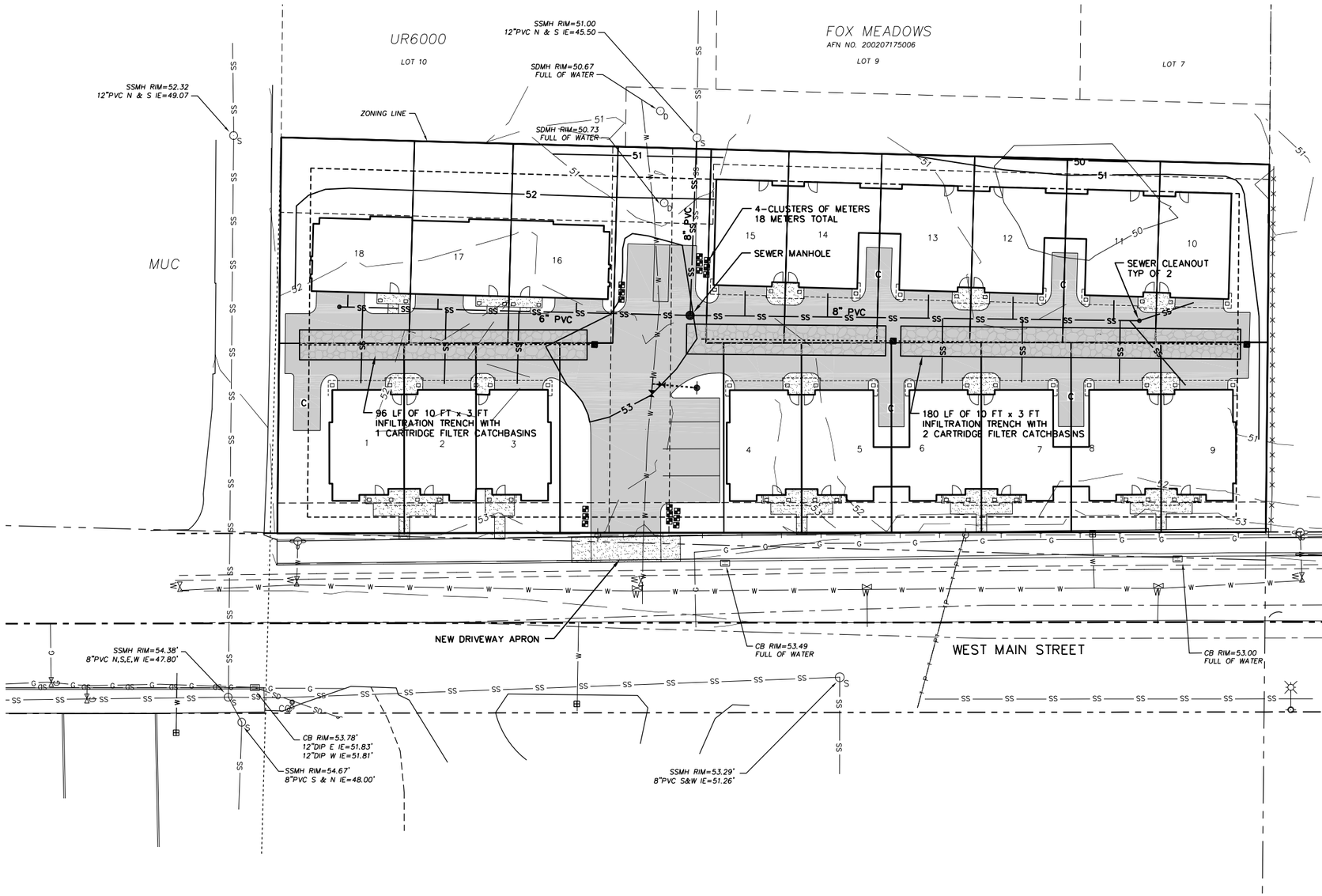
CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

EXHIBIT 13

VERTICAL DATUM
NAVD 88
ESTABLISHED BY GPS

1" = 20'
0 10 20 40

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE



LEGEND

- FD. IRON PIPE OR REBAR
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- POWER VAULT
- GAS METER
- GAS VALVE
- LUMINAIRE
- FENCE
- MAILBOX
- UTILITY POLE
- UTILITY POLE
- GUY WIRE
- LINE ONLY
- GROUND SHOT
- STREET SIGN
- STREET LIGHT
- CONIFER TREE
- DECIDUOUS TREE
- CEDAR TREE
- FIR TREE
- FRUIT TREE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

DAVID W. HARMSEN
STATE OF WASHINGTON
22745
REGISTERED
PROFESSIONAL ENGINEER
5/9/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

PRELIMINARY SEWER, WATER,
PAVING & DRAINAGE PLAN

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'

Know what's below. Call before you dig.

P4

P:\WORK\PROJECTS\2016\16-002 HEGGER - MAIN ST\CE\DWG\HEGGER 2016\HEGGER PRELIM PLAT.DWG 05/06/2016

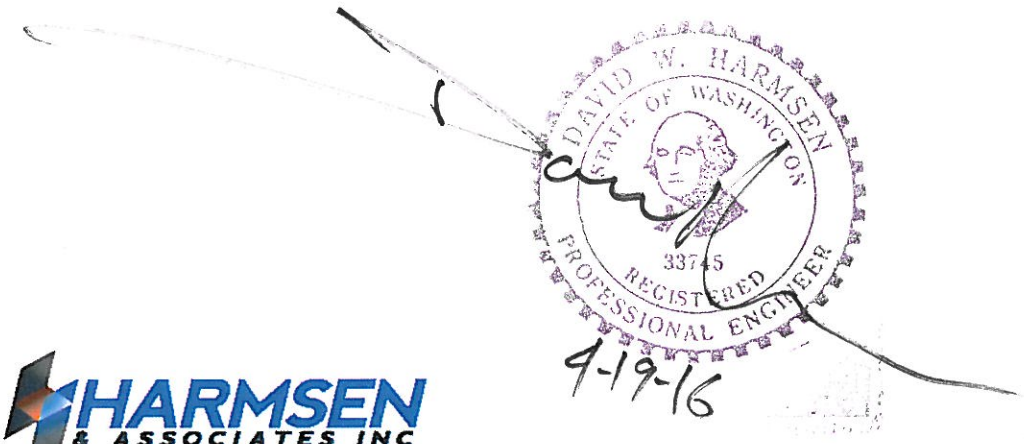
EXHIBIT 14

CONCEPTUAL STORMWATER SITE PLAN FOR THE

PRELIMINARY PLAT OF FOXBOROUGH

MONROE, WASHINGTON

APRIL 19, 2016



HARMSEN & ASSOCIATES INC

SNOHOMISH COUNTY
16778 146th Street SE, Suite 104 | PO Box 516
Monroe, Washington 98272
tel: 360. 794.7811 | fax: 360.805.9732

ISLAND COUNTY
840 SE 8th Avenue, Suite 102
Oak Harbor, Washington 98277
tel: 360. 675.5973 | fax: 360.675.7255

SKAGIT COUNTY
603 South First Street
Mount Vernon, Washington 98273
tel: 360. 336.9199 | fax: 360.982.2637

www.HarmsenInc.com

PROJECT OVERVIEW

This Stormwater Site Plan has been prepared for the Preliminary Plat of Foxborough in Monroe, Washington. The project consists of 18 zero lot line lots spread over 4 buildings with a central site access drive. Currently, there is a single family home with outbuildings that will be removed from the site. The 2.4 acre site is located at 17417 West Main Street, see Figure 1: Vicinity Map.

METHODOLOGY

The drainage design for the project has been prepared based on the requirements of the 2005 Department of Ecology Stormwater Management Manual (DOE Manual) as adopted by the City of Monroe. WWHM3 as provided by DOE has been used for determining basin runoff and for sizing of the stormwater facilities. Based on the flow charts in Figure 2.3 of the DOE Manual and the site parameters, the project is subject to Minimum Requirments 1-10.

The project site parameters are:

- The project is new development.
- The project will create 5,000 sf of new or replaced impervious area.
- The project will disturb more than 7,000 sf.
- The project does not convert ¾ acre of pasture to lawn.
- The project does not convert 2.5 acres of forest to pasture.

MR 1: PREPARATION OF STORMWATER SITE PLANS

DRAINAGE PLAN DESCRIPTION
Stormwater runoff from roofs and paved areas will be collected and conveyed to a central infiltration trench located under the access drive.

WATER QUALITY MEASURES
Following is a list of the proposed construction water quality BMPs. See MR 3: Water Pollution Source Control for more information. The proposed BMPs are as follows:

BMP C103, High Visibility Fence
BMP C105, Construction Entrance
BMP C107, Construction Road/Parking Area Stabilization
BMP C120, Temporary and Permanent Seeding
BMP C121, Mulching
BMP C123, Plastic Covering
BMP C125, Topsoiling/Composting
BMP C140, Dust Control
BMP C220, Storm Inlet Protection
Temporary Infiltration Pond

DETENTION SIZING
Flow control will consist of an infiltration into the underlying soils using a pair of underground, infiltration trenches. As a result there will be no surface runoff from the site.

CONVEYANCE CALCULATIONS
It is anticipated that pipe runs will be short and that conveyance will not be an issue.

STORMWATER TREATMENT BMP'S
The roof runoff is considered clean and treatment is not required. The runoff from the new access drive will utilize cartridge filter treatment systems. See Minimum Requirement #6 for additional information.

PROTECTION OF WETLANDS
There are no wetlands on or adjacent to the site.

OPERATIONS AND MAINTENANCE
This will be provided with the permit documents after preliminary approval.

EXISTING CONDITIONS SUMMARY

DESCRIPTION
The site is located at 17417 West Main Street. There is currently a single family home with several outbuildings on the 0.97 acre site. The majority of the site is lawn with scattered trees. The topography of the site lies between 52 feet and 49 feet with the low area in the northeast. See Figure 2: Existing Site Map for more information.

SOILS DESCRIPTION
GeoTest Services, Inc has performed soils exploration on the site and has documented the underlying soils in their report *Geotechnical Engineering Investigation – Monroe Townhouses.* In general, the soils are topsoil lying over sandy silt (alluvium) lying over very gravelly sand (glacial outwash). Infiltration testing of the underlying soils resulted in a recommended long-term infiltration rate of 3.7 inches per hour.

EXISTING BASIN
The existing basin is the full site. As 100 percent infiltration is proposed, no existing basin calculations were performed.

OFFSITE ANALYSIS & MITIGATION

No runoff is proposed to leave the site.

UPSTREAM ANALYSIS

The site is bounded by West Main Street to the south, a plat to the north, Rodland's to the east and 174th Drive SE to the west. The plat to the north and Rodland's are lower than the site and do not contribute runoff. The curb along West Main Street blocks flow from the south. To the west, 174th Drive SE does flow onto the site.

DOWNSTREAM ANALYSIS

No runoff is proposed to leave the site.

PROPOSED CONDITIONS SUMMARY

The site will be sub-divided into 18 zero-lot line lots consisting of 4 multi-unit buildings, two 6-unit buildings to the east and two 3-unit buildints to the west. An access will be extended north from West Main Street and then tee to provide access between the units to east and west. See Figure 3: Developed Conditions.

MR 2: CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP)

This SWPPP Narrative has been prepared as part of the preliminary plat and is conceptual in nature. The project proposes less than 1 acre of land disturbing activities and will not require a Department of Ecology Construction Stormwater General Permit.

The construction site has the following characteristics:

Disturbed Area:	Approximately 0.9 ac.
Soil Type:	Pastik silt loam. (Runoff is slow and the hazard of water erosion is slight)
Average slope:	0.5-2% on the flater areas.
Critical Areas:	None.

1. CONSTRUCTION STORMWATER POLLUTION PREVENTION ELEMENTS

A Construction Stormwater Management Plan will be prepared that addresses the 12 Required Elements summarized below:

Element #1: Mark Clearing Limits

The construction plans delineate the limits of the clearing for the site. These will be located in the field prior to clearing taking place.

Element #2: Establish Construction Access

Construction access will be taken from the existing access to West Main Street. A stabilized construction entrance will be installed at that location.

Element #3: Control Flow Rates

Temporary infiltration ponds will be constructed by the contractor to allow construction runoff to infiltrate.

Element #4: Install Sediment Controls

Sediment controls and their installation will be delineated on the construction documents in the future.

Element #5: Stabilize Soils

In planting areas the exposed soils will be stabilized per the Landscape Plan prepared for the project. In paved areas the soils will be stabilized by the placement of the rock base course. Temporary stockpiles will be mulched, seeded or covered with plastic.

Element #6: Protect Slopes

The site is flat and will not require slope protection.

Element #7: Protect Drain Inlets
The storm drains along West Main Street will be protected with filter insterts.

Element #8: Stabilize Channels and Outlets
No channels or outfalls are proposed.

Element #9: Control of Pollutants
All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris.

Element #10: Control De-Watering
No dewatering is expected as no excavation to the water table is anticipated.

Element #11: Maintain BMPs
Notes for the maintenance of erosion control facilities will be included on the construction plans.

Element #12: Manage the Project
The project will be subject to seasonal work limitations, site inspection and monitoring as required by the City of Monroe. Erosion control monitoring and supervision will be managed by the contractor.

Element #13: Protect Low Impact Development
This will be addressed on the final construction documents after preliminary plat.

MR 3: WATER POLLUTION SOURCE CONTROL

PERMANENT SOURCE CONTROL BMPs
Being a residential development source control will consist of maintained garbage facilities, maintenance of the storm drain system, and pavement sweeping.

MR 4: PRESERVATION OF NATURAL DRAINAGE

Infiltration of the storm water runoff from the developed site is proposed. This matches the existing conditions where there is essentially no surface discharge from the site. As such there is no downstream drainage that will be impacted by the discharge of surface water from the proposed development. By allowing the runoff to continue to infiltrate, the natural drainage will be preserved.

