

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN LAND SURVEYORS (JOB NO. 13120), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN LAND SURVEYORS:

LEGAL DESCRIPTION

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

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SOUTH 88°25'17" WEST 700 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 185 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE FOREGOING HEADING, 185 FEET TO SAID NORTH LINE; THENCE WEST ALONG SAID NORTH LINE 230 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 570 FEET, MORE OR LESS, TO A POINT WHICH LIES 150 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTHEASTERLY, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, 380 FEET, MORE OR LESS, TO A POINT 300 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTH 20°28'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE 108.33 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 88°46'11" WEST FOR 93.80 FEET; THENCE NORTH 82°20'53" WEST FOR 120.79 FEET; THENCE NORTH 86°46'30" WEST FOR 106.47 FEET THENCE NORTH 79°12'05" WEST FOR 71.99 FEET; THENCE SOUTH 01°34'43" EAST FOR 23.72 FEET TO THE SOUTH LINE OF THE NORTH 175 FEET OF SAID SUBDIVISION; THENCE SOUTH 88°25'17" WEST FOR 30.00 FEET; THENCE SOUTH 01°34'43" EAST FOR 65.00 FEET; THENCE NORTH 80°35'33" WEST 275.55 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOTS 1 AND 2 OF SHORT PLAT RECORDED UNDER RECORDING NO. 780110243 AND REVISED BY CITY OF MONROE BOUNDARY LINE ADJUSTMENT BA 200207 RECORDED UNDER RECORDING NO. 200312305117, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG WEST LINE 300 FEET; THENCE SOUTH 87°51'40" EAST 618.04 FEET TO A POINT ON THE WEST LINE OF THE COUNTY ROAD KNOWN AS TROMBLEY ROAD; THENCE NORTH ALONG SAID COUNTY ROAD 217.80 FEET TO THE EAST LINE OF THE WEST HALF; THENCE NORTH ALONG SAID EAST LINE 137.37 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°23'32" WEST TO POINT OF BEGINNING;

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

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

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

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH ALONG THE WEST LINE THEREOF 300 FEET; THENCE SOUTH 87°51'40" EAST 618.04 FEET TO A POINT ON THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 543.70 FEET THROUGH A CENTRAL ANGLE OF 14°03'26" AN ARC LENGTH OF 133.39 FEET (THE INITIAL RADIUS OF WHICH BEARS NORTH 55°27'34" WEST); THENCE NORTH 20°29' WEST 31.14 FEET; THENCE NORTH 87°51'40" WEST 618.04 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°57'33" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°57'33" EAST 150.00 FEET; THENCE SOUTH 87°51'40" EAST 543.12 FEET TO A POINT ON THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 543.70 FEET THROUGH A CENTRAL ANGLE OF 14°03'26" AN ARC LENGTH OF 133.39 FEET (THE INITIAL RADIUS OF WHICH BEARS NORTH 55°27'34" WEST); THENCE NORTH 20°29' WEST 31.14 FEET; THENCE NORTH 87°51'40" WEST 618.04 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION CONVEYED TO THE CITY OF MONROE FOR RIGHT OF WAY UNDER AUDITOR'S FILE NO. 202003020421;

PARCEL E.
 THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W. M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°57'33" ALONG WEST LINE OF SAID SUBDIVISION A DISTANCE OF 450 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°51'40" EAST 543.12 FEET TO A POINT ON WEST LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID WEST LINE A DISTANCE OF 406.10 FEET TO A POINT 388.88 FEET AS MEASURED ALONG THE COUNTY ROAD FROM THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 1, SNOHOMISH COUNTY SHORT PLAT 303(6-78), RECORDED UNDER RECORDING NUMBER 7809080289, IN SNOHOMISH COUNTY, WASHINGTON);

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MONROE FOR RIGHT OF WAY PURPOSES UNDER AUDITOR'S FILE NO. 202011020266;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
 (NAD 83/91)
 PER OPUS SOLUTIONS ON STATIC GPS OBSERVATIONS

VERTICAL DATUM

PER OPUS SOLUTIONS ON RAPID STATIC GPS OBSERVATIONS

BENCHMARKS

ORIGINAL SET 1/2" REBAR AND RED CAP ALONG EAST SIDE CHAIN LK ROAD 4' EAST OF EDGE ASPHALT ACROSS FROM DRIVEWAY #13424 AND ~37" NORTH OF POWER POLE
 ELEV. = 311.85'

TBM-A SET 1/2" REBAR AND RED CAP ALONG EAST SIDE CHAIN LK ROAD ~73' NE OF DRIVEWAY #13582 AND 82" NORTH OF SEWER MANHOLE
 ELEV. = 293.50'

TBM-B FOUND 4"x4" CONC MGN WITH 2-1/2" BRASS DISC STAMPED "ORCA 20719" DOWN 0.5" IN CASE 0.3" N OF INTX 136TH PL SE AND 199TH AVE SE.
 ELEV. = 348.12'

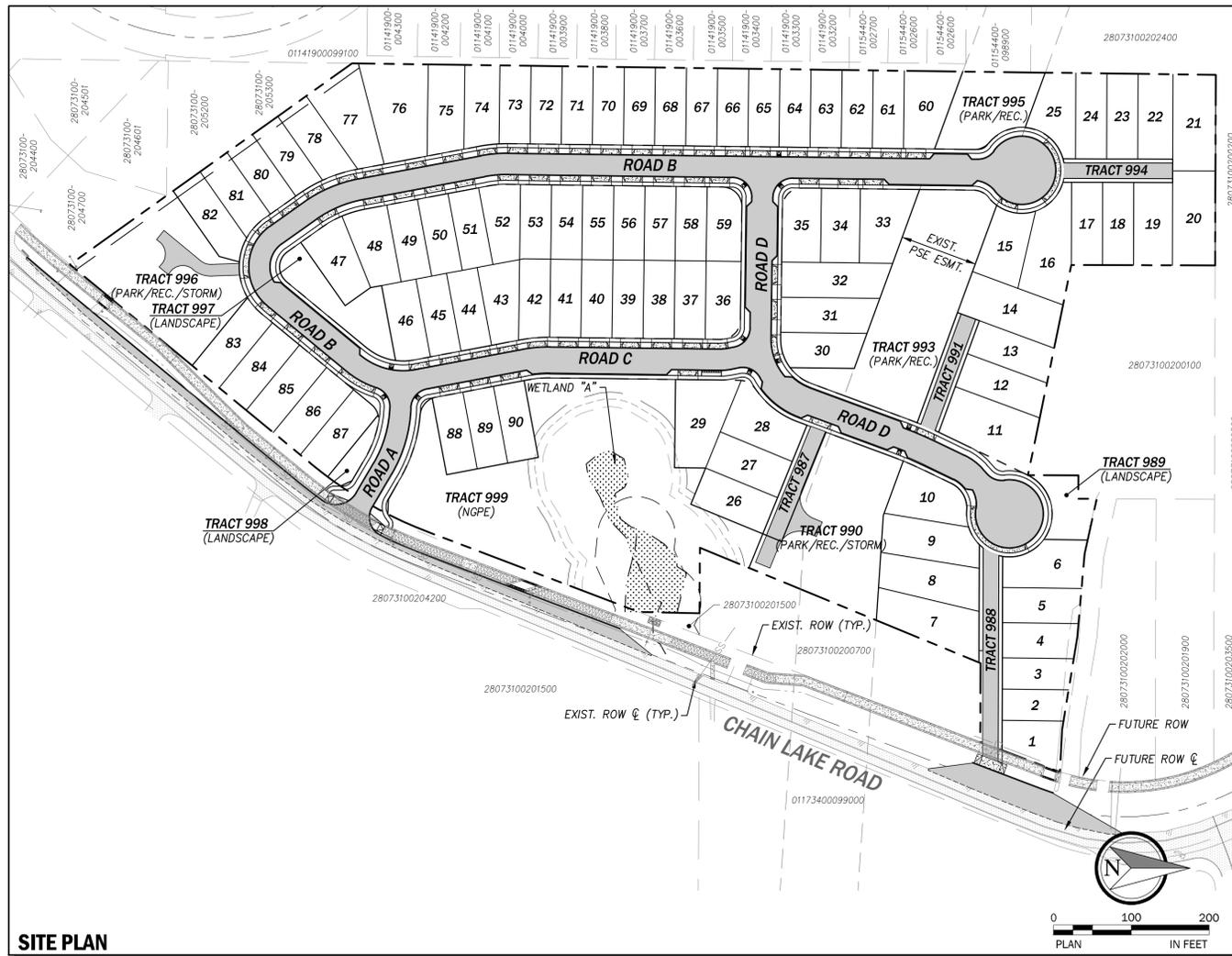
NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 500076741, UPDATE 3, DATED JANUARY 30, 2020. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2018, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 788,385 ± SQUARE FEET. (18.10 ACRES)
- ALL DISTANCES ARE IN FEET.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

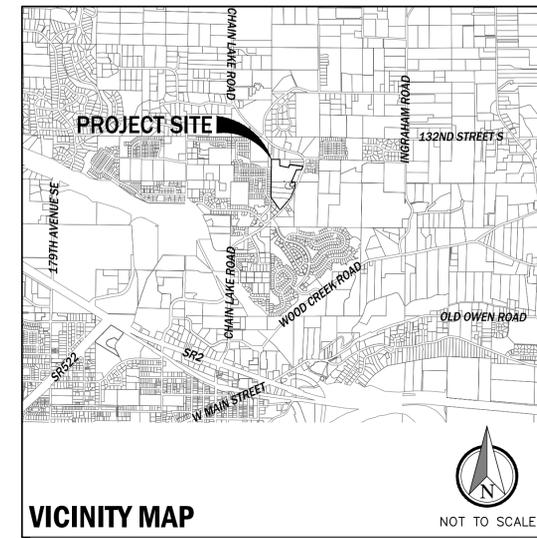
PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.
GARIBALDI PRD
 PRELIMINARY SUBDIVISION AND PRD APPLICATION
 MARCH 5, 2021

CITY OF MONROE

SNOHOMISH COUNTY, WA



SITE PLAN



VICINITY MAP



NOT TO SCALE

PROJECT INFORMATION

SNOHOMISH CO. TAX PARCEL NO.	PARCEL AREA
28073100200800	8.94 AC 389,232 SF
28073100201600	2.69 AC 117,344 SF
28073100203900	2.17 AC 94,534 SF
28073100202800	1.96 AC 85,386 SF
28073100202900	2.09 AC 90,952 SF
TOTAL SITE AREA	17.85 AC 777,448 SF

R4 - PRD

MINIMUM DENSITY	n/a
MINIMUM NO. LOTS	4.00 DU/AC
BASE DENSITY	71
BASE ALLOWABLE NO. LOTS	5.20 DU/AC
MAXIMUM (PRD) DENSITY	93
MAXIMUM ALLOWABLE NO. LOTS	90
PROPOSED RESIDENTIAL LOTS	n/a
MINIMUM LOT AREA REQUIRED	30 FT
MINIMUM LOT WIDTH REQUIRED	60 FT
MAXIMUM LOT COVERAGE ALLOWED	35 FT
MAXIMUM BUILDING HEIGHT ALLOWED	10 FT
FRONT YARD SETBACK	20 FT
GARAGE SETBACK	5 FT
SIDE YARD SETBACK	10 FT
REAR YARD SETBACK	3,282 SF
MINIMUM LOT SIZE PROPOSED	40 FT
MINIMUM LOT WIDTH PROPOSED	4,753 SF
AVERAGE LOT AREA PROPOSED	9,013 SF
MAXIMUM LOT SIZE PROPOSED	35.6% ≤ 4,000 SF
RESIDENTIAL LOT MIX (MMC 18.84.080.D)	36.7% 4,001 TO 5,000 SF
	27.8% > 5,000 SF

REQUIRED PARK AND REC. OPEN SPACE: 900 SF/DU 64,252 SF

PARK AND RECREATION OPEN SPACE PROVIDED:

TRACT 990	25,562 SF
TRACT 993	31,332 SF
TRACT 995	9,572 SF
TOTAL CENTRAL PARK	66,467 SF
TRACT 996	25,471 SF
TOTAL PARK/RECREATION OPEN SPACE	91,938 SF

OTHER ADDITIONAL OPEN SPACE AREAS:

Tract 999, CRITICAL AREA OPEN SPACE (NGPE)	81,159 SF
Tract 998, LANDSCAPE COMMON AREA	1,935 SF
Tract 997, LANDSCAPE COMMON AREA	7,810 SF
Tract 989, LANDSCAPE COMMON AREA	4,269 SF
TOTAL OTHER OPEN SPACE AREAS	95,173 SF

TOTAL PARK/RECREATION OPEN SPACE 187,111 SF 4.30 AC

UTILITY PURVEYORS AND PUBLIC SERVICE PROVIDERS

WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	FIRE DISTRICT NO. 7
SCHOOL DISTRICT	MONROE SCHOOL DIST. NO. 103
POWER (ELECTRICITY)	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY

PROJECT TEAM

APPLICANT/CESCL
GARIBALDI LAKE, LLC
CONTACT: MELANIE DAVIES
 1010 MARKET STREET
 KIRKLAND, WA 98033
 PHONE: (425) 576-9390
 EMAIL: MDAVIES@WESTCOTTHOMES.COM

SURVEYOR
MEAD GILMAN
CONTACT: SHANE BARNES, PLS
 PO BOX 289
 WOODINVILLE, WA 98072
 PHONE: (425) 486-1252
 FAX: (425) 486-6108

LANDSCAPE ARCHITECT
CPH CONSULTANTS
CONTACT: DAVE ANDREWS, LA
 11321-B NE 120TH STREET
 KIRKLAND, WA 98034
 PHONE: (425) 285-2390
 FAX: (425) 285-2389
 EMAIL: DAVE@CPHCONSULTANTS.COM

CIVIL ENGINEER
CPH CONSULTANTS
CONTACT: MATT HOUGH, PE
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 PHONE: (425) 285-2390
 FAX: (425) 285-2389
 EMAIL: MATT@CPHCONSULTANTS.COM

HABITAT/BIOLOGIST
TALASAEA CONSULTANTS, INC.
CONTACT: ANN OLSEN, PLA
 15020 BEAR CREEK ROAD NE
 WOODINVILLE, WA 98077
 PHONE: (425)861-7550

GEOTECH
TERRA ASSOCIATES, INC.
CONTACT: KEVIN ROBERS, PE
 12220 113TH AVENUE NE
 KIRKLAND, WA 98034
 PHONE: (425) 821-7777

