Exhibit 1

	STAFF REPORT AND RECOMMENDATION **Cooper Ridge** Public Hearing for Cooper Ridge Preliminary Plat
HEARING EXAMINER:	Mr. Phil Obrechts, City of Monroe Hearing Examiner
DATE:	March 7, 2022
FILE NUMBERS:	PL2021-01
DESCRIPTION:	The proposal is a request for preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the Residential 4 Dwelling Units per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements.
APPLICANT:	Prospect Development, LLC ATTN: Justin Holland 2913 5th Avenue NE, Suite 201 Puyallup, WA 98372
PROJECT LOCATION:	The site is located at 19785 137th Street Southeast, Monroe, WA 98272, Snohomish County tax parcel no. 28073100203800.
HEARING DATE:	March 7, 2022 at 10:00 AM
HEARING LOCATION:	Zoom Virtual Meeting Zoom Join Link: https://us02web.zoom.us.j/89830920158 Call-in Number:253-215-8782 Meeting ID: 89830920158
STAFF CONTACT:	Amy Bright, Planner

A. PROJECT DESCRIPTION

The applicant, Justin Holland, has submitted an application for preliminary plat approval of a 33-lot, subdivision. The subject project is zoned R4 zone (Single Family Residential - 4 Dwelling Units per Acre) and is addressed 19785 137th Street Southeast, Monroe, WA 98272. The site is identified by Snohomish County Tax Parcel Number 28073100203800. The subject site currently contains one single family residence with associated outbuildings. Conceptual, preliminary site improvements, clearing and grading, and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications, etc.) have been reviewed for compliance with the development standards in the applicable sections of the Monroe Municipal Code, as well as other pertinent documents adopted by reference in the code.

B. GENERAL INFORMATION

1. Owner:
   Chebuhar Family Trust
   19785 137th Street SE
   Monroe, WA 98272

2. Applicant & Contact Person:
   Prospect Development, LLC
   Attn: Justin Holland
   2913 5th Avenue NE, Suite 101
   Puyallup, WA 98372

3. General Location:
   The parcels comprising the project site are identified by Snohomish County tax parcel identification numbers 28073100203800 (Exhibit 2 Vicinity Map).

4. Site Address:
   19785 137th Street Southeast, Monroe, WA 98272

5. Description of Proposal:
   The applicant, Justin Holland, has submitted an application for a preliminary plat to subdivide a 8.35-acre site into 33 single-family residential building lots. The project site is located west of 137th Street Southeast, bordered by single family residential lots and walking trail to the west. The site is generally rectangular in shape. The site currently contains one single-family residence and associated outbuildings.

6. Critical Areas:
   The City's critical areas map does not indicate critical areas on the subject site. Based on the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants (Exhibit 17) conducted on the parcel, no critical area wetlands or wetland buffers occur on the subject property.

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

AREA	EXISTING LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Low Density Single Family Residential (SFR)	Residential 4 Dwelling Units Per Acre (R4)	Single-family residence and associated accessory buildings
North of Site	Low Density Single Family Residential (SFR)	Residential 4 Dwelling Units Per Acre (R4)	Single family residential
South of Site	Low Density Single Family Residential (SFR)	Residential 4 Dwelling Units Per Acre (R4)	Single family residential
East of Site	Low Density Single Family Residential (SFR)	Residential 4 Dwelling Units Per Acre (R4)	Single family residential
West of Site	Low Density Single Family Residential (SFR)	Residential 4 Dwelling Units Per Acre (R4)	Walking trail associated with the Eaglemont subdivision

8. Public Utilities and Services Provided by:

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

C. APPLICATION REVIEW PROCESS

1. Regulatory Requirements for Review of Quasi-Judicial Actions:

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

The decision of the Hearing Examiner shall be final and conclusive, unless appealed as provided by law, in accordance with MMC Chapter 22.84.080. Appeals of final decisions on preliminary plats may be appealed to Snohomish County Superior Court (MMC 22.84.060).

2. Application Submittal and Completeness:
   The Cooper Ridge Preliminary Plat application was received by the City of Monroe on June 28, 2021 (Exhibit 4). The application was deemed complete and vested on July 20, 2021 (Exhibit 5).

3. Public Notification and Comments:
   Public notice for the application was provided in accordance with the requirements of MMC section 22.84.050(A). A Notice of Application was published, mailed, and posted on July 30, 2021 (Exhibits 6 - 6E). A public comment period was provided from July 30, 2021 through 5:00 PM on August 14, 2021. Two public comments were received within the comment period. The first public comment was from the Puget Sound Clean Air Agency reminding the City and the applicant of agency regulations surrounding outdoor burning, emission control standards and asbestos control standards (Exhibit 7A). The second public comment was from Snohomish County Public Utility District (SnoPUD) discussing capacity and required easements to SnoPUD (Exhibit 7B).

   A Notice of Public Hearing was published, mailed, and posted on February 22, 2022 (Exhibits 10 – 10D). The date of the open record public hearing with the Hearing Examiner is set for March 7, 2022 at 10:00 AM.

4. Environmental Review:
   An Optional Determination of Non-Significance (ODNS) was issued on January 14, 2022 in error. A modified Determination of Non-Significance (DNS) was issued, published, posted, and mailed on February 1, 2022 (Exhibits 9A – 9B).

   The DNS provided a concurrent comment and appeal period, which ended at 5:00 PM on February 15, 2022. No appeals regarding the SEPA threshold determination were received by the City during the specified appeal period.

D. FINDINGS OF FACT

1. Application Submittal and Completeness:
   The application was submitted on June 28, 2021 and determined to be complete on July 20, 2021.

2. Environmental Review:
   An Optional Determination of Non-Significance (ODNS) was issued on January 14, 2022 in error. A modified Determination of Non-Significance (DNS) was issued, published, posted, and mailed on February 1, 2022 (Exhibits 9 – 9B) with a comment period ending February 15, 2022. No comments were received.

3. Land Use Matrix:
   Per MMC Table 22.16.030 – Land Use in the Single Family Residential Zoning Districts, summarizes land uses permitted in the Single Family Residential – 4 Units

per Acre (R4) zoning district. Dwelling Units, Detached are Permitted within this zoning district. The applicant is proposing detached dwelling units which meets the permitted land use within the R4 zone.

4. Bulk Requirements and Dimensional Standards:
   Per MMC Table 22.16.040(O): 4 Units per Acre Zoning District (R4) Bulk Requirements, the development shall comply with the following standards for attached residential development in the R4 zone:

Table 22.16.040(O). 4 Units per Acre Zoning District (R4) Bulk Requirements

Residential Density [(1)]	
Maximum Allowed Residential Density	4 units per acre
Street Frontage [(1)]	
Minimum Street Frontage	40 feet
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Cul-de-Sac Lots [(2)]	40 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions [(1)]	
Minimum Lot Width	40 feet
Yard Setbacks [(1)]	
Minimum Front Yard Setback Width to Living Space	10 feet
Minimum Front Yard Setback Width to Garage	20 feet
Minimum Side Yard Setback Width	Minimum 5 feet per side; minimum 15 feet combined total side yard setback width
Minimum Rear Yard Setback Width	10 feet
Minimum Setback Width for Corner Lot Side Yards Abutting a Street [(3)]	10 feet
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street [(3)]	5 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage [(1)]	
Maximum Lot Coverage	50%
Building Height [(1)]	
Maximum Building Height	35 feet

Table Notes:

1See this section for more information regarding the bulk requirements in the above table.

2Lots fronting onto a cul-de-sac shall meet the minimum lot width at the building setback line.

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

5. Residential Density Calculations:
   Section 22.16.040(I) of the MMC delineates how an applicant can determine the minimum required and maximum allowed residential densities for the R4 zoning district.

To calculate the maximum required residential density for a site in the R4 zone (4 dwelling units per acre), multiply the gross site area, in acres, by the units allowed per acre. The maximum required residential density for the subject site, with a gross site area of 8.35 acres, would be calculated as follows.

Step 1. Gross site area (in acres) * 4 (4 dwelling units per acre in the R4 zone):

*8.35 acres * 4 = 33.4 dwelling units*

The applicant is proposing 33 dwelling units, which meets the residential density requirements of the R4 zone. Thus, the density is consistent with that allowed by the Unified Development Regulations.

6. Chapter 22.68 MMC: Subdivisions:
   The Zoning Administrator, City Engineer, Fire Marshal, and Building Official have all reviewed and commented on the proposed project. Their comments are included in the body of this report and in the project permit conditions of approval.

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

Criteria	Analysis	Consistency with Criterion
a. The proposal conforms to the goals, policies, and plans set forth in the Monroe comprehensive plan;	The City of Monroe's 2015-2035 Comprehensive Plan Future Land Use Map designates the project site as "Low Density SFR." The proposed preliminary plat, under Single Family Residential 4 Units per Acre (R4) zoning, which provides a maximum of 4 dwelling units per acre, conforms to the City of Monroe's 2015-2035 Comprehensive Plan "Low Density SFR" designation for density. Table 3.07 in the City of Monroe 2015-2035 Comprehensive Plan provides the following description of the "Low Density SFR" land use plan designation: *Low Density SFR. The Low Density Single-Family Residential designation will develop at an approximate gross density of three to five units per acre. This is a gross density, applying this density to every acre within the designation regardless of physical constraint. By using a gross density – and not one tied specifically to a particular lot size – developers can explore clustering or other creative design approaches when their sites include constraints imposed by critical areas, easements or rights of way. In cases where land is relatively free of constraint, single-family subdivisions in this designation may have individual lots ranging from about 9,000*	The proposal is consistent with the criterion.

	square feet to 14,500 square feet. *In highly constrained areas individual lots may be smaller. The Low Density SFR designation allows for parks. The Low Density SFR designation allows for neighborhood scale retail and commercial developments along arterials.*	
b. The proposal conforms to the site and design requirements set forth in this title. No final subdivision or short subdivision shall be approved unless the requirements are met;	The proposal conforms to all of the site requirements set forth in MMC Title 22, Unified Development Regulations, including but not limited to MMC 22.42 Design Standards.	The proposal is consistent with the criterion.
c. The proposed street system and pedestrian system conform to the Monroe comprehensive plan, Chapter 22.42 MMC, Design Standards, and applicable public works design standards, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of vehicular and pedestrian traffic;	The proposed streets and pedestrian circulation system have been reviewed by planning and engineering staff, and, as described in this staff report, are consistent with the Monroe comprehensive plan, Chapter 22.42 MMC, and applicable public works design standards. The layout also provides for the safe, orderly and efficient circulation of vehicular and pedestrian traffic.	The proposal is consistent with the criterion.
d. The proposed subdivision or short subdivision will be adequately served with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;	The proposed plat will be served by City water and sewer. The facilities have adequate capacity to accommodate the additional units. Exhibit 7B from Snohomish County Public Utility District # 1 verifies that there is sufficient electrical system capacity for the proposed development.	The proposal is consistent with the criterion.
e. The layout of lots, and their size and dimensions, takes into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;	The subject site does not have any identified critical areas, including those classified as geohazards. Therefore, topographic disruption will be minimal. MMC 22.42.020 requires that the development take into consideration the natural terrain. The development, in conjunction with the Architectural Plans (Exhibit 15) ensure that the project conforms to these standards. The vegetation on site is comprised mainly of grasses, and the proposed landscaping plan will provide a greater diversity of vegetation. The layout of the development will accommodate 33 dwelling units, which is within the maximum allowed density for the R4 zoning district.	The proposal is consistent with the criterion.
f. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected; and	As stated above, no geohazards have been identified on the subject site. However, soil amendments designed to handle the additional load of the development will be used when necessary. The proposed plat is designed to be accessed from 137th Street SE, which appears to be the only feasible location for points of ingress and egress. Internal streets have been designed to maximize vehicle and pedestrian circulation.	The proposal is consistent with the criterion.

g. Lack of compliance with the criteria set forth in this section and in subsection (B) of this section, Subdivision Standards, shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.	Staff finds that the proposal complies with the review criteria in MMC 22.68.040(B) and recommends that preliminary approval be granted.	The proposal is consistent with the criterion.

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

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

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

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

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

The public interest would be served by the subdivision and dedication, provided that the subdivision and dedication were developed under the provisions for the current zoning district (R4). Under this scenario, an existing parcel in the City would be developed allowing for efficient provision of public services, consistent with densities identified in the Monroe 2015-2035 Comprehensive Plan.

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

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

The preliminary plat map (Exhibit 3) confirms that the preliminary plat application includes provisions for the public health. The Staff Analysis addresses the provisions made for safety and general welfare, including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks that assure safe walking conditions for students who only walk to and from school.

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

The proposed preliminary plat includes provisions for the public health, safety, and general welfare including open spaces, drainage ways, streets or roads, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks. The Monroe School District will bus students to the applicable public schools. The subject proposal does not include dedication of a public park. Private open space has been provided in Tract A. Required site improvements and impact fees will be required as conditions of plat approval.

9. Design Standards:
   Pursuant to MMC 22.42.020, the Design Standards in MMC 22.42 shall apply to all new developments and/or construction, including long or short subdivision. At the time of building permit review, building permits will be reviewed against MMC 22.42.060 Single-Family residential design standards, as conditioned below.

10. Critical Areas:
    The City's critical areas map does not indicate critical areas on the subject site. In addition, the applicant's consultant, Soundview Consultants, provided a report dated June 2021 confirming that no critical areas were present on site. City staff concurs what that determination.

11. Utilities:
    There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed subdivision. All lots will connect to the City's water and sewer system. The applicant is proposing to connect to existing water lines in the 136th Place SE and 137th Street SE rights-of-way and the sewer to an existing sewer main in Rainier View Road, all in accordance with the current City's Public Works Design and Construction Standards. The conceptual utilities plan is attached Exhibit 3.

The applicant will design stormwater improvements to meet the requirements of the 2014 Department of Ecology Storm Water Management Manual for Western Washington as administered by the City Engineer. The preliminary design employs the use of a detention vault to reduce the rate of stormwater runoff leaving the plat and meet stormwater quality standards. Any future permitted activities, such as building permits, will also have to comply with the provisions of the Storm Water Management Manual in effect at the time of the vesting of the permit application.

12. Streets and Traffic:
Access to the subdivision is proposed via 137th Street SE. The Traffic Impact Analysis prepared by Gibson Traffic Consultants, Inc. with a reception date of December 14, 2021 concludes that the proposal does not cause the City's streets to fall below the adopted level-of-service standards. (Exhibit 14).

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

Impacts to the City's transportation system are mitigated through the collection of traffic mitigation fees. In accordance with the City's traffic impact fee program under MMC Chapter 3.54, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the City. Traffic impact fees shall be paid in accordance with MMC Chapter 3.54 and shall be based on the amount in effect at the time of payment. Frontage improvements and paving, including curb, gutter, sidewalk, and street trees shall be installed along all streets within the subdivision in accordance with the City's Public Works Design and Construction Standards.

New streets comply with MMC 22.42.050 New Street Design.

13. Park and Recreation Usable Open Space:
Per MMC 22.42, Open Space requirements do not apply to single family residential developments. However, the proposal includes 49,642 square feet of grass open space at the south of the subject site.

Impacts to the City park and recreation system from the anticipated additional public park users will be mitigated. In accordance with the City's park impact mitigation fees established under MMC Chapter 3.52, impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. Park impact fees shall be paid in accordance with MMC 3.52. Park impact fees shall be based on the fee amount in effect at the time of payment.

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

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

Table Notes:

1. Garages shall not count toward this parking requirement.

2. This requirement is in addition to those established for individual dwelling units in this table.

The proposed subdivision provides for a minimum of 2 spaces per unit. The total required parking spaces is 71 off-street spaces located outside of garages. Parking allocations will be reviewed during building permit review.

15. Schools:
Impacts to the Monroe Public Schools and the Snohomish School District in the form of additional students are addressed through mitigation programs. The City of Monroe has adopted the Monroe and Snohomish School Districts' 2018 - 2023 Capital Facilities Plan and imposes impact fees for schools in accordance with the plan and MMC Chapter 3.50. School impact fees require a standard fee amount per dwelling unit as a condition of residential development within the city. School impact fees are based on the amount in effect at the time of payment.

16. Impact Fees and Capital Improvements:
RCW 58.17.110(2) requires the City to make a finding that the proposed subdivision assures "safe walking conditions for students who only walk to and from school." Students within the development will be bussed from streets near the development to the appropriate Elementary and Middle Schools and Monroe High School by the Monroe School District. There are existing sidewalks adjacent to the subject property, and, as shown in Exhibit 3, sidewalks will be installed throughout the plat to provide for pedestrian circulation and safe walking conditions.

17. Impact Fees and Capital Improvements:
Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees, and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 3.50, 3.52, and 3.54.

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

E. CONCLUSIONS OF LAW

1. The City of Monroe 2015-2035 Comprehensive Plan Future Plan Map designation for the site is "Low Density SFR," which assumes an approximate gross density of 3-5 dwelling units per acre. The site's present zoning designation of Single-Family Residential – 4 Units per Acre (R4) is in compliance with the future land use designation adopted in the current Comprehensive Plan.
2. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development goals and policies outlined in the Monroe 2015-2035 Comprehensive Plan.
3. The proposed subdivision, as conditioned herein, will be consistent with the pertinent development standards outlined in MMC Title 22, Unified Development Regulations.
4. The proposed subdivision, as conditioned herein, will make appropriate provisions for public use and interest, health, safety, and general welfare.
5. The proposed preliminary plat as conditioned meets all MMC requirements for a subdivision.
6. The preliminary plat should be approved subject to the conditions noted below.
7. The preliminary plat approval shall expire five years from the date of Hearing Examiner approval.

F. STAFF RECOMMENDATION

Based on the Findings of Fact and Conclusions of Law detailed in the staff report, staff recommends that the Hearing Examiner **APPROVE** the Cooper Ridge Preliminary Plat (project number PL2021-01), subject to the following conditions of preliminary approval:

1. All improvements shall be constructed in accordance with the approved preliminary plat map (Exhibit 3). Minor modifications of the plans submitted, as described in MMC 22.68.040(G), may be approved by the Community Development Director or his/her designee if the modifications do not change the Findings of Fact or the Conditions of Approval.
2. Final engineering drawings depicting the street improvements, water and sewer improvements, and drainage design shall be submitted to the City's Public Works Director for final review and approval before issuance of any grading permits. The street, water and sewer, and drainage improvements shall be designed in accordance with the City's most current Public Works Design and Construction Standards. The final engineering drawings shall include the design and details for all retaining walls.
3. The project shall implement all of the applicable recommendations contained in the following technical reports submitted to the City:
   a. Preliminary Stormwater Report prepared by Barghausen & Associates, dated June 9, 2021 and revised October 8, 2021. (Exhibit 12)
   b. Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC, dated April 23, 2021 (Exhibit 13) and Geotechnical Addendum prepared by Earth Solutions NW, LLC dated September 27, 2021 (Exhibit 13A).

DESIGN STANDARDS

1. At the time of building permit review, all building permits shall comply with the provisions outlined in MMC 22.42.060 and MMC 22.44.050.

CLEARING AND GRADING

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

STORM DRAINAGE IMPROVEMENTS

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

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

ROAD IMPROVEMENTS

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

LANDSCAPING

1. Street trees shall be provided per the approved landscape plan (Exhibit 11). Street trees shall be planted when a street frontage is fully owner occupied and as directed by the City of Monroe. The City will coordinate tree plantings to the most favorable time of the year for plant survival. All street frontage landscaping/irrigation improvements shall be bonded until such time that housing construction is completed and bonded work may be completed without risk of construction damage.
2. Irrigation is required for all street trees and newly planted vegetation. The applicant shall construct said irrigation system as consistent with a City-approved irrigation plan prior to construction.

FIRE

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

FEES

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

and materials for a period of 24 months after acceptance of those improvements by the City. The warranty amount shall be equal to ten (10) percent of the costs of the improvements, as determined by the Public Works Director. The surety shall be submitted to and approved by the City of Monroe and executed prior to final plat approval.

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

FINAL PLAT

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

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

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

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

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

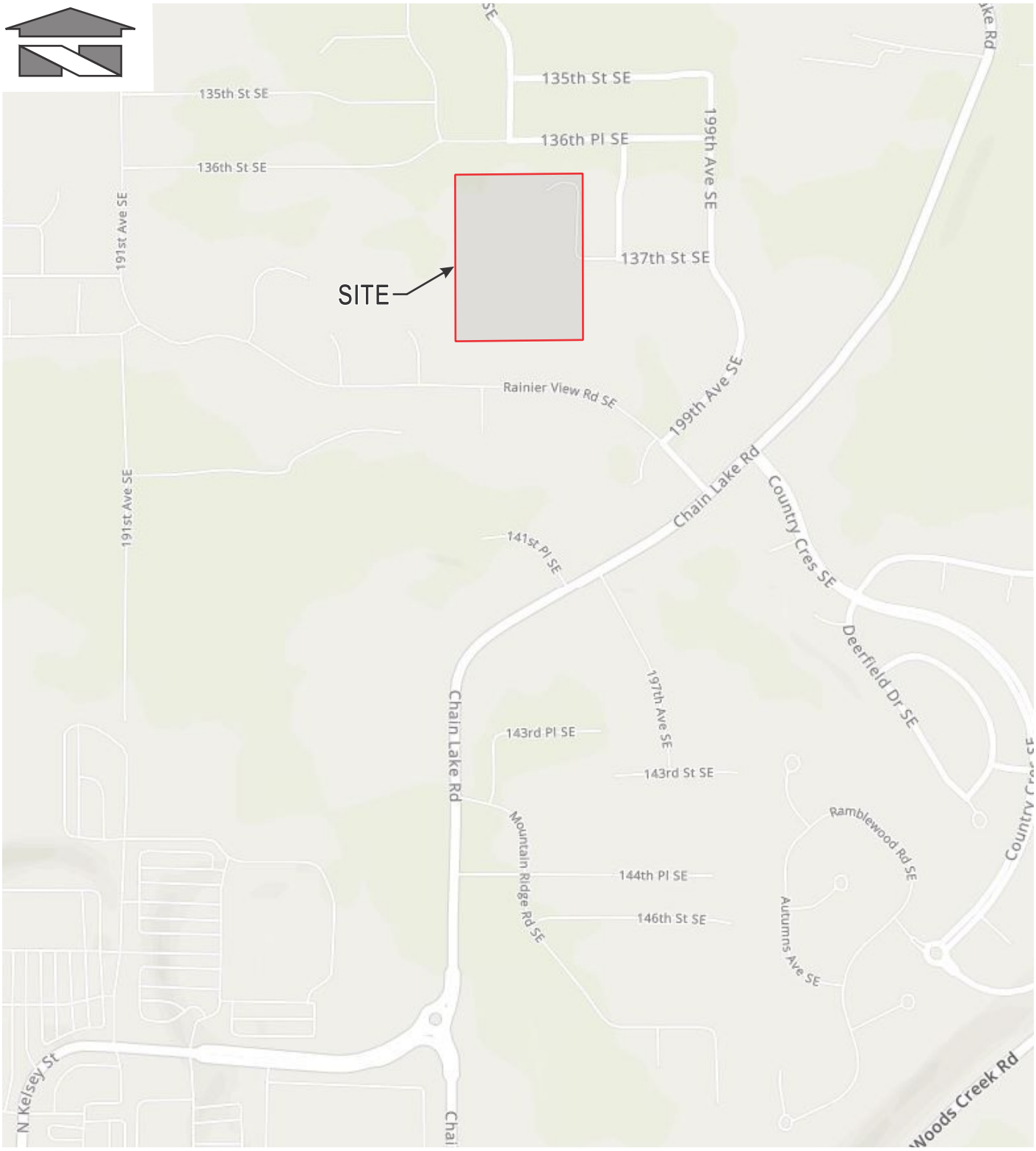
7. The final plat shall provide space for the approving signatures of the zoning administrator, city engineer, and the mayor. The city clerk shall attest the signatures.

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

MISCELLANEOUS

1. Preliminary plat approval shall be effective for a maximum time period of five years upon which a final plat that meets all conditions of the preliminary plat approval must be submitted, in accordance with MMC 22.68.040(A)(5)(c)
2. If applicable, at the time of final plat submittal the developer shall submit a group mailbox plan, approved by the U.S. Post Office, to the Planning Department for final addressing.
3. Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.
4. The developer shall submit a copy of the final plat to the Snohomish County Assessor's at 3000 Rockefeller Avenue, Everett, WA 98201-4060 for recording.
5. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Monroe.
6. If at any time during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
7. Pursuant to MMC 6.04.055(B)(1), construction noise is not allowed Monday through Friday between the hours of 8 P.M. and 7 A.M., and from 8 P.M. and 9:00 A.M. on the weekend.
8. All signs, if any, shown on the approved plans for the subdivision are for illustrative purposes only. Pursuant to Monroe Municipal Code 22.50, a sign permit must be obtained for the placement of any non-exempt signage. An application for a sign permit shall include an approved site plan specifying the location of all signs.
9. The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting construction.

