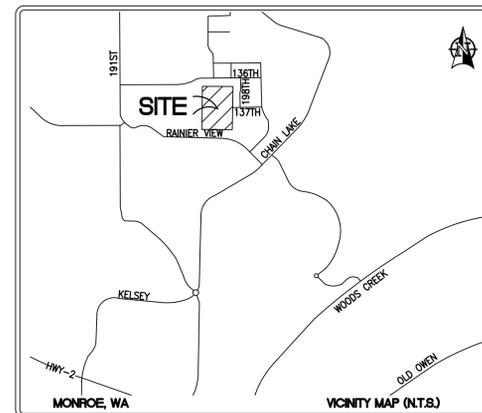
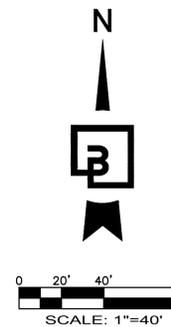


TRACT AREA TABLE		
TRACT	AREA	USE
A	50,991 SF	DRAINAGE FACILITY/OPEN SPACE
TOTAL TRACT AREA		49,692 SF, 1.14 AC

EARTHWORK QUANTITIES
 CUT= 34,556 CY
 FILL= 22,353 CY
 NET= 12,203 CY (CUT)
 (EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

COVER SHEET
 for
COOPER RIDGE
 A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

RECEIVED
 06/28/2021
 CITY OF MONROE



NOTES

- SITE AREA: 363,541 SF (8.35± AC.)
- SITE ADDRESS: 19785 137TH STREET SOUTHEAST MONROE, WA 98272
- TAX PARCEL NUMBER: 28073100203800
- EXISTING USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: 33 SINGLE FAMILY LOTS
- EXISTING ZONING: R4 (4 DU/ACRE)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
- PROPOSED MIN. LOT WIDTH: 65 FEET
- REQUIRED MIN. LOT WIDTH: 40 FEET
- PROPOSED MINIMUM LOT AREA: 6,481 S.F.
- PROPOSED AVERAGE LOT SIZE 7,358 S.F.
- MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (22.16.30 MMC) (8.35 X 4 = 33.4)
- PROPOSED LOTS: 33
- REQUIRED MIN. SETBACKS: (22.16.040 MMC)
 FRONT/LIVING AREA: 10 FEET
 GARAGE: 20 FEET
 SIDE YARD: 5 FEET (15 FEET TOTAL)
 REAR: 10 FEET
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET (22.16.040 MMC)
- MAX LOT COVERAGE: 50 PERCENT (22.16.040 MMC)
- TOTAL LOT AREA: 242,814 S.F. (5.58 AC)
- TOTAL TRACT AREA: 49,692 S.F. (1.14 AC)
- TOTAL R.O.W. AREA: 70,898 S.F. (1.63 AC)
- SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., MARCH 9, 2021.

APPLICANT/OWNER

PROSPECT DEVELOPMENT, LLC
 2913 5TH AVE NE, SUITE 201
 PUYALLUP, WA 98372
 OFFICE: (253) 444-4088

ENGINEER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72nd AVE. SOUTH
 KENT, WA 98032
 (425) 251-6222
 FAX (425) 251-8782
 CONTACT: CARA VISINTAINER

GEOTECH

EARTH SOLUTIONS NW, LLC
 15365 NORTHEAST 90TH STREET, SUITE 100
 REDMOND, WA 98052
 (425) 449-4704
 CONTACT: SCOTT RIEGEL, L.G., L.E.G.

TRAFFIC

GIBSON TRAFFIC CONSULTANTS, INC.
 2813 ROCKEFELLER AVENUE
 SUITE B
 EVERETT, WA 98201
 (425) 339-8266
 CONTACT: BRADLY LINCOLN, P.E.

SERVICES

WATER: CITY OF MONROE
 SEWER: CITY OF MONROE
 PUBLIC SCHOOLS: MONROE SCHOOL DISTRICT NO. 103
 FIRE PROTECTION: SNOHOMISH COUNTY FIRE DISTRICT 07
 ELECTRICITY: SNOHOMISH COUNTY P.U.D. #1
 NATURAL GAS: PUGET SOUND ENERGY SERVICES

DATUM

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B LOADED.

BASIS OF BEARING

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/2011 WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

LEGAL DESCRIPTION

TAX PARCEL: 28073100203800
 LOT D, AS SHOWN ON SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7705190292, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST W.M., SITUATE IN THE CITY OF MONROE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	PRELIMINARY COVER SHEET
2	PRELIMINARY PLAT MAP
3	PRELIMINARY GRADING AND DRAINAGE
4	PRELIMINARY ROAD PROFILES
5	PRELIMINARY WATER AND SEWER
6	EXISTING CONDITIONS
7	EXISTING CONDITIONS
8	EXISTING CONDITIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN

LEGEND:

PROPOSED:	EXISTING:	FOUND REBAR/CAP (AS NOTED) FOUND LEAD/TACK
ASPHALT	POWER VAULT	CONCRETE
CONCRETE	LUMINAIRE (LUM.)	GRAVEL
GRAVEL	POWER POLE	WATER LINE
PROP. CONTOUR MAJOR	JUNCTION BOX (AS NOTED)	SANITARY SEWER LINE
PROP. CONTOUR MINOR	CATCH BASIN (CB)	STORM DRAINAGE LINE
WATER LINE	STORM MANHOLE (SDMH)	GAS LINE
SEWER LINE	SANITARY SEWER MANHOLE (SSMH)	TELEPHONE UNDERGROUND
STORM LINE	GAS VALVE	POWER UNDERGROUND
WATER METER	WATER VALVE (WV)	POWER OVERHEAD
WATER TEE	FIRE HYDRANT (FH)	CHAIN LINK FENCE
FIRE HYDRANT	WATER METER	BARBED WIRE FENCE
SEWER CLEANOUT	SIGN	WOOD FENCE
SEWER MANHOLE	MAILBOX	EXISTING ROCKERY
TYPE 1 STORM CB	SURVEY MONUMENT (AS NOTED)	-45.5- EXISTING CONTOUR (MAJOR)
TYPE 2 STORM CB	BENCHMARK	-45.4- EXISTING CONTOUR (MINOR)
FENCE	SECTION CORNER (AS NOTED)	EXISTING TREE
ROAD CENTERLINE		ADJACENT PARCEL LINE
RETAINING WALL		
ADA RAMP		

Revision
 No. Date By Ckd. Appr.

