HEARING EXAMINER EXHIBIT LIST

PROJECT:	Public Hearing for Preliminary Plat of Stanton Station
FILE NUMBER(S):	PL2019-02
APPLICANT:	Richard and Tori Hanson
HEARING DATE AND LOCATION:	**October 8, 2020 at 10:00 AM** Location: Zoom Virtual Meeting Zoom Join Link: https://us02web.zoom.us/j/89830920158 Call-in Number: 253-215-8782 Meeting ID: 898 3092 0158

EXHIBITS

1. Staff Analysis
2. Vicinity Map
3. Preliminary Plat Map
4. Preliminary Plat Application and Project Narrative

4.1 Amended Application

5. Letter of complete application
6. Notice of Application
   - 6- A Affidavit of Publication
   - 6- B Affidavit of Posting (On Site)
   - 6- C Affidavit of Mailing
   - 6- D Affidavit of Emailing to Public Agencies (NOA)
   - 6- E Affidavit of Posting (City Hall, Library)
7. Public Comments
   - A. Letter from Snohomish County Public Utility District #1
8. Environmental Checklist
9. SEPA - Determination of Non Significance (DNS)
   - 9-A Affidavit of Publishing DNS
   - 9-B Email to Public Agencies
10. Notice of Public Hearing
    - 10- A Affidavit of Publication NOPH
    - 10- B Affidavit of Mailing
    - 10- C Affidavit of Posting (On Site)

10- D Affidavit of Posting (City Hall)

11. Preliminary Landscape Plan
12. Conceptual Road, Drainage, and Utility Plan
13. Stormwater Drainage Report with Geotechnical Report
14. Traffic Analysis
15. Building Elevations
16. Circulation Plan

MONROE WASHINGTON	**STAFF REPORT AND RECOMMENDATION** **Stanton Station** Public Hearing for Stanton Station Preliminary Plat
HEARING EXAMINER:	Mr. Phil Obrechts, City of Monroe Hearing Examiner
DATE:	October 1, 2020
FILE NUMBERS:	PL2019-02
DESCRIPTION:	The proposal is a request for preliminary plat approval for a 22-lot subdivision on approximately .90 acres in the Mixed Use – General (MG) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements.
APPLICANT:	Richard and Tori Hanson P.O. Box 2289 Monroe, WA 98272
PROJECT LOCATION:	The site is located at the southwest corner of 149th Street SE and 179th Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00847600099500.
HEARING DATE:	October 8, 2020 at 10:00 AM
HEARING LOCATION:	Zoom Virtual Meeting Zoom Join Link: https://us02web.zoom.us.j/89830920158 Call-in Number:253-215-8782 Meeting ID: 89830920158
STAFF CONTACT:	Amy Bright, Associate Planner

A. PROJECT DESCRIPTION

The applicants, Richard and Tori Hanson, has submitted an application for preliminary plat approval of a 22-lot, zero lot-line subdivision. The subject project is zoned Mixed Use – General (MG) and is addressed within the 17800 Block of 149th Street SE, Monroe, WA 98272; The site is identified by Snohomish County Tax Parcel Number 00847600099500. The subject site is currently vacant. Conceptual, preliminary site improvements, clearing and grading, and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.) have been reviewed for compliance with the development standards in the applicable sections of the Monroe Municipal Code, as well as other pertinent documents adopted by reference in the code.

B. GENERAL INFORMATION

1. Applicant and Owner:
   Richard & Tori Hanson
   P.O. Box 2289
   Monroe, WA 98272

2. Contact Person:
   Richard & Tori Hanson
   P.O. Box 2289
   Monroe, WA 98272

3. General Location:
The site is located on the 17800 Block of 149th Street SE, Monroe, WA 98272. The site is identified by Snohomish County tax parcel number 00847600099500.

4. Site Address:
17800 Block of 149th Street SE, Monroe, WA 98272

5. Description of Proposal:
The applicants, Richard and Tori Hanson, are requesting preliminary plat approval for a 22 zero lot-line single family attached subdivision on a .90 acre site in the Mixed Use – General (MG) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The site currently does not contain any structures.

6. Critical Areas:
The City's critical areas map does not indicate critical areas on the subject site.

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

AREA	EXISTING LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Mixed Use	Mixed Use – General (MG)	Vacant
North of Site *Across railroad tracks*	Mixed Use	Mixed Use – Neighborhood (MN)	Vacant
South of Site	Mixed Use	Mixed Use – General (MG)	Single-family residential
East of Site *Across North Kelsey Street*	Mixed Use	Mixed Use – General (MG)	Religious Use
West of Site	Low Density Single Family Residential	Single-Family Residential -4 units per acre (R4)	Single-family residential

8. 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
Stormwater:	City of Monroe	Fire:	Snohomish County Fire District No. 7
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

C. APPLICATION REVIEW PROCESS

1. Regulatory Requirements for Review of Quasi-Judicial Actions:
Pursuant to Monroe Municipal Code (MMC) sections 22.84.030(C)(8) and 22.84.060, preliminary plats are quasi-judicial actions subject to a public hearing with the Hearing Examiner as the final decision body for the application.

The decision of the Hearing Examiner shall be final and conclusive, unless appealed as provided by law, in accordance with MMC Chapter 22.84.080. Appeals of final

decisions on preliminary plats may be appealed to Snohomish County Superior Court (MMC 22.84.060).

2. Application Submittal and Completeness:
   The Stanton Station Preliminary Plat application was received by the City of Monroe on October 29, 2019 (Exhibit 4). The application was deemed complete and vested on November 13, 2019 (Exhibit 5). An amended Preliminary Plat application was received by the City of Monroe on March 5, 2020 (Exhibit 4A) including a missing signature on the original application by Ms. Tori Hanson.

3. Public Notification and Comments:
   Public notice for the application was provided in accordance with the requirements of MMC section 22.84.050(A). A Notice of Application (Exhibit 6) was published, mailed, and posted on November 25, 2019 (Exhibits 6A – 6E). A public comment period was provided from November 25, 2019 through 5:00 PM on December 9, 2019. No public comments were received within the comment period. However, one (1) comment letter was received outside of the comment period from a public agency – Snohomish County Public Utility District # 1 (Exhibit 7A),

   A Notice of Public Hearing (Exhibit 10) was published, mailed, and posted on September 24, 2020 (Exhibits 10A – 10D). The date of the open record public hearing with the Hearing Examiner is set for October 8, 2020 at 10:00 AM.

4. Environmental Review:
   A Determination of Non-Significance (DNS) (Exhibit 9) was issued, published, and emailed to public agencies on July 27, 2020 (Exhibits 9A –9B).

   The DNS provided a concurrent comment and appeal period, which ended at 5:00 PM on August 10, 2020. No appeals regarding the SEPA threshold determination were received by the City during the specified appeal period. Two comments, one from Washington State Department of Transportation Aviation Division (Exhibit 7C) and other from Snohomish County Public Utility District (Exhibit 7B) were received within the comment period.

D. FINDINGS OF FACT

1. Application Submittal and Completeness:
   The application was submitted on October 29, 2019 and determined to be complete on November 13, 2019.

2. Environmental Review:
   A SEPA Determination of Non-Significance (DNS) was issued on July 27, 2020. A comment letter was submitted by Washington State Department of Transportation – Aviation Division (Exhibit 7B). No appeals on the SEPA threshold determination were received.

3. Land Use Matrix:
   Per MMC Table 22.20.030 – Land Use in the Mixed Use Zoning Districts, summarizes land uses permitted in the Mixed Use – General (MG) zoning district. Dwelling Units, Attached are Permitted within this zoning district, regardless of incorporating a commercial component. The applicant is proposing attached dwelling units which meets the permitted land use within the MG zone.

4. Bulk Requirements and Dimensional Standards:
   Per MMC Table 22.18.040(G): Mixed Use - General Zoning District Bulk Requirements, the development shall comply with the following standards for attached residential development in the Mixed Use - General zone:

Table 22.20.040(G). Mixed Use – General Zoning District (MG) Bulk Requirements

Residential Density [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Maximum Dwelling Units per Lot	N/A [(2)]	1 dwelling unit	N/A
Minimum Number of Attached Units	3 dwelling units	N/A	N/A
Minimum Allowed Density	12 units per acre	12 units per acre	N/A
Maximum Allowed Density	25 units per acre	25 units per acre	N/A
Street Frontage [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Minimum Street Frontage	N/A	30 feet	N/A
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet	20 feet
Minimum Street Frontage for Cul-de-Sac Lots	N/A	30 feet	N/A
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet	20 feet	20 feet
Lot Dimensions [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Minimum Lot Width	N/A	30 feet	N/A
Yard Setbacks [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Minimum Front Yard Setback Width	10 feet	10 feet	10 feet
Minimum Side Yard Setback Width	5 feet	5 feet	5 feet
Minimum Side Yard Setback Width for Attached Dwelling Units on the Attached Side(s)	0 feet	N/A	N/A
Minimum Side Yard Setback Width Attached Dwelling Units on a Side Abutting a ROW, Separate Detached Unit(s), or Different Zone	10 feet	N/A	N/A
Minimum Setback Width for Corner Lot Side Yards Abutting a Street [(3)]	10 feet	10 feet	10 feet

Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street [(3)]	5 feet	5 feet	5 feet
Minimum Rear Yard Setback Width	10 feet	10 feet	10 feet
Minimum Setback from Private Access Tracts	10 feet	10 feet	10 feet
Minimum Setback from Private Access Easements	10 feet	10 feet	10 feet
Lot Coverage [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Maximum Lot Coverage	100%	70%	100%
Building Height [(1)]	**Attached Dwelling Units**	**Detached Dwelling Units**	**Nonresidential Uses**
Maximum Building Height	45 feet	35 feet	45 feet

Table Notes:

1See MMC 22.16.040, Bulk requirements, for more information regarding the bulk requirements in the above table.

2The maximum number of attached dwelling units per lot is the maximum number of dwelling units permitted by the maximum allowed density for the specific zoning district in which the dwelling units are located.

3On a corner lot, the yard adjacent to the widest dimension of the lot abutting a street is a side yard. The opposite yard is also a side yard.

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5. Residential Density Calculations:
   Section 22.20.040(A) of the MMC delineates how an applicant can determine the minimum required and maximum allowed residential densities for the Mixed Use – General zoning district.

   To calculate the minimum required residential density for a site in the MG zone (12 - 25 dwelling units per acre), multiply the gross site area, in acres, by the units allowed per acre. The minimum required residential density for the subject site, with a gross site area of 0.90 acres, would be calculated as follows.

   Step 1. Gross site area (in acres) * 12 (12 dwelling units per acre in the MG zone):

   *0.90 acres * 12 = 11 dwelling units*

   The maximum allowed residential density is calculated the same way, as shown below.

   Step 2. Gross site area (in acres) * 25 (25 dwelling units per acre in the MG zone):

   *0.90 acres * 25 = 23 dwelling units*

The applicant is proposing 22 dwelling units, which meets the residential density requirements of the MG zone. Thus, the density is consistent with that allowed by the Unified Development Regulations.

6. Chapter 22.68 MMC: Subdivisions:
   The Zoning Administrator, City Engineer, Fire Marshal, and Building Official 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.

7. Chapter 22.68 MMC: Preliminary Plat Review Criteria:
   Pursuant to MMC 22.68.040(A)(2), Review Criteria, each proposed subdivision or short subdivision shall be reviewed to ensure that the following criteria are met. Listed below are the criteria for reviewing the proposed preliminary plat along with findings regarding the consistency of the proposal with said criteria.

Criteria	Analysis	Consistency with Criterion
a. The proposal conforms to the goals, policies, and plans set forth in the Monroe comprehensive plan;	The City of Monroe's 2015-2035 Comprehensive Plan Future Land Use Map designates the project site as "Mixed-Use." The proposed preliminary plat, under Mixed Use – General (MG) zoning, which provides for 12 - 25 dwelling units per acre, conforms to the City of Monroe's 2015-2035 Comprehensive Plan "Mixed-Use" designation for density. Table 3.07 in the City of Monroe 2015-2035 Comprehensive Plan provides the following description of the "Mixed-Use" land use plan designation: *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*	The proposal is consistent with the criterion.

	of existing and planned public facilities.	
b. The proposal conforms to the site and design requirements set forth in this title. No final subdivision or short subdivision shall be approved unless the requirements are met;	The proposal conforms to all of the site requirements set forth in MMC Title 22, Unified Development Regulations. Compliance with specific design standards set forth in the 2011 Infill, Multifamily, and Mixed Use Design Standards will be assessed at the time of site plan and building permit review, as proposed building elevations will not submitted to the City until then.	The proposal is consistent with the criterion.
c. The proposed street system and pedestrian system conform to the Monroe comprehensive plan, Chapter 22.42 MMC, Design Standards, and applicable public works design standards, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of vehicular and pedestrian traffic;	The proposed streets and pedestrian circulation system have been reviewed by planning and engineering staff, and, as described in this staff report, are consistent with the Monroe comprehensive plan, Chapter 22.42 MMC, 2011 Infill, Mixed Use and Multifamily Design Standards, and applicable public works design standards. The layout also provides for the safe, orderly and efficient circulation of vehicular and pedestrian traffic.	The proposal is consistent with the criterion.
d. The proposed subdivision or short subdivision will be adequately served with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;	The proposed plat will be served by City water and sewer. The facilities have adequate capacity to accommodate the additional units. Exhibit 7A from Snohomish County Public Utility District # 1 verifies that there is sufficient electrical system capacity for the proposed development.	The proposal is consistent with the criterion.
e. The layout of lots, and their size and dimensions, takes into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;	The subject site does not have any identified critical areas, including those classified as geohazards. Therefore, topographic disruption will be minimal. The vegetation on site is comprised mainly of grasses, and the proposed landscaping plan will provide a greater diversity of vegetation. The layout of the development will accommodate 22 dwelling units, which is greater than the minimum and less than the maximum allowed for residential construction on this site.	The proposal is consistent with the criterion.
f. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected; and	As stated above, no geohazards have been identified on the subject site. However, soil amendments designed to handle the additional load of the development will be used when necessary. The proposed plat is designed to be accessed from Blueberry Lane, which appears to be the only feasible location for points of ingress and egress. Internal streets have been designed to maximize vehicle and pedestrian circulation.	The proposal is consistent with the criterion.
g. Lack of compliance with the criteria set forth in this section and in subsection (B) of this section, Subdivision Standards, shall be grounds for denial of a	Staff finds that the proposal complies with the review criteria in MMC 22.68.040(A)(2) and recommends that preliminary approval be granted.	The proposal is consistent with the criterion.

proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.		

8. 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

The preliminary plat map (Exhibit 3) 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. The Monroe School District was notified of the development application. No comments were received from the Monroe School District on the proposal.

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

The public interest would be served by the subdivision and dedication, provided that the subdivision and dedication were developed under the provisions for the current zoning district (MG). Under this scenario, an existing parcel in the City would be developed allowing for efficient provision of public services, consistent with densities identified in the Monroe 2015-2035 Comprehensive Plan.

(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

The preliminary plat map (Exhibit 3) confirms that the preliminary plat application includes provisions for the public health. The Staff Analysis addresses the provisions made for 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 school.

(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.

The proposed preliminary plat 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 walk to and from Frank Wagner Elementary School and Park Place Middle 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 997 and 998 and within balconies of the proposed single family units. Required site improvements and impact fees will be required as conditions of plat approval.

9. Design Standards:
Pursuant to MMC 22.42.020, the project is exempt from the design standards outlined in the Monroe Municipal Code as the property is subject to the 2011 Infill, Multifamily and Mixed Use Design Standards

10. 2011 Infill, Multifamily and Mixed Use Design Standards:

Required Design Element	Menu Categories	Individual Enhancement Integrated into the Proposed Plat
Placement and Orientation	Building Alignment	Orient windows, main entrances and other principal building elements toward the street.
	Side & rear yard compatibility	Provide shared internal dives and walkways Provide Joint storm water features Provide landscaping and fencing as applicable along rear and side property lines.
	Privacy	Provide landscaping to

		screen private spaces
Massing & Scale	Emphasize existing architectural features	Emphasize horizontal elements such as porches, balconies and bays on residential structures.
	Divide buildings into modules	Provide vertical and horizontal articulation. Step back or project building elements.
	Significant building elements	Balconies Porches
	Defined building top, middle and base	Top – Varied roof slopes, strong eave lines. Middle – Balconies and varied material. Bottom – Pedestrian scale details & facades.
Architectural Character	Substantive building elements and varied materials	Wood Lap siding Change finish materials, colors or textures on building elements to provide further articulation.
	Window design	Window trim Square windows
	Varied roof design	Gables Varied Materials
	Incorporate “green” building methods.	Use high-quality materials with a low life cycle cost.
Pedestrian Access and Site Design	Pedestrian circulation	Integrated pedestrian sidewalks and pathways Provide access to public sidewalks Provide landscaping
	Landscaping	Provide landscaping and special features to define street edge and unify design Provide landscaping and special features to create seasonal interest, color and texture.
	Open Space	Provide convenient access. Consider alternative open spaces such as balconies. Consider privacy of adjacent use, etc.
Mechanical Equipment and Service Utilities	Minimize visual impact of mechanical and equipment utility connections	Screen equipment from view; do not locate window air conditioning units on primary façade. Screen utility connections and service boxes; locate

		on secondary walls when feasible
	Minimize visual impacts of trash storage and service areas.	Consolidate garbage/recycling dumpsters and screen from public view.
Parking Requirements	Minimize visual impact	Locate parking behind, to the side or rear
	Shared parking	Structured parking cannot dominate street frontages
	Minimize residential impacts	Minimize blank garage doors Tandem parking is allowed
	Screening	Provide perimeter landscaping and interior landscaping.

11. Airport Overlay Compatibility:
    The City's Airport Overlay Compatibility map indicates that the subject site is located within Zone 6. Table 22.64.040 provides that single-family attached housing is a permitted use within Zones 6A and 6B. Density limits set forth in MMC 22.54.080.C provide that no density limits apply to this zone.

12. Critical Areas:
    The City's critical areas map does not indicate critical areas on the subject site. In addition, the applicant's consultant, Blue Heron, provided a letter (Exhibit 17) dated 12/18/2019, received by the City on March 3, 2020, confirming that no critical areas were present on site. The City's environmental consultant concurs what that determination.

13. 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. The applicant is proposing to connect to existing sanitary sewer line within the 179th Ave SE right-of-way and water lines in the 179th Ave SE and the 149th Ave SE right-of-way (Exhibit 12, Sheets 8-9), in accordance with the current City's Public Works Design and Construction Standards. The conceptual utilities plan is attached as sheets 8 and 9 of Exhibit 12.

    As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the 2014 Department of Ecology Storm Water Management Manual for Western Washington as administered by the City Engineer. Any future permitted activities, such as building permits, will also have to comply with the provisions of the Storm Water Management Manual in effect at the time of the vesting of the permit application.

14. Streets and Traffic:
    Access to the subdivision is proposed via 149th Street SE. Internal access to individual lots will be provided through a private road, shown as Tract 998. The proposed private road design was approved by the Public Works Director.

Traffic control devices and street signs shall be installed prior to final plat approval, and all private roads within the subdivision shall be constructed in accordance with the City's Public Works Design and Construction Standards and installed by the developer to the satisfaction of the City Engineer prior to final plat approval.

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 3.54, 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 3.54 and shall be based on the amount in effect at the time of payment. Frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed along all private streets within the subdivision in accordance with the City's Public Works Design and Construction Standards. A traffic analysis memo is included as Exhibit 14.

15. Park and Recreation Usable Open Space:
Per MMC 22.42.070(G), for each proposed dwelling unit in a mixed use developments, recreational space shall be provided per the following table:

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

The proposed subdivision provides within the development Tract 997 (1,342 sq. ft.) and Tract 998 (1,503 Sq. ft.) which are usable open space and Lots 7 through 18, which is a private recreation space. If it is assumed that all units constructed will be three or more bedrooms, the applicant is required to provide 3,740 sq. ft. of recreational open space. The total area of Tracts 997 and 998 is proposed to be 2,845 sq. ft. Pursuant to MMC 22.42.070(G)(4), balconies may count toward fifty percent of the open space requirement. The proposed balcony (Exhibit 15) square footage exceeds the deficit of 894 square feet. The proposed open space requirements of MMC 22.42.070(G) have been met. Maintenance of Tracts 997 and 998 shall be the responsibility of the homeowner's association.

Impacts to the City park and recreation system from the anticipated additional public park users will be mitigated. In accordance with the City's park impact mitigation fees established under MMC Chapter 3.52, 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 3.52. Park impact fees shall be based on the fee amount in effect at the time of payment.

16. Parking:
Per MMC 22.44.050, single family – detached subdivisions shall provide for parking per the following table:

Conforming Land Use	Minimum Required Parking Spaces
Single-Family – Detached	2 per unit
Subdivision – Single-family-detached	1 per 7 lots[1,2]

Table Notes:

1. Garages shall not count toward this parking requirement.
2. This requirement is in addition to those established for individual dwelling units in this table.

The proposed subdivision provides for a minimum of 2 spaces per unit. Lots 1 and 22 provide for 3 spaces, and Lots 6 and 19 provide four spaces. The total required parking spaces is 47 spaces. The project provides 50 spaces (Exhibit 16).

17. 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 and Snohomish School Districts' 2018 - 2023 Capital Facilities Plan, and imposes impact fees for schools in accordance with the plan and MMC Chapter 3.50. School impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are based on the amount in effect at the time of payment.

18. Impact Fees and Capital Improvements:
    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 within the development have access to transportation to Frank Wagner Elementary School and Park Place Middle School. Students will be bussed from the development to Monroe High School by the Monroe School District. There are existing sidewalks adjacent to the subject property, and, as shown in Exhibit 3, sidewalks will be installed throughout the plat to provide for pedestrian circulation and safe walking conditions.

19. Impact Fees and Capital Improvements:
    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, 3.50, 3.52, and 3.54.

20. Preliminary Plat Expiration:
    Per MMC section 22.68.040(A)(5)(c), preliminary approval of a proposed plat shall be effective for a period not to exceed five years from the date of Hearing Examiner approval, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

E. CONCLUSIONS OF LAW

1. The City of Monroe 2015-2035 Comprehensive Plan Future Plan Map designation for the site is "Multifamily," which assumes an overall density of up to 25 dwelling units per acre. The site's present zoning designation of Multifamily Residential (R25) is in compliance with the future land use designation adopted in the current Comprehensive Plan.
2. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the Monroe 2015-2035 Comprehensive Plan.
3. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 22, Unified Development Regulations.
4. The proposed subdivision, as conditioned herein, will be consistent with the 2011 City of Monroe Infill, Multifamily and Mixed Use Design Standards.
5. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.

6. The proposed preliminary plat as conditioned meets all MMC requirements for a subdivision.
7. The preliminary plat should be approved subject to the conditions noted below.
8. The preliminary plat approval shall expire five years from the date of Hearing Examiner approval.

F. STAFF RECOMMENDATION

Based on the Findings of Fact and Conclusions of Law detailed in the staff report, staff recommends that the Hearing Examiner **APPROVE** the Stanton Station Preliminary Plat (project number PL2019-02), subject to the following conditions of preliminary approval:

1. All improvements shall be constructed in accordance with the approved preliminary plat map with the date stamp of June 2, 2020. Minor modifications of the plans submitted, as described in MMC 22.68.040(G), may be approved by the Zoning Administrator or his/her designee if the modifications do not change the Findings of Fact or the Conditions of Approval.
2. Final engineering drawings depicting the street improvements, water and sewer improvements, and drainage design shall be submitted to the City's Public Works Director for final review and approval before issuance of any grading permits. The street, water and sewer, and drainage improvements shall be designed in accordance with the City's most current Public Works Design and Construction Standards.
3. The project shall implement all of the applicable recommendations contained in the following technical reports submitted to the City:
   a. Conceptual Stormwater Site Plan, prepared by Harmsen and Associates, Inc., dated February 22, 2019, and revised September 20, 2019 and November 12, 2019 (Exhibit 13).
   b. Geotechnical Report, prepared by Geotest Services, Inc., dated December 28, 2017 (Exhibit 13).

CLEARING AND GRADING

1. A comprehensive erosion and sedimentation control plan to ensure appropriate on-site and off-site water quality control shall be developed and implemented for all construction activities. The Best Management Practices outlined in the 2014 DOE Stormwater Management Manual for Western Washington shall be incorporated into the design. At a minimum, the plan shall include the following elements:
   a. Exposed soils shall be stabilized and protected with straw, hydro-seeding or other appropriate materials to limit the extent and duration of exposure;
   b. Disturbed areas shall be protected from storm water runoff impacts through the use of silt fence. Other means of filtration of storm water runoff and for limiting erosion/sedimentation such as check dams, and sediment traps may be required and are recommended.
   c. Clearing and grading activities shall not be performed in the winter-wet season when soils are unstable.

STORM DRAINAGE IMPROVEMENTS

1. The stormwater system design and stormwater discharge shall utilize the Best Management Practices of the 2014 DOE Stormwater Management Manual for Western Washington.
2. Stormwater pollution prevention measures shall be employed per the approved Stormwater Pollution Prevention Plan and as necessary to ensure appropriate on-site and off-site water quality control. Site runoff during construction shall be handled and treated as to quantity and quality impacts by utilizing Best Management

Practices, as defined in the 2014 DOE Stormwater Management Manual for Western Washington.
3. The developer shall obtain a General Construction Stormwater NPDES Permit from the WA Department of Ecology (DOE) prior to beginning construction.

ROAD IMPROVEMENTS

1. Frontage improvements, including curb, gutter, sidewalk, street trees, and traffic control devices shall be provided for all streets within the subdivision; shall be constructed in accordance with the City's most current Public Works Design and Construction Standards; and are to be installed by the developer to the satisfaction of the City Engineer prior to final plat application.

LANDSCAPING

1. Street trees shall be provided per the approved landscape plan. Street trees shall be planted when a street frontage is fully owner occupied and as directed by the City of Monroe. The City will coordinate tree plantings to the most favorable time of the year for plant survival. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.
2. Irrigation is required for all street trees and newly planted vegetation. The applicant shall construct said irrigation system as consistent with a City-approved irrigation plan.

FIRE

1. The following requirements shall be adhered to during construction and completed before occupancy of any structure in accordance with the 2015 International Fire Code:
   a. Fire hydrants shall be provided in accordance with city standards and the direction of the Fire Marshal
   b. Fire Hydrants shall be installed as per fire flow and spacing requirements specified for the type of development with regards to distances to structures;
   c. Fire hydrants shall be equipped with four (4) inch quarter-turn Storz adapters;
   d. An access route, for firefighting apparatus, must be provided at the start of construction. Minimum access route requirements include a 20' width, 13'6" vertical height clearance, and the ability to support a load up to 75,000 pounds;
   e. All buildings must be addressed visibly and legibly from the road. When buildings are not visible from the street, appropriate provisions must be made to identify clearly which road or drive serves the appropriate address including private roads.
   f. No parking signs shall be indicated on all street in this project and shall be signed or marked as directed by the Fire Marshal, for all streets with a width less than 28' wide and within turnaround areas.

FEES

1. Prior to approval of the final plat, all landscaping associated with the plat shall require the submittal of an acceptable warranty surety to warrant all required landscaping improvements against defects in labor materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to fifteen (15) percent of the costs of the improvements, as determined by the Zoning Administrator.
2. Prior to approval of the final plat, the developer shall submit an acceptable warranty surety to warrant all required public improvements, installed, against defects in labor

and materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to fifteen (15) percent of the costs of the improvements, as determined by the Public Works Director. The surety shall be submitted to and approved by the City of Monroe and executed prior to final plat approval.

3. School, park, and traffic impact fees assessed in accordance with MMC Chapters 3.50, 3.52, and 3.54, respectively, shall be required and paid at the rate in effect at the time of building permit issuance.
4. The water system capital improvement charge, in accordance with MMC Section 13.04.025, shall be required and paid prior to building permit issuance.
5. The wastewater system capital improvement charge, in accordance with MMC Section 13.08.272, shall be required and paid prior to building permit issuance.

AIRPORT OVERLAY

1. Construction and subsequent development must comply MMC22.54.070 and as identified in the WADOT Aviation Division public comment (Exhibit 7.3) including:
   Land Uses that are prohibited in the Airport Overlay Zoning District:
   a. Lighting that diminishes a pilot's ability to visually locate the landing strip and/or land an aircraft.
   b. Electrical interference with navigational signals or radio communication between the airport and aircraft.
   c. Dust, smoke, or other emissions that result in impairment of visibility for pilots.
   d. Hazardous conditions such as the manufacturing or warehousing of materials that are explosive, flammable, toxic, or corrosive, with the exception of aircraft fuel, oil, and other fuels intended for aerial application and as outlined in the below matrix.
   e. Uses that would foster an increase in bird population and thereby increase the likelihood of a bird impact problem.

FINAL PLAT

1. Prior to Final Plat submittal, all improvements shall be installed, inspected, and approved by the City Engineer per the approved plans. All improvements shall be constructed in accordance with the approved engineering plans and preliminary plat map. Minor modifications of the plans submitted may be approved by the Zoning Administrator if the modifications do not change the Preliminary Plat Findings of Fact and/or Conditions of Approval.
2. All lot corners shall be installed with rod and cap or other City-approved survey method prior to Final Plat approval.
3. All existing and proposed easements and maintenance agreements shall be clearly shown and labeled on the final plat.
4. The following note shall appear on the face of the Final Plat Map: "The Homeowners Association is responsible for maintaining, in a uniform manner, all landscaping and irrigation within all commonly owned Tracts and easements."
5. As this plat includes a dedication, the following Waiver of Claims for Damages Statement shall appear on the face of the Final Plat Map:

   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 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.

6. If the final plat contains dedication of land for public purposes, it shall contain the following statement:

   Know all men by these presents that (name of developer) do hereby declare this plat and dedicate to the public forever all roads and ways and other public property shown hereon, and the use thereof for any and all public purposes, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain the roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

   Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of such lot shall be done by and at the expense of such owner, but only after approval by the city engineer.

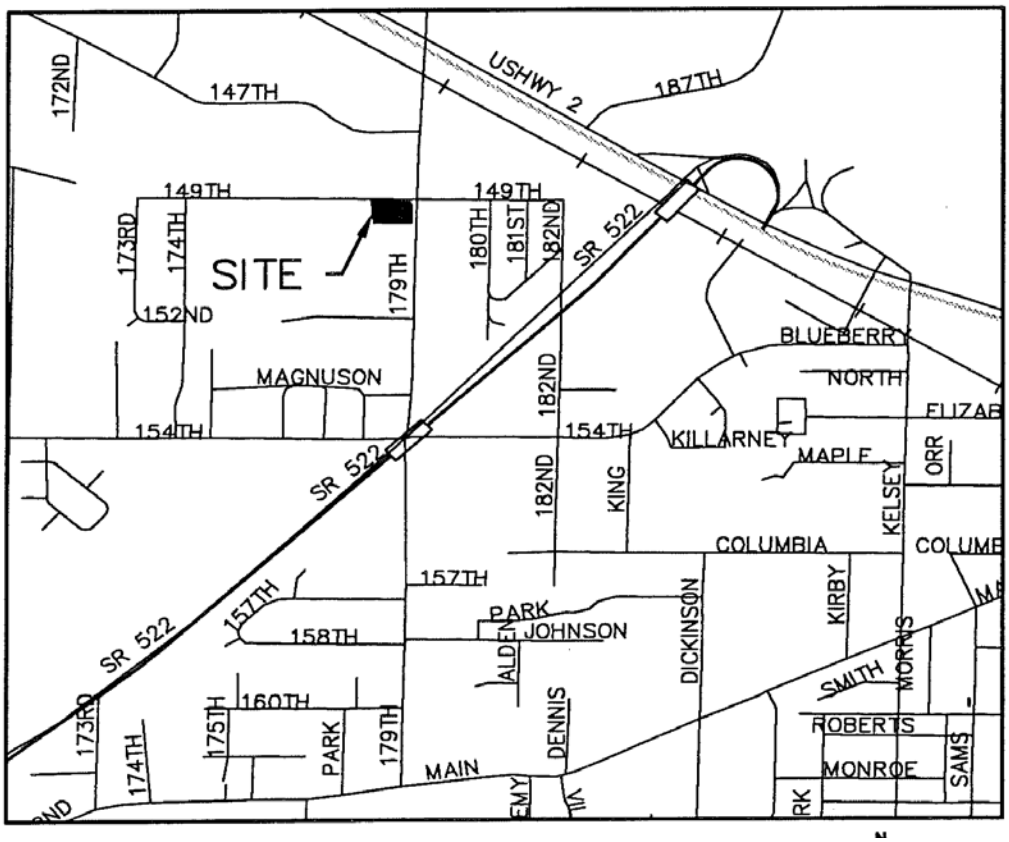
7. The final plat shall provide space for the approving signatures of the zoning administrator, city engineer, and the mayor. The city clerk shall attest the signatures.
8. The title block on the final plat map shall have the names of all the legal owners of the property named on the plat and the name of the surveyor/engineering firm which prepared the final plat map.
9. An Auditor's Certificate shall be shown on the final plat map.
10. The following are required to be shown on the face of the final plat map:
    c. Surveyor Certificate;
    d. Correct legal description of all lots as set out in Chapter 58.17 RCW;
    e. Owners Statement;
    f. All new easement(s) over the property, their legal description(s) and associated dedication block(s);
    g. Recording block/Certification blocks for City approval;
    h. North arrow;
    i. Certification of Payment of Taxes and Assessments;
    j. Auditor's Certificate; and
    k. The survey control scheme, monumentation, basis of bearing and references.

MISCELLANEOUS

1. Preliminary plat approval shall be effective for a maximum time period of five years upon which a final plat that meets all conditions of the preliminary plat approval must be submitted, in accordance with MMC 22.68.040(A)(5)(c)
2. If applicable, at the time of final plat submittal the developer shall submit a group mailbox plan, approved by the U.S. Post Office, to the Planning Department for final addressing.
3. Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.
4. The developer shall submit a copy of the final plat to the Snohomish County Assessor's at 3000 Rockefeller Avenue, Everett, WA 98201-4060 for recording.
5. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Monroe.
6. If at any time during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.

7. Pursuant to MMC 6.04.055(B)(1), construction noise is not allowed Monday through Friday between the hours of 8 P.M. and 7 A.M., and from 8 P.M. and 9:00 A.M. on the weekend.
8. All signs, if any, shown on the approved plans for the subdivision are for illustrative purposes only. Pursuant to Monroe Municipal Code 22.50, a sign permit must be obtained for the placement of any non-exempt signage. An application for a sign permit shall include an approved site plan specifying the location of all signs.
9. The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting construction.

VICINITY MAP
STANTON STATION PRELIMINARY PLAT
CITY OF MONROE FILE #PL2019-02



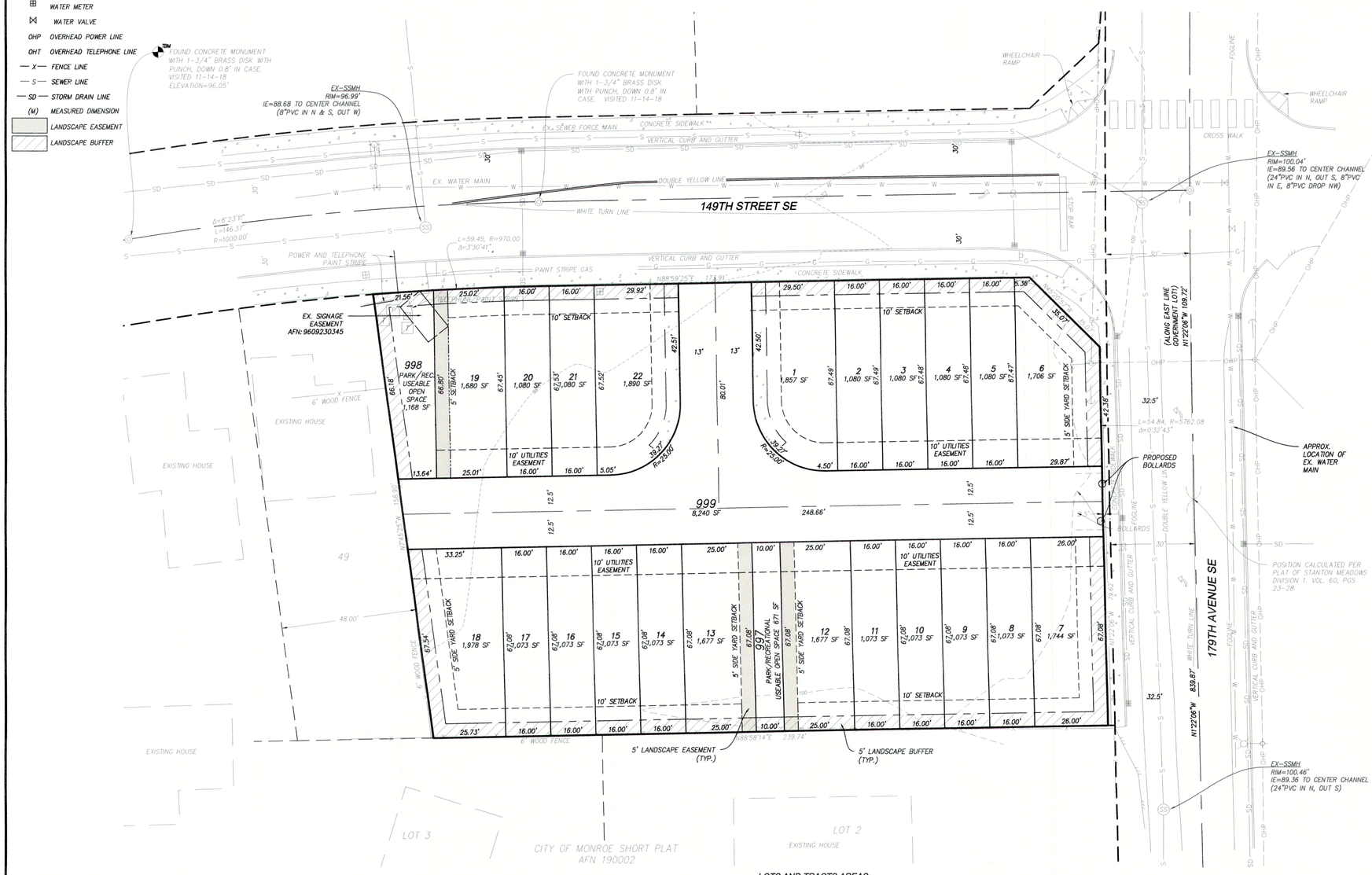
PRELIMINARY SUBDIVISION OF
STANTON STATION

IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

RECEIVED
06/16/2020
CITY OF MONROE

LEGEND

- EXISTING MONUMENT AS NOTED
- STREET LIGHT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- EXISTING SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- OHP OVERHEAD POWER LINE
- OHT OVERHEAD TELEPHONE LINE
- — X — FENCE LINE
- — S — SEWER LINE
- — SD — STORM DRAIN LINE
- (M) MEASURED DIMENSION
- LANDSCAPE EASEMENT
- LANDSCAPE BUFFER



GRAPHIC SCALE
20 0 20 40
SCALE: 1" = 20'

VICINITY MAP
SCALE: 1' = 2000'

PROJECT DESIGN TEAM

PLANNER / CONTACT
LAND RESOLUTIONS
3605 COLBY AVE
EVERETT, WA 98201
PHONE: (425) 258-4438
ATTN: JEN HAUGEN
EMAIL: JEN@ORCALSI.COM

OWNER / APPLICANT
RICHARD D. & TORI L. HANSON
PO BOX 2289
SNOHOMISH, WA 98291
PHONE: (425) 328-5202
ATTN: RICK HANSON
EMAIL: 2011HANSONHOMES@GMAIL.COM

SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVE
EVERETT, WA 98201
PHONE: (425) 259-3400
ATTN: JOANNE M. SWANSON, PLS
EMAIL: JOANNE@ORCALSI.COM

ENGINEER
OMEGA ENGINEERING, INC
2707 WETMORE AVE
EVERETT, WA 98201
PHONE: (425) 387-3820
ATTN: JOSEPH SMEBY
EMAIL: JOE@OMEGA-ENG.COM

LANDSCAPE ARCHITECT
ORIGIN DESIGN GROUP
1031 - 185TH AVE NE
SNOHOMISH, WA 98290
PHONE (425) 346-1905
ATTN: KRYSTAL LOWE
EMAIL: ORIGINDG@GMAIL.COM

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA 98201
PHONE: (425) 339-8266
ATTN: EDWARD KOLTONOWSKI
EMAIL: EDWARDK@GIBSONTRAFFIC.COM

GEOTECHNICAL ENGINEER
NELSON GEOTECHNICAL, INC.
17311 - 135TH AVENUE NE, A-500
WOODINVILLE, WA 98072
PHONE: (425) 486-1669
ATTN: CARSTON CURD
EMAIL: CARSTON@NELSONGEOTECH.COM

LEGAL DESCRIPTION:

LOT A, STANTON MEADOWS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9509225009, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PROJECT INFORMATION:

TAX NUMBER	00847600099500			
SITE ADDRESS	XXXX 149TH STREET SE, MONROE, WA 98272			
WITHIN UGA BOUNDARY	CITY OF MONROE			
COMPREHENSIVE PLAN	MIXED USE			
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL			
EXISTING ZONING	MIXED USE COMMERCIAL			
PROPOSED ZONING	MIXED USE COMMERCIAL			
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT			
WATER SUPPLY SCHOOL DISTRICT	CITY OF MONROE WATER DEPARTMENT MONROE SCHOOL DISTRICT NO. 103			
FIRE DISTRICT	MONROE F.P.D. # 7			
PARK DISTRICT	CITY OF MONROE			
POWER COMPANY	SNOHOMISH COUNTY PUD			
CABLE COMPANY	XFINITY			
TRASH COMPANY	REPUBLIC SERVICES			
GAS COMPANY	PSE			
TELEPHONE COMPANY	VERIZON COMMUNICATIONS			
GROSS SITE AREA	39,355	SF	0.90	ACRES
NET SITE AREA	31,115	SF	0.71	ACRES
TOTAL LOTS PROPOSED	22			
GROSS DENSITY (22\0.90)	24.44	D.U. PER ACRE		
NET DENSITY (22\0.71)	30.99	D.U. PER ACRE		
AVERAGE LOT SIZE	1,331	SF	0.03	ACRES
SMALLEST LOT SIZE	1,073	SF	0.03	ACRES
PARK AND RECREATIONAL/ USEABLE OPEN SPACE PROVIDED	1,839	SF	0.04	ACRES
PERCENT OF GROSS SITE AREA	4.67	PERCENT OF SITE		
TOTAL ROADS TRACT 999	8,240	SF	0.19	ACRES
TOTAL ROAD LENGTH	329	LF		
PERCENT OF TOTAL SITE AREA	20.94	PERCENT OF SITE		

LOTS AND TRACTS AREAS:

LOTS 1-22	29,276 SF	0.67 ACRES
TRACTS 997 & 998 (PARK AND RECREATIONAL USEABLE OPEN SPACE)	1,839 SF	0.04 ACRES

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 60 FEET NORTH THE PROPOSED ENTRANCE TO OUR SITE, AT THE NORTH SIDE OF 149TH STREET SE.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
6) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
10) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
11) HOA IS RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE.
12) ALL STRUCTURES SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS.
13) ZONING NOTES: MAX BUILDING HEIGHT FOR ZONE IS 35'-55'. PROPOSED EVE HEIGHT FOR STRUCTURES WITHIN THIS DEVELOPMENT SHALL BE LESS THAN 30'. FRONT & REAR YARD SETBACK 10', SIDE YARD SETBACK 0'.

EQUIPMENT AND PROCEDURES:

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

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

BASIS OF BEARING: MONUMENTED CENTERLINE 149TH STREET SE PER STANTON MEADOWS DIVISION 1.

REFERENCE: STANTON MEADOWS DIVISION NO. 1, AFN 9509225009

BENCHMARK: WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE; NOTED ON WSDOT SURVEY INFORMATION SYSTEM, DESIGNATION GPS31522-154, MONUMENT ID 3244.
ELEVATION = 71.699'

DATUM: NAVD 88

ARCHEOLOGICAL NOTE:

IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHAEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.

JOANNE M. SWANSON STATE OF WASHINGTON 34671 REGISTERED PROFESSIONAL LAND SURVEYOR

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
jen@orcalsi.com

PRELIMINARY SUBDIVISION OF STANTON STATION
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TWP. 27 N., RGE. 6 E., W.M.
CITY OF MONROE
SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

FILE NO. 2018-102 | DWG BY: JLH | DATE: 6/2/2020 | REV:

MONROE
WASHINGTON

COMMUNITY DEVELOPMENT

FOR OFFICE USE ONLY
PERMIT #(s) 6255
PL2019-02
SEPA 2019-07

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

RECEIVED
OCT 29 2019
COMMUNITY DEVELOPMENT

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: XXXX 149th Street SE

Size of site (acre/square feet): 0.90 Acres

Assessor's Tax Parcel Number (14 digits): 00847600099500

Applicant: Hanson ~~Homes~~ Richard Phone # (425) 328-5202

*Signature: _____ Printed Name: Rick Hanson

Mailing Address: PO Box 2289 Fax # (____) _____

City Snohomish State WA Zip 98291 E-mail 2011hansonhomes@gmail.com

Property Owner: Hanson ~~Homes~~ Richard Phone # (425) 328-5202

**Signature: _____ Printed Name: Rick Hanson

Mailing Address: PO Box 2289 Fax # (____) _____

City Snohomish State WA Zip 98291 E-mail 2011hansonhomes@gmail.com

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:

See attached narrative.

FOR OFFICE USE ONLY

Planning Application Fee: *$2849.00*
Fire Plan Check Fee: *$175.00*
SEPA Fee: *$570.00* *Notice sign x 2 = 50.00*
TOTAL FEES: *$8,105.90*

Publication Fee: *$100.00 x 2 = $200.00*
Mailing Fee: *$75.00 x 2 = $150.00*
Technology Fee: *$247.90*

Per lot fee $62.00 x 22 = $1,364.00
Hearing Examiner Deposit = $2,500.00

Received 10/31/2019

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98201
(Office) 425-258-4438 (Fax) 425-258-1616

October 29, 2019

City of Monroe
806 West Main Street
Monroe, Washington 98272

Re: **Stanton Station** ~ Project Narrative

Project Design Team

Joseph Smeby ~ Omega Engineering (425) 387-3820 joe@omega-eng.com
Rick Hanson ~ Hanson Homes (425) 328-5202 2011 2011hansonhomes@gmail.com
Krystal Lowe ~ Origin Design Group (425) 346-1905 origindg@gmail.com
Edward Koltonowski ~ Gibson Traffic (425) 339-8266 edwardk@gibsontraffic.com
Joanne Swanson ~ Orca Land Surveying (425) 259-3400 joanne@orcalsi.com
Carston Curd ~ Nelson Geotechnical (425) 486-1669 carston@nelsongeotech.com

Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalsi.com

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owner of this property is Hanson Homes. On behalf of our client, Rick Hanson, whose mailing address is PO Box 2289, Snohomish, Washington 98291, and is the primary contact who may be reached at (425) 328-5202, we would like to submit the following project narrative.

The project consists of the following tax parcel numbers: 00847600099500.

The site addresses for the existing parcel is unaddressed.

This property within this application contains 39,355 square feet or .90 acres.

The current zoning of the property is Mixed Use Commercial.

The average lot size in this development is 1,293 SF. Smallest lot is 1,073 SF.

Stanton Station is being proposed as a 22-lot subdivision, using the City of Monroe's MUC codes. The project will be developed in one phase. Because this proposed subdivision is designed around the unit size and unit configuration, the applicant requests the City to review the included building plans and site plans to verify this project meets all applicable City Code requirements, including but not limited to the General

Infill Requirements, MMC 18.10.140(table B), building and garage setbacks, garage sizes, driveway lengths, parking stall sizes and parking spaces required.

Tracts 997 and 998, which encompass 2,841 square feet, shall be utilized for the required useable open space for residents in the development.

Total proposed parking space count is 66 spaces. (38 interior and 28 exterior.)

There are no critical areas on site.

All existing trees and brush shall be removed within the proposed lots and Tracts.

Stanton Station as designed shall be an enhancement to the area and the community.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or via email jen@orcalsi.com.

Sincerely,

Jen Haugen
Land Resolutions
2018-102

MONROE
WASHINGTON

COMMUNITY DEVELOPMENT

FOR OFFICE USE ONLY
PERMIT #(S) _____

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

COMBINED PERMIT APPLICATION

RECEIVED
03/05/2020
CITY OF MONROE

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: XXXX 149th Street SE

Size of site (acre/square feet): 0.90 Acres

Assessor's Tax Parcel Number (14 digits): 00847600099500

Applicant: Richard Hanson & Tori Hanson Phone # (425) 328-5202

*Signature: Tori L Hanson Printed Name: Richard Hanson & Tori Hanson

Mailing Address: PO Box 2289 Fax # (____) _____

City Snohomish State WA Zip 98291 E-mail 2011hansonhomes@gmail.com

Property Owner: Richard Hanson & Tori Hanson Phone # (425) 328-5202

**Signature: Tori L Hanson Printed Name: Richard Hanson & Tori Hanson

Mailing Address: PO Box 2289 Fax # (____) _____

City Snohomish State WA Zip 98291 E-mail 2011hansonhomes@gmail.com

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:

See attached narrative.

FOR OFFICE USE ONLY

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

November 13, 2019

Rick Hanson
Hanson Homes
PO Box 2289
Monroe, WA 98272

RE: Notice of Complete Application for Stanton Station

File No. PL2019-02

Dear Mr. Hanson,

Your land use permit application which was submitted to the City of Monroe on October 29, 2019 for preliminary plat approval has been determined **COMPLETE** as of **November 13, 2019**. 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 90 days of the date of the letter of completeness excluding time periods as described in MMC 22.84.040.G. If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me at (360) 863-4533 or abright@monroewa.gov.

Sincerely,

Amy Bright
Associate Planner

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

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Preliminary Plat as described below:

PROJECT NAME: Stanton Station Preliminary Plat

PROJECT FILE#: PL2019-02

APPLICANT/OWNER: Richard Hanson, PO Box 2289, Snohomish, WA 98291

PROJECT LOCATION: The site is located at the southwest corner of 149th Street SE and 179th Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00847600099500.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 22-lot subdivision on approximately .90 acres in the Mixed Use - General (MG) zoning district with associated grading, drainage improvements, and landscaping improvements. The property is currently vacant. The proposed development will take access off of 149th Street SE.

PERMITS/APPROVALS REQUIRED: Preliminary Subdivision Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report.

APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 22.84. It requires a public hearing, which will be noticed separately and conducted before the Hearing Examiner.

APPLICATION DATE: October 29, 2019 **NOTICE OF COMPLETE APPLICATION: November 13, 2019**

DATE OF NOTICE OF APPLICATION: November 25, 2019

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., December 9, 2019.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at:
http://www.monroewa.gov/872/Stanton-Station

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH882468 PL2019-02 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/25/2019 and ending on 11/25/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $55.10.

Dicy Sheppard

Subscribed and sworn before me on this 25th day of November, 2019.