DRAWING INDEX

SHEET	DWG	DESCRIPTION
1	P0.00	COVER
2	P0.10	EXISTING CONDITIONS
3	P1.00	PRELIMINARY CLEARING AND TESC PLAN
4	P2.00	PRELIMINARY PLAT PLAN
5	P2.10	TYPICAL ROADWAY SECTIONS
6	P3.00	PRELIMINARY GRADING PLAN
7	P4.00	PRELIMINARY STORM DRAINAGE PLAN
8	P4.01	VAULT PLAN AND SECTIONS
9	P4.02	VAULT PLAN AND SECTIONS
10	P4.10	PRELIMINARY ROAD PROFILES
11	P4.11	PRELIMINARY ROAD PROFILES
12	P5.00	FRONTAGE IMPROVEMENT PLAN
13	P6.00	PRELIMINARY UTILITY PLAN
14	P7.00	PARK, RECREATION AND OPEN SPACE PLAN
15	L1.00	LANDSCAPE PLAN
16	L1.01	LANDSCAPE ENLARGEMENTS
17	L1.02	LANDSCAPE ENLARGEMENTS
18	L1.03	LANDSCAPE ENLARGEMENTS
19	L1.04	LANDSCAPE ENLARGEMENTS
20	L1.05	LANDSCAPE ENLARGEMENTS
21	L1.10	SITE PLAN, IMPACTS AND MITIGATION OVERVIEW PLAN
22	L1.11	SITE DETAILS
23	L2.00	CONCEPTUAL IRRIGATION PLAN
24	W1.0	CRITICAL AREAS EXISTING CONDITIONS PLAN
25	W1.1	CRITICAL AREAS IMPACTS AND MITIGATION PLAN

RECEIVED
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 CITY OF MONROE

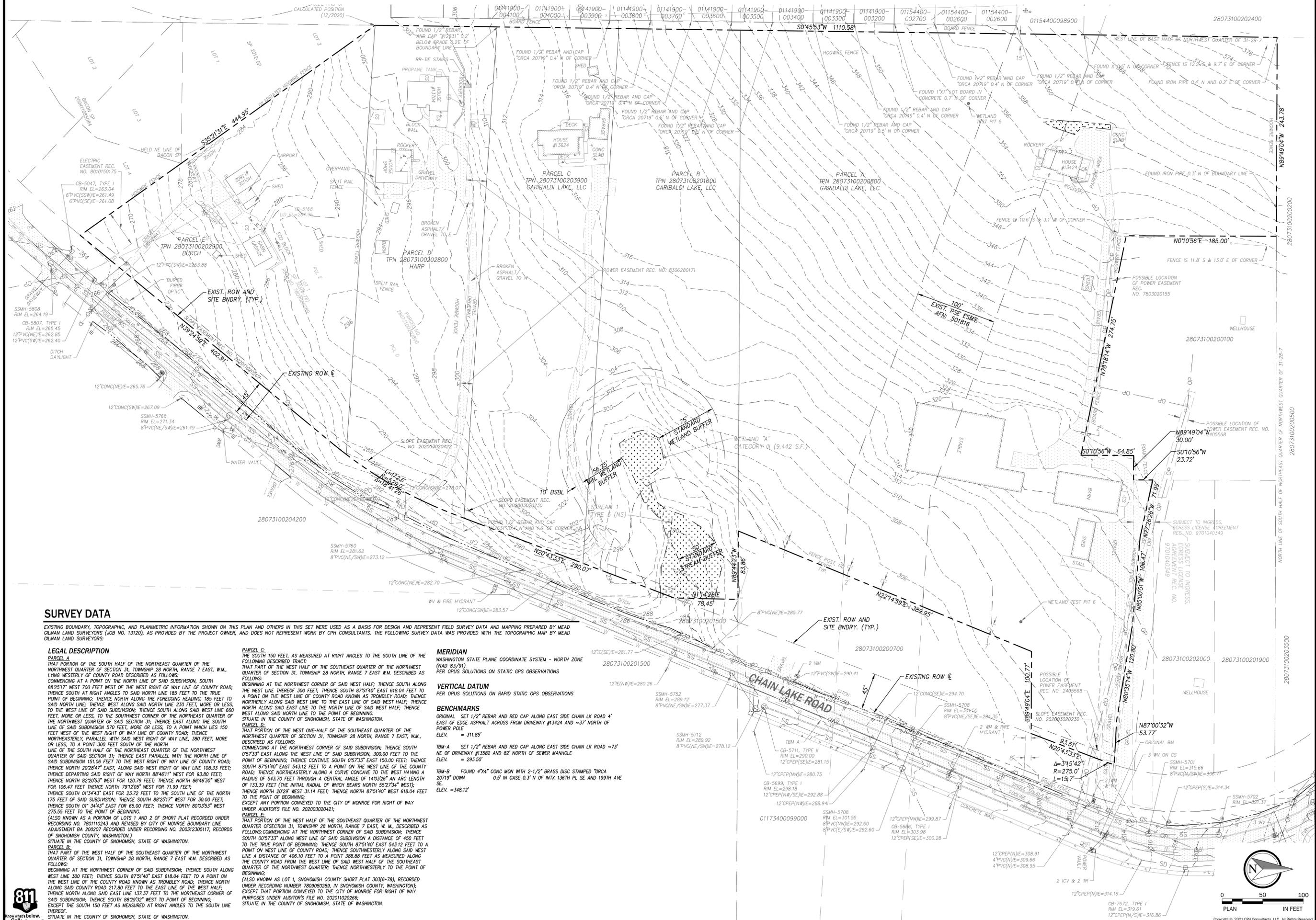


CPH CONSULTANTS
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 Landscape Architecture • Land Use Consulting
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 101 South Wenatchee Avenue, Suite C3
 Wenatchee, WA 98801 • (509) 293-7731
 www.cphconsultants.com
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Know what's below.
 Call before you dig.

PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN LAND SURVEYORS (JOB NO. 13120), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN LAND SURVEYORS:

LEGAL DESCRIPTION

PARCEL A
THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING WESTERLY OF COUNTY ROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SOUTH 88°25'17" WEST 700 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE 185 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE FOREGOING HEADING, 185 FEET TO SAID NORTH LINE; THENCE WEST ALONG SAID NORTH LINE 230 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 570 FEET, MORE OR LESS, TO A POINT WHICH LIES 150 FEET WEST OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTHEASTERLY, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, 380 FEET, MORE OR LESS, TO A POINT 300 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTH 20°28'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE 108.33 FEET; THENCE NORTH 82°20'53" WEST FOR 120.79 FEET; THENCE NORTH 86°46'30" WEST FOR 106.47 FEET THENCE NORTH 79°21'05" WEST FOR 71.99 FEET; THENCE SOUTH 01°34'43" EAST FOR 23.72 FEET TO THE SOUTH LINE OF THE NORTH 175 FEET OF SAID SUBDIVISION; THENCE SOUTH 89°25'17" WEST FOR 30.00 FEET; THENCE SOUTH 01°34'43" EAST FOR 65.00 FEET; THENCE NORTH 80°33'53" WEST 275.55 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS A PORTION OF LOTS 1 AND 2 OF SHORT PLAT RECORDED UNDER RECORDING NO. 780110243 AND REVISED BY CITY OF MONROE BOUNDARY LINE ADJUSTMENT 04/20/2007 RECORDED UNDER RECORDING NO. 20031230517, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 05°57'33" EAST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 450 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'33" EAST 150.00 FEET; THENCE SOUTH 87°51'40" EAST 543.12 FEET TO A POINT ON THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 543.70 FEET THROUGH A CENTRAL ANGLE OF 140°32'26" AN ARC LENGTH OF 133.39 FEET (THE INITIAL RADIAL OF WHICH BEARS NORTH 52°73'4" WEST); THENCE NORTH 20°29' WEST 31.14 FEET; THENCE NORTH 87°51'40" WEST 618.04 FEET TO THE POINT OF BEGINNING;
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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C
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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)
PER OPUS SOLUTIONS ON STATIC GPS OBSERVATIONS

VERTICAL DATUM

PER OPUS SOLUTIONS ON RAPID STATIC GPS OBSERVATIONS

BENCHMARKS

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ELEV. = 293.50'
TBM-B FOUND 4"x4" CONC MON WITH 2-1/2" BRASS DISC STAMPED 'ORCA 20719' DOWN SE.
ELEV. = 348.12'

NO.	DATE	REVISION	BY	CHK.
1	3/05/21	PRELIMINARY PRD RESUBMITTAL		



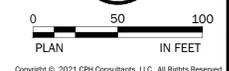
RECEIVED
03/10/2021
CITY OF MONROE

GARIBALDI PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
EXISTING CONDITIONS
CITY OF MONROE
SNOHOMISH COUNTY, WA

CLIENT
Garibaldi Lake, LLC
1010 MARKET STREET
KIRKLAND, WA 98033
PHONE: (425)876-9390

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PROJECT NO. 0054-18-028
DRAWING **P0.10**
SHEET 2 OF 25



TOP541828
 CGRD541828
 CSIT541828
 CUSD541828
 CUWS541828
 TBLOCK
 CESC541828
 OTRL541828

PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



LEGEND

- APPROX. LIMIT OF GRADING
- X-X- SILT FENCE
- //-- CONSTRUCTION FENCE
- ←←← TEMPORARY INTERCEPTOR DITCH WITH ROCK CHECK DAM
- SD PERMANENT STORM DRAIN PIPE
- TYPE 1 CATCH BASIN W/STANDARD GRATE
- TYPE 2 CATCH BASIN W/STANDARD GRATE
- STORM DRAINAGE PROTECTION INSERT
- ▨ CONSTRUCTION ENTRANCE
- SEDIMENT TRAP

NOTE:

1. THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ILLUSTRATE THE MINIMUM AND TYPICAL BMPs NECESSARY. ADDITIONAL FACILITIES AND SPECIFICATIONS WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN AND CONSTRUCTION PLANS FOR THE PROJECT.
2. ANY EXISTING DOMESTIC WATER WELLS LOCATED ON-SITE SHALL BE ABANDONED AND DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STANDARDS.
3. EXISTING PRIVATE SEPTIC TANKS AND DRAINFIELDS ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH SNOHOMISH COUNTY DEPARTMENT OF HEALTH STANDARDS.
4. A SEPARATE DEMOLITION PERMIT WILL REMOVE ALL EXISTING ON-SITE STRUCTURES.

NO.	DATE	REVISION	BY	CHK.
1	3/05/21	PRELIMINARY PRD RESUBMITTAL		



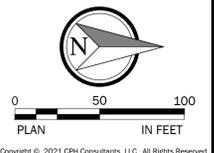
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GARIBALDI PRD
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 CITY OF MONROE
 SNOHOMISH COUNTY, WA

CLIENT
 Garibaldi Lake, LLC
 1010 MARKET STREET
 KIRKLAND, WA 98033
 PHONE: (425)876-9390

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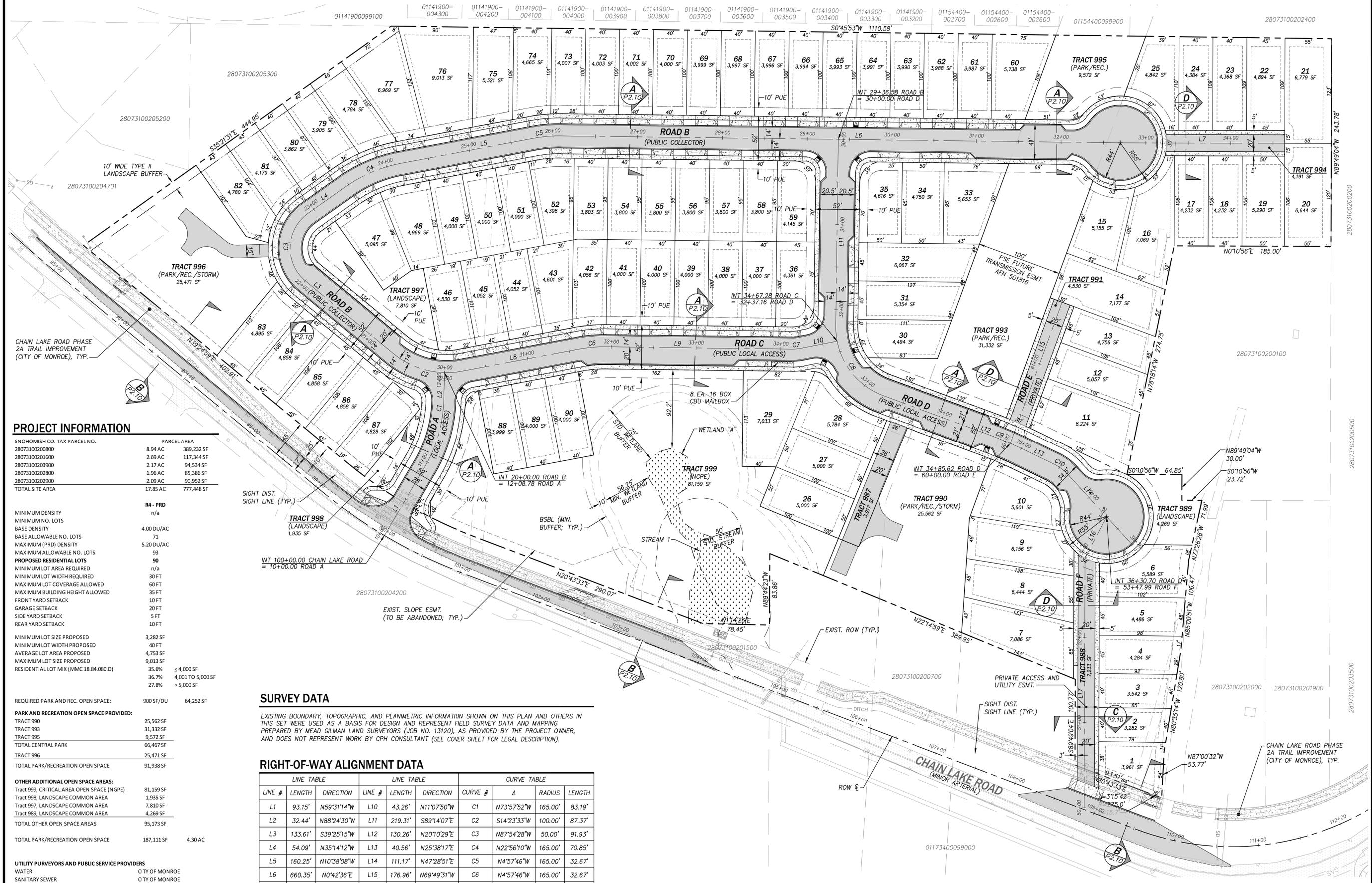


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PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



PROJECT INFORMATION

SNOHOMISH CO. TAX PARCEL NO.	PARCEL AREA
28073100200800	8.94 AC 389,232 SF
28073100201600	2.69 AC 117,344 SF
28073100203900	2.17 AC 94,534 SF
28073100202800	1.96 AC 85,386 SF
28073100202900	2.09 AC 90,952 SF
TOTAL SITE AREA	17.85 AC 777,448 SF

R4 - PRD	n/a
MINIMUM DENSITY	
MINIMUM NO. LOTS	4.00 DU/AC
BASE DENSITY	71
BASE ALLOWABLE NO. LOTS	5.20 DU/AC
MAXIMUM (PRD) DENSITY	93
MAXIMUM ALLOWABLE NO. LOTS	90
PROPOSED RESIDENTIAL LOTS	n/a
MINIMUM LOT AREA REQUIRED	30 FT
MINIMUM LOT WIDTH REQUIRED	40 FT
MAXIMUM LOT COVERAGE ALLOWED	4,753 SF
MAXIMUM BUILDING HEIGHT ALLOWED	9,013 SF
FRONT YARD SETBACK	35.6%
GARAGE SETBACK	≤ 4,000 SF
SIDE YARD SETBACK	36.7%
REAR YARD SETBACK	27.8%
	> 5,000 SF

REQUIRED PARK AND REC. OPEN SPACE:	900 SF/DU	64,252 SF
------------------------------------	-----------	-----------

PARK AND RECREATION OPEN SPACE PROVIDED:	
TRACT 990	25,562 SF
TRACT 993	31,332 SF
TRACT 995	9,572 SF
TOTAL CENTRAL PARK	66,467 SF
TRACT 996	25,471 SF
TOTAL PARK/RECREATION OPEN SPACE	91,938 SF

OTHER ADDITIONAL OPEN SPACE AREAS:	
TRACT 999, CRITICAL AREA OPEN SPACE (NGPE)	81,159 SF
TRACT 998, LANDSCAPE COMMON AREA	1,935 SF
TRACT 997, LANDSCAPE COMMON AREA	7,810 SF
TRACT 989, LANDSCAPE COMMON AREA	4,269 SF
TOTAL OTHER OPEN SPACE AREAS	95,173 SF
TOTAL PARK/RECREATION OPEN SPACE	187,111 SF 4.30 AC

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN LAND SURVEYORS (JOB NO. 13120), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANT (SEE COVER SHEET FOR LEGAL DESCRIPTION).