COVER SHEET

PROSPECT DEVELOPMENT
 2913 5TH AVE NE, SUITE 201
 PUYALLUP, WA 98372



Scale:
 Horizontal 1"=40'
 Vertical N/A

Designed CV
 Drawn BMS
 Checked CV
 Approved CV
 Date 6/9/21

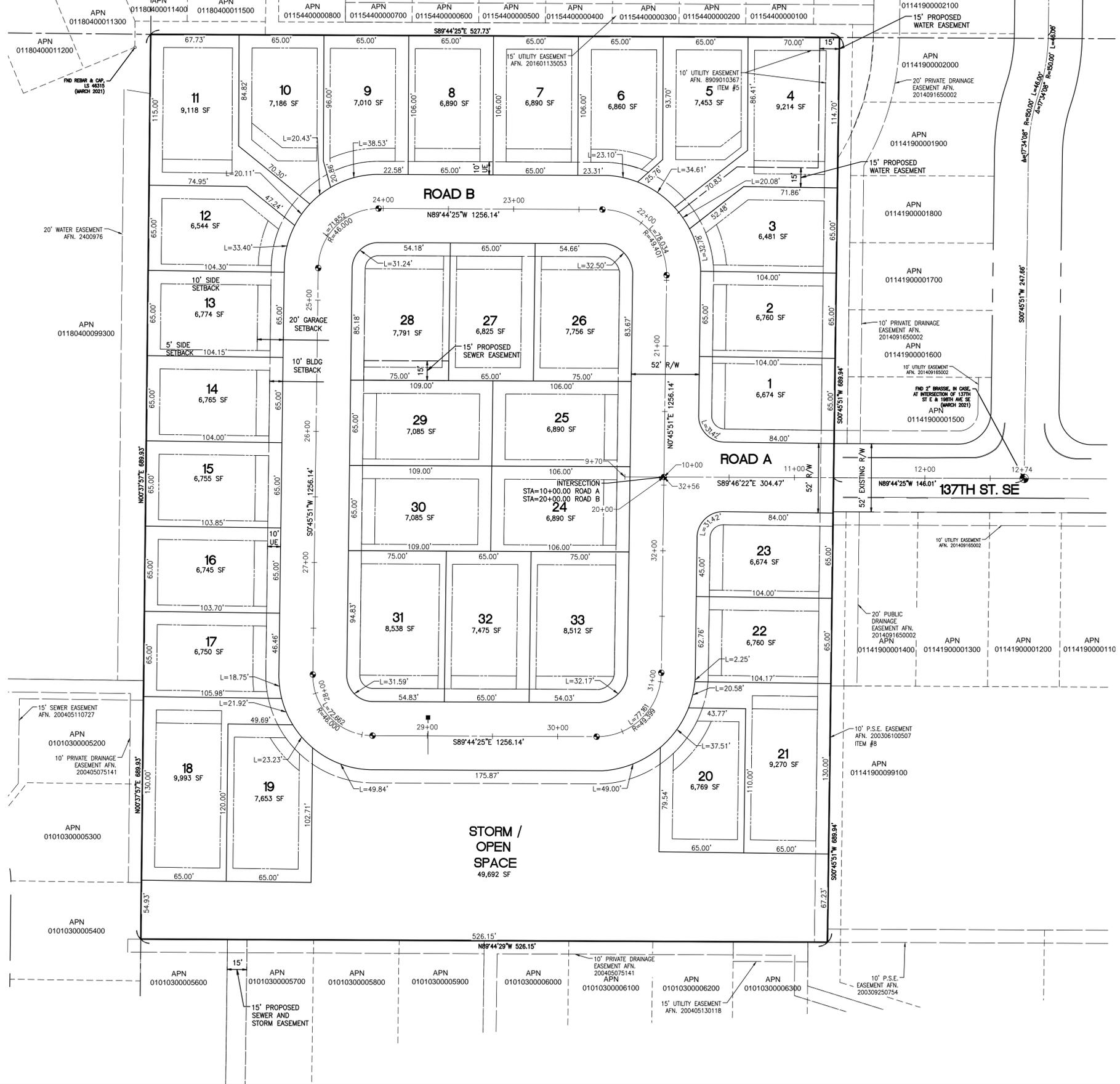
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 Kent, WA 98032
 425.251.6222
 barghausen.com



Job Number
21609
 Sheet
1 of **8**



PRELIMINARY PLAT MAP
for
COOPER RIDGE
A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- PROJECT BOUNDARY LINE
- NEIGHBORING PARCEL LINE
- PROPOSED LOT LINE
- PROPOSED ROADWAY CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED MONUMENT

ABBREVIATIONS:

- UE UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
- SDE PUBLIC STORM DRAINAGE EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- WLE PUBLIC WATERLINE EASEMENT
- SSE PUBLIC SANITARY SEWER EASEMENT
- R/W RIGHT-OF-WAY
- SAT SENSITIVE AREA TRACT
- BSBL BUILDING SETBACK LINE
- SF SQUARE FEET
- SWE SIDEWALK EASEMENT

Revision
No. Date By Cld. Appr.

PRELIMINARY PLAT MAP

COOPER RIDGE

PROSPECT DEVELOPMENT
2913 5TH AVE NE, SUITE 201
PUYALLUP, WA 98372

For:



Scale:
Horizontal 1"=40'
Vertical N/A

Designed CV
Drawn BMS
Checked CV
Approved CV
Date 6/9/21

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Job Number
21609
Sheet
2 of **8**

PRELIMINARY GRADING AND DRAINAGE PLAN
 for
COOPER RIDGE
 A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



STORMWATER FACILITY SUMMARY

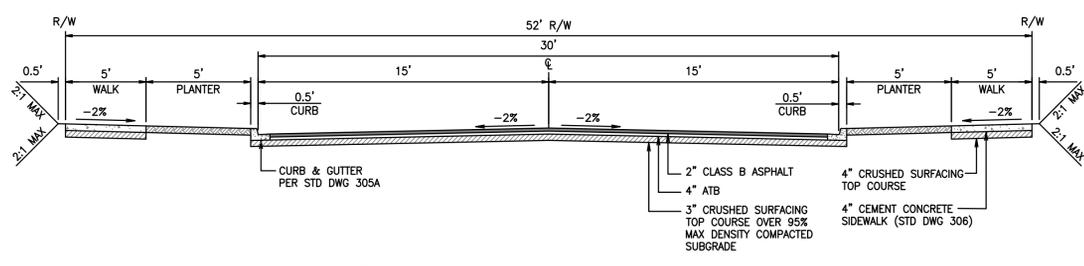
COMBINED DETENTION AND WATER QUALITY VAULT

BOTTOM OF LID EL = 266.5
 DESIGN WATER SURFACE EL = 266.0
 WATER QUALITY WATER SURFACE EL = 258.0
 TOP OF SEDIMENT STORAGE EL = 255.0
 BOTTOM OF VAULT EL = 254.0