Linda Phillips

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
KIM SHAW

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

Classified Proof

CITY OF MONROE, WASHINGTON

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Preliminary Plat as described below: PROJECT NAME: Stanton Station Preliminary Plat PROJECT FILE#: PL2019-02 APPLICANT/OWNER: Richard Hanson, PO Box 2289, Snohomish, WA 98291 PROJECT LOCATION: The site is located at the southwest corner of 149th Street SE and 179th Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00847600099500. PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 22-lot subdivision on approximately .90 acres in the Mixed Use - General (MG) zoning district with associated grading, drainage improvements, and landscaping improvements. The property is currently vacant. The proposed development will take access off of 149th Street SE. PERMITS/APPROVALS REQUIRED: Preliminary Subdivision Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable. STUDIES REQUIRED: Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report. APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 22.84. It requires a public hearing, which will be noticed separately and conducted before the Hearing Examiner. APPLICATION DATE: October 29, 2019 NOTICE OF COMPLETE APPLICATION: November 13, 2019 DATE OF NOTICE OF APPLICATION: November 25, 2019 PUBLIC COMMENT PROCEDURE: Submit written comments on or before 5 p.m., December 9, 2019. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. PUBLIC HEARING: A public hearing is required for this project and will be noticed separately. STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov. All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at: http://www.monroewa.gov/872/Stanton-Station

Published: November 25, 2019. EDH882468

EXHIBIT 6-B

MONROE
WASHINGTON

AFFIDAVIT OF POSTING
NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

XXXXX 149th St SE, Monroe WA 98272
Address

Stanton Station Preliminary Plat #PL2019-02
Application Name and File #

I, John Axtman (print name) being first duly sworn on oath, depose and say: That on **the 25th day of November, 2019,** I posted one sign for the **Notice of Application for the Stanton Station Preliminary Plat** on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

John Axtman
Signed

11-25-19
Date

EXHIBIT 6-C

MONROE
WASHINGTON

AFFIDAVIT OF MAILING
NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

xxxxx 149TH St SE. Monroe WA 98272
Address

Stanton Station Preliminary Plat PL2019-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on **the 22nd day of November , 2019,** I made application with Click2Mail to mail on Saturday, November 23rd, 2019 a copy with prepaid postage of the **Notice of Application for the Stanton Station Preliminary Plat.** Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kim Shaw
Signed

11/22/2019
Date

OWNERNAME	OWNERLINE1	OWNERCITY	OWNERSTATE
2018-3 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX
AGILERA ROBERTO ESQUIVEL	14920 179TH AVE SE	MONROE	WA
AGUILAR RAMON	17702 149TH ST SE	MONROE	WA
ALLRED MIRINDA	17660 149TH ST SE	MONROE	WA
ARMBRUSTER THOMAS J & PEGGY J	17791 149TH STREET SE	MONROE	WA
BOKONE ROBERT C & ALLISON L	17765 150TH ST SE	MONROE	WA
BRIGHAM THOMAS D & KYLE YVETTE M	14934 180TH AVE SE	MONROE	WA
CALKINS KAREN	17779 149TH ST SE	MONROE	WA
CHRISTIANSON BRIAN C	17713 150TH ST SE	MONROE	WA
CHRISTOPHERSON LARRY & PHYLLIS	17787 150TH ST SE	MONROE	WA
CITY OF MONROE	806 W MAIN	MONROE	WA
COVINGTON JORDAN LORELL	17629 150TH ST SE	MONROE	WA
CRIPE JAMES ALLEN JR	11033 198TH PL SE	SNOHOMISH	WA
DAVEY DENISE L	15071 177TH AVE SE	MONROE	WA
DIAZ MANUEL	15045 177TH AVE SE	MONROE	WA
DOMINGUEZ RAUL R	17767 149TH ST SE #2	MONROE	WA
DUENAS SANDRA E & MOSS DONALD M	17792 149TH ST SE	MONROE	WA
EMMEL TERRY & TIA	17856 152ND ST SE	MONROE	WA
ERIKS JACOB	15150 178TH AVE SE	MONROE	WA
ESCOBAR AGUSTIN & TERESA	14914 179TH AVE SE	MONROE	WA
ETTER CHARLES C	15005 179TH AVE SE	MONROE	WA
FADDIS THOMAS	17763 149TH ST SE	MONROE	WA
FIRST BAPTIST CHURCH-MONROE	17922 149TH ST SE	MONROE	WA
FISHCHUK MIROSLAVA	17823 149TH ST SE	MONROE	WA
FORREST ALEEN & RYAN	15006 180TH PL SE	MONROE	WA
GANDY ALLISON M & HERBERT M III	15072 178TH AVE SE	MONROE	WA
GEYER WENDY	17208-177TH AVE SE	MONROE	WA
GIHLSTROM RONALD A & MARIA E TRUST	14924 179TH AVE SE	MONROE	WA
GORDER BRIAN M & SUSANNE M	17665 150TH ST SE	MONROE	WA
GREENACRE PROPERTY LLC	8242 NE 110TH PL	KIRKLAND	WA
HAGGLUND CATHY R	17771 149TH ST SE UNIT 3	MONROE	WA
HANE FRED M III & JAGIRA L	15034 177TH AVE SE	MONROE	WA
HANKINSON TREVOR & CHRISTINE JULIA	17775 149TH ST SE	MONROE	WA
HANSON RICHARD D & LORI L	PO BOX 1142	SNOHOMISH	WA
HARRISON STREET REAL ESTATE LLC	71 S WACKER DR STE 3575	CHICAGO	IL
HAYES DAWN M & STEVE LEE	15172 178TH AVE SE	MONROE	WA
HOWELL MICHAEL J/JOHNSTONE MELISSA G	17716 149TH ST SE	MONROE	WA
HULSEY MATTHEW DAVID	17809 150TH ST SE	MONROE	WA
JAMES AMBER	14928 180TH AVE SE	MONROE	WA
JORGENSEN JOHN & MISTY	17647 150TH ST SE	MONROE	WA
KECK MICHAEL A	15014 180TH AVE SE	MONROE	WA
KEEFE DEBORAH K	PO BOX 82471	KENMORE	WA
KELLY ROAD LLC	17760 149TH ST SE	MONROE	WA
KENT PHILLIP R & KATHERYN E	15024 179TH AVE SE	MONROE	WA
KLEIN RUTH A	17815 149TH ST SE UNIT 14	MONROE	WA
LAZAR CLAUDIU & SIMONA	15151 177TH AVE SE	MONROE	WA

LEGGE GRENWILLE C & O'NEIL ROSEMARY L	17841 152ND ST SW	MONROE	WA
LUNDEEN KAREN	14922 179TH AVE SE	MONROE	WA
MAGANA-GUTIERREZ ALMA DELIA	14920 179TH AVE SE	MONROE	WA
MELGOZA CHRISTOPHER	17688 149TH ST SE	MONROE	WA
MONROE 35 ASSOCIATES LLC	5945 ATLAS PL NW	SEATTLE	WA
NADAN VISHWA & DEVI SULOCHANA	17748 149TH ST SE	MONROE	WA
OLSON SVEN N/OLSON JASON A	15044 178TH AVE SE	MONROE	WA
OQUERE KATCHEKPELE & BANAGNO PASSIMAM	17803 149TH ST SE UNIT 11	MONROE	WA
OSBORNE GREG & RHONDA	15173 177TH AVE SE	MONROE	WA
OVITSLAND PROPERTIES LLC	23121 3RD AVE SE	BOTHELL	WA
PETERS CHARLES & LINDA	14912 179TH AVE SE	MONROE	WA
PRUISMANN DERYK/KNOTH JACLYN	15112 177TH AVE SE	MONROE	WA
PUBLIC HOSPITAL DISTRICT #1	14701 179TH ST SE	MONROE	WA
QUEEN PAULA	15088 177TH AVE SE	MONROE	WA
REUKAUF-HARDIN TINA	15028 179TH AVE SE	MONROE	WA
RUDEEN KRISTINA J	15104 178TH AVE SE	MONROE	WA
RUSH JOHN L	17732 149TH ST SE	MONROE	WA
SANSBURY CHRISTOPHER/WALKER MARIE M	15125 178TH AVE SE	MONROE	WA
SAUVAGE REAL ESTATE LLC	1138 22ND AVE E	SEATTLE	WA
SCOLMAN JAMES W II & CLIFTON KAREN J	17739 150TH ST SE	MONROE	WA
SESLAR TOBEY & COBI L	17674 149TH ST SE	MONROE	WA
SIMMONS TERRY L & MARILYN	14900 180TH AVE SE	MONROE	WA
SLEE CAROL D	17811 149TH ST SE UNIT 13	MONROE	WA
SMITH AARON	17799 149TH ST SE UNIT 10	MONROE	WA
SMITH ABIGAIL	17807 149TH ST SE UNIT 12	MONROE	WA
SMITH BRYAN C/BRINKMAN DEZARAH L	17806 149TH ST SE	MONROE	WA
SNOHOMISH 29 LAND LLC	6333 83RD AVE SE	SNOHOMISH	WA
SNOHOMISH COUNTY PUBLIC HOSPITAL DIST #1	18005 149TH AVE SE	MONROE	WA
SONSTENG JERALD J	14910 179TH AVE SE	MONROE	WA
SPARKS PATRICK H	15127 177TH AVE SE	MONROE	WA
STEVENS DAVID & MICHELE	15002 180TH AVE SE	MONROE	WA
SWAN JUDITH A	17783 149TH RD SE #6	MONROE	WA
THOMPSON SETH D & ANNA R	15079 178TH AVE SE	MONROE	WA
TIEDE BRUCE R	15128 178TH AVE SE	MONROE	WA
TOEDTLI LISA/RANNIGER BRENT	17821 152ND ST SE	MONROE	WA
VAN DUREN RUTH A	18463 BLUEBERRY LANE V101	MONROE	WA
VAN PELT CHARLES M JR & NANCY G	PO BOX 638	DUVALL	WA
VANDERHOUWEN KEITH J	17323 TROMBLEY RD	SNOHOMISH	WA
VEILLEUX GARY M & SYLVIA L	17855 152ND ST SE	MONROE	WA
WHITE KIRSTEN T/WHITE STEVEN M	15103 177TH AVE SE	MONROE	WA
WOOD MICHAEL	17819 149TH ST SE	MONROE	WA
ZBYSZEWSKI JERZY	14916 179TH AVE SE	MONROE	WA

OWNERZIP
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98272-1121
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MONROE
WASHINGTON

AFFIDAVIT OF EMAILING NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

149th St SE & 179th Ave SE, Monroe, WA 98272
Address

Stanton Station - PL2019-02
Application Name and File #

I, Leigh Anne Barr (print name) being first duly sworn on oath, depose and say: That on the 25th day of Noveember, 2019, I emailed the **Notice of Application for Stanton Station Preliminary Plat** to public agencies. Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

L. Barr
Signed

11/25/19
Date

separegister@ecy.wa.gov; pspirito@sno-isle.org; lanthony@sno-isle.org; Justin.fontes@ftr.com; david.matulich@pse.com; john_warrick@cable.comcast.com; crenderlein@snopud.com; Kate.Tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org; piplicd@monroe.wednet.edu; Gretchen.Kaehler@DAHP.wa.gov; sharon.swan@snoco.org; Diane.Rolph@co.snohomish.wa.us; mfitzgerald@snofire7.org; k.kerwin@snoco.org; SEPA@pscleanair.org; stevev@pscleanair.org; eip@parks.wa.gov; sposner@utc.wa.gov; kmclain@agr.wa.gov; ike.nwankwo@commerce.wa.gov; reviewteam@commerce.wa.gov; sepadesk@dfw.wa.gov; efheinitz@doc1.wa.gov; sepacenter@dnr.wa.gov; ramin.pazooki@wsdot.wa.gov; randy.kline@parks.wa.gov; somers.elaine@epa.gov; Stan.Allison@faa.gov; Karen.Wood-McGuiness@fema.dhs.gov; kjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; pstevenson@stillaguamish.com; newstips@heraldnet.com; mmuscari@esassoc.com; info@PPTValley.org; tom.laufmann@sno.wednet.edu; rooseveltwater@frontier.com; staff@highlandwaterdistrict.com; bewood@snopud.com; faye.ryan@pse.com; dan.o.olson@williams.com; shannon.fleming@snoco.org; zlamebull@tulaliptribes-nsn.gov; wrightp@wsdot.wa.gov; mrobenland@doc1.wa.gov; mannixj@monroe.wednet.edu; JPrichard@republicservices.com; rodrijr@dshs.wa.gov; ehquestions@snohd.org; Quinten.schmit@snoco.org; serviceaddresscorrec@pse.com; laura.blackmore@psp.wa.gov; wcr.nepa@noaa.gov; apellham@snohd.org; stephen.semenick@BNSF.com; Rick Hanson (2011hansonhomes@gmail.com); msuschik@hotmail.com

AFFIDAVIT OF POSTING NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

XXXXX 149th ST SE., Monroe WA 98272
Address

Stanton Station Preliminary Plat - #PL2019-02
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the **25th day of November, 2019,** I posted 1 notice in the City Hall lobby and Emailed 1 notice to the Monroe Public Library for the **Notice of Application for the Stanton Station Preliminary Plat** and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kimi Shaw
Signed

EXHIBIT 7-A

SNOHOMISH COUNTY PUD PUBLIC UTILITY DISTRICT NO. 1

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

December 9, 2019

Amy Bright
City of Monroe
806 West Main Street
Monroe, WA 98272

Dear Ms. Bright:

Reference: PL2019 02 Stanton Station Preliminary Plat

District DR Number: 19-253

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. 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.

Please contact 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,

Jason Zyskowski

Jason Zyskowski, Senior Manager
Transmission & Distribution System
Operations & Engineering

SNOHOMISH COUNTY PUD PUBLIC UTILITY DISTRICT NO. 1

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

August 4, 2020

Amy Bright
City of Monroe
abright@monroewa.gov

Dear Ms. Bright:

Reference: SEPA2019 07 Stanton Station

District DR Number: 20-100-38

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. 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.

Please contact 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,

Mary Wicklund *for*

Gordon Hayslip, Interim Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Jen Haugen – jen@orcalsi.com

From: Platts, Max
To: LandUse Permits
Subject: RE: [EXTERNAL] Notice of Determination of Non-Significance
Date: Thursday, August 6, 2020 3:37:09 PM

Good afternoon,

I wanted to reach out to you and provide comment in regards to the City of Monroe File #PL2019-02/SEPA2019-17, Stanton Station Preliminary Plat.

I am the Aviation Land-Use Planner for WSDOT Aviation. With the projects proximity to First Air Field in Monroe, this development falls within Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. Mixed Use Developments are permitted in Zone 6 however there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.

Please let me know if you have any questions or concerns or if you wish to discuss this further.

Thank you.

T.S. "Max" Platts
WSDOT Aviation Division
Aviation Planner
Office: 360-709-8028
Cell: 360-890-5258

Washington State Department of Transportation

From: Kim Shaw <KShaw@monroewa.gov>
Sent: Monday, July 27, 2020 9:30 AM
To: Kim Shaw <KShaw@monroewa.gov>
Cc: Amy Bright <ABright@monroewa.gov>
Subject: [EXTERNAL] Notice of Determination of Non-Significance

Good morning,

Attached is the Determination of Non-Significance and SEPA Checklist for City of Monroe File #PL2019-02/SEPA2019-17, Stanton Station Preliminary Plat.

If you have any questions or need additional information on this project, please contact

Associate Planner Amy Bright @ 360.863.4533 or abright@monroewa.gov or you can find this on the city's web site at http://monroewa.gov/872/Stanton-Station.

Thank you,
Kim

Kim Shaw, CPT | Land Use Permit Supervisor
806 West Main Street | Monroe, WA 98272
360-863-4532 | kshaw@monroewa.gov

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

ENVIRONMENTAL CHECKLIST
Stanton Station
October 29, 2019

Land Resolutions File Number: 2018-102

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations, or project plans without the need to hire experts. If you really do not know the answer, or if questions do not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designation. Answer these questions if you can. If you have problems, governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project", "applicant" and "property or site" should be read as "proposal", "proposer" and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Stanton Station

2. Name of applicant:

   HANSON HOMES

3. Address and phone number of applicant and contact person:

Contact:	Applicant:
Land Resolutions	HANSON HOMES
3605 Colby Avenue	P.O. Box 2289
Everett, WA 98201	SNOHOMISH, WA 98291
(425) 258-4438	(425) 328-5202
Attention: Jen Haugen	Attention: Rick Hanson

   Date checklist prepared:

   October 29, 2019

4. Agency requesting checklist:

   City of Monroe

5. Proposed timing or schedule (including phasing, if applicable):

Construction is proposed to start in the Spring of 2020 subject to the permit approval process. The development of this project will be developed in one phase. See site plan.

6. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Plans for future additions, expansion, or further activity related to or connected with this proposal do not exist at this time; however, certain potential improvements associated with this property could include, but may not be limited to drainage, roadway improvements, water line construction, within the project and along 149th Street SE & 179th Avenue SE, as determined by City staff.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following information is included in this application:

- Site Plan – Land Resolutions
- Drainage Report –OMEGA Engineering
- Preliminary Grading – OMEGA Engineering
- Traffic Report- Gibson Traffic
- Geotechnical Report – Nelson Geotechnical
- Landscape – Origin Design Group

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the affected geographic area covered by your proposal? If yes, explain.

None known.

9. List any government approvals or permits that will be needed for your proposal, if known.

It is anticipated that the list of required permits/approvals may include: Cut\Fill & Grading Permit, Right of Way Disturbance Permit, NPDES Permit, HPA, Forest Practices Permit, Administrative Site Plan & Final site plan Approval, building permits, public works construction permits, preliminary, and final plat approval.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

10. Give brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This proposal is for a 22-lot mixed use subdivision, containing 22 zero lot-line residential townhomes, on approximately .90 acres on the south side of 149th Street SE, and west of 179th Avenue SE, in Monroe, Washington. The property currently is vacant land.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application).

The project is located on the south side of 149th Street SE, and west of 179th Avenue SE, in Monroe, Washington. The proposal is located in Section 2, Township 27 North, Range 6 East, Willamette Meridian. On tax parcel number 00847600099500.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General Description of the site (underline one): **Flat**, rolling, hilly, steep, slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)?

The slope of the site ranges from 0% to 5%.

c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Using the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Clarification System, the following soil type was observed.

- *Sultan silt loam*
- See OMEGA Engineers Report and maps

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None. See Geotechnical Report from Nelson Geotechnical for description of site disturbance.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

An estimated 1,200 cubic yards of material cut and fill (to be balanced on site) is needed to bring the site grade to the desired elevation. The majority of the on-site material will remain on-site, while additional material (as needed) will be imported from an approved source. Cut 300 yards, Fill 900 yards. Please note that cuts and fill may reduce during construction plans process

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During construction, soil erosion may occur but will be minimal due to the gentle site grade within the building envelopes and soil type. On-site construction will utilize Best Management Practices (BMP). Following construction, the erosion potential would decrease drainage is controlled and cleared areas are re-vegetated. Erosion control measures shall be consistent with the project SWPPP and be implemented and maintained during construction. See report from OMEGA Engineering.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 25.40% of the property will be covered with impervious surfaces from the constructed driveways and buildings following the full development of the property.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Follow SWPPP plan in place at time of construction, work will stop if ground water is encountered. Temporary measures to control soil erosion include silt fencing, straw bales, mulching, hydroseeding, and/or other Best Management Practices (BMP) that will be utilized to minimize erosion and other impacts to the earth. These regulations cover temporary construction conditions such as dust, smoke and emissions.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. The roofing of homes could also may cause temporary objectionable odors. The slight increase in automobiles associated with the development would contribute emissions, typical to automobiles, to the ambient air.

b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

No.

c. What are the proposed measures to reduce or control emissions or other impacts to air, if any?

The contractor will be required to use modern construction practices and adhere to all applicable city, state, federal laws for air quality control. These regulations cover temporary construction conditions such as dust, smoke and emissions

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and associated wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, propose and approximate quantities if known.

Some Local diversion may occur due to the road construction. This project will not divert nor change the current surface water drainage pattern currently leaving the site. See drainage report for amount and locations of possible dispersion.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Wastewater will be discharged into the Monroe sewer district's Sewer system. It is not anticipated for any waste materials to discharge to the surface waters. Water will be introduced to infiltration trenches see grading and drainage reports for this project for additional detail.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Water may be introduced to the groundwater with infiltration trenches, see grading and drainage reports for this project for additional detail.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Through the construction of residences and driveways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, roadways, and other impervious surfaces. For treatment, detention, infiltration or water quality please see the Drainage Report, prepared by Omega Engineering, for additional detail found in this application.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any.

Temporary erosion control devices would be installed during construction. See engineers report for water quality and water runoffs. The moderate permeability rate provides that surface, ground and runoff water impacts will not occur. Contractor will be required to adhere to a TESCP, BMPS and SWPPP as part of the NPDES permit and any other conditions imposed by the city.

4. PLANTS

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

a. Check or circle types of vegetation found on the site:
_____deciduous tree: Alder, Maple, Aspen, Other
_____evergreen tree: Fir, Cedar, Pine, Hemlock
__X__shrubs
__X__grass
_____pasture
_____crop or grain
_____wet soil plants, cattail, buttercup, bulrush, skunk cabbage, other (see enclosed wetland delineation and mitigation report)
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will be removed as necessary for the construction of driving surfaces and building pads. The majority of the building site development area will be cleared in compliance with city codes.

c. List threatened or endangered species known to be on or near the site.

None.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Development would reduce existing vegetation. Cleared and graded areas would be revegetated with an approved hydroseed mixture and native species commensurate with the City's requirements.

5. ANIMALS

a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds: **hawk**, **heron**, **eagle**, **songbirds**, other seagulls
Mammals: **deer**, bear, elk, beaver, **rabbit**, other–seal, otter, whale
Fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site.

Unknown.

c. Is the site part of a migration route? If so, explain.

Yes. This site is part of the Pacific Northwest Flyway.

d. Proposed measures to preserve or enhance wildlife, if any.

None.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar), will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be the primary sources of energy for this project, and would be utilized for heating, lighting, and other miscellaneous household purposes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The inclusion of energy conservation measures would be provided according to the Washington State Energy Code and at the discretion of the builder and future residents.

7. ENVIROMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, including risk of fire and explosion, spill or hazardous waste that could occur as a result of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No.

1) Describe special emergency services that might be required.

In the event that any special emergency services might be required at the property, law enforcement and fire protection authorities will be required to respond accordingly.

2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from traffic on surrounding roadways could have a minimal impact on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels would be intermittently high throughout construction. Construction would be completed in accordance with City of Monroe's noise ordinance. Upon the culmination of construction activities, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity. Construction hours to be allowed per City of Monroe's ordinances.

3) What are the proposed measures to reduce or control noise impacts, if any?

Standard construction materials would be used in the building of residences. Construction would be completed in accordance with City of Monroe's noise ordinance.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Residential to the north, west and south, commercial to the east.

b. Has the site been used for agricultural purposes? If so, describe.

No, not to our knowledge.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Mixed Use Commercial

f. What is the current comprehensive plan designation of the site?

Mixed Use

g. If applicable, what is the current shoreline master program environment designation of the site?

N/A.

h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

None.

i. Approximately how many people would reside or work in the completed project?

22 families (approximately 77 residents) will reside on the project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any?

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

9. HOUSING

a. Approximately how many units would be provided, if any?

22 new middle-income housing units would be constructed.

b. Indicate whether high, middle or low-income housing.

Middle-income housing proposed.

c. What are the proposed measures to reduce or control housing impacts?

None.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any structure would be approximately 35-55 feet, or what is allowed by the UBC code. The exterior building materials are expected to consist of wood siding.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. What are the proposed measures to reduce or control aesthetic impacts, if any?

The observance of building setbacks, retention of native vegetation during construction where possible and the provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal would produce light from automobile headlights and home lighting, primarily occurring at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. What are the proposed measures to reduce or control light and glare impacts, if any?

None.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

On-site park and recreational usable open space shall be provided in Tracts 997 & 998.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

None.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally, describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on the site.

None.

c. What are the proposed measures to reduce or control impacts, if any?

None.

14. TRANSPORTATION

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

The development will be accessed from 149th Street SE & 179th Avenue SE. Please see the provided Site Plan for additional detail.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, there are several public transit stops within ½ mile of the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Off-street parking would be accommodated in residents' driveways and garages. The project will meet 2 spaces per dwelling, as the project will ultimately provide a minimum of 36 new parking spaces. Stanton Station will provide 4 additional parking stalls.

d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, standard private road section (Tract 999) will be constructed to serve this subdivision.

e. Will the project use or occur in the immediate vicinity of water, rail or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

9.52 daily trips per lot are assumed, which equals 209.44 daily residential trips (22 new SFR * 9.52). See Gibson traffic reports for additional information.

g. What are proposed measures to reduce or control transportation impacts, if any?

None. Sight Distance and Level of Service is optimal.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposal would place a slight increase on the demands for public services; however, these demands can all be addressed from services currently existing within the immediate vicinity.

b. What are proposed measures to reduce or control direct impacts on public services, if any?

None.

16. UTILITIES

a. Circle or underline utilities currently available at the site:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Electricity **Natural Gas** **Water** **Refuse Service** **Telephone**
Sanitary Sewer Septic System **Cable TV**

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity that might be needed.

Electricity, telephone, water, sewer and cable utility extensions will occur on-site per construction plan approval.

The following utilities will be providing their services to the proposed project:

- Power Snohomish County PUD No.1
- Telephone Verizon
- Cable Xfinity
- Water City of Monroe
- Sewer City of Monroe

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:_____

Date Submitted:_____

MONROE
WASHINGTON

DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2019-17

Name of Proposal: Stanton Station

Description of Proposal: The applicants, Richard and Tori Hanson, have submitted an application for a preliminary plat to subdivide a 0.90 -acre site into 22 single-family residential lots. The project site is zoned MG (Mixed Use - General) and the Comprehensive Plan designation is Mixed Use. The subdivision will be processed in accordance with the development standards found in Title 22 of the Monroe Municipal Code.

Proponents: Richard and Tori Hanson
PO Box 2289
Snohomish, WA 98291

Location of Proposal: The site is located at 17830 179th St SE, Monroe, WA 98272, Snohomish County tax parcel no. 00847600099500. Township 27, Range 06, Section 02, NW Quarter, Willamette Meridian (WM).

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 review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review online at http://www.monroewa.gov/stantonstation.

☐ There is no comment period for this DNS.
☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **August 10, 2020.**

Responsible Official: Ben Swanson, Community Development Director
SEPA Responsible Official
(360) 863-4594
Monroe City Hall
806 West Main Street
Monroe, WA 98272
bswanson@monroewa.gov

Date: 7/24/2020 **Signature:** 

Date of Issuance: July 27, 2020

Deadline for Submitting Comments: No later than 5:00 p.m. on August 10, 2020

Deadline for Appeals: No later than 5:00 p.m. on August 10, 2020

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner by submitting it to landuse@monroewa.gov no later than **5:00 p.m. on August 10, 2020**. The date the appeal is filed shall be the date and time the submittal was received by the city. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made on City appeal forms which can be downloaded at http://monroewa.gov/DocumentCenter/View/10577/Appeal-Application-packet. Appeals must be filed in original form in accordance with MMC Chapter 22.78. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.

EXHIBIT 9-A

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH904386 SEPA 2019-17 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/27/2020 and ending on 07/27/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $78.03.

Dicy Sheppard

Subscribed and sworn before me on this 27th day of July, 2020.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

Linda Phillips

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
KIM SHAW

Classified Proof

CITY OF MONROE, WASHINGTON
DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2019-17 Name of Proposal: Stanton Station Description of Proposal: The applicants, Richard and Tori Hanson, have submitted an application for a preliminary plat to subdivide a 0.90 -acre site into 22 single-family residential lots. The project site is zoned MG (Mixed Use - General) and the Comprehensive Plan designation is Mixed Use. The subdivision will be processed in accordance with the development standards found in Title 22 of the Monroe Municipal Code. Proponents: Richard and Tori Hanson, PO Box 2289, Snohomish, WA 98291
Location of Proposal: The site is located at 17830 179th St SE, Monroe, WA 98272, Snohomish County tax parcel no. 00847600009500, Township 27, Range 06, Section 02, NW Quarter, Willamette Meridian (WM). 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 review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review online at http://www.monroewa.gov/stantonstation. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by August 10, 2020. Responsible Official: Ben Swanson, Community Development Director, SEPA Responsible Official, (360) 863-4554, Monroe City Hall 806 West Main Street, Monroe, WA 98272 / bswanson@monroewa.gov. Date of Issuance: July 27, 2020
Deadline for Submitting Comments: No later than 5:00 p.m. on August 10, 2020 Deadline for Appeals: No later than 5:00 p.m. on August 10, 2020 Appeals: You may appeal this determination to the City of Monroe Hearing Examiner by submitting it to landuse@monroewa.gov no later than 5:00 p.m. on August 10, 2020. The date the appeal is filed shall be the date and time the submittal was received by the city. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made on City appeal forms which can be downloaded at http://monroewa.gov/DocumentCenter/View/10577/Appeal-Application-packet.Appeals must be filed in original form in accordance with MMC Chapter 22.78. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals. Staff Contact: Questions about the proposal may be directed to Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.
Published: July 27, 2020. EDH904386

From: Kim Shaw
To: Kim Shaw
Cc: Amy Bright
Subject: Notice of Determination of Non-Significance
Date: Monday, July 27, 2020 9:29:51 AM
Attachments: Environmental Checklist.pdf
Stanton Station DNS - Signed.pdf
Vicinity map.pdf

Good morning,

Attached is the Determination of Non-Significance and SEPA Checklist for City of Monroe File #PL2019-02/SEPA2019-17, Stanton Station Preliminary Plat.

If you have any questions or need additional information on this project, please contact Associate Planner Amy Bright @ 360.863.4533 or abright@monroewa.gov or you can find this on the city's web site at http://monroewa.gov/872/Stanton-Station.

Thank you,
Kim

Kim Shaw, CPT | Land Use Permit Supervisor
806 West Main Street | Monroe, WA 98272
360-863-4532 | kshaw@monroewa.gov

separegister@ecy.wa.gov; pspirito@sno-isle.org; lanthony@sno-isle.org; Justin.fontes@ftr.com; david.matulich@pse.com; john_warrick@cable.comcast.com; crenderlein@snopud.com; Kate.Tourtellot@commtrans.org; Neilwheeler@comcast.net; Eileen.lefebvre@providence.org; piplicd@monroe.wednet.edu; Gretchen.Kaehler@DAHP.wa.gov; sharon.swan@snoco.org; Diane.Rolph@co.snohomish.wa.us; mfitzgerald@snofire7.org; k.kerwin@snoco.org; SEPA@pscleanair.org; stevev@pscleanair.org; eip@parks.wa.gov; sposner@utc.wa.gov; kmclain@agr.wa.gov; ike.nwankwo@commerce.wa.gov; reviewteam@commerce.wa.gov; sepadesk@dfw.wa.gov; efheinitz@doc1.wa.gov; sepacenter@dnr.wa.gov; ramin.pazooki@wsdot.wa.gov; randy.kline@parks.wa.gov; somers.elaine@epa.gov; Stan.Allison@faa.gov; Karen.Wood-McGuiness@fema.dhs.gov; kjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; pstevenson@stillaguamish.com; newstips@heraldnet.com; mmuscari@esassoc.com; info@PPTValley.org; tom.laufmann@sno.wednet.edu; rooseveltwater@frontier.com; staff@highlandwaterdistrict.com; bewood@snopud.com; faye.ryan@pse.com; dan.o.olson@williams.com; shannon.fleming@snoco.org; zlamebull@tulaliptribes-nsn.gov; wrightp@wsdot.wa.gov; mrobenland@doc1.wa.gov; mannixj@monroe.wednet.edu; JPrichard@republicservices.com; rodrijr@dshs.wa.gov; ehquestions@snohd.org; Quinten.schmit@snoco.org; serviceaddresscorrec@pse.com; laura.blackmore@psp.wa.gov; wcr.nepa@noaa.gov; apellham@snohd.org; stephen.semenick@BNSF.com; Rick Hanson (2011hansonhomes@gmail.com); msuschik@hotmail.com

EXHIBIT 10

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** is scheduled to be held **Thursday, October 8th, 2020 at 10:00 a.m.** by the **City of Monroe Hearing Examiner** via the virtual meeting platform, Zoom (information is listed below for access to the meeting) on the proposed **Stanton Station Preliminary Plat**.

Location: Zoom Virtual Meeting
Zoom Join Link: https://us02web.zoom.us/j/89830920158
Call-in Number: 253-215-8782 Meeting ID: 898 3092 0158

PROJECT NAME: Stanton Station Preliminary Plat

PROJECT FILE#: PL2019-02

APPLICANT/OWNER: Richard Hanson, PO Box 2289, Snohomish, WA. 98291

PROJECT LOCATION: The site is located at the southwest corner of 149th Street SE and 179th Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00847600099500.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 22-lot subdivision on approximately .90 acres in the Mixed Use - General (MG) zoning district with associated grading, drainage improvements, and landscaping improvements. The property is currently vacant. The proposed development will take access off of 149th Street SE.

PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above item or wishing to provide other relevant information may do so in writing and mailed to: Monroe City Hall, Attention: Community Development at 806 W Main St., Monroe WA. 98272, Emailed to landuse@monroewa.gov, or appear before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Preliminary Plat shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed.

PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: http://monroewa.gov/872/Stanton-Station. A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost.

STAFF CONTACT: Additional information may be obtained by contacting Amy Bright, Associate Planner, @ (360) 863-4533 or abright@monroewa.gov.

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Maggie Boyd being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH909680 PL2019-02 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 09/28/2020 and ending on 09/28/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $59.67.

Subscribed and sworn before me on this 28th day of September 2020.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
KIM SHAW

Classified Proof

CITY OF MONROE, WASHINGTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING is scheduled to be held Thursday, October 8th, 2020 at 10:00 a.m. by the City of Monroe Hearing Examiner via the virtual meeting platform, Zoom - Join Link https://us02web.zoom.us/j/89830920158 Call-In Number: 253-215-8782 Meeting ID: 898 3092 0158 on the proposed Stanton Station Preliminary Plat. PROJECT NAME: Stanton Station Preliminary Plat PROJECT FILE#: PL2019-02 APPLICANT/OWNER: Richard Hanson, PO Box 2289, Snohomish, WA 98291 PROJECT LOCATION: The site is located at the southwest corner of 149th Street SE and 179th Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00847600099500. PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 22-lot subdivision on approximately .90 acres in the Mixed Use - General (MG) zoning district with associated grading, drainage improvements, and landscaping improvements. The property is currently vacant. The proposed development will take access off of 149th Street SE. PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above item or wishing to provide other relevant information may do so in writing and mailed to: Monroe City Hall, Attention: Community Development at 806 W Main St., Monroe WA. 98272, Emailed to landuse@monroewa.gov, or appear before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Preliminary Plat shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed. PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: http://monroewa.gov/872/Stanton-Station.A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Leigh Anne Barr at (360) 863-4511 or labarr@monroewa.gov for further assistance. Copies will be provided at cost. STAFF CONTACT: Additional information may be obtained by contacting Amy Bright, Associate Planner, @ (360) 863-4533 or abright@monroewa.gov.
Published: September 28, 2020. EDH909680

AFFIDAVIT OF MAILING
NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

xxxxx 149TH ST. SE., Monroe WA 98272
Address

Stanton Station Preliminary Plat - #PL2019-02
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on **the 24th day of September, 2020,** I made application with Click2Mail to mail on **September 25th, 2020** a copy with prepaid postage of the **Notice of Public Hearing for Stanton Station Preliminary Plat.** Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kim Shaw
Signed

9/24/2020
Date

EXHIBIT 10-C

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

XXXXX 149th ST SE., Monroe WA 98272
Address

Stanton Station Preliminary Plat - #PL2019-02
Application Name and File #

I, Aaron Anderson (print name) being first duly sworn on oath, depose and say: That on **the 28th day of September, 2020,** I posted one 1 sign for the **Notice of Public Hearing for Stanton Station Preliminary Plat** on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed

9/28/20
Date

EXHIBIT 10-D

AFFIDAVIT OF POSTING
NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

XXXXX 149th ST SE., Monroe WA 98272
Address

Stanton Station Preliminary Plat - #PL2019-02
Application Name and File #

I, Leigh Anne Barr (print name) being first duly sworn on oath, depose and say: That on the **30th day of September, 2020,** I posted 1 notice in the City Hall lobby for the **Notice of Public Hearing for Stanton Station Preliminary Plat**.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

L. Barr
Signed

9/30/2020
Date

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.
CITY OF MONROE

GENERAL NOTES

ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE'S REQUIREMENTS.

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5' DIAMETER SHALL BE REMOVED FROM FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PROVIDED IN ACCORDANCE TO BMP T5.13 IN WSDOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

ALL BED AREAS TO RECEIVE 2" OF ORGANIC MULCH.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

STREET TREES ARE TO BE FIELD LOCATED BY CITY OF MONROE PARKS DEPARTMENT REPRESENTATIVE.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

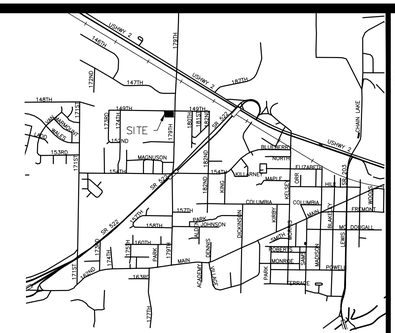
ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE SOD. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

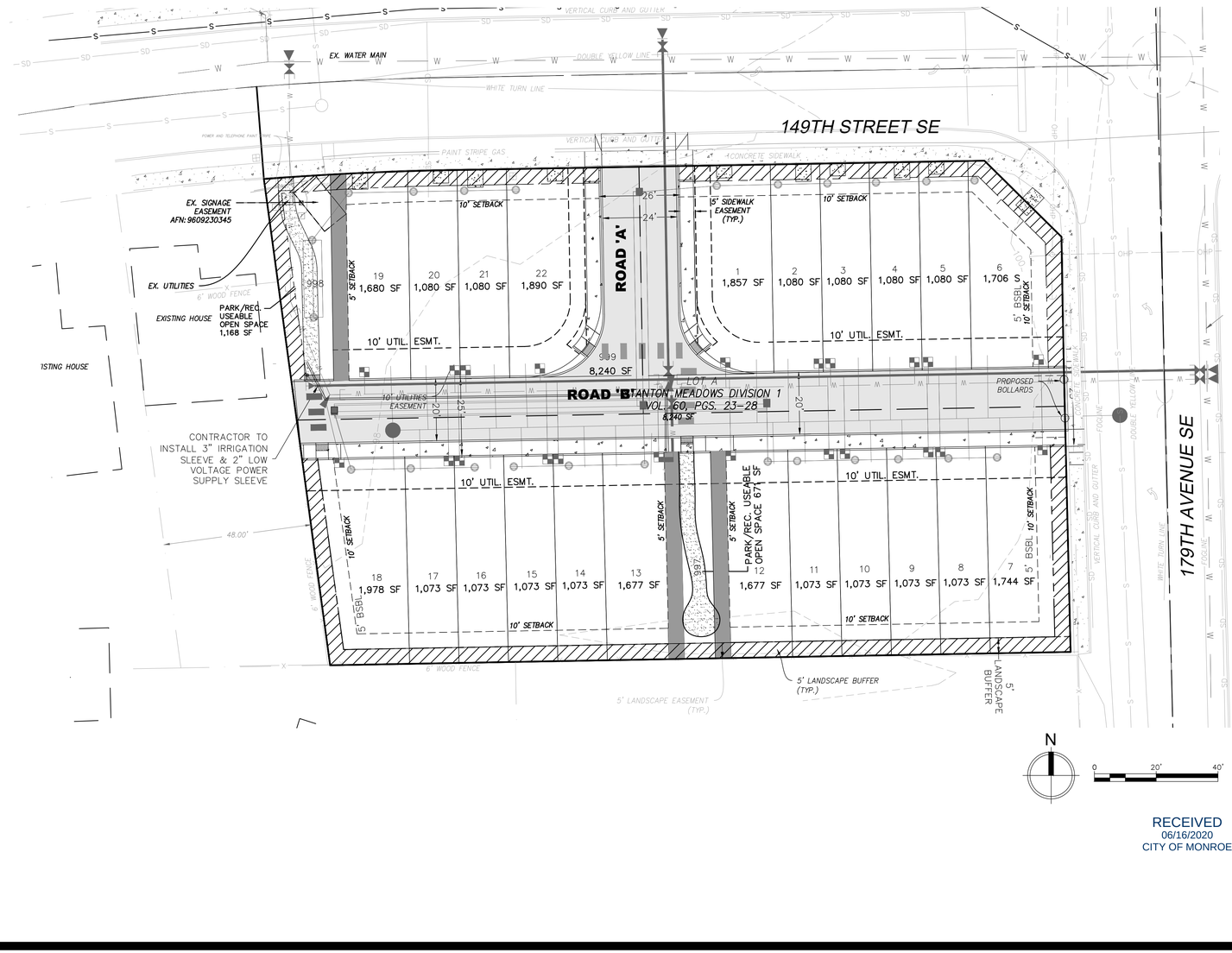
IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 3' CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.



VICINITY MAP
NTS

N



N

0 20' 40'

RECEIVED
06/16/2020
CITY OF MONROE

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	2-25-20
2	PARKING AND PATH	6-5-20

STANTON STATION
XXXX 149TH STREET SE
MONROE, WA 98272
TAX NUMBER 00847600099500

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
RICHARD D. & TORI L. HANSON
P.O. BOX 1142
SNOHOMISH, WA 98291
CONTACT: RICK HANSON
2011HANSONHOMES@GMAIL.COM
(425) 328-5202

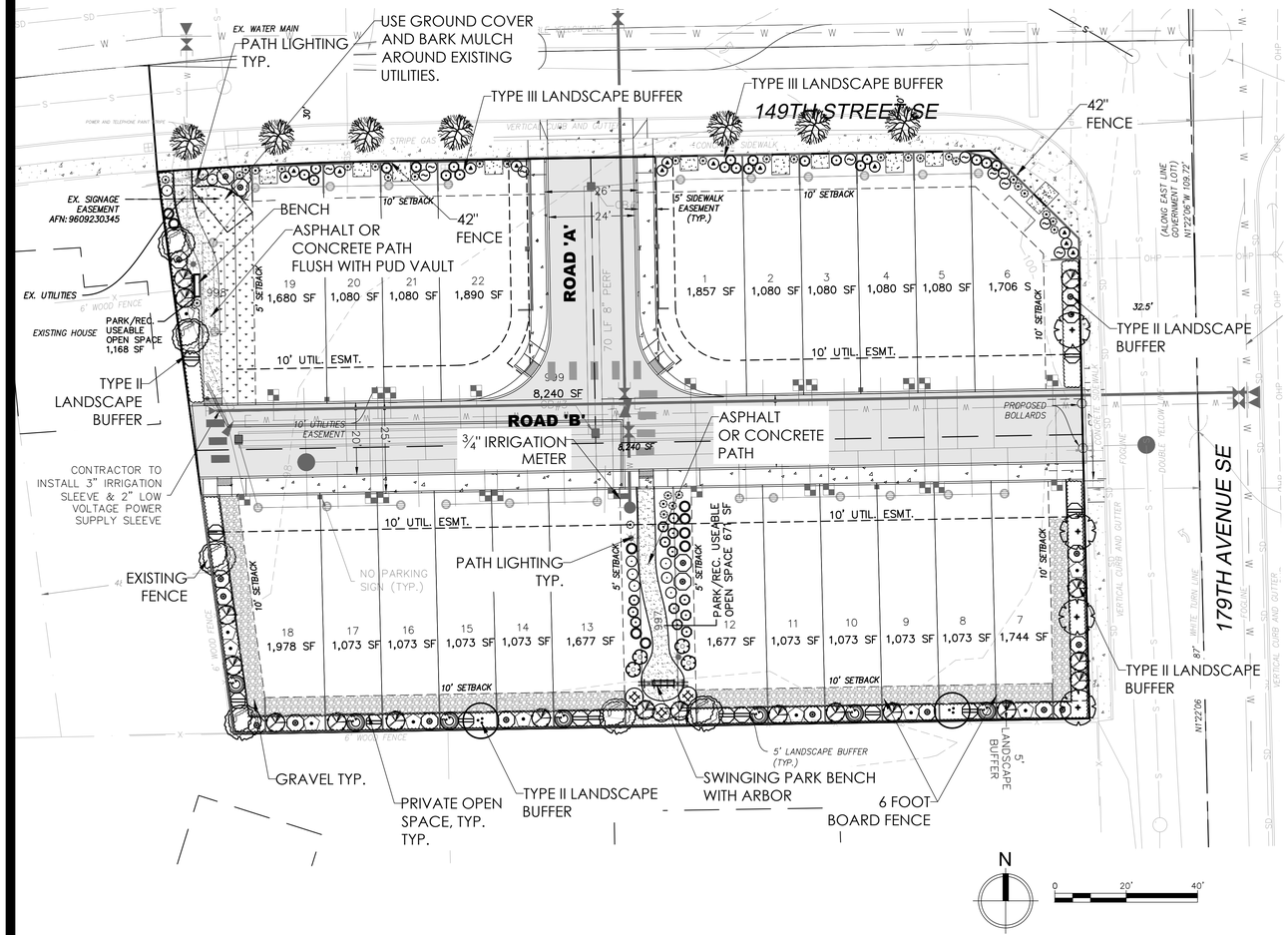
DRAWING INFORMATION
ODG PROJECT #: 19-268
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 18, 2019

SHEET NO:
L-1
OF 4

SECTION 1, TOWNSHIP 21N, RANGE 6E, WM.
CITY OF MONROE

RECEIVED
06/16/2020
CITY OF MONROE



LANDSCAPE PLANTING SCHEDULE

EVERGREEN TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	18	*Chamaecyparis nootkatensis Pendula / WEEPING ALASKA CEDAR*	*8' MIN. HT.*	*B&B., SPACING AS SHOWN*

DECIDUOUS TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	6	*Acer rubrum 'Bowhall' / BOWHALL RED MAPLE*	*2.5" CAL.*	*B&B., 20' O.C. BRANCHED @ 8' HT*
	2	*Amelanchier grandiflora 'Autumn Brilliance' / SERVICEBERRY*	*2" CAL.*	*B&B., SPACING AS SHOWN*
	4	*Malus 'Tschonoskii' / TSCHONOSKII CRABAPPLE*	*2.5" CAL.*	*B&B., SPACING AS SHOWN*
	7	*Pyrus calleryana 'Capital' / CAPITAL PEAR*	*2.5" CAL.*	*B&B., SPACING AS SHOWN*

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	19	*Arbutus unedo 'Compacta' / DWARF STRAWBERRY TREE*	*5 GAL. MIN.*	*CON. GRWN. 5' O.C.*
	33	*Berberis thunbergii var. atropurpurea 'Crimson Pygmy / PYGMY BARBERRY*	*2 GAL. MIN.*	*CON. GRWN. 3' O.C.*
	10	*Berberis thunbergii 'Orange Rocket' / ORANGE ROCKET BARBERRY*	*5 GAL. MIN.*	*CON. GRWN. 5' O.C.*
	3	*Cornus alba 'Elegantissima' / VARIEGATED RED TWIG DOGWOOD*	*5 GAL. MIN.*	*CON. GRWN. 5' O.C.*
	4	*Hydrangea paniculata 'Pinky Winky' / PINKY WINKY HYDRANGEA*	*5 GAL. MIN.*	*CON. GRWN. 4' O.C.*
	7	*Hydrangea quercifolia 'Snow Queen' / OAKLEAF HYDRANGEA*	*5 GAL. MIN.*	*CON. GRWN. 5' O.C.*
	13	*Ilex crenata / JAPANESE HOLLY*	*5 GAL. MIN.*	*CON. GRWN. 5' O.C.*
	13	*Lavandula angustifolia 'Munstead' / MUNSTEAD LAVENDER*	*2 GAL. MIN.*	*CON. GRWN. 3' O.C.*
	11	*Lonicera pileata 'Moss Green' / MOSS GREEN HONEYSUCKLE*	*2 GAL. MIN.*	*CON. GRWN. 3' O.C.*
	35	*Nandina domestica 'Gulf Stream' / DWARF HEAVENLY BAMBOO*	*2 GAL. MIN.*	*CON. GRWN. 3' O.C.*
	9	*Prunus laurocerasus 'Otto Luyken' / DWARF ENGLISH LAUREL*	*5 GAL. MIN.*	*CON. GRWN., 3' O.C.*
	9	*Spiraea x bumalda 'Goldflame' / GOLDFLAME SPIREA*	*2 GAL. MIN.*	*CON. GRWN. 3' O.C.*

GROUNDCOVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	*HYDROSEED LAWN*		
	*	*Arctostaphylos uva-ursi / KINNIKINNICK*	*4" POTS*	*CON. GRWN., 18" O.C.*

* *CONTRACTOR TO CALCULATE QUANTITIES TO PROVIDE FULL COVERAGE*

NOTE:

STREET TREES, PLANTER STRIP AND LANDSCAPE BUFFER TRACTS ADJACENT LOTS SHALL BE MAINTAINED BY THE HOMEOWNER. MAINTENANCE RESPONSIBILITIES FOR ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS FALLS UPON THE HOA. ALL LANDSCAPE AND IRRIGATION MUST BE INSTALLED OR BONDED PRIOR TO FINAL PLAT APPLICATION.

SIX-INCH PROTECTIVE CURBS OR WHEEL STOP TO PROTECT LANDSCAPED AREAS SHALL BE PROVIDED.

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	2-25-20
2	PARKING AND PATH	6-5-20

STANTON STATION
XXXX 149TH STREET SE
MONROE, WA 98272
TAX NUMBER 00847600099500

DRAWING TITLE:
LANDSCAPE PLAN

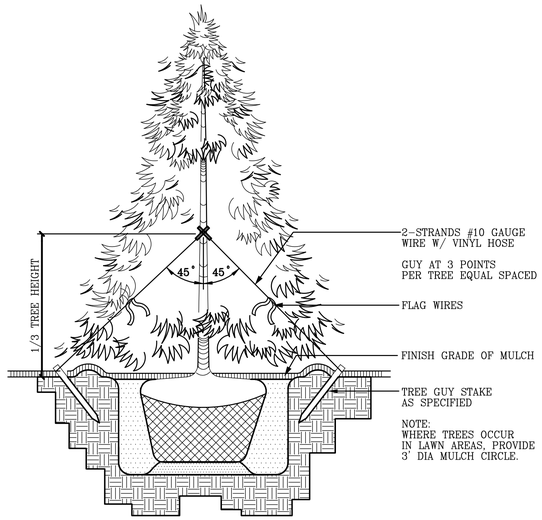
APPLICANT:
RICHARD D. & TORI L. HANSON
P.O. BOX 1142
SNOHOMISH, WA 98291
CONTACT: RICK HANSON
2011HANSONHOMES@GMAIL.COM
(425) 328-5202

DRAWING INFORMATION
ODG PROJECT #: 19-268
DRAWN BY: KL
CHECKED BY: KL

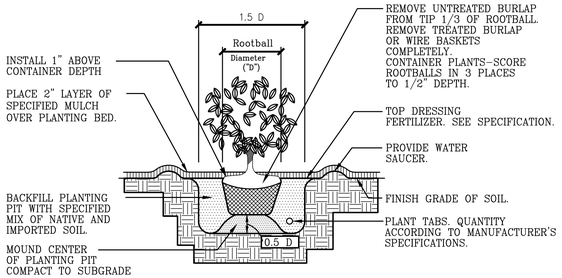
DATE:
SEPTEMBER 18, 2019

SHEET NO.
L-2
OF 4

SECTION 1, TOWNSHIP 21N, RANGE 6E, WM.
CITY OF MONROE

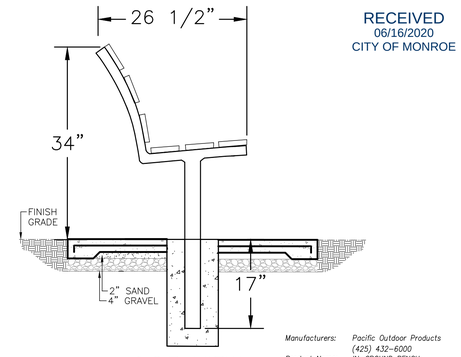


1/3 TREE GUYING
SCALE: NTS



NOTE:
DETAIL APPLIES TO SHRUBS AND GROUNDCOVER PLANTINGS.

2/3 SHRUB PLANTING
SCALE: NTS

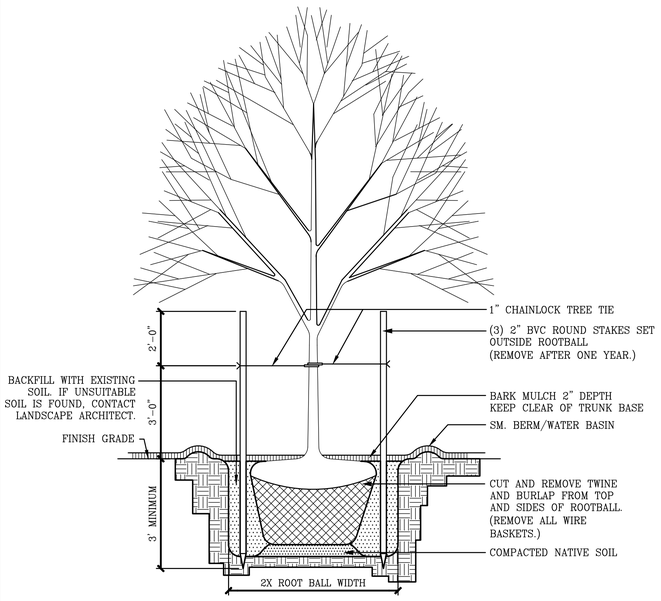


SIDE VIEW

Manufacturers: Pacific Outdoor Products
Product Name: (425) 432-6000
Model Number: IN-GROUND BENCH
Description: SE-5165
Quantity: 6' (1.8M), RECYCLED PLASTIC
OR EQUAL 1

3/3 BENCH

RECEIVED
06/16/2020
CITY OF MONROE



NOTE: DRIVE STAKES UNTIL FIRM IN GROUND TO SUPPORT TREE.

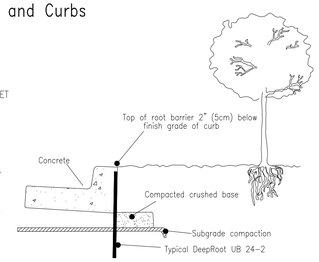
4/3 TREE PLANTING / STAKING

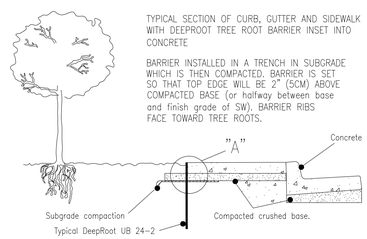
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



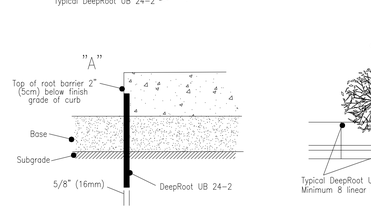


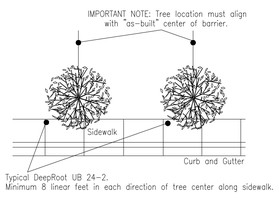
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

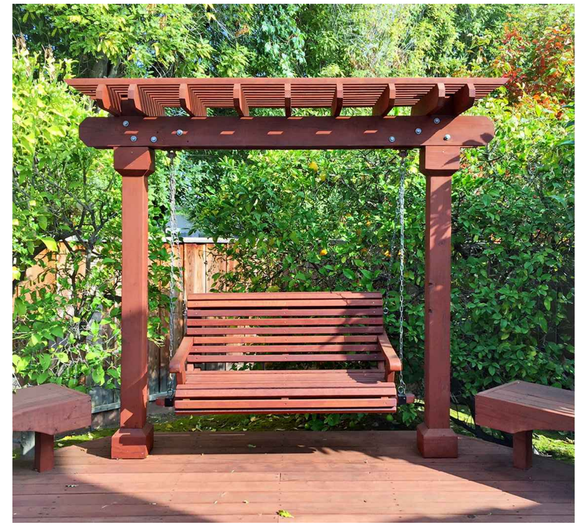
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)





NOTE: PROVIDE ROOT BARRIER FOR ALL STREET TREES AND TREES PLANTED WITHIN 8 FEET OF PUBLIC WALKWAYS. ROOT BARRIER TO BE 16' IN LENGTH ADJACENT TO PROPOSED CURB AND SIDEWALK WITH STREET TREE CENTERED ALONG THIS LENGTH. ROOT BARRIER IS TO BE INSTALLED ADJACENT TO ANY FIRE HYDRANT, WATER METER OR DRIVEWAY APPROACH IF WITHIN 8' OF A STREET TREE.

5/3 ROOT BARRIER



PICTURE TO SHOW INTENT. ACTUAL DESIGN MAY VARY.

6/3 SWING BENCH

NOTE: SEE ARCHITECTURAL PLAN FOR FENCE DETAILS

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	2-25-20
2	PARKING AND PATH	6-5-20

STANTON STATION
XXXX 149TH STREET SE
MONROE, WA 98272
TAX NUMBER 00847600099500

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
RICHARD D. & TORI L. HANSON
P.O. BOX 1142
SNOHOMISH, WA 98291
CONTACT: RICK HANSON
2011HANSONHOMES@GMAIL.COM
(425) 328-5202

DRAWING INFORMATION
ODG PROJECT #: 19-268
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 18, 2019

SHEET NO:
L-3
OF 4

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12' FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
P D O Q H F	SPRAY POP-UP LAWN	RAINBIRD	10 SERIES MPR – 30 PSI – 10' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
	DRIPLINE AREA	RAINBIRD	DRIPLINE XFS-09-18 0.9 GPM EMITTERS AT 18" O.C. – OR APPROVED EQUAL
ZONE# SIZE GPM	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES – WITH VALVE SIZE, GPM, AND HYDROZONE # STANDARD OR JUMBO AS NEEDED – OR APPROVED EQUAL. XCZ-075-PRF CONTROL VALVE KIT FOR DRIP ZONE "d" INDICATES DRIP ZONE
	VALVE BOX	AMTEK	
M	DOUBLE CHECK ASSEMBLY	METER	RAINBIRD 3/4" INSTALL PER CITY STANDARDS.
		DOUBLE CHECK ASSEMBLY	FEBCO 1 ¼" 825Y – OR APPROVED EQUAL.
QC		QUICK COUPLER	RAINBIRD 3RC W/ 33D KEY– OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	ESP-MC SERIES 12 STATIONS – OR APPROVED EQUAL.
	MAINLINE	RAINBIRD	1 ½" SCHEDULE 40 PVC
	LATERAL LINE	RAINBIRD	CLASS 200 – SEE SCHEDULE OF PIPE SIZES.
	SLEEVING	RAINBIRD	SCHEDULE 40 – 2X'S DIAMETER OF PIPE.