MR 5: ON-SITE STORMWATER MANAGMENT

The project proposed 100 percent infiltration of runoff, meeting the requirements of MR 5.

MR 6: RUNOFF TREATMENT

With more than 5,000 sf of pollution generating impervious surface the site requires runoff treatment. Storm water treatment of the parking lot runoff will be accomplished through the use of catch basin cartridge filter treatment systems by Contech Stormwater Solutions. The system is approved for stand alone general use by the Department of Ecology and is sized to treat the 6-month developed stormwater runoff rate while safely conveying larger stormwater events to the infiltration facility. A system will be placed on each end of the proposed infiltration facility.

The basin tributary to the filter catchbasins is 0.32 ac with a treatment flow rate of 0.06 cfs. Initial calculations indicate a need for 6 cartridges.

MR 7: FLOW CONTROL

The site has been sized as a single basin. Paved areas will be graded to drain to the catchbasin filters and then into infiltration trenches while roof drains will be directly connected to the infiltration trenches.

The basin is 0.90 acres in area and consists of 0.70 acres of impervious surface and 0.20 acres of pervious landscaping. Two infiltration trenches will be installed to avoid the existing water main that runs north-south through the site. For preliminary purposes, the trench as been sized as a single unit.

The trench has the following characteristics:

Length:	276 feet
Width:	10 feet
Depth:	3 feet
Design Rate:	3.7 in/hr
Percent Infiltrated:	100%

See attached WWHM3 screen captures in Appendix A.

MR 8: WETLANDS PROTECTION

There are no wetlands or other critical areas on or near the site.

MR 9: BASIN/WATERSHED PLANNING

The City of Monroe does not have any specific drainage basin or watershed requirements.

MR 10: OPERATION AND MAINTENANCE

A full oprations and Maintenance Manual will accompany the final drainage report.

FIGURES

FIGURE 1: VICINITY MAP

FIGURE 2: EXISTING CONDITIONS

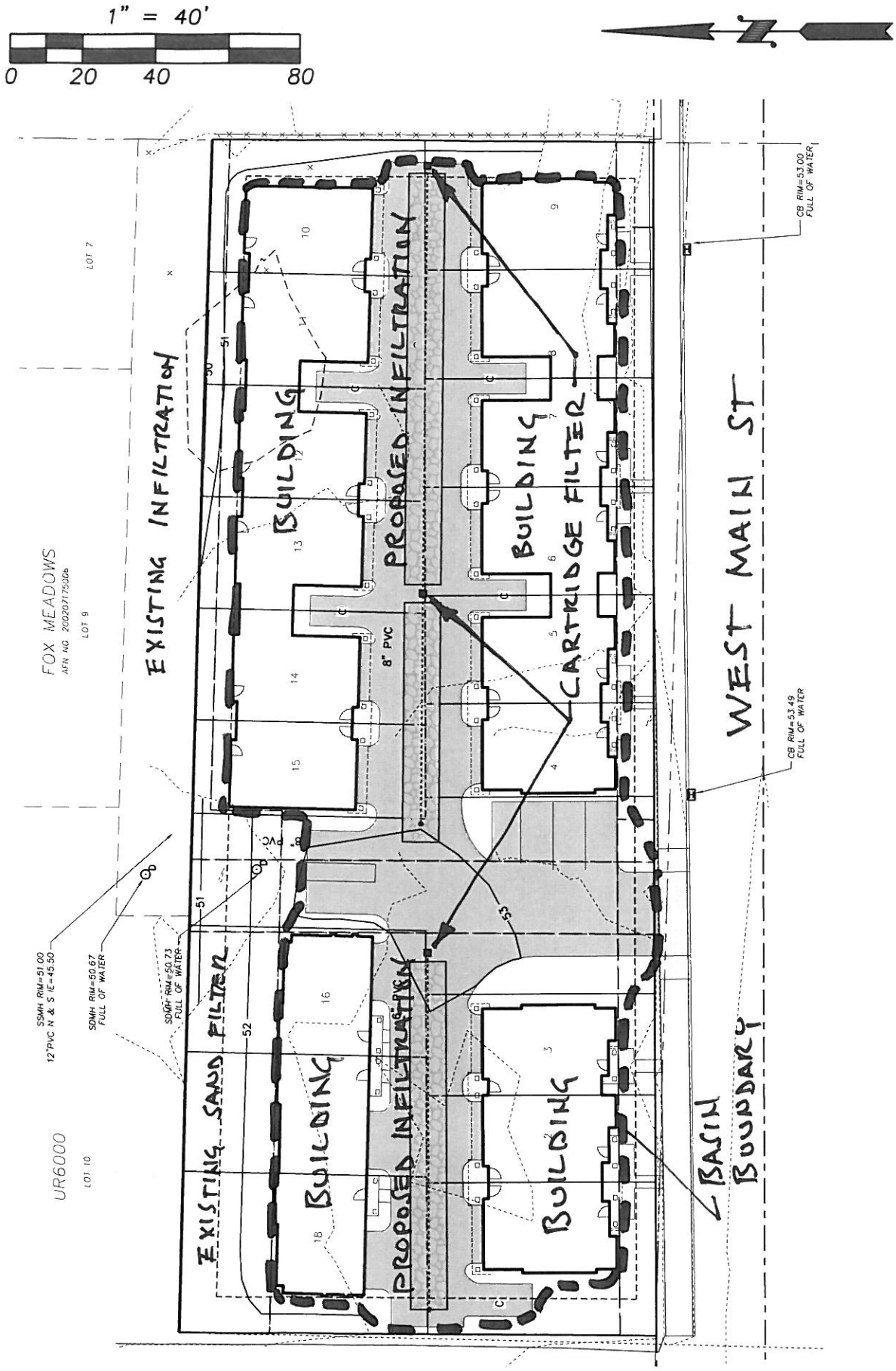
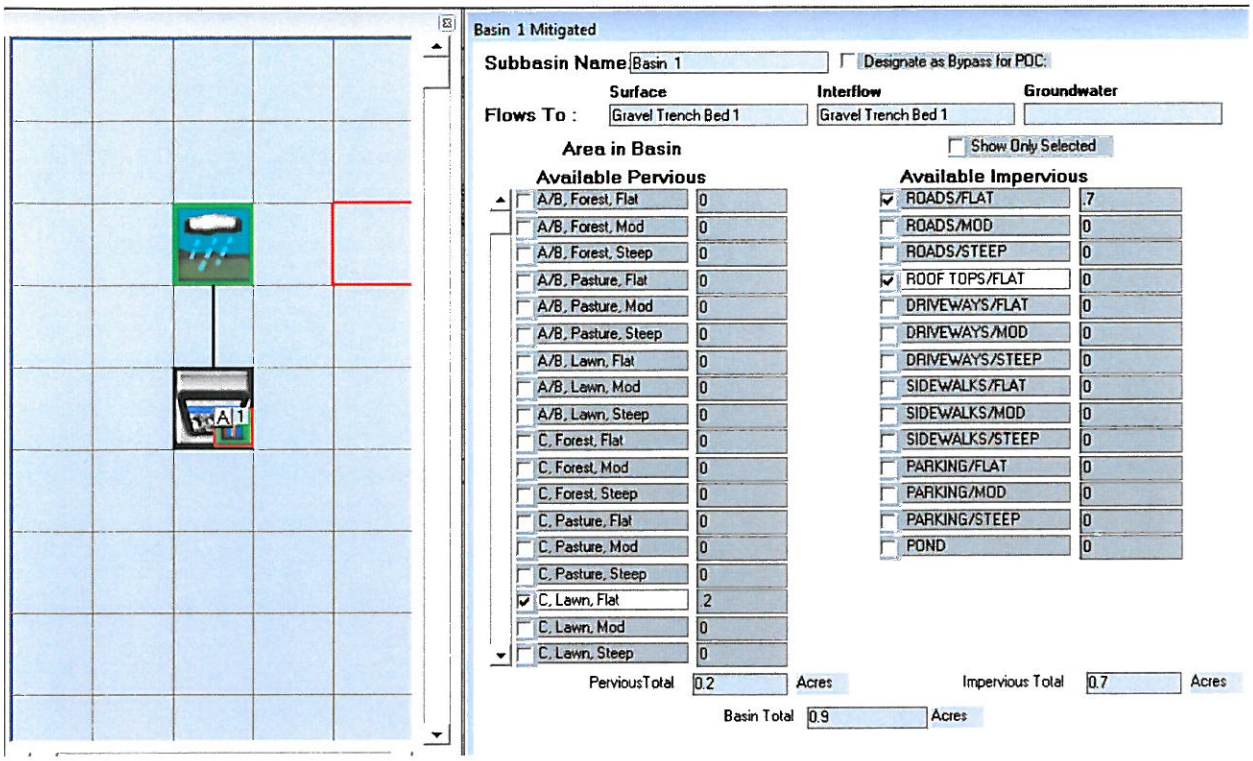
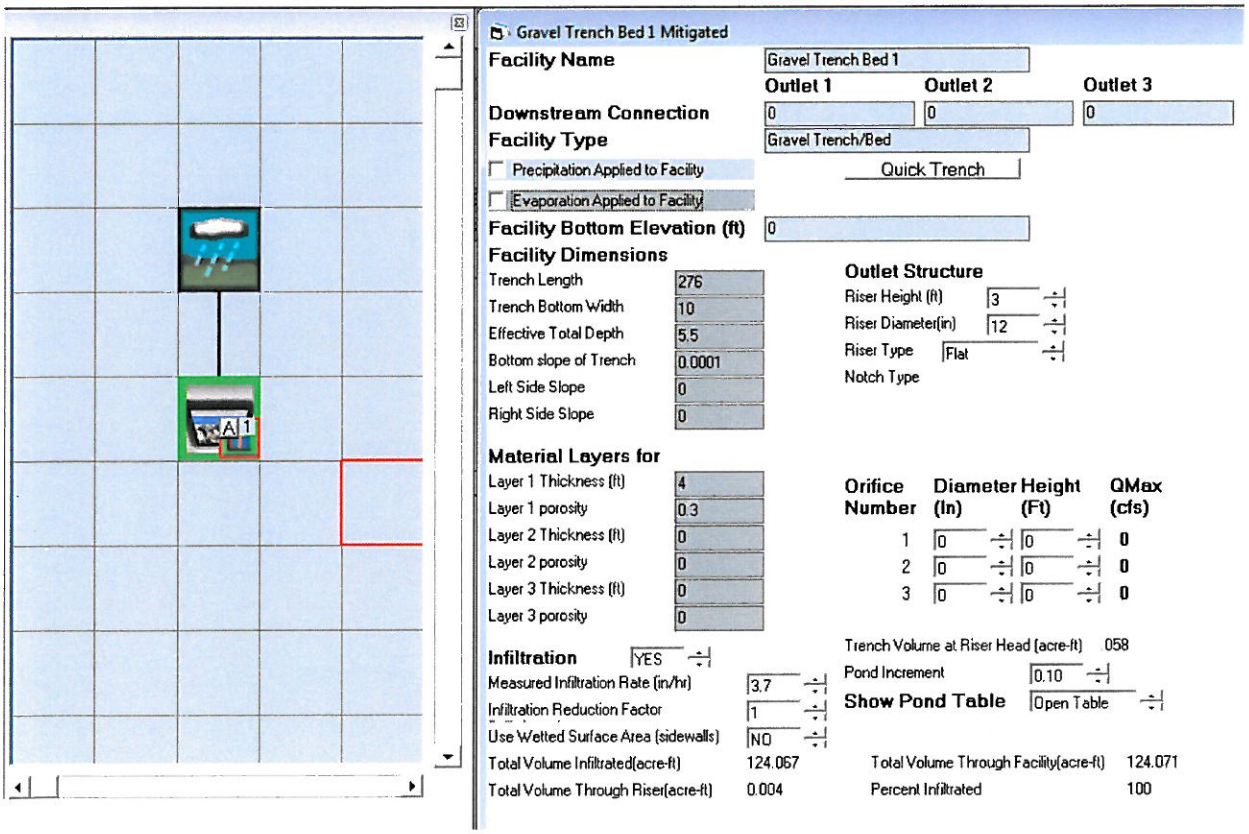


FIGURE 3: DEVELOPED SITE

APPENDIX A
WWHM3 SCREEN SHOTS



DEVELOPED BASIN INPUT



INFILTRATION FACILITY SIZING

APPENDIX B
GEOTECHNICAL REPORT

GeoTest

741 Marine Drive
Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

PHONE
360 733_7318

TOLL FREE
888 251_5276

FAX
360 733_7418

March 2, 2016
Job No. 16-0055

Columbia Development
13110 NE 177th Place, Suite 202
Woodinville, Washington, 98072

Attn: **Mr. Bill Hegger**

Re: Geotechnical Engineering Investigation
Monroe Townhouses
17417 W. Main Street
Monroe, Washington

Dear Mr. Hegger:

As requested, GeoTest Services, Inc. is pleased to submit this report summarizing the results of our geotechnical engineering investigation for the above-referenced project. The purpose of this evaluation was to establish general subsurface conditions beneath the site from which conclusions and recommendations for project design could be formulated. Specifically, our scope of services included the following tasks:

- Exploration of soil and groundwater conditions underlying the site by conducting a total of 5 exploration test pits and 1 Pilot Infiltration Test (PIT) to evaluate subsurface conditions.

- Laboratory testing on representative samples in order to classify and evaluate the engineering characteristics and infiltration potential of the soils encountered.

- Provide this written report containing a description of subsurface conditions, test pit logs, and findings and recommendations pertaining to seismic design, site preparation and earthwork, fill and compaction, wet weather earthwork, foundation recommendations, concrete slab-on-grade construction, foundation and site drainage, stormwater design recommendations, preparation and geotechnical consultation and construction monitoring.