EXHIBIT 2



REFERENCE: MapQuest (2021)

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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

For:
Cooper Ridge
Monroe, Washington

Job Number
21609

Title:
VICINITY MAP

DATE: 5/21/21

RECEIVED
06/28/2021
CITY OF MONROE

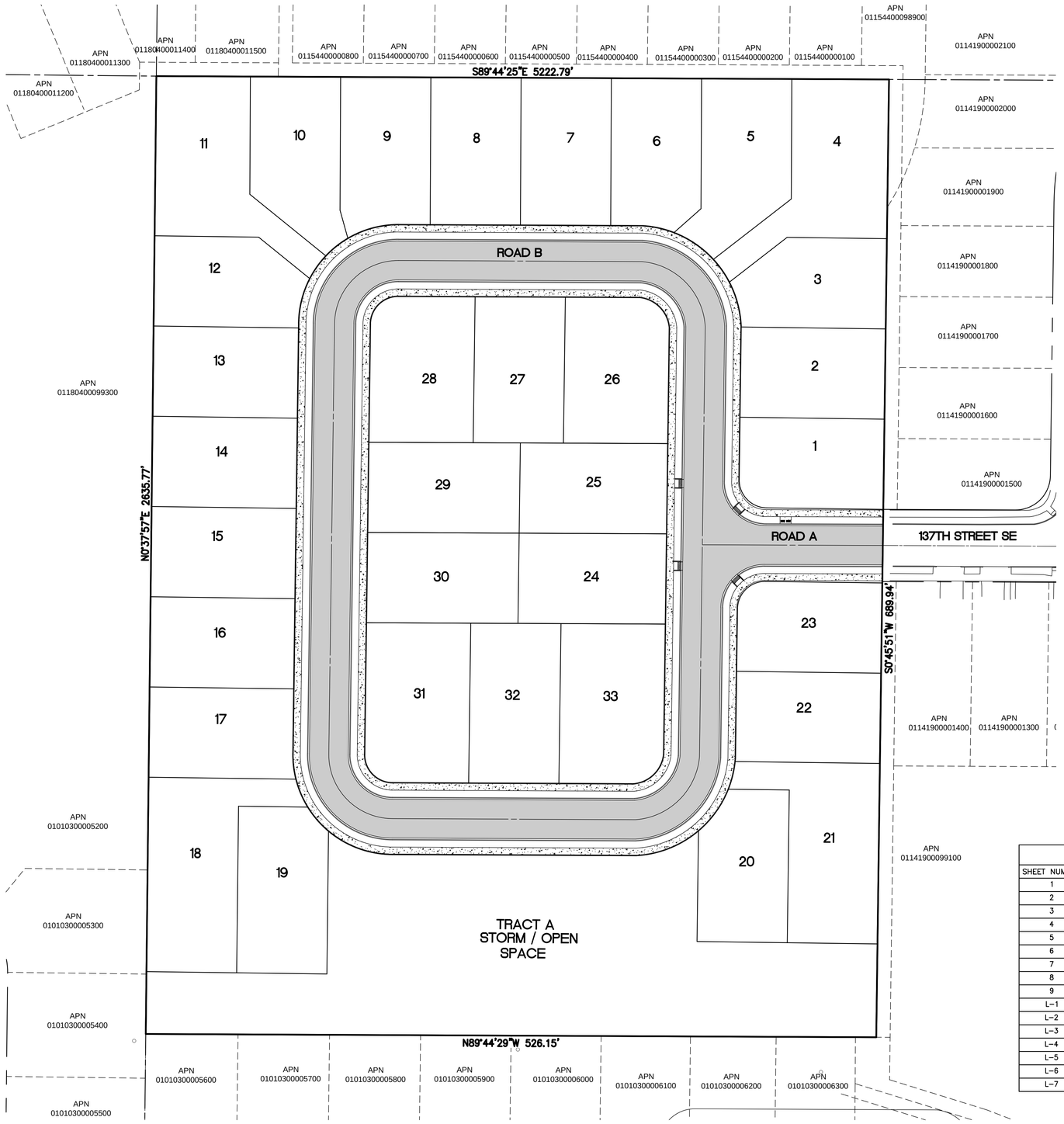
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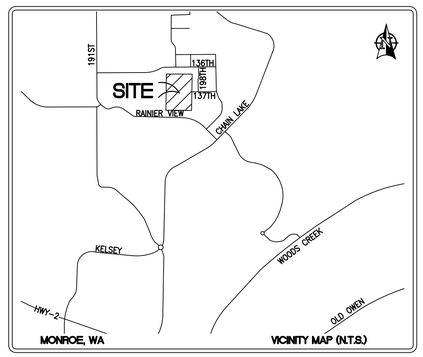
EXHIBIT 3

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
12/14/2021
CITY OF MONROE





NOTES

1. SITE AREA: 363,541 SF (8.35± AC.)
2. SITE ADDRESS: 19785 137TH STREET SOUTHEAST MONROE, WA 98272
3. TAX PARCEL NUMBER: 28073100203800
4. EXISTING USE: SINGLE FAMILY RESIDENCE
5. PROPOSED USE: 33 SINGLE FAMILY LOTS
6. EXISTING ZONING: R4 (4 DU/ACRE)
7. EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
8. PROPOSED MIN. LOT WIDTH: 65 FEET
9. REQUIRED MIN. LOT WIDTH: 40 FEET
10. PROPOSED MINIMUM LOT AREA: 6,481 S.F.
11. PROPOSED AVERAGE LOT SIZE 7,358 S.F.
12. MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (22.16.30 MMC) (8.35 X 4 = 33.4)
13. PROPOSED LOTS: 33
12. 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
13. MAX BASE HEIGHT OF BUILDINGS: 35 FEET (22.16.040 MMC)
14. MAX LOT COVERAGE: 50 PERCENT (22.16.040 MMC)
15. TOTAL LOT AREA: 242,814 S.F. (5.58 AC)
16. TOTAL TRACT AREA: 49,692 S.F. (1.14 AC)
17. TOTAL R.O.W. AREA: 70,898 S.F. (1.63 AC)
18. 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
CONTRACT: SCOTT RIEGEL, L.G., L.E.G.

TRAFFIC

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

EARTHWORK QUANTITIES

CUT= 32,600 CY
FILL= 22,300 CY
NET= 10,300 CY (CUT)

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

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 STORM OUTLET PROFILE
6	PRELIMINARY WATER AND SEWER
7	EXISTING CONDITIONS
8	EXISTING CONDITIONS
9	EXISTING CONDITIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN

LEGEND:

PROPOSED:

- ASPHALT
- CONCRETE
- GRAVEL
- PROP. CONTOUR MAJOR 460
- PROP. CONTOUR MINOR 459
- WATER LINE W
- SEWER LINE SS
- STORM LINE
- WATER METER
- WATER TEE
- WATER 45 DEGREE BEND
- FIRE HYDRANT
- SEWER CLEANOUT
- SEWER MANHOLE
- TYPE 1 STORM CB
- TYPE 2 STORM CB
- FENCE
- ROAD CENTERLINE
- RETAINING WALL
- ADA RAMP

EXISTING:

- POWER VAULT
- LUMINAIRE (LUM.)
- POWER POLE
- JUNCTION BOX (AS NOTED)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER METER
- SIGN
- MAILBOX
- SURVEY MONUMENT (AS NOTED)
- BENCHMARK
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- CONCRETE
- GRAVEL
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- GAS LINE
- TELEPHONE UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- EXISTING ROCKERY
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREE
- ADJACENT PARCEL LINE

N

0 20' 40' 80'
SCALE: 1"=40'

No.	Date	By	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: **COVER SHEET**

COOPER RIDGE

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

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED PROFESSIONAL ENGINEER
12/13/21

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

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

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

Job Number 21609

Sheet 1 of 9

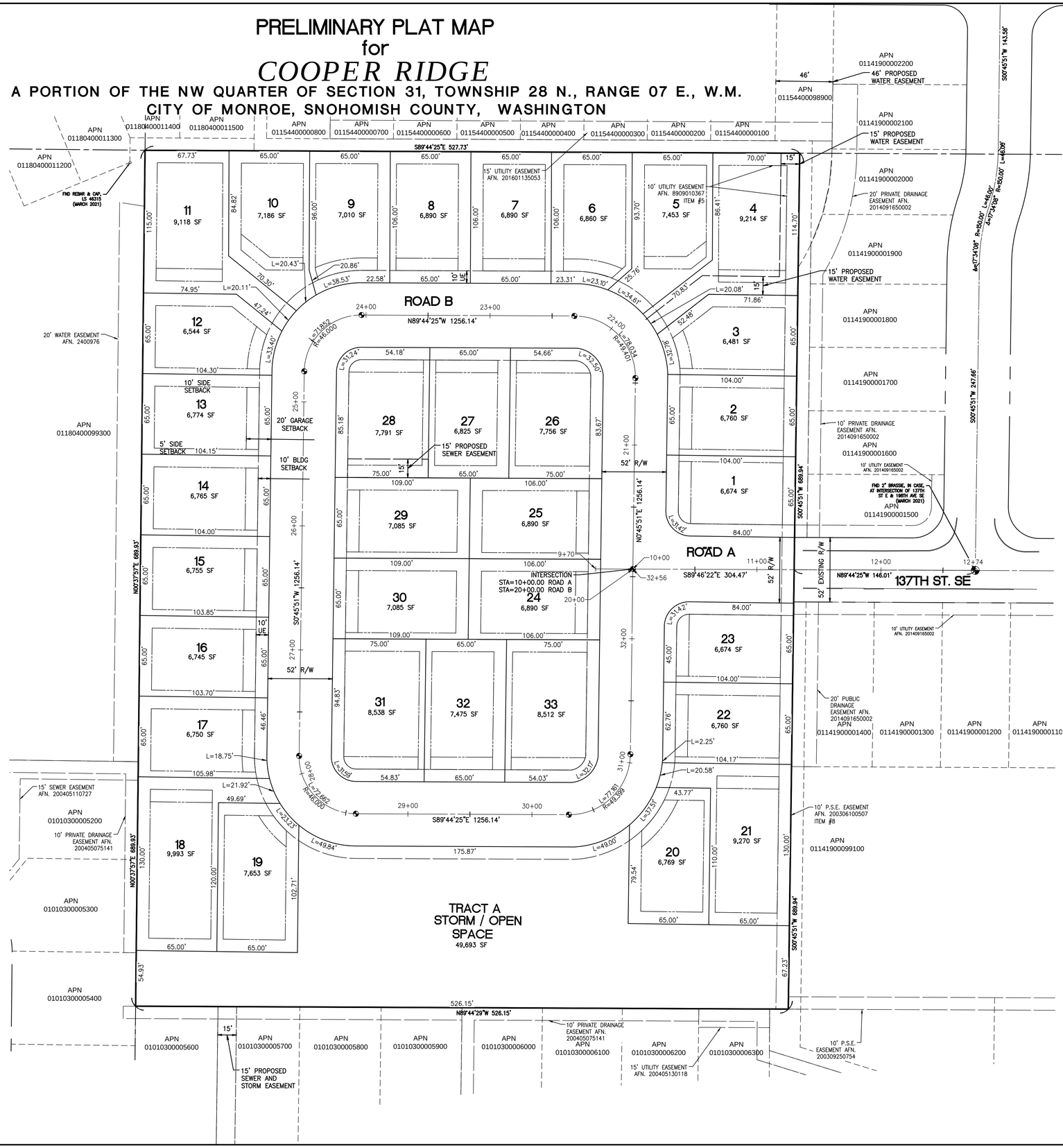
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EXHIBIT 3

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

N

0 20' 40'
1" = 40'



TRACT AREA TABLE		
TRACT	AREA	USE
A	49,693 SF	DRAINAGE FACILITY/OPEN SPACE
TOTAL TRACT AREA		49,693 SF, 1.14 AC

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

No.	Date	By	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: PRELIMINARY PLAT MAP

COOPER RIDGE

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

CARL V. SISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER
12/13/21

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

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

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

Job Number 21609

Sheet 2 of 9

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EXHIBIT 3

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

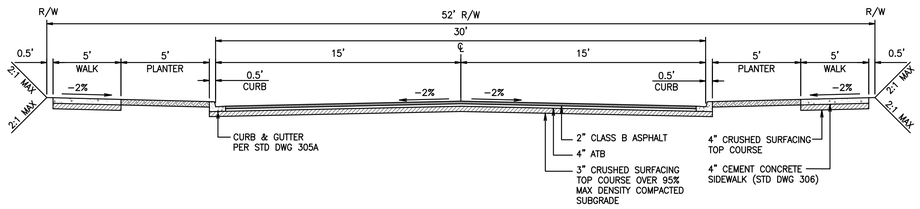
COMBINED DETENTION AND WATER QUALITY VAULT

BOTTOM OF LID EL = 266.50
DESIGN WATER SURFACE EL = 266.00
WATER QUALITY WATER SURFACE EL = 258.00
TOP OF SEDIMENT STORAGE EL = 255.00
BOTTOM OF VAULT EL = 254.00

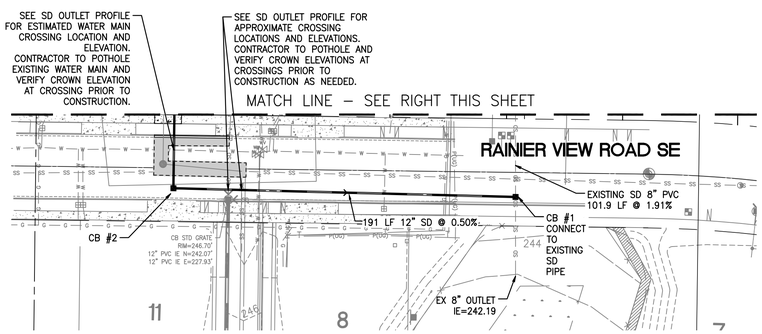
DETENTION VOLUME REQUIRED = 127,040 CF
DETENTION VOLUME PROVIDED = 128,000 CF
WATER QUALITY VOLUME REQUIRED = 28,200 CF
WATER QUALITY VOLUME PROVIDED = 48,000 CF

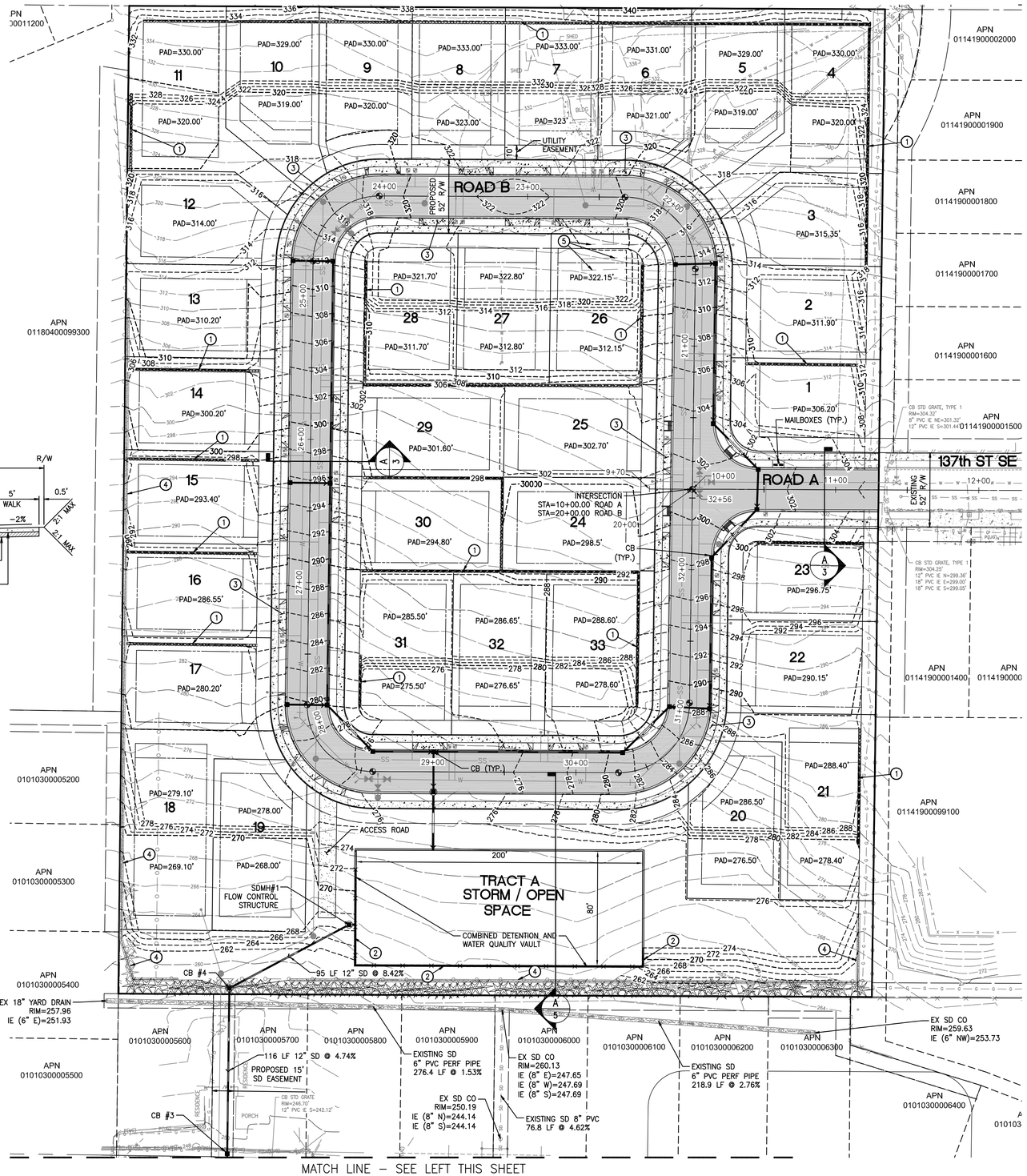
KEY NOTES

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.)
4. INTERCEPTOR TRENCH
5. EXISTING SEPTIC DRAINFIELD TO BE ABANDONED IN ACCORDANCE WITH DEPT OF HEALTH



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





N
0 20' 40'
1" = 40'

No.	Date	By	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: **PRELIMINARY GRADING AND DRAINAGE PLAN**

COOPER RIDGE

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

CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER
12/13/21

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

Designed CV Drawn BMS Checked CV Approved CV Date 10/6/21

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

Job Number 21609

Sheet 3 of 9

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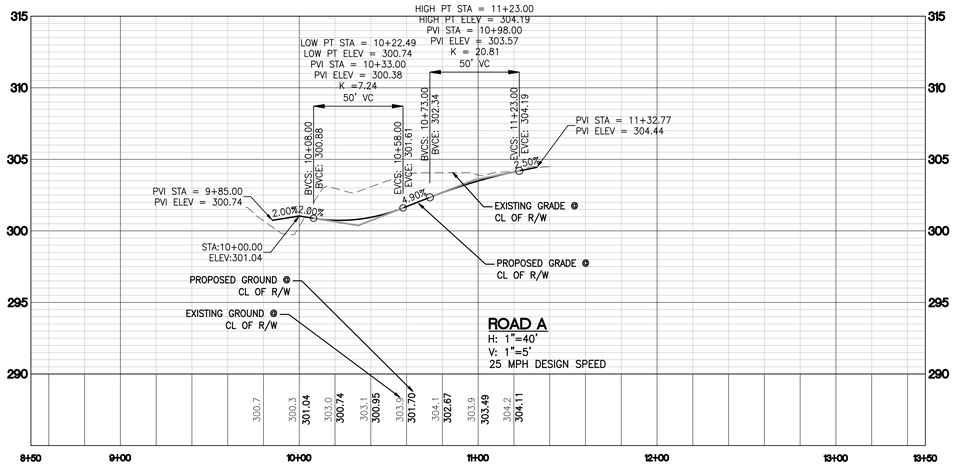
EXHIBIT 3

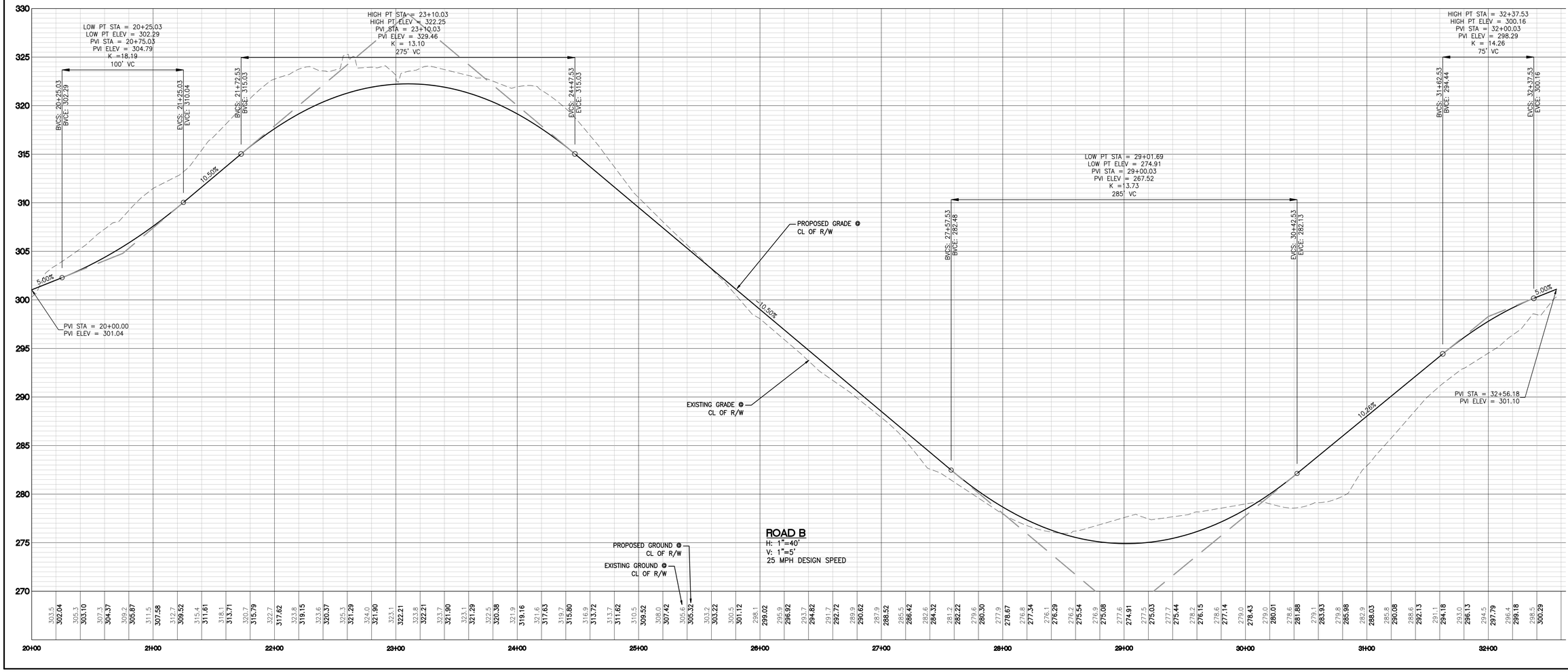
PRELIMINARY ROAD PROFILES

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	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: **PRELIMINARY ROAD PROFILES**

COOPER RIDGE

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

CARA V. ISINTAINER
STATE OF WASHINGTON
42841
REGISTERED PROFESSIONAL ENGINEER
12/13/21

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

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

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

Job Number 21609

Sheet 4 of 9

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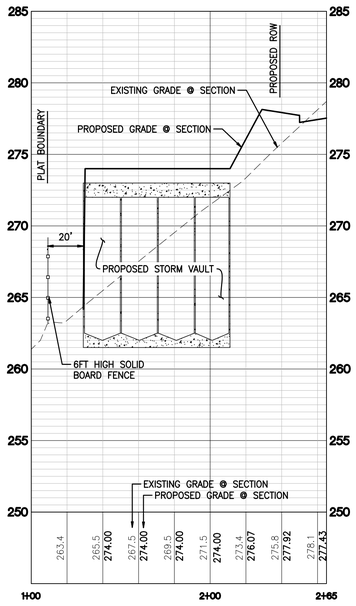
EXHIBIT 3

PRELIMINARY STORM OUTLET PROFILE

for

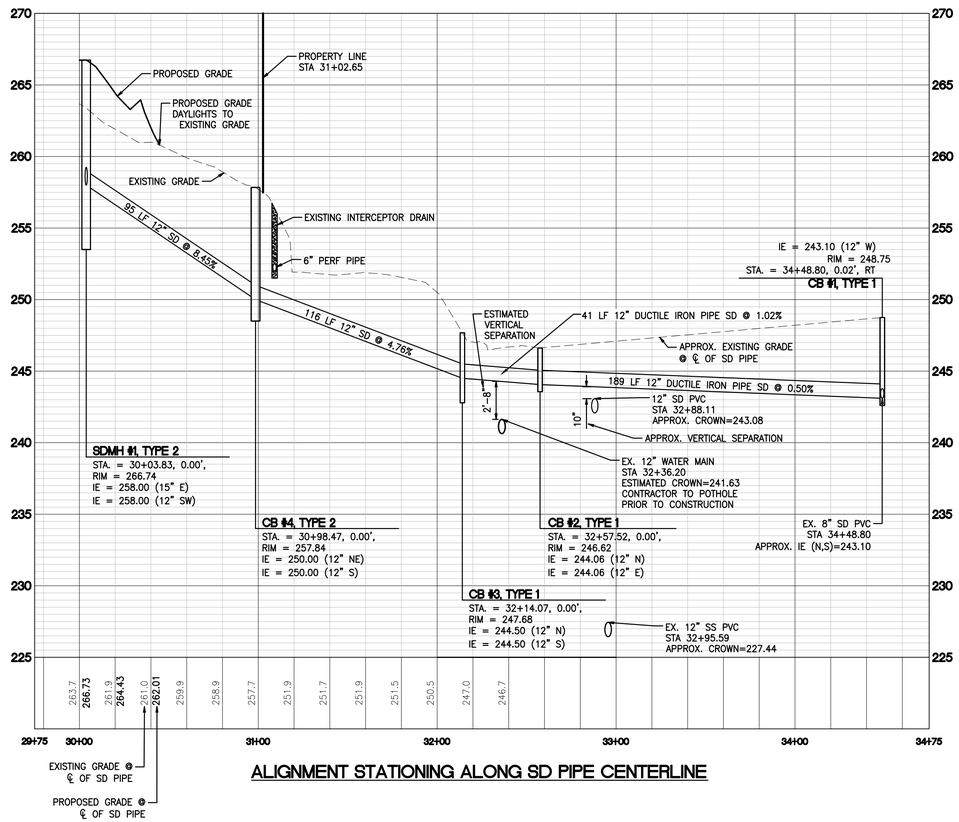
COOPER RIDGE

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



SECTION A - VAULT PROFILE

SEE SHEET 3 FOR LOCATION



ALIGNMENT STATIONING ALONG SD PIPE CENTERLINE

No.	Date	By	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: **PRELIMINARY STORM OUTLET PROFILE**

COOPER RIDGE

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

CARL V. SISINTANER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER — 12/13/21

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

Designed CV Drawn BMS Checked CV Approved CV Date 10/6/21

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

Job Number 21609

Sheet 5 of 9

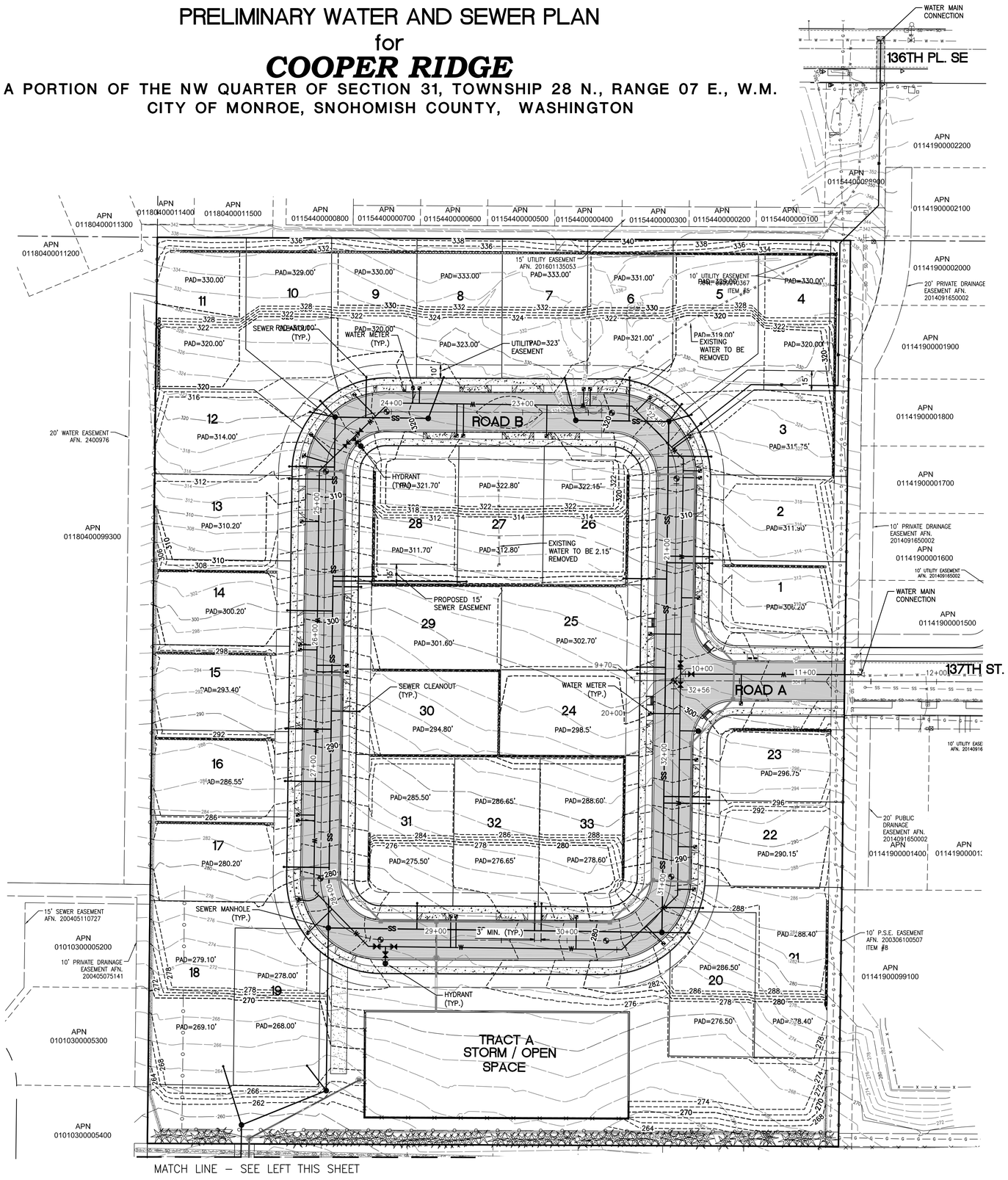
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EXHIBIT 3

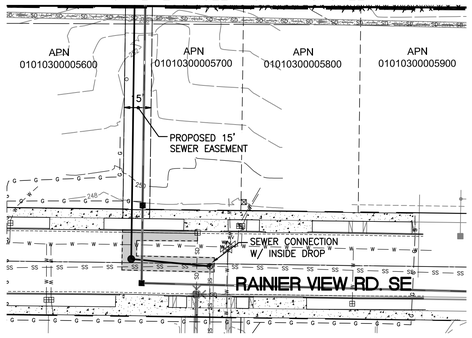
PRELIMINARY WATER AND SEWER PLAN
for
COOPER RIDGE
A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

N

0 20' 40' 80'
SCALE: 1"=40'



MATCH LINE – SEE RIGHT THIS SHEET



MATCH LINE – SEE LEFT THIS SHEET

No.	Date	By	Ckd.	Appr.	Revision
2	12/2/21	MSC	CMV	CMV	REVISED PER CITY COMMENTS
1	10/13/21	BMS	CMV	CMV	REVISED PER CITY COMMENTS

Title: **PRELIMINARY WATER AND SEWER PLAN**

COOPER RIDGE

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

CARY V. SISTANINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER
12/13/21

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

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

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

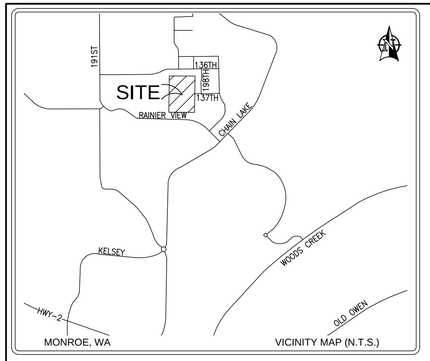
Job Number 21609

Sheet 6 of 9

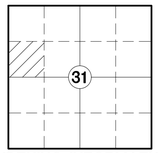
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EXHIBIT 3

BOUNDARY AND TOPOGRAPHIC SURVEY
COOPER RIDGE



TWP. 28N R.7E



INDEXING INFORMATION
N.T.S.