PIPE SIZES

GPM	PIPE SIZE
0-8	¾"
9-15	1"
16-22	1 ¼"
23-35	1 ½"
36-55	2"

NOTE

CONTROLLER LOCATIONS ARE REPRESENTATIVE ONLY AND SHOULD BE FIELD LOCATED.
IF POWER IS NOT LOCATED IN DESIRABLE LOCATION OR IS NOT AVAILABLE, A BATTERY OPERATED CONTROLLER (I-BOX) WILL BE USED AT OWNER'S / CONTRACTORS DISCRETION.

IF MORE THAN THREE BATTERY CONTROLLERS ARE NEEDED, AN ELECTRONIC CONTROLLER WITH DEDICATED POWER WILL BE REQUIRED.

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.
CITY OF MONROE

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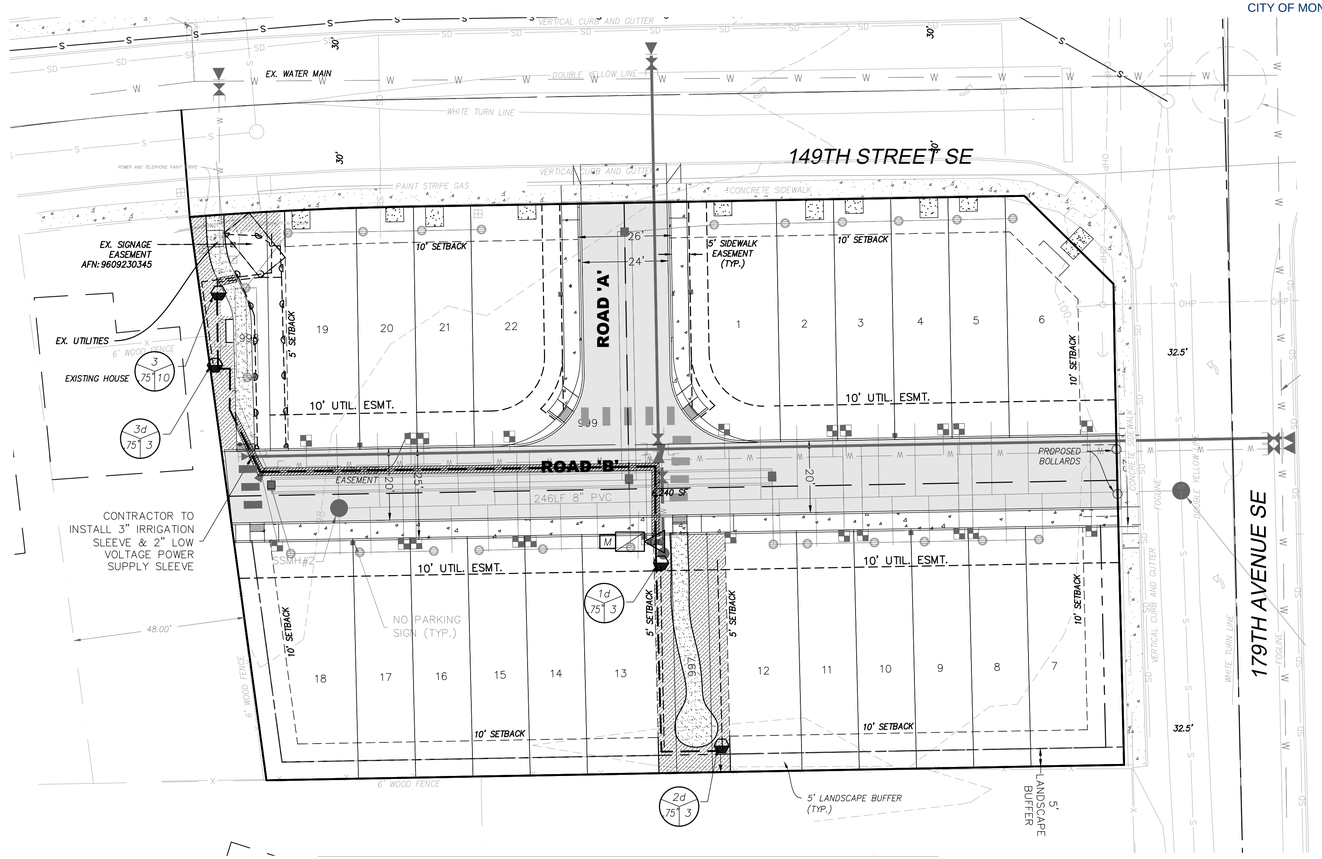
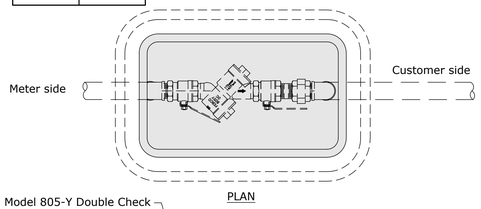
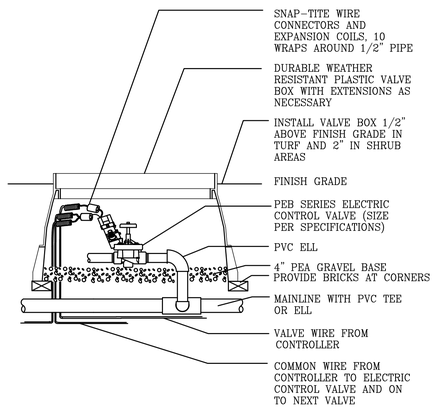
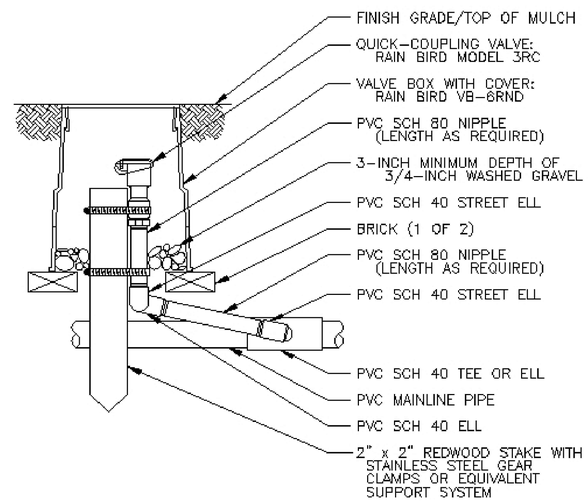




1/4 BACK FLOW PREVENTOR
SCALE: NTS

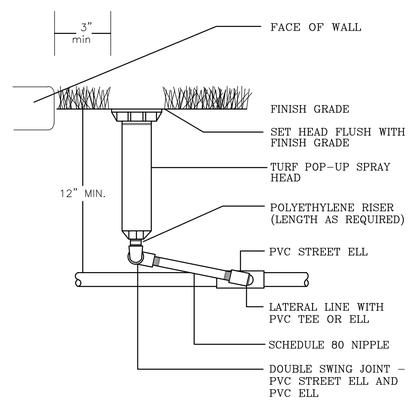


2/4 REMOTE CONTROL VALVE
SCALE: NTS



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

3/4 QUICK COUPLING VALVE
SCALE: NTS



4/4 POP UP SPRAY HEAD
SCALE: NTS

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	2-25-20
2	PARKING AND PATH	6-5-20

STANTON STATION
XXXX 149TH STREET SE
MONROE, WA 98272
TAX NUMBER 00847600099500

DRAWING TITLE:
IRRIGATION PLAN

APPLICANT:
RICHARD D. & TORI L. HANSON
P.O. BOX 1142
SNOHOMISH, WA 98291
CONTACT: RICK HANSON
2011HANSONHOMES@GMAIL.COM
(425) 328-5202

DRAWING INFORMATION
ODG PROJECT #: 19-268
DRAWN BY: KL
CHECKED BY: KL

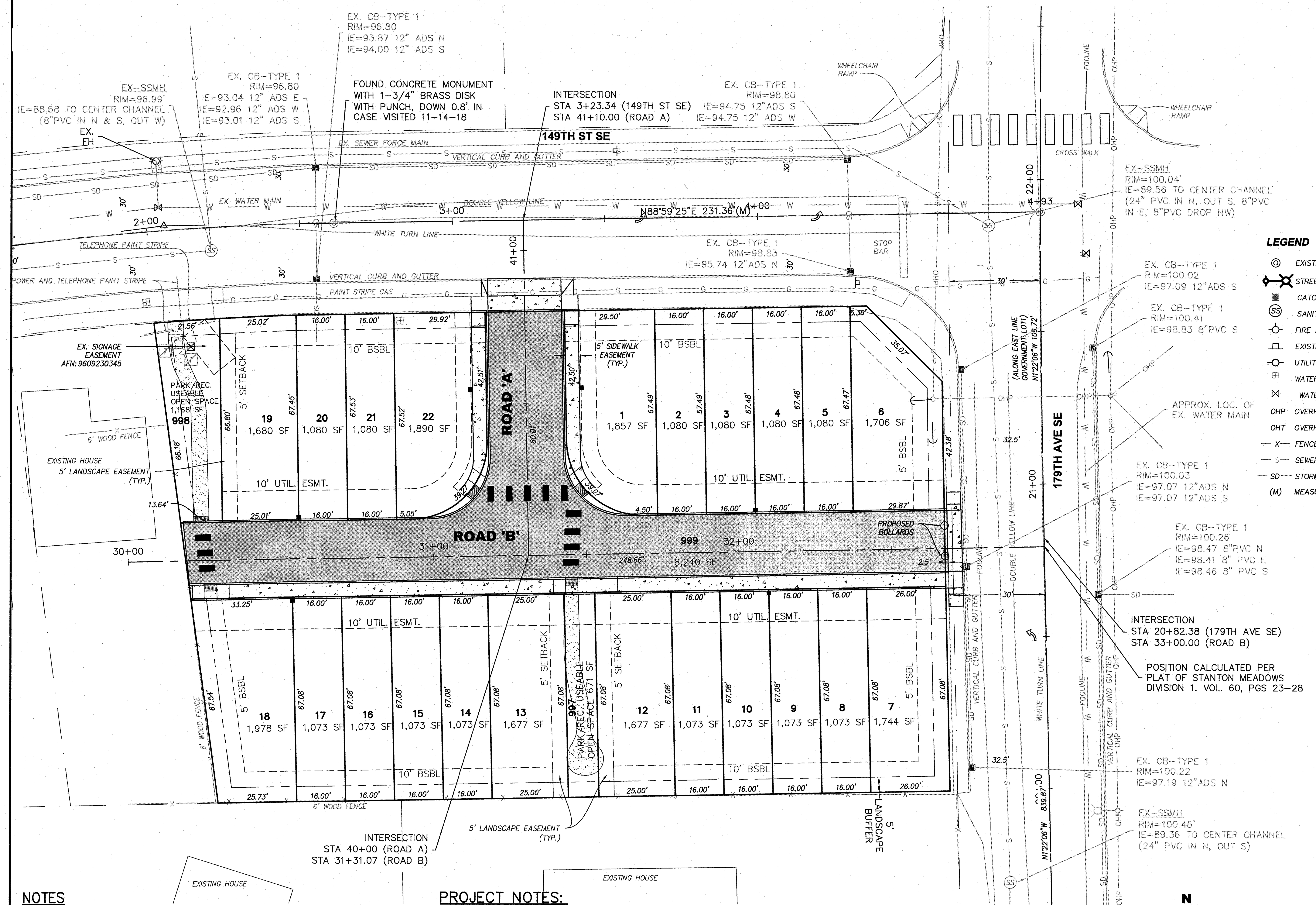
DATE:
SEPTEMBER 18, 2019

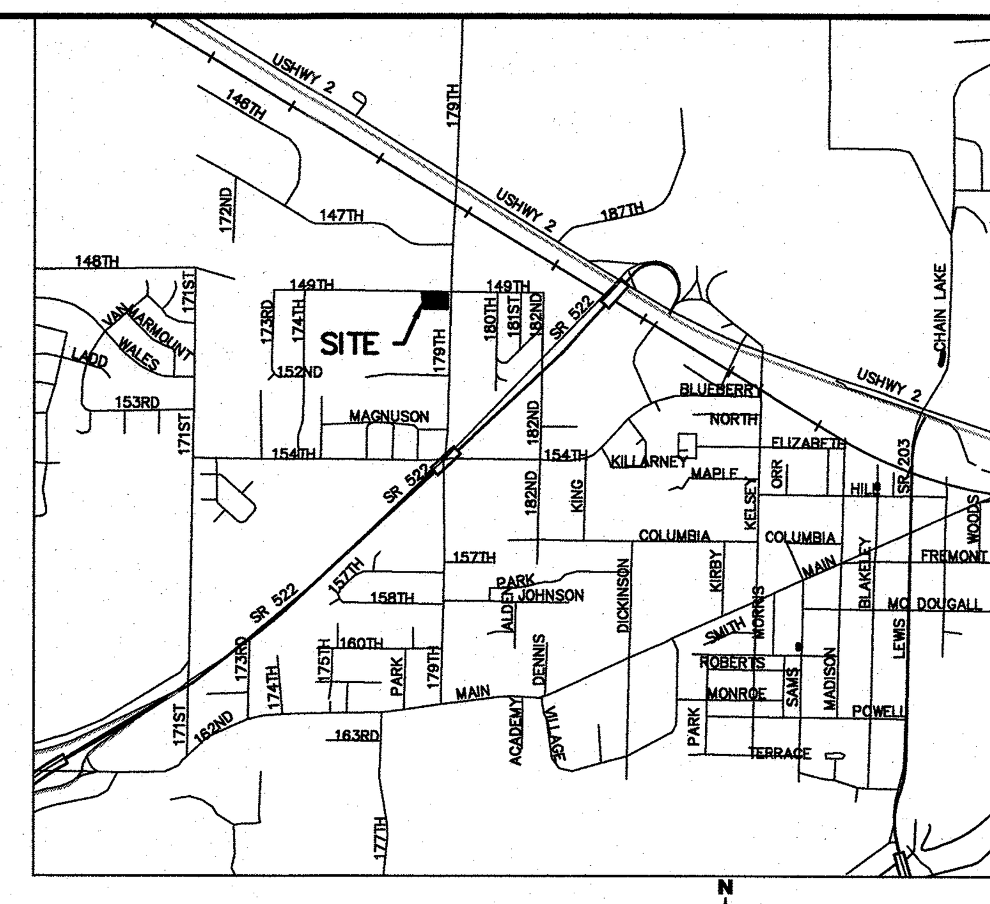
SHEET NO.
L-4
OF 4

EXHIBIT 12

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.





VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- EXISTING MONUMENT AS NOTED
- STREET LIGHT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- EXISTING SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- OHP OVERHEAD POWER LINE
- OHT OVERHEAD TELEPHONE LINE
- X FENCE LINE
- S SEWER LINE
- SD STORM DRAIN LINE
- (M) MEASURED DIMENSION

LEGAL DESCRIPTION

LOT A, OF STANTON MEADOWS DIVISION 1, RECORDED IN VOLUME 60 OF PLATS, PAGES 23-28. ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION

TAX NUMBER	00847600099500
SITE ADDRESS	XXXX 149TH STREET SE, MONROE, WA 98272
WITHIN UGA BOUNDARY	CITY OF MONROE
COMPREHENSIVE PLAN	MIXED USE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING	MIXED USE COMMERCIAL
PROPOSED ZONING	MIXED USE COMMERCIAL
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY SCHOOL	CITY OF MONROE WATER DEPARTMENT
DISTRICT	MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT	MONROE F.P.D. # 7
PARK DISTRICT	CITY OF MONROE
POWER COMPANY	SNOHOMISH COUNTY PUD
CABLE COMPANY	XFINITY
TRASH COMPANY	REPUBLIC SERVICES
GAS COMPANY	PSE
TELEPHONE COMPANY	VERIZON COMMUNICATIONS

GROSS SITE AREA	39,355 SF	0.90 ACRES
NET SITE AREA	31,279 SF	0.72 ACRES
TOTAL LOTS PROPOSED	22	
GROSS DENSITY (22\0.90)	24.44 D.U. PER ACRE	
NET DENSITY (22\0.76)	30.56 D.U. PER ACRE	
AVERAGE LOT SIZE	1,293 SF	0.03 ACRES
SMALLEST LOT SIZE	1,073 SF	0.03 ACRES
PARK AND RECREATIONAL/ USEABLE OPEN SPACE PROVIDED	2,841 SF	0.07 ACRES
PERCENT OF GROSS SITE AREA	7.20 PERCENT OF SITE	
TOTAL ROADS TRACT 999	8,076 SF	0.19 ACRES
TOTAL ROAD LENGTH	329 LF	
PERCENT OF TOTAL SITE AREA	20.52 PERCENT OF SITE	

SURVEYOR

ORCA LAND SURVEYING
3605 COLBY AVE
EVERETT, WA 98201
425.259.3400

LANDSCAPE ARCHITECT

ORIGIN DESIGN GROUP
1031-185TH AVE NE
SNOHOMISH, WA 98290
425.346.1905
ATTN: KRYSTAL LOWE
EMAIL: ORIGINDG@GMAIL.COM

PLANNER/CONTACT

LAND RESOLUTIONS
3605 COLBY AVE
EVERETT, WA 98201
425.258.4438
ATTN: JEN HAUGEN

OWNER/APPLICANT

RICHARD D. & TORI L. HANSON
PO BOX 2289
SNOHOMISH, WA 98291
425.328.5202
EMAIL: 2011HANSONHOMES@GMAIL.COM

CIVIL ENGINEER

OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.387.3820
F: 425.259.1958

GEOTECHNICAL ENGINEER

NELSON GEOTECHNICAL, INC.
17311-135TH AVE NE, A-500
WOODINVILLE, WA 98072
425.486.1669
ATTN: CARSTON CURD
EMAIL: CARSTON@NELSONGEOTECH.COM

TRAFFIC

GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA 98201
425.339.8266
ATTN: EDWARD KOLTONOWKI
EMAIL: EDWARDK@GIBSONTRAFFIC.COM

DRAWING INDEX

RECEIVED
06/16/2020
CITY OF MONROE

NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

2) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

3) BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

811
Know what's below.
Call two business days before you dig.

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 60 FEET NORTH THE PROPOSED ENTRANCE TO OUR SITE, AT THE NORTH SIDE OF 149TH STREET SE.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
6) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY
10) PROJECT SHALL BE CONSTRUCTED IN ONE PHASES.
11) HOA IS RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE
12) DWELLING UNITS WITH ANY FIRST FLOOR EXTERIOR SURFACE IN EXCESS OF 150' FROM A FIRE APPARATUS ACCESS ROAD HAVING A MINIMUM OF 20' WIDTH SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS.
13) MAX BUILDING HEIGHT 35'-55', FRONT & REAR YARD SETBACK 10', SIDE YARD SETBACK 0'.

RESIDENTIAL D/W NOTE

ALL DRIVEWAYS FOR LOTS 1-22 SHALL BE A MINIMUM OF 12' WIDE.

FIRE SPRINKLER NOTE

RESIDENTIAL FIRE SPRINKLER PROTECTION IS REQUIRED FOR ALL DWELLING UNITS AND FUTURE DEVELOPMENT.

R/W CONSTRUCTION NOTE

ANY/ALL BROKEN CONC. INC. CURB/GUTTER & SIDEWALK SHALL VE REPLACED AT PRIVATE INTERSECTION & ANY RAMPS REQUIRED TO MEET ADA STANDARDS SHALL BE INSTALLED AS PART OF THIS PROJECT.

0 20 40
HORIZONTAL SCALE

FILE NO.: PL2019-02

COVER SHEET

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

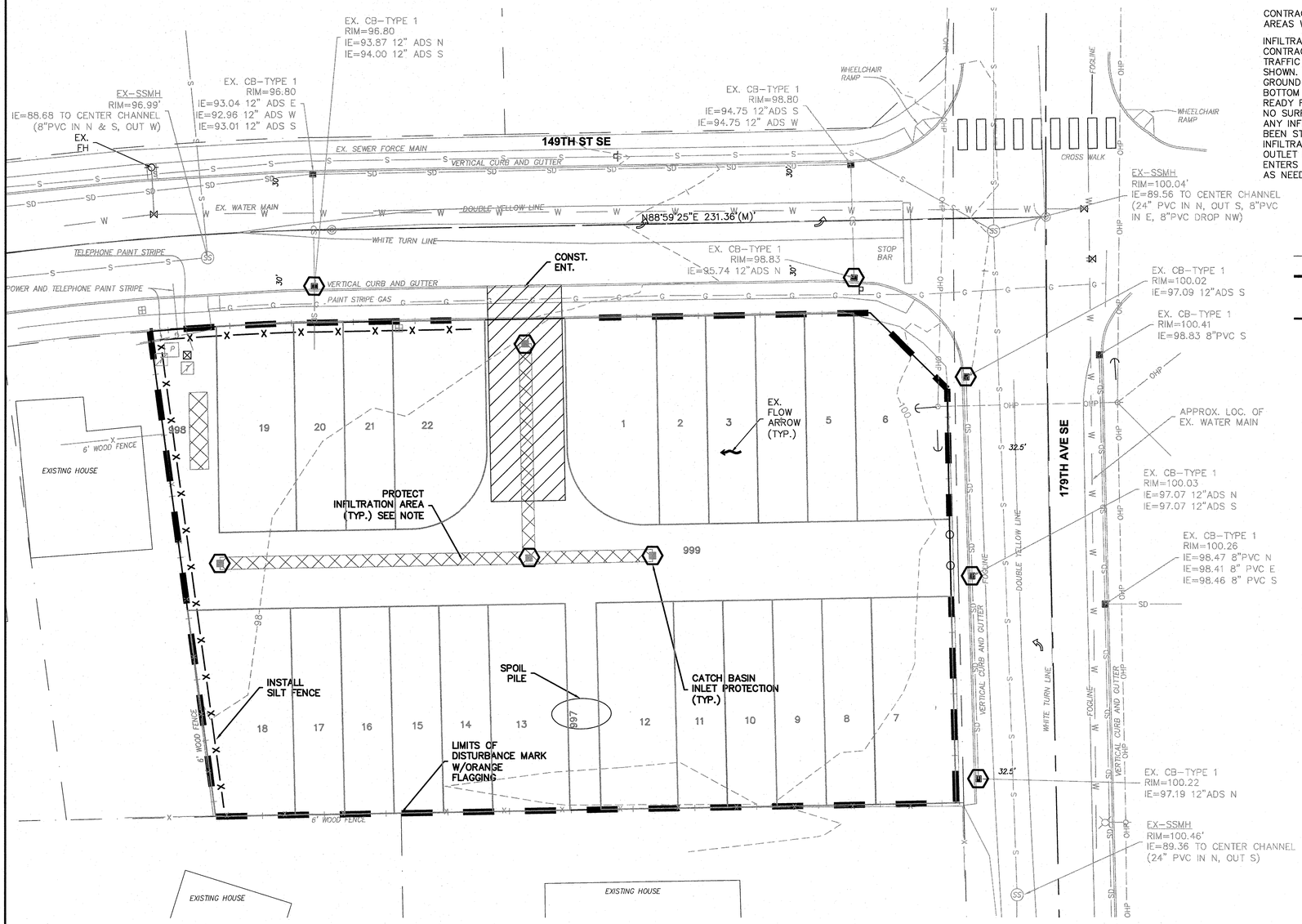
OMEGA ENGINEERING, INC.

STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	19-0702
DSN. BY:	RW
DATE:	8/16/19
SCALE:	1" = 20'
DRAWING NO.	1 OF 10

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



CONTRACTOR TO STABILIZE NEWLY DISTURBED AREAS WITH SEED AND MULCH.

INFILTRATION PROTECTION NOTE:
CONTRACTOR TO LIMIT HEAVY EQUIPMENT TRAFFIC IN FUTURE INFILTRATION AREAS SHOWN. IN AREAS TO RECEIVE TRAFFIC, LEAVE GROUND ELEV. A MIN OF 2 FEET ABOVE BOTTOM OF INFILTRATION TRENCH UNTIL SITE IS READY FOR FINAL INFILTRATION INSTALLATION. NO SURFACE RUNOFF SHALL BE DIRECTED TO ANY INFILTRATION SYSTEM UNTIL THE SITE HAS BEEN STABILIZED. ALL CBS CONNECTED TO INFILTRATION TRENCHES SHALL HAVE THE OUTLET PIPE PLUGGED TO ENSURE NO WATER ENTERS THE TRENCH. FLAG AREA OR FENCE AS NEEDED.

— X — X — SILT FENCE
LIMITS OF CLEARING
CB INLET PROTECTION
INTERCEPTOR SWALE
ROCK CHECK DAM

GRADING QUANTITIES:

CUT = 300 C.Y.
FILL = 900 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

CONSTRUCTION SEQUENCE:

* CONTACT CITY OF MONROE, 360.863.4545 AND SCHEDULE PRECONSTRUCTION MEETING.
1. CLEARING/CONSTRUCTION LIMITS SHALL BE STAKED & SILT FENCING INSTALLED.
2. CONSTRUCT CONSTRUCTION ENTRANCE.
3. CLEAR, GRUB AND REMOVE ALL VEGETATION WITHIN THE CLEARING LIMITS.
4. OBTAIN RIGHT–OF–WAY USE PERMIT PRIOR TO WORK WITHIN R.O.W.
5. ROUGH GRADE SITE. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED. AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE.
6. INSTALL SEWER AND WATER UTILITIES AND SERVICES.
7. INSTALL STORM WATER COLLECTION SYSTEM W/ ALL PIPES CONNECTING TO INFILTRATION TRENCHES PLUGGED TO PREVENT CONSTRUCTION RUNOFF FROM ENTERING TRENCHES.
8. FINAL GRADE PAVEMENT AREA AND INSTALL GRAVEL BASE OR ATB.
9. CONSTRUCT CURB, SIDEWALK, DRIVEWAYS AND PARKING PER PLAN.
10. CONSTRUCT/COORDINATE POWER, GAS, TELEPHONE, CABLE SERVICES PER THE RESPECTIVE COMPANIES STANDARDS AND RELOCATION OF POWER VAULT.
10. COMPLETE IRRIGATION AND LANDSCAPING.
11. INSTALL PAVEMENT.
12. CLEAN STORM DRAINAGE CONVEYANCE SYSTEM (DO NOT FLUSH), AFTER VEGETATION HAS BEEN ESTABLISHED AND PRIOR TO INFILTRATION TRENCH PLUGS BEING REMOVED.
13. WHEN SITE IS STABLE, REMOVE REMAINING TEMPORARY ESC FACILITIES.

TESC NOTES:

1. ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY 2012 SWMMWW AS AMENDED IN 2014.
2. THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
4. THE PUBLIC RIGHT–OF–WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION WILL RESULT IN A STOP WORK ORDER PER MONROE MUNICIPAL CODE CHAPTER 12.32, CLEAN CONDITIONS OF PUBLIC RIGHT–OF–WAY.

CESCL NOTES:

1. PROJECTS THAT DISTURB ONE OR MORE ACRES MUST HAVE SITE INSPECTIONS CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). BY THE INITIATION OF CONSTRUCTION, THE SWPPP MUST IDENTIFY THE CESCL OR INSPECTOR, WHO MUST BE PRESENT ON–SITE OR ON–CALL AT ALL TIMES.
2. THE CESCL OR INSPECTOR MUST HAVE THE SKILLS TO ASSESS THE:
   - SITE CONDITIONS AND CONSTRUCTION ACTIVITIES THAT COULD IMPACT THE QUALITY OF STORMWATER.
   - EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES USED TO CONTROL THE QUALITY OF STORMWATER DISCHARGES.
3. THE CESCL OR INSPECTOR MUST EXAMINE STORMWATER VISUALLY FOR THE PRESENCE OF SUSPENDED SEDIMENT, TURBIDITY, DISCOLORATION, AND OIL SHEEN. THEY MUST EVALUATE THE EFFECTIVENESS OF BMPS AND DETERMINE IF IT IS NECESSARY TO INSTALL, MAINTAIN, OR REPAIR BMPS TO IMPROVE THE QUALITY OF STORMWATER DISCHARGES.
4. BASED ON THE RESULTS OF THE INSPECTION, CONSTRUCTION SITE OPERATORS MUST CORRECT THE PROBLEMS IDENTIFIED BY:
   - REVIEWING THE SWPPP FOR COMPLIANCE WITH THE 13 CONSTRUCTION SWPPP ELEMENTS AND MAKING APPROPRIATE REVISIONS WITHIN 7 DAYS OF THE INSPECTION.
   - IMMEDIATELY BEGINNING THE PROCESS OF FULLY IMPLEMENTING AND MAINTAINING APPROPRIATE SOURCE CONTROL AND/OR TREATMENT BMPS AS SOON AS POSSIBLE, ADDRESSING THE PROBLEMS NOT LATER THAN WITHIN 10 DAYS OF THE INSPECTION. IF INSTALLATION OF NECESSARY TREATMENT BMPS IS NOT FEASIBLE WITHIN 10 DAYS, THE CONSTRUCTION SITE OPERATOR MAY REQUEST AN EXTENSION WITHIN THE INITIAL 10–DAY RESPONSE PERIOD.
   - DOCUMENTING BMP IMPLEMENTATION AND MAINTENANCE IN THE SITE LOG BOOK (SITES LARGER THAN 1 ACRE).
   - THE CESCL OR INSPECTOR MUST INSPECT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, ALL BMPS, AND ALL STORMWATER DISCHARGE POINTS AT LEAST ONCE EVERY CALENDAR WEEK AND WITHIN 24 HOURS OF ANY DISCHARGE FROM THE SITE. (FOR PURPOSES OF THIS CONDITION, INDIVIDUAL DISCHARGE EVENTS THAT LAST MORE THAN ONE DAY DO NOT REQUIRE DAILY INSPECTIONS. FOR EXAMPLE, IF A STORMWATER POND DISCHARGES CONTINUOUSLY OVER THE COURSE OF A WEEK, ONLY ONE INSPECTION IS REQUIRED THAT WEEK.) THE CESCL OR INSPECTOR MAY REDUCE THE INSPECTION FREQUENCY FOR TEMPORARY STABILIZED, INACTIVE SITES TO ONCE EVERY CALENDAR MONTH.

NOTE:
THIS SITE DOES NOT DISTURB MORE THAN 1 ACRE.

N

0 20 40
HORIZONTAL SCALE

811
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Call two business days before you dig.

FILE NO.: PL2019-02

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CITY OF MONROE

BY	DESCRIPTION	DATE	R#

SWPPP

OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST. W.M.

PROJ. NO.	DSN. BY:
19-0702	RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 2 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

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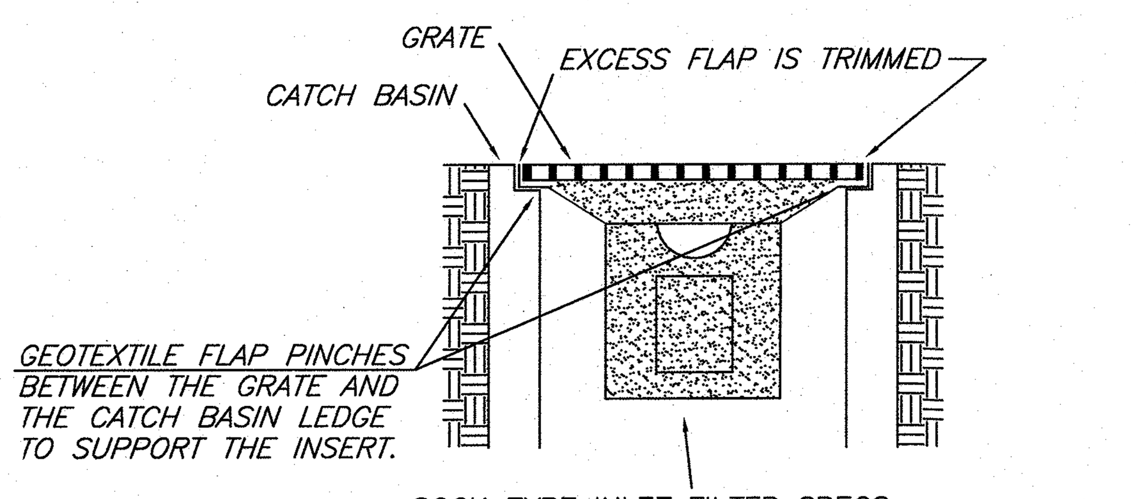
CITY OF MONROE



SOCK TYPE INLET FILTER SPECS:
DRAINGUARD – OIL AND SEDIMENT MODEL
DIMENSIONS: 48" x 36" x 18"HIGH
WEIGHT (DRY): 1 LBS
SEDIMENT CAPACITY: 40 LBS
FLOW RATE
FILTER: 500 GPM
BYPASS: 700 GPM

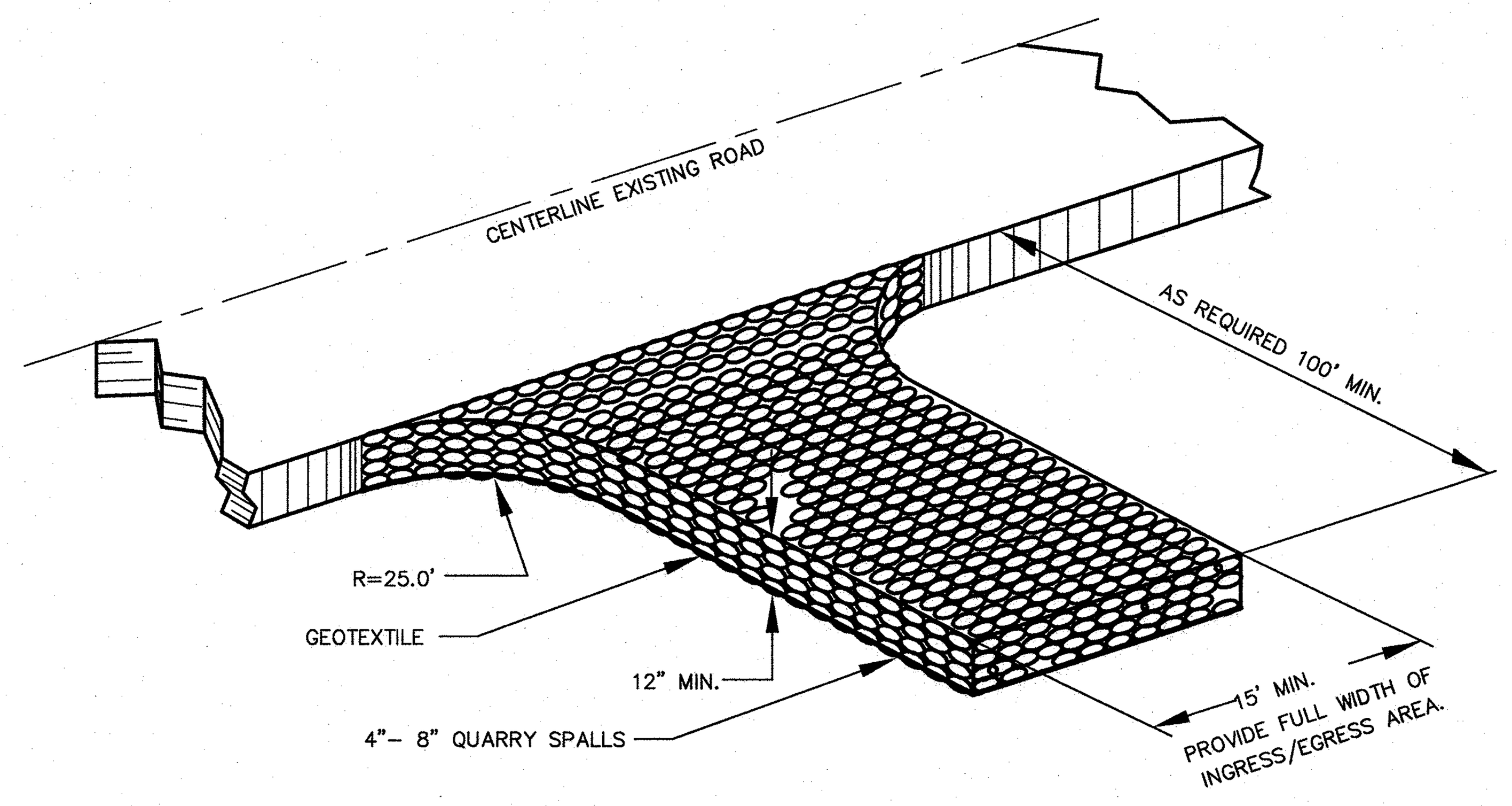
INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE.
2. PLACE DRAINGUARD IN CB.
3. REPLACE GRATE.
4. TRIM EXCESS FABRIC

REMOVAL INSTRUCTIONS:
1. SECURE PULL STRAP AND REMOVE GRATE.
2. REMOVE INSERT
3. DISPOSE OF INSERT OR CLEAN AND REUSE.

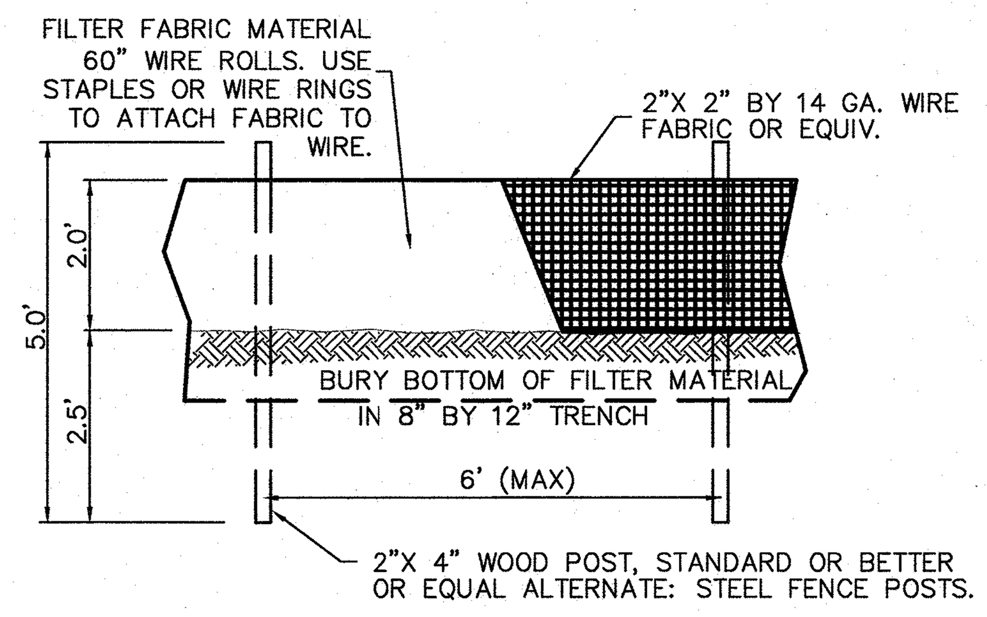
NOTE: EQUIVALENT PRODUCT SHALL AT A MINIMUM HAVE A TREATMENT FLOW RATE OF 225 GPM.

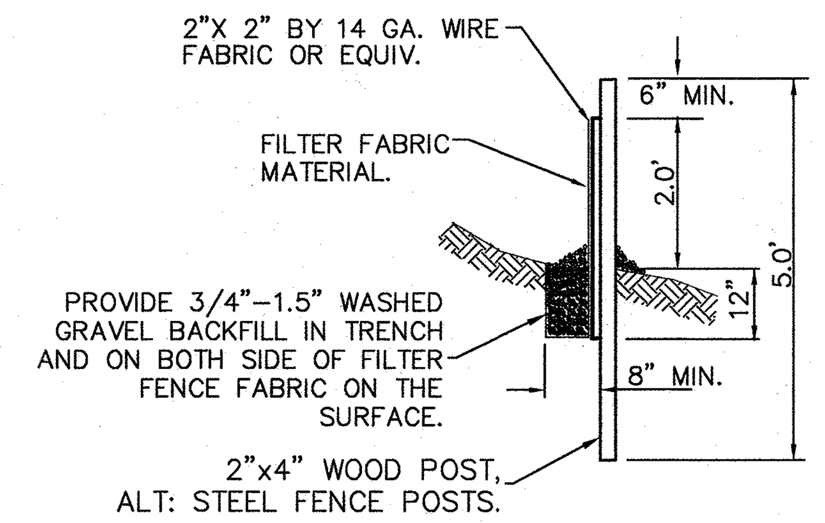
INLET PROTECTION (PAVED AREAS)

NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE





SILT FENCE DETAIL

N.T.S.

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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

SWPPP DETAILS

OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

STANTON STATION

CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST. W.M.

PROJ. NO.	DSN. BY:
19-0702	RW
DATE: 8/16/19	
SCALE: N.T.S	
DRAWING NO. 3 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

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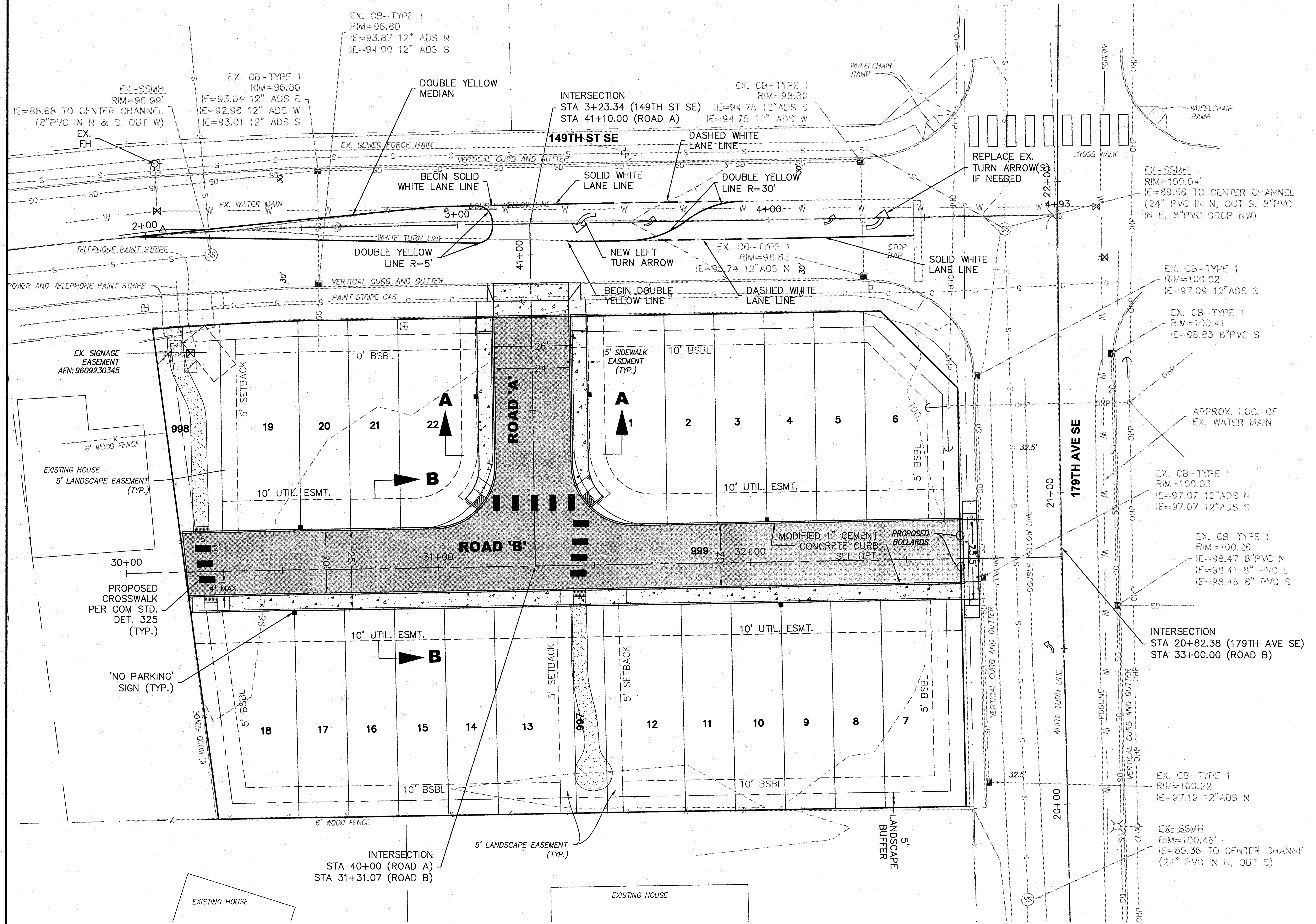
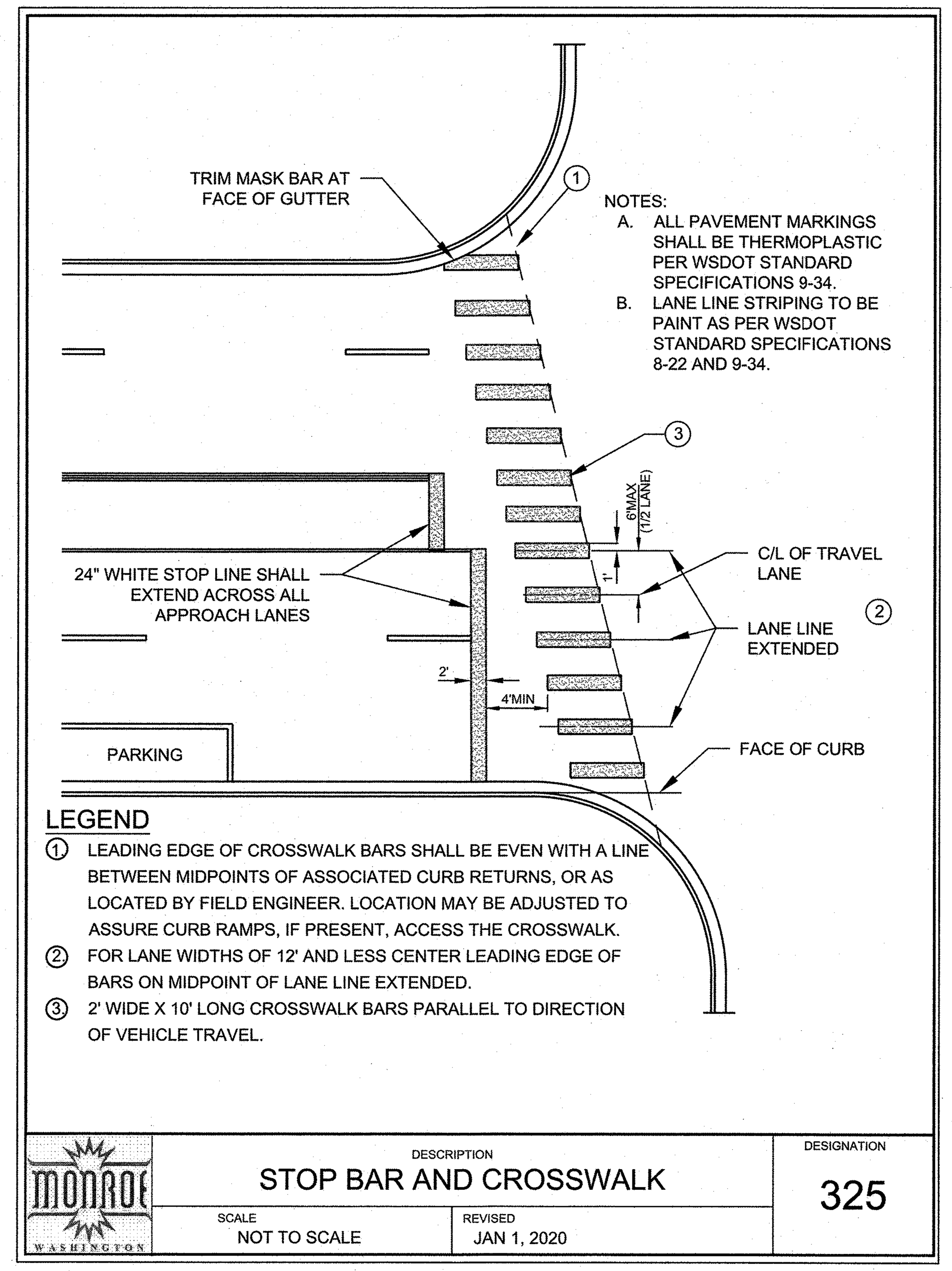
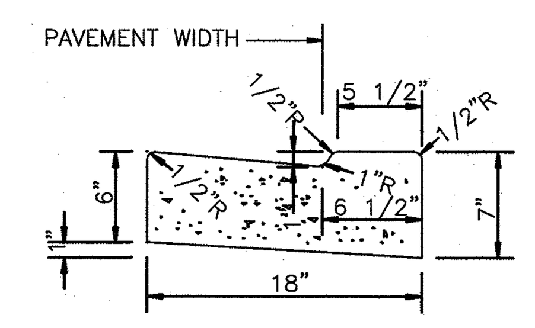


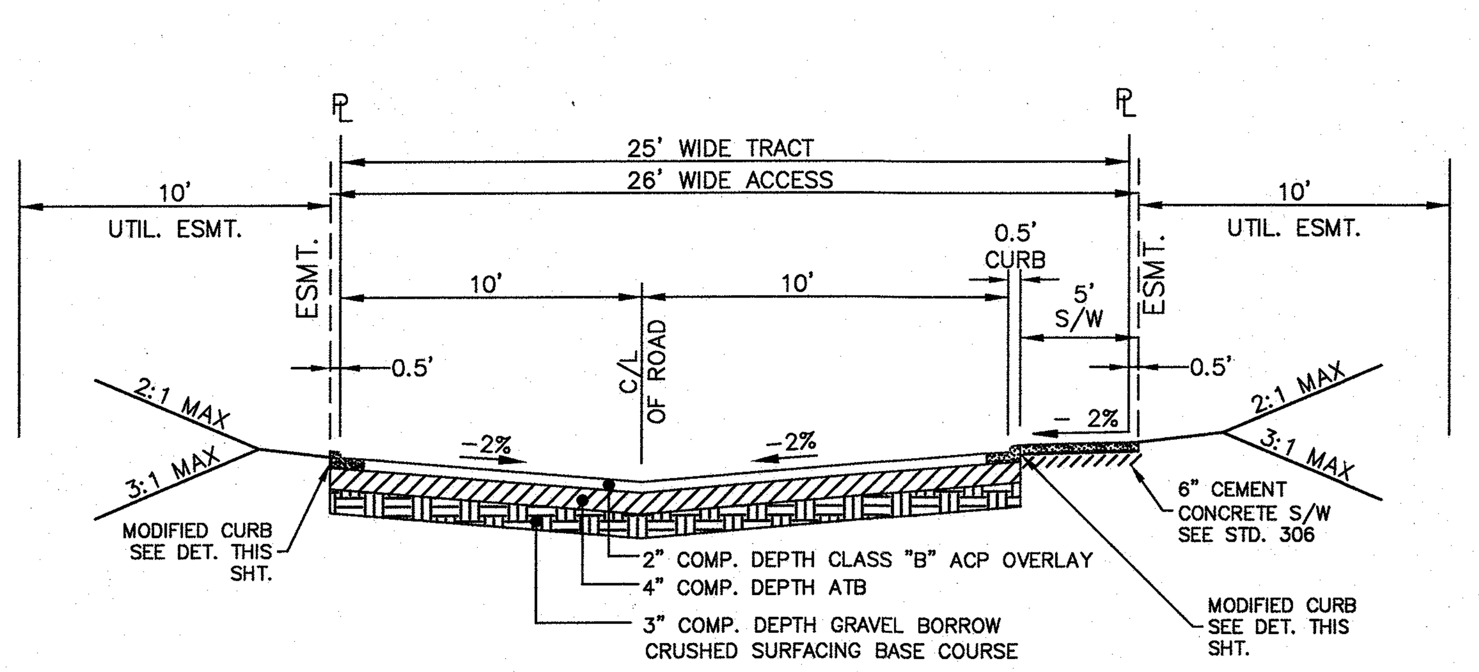




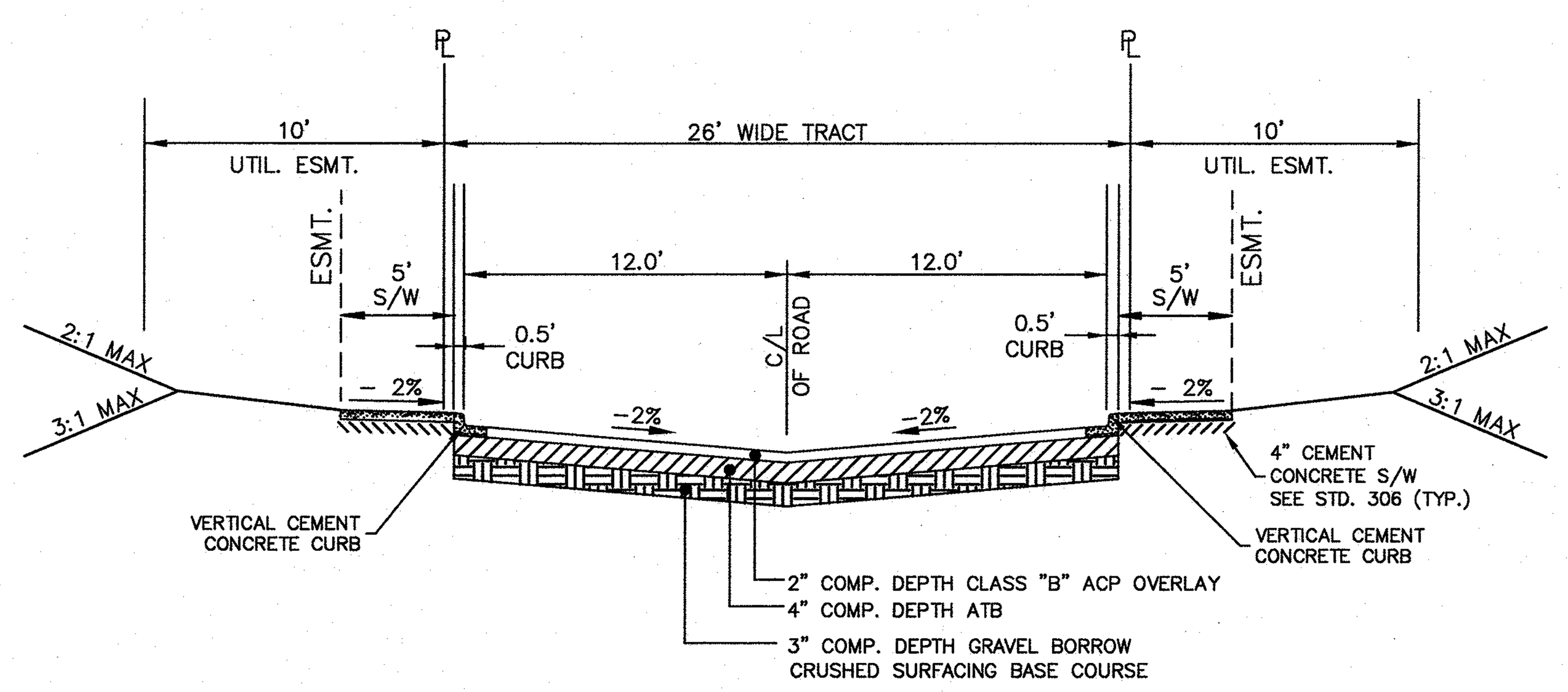
MODIFIED 1" CEMENT CONCRETE VERTICAL CURB AND GUTTER

NOTES:

1. MODIFIED 1-INCH VERTICAL CURB WILL BE REQUIRED EXCEPT AS SHOWN ON PLAN.
2. CONSTRUCTION OF CURB DETAILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION. (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED HERE OR BELOW.
3. ALL CONCRETE SHALL BE COMMERCIAL CLASS PER WSDOT/APWA SPECIFICATIONS.
4. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
5. FULL DEPTH EXPANSION JOINTS CONSISTING OF 3/8 INCH MINIMUM PREMOLDED JOINT MATERIAL SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 20 FEET.
6. CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" MIN. X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS OF 10 FEET.
7. ALL JOINTS SHALL BE CLEAN AND EDGED.
8. FINISH SHALL BE A LIGHT BROOM FINISH.
9. FINISHED CURBS AND GUTTERS SHALL BE SPRAYED WITH A CLEAR CURING COMPOUND.
10. SUBGRADE COMPACTION FOR CURBS AND GUTTERS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH SEC. 2-03.3(14) OF THE WSDOT/APWA SPECIFICATIONS.