PROJECT DESCRIPTION

We understand that there are plans to construct a new 18 unit residential community at the above referenced project site. GTS anticipates that the new facility will be two-story structures utilizing wood frame construction. GTS anticipates that new construction will have shallow conventional foundations with slab-on-grade floors. Structural loads have not been provided but GTS expects that the loads will be relatively light.

The site is flat with less than a few feet of elevation differential across the property. The planned improvements are expected to require minor grading, but GTS does not expect that more than a few feet of cut or fill will be required to achieve desired finished grades.

GTS anticipates that the conventional infiltration of stormwater through infiltration ponds or raingardens will be incorporated as part of final design.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed at the project site at the time of our field investigation. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, subsurface explorations, laboratory testing, and our experience in the project vicinity.

Surface Conditions

The site is generally flat, with less than a few feet of elevation differential across the site. The subject lot is rectangular, oriented in a generally east/west direction lengthwise, and located along the north side of West Main Street. Native tree cover has been largely removed from the site, with existing vegetation consisting of mowed lawn with scattered clusters of trees. A single family residence and associated barn are located in the center and eastern portions of the lot. Surrounding areas are generally developed with low density residential structures. No surface water was observed at or in the vicinity of the site at the time of our investigation.

Subsurface Soil Conditions

Subsurface conditions were explored by advancing 5 exploration test pits (TP-1 though TP-5) on February 5, 2016. The explorations were advanced to depths of between 5 and 11 feet below ground surface (BGS) using a tracked excavator subcontracted by GeoTest.

The on-site subsurface soils generally consisted of approximately 4 to 8 inches of topsoil and sod over soft, orange tan to tan, wet, sandy silt (Alluvium). This soft Alluvium extends to depths of 3 to 5 feet BGS across the site, with medium dense to dense very gravelly, sand (Glacial Outwash) below and to the base of all explorations. The soft Alluvium appeared to be generally thickest to the east, and thinnest to the west.

See the attached Site and Exploration Map (Figure 2) and the Log of Test Pits (Figures 5 through 7) for more information regarding the approximate locations of the exploration pits and subsurface soil conditions encountered.

General Geologic Conditions

Geologic information for the project site was obtained from the interactive *Geologic Map of Washington State*, published by the Washington State Department of Natural Resources (DNR). According to the referenced maps, subsurface soils mapped near the project area consist of Quaternary Alluvium (Qa) at the project site and Glacial Outwash deltaic deposits (Qgod) to the east of the site.

Soils defined as Alluvium typically consist of irregularly layered sands and gravels deposited in river and stream channels, with silts, clays and peats deposited in the surrounding floodplain. Glacial Outwash deltaic deposits are described as sands and gravels deposited by meltwater flowing from glacial ice north of Monroe into Glacial Lake

Skykomish. Soils consistent with the mapped deposits were encountered during the subsurface exploration program.

Geologic Hazards and Recommended Mitigation

The site is flat and does not meet the criteria established in the Monroe Municipal Code for slope or erosion hazards and no specific mitigations for these hazards are required for this project

Site development is anticipated to include a Washington State Department of Ecology Construction Storm Water General Permit to mitigate the erosion potential of soils exposed during construction or site grading activities. In order to meet the criteria established by the Department of Ecology, an erosion control plan consistent with the governing municipal standards and best management practices will be required for this project. The contractor will be responsible for implementing the erosion control plan as established in the plans and specifications approved by the governing municipality for the project.

Seismic Hazard

Portions of the project site are located within a mapped liquefaction hazard area. The mapped potential for liquefaction is considered moderate to high throughout site. We interpret these classifications to be due to alluvial soils being mapped at the site. Alluvial soils are generally considered to be at greater risk of liquefaction due to typically lower densities. Medium dense to dense Glacial Outwash is generally considered to be at lower risk of liquefaction due to its higher densities.

Liquefaction is a process through which unconsolidated soil loses strength during a seismic event. Intense vibratory shaking can decrease soil shear strength through the disruption of grain-to-grain soil contact and an increase in the soil pore pressure. A soil is liquefied when the majority of the soil weight is supported by the pore pressure. Liquefaction can result in soil deformations and settlement of structures. Areas that are liquefiable typically include those areas underlain by low density sands or silts with high ground water conditions.

Geotest's experience with other properties in the area suggests a low liquefaction potential. The on-site explorations did, however, encounter an elevated ground water table in what we interpret to be dense Glacial Outwash. Based on regional conditions, encountered subsurface soil conditions, and the presence of an elevated groundwater table, it is our opinion that the liquefaction potential for this site is low under a design level earthquake, and as such, no specific mitigation of liquefaction potential is recommended. Conventional construction techniques in the area do not typically include mitigation for liquefaction hazards based on the mapped site rating or the type of anticipated construction.

Groundwater

At the time of our subsurface investigation in February of 2016, moderate to rapid groundwater seepage was encountered in all explorations at depths of 7 to 10.5 feet below existing site grades, with groundwater generally at shallower depth relative to the

ground surface at the east end of the site. We anticipate this seepage to be indicative of a region wide groundwater table.

The groundwater conditions reported on the exploration logs are for the specific locations and date indicated, and therefore may not necessarily be indicative of other locations and/or times. Groundwater levels are not static and groundwater conditions will vary depending on local subsurface conditions, precipitation, changes in site use, both on and off site, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that subsurface conditions at the site are suitable for the proposed improvements, provided the recommendations contained herein are incorporated into the project design.

The near surface native Alluvium (sandy, silt) was observed to be in a soft and wet condition. It is GeoTest's opinion the fine-grained Alluvium is not suitable for foundation support due to risks associated with excessive long-term settlement. We recommend that all native Alluvium be removed from below foundation elements and building foundations derive their support from the medium dense to dense Glacial Outwash (very gravelly sand) encountered at depths of 3 to 5 feet below the ground surface (BGS). Provided relatively simple foundation layouts are incorporated into the project design, we anticipate removal and replacement with Controlled Density Fill (CDF) may be most economical option for foundation support. Alternatively, removal and replacement with structural fill or extension of the foundations to bear on the Glacial Outwash may also be feasible. Please refer to the Foundation Support and Settlement section below for further detail regarding these options.

We anticipate the native Alluvium will be suitable to support floor slabs and typical pavements. However, due to the unknowns associated weather conditions during construction, we recommend the client incorporate contingencies for localized overexcavation and/or subgrade reinforcement into the construction documents.

To protect against subgrade degradation due to construction traffic we recommend a "working mat" of structural fill be placed over prepared subgrades. We recommend this "working mat" consist of 12 inches of free draining structural fill as outlined later in this report. This "working mat" can be incorporated into the building slab and/or pavement sections as appropriate. Construction traffic should be limited to these "working mat" areas.

The Alluvium will be particularly susceptible to degradation during wet weather conditions due to its high silt content. During the wet winter and spring months, the contractor and owner should be prepared to manage over-optimum moisture content soils and subgrade conditions. To protect against subgrade degradation we recommend any earthwork be limited to the generally drier summer months (May through September). If building construction is anticipated to continue into the winter months we recommend pavements be completed prior to the winter months or a woven geotextile fabric (Mirafi 500X or performance equivalent) be placed over pavement subgrades during initial preparation.

The stormwater infiltration potential of Glacial Outwash is favorable, however, maintaining appropriate separation between the base of stormwater systems and groundwater may present challenges in portions of the site. We have conducted a limited groundwater mounding analysis below to provide the stormwater designer with reduced rates for use in areas of anticipated reduced separation. In addition, site soils may need to be amended to provide pollutant treatment capacity or pre-treated prior to infiltration.

Site Preparation and Earthwork

The portions of the site to be occupied by the proposed building foundations or pavements should be prepared by removing existing topsoil, fill, relic topsoil and loose/soft, upper portions of the native soil.

Prior to the placement of structural fill, the exposed subgrade under all areas should be recompacted to a dense and unyielding condition and proof rolled with a loaded dump truck, large self-propelled vibrating roller, or equivalent piece of equipment applicable to the size of the excavation. The purpose of this effort is to identify possible loose or soft soil deposits and recompact the soil exposed during site excavation activities.

Proof rolling should be carefully observed by qualified geotechnical personnel. Areas exhibiting significant deflection, pumping, or over-saturation that cannot be readily compacted should be overexcavated to firm soil. Overexcavated areas should be backfilled with compacted granular material placed in accordance with subsequent recommendations for structural fill. During periods of wet weather or if excavation grades are in close proximity to groundwater elevations, proof rolling could damage the exposed subgrade. Under these conditions, qualified geotechnical personnel should observe subgrade conditions to determine if proof rolling is feasible.

Fill and Compaction

Structural fill used to obtain final elevations for footings, soil-supported floor slabs or pavements must be properly placed and compacted. In general, any suitable, non-organic, predominantly granular soil may be used for fill material provided the material is properly moisture conditioned prior to placement and compaction, and the specified degree of compaction is obtained. Excavated site material containing topsoil, wood, trash, organic material, or construction debris will not be suitable for reuse as structural fill and should be properly disposed offsite or placed in nonstructural areas.

Reuse of Onsite Soil

We do not recommend the near surface Alluvium (sandy, silt) be re-used as structural fill due to its very high moisture content, very high fines content, and anticipated extreme moisture sensitivity. Though re-use as structural fill may strictly be possible, the native Alluvium would be anticipated to require significant moisture conditioning to lower the in-place moisture to within 2 percent of the optimum moisture content, as determined by ASTM D 1557. Moisture conditioning programs typically require significant periods of time, dry weather conditions, large areas, and considerable effort to appropriately implement. We can provide further recommendations pertaining to moisture conditioning upon request, however, we do not anticipate there to be sufficient space available onsite to reasonably implement a moisture conditioning program.

The native Glacial Outwash (very gravelly, sand), encountered at depth across the site, could be used be used in structural fill applications provided it is moisture conditioned, suitably compacted, and allowed for use as structural fill in the project plans and specifications. Soils excavated in proximity to the groundwater table, however, are anticipated to be over optimum moisture content and may require moisture conditioning to lower the in-place moisture to within 2 percent of the optimum moisture content, as determined by ASTM D 1557.

Soils containing more than approximately 5 percent fines are considered moisture sensitive, and are very difficult to compact to a firm and unyielding condition when over the optimum moisture content by more than approximately 2 percent. The optimum moisture content is that which allows the greatest dry density to be achieved at a given level of compactive effort.

Imported Structural Fill

We recommend that imported structural fill consist of clean, well-graded sandy gravel, gravelly sand, or other approved naturally occurring granular material (pit run) with at least 30 percent retained on the No. 4 sieve, or a well-graded crushed rock. Structural fill for dry weather construction may contain on the order of 10 percent fines (that portion passing the U.S. No. 200 sieve) based on the portion passing the U.S. No. 4 sieve. Soil containing more than about 5 percent fines cannot consistently be compacted to a dense, non-yielding condition when the water content is greater than optimum. Accordingly, we recommend that imported structural fill with less than 5 percent fines be used during wet weather conditions. Due to wet weather or wet site conditions, soil moisture contents could be high enough that it may be very difficult to compact even "clean" imported select granular fill to a firm and unyielding condition. Soils with over-optimum moisture contents should be either scarified and dried back to more suitable moisture contents during periods of dry weather or removed and replaced with fill soils at a more suitable range of moisture contents.

Backfill and Compaction

Structural fill should be placed in horizontal lifts 8 to 10 inches in loose thickness and thoroughly compacted. All structural fill placed under load bearing areas should be compacted to at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557. Structural fill should be placed in horizontal lifts 8 to 10 inches in loose thickness and thoroughly compacted.

All structural fill placed under load bearing areas should be compacted to at least 95 percent of the maximum dry density, as determined using test method ASTM D1557. The top of the compacted structural fill should extend outside all foundations and other structural improvements a minimum distance equal to the thickness of the fill. We recommend that compaction be tested periodically throughout the fill placement.

Wet Weather Earthwork

The near surface Alluvium (sandy, silt) is anticipated to be highly moisture sensitive. It is our experience that the near-surface Alluvium will be highly susceptible to degradation during wet weather. As a result, it may be difficult to control the moisture content of the

site soils during the wet season. If construction is accomplished during wet weather, we recommend that structural fill consist of imported, clean, well-graded sand or sand and gravel as described above. If fill is to be placed or earthwork is to be performed in wet weather or under wet conditions, the contractor may reduce soil disturbance by:

- Limiting the size of areas that are stripped of topsoil and left exposed
- Accomplishing earthwork in small sections
- Limiting construction traffic over unprotected soil
- Sloping excavated surfaces to promote runoff
- Limiting the size and type of construction equipment used
- Providing gravel "working mats" over areas of prepared subgrade
- Removing wet surficial soil prior to commencing fill placement each day
- Sealing the exposed ground surface by rolling with a smooth drum compactor or rubber-tired roller at the end of each working day
- Providing upgradient perimeter ditches or low earthen berms and using temporary sumps to collect runoff and prevent water from ponding and damaging exposed subgrades.

Temporary and Permanent Slopes

Actual construction slope configurations and maintenance of safe working conditions, including temporary excavation stability, should be the responsibility of the contractor, who is able to monitor the construction activities and has direct control over the means and methods of construction. All applicable local, state, and federal safety codes should be followed. All open cuts should be monitored during and after excavation for any evidence of instability. If instability is detected, the contractor should flatten the side slopes or install temporary shoring.

Temporary excavations in excess of 4 ft should be shored or sloped in accordance with Safety Standards for Construction Work Part N, WAC 296-155-657.

