OTOP541828
CSIT541828
Vicinity
CNOT541828
OTRL541828

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

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

NOVEMBER 12, 2021

Revised
11/16/2021 2:27:53 PM

CITY OF MONROE SNOHOMISH COUNTY, WA

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 WTH 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 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°03'53" 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. 7801110243 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°29'32" 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 COUNTY ROAD KNOWN AS TROMBLEY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID WEST HALF; THENCE WEST ALONG SAID NORTH LINE 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 RADIAL 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 OFSECTION 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 MON WITH 2-1/2" BRASS DISC STAMPED "DRCA 20719" DOWN 0.5" IN CASE 0.3' N OF INTX 136TH PL SE AND 199TH AVE SE.
ELEV. =348.12'

NOTES

1. *A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.*
2. *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.*
3. *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.*
4. *PROPERTY AREA = 788,385 ± SQUARE FEET. (18.10 ACRES)*
5. *ALL DISTANCES ARE IN FEET.*
6. *6. 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.*

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

P:\project\0054\18028\Dwg\Sheets\Preliminary Plat\P0.00.dwg
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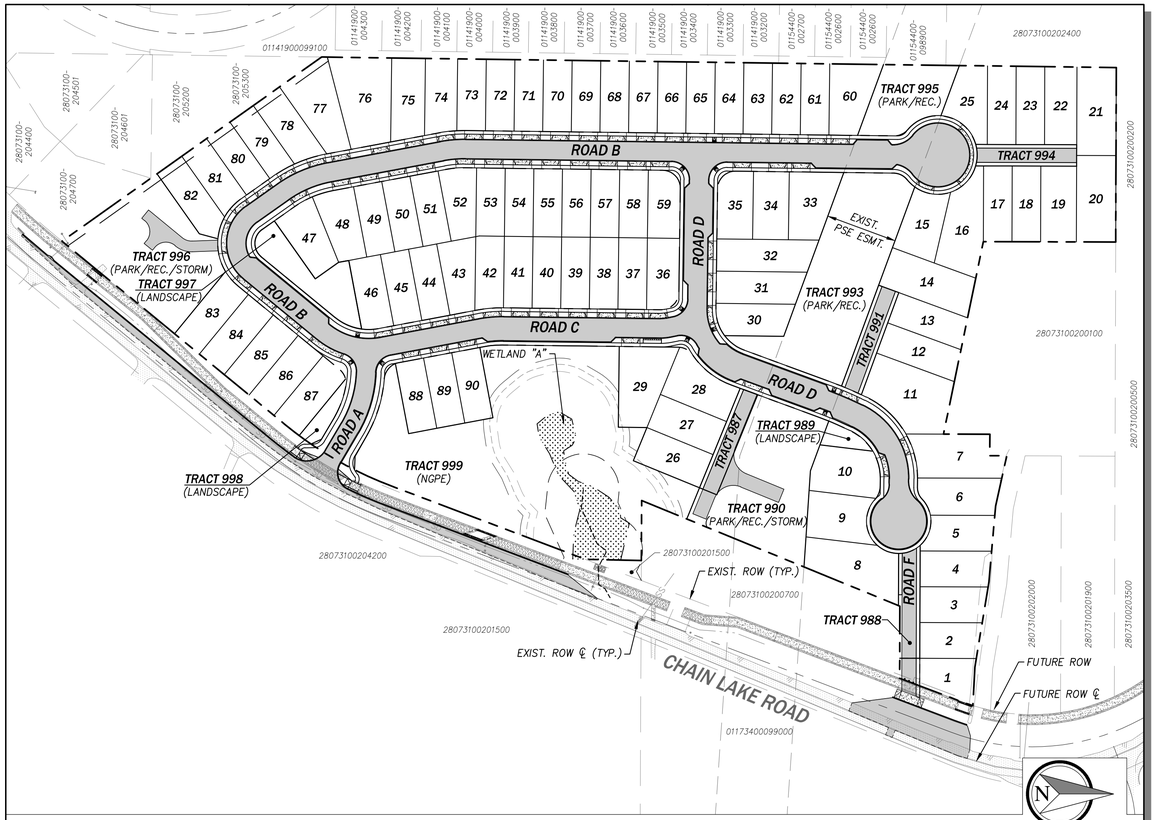
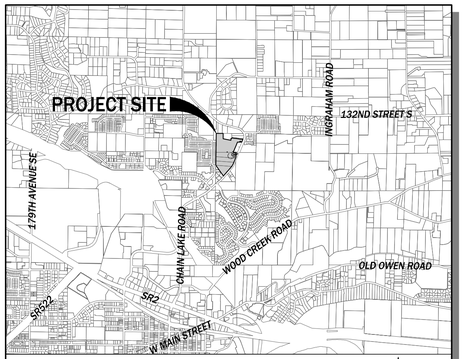


SITE PLAN



VICINITY MAP

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		
BASE DENSITY	4.00 DU/AC	
BASE ALLOWABLE NO. LOTS	71	
MAXIMUM (PRD) DENSITY	5.20 DU/AC	
MAXIMUM ALLOWABLE NO. LOTS	93	
PROPOSED RESIDENTIAL LOTS	**90**	
MINIMUM LOT AREA REQUIRED	n/a	
MINIMUM LOT WIDTH REQUIRED	30 FT	
MAXIMUM LOT COVERAGE ALLOWED	60 FT	
MAXIMUM BUILDING HEIGHT ALLOWED	35 FT	
FRONT YARD SETBACK	10 FT	
GARAGE SETBACK	20 FT	
SIDE YARD SETBACK	5 FT	
REAR YARD SETBACK	10 FT	
MINIMUM LOT SIZE PROPOSED	3,800 SF	
MINIMUM LOT WIDTH PROPOSED	40 FT	
AVERAGE LOT AREA PROPOSED	4,821 SF	
MAXIMUM LOT SIZE PROPOSED	9,281 SF	
RESIDENTIAL LOT MIX (MMC 18.84.080.D)	31.1%	≤ 4,000 SF
	43.3%	4,001 TO 5,000 SF
	25.6%	> 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	1,594 SF	
TOTAL OTHER OPEN SPACE AREAS	92,498 SF	
TOTAL PARK/RECREATION OPEN SPACE	184,436 SF	4.23 AC

UTILITY PURVEYORS AND PUBLIC SERVICE PROVIDERS

WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	SNOHOMISH REGIONAL FIRE & RESCUE
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
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EMAIL: MDAVIES@WESTCOTTHOMES.COM

CIVIL ENGINEER
CPH CONSULTANTS
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FAX: (425) 285-2389
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SURVEYOR
MEAD GILMAN
CONTACT: SHANE BARNES, PLS
PO BOX 289
WOODINVILLE, WA 98072
PHONE: (425) 486-1252
FAX: (425) 486-6108

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

LANDSCAPE ARCHITECT
CPH CONSULTANTS
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EMAIL: DAVE@CPHCONSULTANTS.COM

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

MATTHEW J. HOUGH
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
11/12/2021

C|P|H CONSULTANTS
Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting
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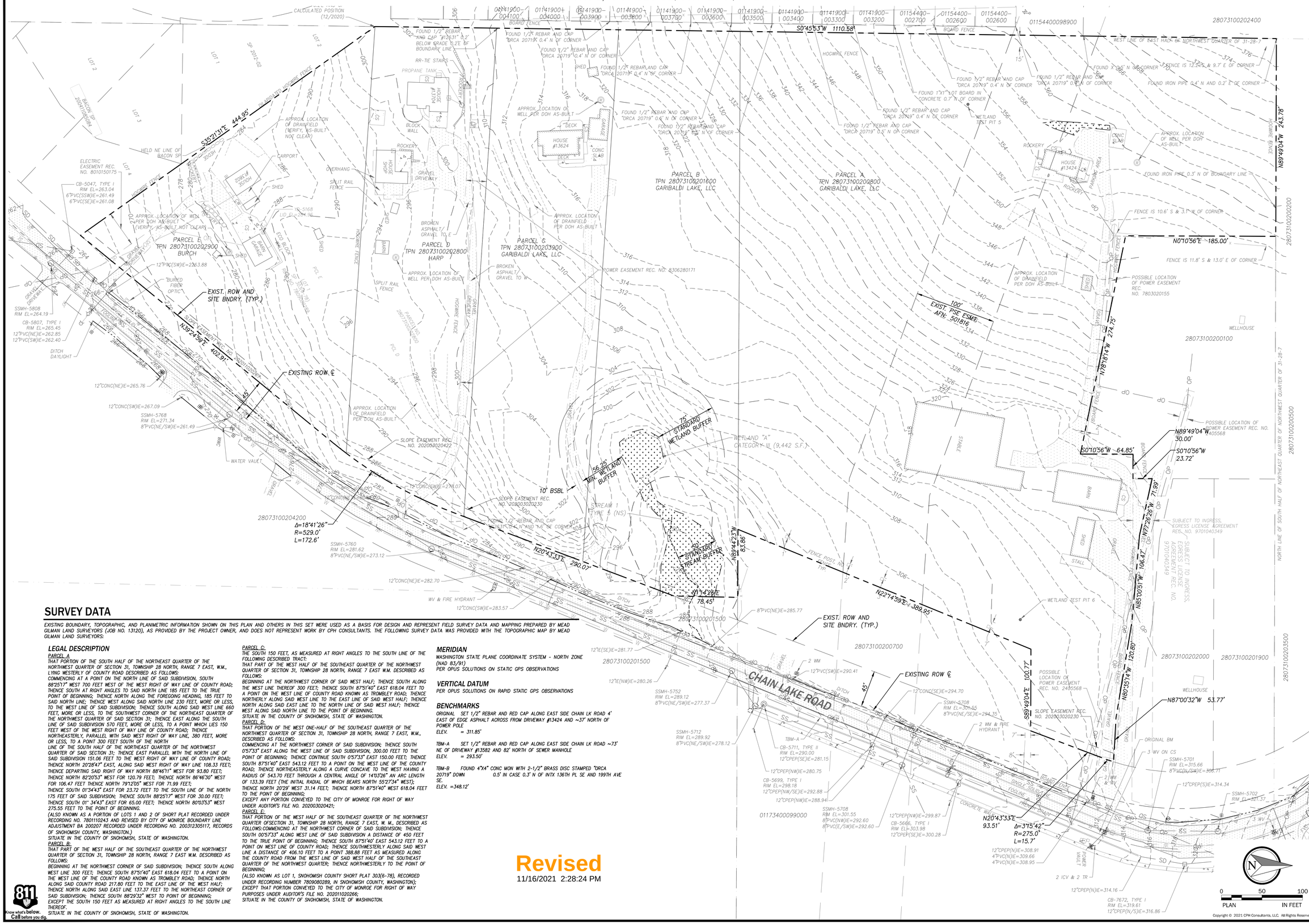
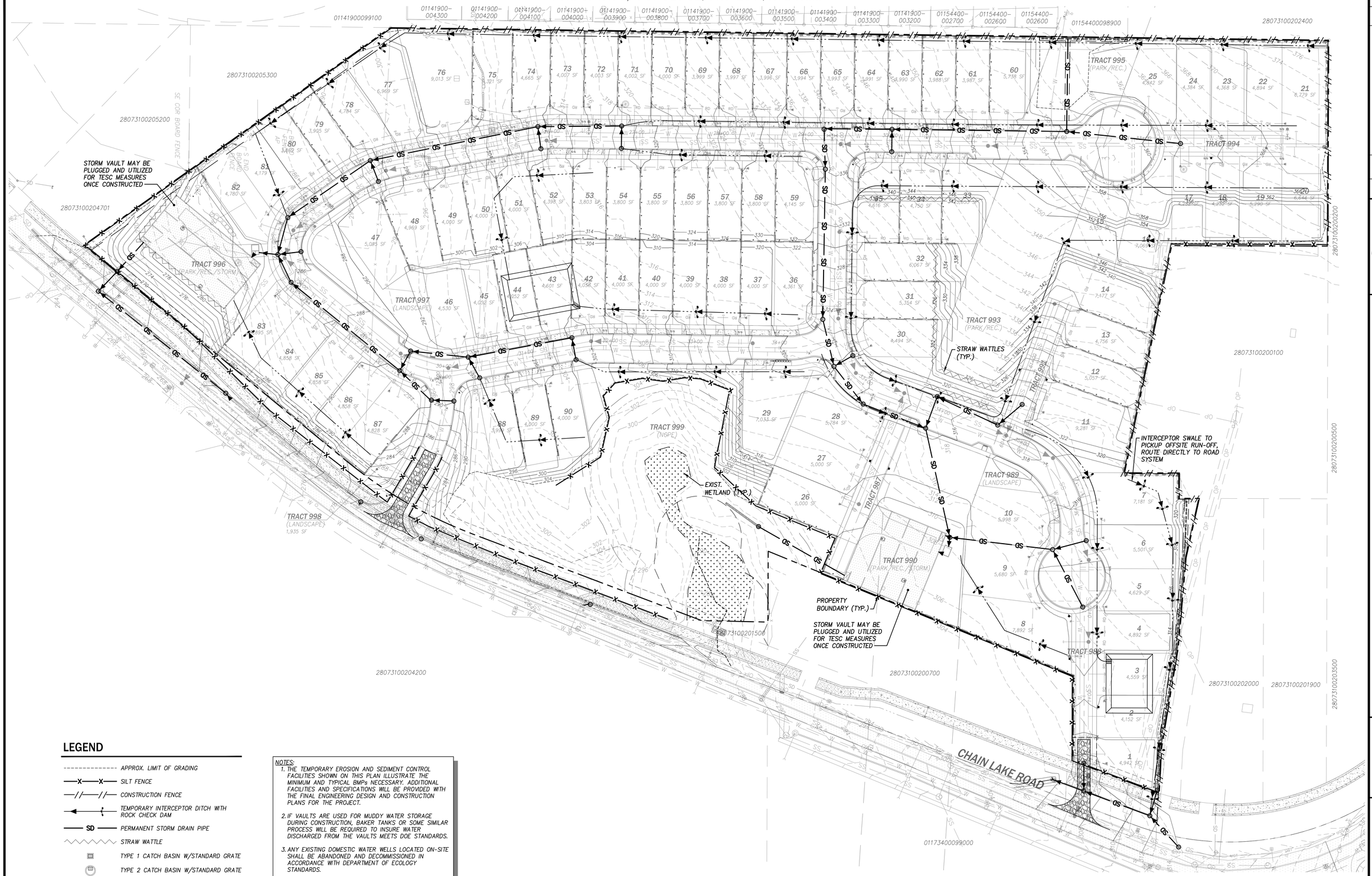
PTN. OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.


S0°45'53"W 1110.58'
S35°21'31"E 444.95'
N89°49'04"W 243.78'
N0°10'56"E 185.00'
N78°18'14"W 274.75'
N89°49'04"W 30.00'
S0°10'56"W 64.85'
S0°10'56"W 23.72'
N77°26'26"W 71.99'
N85°09'51"W 106.47'
N80°35'14"W 120.80'
N87°00'32"W 53.77'
S89°49'04"E 100.77'
N20°43'33"E 93.51'
Δ=315°42'
R=275.0'
L=15.7'
N39°24'59"E 402.91'
N20°43'33"E 290.07'
Δ=18°41'26"
R=529.0'
L=172.6'
N22°14'39"E 389.95'
N11°14'26"E 78.45'
N69°44'23"W 83.86'
EXIST. ROW AND SITE BNDRY. (TYP.)
EXISTING ROW ℄
EXIST. ROW AND SITE BNDRY. (TYP.)
100' EXIST. PSE ESMT. AFN. 501816
75' STANDARD WETLAND BUFFER
156.25' MIN. WETLAND BUFFER
20' STANDARD STREAM BUFFER
WETLAND "A" CATEGORY III (9,442 S.F.)
10' BSBL
CHAIN LAKE ROAD
PARCEL A TPN 28073100200800 GARIBALDI LAKE, LLC
PARCEL B TPN 28073100201600 GARIBALDI LAKE, LLC
PARCEL C TPN 28073100203900 GARIBALDI LAKE, LLC
PARCEL D TPN 28073100202800 HARP
PARCEL E TPN 28073100202900 BURCH
HOUSE #13624
HOUSE #13424
STABLE
BARN
WELLHOUSE
28073100202400
28073100200100
28073100200200
28073100200500
28073100204200
28073100201500
28073100200700
28073100202000
28073100201900
28073100203500
01173400099000
01154400098900
WEST LINE OF EAST HALF OF NORTHWEST QUARTER OF 31-28-7
NORTH LINE OF SOUTH HALF OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF 31-28-7
SUBJECT TO INGRESS, EGRESS LICENSE AGREEMENT REC. NO. 9701040349
POWER EASEMENT REC. NO. 8306280171
SLOPE EASEMENT REC. NO. 202003020422
SLOPE EASEMENT REC. NO. 202003020230
POSSIBLE LOCATION OF POWER EASEMENT REC. NO. 7803020155
POSSIBLE LOCATION OF POWER EASEMENT REC. NO. 8405568
POSSIBLE LOCATION OF POWER EASEMENT REC. NO. 2405568
SLOPE EASEMENT REC. NO. 202003020230
ORIGINAL BM
3 WV ON CS
SSMH-5701 RIM EL=315.66 8"PVC(N/SW)IE=306.71
12"CPEP(S)IE=314.34
SSMH-5702 RIM EL=327.37
12"CPEP(N)IE=314.16
CB-7672, TYPE I RIM EL=319.61 12"CPEP(N/S)IE=316.86
2 ICV & 2 TR
POWER VAULT
WETLAND TEST PIT 6
WETLAND TEST PIT 5
SSMH-5712 RIM EL=289.92 8"PVC(NE/SW)IE=278.12
SSMH-5752 RIM EL=289.12 8"PVC(NE/SW)IE=277.37
12"E(SE)IE=281.77
12"E(NW)IE=280.26
8"PVC(NE)IE=285.77
2 WM
12"PVC(SW)IE=290.41
12"CONC(SE)IE=294.70
SSMH-5708 RIM EL=301.55 8"PVC(NE/SE)IE=294.35
2 WM & FIRE HYDRANT
TBM-A
CB-5711, TYPE II RIM EL=290.00 12"CPEP(SE)IE=281.15
12"CPEP(NW)IE=280.75
CB-5699, TYPE I RIM EL=298.18 12"CPEP(NW/SE)IE=292.88
12"CPEP(NW)IE=288.94
SSMH-5708 RIM EL=301.55 8"PVC(NW)IE=292.60 8"PVC(E/SW)IE=292.60
12"CPEP(NW)IE=299.87
CB-5666, TYPE I RIM EL=303.98 12"CPEP(SE)IE=300.28
12"CPEP(N)IE=308.91 4"PVC(N)IE=309.66 4"PVC(N)IE=308.95
CONCRETE WALL
SINGLE SQUARE FOGLINE
FOGLINE
FOGLINE

OTOP541828
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
- SILT FENCE
- CONSTRUCTION FENCE
- TEMPORARY INTERCEPTOR DITCH WITH ROCK CHECK DAM
- SD — PERMANENT STORM DRAIN PIPE
- STRAW WATTLE
- TYPE 1 CATCH BASIN W/STANDARD GRATE
- TYPE 2 CATCH BASIN W/STANDARD GRATE
- STORM DRAINAGE PROTECTION INSERT
- CONSTRUCTION ENTRANCE
- SEDIMENT TRAP

NOTES:

1. THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ILLUSTRATE THE MINIMUM AND TYPICAL BMP's NECESSARY. ADDITIONAL FACILITIES AND SPECIFICATIONS WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN AND CONSTRUCTION PLANS FOR THE PROJECT.
2. IF VAULTS ARE USED FOR MUDDY WATER STORAGE DURING CONSTRUCTION, BAKER TANKS OR SOME SIMILAR PROCESS WILL BE REQUIRED TO INSURE WATER DISCHARGED FROM THE VAULTS MEETS DOE STANDARDS.
3. ANY EXISTING DOMESTIC WATER WELLS LOCATED ON-SITE SHALL BE ABANDONED AND DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STANDARDS.
4. EXISTING PRIVATE SEPTIC TANKS AND DRAINFIELDS ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH SNOHOMISH COUNTY DEPARTMENT OF HEALTH STANDARDS.
5. A SEPARATE DEMOLITION PERMIT WILL REMOVE ALL EXISTING ON-SITE STRUCTURES.