SECTION B-B
ROAD 'B' - TRACT 999



SECTION A - A
ROAD 'A' - TRACT 999

0 20 40
HORIZONTAL SCALE

811
Know what's below.
Call two business days before you dig.

FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

ROAD & GRADING

OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

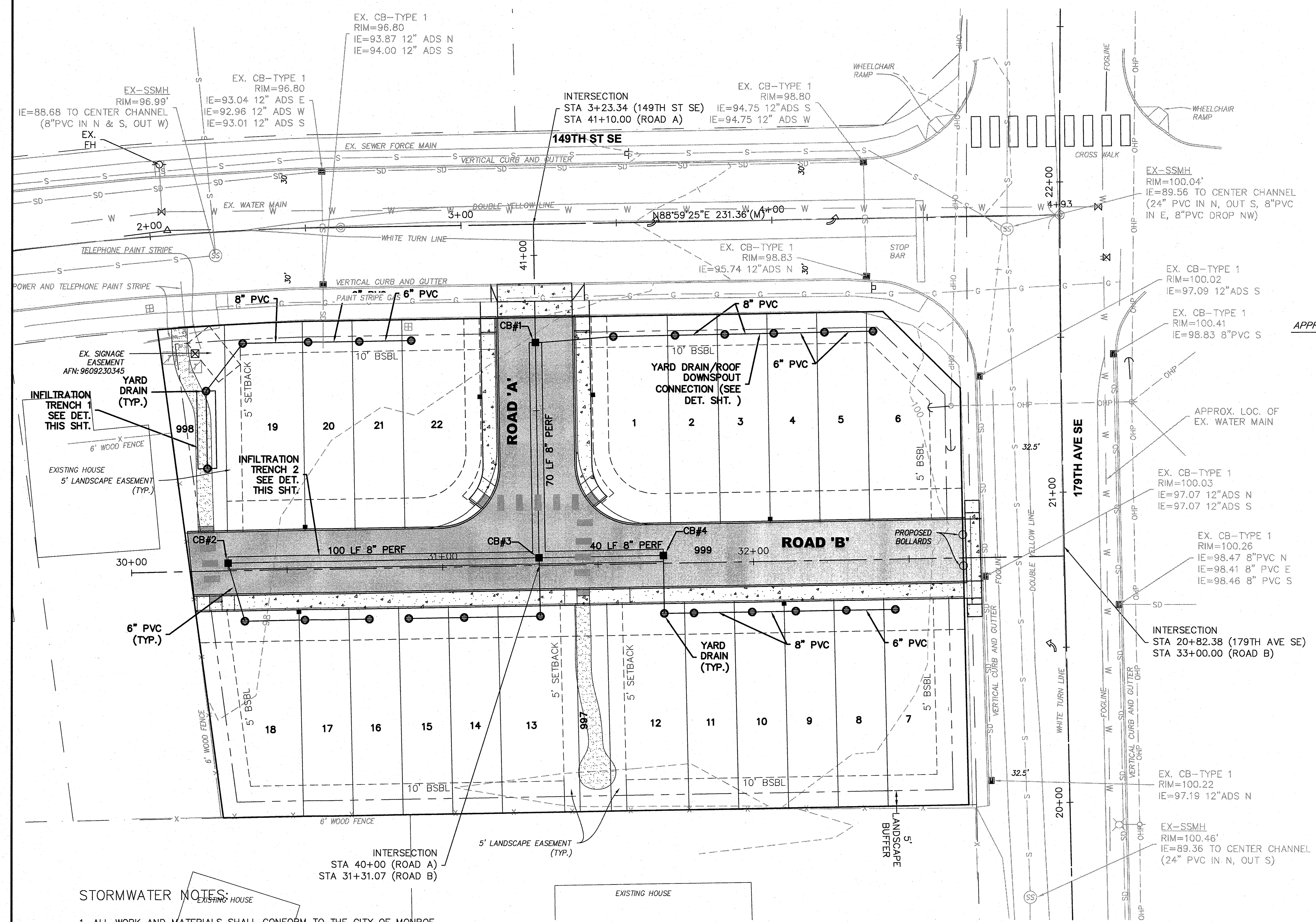
PROJ. NO.	DSN. BY:
19-0702	RW

DATE: 8/16/19
SCALE: 1" = 20'
DRAWING NO.: 4 OF 10

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

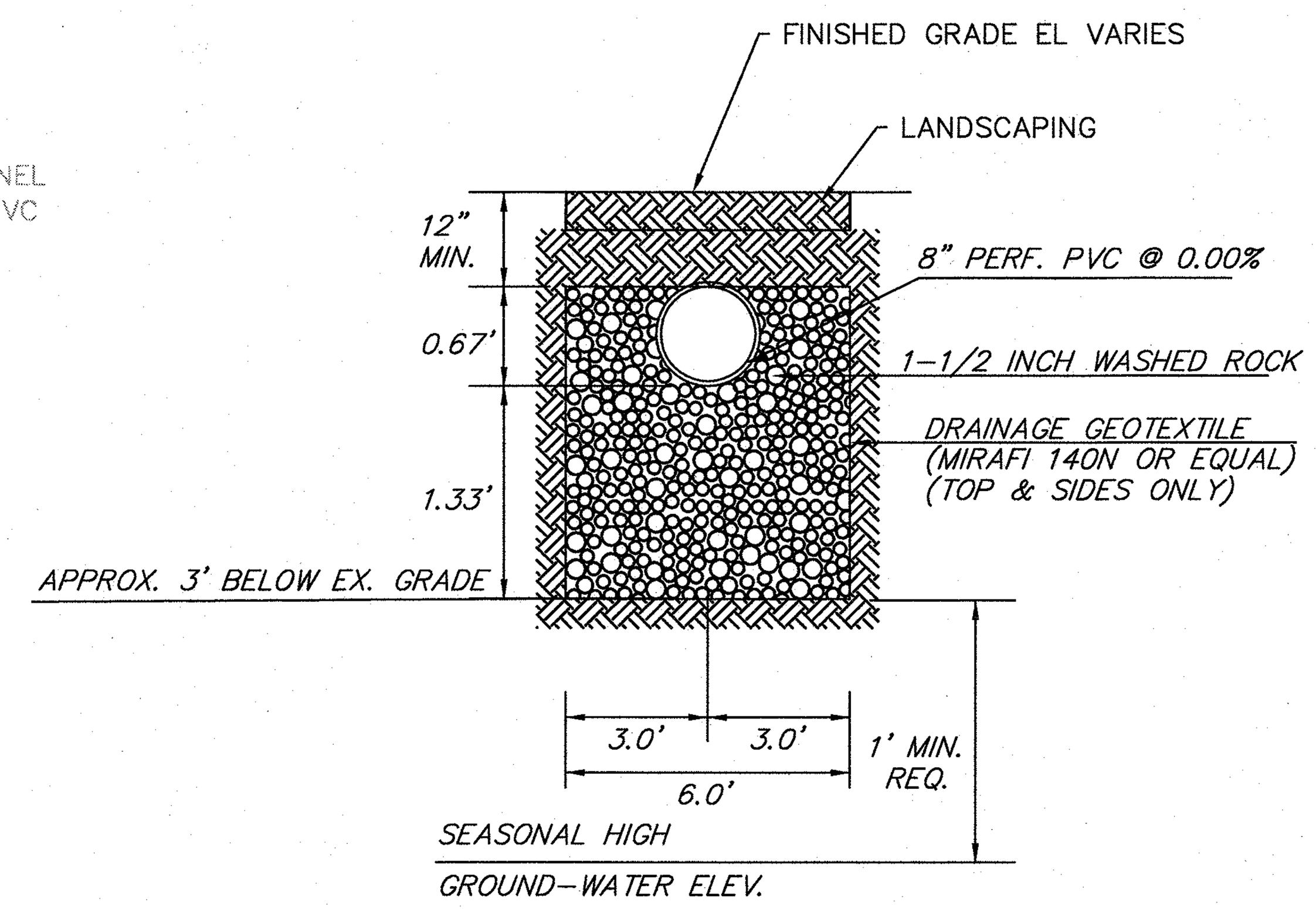
RECEIVED
06/16/2020
CITY OF MONROE



LOT INFILTRATION TRENCH CONNECTION NOTE:

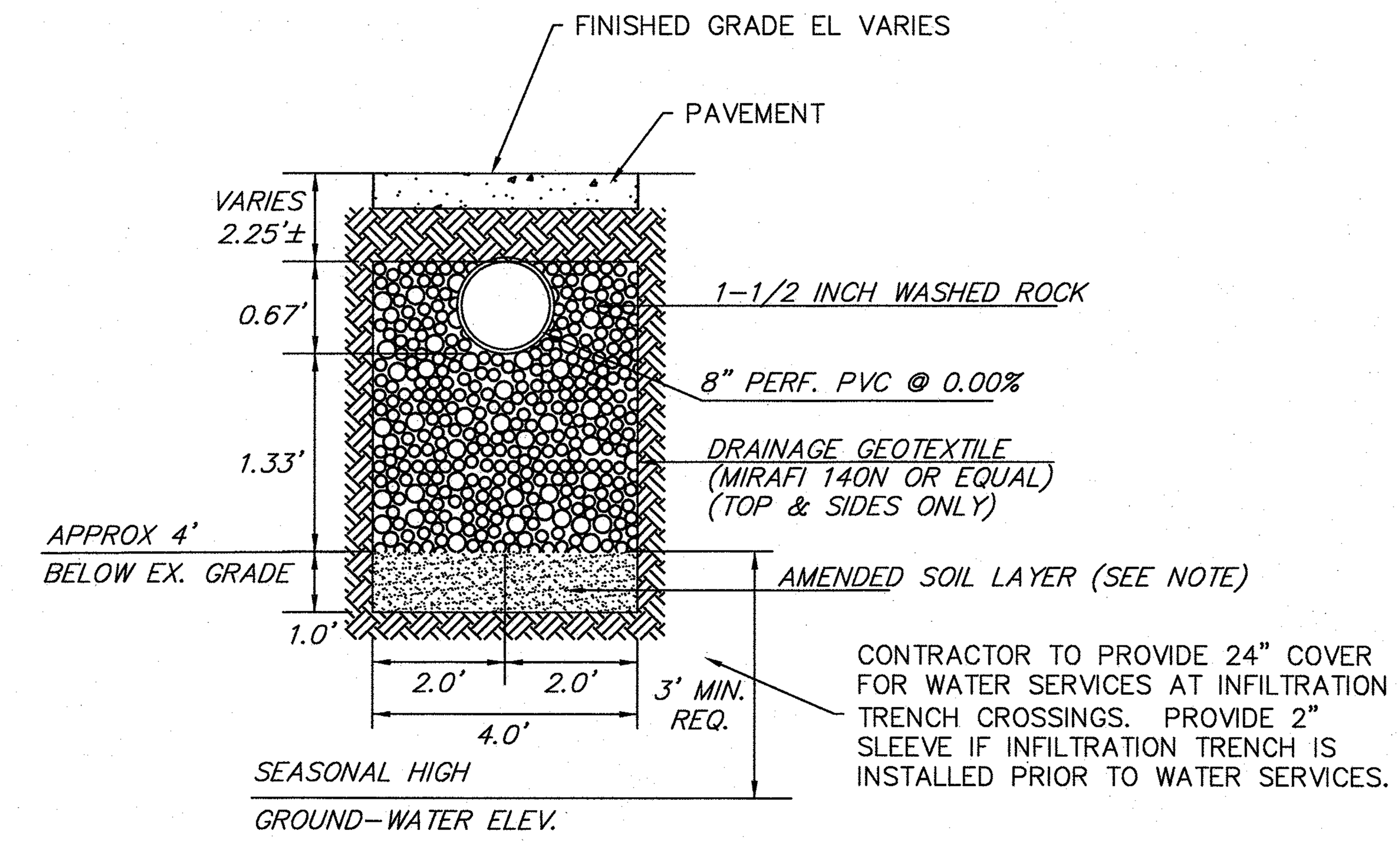
ALL FUTURE DOWNSPOUT LINES FOR EACH LOT SHALL BE CONNECTED TO A YARD DRAIN WHICH IS CONNECTED TO AN INFILTRATION TRENCH.

FOUNDATION DRAINS, IF REQUIRED BY ARCHITECT OR GEOTECH, SHALL NOT BE CONNECTED TO INFILTRATION TRENCHES, BUT A SEPARATE DRY WELL SHALL BE CONSTRUCTED.



INFILTRATION TRENCH '1'

NOT TO SCALE



CONTRACTOR TO PROVIDE 24" COVER FOR WATER SERVICES AT INFILTRATION TRENCH CROSSINGS. PROVIDE 2" SLEEVE IF INFILTRATION TRENCH IS INSTALLED PRIOR TO WATER SERVICES.

INFILTRATION TRENCH '2'

NOT TO SCALE

STORMWATER NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE STANDARDS.
2. STORMWATER RETENTION/DETENTION FACILITIES, STORM PIPE, AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY ACCEPTANCE.
3. ALL STORM DRAIN WORK MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
4. THE CITY ENGINEER MAY REQUIRE TESTING AND TV INSPECTION OF STORM DRAIN LINES.

STORM DRAINAGE NOTE:

MAXIMUM DEPTH FROM FINISH GRADE TO PIPE INVERT SHALL BE 5 FEET. DEPTHS OVER 5 FEET WILL REQUIRE A TYPE II CATCH BASIN.

ALL CATCH BASINS TO HAVE GRATED LID UNLESS NOTED OTHERWISE.

STORM STUB OUTS SHALL BE MARKED WITH A 2"x4" BOARD AND LABELED 'STORM' AND EXTENDED 15 FEET INTO PROPERTY. LOCATOR WIRE TO EXTEND TO TOP OF MARKER BOARD.

ALL GRATED CATCH BASINS TO BE INSTALLED W/ INLET FILTER. CONTRACTOR TO REMOVE INLET FILTERS PRIOR TO FINAL APPROVAL.

APPROVED STORM PIPE MATERIALS:

PVC ASTM 3034, SDR 35
PVC RIBBED ASTM F794
HDPE HANCOR HI-Q SURE-LOK 10.8
HDPE ADS N-12 WITH WATERTIGHT DOUBLE GASKETED COUPLERS. (CPEP)
CORRUGATED METAL PIPE (CMP), 16 GAUGE AASHTO M236 TYPE I&II.
ASPHALT TREATMENT 1.
REINFORCED CONCRETE PIPE WITH GASKETED JOINTS, ASTM C-76 CLASS II.
DUCTILE IRON (CLASS 50) REQUIRED WHEN ONE FOOT OR LESS COVER.

AMENDED SOIL LAYER NOTE:
EXISTING SOIL IN BOTTOM OF TRENCH TO BE AMENDED TO MEET THE DOE STANDARDS FOR TREATMENT.
CATION EXCHANGE CAPACITY >= 5 MILLIEQUIVALENTS / 100g DRY SOIL
(ORGANIC CONTENT (ASTM D 2974)
AMENDED SOIL TO BE INSPECTED BY PROJECT GEOTECH AND APPROVED PRIOR TO BACKFILL. CITY INSPECTOR TO OBSERVE AND VERIFY GEOTECH ACCEPTANCE PRIOR TO PLACEMENT.

CONTRACTOR TO PROVIDE CITY MATERIAL TEST RESULTS SHOWING AMENDED SOIL LAYER HAS A LONG-TERM INFILTRATION RATE OF 10"/HR OR BETTER PRIOR TO PLACEMENT OF MATERIAL.

CONTRACTOR NOTE:

BOTTOM OF INFILTRATION TRENCHES TO EXTEND A MIN. OF 1 FOOT INTO NATIVE, GRANULAR SOILS. PROJECT GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO VERIFY & INSPECT SOILS EXPOSED IN INFILTRATION TRENCHES.

N

0 20 40
HORIZONTAL SCALE

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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

DRAINAGE PLAN

OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

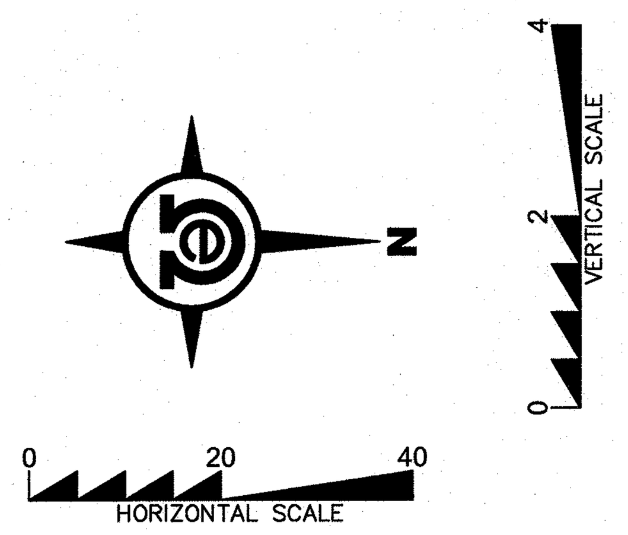
STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

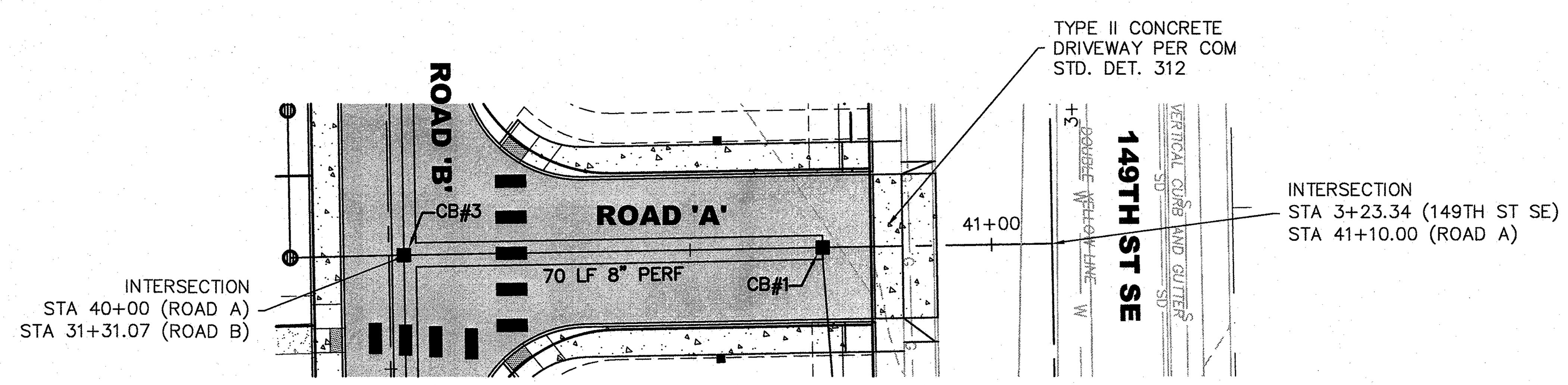
PROJ. NO. 19-0702	DSN. BY: RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 5 OF 10	

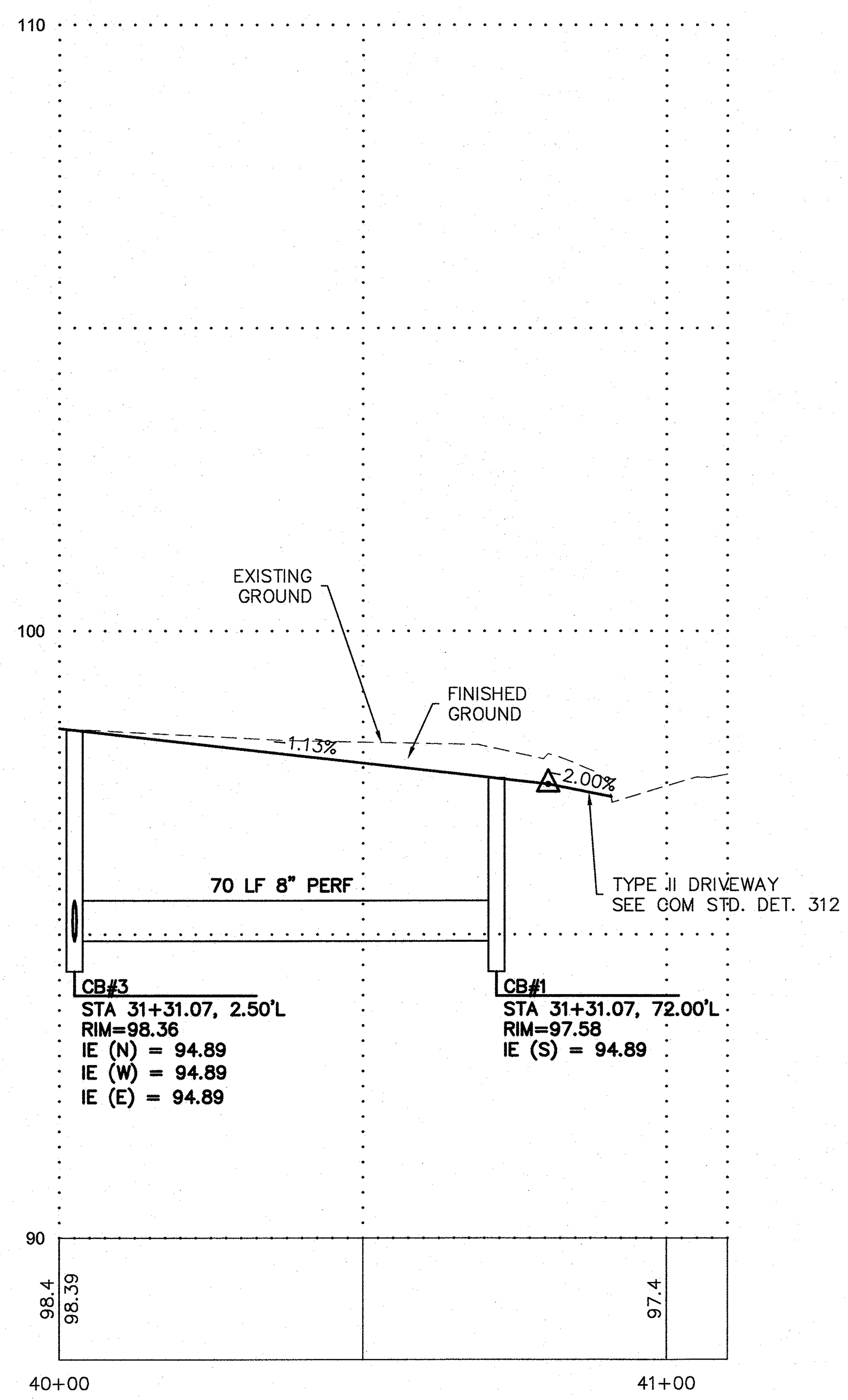
STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

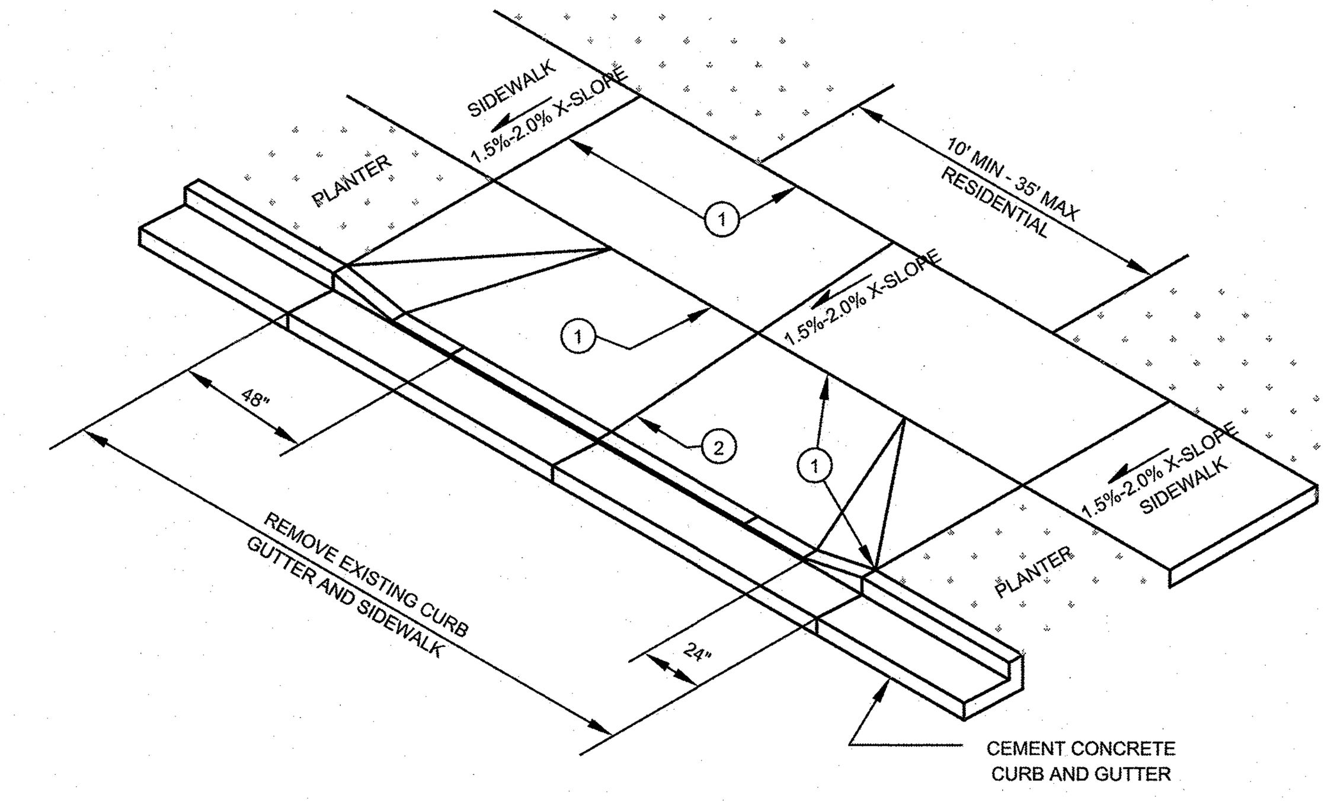
RECEIVED
06/16/2020
CITY OF MONROE







ROAD A CENTERLINE PROFILE



LEGEND:

(1) 4" DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS.

(2) 4" DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS IF WIDTH OF DRIVEWAY IS 15 FEET OR GREATER.

NOTES:

1. MAXIMUM 20' FOR RESIDENTIAL DRIVEWAY WITH TWO CAR GARAGE.
2. DRIVEWAY SECTION WITHIN PUBLIC RIGHT-OF-WAY IS TO BE SURFACED WITH ASPHALT OR CONCRETE.
3. DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK AND BE PLACED ON A MINIMUM OF 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.
4. CONCRETE SHALL BE COMMERCIAL CLASS 4000 PSI CONCRETE PER WSDOT/APWA SPECIFICATIONS.
5. CLEAN AND EDGE WITH 4" FLASHING TO ALL JOINTS.

MONROE WASHINGTON	DESCRIPTION: CEMENT CONCRETE DRIVEWAY TYPE II		DESIGNATION: 312
	SCALE: NOT TO SCALE	REVISED: JAN 1, 2019	

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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

JOSEPH M. SMEBY PROFESSIONAL ENGINEER

ROAD 'A' PLAN & PROFILE

OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
19-0702	RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 6 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

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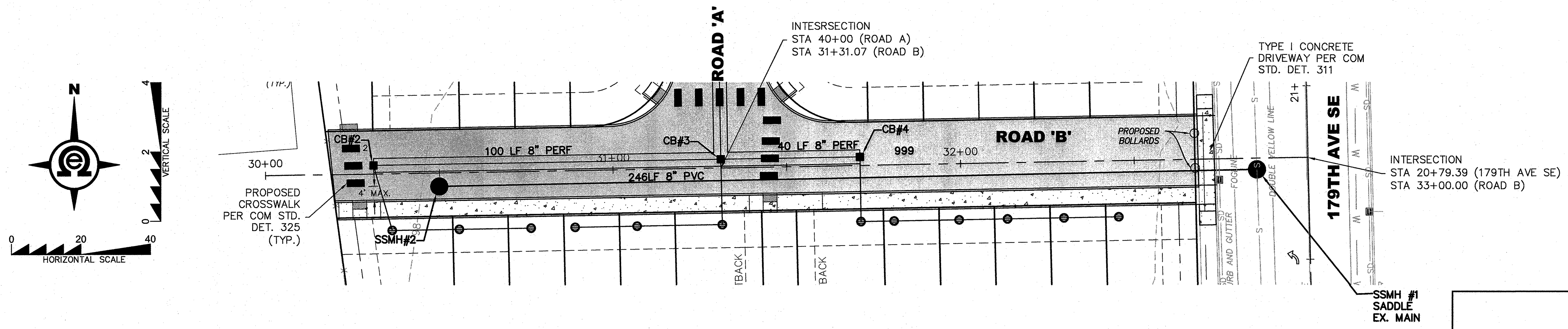
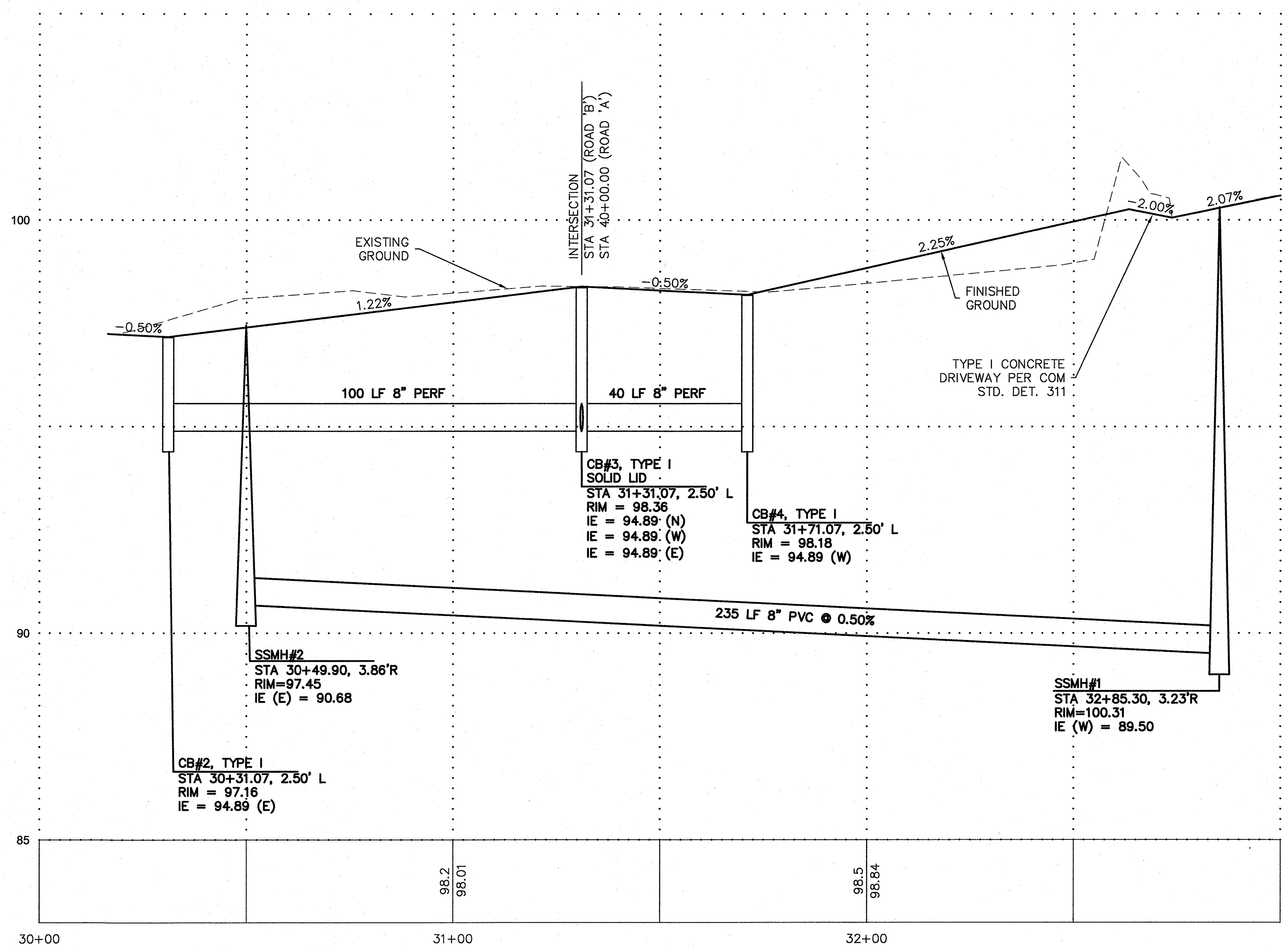
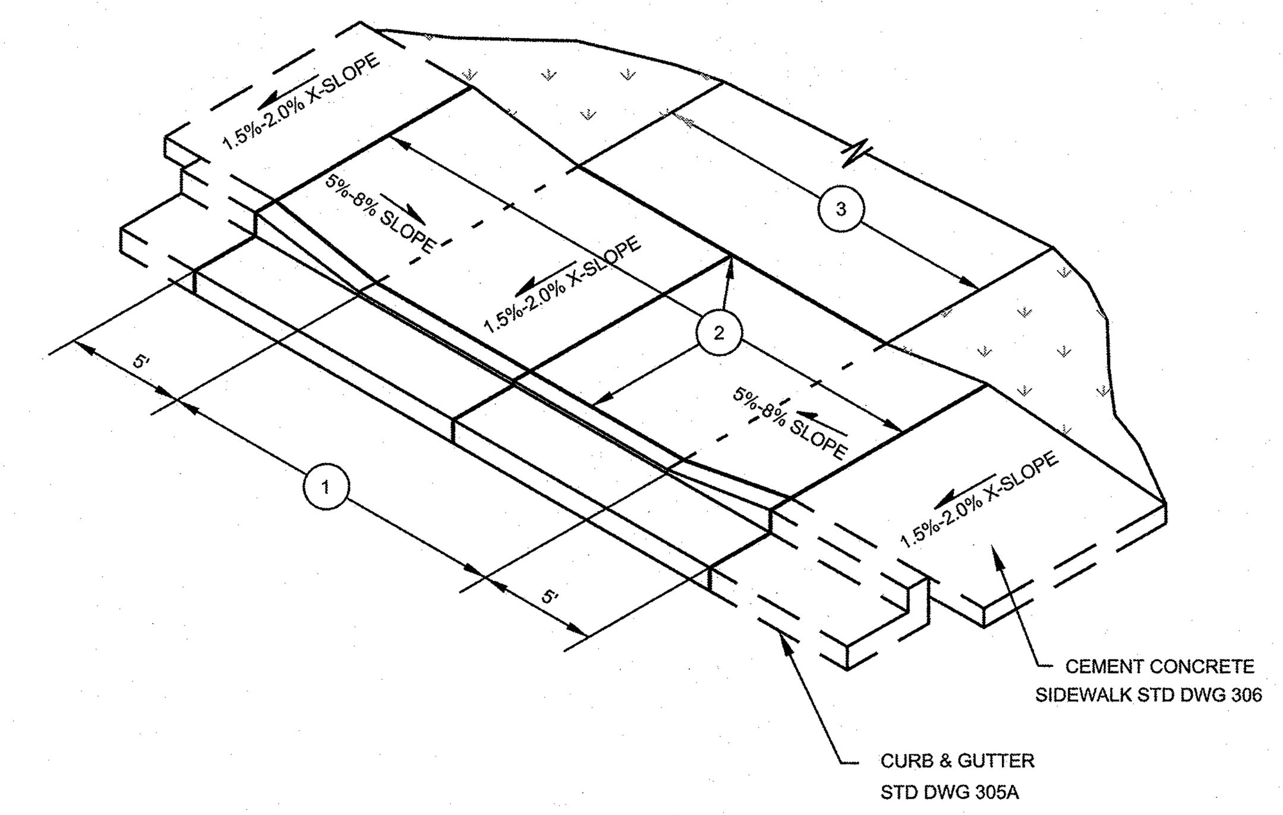
06/16/2020
CITY OF MONROE





ROAD B CENTERLINE PROFILE



LEGEND:

(1) MAXIMUM 20' FOR RESIDENTIAL DRIVEWAY WITH TWO CAR GARAGE. MAXIMUM 35' FOR COMMERCIAL OR INDUSTRIAL DRIVEWAY.

(2) 3/8" WIDE 4" DEPTH EXPANSION JOINT.

(3) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

NOTES:

1. DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK AND BE PLACED ON A MINIMUM OF 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

2. USE CLASS 4000 CEMENT CONCRETE WITH AIR ENTRAINMENT (MIN 4.5%, MAX 6.5%).

3. ADD ROUNDED EDGE AND 4" FLASHING.

MONROE WASHINGTON	DESCRIPTION: CEMENT CONCRETE DRIVEWAY TYPE I	DESIGNATION: 311
	SCALE: NOT TO SCALE / REVISED: JAN 1, 2019	

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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

JOSEPH M. SMEBY, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 38835

ROAD 'B' PLAN & PROFILE

2707 WETMORE AVE.
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t 425.903.4852
f 425.259.1958

OMEGA ENGINEERING, INC.

STANTON STATION

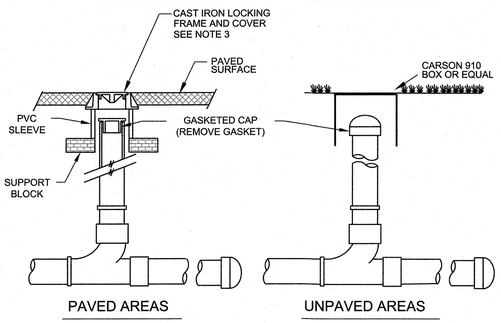
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST. W.M.

PROJ. NO.	DSN. BY:
19-0702	RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 7 OF 10	

STANTON STATION

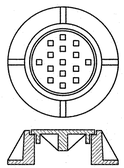
SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

RECEIVED
06/16/2020
CITY OF MONROE



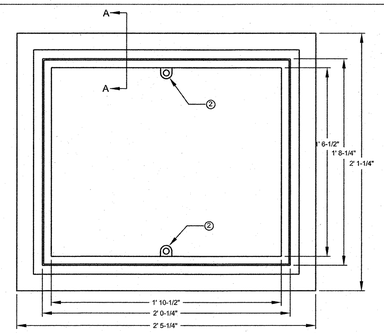
NOTES

1. PIPE AND FITTINGS SHALL BE PVC ASTM 3034 (SDR 35).
2. A TEE WYE OR SWEEP MUST BE INSTALLED. STRAIGHT TEES ARE NOT ACCEPTABLE.
3. CASTING SHALL BE 2" LARGER IN DIAMETER THAN CLEAN OUT PIPING.



CAST IRON LOCKING FRAME AND COVER

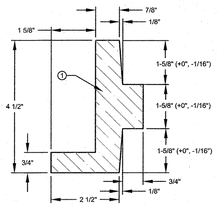
MONROE WASHINGTON	DESCRIPTION: SANITARY SEWER/STORM DRAIN CLEAN OUT	DESIGNATION: 603
	SCALE: NOT TO SCALE	REVISED: JAN 1, 2019



TOP VIEW

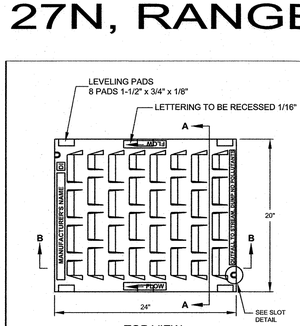
NOTES:

1. MATERIAL USED SHALL BE CAST IRON PER ASTM-A48, CLASS 30.
2. WHEN A LOCKING GRATE OR COVER IS REQUIRED THE FRAME SHALL BE FABRICATED SO AS TO ACCEPT TWO (2) 5/8" STAINLESS STEEL SOCKET HEAD CAP SCREWS OF GRATE OR COVER.
3. FOR APPROVED GRATES AND SOLID COVER SEE STANDARD DRAWINGS 406A, 406B, AND 406C.



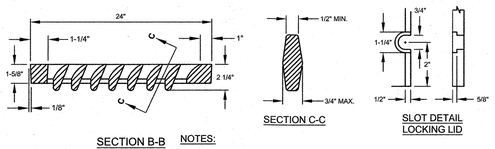
SECTION A-A

MONROE WASHINGTON	DESCRIPTION: FRAME	DESIGNATION: 405
	SCALE: NOT TO SCALE	REVISED: JAN 1, 2019



TOP VIEW

SECTION A-A



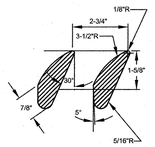
SECTION B-B

SECTION C-C

SLOT DETAIL LOCKING LID

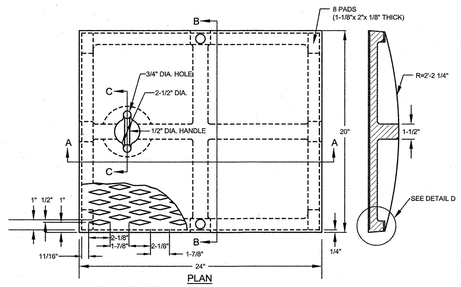
NOTES:

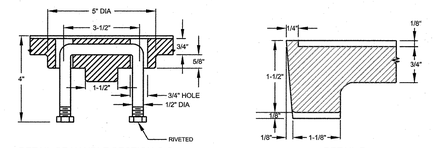
1. WELDING IS NOT PERMITTED.
2. DIMENSIONS SHALL HAVE A +/-1/16" TOLERANCE.
3. DIMENSIONS SHALL HAVE 1/8" RADIUS AND 1/8" CHAMFER OR COMPLETE DEBURRING.
4. THE NAME OF THE MANUFACTURER AND DIRECTION OF FLOW SHALL BE EMBOSSED ON THE TOP SURFACE OF EACH GRATE. LETTERING TO BE RECESSED1/16".
5. EMBOSS GRATE WITH MATERIAL TYPE, DI (FOR DUCTILE IRON) OR CS (FOR CAST STEEL) NEAR THE NAME OF THE MANUFACTURER.
6. PLACE CATCH BASIN MARKING, "OUTFALL TO STREAM, DUMP NO POLLUTANTS", ON THE SURFACE OF EACH GRATE, PREFERABLY LOCATED IN THE BORDER AREA.
7. LIDS SHALL BE LOCKING.



VANE DETAIL

MONROE WASHINGTON	DESCRIPTION: GRATE FOR CATCH BASIN OR INLET	DESIGNATION: 406A
	SCALE: NOT TO SCALE	REVISED: JAN 1, 2019





DETAIL OF HANDLE SECTION C-C

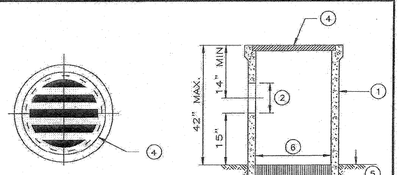
DETAIL D

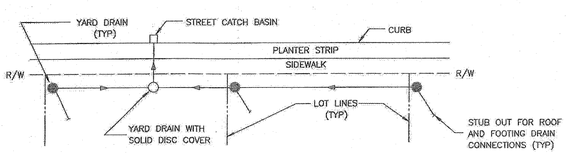
MONROE WASHINGTON	DESCRIPTION: SOLID COVER FOR CB OR INLET	DESIGNATION: 406C
	SCALE: NOT TO SCALE	REVISED: JAN 1, 2019

NOTES:

1. YARD DRAINS TO BE CONSTRUCTED FROM HIGH DENSITY POLYETHYLENE (HDPE) N-12 PIPE IN ACCORDANCE WITH ASTM C 14.
2. CUTOUT HOLE SIZE IS EQUAL TO OUTLET PIPE OUTSIDE DIAMETER PLUS YARD DRAIN WALL THICKNESS.
3. CONNECTION TO OUTLET PIPE SHALL BE FLUSH AND MADE A GASKETED PERFORMED PLASTIC FITTING.
4. CAST IRON BELL GRATE. FITS INTO BELL RECESS AND EXTENDS FLUSH WITH FACE OF BELL. THE GRATE SHALL HAVE SLOTS (HOLES) THAT CONSTITUTE 50 PERCENT OPEN AREA FOR DRAINAGE. INLET BELL SURFACE SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
5. WASHED DRAIN ROCK. 6 INCHES MINIMUM DEPTH.
6. VARIES 12 INCHES OR 18 INCHES.
7. SPECIAL CAST YARD DRAIN MAY BE REQUIRED FOR MULTIPLE PIPE CONNECTIONS.
8. CLEAN OUTS ARE REQUIRED FOR DEPTHS OVER 42 INCHES.

SEE TEXT SECTION 5-05.





TYPICAL LOT PLACEMENT

	SNOHOMISH COUNTY PUBLIC WORKS	APPROVED BY: 9/23/10
5-030	YARD DRAIN CONNECTIONS	COUNTY ROAD ENGINEER — DATE

YARD DRAIN CONNECTION DETAIL

NOT TO SCALE

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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

DRAINAGE DETAILS

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

OMEGA ENGINEERING, INC.

STANTON STATION

CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
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SCALE: 1" = 20'	
DRAWING NO. 8 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

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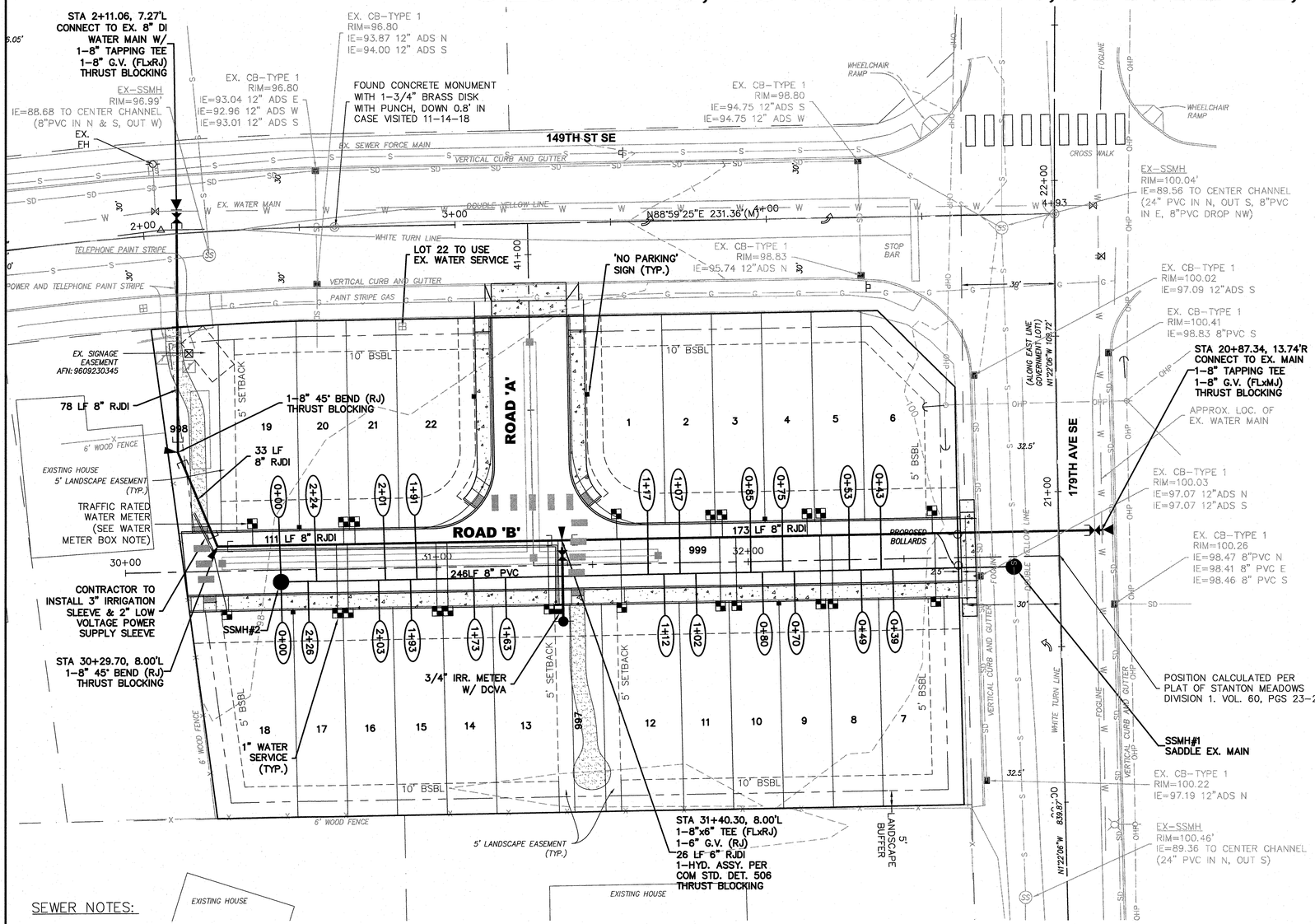

EX. UTILITY NOTE:

CONTRACTOR TO VERIFY WATER AND SEWER MAIN SIZE AND TYPE PRIOR TO CONNECTION TO EXISTING PIPES.

FIRE SPRINKLER NOTE:

RESIDENTIAL FIRE SPRINKLER PROTECTION IS REQUIRED FOR ALL DWELLING UNITS AND FUTURE DEVELOPMENT.

WATER METER BOX NOTES:

METER BOX SHALL BE OLD CASTLE CARSON 1220 BOX OR EQUAL. IN TRAFFIC AREAS OLD CASTLE CARSON 1527 WITH CAST IRON LID OR EQUAL. ANY METER BOX LOCATED WITHIN A VEHICLE USE AREA SHALL BE TRAFFIC RATED.

APPROVED SEWER PIPE MATERIAL:

PVC SEWER PIPE, ASTM D3034 SDR35
REINFORCED CONCRETE PIPE, ASTM C76
PLAIN CONCRETE SEWER PIPE, ASTM C14 CLASS 3
DUCTILE IRON SEWER PIPE, ANSI A 21.51 OR AWWA C151 CLASS 52

UTILITY CROSSING NOTE:

ALL PIPE CROSSINGS WITH LESS THAN 1' VERTICAL SEPARATION SHALL USE SAND BED BETWEEN PIPES AT CROSSING POINT.

WATER NOTES:

1. FOR ALL DESIGN, CONSTRUCTION AND MATERIALS SPECIFICATIONS REFER TO THE CITY OF MONROE PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS.

2. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS. THE ROAD CENTERLINE SHALL BE STAKED ALONG WITH THE PROPERTY CORNERS.

3. IF THE INITIAL TAP OR EXTENSION REQUIRES SHUTTING DOWN AN EXISTING WATER MAIN, THE CITY MAY REQUIRE TWO WEEKS NOTIFICATION IN ORDER TO PLACE A PUBLIC NOTICE IN THE LOCAL PAPER. NO TAPS WILL BE ALLOWED ON FRIDAY, THE DAY BEFORE OR AFTER A HOLIDAY OR WEEKENDS. THE MONROE UTILITIES DEPARTMENT SHALL OPERATE ALL WATER VALVES IN RIGHT–OF–WAY.

4. ALL FITTINGS AND MATERIALS REMOVED FROM EXISTING MAINS SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.

5. THE CONTRACTOR SHALL NOTIFY VESTED OWNERS OF EXISTING EASEMENTS IN WRITING 10 DAYS PRIOR TO STARTING WORK. THE PROPERTY OWNER PRIOR TO CITY ACCEPTANCE MUST SIGN A LETTER OF SATISFACTION OF RESTORATION OF EXISTING EASEMENT.

6. THE MONROE FIRE DEPARTMENT MUST APPROVE ALL ON–SITE FIRE PROTECTION IMPROVEMENTS. THE MONROE FIRE DEPARTMENT PRIOR TO INSTALLATION MUST APPROVE LOCATION OF THE FIRE DEPARTMENT CONNECTION.

7. NO CONNECTION TO EXISTING MAIN LINES WILL BE ALLOWED, EXCEPT BY MEANS OF AN APPROVED BACKFLOW PREVENTION DEVICE, PRIOR TO SATISFACTORY FLUSHING, TESTING, DISINFECTION, AND RECEIPT OF SATISFACTORY BACTERIOLOGICAL TESTS.