RIGHT-OF-WAY ALIGNMENT DATA

LINE TABLE			LINE TABLE			CURVE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	Δ	RADIUS	LENGTH
L1	93.15'	N59°31'14"W	L10	43.26'	N11°07'50"W	C1	N73°57'52"W	165.00'	83.19'
L2	32.44'	N88°24'30"W	L11	219.31'	S89°14'07"E	C2	S14°23'33"W	100.00'	87.37'
L3	133.61'	S39°25'15"W	L12	130.26'	N20°10'29"E	C3	N87°54'28"W	50.00'	91.93'
L4	54.09'	N35°14'12"W	L13	40.56'	N25°38'17"E	C4	N22°56'10"W	165.00'	70.85'
L5	160.25'	N10°38'08"W	L14	111.17'	N47°28'51"E	C5	N4°57'46"W	165.00'	32.67'
L6	660.35'	N0°42'36"E	L15	176.96'	N69°49'31"W	C6	N4°57'46"W	165.00'	32.67'
L7	194.01'	N0°10'56"E	L16	55.00'	N62°21'41"W	C7	N5°12'37"W	51.00'	10.54'
L8	140.01'	N10°38'08"W	L17	292.99'	N89°49'04"W	C8	N55°28'11"E	86.00'	105.95'
L9	219.45'	N0°42'36"E				C9	N22°54'23"E	474.00'	45.20'
						C10	N36°33'34"E	61.00'	23.25'

UTILITY PURVEYORS AND PUBLIC SERVICE PROVIDERS

WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	FIRE DISTRICT NO. 7
SCHOOL DISTRICT	MONROE SCHOOL DIST. NO. 103
POWER (ELECTRICITY)	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY

CK.	
BY	
NO.	3/05/21
DATE	3/05/21
REVISION	PRELIMINARY PRD RESUBMITTAL

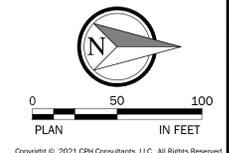
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SHEET 4 OF 25

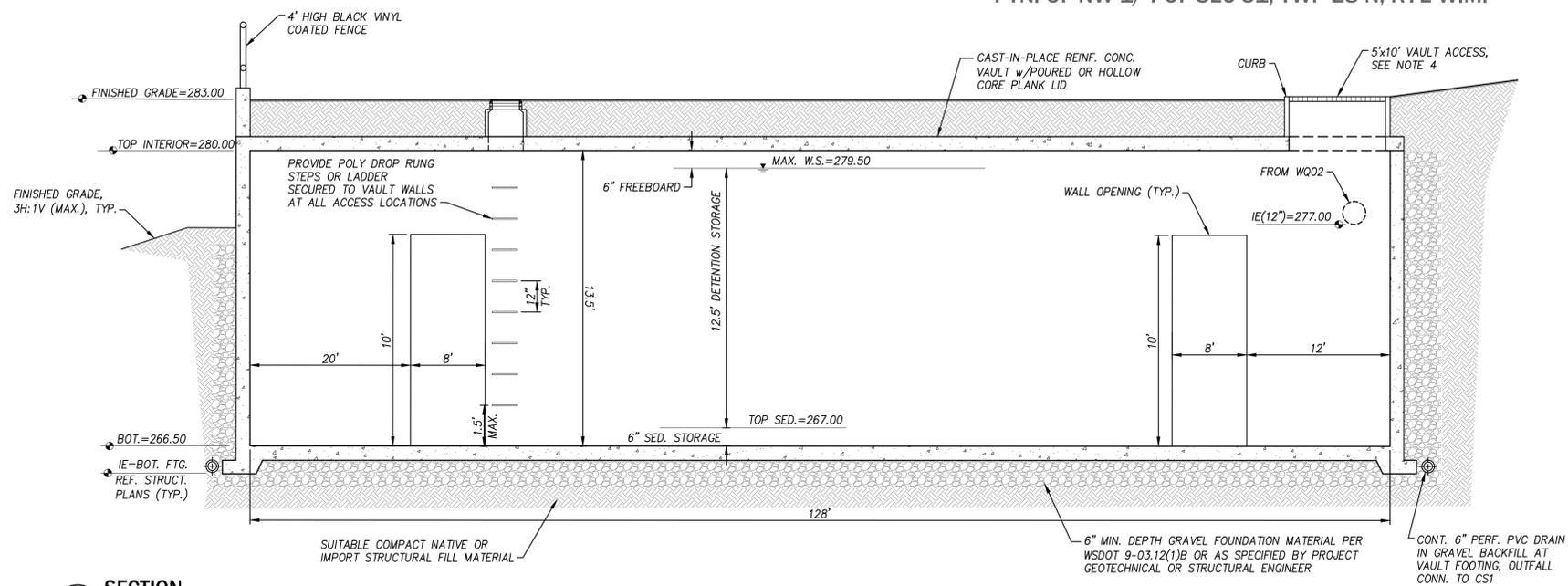


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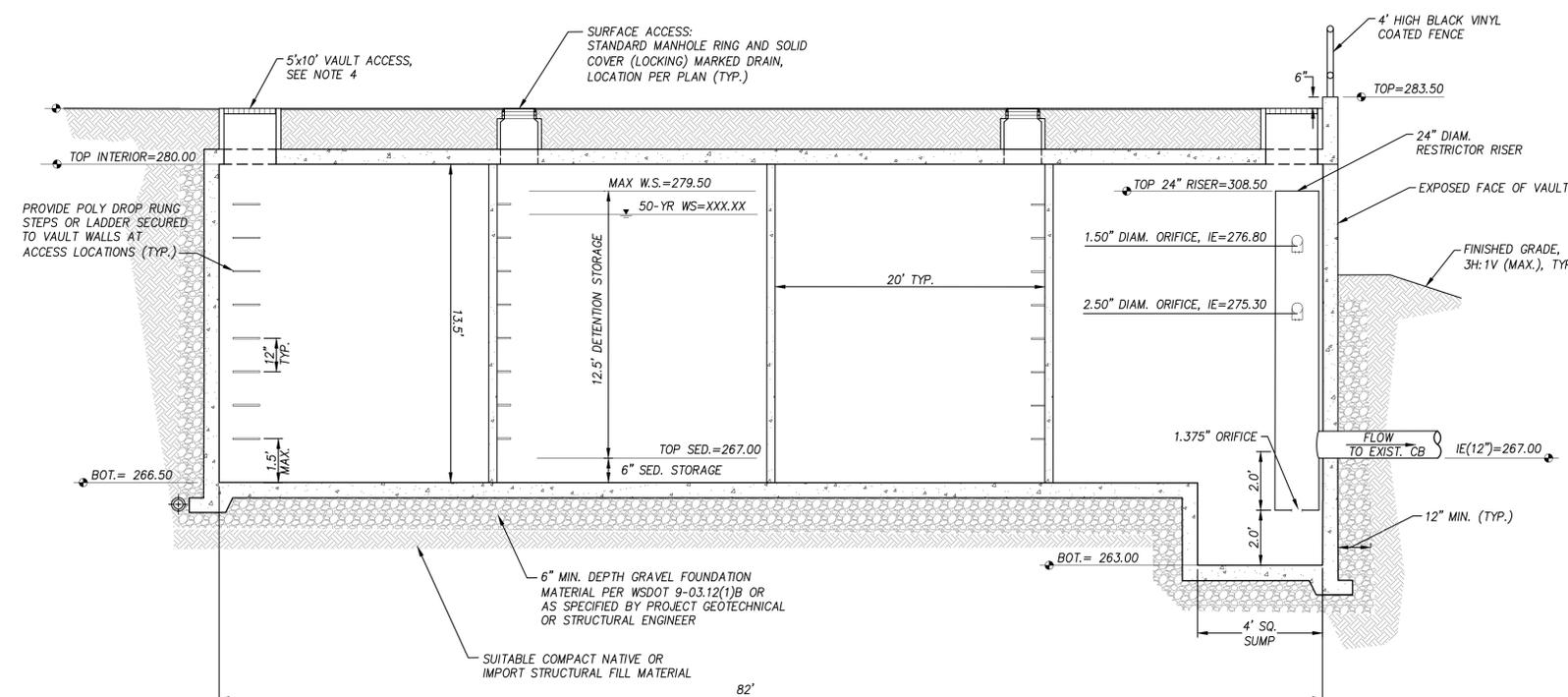


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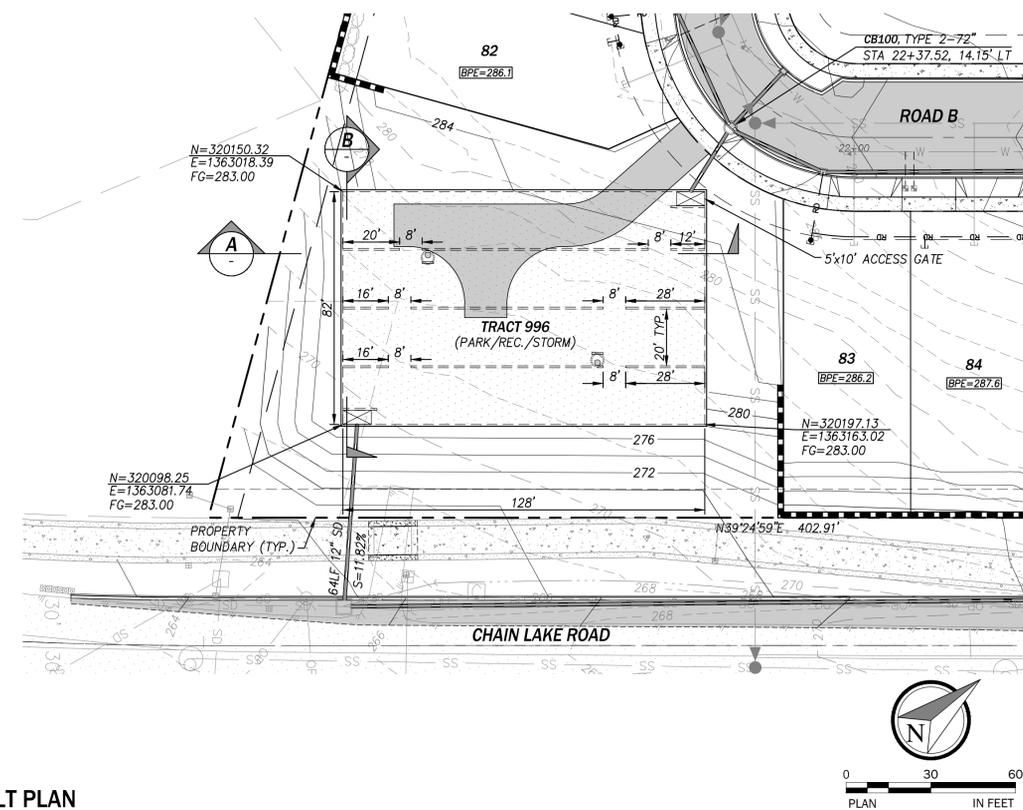
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A SECTION
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B SECTION
 NOT TO SCALE



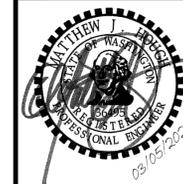
VAULT PLAN

SCALE: AS NOTED

NOTES:

1. VAULTS AND ALL APPURTENANCES SHALL MEET THE STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT UNDER A MINIMUM HS-25 TRAFFIC LOADING AND 45K ON 18"x18" PAD OUTRIGGER LOADING WITH ANY SPECIAL PROVISIONS OF THE STRUCTURAL PLANS AND DETAILS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT STEEL PARTS SHALL BE STAINLESS STEEL, OR EQUIVALENT.
3. A CONTINUOUS PVC OR HYDROPHILIC WATER STOP SHALL BE INSTALLED AT ALL CAST-IN-PLACE CONCRETE CONSTRUCTION OR EXPANSION JOINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER DATA FOR THE SPECIFIC TYPE AND MODEL OF WATER STOP PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE 5'x10' VAULT ACCESS OPENING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THIS PLAN IN ACCORDANCE WITH ANY ADDITIONAL PROVISIONS OF THE ACCOMPANYING STRUCTURAL PLANS AND DETAILS. THIS OPENING SHALL HAVE A PRE-MANUFACTURED LID INSTALLED FLUSH WITH ADJACENT FINISHED GRADES. THE TYPE OF COVER MAY BE A REMOVABLE GRATE, SPRING-LOADED HATCH, SOLID, OR EQUIVALENT COMBINATION THAT PROVIDES A CLEAR OPENING OF 5'x10'. THE LID SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE SAME STRUCTURAL LOADING CONDITIONS AS THE ASSOCIATED VAULT AS PROVIDED ON THE STRUCTURAL PLANS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER AND SUPPORTING STRUCTURAL DESIGN DATA TO CONFIRM THESE DESIGN PARAMETERS FOR THE ACTUAL TYPE AND MODEL OF THE VAULT ACCESS PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. RIM ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE ACTUAL ACCESS LOCATIONS AND FINISHED GRADE CONDITIONS.
6. ALL UNSUITABLE SOILS SHALL BE REMOVED FROM FOOTPRINT OF VAULT AND TO A DISTANCE BEYOND THE VAULT EQUAL TO THE DEPTH OF OVER EXCAVATED MATERIAL IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE COMPACT STRUCTURAL FILL MATERIAL.