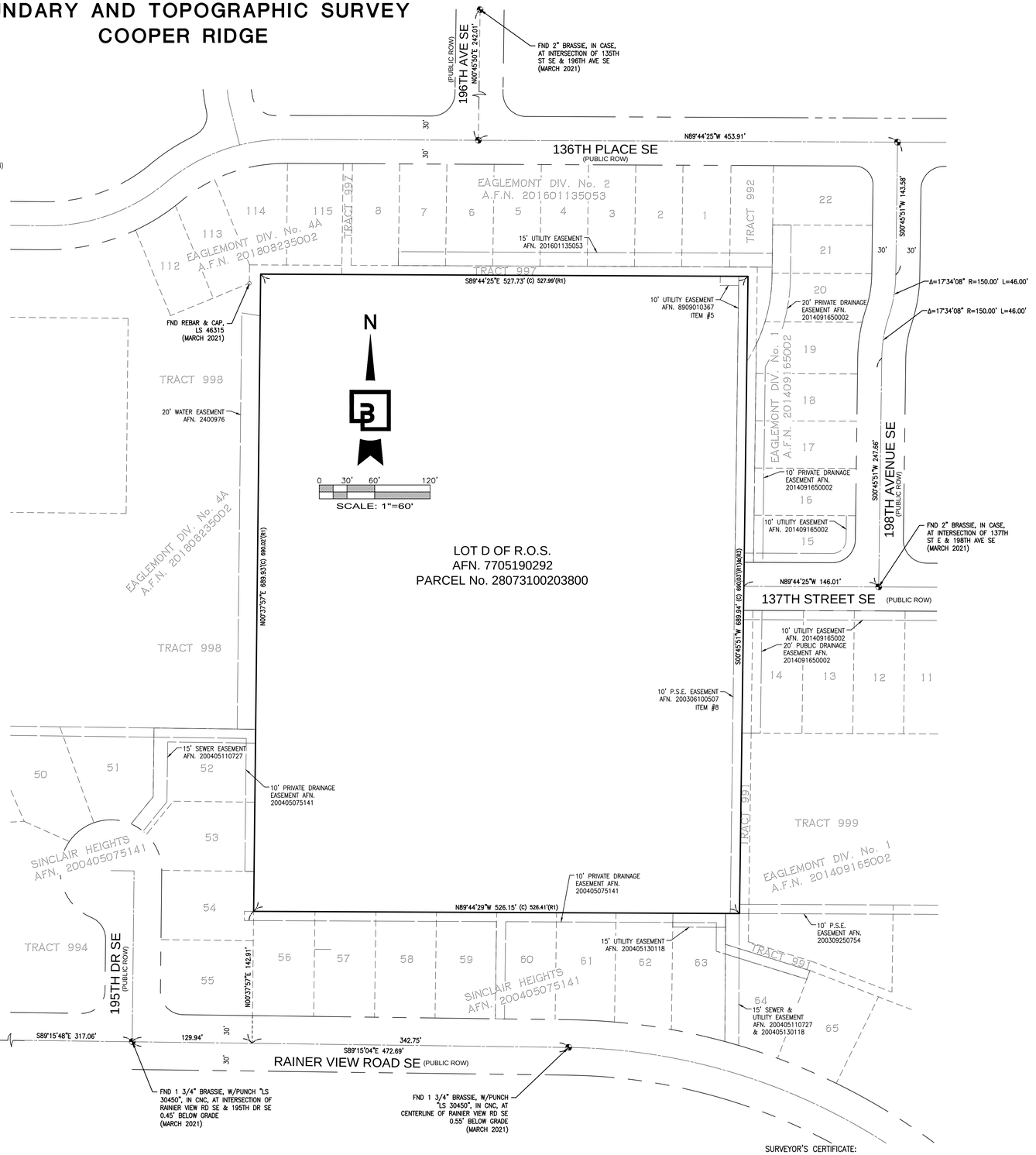
LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- (7) 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:
1. BOUNDARY LINE ADJUSTMENT – AFN. 7705190292 (1977)
2. SINCLAIR HEIGHTS – AFN. 200405075141 (2004)
3. EAGLEMONT DIVISION NO. 1 – AFN. 201409165002 (2014)
4. EAGLEMONT DIVISION NO. 2 – AFN. 201601135053 (2016)
5. 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 OCCUPATIONAL 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.

SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)

1. RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 521979. (FLICKNER'S RETAINED OIL, GASS, MINERAL, AND OTHER RIGHTS DISCLOSED IN DOCUMENT)

2. 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.: 7808080272
RECORDING NO.: 7808090176
RECORDING NO.: 7808120287
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,
PERMITTEES 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, 1996
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)

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

No.	Date	By	Ckd.	Appr.	Revision

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"=60' Vertical

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

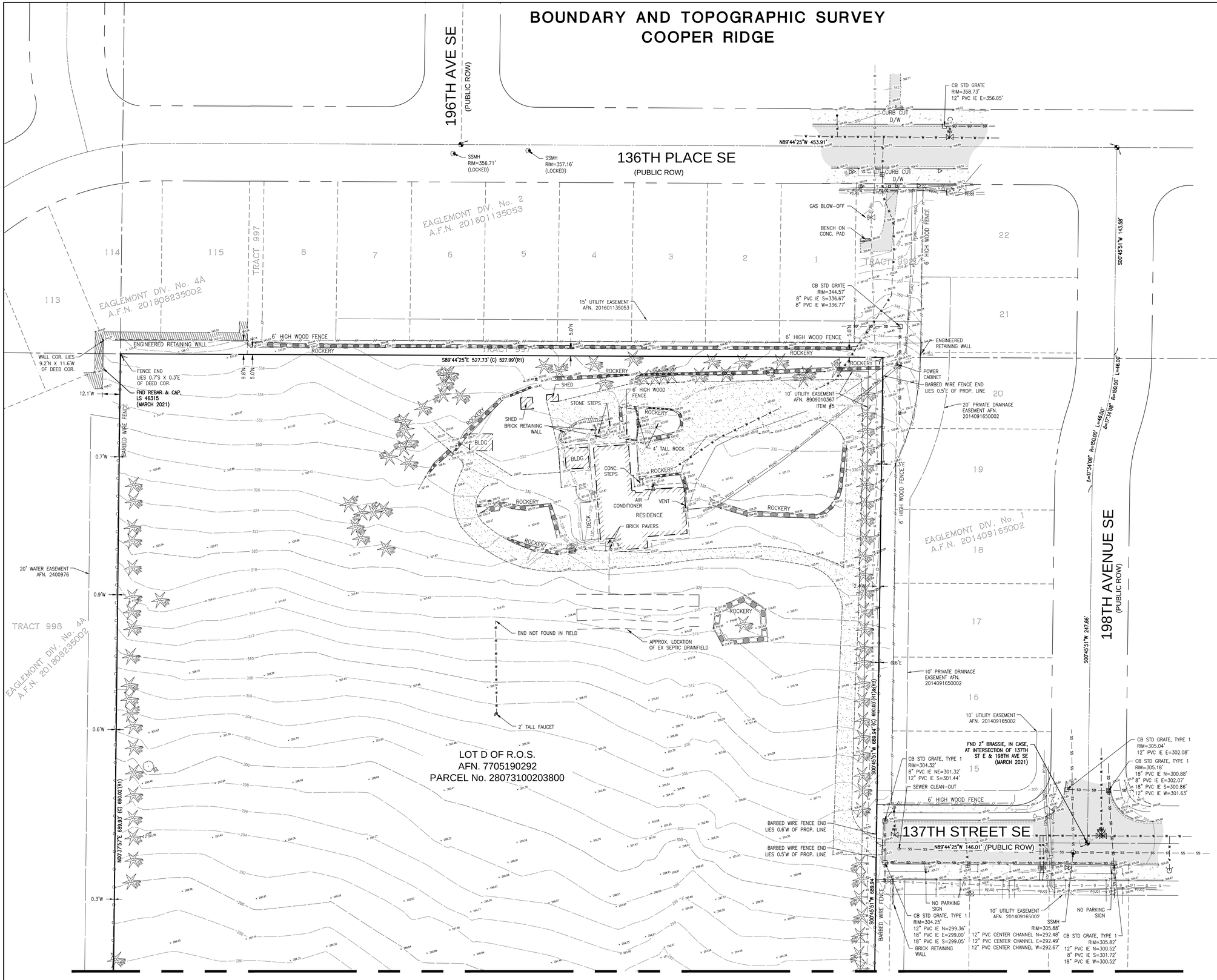
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21609
Sheet 7 of 9

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EXHIBIT 3

BOUNDARY AND TOPOGRAPHIC SURVEY
COOPER RIDGE



MATCH LINE: CONTINUE ON SHEET 3

N

0 15' 30' 60'

SCALE: 1"=30'

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
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- 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
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ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
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(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

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

Scale: Horizontal 1"=30' Vertical

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

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

Job Number 21609

Sheet 8 of 9

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EXHIBIT 3

BOUNDARY AND TOPOGRAPHIC SURVEY
COOPER RIDGE

MATCH LINE: CONTINUE ON SHEET 2

N

0 15' 30' 60'

SCALE: 1"=30'

TRACT 998

END OF BARBED WIRE FENCE LIES 0.1'W OF PROP. LINE

END OF WOOD FENCE LIES 0.7'E OF PROP. LINE

26.2'E

BARBED WIRE FENCE

6' HIGH WOOD FENCE

15' SEWER EASEMENT AFN. 200405110727

10' PRIVATE DRAINAGE EASEMENT AFN. 200405075141

(C) 690.02'(R1)

N00°37'57"E 689.93'

0.8'E

SINCLAIR HEIGHTS AFN. 200405075141

LOT D OF R.O.S. AFN. 7705190292 PARCEL No. 28073100203800

26.3'

WOOD FENCE COR. LIES 10.8'N & 26.2'E OF PROP. LINE

10.9'N

11.0'N

BARBED WIRE FENCE

N89°44'29"W 526.15'(C) 526.41'(R1)

WOOD FENCE CORNER LIES 0.4'N X 0.7'E OF PROP. COR

KEYSTONE RETAINING WALL

YARD DRAIN

17.8'

GATE

GATE

RESIDENCE

PORCH

CB STD GRADE RIM=246.70' 12" PVC IE S=242.12'

COMMUNITY MAILBOXES

0.3'N

0.9'N

10' P.S.E. EASEMENT AFN. 200306100507 ITEM #8.

20' PUBLIC DRAINAGE EASEMENT AFN. 2014091650002

BARBED WIRE FENCE ON PROP. LINE

TRACT 991

TRACT 999

6' HIGH CHAIN LINK FENCE

TOP

EAGLEMONT DIV. No. 1 A.F.N. 201409165002

S00°45'51"W 689.84'(R1)(R3)

TOE

BARBED WIRE FENCE END LIES ON PROP. LINE

BARBED WIRE FENCE END LIES 0.5'N OF PROP. COR

BARBED WIRE FENCE POST

3' TALL PLASTIC FENCE

10' P.S.E. EASEMENT AFN. 200309250754

15' UTILITY EASEMENT AFN. 200405130118

WOOD FENCE CORNER LIES 0.6'N OF PROP. LINE

6' TALL WOOD FENCE

15' SEWER & UTILITY EASEMENT AFN. 200405110727 & 200405130118

SSMH RIM=249.49' 12" PVC CENTER CHANNEL E=238.61' 12" PVC CENTER CHANNEL W=238.51'

195TH DR SE (PUBLIC ROW)

FND 1 3/4" BRASSIE, W/PUNCH "LS 30450", IN CNC, AT INTERSECTION OF RAINER VIEW RD SE & 195TH DR SE 0.45' BELOW GRADE (MARCH 2021)

RAINER VIEW ROAD SE (PUBLIC ROW)

S89°15'04"E 472.69'

SSMH RIM=244.91' 12" PVC CENTER CHANNEL N=230.32' 12" PVC CENTER CHANNEL E=230.17' 12" PVC CENTER CHANNEL W=230.42'

CB STD GRADE RIM=246.70' 12" PVC IE N=242.07' 12" PVC IE E=227.93'

SSMH RIM=247.02' 12" PVC CENTER CHANNEL E=226.84' 12" PVC CENTER CHANNEL S=226.55' 12" PVC CENTER CHANNEL W=226.90

SPEED LIMIT SIGN

FND 1 3/4" BRASSIE, W/PUNCH "LS 30450", IN CNC, AT CENTERLINE OF RAINIER VIEW RD SE 0.55' BELOW GRADE (MARCH 2021)

LEGEND

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- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
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425.251.6222 barghausen.com

Job Number 21609

Sheet 9 of 9

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Authentisign ID: 5DA20195-CBC6-4290-88C5-71D35EEB0ED3

EXHIBIT 4

MONROE
WASHINGTON

Community Development
Permit Division

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

FOR OFFICE USE ONLY
PERMIT FILE # _____
APPLICATION # _____
SEPA # _____

COMBINED PERMIT APPLICATION

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

Building

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

Operations

- ☐ Engineering Review
- ☐ Fencing
- ☐ Grading
- ☐ Retaining wall
- ☐ Rockery
- ☐ Right-of-Way Disturbance
- ☐ Utility Service
- ☐ Other _____

Fire

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

Land Use

- ☐ Type I Permit
- ☐ Type II Permit
- ☒ Type III Permit
- ☐ Type IV Permit
- ☐ See permit types listed on attached form
- ☐ Other _____

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

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 19785 137th Street Southeast

Size of site (acre/square feet): 8.35 AC / 363,541 SF

Assessor's Tax Parcel Number (14 digits): 28073100203800

Applicant: PROSPECT DEVELOPMENT, LLC Phone # (206) 276-7526

*Signature: Authentisign Justin Holland 6/7/2021 3:51:38 PM PDT Printed Name: JUSTIN HOLLAND

Mailing Address: 2913 5TH AVENUE NE, SUITE 201 Fax # (____) _____

City PUYALLUP State WA Zip 98372 E-mail JUSTIN@PROSPECTDEVELOP.COM

Property Owner: Chebuhar Family Trust Phone # (708) 352-9814

**Signature: Authentisign 6/7/2021 2:55:07 PM PDT Printed Name: Thomas Chebuhar, Trustee

Mailing Address: 19785 137th Street SE Fax # (____) _____

City Monroe State WA Zip _____ E-mail thomaschebuhar@gmail.com

Attach a separate sheet for additional property owners/additional addresses

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

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

EXHIBIT 4

City of Monroe
Land Use Permit Application- Page 2

RECEIVED
06/28/2021
CITY OF MONROE

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

_____

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

Please see project narrative.

_____

_____

_____

_____

_____

_____

FOR OFFICE USE ONLY

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

Hearing Examiner Deposit required ($2,500.00): ☐
Consultant review fee (if applicable) – Deposit for estimated cost + 10% Admin fee:
_____ ☐

TOTAL FEES:_____

EXHIBIT 4

BARGHAUSEN

PROJECT NARRATIVE
PRELIMINARY PLAT OF COOPER RIDGE

Prepared by:
Barghausen Consulting Engineers, Inc.

June 9, 2021

RECEIVED
06/28/2021
CITY OF MONROE

PARCEL DATA

Parcel Nos.:	28073100203800
Gross Site Area:	±8.35 Acres
STR:	31-28N-07E
Zoning:	R4
Comprehensive Plan:	Low Density Single-Family Residence
Fire District:	Snohomish County Fire District 07
School District:	Monroe School District No. 103
Water District:	City of Monroe
Sewer District:	City of Monroe

PROPERTY DESCRIPTION

Consisting of a single parcel, the site totals 8.35 acres and has one single-family residence with multiple sheds, a gravel driveway and gravel parking areas. Access to the site is currently taken from 137th Street Southeast. The site is bound by single family residence parcels on all sides except for a portion of the west site border that is neighbored by an undeveloped parcel.

PROJECT DESCRIPTION

The project will subdivide the parcel into 33 single family residential lots, a public road, and an open space tract. The single-family lots will be accessed from a public road with a 52-foot Right-of-Way that will be constructed in accordance with City of Monroe design standards. The project will be complete with water and sewer extensions from City of Monroe Public Works, stormwater controls, retaining walls, landscaping, and recreation space.

ZONING ANALYSIS

The site is located in the City of Monroe with a zoning designation of R4 which allows a maximum of 4 dwelling units per acre. The proposed 33-lot layout meets the density and setback requirements of Chapter 22.16 of the City of Monroe Municipal Code.

The following is a list of the required bulk regulation for new development. The project as designed complies with all of these requirements.

Setbacks:	
Street:	10 feet
Garage:	20 feet
Rear:	10 feet
Side Yard:	5 feet min. per side, min. 15 feet total
Maximum Building Height:	35 feet
Maximum Lot Coverage:	50 percent

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

Minimum Allowed Lot Width: 40 feet

CRITICAL AREAS

The site does not contain any regulated critical areas.

STORMWATER

The parcel is completely cleared aside from a line of trees at the eastern and southern borders, and vegetation around the existing single-family residence. Elevation ranges from approximately 257 near the southwest corner of site to 340 in the northeast portion of site. The site has one threshold discharge area that drains south.

The site will provide basic water quality treatment and flow control with a combined detention and water quality wet vault in the southern portion of site within Tract A. The stormwater vault was designed using the Western Washington Hydrology Model (WWHM) to, at a minimum, match runoff discharges with predeveloped peaks and durations for 50 percent of the 2-year up to the 50-year storm event. All stormwater management components on site will be designed in accordance with the Department of Ecology 2012 (2014 Revision) Stormwater Management Manual for Western Washington, as adopted by the City of Monroe.

UTILITIES

The site will be served by the City of Monroe for water and sewer. A new looped water main is planned through the site to connecting to existing mains in 137th Street Southeast and 136th Place Southeast. New fire hydrants will be installed as required. A new sewer main is planned through the site to be connected to an existing manhole in Rainier View Road Southeast.

ACCESS AND ROADS

The project will construct a new public road (loop) that connects to 137th Street Southeast. The new road is designed as a local access road within a 52-foot right-of -way with 30 feet of pavement, 5-foot planters on both sides, and 5-foot sidewalks on both sides. The planters will contain both street trees and street lighting. One side of the new road will be a fire lane and the other side will allow for street parking. The new public road will meet all the design requirements of the City of Monroe Design Standards.

All lots with have their own 20-foot wide driveway that takes access from the new public road. Driveways and driveway cuts will all be designed in accordance with the City of Monroe Design Standards.

EXHIBIT 5

July 22, 2021

Prospect Development, LLC
Attn: Justin Holland
2913 5th Ave NE, Suite 201
Puyallup, WA 98372

RE: Notice of Complete Application for Copper Ridge Preliminary Plat

File No. PL2021-01

Dear Mr. Holland,

Your land use permit application which was submitted to the City of Monroe on June 22, 2021 for preliminary plat approval has been determined **COMPLETE** as of **July 20, 2021**. A complete application is not an approved application. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 22.84.040.G. If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me at (360) 863-4533 or abright@monroewa.gov.

Sincerely,

Amy Bright

Amy Bright
Associate Planner

Cc: File

EXHIBIT 6

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

NOTICE OF LAND USE APPLICATION

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

PROJECT NAME: Copper Ridge Preliminary Plat

PROJECT FILE#: PL2021-01

APPLICANT: Prospect Development, 2913 5th Ave NE, Ste 201, Puyallup, WA 98372

OWNER: Chebuhar Family Trust, 19785 137th Street SE, Monroe, WA 98272

PROJECT LOCATION: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100203800.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the R4 (Single Family Residential – 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development will take access off of 137th Street SE.

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

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

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

APPLICATION DATE: June 28, 2021 **NOTICE OF COMPLETE APPLICATION: July 20, 2021**

DATE OF NOTICE OF APPLICATION: July 30, 2021

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., August 14, 2021.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

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

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.
All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at:
http://www.monroewa.gov/1046/Copper-Ridge-Preliminary-Plat

EXHIBIT 6-A

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Maggie Boyd being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH934142 PL2021-01 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/30/2021 and ending on 07/30/2021 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $64.26.

Subscribed and sworn before me on this 30th day of July, 2021.

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

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
KIM SHAW

EXHIBIT 6-A

Classified Proof

CITY OF MONROE, WASHINGTON
NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Preliminary Plat: PROJECT NAME: Copper Ridge Preliminary Plat PROJECT FILE#: PL2021-01 APPLICANT: Prospect Development, 2913 5th Ave NE, Ste 201, Puyallup, WA 98372 OWNER: Chebuhar Family Trust, 19785 137th Street SE, Monroe, WA 98272 PROJECT LOCATION: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100203800. PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the R4 (Single Family Residential – 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development will take access off of 137th Street SE. PERMITS/APPROVALS REQUIRED: Preliminary Subdivision Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable. STUDIES REQUIRED: Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report. APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 22.84. It requires a public hearing, which will be noticed separately and conducted before the Hearing Examiner. APPLICATION DATE: June 28, 2021 NOTICE OF COMPLETE APPLICATION: July 20, 2021 DATE OF NOTICE OF APPLICATION: July 30, 2021 PUBLIC COMMENT PROCEDURE: Submit written comments on or before 5 p.m., August 12, 2021. Comments can be emailed to landuse@monroewa.gov. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. PUBLIC HEARING: A public hearing is required for this project and will be noticed separately. STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4633 or abright@monroewa.gov. All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at: http://www.monroewa.gov/1046/Copper-Ridge-Preliminary-Plat
Published: July 30, 2021. EDH934142

EXHIBIT 6-B

MONROE
WASHINGTON

AFFIDAVIT OF POSTING NOTICE OF APPLICATION (ON SITE)

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137th St. SE, Monroe WA 98272
Address

Copper Ridge Preliminary Plat - PL2021-01
Application Name and File #

I, John Axtman (print name) being first duly sworn on oath, depose and say: That on **the 30th day of July, 2021,** I posted one sign for the **Notice of Application for Copper Ridge Preliminary Plat** on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

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

John Axtman
Signed

7-30-21
Date

EXHIBIT 6-C

AFFIDAVIT OF MAILING
NOTICE OF APPLICATION

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137TH St SE, Monroe WA. 98272
Address

Copper Ridge PL. Plat – PL2021-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on **the 28th day of July, 2021,** I made application with Click2Mail to mail on **July 29th, 2021** a copy with prepaid postage of the **Notice of Application for Copper Ridge Preliminary Plat.** Attached is a list of names and addresses to whom this information was mailed to.

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

Kim Shaw
Signed

7/30/2021
Date

EXHIBIT 6-D

From:	Kim Shaw
To:	Kim Shaw
Cc:	Amy Bright; Kim Shaw; Leigh Anne Barr; justin@prospectdevelop.com
Bcc:	separegister@ecy.wa.gov; pspirito@sno-isle.org; lanthony@sno-isle.org; david.matulich@pse.com; john_warrick@cable.comcast.com; crenderlein@snopud.com; development.review@commtrans.org; Neilwheeler@comcast.net; piplicd@monroe.wednet.edu; Diane.Rolph@co.snohomish.wa.us; k.kerwin@snoco.org; SEPA@pscleanair.org; stevev@pscleanair.org; eip@parks.wa.gov; sposner@utc.wa.gov; kmclain@agr.wa.gov; reviewteam@commerce.wa.gov; sepadesk@dfw.wa.gov; efheinitz@doc1.wa.gov; sepacenter@dnr.wa.gov; randy.kline@parks.wa.gov; Stan.Allison@faa.gov; Karen.Wood-McGuiness@fema.dhs.gov; kjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; pstevenson@stillaguamish.com; newstips@heraldnet.com; info@PPTValley.org; tom.laufmann@sno.wednet.edu; rooseveltwater@frontier.com; staff@highlandwaterdistrict.com; bewood@snopud.com; faye.ryan@pse.com; dan.o.olson@williams.com; shannon.fleming@snoco.org; mrobenland@doc1.wa.gov; JPrichard@republicservices.com; rodrijr@dshs.wa.gov; ehquestions@snohd.org; Quinten.schmit@snoco.org; serviceaddresscorrec@pse.com; laura.blackmore@psp.wa.gov; wcr.nepa@noaa.gov; apellham@snohd.org; stephen.semenick@BNSF.com; David.McConnell@co.snohomish.wa.us; stephanie.jolivette@dahp.wa.gov; plattst@wsdot.wa.gov; AnderDM@wsdot.wa.gov; steve.roberge@commerce.wa.gov; jbowen@snofire7.org; scarpelliv@monroe.wednet.edu; knelson@tulaliptribes-nsn.gov; Mike Messer; eidem@snohomishwa.gov
Subject:	Notice of Application for Preliminary Plat - File #PL2021-01
Date:	Friday, July 30, 2021 9:29:39 AM
Attachments:	image001.jpg image002.jpg NOA - Copper Ridge.pdf Vicinity Map.pdf

---

Good morning!