Revised
11/16/2021 2:28:38 PM

0 50 100
PLAN IN FEET

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

P:\project\0054\18028\Dwg\Sheets\Preliminary Plat\P1.00.dwg
11/12/2021 5:54 PM PETER EVANS

NO.	DATE	REVISION	BY	CK.
1	11/12/21	PRELIMINARY PRD RESUBMITTAL	PCE	MJH

MATTHEW J. HOUSER
STATE OF WASHINGTON
40486
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY CLEARING AND TESC PLAN

CITY OF MONROE — SNOHOMISH COUNTY, WA

CLIENT

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

C|P|H CONSULTANTS
Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting
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101 South Wenatchee Avenue, Suite C3
Wenatchee, WA 98801 • (509) 293-7731
www.cphconsultants.com

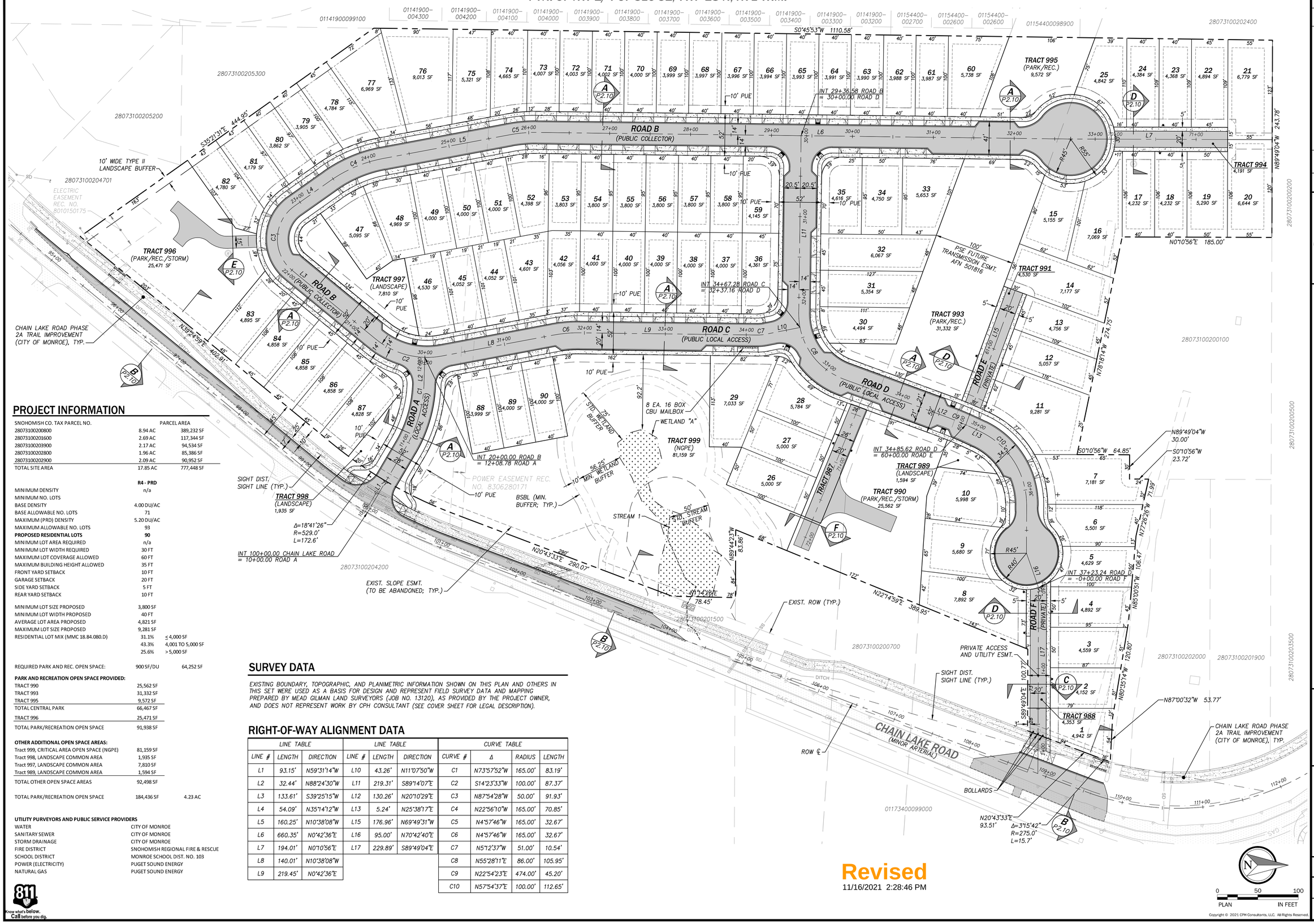
PROJECT NO.. 0054-18-028

DRAWING P1.00

SHEET 3 OF 25

0TOP541828
CSIT541828
TBLOCK
CNOT541828
0TRL541828

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	
MINIMUM DENSITY	n/a	
MINIMUM NO. LOTS		
BASE DENSITY	4.00 DU/AC	
BASE ALLOWABLE NO. LOTS	71	
MAXIMUM (PRD) DENSITY	5.20 DU/AC	
MAXIMUM ALLOWABLE NO. LOTS	93	
PROPOSED RESIDENTIAL LOTS	**90**	
MINIMUM LOT AREA REQUIRED	n/a	
MINIMUM LOT WIDTH REQUIRED	30 FT	
MAXIMUM LOT COVERAGE ALLOWED	60 FT	
MAXIMUM BUILDING HEIGHT ALLOWED	35 FT	
FRONT YARD SETBACK	10 FT	
GARAGE SETBACK	20 FT	
SIDE YARD SETBACK	5 FT	
REAR YARD SETBACK	10 FT	
MINIMUM LOT SIZE PROPOSED	3,800 SF	
MINIMUM LOT WIDTH PROPOSED	40 FT	
AVERAGE LOT AREA PROPOSED	4,821 SF	
MAXIMUM LOT SIZE PROPOSED	9,281 SF	
RESIDENTIAL LOT MIX (MMC 18.84.080.D)	31.1%	≤ 4,000 SF
	43.3%	4,001 TO 5,000 SF
	25.6%	> 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	1,594 SF	
TOTAL OTHER OPEN SPACE AREAS	92,498 SF	
TOTAL PARK/RECREATION OPEN SPACE	184,436 SF	4.23 AC

UTILITY PURVEYORS AND PUBLIC SERVICE PROVIDERS	
WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	SNOHOMISH REGIONAL FIRE & RESCUE
SCHOOL DISTRICT	MONROE SCHOOL DIST. NO. 103
POWER (ELECTRICITY)	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY

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		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	93.15'	N59°31'14"W	L10	43.26'	N11°07'50"W
L2	32.44'	N88°24'30"W	L11	219.31'	S89°14'07"E
L3	133.61'	S39°25'15"W	L12	130.26'	N20°10'29"E
L4	54.09'	N35°14'12"W	L13	5.24'	N25°38'17"E
L5	160.25'	N10°38'08"W	L15	176.96'	N69°49'31"W
L6	660.35'	N0°42'36"E	L16	95.00'	N70°42'40"E
L7	194.01'	N0°10'56"E	L17	229.89'	S89°49'04"E
L8	140.01'	N10°38'08"W			
L9	219.45'	N0°42'36"E			

CURVE TABLE			
CURVE #	Δ	RADIUS	LENGTH
C1	N73°57'52"W	165.00'	83.19'
C2	S14°23'33"W	100.00'	87.37'
C3	N87°54'28"W	50.00'	91.93'
C4	N22°56'10"W	165.00'	70.85'
C5	N4°57'46"W	165.00'	32.67'
C6	N4°57'46"W	165.00'	32.67'
C7	N5°12'37"W	51.00'	10.54'
C8	N55°28'11"E	86.00'	105.95'
C9	N22°54'23"E	474.00'	45.20'
C10	N57°54'37"E	100.00'	112.65'

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MATTHEW J. HIRSCH
STATE OF WASHINGTON
48466
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY PLAT PLAN

CITY OF MONROE SNOHOMISH COUNTY, WA

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

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PROJECT NO. 0054-18-028

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SHEET 4 OF 25

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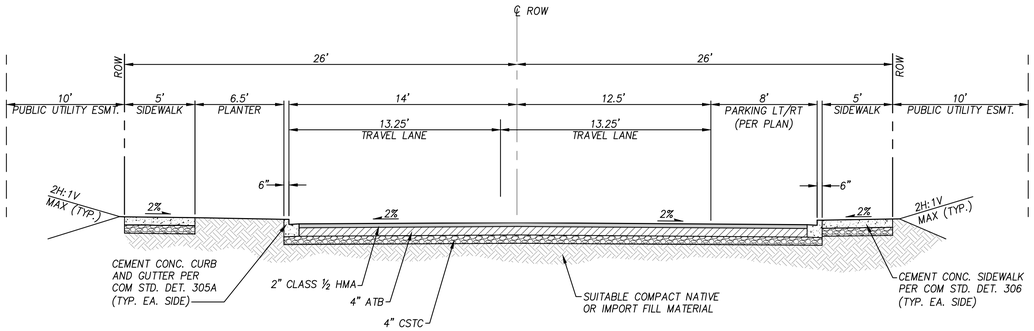
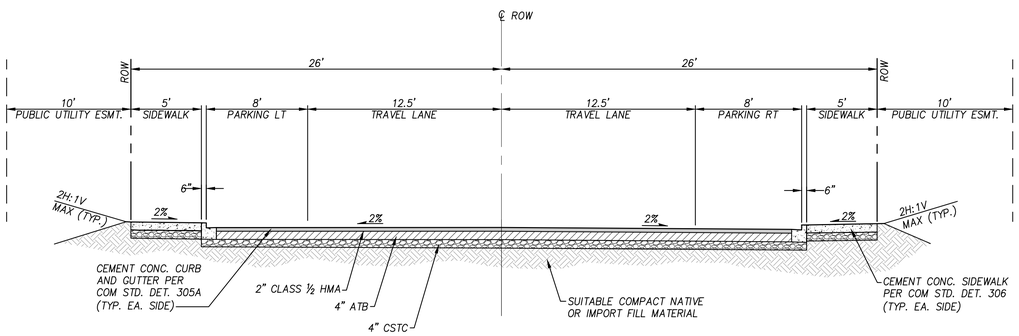
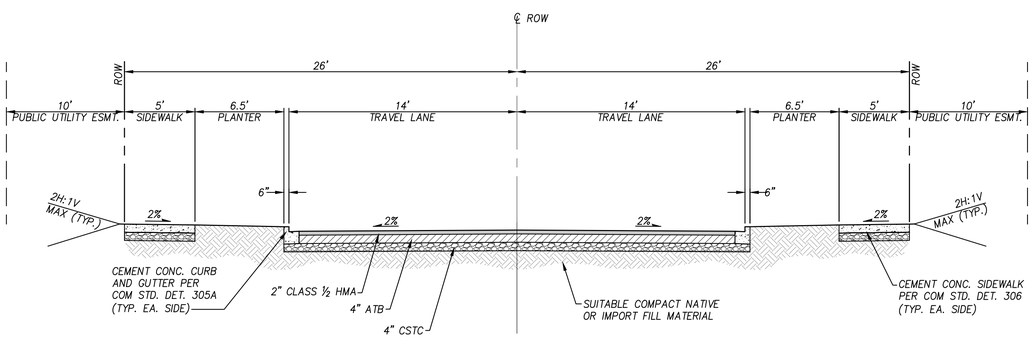


PARALLEL PARKING ONE SIDE



PARALLEL PARKING EACH SIDE



STANDARD

A P2.00 TYPICAL ROAD SECTION - LOCAL ACCESS

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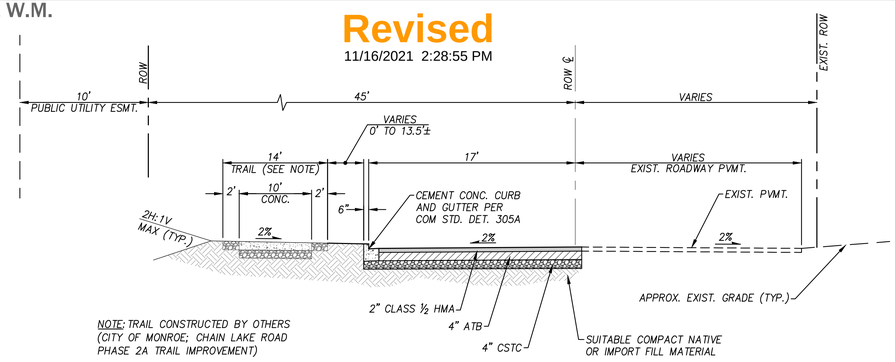

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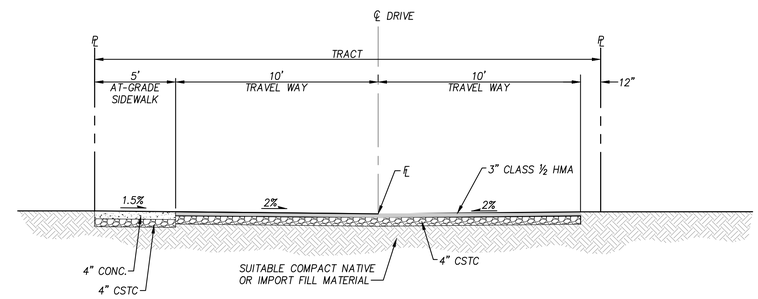

C P2.00 TYPICAL ROAD SECTION - TRACT 987

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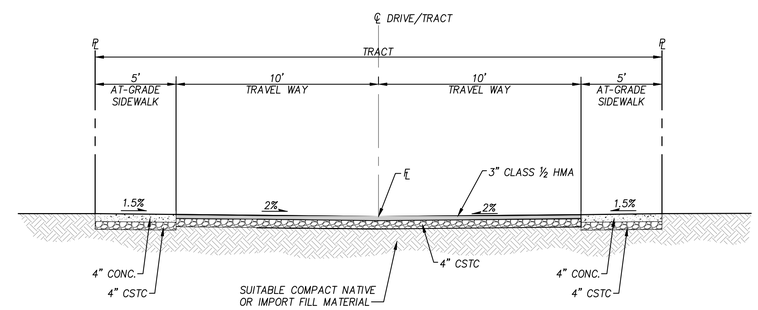

D P2.00 TYPICAL ROAD SECTION - PRIVATE ACCESS

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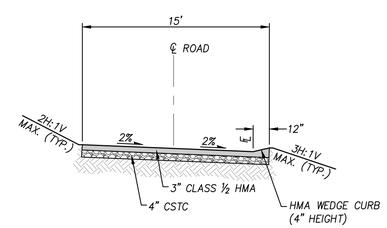

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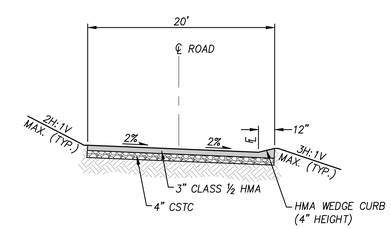

F P2.00 TYPICAL ROAD SECTION - TRACT 990

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MATTHEW J. HEWSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 11/12/2021

GARIBALDI PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
TYPICAL ROADWAY SECTIONS
CITY OF MONROE
SNOHOMISH COUNTY, WA