8. HYDROSTATIC PRESSURE TEST
   a. ALL NEW MAINS SHALL BE BLOCKED AND SATISFACTORILY PRESSURE AND PURITY TESTED AND ALL DISINFECTION WATER PROPERLY DISPOSED OF PRIOR TO CONNECTING TO THE EXISTING MAINS.
   b. ALL SERVICES AND METER SETTERS SHALL BE OPEN AT THE CORPORATION STOP AT THE MAIN AND TESTED IN CONJUNCTION WITH THE MAIN TESTING.
   c. AS SOON AS PIPE IS SECURED AGAINST MOVEMENT UNDER PRESSURE, IT MAY BE FILLED WITH WATER. SATISFACTORY PERFORMANCE OF AIR RELEASE VALVES SHOULD BE CHECKED WHILE THE LINE IS FILLING.
   d. AFTER THE PIPE IS FILLED AND ALL AIR EXPELLED, IT SHALL BE PUMPED TO A TEST PRESSURE OF 250 PSI. THE PRESSURE SHALL BE MAINTAINED FOR A PERIOD OF 1 HOUR, WITH NO LOSS.

SEWER NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE STANDARDS AND SPECIFICATIONS.

2. NO PART OF THE SANITARY SEWER SYSTEM SHALL BE COVERED, CONCEALED OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED AND APPROVED BY THE CITY INSPECTOR.

3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATIONS OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.

4. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT–OF–WAY OR IN EASEMENTS MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.

5. SIDE SEWERS SHALL BE TESTED AT THE SAME TIME THE MAIN IS TESTED. PRESSURE TESTS SHALL BE AT 4.5 P.S.I. FOR 15 MIN.

6. VIDEO REPORT REQUIREMENTS : TELEVISION INSPECTION IS REQUIRED ON ALL NEW SEWER MAINS. DEFICIENCIES NOTED BY THE TV CAMERA INSPECTION MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER.

7. MARK ENDS OF SIDE SEWER STUBS W/ GREEN 2X4 LABELED "SEWER" AS PER LATEST SEWER SERVICE DETAIL.

N

0 20 40
HORIZONTAL SCALE

Know what's below.
Call two business
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FILE NO.: PL2019-02

R#	DATE	DESCRIPTION	BY

M. SHELBY JOSEPH PROFESSIONAL ENGINEER

SEWER & WATER PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

OMEGA ENGINEERING, INC.

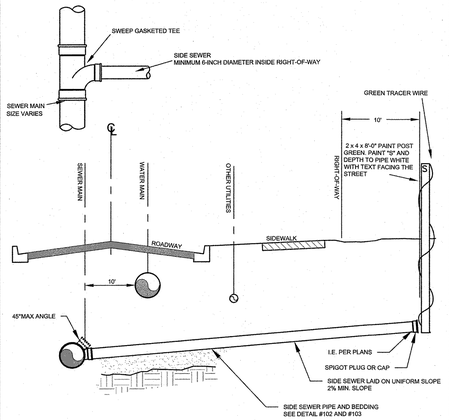
STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST. W.M.

PROJ. NO.	DSN. BY:
19-0702	RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 9 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

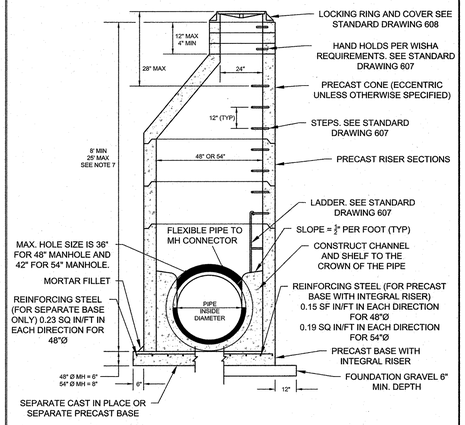
RECEIVED
06/16/2020
CITY OF MONROE



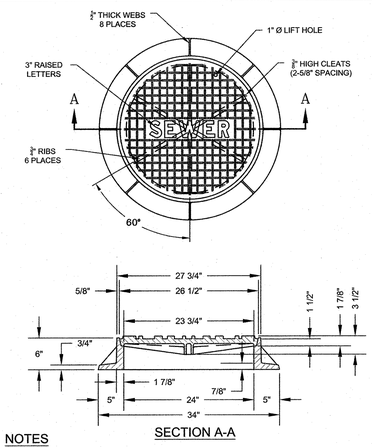
DESCRIPTION: GRAVITY SEWER SVC CONNECTION
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 602

NOTES

1. CONSTRUCT IN ACCORDANCE WITH AASHTO M-199 (ASTM C-478).
2. ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
3. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS. FLEXIBLE PIPE TO MANHOLE CONNECTORS (ASTM C923) ARE REQUIRED. CUTOUT DIAMETERS MUST MEET THE FLEXIBLE CONNECTOR'S MANUFACTURERS SPECIFICATIONS.
4. ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
5. MINIMUM DISTANCE BETWEEN HOLES IS 8"(MEASURED ON THE INSIDE OF THE MANHOLE)
6. MANHOLE SIZE DEPENDS ON SIZE, LOCATION, AND NUMBER OF HOLES FOR PIPES. MANHOLE DESIGN AND SIZE SHALL BE APPROVEDAND WARRANTED BY THE MANHOLE SUPPLIER.
7. FOR HEIGHTS OVER 25' MANHOLE BASE SLAB SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
8. PIPE CONNECTIONS, MANHOLE SECTIONS, AND MANHOLE RISERS SHALL ALL BE WATER TIGHT.
9. MANHOLE CASTINGS AND LIDS SHALL BE POSITIONED OUT OF VEHICULAR WHEEL PATH AS MUCH AS PRACTICABLE.



DESCRIPTION: TYPE I MANHOLE 48" & 54"
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 604

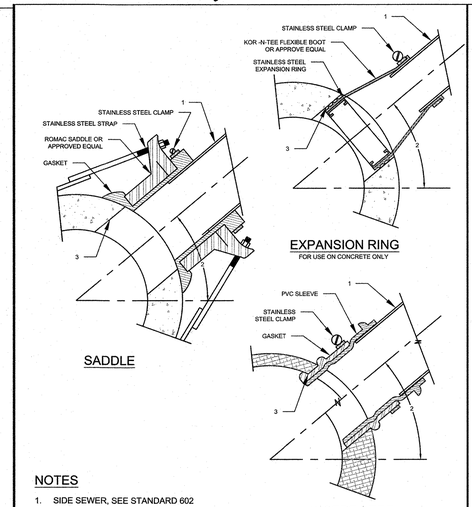


SECTION A-A

NOTES

1. MANHOLE RINGS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M 105, GRADE 30B.
2. MANHOLE COVER TO BE DUCTILE IRON CONFORMING TO ASTM A536, GR 30-55-06.
3. LOCKING COVER TO BE USED AT OFF-STREET LOCATIONS AND OTHER LOCATIONS AS DIRECTED. THE LID SHALL BE LOCKED DOWN WITH 3-5/8" SS SOCKET HEAD CAP SCREWS.
4. ALL UNDER CASTINGS TO BE GROUTED TO THE RISER SECTION AND ALSO EXTERNALLY TO HOLD CASTINGS SECURELY IN PLACE.

DESCRIPTION: MANHOLE RING AND COVER
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 608

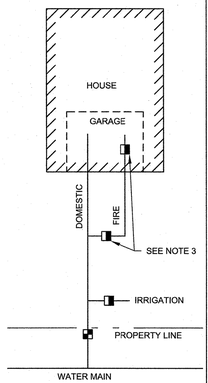


NOTES

1. SIDE SEWER, SEE STANDARD 602
2. 35° MINIMUM ANGLE, 45° MAXIMUM ANGLE
3. CORE DRILL EXISTING SEWER MAIN

DESCRIPTION: TYPICAL CONNECTION TO SEWER MAIN
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 611

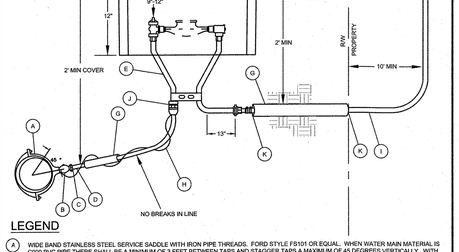
LEGEND
- WATER METER
- DCVA



NOTES:

1. SEE STD DRAWINGS 501 AND 502 FOR WATER METER DETAILS.
2. WATER METER AND PIPE SIZES SHALL BE DESIGNED BY A LICENSED FIRE SPRINKLER DESIGNER . REQUIRED PIPE SIZES SHALL BE LABELED ON THE PLANS.
3. DOUBLE CHECK VALVE ASSEMBLY MAY BE INSTALLED INSIDE OR OUTSIDE THE BUILDING.

DESCRIPTION: RESIDENTIAL FIRE SPRINKLER DETAILS
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 503



LEGEND

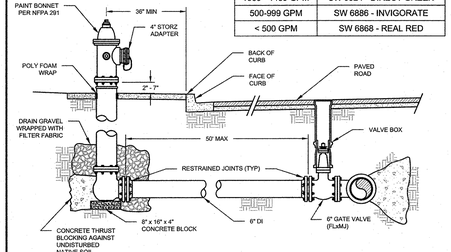
- (A) WIDE BAND STAINLESS STEEL SERVICE SADDLE WITH IRON PIPE THREADS. FORD STYLE FS101 OR EQUAL. WHEN WATER MAIN MATERIAL IS C900 PVC PIPE THERE SHALL BE A MINIMUM OF 3 FEET BETWEEN TAPS AND STAGGER TAPS A MAXIMUM OF 45 DEGREES VERTICALLY. WITH ALL OTHER PIPES MATERIALS THERE SHALL BE A MINIMUM OF 2 FEET BETWEEN TAPS.
- (B) 1" - MUELLER B-20013 IPS BALL CORPORATION STOP - 300 PSI
- (C) MUELLER C110 COMPRESSION FITTING. FEMALE IRON PIPE THREAD BY FEMALE COPPER TUBE SIZE.
- (D) 1 INCH (MINIMUM) COPPER TUBE SIZE REHAU MUNICIPEX PEXa (200 PSI) OR COPPER TYPE K. SAND BEDDING FOR SERVICE LINE IS REQUIRED.
- (E) METER SETTERS SHALL BE A MUELLER 110 COMPRESSION VERTICAL INLET WITH PADLOCK WINGS , DUAL CHECK VALVE H624451N AND HORIZONTAL TAIL UNION OUTLET. 3/4" X 5/8" COPPER METER SETTER SHALL BE B24251RN 12" OR APPROVED EQUAL. 1" COPPER METER SETTER SHALL BE B24104 12" OR APPROVED EQUAL.
- (F) METER BOXES IN NON TRAFFIC AREAS SHALL BE OLD CASTLE CARSON METER BOX 1220 OR APPROVED EQUAL WITH FLUSH PLASTIC READER DOOR.

  METER BOXES IN TRAFFIC AREAS SHALL BE OLD CASTLE CARSON 1527 WITH SOLID DUCTILE IRON LIDS WITH NO READER WINDOW OR APPROVED EQUAL.

  METER BOXES ARE TO BE FIRMLY SUPPORTED WITH SETTER CENTERED IN BOX.
- (G) 2 INCH SCHEDULE 40 PVC CASING UNDER PAVEMENT AND SIDEWALK.
- (H) 10 GAUGE INSULATED LOCATOR WIRE. USE WIRE NUT (OR EQUAL) TO CONNECT TO MAIN LINE WIRE.
- (I) IRON PIPE SIZE HIGH DENSITY WEIGHT POLYETHYLENE (200 PSI), 1" COPPER PIPE TYPE K, OR PEXa FOR DIRECT BURIAL =>200PSI, FOR NEW CONSTRUCTION EXTEND TEN FEET INTO PROPERTY. CUSTOMER SIDE SHALL BE BRASS TO POLY.
- (J) 3/4" FEMALE IPS BRASS COUPLER TO 3/4" MALE 1PS X 1" C110 COMPRESSION FITTING. NO TWO PIECE UNIONS ALLOWED ON CITY SIDE, UNIONS ALLOWED ON CUSTOMER TAIL SIDE ONLY.
- (K) FOAM BLOCKING (12" MIN LENGTH) TO FILL THE ANNULAR GAP BETWEEN CASING PIPE AND SERVICE LINE.

DESCRIPTION: 3/4" X 5/8" & 1" WATER SERVICE
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 501

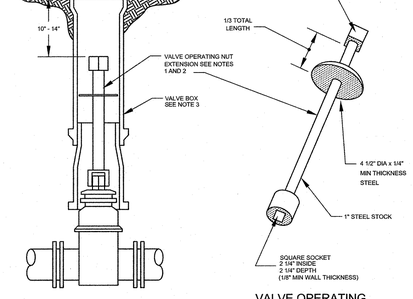
FLOW RATE	BONNET PAINT COLOR
>= 1500 GPM	SW 6794 - FLYWAY
1000 - 1499 GPM	SW 6924 - DIRECT GREEN
500-999 GPM	SW 6886 - INVIGORATE
< 500 GPM	SW 6868 - REAL RED



NOTES:

1. HYDRANTS AND ALL MATERIALS TO BE APWA OR AWWA APPROVED.
2. FIRE HYDRANT SHALL BE MUELLER CENTURION. WATEROUS PACER OR EAST JORDAN 5CD250 NORTHWEST EDITION WITH 5-1/4" VALVE. TWO 2 1/2" NST HOSE PORTS, AND ONE NST 4" STORZ FITTING ON 4 1/2" STEAMER PORT FACING STREET, OR AS OTHERWISE DIRECTED. 1-1/4" OPERATING NUT AND CAP NUT FOR 2-1/2" PORTS. BREAK-OFF HYDRANT BASE FLANGE. WHERE MORE THAN ONE BELL JOINT IS USED A FIELD LOCK GASKET SHALL BE INSTALLED.
3. 4 " THICK 4' X 4' CONCRETE PAD WITH POLY WRAP FOAM AROUND HYDRANT BARREL. HYDRANT SHALL SIT IN THE CENTER OF THE PAD. CONCRETE SHALL BE CLASS 3000.
4. PROVIDE FOR VEHICULAR TRAFFIC PROTECTION WHEN NECESSARY PER STD. PLAN 507
5. BREAK-OFF FLANGE TO BE 2" - 7" ABOVE GROUND LEVEL.
6. 1/2 CY DRAIN ROCK WRAPPED WITH 6 MIL. POLYETHYLENE SHEETING.
7. FIRE HYDRANT BODY SHALL BE PAINTED WITH TWO COATS OF SAFETY RED SHERWIN WILLIAMS INDUSTRIAL ENAMEL B54R38. FIRE HYDRANT CAPS SHALL BE PAINTED WITH SHERWIN WILLIAMS COROTHANE(1) M10-ALUMINUM B65S14. FIRE HYDRANT BONNET SHALL BE PAINTED WITH SHERWIN WILLIAMS PAINT PER NFPA 291.
8. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE 3' CLEARANCE FROM THE CIRCUMFERENCE OF THE HYDRANT.
9. THERE SHALL BE AT LEAST 1'-0" CLEARANCE BETWEEN HYDRANT & SIDEWALK.
10. PAINT 30' FEET OF CURB SAFETY RED IN FRONT OF AND CENTERED ON HYDRANT.
11. VALVES INSTALLED IN UNPAVED AREAS SHALL HAVE A 2'X2' CONCRETE OR ASPHALT AREA INSTALLED AROUND THE VALVE BOX.

DESCRIPTION: FIRE HYDRANT ASSEMBLY
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 506



NOTES:

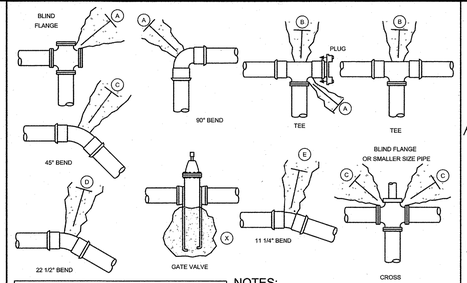
1 VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN THREE (3) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG. ONLY ONE EXTENSION WILL BE ALLOWED PER VALVE.

2 ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL RUST RESISTANT PAINT.

3 VALVE BOXES SHALL BE CAST IRON, TWO PIECE UNITS, DESIGNED WITH (LUGS) ON COVER, EQUAL TO "RICH NO. 940" AS MANUFACTURED BY RICH OR SATHER.

4 ALL VALVES IN UNPAVED AREAS SHALL HAVE A 2'X 2'X 4" THICK CONCRETE PAD AROUND COVER.

DESCRIPTION: VALVE BOX & EXTENSION
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 512



THRUST BLOCK - TABLE

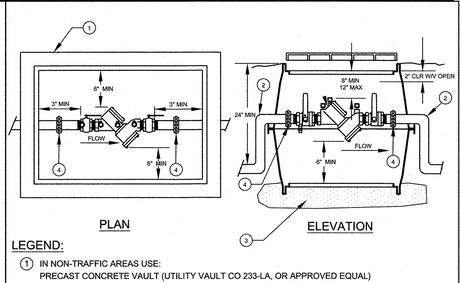
MIN. BEARING AREA AGAINST UNDISTURBED SOIL
SQUARE FEET

PIPE SIZE	(A) FT 2	(B) FT 2	(C) FT 2	(D) FT 2	(E) FT 2	(X) FT 2
4"	3	1	1	1	1	NONE
6"	4	4	2	1	1	NONE
8"	7	6	4	2	1	4
10"	11	10	6	3	2	6
12"	16	14	9	5	3	9
14"	22	19	12	6	3	12
16"	29	25	16	8	4	16
18"	36	31	20	10	5	20
20"	45	39	24	13	6	24
22"	54	47	29	15	8	29
24"	64	56	35	18	9	35
28"	87	76	46	24	12	48
30"	101	87	55	28	14	55
36"	175	125	78	40	20	78
42"	197	171	107	55	27	107
48"	257	223	140	71	36	140

NOTES:

1. BEARING AREA OF CONCRETE THRUST-BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL-BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES, AND SOIL CONDITIONS.
3. CONCRETE BLOCKING (CLASS 3000) SHALL BE CAST IN PLACE AND HAVE A MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. MINIMUM RCD DIAMETER SHALL BE 3/4" ASTM A-307 WITH 36KSI YIELD STRENGTH.
7. SHEET PLASTIC OVER NUTS AND BOLTS PRIOR TO CONCRETE POUR.

DESCRIPTION: HORIZONTAL THRUST BLOCKS
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 514



LEGEND:

1. IN NON-TRAFFIC AREAS USE:
   PRECAST CONCRETE VAULT (UTILITY VAULT CO 233-LA, OR APPROVED EQUAL)
   OR PLASTIC VALVE BOX (UTILITY VALULT CO 1324-12L OR APPROVED EQUAL)
   IN TRAFFIC AREAS :
   A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE THE CITY OF MONROE PRIOR TO INSTALLATION.
2. PIPE BENDS SHALL BE OUTSIDE OF THE BOX
3. PROVIDE FREE DRAINING GRAVEL (6" MIN).
4. INSTALL UNIONS

NOTES:

1. A PLUMBING PERMIT IS REQUIRED. OBTAIN PERMIT FROM CITY OF MONROE.
2. THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION OF BACKFLOW PREVENTER.
3. DEVICE MUST BE PROTECTED FROM FREEZING CONDITIONS.
4. THE BACKFLOW ASSEMBLY SHALL BE A MODEL APPROVED BY THE STATE.
5. ALL TEST COCKS ARE REQUIRED TO BE CAPPED.
6. MAXIMUM HEIGHT OF INDOOR ASSEMBLIES SHALL BE FIVE FEET UNLESS AN APPROVED PLATFORM IS PROVIDED.
7. DEVICE MUST BE TESTED AFTER INSTALLATION AND ANNUALLY THEREAFTER BY A WASHINGTON STATE CERTIFIED BACKFLOW TESTER. TEST RESULTS SHALL BE SENT TO THE CITY OF MONROE PUBLIC WORKS DEPARTMENT.

DESCRIPTION: DCVA 2" AND SMALLER
SCALE: NOT TO SCALE
REVISED: JAN 1, 2019
DESIGNATION: 517S

Know what's below.
Call two business days before you dig.

FILE NO.: PL2019-02

BY	DESCRIPTION	DATE	R#

SEWER & WATER DETAILS

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.: 19-0702
DSN. BY: RW
DATE: 8/16/19
SCALE: N.T.S
DRAWING NO.: 10 OF 10

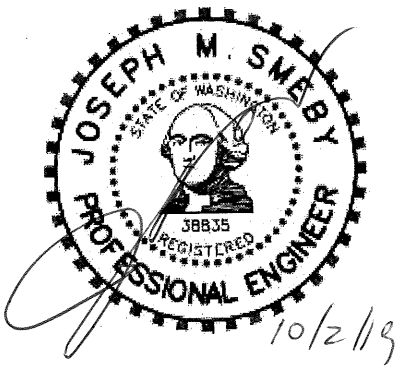
Received 10/31/2019

Drainage Report
Stanton Station
PFN: M2019-

for

Rick Hansen
P.O. Box 2289
Snohomish, WA 98291

SITE LOCATION:
XXXX 149th St SE
Monroe, WA 98272



Prepared by:
Rachel A. Weinberg, P.E

Checked by:
Joseph M. Smeby, P.E.

Job No: 19-0702
September 2019

TABLE OF CONTENTS

ITEM **PAGE**

LIST OF FIGURES

1. INTRODUCTION

This document is intended to provide engineering information necessary to support the preliminary plat application to the City of Monroe for a 22-unit townhome project proposed on this site located at the corner of 149th St SE and 179th Ave SE, refer to Figure 1 for a vicinity map. The site covers 0.90 acres, all of which is proposed to be disturbed as a result of this project. The site will take access from the existing road to the north (149th St SE) via a new private access road.

This project proposes to construct a new private access road off of 149th St SE. Some work within 179th Ace SE right-of-way will also be required to extend sewer and water services onto this property. This project will require the construction of driveways for each future townhome, stormwater facilities and other utilities.

This project proposes to construct more than 10,000 sf of new plus replaced impervious surfaces including private road, driveways and future townhomes. Therefore, Minimum requirements 1-9 apply to all of the new and replaced impervious surfaces for this project along with all the disturbed pervious surfaces. The drainage design has been laid out per the 2012 DOE Stormwater Management Manual for Western Washington. Runoff from the proposed impervious surfaces, as well as pervious lawn, will be infiltrated on-site. Water quality will be met using a soil treatment layer in the bottom of the infiltration trenches.

A geotechnical evaluation has been prepared by Nelson Geotechnical Associates. The existing on-site soils were found to be native alluvial material at a depth of approximately 2 feet below grade. Groundwater was encountered at approximately 8 feet below grade. Refer to the geotechnical report prepared by Nelson Geotechnical Associates, Inc.

2. DRAINAGE INFORMATION SUMMARY FORM

Project: **Stanton Station**
PFN: **M2019-**
Engineer: **Omega Engineering, Inc.**
2707 Wetmore Ave
Everett, WA 98201
Attention: Joseph Smeby, P.E.

Total site area: **0.90 acres**
Offsite area: **0.00 acres**
Disturbed area: **0.90 acres**

Applicant: **Hanson Homes**
P.O. Box 2289
Snohomish, WA 98291

Number of lots/units: **22**

Drainage Basin Information	**East Basin**
On-site Developed Area	0.90 acres
Off-site Improved Area	0.00 acres
Types of storage proposed	Infiltration Trenches
Approximate total storage volume	Varies
Soil Types	Type A/B
Basin Data	
Pre-developed run-off rates: 2-year	0.001 cfs
50-year	0.007 cfs
100-year	0.010 cfs
Post-developed run-off rates: 2-year	0.00 cfs
50-year	0.00 cfs
100-year	0.00 cfs

3. EXISTING SITE CONDITIONS

The site is located at the corner of 149th St SE and 179th Ave SE and will take access from 149th St SE, to the north. The project is located in Section 2, Township 27N, Range 6E, Willamette Meridian. See Figure 1 - Vicinity Map. The gross site area is approximately 0.90 acres.

Land use around the site is single-family residential directly to the south and west and commercial directly to the north and east. This site is currently vacant covered in lawn. Frontage improvements are existing and consist of curb, gutter and sidewalk along the north and east property boundaries within the right-of-way of 149th St SE and 179th Ave SE.

The existing site is irregular in shape approximately 159-feet long running north-south and 240-feet running east-west. The grades on the site are flat and average approximately 1% down to the northwest. The vegetation found on the existing property is a grass/lawn.

Grades on the site generally run from southeast to northwest. Per the geotechnical report prepared by Nelson Geotechnical Associates, the on-site soils were found to be highly permeable, consisting of native alluvial, gravelly sand. Groundwater was found at a depth of approximately 8 feet below grade. The project geotechnical engineer performed an on-site infiltration test and grain-size analyses to determine a design infiltration rate of 10 inches/hour. Please refer to the attached geotechnical report in Appendix C for further discussion of the existing on-site soils.

4. DEVELOPED SITE CONDITIONS

This development proposes to create 4 new buildings totaling 22-units for this project, along with a new private road and driveways. The runoff from the new impervious surfaces will be 100% infiltrated on-site. The infiltration systems will be designed to mitigate for all of the future impervious surfaces and landscaping proposed for this project via multiple infiltration trenches. The systems have been sized to meet the 2012 DOE stormwater flow control and water quality standards.

The new on-site access, parking, roof and landscaping areas will be collected in the on-site conveyance system and directed to multiple infiltration trenches spread around the site. The storm drainage system for this project has been designed to collect, treat and fully infiltrate all of the new landscaping and impervious areas on this site. Therefore, the proposed improvements will not increase the peak flow rates or durations in the developed conditions compared to the predeveloped conditions.

Based on the recommendations of the project geotechnical engineer and report, the proposed infiltration system has been designed with a long-term, design infiltration rate of 10 inches/hour and the bottom of the trenches will extend a minimum of 2-2.7 feet into the native, alluvial soils. Please refer to the attached geotechnical report in Appendix C for further discussion of the existing on-site soils. The infiltration and water quality system has been designed using the WWHM2012 software which meets the City standards.

A. DOE MINIMUM REQUIREMENTS

MINIMUM REQUIREMENT #1: PREPARATION OF STORMWATER SITE PLANS

This project proposes to construct new impervious surfaces in excess of the minimum threshold so a final storm water site plan is being prepared with the full engineering plans for this project.

MINIMUM REQUIREMENT #2: CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPPP)

A SWPPP narrative is required for this project and is provided in Section 5 of this r

MINIMUM REQUIREMENT #3: SOURCE CONTROL OF POLLUTANTS

The improvements proposed on this site will create 4 buildings with 22-units and new private access road and driveways. Residential townhomes do not require additional source control BMPS, but basic water quality is proposed on this site.

MINIMUM REQUIREMENT #4: PRESERVATION OF NATURAL DRAINAGE SYSTEMS AND OUTFALLS

The runoff generated from the finished project will be fully infiltrated up to the 100-year storm event, therefore no downstream system is expected to be negatively affected.

MINIMUM REQUIREMENT #5: ON-SITE STORMWATER MANAGEMENT

Runoff from the new private access, driveways, roofs and landscaping will be collected in CBs or yard drains and conveyed to infiltration trenches spread around the site.

MINIMUM REQUIREMENT #6: RUNOFF TREATMENT

A soil treatment layer will be provided in the bottom of all infiltration trenches receiving runoff from PGHS. This design meets the basic water quality treatment requirement for residential projects.

MINIMUM REQUIREMENT #7: FLOW CONTROL

The design and analysis for this project requires the construction of an infiltration system which was sized using the WWHM2012 software to fully infiltrate runoff up to the 100-year storm event.

MINIMUM REQUIREMENT #8: WETLAND PROTECTION

Full infiltration will recharge the groundwater and protect any downstream critical areas.

MINIMUM REQUIREMENT #9: BASIN/WATERSHED PLANNING

The scope of this project is too small to justify a Watershed Plan.

MINIMUM REQUIREMENT #10: OPERATION AND MAINTENANCE

A complete O&M manual will be provided with the full drainage report.

5. SWPPP NARRATIVE

The intent of this section is to provide the information necessary to support the engineering plans in order to implement a design that will; reduce, eliminate or prevent the discharge of stormwater pollutants, meet or exceed the water quality and sediment management standards for the City and State, and prevent adverse impacts to the receiving waters for this project. Note; this narrative is intended to support the SWPPP that is included with the Drainage Plans also a part of this submittal package to the City.

A. SITE GRADING/EROSION CONTROL RISK ASSESSMENT

Area proposed to be cleared/worked:	0.90 acres
Average slope for the site:	1%
Erosion Hazard of Soil	Low
Critical Areas downslope	No
Site is upstream of an ESA Stream	No

Based on the above information and the fact that the area of the site to be disturbed is flat and construction site runoff will pass through silt fencing or other perimeter filtration features prior to leaving the site, and that if site conditions warrant, additional BMP's can be implemented as corrective measures the Risk Category for this site is **Low Risk.**

B. SWPPP MINIMUM ELEMENTS

1: Mark Clearing Limits
One of the first steps in the "Construction Sequence" included on the clearing and grading plan sheets is for a surveyor to stake the limits of clearing and to have construction or silt fencing placed along the limits prior to any other construction activity.

2: Establish Construction Access
The SWPPP calls for the proposed construction entrance to be installed as the second step after the staking of clearing limits. A detail is provided on the plans.

3: Control Flow Rates
This project is below the thresholds requiring flow control for the project.

4: Install Sediment Controls
This site and SWPPP proposes to construct a construction entrance to collect and contain the sediment on this site. In addition, inlet filters will be installed in the existing catch basins adjacent to the site. and check dams will be installed in the on-site interceptor swales. The proposed on-site CBs will be installed with inlet filters but the outlet pipes connecting to infiltration trenches will be plugged until the site has been stabilized and the conveyance system flushed and cleaned. These features are intended to minimize the opportunity for sediment to leave the site via stormwater or on vehicles. The construction of these features is one of the first items required in the "Construction Sequence".

5: Stabilize Soils
The "Construction Sequence" and "TESC Notes" call for the stabilization of soils that remain unworked for certain lengths of time based on the time of year. Stabilization techniques may include but not limited to mulching, plastic sheeting or hydroseeding, notes have been added to the plan regarding protection for the stock pile area if necessary.

6: Protect Slopes
No slopes are expected on this site; however, any stockpile area will be protected as noted above.

7: Protect Drain Inlets
All existing & proposed catch basins and area drains will have inlet filters installed to protect the conveyance system.

8: Stabilize Channels and Outlets
No new channels or outlets are proposed for this site.

9: Control Pollutants
No outside chemicals are expected to be necessary for the construction of this project. All vehicles working on and around the site would need to meet the State requirements for emissions.

10: Control DeWatering
Dewatering is not expected for this project. However, any runoff will be infiltrated on-site. The contractor shall monitor the temporary system to ensure no erosion or excessive sedimentation occurs in the disposal areas.

11: Maintain BMPs
The construction supervisor will be responsible for maintaining all BMPs during construction and working with the City to relocate or add BMPs as necessary as site conditions change.

12: Manage the Project
It will be the responsibility of the Contractor and Developer to manage this project and coordinate with the City Inspector and Engineer.

Inspection and Monitoring:
Site inspections shall be done by a person who is knowledgeable in the principles and practices of erosion and sediment control. The person must have skills to first assess the site conditions and construction activities that could impact the quality of stormwater, and second assess the effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges. Whenever inspection and/or monitoring reveals that the BMPs identified in the Construction SWPPP are inadequate, due to the actual discharge of or potential to discharge a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

Maintaining an Updated Construction SWPPP:
The construction SWPPP shall be retained on-site or within reasonable access to the site. The SWPPP shall be modified whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state. The SWPPP shall be modified if, during inspections or investigations conducted by the owner/operator, or the applicable local or state regulatory authority, it is determined that the SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site. The SWPPP shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP shall be completed within seven days following inspection.

6. OFFSITE ANALYSIS AND MITIGATION

The development is expected to add an assumed 36,535 sf (0.83 ac) of impervious surfaces for driveways, roofs and roads. In the developed conditions, it was assumed that each lot will be covered with the maximum impervious surfaces with an assumed 400 sf of driveway per lot.

As previously mentioned, the runoff from the new impervious and pervious surfaces will be collected and infiltrated via multiple infiltration trenches. The proposed infiltration systems have been sized using the WWHM12 software and shown to fully infiltrate up to the 100-year event. Refer to Section 8 of this report for more details.

A. UPSTREAM ANALYSIS

During the site visit it was observed that there was no off-site area that drained toward the proposed project area. It was clear that all off-site flows will pass through or around this site and remain that way after construction. Based on the location of the proposed improvements the existing runoff from the upstream area will continue to flow unaffected around this site after the project has been constructed.

B. DOWNSTREAM ANALYSIS

The project site is very flat. Due to the highly permeable soils on-site, runoff appears to naturally infiltrate on-site. However, based on the on-site grades if runoff did leave the site, it would flow in the northwesterly direction over the north property line and be collected by the existing storm drainage system located within 149th St SE. The conveyance system consists of catch basins and pipes and appears to direct runoff to the west within the right-of-way.

Based on the fact that all of the new NPGIS and PGIS runoff will be 100% infiltrated on-site and the total net new effective impervious will actually be less than in the existing condition, the developed flows are expected to be less than in the existing conditions.

8. FLOW CONTROL

Current City code requires this site be analyzed using the 2012 DOE manual and the WWHM12 hydrology software. Since this site proposes using infiltration the software will be used to size the infiltration systems.

Since this site proposes using multiple infiltration systems to fully infiltrate the runoff from the developed site infiltration trenches have been sized to accommodate the developed conditions for this project up to the 100-year condition. The project Geotechnical engineer performed multiple soil logs and two sieve analyses in order to determine the long-term infiltration rate. The recommended long-term, design infiltration rate was found to be 10 inches/hour, per the geotechnical report. See Appendix C. The trenches were sized using thee WWHM12 and the recommended long-term infiltration rate.

Refer to appendix 'A' for the full output from the WWHM2012 software. Additional details may be provided in the full drainage report for construction review.

9. WATER QUALITY DESIGN

Water quality for this project will be provided in the form of a soil treatment layer in the bottom of any infiltration trench receiving runoff from PGHS. This meets the basic water quality requirements.

10. CONVEYANCE CALCULATIONS

All of the proposed pipes designed for this project will receive much less than 2.5 cfs peak flows from the 100-year storm event. These pipes are designed as 12" pipes (S=0.5%, min.) with a peak flowing full capacity of over 2.7 cfs and therefore more than adequate capacity to handle the expected flows.

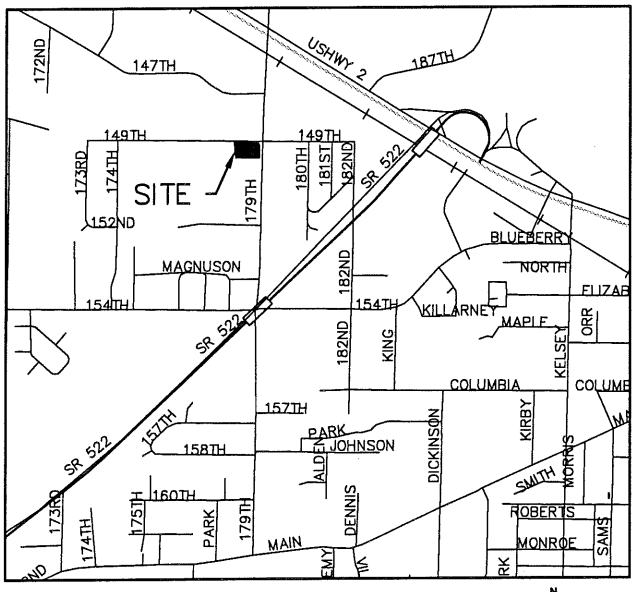
Therefore, all pipes designed for this project have more capacity then required based on the expected flow to each leg of the pipe system.

11. OPERATIONS AND MAINTENANCE MANUAL

The Property Owners and HOA will be responsible for maintaining the stormwater and landscaping facilities within this development. Included in this manual are checklists for each feature specific to this project. Copies should be made of the checklists as necessary during routine inspections and required maintenance. Specific problems can be recorded along with the appropriate action taken.

Routine inspections and maintenance will improve the long-term performance of the stormwater facilities. If at any time you are unsure if a problem exists or how to address a specific problem, contact a Professional Engineer.

Refer to Appendix B for a list of each facility to be maintained and the appropriate maintenance checklist.



VICINITY MAP

SCALE 1" = 2000'

FIG. 1

OMEGA
ENGINEERING, INC.
2707 WETMORE AVE.
Everett, WA 98201
(o)425.387.3820 (f) 425.259.1958

VICINITY MAP
STANTON STATION

DATE	JOB NO.	SCALE	SHEET
7/17/19	19-0702	1" = 2000'	1 OF 1

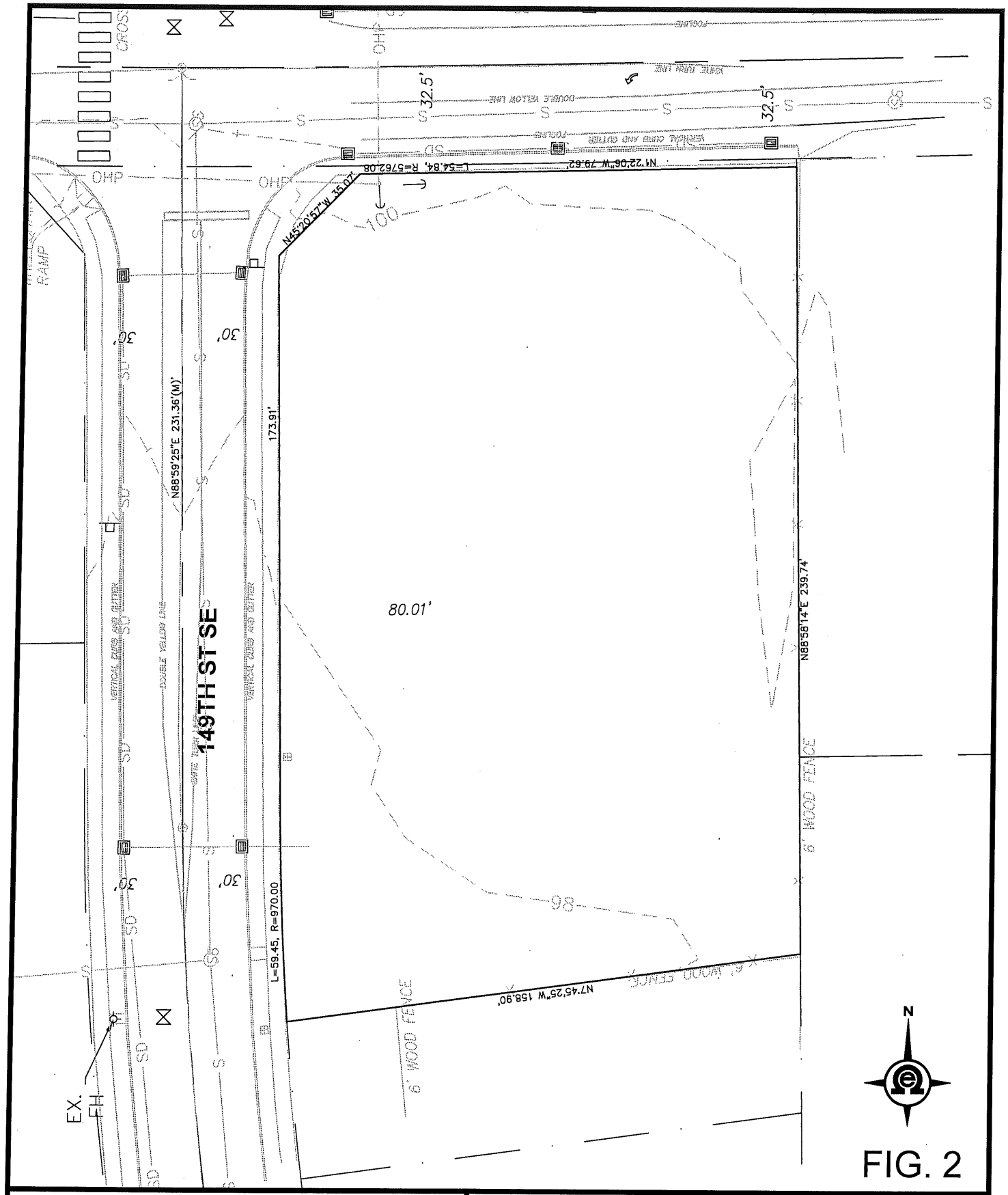


FIG. 2

OMEGA
ENGINEERING, INC.
2707 WETMORE AVE.
Everett, WA 98201
(o)425.387.3820 (f) 425.259.1958

EXISTING BASIN MAP
STANTON STATION

DATE	JOB NO.	SCALE	SHEET
7/17/19	19-0702	1" = 40'	1 OF 1

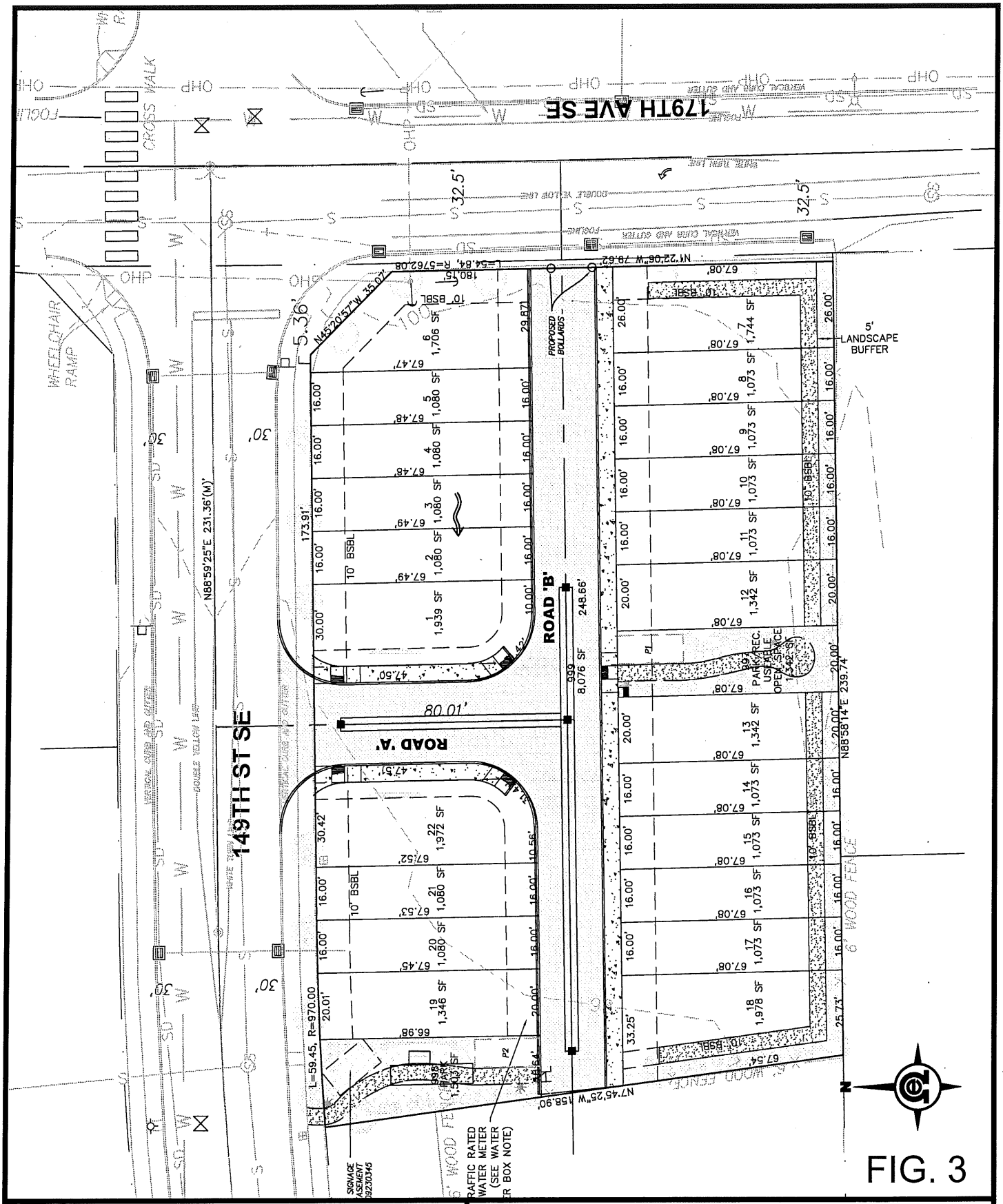


FIG. 3

OMEGA
ENGINEERING, INC.

2707 WETMORE AVE.
Everett, WA 98201
(o)425.387.3820 (f) 425.259.1958

DEVELOPED BASIN MAP
STANTON STATION

DATE	JOB NO.	SCALE	SHEET
7/17/19	19-0702	1" = 40'	1 OF 1

Soil Map—Snohomish County Area, Washington
(Stanton Station)

Sultan silt loam

Fig. 4

Map Scale: 1:547 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

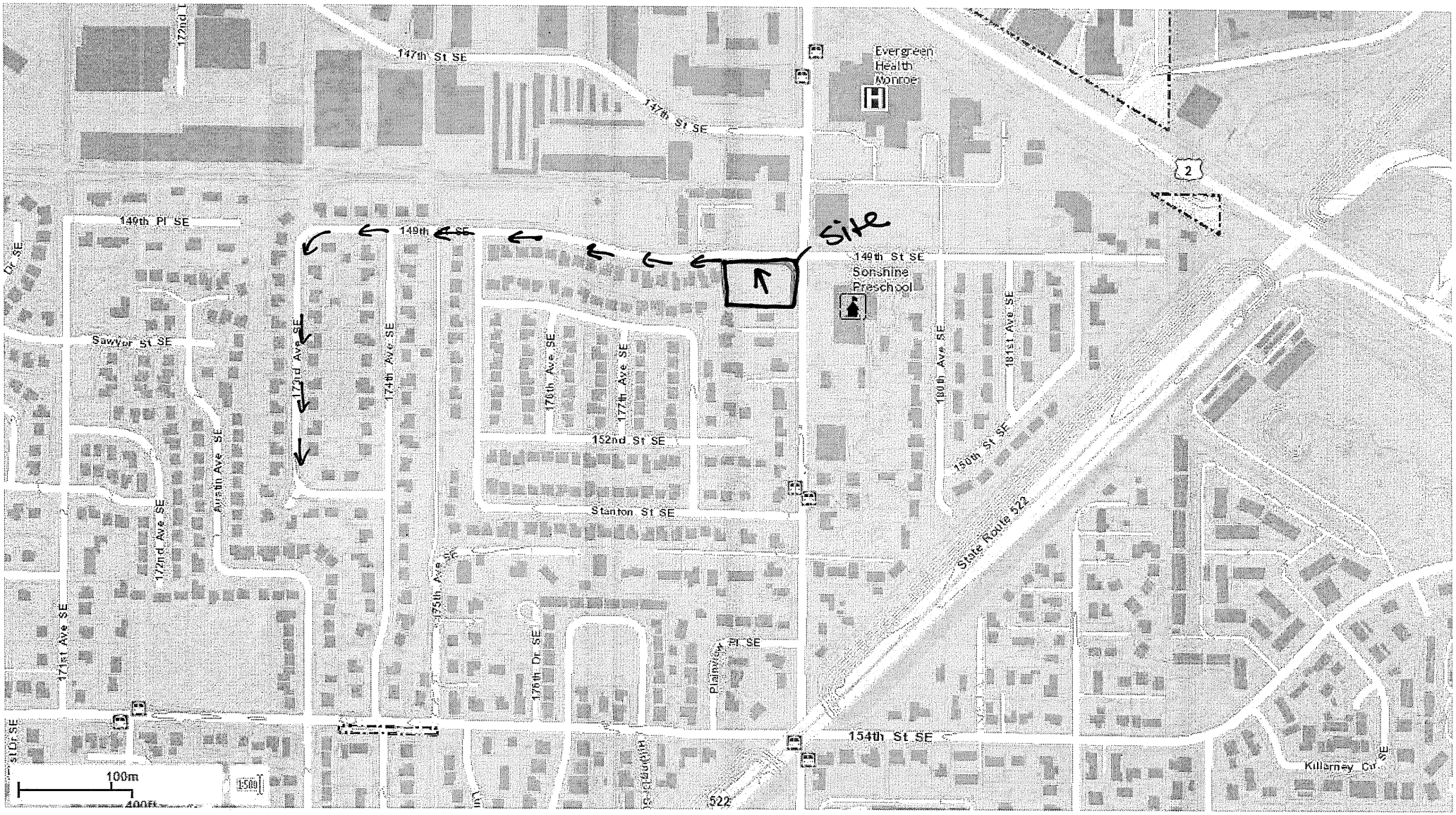

147th St SE
Evergreen Health Monroe
2
149th Pl SE
149th St SE
Site
149th St SE
Sonshine Preschool
Sawyer St SE
172nd Ave SE
174th Ave SE
176th Ave SE
177th Ave SE
180th Ave SE
181st Ave SE
152nd St SE
150th St SE
Stanton St SE
State Route 522
172nd Ave SE
173rd Ave SE
175th Ave SE
176th Dr SE
Plainview Pl SE
154th St SE
Killarney Cir SE
100m
400ft
1:500
522

Fig. 5

N

APPENDIX A

STORMWATER CALCULATIONS

WWHM2012

PROJECT REPORT

General Model Information

Project Name:	infil - site-2
Site Name:	MEADOW BLOSSOM
Site Address:	149TH
City:	MONROE
Report Date:	9/18/2019
Gage:	Everett
Data Start:	1948/10/01
Data End:	2009/09/30
Timestep:	15 Minute
Precip Scale:	1.200
Version Date:	2017/04/14
Version:	4.2.13

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
A B, Forest, Flat	0.9
Pervious Total	0.9
Impervious Land Use	acre
Impervious Total	0
Basin Total	0.9

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Lots 1-18, Tracts

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.04
Pervious Total	0.04

Impervious Land Use	acre
ROADS FLAT	0.17
ROOF TOPS FLAT	0.33
DRIVEWAYS FLAT	0.13
SIDEWALKS FLAT	0.08
Impervious Total	0.71
Basin Total	0.75

Element Flows To:

Surface	Interflow	Groundwater
Infiltration Trench '2'	Infiltration Trench '2'	

Lots 19-22

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.03
Pervious Total	0.03

Impervious Land Use	acre
ROOF TOPS FLAT	0.07
DRIVEWAYS FLAT	0.04
SIDEWALKS FLAT	0.01
Impervious Total	0.12
Basin Total	0.15

Element Flows To:

Surface	Interflow	Groundwater
Infiltration Trench '1'	Infiltration Trench '1'	

Routing Elements
Predeveloped Routing

Mitigated Routing

Infiltration Trench '2'

Bottom Length:	210.00 ft.
Bottom Width:	4.00 ft.
Trench bottom slope 1:	0 To 1
Trench Left side slope 0:	0 To 1
Trench right side slope 2:	0 To 1
Material thickness of first layer:	2
Pour Space of material for first layer:	0.35
Material thickness of second layer:	0
Pour Space of material for second layer:	0
Material thickness of third layer:	0
Pour Space of material for third layer:	0
Infiltration On	
Infiltration rate:	10
Infiltration safety factor:	1
Total Volume Infiltrated (ac-ft.):	23.928
Total Volume Through Riser (ac-ft.):	0.001
Total Volume Through Facility (ac-ft.):	23.929
Percent Infiltrated:	100
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	3.5 ft.
Riser Diameter:	8 in.
Element Flows To:	
Outlet 1	Outlet 2
Channel 1	

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.019	0.000	0.000	0.000
0.0444	0.019	0.000	0.000	0.194
0.0889	0.019	0.000	0.000	0.194
0.1333	0.019	0.000	0.000	0.194
0.1778	0.019	0.001	0.000	0.194
0.2222	0.019	0.001	0.000	0.194
0.2667	0.019	0.001	0.000	0.194
0.3111	0.019	0.002	0.000	0.194
0.3556	0.019	0.002	0.000	0.194
0.4000	0.019	0.002	0.000	0.194
0.4444	0.019	0.003	0.000	0.194
0.4889	0.019	0.003	0.000	0.194
0.5333	0.019	0.003	0.000	0.194
0.5778	0.019	0.003	0.000	0.194
0.6222	0.019	0.004	0.000	0.194
0.6667	0.019	0.004	0.000	0.194
0.7111	0.019	0.004	0.000	0.194
0.7556	0.019	0.005	0.000	0.194
0.8000	0.019	0.005	0.000	0.194
0.8444	0.019	0.005	0.000	0.194
0.8889	0.019	0.006	0.000	0.194
0.9333	0.019	0.006	0.000	0.194
0.9778	0.019	0.006	0.000	0.194
1.0222	0.019	0.006	0.000	0.194

1.0667	0.019	0.007	0.000	0.194
1.1111	0.019	0.007	0.000	0.194
1.1556	0.019	0.007	0.000	0.194
1.2000	0.019	0.008	0.000	0.194
1.2444	0.019	0.008	0.000	0.194
1.2889	0.019	0.008	0.000	0.194
1.3333	0.019	0.009	0.000	0.194
1.3778	0.019	0.009	0.000	0.194
1.4222	0.019	0.009	0.000	0.194
1.4667	0.019	0.009	0.000	0.194
1.5111	0.019	0.010	0.000	0.194
1.5556	0.019	0.010	0.000	0.194
1.6000	0.019	0.010	0.000	0.194
1.6444	0.019	0.011	0.000	0.194
1.6889	0.019	0.011	0.000	0.194
1.7333	0.019	0.011	0.000	0.194
1.7778	0.019	0.012	0.000	0.194
1.8222	0.019	0.012	0.000	0.194
1.8667	0.019	0.012	0.000	0.194
1.9111	0.019	0.012	0.000	0.194
1.9556	0.019	0.013	0.000	0.194
2.0000	0.019	0.014	0.000	0.194
2.0444	0.019	0.014	0.000	0.194
2.0889	0.019	0.015	0.000	0.194
2.1333	0.019	0.016	0.000	0.194
2.1778	0.019	0.017	0.000	0.194
2.2222	0.019	0.018	0.000	0.194
2.2667	0.019	0.019	0.000	0.194
2.3111	0.019	0.020	0.000	0.194
2.3556	0.019	0.020	0.000	0.194
2.4000	0.019	0.021	0.000	0.194
2.4444	0.019	0.022	0.000	0.194
2.4889	0.019	0.023	0.000	0.194
2.5333	0.019	0.024	0.000	0.194
2.5778	0.019	0.025	0.000	0.194
2.6222	0.019	0.026	0.000	0.194
2.6667	0.019	0.026	0.000	0.194
2.7111	0.019	0.027	0.000	0.194
2.7556	0.019	0.028	0.000	0.194
2.8000	0.019	0.029	0.000	0.194
2.8444	0.019	0.030	0.000	0.194
2.8889	0.019	0.031	0.000	0.194
2.9333	0.019	0.032	0.000	0.194
2.9778	0.019	0.032	0.000	0.194
3.0222	0.019	0.033	0.000	0.194
3.0667	0.019	0.034	0.000	0.194
3.1111	0.019	0.035	0.000	0.194
3.1556	0.019	0.036	0.000	0.194
3.2000	0.019	0.037	0.000	0.194
3.2444	0.019	0.038	0.000	0.194
3.2889	0.019	0.038	0.000	0.194
3.3333	0.019	0.039	0.000	0.194
3.3778	0.019	0.040	0.000	0.194
3.4222	0.019	0.041	0.000	0.194
3.4667	0.019	0.042	0.000	0.194
3.5111	0.019	0.043	0.008	0.194
3.5556	0.019	0.044	0.092	0.194
3.6000	0.019	0.044	0.219	0.194