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 VAULT PLAN AND SECTIONS
 CITY OF MONROE
 SNOHOMISH COUNTY, WA

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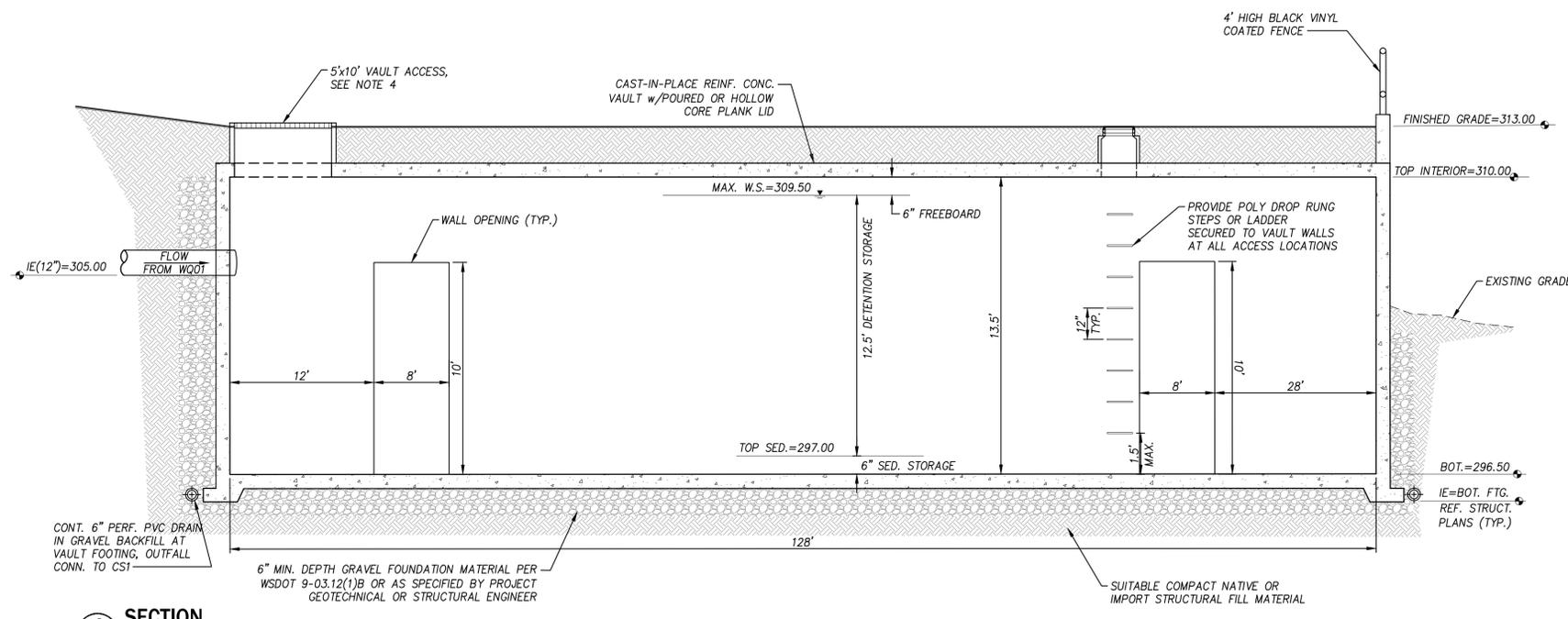
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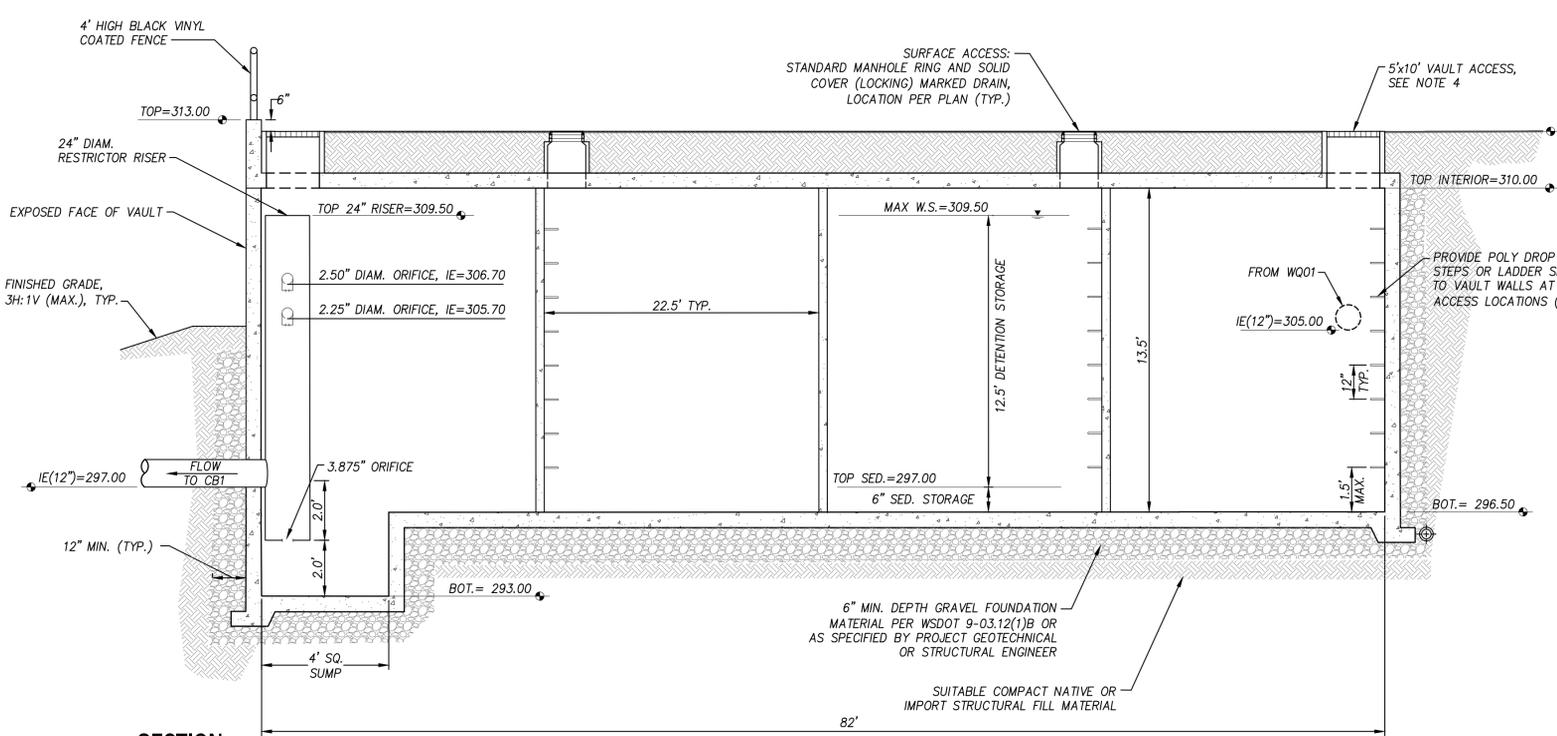


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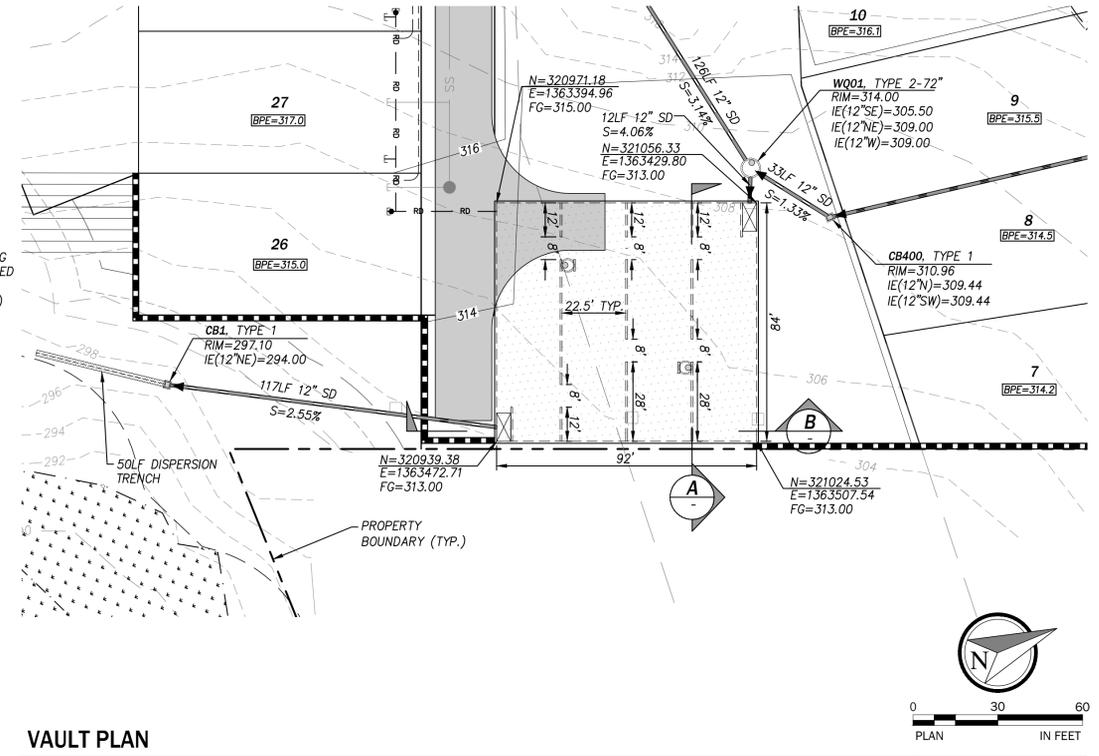
PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



A SECTION
 NOT TO SCALE



B SECTION
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VAULT PLAN

SCALE: AS NOTED

NOTES:

1. VAULTS AND ALL APPURTENANCES SHALL MEET THE STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT UNDER A MINIMUM HS-25 TRAFFIC LOADING AND 45K ON 18"x18" PAD OUTRIGGER LOADING WITH ANY SPECIAL PROVISIONS OF THE STRUCTURAL PLANS AND DETAILS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT STEEL PARTS SHALL BE STAINLESS STEEL, OR EQUIVALENT.
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 VAULT PLAN AND SECTIONS
 CITY OF MONROE
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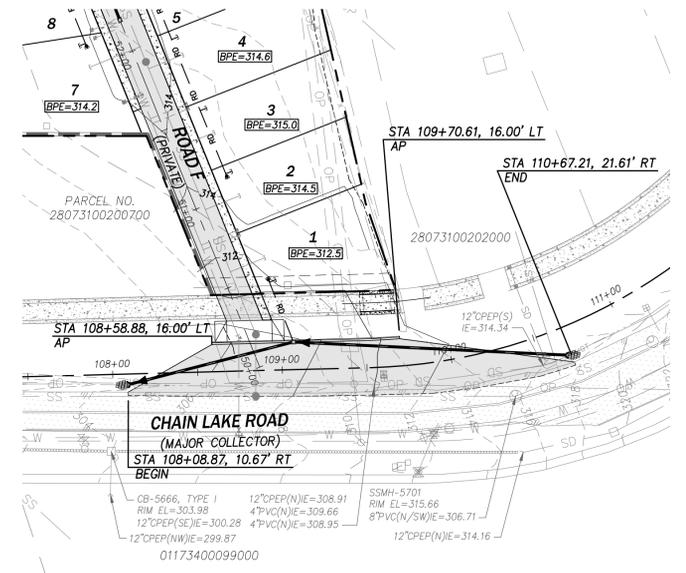
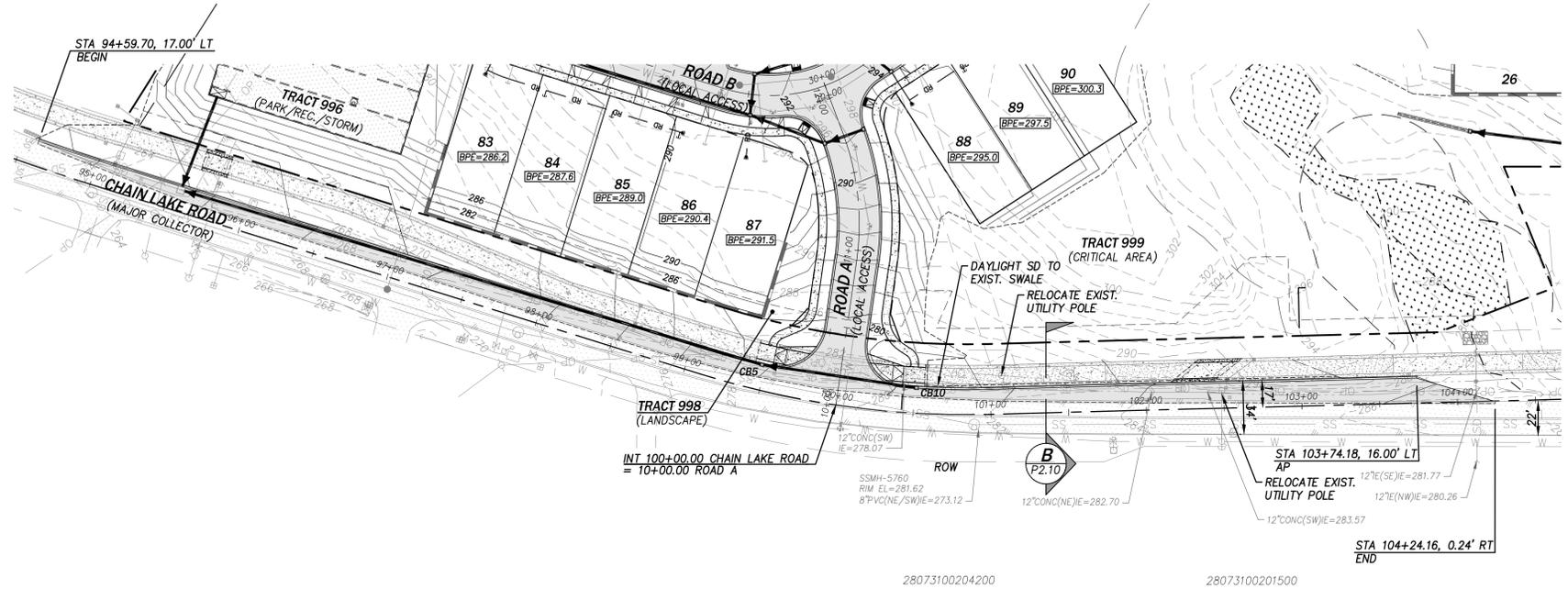
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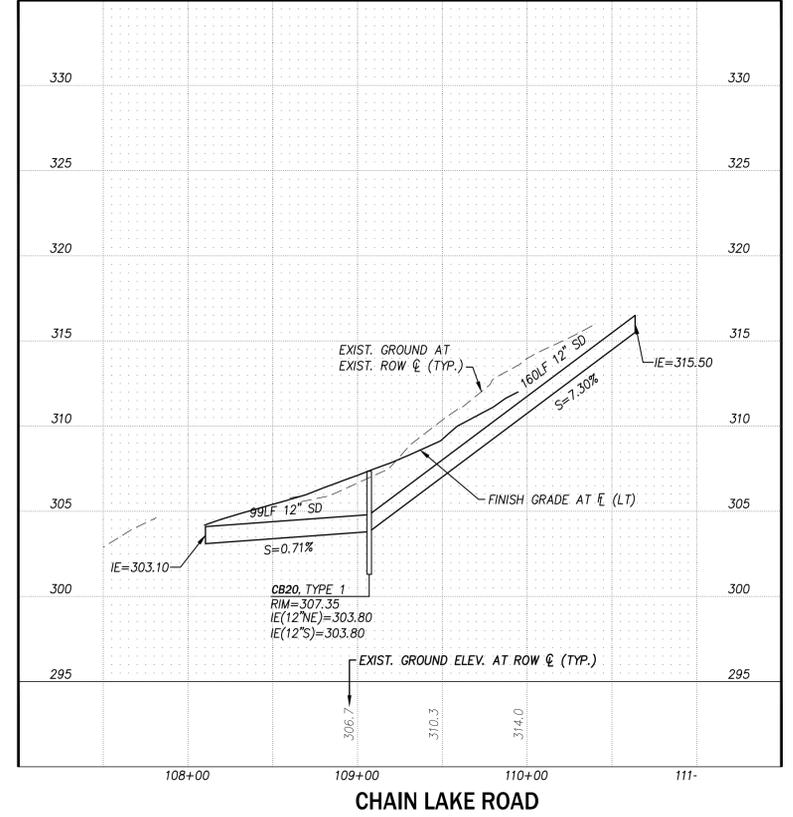
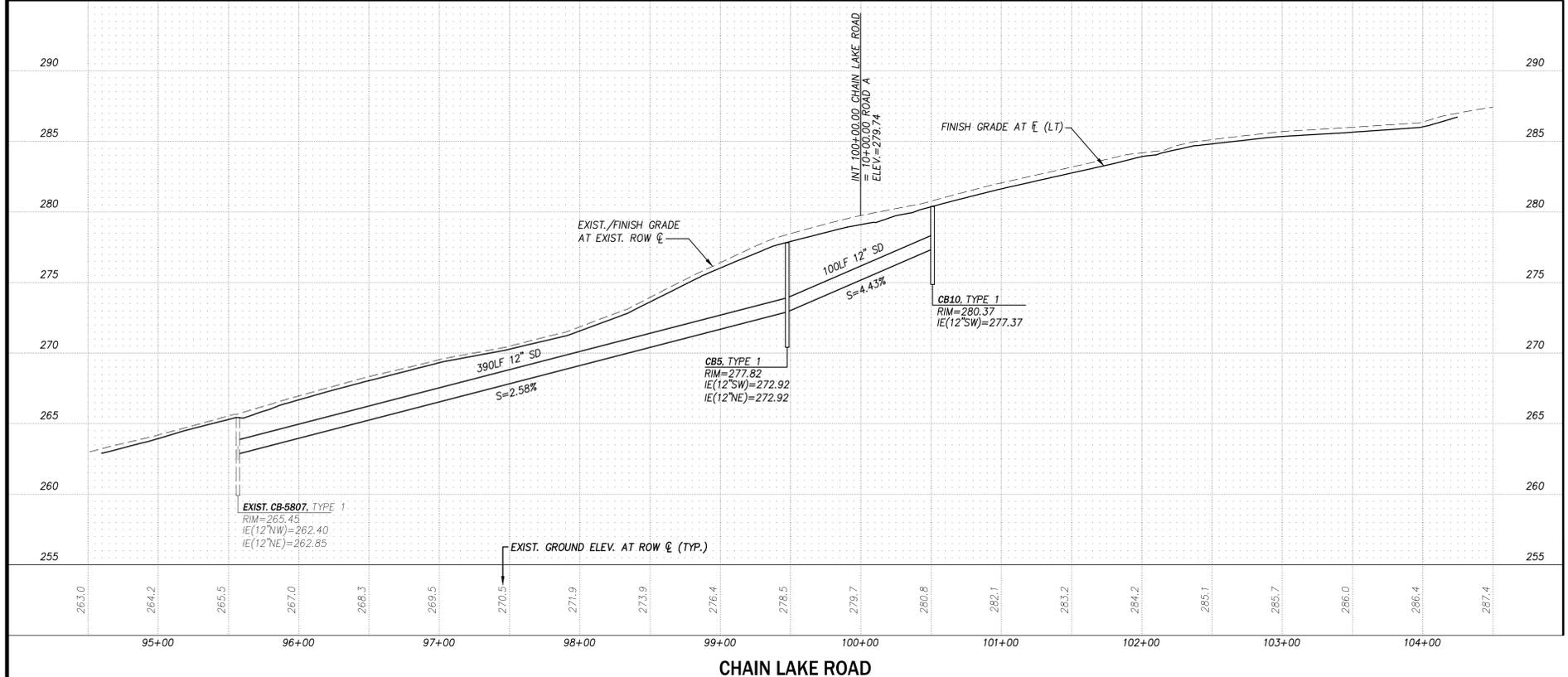
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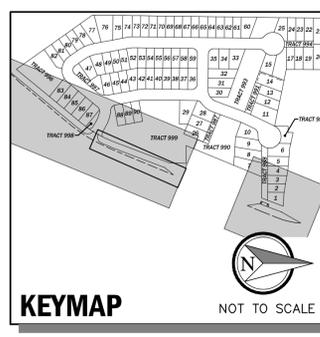
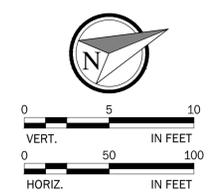


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LEGEND

- BPE= BEARING PAD ELEVATION
- FG= FINISHED GRADE ELEVATION
- MSE WALL, LOCK+LOAD WALL OR EQ. (SEE C2.00 FOR ELEV.)
- SAWCUT
- - - 420 - PROPOSED 2 FT CONTOUR
- EXISTING CONTOUR
- STORM DRAIN PIPE
- - - EXIST. STORM DRAIN PIPE
- SD CATCH BASIN
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT



GARIBALDI PRD
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 FRONTAGE IMPROVEMENT PLAN
 CITY OF MONROE
 SNOHOMISH COUNTY, WA

CLIENT
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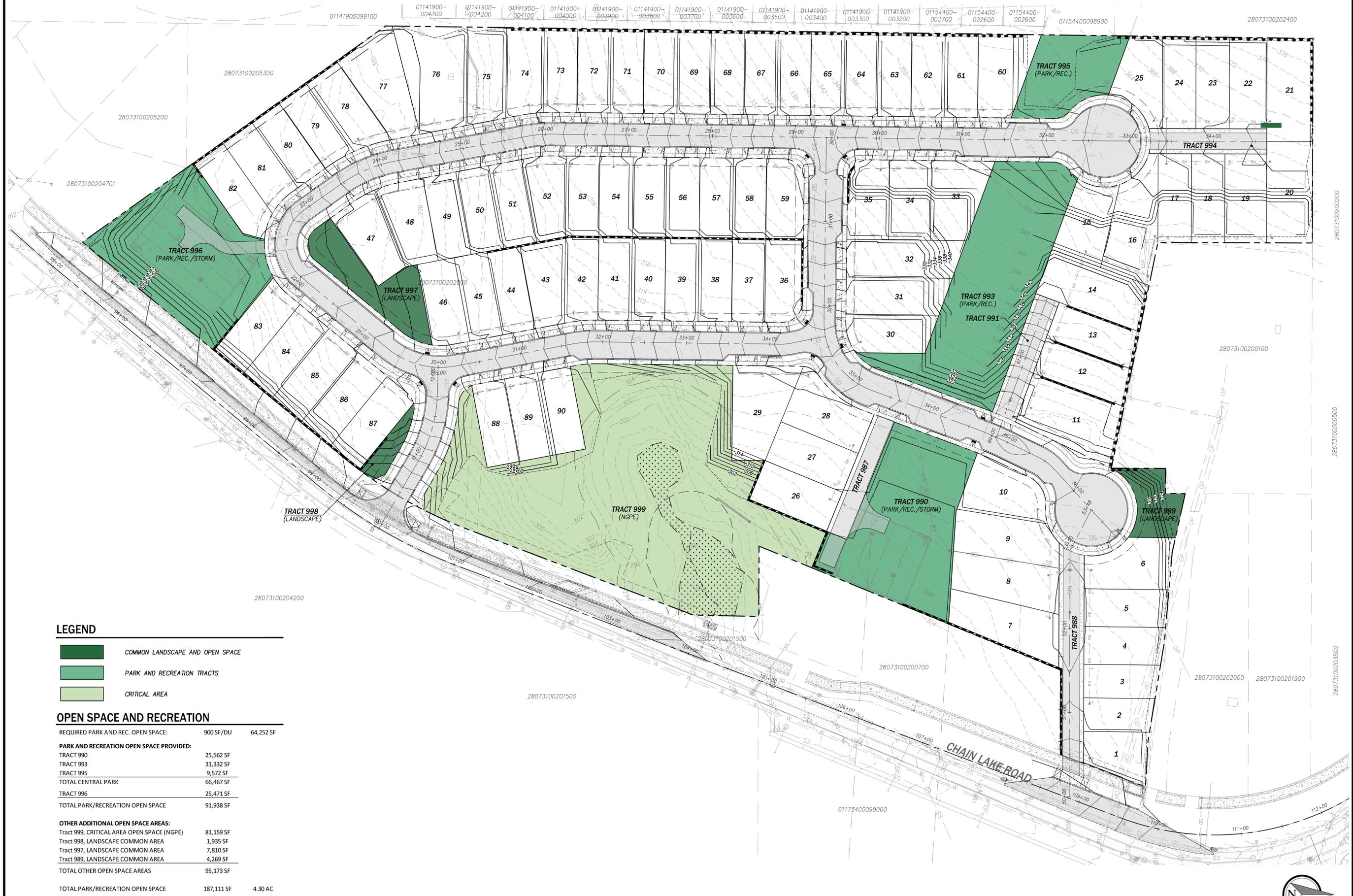
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LEGEND

- COMMON LANDSCAPE AND OPEN SPACE
- PARK AND RECREATION TRACTS
- CRITICAL AREA

OPEN SPACE AND RECREATION

REQUIRED PARK AND REC. OPEN SPACE:	900 SF/DU	64,252 SF
PARK AND RECREATION OPEN SPACE PROVIDED:		
TRACT 990	25,562 SF	
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TOTAL OTHER OPEN SPACE AREAS	95,173 SF	
TOTAL PARK/RECREATION OPEN SPACE	187,111 SF	4.30 AC

NOTE: SEE LANDSCAPE PLANS FOR PARK AND RECREATION AREA PLANTING AND AMENITY DETAILS.

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 PARK, RECREATION AND OPEN SPACE PLAN
 SNOHOMISH COUNTY, WA
 CITY OF MONROE

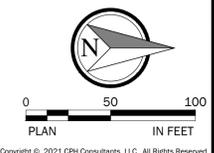
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SEE SHEET L1.03-1

SEE SHEET L1.02

SEE SHEET L1.01

SEE SHEET L1.05

SEE SHEET L1.04

SEE SHEET L1.03-2

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TOTAL PARK/RECREATION OPEN SPACE	187,111 SF

4.30 AC

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1	12/05/21	PRELIMINARY PRD RESUBMITTAL		



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GARIBALDI PRD
 PRELIMINARY SUBDIVISION AND PRD APPLICATION
 OVERALL LANDSCAPE PLAN
 CITY OF MONROE

CLIENT
 Garibaldi Lake, LLC
 1010 MARKET STREET
 KIRKLAND, WA 98033
 PHONE: (425)876-9390

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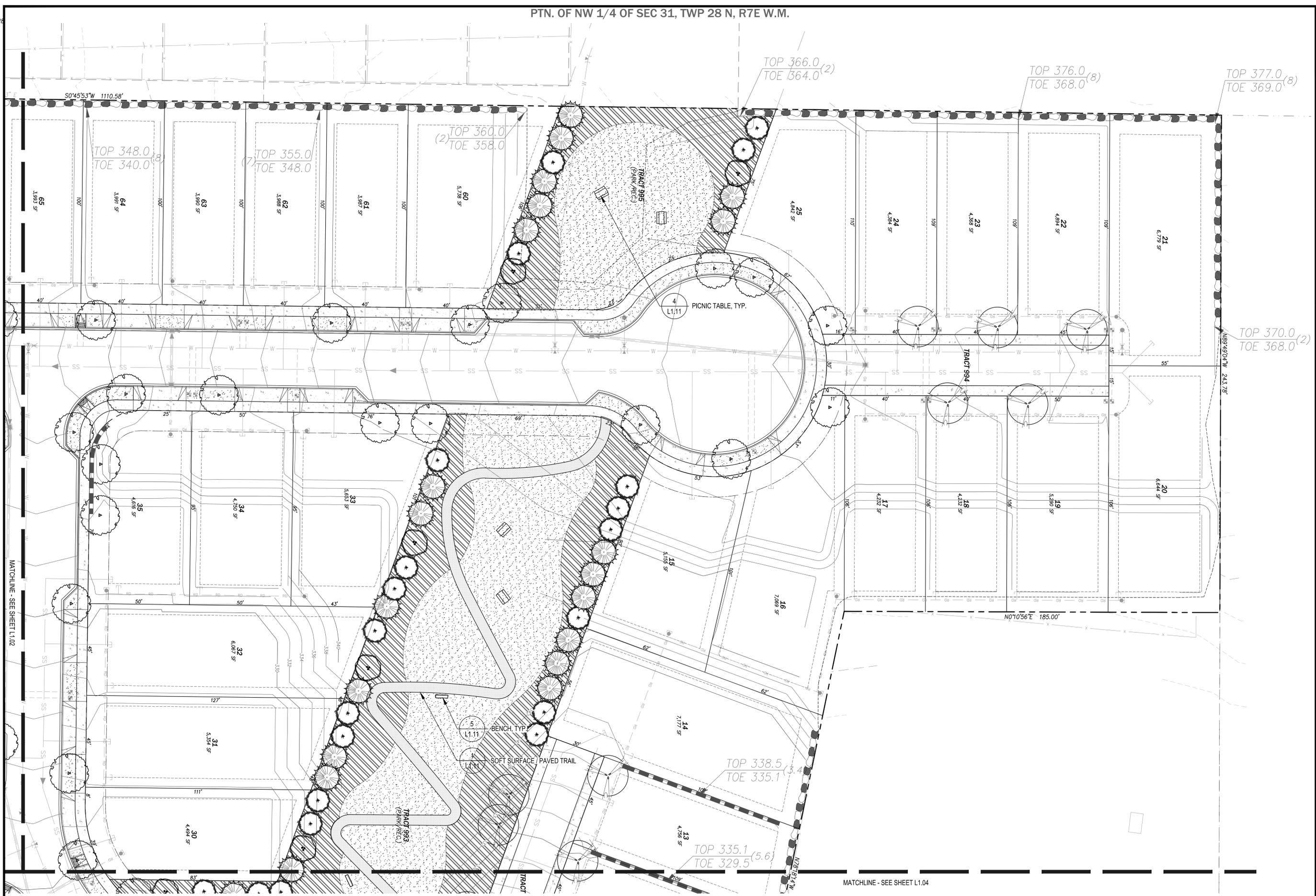
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SHEET 15 OF 25