Attached is a Notice of Application received by the City of Monroe for a Preliminary Plat of Copper Ridge, under file #PL2021-01.

If you have any questions on this project, please contact Amy Bright, Associate Planner at (360) 863-4533 or abright@monroewa.gov. Additional information is also available on the city's website at: http://www.monroewa.gov/1046/Copper-Ridge-Preliminary-Plat

Thank you,
Kim

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

EXHIBIT 6-E

AFFIDAVIT OF POSTING NOTICE OF APPLICATION (LIBRARY)

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137th St SE., Monroe WA., 98272
Project Address

Copper Ridge Preliminary Plat – PL2021-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the **30th day of July, 2021,** I posted 1 notice in the City Hall lobby for the **Notice of Application for Copper Ridge Preliminary Plat** and on the correct date of posting of said notice.

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

Kim Shaw
Signed

7/30/2021
Date

EXHIBIT 6-E

AFFIDAVIT OF POSTING NOTICE OF APPLICATION (LIBRARY)

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137th St SE., Monroe WA., 98272
Project Address

Copper Ridge Preliminary Plat – PL2021-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the **30th day of July, 2021,** I posted 1 notice in the Library for the **Notice of Application for Copper Ridge Preliminary Plat** and on the correct date of posting of said notice.

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

_____ _____

Signed Date

EXHIBIT 7A

From: SEPA Review Notices
To: Kim Shaw
Cc: Amy Bright; Leigh Anne Barr; justin@prospectdevelop.com
Subject: RE: Notice of Application for Preliminary Plat - File #PL2021-01
Date: Tuesday, August 3, 2021 12:06:36 PM
Attachments: image001.jpg
image002.jpg

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

The Puget Sound Clean Air Agency is submitting the following public comment to this project:

Any project where demolition of structure(s), earth moving and material handling, heavy equipment operations, and/or disposing of vegetative matter is to occur, is subject to Puget Sound Clean Air Agency regulations. The requirements may include, but are not limited to the following:

Agency Regulation I:
Article 8 – Outdoor Burning
Article 9 – Emission Control Standards, Section(s) 9.03, 9.11, and 9.15

Agency Regulation III:
Article 4 – Asbestos Control Standards

Agency Regulations can be viewed in full on our website:
http://www.pscleanair.gov/219/PSCAA-Regulations

Thank you,

Puget Sound Clean Air Agency
Sepa@pscleanair.gov

From: Kim Shaw <KShaw@monroewa.gov>
Sent: Friday, July 30, 2021 9:30 AM
To: Kim Shaw <KShaw@monroewa.gov>
Cc: Amy Bright <ABright@monroewa.gov>; Kim Shaw <KShaw@monroewa.gov>; Leigh Anne Barr <LABarr@monroewa.gov>; justin@prospectdevelop.com
Subject: Notice of Application for Preliminary Plat - File #PL2021-01

Good morning!

Attached is a Notice of Application received by the City of Monroe for a Preliminary Plat of Copper Ridge, under file #PL2021-01.

EXHIBIT 7A

If you have any questions on this project, please contact Amy Bright, Associate Planner at (360) 863-4533 or abright@monroewa.gov. Additional information is also available on the city's website at: http://www.monroewa.gov/1046/Copper-Ridge-Preliminary-Plat

Thank you,
Kim




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

EXHIBIT 7B

SNOHOMISH COUNTY PUD PUBLIC UTILITY DISTRICT NO. 1

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

August 10, 2021

Amy Bright
City of Monroe
806 West Main Street
Monroe, WA 98272
abright@monroewa.gov

Dear Ms. Bright:

Reference: PL2021 01 Cooper Ridge Preliminary Plat

District DR Number: 21-10-332

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration, or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits.

The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

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

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Mary Wicklund *for*

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

EXHIBIT 8

RECEIVED
06/28/2021
CITY OF MONROE

BARGHAUSEN

ENVIRONMENTAL CHECKLIST

Cooper Ridge Preliminary Plat
19785 17th Street SE
Monroe, Washington

Parcel No. 28073100203800

Prepared for:
Prospect Development, LLC
2913 5th Avenue NE, Suite 201
Puyallup, WA 98372

June 9, 2021

Our Job No. 21609

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

EXHIBIT 8

SEPA ENVIRONMENTAL CHECKLIST

A.1 Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

A.2 Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

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

A.3 Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

A.4 Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

B. BACKGROUND

1. Name of proposed project: **Cooper Ridge Preliminary Plat**

2. Name of Applicant: **Prospect Development, LLC**

3. Address and phone number of applicant and contact person:
Justin Holland, 2913 5th Avenue NE, Suite 201, Puyallup, WA 98372

4. Agent: **Cara Visintainer - Barghausen Consulting Engineers, 18215 72nd Avenue South, Kent, WA 98032**

5. Location of Project: **19785 137th Street SE, Monroe, Washington**

6. Tax Parcel: **28073100203800**

7. Date checklist prepared: **June 9, 2021**

8. Agency requesting checklist: **City of Monroe, Washington**

9. Proposed timing or schedule:
Preliminary Plat Approval – Winter 2021
Site Development Approval– Spring / Summer 2022
Construction Completion and Final Plat – Spring 2023

10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, there are no further plans for expansion or additions.

11. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Preliminary Stormwater Report, prepared by Barghausen Consulting Engineers, dated June 9, 2021
- Preliminary Grading and Drainage Plan, prepared by Barghausen Consulting Engineers, dated June 9, 2021
- Traffic Impact Analysis, prepared by Gibson Traffic Consultants, dated May 2021
- Geotechnical Engineering Study, prepared by Earth Solutions NW, dated April 2021
- Wetland and Fish and Wildlife Assessment Report prepared by Soundview Consultants, dated June 2021.

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

There are no other pending governmental approvals affecting the subject property.

13. List any government approvals or permits that will be needed for your proposal, if known.
SEPA Determination, Preliminary Plat Approval, Construction Permit Approval, and Final Plat Approval.

14. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The applicant proposes to subdivide approximately 8.35-acres of R4 zoned land into 33 single family lots through the preliminary subdivision process in the City of Monroe. The project will incorporate public roads, utilities, stormwater mitigation, open spaces, and landscaping. Public water and sanitary sewer will be provided by the City of Monroe Public Works.

15. Location of the proposal.
To access the subject site from I-5 North, take Washington- 522 East from the Bothell area and take the US-2 East exit after 5.6 miles. After 0.4 mile, turn left onto 195th Avenue Southeast/Chain Lake Road. Continue for 0.9 mile–straight through the traffic circle–and turn left onto Rainier View Road Southeast. Proceed for 280 feet and turn right onto 199th Avenue Southeast. After 0.2 mile, turn left onto 137th Street Southeast, where the subject property will be located at the end of the public roadway.

C. ENVIRONMENTAL ELEMENTS

1. *Earth*

a. General description of the site:
Rolling– 8% to 15%

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope on the site is approximately 15 percent and occurs over most of the existing site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
The Official Soil Survey of Snohomish County identifies this site has having Tokul gravelly medial loam soils. Glacial till soils were confirmed onsite by the geotechnical evaluation of the property prepared by Earth Consultants, Inc.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None identified. The geotechnical engineering study evaluated onsite soils and determined that the onsite soils are stable.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 34,500 cubic yards of cut and 22,500 cubic yards of fill will be required to accomplish the final elevations within the project. The applicant intends to balance earthwork to the greatest extent feasible.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Upon removal of vegetation, exposed soils will be susceptible to erosion; however, by implementing normal required erosion control measures pursuant to City of Monroe regulations, the applicant will mitigate all potential erosion during and after construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 60 percent of the site will be covered with impervious surfaces after completion as allowed by the City of Monroe Municipal Code. This area includes the proposed public roadway prism, driveways and building surfaces within the site boundary.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As required, the applicant will provide temporary erosion control facilities and Best Management Practices (BMPs) during and after construction, to mitigate the potential for erosion.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Increased dust and exhaust from construction equipment during land clearing and infrastructure installation is expected. Those types of emissions are expected to be short-term.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
The site is surrounded by residential development with emissions from fireplaces and vehicles. These emissions are typical of urban communities will not have any impact on the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. All vehicles will be operated in accordance with regulations established by the State of Washington Department of Ecology (DOE). There are no measures proposed to control emissions as a result of vehicles using the site after construction.

3. Water

a. Surface Water

1) Is there any surface water body on or in the immediate vicinity of the site (including

year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
An offsite Wetland 'E' is located approximately 250-feet to the south of the site. The existing wetland was previously identified in 2004 as a Category IV wetland with a 35-foot buffer.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
The project will require work within Rainier View Road, which is adjacent to, or within 200-feet, of the offsite wetland.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
No amount of fill or dredge will be placed or removed from surface waters or wetlands adjacent to the site.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, the project does not include any surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The project is not located within any 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No, the proposal does not include discharges of waste materials to any existing surface water.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
There will be no groundwater withdrawals, but stormwater will be discharged to the ground water table.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
The proposal does not include discharges of waste materials to the ground.

c. Water runoff (including stormwater):

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

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project, convey it to the proposed stormwater facilities for water quality treatment and flow control in accordance with the City of Monroe Standards. All stormwater runoff will discharge at the natural location as in the existing condition.

2) Could waste materials enter ground or surface waters? If so, generally describe.
To our knowledge, there are no known sources of contaminants associated with this proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposed stormwater design will maintain natural drainage patterns per City of Monroe requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
The proposed project will collect surface water runoff with the use of an enclosed storm drainage system, which will convey runoff to a combined detention and water quality wetvault for stormwater treatment and detention, then discharge in the natural discharge location.

4. Plants

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
__X__pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Existing trees and vegetation will be removed within the proposed clearing limits for the development.

c. List threatened and endangered species known to be on or near the site.
To our knowledge, there are no threatened or endangered plant species on or near the site.

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

Landscaping will incorporate native plant species in accordance with City of Monroe Municipal Code.

e. List all noxious weeds and invasive species known to be on or near the site.
None identified.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **Crow, songbirds**
mammals: **None**
fish: **None**

b. List any threatened and endangered species known to be on or near the site.
None

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

All of Western Washington is within the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:
None identified.

e. List any invasive animal species known to be on or near the site.
None identified.

6. Energy and Natural Resources

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

The primary energy source required to meet the energy needs of the proposed project is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. The electricity would be used to for heating and lighting purposes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, not to our knowledge.

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

The proposed homes will utilize energy efficient materials based on current industry standards for homebuilding. All future homes will be designed in accordance with the Washington State Energy Code.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

The project will not result in any environmental health hazards.

1) Describe any known or possible contamination at the site from present or past uses.
No known possible contamination at the site from present or past uses.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no known hazardous chemicals/conditions that might affect the project development and design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.

4) Describe special emergency services that might be required.
No special emergency services will be required for the project.

5) Proposed measures to reduce or control environmental health hazards, if any:
All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise exists from the existing neighboring residential dwellings and the adjacent roadways. However, it is not anticipated that the noise will adversely impact the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
During the short-term, construction activity at the project site will vary as the construction progresses and create short-term daytime impacts to noise levels from the operation of heavy equipment and truck traffic as well as from construction tools. Noise associated with construction operations on the site will

occur roughly between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday.

3) Proposed measures to reduce or control noise impacts, if any:
All equipment and construction operations will comply with applicable City of Monroe noise ordinances and construction times.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Current use of the site is a residential dwelling.
North: Residential properties
East: Residential properties
West: Park and Open Space
South: Residential properties

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
To our knowledge the project site has not been used as working farmlands or working forestlands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
To our knowledge, the adjacent parcels are not currently used for agriculture or forestry.

c. Describe any structures on the site.
The site currently contains a residential structure and associated outbuildings.

d. Will any structures be demolished? If so, what?
Yes, all existing structures will be demolished for the proposed development.

e. What is the current zoning classification of the site?
Community Business – R4

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

g. If applicable, what is the current shoreline master program designation of the site?
The project site is not in an area designated as a shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
None identified.

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

The project will provide 33 lots and housing for approximately 99 residents.

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

Approximately three.

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

None are proposed. The project will increase middle income housing opportunities in City of Monroe, consistent with the City's comprehensive plan.

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

The proposed single-family project is adjacent to other similar single family residential uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

To our knowledge, the adjacent parcels are not used for agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

It is assumed the market rate housing units will be in the middle-income range.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One – Middle income

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

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

Maximum proposed building height is 35 feet.

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

No views in the immediate vicinity would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed project will include architecturally compatible homes. After home construction, the grounds will contain landscaping. The interior public roadway will be built to City of Monroe Road Standards.

11. Light and Glare

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

Light and glare will result from reflective surfaces, exterior building lights, and

streetlights. Interior lighting may be noticeable. The occurrence of light impacts is anticipated from dusk to dawn.

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

It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard.

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

Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights, and interior lighting from the surrounding properties. The occurrence of light impacts is anticipated from dusk to dawn and are not anticipated to affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:

The exterior building lights and streetlights will be of low intensity, typically used for safety and security purpose.

12. Recreation

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

There are several designated and informal recreational opportunities that are in the immediate vicinity of the proposed site. Some of these opportunities include Rainier View, Evergreen Equestrian Park, Evergreen Speedway, Emerald City Athletics, Al Borlin Park, and Lake Tye Park.

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

No, the project will not displace any recreational opportunities.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Passive and active recreation space will be provided within the project site, which include an open space with passive and active recreation uses.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

To our knowledge, there are none.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

To our knowledge, there are none.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No formal studies have been conducted to assess cultural or historic resources associated with the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.

14. Transportation

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

The project site will be accessed from Interstate 5, State Route 405, SR 522, US-2, Rainier View Road, and 137th Street Southeast.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not directly. A review of the Community transit regional bus schedule indicates that transit service is provided within 1-mile of the site. The nearest bus stop is located at Chain Lake Road and US-2.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will provide a minimum of two onsite parking spaces within the garages and 2 parking spaces in each driveway totaling 132 off-street parking spaces. In addition, onsite street parking will be allowed on one side of the new public roadway.

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

Approximately 1400 linear feet of new public roadways are proposed within the project site. No additional offsite road improvements are required.

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is estimated the project will generate approximately 302 average daily trips with approximately 24 AM peak-hour trips and 32 PM peak-hour trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

The proposed measure to offset any transportation impacts will be the payment of traffic Mitigation fees to the City of Monroe.

15. Public Services

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

Yes. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. Monroe School District 103, Monroe Police Department, and Snohomish County Fire District 07 serve the site.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Adjacent to the site are electricity, gas, water, stormwater, refuse service, telephone, and sanitary sewer.

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

The proposed project anticipates using the following utilities:
Electricity, water, sanitary sewer, refuse service, gas, telephone/cable/internet, and stormwater.

EXHIBIT 8

D. SIGNATURE

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

Signature: 

Name of signee Cara Visintainer

Position and Agency/Organization Senior Project Engineer, Barghausen Consulting Engineers

Date Submitted: 6/9/21

EXHIBIT 9

MODIFIED DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2021-05

Name of Proposal: Cooper Ridge Preliminary Plat

Description of Proposal: The applicant is requesting preliminary plat approval for a 33-lot preliminary plat and SEPA determination on approximately 8.35 acres in the R4 (Single Family Residential – 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development with take access off of 137th Street SE.

On January 14, 2022, an ODNS was issued in error. This Modified DNS replaces the ODNS issued on January 14, 2022.

Proponents: Justin Holland, Prospect Development, LLC on the behalf of Chebuhar Family Trust

Location of Proposal: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 28073100203800.

Lead Agency: City of Monroe

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The information is also available for view online at http://monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat.

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

Responsible Official: Lance Bailey, Community Development Director
SEPA Responsible Official

EXHIBIT 9

(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
lbailey@monroewa.gov

Date: 1/27/22 **Signature:** _____

Date of Issuance: February 1, 2022

Deadline for Submitting Comments/Appeals: No later than 5:00 p.m. on February 15, 2022

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on February 15, 2022**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 21.60. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

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

EXHIBIT 9-A

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH947696 SEPA 2021-05 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/01/2022 and ending on 02/01/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $81.09.

Subscribed and sworn before me on this 1st day of February, 2022.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 8/29/2025
Commission Number 4417

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
LEIGH ANNE BARR

EXHIBIT 9-A

Classified Proof

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

File Number: SEPA 2021-05 Name of Proposal: Cooper Ridge Preliminary Plat Description of Proposal: The applicant is requesting preliminary plat approval for a 33-lot preliminary plat and SEPA determination on approximately 8.35 acres in the R4 (Single Family Residential – 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development with take access off of 137th Street SE. On January 14, 2022, an ODNS was issued in error. This Modified DNS replaces the ODNS issued on January 14, 2022. Proponents: Justin Holland, Prospect Development, LLC on the behalf of Chebuhar Family Trust Location of Proposal: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 28073100203800. Lead Agency: City of Monroe Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The information is also available for view online at http://monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Responsible Official: Lance Bailey, Community Development Director, SEPA Responsible Official, (360) 863-4544, Monroe City Hall 806 W Main St Monroe, WA 98272, lbailey@monroewa.gov Date of Issuance: February 1, 2022 Deadline for Submitting Comments/Appeals: No later than 5:00 p.m. on February 15, 2022 Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 W Main St, Monroe, WA 98272, no later than 5:00 p.m. on February 15, 2022. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 21.60. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals. Staff Contact: Questions about the proposal may be directed to Amy Bright, Planner, at abright@monroewa.gov or (360) 863-4533.

Published: February 1, 2022.

EDH947696

EXHIBIT 9-B

From:	Leigh Anne Barr
To:	Amy Bright
Bcc:	Hannah Maynard; pspirito@sno-isle.org; lanthony@sno-isle.org; david.matulich@pse.com; john_warrick@cable.comcast.com; crenderlein@snopud.com; development.review@commtrans.org; Neilwheeler@comcast.net; piplicd@monroe.wednet.edu; SEPA@pscleanair.org; stevev@pscleanair.org; eip@parks.wa.gov; kmclain@agr.wa.gov; reviewteam@commerce.wa.gov; efheinitz@doc1.wa.gov; sepacenter@dnr.wa.gov; randy.kline@parks.wa.gov; Stan.Allison@faa.gov; Karen.Wood-McGuiness@fema.dhs.gov; kjoseph@sauk-suiattle.com; njoseph@sauk-suiattle.com; jjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; newstips@heraldnet.com; info@PPTValley.org; tom.laufmann@sno.wednet.edu; rooseveltwater@frontier.com; staff@highlandwaterdistrict.com; bewood@snopud.com; faye.ryan@pse.com; dan.o.olson@williams.com; shannon.fleming@snoco.org; mrobenland@doc1.wa.gov; JPrichard@republicservices.com; rodrijr@dshs.wa.gov; ehquestions@snohd.org; Quinten.schmit@snoco.org; serviceaddresscorrec@pse.com; laura.blackmore@psp.wa.gov; wcr.nepa@noaa.gov; apellham@snohd.org; stephen.semenick@BNSF.com; David.McConnell@co.snohomish.wa.us; stephanie.jolivette@dahp.wa.gov; plattst@wsdot.wa.gov; AnderDM@wsdot.wa.gov; jason.bowen@srfr.org; scarpelliv@monroe.wednet.edu; knelson@tulaliptribes-nsn.gov; mike.messer@srfr.org; eidem@snohomishwa.gov; Valerie.smith@commerce.wa.gov; R4Cplanning@dfw.wa.gov; efsec@utc.wa.gov; lea.armstrong@snoco.org; Jim.blankenbeckler@snoco.org; sthitipra@stillaguamish.com; plats@snopud.com
Subject:	City of Monroe DNS
Date:	Tuesday, February 1, 2022 8:31:00 AM
Attachments:	Modified DNS Signed.pdf Environmental Checklist.pdf Vicinity Map.pdf

Good Morning,

Please see the attached Determination of Non-Significance for the Cooper Ridge Preliminary Plat, under file #SEPA2021-05. For specific questions, please contact Amy Bright, Planner, at (360) 863-4533 or at abright@monroewa.gov. Further information can be found on the City's website at: http://www.monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat.

Leigh Anne Barr | Interim Associate Planner
806 West Main Street | Monroe, WA 98272
360-863-4511 | labarr@monroewa.gov

NOTE: This email is considered a public record and may be subject to public disclosure.

EXHIBIT 10

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** is scheduled to be held **Monday, March 7, 2022, at 10:00 a.m.** by the **City of Monroe Hearing Examiner** via the virtual meeting platform, Zoom (information is listed below for access to the meeting) on the proposed **Cooper Ridge Preliminary Plat.**

Location: Zoom Virtual Meeting
Please click the link below to join:
https://us02web.zoom.us/j/82532850546
Phone: (253) 215-8782 **Webinar ID:** 825 3285 0546

PROJECT NAME: Cooper Ridge Preliminary Plat

PROJECT FILE#: PL2021-01 / SEPA2021-05

APPLICANT: Justin Holland with Prospect Development, LLC, 2913 5th Avenue NE Suite 201, Puyallup, WA 98372, (206) 276-7526

OWNER: Chebuhar Family Trust, 19785 137th Street SE, Monroe, WA 98272
1010 Market St., Kirkland, WA. 98033, (708) 352-9814

PROJECT LOCATION: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100203800

PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the R4 (Single Family Residential – 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development will take access off of 137th Street SE.

PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. The Hearing Examiner is required to issue a recommendation on this project as a type III permit pursuant to MMC 22.84.030(C). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued.

PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: http://www.monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat . A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost.

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

EXHIBIT 10-A

CITY OF MONROE, WASHINGTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING is scheduled to be held Monday, March 7, 2022, at 10:00 a.m. by the City of Monroe Hearing Examiner via the virtual meeting platform, Zoom (information is listed below for access to the meeting) on the proposed Cooper Ridge Preliminary Plat. Location: Zoom Virtual Meeting. Follow the link below to join: https://us02web.zoom.us/j/82532850546 Phone: (253) 215-8782 Webinar ID: 825 3285 0546 PROJECT NAME: Cooper Ridge Preliminary Plat PROJECT FILE#: PL2021-01 / SEPA2021-05 APPLICANT: Justin Holland with Prospect Development, LLC, 2913 5th Avenue NE Suite 201, Puyallup, WA 98372, (206) 276-7526 OWNER: Chebuhar Family Trust, 19785 137th Street SE, Monroe, WA 98272 1010 Market St, Kirkland, WA 98033, (708) 352-9814 PROJECT LOCATION: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100203800 PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the R4 (Single Family Residential - 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development will take access off of 137th Street SE. PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above items or to provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. The Hearing Examiner is required to issue a recommendation on this project as a type III permit pursuant to MMC 22.84.030(C). The Hearing Examiner's recommendation shall be forwarded to the City Council within 14 days of the recommendation being issued. PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: http://www.monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat . A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost. STAFF CONTACT: Additional information may be obtained by contacting Amy Bright, Planner, (360) 863-4533 or abright@monroewa.gov.
Published: February 22, 2022. EDH949100

EXHIBIT 10-B

AFFIDAVIT OF MAILING
NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137TH St SE, Monroe WA. 98272
Address

Cooper Ridge PL. Plat – PL2021-01
Application Name and File #

I, Hannah Maynard (print name) being first duly sworn on oath, depose and say: That on **the 17th day of February, 2022,** I made application with Click2Mail to mail on **February 22, 2022** a copy with prepaid postage of the **Notice of Public Hearing for Cooper Ridge Preliminary Plat.** Attached is a list of names and addresses to whom this information was mailed to.