CLIENT
Garibaldi Lake, LLC
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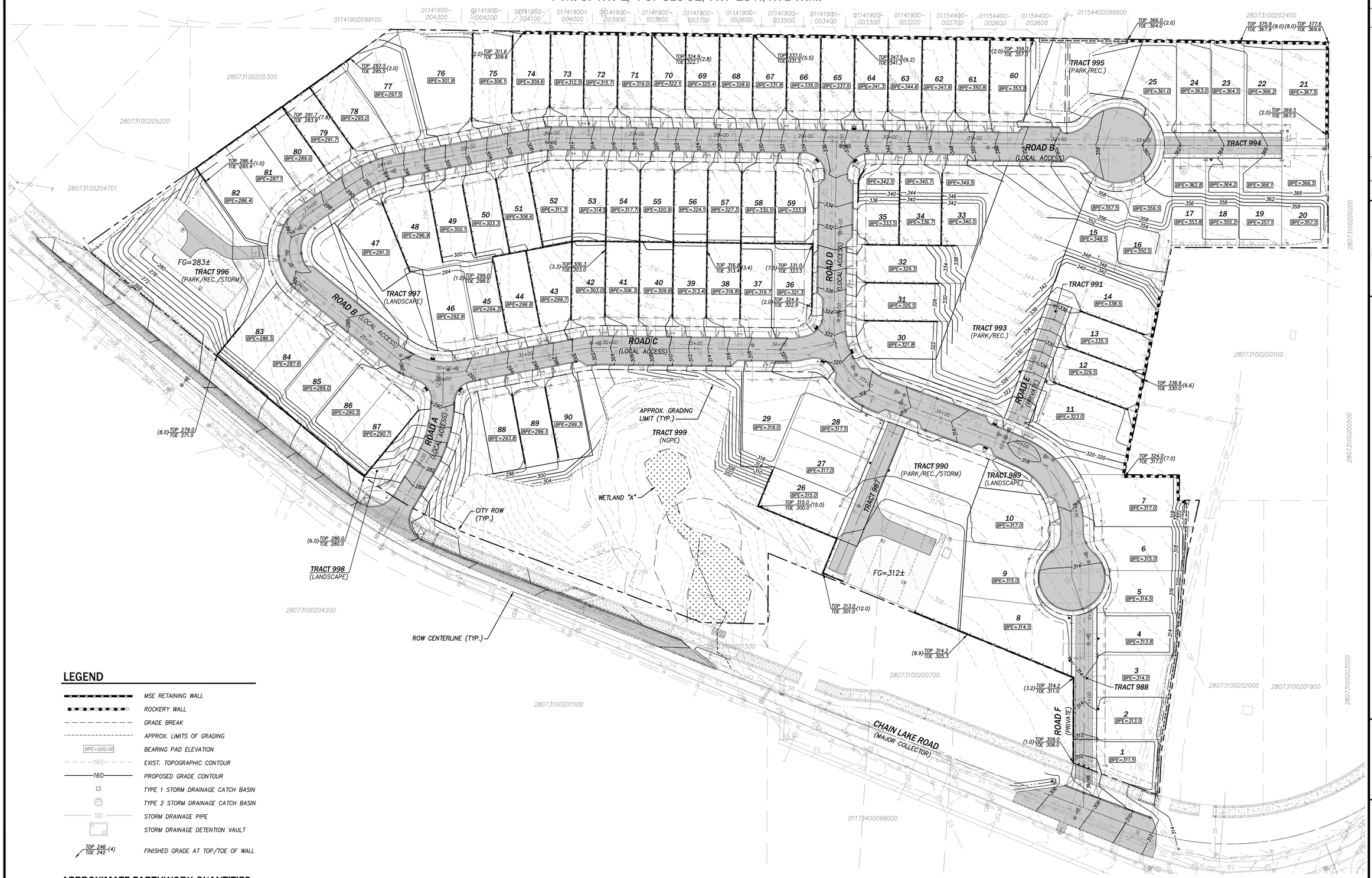

LEGEND

	MSE RETAINING WALL
	ROCKERY WALL
	GRADE BREAK
	APPROX. LIMITS OF GRADING
BPE=500.00	BEARING PAD ELEVATION
160	EXIST. TOPOGRAPHIC CONTOUR
160	PROPOSED GRADE CONTOUR
	TYPE 1 STORM DRAINAGE CATCH BASIN
	TYPE 2 STORM DRAINAGE CATCH BASIN
SD	STORM DRAINAGE PIPE
	STORM DRAINAGE DETENTION VAULT
TOP 246 TOE 242 (4)	FINISHED GRADE AT TOP/TOE OF WALL

APPROXIMATE EARTHWORK QUANTITIES

THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE BASED ON PRELIMINARY FINISHED DESIGN GRADES AND ARE PROVIDED TO ILLUSTRATE THE GENERAL EARTHWORK EFFORTS FOR THE PROJECT EXCLUDING VOLUMES FOR PAVEMENT SECTIONS, STORM VAULTS, AND TRENCH DISPLACEMENT:

CUT:	36,591 CY
FILL:	54,173 CY
NET (FILL):	17,581 CY

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MATTHEW J. HOUSER
STATE OF WASHINGTON
45246
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY GRADING PLAN

CITY OF MONROE

SNOHOMISH COUNTY, WA

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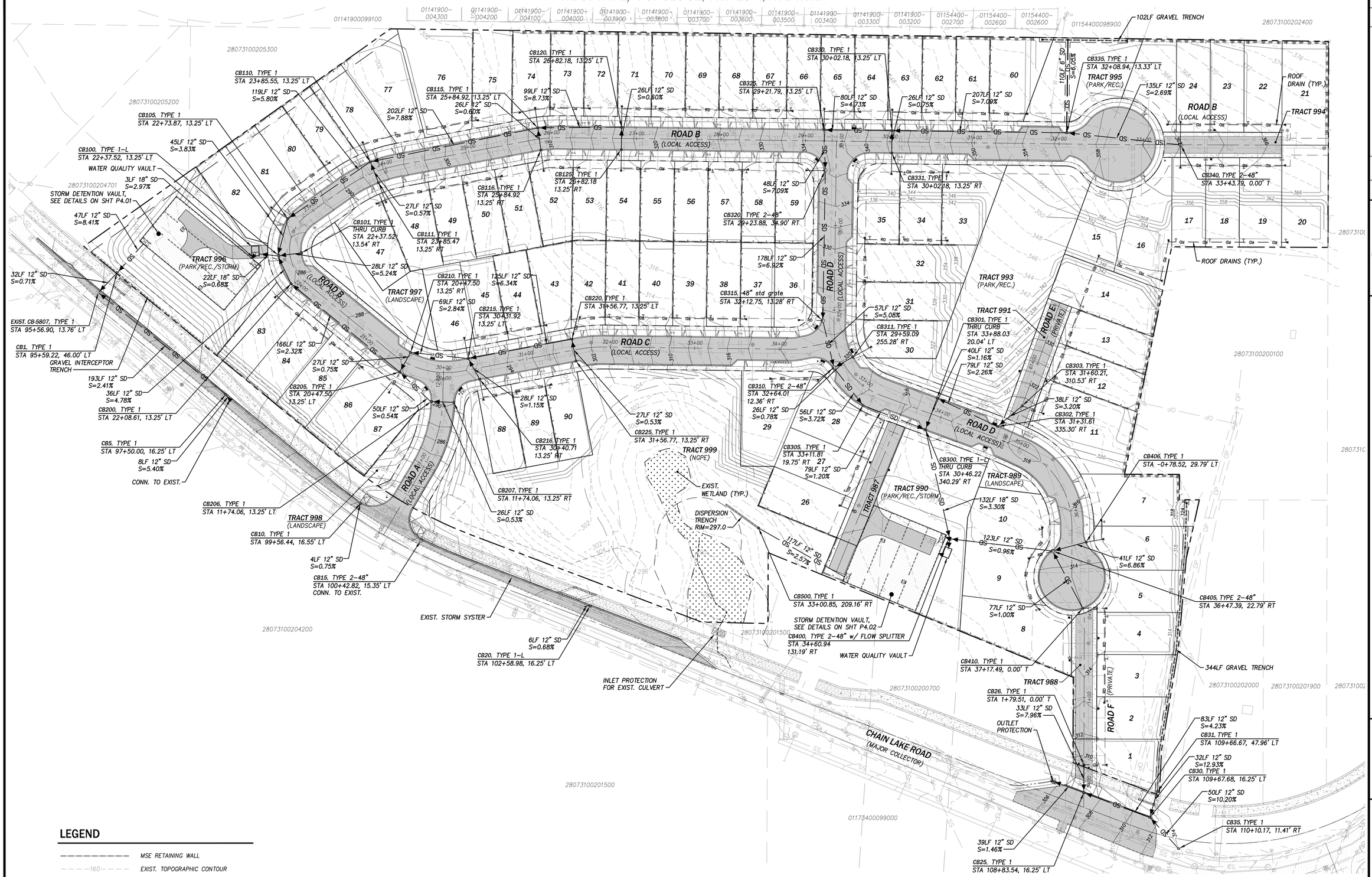

LEGEND

- MSE RETAINING WALL
- 160 EXIST. TOPOGRAPHIC CONTOUR
- 160 PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- SD STORM DRAINAGE PIPE (SEE NOTE 1)
- RD RD ROOF DRAIN CONNECTION (SEE NOTE 2)
- STORM DRAINAGE WQ VAULT

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MATTHEW J. HEGSTED
STATE OF WASHINGTON
46246
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY STORM DRAINAGE PLAN

CITY OF MONROE
SNOHOMISH COUNTY, WA

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PHONE: (425)876-9390

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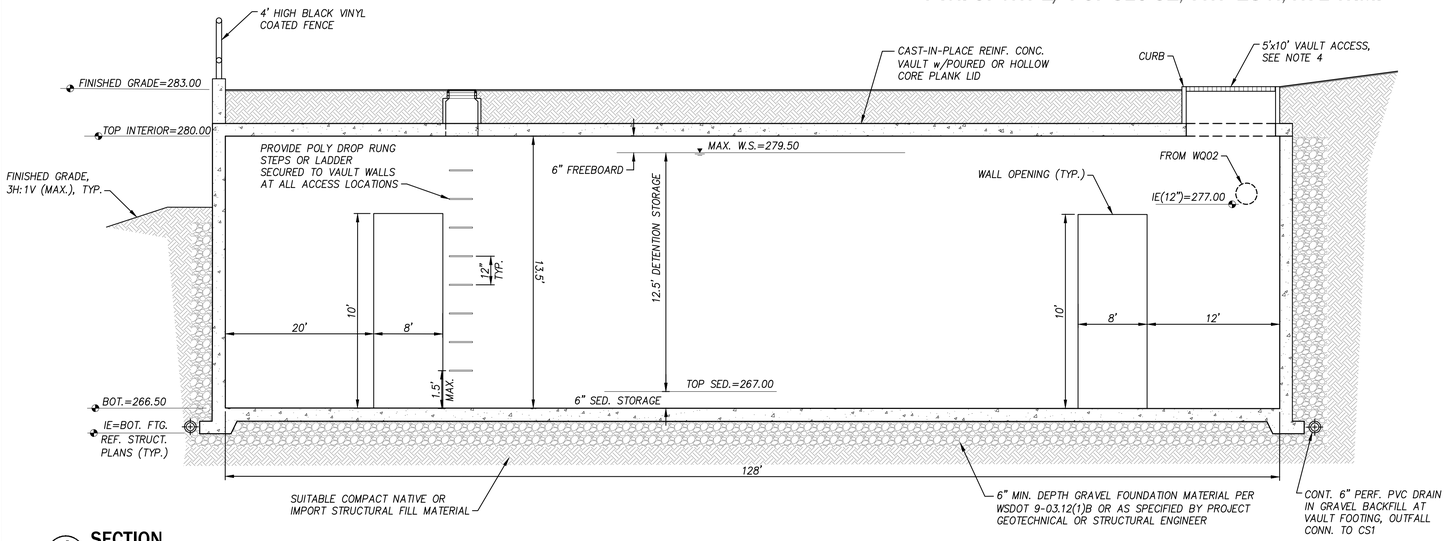

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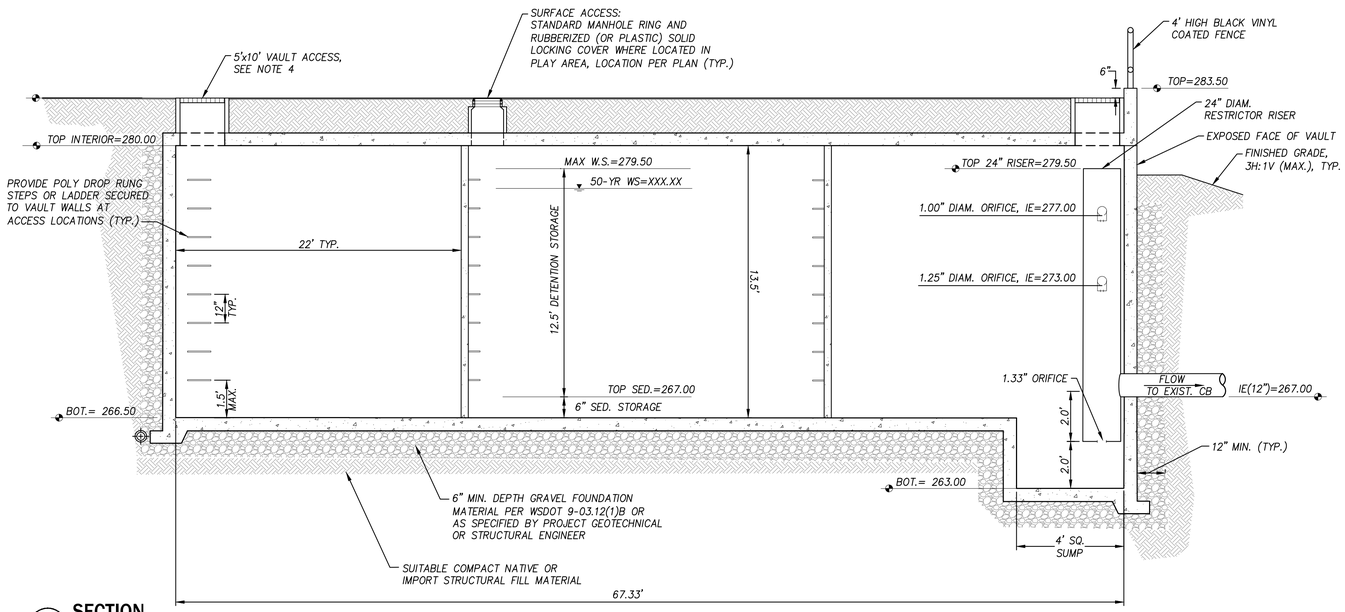

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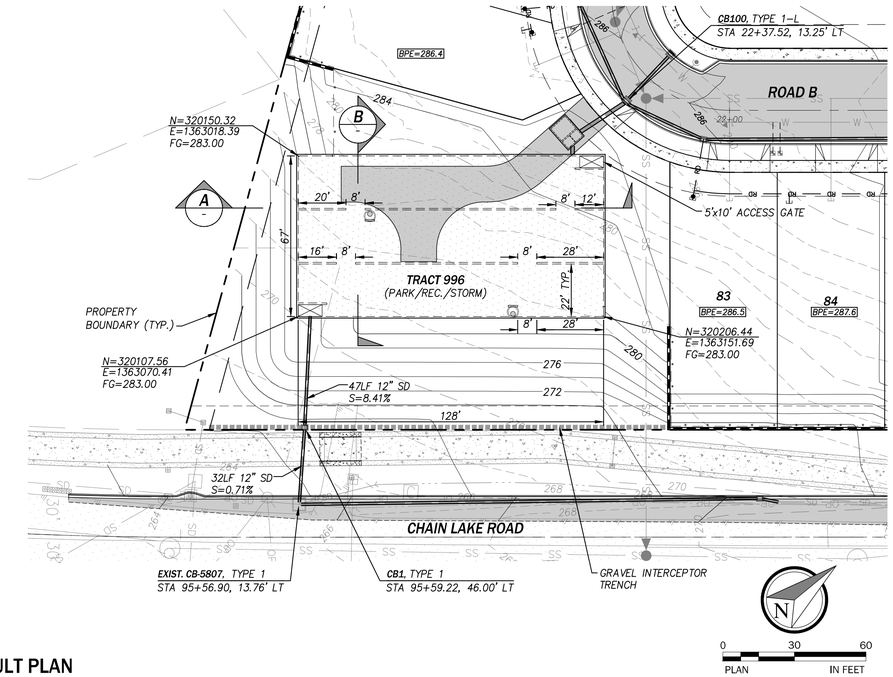

VAULT PLAN

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.
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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MATTHEW J. HOUSER
STATE OF WASHINGTON
40346
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

VAULT PLAN AND SECTIONS

CITY OF MONROE SNOHOMISH COUNTY, WA

CLIENT

Garibaldi Lake, LLC
1010 MARKET STREET
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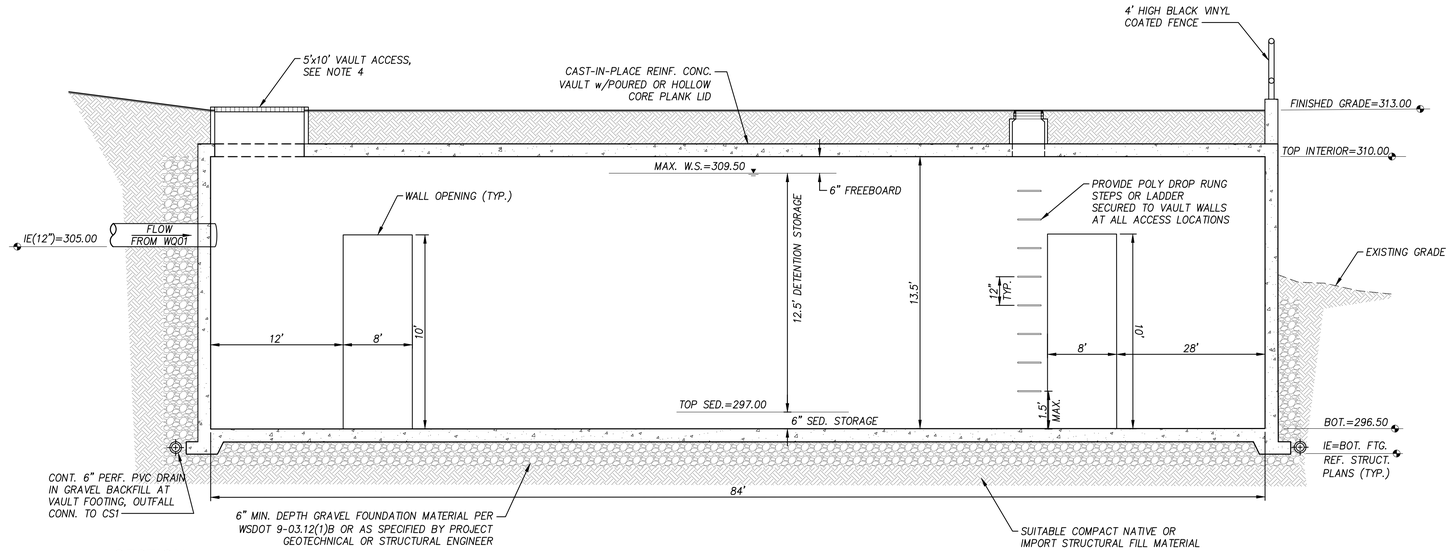