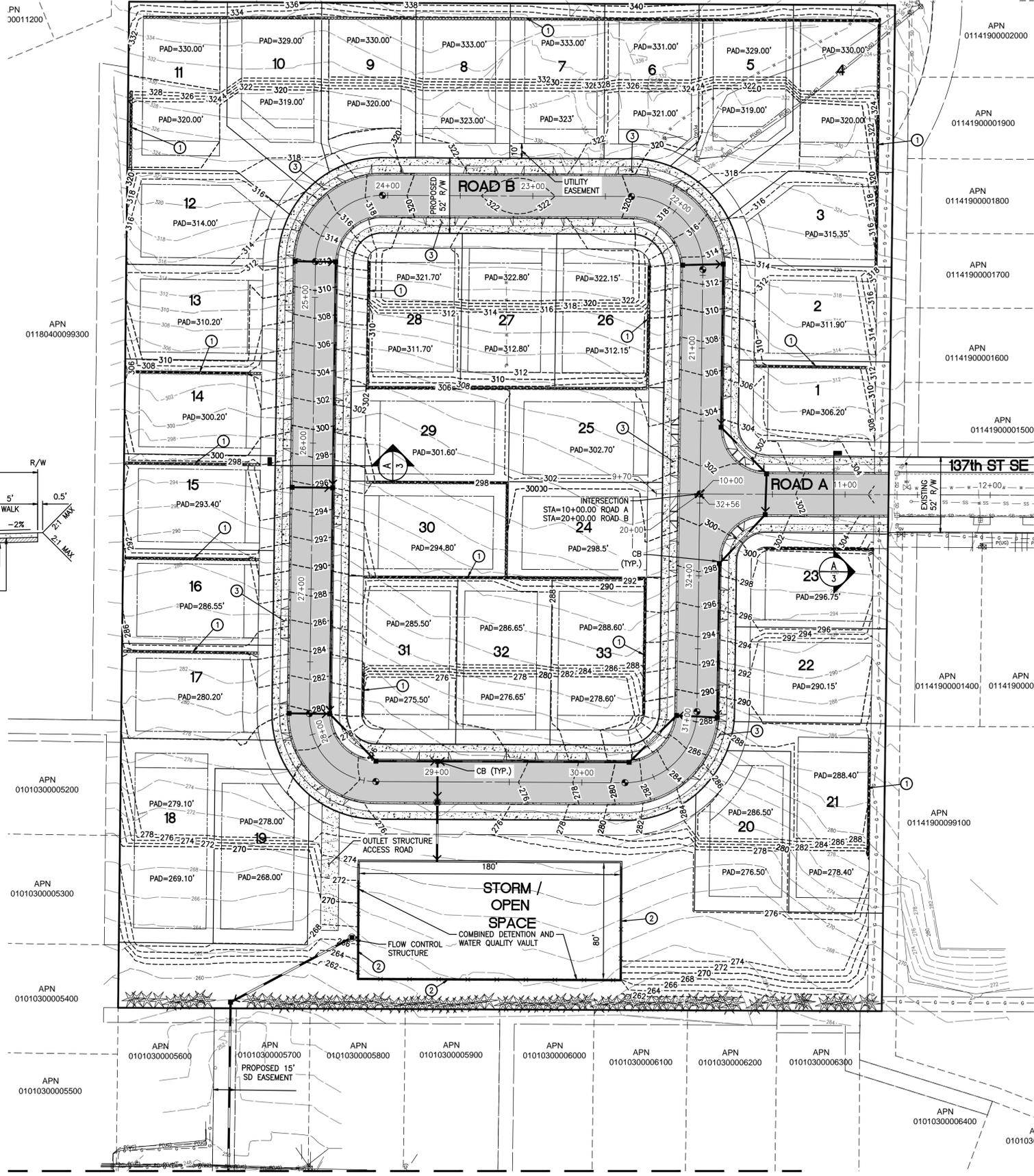
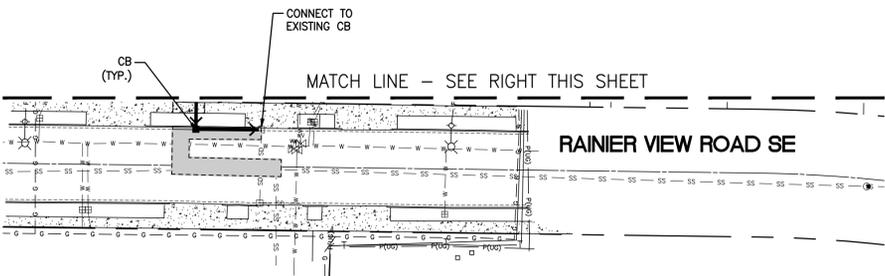
DETENTION VOLUME REQUIRED = 106,000 CF
 DETENTION VOLUME PROVIDED = 115,200 CF
 WATER QUALITY VOLUME REQUIRED = 26,800 CF
 WATER QUALITY VOLUME PROVIDED = 43,200 CF

KEY NOTES

① LOCK AND LOAD RETAINING WALL (6' MAX. HEIGHT)
 ② EXPOSED VAULT FACE
 ③ CEMENT CONCRETE DRIVEWAY TYPE II, PER CITY OF MONROE STD 311 (TYP.)



A
3 TYPICAL ROADWAY SECTION 52' R/W
 SCALE: NOT TO SCALE



Revision	No.	Date	By	Chk.	Appr.

Title: **PRELIMINARY GRADING AND DRAINAGE PLAN**
 COOPER RIDGE

For: **PROSPECT DEVELOPMENT**
 2913 5TH AVE NE, SUITE 201
 PUYALLUP, WA 98372



Scale:	Horizontal	Vertical
	1" = 40'	N/A
Designed	CV	
Drawn	BMS	
Checked	CV	
Approved	CV	
Date	6/9/21	

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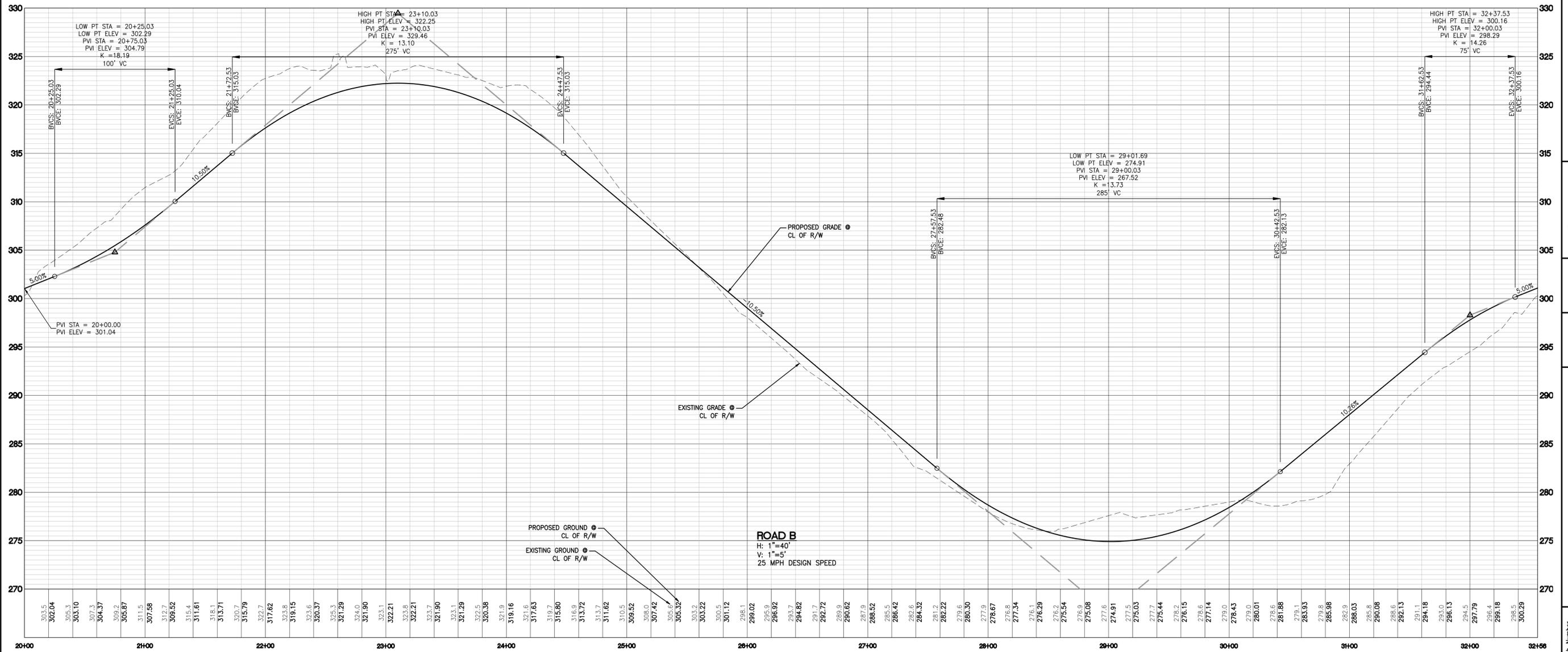
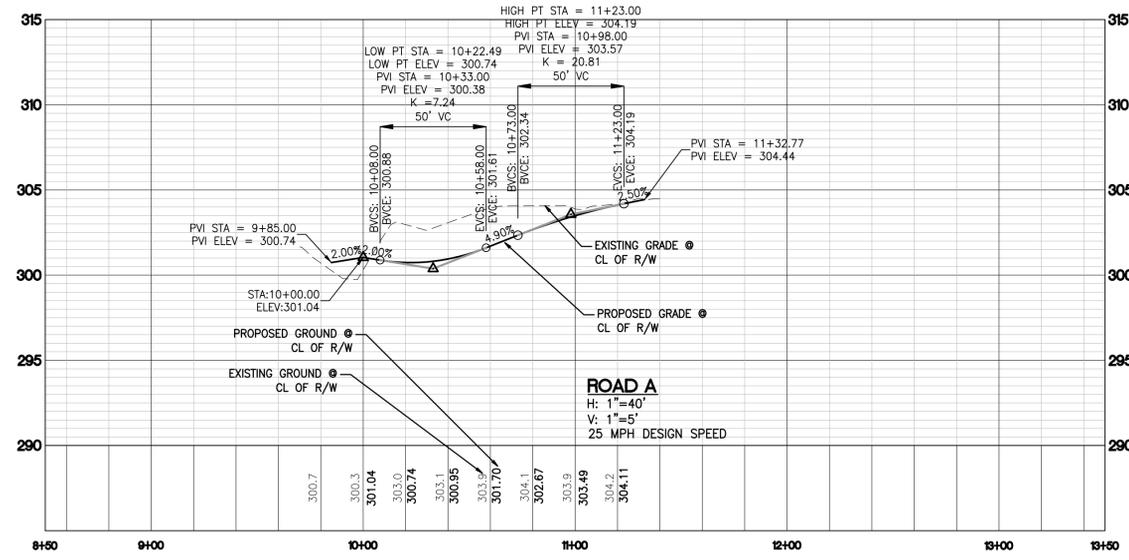
Job Number: **21609**
 Sheet: **3** of **8**