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LPLNT-541828
CGRD541828
CUWS541828
CUSD541828
OTOP541828
CSIT541828

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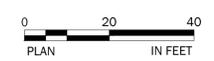
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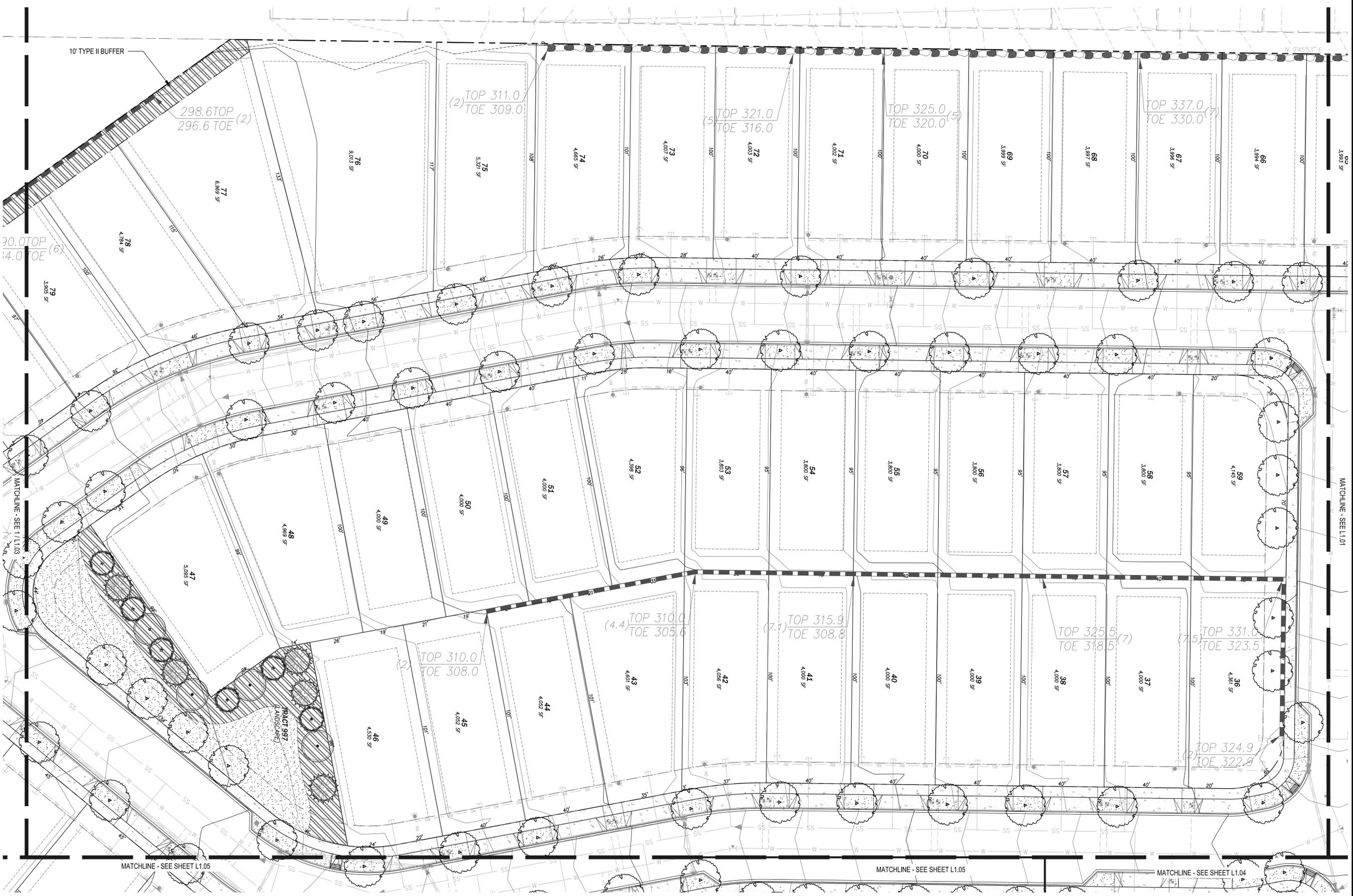


1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1" = 20'-0"

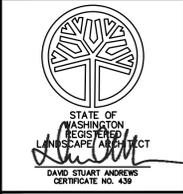


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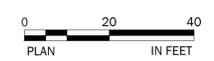
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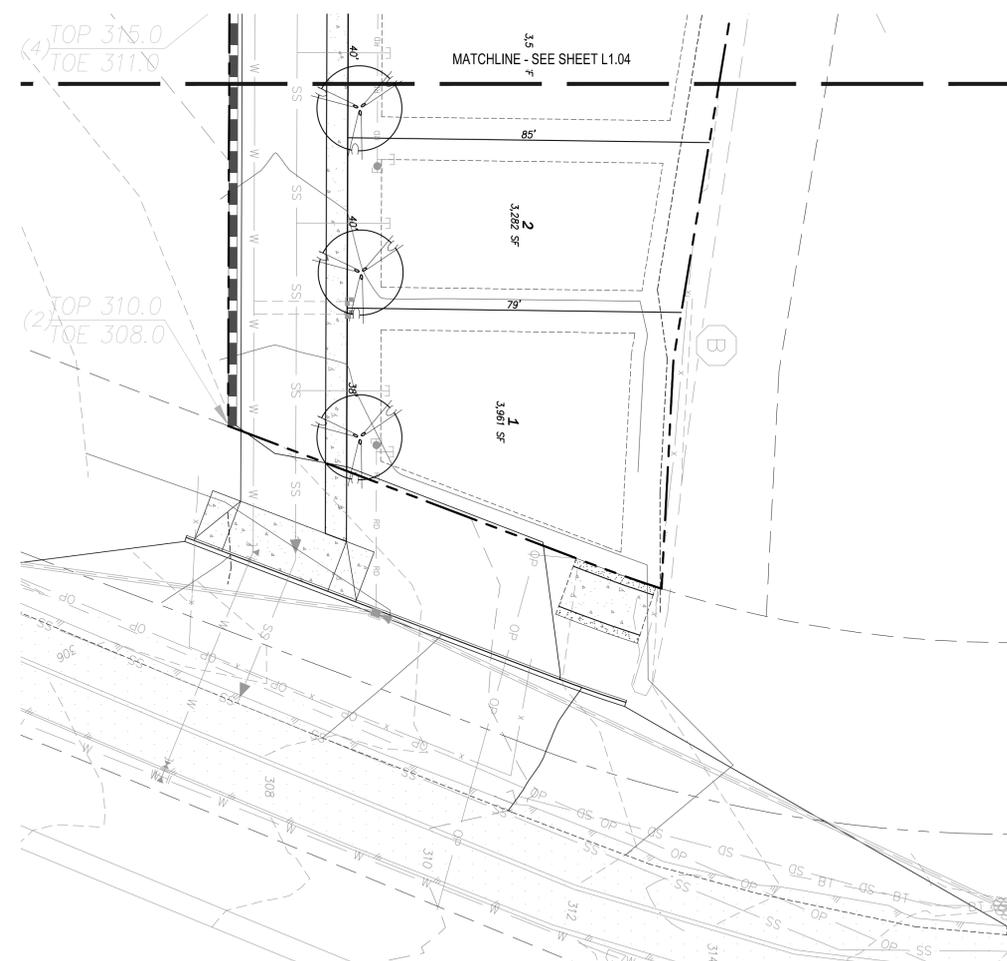
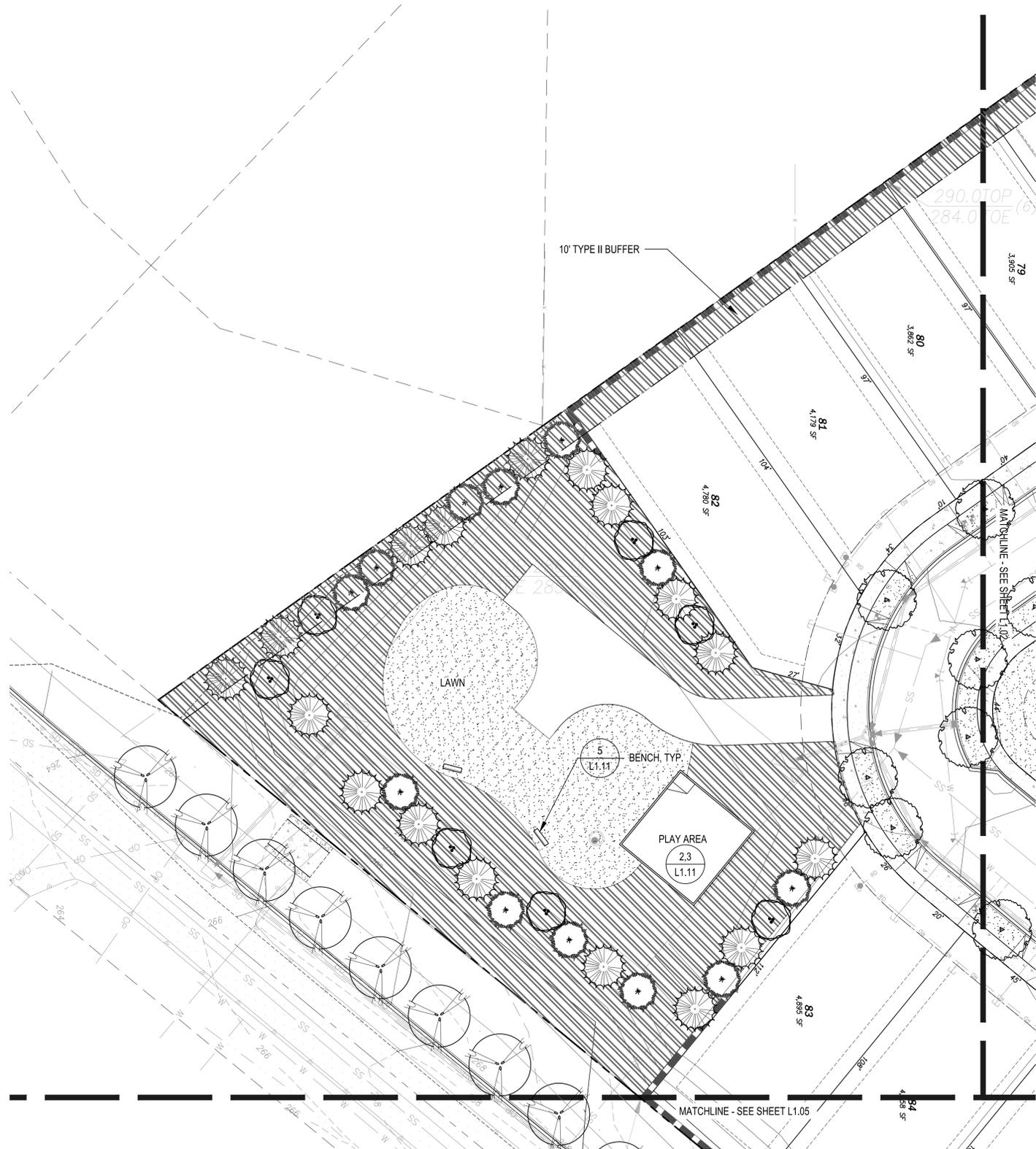


1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1" = 20'-0"



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 CGRD541828
 CUWS541828
 CUSD541828
 OTOP541828
 CSIT541828
 OTRL541828

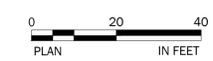
PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



1 ENLARGEMENT PLAN
 SCALE: 1" = 20'-0"



2 ENLARGEMENT PLAN
 SCALE: 1" = 20'-0"



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 LANDSCAPE ENLARGEMENT PLAN
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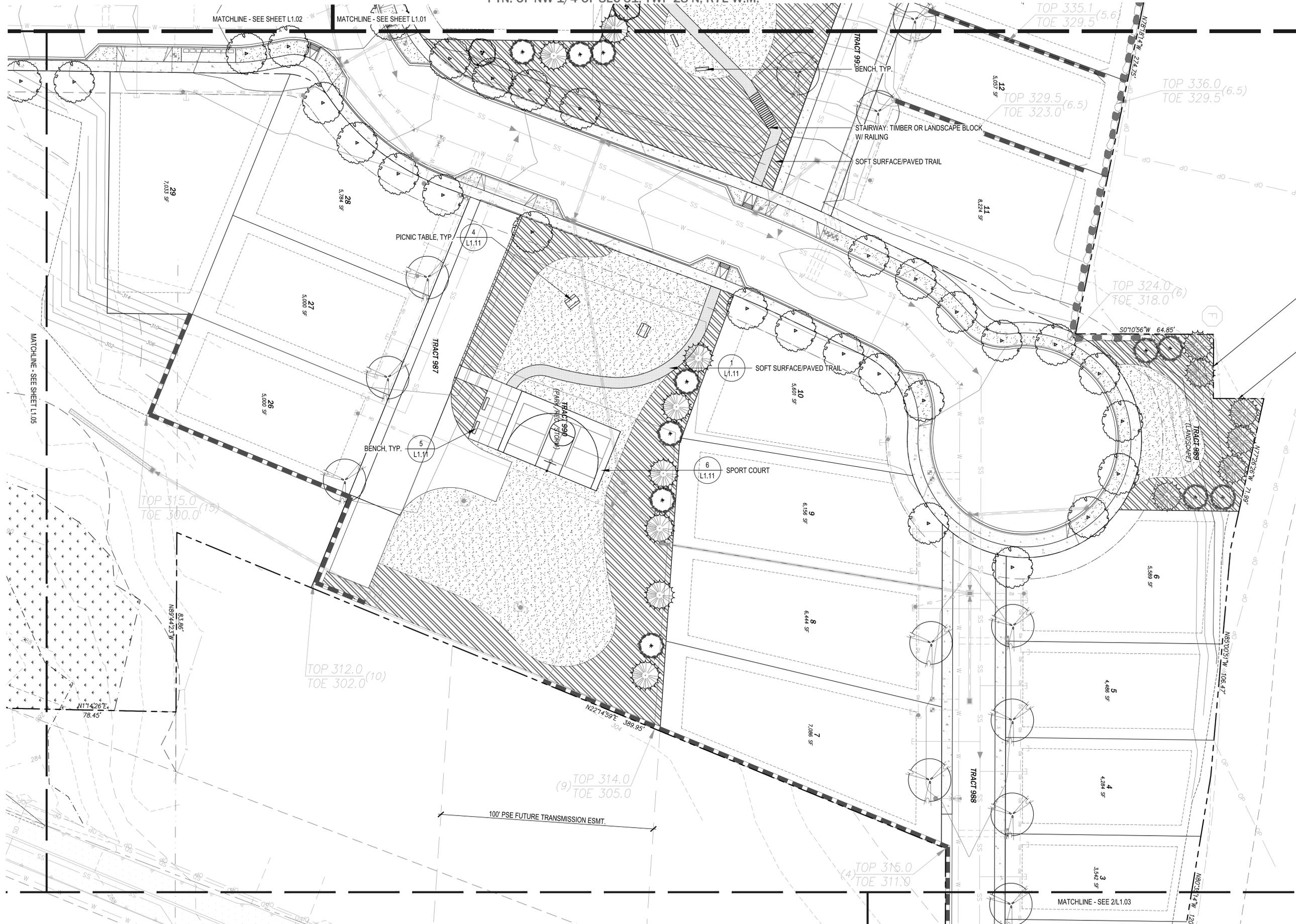
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 CUSD541828
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 LANDSCAPE ENLARGEMENT PLAN
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 KIRKLAND, WA 98033
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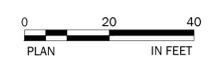
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 L1.04
 SHEET 19 OF 25