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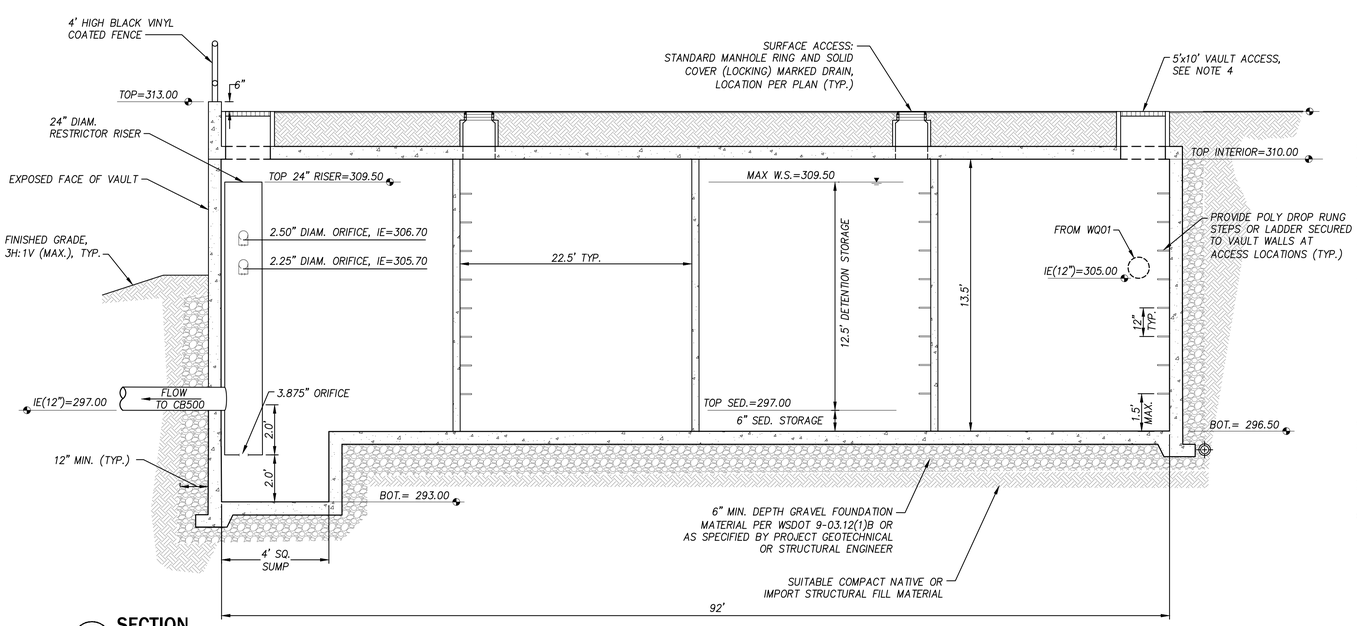

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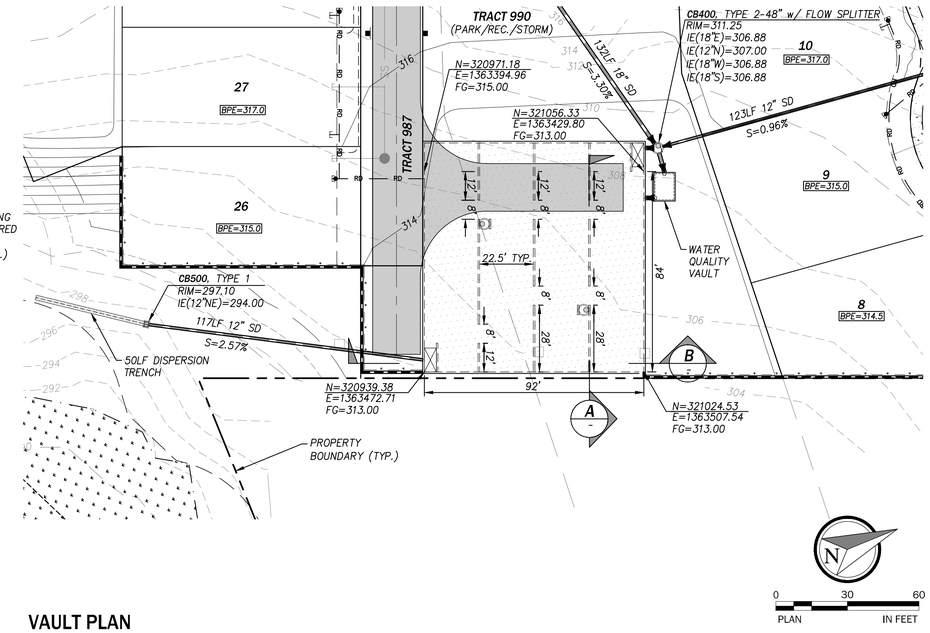

VAULT PLAN

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.
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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MATTHEW J. HOUSER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
VAULT PLAN AND SECTIONS
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

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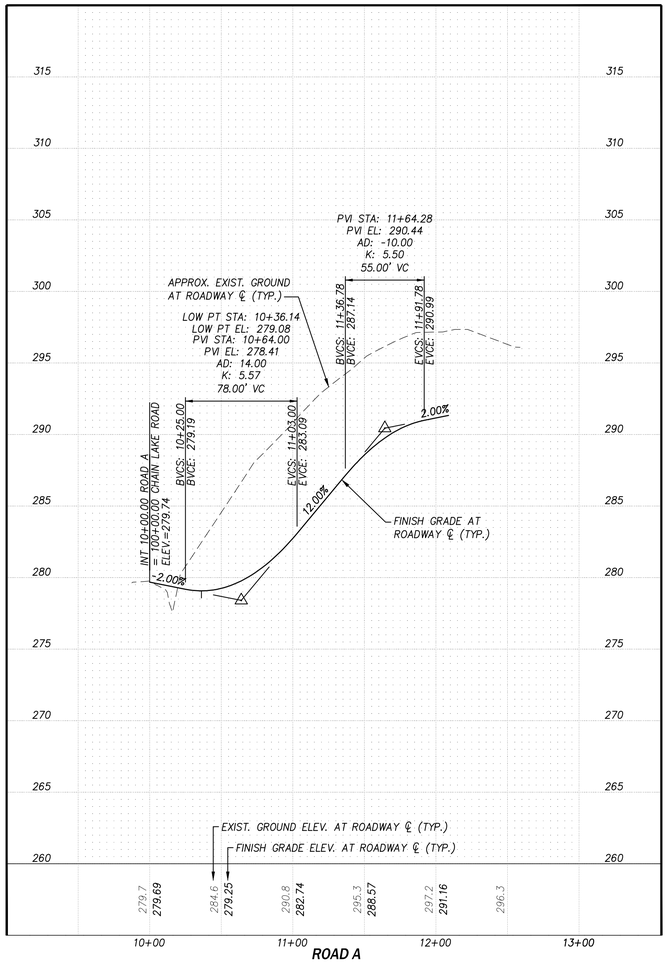

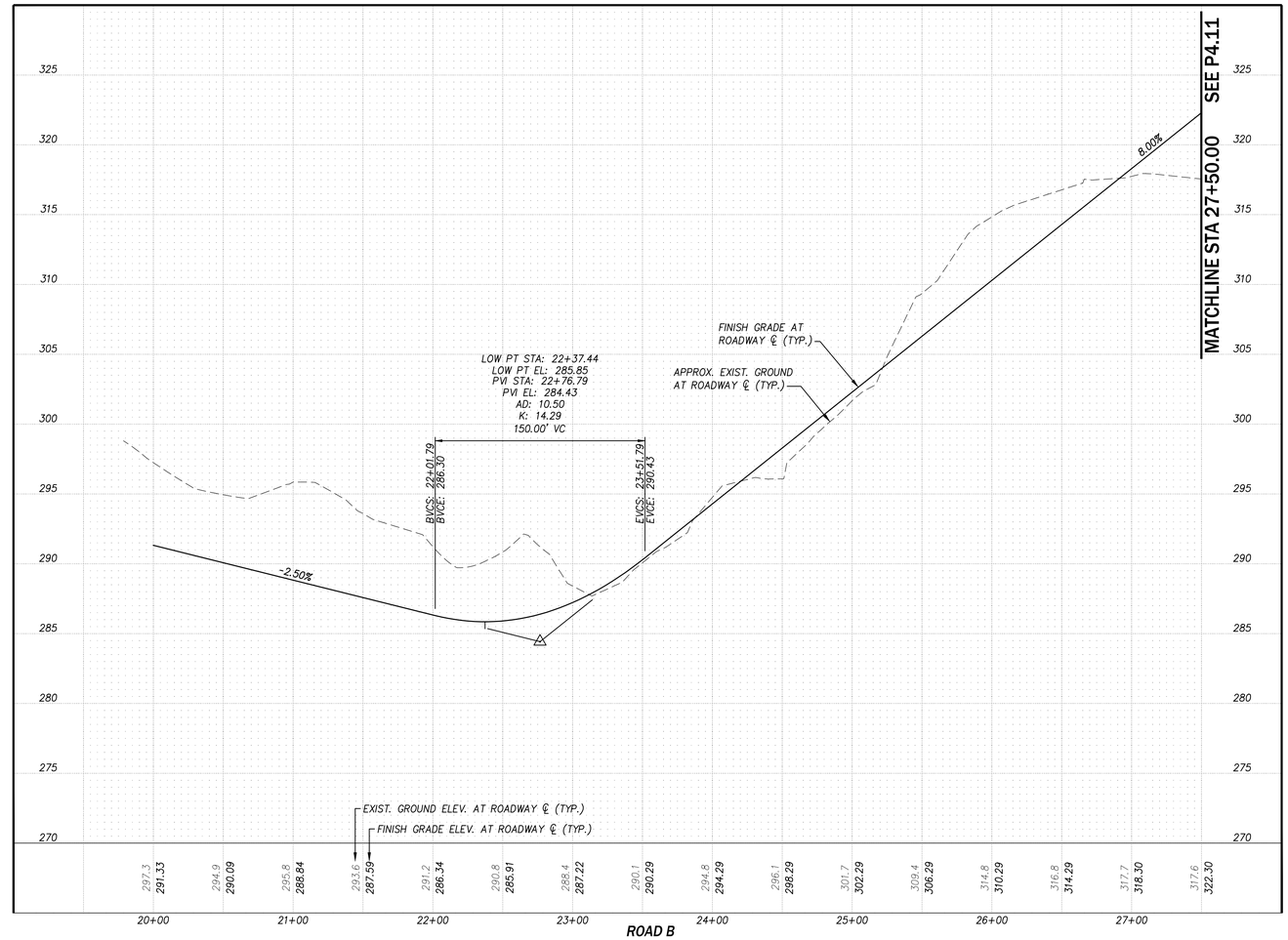

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MATTHEW J. HOUSER
STATE OF WASHINGTON
40348
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

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PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY ROAD PROFILES

CITY OF MONROE

SNOHOMISH COUNTY, WA

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0 5 10 VERT. IN FEET
0 50 100 HORIZ. IN FEET

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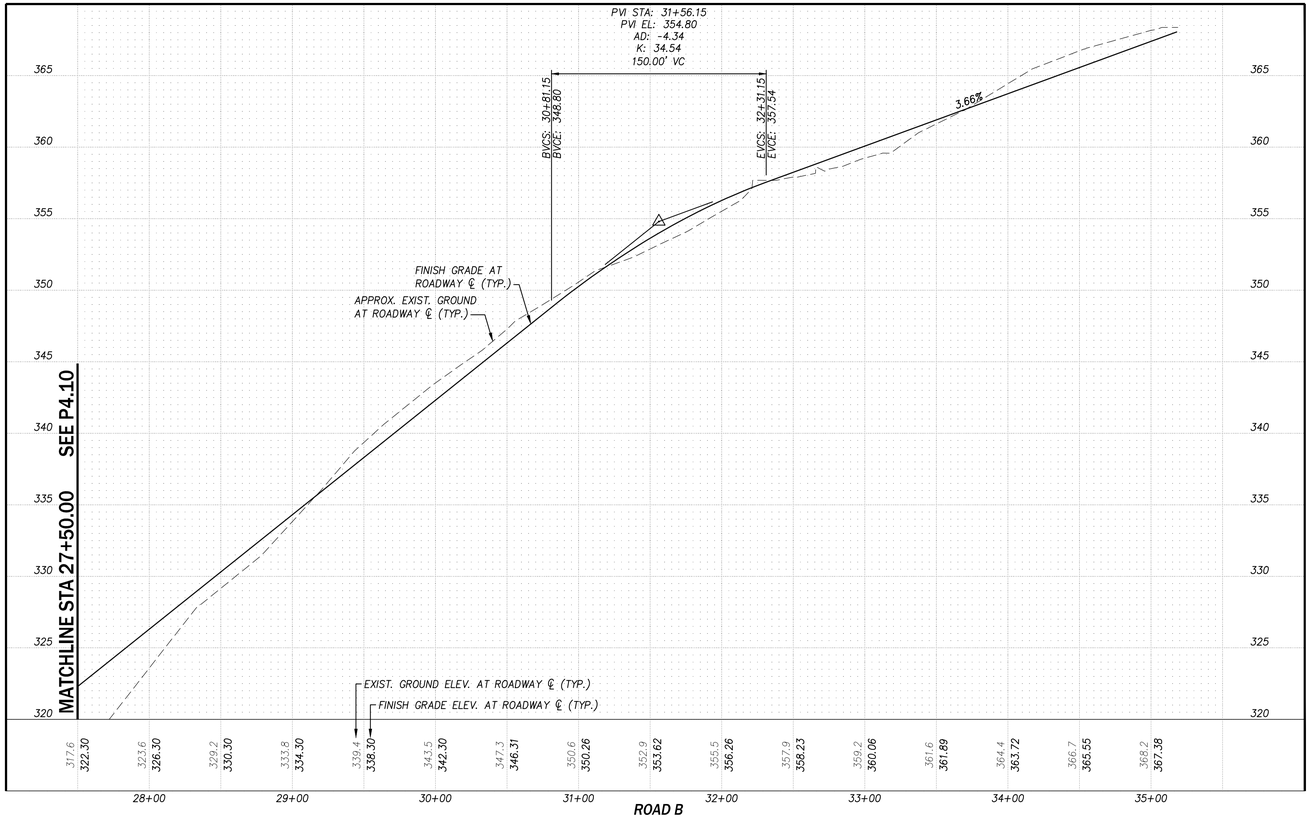

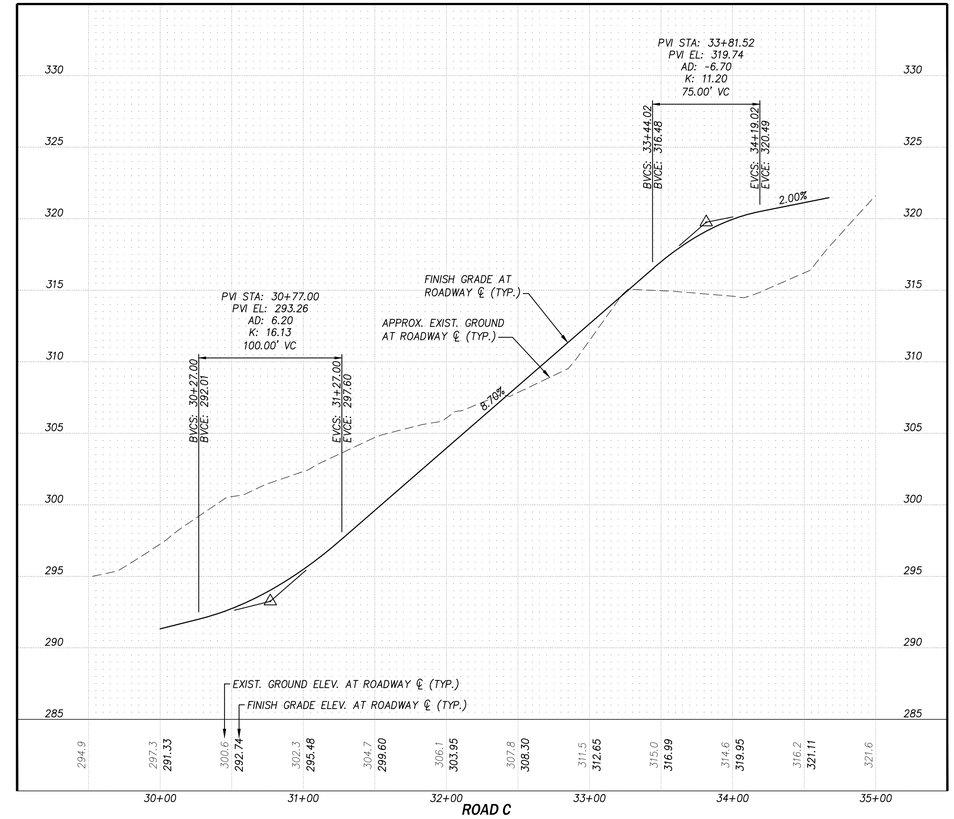

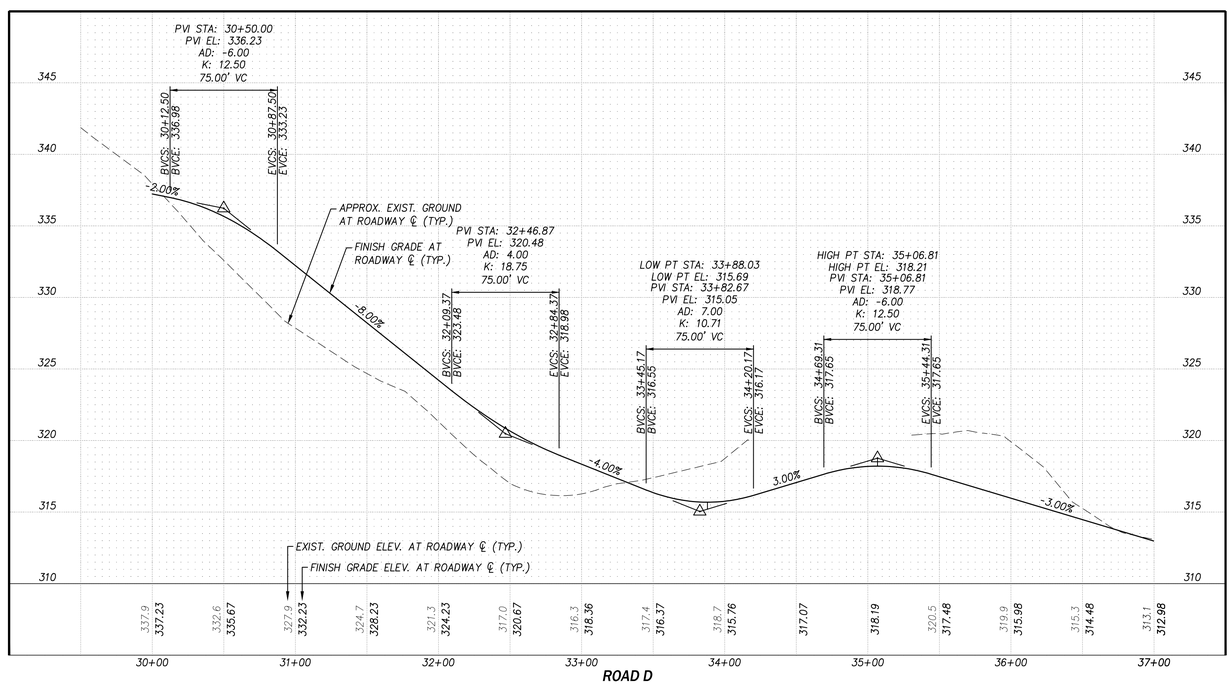

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STATE OF WASHINGTON
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REGISTERED PROFESSIONAL ENGINEER
11/12/2021