3.6444	0.019	0.045	0.367	0.194
3.6889	0.019	0.046	0.513	0.194
3.7333	0.019	0.047	0.639	0.194
3.7778	0.019	0.048	0.730	0.194
3.8222	0.019	0.049	0.788	0.194
3.8667	0.019	0.050	0.847	0.194
3.9111	0.019	0.050	0.897	0.194
3.9556	0.019	0.051	0.944	0.194
4.0000	0.019	0.052	0.989	0.194

Channel 1

Bottom Length:	2.00 ft.
Bottom Width:	1.00 ft.
Manning's n:	0.03
Channel bottom slope 1:	0.1 To 1
Channel Left side slope 0:	0 To 1
Channel right side slope 2:	0 To 1
Discharge Structure	
Riser Height:	0 ft.
Riser Diameter:	0 in.
Element Flows To:	
Outlet 1	Outlet 2

Channel Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.000046	0.000000	0.000	0.000
0.0111	0.000046	0.000001	0.008	0.000
0.0222	0.000046	0.000001	0.026	0.000
0.0333	0.000046	0.000002	0.051	0.000
0.0444	0.000046	0.000002	0.082	0.000
0.0556	0.000046	0.000003	0.118	0.000
0.0667	0.000046	0.000003	0.158	0.000
0.0778	0.000046	0.000004	0.202	0.000
0.0889	0.000046	0.000004	0.249	0.000
0.1000	0.000046	0.000005	0.299	0.000
0.1111	0.000046	0.000005	0.352	0.000
0.1222	0.000046	0.000006	0.408	0.000
0.1333	0.000047	0.000006	0.466	0.000
0.1444	0.000047	0.000007	0.527	0.000
0.1556	0.000047	0.000007	0.589	0.000
0.1667	0.000047	0.000008	0.654	0.000
0.1778	0.000047	0.000008	0.720	0.000
0.1889	0.000047	0.000009	0.788	0.000
0.2000	0.000047	0.000009	0.858	0.000
0.2111	0.000047	0.000010	0.929	0.000
0.2222	0.000047	0.000010	1.002	0.000
0.2333	0.000047	0.000011	1.076	0.000
0.2444	0.000047	0.000011	1.151	0.000
0.2556	0.000047	0.000012	1.227	0.000
0.2667	0.000047	0.000012	1.304	0.000
0.2778	0.000047	0.000013	1.383	0.000
0.2889	0.000047	0.000013	1.463	0.000
0.3000	0.000047	0.000014	1.543	0.000
0.3111	0.000047	0.000015	1.625	0.000
0.3222	0.000047	0.000015	1.707	0.000
0.3333	0.000047	0.000016	1.790	0.000
0.3444	0.000047	0.000016	1.874	0.000
0.3556	0.000048	0.000017	1.959	0.000
0.3667	0.000048	0.000017	2.044	0.000
0.3778	0.000048	0.000018	2.130	0.000
0.3889	0.000048	0.000018	2.217	0.000
0.4000	0.000048	0.000019	2.304	0.000
0.4111	0.000048	0.000019	2.392	0.000
0.4222	0.000048	0.000020	2.481	0.000
0.4333	0.000048	0.000020	2.570	0.000

0.4444	0.000048	0.000021	2.660	0.000
0.4556	0.000048	0.000021	2.750	0.000
0.4667	0.000048	0.000022	2.841	0.000
0.4778	0.000048	0.000022	2.932	0.000
0.4889	0.000048	0.000023	3.024	0.000
0.5000	0.000048	0.000024	3.116	0.000
0.5111	0.000048	0.000024	3.209	0.000
0.5222	0.000048	0.000025	3.302	0.000
0.5333	0.000048	0.000025	3.395	0.000
0.5444	0.000048	0.000026	3.489	0.000
0.5556	0.000048	0.000026	3.583	0.000
0.5667	0.000049	0.000027	3.677	0.000
0.5778	0.000049	0.000027	3.772	0.000
0.5889	0.000049	0.000028	3.867	0.000
0.6000	0.000049	0.000028	3.963	0.000
0.6111	0.000049	0.000029	4.058	0.000
0.6222	0.000049	0.000029	4.155	0.000
0.6333	0.000049	0.000030	4.251	0.000
0.6444	0.000049	0.000031	4.348	0.000
0.6556	0.000049	0.000031	4.445	0.000
0.6667	0.000049	0.000032	4.542	0.000
0.6778	0.000049	0.000032	4.639	0.000
0.6889	0.000049	0.000033	4.737	0.000
0.7000	0.000049	0.000033	4.835	0.000
0.7111	0.000049	0.000034	4.933	0.000
0.7222	0.000049	0.000034	5.031	0.000
0.7333	0.000049	0.000035	5.130	0.000
0.7444	0.000049	0.000035	5.229	0.000
0.7556	0.000049	0.000036	5.328	0.000
0.7667	0.000049	0.000037	5.427	0.000
0.7778	0.000049	0.000037	5.527	0.000
0.7889	0.000050	0.000038	5.626	0.000
0.8000	0.000050	0.000038	5.726	0.000
0.8111	0.000050	0.000039	5.826	0.000
0.8222	0.000050	0.000039	5.926	0.000
0.8333	0.000050	0.000040	6.027	0.000
0.8444	0.000050	0.000040	6.127	0.000
0.8556	0.000050	0.000041	6.228	0.000
0.8667	0.000050	0.000042	6.329	0.000
0.8778	0.000050	0.000042	6.430	0.000
0.8889	0.000050	0.000043	6.531	0.000
0.9000	0.000050	0.000043	6.632	0.000
0.9111	0.000050	0.000044	6.734	0.000
0.9222	0.000050	0.000044	6.835	0.000
0.9333	0.000050	0.000045	6.937	0.000
0.9444	0.000050	0.000045	7.039	0.000
0.9556	0.000050	0.000046	7.141	0.000
0.9667	0.000050	0.000047	7.243	0.000
0.9778	0.000050	0.000047	7.345	0.000
0.9889	0.000050	0.000048	7.448	0.000
1.0000	0.000051	0.000048	7.550	0.000
1.0111	0.000051	0.000049	7.653	0.000

Infiltration Trench '1'

Bottom Length:	25.00 ft.
Bottom Width:	6.00 ft.
Trench bottom slope 1:	0 To 1
Trench Left side slope 0:	0 To 1
Trench right side slope 2:	0 To 1
Material thickness of first layer:	2
Pour Space of material for first layer:	0.35
Material thickness of second layer:	0
Pour Space of material for second layer:	0
Material thickness of third layer:	0
Pour Space of material for third layer:	0
Infiltration On	
Infiltration rate:	10
Infiltration safety factor:	1
Total Volume Infiltrated (ac-ft.):	4.006
Total Volume Through Riser (ac-ft.):	0
Total Volume Through Facility (ac-ft.):	4.006
Percent Infiltrated:	100
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	3.5 ft.
Riser Diameter:	8 in.
Element Flows To:	
Outlet 1	Outlet 2
Channel 1	

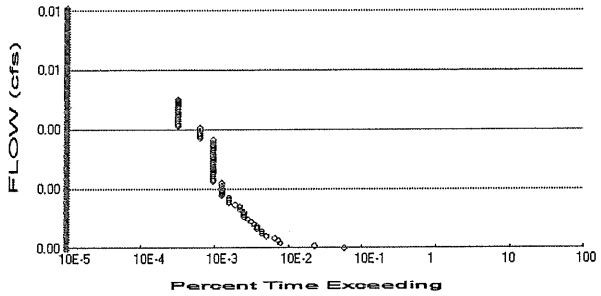
Gravel Trench Bed Hydraulic Table

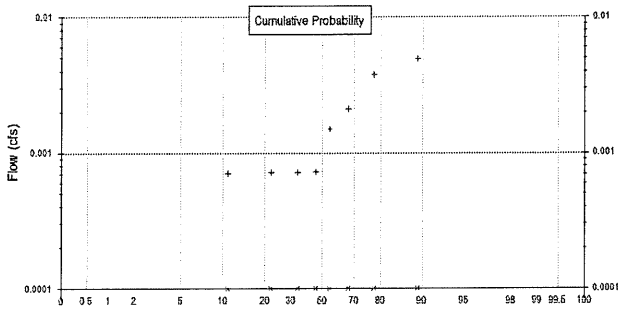
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.003	0.000	0.000	0.000
0.0444	0.003	0.000	0.000	0.034
0.0889	0.003	0.000	0.000	0.034
0.1333	0.003	0.000	0.000	0.034
0.1778	0.003	0.000	0.000	0.034
0.2222	0.003	0.000	0.000	0.034
0.2667	0.003	0.000	0.000	0.034
0.3111	0.003	0.000	0.000	0.034
0.3556	0.003	0.000	0.000	0.034
0.4000	0.003	0.000	0.000	0.034
0.4444	0.003	0.000	0.000	0.034
0.4889	0.003	0.000	0.000	0.034
0.5333	0.003	0.000	0.000	0.034
0.5778	0.003	0.000	0.000	0.034
0.6222	0.003	0.000	0.000	0.034
0.6667	0.003	0.000	0.000	0.034
0.7111	0.003	0.000	0.000	0.034
0.7556	0.003	0.000	0.000	0.034
0.8000	0.003	0.001	0.000	0.034
0.8444	0.003	0.001	0.000	0.034
0.8889	0.003	0.001	0.000	0.034
0.9333	0.003	0.001	0.000	0.034
0.9778	0.003	0.001	0.000	0.034
1.0222	0.003	0.001	0.000	0.034
1.0667	0.003	0.001	0.000	0.034
1.1111	0.003	0.001	0.000	0.034

1.1556	0.003	0.001	0.000	0.034
1.2000	0.003	0.001	0.000	0.034
1.2444	0.003	0.001	0.000	0.034
1.2889	0.003	0.001	0.000	0.034
1.3333	0.003	0.001	0.000	0.034
1.3778	0.003	0.001	0.000	0.034
1.4222	0.003	0.001	0.000	0.034
1.4667	0.003	0.001	0.000	0.034
1.5111	0.003	0.001	0.000	0.034
1.5556	0.003	0.001	0.000	0.034
1.6000	0.003	0.001	0.000	0.034
1.6444	0.003	0.002	0.000	0.034
1.6889	0.003	0.002	0.000	0.034
1.7333	0.003	0.002	0.000	0.034
1.7778	0.003	0.002	0.000	0.034
1.8222	0.003	0.002	0.000	0.034
1.8667	0.003	0.002	0.000	0.034
1.9111	0.003	0.002	0.000	0.034
1.9556	0.003	0.002	0.000	0.034
2.0000	0.003	0.002	0.000	0.034
2.0444	0.003	0.002	0.000	0.034
2.0889	0.003	0.002	0.000	0.034
2.1333	0.003	0.003	0.000	0.034
2.1778	0.003	0.003	0.000	0.034
2.2222	0.003	0.003	0.000	0.034
2.2667	0.003	0.003	0.000	0.034
2.3111	0.003	0.003	0.000	0.034
2.3556	0.003	0.003	0.000	0.034
2.4000	0.003	0.003	0.000	0.034
2.4444	0.003	0.004	0.000	0.034
2.4889	0.003	0.004	0.000	0.034
2.5333	0.003	0.004	0.000	0.034
2.5778	0.003	0.004	0.000	0.034
2.6222	0.003	0.004	0.000	0.034
2.6667	0.003	0.004	0.000	0.034
2.7111	0.003	0.005	0.000	0.034
2.7556	0.003	0.005	0.000	0.034
2.8000	0.003	0.005	0.000	0.034
2.8444	0.003	0.005	0.000	0.034
2.8889	0.003	0.005	0.000	0.034
2.9333	0.003	0.005	0.000	0.034
2.9778	0.003	0.005	0.000	0.034
3.0222	0.003	0.006	0.000	0.034
3.0667	0.003	0.006	0.000	0.034
3.1111	0.003	0.006	0.000	0.034
3.1556	0.003	0.006	0.000	0.034
3.2000	0.003	0.006	0.000	0.034
3.2444	0.003	0.006	0.000	0.034
3.2889	0.003	0.006	0.000	0.034
3.3333	0.003	0.007	0.000	0.034
3.3778	0.003	0.007	0.000	0.034
3.4222	0.003	0.007	0.000	0.034
3.4667	0.003	0.007	0.000	0.034
3.5111	0.003	0.007	0.008	0.034
3.5556	0.003	0.007	0.092	0.034
3.6000	0.003	0.008	0.219	0.034
3.6444	0.003	0.008	0.367	0.034
3.6889	0.003	0.008	0.513	0.034

3.7333	0.003	0.008	0.639	0.034
3.7778	0.003	0.008	0.730	0.034
3.8222	0.003	0.008	0.788	0.034
3.8667	0.003	0.008	0.847	0.034
3.9111	0.003	0.009	0.897	0.034
3.9556	0.003	0.009	0.944	0.034
4.0000	0.003	0.009	0.989	0.034

Analysis Results
POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.9
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.07
Total Impervious Area: 0.83

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.001252
5 year	0.002494
10 year	0.003657
25 year	0.005598
50 year	0.007443
100 year	0.00968

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1949	0.001	0.000
1950	0.002	0.000
1951	0.001	0.000
1952	0.001	0.000
1953	0.001	0.000
1954	0.005	0.000
1955	0.004	0.000
1956	0.001	0.000
1957	0.001	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0050	0.0000
2	0.0038	0.0000
3	0.0021	0.0000
4	0.0015	0.0000
5	0.0007	0.0000
6	0.0007	0.0000
7	0.0007	0.0000
8	0.0007	0.0000
9	0.0007	0.0000

Duration Flows
The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0006	184	0	0	Pass
0.0007	73	0	0	Pass
0.0008	25	0	0	Pass
0.0008	23	0	0	Pass
0.0009	21	0	0	Pass
0.0010	16	0	0	Pass
0.0010	14	0	0	Pass
0.0011	14	0	0	Pass
0.0012	12	0	0	Pass
0.0012	12	0	0	Pass
0.0013	11	0	0	Pass
0.0014	10	0	0	Pass
0.0015	9	0	0	Pass
0.0015	8	0	0	Pass
0.0016	8	0	0	Pass
0.0017	8	0	0	Pass
0.0017	7	0	0	Pass
0.0018	7	0	0	Pass
0.0019	6	0	0	Pass
0.0019	5	0	0	Pass
0.0020	5	0	0	Pass
0.0021	5	0	0	Pass
0.0021	4	0	0	Pass
0.0022	4	0	0	Pass
0.0023	4	0	0	Pass
0.0023	4	0	0	Pass
0.0024	4	0	0	Pass
0.0025	4	0	0	Pass
0.0026	3	0	0	Pass
0.0026	3	0	0	Pass
0.0027	3	0	0	Pass
0.0028	3	0	0	Pass
0.0028	3	0	0	Pass
0.0029	3	0	0	Pass
0.0030	3	0	0	Pass
0.0030	3	0	0	Pass
0.0031	3	0	0	Pass
0.0032	3	0	0	Pass
0.0032	3	0	0	Pass
0.0033	3	0	0	Pass
0.0034	3	0	0	Pass
0.0034	3	0	0	Pass
0.0035	3	0	0	Pass
0.0036	3	0	0	Pass
0.0037	3	0	0	Pass
0.0037	3	0	0	Pass
0.0038	2	0	0	Pass
0.0039	2	0	0	Pass
0.0039	2	0	0	Pass
0.0040	2	0	0	Pass
0.0041	2	0	0	Pass
0.0041	1	0	0	Pass
0.0042	1	0	0	Pass

0.0043	1	0	0	Pass
0.0043	1	0	0	Pass
0.0044	1	0	0	Pass
0.0045	1	0	0	Pass
0.0046	1	0	0	Pass
0.0046	1	0	0	Pass
0.0047	1	0	0	Pass
0.0048	1	0	0	Pass
0.0048	1	0	0	Pass
0.0049	1	0	0	Pass
0.0050	0	0	0	Pass
0.0050	0	0	0	Pass
0.0051	0	0	0	Pass
0.0052	0	0	0	Pass
0.0052	0	0	0	Pass
0.0053	0	0	0	Pass
0.0054	0	0	0	Pass
0.0054	0	0	0	Pass
0.0055	0	0	0	Pass
0.0056	0	0	0	Pass
0.0057	0	0	0	Pass
0.0057	0	0	0	Pass
0.0058	0	0	0	Pass
0.0059	0	0	0	Pass
0.0059	0	0	0	Pass
0.0060	0	0	0	Pass
0.0061	0	0	0	Pass
0.0061	0	0	0	Pass
0.0062	0	0	0	Pass
0.0063	0	0	0	Pass
0.0063	0	0	0	Pass
0.0064	0	0	0	Pass
0.0065	0	0	0	Pass
0.0065	0	0	0	Pass
0.0066	0	0	0	Pass
0.0067	0	0	0	Pass
0.0068	0	0	0	Pass
0.0068	0	0	0	Pass
0.0069	0	0	0	Pass
0.0070	0	0	0	Pass
0.0070	0	0	0	Pass
0.0071	0	0	0	Pass
0.0072	0	0	0	Pass
0.0072	0	0	0	Pass
0.0073	0	0	0	Pass
0.0074	0	0	0	Pass
0.0074	0	0	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0 acre-feet
On-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.
Off-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Channel 1 POC	☐	0.01			☐	0.00			
Infiltration Trench '2'	☐	125.23			☐	99.67			
Infiltration Trench '1'	☐	21.18			☐	98.57			
Total Volume Infiltrated		146.42	0.00	0.00		99.51	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

Model Default Modifications

Total of 0 changes have been made.

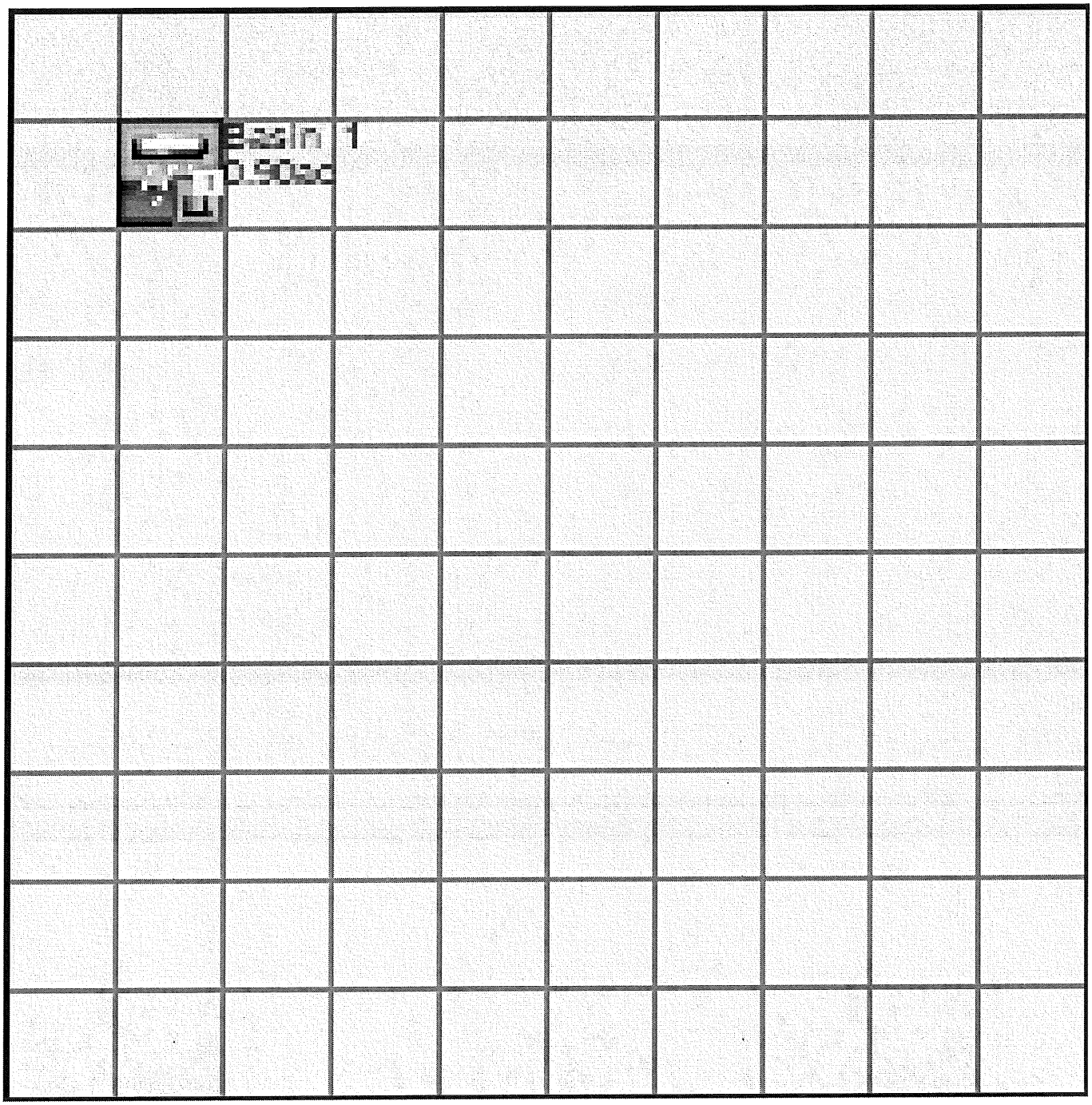
PERLND Changes

No PERLND changes have been made.

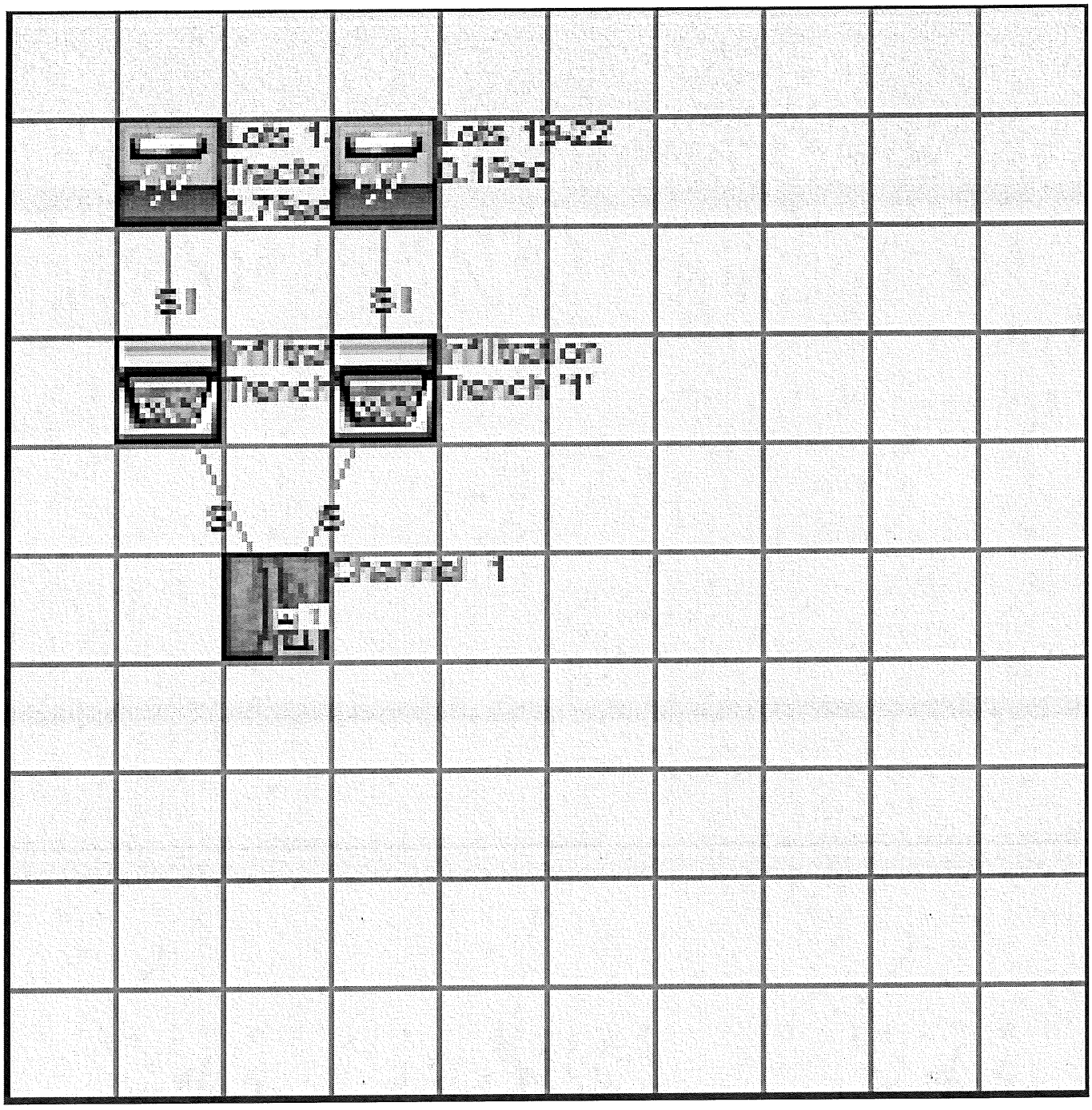
IMPLND Changes

No IMPLND changes have been made.

Appendix
Predeveloped Schematic



Mitigated Schematic



Disclaimer

Legal Notice

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APPENDIX B

MAINTENANCE & OPERATIONS MANUAL

No. 2 – Infiltration

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1)
Storage Area	Sediment	Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).	Sediment is removed and/or facility is cleaned so that infiltration system works according to design.
Filter Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.
Side Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway	Rock Missing	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Pre-settling Ponds and Vaults	Facility or sump filled with Sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

No. 6 – Debris Barriers (e.g., Trash Racks)

Maintenance Components	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
Metal	Damaged/ Missing Bars.	Bars are bent out of shape more than 3 inches.	Bars in place with no bends more than 3/4 inch.
		Bars are missing or entire barrier missing.	Bars in place according to design.
		Bars are loose and rust is causing 50% deterioration to any part of barrier.	Barrier replaced or repaired to design standards.
	Inlet/Outlet Pipe	Debris barrier missing or not attached to pipe	Barrier firmly attached to pipe

No. 18 – Catchbasin Inserts

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert
	Media Insert-Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Normal Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.

APPENDIX C

GEOTECHNICAL REPORT

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Geotechnical Engineering Evaluation
Stanton Meadows Residential Development
149th Street SE and 179th Avenue SE
Monroe, Washington
NGA File No. 1085919

Dear Mr. Hanson:

We are pleased to submit the attached report titled **"Geotechnical Engineering Evaluation –Stanton Meadows Residential Development – 149th Street SE and 179th Avenue SE – Monroe, Washington."** This report summarizes our observations of the existing surface and subsurface conditions within the site, and provides general recommendations for the proposed site development. Our services were completed in general accordance with the proposal signed by you on April 1, 2019.

The site is 0.9 acres in size and currently vacant and is mainly covered with grass. The ground surface throughout the site is relatively level to gently sloping. We understand that the proposed development will likely include subdividing the property into 18 separate lots along with associated access roadways. We also understand that new residence structures along with underground utilities would be constructed in the individual lots and roadways, respectively. Specific grading and stormwater handling plans were not available at the time this report was prepared. However, we do understand that stormwater generated within the property may be directed to onsite infiltrations systems, if feasible.

We monitored the excavation of four test pit explorations within the site on April 5, 2019. Our explorations indicated that the site was underlain by gravelly fine to coarse sand with trace silt with interbedded fine to coarse sands at depth across the entire site.

We have concluded that the site planned development is feasible. We have recommended that the new structures be founded on the medium dense or better native soil or structural fill extending to these soils, for bearing capacity and settlement considerations. These soils should generally be encountered approximately two to four feet below the existing ground surface, based on our explorations. Deeper areas of loose soil and/or undocumented fill could exist within unexplored portions of the site. If unsuitable soils are encountered at the proposed subgrade elevations, we recommended that these soils be overexcavated to expose competent native soils and the foundations either be founded directly on these soils or on structural fill extending down to these soils.

We also performed grain size sieve analyses testing in accordance with the 2012 Department of Ecology Stormwater Management Manual for Western Washington, as amended in 2014 (2014 SWMMWW). The subsurface soils generally consisted of medium dense or better gravelly fine to medium sand with silt that we interpreted as native alluvial soils. Based on our sieve analysis results, we have concluded that traditional stormwater infiltration is feasible at this site. We have provided long-term design infiltration rates in the conclusions section of this report.

In the attached report, we have also provided general recommendations for foundations, site grading, slabs-on-grade, structural fill placement, retaining walls, erosion control, and drainage. We should be retained to review and comment on final development plans and observe the earthwork phase of construction. We also recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications.

It has been a pleasure to provide service to you on this project. Please contact us if you have any questions regarding this report or require further information.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.

Khaled M. Shawish, PE
Principal

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INTRODUCTION

This report presents the results of our geotechnical engineering investigation and evaluation of the planned Wyndham Highlands Subdivision Development in the Sultan area of Snohomish County, Washington. The project site is located at the intersection of 149th Street SE and 179th Avenue SE in Monroe, Washington, as shown on the Vicinity Map in Figure 1. The parcel number for this site is 00847600099500. The purpose of this study is to explore and characterize the site's surface and subsurface conditions and to provide geotechnical recommendations for the proposed site development, specifically grading.

The site is currently vacant and is mainly covered with grass. The ground surface throughout the site is relatively level to gently sloping. We understand that the proposed development will likely include subdividing the property into 18 separate lots along with associated access roadways. We also understand that new residence structures along with underground utilities would be constructed in the individual lots and roadways, respectively. However, we do understand that stormwater generated within the property may be directed to onsite infiltrations systems, if feasible. The existing site layout is shown on the Site Plan in Figure 2.

For our use in preparing this report, we were provided with a site plan titled "Preliminary Subdivision of Stanton Meadows," dated November 8, 2018, and produced by ORCA Land Surveying and Land Resolutions, Inc.

SCOPE

The purpose of this study is to explore and characterize the site surface and subsurface conditions, and provide general recommendations for site development. Specifically, our scope of services included the following:

1. Review available soil and geologic maps of the area.
2. Explore the subsurface soil and groundwater conditions within the site with trackhoe-excavated test pits. Trackhoe was provided by the client.
3. Conduct laboratory analyses on selected soil samples.
4. Provide recommendations for earthwork, foundation support, retaining walls, and slab-on-grade subgrades.
5. Provide recommendations for pavement subgrade preparation.
6. Provide recommendations for temporary and permanent slopes.

7. Determine feasibility of on-site stormwater infiltration.
8. Provide long-term design infiltration rates based on grain-size analysis per the 2014 DOE Stormwater Manual.
9. Provide recommendations for infiltration system installation.
10. Provide recommendations for site drainage and erosion control.
11. Document the results of our findings, conclusions, and recommendations in a written geotechnical report.

SITE CONDITIONS

Surface Conditions

The site is 0.9 acres in size and currently vacant and is mainly covered with grass. The property is bordered to the west and south by moderately spaced residential properties and bordered to the north and east by 149th Street SE and 179th Avenue SE, respectively. The ground surface throughout the site is relatively level to gently sloping. Vegetation on the site primarily consists of grassland, with a small patch of a few deciduous trees located on the southeastern portion of the site. We did not observe surface water within the site during our site visit.

Subsurface Conditions

Geology: The geologic units for this area are shown in the Geologic Map of the Monroe 7.5-minute Quadrangle, King and Snohomish Counties, Washington, by Joe D. Dragovich, et al. (WADNR, 2011). The site is mapped as surficial deposits of stream-derived alluvium (Qa). The alluvium deposits are described as sand, silt, cobbley gravel, gravelly sand, sandy pebble gravel, peat and other organic sediments derived from overbank flood sediments from the Snoqualmie and Skykomish rivers and alluvial fan (deltaic) deposits. Our explorations generally encountered a surficial layer of silty fine to medium sand fill underlain by native gravelly fine to coarse sand, with occasional silt lenses and trace cobbles at depth, which is consistent with the mapped alluvial soils.

Explorations: The subsurface conditions within the site were explored on April 5, 2019 by excavating four test pits around the property, on the northern, eastern, southern, and western property lines of the site. Explorations were completed to depths ranging from 7.9 to 8.2 feet below the existing ground surface. The approximate locations of our explorations are shown on the Site Plan in Figure 2. A geologist from NGA was present during the explorations, examined soils and geologic conditions encountered, obtained samples of different soil types, and maintained exploration logs.

The soils were visually classified in general accordance with the Unified Soil Classification System, presented in Figure 3. The logs of our test pits are attached to this report and are presented as Figures 4 through 5. We present a summary of the subsurface conditions in the following paragraph. For a detailed description of the subsurface conditions, the exploration logs should be reviewed.

Explorations were consistent across the site. In general, explorations uncovered 2.0 to 2.7 feet of surficial organic rich silty fine to medium sand with roots, which we interpreted as fill/topsoil. Underlying the topsoil in all explorations, test pits revealed fine to coarse sand with gravel and cobbles, with iron oxide rinds and occasional silty fine to medium sand lenses. The fine to coarse sand with gravel and cobbles encountered was in a medium dense condition or better. We interpreted it to be the mapped alluvial deposits, remnants of the ancient Skykomish River, due to some stratification and lensing observed in excavation sidewalls.

Hydrogeologic Conditions

Groundwater seepage was observed in all of the explorations on the site, approximately around 8.0 feet. We interpret it to be perched water. Perched water occurs when surface water infiltrates through less dense, more permeable soils and accumulates on top of a relatively low permeability material. Perched water does not represent a regional groundwater "table" within the upper soil horizons. Perched water tends to vary spatially and is dependent upon the amount of rainfall. We would expect the amount of perched groundwater to decrease during drier times of the year and increase during wetter periods.

SENSITIVE AREA EVALUATION

Seismic Hazard

We reviewed the 2018 International Building Code (IBC) for seismic site classification for this project. Since medium dense or better soils are interpreted to underlie the site at depth, the site best fits the IBC description for Site Class D.

Table 1 below provides seismic design parameters for the site that are in conformance with the 2018 IBC, which specifies a design earthquake having a 2 percent probability of occurrence in 50 years (return interval of 2,475 years), and the 2008 USGS seismic hazard maps.

Table 1 – 2018 IBC Seismic Design Parameters

Site Class	Spectral Acceleration at 0.2 sec. (g) S_s	Spectral Acceleration at 1.0 sec. (g) S_1	Site Coefficients		Design Spectral Response Parameters	
			F_a	F_v	S_{DS}	S_{D1}
D	1.211	0.458	1.016	1.542	0.820	0.471

The spectral response accelerations were obtained from the USGS Earthquake Hazards Program Interpolated Probabilistic Ground Motion website (2008 data) for the project latitude and longitude.

The site is located within the Cherry Creek Fault Zone (CCFZ): an active, shallow region of seismicity conjugate to the southern Whidbey Island fault zone, shown in information published by Washington State Department of Natural Resources in 2011. This information also suggests that the Cherry Creek fault zone produced the magnitude 5.2 Duvall earthquake in 1996. The nearest strands of the fault zone have been mapped approximately half a mile to the east and to the west of the site, but offset is concealed by surficial glacial deposits. Based on best available information, it is our opinion that potential for surface rupture on the site from seismicity associated with the fault zone mapped within the vicinity of the properties is low.

Hazards associated with seismic activity include liquefaction potential and amplification of ground motion. Liquefaction is caused by a rise in pore pressures in a loose, fine sand deposit beneath the groundwater table. It is our opinion that the medium dense or better glacial deposits interpreted to underlie the site have a low potential for liquefaction or amplification of ground motion.

Erosion Hazard

The criteria used for determination of the erosion hazard for affected areas include soil type, slope gradient, vegetation cover, and groundwater conditions. The erosion sensitivity is related to vegetative cover and the specific surface soil types, which are related to the underlying geologic soil units. The Soil Survey of Snohomish County Area, Washington by the Natural Resources Conservation Service (NRCS) classifies the site as Sultan silt loam, 0 to 2 percent slopes. The erosion hazard listed for the soils on the property is slight. It is our opinion that the erosion hazard for site soils should be low in areas where vegetation is not disturbed.

LABORATORY ANALYSIS

We performed two grain size sieve analyses with moisture contents on selected soil samples collected from the site. Samples processed in sieve analyses include those taken from Test Pit 3 at a depth of 4.0 feet, and Test Pit 4 at a depth of 4.6 feet below the existing ground surface. The soil tested from both test pits are classified on the USDA textural triangle as sand. The results of sieve analyses are presented as Figures 6 through 7.

CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion from a geotechnical standpoint that the planned residential development is feasible. Our explorations indicated that the site was underlain by a surficial layer of topsoil, with an intermediate layer of glacial soils consisting of medium dense or better silty, fine to medium sand, and an underlying layer of alluvial, gravelly sand at depth. Native soils should provide adequate support for foundation, slab, and pavement loads. We recommend that the new structures be designed utilizing shallow foundations. Footings should extend through any loose soil, and be founded on the underlying medium dense or better native bearing soil, or structural fill extending to these soils. The competent soil should typically be encountered approximately two to four feet below the existing surface throughout the site, based on our explorations. Deeper, localized areas of undocumented fill may also exist in unexplored areas of the site. This condition, if encountered, would require deeper excavations in foundation, slab, and pavement areas to remove the unsuitable soils.

We also performed on-site infiltration testing in accordance with the 2012 Stormwater Management Manual for Western Washington, as amended in 2014. We completed two grain-size distribution analyses on the alluvial materials to establish a design infiltration rate. Feasibility for infiltration is based on permeability among a number of other factors, including groundwater separation. Based on the grain-size analyses, it is our opinion that on-site stormwater infiltration is feasible within this site. This is further discussed in the **Stormwater Infiltration** subsection of this report.

The surficial soils encountered on this site are considered moisture-sensitive and may disturb easily when wet. We recommend that construction take place during the drier summer months, if possible. If construction is to take place during wet weather, the soils may disturb and additional expenses and delays may be expected due to the wet conditions. Additional expenses could include the need for placing a blanket of rock spalls to protect exposed subgrades and construction traffic areas.

Some of the native on-site soils may be suitable for use as structural fill depending on the moisture content of the soil during construction. NGA should be retained to determine if the on-site soils can be used as structural fill material during construction.

Erosion Control

The erosion hazard for the on-site soils is interpreted to be slight for exposed soils, but actual erosion potential will be dependent on how the site is graded and how water is allowed to concentrate. Best Management Practices (BMPs) should be used to control erosion. Areas disturbed during construction should be protected from erosion. Erosion control measures may include diverting surface water away from the stripped or disturbed areas. Silt fences and/or straw bales should be erected to prevent muddy water from leaving the site. Disturbed areas should be planted as soon as practical and the vegetation should be maintained until it is established. Erosion potential of areas not stripped of vegetation should be low.

Site Preparation and Grading

After erosion control measures are implemented, site preparation should consist of removing loose soils, topsoil, and any undocumented fill from foundations, slab, and pavement areas, to expose medium dense or better native soils at depth. The stripped soil should be removed from the site or stockpiled for later use as a landscaping fill. Based on our observations, we anticipate native, medium dense or better soil to be encountered at approximately two to four feet throughout explored areas of the site. We should note that additional deeper areas of unsuitable soils and/or undocumented fill could be encountered in unexplored areas of the site. This condition, if encountered, would require deeper excavations in foundation, slab, and pavement areas to remove the unsuitable soils.

After site preparation, if the exposed subgrade is deemed loose, it should be compacted to a non-yielding condition and then proof-rolled with a heavy, rubber-tired piece of equipment. Areas observed to pump or weave during the proof-roll test should be reworked to structural fill specifications or over-excavated and replaced with properly compacted structural fill or rock spalls. If loose soils are encountered in the foundation areas, the loose soils should be removed and replaced with rock spalls. If significant surface water flow is encountered during construction, this flow should be diverted around the work areas, and the exposed subgrades should be maintained in a semi-dry condition.

If wet conditions are encountered, alternative site grading techniques might be necessary. These could include using large excavators equipped with wide tracks and a smooth bucket to complete site grading, and covering exposed subgrade with a layer of crushed rock for protection. If construction is attempted in wet weather, the subgrade should not be compacted, as this could cause further subgrade disturbance. In wet conditions, it may be necessary to cover the exposed subgrade with a layer of crushed rock as soon as it is exposed to protect the moisture sensitive soils from disturbance by machine or foot traffic during construction. The prepared subgrade should be protected from construction traffic and surface water should be diverted around areas of prepared subgrade.

Temporary and Permanent Slopes

Temporary cut slope stability is a function of many factors, including the type and consistency of soils, depth of the cut, surcharge loads adjacent to the excavation, length of time a cut remains open, and the presence of surface or groundwater. It is exceedingly difficult under these variable conditions to estimate a stable, temporary, cut slope angle. Therefore, it should be the responsibility of the contractor to maintain safe slope configurations at all times as indicated in OSHA guidelines for cut slopes.

The following information is provided solely for the benefit of the owner and other design consultants and should not be construed to imply that Nelson Geotechnical Associates, Inc. assumes responsibility for job site safety. Job site safety is the sole responsibility of the project contractor.

For planning purposes, we recommend that temporary cuts in the upper soils should be no steeper than 2 Horizontal to 1 Vertical (2H:1V). If significant groundwater seepage or surface water flow were encountered, we would expect that flatter inclinations would be necessary. We recommend that cut slopes be protected from erosion. The slope protection measures may include covering cut slopes with plastic sheeting and diverting surface runoff away from the top of cut slopes. We do not recommend vertical slopes for cuts deeper than four feet, if worker access is necessary. We recommend that cut slope heights and inclinations conform to appropriate OSHA/WISHA regulations. Permanent cut and fill slopes should be no steeper than 2H:1V. However, flatter inclinations may be required in areas where loose soils are encountered. Permanent slopes should be vegetated and the vegetative cover maintained until established.

Foundations

Conventional shallow spread foundations should be placed on medium dense or better native bearing soils, or be supported on structural fill or rock spalls extending to those soils. Medium dense bearing soils should be encountered approximately two to four feet below ground surface within the proposed residence footprint areas, based on our explorations. Additional areas of unsuitable soils and/or undocumented fill could be encountered in unexplored areas of the site. Where undocumented fill or less dense soils are encountered at footing bearing elevation, the subgrade should be over-excavated to expose suitable bearing soil. The over-excavation may be filled with structural fill, or the footing may be extended down to the competent native bearing soils. If footings are supported on structural fill, the fill zone should extend outside the edges of the footing a distance equal to one half of the depth of the over-excavation below the bottom of the footing.

Footings should extend at least 18 inches below the lowest adjacent finished ground surface for frost protection and bearing capacity considerations. Foundations should be designed in accordance with the 2018 IBC. Footing widths should be based on the anticipated loads and allowable soil bearing pressure.

Water should not be allowed to accumulate in footing trenches. All loose or disturbed soil should be removed from the foundation excavation prior to placing concrete.

For foundations constructed as outlined above, we recommend an allowable bearing pressure of not more than 2,000 pounds per square foot (psf) be used for the design of footings founded on the medium dense or better native bearing soils or rock spalls extending to the competent native bearing material. The foundation bearing soil should be evaluated by a representative of NGA. We should be consulted if higher bearing pressures are needed. Current IBC guidelines should be used when considering increased allowable bearing pressure for short-term transitory wind or seismic loads. Potential foundation settlement using the recommended allowable bearing pressure is estimated to be less than 1-inch total and ½-inch differential between adjacent footings or across a distance of about 20 feet, based on our experience with similar projects.

Lateral loads may be resisted by friction on the base of the footing and passive resistance against the subsurface portions of the foundation. A coefficient of friction of 0.35 may be used to calculate the base friction and should be applied to the vertical dead load only. Passive resistance may be calculated as a triangular equivalent fluid pressure distribution. An equivalent fluid density of 200 pounds per cubic foot (pcf) should be used for passive resistance design for a level ground surface adjacent to the footing. This level surface should extend a distance equal to at least three times the footing depth. These recommended values incorporate safety factors of 1.5 and 2.0 applied to the estimated ultimate values for frictional and passive resistance, respectively. To achieve this value of passive resistance, the foundations should be poured "neat" against the native medium dense soils or compacted fill should be used as backfill against the front of the footing. We recommend that the upper one foot of soil be neglected when calculating the passive resistance.

Retaining Walls

We do not anticipate the need for retaining walls on this site; however, should any walls be utilized, they should be designed and constructed as outlined above and hereon. The lateral pressure acting on retaining walls is dependent on the nature and density of the soil behind the wall, the amount of lateral wall movement which can occur as backfill is placed, wall drainage conditions, and the inclination of the backfill. For walls that are free to yield at the top at least one thousandth of the height of the wall (active condition), soil pressures will be less than if movement is limited by such factors as wall stiffness or bracing (at-rest condition). We recommend that walls supporting horizontal backfill and not subjected to hydrostatic forces, be designed using a triangular earth pressure distribution equivalent to that exerted by a fluid with a density of 40 pcf for yielding (active condition) walls, and 60 pcf for non-yielding (at-rest condition) walls. In addition, we recommend a uniform seismic design loading of 8H be used, where "H" is the total height of the wall.

These recommended lateral earth pressures are for a drained granular backfill and assume a horizontal ground surface behind the wall for a distance of at least the height of the wall, not accounting for surcharge loads. Additional lateral earth pressures should be considered for surcharge loads acting adjacent to walls and within a distance equal to the height of the wall. This includes the effects of surcharges such as traffic loads, floor slab loads, slopes, or other surface loads. We could consult with the structural engineer regarding additional loads on retaining walls during design, if needed.

The lateral pressures on walls may be resisted by friction between the foundation and subgrade soil, and by passive resistance acting on the below-grade portion of the foundation. Recommendations for frictional and passive resistance to lateral loads are presented in the **Foundations** subsection of this report.

All wall backfill should be well compacted as outlined in the **Structural Fill** subsection of this report. Care should be taken to prevent the buildup of excess lateral soil pressures due to over-compaction of the wall backfill. This can be accomplished by placing wall backfill in 8-inch loose lifts and compacting the backfill with small, hand-operated compactors within a distance behind the wall equal to at least one-half the height of the wall. The thickness of the loose lifts should be reduced to accommodate the lower compactive energy of the hand-operated equipment. The recommended level of compaction should still be maintained.

Permanent drainage systems should be installed for retaining walls. Recommendations for these systems are found in the **Subsurface Drainage** subsection of this report. We recommend that we be retained to evaluate the proposed wall drain backfill material and observe installation of the drainage systems.

Structural Fill

General: Fill placed beneath foundations, pavement, or other settlement-sensitive structures should be placed as structural fill. Structural fill, by definition, is placed in accordance with prescribed methods and standards, and is monitored by an experienced geotechnical professional or soils technician. Field monitoring procedures would include the performance of a representative number of in-place density tests to document the attainment of the desired degree of relative compaction. The area to receive the fill should be suitably prepared as described in the **Site Preparation and Grading** subsection prior to beginning fill placement. Sloping areas to receive fill should be benched using a minimum 8-foot wide horizontal benches keyed into competent soils.

Materials: Structural fill should consist of a good quality, granular soil, free of organics and other deleterious material, and be well graded to a maximum size of about three inches. All-weather fill should contain no more than five-percent fines (soil finer than U.S. No. 200 sieve, based on that fraction passing the U.S. 3/4-inch sieve). Some of the more granular on-site soils may be suitable for use as structural fill; however, this will be highly dependent on the moisture content of the soil during construction. The use of

the on-site soils as structural fill during wet weather will be very difficult, if not impossible. We should be retained to evaluate all proposed structural fill material prior to placement.

Fill Placement: Following subgrade preparation, placement of structural fill may proceed. All filling should be accomplished in uniform lifts up to eight inches thick. Each lift should be spread evenly and be thoroughly compacted prior to placement of subsequent lifts. All structural fill underlying building areas and pavement subgrade should be compacted to a minimum of 95 percent of its maximum dry density. Maximum dry density, in this report, refers to that density as determined by the ASTM D-1557 Compaction Test procedure. The moisture content of the soils to be compacted should be within about two percent of optimum so that a readily compactable condition exists. It may be necessary to over-excavate and remove wet soils in cases where drying to a compactable condition is not feasible. All compaction should be accomplished by equipment of a type and size sufficient to attain the desired degree of compaction and should be tested.

Slab-on-Grade

Slabs-on-grade should be supported on subgrade soils prepared as described in the **Site Preparation and Grading** subsection of this report. We recommend that all floor slabs be underlain by at least six inches of free-draining gravel with less than three percent by weight of the material passing Sieve #200 for use as a capillary break. We recommend that the capillary break be hydraulically connected to the footing drain system to allow free drainage from under the slab.

A suitable vapor barrier, such as heavy plastic sheeting (6-mil minimum), should be placed over the capillary break material. An additional 2-inch-thick moist sand layer may be used to cover the vapor barrier. This sand layer is optional, and is intended to be used to protect the vapor barrier membrane and to aid in curing the concrete.

Pavements

Pavement subgrade preparation and structural filling where required, should be completed as recommended in the **Site Preparation and Grading** and **Structural Fill** subsections of this report. The pavement subgrade should be proof-rolled with a heavy, rubber-tired piece of equipment, to identify soft or yielding areas that require repair. The pavement section should be underlain by a minimum of six inches of clean granular pit run or crushed rock. We should be retained to observe the proof-rolling and recommend subgrade repairs prior to placement of the asphalt or hard surfaces.

Utilities

We recommend that underground utilities be bedded with a minimum six inches of pea gravel prior to backfilling the trench with on-site or imported material. Trenches within settlement sensitive areas should be compacted to 95% of the modified proctor as described in the **Structural Fill** subsection of this report. Trenches located in non-structural areas should be compacted to a minimum 90% of the maximum dry density. Trench backfill compaction should be tested.

Stormwater Infiltration

General: We performed two grain-size analyses on selected soil samples obtained within the site in accordance with The Stormwater Management Manual for Western Washington, as amended in 2014. Grain size analyses were performed on selected samples from Test Pit Three and Test Pit Four at 4.0 feet and 4.6 feet, respectively. The results of the sieve analyses are presented as figures 6 and 7. Based on the laboratory analysis, the soils encountered in our explorations within the proposed infiltration area meet the classification of sand in the USDA Textural Triangle.

Long-Term Infiltration Rate: An equation provided in Section 3.3.6.3 of the 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014, was used to determine the infiltration capabilities of the site soil utilizing data from the grain-size analyses. Based on this equation and information obtained from the grain-size analyses, calculated initial short-term infiltration rates were 92.1 and 126 inches per hour for the native alluvial soils at depth. We also referenced Table 3.3.1 of the manual to provide an adequate correction factor to infiltration rates obtained from the above equation to calculate a long-term design rate. Correction factors of 0.90, 0.40, and 0.80 were utilized in this equation for CF_v, CF_t, CF_m, respectively. A total correction factor of 0.36 was applied to the most conservative sieve analysis calculated rate to determine the long-term design infiltration rate. The 92.1 inches per hour rate obtained from Sieve Two was utilized as the overall calculated infiltration rate.

Using the above correction factor, we calculated a long-term design infiltration rate of approximately 33.1 inches per hour for the native material encountered at the site. The alluvial gravelly fine to coarse sand soils encountered throughout the site should support a long-term infiltration rate of 33.1 inches per hour, however, we recommend that the long-term design rate shall not exceed 10 inches per hour. In our opinion, a design infiltration rate of 10 inches per hour could be utilized to design the on-site infiltration systems within the native alluvial site soils. We recommend that the base of any on-site infiltration systems be terminated within the native, granular soils. We anticipate that the infiltration systems should encounter these soils within approximately 2.0 to 2.7 feet below existing ground surface throughout the site. We should be retained during construction to evaluate the soils exposed in the infiltration systems to verify that the soils are appropriate for infiltration.

The stormwater manual recommends a minimum three-foot separation between the base of an infiltration system and any underlying bedrock, impermeable horizon, or groundwater. Groundwater was encountered in each of our explorations at depths of approximately 8.0 feet below the existing surface. Groundwater may impact the design and performance of infiltration systems on this site depending on design. If infiltration systems are proposed within five feet of the inferred groundwater table, mounding analyses should be completed to verify appropriate sizing.

We recommend that any proposed infiltration systems be placed as to not negatively impact any proposed or existing nearby structures and also meet all required setbacks from existing property lines, structures, and sensitive areas as discussed in the drainage manual. In general, infiltration systems should not be located within proposed fill areas within the site associated with site grading or retaining wall backfill as such condition could lead to failures of the placed fills and/or retaining structures. We should be retained to evaluate the infiltration system design and installation during construction.

Site Drainage

Surface Drainage: The finished ground surface should be graded such that stormwater is directed to an approved stormwater collection system. Water should not be allowed to stand in any areas where footings, slabs, or pavements are to be constructed. Final site grades should allow for drainage away from the residences. We suggest that the finished ground be sloped downward at a minimum gradient of three percent, for a distance of at least 10 feet away from the residences. Surface water should be collected by permanent catch basins and drain lines, and be discharged into an approproved discharge system away from the structures, property boundaries, or any sloping ground.

Subsurface Drainage: If groundwater seepage is encountered during construction, we recommend that the contractor slope the bottom of the excavation and collect the water into ditches and small sump pits where the water can be pumped out and routed into a permanent storm drain.

We recommend the use of footing drains around the structures. Footing drains should be installed at least one foot below planned finished floor elevation. The drains should consist of a minimum 4-inch-diameter, rigid, slotted or perforated, PVC pipe surrounded by free-draining material wrapped in a filter fabric. We recommend that the free-draining material consist of an 18-inch-wide zone of clean (less than three-percent fines), granular material placed along the back of walls. Pea gravel is an acceptable drain material. The free-draining material should extend up the wall to one foot below the finished surface. The top foot of backfill should consist of impermeable soil placed over plastic sheeting or building paper to minimize surface water or fines migration into the footing drain. Footing drains should discharge into tightlines leading to an approved collection and discharge point with convenient cleanouts to prolong the useful life of the drains. Roof drains should not be connected to wall or footing drains.