MATCH LINE - SEE LEFT THIS SHEET

PRELIMINARY ROAD PROFILES

for COOPER RIDGE

A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revision

Title:
PRELIMINARY ROAD PROFILES
COOPER RIDGE

For:
PROSPECT DEVELOPMENT
2913 5TH AVE NE, SUITE 201
PUYALLUP, WA 98372



Scale:	Horizontal	Vertical
	1"=40'	1"=5'

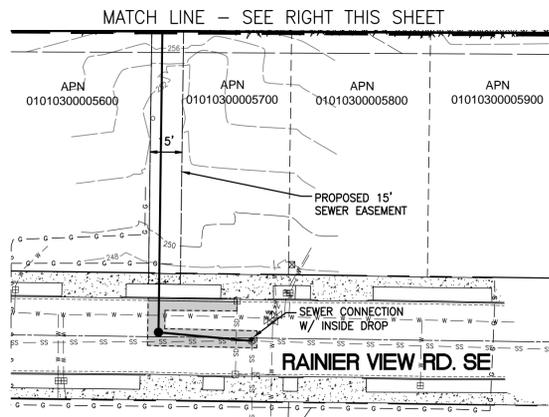
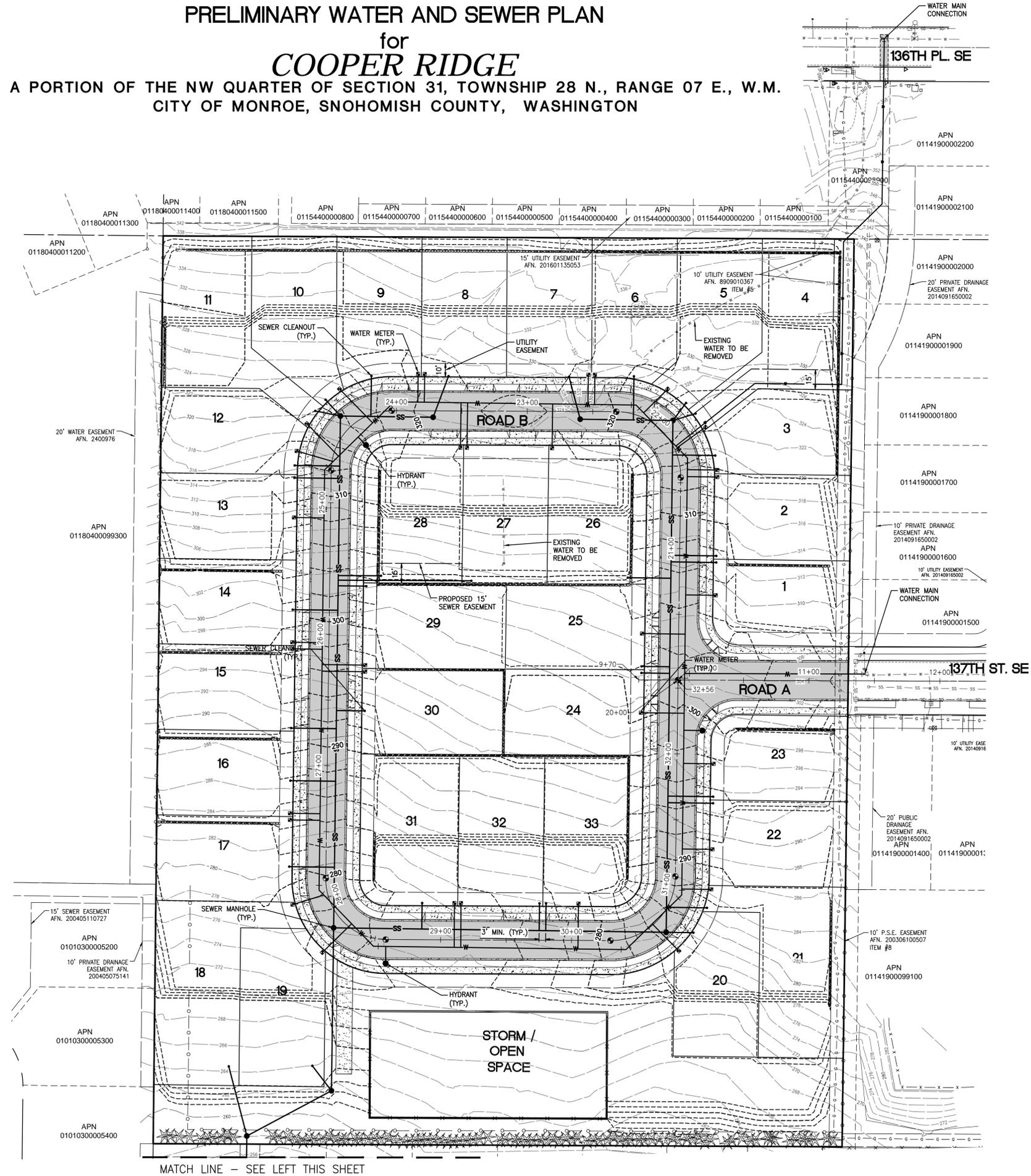
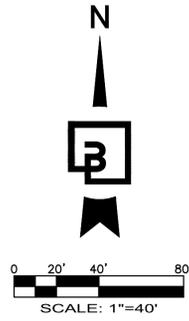
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Job Number	21609
Sheet	4 of 8

PRELIMINARY WATER AND SEWER PLAN

for
COOPER RIDGE

A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



No.	Date	By	Clk.	Appr.

Title: **PRELIMINARY WATER AND SEWER PLAN**
COOPER RIDGE

For: **PROSPECT DEVELOPMENT**
2913 5TH AVE NE, SUITE 201
PUYALLUP, WA 98372



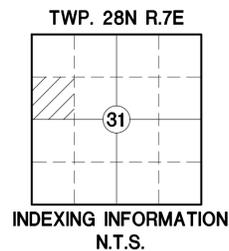
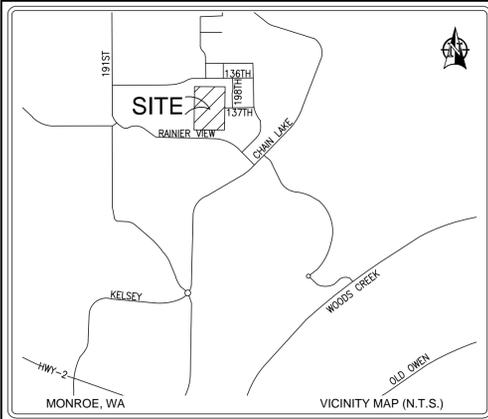
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Designed	CV	
Drawn	BMS	
Checked	CV	
Approved	CV	
Date	6/9/21	

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Kent, WA 98032
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barghausen.com



Job Number: **21609**
Sheet: **5** of **8**

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LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	SCHEDULE B EXCEPTION NUMBER (SEE LIST HEREON)
ABBREVIATIONS	
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

SURVEY INFORMATION:

HORIZONTAL DATUM - BASIS OF BEARINGS:
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/2011 WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B LOADED.