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0 5 10 VERT. IN FEET
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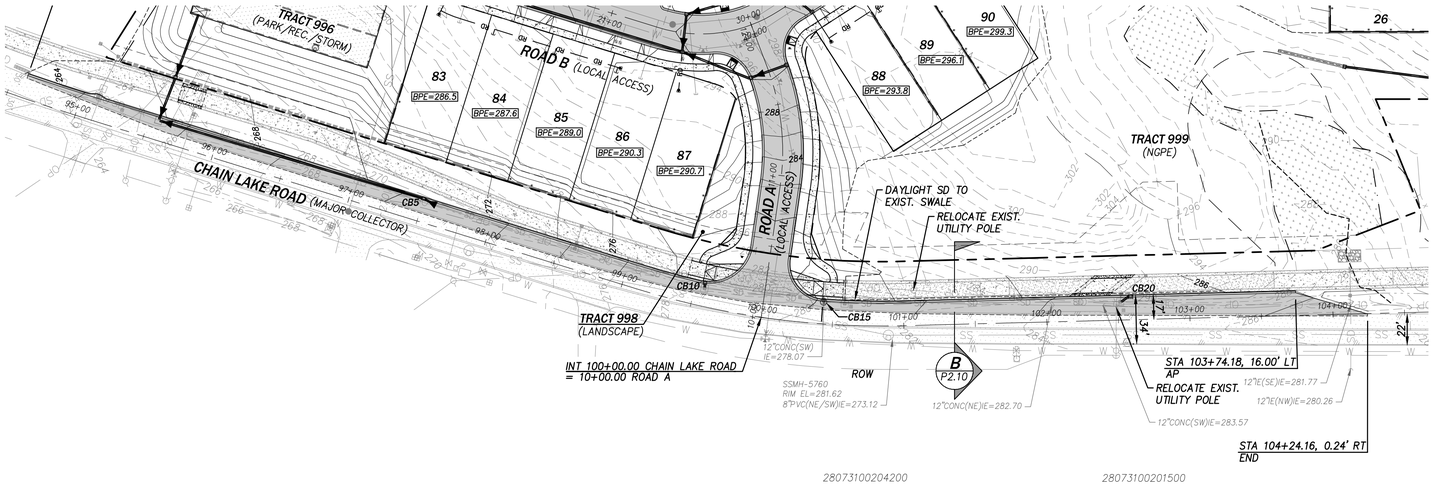

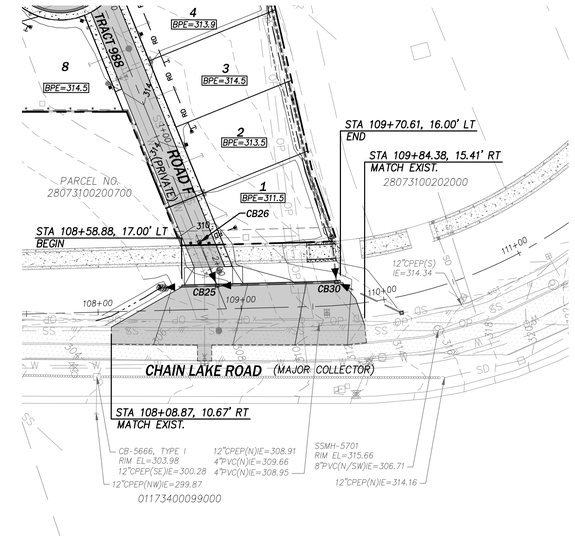

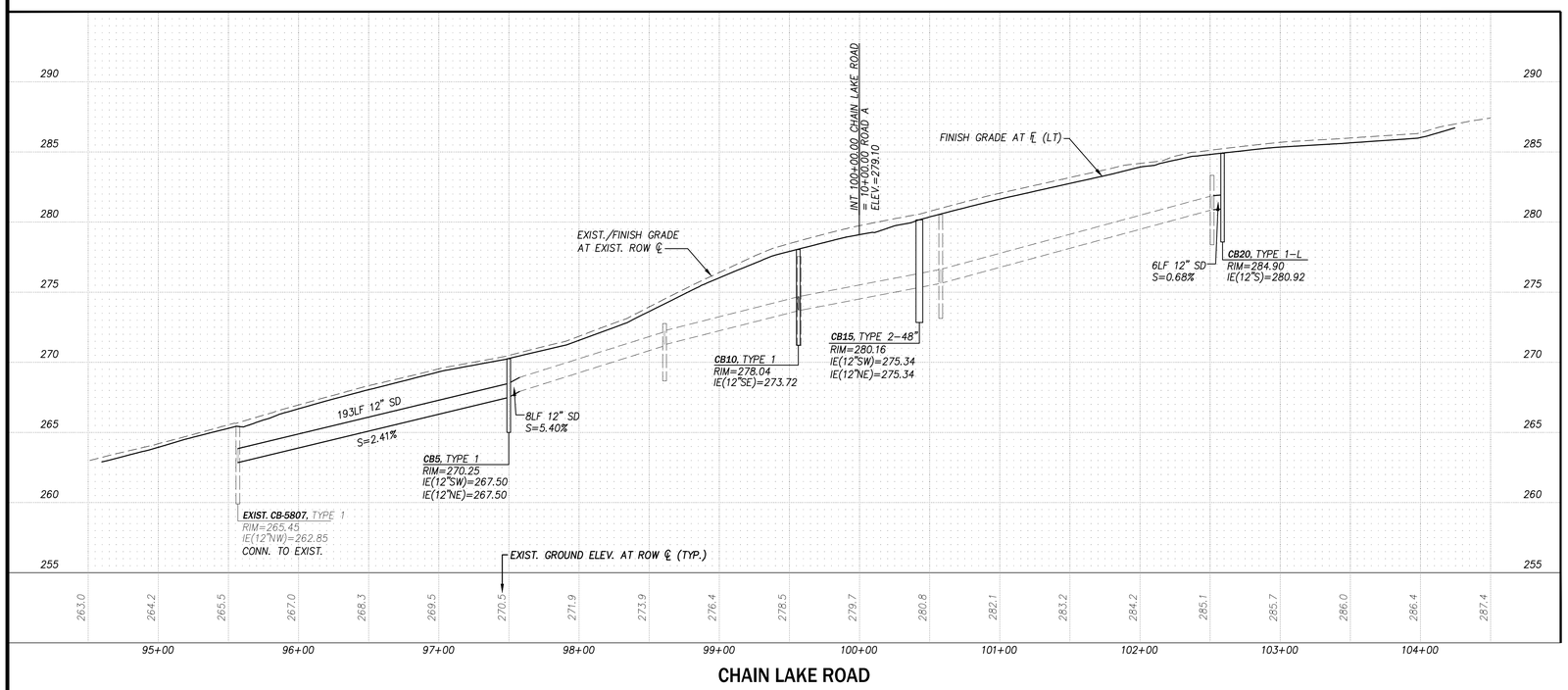

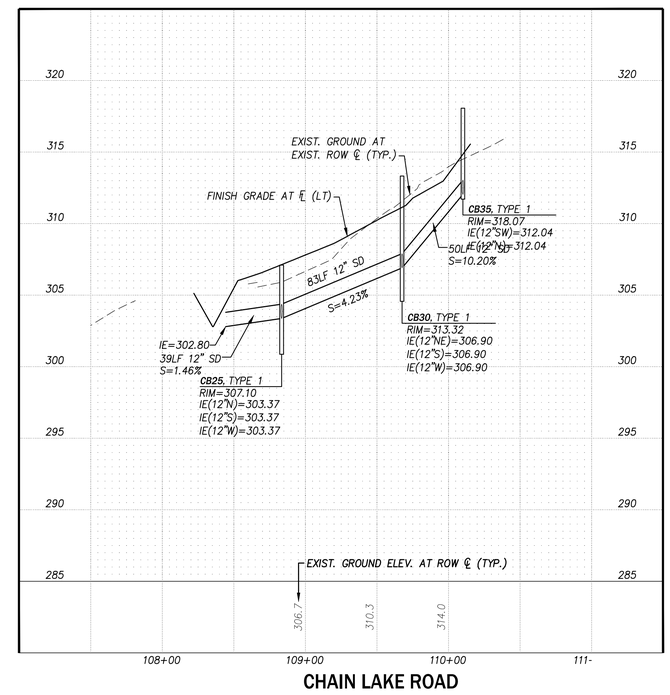

LEGEND

- 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
- SD — EXIST. STORM DRAIN PIPE
- SD CATCH BASIN
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

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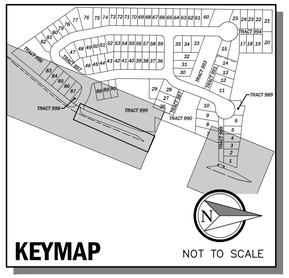

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MATTHEW J. HOUSER, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 46486, 11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

FRONTAGE IMPROVEMENT PLAN

CITY OF MONROE — SNOHOMISH COUNTY, WA

CLIENT

Garibaldi Lake, LLC
1010 MARKET STREET
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TBLOCK
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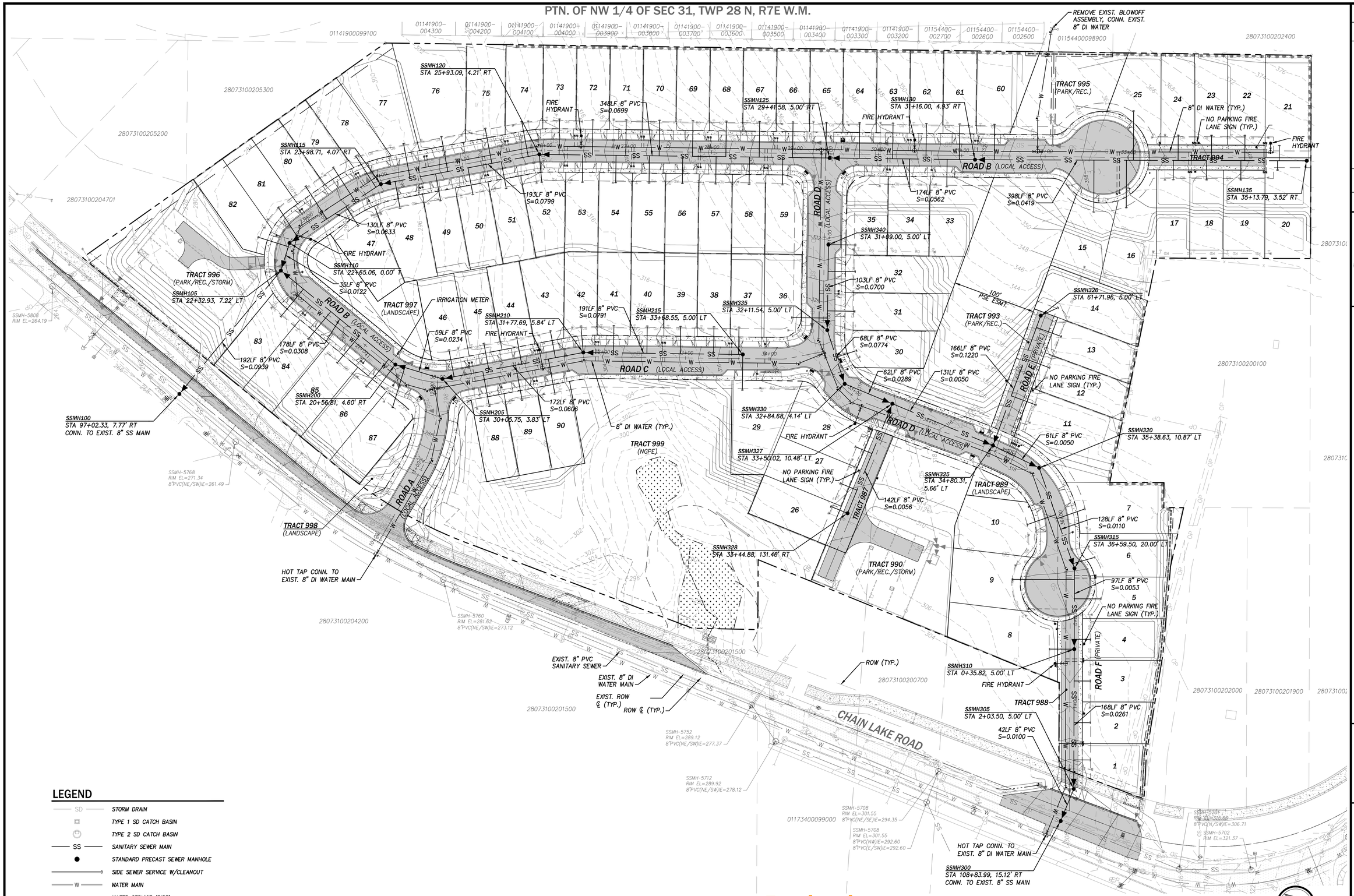

LEGEND

SD	STORM DRAIN
	TYPE 1 SD CATCH BASIN
	TYPE 2 SD CATCH BASIN
SS	SANITARY SEWER MAIN
	STANDARD PRECAST SEWER MANHOLE
	SIDE SEWER SERVICE W/CLEANOUT
W	WATER MAIN
	WATER SERVICE (PIPE)
	WATER METER
	FIRE HYDRANT (FH)
	GATE VALVE
	AIR-VAC ASSEMBLY

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MATTHEW J. HOUSER
STATE OF WASHINGTON
40346
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY UTILITY PLAN

CITY OF MONROE — SNOHOMISH COUNTY, WA

CLIENT
Garibaldi Lake, LLC
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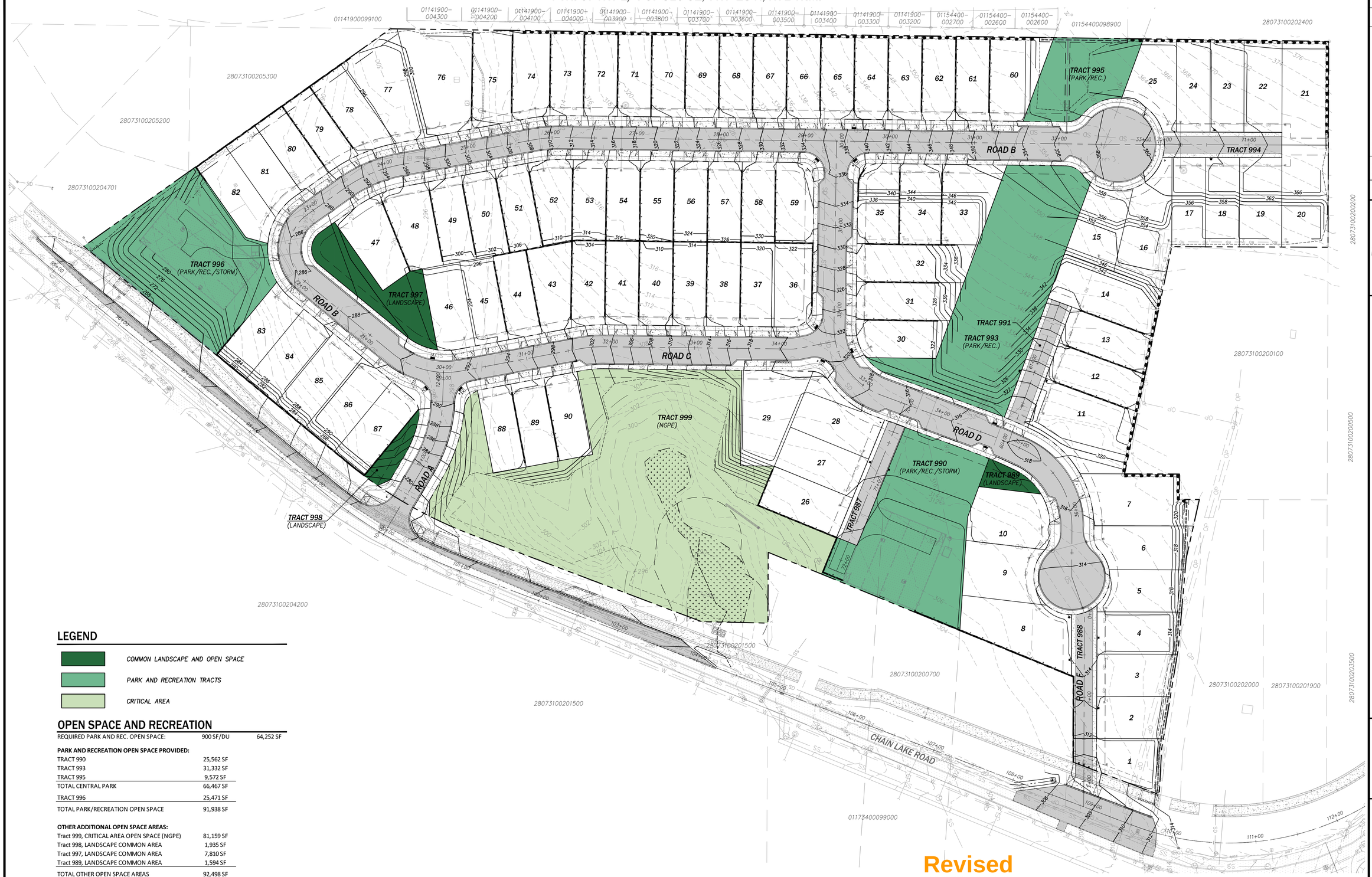