CONSTRUCTION MONITORING

We should be retained to provide construction monitoring services during the earthwork phase of the project to evaluate subgrade conditions, temporary cut conditions, fill compaction, and drainage system installation.

USE OF THIS REPORT

NGA has prepared this report for Mr. Rick Hanson and his agents, for use in the planning and design of the development on this site only. The scope of our work does not include services related to construction safety precautions and our recommendations are not intended to direct the contractors' methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design. There are possible variations in subsurface conditions between the explorations and also with time. Our report, conclusions, and interpretations should not be construed as a warranty of subsurface conditions. A contingency for unanticipated conditions should be included in the budget and schedule.

We recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications. We should be contacted a minimum of one week prior to construction activities and could attend pre-construction meetings if requested.

Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this report was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

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It has been a pleasure to provide service to you on this project. If you have any questions or require further information, please call.

Sincerely,

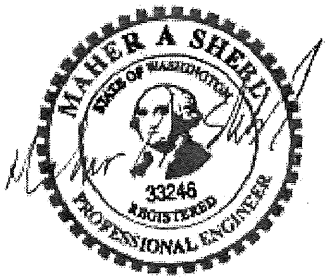
NELSON GEOTECHNICAL ASSOCIATES, INC.

Katie Brower

Katelyn S. Brower, GIT
Staff Geologist I

Carston Curd

Carston T. Curd, GIT
Staff Geologist II



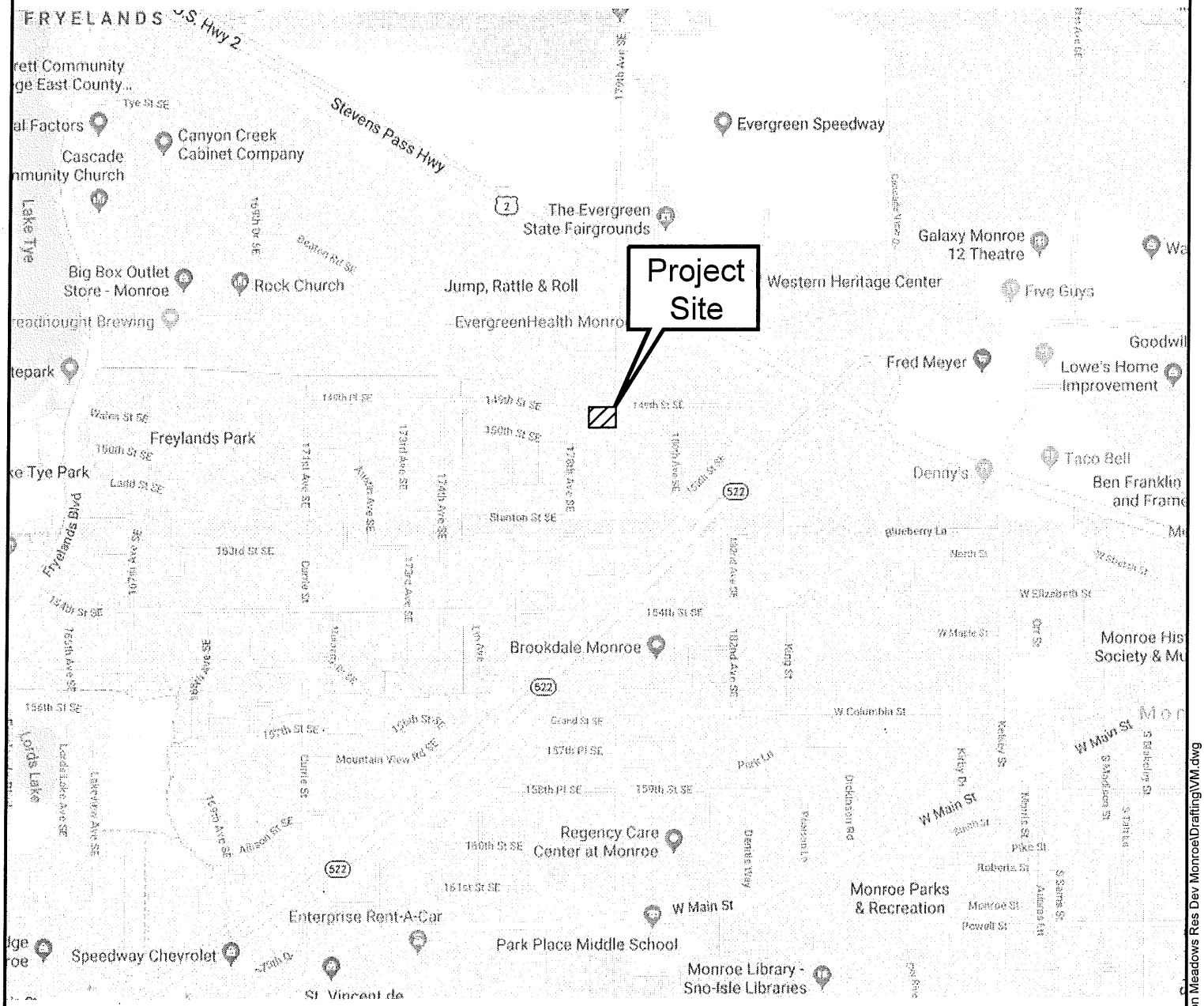
Maher A. Shebl, PhD, PE, M.ASCE
Senior Engineer

KSB:CTC:MAS:dy

Seven Figures Attached

VICINITY MAP

Not to Scale



Monroe, WA

Project Number 1085919	Stanton Meadows Development Vicinity Map	NELSON GEOTECHNICAL ASSOCIATES, INC. NGA GEOTECHNICAL ENGINEERS & GEOLOGISTS Woodinville Office 17311-135th Ave. NE, A-500 Woodinville, WA 98072 (425) 486-1669 / Fax: 481-2510 www.nelsongeotech.com East Wenatchee Office 5526 Industry Lane, #2 East Wenatchee, WA 98802 (509) 665-7696 / Fax: 665-7692	No.	Date	Revision	By	CK
Figure 1			1	4/22/19	Original	DPN	CTC

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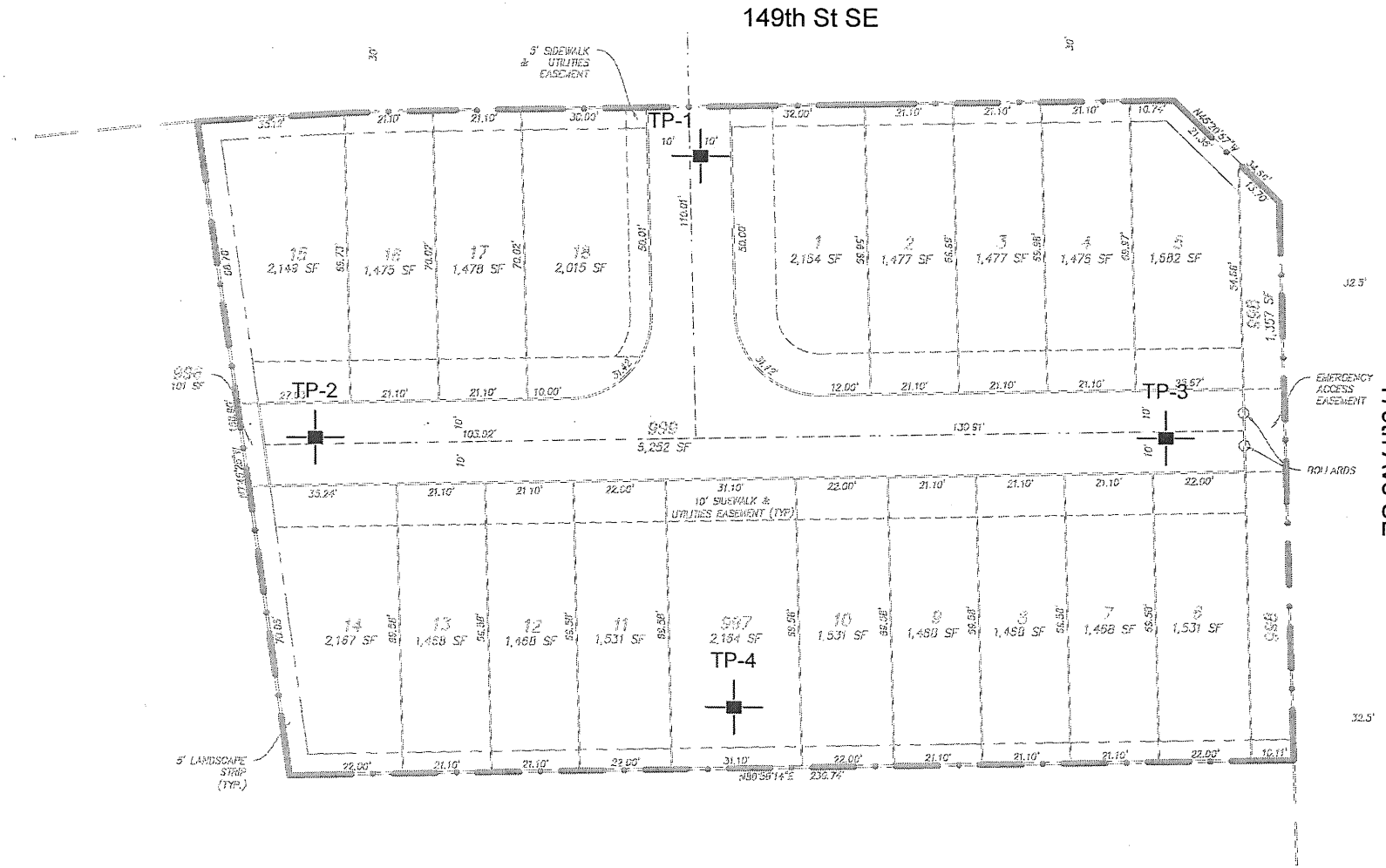
Site Plan



LEGEND

Property line

TP-1

Number and approximate location of test pit

0 40 80

Approximate Scale: 1 inch = 40 feet

Reference: Site plan based on a plan dated November 8, 2018 titled "Preliminary Subdivision of Stanton Meadows," prepared by Land Resolutions.

No.	Date	Revision	By	CK
1	4/22/19	Original	DPN	CTC

Project Number 1085919

Figure 2

Stanton Meadows Development Site Plan

NELSON GEOTECHNICAL ASSOCIATES, INC.

GEOTECHNICAL ENGINEERS & GEOLOGISTS

Woodinville Office
17311-135th Ave. NE, A-500
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UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
			GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
2) Soil classification using laboratory tests is based on ASTM D 2488-93.
3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

Dry - Absence of moisture, dusty, dry to the touch

Moist - Damp, but no visible water.

Wet - Visible free water or saturated, usually soil is obtained from below water table

Project Number 1085919	Stanton Meadows Development Soil Classification Chart	NELSON GEOTECHNICAL ASSOCIATES, INC. NGA GEOTECHNICAL ENGINEERS & GEOLOGISTS
Figure 3		Woodinville Office: 17311-135th Ave, NE, A-500, Woodinville, WA 98072, (425) 486-1669 / Fax: 481-2510 — East Wenatchee Office: 5526 Industry Lane, #2, East Wenatchee, WA 98802, (509) 665-7698 / Fax: 665-7692 — www.nelsongeotech.com

No.	Date	Revision	By	CK
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LOG OF EXPLORATION

DEPTH (FEET)	USC	SOIL DESCRIPTION
TEST PIT ONE		
0.0 – 0.5		GRASS UNDERLAIN BY DARK BROWN ORGANIC RICH, SILTY FINE TO MEDIUM SAND WITH ROOTS AND ORGANICS (LOOSE, MOIST) (**FILL**)
0.5 – 2.7		LIGHT BROWN TO BROWN GRAVELLY FINE TO COARSE SAND WITH TRACE IRON OXIDE MOTTLING. (LOOSE, MOIST) (**FILL**)
2.7 – 8.2	GP	GRAY GRAVEL AND FINE TO COARSE SAND WITH TRACE SILT, COBBLES, AND IRON OXIDE RIND (MEDIUM DENSE TO DENSE, MOIST TO WET)
		SAMPLES WERE COLLECTED AT 2.5, 3.0, 6.0, 7.2, AND 8.2 FEET GROUNDWATER SEEPAGE WAS ENCOUNTERED AT 8.2 FEET TEST PIT CAVING WAS NOT ENCOUNTERED TEST PIT WAS COMPLETED AT 8.2 FEET ON 4/5/2019
TEST PIT TWO		
0.0 – 0.7		GRASS UNDERLAIN BY DARK BROWN, SILTY FINE TO MEDIUM SAND WITH ROOTS AND ORGANICS (LOOSE, MOIST) (**FILL**)
0.7 – 2.7		REDISH-BROWN SILTY FINE TO MEDUM SAND (LOOSE TO MEDIUM DENSE, MOIST) (**FILL**)
2.7 – 3.6	ML	GRAY TO LIGHT BROWN SILT WITH INTERBEDDED FINE TO MEDIUM SAND AND CLAY (MEDIUM DENSE, MOIST TO WET)
3.6 – 8.0	GP	GRAY, GRAVEL AND COARSE SAND WITH COBBLES, INTERBEDDED WITH FINE TO COARSE SAND, IRON OXIDE RIND ENCOUNTERED AT 5.1 FEET (MEDIUM DENSE TO DENSE, WET)
		SAMPLES WERE COLLECTED AT 1.5, 2.7, 4.5, 6.0 AND 8.0 FEET GROUNDWATER SEEPAGE WAS ENCOUNTERED AT 7.9 FEET TEST PIT CAVING WAS NOT ENCOUNTERED TEST PIT WAS COMPLETED AT 8.0 FEET ON 4/5/2019
TEST PIT THREE		
0.0 – 0.4		GRASS UNDERLAIN BY DARK BROWN, SILTY FINE TO MEDIUM SAND WITH ROOTS AND ORGANICS (LOOSE, MOIST) (**FILL**)
0.4 – 2.0		BROWN, SILTY FINE TO MEDIUM SAND WITH TRACE CLAY (LOOSE TO MEDIUM DENSE, MOIST) (**FILL**)
2.0 – 3.3	SM	LIGHT GRAY TO TAN SILTY FINE SAND WITH TRACE CLAY (LOOSE TO MEDIUM DENSE, MOIST TO WET)
3.3 – 3.5	SP-SM	BLUE GRAY TO GRAY FINE SAND WITH SILT AND IRON OXIDE RIND AT 3.5 FEET (LOOSE TO MEDIUM DENSE, MOIST)
3.5 – 8.0	GP	GRAY GRAVEL AND FINE TO COARSE SAND WITH TRACE SILT (DENSE TO VERY DENSE, WET)
		SAMPLES WERE COLLECTED AT 1.0, 2.5, 4.0 AND 8.0 FEET GROUNDWATER SEEPAGE WAS ENCOUNTERED AT 8.0 FEET TEST PIT CAVING WAS NOT ENCOUNTERED TEST PIT WAS COMPLETED AT 8.0 FEET ON 4/5/2019

LOG OF EXPLORATION

DEPTH (FEET)	USC	SOIL DESCRIPTION
TEST PIT FOUR		
0.0 – 0.6		GRASS UNDERLAIN BY DARK BROWN, SILTY FINE TO MEDIUM SAND WITH GRAVEL, ROOTS, AND ORGANICS (LOOSE, MOIST) (**FILL**)
0.6 – 2.7		BROWN, SILTY FINE TO MEDIUM SAND WITH TRACE CLAY (LOOSE TO MEDIUM DENSE, MOIST) (**FILL**)
2.7 – 6.9	GP	LIGHT GRAY TO TAN GRAVEL AND FINE TO COARSE SAND WITH TRACE SILT, IRON OXIDE MOTTLING AND CLAY. (DENSE TO VERY DENSE, MOIST TO WET)
6.9 – 7.9	SM	GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL AND COBBLES (DENSE TO VERY DENSE, WET)
		SAMPLES WERE COLLECTED AT 1.5, 3.0, 4.6, AND 7.5 FEET GROUNDWATER SEEPAGE WAS ENCOUNTERED AT 7.9 FEET TEST PIT CAVING WAS NOT ENCOUNTERED TEST PIT WAS COMPLETED AT 7.9 FEET ON 4/5/2019

Project Number
1085919

Figure 6

Stanton Meadows
Development
Sieve Analysis

NELSON GEOTECHNICAL ASSOCIATES, INC.
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(509) 665-7696 / Fax: 665-7692
www.nelsongeotech.com

No.	Date	Revision	By	CK
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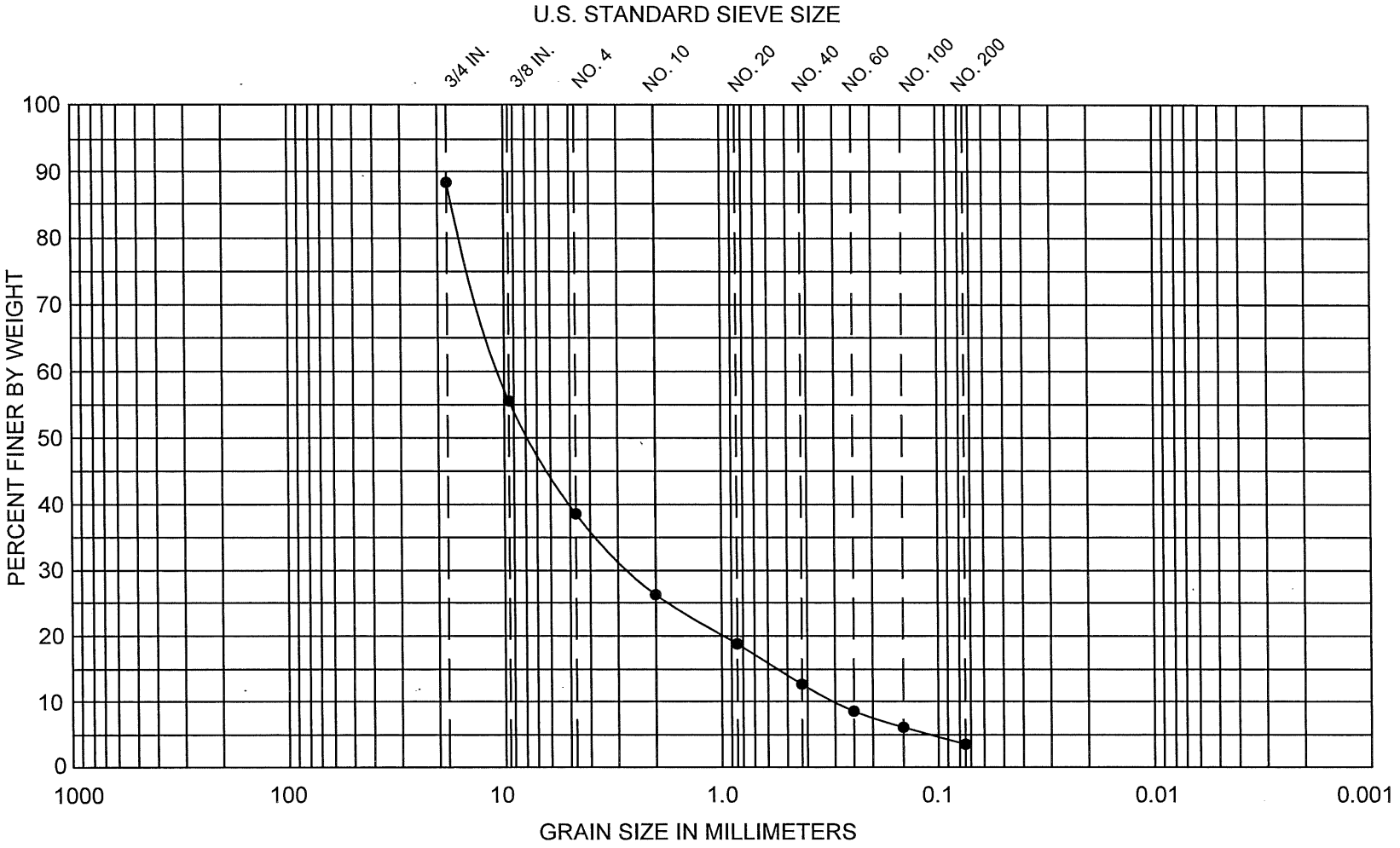

COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

U.S.C. SYMBOL	EXPLORATION NUMBER	SAMPLE DEPTH	SOIL DESCRIPTION	SOIL DISTRIBUTION
●GP	TP-3	4.0 feet	Gravel with fine to coarse sand and trace silt	Gravel = 62% Sand = 35% Silt/Clay = 3%

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Project Number
1085919

Figure 7

Stanton Meadows
Development
Sieve Analysis

NELSON GEOTECHNICAL ASSOCIATES, INC.
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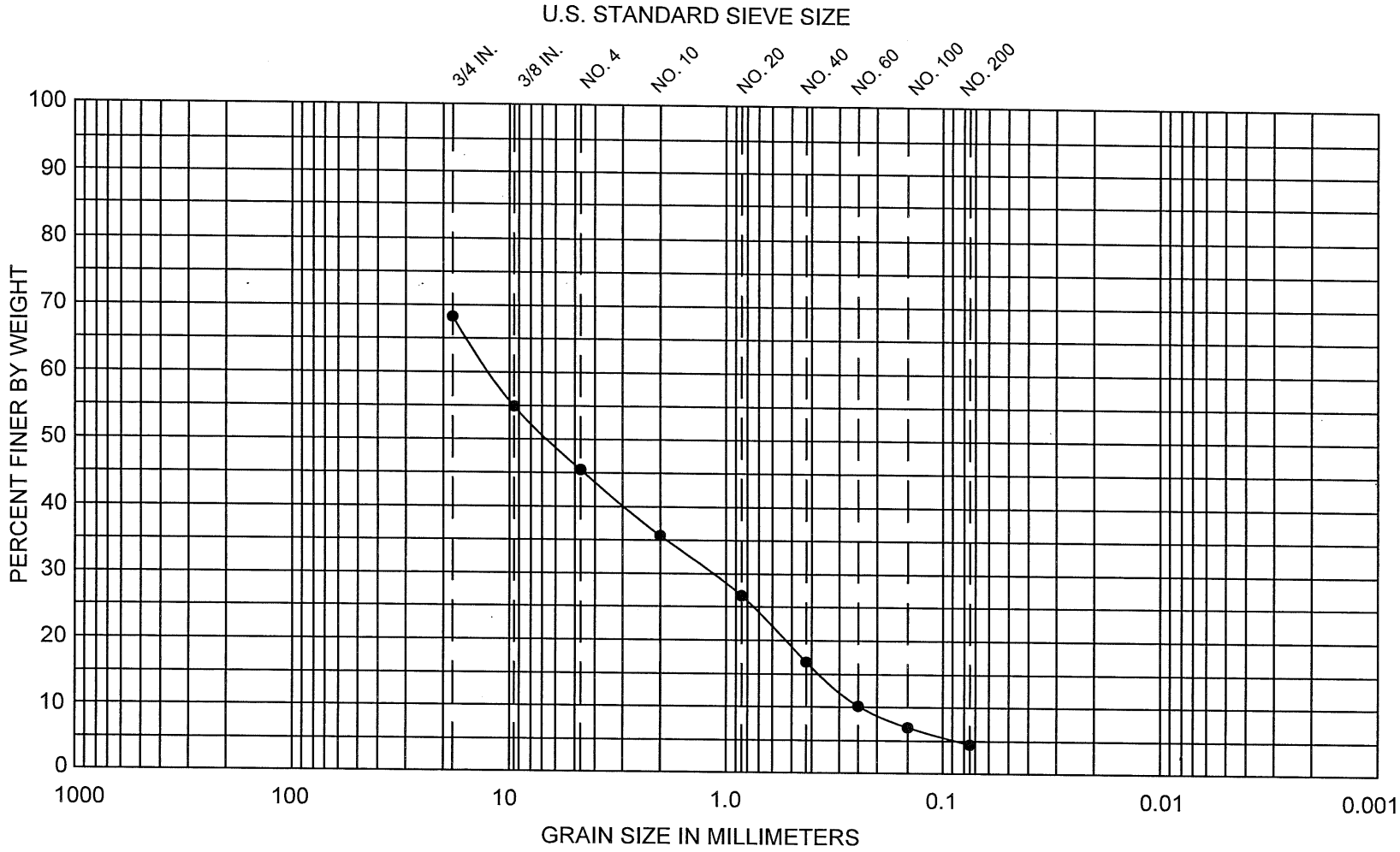
No.	Date	Revision	By	CK
1	4/26/19	Original	DPN	CTC



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

U.S.C. SYMBOL	EXPLORATION NUMBER	SAMPLE DEPTH	SOIL DESCRIPTION	SOIL DISTRIBUTION
●GP	TP-4	4.6 feet	Fine to coarse, sandy gravel with trace silt	Gravel = 55% Sand = 40% Silt/Clay = 5%

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GTC Gibson Traffic Consultants, Inc.
Transportation Planners and Traffic Engineers

MEMORANDUM

To: Rick Hanson, Hanson Homes
From: Brad Lincoln, PE
Subject: Stanton Station
Queuing Analysis
Date: October 18, 2019
Project: GTC #19-172

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a queuing analysis for the Stanton Station development. The site is located in the southwest corner of the intersection of 179th Avenue SE at 149th Street SE. A site vicinity map is included in Figure 1.

Figure 1: Site Vicinity Map

2813 Rockefeller Avenue · Suite B · Everett, WA 98201
Tel: 425-339-8266 · Fax: 425-258-2922 · E-mail: info@gibsontraffic.com

The Stanton Station development is proposed to provide an access to 149th Street SE and City of Monroe staff has requested an analysis to determine if vehicles will queue beyond the access. There is proposed to be 110 feet of separation between the stop-bar at 179th Avenue SE and the access, which would allow for approximately 4 to 5 vehicles in queue (average vehicle length of 22 to 25 feet in a queue). Additionally, the access is proposed to be located beyond the striped left-turn lane storage.

City of Monroe staff identified that traffic volumes for the intersection were to be collected on a Wednesday, Thursday and Friday between 6:00 AM and 6:00 PM. The traffic volume data was collected in October 2019 by the independent count firm Traffic Data Gathering (TDG) according to the requests of City of Monroe staff. The data shows that the highest volumes occur during the PM peak-hour between 4:00 PM and 6:00 PM. Turning movement counts for the PM peak-hour of the three count days was also provided and it was determined that the highest PM peak-hour volume occurred on Wednesday. The total traffic data and the PM peak-hour turning movement counts are included with this memorandum and have been provided to City of Monroe staff.

Additionally, video data of the west leg (eastbound vehicles) was collected at the same time to evaluate the number of vehicles that queue along 149th Street SE. The videos were reviewed and there was one time (in all 36 hours of data) where there were 3 left-turn vehicles that were queued and several instances were two vehicles were queued. However, the vast majority of the time there was less than 1 vehicle queued at the intersection. This was substantiated by the PM peak-hour level of service analysis of the intersection, which showed a 95th Percentile queue of less than 1 vehicle. This equates to 57 minutes of the PM peak-hour having less than 1 vehicle on the west leg of the intersection. The analysis is included in the attachments.

The 110 feet of separation between the access to the Stanton Station and the stop-bar should therefore provide sufficient space and is not anticipated to be blocked by eastbound vehicles queued at the adjacent intersection. The access to the Stanton Station development should therefore be approved.

Attachments

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

LOCATION: 179th Avenue SE @ 149th Street SE
Monroe, WA

DATE OF COUNT: Wed. 10/9/19
TIME OF COUNT: 6:00 AM - 6:00 PM

COUNTED BY: TDG

TIME INTERVAL ENDING AT	FROM NORTH ON 179th Avenue SE							FROM SOUTH ON 179th Avenue SE							FROM EAST ON 149th Street							FROM WEST ON 149th Street						
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
06:15 AM	0	0	3	0	3	25	0	0	0	0	0	0	18	4	0	0	0	0	2	0	1	0	0	0	0	4	0	0
06:30 AM	0	0	3	0	3	25	2	0	0	0	0	0	31	1	0	0	0	0	2	0	3	0	0	0	0	7	0	2
06:45 AM	0	0	2	0	1	32	0	0	0	3	0	1	38	3	0	0	0	0	2	0	2	0	0	0	0	2	0	2
07:00 AM	1	0	5	0	3	52	0	0	1	4	0	0	61	1	0	0	2	0	2	2	2	0	0	0	0	8	1	1
07:15 AM	0	0	3	0	2	49	2	0	0	2	0	1	37	8	0	0	0	0	4	0	1	2	0	0	0	5	0	1
07:30 AM	0	0	0	0	1	75	1	0	0	3	0	0	44	7	0	1	1	0	2	0	2	1	0	1	0	6	2	1
07:45 AM	0	0	3	0	8	61	1	0	0	3	0	1	64	2	0	0	2	0	5	1	2	0	0	3	0	4	0	4
08:00 AM	0	0	4	0	8	59	0	0	0	3	0	0	73	13	0	0	0	0	1	0	8	1	0	0	0	9	0	4
08:15 AM	0	0	1	0	3	51	1	0	0	4	0	0	45	9	0	0	1	0	2	0	3	1	0	0	0	2	0	4
08:30 AM	0	0	5	0	6	64	1	0	0	4	0	1	44	3	0	0	0	0	2	0	2	0	0	0	0	1	1	2
08:45 AM	1	0	3	0	4	57	1	0	0	2	0	1	66	7	0	0	1	0	3	0	8	0	0	2	0	6	0	0
09:00 AM	0	0	5	0	9	39	0	0	0	3	0	1	68	9	0	0	0	0	4	0	3	1	0	0	0	2	0	1
09:15 AM	0	0	7	2	27	38	0	0	0	3	0	0	49	13	0	0	2	0	5	0	5	0	0	0	0	4	1	1
09:30 AM	0	0	2	0	9	40	4	0	0	6	0	1	45	14	0	0	0	0	14	0	44	0	0	1	0	7	0	2
09:45 AM	0	0	2	0	7	24	2	0	0	3	0	0	45	6	0	0	2	0	2	0	12	2	0	0	0	4	1	1
10:00 AM	0	0	3	0	2	32	3	0	0	4	0	0	33	11	1	0	1	0	3	1	9	0	0	0	0	3	0	2
10:15 AM	0	0	1	0	1	32	3	0	0	5	0	1	43	2	1	0	3	0	4	0	6	1	0	1	0	8	0	0
10:30 AM	0	0	5	0	4	37	1	0	0	4	0	0	36	7	1	0	1	0	2	0	8	0	0	0	0	1	0	0
10:45 AM	0	0	5	0	4	35	4	0	0	2	0	1	28	4	0	0	1	0	3	0	8	1	0	1	0	0	1	0
11:00 AM	0	0	4	0	3	25	2	0	0	0	0	0	38	6	0	0	1	0	5	0	5	0	0	0	0	4	1	0
11:15 AM	1	0	3	0	4	42	2	0	0	4	0	1	47	4	1	0	1	0	5	0	4	0	0	0	0	3	0	0
11:30 AM	0	0	5	0	10	46	3	0	0	2	1	0	46	6	0	0	0	0	5	0	3	0	0	0	0	2	0	0
11:45 AM	1	0	4	0	14	26	1	0	0	9	0	1	49	21	0	0	2	0	10	0	12	2	0	1	0	5	3	3
12:00 PM	0	0	1	0	8	37	2	0	0	5	0	2	36	8	0	0	1	0	14	0	30	1	0	0	0	6	0	0

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

LOCATION: 179th Avenue SE @ 149th Street SE
Monroe, WA

DATE OF COUNT: Wed. 10/9/19
TIME OF COUNT: 6:00 AM - 6:00 PM

COUNTED BY: TDG

TIME INTERVAL ENDING AT	FROM NORTH ON 179th Avenue SE							FROM SOUTH ON 179th Avenue SE							FROM EAST ON 149th Street							FROM WEST ON 149th Street						
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
12:15 PM	1	0	4	0	3	38	2	0	0	3	0	3	39	6	0	0	0	0	4	0	13	2	0	2	0	1	0	1
12:30 PM	0	0	2	0	3	34	2	0	0	1	0	2	46	5	0	0	0	0	5	2	4	1	0	1	0	2	0	3
12:45 PM	0	0	7	0	2	30	1	0	0	2	0	0	62	4	0	0	1	0	3	0	5	0	0	1	0	4	0	3
01:00 PM	0	0	0	1	14	34	5	0	0	3	0	1	45	15	1	0	0	0	5	0	1	0	0	0	0	5	0	1
01:15 PM	1	0	4	0	6	40	1	0	0	2	0	3	47	6	1	0	0	0	9	0	27	3	0	0	0	2	0	0
01:30 PM	1	0	4	0	4	46	3	0	0	4	0	1	63	4	0	0	1	0	4	0	4	0	0	0	0	2	1	0
01:45 PM	0	0	2	0	2	42	2	0	0	10	0	2	54	3	0	0	1	0	5	0	8	1	0	0	0	4	0	0
02:00 PM	0	0	2	0	5	41	2	0	0	3	0	2	40	6	0	0	0	0	4	0	5	0	0	0	0	2	1	0
02:15 PM	0	1	4	0	2	41	3	0	0	5	0	1	63	5	1	0	2	0	4	1	6	1	0	0	0	4	0	3
02:30 PM	0	0	2	0	0	60	5	0	0	5	0	1	55	5	1	0	1	0	1	0	10	0	0	0	0	2	0	0
02:45 PM	0	0	3	0	2	65	4	0	0	5	0	1	74	4	0	0	0	0	5	1	4	0	0	0	0	2	0	2
03:00 PM	0	0	4	0	1	47	5	0	0	5	0	0	79	7	2	0	0	0	2	0	8	0	1	0	0	3	0	0
03:15 PM	1	0	5	0	3	58	2	0	0	6	0	4	70	8	0	0	1	0	6	0	7	3	0	0	0	3	0	2
03:30 PM	1	1	1	0	5	60	5	0	1	6	0	2	84	7	1	0	2	0	4	3	7	2	0	1	0	5	0	3
03:45 PM	0	1	3	0	1	79	4	0	0	2	0	6	98	5	2	0	1	0	6	0	13	2	0	0	0	8	0	4
04:00 PM	0	0	5	0	6	75	5	0	0	6	0	4	89	5	0	0	0	0	2	0	6	0	0	0	0	2	0	1
04:15 PM	0	1	1	0	1	59	3	0	0	6	0	3	94	6	0	0	0	0	4	0	9	0	0	0	0	8	0	1
04:30 PM	0	0	3	1	5	64	1	0	0	3	0	3	96	5	0	0	1	0	5	0	6	0	0	0	0	4	0	4
04:45 PM	0	0	8	0	1	72	3	0	0	4	0	6	98	10	0	0	0	0	3	0	12	0	0	0	0	5	1	2
05:00 PM	0	0	5	0	5	53	1	0	0	8	0	5	97	8	0	0	0	0	10	0	9	0	0	0	0	2	1	2
05:15 PM	0	0	1	0	4	49	2	0	0	5	0	3	106	7	0	0	0	0	9	0	6	0	0	0	0	6	0	2
05:30 PM	0	0	0	0	0	68	4	1	2	3	0	2	126	6	0	0	0	0	2	0	5	1	0	0	0	7	0	1
05:45 PM	1	0	2	0	4	49	3	1	0	2	0	2	92	10	0	0	0	0	4	0	5	0	0	0	0	6	0	0
06:00 PM	0	0	2	0	11	41	4	0	0	3	0	2	76	7	0	0	0	0	7	0	7	1	0	0	0	2	0	1

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

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COUNTED BY: TDG

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	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
06:15 AM	0	0	1	0	1	25	0	0	0	2	0	0	28	3	0	0	0	0	1	0	3	1	0	0	0	1	0	1
06:30 AM	0	0	2	0	4	21	3	0	0	0	0	0	42	0	0	0	1	0	3	0	4	0	0	0	0	3	0	3
06:45 AM	0	0	2	0	2	35	0	0	0	1	0	0	38	6	0	0	0	0	0	0	2	0	0	0	0	4	0	3
07:00 AM	0	0	7	0	3	55	0	0	0	3	0	0	54	4	0	0	0	0	5	0	3	0	0	0	0	8	0	1
07:15 AM	0	0	4	0	3	54	1	0	2	3	0	0	41	3	1	0	0	0	3	0	1	4	0	0	0	6	0	2
07:30 AM	0	0	4	0	2	68	1	0	0	4	0	1	40	1	0	1	1	0	2	0	0	0	0	1	0	4	1	1
07:45 AM	0	0	7	0	6	65	0	0	0	1	0	1	56	2	0	0	1	0	3	0	1	0	0	0	0	7	0	1
08:00 AM	0	0	5	0	7	53	1	0	0	4	0	0	74	7	0	0	4	0	1	0	10	1	0	0	0	7	0	1
08:15 AM	0	0	3	0	4	56	0	0	0	3	0	0	48	6	0	0	1	0	4	0	3	0	0	0	0	3	0	2
08:30 AM	1	0	5	0	2	59	1	0	0	3	0	2	51	8	0	0	0	0	3	0	3	0	0	0	0	0	0	1
08:45 AM	0	0	2	0	3	43	1	0	0	5	0	1	53	7	0	0	1	0	1	0	4	0	0	2	0	9	0	0
09:00 AM	0	0	2	0	10	37	2	0	0	5	0	0	63	5	0	0	0	0	4	0	2	0	0	0	0	5	0	2
09:15 AM	0	0	2	0	31	39	2	0	0	1	0	1	41	12	0	0	0	0	5	0	11	0	0	0	0	3	2	0
09:30 AM	0	0	10	0	13	40	2	0	0	1	0	1	41	10	0	0	0	0	13	1	37	0	0	0	0	4	0	1
09:45 AM	1	0	5	0	1	27	2	0	0	5	0	0	40	5	0	0	0	0	5	0	6	1	0	0	0	1	0	0
10:00 AM	0	0	1	0	1	23	1	0	0	1	0	1	34	7	0	0	1	0	3	0	14	1	0	0	0	5	0	1
10:15 AM	0	0	3	0	5	31	1	0	0	4	0	0	40	5	0	0	3	0	4	0	9	0	0	0	0	6	0	0
10:30 AM	1	0	4	0	3	35	1	0	0	5	0	0	34	6	0	0	0	0	4	1	9	0	0	0	0	4	0	1
10:45 AM	1	0	1	0	2	36	3	0	0	7	0	0	35	8	0	0	2	0	7	0	1	0	0	1	0	3	0	2
11:00 AM	0	0	6	0	2	38	7	0	0	5	0	3	40	6	0	0	2	0	1	1	7	0	0	0	0	3	1	0
11:15 AM	1	0	2	0	5	42	5	0	1	3	0	1	40	8	0	0	1	0	3	0	8	2	0	0	0	5	1	0
11:30 AM	0	0	6	0	4	40	4	0	0	2	0	3	55	8	0	0	2	0	7	0	10	0	0	0	0	5	0	0
11:45 AM	0	0	8	0	16	37	4	0	0	6	0	0	47	13	0	0	1	0	4	0	8	1	0	0	0	2	0	1
12:00 PM	0	0	6	0	7	36	5	0	0	6	0	1	62	12	1	0	2	0	14	0	30	0	0	0	0	4	0	0

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

LOCATION: 179th Avenue SE @ 149th Street SE
Monroe, WA

DATE OF COUNT: Thu. 10/10/19
TIME OF COUNT: 6:00 AM - 6:00 PM

COUNTED BY: TDG

TIME INTERVAL ENDING AT	FROM NORTH ON 179th Avenue SE							FROM SOUTH ON 179th Avenue SE							FROM EAST ON 149th Street							FROM WEST ON 149th Street						
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
12:15 PM	1	0	0	0	5	43	1	0	0	3	0	4	56	5	0	0	0	0	5	1	16	0	0	0	0	4	0	1
12:30 PM	0	1	7	1	4	44	7	0	0	2	0	2	32	9	0	0	1	0	6	0	9	2	0	0	0	9	1	1
12:45 PM	0	0	4	0	5	37	2	0	0	5	0	2	54	8	0	0	0	0	5	0	11	1	0	0	0	2	0	3
01:00 PM	0	0	0	0	11	30	0	0	0	5	0	1	37	7	0	0	1	0	2	0	5	0	0	0	0	3	0	1
01:15 PM	0	0	0	0	6	40	2	0	0	4	0	0	32	4	0	0	0	0	9	0	14	0	1	0	0	4	0	1
01:30 PM	0	0	5	0	3	27	5	1	0	2	0	0	34	5	0	0	0	0	8	0	7	2	0	0	0	0	0	0
01:45 PM	0	0	4	0	4	50	4	0	0	2	0	1	52	3	0	0	0	0	4	0	8	0	0	0	0	3	0	0
02:00 PM	2	1	5	1	7	56	2	0	0	9	0	0	37	7	0	0	1	0	1	0	3	1	0	0	0	5	1	4
02:15 PM	0	0	1	0	4	39	4	0	0	4	0	1	50	3	0	0	1	0	2	0	9	0	0	0	0	3	3	1
02:30 PM	0	0	2	1	1	50	3	0	0	4	0	3	61	9	1	0	0	0	8	0	5	3	0	0	0	5	0	0
02:45 PM	0	0	2	0	4	47	3	8	0	3	2	0	6	70	0	0	1	0	9	0	6	0	0	0	0	2	0	2
03:00 PM	0	0	2	0	5	38	2	0	0	6	2	4	60	9	0	0	1	0	5	2	7	1	0	0	0	4	1	4
03:15 PM	0	0	5	0	0	53	3	0	0	6	0	4	68	7	0	0	0	0	16	0	7	1	0	0	0	2	0	4
03:30 PM	0	0	2	1	2	47	5	0	0	6	0	1	64	8	2	0	0	0	5	1	3	1	0	1	0	5	0	3
03:45 PM	0	0	5	0	2	52	2	0	0	4	1	5	92	9	1	0	0	0	8	1	10	1	0	0	0	3	1	1
04:00 PM	0	0	3	0	1	58	7	0	2	6	0	3	72	6	0	0	1	0	8	0	6	2	0	0	0	4	0	1
04:15 PM	0	0	4	0	3	55	7	0	0	3	0	0	95	8	1	0	0	0	6	0	4	0	0	0	0	1	0	2
04:30 PM	0	0	6	0	1	55	9	0	0	1	0	1	87	5	0	0	0	0	5	0	3	2	0	0	0	1	1	0
04:45 PM	0	0	4	0	2	35	2	0	0	5	0	1	78	5	0	0	0	0	4	0	7	2	0	0	0	3	0	3
05:00 PM	0	0	0	0	1	40	3	0	0	6	0	2	111	15	0	0	1	0	5	0	10	2	0	0	0	6	0	2
05:15 PM	0	0	1	0	1	53	3	0	0	2	0	4	78	7	0	0	0	0	12	0	9	0	0	0	0	3	0	0
05:30 PM	2	0	2	0	0	44	4	0	0	3	0	1	85	2	0	0	1	0	5	0	5	2	0	0	0	6	0	0
05:45 PM	2	0	3	1	4	48	8	0	0	4	0	8	78	5	0	0	0	0	3	0	6	0	0	2	0	7	0	1
06:00 PM	0	0	0	0	3	48	6	0	0	1	0	4	94	8	1	0	0	0	7	0	8	0	0	0	0	5	1	0

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

LOCATION: 179th Avenue SE @ 149th Street SE
Monroe, WA

DATE OF COUNT: Fri. 10/11/19
TIME OF COUNT: 6:00 AM - 6:00 PM

COUNTED BY: TDG

TIME INTERVAL ENDING AT	FROM NORTH ON 179th Avenue SE							FROM SOUTH ON 179th Avenue SE							FROM EAST ON 149th Street							FROM WEST ON 149th Street						
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
06:15 AM	0	0	3	0	0	24	0	0	0	0	0	0	22	3	0	0	0	0	2	0	2	0	0	0	0	5	0	2
06:30 AM	0	0	3	0	3	26	1	0	0	0	0	0	24	2	0	0	0	0	1	0	3	0	0	0	0	4	0	0
06:45 AM	0	0	2	0	2	28	2	0	0	5	0	2	42	1	0	0	0	0	1	0	4	0	0	0	0	4	0	3
07:00 AM	0	0	4	0	0	42	0	0	0	3	0	0	48	6	0	0	0	0	1	0	1	0	0	0	0	8	0	1
07:15 AM	0	0	3	0	1	36	0	0	0	1	0	0	41	3	2	0	1	0	3	0	1	3	0	1	0	4	1	0
07:30 AM	0	0	6	0	4	58	0	0	0	4	0	3	39	1	1	0	3	0	3	2	2	0	0	0	0	2	0	1
07:45 AM	0	0	2	0	4	69	3	0	0	2	0	0	68	0	0	0	0	0	2	0	1	0	0	3	0	3	3	1
08:00 AM	0	0	5	0	1	49	0	0	1	3	0	1	71	6	0	0	0	0	2	0	4	1	0	1	0	7	0	1
08:15 AM	0	0	1	0	1	33	3	0	0	5	0	1	48	1	0	0	2	0	0	1	1	0	0	2	0	7	0	2
08:30 AM	0	0	9	0	2	39	1	0	0	7	0	1	56	3	0	0	1	0	0	0	2	0	0	0	0	0	0	1
08:45 AM	0	0	4	0	4	55	0	0	0	3	0	1	51	6	0	0	0	0	4	0	6	0	0	2	0	10	0	2
09:00 AM	0	0	4	0	1	42	0	0	1	2	0	0	63	6	0	0	4	0	5	0	11	0	0	0	0	2	0	1
09:15 AM	0	0	2	0	6	34	2	0	0	1	0	0	32	6	0	0	0	0	5	0	4	1	0	1	0	3	1	1
09:30 AM	1	0	3	0	2	25	2	0	0	1	0	0	39	5	0	0	1	0	3	0	2	0	0	0	0	5	0	2
09:45 AM	1	0	3	0	4	29	4	0	0	4	0	0	41	1	0	0	1	0	0	0	3	1	0	1	0	4	0	0
10:00 AM	0	0	4	0	10	32	2	0	0	3	0	1	37	3	0	0	0	0	5	0	4	0	0	0	0	7	0	1
10:15 AM	0	0	0	0	1	28	1	0	0	3	0	0	47	2	0	0	2	0	4	1	8	1	0	0	0	0	0	0
10:30 AM	0	0	3	0	4	40	2	0	0	4	0	1	34	3	1	0	0	0	1	1	3	0	0	1	0	7	2	0
10:45 AM	0	0	3	0	3	22	2	0	0	3	0	3	40	4	0	0	2	0	4	0	3	0	0	0	0	6	2	0
11:00 AM	2	0	4	0	13	30	1	0	0	3	0	2	43	5	0	0	0	0	5	0	5	1	0	0	0	4	0	1
11:15 AM	1	0	3	0	4	46	4	0	0	3	0	2	32	5	0	0	3	0	7	0	9	0	0	2	0	6	0	0
11:30 AM	0	0	4	0	3	37	5	0	0	5	0	2	44	5	1	0	1	0	1	0	3	1	0	0	0	2	0	1
11:45 AM	0	0	3	0	5	43	7	0	0	4	0	1	33	2	0	0	2	0	3	2	8	0	0	1	0	10	0	1
12:00 PM	0	0	1	0	3	38	3	0	0	1	0	1	58	4	2	0	0	0	4	0	6	0	0	0	0	5	0	1

TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS ENTRY FORM

LOCATION: 179th Avenue SE @ 149th Street SE
Monroe, WA

DATE OF COUNT: Fri. 10/11/19
TIME OF COUNT: 6:00 AM - 6:00 PM

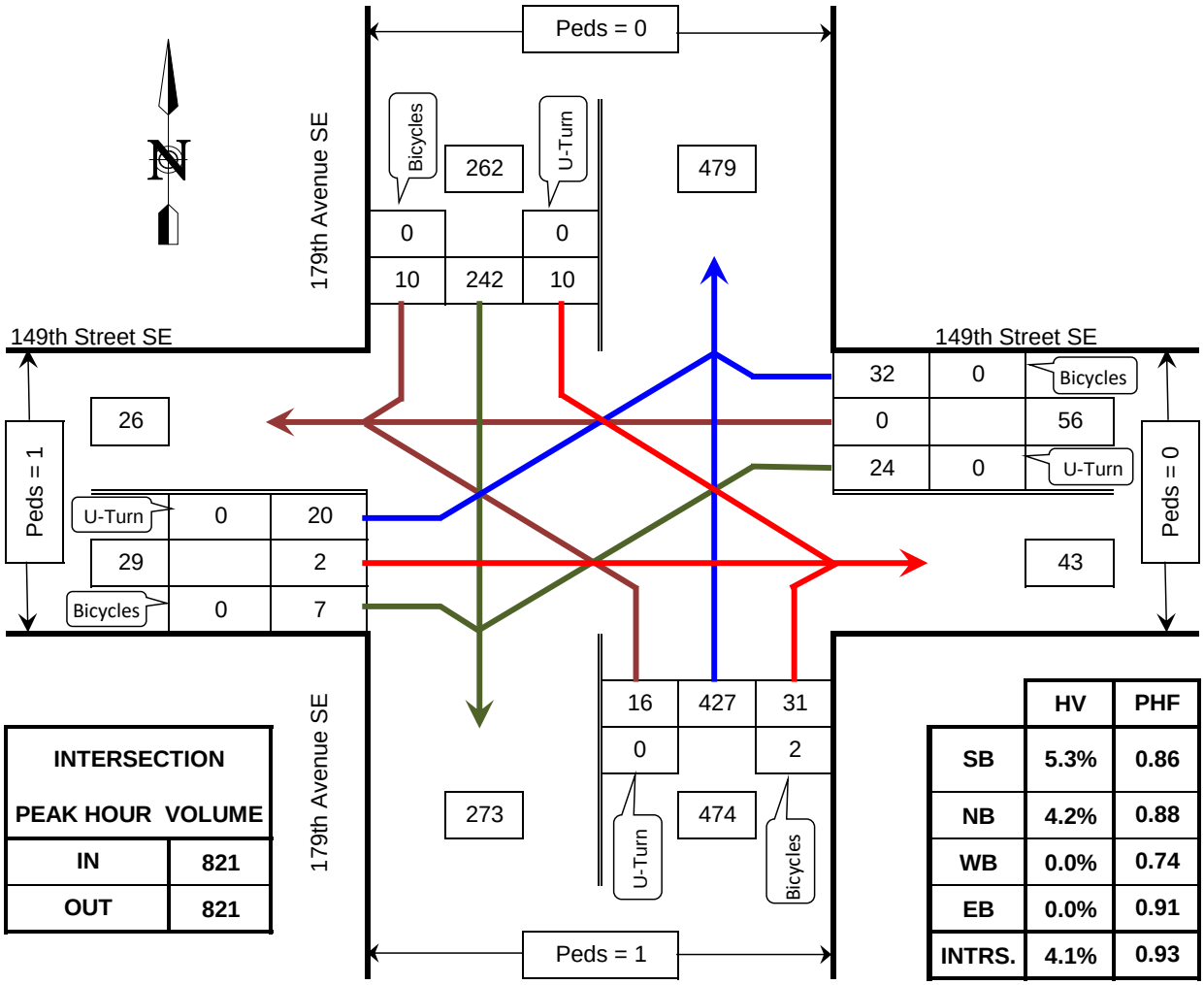
COUNTED BY: TDG

TIME INTERVAL ENDING AT	FROM NORTH ON 179th Avenue SE							FROM SOUTH ON 179th Avenue SE							FROM EAST ON 149th Street							FROM WEST ON 149th Street						
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right
12:15 PM	0	0	2	0	2	40	0	0	0	3	0	2	55	8	0	0	0	0	6	0	7	0	0	0	0	3	1	2
12:30 PM	0	0	2	0	4	51	1	0	0	3	0	2	42	5	2	0	0	0	1	1	5	1	0	0	0	2	1	2
12:45 PM	0	0	3	0	3	41	2	0	0	4	0	3	71	6	0	0	0	0	4	0	1	0	0	2	0	9	0	1
01:00 PM	0	1	2	0	3	38	4	0	0	1	0	0	57	8	0	0	0	0	2	0	4	0	0	0	0	5	0	2
01:15 PM	0	0	2	0	2	36	2	0	0	5	0	2	55	8	0	0	0	0	6	1	4	0	0	0	0	5	1	0
01:30 PM	0	0	3	0	0	29	2	0	0	4	0	1	61	6	0	0	0	0	3	0	5	0	0	0	0	2	0	0
01:45 PM	0	1	4	0	2	45	2	0	0	3	0	3	76	4	0	0	0	0	3	0	2	0	0	0	0	5	0	1
02:00 PM	0	1	2	0	5	39	3	0	3	2	0	3	65	12	0	0	0	0	4	0	3	2	0	0	0	7	0	0
02:15 PM	0	0	4	0	4	51	2	1	0	8	0	3	71	6	0	0	0	0	3	1	5	3	0	0	0	3	0	0
02:30 PM	0	0	2	1	2	41	0	0	0	8	0	0	77	11	0	0	1	0	1	0	6	0	0	1	0	7	1	1
02:45 PM	0	0	5	0	1	65	4	0	0	5	0	1	70	7	0	0	0	0	4	0	5	0	0	0	0	1	0	3
03:00 PM	0	0	2	0	7	41	7	0	0	9	0	3	89	6	1	0	5	0	7	0	10	1	0	0	0	7	0	1
03:15 PM	0	0	0	0	2	51	4	2	0	3	0	2	79	9	1	0	1	0	4	0	10	0	0	0	0	3	0	2
03:30 PM	2	0	3	0	2	44	2	0	0	8	0	2	96	11	0	0	0	0	3	0	8	1	0	0	0	3	0	1
03:45 PM	0	1	1	0	2	54	1	0	0	5	0	4	122	10	0	0	0	0	2	0	7	0	0	2	0	4	0	0
04:00 PM	0	0	3	0	5	63	6	0	1	6	1	4	94	7	0	0	1	0	4	1	6	1	0	2	0	7	0	4
04:15 PM	0	0	4	0	4	50	3	0	0	2	0	4	106	6	2	0	1	0	7	1	8	0	0	0	0	7	0	4
04:30 PM	0	1	4	0	5	60	3	1	1	1	0	4	101	4	1	0	0	0	2	0	5	0	0	0	0	4	0	2
04:45 PM	1	1	1	0	1	45	3	0	0	3	0	2	98	10	0	0	0	0	6	0	7	0	0	0	0	3	0	6
05:00 PM	0	0	2	0	2	62	3	0	0	3	0	3	88	6	0	0	1	0	1	0	13	1	0	1	0	7	0	2
05:15 PM	0	0	1	0	3	37	1	0	2	3	0	2	91	3	0	0	1	0	8	0	7	0	0	0	0	7	0	1
05:30 PM	0	1	1	0	0	48	3	0	0	10	0	2	88	5	0	0	0	0	5	1	6	0	0	0	0	7	0	0
05:45 PM	0	0	3	0	1	57	3	0	0	3	0	4	82	6	0	0	0	0	4	1	3	0	0	0	0	6	0	1
06:00 PM	0	0	1	0	4	38	2	0	0	4	0	4	70	1	0	0	0	0	6	0	1	0	0	1	0	5	0	3

TRAFFIC DATA GATHERING

TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:30 PM TO 5:30 PM



INTERSECTION PEAK HOUR VOLUME	
IN	821
OUT	821

	HV	PHF
SB	5.3%	0.86
NB	4.2%	0.88
WB	0.0%	0.74
EB	0.0%	0.91
INTRS.	4.1%	0.93

PHF = Peak Hour Factor
HV = Heavy Vehicle

179th Avenue SE @ 149th Street SE

Monroe, WA

COUNTED BY: TDG

DATE OF COUNT: Wed. 10/9/19

REDUCTION DATE: Thu. 10/10/19

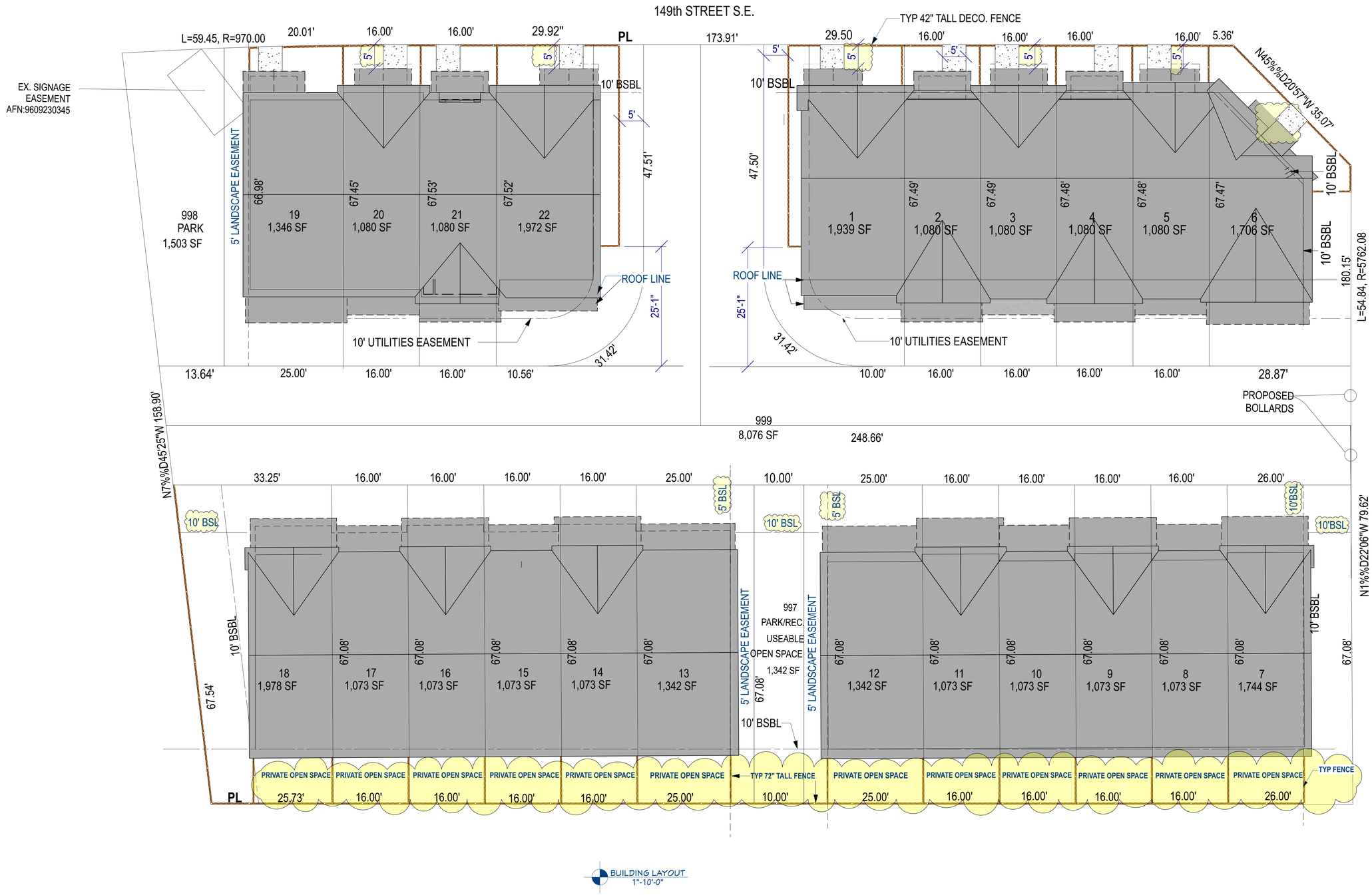
TIME OF COUNT: 4:00 PM - 6:00 PM

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	2	7	24	0	32	16	427	31	10	242	10
Future Vol, veh/h	20	2	7	24	0	32	16	427	31	10	242	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	175	-	-	200	-	-	100	-	-	165	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	22	2	8	26	0	34	17	459	33	11	260	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	815	814	266	803	803	476	271	0	0	492	0	0
Stage 1	288	288	-	510	510	-	-	-	-	-	-	-
Stage 2	527	526	-	293	293	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.54	6.24	7.14	6.54	6.24	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.14	5.54	-	6.14	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.54	-	6.14	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.036	3.336	3.536	4.036	3.336	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	294	310	768	299	315	585	1281	-	-	1061	-	-
Stage 1	715	670	-	542	534	-	-	-	-	-	-	-
Stage 2	531	526	-	711	667	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	272	303	768	289	308	585	1281	-	-	1061	-	-
Mov Cap-2 Maneuver	272	303	-	289	308	-	-	-	-	-	-	-
Stage 1	706	663	-	535	527	-	-	-	-	-	-	-
Stage 2	493	519	-	694	660	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.9	14.6	0.3	0.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1281	-	-	272	573	289	585	1061	-	-
HCM Lane V/C Ratio	0.013	-	-	0.079	0.017	0.089	0.059	0.01	-	-
HCM Control Delay (s)	7.8	-	-	19.4	11.4	18.7	11.5	8.4	-	-
HCM Lane LOS	A	-	-	C	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.3	0.2	0	-	-



BUILDING LAYOUT
1"-10'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
PROPOSED BUILDING LAYOUT

BUILDER:
HANSON HOMES AT STANTON STATION LLC

2015 IRC

DATE:
7/8/2020

SHEET:
A-1
OF
21

FRONT ELEVATION
1/4"=1'-0"

PAINT COLOR AND SIDING TYPE VARIATIONS
TO ACCOMMODATE MODULATION (FRONT ELEVATION TYP.)