LOT AREA:
363,620 +/- S.F. (8.35 AC +/-)

ADDRESS:
19785 137TH STREET SE
MONROE, WA 98272

TAX PARCEL NUMBER:
28073100203800

- REFERENCE MAPS:**
- BOUNDARY LINE ADJUSTMENT - AFN. 7705190292 (1977)
 - SINCLAIR HEIGHTS - AFN. 200405075141 (2004)
 - EAGLEMONT DIVISION NO. 1 - AFN. 201409165002 (2014)
 - EAGLEMONT DIVISION NO. 2 - AFN. 201601135053 (2016)
 - EAGLEMONT DIVISION NO. 4A - AFN. 201808235002 (2018)

DATES OF SURVEYS:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 9, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2021.

TITLE INSURANCE:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 500, DATED DECEMBER 3, 2020 AT 8:00 AM, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53061C1377F PANEL 1377 OF 1575, DATED JUNE 19, 2020. THE SUBJECT PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:
SINGLE FAMILY RESIDENTIAL (R4) PER CITY OF MONROE

SURVEYOR'S NOTES:

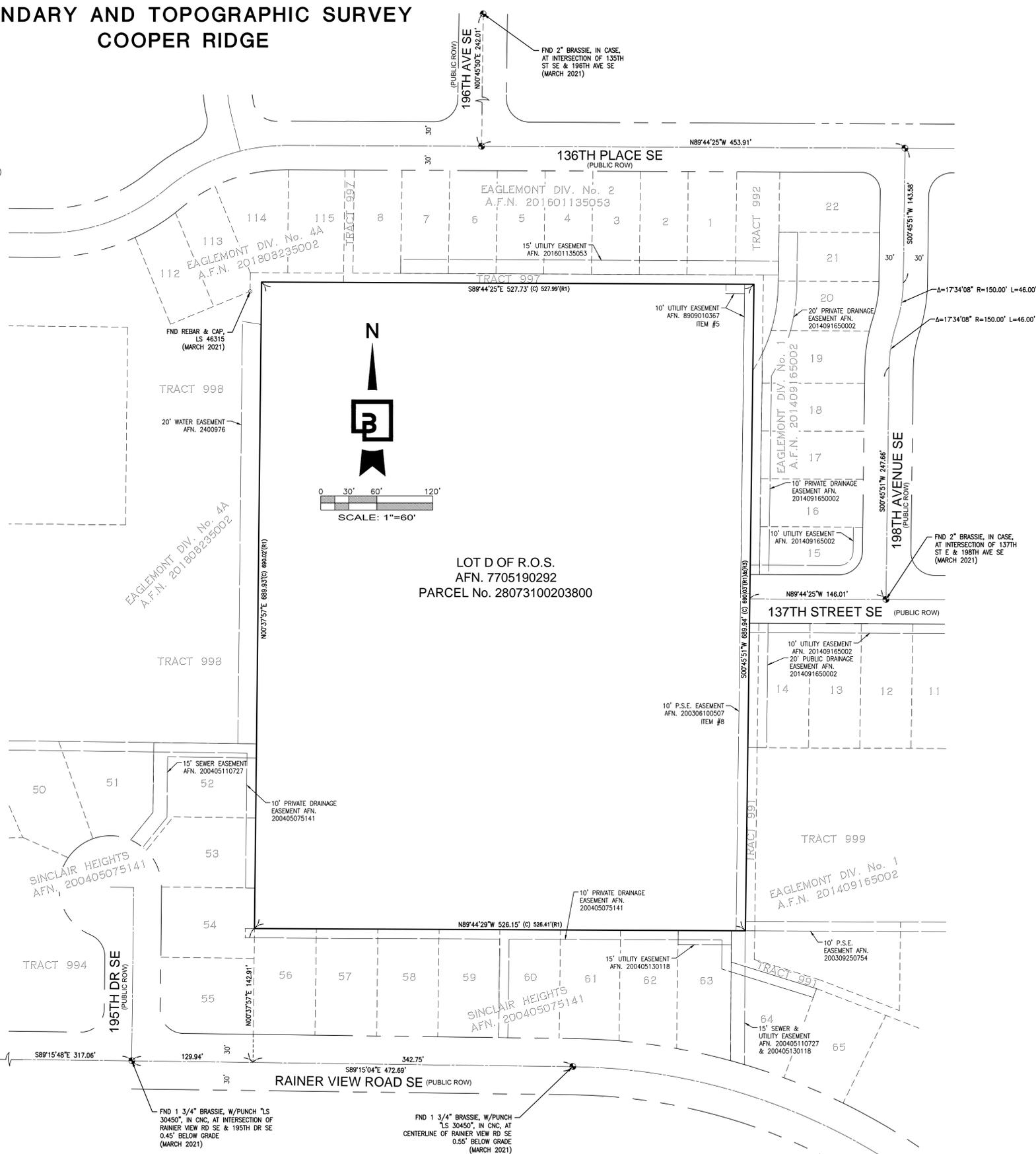
- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE ABOVE REFERENCED TITLE REPORT UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPANCY INDICATORS (IE FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.

TITLE INFORMATION

LEGAL DESCRIPTION:
(PER ABOVE REFERENCED TITLE REPORT)

LOT D, AS SHOWN ON SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7705190292, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BOUNDARY AND TOPOGRAPHIC SURVEY
COOPER RIDGE**



SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)

- RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 521979. (FLICKNER'S RETAINED OIL, GASS, MINERAL, AND OTHER RIGHTS DISCLOSED IN DOCUMENT)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
RECORDING NO.: 7705190292
(EASEMENT SHOWN NOW LIES IN THE PUBLIC RIGHT OF WAY FOR 137TH STREET EAST AND IN PLATTED LOTS)
3. COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION, REPAIR OR MAINTENANCE OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE OF EASEMENT: ROAD AND UTILITY
RECORDING NO.: 7808090272
RECORDING NO.: 7808090176
RECORDING NO.: 7608120287
IN THIS CONNECTION WE NOTE A PARTIAL RELEASE OF EASEMENT RECORDED UNDER RECORDING NO. 7812070214
(EASEMENT LOCATIONS NOW LIE IN PLATTED LOTS, AFFECT UNKNOWN)
4. RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT.
RECORDING DATE: DECEMBER 5, 1978
RECORDING NO.: 7812050182
(LANGUAGE IN EASEMENT DOCUMENT SUGGESTS EASEMENT MAY HAVE BEEN TERMINATED)
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTEE: CITY OF MONROE, SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, GENERAL
TELEPHONE COMPANY OF THE NORTHWEST INC. AND OTHER PUBLIC UTILITY PURVEYORS, THEIR SUCCESSORS, ASSIGNS, PERMITEES AND LICENSEES
PURPOSE: UTILITY EASEMENT
AREA AFFECTED: THE NORTH 10 FEET OF THE EAST 30 FEET; TOGETHER WITH THE EAST 10 FEET OF THE NORTH 330.01 FEET
RECORDED: SEPTEMBER 1, 1989
RECORDING NUMBER: 8909010367
(AFFECTS, PLOTTED HEREON)
6. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: SEPTEMBER 1, 1989
RECORDING NO.: 8909010368
(DOCUMENT DESCRIBES EASEMENT SHOWN IN SPECIAL EXCEPTION NO. 2, LANGUAGE IN DOCUMENT SUGGESTS EASEMENT MAY HAVE BEEN TERMINATED)
7. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
RECORDING NO.: 9004105004
(EASEMENT SHOWN IS THE SAME EASEMENT NOTED IN EXCEPTIONS NO. 2 & 6)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. A WASHINGTON CORPORATION
PURPOSE: INSTALLATION AND MAINTENANCE OF ONE OR MORE UTILITY SYSTEMS FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND/ OR COMMUNICATION SYSTEMS
RECORDING DATE: JUNE 10, 2033
RECORDING NO.: 200306100507
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT
(AFFECTS, PLOTTED HEREON)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ELEANOR CHEBUHAR, INDIVIDUALLY AND ELEANOR CHEBUHAR, TRUSTEE OF THE CHEBUHAR FAMILY TRUST
UTA DATED MARCH 1, 1998
PURPOSE: GRANT OF SEWER EASEMENTS
RECORDING DATE: MAY 11, 2004
RECORDING NO.: 200405110727
AFFECTS: PORTION OF SAID PREMISES
(AFFECTS, PLOTTED HEREON)
10. REIMBURSEMENT AGREEMENT FOR STREET AND/ OR UTILITY IMPROVEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 1, 2005
RECORDING NO.: 200508010643
(NOT A SURVEY MATTER)
11. REIMBURSEMENT AGREEMENT FOR STREET AND/ OR UTILITY IMPROVEMENTS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JUNE 14, 2011
RECORDING NO.: 201106140107
(NOT A SURVEY MATTER)