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

_____ 02/25/2022
Signed Date

Name	Address	City	State	ZIP
AHMED IBRAHIM MEAH NASIR	19782 137TH ST SE	MONROE	WA	98272
ALTAYAR MOHANNAD	19827 137TH ST SE	MONROE	WA	98272
ANDERSEN HOLLY	19570 136TH PL SE	MONROE	WA	98272
ARABY AHMED EL & LAMINE SOUHAILA	19360 135TH ST SE	MONROE	WA	98272
ARORA AMAN & KAUR SARABPREET	19614 136TH PL SE	MONROE	WA	98272
BAERMANN MICHAEL	13954 199TH AVE SE	MONROE	WA	98272
BAERMANN TERI	19609 RAINIER VIEW RD SE	MONROE	WA	98272-8772
BALOCH TASNEEM	13643 198TH AVE SE	MONROE	WA	98272
BARBEAU KAYLANI R	19731 135TH ST SE	MONROE	WA	98272
BARKER KYLE & JORDAN	13441 194TH AVE SE	MONROE	WA	98272-7891
BASKINS WARREN & TANYA	19363 135TH ST SE	MONROE	WA	98272
BEWICK KENNETH ALLEN & PAULA ANN	13633 198TH AVE SE	MONROE	WA	98272
BHARDWAJ MANUJ & PRIYA	2690 152ND AVE NE 736	REDMOND	WA	98052
BHINDI GAURAV	2212 QUEEN ANNE AVE N UI	SEATTLE	WA	98109
BHISEY SWAPNIL & LANDE POOJA RAJU	19292 136TH PL SE	MONROE	WA	98272
BLAKELY EDWARD & CRYSTAL	13918 LONDON LN SE	MONROE	WA	98272
BOJJAWAR SUSHEEL K/ERABATI SAMYUKTA	13465 194TH AVENUE SOUT	MONROE	WA	98272
BORGIDA JEFFRY & JILL	19813 135TH ST SE	MONROE	WA	98272
BREZA WALLACE & DIANA	13656 198TH AVE SE	MONROE	WA	98272
BRIDWELL NELSON & DARBY-BRIDWELL ROBIN	19869 136TH PL SE	MONROE	WA	98272
BROWN FREDERICK N JR & LISA M	19373 RAINIER VIEW RD SE	MONROE	WA	98272
BRUNSMAN WILLIAM A	19841 136TH PL SE	MONROE	WA	98272
BURIBAEV AZIZJON & BURIBAEVA DILNOZA	13490 196TH AVE SE	MONROE	WA	98272
BURNS TERRENCE E & JEAN LYNN	1322 LAKE WA BLVD N UNIT	RENTON	WA	98056
BURUGUPALLI RAMAKRISHNA S & SANDHYA D	13554 196TH AVE SE	MONROE	WA	98272
CAVALCANTE FABIO V & JESSICA M	19883 137TH ST SE	MONROE	WA	98272
CHEBUHAR FAMILY TRUST	PO BOX 88	MONROE	WA	98272
CHONG YOUNG SHIN	13612 199TH AVE SE	MONROE	WA	98272
CHOWHAN GIRIDHAR R/KODIDASU LALITHA G	13688 198TH AVE SE	MONROE	WA	98272
CHRISTOPHER STEPHEN T & MELISSIA B	13628 199TH AVE SE	MONROE	WA	98272
CITY OF MONROE	806 W MAIN	MONROE	WA	98272
CLARK SHELDON	19855 137TH ST SE	MONROE	WA	98272
COLE KENNETH C & SHANNON C	19654 RAINIER VIEW RD SE	MONROE	WA	98272-8772
COMFORT RODNEY C/COMFORT BRADLEY C	19586 RAINIER VIEW RD SE	MONROE	WA	98272-8773
CONNELLY CASEY E & ROBIN	19757 RAINIER VIEW RD SE	MONROE	WA	98272
CREASEY LAURIE & WILLIAM	13478 196TH AVE SE	MONROE	WA	98272
CRIBBS TANA & STEVEN	20305 129TH AVE NE	WOODINVILLE	WA	98072
CROWELL JOHN & HONGXIA ZHONG	19657 135TH ST SE	MONROE	WA	98272
DEGTYAREV GEORGIY & SVETLANA	19844 135TH ST SE	MONROE	WA	98272

DENTON WARREN K & ZAIDAH	19841 137TH ST SE	MONROE	WA	98272
EAGLEMONT HOA	16531 13TH AE W #A107	LYNNWOOD	WA	98037
EAGLEMONT HOMEOWNERS ASSOCIATION	11235 SE 6TH ST STE 200	BELLEVUE	WA	98004
EAGLEMONT HOMEOWNER'S ASSOCIATION	16531 13TH AVE W SUITE A	LYNNWOOD	WA	98037
EAGLEMONT HOMEOWNER'S ASSOCIATION	2801 ALASKAN WAY STE 200	SEATTLE	WA	98121
ECKELKAMP-WOOD RICHARD & CRESON DANIELLE	13671 198TH AVE SE	MONROE	WA	98272
ELBURN DOUGLAS A	13536 196TH AVE SE	MONROE	WA	98272
ELMUGHRABI AMER O & ABULBASAL FARAH	19797 135TH ST SE	MONROE	WA	98272
ESPINOZA CARSON	13618 199TH AVE SE	MONROE	WA	98272
FIELDEN MATTHEW R	19691 136TH PL SE	MONROE	WA	98272
FONG CATHERINE	PO BOX 365	ISSAQUAH	WA	98027
FOSKETTE NICHOLAS A & CETERA NICHOLAS	16550 NE 79TH ST UNIT 504	REDMOND	WA	98052
FOSTER JEFREY & CHRISTINA H	14327 123RD AVE NE UNIT C	KIRKLAND	WA	98034
GANDHI PRATIK RAMESHCHANDRA	13506 196TH AVE SE	MONROE	WA	98272
GAONA MARIA A G & ROMERO RAMIRO C	13624 198TH AVE SE	MONROE	WA	98272
GODUGU VIJAY KUMAR & MUNNURU SOWMYA	19400 136TH PL SE	MONROE	WA	98272
GOLI RAGHU KIRAN R & REDDY VINUTHA A	19382 135TH ST SE	MONROE	WA	98272
GOLISZEWSKI MARCIN & GOLISZEWSKA KINGA W	19387 135TH ST SE	MONROE	WA	98272
GOODERMUTH AARON	19484 RAINIER VIEW RD SE	MONROE	WA	98272
GRIFFIS GARY	19742 RAINIER VIEW RD SE	MONROE	WA	98272
GRUMMONS JEFFREY A & DEANA M	19798 137TH ST SE	MONROE	WA	98272
HAFIZ SHAMIM & AFRIN TANJILA	19355 135TH ST SE	MONROE	WA	98272
HAGGARD BRANDON & JENNIFER	19375 137TH PLACE SE	MONROE	WA	98272
HARTUNG GRAY TRUST	14751 N KELSEY ST	MONROE	WA	98272
HAYDEN DAMITA JO	19591 RAINIER VIEW RD SE	MONROE	WA	98272-8773
HAZELWOOD PATRICK T & MONICA	19816 135TH ST SE	MONROE	WA	98272
HE BING & WU XIAOMEI	19646 135TH ST SE	MONROE	WA	98272
HEAVRIN TIMOTHY M & HOLLI H	19662 135TH ST SE	MONROE	WA	98272
HEDIN ARIN & TAMMERA	19392 RAINIER VIEW RD SE	MONROE	WA	98272
HENKE DAWN V & RYAN M	13623 198TH AVE SE	MONROE	WA	98272
HENNUM TROY MARTIN & WHITNEY	4026 152ND PL SW	LYNNWOOD	WA	98087
HIMANGO KRISTIN A & JUDAH G	13780 195TH DRIVE SE	MONROE	WA	98272
HODGES JONATHAN R	13900 199TH AVE SE	MONROE	WA	98272
HOMCHAMPA ANTHONY & KIM SUSANNA	19372 136TH PL SE	MONROE	WA	98272
HPA BORROWER 2018-1 MS LLC	180 N STETSON AVE STE 365	CHICAGO	IL	60601

HUANG MENGZHEN/ENNEVOR MATTHEW H	13791 195TH DR SE	MONROE	WA	98272
HWANG JAMES J	1593 139TH CT NE	BELLEVUE	WA	98005
IDURY RAJU T & KANYA KUMARI R	19678 135TH ST SE	MONROE	WA	98272
ILNITSKIY ALEKSANDR & VIKTORIYA	19673 135TH ST SE	MONROE	WA	98272
JAGNE SULAYMAN	13768 199TH AVE SE	MONROE	WA	98272
JIN XIN	19862 135TH ST SE	MONROE	WA	98272
JIRA ROBERT S	19306 135TH ST SE	MONROE	WA	98272
JOCOM ROGER J & ELIZABETH A	19672 RAINIER VIEW RD SE	MONROE	WA	98272-8772
JYOTI RISHI & THIRTHA RASHMI	13796 199TH AVE SE	MONROE	WA	98272
KAMALAPUR VIKRAM & VYSYARAJU DEEPIKA	13585 194TH AVE SE	MONROE	WA	98272
KAMIYA CARLOS FERNANDO & GISELE APARECID	19335 136TH PL SE	MONROE	WA	98272
KANDIMALLA RAMA D & KAMMA RAMANA R	14665 NE 34TH ST APT B24	BELLEVUE	WA	98007
KASHANI-BRANSON MARIA E	19438 RAINIER VIEW RD SE	MONROE	WA	98272-8792
KAURI RONI JOUKO ANTERO & MARI TUULIKKI	19674 136TH PL SE	MONROE	WA	98272
KENT PHILLIP R & KATHERYN	13807 194TH DR SE	MONROE	WA	98272
KISHINCHANDANI TARUN G & MALKANI SEEMA	13520 196TH AVE SE	MONROE	WA	98272
KUALA NANETTE & TODD	19719 RAINIER VIEW RD SE	MONROE	WA	98272
LEE JAE HO & KIM JUNGGI	19648 136TH PL SE	MONROE	WA	98272
LESLIE ALAN W & LISA A	19649 RAINIER VIEW RD SE	MONROE	WA	98272-8772
LIEBERMAN LIVING TRUST	19736 135TH ST SE	MONROE	WA	98272
LINTON JAMISON G	11801 97TH LN NE B051	KIRKLAND	WA	98034
LIPTACK MICHAEL K & ELISE M	13797 195T DR SE	MONROE	WA	98272
LITTRELL LARRY D & MARY C	19359 137TH PL SE	MONROE	WA	98272
LONG JEFFERY & MARVIS	19842 136TH PL SE	MONROE	WA	98272
LUONG LIEM T	13659 198TH AVE SE	MONROE	WA	98272
MAINVUE WA LLC	1110 112TH AVE NE STE 202	BELLEVUE	WA	98004
MALMSTEN JOSEPH A\ERINNA W	13487 194TH AVE SE	MONROE	WA	98272
MAMIYA KATSUMI & HIROKA	1370 116TH AVE NE STE 201	BELLEVUE	WA	98004
MANZIONE LISA M	13613 198TH AVE SE	MONROE	WA	98272
MARALLAG JOSE J S & MA KLARISE A J	13485 196TH AVE SE	MONROE	WA	98272
MARCELLIN MICHELLE A	19838 137TH ST SE	MONROE	WA	98272
MARQUARDT KATHRYN/PATE RYAN	13789 194TH DR SE	MONROE	WA	98272
MARSHALL CHRISTOPHER B & MEGAN	19630 136TH PL SE	MONROE	WA	98272
MARSHALL RICHARD A JR & BURKHART THERESA	19692 136TH PL SE	MONROE	WA	98272
MCCAMMON SCOTT E & BEATA	19675 136TH PL SE	MONROE	WA	98272
MCGILL SUZANNE E	19364 137TH PL SE	MONROE	WA	98272
MCLEOD PATRICIA	8414 240TH ST SW B101	EDMONDSQ	WA	98026
MEDAM SUBBA G/MEDAM SWETHA K	19759 135TH STREET SE	MONROE	WA	98272
MILLET JASON	19653 136TH PL SE	MONROE	WA	98272

MUDASSIR EJAZ AHMED & FATIMA ISMATH	19769 136TH PL SE	MONROE	WA	98272
MUTHUSAMY SAKTHIVEL & NALLASAMY SIVADHAR	13636 198TH AVE SE	MONROE	WA	98272
MYERS JAMES E III & MORALES MARCELA L	19464 RAINIER VIEW RD SE	MONROE	WA	98272
NAGARAJAN MADAN & NANDHINI DEVI MADAN	19783 136TH PL SE	MONROE	WA	98272
NASIN KHALID	19876 135TH ST SE	MONROE	WA	98272
NELSON JOSHUA S ALLAN/HICKEY JENNIFER M	13819 194TH DRIVE SE	MONROE	WA	98272
NEVILLE MICHELLE	13724 199TH AVE SE	MONROE	WA	98272
NIHALANI GIRDHARI & ARTI	16520 LARCH WAY	LYNNWOOD	WA	98037-8109
NIXON JOHN B & AMBER M	19701 RAINIER VIEW RD SE	MONROE	WA	98272-8770
NOEL JANAN & DIRK	13799 194TH DR SE	MONROE	WA	98272
NORTON ANDREW W & TIFFANY S	19637 136TH PL SE	MONROE	WA	98272
OLIVER STEPHEN D & DORIEN A T	13788 195TH DR SE	MONROE	WA	98272
OWEN BENNETT & CAROLANN	13414 198TH AVE SE	MONROE	WA	98272
OYESIKU CHRISTOPHER	19343 136TH PL SE	MONROE	WA	98272
PAKALAPALI RAMA KRISHNAM R & BINDU MADHA	13670 199TH AVE SE	MONROE	WA	98272
PANIGRAHY SUDHANSU SEKHAR & SAHU SAGARIK	15308 NE 13TH PL UNIT 230	BELLEVUE	WA	98007
PARK JIN H & GENOVE	19560 RAINIER VIEW RD SE	MONROE	WA	98272-8773
PARK JUNG GEUN & YI YUN	19852 137TH ST SE	MONROE	WA	98272
PATTON MATTHEW & CRAWFORD MELISSA	13678 198TH AVE SE	MONROE	WA	98272
PETTY DAVID & LAURIE TRUST	13656 199TH AVE SE	MONROE	WA	98272
PETTY JASON & SALLY	13811 195TH DR SE	MONROE	WA	98272
PRASAD SWASTHA & RANJANA	19855 136TH PL SE	MONROE	WA	98272
PRIKHODKO ANGELINA	19871 137TH ST SE	MONROE	WA	98272
PROKOP RANCE & DEBRA	13917 191ST AVE S E	MONROE	WA	98272
PULIVENDULA PAVAN & SIRISHA	22500 SE 56TH ST #13-206	ISSAQUAH	WA	98029
QUPTY MOHEEB & LUSYANA	19408 136TH PL SE	MONROE	WA	98272
RAHR CRAIG & LISA ANDERSEN	19631 RAINIER VIEW RD SE	MONROE	WA	98272-8772
RAMIREZ DE ARELLANO ADRIANA/SILVA-SOTO S	19772 RAINIER VIEW RD SE	MONROE	WA	98272-8770
RAZI HAIDER & REHAN MAHAM	15791 BEAR CREEK PKWY AP	REDMOND	WA	98052
REBECCA RICHARD E & SCHWARTZ MICHELLE R	19341 135TH ST SE	MONROE	WA	98272
RENNIE MICHAEL & TAUNA	19420 RAINIER VIEW RD SE	MONROE	WA	98272-8792
SAMPAT SUMIT KISHANSINH & BHAVANA SUMIT	19868 137TH ST SE	MONROE	WA	98272
SANTEE JOHN WES & HELENA S	19667 RAINIER VIEW RD SE	MONROE	WA	98272-8772
SCHNELL STEVE C & ANGELA M	10723 121ST PL NE	KIRKLAND	WA	98033
SEIBERT DAVID W & SONJA Y	13790 194TH DR SE	MONROE	WA	98272-7754
SEVERSON DEBORAH & DALE	19835 135TH ST SE	MONROE	WA	98272

SHAW JEFFREY	19885 136TH PL SE	MONROE	WA	98272
SHEETS AMANDA R	19582 136TH PL SE	MONROE	WA	98272
SIAL MUHAMMAD EJAZ & AHMAD SARAH IFTIKHA	19641 135TH ST SE	MONROE	WA	98272
SIMPSON LISA	13746 199TH AVE SE	MONROE	WA	98272
SINCLAIR HEIGHTS HOA	16030 JUANITA-WOODINVIL	BOTHELL	WA	98011
SLIWINSKI TIMOTHY M/WEAVER CHRISTIANE	19764 135TH ST SE	BELLEVUE	WA	98272
SMART DOUGLAS A	19618 135TH ST SE	MONROE	WA	98272
SNYDER WILLIAM H & NORMA L	19414 136TH ST SE	MONROE	WA	98272
SORENSON MERLE C & BETTIE J	19632 135TH ST SE	MONROE	WA	98272
STEINBERG ROBERT BRYAN	10396 156TH PL NE UNIT 10	REDMOND	WA	98052
SUNKARA SIVA PRASAD & PREETHI	13469 196TH AVE SE	MONROE	WA	98272
TAUNT DAYLON D & PENMAN JAMES D	19812 137TH ST SE	MONROE	WA	98272
TERRY MICHAEL & JULIE	13829 195TH DR SE	MONROE	WA	98272
THALLAPELI RANJITH KUMAR & RELANGI SRIHA	13668 198TH AVE SE	MONROE	WA	98272
TOLEDO MAXIMA & MANOLITO	13833 194TH DR SE	MONROE	WA	98272
TRAN ANH TUAN & HING LINDA	19596 136TH PL SE	MONROE	WA	98272
TRIPURAMALLU SAI N & SUGGULA SAI	19319 135TH ST SE	MONROE	WA	98272
UHLER TREVOR & HEATHER	13915 LONDON LN	MONROE	WA	98272-8774
VARHOLICK ERICK	19737 RAINIER VIEW RD SE	MONROE	WA	98272
VASUPALLI GANGADHAR & SWETHA	19398 135TH ST SE	MONROE	WA	98272
VONGPAHOUTHONE SAM & ANN	19615 136TH PL SE	MONROE	WA	98272
WANNER SHANNON L & THERESA DANIELE	19318 135TH ST SE	MONROE	WA	98272
WATERMAN BRANDON & EGEBERG STEPHANIE	5457 236TH PL SE	ISSAQUAH	WA	98029
WESTFAHL JEFFREY J & CORINA	14751 N KELSEY ST STE 105-5	MONROE	WA	98272
WEYHRAUCH CHAD W & BRENDA	14308 BROADWAY AVE	SNOHOMISH	WA	98296-7005
WHEADON MATTHEW D	19514 RAINIER VIEW RD	MONROE	WA	98272
WILSON SHANE & ASHLEY	19687 RAINIER VIEW RD SE	MONROE	WA	98272-8772
WITMER LORIE	19811 136TH PL SE	MONROE	WA	98272
ZHANG XIANRONG	19798 135TH ST SE	MONROE	WA	98272
ZOBELL SHELDON J & ELLEN SHERRI	13704 199TH AVE SE	MONROE	WA	98272
Prospect Development Attn: Justin Holland	2913 5th Avenue NE Suite 20	Puyallup	WA	98372

EXHIBIT 10-C

MONROE
WASHINGTON

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137TH St SE, Monroe WA. 98272
Address

Cooper Ridge PL. Plat - PL2021-01
Application Name and File #

I, Zachary Wenzel (print name) being first duly sworn on oath, depose and say: That on **the 18th day of February, 2022,** I posted one 1 sign for the **Notice of Public Hearing for Cooper Ridge PL. Plat - PL2021-01** on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

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

Signed

Feb-18th 22
Date

EXHIBIT 10-D

AFFIDAVIT OF POSTING
NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

19785 137TH St SE, Monroe WA. 98272
Address

Cooper Ridge PL. Plat – PL2021-01
Application Name and File #

I, Hannah Maynard (print name) being first duly sworn on oath, depose and say: That on the **17th day of February, 2022,** I posted 1 notice in the City Hall lobby and 1 notice at the Monroe Library for the **Notice of Public Hearing for Cooper Ridge PL. Plat – PL2021-01** and on the correct date of posting of said notice.

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

Signed

02/25/2022
Date

EXHIBIT 11

GENERAL NOTES

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the american association of nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas. Hydroseed to be established through at least two mowings prior to final landscape inspection approval.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.

Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

MMC 22.46.110

A. All plants shall receive sufficient water to assure their survival.
B. Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed for a period of five years in conjunction with drought tolerant landscaping.
C. Individual residential lots are not required to install irrigation unless the landscape areas are owned in common ownership.

Conceptual irrigation has been provided. Complete irrigation plan shall be provided with final landscape plan.

TREE RETENTION

All trees along the southern boundary, except the 5 identified to be removed, shall be retained and protected by means of a tree protection fence.

Remaining tree canopy is unable to be retained due to proposed construction of lots, roads and infrastructure.

TREE PROTECTION

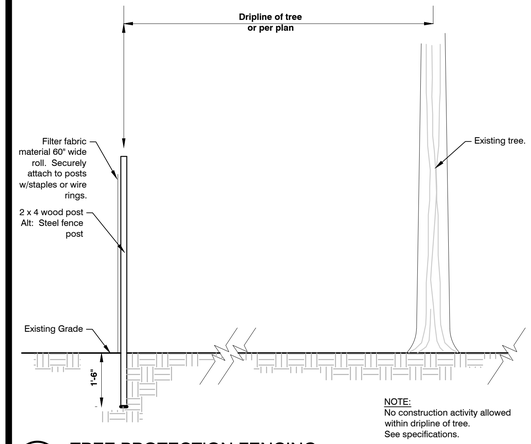
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no longer needed.

All significant trees to be saved and/or retained shall be protected with a 5' high chainlink or plastic net fencing placed 5' beyond tree driplines during construction. The fencing shall not be removed without the authorization of the consulting arborist or site supervisor.

Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

Stump pulling of all trees to be removed in the vicinity of significant trees to be retained shall be avoided.
Stump grinding is permitted as necessary.

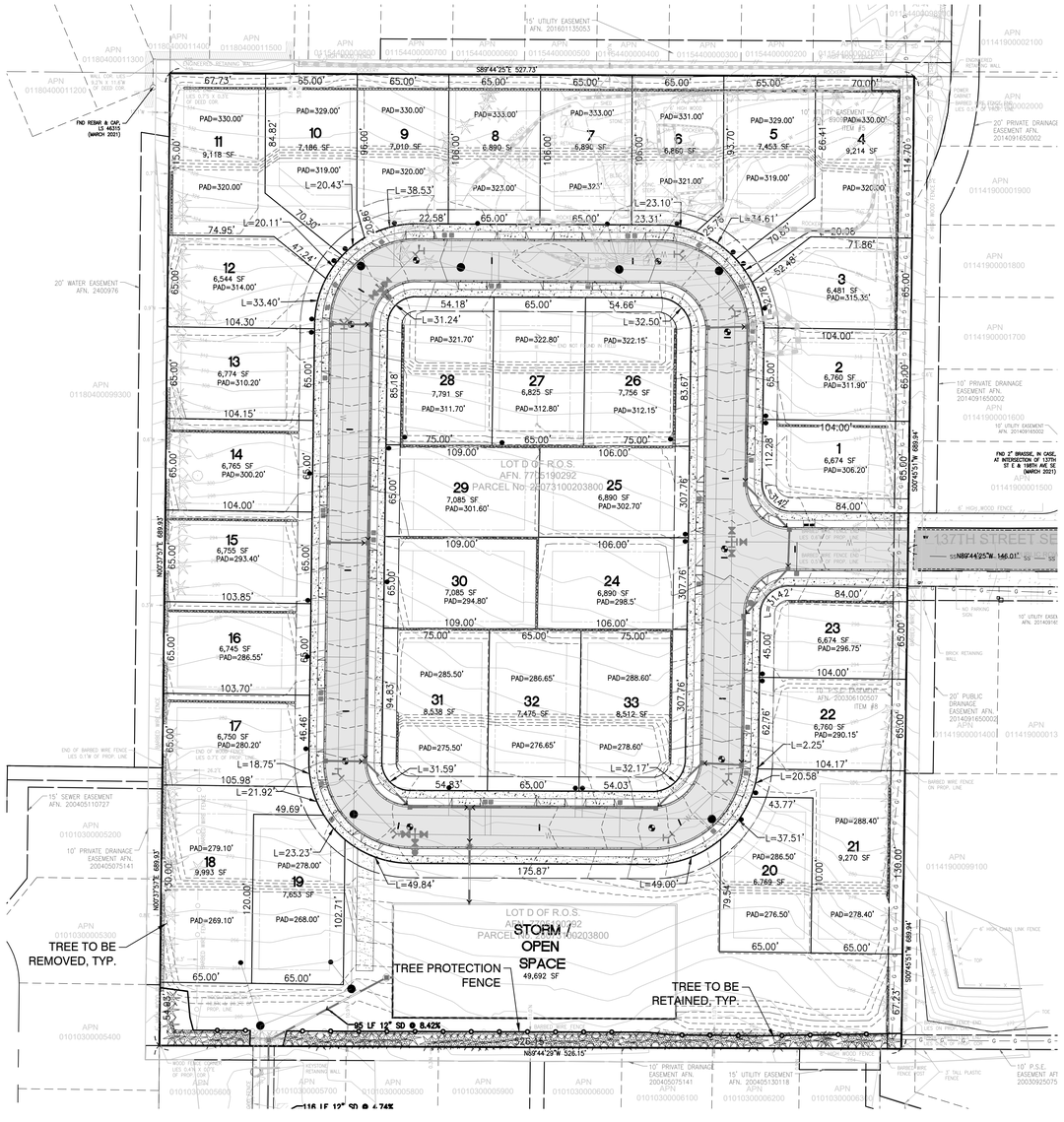
It may be necessary to provide supplemental irrigation during dry periods within the construction process, and mulching over the roots of any or all preserved trees.



1 TREE PROTECTION FENCING
NTS

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

RECEIVED
12/14/2021
CITY OF MONROE



NORTH
0 50' 100'

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

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

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	10/13/2021
2	CITY COMMENTS	12/10/2021

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:

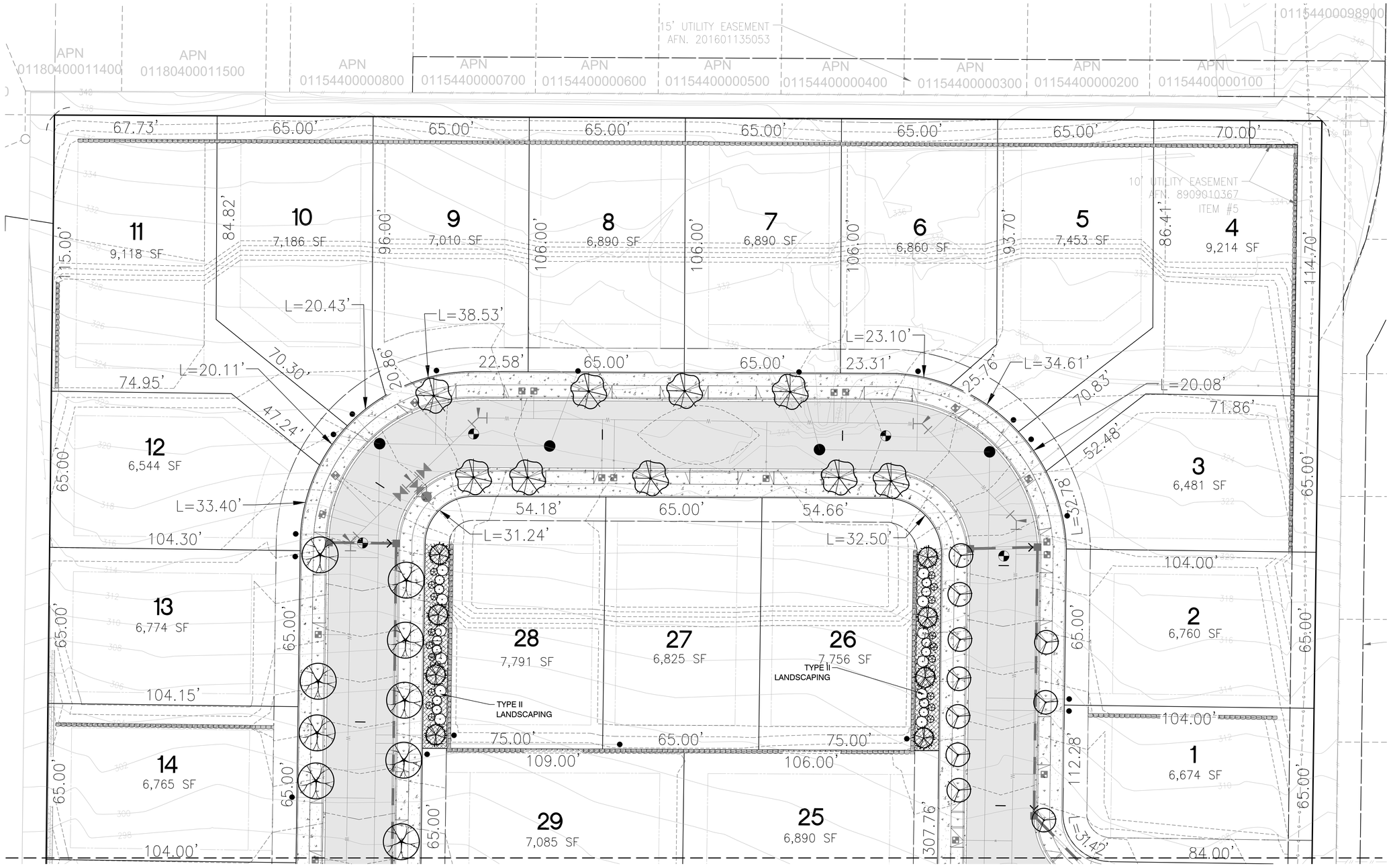
JUNE 1, 2021

SHEET NO.