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1 LANDSCAPE ENLARGEMENT PLAN
 SCALE: 1" = 20'-0"



NOTE: RECREATION STRUCTURES SHOWN WITHIN THE EXISTING PSE FUTURE TRANSMISSION EASEMENT AREA MAY BE SUBJECT TO PSE APPROVAL.

TBLOCK
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TOP 282.0
 (8) TOE 274.0

TOP 288.0
 (8) TOE 280.0

SOFT SURFACE TRAIL
 -TRAIL LOCATION TO BE FIELD
 ADJUSTED TO AVOID EXISTING
 TREES

56.25' MIN. DISTANCE FROM
 CRITICAL AREA
 (75% OF BUFFER)

TRACT 999
 (CRITICAL AREA)



1 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

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PLANTING NOTES

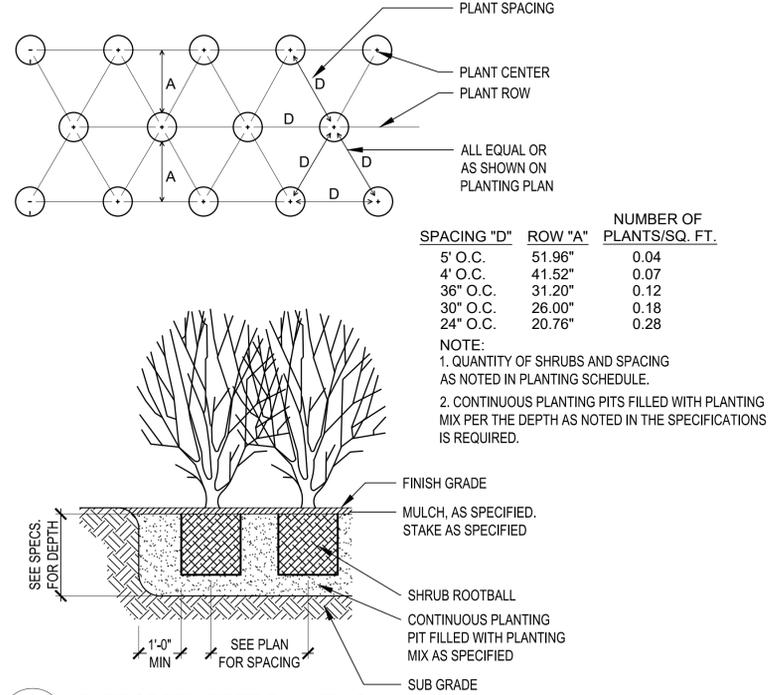
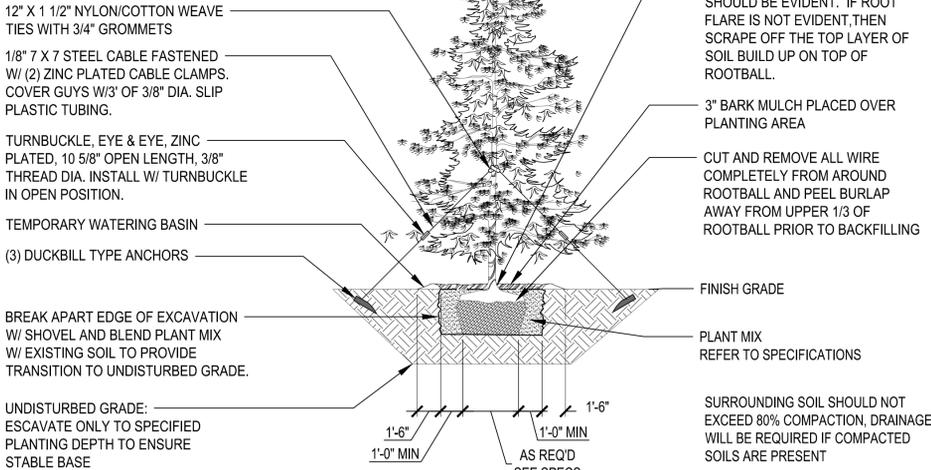
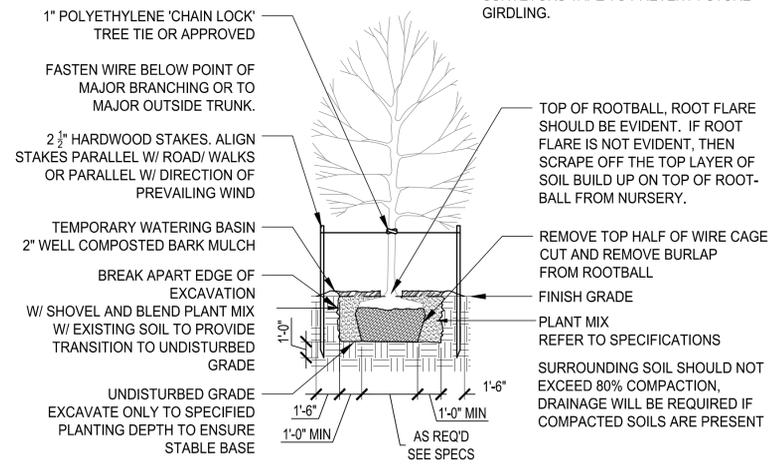
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS, AND PER CITY OF MONROE STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR AND IF NECESSARY OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANT MATERIAL INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICANHORT. ALL TREES AND SHRUBS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE CONTRACT DOCUMENTS. DISCREPANCIES IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- CONTRACTOR SHALL FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRESELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WARRANTY ALL PLANT MATERIAL BASED ON THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING HARDSCAPE OR SOFTSCAPE MATERIALS DAMAGED DURING PLANTING OPERATIONS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 2" SETTLED DEPTH OF ORGANIC BARK MULCH THROUGHOUT. HAND DETAIL BY REMOVING EXCESS OR ACCUMULATED MULCH FROM AROUND THE BASE OF ALL PLANTS.
- ALL NEW LANDSCAPE AREAS TO RECEIVE IMPORT TOPSOIL (PACIFIC TOPSOILS WINTER MIX OR APPROVED), LAWN AREAS - 6" COMPACTED DEPTH, SHRUB/GROUND COVER AREAS 4" COMPACTED DEPTH. TILL SUBGRADE TO 4" DEPTH PRIOR TO PLACING IMPORT TOPSOIL.
- SOIL TO BE 8-13% ORGANIC CONTENT BY WEIGHT, pH 5.5-7.5.
- ALL LANDSCAPE AREAS SHALL CONFORM TO CITY OF MONROE REQUIREMENTS.
- STREET TREES SELECTED FROM CITY OF MONROE STREET TREE LIST.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
STREET TREES					
	Parrotia persica	Persian Parrotia	2-1/2" d.b.h.	25' o.c. avg, 40' o.c. max.	
	Fraxinus oxycarpa	Raywood Ash	2-1/2" d.b.h.	25' o.c. avg, 40' o.c. max.	
	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2-1/2" d.b.h.	25' o.c. avg, 40' o.c. max.	
	* Fraxinus pennsylvanica 'Johnson'	Leprechaun Ash	2-1/2" d.b.h.	25' o.c. avg, 40' o.c. max.	
DECIDUOUS TREES					
	* Acer circinatum	Vine Maple	2" d.b.h.		
	* Amelanchier alnifolia	Serviceberry	2" d.b.h.		
EVERGREEN TREES					
	Pseudotsuga menziesii	Douglas Fir	8'-10' ht.		
	Thuja plicata	Western Redcedar	8'-10' ht.		
	* Chamaecyparis obtusa	Hinoki Cypress	8'-10' ht.		
	* Pinus densiflora 'Umbraculifera'	Tanyosho Pine			
SHRUBS					
	* Myrica californica	Pacific Wax Myrtle	5 gal.		
	* Mahonia aquifolium	Oregon Grape	5 gal.		
	Polystichum munitum	Sword Fern	2 gal.		
	Vaccinium ovatum	Evergreen Huckleberry	2 gal.		
	* Ribes sanguineum	Red Flowering Currant	5 gal.		
	Symphoricarpos albus	Snowberry	5 gal.		
	* Rosa rugosa	Rugosa Rose	5 gal.		
GROUNDCOVERS					
	LAWN				

* Plants allowed in C Zone of 230 kv transition border zones per PSE Energy Landscaping Guide.

- NOTES:**
- EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.
 - EXCAVATE TREE PIT TO A MINIMUM OF TWICE THE DIAMETER OF THE ROOTBALL OR CONTAINER.

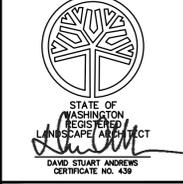


1 DECIDUOUS TREE PLANTING
SCALE: NTS

2 EVERGREEN TREE PLANTING
SCALE: NTS

3 EVERGREEN TREE PLANTING
SCALE: NTS

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PLANTING LEGEND, NOTES AND DETAILS
CITY OF MONROE
SNOWHISH COUNTY, WA

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KIRKLAND, WA 98033
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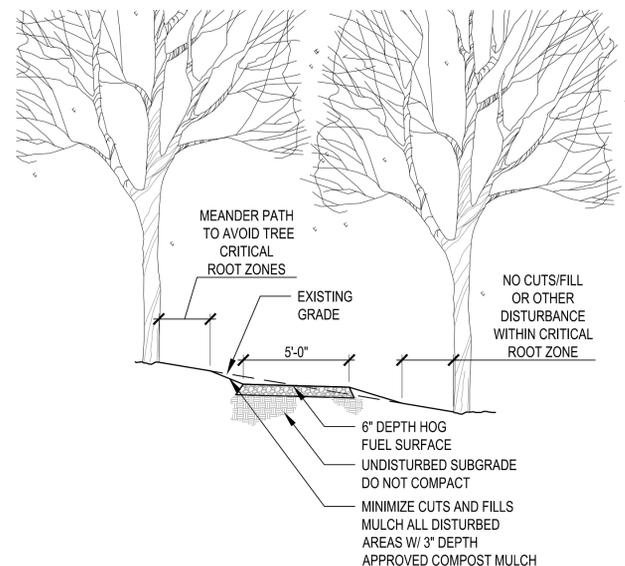
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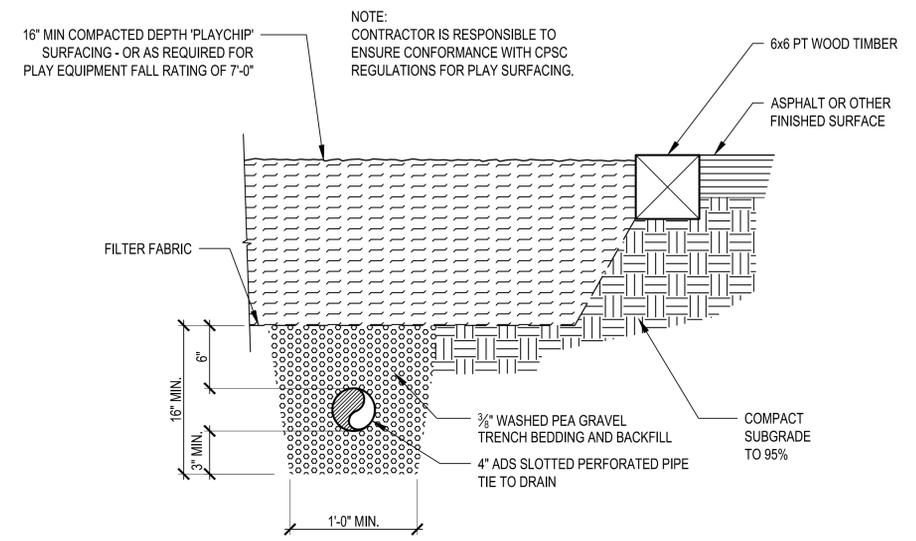
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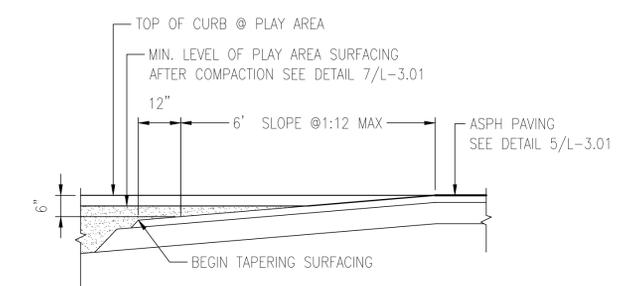