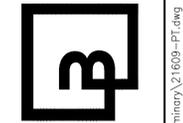
No.	Date	By	Chk.	Appr.	Revision
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Title: BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE SW1/4, OF THE NW1/4 (GOVT LOT 2)
OF SEC. 31, TWP. 28 N., RGE 7 EAST, W. M.
CITY OF MONROE SNOHOMISH COUNTY
WASHINGTON STATE

For: PROSPECT DEVELOPMENT
2913 5TH AVE. NE, STE.201
PUYALLUP WA 98372
ATTN: MR. JUSTIN HOLLAND

Designed	Drawn	Checked	Approved	Date
AEF	AEF	DS	DS	03/19/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

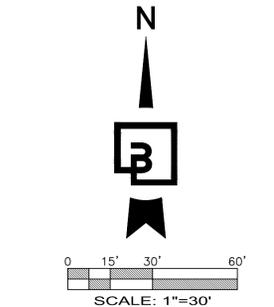
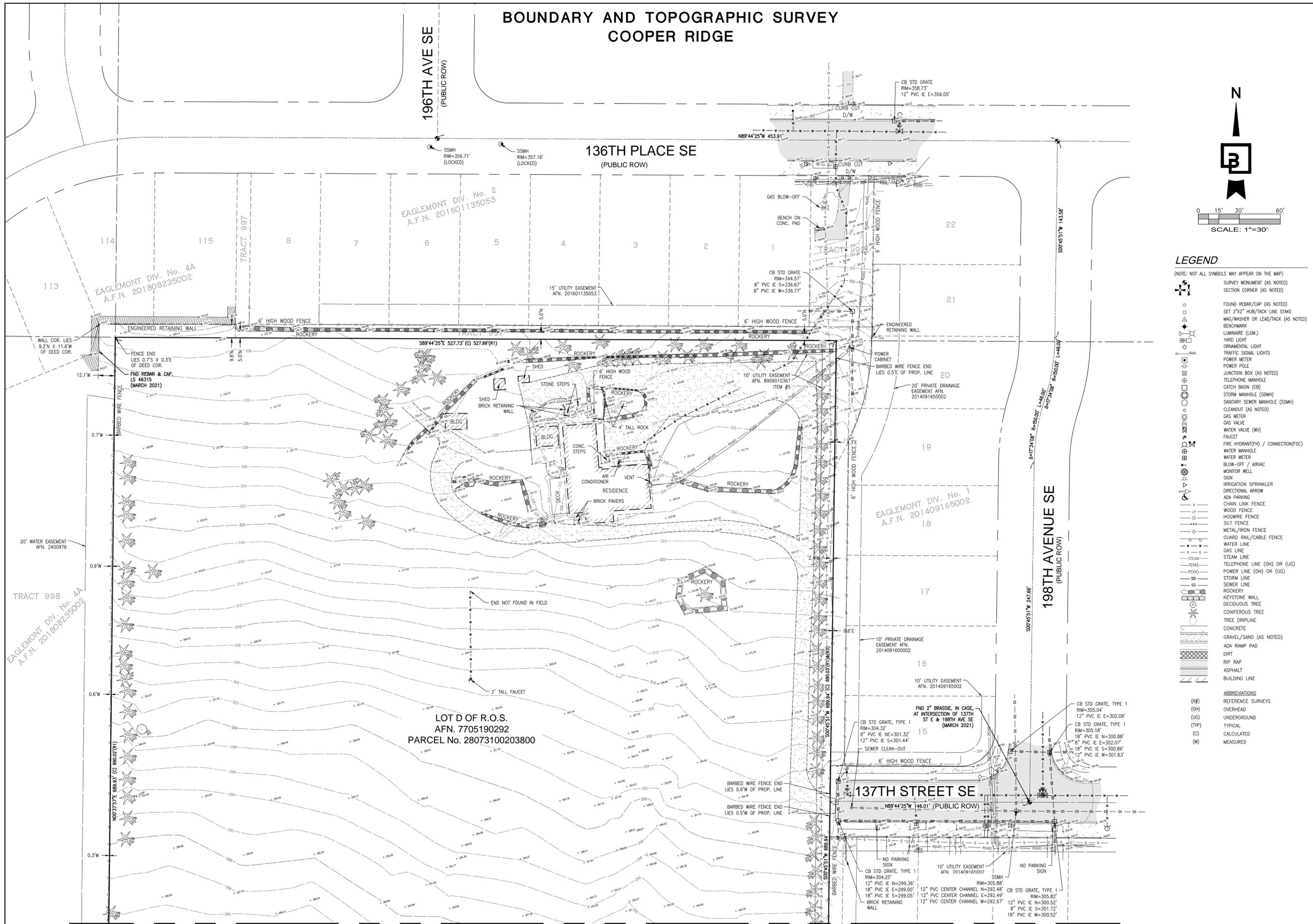


Job Number: 21609
Sheet: 6 of 8

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

DESIRAE SCHILLING, P.L.S. DATE
WASHINGTON REGISTRATION NO. 49289
DSCHILLING@BARGHAUSEN.COM

BOUNDARY AND TOPOGRAPHIC SURVEY COOPER RIDGE



LEGEND
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	FOUND REBAR/CAP (AS NOTED)
	SET 2"x2" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINARIA (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	ADA PARKING
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ADA RAMP PAD
	DIRT
	RIP RAP
	ASPHALT
	BUILDING LINE

ABBREVIATIONS

(RM)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

Revision
No. Date By Ckd. Appr.