L-1
OF 7

EXHIBIT 11

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-3

NORTH 0 20' 40'

ORIGIN
DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WA 98290
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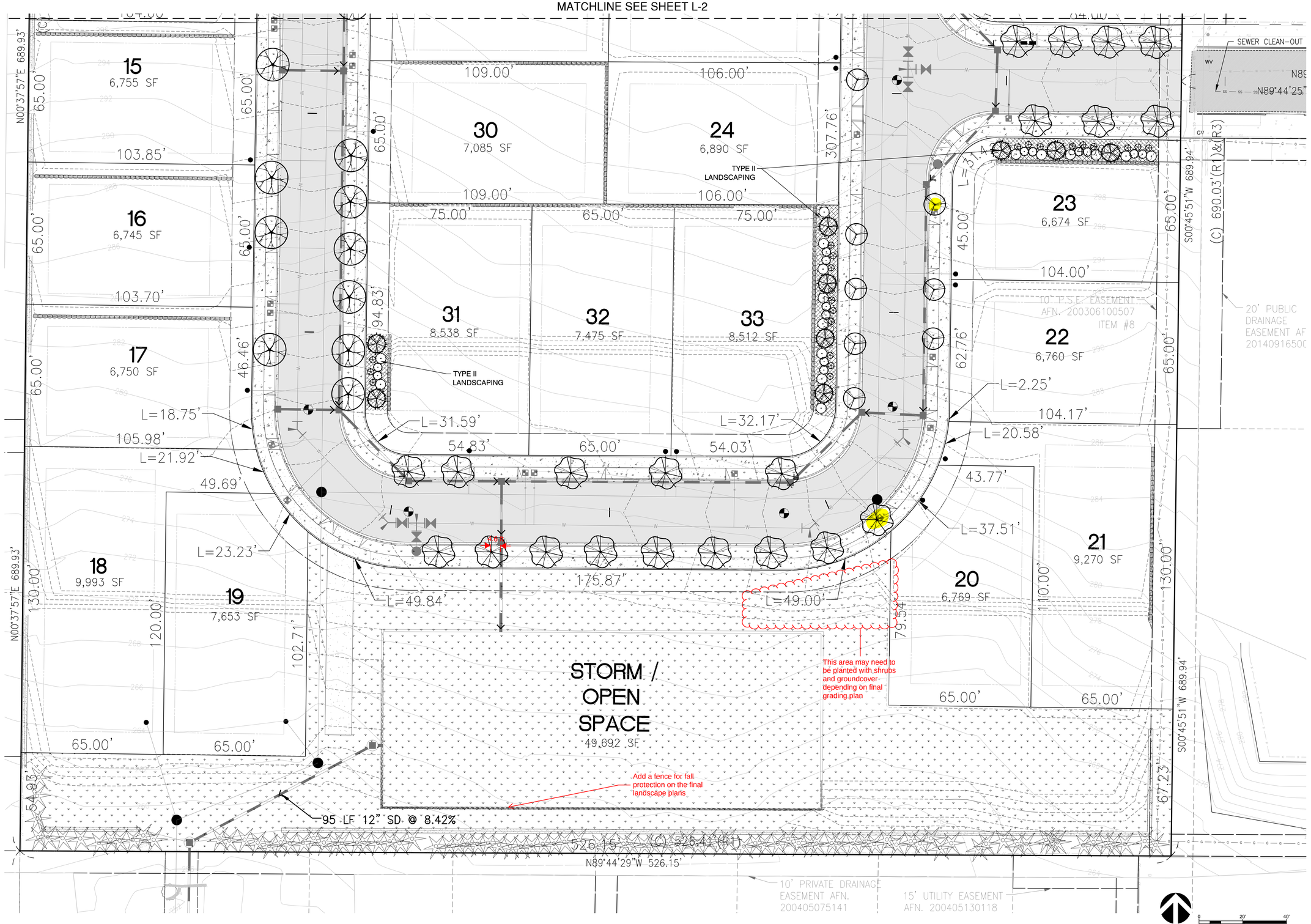
ODG PROJECT #: 21-366
DRAWN BY: MY
CHECKED BY: KL

DATE:
JUNE 1, 2021

SHEET NO.
L-2
OF 7

EXHIBIT 11

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
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MONROE, WA 98272
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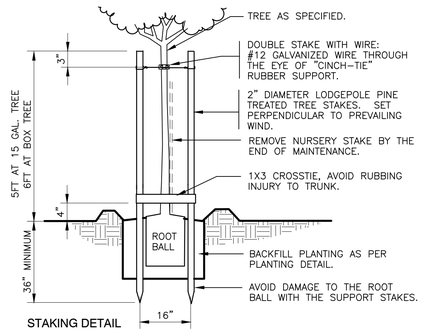
JUNE 1, 2021

SHEET NO.

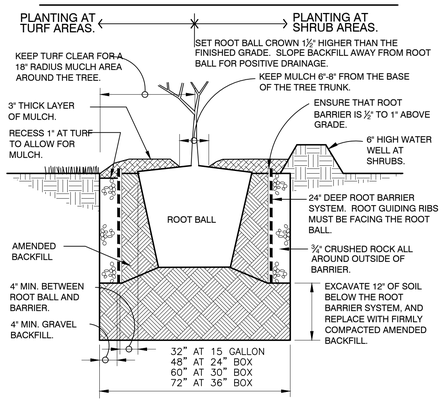
L-3
OF 7

EXHIBIT 11

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



STAKING DETAIL

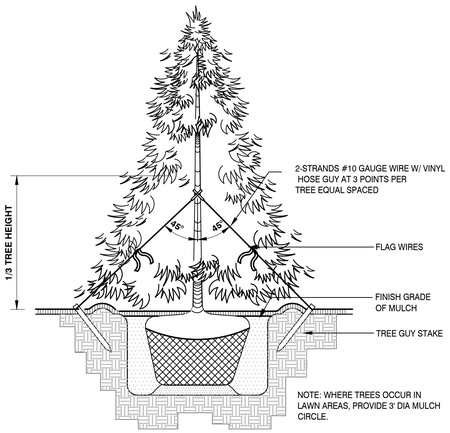


PLANT PIT DETAIL

1 ROOT BARRIER TREE PLANTING

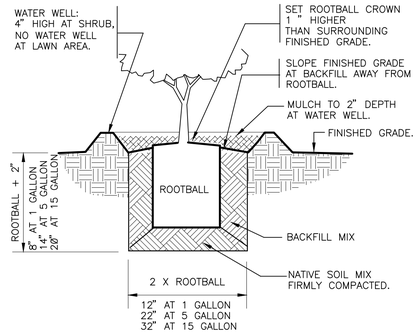
1" = 1'-0" FX-PL-FX-TREE-12

Provide root barrier for all street trees and trees planted within 10 feet of public walkways. 'Deep Root' root barrier or approved equal. Root barrier to be 16 feet in length and at least 18 inches deep adjacent to proposed curb and sidewalk with street tree centered along this length. If a street tree is within 10' of a fire hydrant, water meter or driveway approach, root barrier is to be installed perpendicular to the curb and sidewalk as well as along the back of curb and front of sidewalk to form a continuous barrier to prevent root intrusion into or underneath these facilities.



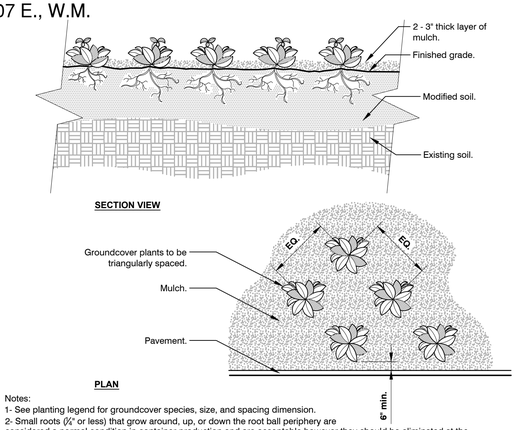
2 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



3 SHRUB PLANTING

1" = 1'-0"



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'-0"

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	17	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" Cal.	B&B
	30	Amelanchier x grandiflora 'Cole's Select'	Cole's Select Apple Serviceberry	2.5" Cal.	B&B
	19	Cercidiphyllum japonicum 'Red Fox'	Red Fox Katsura Tree	2.5" Cal.	B&B
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	28	Hydrangea quercifolia `Snow Queen`	Snow Queen Oakleaf Hydrangea	5 gal.	Pot
	39	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot
	26	Pieris japonica `Forest Flame`	Lily of the Valley Bush	5 gal.	Pot
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
	1,200	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	18" o.c.
	52,727 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	seed		

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

ORIGIN
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MONROE, WA 98272
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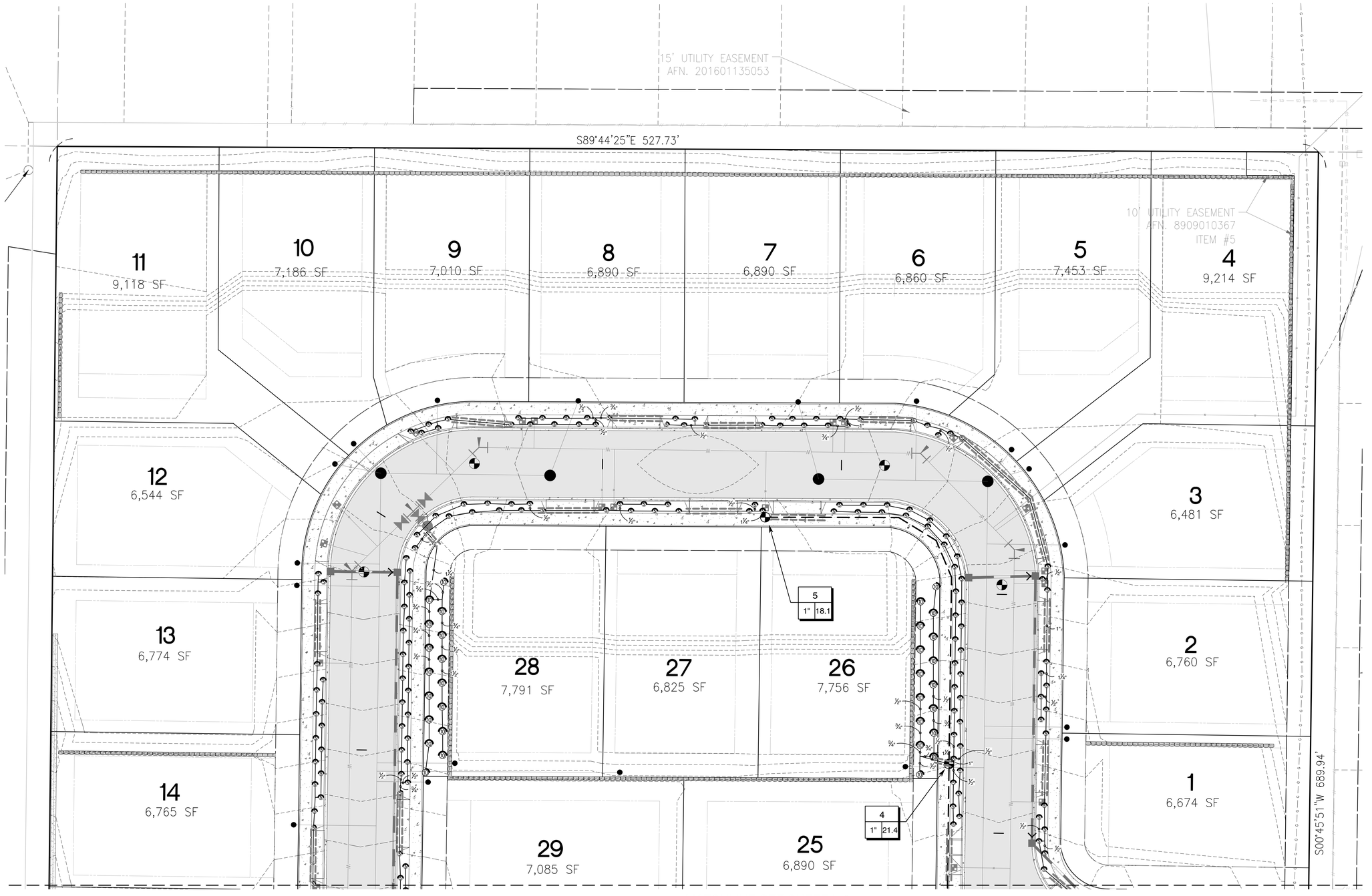
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SHEET NO.
L-4
OF 7

EXHIBIT 11

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NORTH 0 20' 40'

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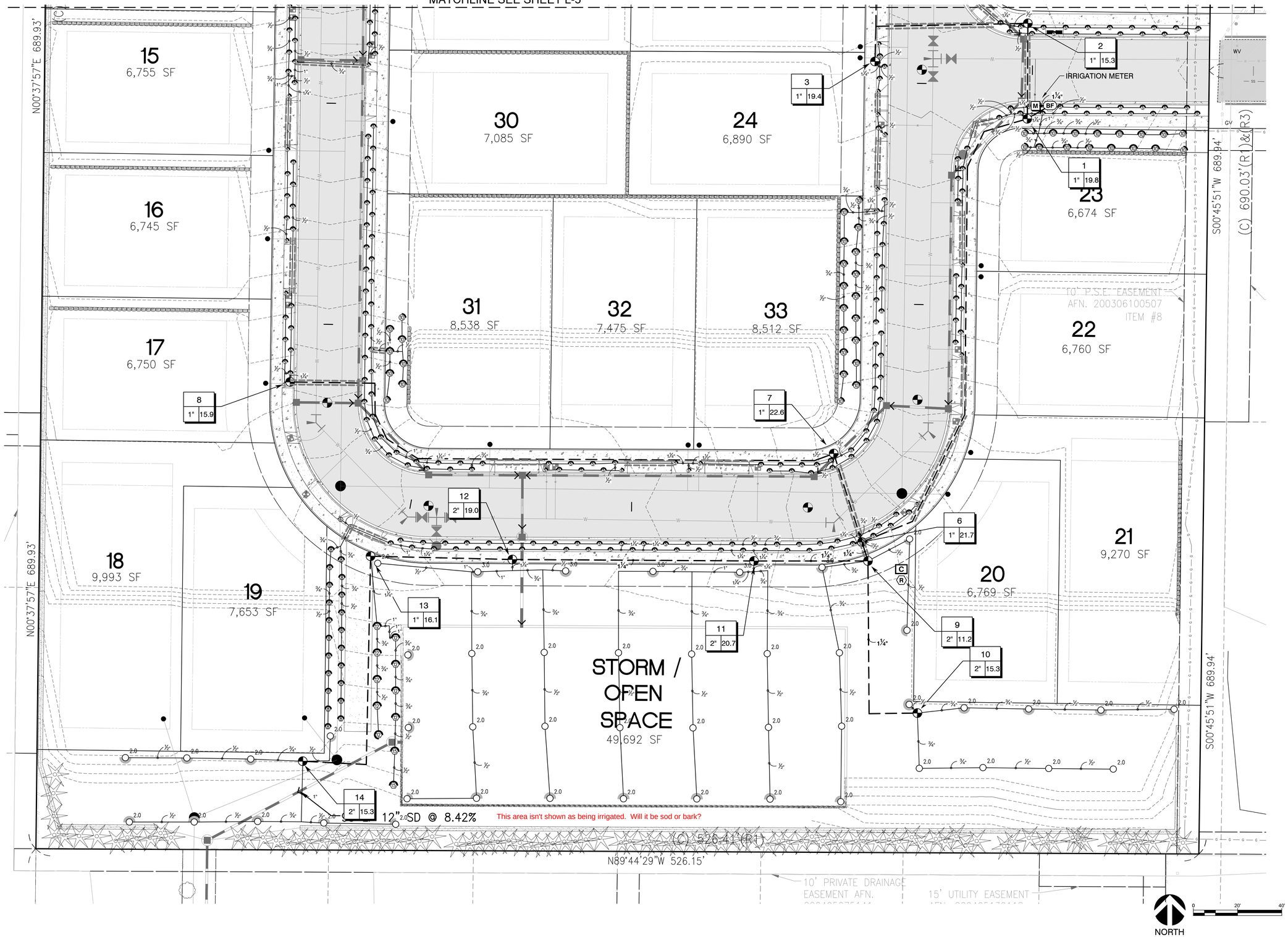
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SHEET NO.
L-5
OF 7

EXHIBIT 11

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CITY OF MONROE, SNOHOMISH COUNTY, WA

MATCHLINE SEE SHEET L-5



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CONTACT: (253) 444-4088

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L-6
OF 7

EXHIBIT 11

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

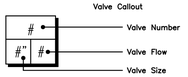
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
2Q 2H 4Q 4H 6Q 6H	Hunter PROS-04-PRS30-CV short radius nozzles Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	2	30	5/7
Q H F	Hunter PROS-04-PRS30-CV 5` radius Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	374	30	5/7
Q T H F	Hunter PROS-04-PRS30-CV 8` radius Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	21	30	5/7
Q T H TT TQ F	Hunter PROS-04-PRS30-CV 12` radius Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	9	30	5/7
Q T H TT TQ F	Hunter PROS-04-PRS30-CV 15` radius Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	2	30	5/7
Q T H TT TQ F	Hunter PROS-04-PRS30-CV adjustable arc Turf Spray, 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	4	30	5/7
Q H F	Hunter PROS-00-PRS30 5` radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	3	30	5/7
Q T H F	Hunter PROS-00-PRS30 10` radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	74	30	5/7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
2.0	Hunter I-20-06 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Standard Nozzle.	42	35	1.70	33'	6/7
3.0	Hunter I-20-06 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Standard Nozzle.	5	35	2.70	36'	6/7

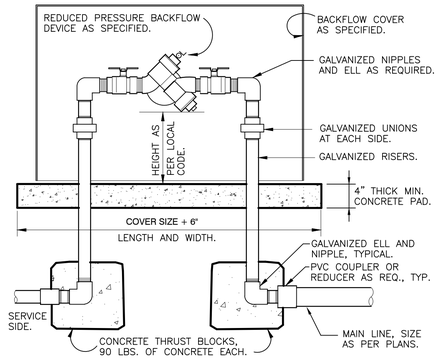
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	9	8/7
	Hunter ICV-G 2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	5	8/7
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1	1/7
C	Hunter PHC-1200 Wi-Fi enabled, full-functioning controller with touchscreen, 12-Station fixed controller, 120 VAC, Outdoor model.	1	2/7
R	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	1	3/7
M	Water Meter 1-1/2"	1	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	3,996 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,131 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1"	371.2 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	908.9 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	76.5 l.f.	
	Irrigation Mainline: PVC Schedule 40 1 1/4"	1,368 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	836.7 l.f.	

Valve Callout

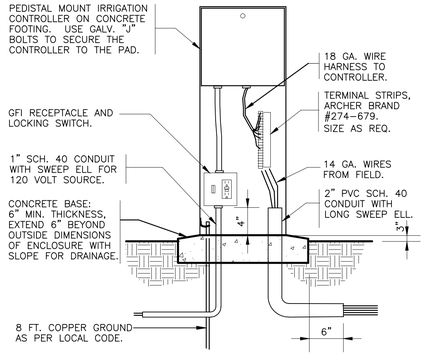


VALVE SCHEDULE

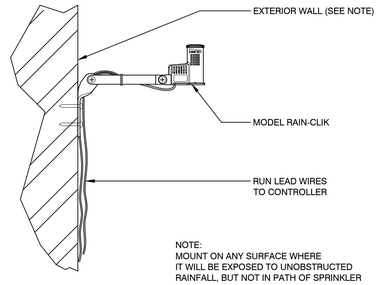
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1"	Turf Spray	19.84	321.8	35.97	50.77	1.19 in/h
2	Hunter ICV-G	1"	Turf Spray	15.27	364.6	38.99	53.93	0.89 in/h
3	Hunter ICV-G	1"	Turf Spray	19.36	449.2	37.6	55.52	1.26 in/h
4	Hunter ICV-G	1"	Shrub Spray	21.44	492.7	37.0	57.2	1.19 in/h
5	Hunter ICV-G	1"	Turf Spray	18.11	661.8	38.58	60.67	1.23 in/h
6	Hunter ICV-G	1"	Turf Spray	21.67	93.2	39.34	61.47	1.01 in/h
7	Hunter ICV-G	1"	Turf Spray	22.59	135.2	40.31	64.55	0.94 in/h
8	Hunter ICV-G	1"	Turf Spray	15.92	405.3	38.98	62.7	0.85 in/h
9	Hunter ICV-G	2"	Turf Rotor	11.20	84.3	40.31	56.26	0.38 in/h
10	Hunter ICV-G	2"	Turf Rotor	15.30	106.1	39.71	59.26	0.27 in/h
11	Hunter ICV-G	2"	Turf Rotor	20.70	135.8	41.54	64.65	0.22 in/h
12	Hunter ICV-G	2"	Turf Rotor	19.00	245.5	40.75	65.07	0.31 in/h
13	Hunter ICV-G	1"	Turf Spray	16.12	309.3	36.61	59.19	1.19 in/h
14	Hunter ICV-G	2"	Turf Rotor	15.30	432.3	38.78	62.49	0.39 in/h
	Common Wire				1,368			



1 RP BACKFLOW W/ENCLOSURE
1" = 1'-0" FX-IR-FX-BACK-06

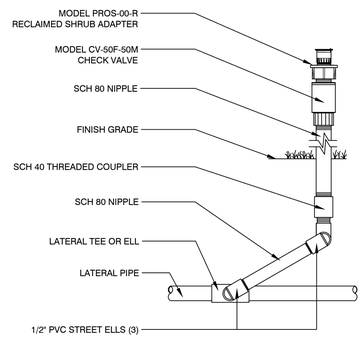


2 PEDESTAL MOUNT CONTROLLER
1" = 1'-0" FX-IR-FX-CONT-10

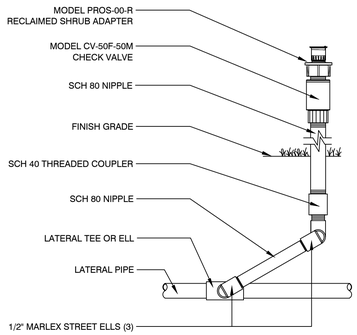


3 RAIN-CLIK
3" = 1'-0" FX-IR-HUNT-SENS-16

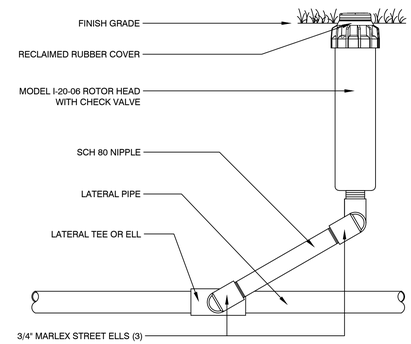
*When using larger GPM nozzles, beware of high friction loss in swing joints.



4 PROS-00-R SPRAY HEAD W/ PVC STREET ELLS
3" = 1'-0" FX-IR-HUNT-SPRA-05



5 PROS-00-R SPRAY HEAD W/ 1/2" MARLEX STREET ELLS
3" = 1'-0" FX-IR-HUNT-SPRA-06



6 I-20-06 ROTOR HEAD WITH 3/4" MARLEX STREET ELLS
3" = 1'-0" FX-IR-HUNT-ROTR-12

IRRIGATION NOTES

All City of Monroe standards shall be followed

Plan is diagrammatic and conceptual in nature. Standard trade practices shall be employed to insure economy of trenching and sleeving. Manufacturer's recommended head spacing shall be exceeded only with permission of landscape architect. Verify all dimensions and elevations in field. Adjust equipment layout to suit field conditions and site constraints as well as best management practices.

Irrigation trench depths, 18' for mainline, 12' for lateral lines. Trenches shall be free of all debris that can result in damage to piping.

Set valve boxes square to adjacent buildings, walks or parking.

Owner to provide deduct/exempt meter as required by water purveyor.

Swing joints to be either triple swing joints or toro funny pipe.

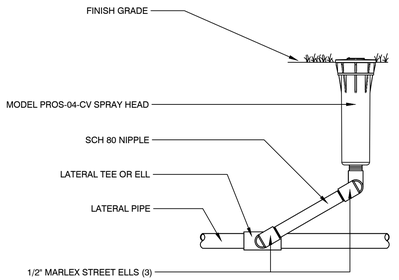
Leave a minimum of 3' of additional control wire looped at each valve box. Attach control wires to the adjacent piping with electrical tape, at least every 20'. Run 3 spare wires along entire length of mainline loop through each valve box to farthest valve box each direction.

Equipment shown in paved areas or outside project limits is for graphic clarity only. Install in landscape area. Do no willfully install equipment under pavement or outside project limits.

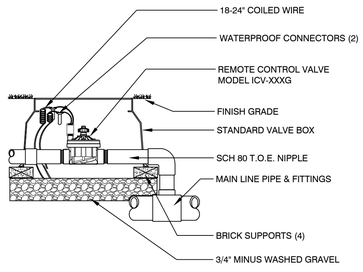
Owner's representative to locate and specify controller. Place control wire in separate sleeve.

Flow and static pressure was not provided. Design assumption of 75 GPM and 70 PSI static pressure at the meter. Verify in field.

Adjust sprinkler arc and radius as needed to avoid over spray onto hard surfaces while maintaining coverage.



7 PROS-04-CV SPRAY HEAD W/ MARLEX STREET ELLS
3" = 1'-0" FX-IR-HUNT-SPRA-22



8 ICV GLOBE VALVE
1" = 1'-0" FX-IR-HUNT-VALV-20

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

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

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	10/13/2021
2	CITY COMMENTS	12/10/2021

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:
JUNE 1, 2021

SHEET NO:
L-7
OF 7

EXHIBIT 12

RECEIVED
10/18/2021
CITY OF MONROE

BARGHAUSEN

PRELIMINARY STORMWATER REPORT

No revisions requested.

T. Gathmann 28 Nov. 2021

Cooper Ridge
19785 137th Street Southeast
Monroe, WA 98272

City File No. PL2021-01

Prepared for:
Prospect Development, LLC
2913 5th Avenue Northeast, Suite 201
Puyallup, WA 98372



10/8/21

June 9, 2021
Revised October 8, 2021

Our Job No. 21609

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

EXHIBIT 12

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EXHIB

Tab 1.0

1.0 EXECUTIVE SUMMARY

The Cooper Ridge preliminary plat is proposed on one existing tax parcel (#28073100203800) that is located at 19785 137th Street Southeast in the City of Monroe, Washington. The site is also located within a portion of the Northwest Quarter of Section 31, Township 28 North, Range 07 East. Refer to the Vicinity Map within this section for a depiction of the project site.

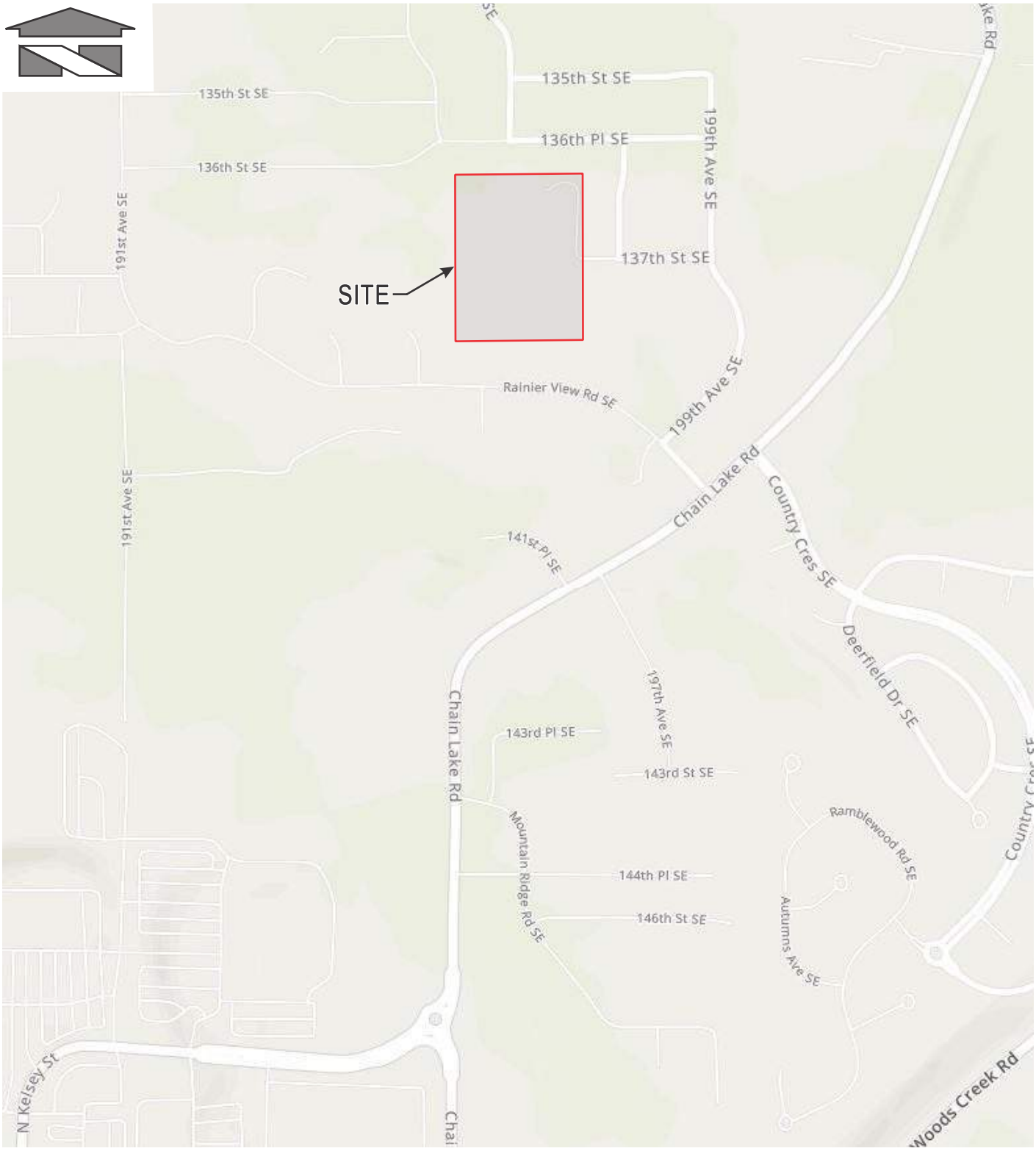
The existing parcel is rectangular in shape and totals 8.35 acres. The site contains one single-family residence with multiple sheds, a gravel driveway and gravel parking areas. The site is bound by single family parcels on all sides except for a portion of the west site border that is neighbored by an undeveloped parcel.