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LEGEND

- 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	
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	1,594 SF	
TOTAL OTHER OPEN SPACE AREAS	92,498 SF	
TOTAL PARK/RECREATION OPEN SPACE	184,436 SF	4.23 AC

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

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MATTHEW J. HOUSER
STATE OF WASHINGTON
40348
REGISTERED PROFESSIONAL ENGINEER
11/12/2021

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PARK, RECREATION AND OPEN SPACE PLAN

CITY OF MONROE — SNOHOMISH COUNTY, WA

CLIENT

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

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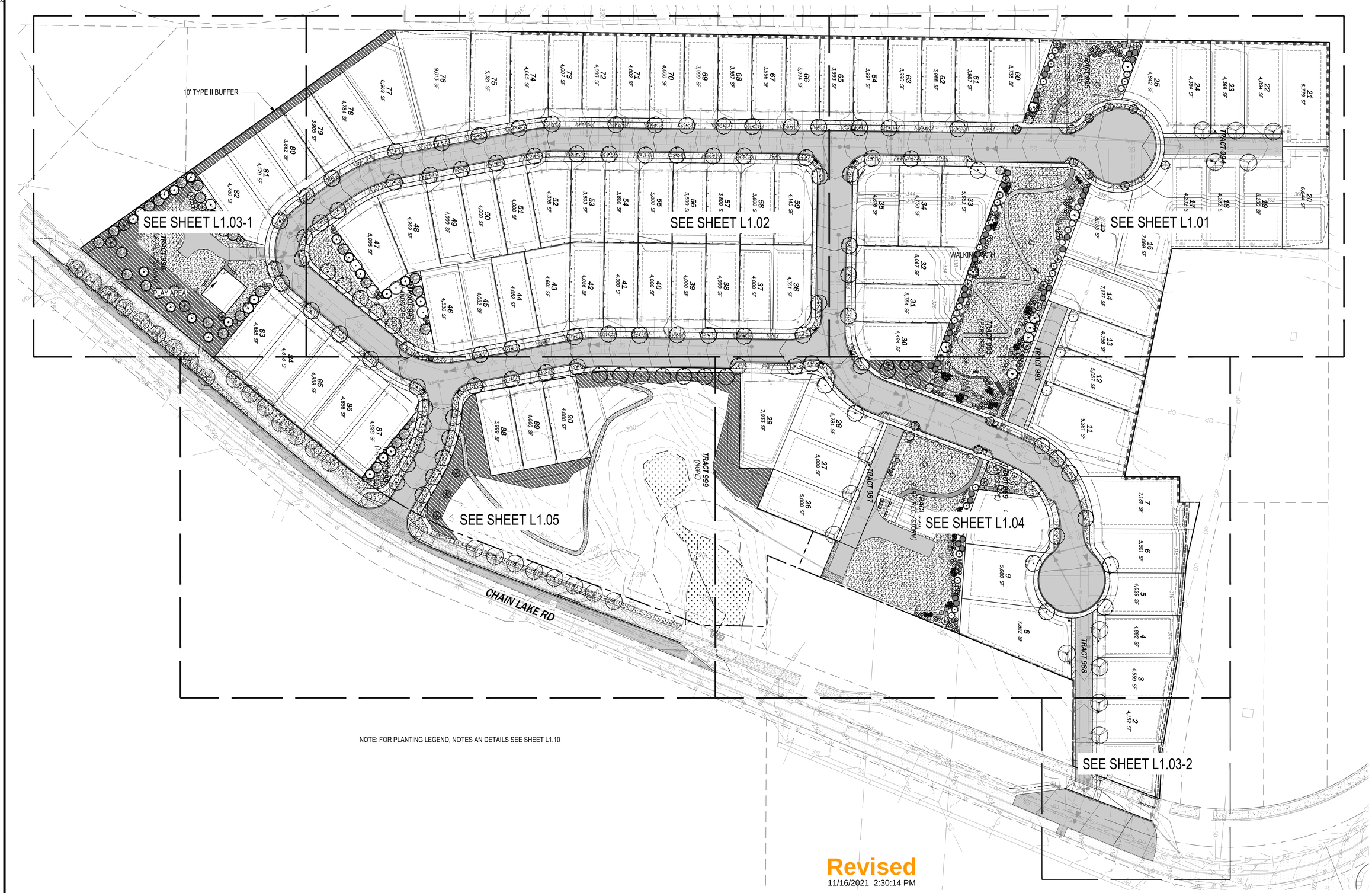

NOTE: FOR PLANTING LEGEND, NOTES AN DETAILS SEE SHEET L1.10

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1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

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PLAN IN FEET

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID STUART ANDREWS
CERTIFICATE NO. 439

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

OVERALL LANDSCAPE PLAN

CITY OF MONROE
SNOHOMISH COUNTY, WA

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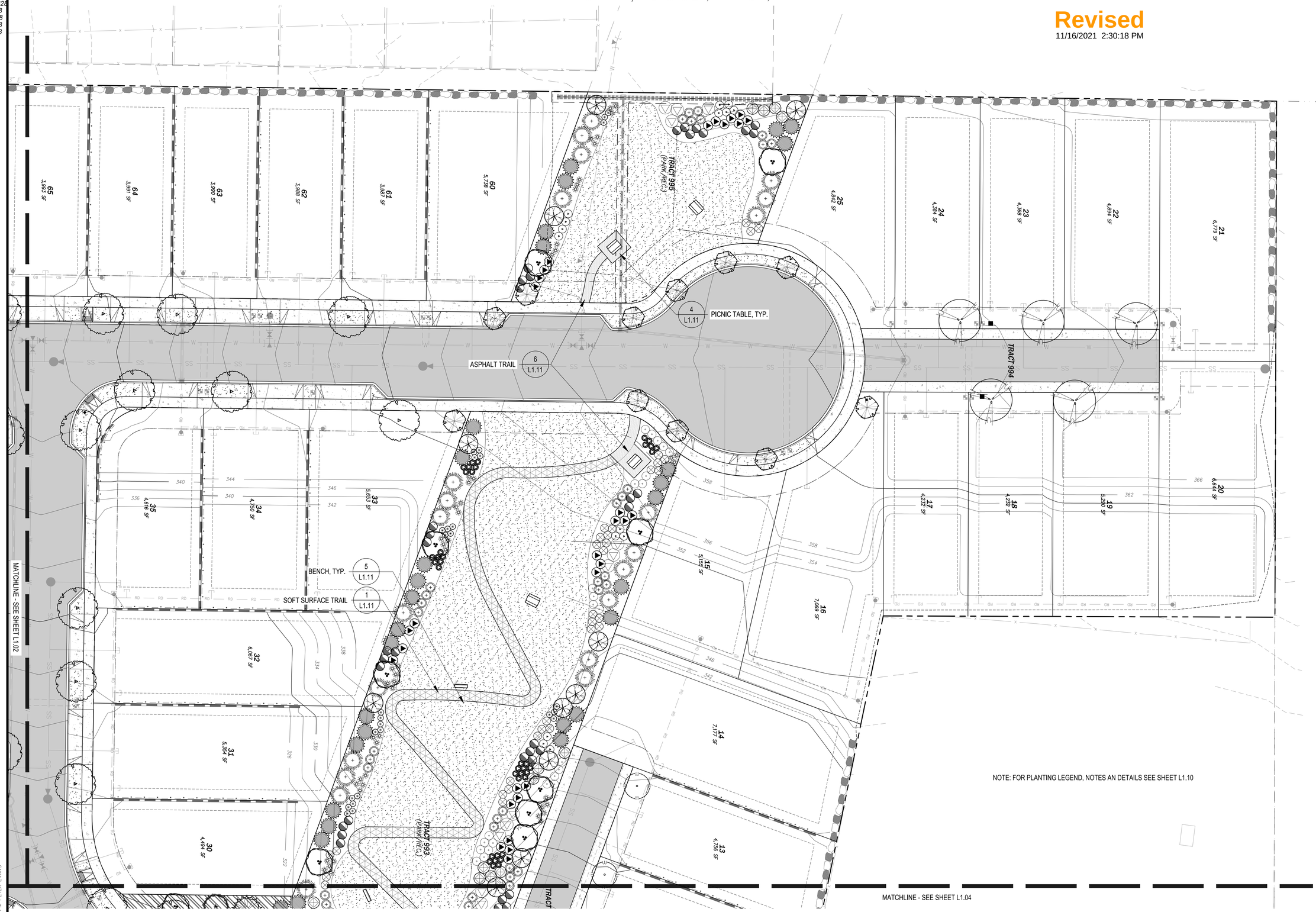

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1 LANDSCAPE ENLARGEMENT PLAN
SCALE: 1" = 20'-0"

0 20 40
PLAN IN FEET

N

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PRELIMINARY SUBDIVISION AND PRD APPLICATION

LANDSCAPE ENLARGEMENT PLAN

CITY OF MONROE

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

0 20 40
PLAN IN FEET

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CERTIFICATE NO. 439

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

LANDSCAPE ENLARGEMENT PLAN

CITY OF MONROE
SNOHOMISH COUNTY, WA

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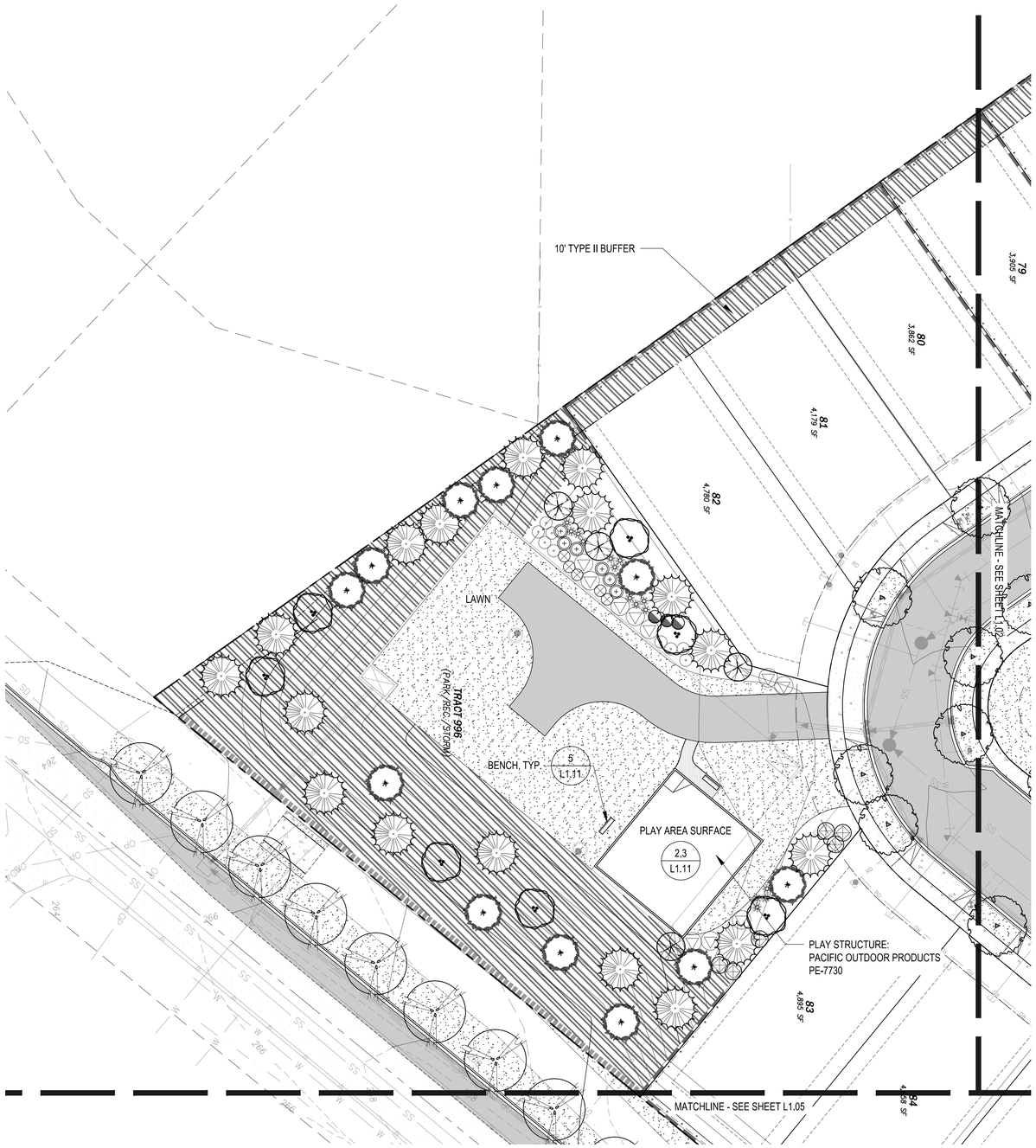
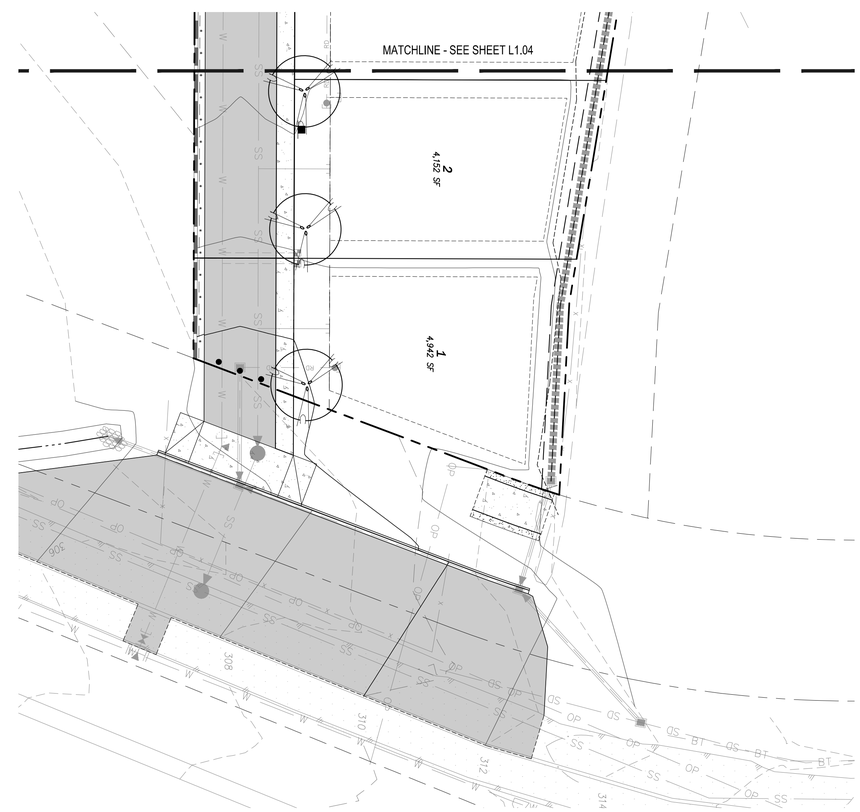


NOTE: FOR PLANTING LEGEND, NOTES AN DETAILS SEE SHEET L1.10



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

0 20 40
PLAN IN FEET

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

0 20 40
PLAN IN FEET

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DAVID STUART ANDREWS
CERTIFICATE NO. 439

GARIBALDI PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

LANDSCAPE ENLARGEMENT PLAN

CITY OF MONROE
SNOHOMISH COUNTY, WA

CLIENT

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

C|P|H CONSULTANTS
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101 South Wenatchee Avenue, Suite C3
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PROJECT NO.
0054-18-028