Title: BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE SW1/4, OF THE NW1/4 (GOV'T LOT 2)
OF SEC. 31, TWP. 28 N., RGE 7 EAST, W. M.
CITY OF MONROE SNOHOMISH COUNTY
WASHINGTON STATE

For: PROSPECT DEVELOPMENT
2913 5TH AVE. NE, STE.201
PUYALLUP WA 98372
ATTN: MR. JUSTIN HOLLAND

Scale:
Horizontal 1"=30'
Vertical

Designed AEF
Drawn AEF
Checked DS
Approved DS
Date 03/19/21

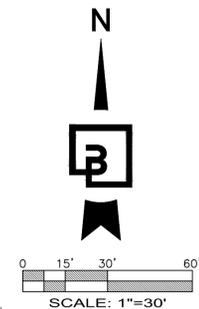
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent WA 98032
425.251.6222 barghausen.com

Job Number: **21609**
Sheet: **7** of **8**

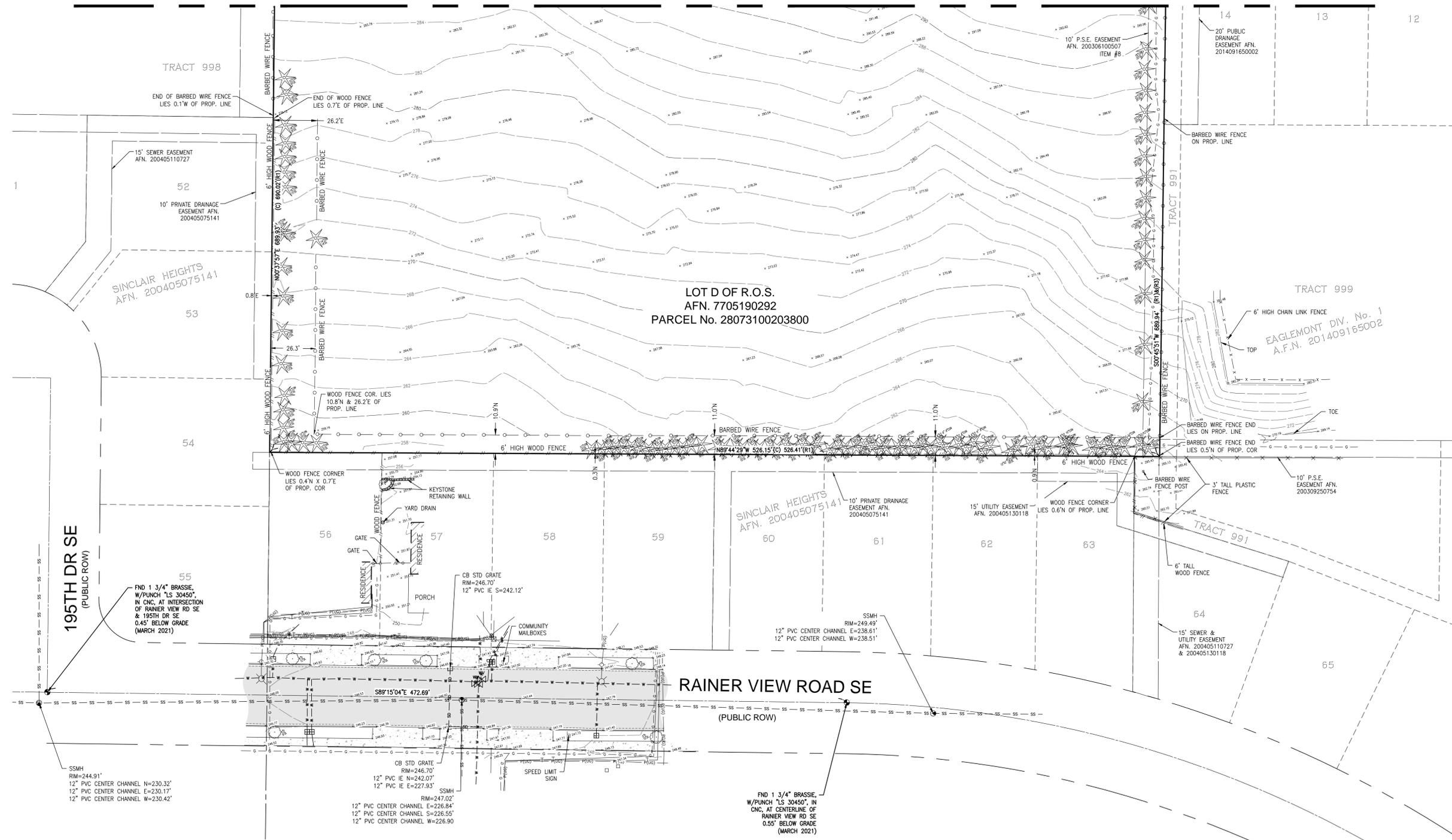
MATCH LINE: CONTINUE ON SHEET 3

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BOUNDARY AND TOPOGRAPHIC SURVEY COOPER RIDGE



MATCH LINE: CONTINUE ON SHEET 2



LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"x2" HUB/TACK LINE STAKE
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
 - BENCHMARK
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - ORNAMENTAL LIGHT
 - TRAFFIC SIGNAL LIGHTS
 - POWER METER
 - POWER POLE
 - JUNCTION BOX (AS NOTED)
 - TELEPHONE MANHOLE
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - CLEANOUT (AS NOTED)
 - GAS METER
 - GAS VALVE
 - WATER VALVE (WV)
 - FAUCET
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - WATER MANHOLE
 - WATER METER
 - BLOW-OFF / AIRVAC
 - MONITOR WELL
 - SIGN
 - IRRIGATION SPRINKLER
 - DIRECTIONAL ARROW
 - ADA PARKING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - HOOPWIRE FENCE
 - SILT FENCE
 - METAL/IRON FENCE
 - GUARD RAIL/CABLE FENCE
 - WATER LINE
 - GAS LINE
 - STEAM LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - ROCKERY
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIPLINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - DIRT
 - RIP RAP
 - ASPHALT
 - BUILDING LINE
- ABBREVIATIONS
- (#) REFERENCE SURVEYS
 - (OH) OVERHEAD
 - (UG) UNDERGROUND
 - (TYP) TYPICAL
 - (C) CALCULATED
 - (M) MEASURED

No.	Date	By	Ckd.	Appr.	Revision

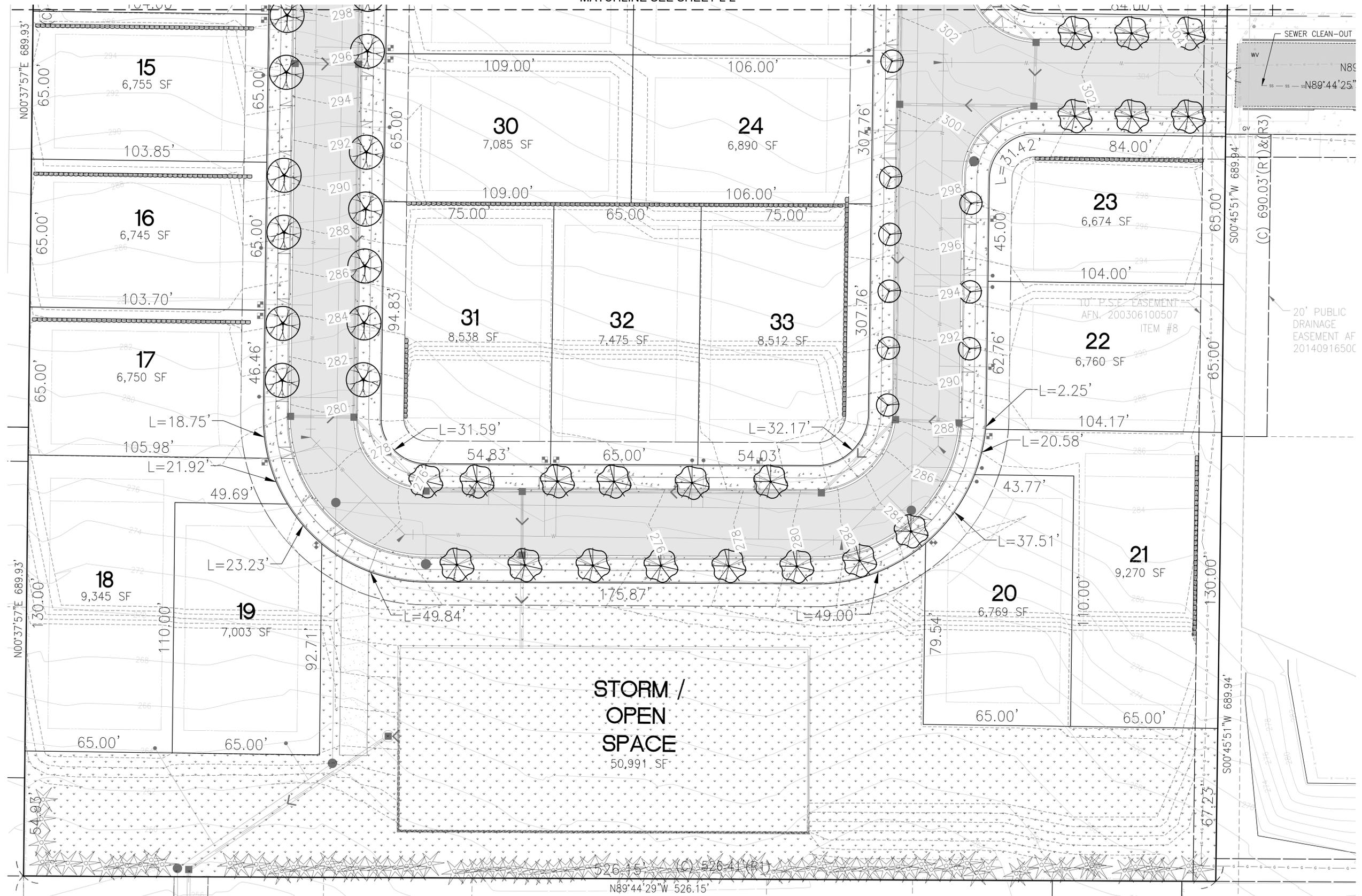
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OF SEC. 31, TWP. 28 N., RGE 7 EAST, W. M.
CITY OF MONROE SNOHOMISH COUNTY
WASHINGTON STATE