Site soils primarily consist of Tokul gravelly medial loam with conditions observed at test pit locations generally described as silt sand with gravel and silty gravel with sand. The parcel contains mostly pasture aside from a line of trees at the eastern and southern borders, and vegetation around the existing single-family residence. Elevation ranges from approximately 257 near the southwest corner of site to 340 in the northeast portion of site. The site has one threshold discharge area that drains southwest.

The project will subdivide the parcel into 33 single family lots, a public road, and an open space tract. The single-family lots will be accessed from a public road with a 52-foot Right-of-Way that will be constructed in accordance with City of Monroe design standards. The project will be complete with water and sewer extensions from City of Monroe Public Works, stormwater controls, retaining walls, landscaping, and recreation space.

The stormwater facilities are designed pursuant to the 2014 Department of Ecology Stormwater Management Manual for Western Washington (SMMWW). The stormwater standards require Standard Flow Control and Basic Water Quality. To meet the City of Monroe's stormwater requirements, the project will utilize Perforated Stub-Outs connected to the public storm system within the proposed right-of-way that conveys stormwater to a combined stormwater detention and water quality wet vault in the south portion of site. The entire site will also utilize post construction soil amendments as required by BMP T5.13.

EXHIBIT 12



REFERENCE: MapQuest (2021)

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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

For:
Cooper Ridge
Monroe, Washington

Title:
VICINITY MAP

Job Number
21609

DATE: 5/21/21

P:\21000s\21609\exhibit\graphics\21609 vmap.cdr

EXHIBIT 12



REFERENCE: Snohomish County Department of Assessments (Nov. 2020)

Scale: Horizontal: **N.T.S.** Vertical: **N/A**	*For:* Cooper Ridge Monroe, Washington	Job Number 21609
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com**	*Title:* ASSESSOR MAP	DATE: 5/21/21

P:\21000s\21609\exhibit\graphics\21609 amap.cdr

EXHIBIT 12



REFERENCE: Federal Emergency Management Agency (Portion of Map 53061C1377F, June 2020)

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

For:
Cooper Ridge
Monroe, Washington

Title:
FEMA MAP

Job Number
21609

DATE: 5/21/21

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EXHIBIT 12



REFERENCE: USDA, Natural Resources Conservation Service

LEGEND:		HSG
72	= Tokul gravelly medial loam, 0-8% slopes	A

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

For:
Cooper Ridge
Monroe, Washington

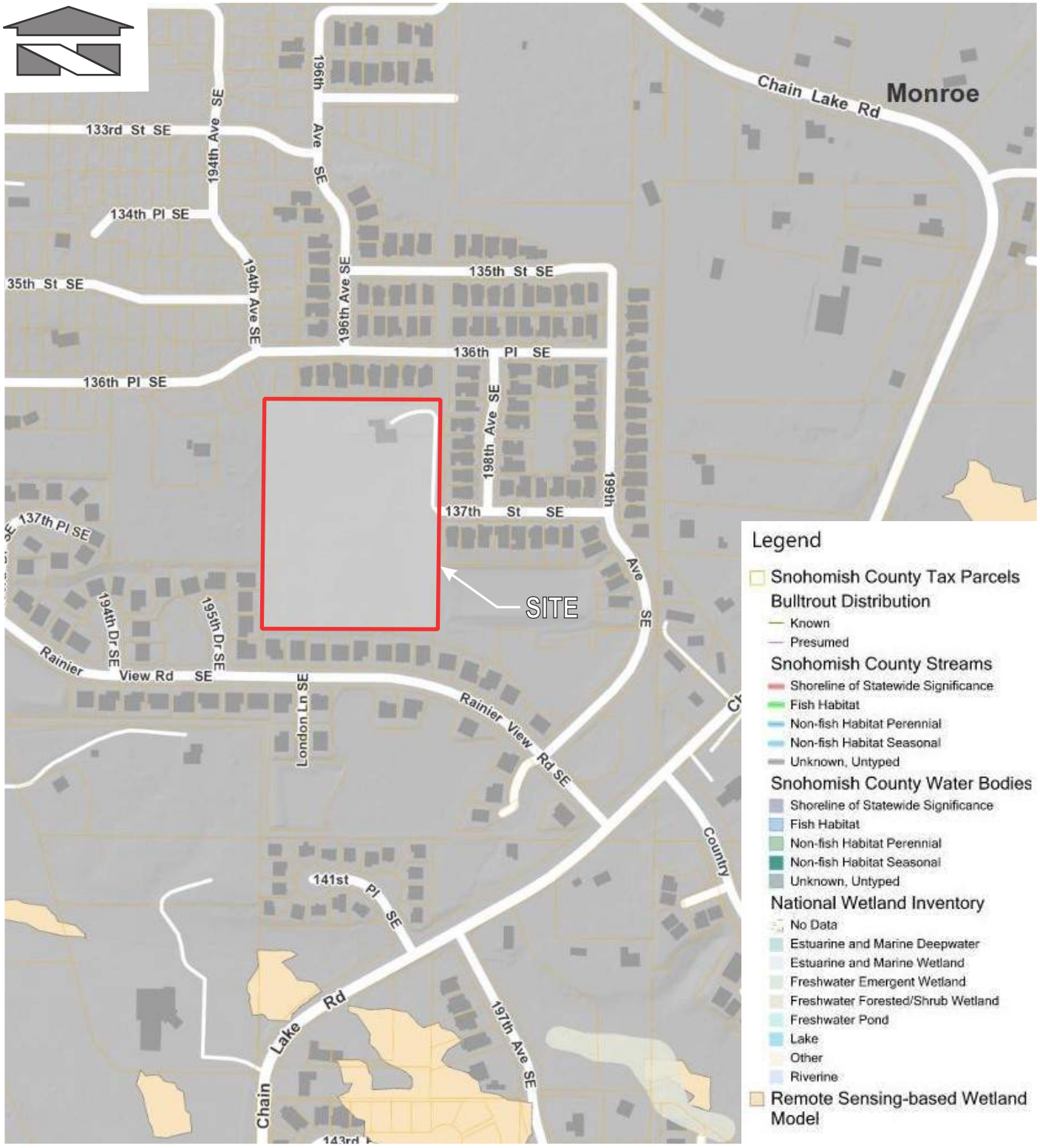
Title:
SOIL SURVEY MAP

Job Number
21609

DATE: 5/21/21

P:\21000s\21609\exhibit\graphics\21609 soil.cdr

EXHIBIT 12



REFERENCE: Snohomish County PDS Map Portal (2021)

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

For:
Cooper Ridge
Monroe, Washington

Job Number
21609

Title:
SENSITIVE AREAS MAP

DATE: 5/21/21

P:\21000s\21609\exhibit\graphics\21609 sens.cdr

EXHIB

Tab 2.0

2.0 CONDITIONS AND REQUIREMENTS SUMMARY

The project is classified as new development according to the SMMWW where all Minimum Requirements (MRs 1-9) apply to all new and replaced impervious surfaces and converted vegetation areas.

2.1 Analysis of the Minimum Requirements

Minimum Requirement No. 1: Preparation of Stormwater Site Plans

Response: This report presents the hydrologic analysis and calculations that justify the stormwater plan. Please also refer to the preliminary drainage plan.

Minimum Requirement No. 2: Stormwater Pollution Prevention Plans (SWPPPs)

Response: It will be prepared and included with the construction documents. All 13 SWPPP elements will be addressed.

Minimum Requirement No. 3: Source Control of Pollution

Response: Operational and Structural Source Control BMPs will be incorporated to the fullest extent possible. All runoff from the pollution generating impervious surfaces will be routed to stormwater detention and water quality facilities prior to discharging from the site.

Minimum Requirement No. 4: Preservation of Natural Drainage Systems and Outfalls

Response: Runoff will be released from the onsite stormwater vault to the existing stormwater system in Rainier View Road Southeast, stormwater will discharge to an existing wetland buffer maintaining the ultimate natural discharge location of the site's stormwater runoff.

Minimum Requirement No. 5: Onsite Stormwater Management

Response: Stormwater BMPs will be utilized at the site to the maximum extent feasible. All stormwater runoff will be treated and detained onsite without causing erosion or flooding impacts.

Minimum Requirement No. 6: Runoff Treatment

Response: Basic Water Quality Treatment will be accommodated within the proposed stormwater wet vault.

Minimum Requirement No. 7: Flow Control

Response: Since infiltration of stormwater is not feasible, flow control will be achieved by detaining stormwater runoff in a proposed stormwater vault and then controlling discharge through an outlet structure. All stormwater discharges will match the pre-developed durations from 50 percent of the 2-year peak flow up to the full 50-year peak flow.

Minimum Requirement No. 8: Wetlands Protection

Response: There are no onsite wetlands identified. The project will maintain outflows to the existing downstream wetland system.

Minimum Requirement No. 9: Operations and Maintenance

Response: An inspection, operations, and maintenance manual will be included with the final civil construction plans.

EXHIBIT 12

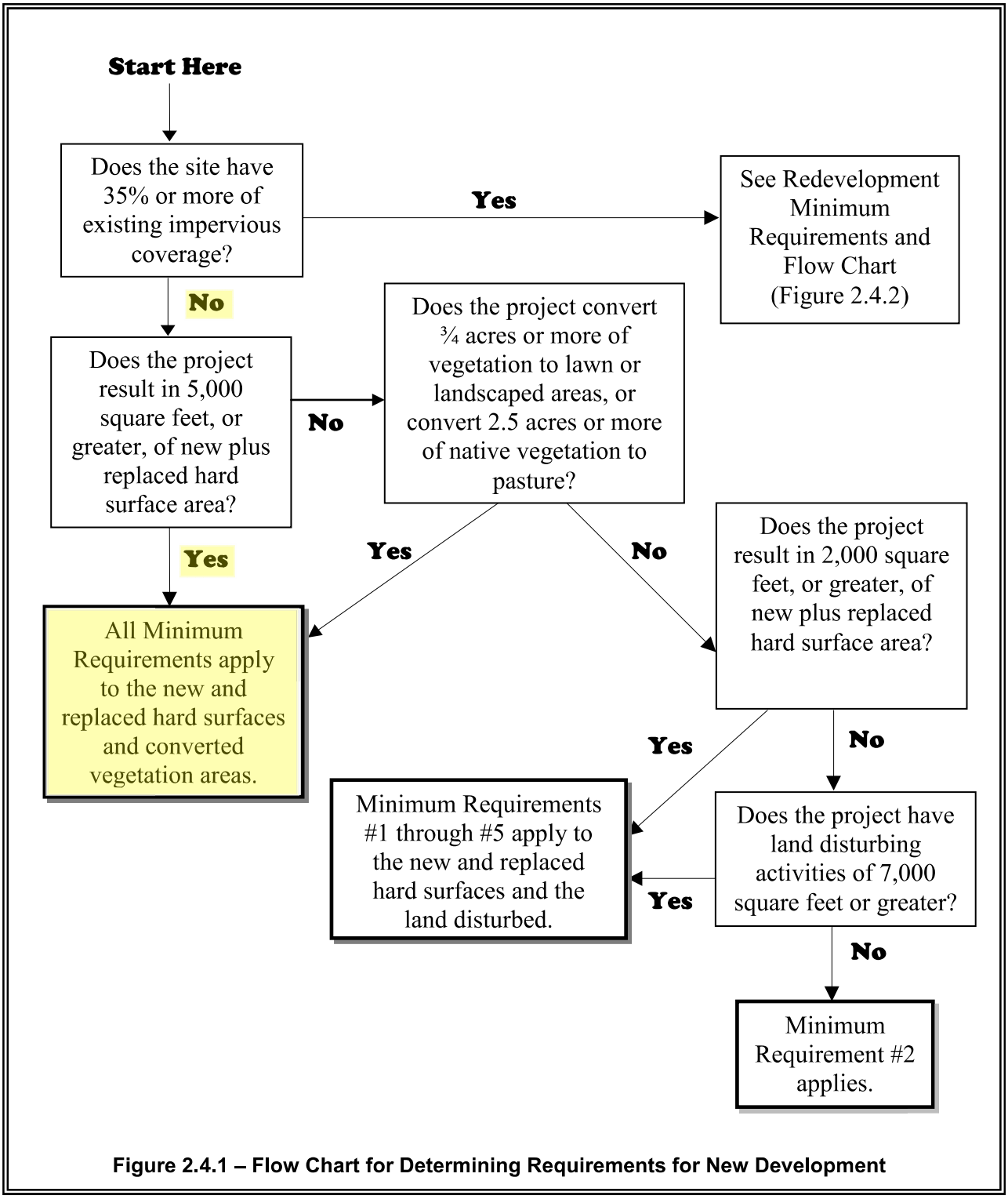
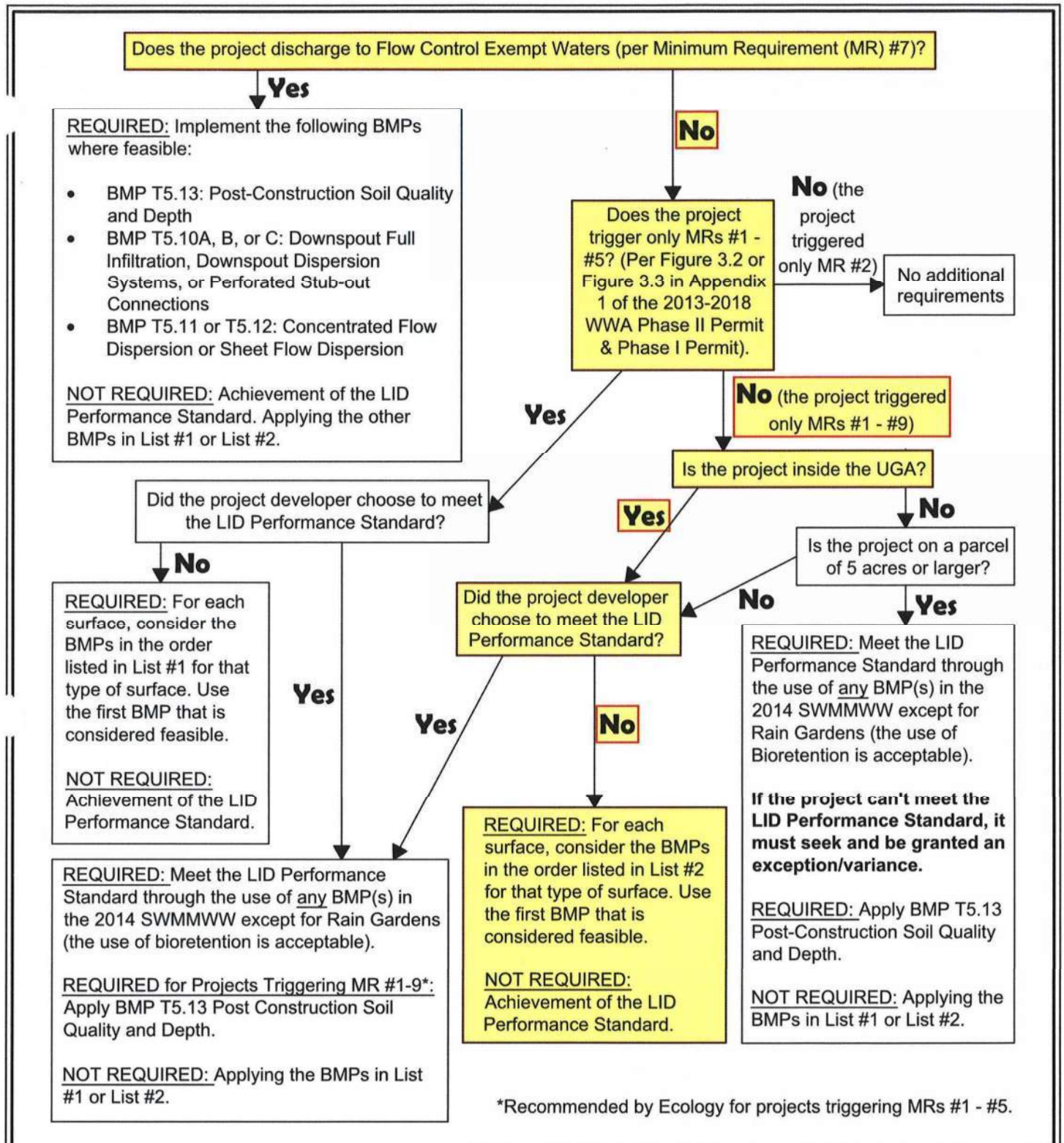


Figure 2.4.1 – Flow Chart for Determining Requirements for New Development

EXHIBIT 12



DEPARTMENT OF ECOLOGY
State of Washington

Figure I-2.5.1
Flow Chart for Determining LID MR #5 Requirements

Revised June 2015

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EXHIB

Tab 3.0

3.0 OFF-SITE ANALYSIS

3.1 Upstream Drainage

It appears that minimal runoff sheet flows onto the project site from the north given that the majority of upstream properties are developed and assumed to have adequate stormwater controls.

3.2 Downstream Drainage Course

The site contains one drainage basin located within the Lower Woods Creek Basin of the Skykomish Watershed. Stormwater runoff from the site sheet flows to the south across the southern property line and is collected by an existing interceptor trench located on the neighboring downstream properties. From the interceptor trench, stormwater runoff flows south approximately 180-feet within an 8-inch stormwater pipe flowing beneath Rainier View Road and outlets into an existing wetland (Wetland E) on the south side of Rainier View Road. Runoff then sheet flows through the wetland and is collected by an existing 18-inch stormwater main. Runoff then flows through the existing plat of Carriage Place, flows to the south within the 18-inch stormwater main until intersecting Chain Lake Road. The 18-inch stormwater main then flows west within the northern shoulder of Chain Lake Road for approximately 300-feet until discharging into an unnamed ditch. Please refer to the Downstream Map within this section for more information.

Based on our site visit, there is no evidence of or potential for increased erosion/incision for the project site sufficient to pose a sedimentation hazard to downstream conveyance systems. In addition, there is no evidence of conveyance or flooding problems within the downstream course. The project will provide detention and water quality treatment to further prevent drainage and/or erosion related problems.

3.3 Resource Review

- **Adopted Basin Plans:** The site is part of the Lower Woods Creek Basin.
- **Finalized Drainage Studies:** This is not applicable.
- **Floodplain and Floodway FEMA Maps:** Based on FEMA flood zone mapping, this site is not located in a floodplain.
- **Sensitive Areas Folios:** Based on a review of available GIS mapping, it was found that the subject site does not contain any seismic hazards, coal mines, landslide hazards, or erosion hazards.
- **Road Drainage Problems:** No road drainage problems have been identified.
- **United States Department of Agriculture Soils Survey:** Based on the soils map for this area, the site is primarily comprised of Tokul gravelly medial loam. This soil class is moderately well drained but the capacity of the most limiting layer to transmit water is very low to moderately low.
- **Migrating River Studies:** This is not applicable.

EXHIBIT 12

Downstream Map

EXHIBIT 12

FLOW DIRECTION (TYP.)

SITE

A PORTION OF THE NW. 1/4 OF SEC. 31, T. 28 N., R. 7 E., AND
A PORTION OF THE NE. 1/4 OF SEC. 36, T. 28 N., R. 6 E., W.M.
MONROE, WASHINGTON

SCALE: 1"= 50'
CONTOUR INTERVAL = 2'

SEE SHEET 7 FOR CONTINUATION

CLEANOUT
260.13(AB) RIM=~~256.0±~~
247.69(8"PVC-W)(AB) IE=~~247.65~~ (IN 6" W)
IE=247.65 (IN 6" E)
247.69(AB) IE=~~247.65~~ (OUT 8" S)

18" YARD DRAIN
RIM=~~256.0±~~ 257.96(AB)
IE=~~249.0~~ 251.93(AB)

276.4(AB)
270LF~8" PERF PIPE
S=~~0.74%~~ 1.53%(AB)

EX. INTERCEPTOR DRAIN

76.8(AB)
99LF~8"PVC
S=~~4.13%~~ 4.62%(AB)

218.9(AB)
250LF~8" PERF PIPE
S=~~1.5%~~ 2.76%(AB)

77.1(AB)
76LF~8"PVC
S=~~6.58%~~ 5.71%(AB)

117.6(AB)
100LF~6" PERF PIPE
S=~~0.5%~~ 3.04%(AB)

77 LF 8" @ 4.6%

CLEANOUT
RIM=~~254.0~~ 250.19(AB)
IE=~~243.03~~ (IN 8" N) 244.14(AB)
IE=~~243.03~~ (OUT 8" S) 244.14(AB)

101.9(AB)
100LF~8" PVC
S=~~1.93%~~ 1.91%(AB)

102 LF 8" @ 1.9%

RAINIER VIEW RD SE
(COLLECTOR, SEE SHT. 12)

CROSSING
8" W IE=245.40
8" PVC CROWN=243.90
(18" VERT SEPARATION)

CROSSING
8"PVC IE=242.74
18"SD CROWN=230.98

CROSSING
8"PVC IE=242.96
8" SS CROWN=239.14

CROSSING
8"PVC IE=244.72
8"SS CROWN=240.84

CROSSING
8" W IE = 247.80
8" PVC CROWN=246.10
(18" VERT. SEPARATION)

8" OUTFALL
IE=~~242.0~~ 242.18(AB)
PROVIDE ROCK LINED OUTFALL
L=8',W=6.5',T=1'

8" OUTFALL
IE=~~244.0~~ 243.7(AB)
PROVIDE ROCK LINED OUTFALL
L=8',W=6.5',T=1'

CROSSING
8"PVC SD IE=244.96
18"SD CROWN=232.46

CLEANOUT (AB)
RIM=259.27(AB)
IE=~~255.85~~(6"PVC-SE)(AB)

BEGIN PERF INTERCEPTOR SWALE
IE=251.5

CLEANOUT (AB)
RIM=259.63(AB)
IE=253.73(6"PVC-SE)(AB)

10' PRIVATE SD EASEMENT TYP.

12" YARD DRAIN
RIM=~~256.0~~ 259.32 (AB)
IE=~~251.0~~
IE=~~252.28~~ 8"PVC SE & NW
IE=~~252.23~~ 8"PVC SW

144.7(AB)
150LF~6" PERF PIPE
S=~~0.5%~~
1.38%(AB)

BEGIN PERF INTERCEPTOR SWALE
IE=251.7

CLEANOUT (AB)
RIM=~~258.12~~(AB)
IE=~~254.28~~(6"PVC-NW)(AB)

CLEANOUT
RIM ~~254.01~~ 254.25(AB)
IE=~~246.34~~ (IN 6" NE)247.83(6"PVC) (AB)
IE=~~246.34~~ (OUT 8" SW)247.83(8"PVC) (AB)

90.3(AB)
96LF~8"PVC
S=~~2.60%~~
1.92%(AB)

SENSITIVE AREA FENCING AND SIGN PER CITY OF MONROE STANDARDS (TYP.) (FENCE SHALL BE CONTINUOUS AROUND ENTIRE PERIMETER OF SENSITIVE AREA TRACT)
SENSITIVE AREA SIGNAGE SHALL BE FIELD PLACED AS DIRECTED BY THE CITY OF MONROE.

TRACT N
WETLAND A
TRACT M
TRACT E
WETLAND B
TRACT H
TRACT D
WETLAND B
TRACT K
TRACT F
(SEE SHT. 24)
TRACT B
WETLAND C
WETLAND D
WETLAND E
TRACT C
WETLAND B
TRACT J
TRACT I

35' WETLAND BUFFER

SOUTH AVE SE
(LOCAL ACCESS, SEE SHT. 12)

RAINIER VIEW RD SE
(COLLECTOR, SEE SHT. 12)

CHAIN LAKE ROAD
(SEE SHEET 15-17)

EXISTING DRIVEWAY TO REMAIN UNTIL ABANDONED BY BENEFICIARY

PROPOSED ACCESS FOR THE FARM AT WOODS CREEK (SEE SEPARATE PLANS BY OTHERS)

REMOVABLE BOLLARDS PER CITY OF MONROE STANDARDS

OUTLETS TO WETLAND

420 LF SHEET FLOW THROUGH WETLAND

12' GRAVEL PATH (PER SECTION ON SHT. 25)

SENSITIVE AREA FENCING AND NGPE SIGNS PER CITY OF MONROE STANDARDS (TYP.)

6' CHAIN LINK FENCE ALONG PROPERTY LINE

3-003

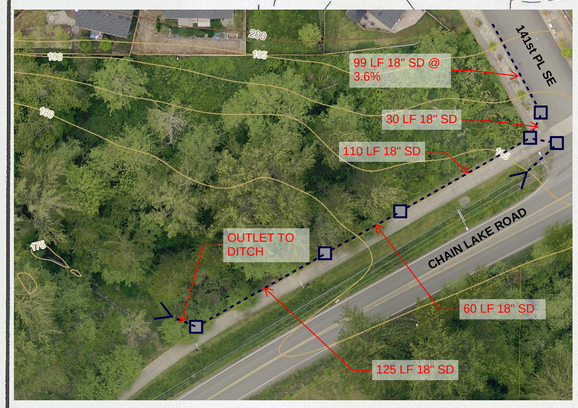
SP 130 (5-81)

190 LF 18" SD @ 7.8%

104 LF 18" SD @ 2.4%

99 LF 18" SD @ 3.6%

SEE LEFT



DOWNSTREAM MAP

FINAL CORRECTED PLANS

AS-BUILTS BY GROUP FOUR, INC., OCTOBER 31, 2003
(AB)= AS CONSTRUCTED

DEC 2 2 2003

NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	6/20/03	JED

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4591 • (206)362-4344 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

FILENAME: R:\Plots\03-8003\dgn\Sinclair FIELD CHANGE #1-AS-BUILTS.dgn
UPDATED: DEC 22 2003 08:49:18 <GS2K>

FIELD CHANGE NO. 1
SINCLAIR HEIGHTS
INTERCEPTOR COLLECTOR SYSTEM
(SUB-SURFACE FLOWS ONLY)
CITY OF MONROE WASHINGTON

SHT. 2 OF 2

JOB NO:03-8003

EXHIB

Tab 4.0

4.0 PERMANENT STORMWATER CONTROL PLAN

4.1 Existing Site Hydrology

The site consists of one 8.35-acre parcel with an existing single-family residence. The remainder of the site contains pasture with trees along the eastern, southern, and western boarders. Please refer to the Pre-Developed Basin Map for existing site conditions.