REAR ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 1-6

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-2
OF
21

RIGHT ELEVATION
1/4"= 1'-0"

RIGHT ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

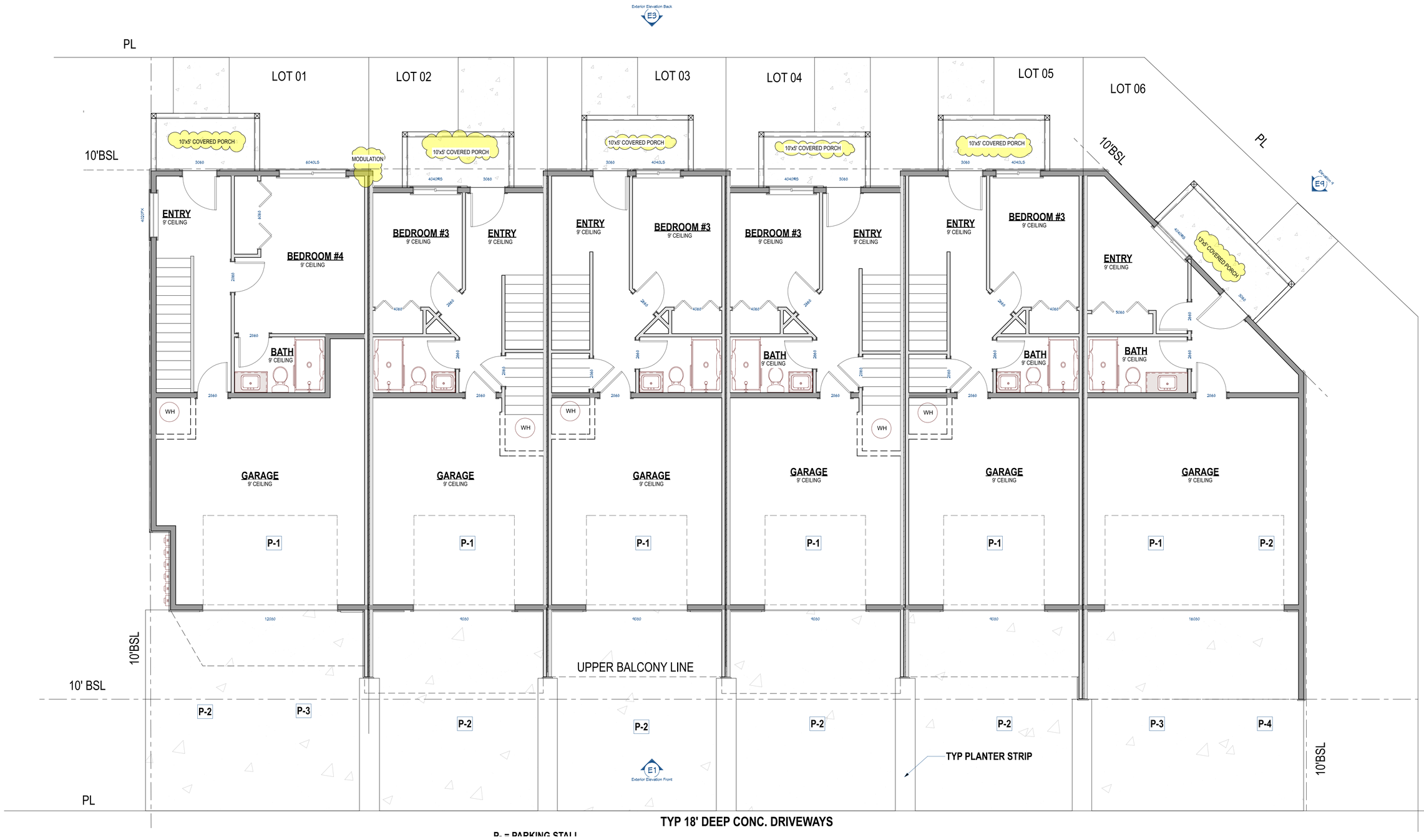
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 1-6

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-3
OF
21



1ST FLOOR PLAN
1/4"= 1'-0"

UPDATED 1-28-2020

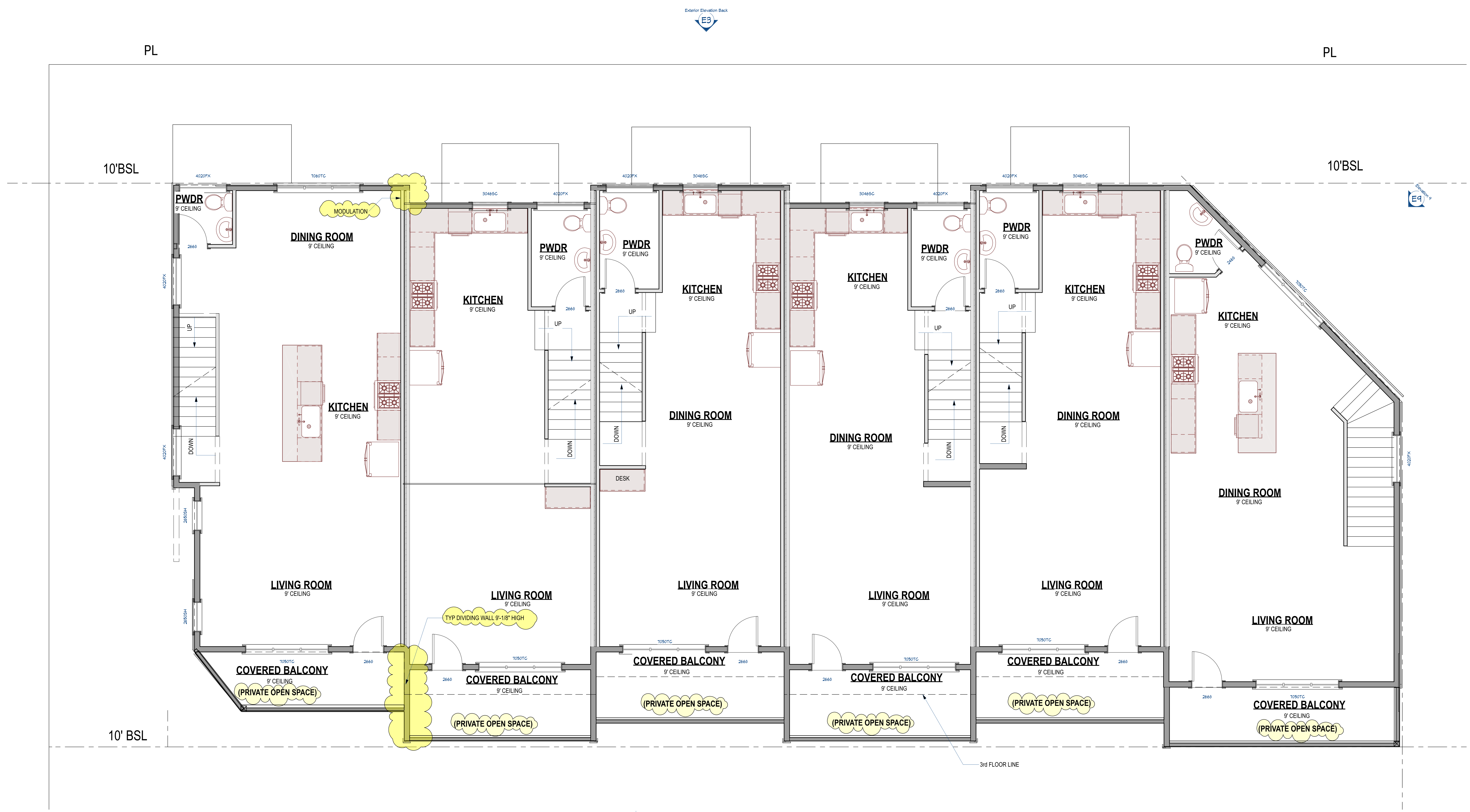
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 1-6

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-4
OF
21



2ND FLOOR PLAN
1/4"= 1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 1-6

BUILDER:
HANSON HOMES AT STANTON STATION LLC 2015 IRC

DATE:
7/8/2020

SHEET:
A-5 OF **21**

Exterior Elevation Back
E3

PORCH ROOF BELOW

BALCONY LINE BELOW

3RD FLOOR PLAN
1/4"= 1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 1-6

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-6
OF
21

FRONT ELEVATION
1/4"=1'-0"

PAINT COLOR AND SIDING TYPE VARIATIONS
TO ACCOMMODATE MODULATION (FRONT ELEVATION TYP.)

REAR ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 7-12

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-7
OF
21

RIGHT ELEVATION
1/4"=1'-0"

LEFT ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

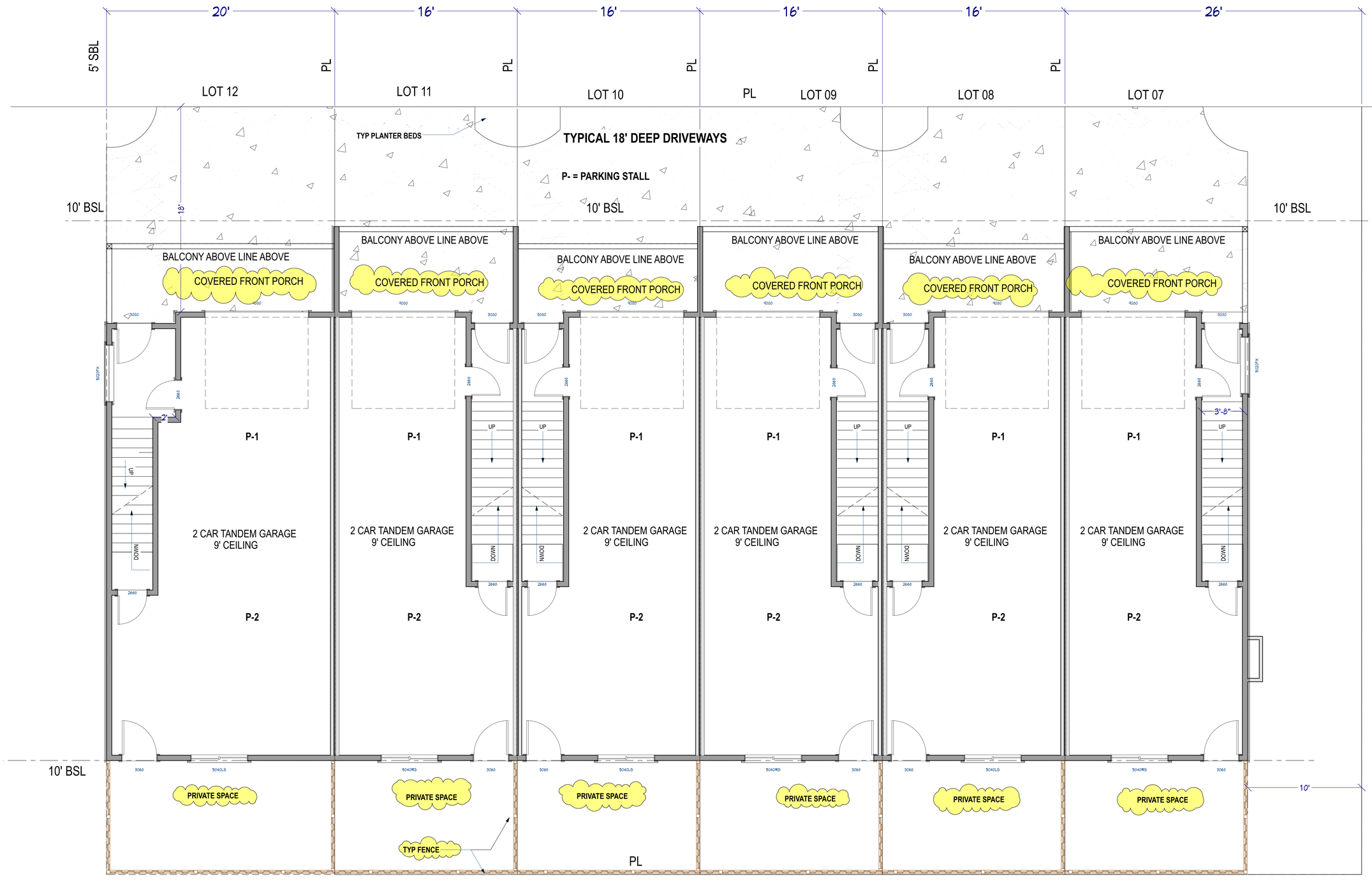
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 7-12

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-8
OF
21



1ST FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 7-12

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-9
OF
21

2ND FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

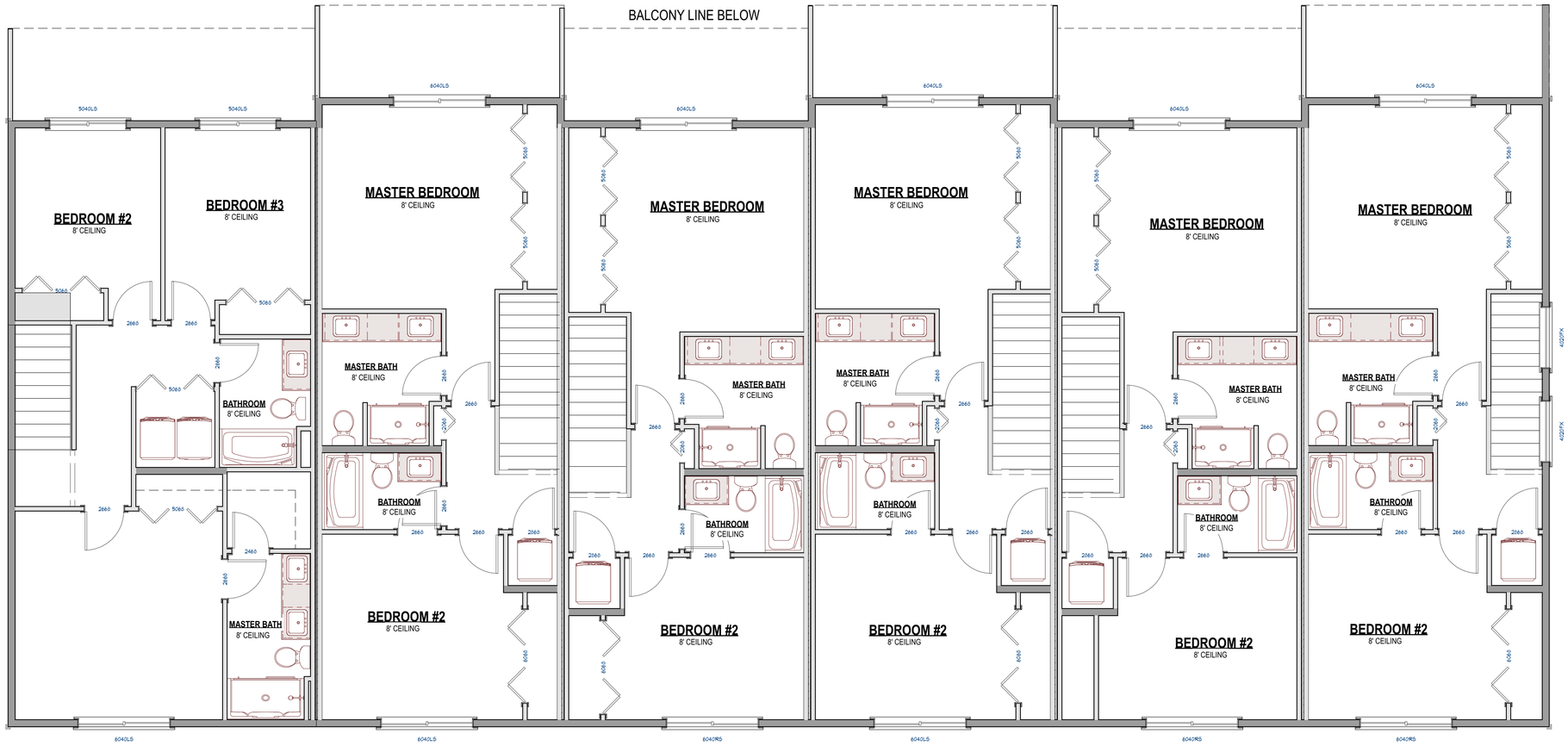
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 7-12

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-10
OF
21



3RD FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 7-12

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-11
OF
21

FRONT ELEVATION
1/4"=1'-0"

PAINT COLOR AND SIDING TYPE VARIATIONS TO ACCOMMODATE MODULATION (FRONT ELEVATION TYP.)

REAR ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 13-18

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-12
OF
21

RIGHT ELEVATION
1/4"=1'-0"

LEFT ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

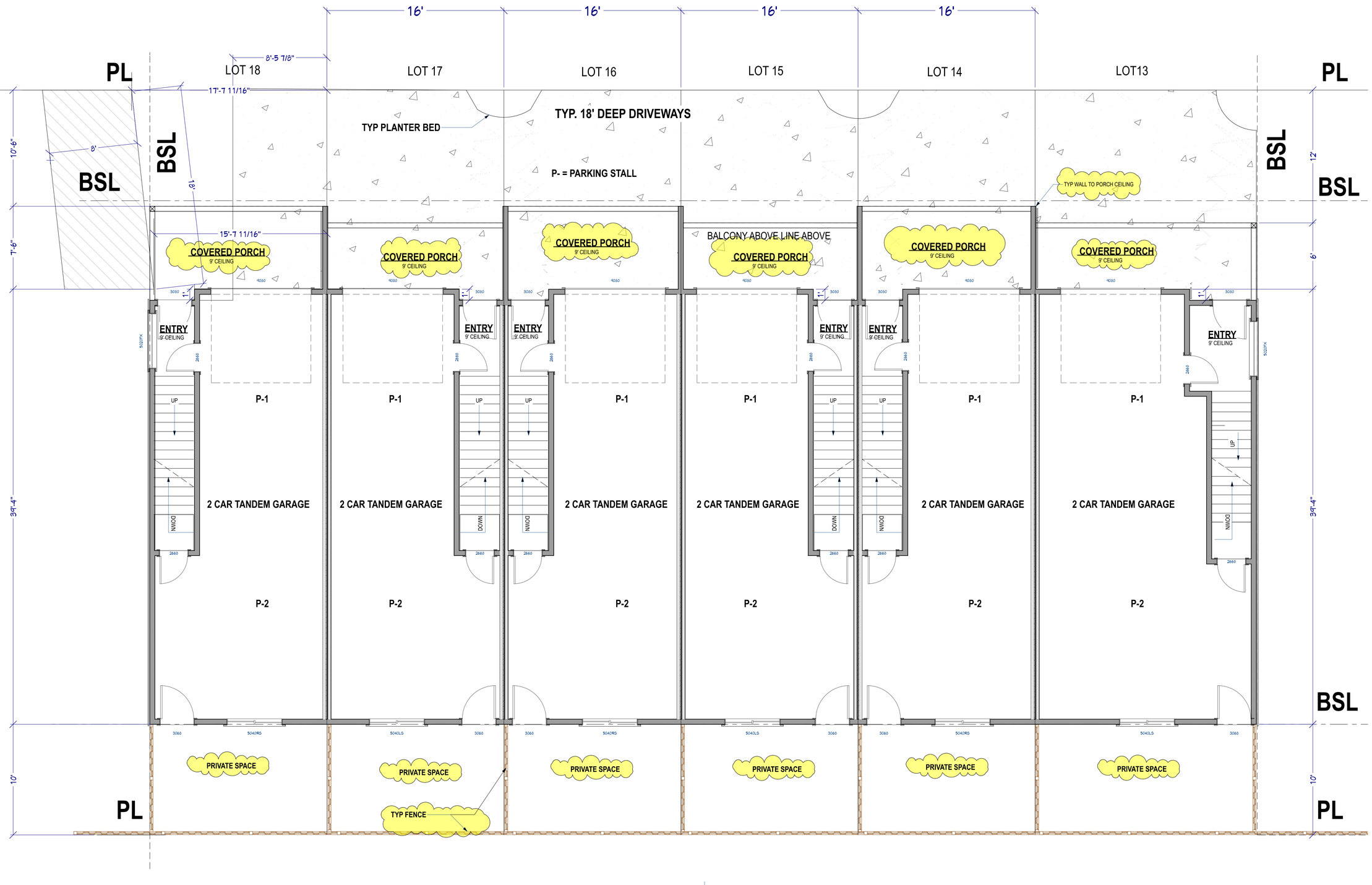
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 13-18

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-13
OF
21



1ST FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

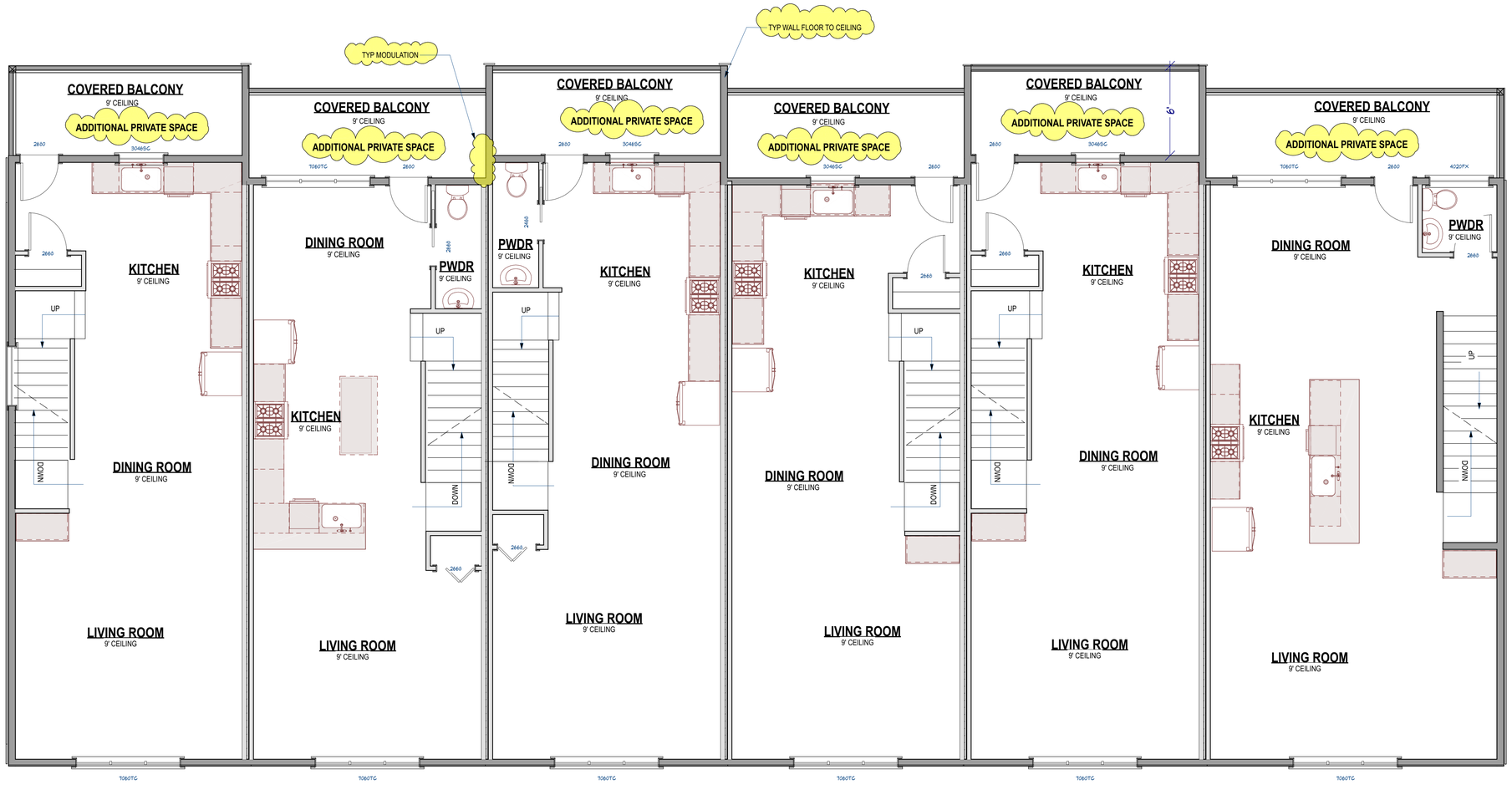
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 13-18

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-14
OF
21



2ND FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

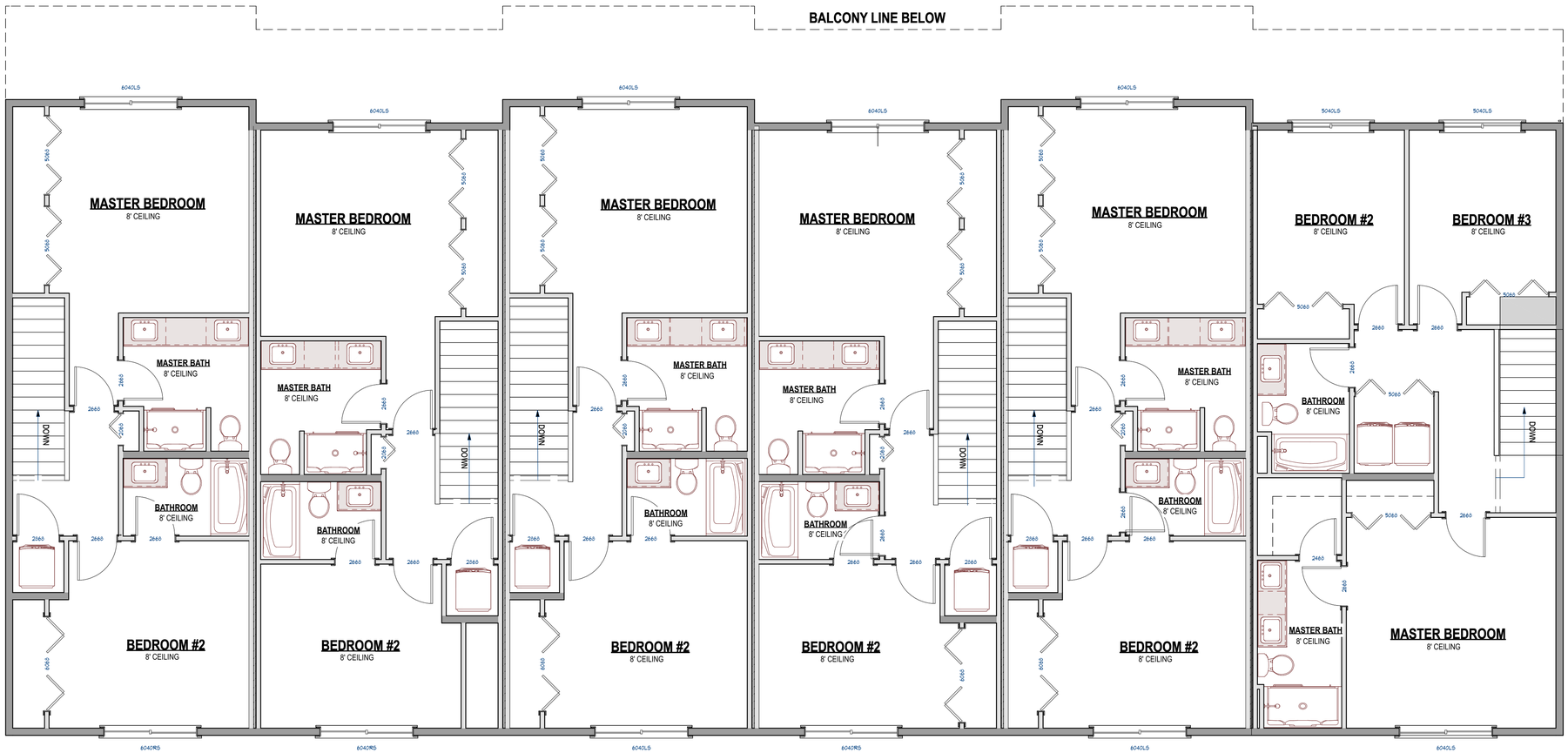
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 13-18

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-15
OF
21



3RD FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 13-18

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-16
OF
21

FRONT ELEVATION
1/4"=1'-0"

PAINT COLOR AND SIDING TYPE VARIATIONS TO ACCOMMODATE MODULATION (FRONT ELEVATION TYP.)

REAR ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 19-22

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-17
OF
21

RIGHT ELEVATION
1/4"=1'-0"

LEFT ELEVATION
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 19-22

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-18
OF
21

1ST FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

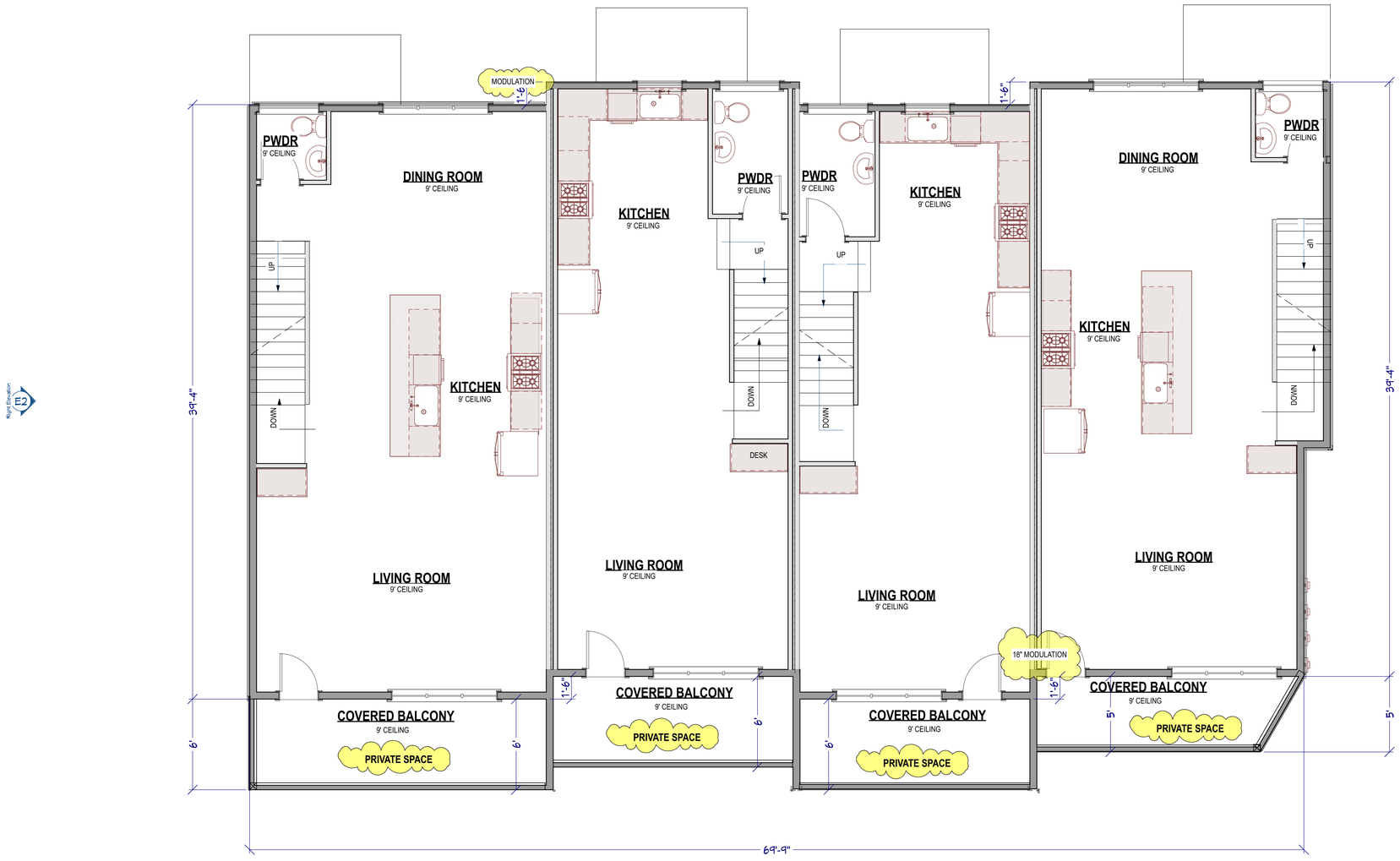
DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 19-22

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-19
OF
21



2ND FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 19-22

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-20
OF
21

LIVING AREA
2877 SQ FT

3RD FLOOR PLAN
1/4"=1'-0"

UPDATED 1-28-2020

DRAWN BY:
HANSON HOMES
JEFF KISSNER-360-348-1053
PO BOX 228
SNOHOMISH, WA 98208

SHEET TITLE:
LOTS 19-22

BUILDER:
HANSON HOMES AT STANTON STATION LLC
2015 IRC

DATE:
7/8/2020

SHEET:
A-21
OF
21

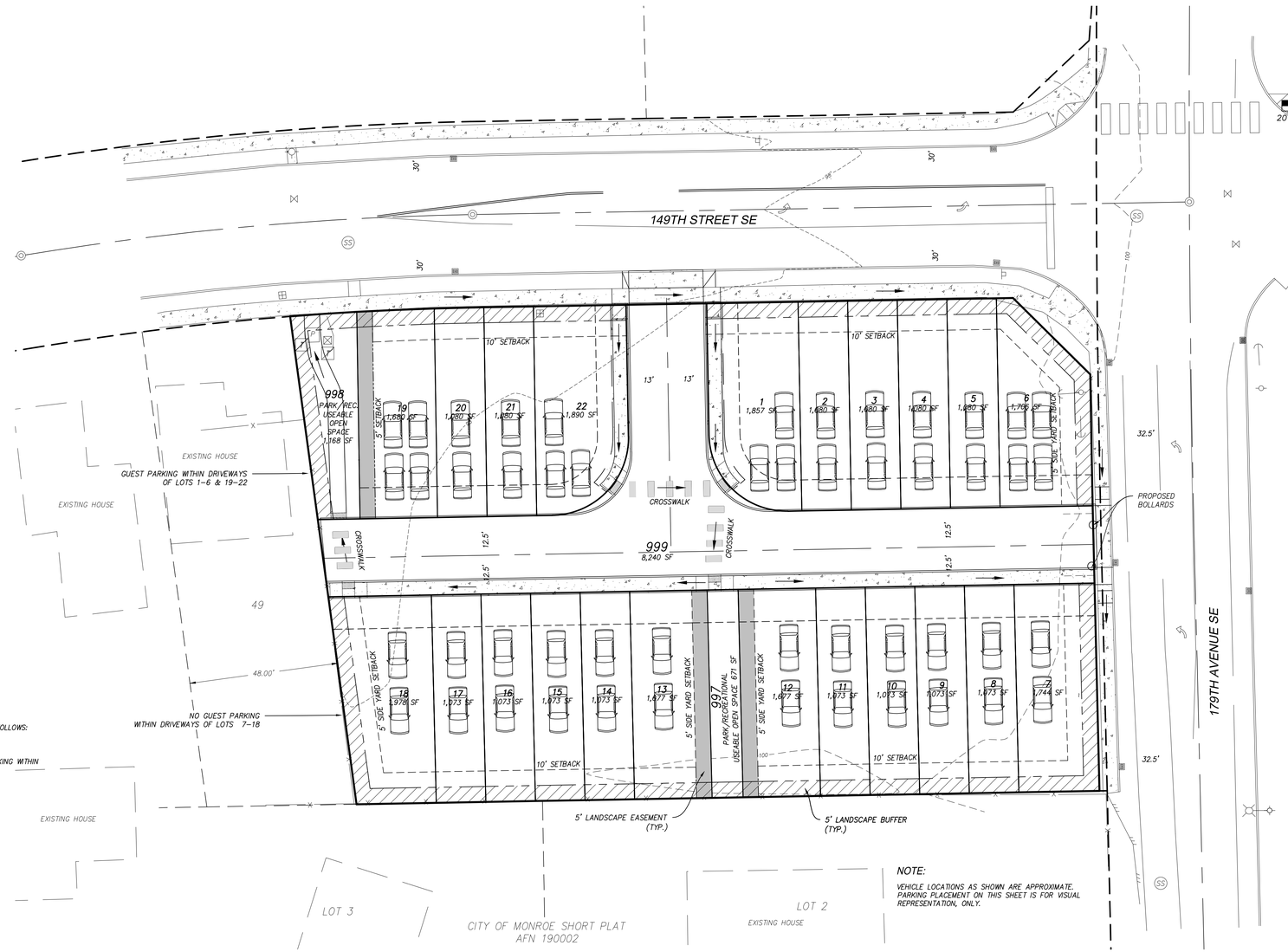
PEDESTRIAN CIRCULATION & PARKING PLAN FOR STANTON STATION

IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

RECEIVED
06/16/2020
CITY OF MONROE

LEGEND

- EXISTING MONUMENT AS NOTED
- STREET LIGHT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- EXISTING SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- OHP OVERHEAD POWER LINE
- OHT OVERHEAD TELEPHONE LINE
- — X — FENCE LINE
- — S — SEWER LINE
- — SD — STORM DRAIN LINE
- (M) MEASURED DIMENSION
- LANDSCAPE EASEMENT
- LANDSCAPE BUFFER
- PEDESTRIAN CIRCULATION ARROW



GRAPHIC SCALE
20 0 20 40
SCALE: 1" = 20'

VICINITY MAP
SCALE: 1' = 2000'

PARKING TABLE

LOT NUMBER	GARAGE STALLS	DRIVEWAY STALLS
LOT 1	1	2
LOT 2	1	1
LOT 3	1	1
LOT 4	1	1
LOT 5	1	1
LOT 6	2	2
LOT 7	2	0
LOT 8	2	0
LOT 9	2	0
LOT 10	2	0
LOT 11	2	0
LOT 12	2	0
LOT 13	2	0
LOT 14	2	0
LOT 15	2	0
LOT 16	2	0
LOT 17	2	0
LOT 18	2	0
LOT 19	2	2
LOT 20	1	1
LOT 21	1	1
LOT 22	1	2
36		15

PARKING NOTES PER (MMC 22.44):

1) PROPOSED PARKING STALLS ARE 9' X 18'.

2) PER MMC 22.44.050, OFF STREET PARKING REQUIREMENTS ARE AS FOLLOWS:
SINGLE FAMILY ATTACHED: 2 PER UNIT.

SUBDIVISION – SINGLE FAMILY ATTACHED: 1 PER 7 LOTS.
(GARAGES DO NOT COUNT TOWARDS THIS REQUIREMENT, BUT PARKING WITHIN DRIVEWAYS DOES.)

TOTAL LOTS WITH THIS SUBDIVISION = 7 LOTS.
TOTAL GUEST PARKING STALLS REQUIRED = 3 LOTS.
TOTAL GUEST PARKING PROVIDED = 15

NOTE:

VEHICLE LOCATIONS AS SHOWN ARE APPROXIMATE. PARKING PLACEMENT ON THIS SHEET IS FOR VISUAL REPRESENTATION, ONLY.

PROJECT DESIGN TEAM

PLANNER / CONTACT
LAND RESOLUTIONS
3605 COLBY AVE
EVERETT, WA 98201
PHONE: (425) 258-4438
ATTN: JEN HAUGEN
EMAIL: JEN@ORCALSI.COM

OWNER / APPLICANT
RICHARD D. & TORI L. HANSON
PO BOX 2289
SNOHOMISH, WA 98291
PHONE: (425) 328-5202
ATTN: RICK HANSON
EMAIL: 2011HANSONHOMES@GMAIL.COM

SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVE
EVERETT, WA 98201
PHONE: (425) 259-3400
ATTN: JOANNE M. SWANSON, PLS
EMAIL: JOANNE@ORCALSI.COM

ENGINEER
OMEGA ENGINEERING, INC
2707 WETMORE AVE
EVERETT, WA 98201
PHONE: (425) 387-3820
ATTN: JOSEPH SMEBY
EMAIL: JOE@OMEGA-ENG.COM

LANDSCAPE ARCHITECT
ORIGIN DESIGN GROUP
1031 – 185TH AVE NE
SNOHOMISH, WA 98290
PHONE (425) 346-1905
ATTN: KRYSTAL LOWE
EMAIL: ORIGINDG@GMAIL.COM

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA 98201
PHONE: (425) 339-8266
ATTN: EDWARD KOLTONOWSKI
EMAIL: EDWARDK@GIBSONTRAFFIC.COM

GEOTECHNICAL ENGINEER
NELSON GEOTECHNICAL, INC.
17311 – 135TH AVENUE NE, A-500
WOODINVILLE, WA 98072
PHONE: (425) 486-1669
ATTN: CARSTON CURD
EMAIL: CARSTON@NELSONGEOTECH.COM

LEGAL DESCRIPTION:

LOT A, STANTON MEADOWS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9509225009, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PROJECT INFORMATION:

TAX NUMBER	00847600099500			
SITE ADDRESS	XXXX 149TH STREET SE, MONROE, WA 98272			
WITHIN UGA BOUNDARY	CITY OF MONROE			
COMPREHENSIVE PLAN	MIXED USE			
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL			
EXISTING ZONING	MIXED USE COMMERCIAL			
PROPOSED ZONING	MIXED USE COMMERCIAL			
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT			
WATER SUPPLY SCHOOL DISTRICT	CITY OF MONROE WATER DEPARTMENT MONROE SCHOOL DISTRICT NO. 103			
FIRE DISTRICT	MONROE F.P.D. # 7			
PARK DISTRICT	CITY OF MONROE			
POWER COMPANY	SNOHOMISH COUNTY PUD			
CABLE COMPANY	XFINITY			
TRASH COMPANY	REPUBLIC SERVICES			
GAS COMPANY	PSE			
TELEPHONE COMPANY	VERIZON COMMUNICATIONS			
GROSS SITE AREA	39,355	SF	0.90	ACRES
NET SITE AREA	31,115	SF	0.71	ACRES
TOTAL LOTS PROPOSED	22			
GROSS DENSITY (22\0.90)	24.44	D.U. PER ACRE		
NET DENSITY (22\0.71)	30.99	D.U. PER ACRE		
AVERAGE LOT SIZE	1,331	SF	0.03	ACRES
SMALLEST LOT SIZE	1,073	SF	0.03	ACRES
PARK AND RECREATIONAL/ USEABLE OPEN SPACE PROVIDED	1,839	SF	0.04	ACRES
PERCENT OF GROSS SITE AREA	4.67	PERCENT OF SITE		
TOTAL ROADS TRACT 999	8,240	SF	0.19	ACRES
TOTAL ROAD LENGTH	329	LF		
PERCENT OF TOTAL SITE AREA	20.94	PERCENT OF SITE		

PEDESTRIAN CIRCULATION NOTES (PER MMC 22.44.140):

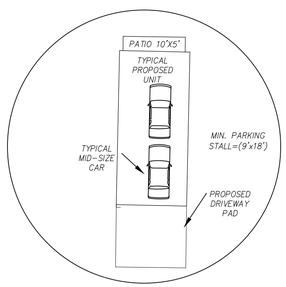
1) ACCESS AND WALKWAYS SHALL BE WELL LIT AND PHYSICALLY SEPARATED FROM DRIVEAYS AND PARKING SPACES BY LANDSCAPING, BERMS, BARRIERS, GRADE SEPARATION AND OTHER MEANS TO PROTECT PEDESTRIANS FROM VEHICULAR TRAFFIC.

2) ACCESS AND WALKWAYS SHALL HAVE A MINIMUM OF 60 INCHES OF UNOBSTRUCTED WIDTH AND MEET THE SURFACING STANDARDS OF THE MONROE ROAD STANDARDS FOR WALKWAYS OR SIDEWALKS.

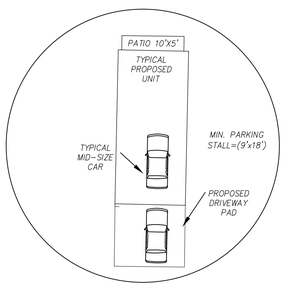
3) ACCESS SHALL BE USABLE BY MOBILITY IMPAIRED PERSONS AND SHALL BE DESIGNED AND CONSTRUCTED TO BE EASILY LOCATED BY SIGHT IMPAIRED PEDESTRIAN BY EITHER GRADE CHANGE, TEXTURE OR EQUIVALENT MEANS.

4) A CROSSWALK SHALL BE REQUIRED WHEN A WALKWAY CROSSES A DRIVEWAY OR A PAVED AREA ACCESSIBLE TO VEHICLES.

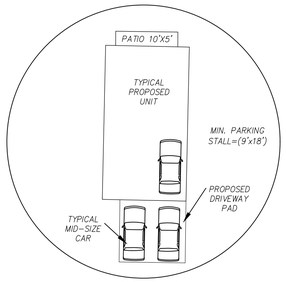
5) WHEREVER WALKWAYS ARE PROVIDED, RAISED CROSSWALKS OR SPEED BUMPS SHALL BE LOCATED AT ALL POINTS WHERE A WALKWAY CROSSES A LANE OF VEHICLE TRAVEL.



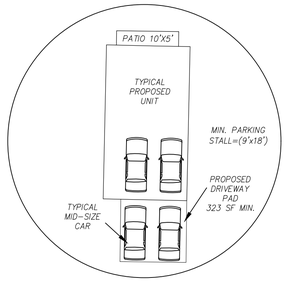
LOTS 7–18 PARKING STALL DETAIL
TANDEM GARAGES
NTS
**FOR ACTUAL BUILDING FOOTPRINTS, SEE BUILDING PLANS INCLUDED WITH THIS APPLICATION.



LOTS 2–5 & 20–21
PARKING STALL DETAIL TANDEM GARAGES
NTS
**FOR ACTUAL BUILDING FOOTPRINTS, SEE BUILDING PLANS INCLUDED WITH THIS APPLICATION.



LOTS 1 & 22
PARKING STALL DETAIL FOR 1 CAR GARAGE
NTS
** FOR ACTUAL BUILDING FOOTPRINTS, SEE BUILDING PLANS INCLUDED WITH THIS APPLICATION.



LOT 6 & 19
PARKING STALL DETAIL FOR 2 CAR GARAGE
NTS
**FOR ACTUAL BUILDING FOOTPRINTS, SEE BUILDING PLANS INCLUDED WITH THIS APPLICATION.

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

LAND RESOLUTIONS
LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue – Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
jen@orcalsi.com

PEDESTRIAN CIRCULATION & PARKING PLAN FOR STANTON STATION

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TWP. 27 N., RGE. 6 E., W.M. CITY OF MONROE SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

FILE NO. 2018–102 | DWG BY: JLH | DATE: 6/12/2020 | REV:

EXHIBIT 17

Blue Heron Services

RECEIVED
03/05/2020
CITY OF MONROE

12 18 2019

Rick Hanson / Hanson Homes

I visited the site today on the corner of 149th and 179th for the purpose of assessing if the site would need a wetland delineation or other assessment for critical areas.

The lot is well east of areas on the south side of Highway 2 that are noted in the upcoming updated floodplain as mapped by Snohomish County/FEMA. The National and County maps have not identified any wetland soils in this area. I dug 7 soil pit locations from east to west along the center and south areas of the lot.

Soils were typically a matrix of 10YR 3/3, ¾ and 4/3, 4/4 leaving them without a likelihood of hydric conditions. The soils tended to be a sandy silt loam with the more westerly pits having common 1 and 2 inch gravels/small cobbles. There were no indicators showing reducing colors within the 16 (+/-) depth. No water was visible in the pit locations.

The more westerly pits included common medium roots. Vegetation on the site is so "urbanized" as to be of little value in an assessment. Most of the site is mowed. Seeded grasses (a type of blue grass and velvet grass) were dominant with Buttercup common. There was some reed canary grass up along the south fence line where no mowing has taken place for some time. Invasive blackberry was scattered through the lot as well as some thistle. In walking the site I was curious what the history of the lot was that leaves the eastern 1/3 of the lot 2 feet or so below street level on 179th. Also in this area soils are exposed which appear to lack a topsoil layer and possibly represent an area where the top soil was scraped away sometime in the past.

There was one location (about center lot) that appeared to be the remnants of a dug trench from the south lot line to mid lot and this lined up with the downspout on the house to the south (soils in this area were wetter than anywhere on the lot though still lacked strong indicators).

Even without a full delineation I believe there are no jurisdictional wetlands on site. Soils have ben urbanized over time and lack indicators that would lead to a wetland determination.

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