PROSPECT DEVELOPMENT
2913 5TH AVE. NE, STE.201
PUYALLUP WA 98372
ATTN: MR. JUSTIN HOLLAND

Scale:	Horizontal	Vertical
Designed	Drawn	Checked
Approved	Approved	Date
		03/19/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WA
 MATCHLINE SEE SHEET L-2



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

COOPER RIDGE
19785 137TH STREET SE
MONROE, WA 98272
TAX #: 28073100203800

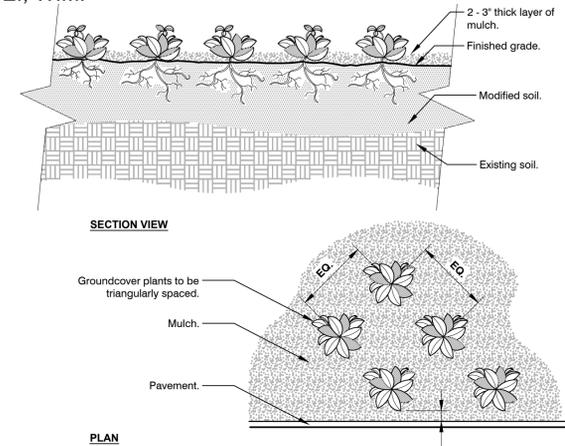
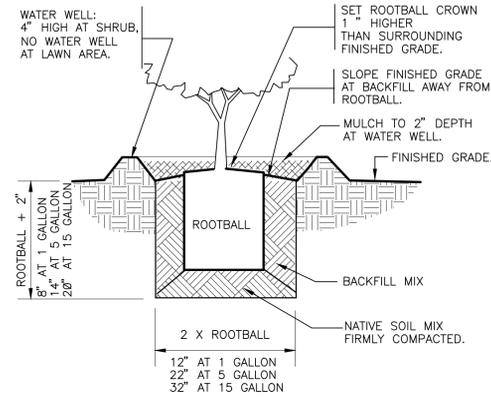
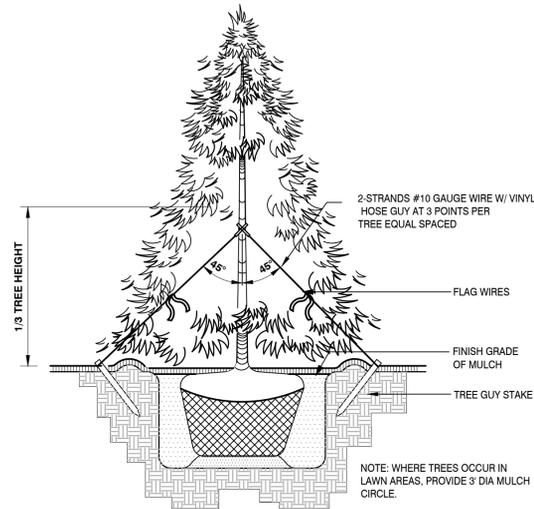
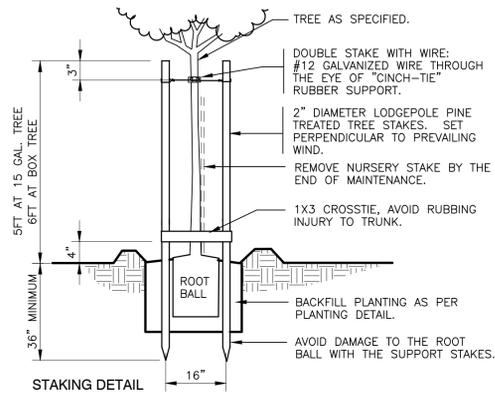
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LANDSCAPE PLAN
 APPLICANT:
PROSPECT DEVELOPMENT, LLC
 2913 5TH AVE NE, SUITE 201
 PUYALLUP, WA 98372
 CONTACT: (253) 444-4088

DRAWING INFORMATION
 ODG PROJECT #: 21-366
 DRAWN BY: MY
 CHECKED BY: KL

DATE:
JUNE 1, 2021

SHEET NO:
L-3
 OF 5

A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

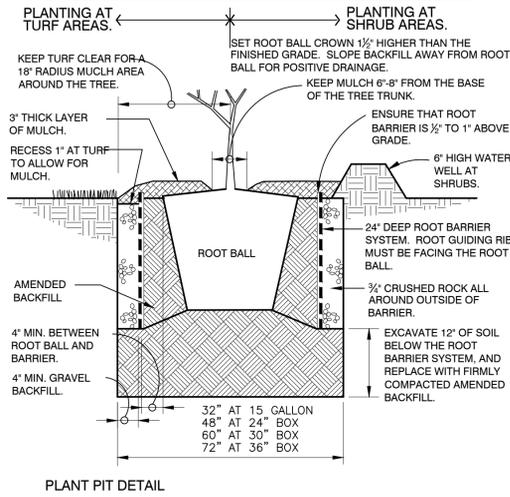


Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/4\"/>

2 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"

3 SHRUB PLANTING
1" = 1'-0"

4 GROUNDCOVER
3/4" = 1'-0"



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	8	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	8' Ht.	B&B
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	18	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	2.5\"/>	

REQUIRED LANDSCAPING

MMC.22.42.040(E)
Retaining Walls. The following standards apply to all retaining walls greater than four feet in height.
3. The area between a public right-of-way and a retaining wall shall be landscaped and maintained per Chapter 22.46 MMC, Landscaping Standards.
MMC 22.46.050
Retaining wall landscaping: Minimum width: 5 feet Type II Landscaping

1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12



ORIGIN
DESIGN GROUP

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



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

REVISIONS:

#	DESCRIPTION	DATE

COOPER RIDGE
19785 137TH STREET SE
MONROE, WA 98272
TAX #: 28073100203800

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
PROSPECT DEVELOPMENT, LLC
2913 5TH AVE NE, SUITE 201
PUYALLUP, WA 98372
CONTACT: (253) 444-4088

DRAWING INFORMATION
ODG PROJECT #: 21-366
DRAWN BY: MY
CHECKED BY: KL

DATE:
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L-4
OF 5