1 SOFT SURFACE TRAIL
SCALE: 1/4" = 1'-0"



2 CURB AND PLAY SURFACE @ PLAY AREA
SCALE: 1-1/2" = 1'-0"



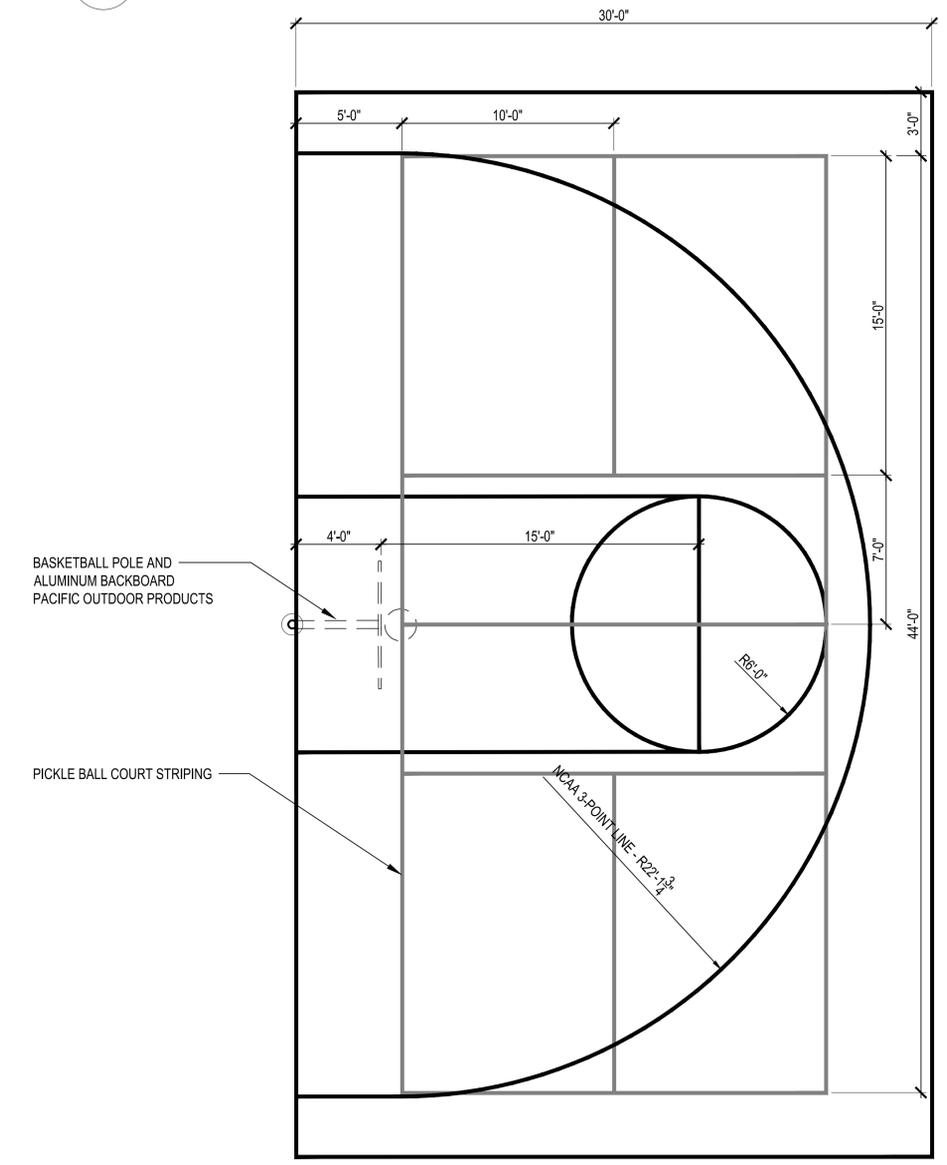
3 ADA ACCESS RAMP @ PLAY AREA
SCALE: 1/2" = 1'-0"



4 PICNIC TABLE
SCALE: NTS



5 BENCH
SCALE: NTS



6 SPORT COURT
SCALE: 1/2" = 1'-0"

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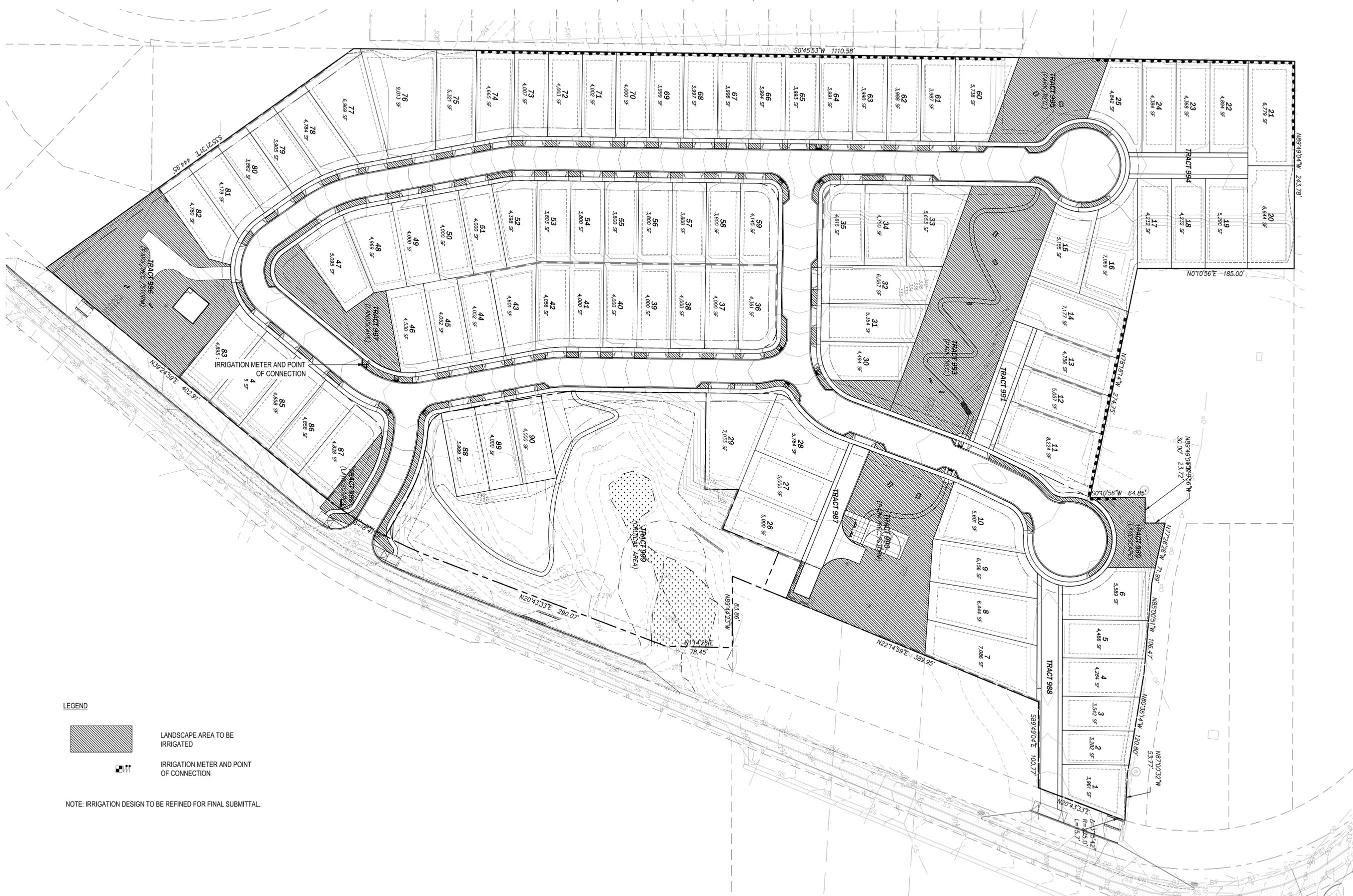
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 CS17541828
 CNOTS41828
 LRR-541828

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LEGEND

LANDSCAPE AREA TO BE IRRIGATED

IRRIGATION METER AND POINT OF CONNECTION

NOTE: IRRIGATION DESIGN TO BE REFINED FOR FINAL SUBMITTAL.

1 SCHEMATIC IRRIGATION PLAN
 SCALE: 1" = 50'-0"

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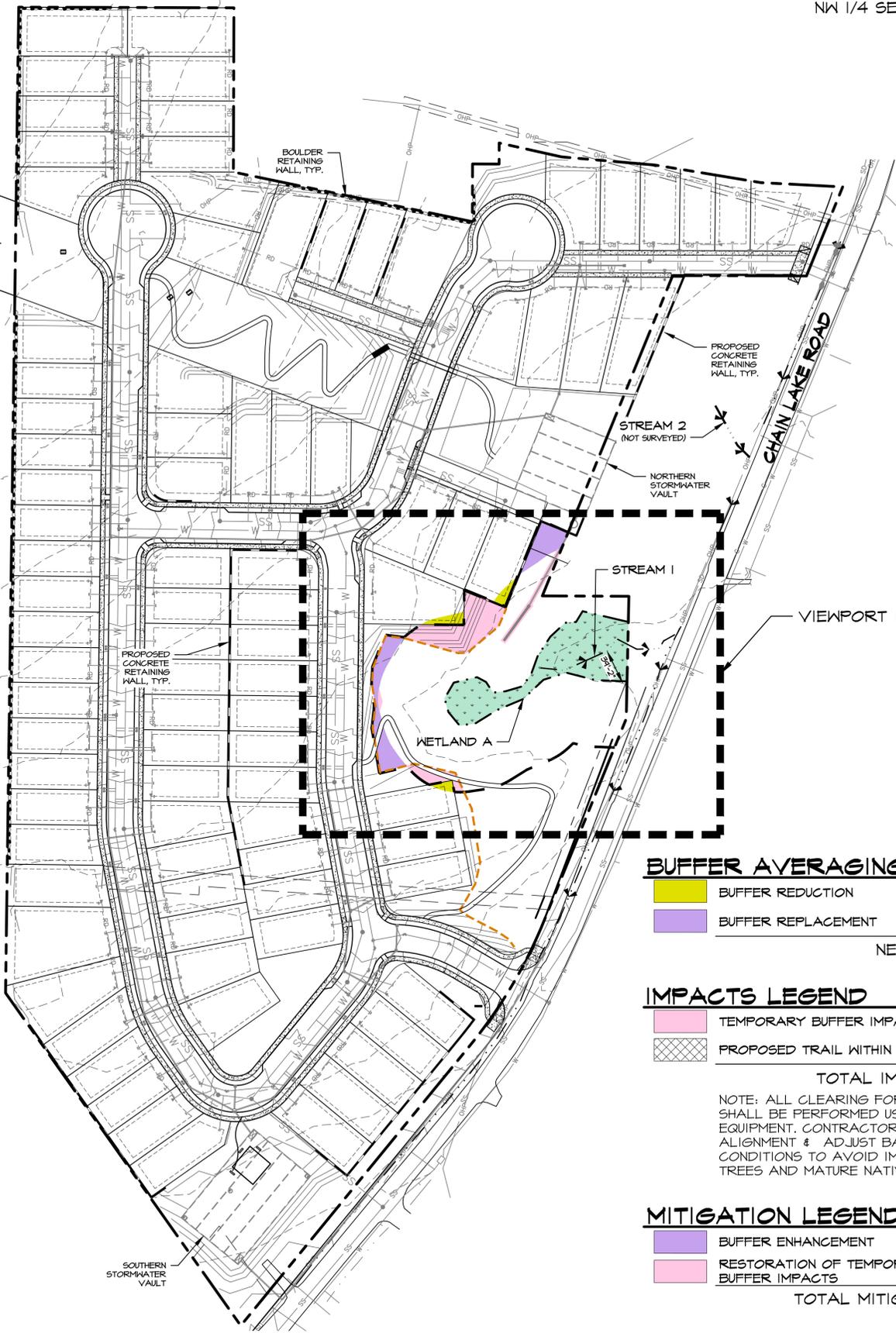
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BUFFER AVERAGING LEGEND

	BUFFER REDUCTION	900 SF
	BUFFER REPLACEMENT	3,213 SF
NET GAIN:		2,313 SF

IMPACTS LEGEND

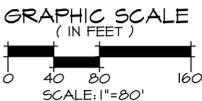
	TEMPORARY BUFFER IMPACT	4,783 SF
	PROPOSED TRAIL WITHIN BUFFER	970 SF
TOTAL IMPACTS:		5,753 SF

NOTE: ALL CLEARING FOR TRAIL WITHIN BUFFER SHALL BE PERFORMED USING HAND-OPERATED EQUIPMENT. CONTRACTOR SHALL VERIFY ALIGNMENT & ADJUST BASED ON FIELD CONDITIONS TO AVOID IMPACTING SIGNIFICANT TREES AND MATURE NATIVE SHRUBS.

MITIGATION LEGEND

	BUFFER ENHANCEMENT	3,213 SF
	RESTORATION OF TEMPORARY BUFFER IMPACTS	4,783 SF
TOTAL MITIGATION:		7,996 SF

PROPOSED SITE PLAN, IMPACTS AND MITIGATION OVERVIEW PLAN



PLAN LEGEND

	PROPERTY LINE		CRITICAL AREA TRACT SIGNS
	EXISTING WETLAND		DITCH CENTERLINE
	STREAM CENTERLINE		EXISTING UTILITY EASEMENT
	CRITICAL AREAS BUFFER/2-BOARD FENCE		GRADING LIMIT LINE

CANDIDATE PLANT LIST

TREES		GROUNDCOVERS	
SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
ACER CIRGINATUM	VINE MAPLE	GAULTHERIA SHALLOON	SALAL
CORYLUS CORNUTA	WESTERN HAZELNUT	POLYSTICHUM MUNIUM	WESTERN SWORD FERN
FRANGULA PURSHIANA	CASCARA		
PSEUDOTSUGA MENZIESII	DOUGLAS FIR		
THUJA PLICATA	WESTERN REDCEDAR		

SHRUBS	
SCIENTIFIC NAME	COMMON NAME
OEMLERIA GERASIFORMIS	INDIAN PLUM
ROSA GYMNOCARPA	BALDHIP ROSE
RUBUS PARVIFLORUS	THIMBLEBERRY
SAMBUCUS RACEMOSA	RED ELDERBERRY
SYMPHORICARPOS ALBUS	SNOWBERRY



VIEWPORT I
SCALE: 1"=40'

NOTES

- SURVEY PROVIDED BY MEAD GILMAN LAND SURVEYORS, P.O. BOX 284, WOODINVILLE, WA 98072, (425) 486-1252.
- SITE PLAN PROVIDED BY CPH CONSULTANTS, 11431 HILLOWS RD. NE, SUITE 120 REDMOND, WA 98052, (425) 285-2390.
- SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
- THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN MARCH, 2021.



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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
PROPOSED SITE PLAN, IMPACTS AND MITIGATION OVERVIEW PLAN
GARIBALDI PRD
MONROE, WASHINGTON

Revisions	Date	By
CITY COMMENTS	3-3-21	MB
Date	12-4-2012	AG SHOWN
Scale	AS SHOWN	
Designed	KM	
Drawn	EH	
Checked	AO	
Approved	BS	
Project	#1624	
Sheet #	W11	

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