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SHEET 18 OF 25

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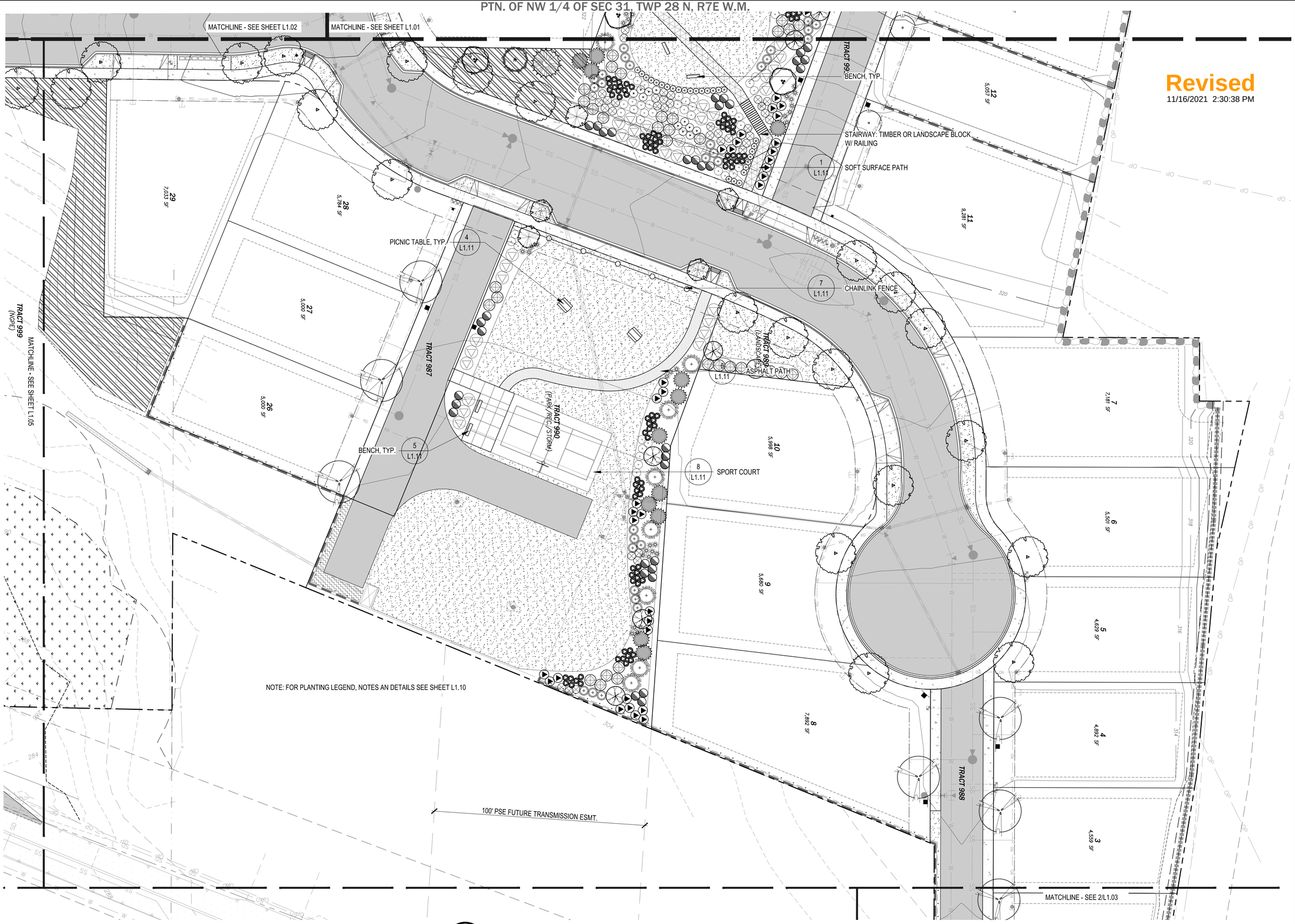
CUWS541828
CUSD541828
OTOP541828
CSIT541828

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



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

0 20 40
PLAN IN FEET

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

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1	11/12/21	PRELIMINARY PRD RESUBMITTAL	PCE	MJH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID STUART ANDREWS
CERTIFICATE NO. 439

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LANDSCAPE ENLARGEMENT PLAN
CITY OF MONROE SNOHOMISH COUNTY, WA

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NOTE: FOR PLANTING LEGEND, NOTES AN DETAILS SEE SHEET L1.10

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11/16/2021 2:30:45 PM

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

0 20 40
PLAN IN FEET

N

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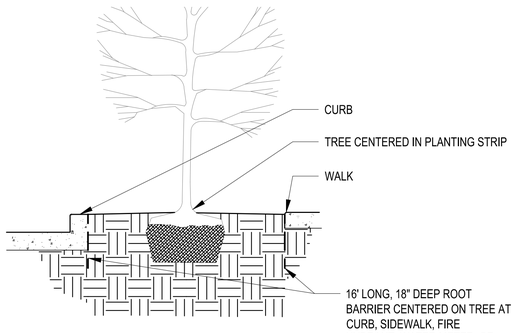
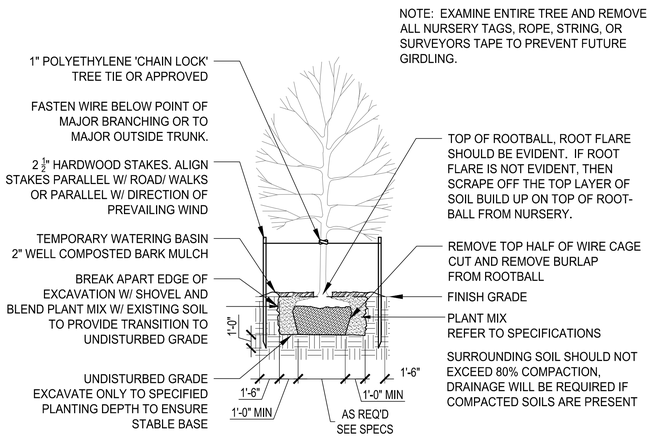
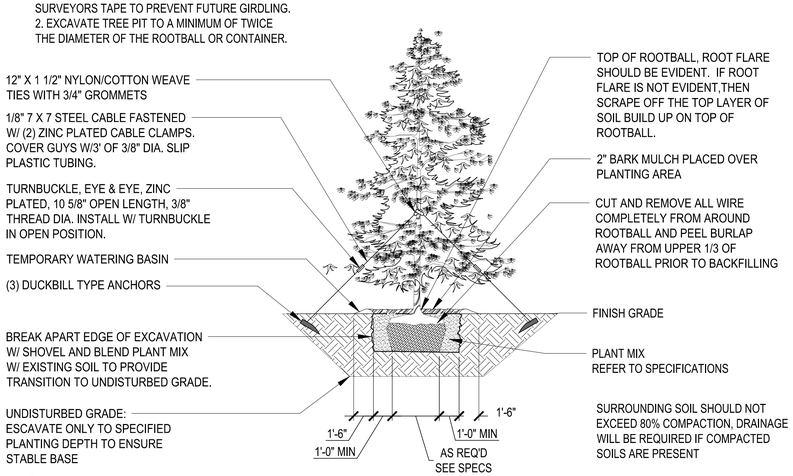


1 ROOT BARRIER
SCALE: NTS

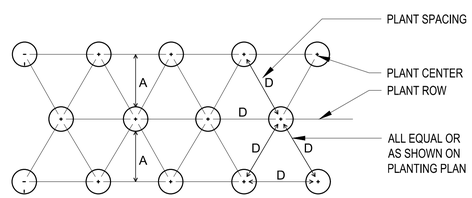


2 DECIDUOUS TREE PLANTING
SCALE: NTS

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

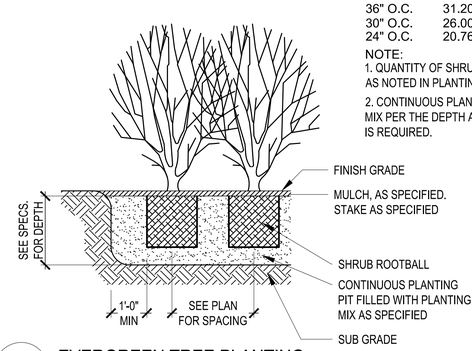


3 EVERGREEN TREE PLANTING
SCALE: NTS



SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
5' O.C.	51.96"	0.04
4' O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

NOTE:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.



4 EVERGREEN TREE PLANTING
SCALE: NTS

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS, AND PER CITY OF MONROE STANDARDS.
2. 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.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
4. 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.
5. 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.
6. 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.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING HARDSCAPE OR SOFTSCAPE MATERIALS DAMAGED DURING PLANTING OPERATIONS.
8. 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.
10. ALL NEW LANDSCAPE AREAS TO RECEIVE IMPORT TOPSOIL (PACIFIC TOPSOILS WINTER MIX OR APPROVED). LAWN AREAS – 6" COMPACTED DEPTH, SHRUB/GROUNDCOVER AREAS 4" COMPACTED DEPTH. TILL SUBGRADE TO 4" DEPTH PRIOR TO PLACING IMPORT TOPSOIL.
11. SOIL TO BE 8-13% ORGANIC CONTENT BY WEIGHT, pH 5.5-7.5.
12. ALL LANDSCAPE AREAS SHALL CONFORM TO CITY OF MONROE REQUIREMENTS.
13. STREET TREES SELECTED FROM CITY OF MONROE STREET TREE LIST.
14. PROVIDE ROOT BARRIER FOR ALL STREET TREES AND TREES PLANTED WITHIN 10' OF PUBLIC WALKWAYS, DRIVEWAY APPROACHES, WATER METERS, AND FIRE HYDRANTS. ROOT BARRIER TO BE 'DEEP ROOT' OR APPROVED EQUAL, AND AT LEAST 18 INCHES DEEP AND 16 FEET LONG. TO BE INSTALLED PERPENDICULAR TO THE CURB AND SIDEWALK AS WELL AS ALONG BACK OF CURB AND FRONT OF SIDEWALK TO FORM A CONTINUOUS BARRIER AGAINST ROOT INTRUSION INTO OR UNDERNEATH THESE FACILITIES.

PLANTING LEGEND

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
STREET TREES						
		Parrotia persica	*Persian Parrotia*	2-1/2" cal.	25' o.c. avg, 40' o.c. max.	
		Fraxinus oxycarpa	*Raywood Ash*	2-1/2" cal.	25' o.c. avg, 40' o.c. max.	
		Acer platanoides 'Crimson Sentry'	*Crimson Sentry Maple*	2-1/2" cal.	25' o.c. avg, 40' o.c. max.	
	*	Fraxinus pennsylvanica 'Johnson'	*Leprechaun Ash*	2-1/2" cal.	25' o.c. avg, 40' o.c. max.	
DECIDUOUS TREES						
	*	Acer circinatum	*Vine Maple*	2" cal.		
		Acer macrophyllum	*Bigleaf Maple*	2" cal.		
	*	Amelanchier alnifolia	*Serviceberry*	2" cal.		
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.	As Shown	Evergreen
	*	Mahonia aquifolium	*Oregon Grape*	5 gal.	As Shown	Evergreen
	*	Polystichum munitum	*Sword Fern*	2 gal.	As Shown	Herbaceous
	*	Vaccinium ovatum	*Evergreen Huckleberry*	2 gal.	As Shown	Evergreen
	*	Ribes sanguineum	*Red Flowering Currant*	5 gal.	As Shown	Deciduous
	*	Symphoricarpos albus	*Snowberry*	5 gal.	As Shown	Deciduous
	*	Rosa rugosa	*Rugosa Rose*	5 gal.	As Shown	Deciduous
	*	Choisya ternata 'Sundance'	Mexican Orange	5 gal.	As Shown	Evergreen
		Berberis darwinii	*Darwin's Barberry*	5 gal.	As Shown	Deciduous
	*	Viburnum tinus 'Spring Bouquet'	*Laurustinus*	5 gal.	As Shown	Evergreen
	*	Ceanothus 'Puget Blue'	*California Lilac*	5 gal.	As Shown	Evergreen
		NATIVE PLANT AREA	¼ Sword Fern, ¼ Salal, ¼ Snowberry, ¼ Oregon Grape	1 gal.	5' o.c., planted in groups of 12-15	
GROUNDCOVERS						
		LAWN				
		Arctostaphylos uva ursi	*Kinnikinnick*	1 gal.	18" O.C. TRIANGULAR SPACING	

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

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID STUART ANDREWS
CERTIFICATE NO. 439

GARIBALDI PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
PLANTING LEGEND, NOTES AND DETAILS
CITY OF MONROE SNOHOMISH COUNTY, WA

CLIENT
Garibaldi Lake, LLC
1010 MARKET STREET
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SHEET 21 OF 25

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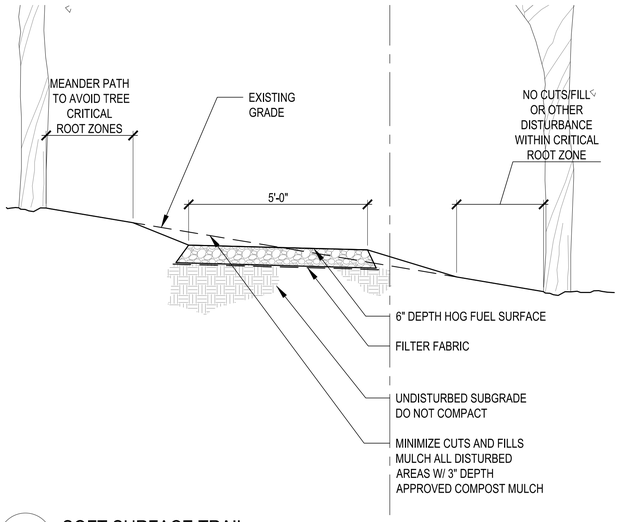
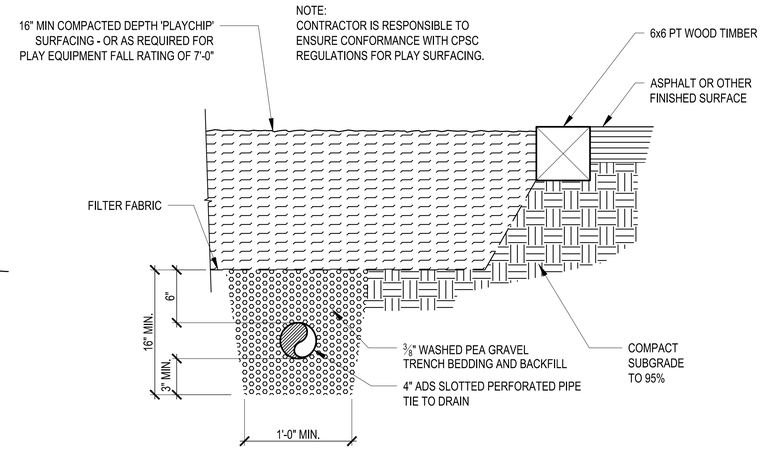
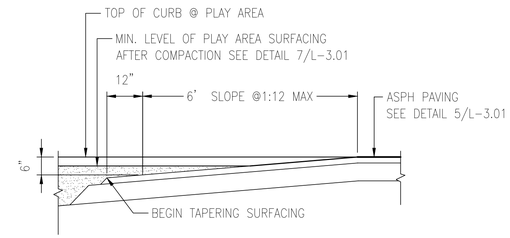


1 SOFT SURFACE TRAIL
SCALE: 1/2" = 1'-0"



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



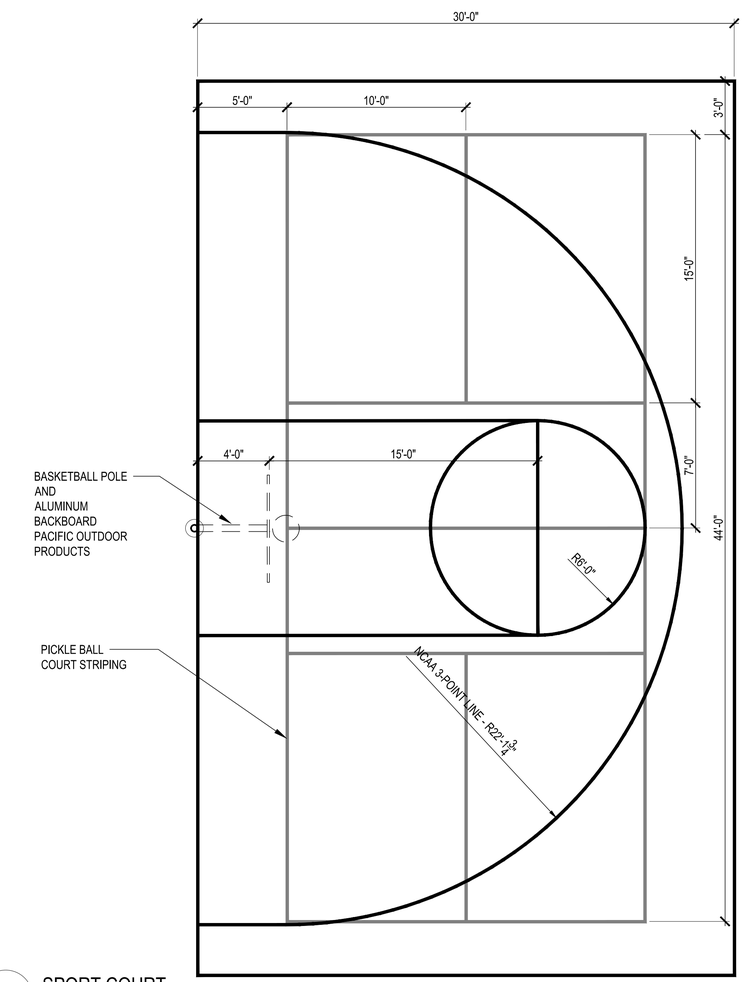
3 ADA ACCESS RAMP @ PLAY AREA
SCALE: 1/2" = 1'-0"

PACIFIC OUTDOOR PRODUCTS
SE-5350
6' TABLE, IN-GROUND MOUNT

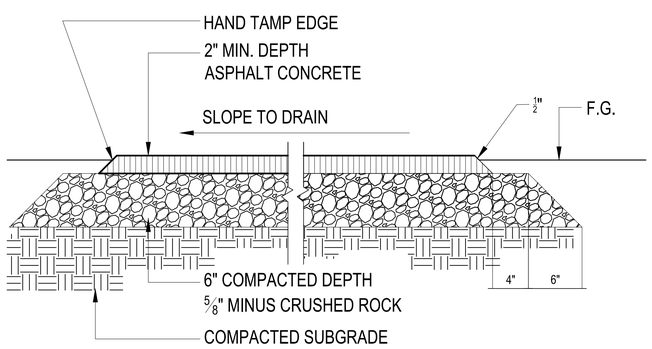
4 PICNIC TABLE
SCALE: NTS

PACIFIC OUTDOOR PRODUCTS
SE-5165
6' BENCH, IN-GROUND MOUNT

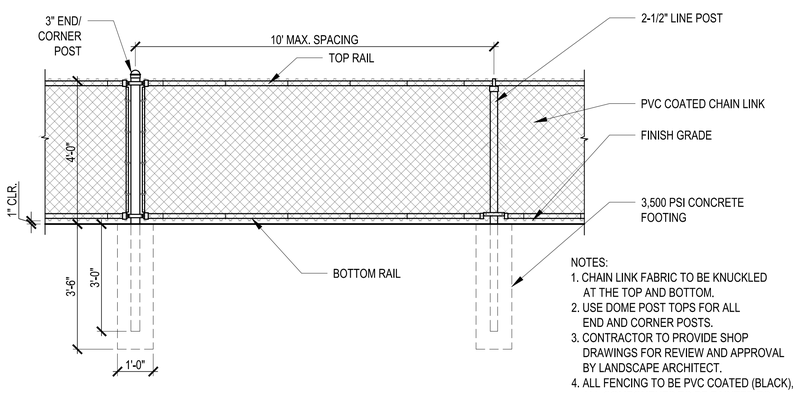
5 BENCH
SCALE: NTS



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



6 ASPHALT PAVEMENT
SCALE: 1-1/2" = 1'-0"



NOTES:
1. CHAIN LINK FABRIC TO BE KNUCKLED AT THE TOP AND BOTTOM.
2. USE DOME POST TOPS FOR ALL END AND CORNER POSTS.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. ALL FENCING TO BE PVC COATED (BLACK), ALL COMPONENTS TO BE PAINTED TO MATCH.