Temporary unsupported excavations in the Alluvium and/or Glacial Outwash soils encountered onsite should be classified as a Type C soil according to WAC 296-155-657 and may be sloped as steep as 1.5H:1V (Horizontal: Vertical). All soils encountered are classified as Type C soil in the presence of groundwater seepage. Flatter slopes or temporary shoring may be required in areas where groundwater flow is present and unstable conditions develop.

Temporary slopes and excavations should be protected as soon as possible using appropriate methods to prevent erosion from occurring during periods of wet weather.

We recommend that permanent cut or fill slopes be designed for inclinations of 2H:1V or flatter. Permanent cuts or fills used in detention ponds, retention ponds, or earth slopes intended to hold water should be 3H:1V or flatter. All permanent slopes should be vegetated or otherwise protected to limit the potential for erosion as soon as practical after construction.

Seismic Design Considerations

The Pacific Northwest is seismically active and the site could be subject to ground shaking from a moderate to major earthquake. Consequently, moderate levels of earthquake shaking should be anticipated during the design life of the project, and the proposed structure should be designed to resist earthquake loading using appropriate design methodology.

Site Class Definition

For structures designed using the seismic design provisions of the 2012 International Building Code, the underlying Glacial Outwash soils interpreted to underlie the site within the upper 100 feet classifies as Site Class D according to 2010 ASCE -7 Standard – Table 20.3-1, Site Class Definitions. The corresponding values for calculating a design response spectrum for the assumed soil profile type is considered appropriate for the site.

Please use the following values for seismic structural design purposes:

Conterminous 48 States – 2012 International Building Code
Zip Code 98272
Central Latitude = 47.85039, Central Longitude = -122.99633

Short Period (0.2 sec) Spectral Acceleration

Maximum Considered Earthquake (MCE) Value of S_s = 1.229 (g)
Site Response Coefficient, F_a = 1.008 (Site Class D)
Adjusted spectral response acceleration for Site Class D, $S_{MS} = S_s \times F_a$ = 1.239 (g)
Design spectral response acceleration for Site Class D, $S_{DS} = 2/3 \times SM_s$ = 0.826 (g)

One Second Period (1 sec) Spectral Acceleration

Maximum Considered Earthquake (MCE) Value of S_1 = 0.464 (g)
Site Response Coefficient, F_v = 1.536 (Site Class D)
Adjusted spectral response acceleration for Site Class D, $S_{M1} = S_1 \times F_v$ = 0.713 (g)
Design spectral response acceleration for Site Class D, $S_{D1} = 2/3 \times SM_1$ = 0.475(g)

Foundation Support and Settlement

We recommend that all topsoil, organic soil, or deleterious material and the native Alluvium (sandy, silt) be removed from below footing areas. Loose/soft native soils that cannot be recompacted to the conditions of structural fill should be removed below footing areas. Based upon our explorations, 3 to 5 feet of native Alluvium may need to be removed to reach suitable foundation bearing conditions.

Foundation support for the proposed improvements may be provided by continuous or isolated spread footings founded on the undisturbed, firm and unyielding Glacial Outwash (very gravelly, sand), or on controlled density fill (CDF) placed above firm and unyielding Glacial Outwash. Alternatively, overexcavations could be backfilled to the design footing elevation with compacted structural fill or foundations may be extended to bear on the Glacial Outwash encountered at depth.

If CDF is used to backfill foundation overexcavation, the limits of the overexcavation need only extend a nominal distance beyond the width of the footing. In overexcavations backfilled with structural fill, the limits of the overexcavation should extend laterally beyond the edge of each side of the footing a distance equal to the depth of the fill.

All continuous and isolated spread footings should be founded a minimum of 18 inches below the lowest adjacent final grade for freeze/thaw protection.

Allowable Bearing Capacity

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on firm and unyielding Glacial Outwash (very gravelly, sand), CDF placed directly over firm Glacial Outwash, or compacted structural fill over firm Glacial Outwash, may be proportioned using a maximum net allowable soil bearing pressure of 2,500 pounds per square foot (psf). The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

Foundation Settlement

Settlement of shallow foundations depends on foundation size and bearing pressure, as well as the strength and compressibility characteristics of the underlying soil. Assuming construction is accomplished as previously recommended and for the maximum allowable soil bearing pressure recommended above, we estimate the total settlement of building foundations should be less than about 1 inch and differential settlement between two adjacent load-bearing components supported on competent soil should be less than about one half the total settlement. The soil response to applied stresses caused by building and other loads is expected to be predominantly elastic in nature, with most of the settlement occurring during construction as loads are applied.

Concrete Slabs-on-Grade

Conventional slab-on-grade floor construction is considered feasible for the site when placed upon firm native soil. Floor slabs may be supported on properly prepared native subgrade or on structural fill placed over properly prepared native soil. New floor slabs should not be founded on topsoil, existing fill, or soft native soils. Prior to placement of structural fill, the native soil should be observed by the Geotechnical Engineer or his representative to confirm if the sub-slab soils are as expected. GTS recommends that the Owner have contingencies for localized overexcavation and/or subgrade reinforcement with a geofabric in the event that subgrade soils are found to be unsuitable for the support of concrete slabs.

For design purposes, a vertical modulus of subgrade reaction of 100 pounds per cubic inch (pci) should be expected for slab-on-grade floors constructed over firm native subgrades or structural fill placed over native subgrades.

We recommend that interior concrete slab-on-grade floors be underlain by a minimum of 6 inches of compacted, clean, crushed free-draining gravel with less than 3 percent passing the U.S. Standard No. 200 sieve. The purpose of this layer is to provide uniform support for the slab, provide a capillary break, and act as a drainage layer. GTS recommends that material conforming to Washington State Department of Transportation Standard Specification 9-03.12(4), "Gravel Backfill for Drains", with the added requirement that the material consist of a crushed, angular aggregate material be used as capillary break material.

To help reduce the potential for water vapor migration through floor slabs, a continuous impermeable membrane of 10- to 15-mil polyethylene sheeting should be installed and sealed in accordance with the manufactures instructions below the slab. If moisture control within the building is critical, we recommend an inspection of the vapor retarding membrane to verify that all openings have been properly sealed.

The American Concrete Institute (ACI) guidelines suggest that the slab may either be poured directly on the vapor retarding membrane or on a granular curing layer placed over the vapor retarding membrane depending on conditions anticipated during construction. We recommend that the architect or structural engineer specify if a curing layer should be used. Use of a curing layer is generally only recommended during drier months of the year and/or when limited rain is expected during the slab-on-grade construction process. If the slab will be constructed during the wet season, exposed to rain after construction or the site may be potentially wet, we do not recommend the use of curing layer as excessive moisture emissions through the slab may occur.

Exterior concrete slabs-on-grade, such as sidewalks, may be supported directly on undisturbed native or on properly placed and compacted structural fill; however, long-term performance will be enhanced if exterior slabs are placed on a layer of clean, durable, well-draining granular material.

Foundation and Site Drainage

To reduce the potential for groundwater and surface water to seep into interior spaces we recommend that an exterior footing drain system be constructed around the perimeter of new building foundations as shown in the Typical Footing and Wall Drain Section, Figure 3. The drain should consist of a minimum 4-inch diameter perforated PVC pipe, surrounded by a minimum 12 inches of filtering media with the discharge sloped to carry water to a suitable collection system. The filtering media may consist of open-graded drain rock wrapped by a nonwoven geotextile fabric (such as Mirafi 140N or equivalent) or a graded sand and gravel filter. The drainage backfill should be carried up the back of the wall and contain less than 3 percent by weight passing the U.S. Standard No. 200 sieve (based on a wet sieve analysis of that portion passing the U.S. Standard No. 4 sieve). The invert of the footing drain pipe should be placed at approximately the same elevation as the bottom of the footing or 12 inches below the adjacent floor slab grade, whichever is deeper, so that water will not seep through walls or floor slabs. The footing drain should discharge to an approved drain system and include cleanouts to allow periodic maintenance and inspection.

Positive surface gradients should be provided adjacent to the proposed building to direct surface water away from the foundation and toward suitable drainage facilities. Roof drainage should not be introduced into the perimeter footing drains, but should be

separately discharged directly to the stormwater collection system or other appropriate outlet. Pavement and sidewalk areas should be sloped and drainage gradients should be maintained to carry all surface water away from the building towards the local stormwater collection system. Surface water should not be allowed to pond and soak into the ground surface near buildings or paved areas during or after construction. Construction excavations should be sloped to drain to sumps where water from seepage, rainfall, and runoff can be collected and pumped to a suitable discharge facility.

Resistance to Lateral Loads

The lateral earth pressures that develop against retaining walls will depend on the method of backfill placement, degree of compaction, slope of backfill, type of backfill material, provisions for drainage, magnitude and location of any adjacent surcharge loads, and the degree to which the wall can yield laterally during or after placement of backfill. If the wall is allowed to rotate or yield so the top of the wall moves an amount equal to or greater than about 0.001 to 0.002 times its height (a yielding wall), the soil pressure exerted will be the active soil pressure. When a wall is restrained against lateral movement or tilting (a nonyielding wall), the soil pressure exerted is the at-rest soil pressure. Wall restraint may develop if a rigid structural network is constructed prior to backfilling or if the wall is inherently stiff.

We recommend that yielding walls under drained conditions be designed for an equivalent fluid density of 30 pounds per cubic ft (pcf) for structural fill in active soil conditions. Nonyielding walls under drained conditions should be designed for an equivalent fluid density of 50 pcf for structural fill in at-rest conditions. Design of walls should include appropriate lateral pressures caused by surcharge loads located within a horizontal distance equal to or less than the height of the wall. For uniform surcharge pressures, a uniformly distributed lateral pressure equal to 35 percent and 50 percent of the vertical surcharge pressure should be added to the lateral soil pressures for yielding and nonyielding walls, respectively. GeoTest assumes that retaining walls or below-grade structures will not extend below the groundwater table. If walls or structures extend below the water table, GTS should be contacted so that we may provide lateral earth pressures for submerged conditions.

Considering the site soils and the recommended wall backfill materials, we recommend a seismic surcharge pressure of 12H where H is the wall height in feet. The seismic surcharge should be modeled as a rectangular distribution with the resultant applied at the midpoint of the wall.

Passive earth pressures developed against the sides of building foundations, in conjunction with friction developed between the base of the footings and the supporting subgrade, will resist lateral loads transmitted from the structure to its foundation. For design purposes, the passive resistance of well-compacted fill placed against the sides of foundations may be considered equivalent to a fluid with a density of 250 pounds per cubic ft. The recommended value includes a safety factor of about 1.5 and is based on the assumption that the ground surface adjacent to the structure is level in the direction of movement for a distance equal to or greater than twice the embedment depth. The recommended value also assumes drained conditions that will prevent the buildup of hydrostatic pressure in the compacted fill. Retaining walls should include a drain system constructed in general accordance with the recommendations presented in the

Foundation and Site Drainage section of this report. In design computations, the upper 12 inches of passive resistance should be neglected if the soil is not covered by floor slabs or pavement. If future plans call for the removal of the soil providing resistance, the passive resistance should not be considered.

An allowable coefficient of base friction of 0.30, applied to vertical dead loads only, may be used between the underlying native soils or imported granular structural fill and the base of the footing. If passive and frictional resistance are considered together, one half the recommended passive soil resistance value should be used since larger strains are required to mobilize the passive soil resistance as compared to frictional resistance. We do not recommend increasing the coefficient of friction to resist seismic or wind loads.

Pavement Subgrade Preparation

Selection of a pavement section is typically a compromise between higher initial cost and lower maintenance and lower initial cost and more maintenance over the life of the pavement. For this reason, we recommend that the owner participate in the selection of a pavement section for the site. Site grading plans should include provisions for sloping of the subgrade soils in proposed pavement areas, so that passive drainage of the pavement section(s) can proceed uninterrupted during the life of the project.

GeoTest does not recommend placing new pavements on existing pavements, topsoil, existing fill, or loose/soft native soils. New pavement sections should be installed over stripped, compacted, and/or otherwise firm and unyielding subgrades. It is our opinion that the near surface Alluvium (sandy, silt) will be particularly susceptible to degradation during wet weather due to an elevated fines content. To protect against degradation that would otherwise require over-excavation of loose or yielding soils, we recommend a minimum 12 inch thick “working mat” of structural fill be placed over prepared native grades in areas of anticipated construction traffic. We recommend other areas be left un-stripped and unprepared as long as feasible.

This “working mat” can be incorporated into the pavement section as appropriate. If work on the pavement section is to be conducted during the generally wet winter months, we recommend woven geotextile fabric (Mirafi 500X or performance equivalent) be placed over the native soils, below the gravel “working mat.”

Utilities

It is important that utility trenches be properly backfilled and compacted to reduce cracking or localized loss of foundation, slab, or pavement support. It is anticipated that excavations for new shallow underground utilities will be in soft Alluvium (sandy, silt). Utilities requiring more than a couple of feet of excavation will be in Glacial Outwash (very gravelly, sand).

Trench backfill in improved areas (beneath structures, pavements, sidewalks, etc.) should consist of structural fill as defined earlier in this report. Outside of improved areas, trench backfill may consist of re-used native fill provided it is allowed for in, and can be compacted to the requirements of, the project plans and specifications. Trench backfill should be placed and compacted in general accordance with the recommendations presented in the *Fill and Compaction* section of this report.

Surcharge loads on trench support systems due to construction equipment, stockpiled material, and vehicle traffic should be included in the design of any anticipated shoring system. The contractor should implement measures to prevent surface water runoff from entering trenches and excavations. In addition, vibration as a result of construction activities and traffic may cause caving of the trench walls.

Actual trench configurations are the responsibility of the contractor. All applicable local, state, and federal safety codes should be followed. All open cuts should be monitored by the contractor during excavation for any evidence of instability. If instability is detected, the contractor should flatten the side slopes or install temporary shoring. If groundwater or groundwater seepage is present, and the trench is not properly dewatered, the soil within the trench zone may be prone to caving, channeling, and running. Trench widths may be substantially wider than under dewatered conditions.

IN-SITU INFILTRATION TESTING

We conducted Pilot Infiltration Testing at location TP/PIT-2 to determine in-situ long term design infiltration rate recommended for use at the project site. Due to an unanticipated elevated groundwater condition at the test location, a 4.25 foot separation between the base of the PIT excavation and groundwater was maintained. Please refer to Figure 2, Site and Exploration Plan, for the location of the Pilot Infiltration Testing at the project site

Pilot infiltration testing (PIT) was conducted using a method in general accordance with the procedure described for in the 2016 *Snohomish County Drainage Manual*. Infiltration testing was conducted by discharging water into a flat-bottomed pit of known dimensions. The intent of the PIT test was to allow sufficient flow into the excavated area to allow the soils in the immediate vicinity of the excavation to become saturated. During introduction of water into the excavation, a water meter was used to monitor and adjust flow rates. Water was brought onto the site using 2½ inch fire hose attached to a City hydrant located on an adjacent property to the east. Testing took approximately five hours, four hours of which consisted of pre-soak and flow stabilization followed by one hour of data collection.

During the test, water was discharged into the pit through a diffuser to reduce turbulence and scouring in the bottom of the pit. Water discharge rates were calculated by recording the volume of water passing through a water meter over a recorded time. The rate of water discharge was adjusted such that approximately 12 inches of water was maintained in the pit, thus maintaining a “constant head” in the pit during testing. Following the completion of the “constant head” portion of the test, the water flow was halted and 30 minutes of “falling head” infiltration data was collected.

Pilot infiltration test PIT-2 was conducted at a depth of 4.25 feet below the existing ground surface with a 4.5 foot by 9.5 foot wide test area (bottom surface of pit). Undisturbed native Glacial Outwash (very gravelly, sand) was exposed at the base of the PIT excavation. The infiltration capacity of the native Alluvium (sandy, silt) was not tested as it is not anticipated to be suitable for infiltration.

Design Infiltration Rates

Based on our observed short-term infiltration rate of 16.5 inches per hour, in conjunction with reduction factors in accordance with the 2016 *Snohomish County Drainage Manual,* we recommend that **a long-term design infiltration rate of 3.7 inches per hour be incorporated into the design of infiltration systems founded in Glacial Outwash (very gravelly, sand) with a minimum of 5 feet of separation from groundwater**. GTS strongly recommends that we be allowed to view the bottom of infiltration facilities, after excavation, to confirm that the soils exposed within the facility are as anticipated.

If significant modifications in location, depth or style of stormwater management are proposed, we recommend we be allowed to review the proposed changes and revise our recommendation as appropriate. It is recommended that GTS be allowed to view the excavation of the planned facilities during construction to determine if the subsurface soils within individual facilities are consistent with conditions encountered at our test locations.

Infiltration areas should be protected from construction traffic and compaction activities. Densification of the native soils due to construction activities has the potential to significantly reduce the infiltration capacity of the native soils. We recommend the client and/or contractor consider protecting infiltration area soils from unintended densification by surrounding these areas with temporary construction fencing or similar temporary obstructions.

Limited Groundwater Mounding Analysis

Since suitable separation between the base of infiltrations systems and groundwater may be challenging to achieve in portions of the site, GTS has performed a limited groundwater mounding analysis.

The following calculations and information have been referenced from the 2005 Washington State Department of Ecology's *Stormwater Management Manual for Western Washington* (DOE Manual) and the United States Department of Agriculture Natural Resources Conservation Service's (NRCS) *Saturated Hydraulic Conductivity: Water Movement Concepts and Class History* website.

As a basis of design, GTS has assumed a minimum separation between the base of infiltration facilities and the groundwater table of between 2 and 3 feet. At the time of this report, GTS does not have plans or specifications that detail the type or depth of infiltration facilities. The assumed 2 or 3 foot of separation between the bottom of the facility and groundwater table is an estimate based on the observation of Alluvium extending to 5 feet BGS if exploration TP-5, with groundwater present at 7 feet BGS, but may not reflect finished construction grades. GTS recommends that a plan review be performed to confirm the amount of separation between designed infiltration facilities and the groundwater table. Greater reduction may be possible with certain types of stormwater management systems, such as pervious pavements and raingardens. We are available to provide revised recommendations should these types of stormwater management systems be considered in design.

The movement of water through soil under saturated conditions can be calculated according to Darcy's Law. According to the referenced DOE Manual, Darcy's law may be expressed as follows:

$f = Ki$

Where (f) is the specific discharge or infiltration rate of water through the infiltration facility, (K) is the saturated hydraulic conductivity, and (i) is the hydraulic gradient.

Saturated Hydraulic Conductivity*:*

Saturated hydraulic conductivity is a quantitative measure of a saturated soil's ability to transmit water when subjected to a hydraulic gradient. It can be thought of as the ease with which pores of a saturated soil permit water movement. Saturated Hydraulic Conductivity is expressed as follows:

$$Log_{10}(K_{sat}) = -1.57 + 1.90D_{10} + 0.015D_{60} - 0.013D_{90} - 2.08f_{fines}$$

Where D_{10}, D_{60}, and D_{90} are the grain sizes in mm for which 10 percent, 60 percent, and 90 percent is more fine and f_{fines} is the fraction of the soil (by weight) that passes the U.S. No. 200 sieve. K_{sat} is measured in cm/sec. With this equation, GTS has calculated the saturated hydraulic conductivity for a selection of the previously referenced soil samples as follows.

Test Pit 2 at 4.25 feet BGS: K_{sat} = 0.1168 cm/s or approximately 168 inches/hour

Hydraulic Gradient

The hydraulic gradient describes the effectiveness of the driving force behind water movement. The hydraulic gradient is expressed as follows:

$$i = \frac{D_{wt} + D_{pond}}{138.62(K^{0.1})} \cdot CF_{size}$$

Where D_{wt} is the depth from the base of the infiltration facility to the water table in feet, K is the saturated hydraulic conductivity in feet/day, D_{pond} is the depth of water in the facility in feet, and CF_{size} is the correction for pond size.

For the purpose of this analysis, we have assumed a maximum of 1.0 feet of water within the proposed infiltration facility during a peak stormwater event. It is assumed that the infiltration facility will be relatively shallow and that the depth of the facility or the presence of overflow protections or spillways would prevent more than 1.0 feet of water from collecting in the facility. Because the proposed infiltration facility is not expected to exceed 2/3 acre in size, a correction for the size of the facility was not utilized. The hydraulic gradient for each of our samples is presented below:

Test Pit 2 at 4.25 feet BGS:
3 foot separation: I = 0.0161
2 foot separation: i = 0.0120

Note: Hydraulic gradients are unitless.

Calculating the Infiltration Rate Using Darcy's Law

Now that the saturated hydraulic conductivity and hydraulic gradients have been calculated, the respective coefficients can be used to determine the infiltration rates with the reduced amount of separation between the bottom of the facility and the groundwater. Darcy's Law is expressed as follows:

$f = Ki$

The infiltration rates for each sample are presented as follows:

Test Pit 2 at 4.25 feet BGS:
3 foot separation: f = 2.7 inches/hour
2 foot separation: f = 2.0 inches/hour

For the purposes of design, GTS recommends using **a design infiltration rate of 2.7 inches per hour for infiltration facilities founded in Glacial Outwash with a minimum of 3 feet of separation from groundwater and 2.0 inches per hour for infiltration facilities founded in Glacial Outwash with a minimum of 2 feet of separation from groundwater**. This infiltration rate takes into account the reduced amount of separation between the bottom of planned infiltration facilities and groundwater elevations. GTS has assumed a minimum separation of between 2 and 3 feet between the bottom of the facility and groundwater elevations. In all cases, infiltration facilities founded in near surface silty Alluvial deposits will not perform as indicated.

Stormwater Treatment Capacity

Cation Exchange Capacity (CEC), organic content and pH tests were performed by Northwest Agricultural Consultants on two samples collected during this investigation. These samples were considered representative of the geologic units encountered across the site. A copy of the laboratory test results is attached at the end of this report. A summary of the test results is presented in Table 1 on the following page.

Table 1
Testing of Treatment Capacity Parameters

Test Pit Number	Sample Depth (Feet)	Geologic Unit	pH (unitless)	CEC (meq/100g)	Organic Content (percent)
TP-1	3.0	Glacial Outwash	6.1	4.7	2.65
TP/PIT-2	4.25	Glacial Outwash	6.2	2.1	1.65

The 2016 *Snohomish County Drainage Manual*, SSC-6 *Soil Physical and Chemical Suitability for Treatment,* states that the Cation Exchange Capacity (CEC) of the treatment soil must be greater than or equal to 5 milliequivalents CEC/100g dry soil. SSC-6 also recommends a minimum organic content of 1 percent of the dry weight.

Testing indicates that the Glacial Outwash, encountered at depths of 3 to 5 feet below the site, is not suitable for stormwater treatment purposes due to Cation Exchange Capacities observed to be below 5.0 meg/100g.

The Glacial Outwash could conceivably be amended to have properties recommended in the Drainage Manual for an amended soil. Amendment could include mixing higher fines and organic content soils or adding mulch (or other admixtures) to elevate the cation exchange capacity. It has been our experience, however, that it is challenging to obtain a uniformly blended amended soil using conventional construction equipment to mix on-site soils and imported materials. On-site amended soil would require additional testing of the amended soil to confirm compliance with recommended soil properties. Additionally, amendment of the Glacial Outwash has the potential to reduce the infiltration potential the soil. GTS is available to perform additional laboratory testing and provide revised recommendations as part of an expanded scope of services if the soil is to be amended.

Alternatively, the Owner may elect to import amended soils with the desired properties for planned treatment facilities.

Based on our review of the Snohomish County Aquifer Recharge/Wellhead Protection Area Map dated October 1, 2007, the subject site is not located within a well head protection zone.

Geotechnical Consultation and Construction Monitoring

We recommend that geotechnical construction monitoring services be provided. These services should include observation by geotechnical personnel during fill placement/compaction activities and subgrade preparation operations to verify that design subgrade conditions are obtained beneath the proposed building. We also recommend that periodic field density testing be performed to verify that the appropriate degree of compaction is obtained. The purpose of these services would be to observe compliance with the design concepts, specifications, and recommendations of this report, and in the event subsurface conditions differ from those anticipated before the start of construction, provide revised recommendations appropriate to the conditions revealed during construction. GeoTest Services would be pleased to provide these services for you.

GeoTest Services is also available to provide a full range of materials testing and special inspection during construction as required by the local building department and the International Building Code. This may include specific construction inspections on materials such as reinforced concrete, reinforced masonry, and structural steel. These services are supported by our fully accredited materials testing laboratory.

USE OF THIS REPORT

GeoTest Services has prepared this report for the exclusive use of Columbia Development and their design consultants for specific application to the design of the Hegger Townhomes project to be located at 17417 W. Main Street in Monroe, Washington. Use of this report by others or for another project is at the user's sole risk. Within the limitations of scope, schedule, and budget, our services have been conducted in accordance with generally accepted practices of the geotechnical engineering

profession; no other warranty, either express or implied, is made as to the professional advice included in this report.

Our site explorations indicate subsurface conditions at the dates and locations indicated. It is not warranted that they are representative of subsurface conditions at other locations and times. The analyses, conclusions, and recommendations contained in this report are based on site conditions to the limited depth of our explorations at the time of our exploration program, a brief geological reconnaissance of the area, and review of published geological information for the site. We assume that the explorations are representative of the subsurface conditions throughout the site during the preparation of our recommendations. If variations in subsurface conditions are encountered during construction, we should be notified for review of the recommendations of this report, and revision of such if necessary. If there is a substantial lapse of time between submission of this report and the start of construction, or if conditions change due to construction operations at or adjacent to the project site, we recommend that we review this report to determine the applicability of the conclusions and recommendations contained herein.

The earthwork contractor is responsible to perform all work in conformance with all applicable WISHA/OSHA regulations. GeoTest Services, Inc. should not be assumed to be responsible for job site safety on this project, and this responsibility is specifically disclaimed.

We appreciate the opportunity to provide geotechnical services on this project and look forward to assisting you during the construction phase. If you have any questions or comments regarding the information contained in this report, or if we may be of further service, please call.

Respectfully Submitted,
GeoTest Services, Inc.