7 CHAIN LINK FENCE
SCALE: 1-1/2" = 1'-0"

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SITE DETAILS
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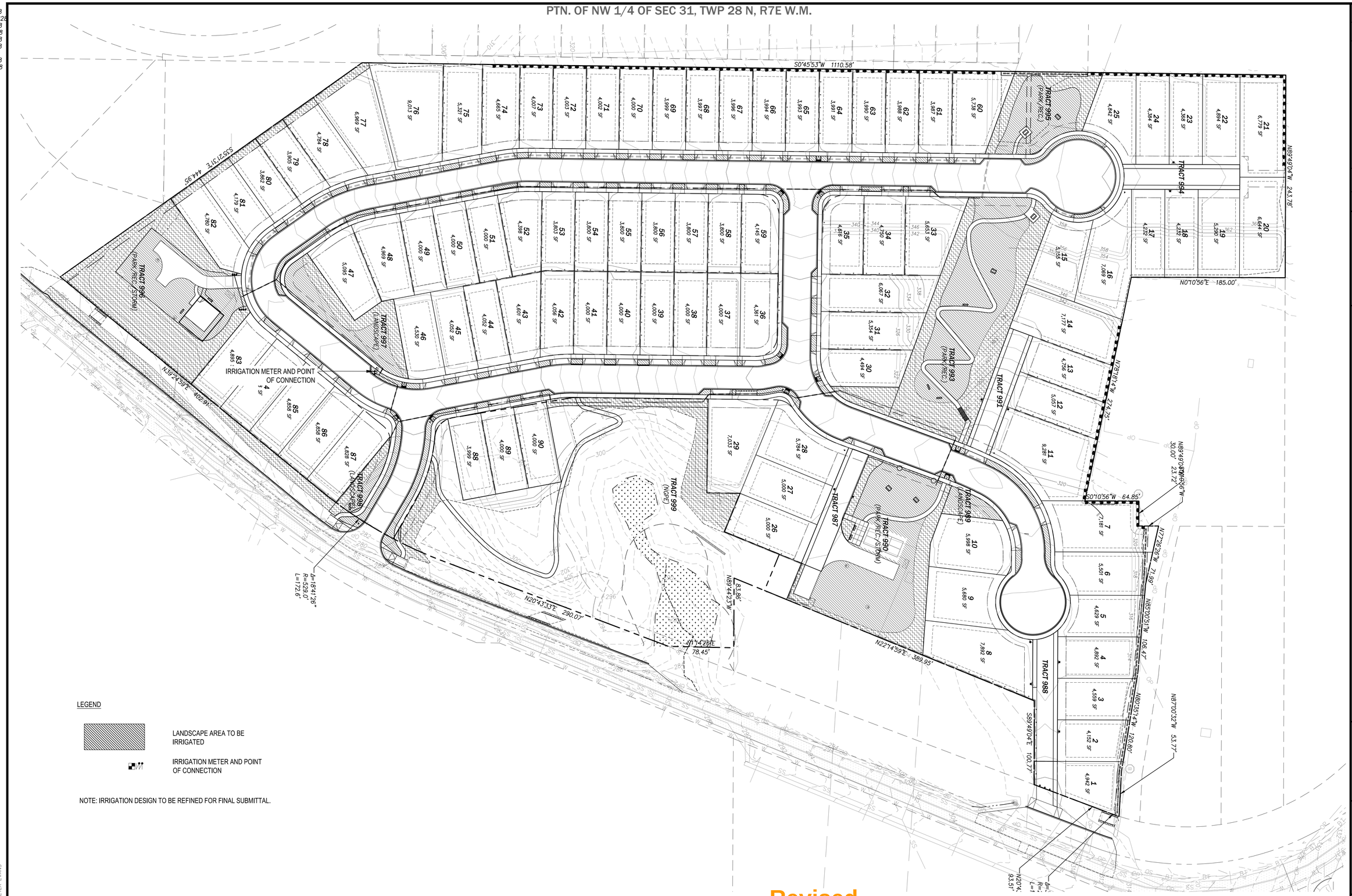

LEGEND

LANDSCAPE AREA TO BE IRRIGATED

IRRIGATION METER AND POINT OF CONNECTION

NOTE: IRRIGATION DESIGN TO BE REFINED FOR FINAL SUBMITTAL.

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

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SCHEMATIC IRRIGATION PLAN

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NW 1/4 SECTION 31, TOWNSHIP 28N, RANGE 7E, W.M.

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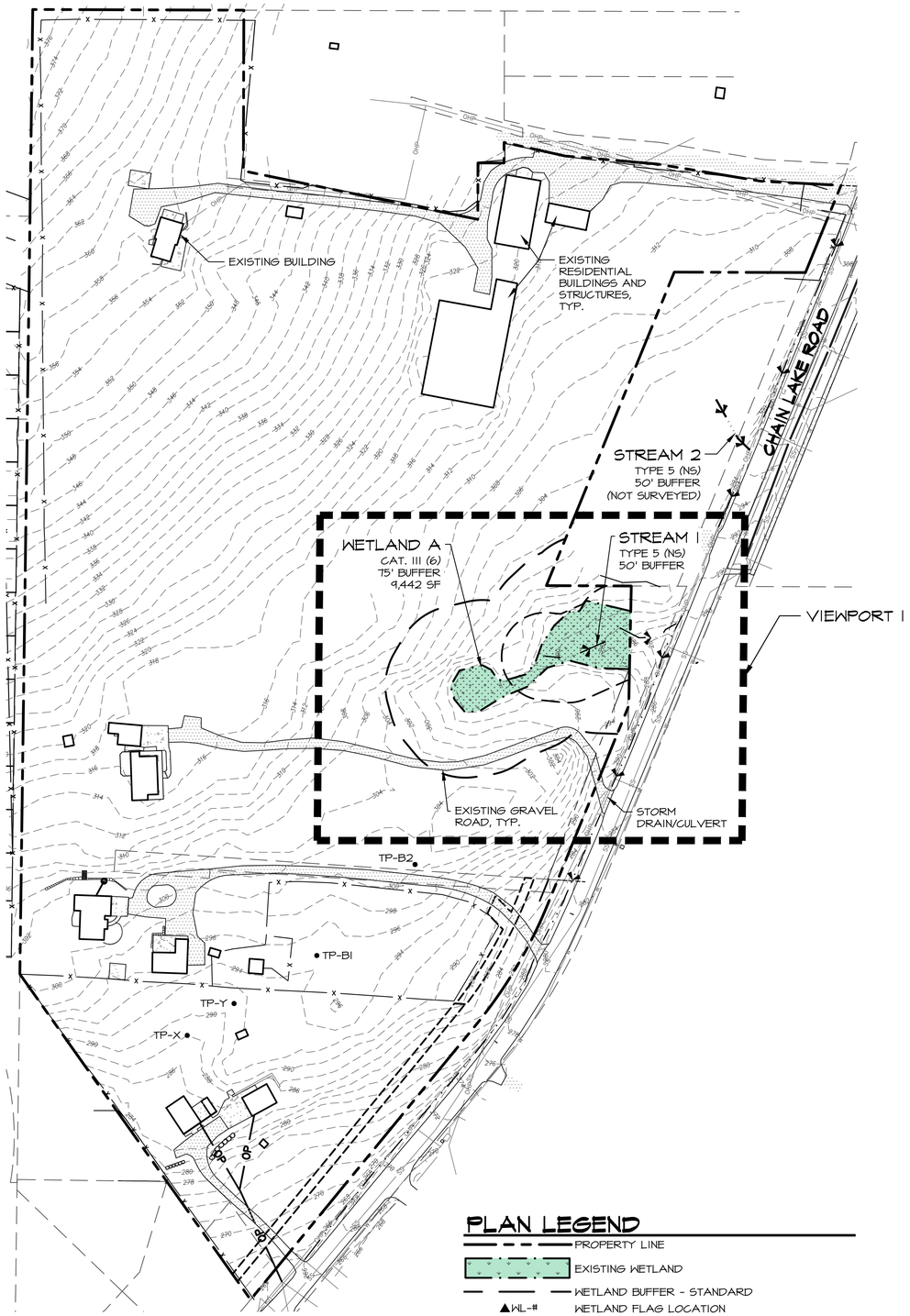

EXISTING CONDITIONS PLAN

GRAPHIC SCALE
(IN FEET)
0 40 80 160
SCALE: 1"=80'

NORTH

VIEWPORT 1

SCALE: 1"=40'

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER - STANDARD
- ▲WL-# WETLAND FLAG LOCATION
- ●TP-# SOIL TEST PIT LOCATION
- STREAM CENTERLINE
- STREAM BUFFER
- OHWM-# STREAM OHWM FLAG LOCATION
- DITCH CENTERLINE
- 316 EXISTING CONTOUR
- EXISTING UTILITY EASEMENT

VICINITY MAP

NTS

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 11/15/2018)

NORTH

CONTACTS

PROPERTY OWNER/APPLICANT

NAME:	GARIBALDI LAKE, LLC.
ADDRESS:	1010 MARKET STREET KIRKLAND WA, 98033
PHONE:	(425) 576-9340
CONTACT:	MELANIE DAVIES
EMAIL:	MDAVIES@WESTCOTTHOMES.COM

SURVEYOR

NAME:	MEAD GILMAN LAND SURVEYORS
ADDRESS:	P.O. BOX 289, WOODINVILLE, WA 98072
PHONE:	(425) 486-1252
CONTACT:	CHRISTOPHER SHANE BARNES, PLS
EMAIL:	MDAVIES@WESTCOTTHOMES.COM

ENGINEER

NAME:	CPH CONSULTANTS, LLC.
ADDRESS:	KIRKLAND 405 CORPORATE CENTER BUILDING W, 11321-B NE 120TH ST, KIRKLAND, WA 98034
PHONE:	(425) 285-2390
CONTACT:	MATT HOUGH, PE
EMAIL:	MATT@CPHCONSULTANTS.COM

ENVIRONMENTAL CONSULTANT

NAME:	TALASAEA CONSULTANTS, INC.
ADDRESS:	15020 BEAR CREEK RD. NE WOODINVILLE, WA 98077
PHONE:	(425) 861-7550
CONTACT:	ANN OLSEN, SENIOR PROJECT MANAGER
EMAIL:	AOLSEN@TALASAEA.COM
CONTACT:	KELLEN MALONEY, ECOLOGIST
EMAIL:	KMALONEY@TALASAEA.COM

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN

NOTES

1. SURVEY PROVIDED BY MEAD GILMAN LAND SURVEYORS, P.O. BOX 289, WOODINVILLE, WA 98072, (425) 486-1252.
2. SITE PLAN PROVIDED BY CPH CONSULTANTS, 11431 WILLOWS RD. NE, SUITE 120 REDMOND, WA 98052, (425) 285-2390.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN MARCH, 2021.

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Resource & Environmental Planning
15020 Bear Creek Road Northeast – Woodinville, Washington 98077
Bus (425) 861-7550 – Fax (425) 861-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
EXISTING CONDITIONS PLAN
GARIBALDI PRD
MONROE, WASHINGTON

Revisions	Date	By
CITY COMMENTS	3-3-21	MB

Date	12-4-2018
Scale	AS SHOWN
Designed	KM
Drawn	FH
Checked	AO
Approved	BS

Project #1684

Sheet # W1.0

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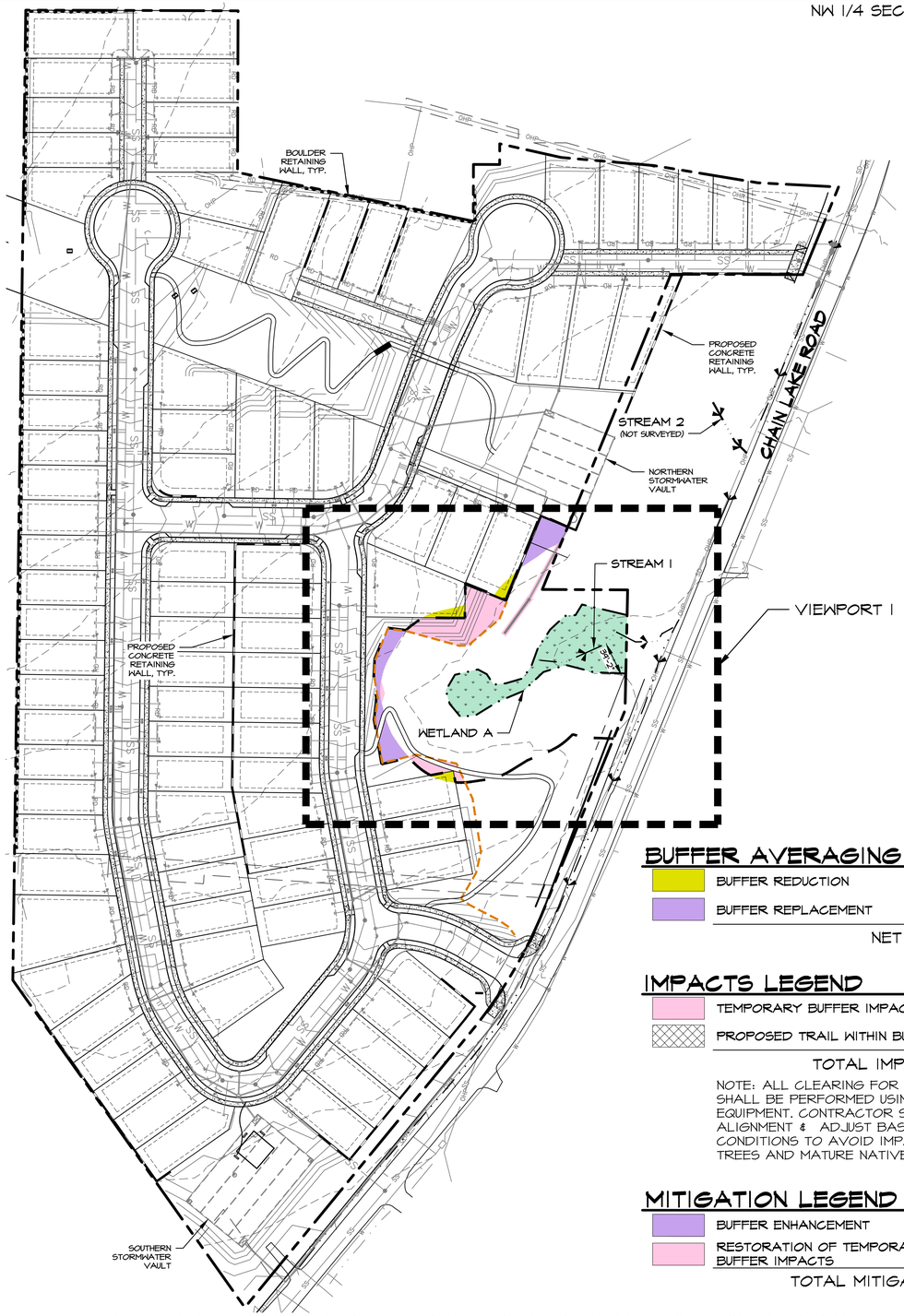
NW 1/4 SECTION 31, TOWNSHIP 28N, RANGE 7E, W.M.



CANDIDATE PLANT LIST

TREES

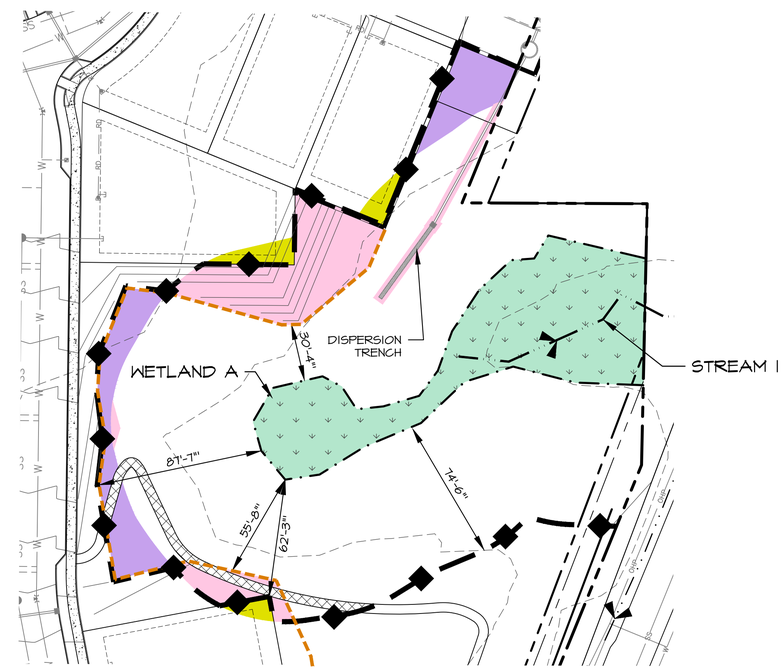
SCIENTIFIC NAME	COMMON NAME
ACER CIRCINATUM	VINE MAPLE
CORYLUS CORNUTA	WESTERN HAZELNUT
FRANGULA PURSHIANA	CASCARA
PSEUDOTSUGA MENZIESII	DOUGLAS FIR
THUJA PLICATA	WESTERN REDCEDAR

SHRUBS

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

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME
GAULTHERIA SHALLON	SALAL
POLYSTICHUM MUNITUM	WESTERN SWORD FERN



VIEWPORT 1

SCALE: 1"=40'

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

GRAPHIC SCALE (IN FEET)
0 40 80 160
SCALE: 1"=80'

NORTH

PLAN LEGEND

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

Revised
11/16/2021 2:31:06 PM

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

NOTES

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

RECEIVED
03/10/2021
CITY OF MONROE

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
19020 Bear Creek Road Northeast – Woodinville, Washington 98077
Bus (425) 861-7550 – Fax (425) 861-7549

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 12-4-2018
Scale AS SHOWN
Designed KM
Drawn EH
Checked AO
Approved BS

Project #1684

Sheet # W.1

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