State of Washington
Engineering Geologist
2945
Licensed Geologist
Justin Brooks

Justin Brooks, L.E.G.
Engineering Geologist

EDWARDO A. GARCIA
STATE OF WASHINGTON
40819
REGISTERED
PROFESSIONAL ENGINEER
3-2-16

Edwardo Garcia, P.E.
Project Geotechnical Engineer

Attachments:	Figure 1	Vicinity Map
	Figure 2	Site and Exploration Plan
	Figure 3	Typical Footing and Wall Drain Section
	Figure 4	Soil Classification System and Key
	Figures 5-7	Exploration Logs
	Figures 8-9	Grain Size Test Data
	Attached	Laboratory Data: CEC Results (1 page)
	Attached	Report Limitations and Guidelines (3 pages)

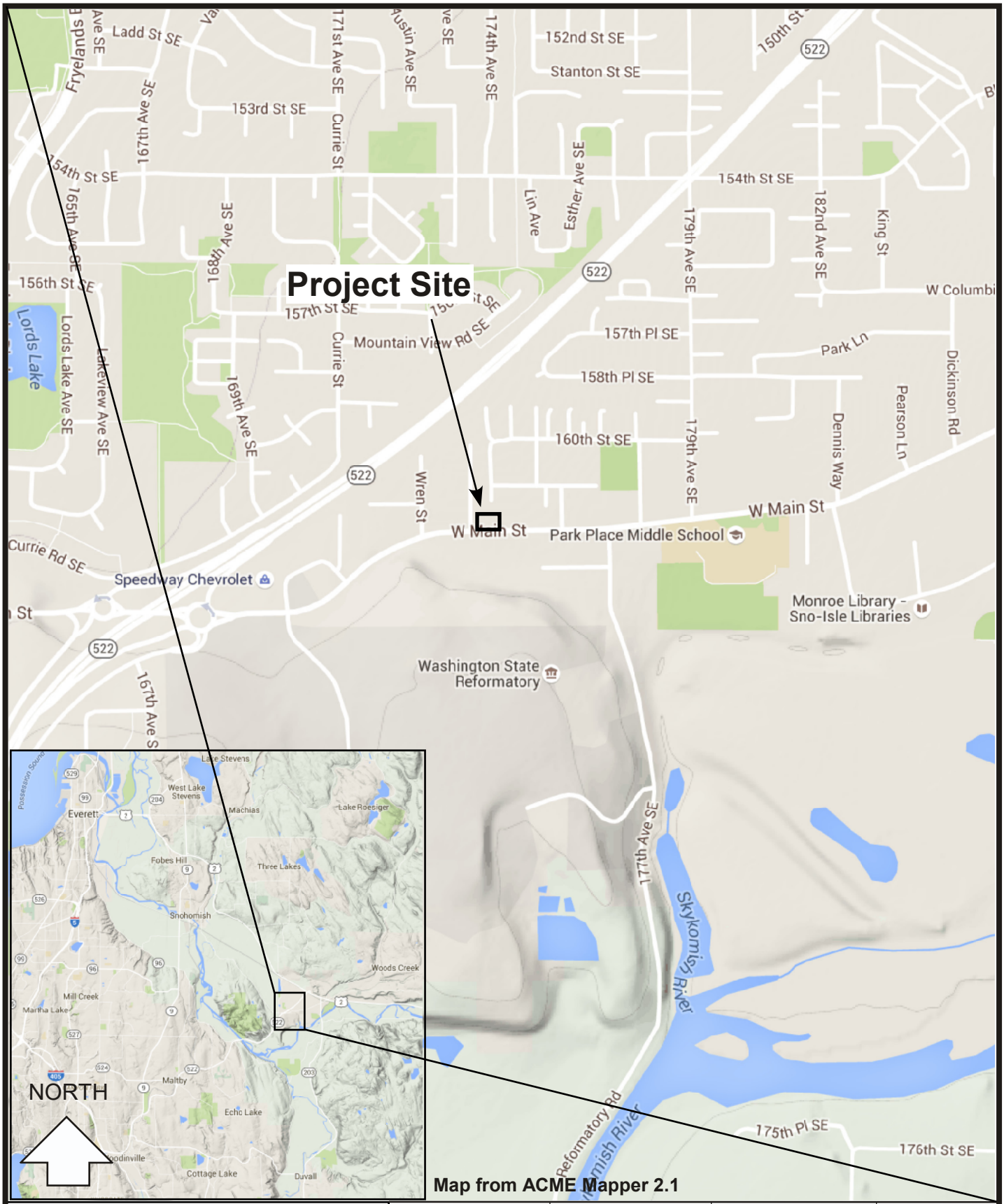
REFERENCES

Aquifer Recharge/Wellhead Protection, 10-1-2007, by Snohomish County Planning and Development Services

Interactive Geologic Map of Washington State. Online interactive services provided by the Washington State Department of Natural Resources, viewed 2-23-16.

Snohomish County, January 2016, Snohomish County Drainage Manual, Volume III – Hydrologic Analysis and Flow Control BMPs, http://snohomishcountywa.gov/1130/Drainage-Manual

Washington State Department of Ecology Water Quality Program. August 2005. *Stormwater Management Manual for Western Washington.* Publication Number 05-10-029 through 05-10-033.



Map from ACME Mapper 2.1

GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: none	Project 16-0055

VICINITY MAP
HEGGER TOWNHOMES
17417 WEST MAIN STREET
MONROE, WASHINGTON

Figure 1

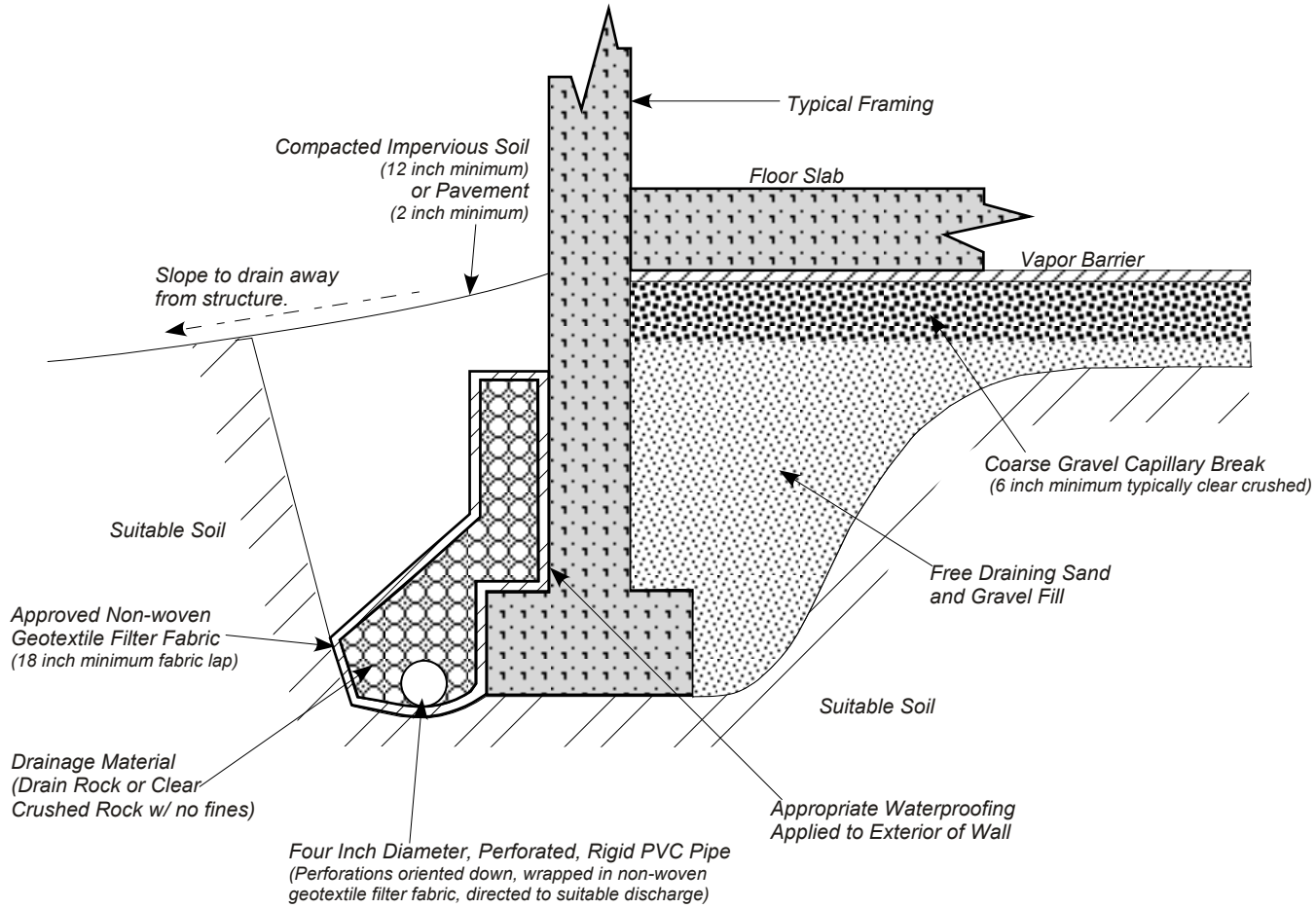
GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: As Shown	Project
			16-0055

SITE AND EXPLORATION PLAN
HEGGER TOWNHOMES
17417 WEST MAIN STREET
MONROE, WASHINGTON

Figure
2

SHALLOW FOOTINGS WITH INTERIOR SLAB-ON-GRADE



Notes:
Footings Should be properly buried for frost protection in accordance with International Building Code or local building codes (Typically 18 inches below exterior finished grades)

GEOTEST SERVICES, INC.
741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 2-18-16	By: JB	Scale: None	Project
TYPICAL FOOTING & WALL DRAIN SECTION			**16-0055**
HEGGER TOWNHOMES			Figure
17417 WEST MAIN STREET			3
MONROE, WASHINGTON			

Soil Classification System

MAJOR DIVISIONS			GRAPHIC SYMBOL	USCS LETTER SYMBOL	TYPICAL DESCRIPTIONS[1][2]
COARSE-GRAINED SOIL (More than 50% of material is larger than No. 200 sieve size)	GRAVEL AND GRAVELLY SOIL (More than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (Little or no fines)		GW	Well-graded gravel; gravel/sand mixture(s); little or no fines
				GP	Poorly graded gravel; gravel/sand mixture(s); little or no fines
		GRAVEL WITH FINES (Appreciable amount of fines)		GM	Silty gravel; gravel/sand/silt mixture(s)
				GC	Clayey gravel; gravel/sand/clay mixture(s)
	SAND AND SANDY SOIL (More than 50% of coarse fraction passed through No. 4 sieve)	CLEAN SAND (Little or no fines)		SW	Well-graded sand; gravelly sand; little or no fines
				SP	Poorly graded sand; gravelly sand; little or no fines
		SAND WITH FINES (Appreciable amount of fines)		SM	Silty sand; sand/silt mixture(s)
				SC	Clayey sand; sand/clay mixture(s)
FINE-GRAINED SOIL (More than 50% of material is smaller than No. 200 sieve size)	SILT AND CLAY (Liquid limit less than 50)			ML	Inorganic silt and very fine sand; rock flour; silty or clayey fine sand or clayey silt with slight plasticity
				CL	Inorganic clay of low to medium plasticity; gravelly clay; sandy clay; silty clay; lean clay
				OL	Organic silt; organic, silty clay of low plasticity
	SILT AND CLAY (Liquid limit greater than 50)			MH	Inorganic silt; micaceous or diatomaceous fine sand
				CH	Inorganic clay of high plasticity; fat clay
				OH	Organic clay of medium to high plasticity; organic silt
	HIGHLY ORGANIC SOIL			PT	Peat; humus; swamp soil with high organic content

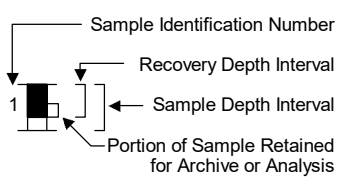
OTHER MATERIALS	GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
PAVEMENT		AC or PC	Asphalt concrete pavement or Portland cement pavement
ROCK		RK	Rock (See Rock Classification)
WOOD		WD	Wood, lumber, wood chips
DEBRIS		DB	Construction debris, garbage

Notes:
1. Soil descriptions are based on the general approach presented in the *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*, as outlined in ASTM D 2488. Where laboratory index testing has been conducted, soil classifications are based on the *Standard Test Method for Classification of Soils for Engineering Purposes*, as outlined in ASTM D 2487.
2. Soil description terminology is based on visual estimates (in the absence of laboratory test data) of the percentages of each soil type and is defined as follows:

Primary Constituent: > 50% - "GRAVEL," "SAND," "SILT," "CLAY," etc.
Secondary Constituents: > 30% and ≤ 50% - "very gravelly," "very sandy," "very silty," etc.
> 12% and ≤ 30% - "gravelly," "sandy," "silty," etc.
Additional Constituents: > 5% and ≤ 12% - "slightly gravelly," "slightly sandy," "slightly silty," etc.
≤ 5% - "trace gravel," "trace sand," "trace silt," etc., or not noted.

Drilling and Sampling Key

SAMPLE NUMBER & INTERVAL



SAMPLER TYPE

Code	Description
a	3.25-inch O.D., 2.42-inch I.D. Split Spoon
b	2.00-inch O.D., 1.50-inch I.D. Split Spoon
c	Shelby Tube
d	Grab Sample
e	Other - See text if applicable
1	300-lb Hammer, 30-inch Drop
2	140-lb Hammer, 30-inch Drop
3	Pushed
4	Other - See text if applicable

Groundwater

▽ ATD — Approximate water elevation at time of drilling (ATD) or on date noted. Groundwater levels can fluctuate due to precipitation, seasonal conditions, and other factors.

Field and Lab Test Data

Code	Description
PP = 1.0	Pocket Penetrometer, tsf
TV = 0.5	Torvane, tsf
PID = 100	Photoionization Detector VOC screening, ppm
W = 10	Moisture Content, %
D = 120	Dry Density, pcf
-200 = 60	Material smaller than No. 200 sieve, %
GS	Grain Size - See separate figure for data
AL	Atterberg Limits - See separate figure for data
GT	Other Geotechnical Testing
CA	Chemical Analysis

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Soil Classification System and Key

Figure 4

TP-1

Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	SOIL PROFILE	GROUNDWATER
						Excavation Method: Tracked Excavator Ground Elevation (ft): ~48.5 Excavated By: Gillen Construction Inc.	
0	1	d	W = 44		OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2	2	d	W = 53			Soft to medium stiff, orange tan becoming tan, wet, sandy, SILT (Alluvium) PP=0.75 tsf	
	3	d	W = 45 GS				
4	4	d	W = 9 GS		GP/ SP	Medium dense to dense, grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
	5	d	W = 6 GS				
6							
8							
10	6	d	W = 7				▽ Rapid groundwater seepage encountered at 10.5 ft.
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 11.0 ft.

TP-2

Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	SOIL PROFILE	GROUNDWATER
						Excavation Method: Tracked Excavator Ground Elevation (ft): ~48.5 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium)	
						Soft to medium stiff, tan, wet, sandy, SILT (Alluvium)	
4	7	d	GS		GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
6							
8							▽ Rapid groundwater seepage encountered at 8.5 ft.
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 9.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

TP-3

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~47.5 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium) with scattered rootlets	
	8	d	W = 40 GS			Soft to medium stiff, tan, wet, sandy, SILT (Alluvium) PP=1.0 tsf, TSS=0.1 tsf	
4							
					GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
6							
8							▽ Rapid groundwater seepage encountered at 8.0 ft.
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 8.5 ft.

TP-4

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~48 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					ML		
2					ML	Soft to medium stiff, orange tan, wet, sandy, SILT (Alluvium)	Groundwater not encountered.
						Soft to medium stiff, tan, wet, sandy, SILT (Alluvium) with scattered tree roots	
4					GP/ SP	Medium dense to dense, tan grey, moist, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	
6							
8							
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 5.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Log of Test Pits

Figure 6

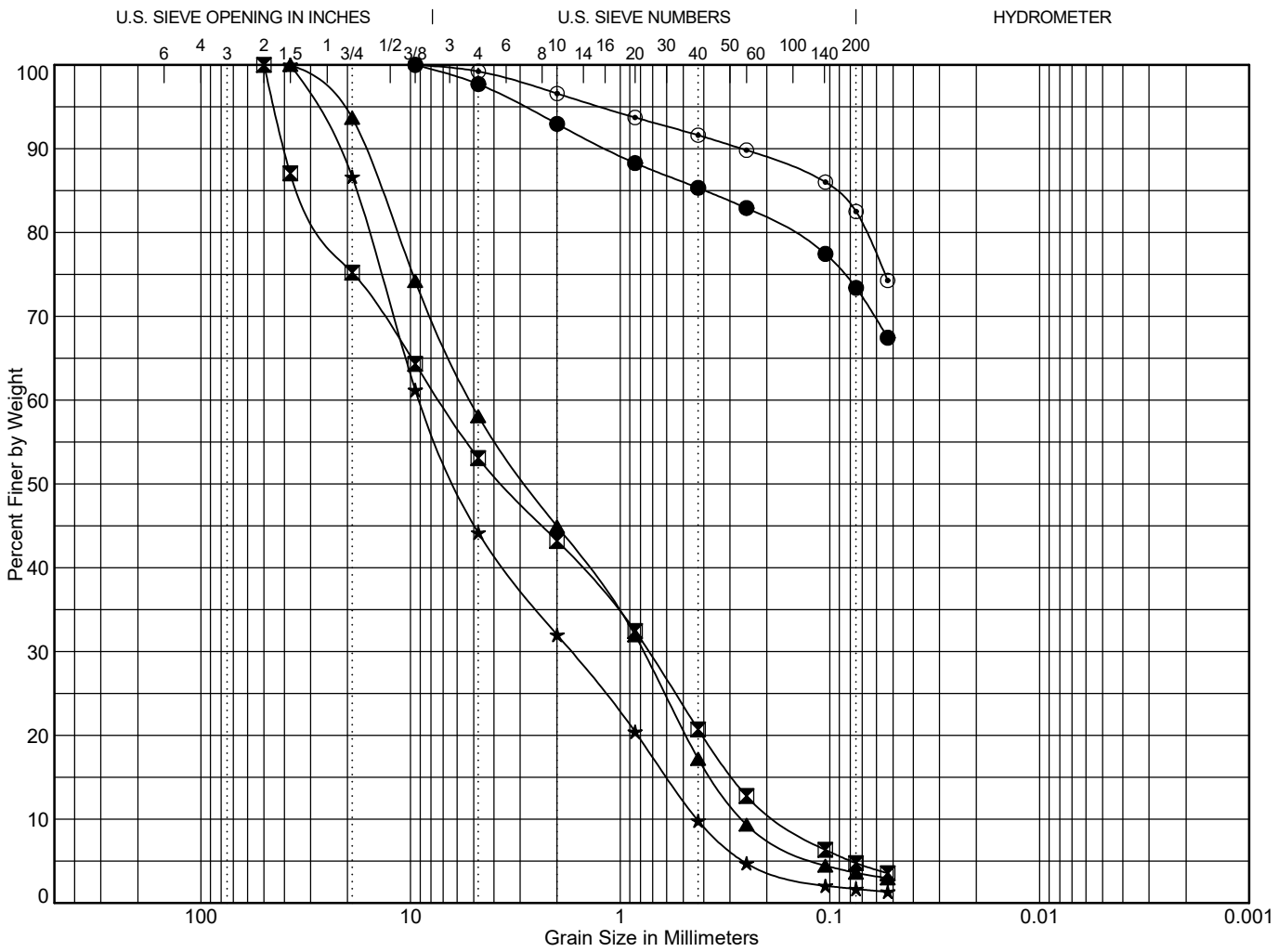
TP-5

SAMPLE DATA			SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Test Data	Graphic Symbol	USCS Symbol	Excavation Method: Tracked Excavator Ground Elevation (ft): ~47 Excavated By: Gillen Construction Inc.	
0					OL	Soft, dark brown, moist, very organic, sandy, SILT (Topsoil and Sod)	
					GP-GM	Medium dense, grey, moist, slightly silty, very sandy, GRAVEL (Import Crushed Rock)	
2					ML		
	9	d	W = 34 GS		ML	Medium stiff to stiff, orange tan, wet, sandy, SILT (Alluvium) with scattered rootlets	
4						Soft to medium stiff, tan, wet, sandy, SILT Alluvium) PP=1.0 tsf, TSS=0.1 tsf	
					GP/SP		
6	10	d	W = 10 GS			Medium dense to dense, tan grey, moist to saturated, very sandy, GRAVEL to very gravelly, SAND (Glacial Outwash) with slight mottling in upper few feet and trace cobbles	▽ Rapid groundwater seepage encountered at 7.0 ft.
8							
10							
12							

Test Pit Completed 02/05/16
Total Depth of Test Pit = 8.0 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

GEOTEST	Hegger Townhomes 17417 West Main Street Monroe, Washington	Log of Test Pits	Figure 7



Cobbles	Gravel		Sand			Silt or Clay
	coarse	fine	coarse	medium	fine	

Point		Depth	Classification	LL	PL	PI	C_c	C_u
●	TP-1	2.0	Sandy, SILT (ML)					
⊠	TP-1	3.0	Very gravelly, fine to coarse SAND (SP)				0.43	42.31
▲	TP-1	5.0	Very gravelly, fine to coarse SAND (SP)				0.45	19.74
★	TP-2	4.3	Very sandy, fine to coarse GRAVEL (GP)				0.77	21.02
⊙	TP-3	3.0	Sandy, SILT (ML)					

Point		Depth	D_{100}	D_{60}	D_{50}	D_{30}	D_{10}	%Coarse Gravel	% Fine Gravel	% Coarse Sand	% Medium Sand	% Fine Sand	% Fines
●	TP-1	2.0	9.5					0.0	2.3	4.7	7.6	11.9	73.4
⊠	TP-1	3.0	50	7.277	3.626	0.735	0.172	24.8	22.1	9.9	22.5	15.9	4.8
▲	TP-1	5.0	37.5	5.157	2.791	0.775	0.261	6.3	35.6	13.2	27.7	13.6	3.6
★	TP-2	4.3	37.5	9.043	6.02	1.726	0.43	13.4	42.5	12.2	22.2	8.1	1.7
⊙	TP-3	3.0	9.5					0.0	0.8	2.6	5.0	9.1	82.5

$C_c = D_{30}^2/(D_{60} * D_{10})$
$C_u = D_{60}/D_{10}$

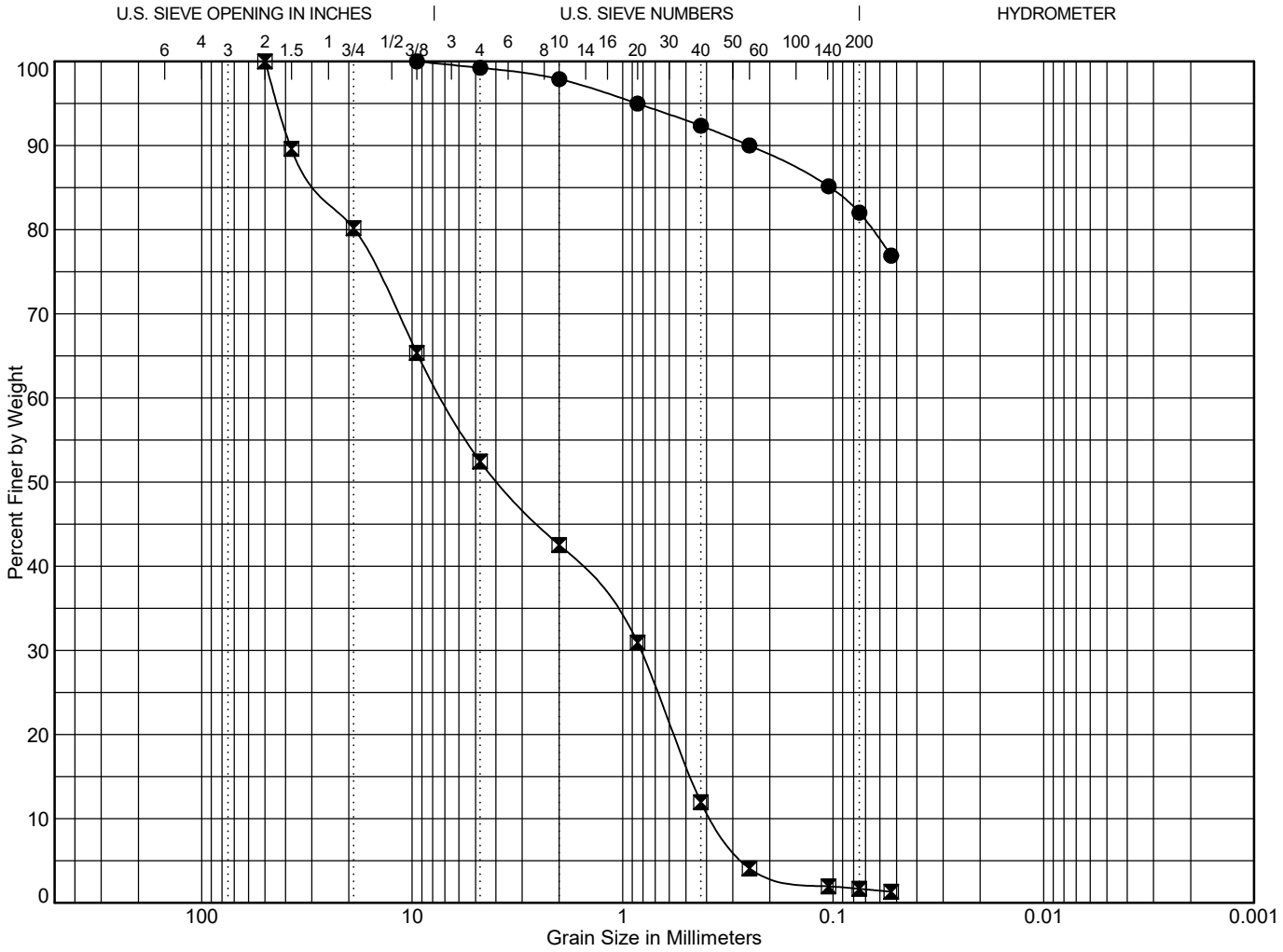
To be well graded: $1 < C_c < 3$ and $C_u > 4$ for GW or $C_u > 6$ for SW

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Grain Size Test Data

Figure 8



Cobbles	Gravel		Sand			Silt or Clay
	coarse	fine	coarse	medium	fine	

Point		Depth	Classification	LL	PL	PI	C_c	C_u
●	TP-5	3.0	Sandy, SILT (ML)					
⊠	TP-5	6.0	Very gravelly, fine to coarse SAND (SP)				0.25	19.14

Point		Depth	D_{100}	D_{60}	D_{50}	D_{30}	D_{10}	%Coarse Gravel	% Fine Gravel	% Coarse Sand	% Medium Sand	% Fine Sand	% Fines
●	TP-5	3.0	9.5					0.0	0.8	1.4	5.5	10.3	82.0
⊠	TP-5	6.0	50	7.129	3.837	0.822	0.372	19.8	27.7	9.9	30.6	10.3	1.7

$C_c = D_{30}^2/(D_{60} * D_{10})$
$C_u = D_{60}/D_{10}$

To be well graded: $1 < C_c < 3$ and $C_u > 4$ for GW or $C_u > 6$ for SW

GEOTEST

Hegger Townhomes
17417 West Main Street
Monroe, Washington

Grain Size Test Data

Figure 9

Northwest Agricultural Consultants
2545 West Falls
Kennewick, WA 99336
(509) 783-7450 Fax: (509) 783-5305

PAP-Accredited
NAPT
2015

GEOTEST SERVICES INC
741 MARINE DR
BELLINGHAM, WA 98225

SOIL
Client No.: 9678 Date Received: 02-10-2016
Report No.: 37171 Page: 1 of 1
da0de7-30990

Grower	Sampler	Field No.	Field Name	Crop Year	Crop	Yield Goal
		Project No. 16-0055				

Depth (ft.)	Available Inches	NO3-N lbs/acre	NH4-N lbs/acre	Sulfur ppm	pH	Soluble Salts (mmhos /cm)	Organic Matter Percent	P(bic) ppm	K(bic) ppm	P(ace) ppm	K(ace) ppm	Calcium (meq. per 100 grams)	Magne-sium (meq. per 100 grams)	Sodium (meq. per 100 grams)	Eff.	Boron ppm	Zinc ppm	Manga-nese ppm	Iron ppm	Copper ppm	CEC (meq. per 100 grams)	% Base Sat.	Chloride lbs. per. acre	Bray 1P ppm	Total Bases (meq. per 100 grams)	SampleI D
1					6.1		2.65														4.7					
2					6.2		1.65														2.1					
Total	0.00																									

Estimated Nitrogen Release from Organic Matter

Estimated Total Nitrogen Available to Crop

Last Year's Crop

Fertilizer

Comments

Sample ID	pH	Loss on Ignition OM	Cation Exchange Capacity
TP1 - 3 ft	6.1	2.65%	4.7 meq/100g
TP2 - 4.25 ft	6.2	1.65%	2.1 meq/100g

CEC Method: EPA 9081

REPORT LIMITATIONS AND GUIDELINES FOR ITS USE[1]

Subsurface issues may cause construction delays, cost overruns, claims, and disputes. While you cannot eliminate all such risks, you can manage them. The following information is provided to help:

Geotechnical Services are Performed for Specific Purposes, Persons, and Projects

At GeoTest our geotechnical engineers and geologists structure their services to meet specific needs of our clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of an owner, a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client. No one except you should rely on your geotechnical engineer who prepared it. And no one – not even you – should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report is Based on a Unique Set of Project-Specific Factors

GeoTest's geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the clients goals, objectives, and risk management preferences; the general nature of the structure involved its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless GeoTest, who conducted the study specifically states otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed, for example, from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed construction,
- alterations in drainage designs; or
- composition of the design team; the passage of time; man-made alterations and construction whether on or adjacent to the site; or by natural alterations and events, such as floods, earthquakes or groundwater fluctuations; or project ownership.

Always inform GeoTest's geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. Do not rely on the findings and conclusions of this report, whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. Always contact GeoTest before applying the report to determine if it is still relevant. A minor amount of additional testing or analysis will help determine if the report remains applicable.

Most Geotechnical and Geologic Findings are Professional Opinions

Our site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoTest's engineers and geologists review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in your report. Retaining GeoTest who developed this report to provide construction observation is the most effective method of managing the risks associated with anticipated or unanticipated conditions.

A Report's Recommendations are *Not* Final

Do not over-rely on the construction recommendations included in this report. Those recommendations are not final, because geotechnical engineers or geologists develop them principally from judgment and opinion. GeoTest's geotechnical engineers or geologists can finalize their recommendations only by observing actual subsurface conditions revealed during construction. GeoTest cannot assume responsibility or liability for the report's recommendations if our firm does not perform the construction observation.

A Geotechnical Engineering or Geologic Report may be Subject to Misinterpretation

Misinterpretation of this report by other design team members can result in costly problems. Lower that risk by having GeoTest confer with appropriate members of the design team after submitting the report. Also, we suggest retaining GeoTest to review pertinent elements of the design teams plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having GeoTest participate in pre-bid and preconstruction conferences, and by providing construction observation.

Do not Redraw the Exploration Logs

Our geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors of omissions, the logs included in this report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable; but recognizes that separating logs from the report can elevate risk.

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, but preface it with a clearly written letter of transmittal. In that letter, consider advising the contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the GeoTest and/or to conduct

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

additional study to obtain the specific types of information they need or prefer. A pre-bid conference can also be valuable. Be sure contractors have sufficient time to perform additional study. Only then might you be in a position to give contractors the best information available, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. In addition, it is recommended that a contingency for unanticipated conditions be included in your project budget and schedule.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering or geology is far less exact than other engineering disciplines. This lack of understanding can create unrealistic expectations that can lead to disappointments, claims, and disputes. To help reduce risk, GeoTest includes an explanatory limitations section in our reports. Read these provisions closely. Ask questions and we encourage our clients or their representative to contact our office if you are unclear as to how these provisions apply to your project.

Environmental Concerns Are Not Covered in this Geotechnical or Geologic Report

The equipment, techniques, and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated containments, etc. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk management guidance. Do not rely on environmental report prepared for some one else.

Obtain Professional Assistance to Deal with Biological Pollutants

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts biological pollutants from growing on indoor surfaces. Biological pollutants includes but is not limited to molds, fungi, spores, bacteria and viruses. To be effective, all such strategies should be devised for the express purpose of prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional biological pollutant prevention consultant. Because just a small amount of water or moisture can lead to the development of severe biological infestations, a number of prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of this study, the geotechnical engineer or geologist in charge of this project is not a biological pollutant prevention consultant; none of the services preformed in connection with this geotechnical engineering or geological study were designed or conducted for the purpose of preventing biological infestations.

[1]Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

EXHIBIT 3

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

SITE INFORMATION

TAX PARCEL #	27060200404100
SITE ADDRESS	17417 WEST MAIN STREET MONROE, WA 98272
ZONING	MUC 12-20 UNITS/ACRE
COMP PLAN	MIXED USE
USE CLASSIFICATION	DWELLINGS, TOWNHOMES
PROPERTY SIZE (TOTAL)	42,041 SF (0.97 AC)
MINIMUM LOT SIZE	N/A
LOT COVERAGE	N/A
BUILDING SETBACKS	FRONT – MIN: 5', MAX: 20' SIDE – INTERIOR LOT LINES: 0' – EXTERIOR LOT LINES: 10' REAR – 10' – 20'
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	SNO. CO. FIRE DISTRICT #3
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	ESTATE OF IRENE M. FOX

OWNER/APPLICANT/CONTACT

WILLIAM HEGGER
13110 NE 177TH PL., #202
WOODINVILLE, WA 98072
PH: 206-679-5131

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN & ASSOCIATES INC
125 E MAIN STREET, SUITE 104
MONROE, WA 98272
PH: 360-794-7811
EMAIL: davidh@harmseninc.com

LAND SURVEYOR

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

GEOTECHNICAL ENGINEER

EDWARDO GARCIA
GEOTEST
741 MARINE DRIVE
BELLINGHAM, WA 98225
PH: 360-733-7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 206-331-5123

SHEET INDEX

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-2621293 DATED MAY 2, 2016)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NUMBER SP200101, ACCORDING TO THE MAP RECORDED UNDER RECORDING NUMBER 200107145001, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MAXIMUM DENSITY CALCULATION

PROPOSED NUMBER OF LOTS = 18

ACTUAL DENSITY CALCULATIONS

GROSS DENSITY:
12-20 UNITS PER ACRE
GROSS SITE AREA = 0.97 AC
MINIMUM DENSITY = 12 LOTS
MAXIMUM DENSITY = 19 LOTS
PROPOSED LOTS = 18

AVERAGE LOT SIZE: 2,030 S.F.
PROPOSED NET DENSITY: 19 D.U./ACRE

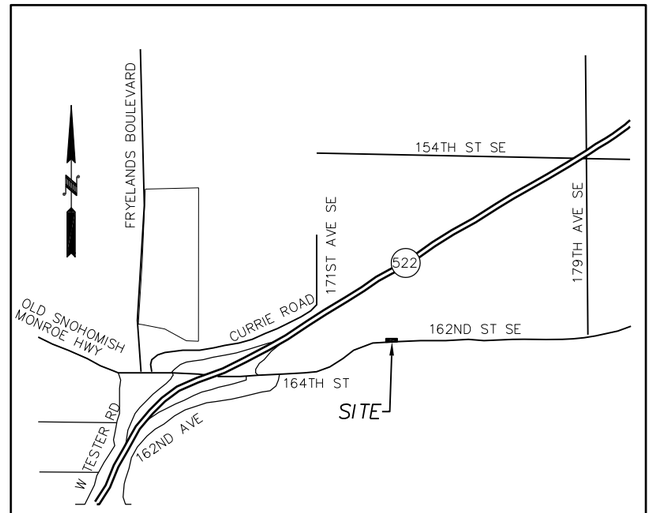
PARKING SPACE CALCULATIONS

REQUIRED PARKING STALLS:
36 STALLS

PROVIDED PARKING STALLS:
36 GARAGE STALLS
11 EXTERIOR STALLS
47 TOTAL STALLS

LOT SIZE

LOT #	SF	ACRES
1	2,666	0.061
2	1,521	0.035
3	1,775	0.041
4	1,647	0.038
5	1,900	0.044
6	1,900	0.044
7	1,900	0.044
8	1,899	0.044
9	2,234	0.051
10	2,213	0.051
11	1,886	0.043
12	1,914	0.044
13	1,941	0.044
14	1,968	0.045
15	1,672	0.038
16	2,312	0.053
17	2,212	0.051
18	2,991	0.069
TOTAL	36,551	0.839
TRACT 999	5,490	0.126
GRAND TOTAL	42,041	0.965



VICINITY MAP

SCALE: NONE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTON — STATE OF WASHINGTON — 53129 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

COVER SHEET

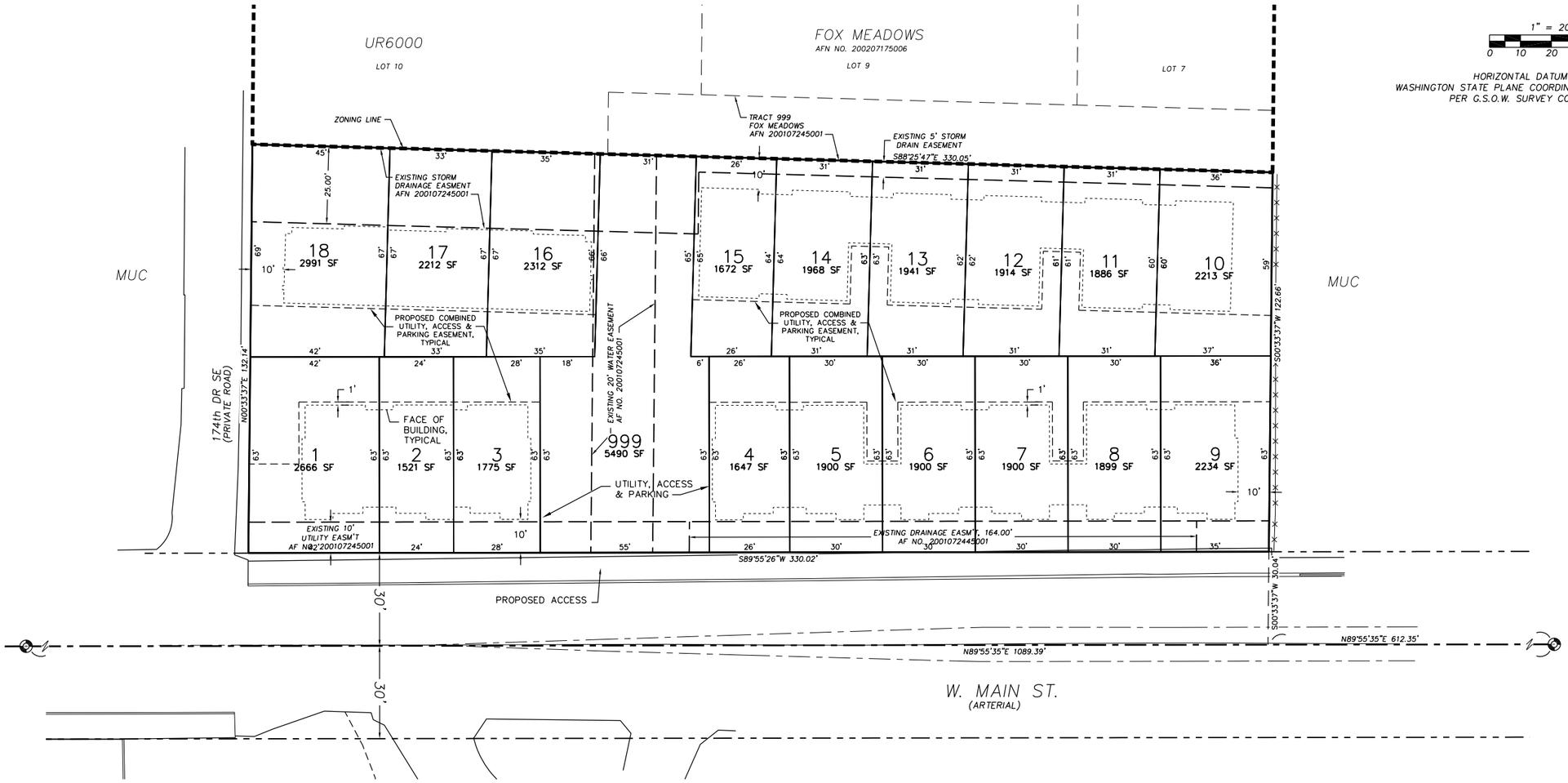
DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	N/A

811 Know what's below. Call before you dig.

P1

P:\WORK\PROJECTS\2016\16-002 HEGGER - MAIN ST\CE\DWG\HEGGER 2016\HEGGER PRELIM PLAT.DWG 05/06/2016

CITY OF MONROE
FOXBOROUGH
PRELIMINARY PLAT
FILE NO. PL 2016-01
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



VERTICAL DATUM
NAVD 88
ESTABLISHED BY GPS

1" = 20'
0 10 20 40

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE

PRELIMINARY PLAT MAP

P:\WORK\PROJECTS\2016\16-002 HEGGER - MAIN ST\CE\DWG\HEGGER 2016\HEGGER PRELIM PLAT.DWG 05/06/2016

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTNEY
STATE OF WASHINGTON
33125
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/6/16

PRELIMINARY PLAT OF FOXBOROUGH
17417 WEST MAIN STREET
MONROE, WASHINGTON

PRELIMINARY PLAT MAP

DWN. BY:	DWH
CHK. BY:	SRM
DATE:	4-20-16
JOB #:	16-002
SCALE:	1" = 20'

811 Know what's below. Call before you dig.

P2