Since the site requires Standard Flow Control per the SMMWW. A Type C forested land cover condition was assumed for the existing condition for hydrologic modeling purposes.

The site drains to the south across the southern property line and is collected by an existing interceptor trench located on the neighboring downstream properties. From the interceptor trench, stormwater runoff flows south approximately 180-feet within an 8-inch stormwater pipe flowing beneath Rainier View Road and outlets into an existing wetland (Wetland E) on the south side of Rainier View Road.

Existing peak flows to downstream offsite Wetland 'E' are as follows:

Storm Event	Flow (cfs)
2-year	0.66
10-year	1.54
25-year	2.21
50-year	2.82
100-year	3.54

4.2 Developed Site Hydrology

Limits of site disturbance will include installation of sediment and erosion control Best Management Practices (BMPs), demolition of existing buildings, construction of a public road, utilities, stormwater facilities, and grading the single-family residential lots. The total disturbed area will cover approximately 8.35-acres of the existing 8.35-acre site.

Upon completion of the project, impervious surfaces covering the site include approximately 1.378-acre of roadways/driveways, 0.305-acre of concrete sidewalks, and 3.327-acres of new rooftops. The remainder of the developed site area will include residential lawn, landscaping, and open space areas.

To meet the City of Monroe's stormwater requirements aligned with the SMMWW, the project will provide Perforated Stub Out connections for all roof drains. The roof drain system will connect to the public stormwater system which flows to an underground combined detention and water quality wet vault in the southern

portion of site. The entire site will utilize post construction soil amendments as required by BMP T5.13.

Please refer to the Developed Basin Map for proposed improvements.

In the developed condition, stormwater vault outflows will be conveyed through a storm drainage easement along a downstream property until flowing to Rainier View Road SE and connecting to an existing stormwater pipe that outlets to Wetland 'E'.

4.3 LID Feasibility

Per the Geotechnical Engineering Study, infiltration was deemed infeasible due to variable but low infiltration capacity of the native soils and relatively persistent shallow groundwater seepage. Roof runoff from each individual lot will utilize Perforated Stub Out Connections (BMP T5.10C) with each stub connecting to the proposed storm system within the right-of-way. See the feasibility of individual BMPs below.

Lawn and Landscape Areas

- Soil Preservation and Amendment (Ecology BMP T5.13).

  All disturbed areas which are not converted to impervious areas shall apply post-construction soil quality and depth in accordance with BMP T5.13 in Volume V, Chapter 5 of the Department of Ecology 2012 (2014 Revision) Stormwater Management Manual for Western Washington.

Roofs

- Full Dispersion (BMP T5.30) was deemed infeasible due to limited available flow paths that will be left undisturbed.

- Downspout Infiltration (BMP T5.10A) was deemed infeasible due to variable but low infiltration capacity of the native soils and relatively persistent shallow groundwater seepage as outlined in the Geotechnical Engineering Study.

- Bioretention (BMP T5.14B) and Rain Gardens (BMP T5.14A) were deemed infeasible due to variable but low infiltration capacity of the native soils and relatively persistent shallow groundwater seepage as outlined in the Geotechnical Engineering Study.

- Downspout Dispersion (BMP T5.10B) was deemed infeasible due to the lack of undisturbed areas onsite that could be used as flow paths.

- Perforated Stub-out Connections (BMP T5.10C) are feasible and will be used for all lots. All stubs will connect to the proposed on-site stormwater system that will detain runoff in a vault in the south portion of site and is then outlet to the existing storm system in Rainier View Road Southeast.

Other Hard Surfaces

- Full Dispersion (BMP T5.30) was deemed infeasible due to limited site area.
- Permeable pavement and Bioretention were deemed infeasible due to variable but low infiltration capacity of the native soils and relatively persistent shallow groundwater seepage as outlined in the Geotechnical Engineering Study.
- Sheet flow dispersion was deemed infeasible since the required flow path was not available onsite after development.

4.4 Flow Control Design

Detention volumes for the site will be accommodated within a detention vault. The Western Washington Hydrology Model (WWHM) methodology was used to meet the volume outflow design requirements for Standard Flow Control.

A bypass basin of approximately 1.08-acres of pervious area is included in the detention analysis. The bypass basin is downstream of the proposed conveyance system and cannot be collected and conveyed to the detention vault. The bypass basin will flow to the existing interceptor drain and combine with post developed detention outflows within Rainier View Road SE. Developed peak flows from the site flowing to downstream offsite Wetland 'E' include the bypass basin plus the detention vault outflows. Please refer to the WWHM sizing for additional information.

Approximately 128,000 cubic feet of detention storage is required and will be provided in a 200'x80'x8' (LxWxD) detention vault. The vault will release runoff to match the predeveloped peaks and durations for 50 percent of the 2-year up to the 50-year storm event. The discharge from the vault will be released through an outlet structure and flow to the existing public storm system in Rainier View Road SE. Stormwater outflows from the vault will combine with the bypass basin and outlet to Wetland 'E', also the natural discharge location of the site.

In addition, all post construction soil will be amended per BMP T5.13.

4.5 Water Quality Design

Basic water quality treatment will be provided for all stormwater runoff from across the site and will be provided beneath the live storage elevations in the stormwater vault. Approximately 28,188 cubic feet of water quality volume is required and is provided through 3-feet of dead storage.

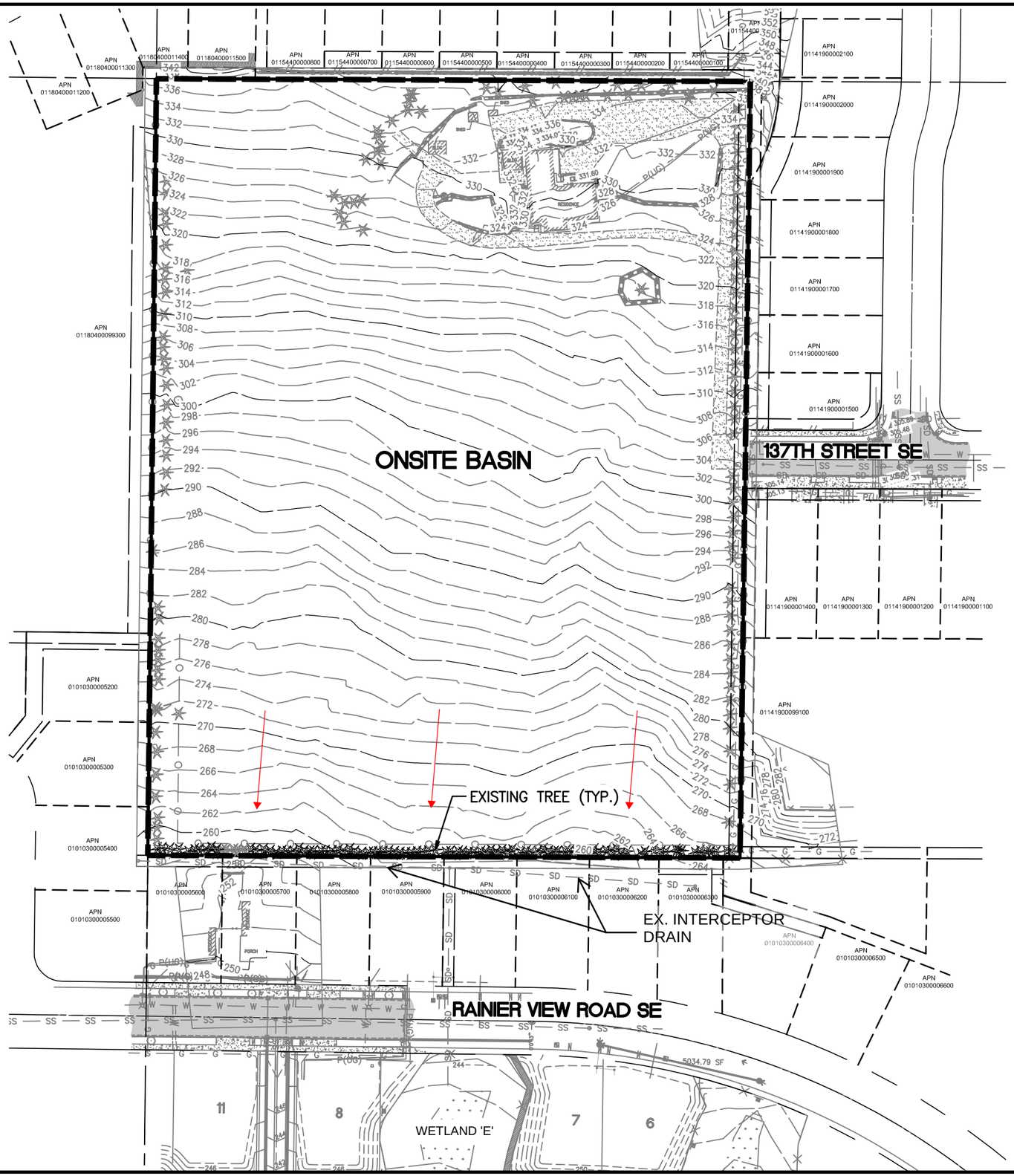
4.6 Conveyance Design

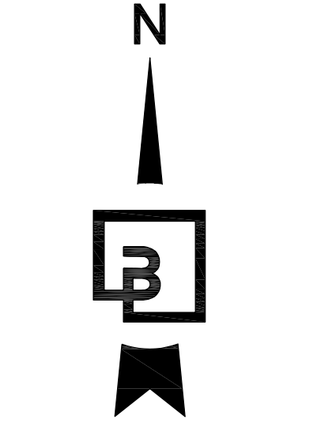
Stormwater runoff from the site will be collected in a series of catch basins and stormwater pipes within the proposed public roadway right-of-way that will flow to the stormwater vault in the south portion of site. Runoff from all roofs with utilize Perforated Stub Out Connections, connecting to the same stormwater system within the public right-of-way that flows south to the site's stormwater vault. All conveyance pipes will be sized to convey the 100-year developed storm event. Final sizing calculations will be provided with the construction documents.

EXHIBIT 12

PREDEVELOPED BASIN MAP

EXHIBIT 12





ONSITE BASIN = 8.35 AC (FOR FLOW CONTROL MODELLING PURPOSES)

TILL FOREST (MODERATE) = 8.35 AC

ONSITE BASIN = 8.35 AC (CURRENT LAND COVER FOR WETLAND FLOW CALCULATIONS)

TILL FOREST (MODERATE)	=	0.433 AC
TILL PASTURE (MODERATE)	=	7.465 AC
ROOF AREA	=	0.097 AC
DRIVEWAY/PARKING (FLAT)	=	0.150 AC
DRIVEWAY/PARKING (MODERATE)	=	0.205 AC

No.	Date	By	Ckd.	Appr.	Revision

Title: **PRE-DEVELOPED BASIN MAP**

For: *PROSPECT DEVELOPMENT, LLC*

Scale: Horizontal 1"=100' Vertical N/A

Designed BMS Drawn BMS Checked CV Approved CV Date 9/24/21

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

Job Number 21609

Sheet 1 of 1

P:\21000s\21609\exhibit\21609 PRE-DEVELOPED CONDITIONS MAP.dwg 9/24/2021 4:25 PM BSUTEY

EXHIBIT 12

Existing Flow to Wetland Calculations

EXHIBIT 12

WWHM2012
PROJECT REPORT

Project Name: EXISTING FLOW CONDITIONS (TO WETLAND 'E')
Site Name:
Site Address:
City :
Report Date: 10/18/2021
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.20
Version Date: 2019/09/13
Version : 4.2.17

PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Mod	.433
C, Pasture, Mod	7.465
Pervious Total	7.898

Impervious Land Use	acre
ROOF TOPS FLAT	0.097
DRIVEWAYS FLAT	0.15
DRIVEWAYS MOD	0.205
Impervious Total	0.452
Basin Total	8.35

Predeveloped Landuse Totals for POC #1
Total Pervious Area:7.898
Total Impervious Area:0.452

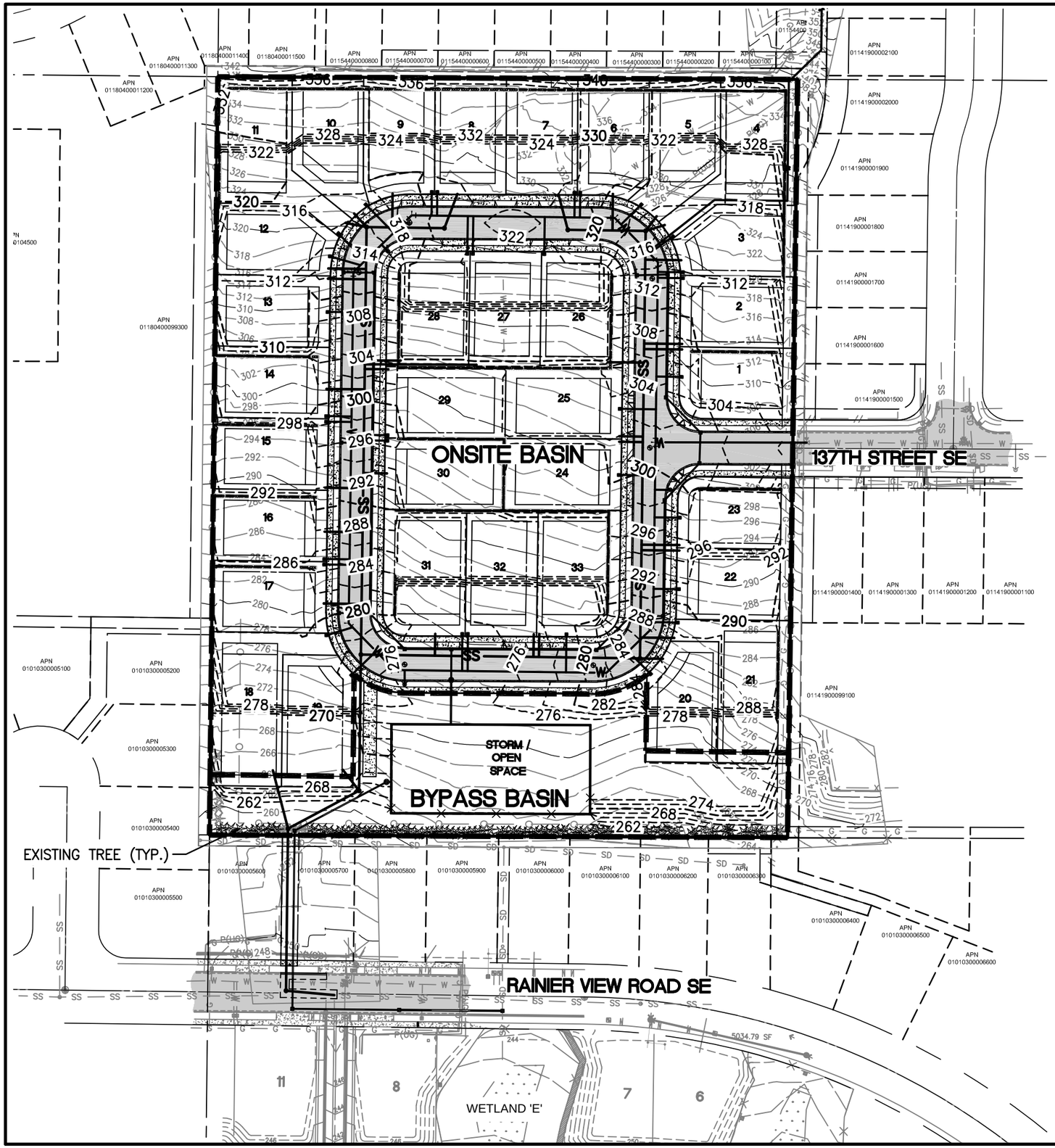
Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.65513
5 year	1.127651
10 year	1.543101
25 year	2.206749
50 year	2.816825
100 year	3.539613

EXHIBIT 12

DEVELOPED BASIN MAP

EXHIBIT 12



N

0 50' 100' 200'

SCALE: 1"=100'

TOTAL BASIN AREA = 8.35 AC

PERVIOUS SURFACES:

TILL PASTURE (FLAT)	= 1.131	AC
TILL PASTURE (MODERATE)	= 1.131	AC

BYPASS BASIN

TILL PASTURE (FLAT)	= 0.647	AC
TILL PASTURE (MODERATE)	= 0.216	AC
TILL PASTURE (STEEP)	= 0.215	AC

IMPERVIOUS SURFACES:

ROOF	= 3.327	AC
DRIVEWAY (FLAT)	= 0.378	AC
SIDEWALK (MODERATE)	= 0.205	AC
SIDEWALK (FLAT)	= 0.100	AC
ROADWAYS (MODERATE)	= 1.000	AC

NOTES:

FOR PRELIMINARY DESIGN THE FOLLOWING IMPERVIOUS AREAS HAVE BEEN ASSUMED FOR EACH SINGLE FAMILY LOT (33 TOTAL) IN ORDER TO MODEL 60% OF TOTAL PLAT AS IMPERVIOUS.

- ROOF AREA = 4,391 SF/LOT
- DRIVEWAY = 500 SF/LOT

No.	Date	By	Ckd.	Appr.	Revision

Title: **DEVELOPED BASIN MAP**

For: *PROSPECT DEVELOPMENT, LLC*

Scale: Horizontal 1"=100' Vertical N/A

Designed BMS Drawn BMS Checked CV Approved CV Date 9/24/21

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

Job Number 21609

Sheet 1 of 1

P:\21000s\21609\exhibit\21609 DEVELOPED CONDITIONS MAP.dwg 9/24/2021 4:19 PM BSUTEY

EXHIBIT 12

STORMWATER FACILITY SIZING

EXHIBIT 12

WWHM2012

PROJECT REPORT

EXHIBIT 12

General Model Information

Project Name:	21609-VAULT 3
Site Name:	
Site Address:	
City:	
Report Date:	10/18/2021
Gage:	Everett
Data Start:	1948/10/01
Data End:	2009/09/30
Timestep:	15 Minute
Precip Scale:	1.200
Version Date:	2019/09/13
Version:	4.2.17

POC Thresholds

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

EXHIBIT 12

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Forest, Mod	8.35
Pervious Total	8.35
Impervious Land Use	acre
Impervious Total	0
Basin Total	8.35

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C, Pasture, Flat	1.131
C, Pasture, Mod	1.131
Pervious Total	2.262

Impervious Land Use	acre
ROADS MOD	1
ROOF TOPS FLAT	3.327
DRIVEWAYS FLAT	0.378
SIDEWALKS FLAT	0.1
SIDEWALKS MOD	0.205
Impervious Total	5.01
Basin Total	7.272

Element Flows To:

Surface	Interflow	Groundwater
Vault 1	Vault 1	

Basin 2

Bypass:	Yes
GroundWater:	No

Pervious Land Use	acre
C, Pasture, Flat	0.647
C, Pasture, Mod	0.216
C, Pasture, Steep	0.215
Pervious Total	1.078

Impervious Land Use	acre
Impervious Total	0
Basin Total	1.078

Element Flows To:

Surface	Interflow	Groundwater

Routing Elements

Predeveloped Routing

Mitigated Routing

Vault 1

Width: 80 ft.
Length: 200 ft.
Depth: 9 ft.
Discharge Structure
Riser Height: 8 ft.
Riser Diameter: 18 in.
Notch Type: Rectangular
Notch Width: 0.060 ft.
Notch Height: 1.950 ft.
Orifice 1 Diameter: 1.72 in. Elevation:0 ft.
Element Flows To:
Outlet 1 Outlet 2

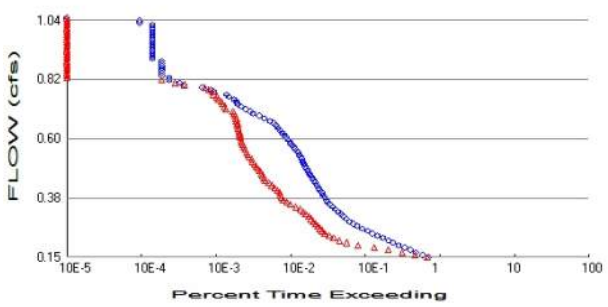
Vault Hydraulic Table

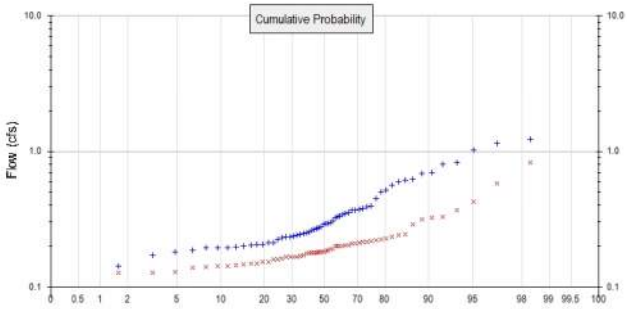
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.367	0.000	0.000	0.000
0.1000	0.367	0.036	0.025	0.000
0.2000	0.367	0.073	0.035	0.000
0.3000	0.367	0.110	0.044	0.000
0.4000	0.367	0.146	0.050	0.000
0.5000	0.367	0.183	0.056	0.000
0.6000	0.367	0.220	0.062	0.000
0.7000	0.367	0.257	0.067	0.000
0.8000	0.367	0.293	0.071	0.000
0.9000	0.367	0.330	0.076	0.000
1.0000	0.367	0.367	0.080	0.000
1.1000	0.367	0.404	0.084	0.000
1.2000	0.367	0.440	0.087	0.000
1.3000	0.367	0.477	0.091	0.000
1.4000	0.367	0.514	0.095	0.000
1.5000	0.367	0.551	0.098	0.000
1.6000	0.367	0.587	0.101	0.000
1.7000	0.367	0.624	0.104	0.000
1.8000	0.367	0.661	0.107	0.000
1.9000	0.367	0.697	0.110	0.000
2.0000	0.367	0.734	0.113	0.000
2.1000	0.367	0.771	0.116	0.000
2.2000	0.367	0.808	0.119	0.000
2.3000	0.367	0.844	0.121	0.000
2.4000	0.367	0.881	0.124	0.000
2.5000	0.367	0.918	0.126	0.000
2.6000	0.367	0.955	0.129	0.000
2.7000	0.367	0.991	0.131	0.000
2.8000	0.367	1.028	0.134	0.000
2.9000	0.367	1.065	0.136	0.000
3.0000	0.367	1.101	0.139	0.000
3.1000	0.367	1.138	0.141	0.000
3.2000	0.367	1.175	0.143	0.000
3.3000	0.367	1.212	0.145	0.000
3.4000	0.367	1.248	0.148	0.000
3.5000	0.367	1.285	0.150	0.000
3.6000	0.367	1.322	0.152	0.000

3.7000	0.367	1.359	0.154	0.000
3.8000	0.367	1.395	0.156	0.000
3.9000	0.367	1.432	0.158	0.000
4.0000	0.367	1.469	0.160	0.000
4.1000	0.367	1.506	0.162	0.000
4.2000	0.367	1.542	0.164	0.000
4.3000	0.367	1.579	0.166	0.000
4.4000	0.367	1.616	0.168	0.000
4.5000	0.367	1.652	0.170	0.000
4.6000	0.367	1.689	0.172	0.000
4.7000	0.367	1.726	0.174	0.000
4.8000	0.367	1.763	0.175	0.000
4.9000	0.367	1.799	0.177	0.000
5.0000	0.367	1.836	0.179	0.000
5.1000	0.367	1.873	0.181	0.000
5.2000	0.367	1.910	0.183	0.000
5.3000	0.367	1.946	0.184	0.000
5.4000	0.367	1.983	0.186	0.000
5.5000	0.367	2.020	0.188	0.000
5.6000	0.367	2.056	0.190	0.000
5.7000	0.367	2.093	0.191	0.000
5.8000	0.367	2.130	0.193	0.000
5.9000	0.367	2.167	0.195	0.000
6.0000	0.367	2.203	0.196	0.000
6.1000	0.367	2.240	0.200	0.000
6.2000	0.367	2.277	0.211	0.000
6.3000	0.367	2.314	0.225	0.000
6.4000	0.367	2.350	0.241	0.000
6.5000	0.367	2.387	0.259	0.000
6.6000	0.367	2.424	0.278	0.000
6.7000	0.367	2.461	0.298	0.000
6.8000	0.367	2.497	0.319	0.000
6.9000	0.367	2.534	0.340	0.000
7.0000	0.367	2.571	0.362	0.000
7.1000	0.367	2.607	0.385	0.000
7.2000	0.367	2.644	0.412	0.000
7.3000	0.367	2.681	0.440	0.000
7.4000	0.367	2.718	0.469	0.000
7.5000	0.367	2.754	0.588	0.000
7.6000	0.367	2.791	0.628	0.000
7.7000	0.367	2.828	0.670	0.000
7.8000	0.367	2.865	0.712	0.000
7.9000	0.367	2.901	0.756	0.000
8.0000	0.367	2.938	0.801	0.000
8.1000	0.367	2.975	1.305	0.000
8.2000	0.367	3.011	2.209	0.000
8.3000	0.367	3.048	3.307	0.000
8.4000	0.367	3.085	4.439	0.000
8.5000	0.367	3.122	5.447	0.000
8.6000	0.367	3.158	6.211	0.000
8.7000	0.367	3.195	6.704	0.000
8.8000	0.367	3.232	7.151	0.000
8.9000	0.367	3.269	7.537	0.000
9.0000	0.367	3.305	7.902	0.000
9.1000	0.367	3.342	8.249	0.000
9.2000	0.000	0.000	8.581	0.000

Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 8.35
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 3.34
Total Impervious Area: 5.01

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.308666
5 year	0.493605
10 year	0.640766
25 year	0.856537
50 year	1.040077
100 year	1.24414

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.187527
5 year	0.258779
10 year	0.314988
25 year	0.397214
50 year	0.467263
100 year	0.545443

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.343	0.162
1950	0.349	0.177
1951	0.295	0.148
1952	0.240	0.148
1953	0.195	0.127
1954	1.221	0.326
1955	0.370	0.210
1956	0.323	0.200
1957	0.448	0.227
1958	0.390	0.314

1959	0.304	0.182
1960	0.295	0.188
1961	0.612	0.582
1962	0.296	0.159
1963	0.500	0.221
1964	0.394	0.147
1965	0.244	0.178
1966	0.143	0.137
1967	0.290	0.166
1968	0.353	0.199
1969	1.143	0.425
1970	0.202	0.154
1971	0.380	0.203
1972	0.235	0.181
1973	0.231	0.169
1974	0.624	0.216
1975	0.239	0.142
1976	0.251	0.167
1977	0.181	0.139
1978	0.211	0.144
1979	0.699	0.244
1980	0.328	0.166
1981	0.206	0.152
1982	0.267	0.208
1983	0.567	0.211
1984	0.275	0.216
1985	0.368	0.199
1986	0.826	0.330
1987	0.374	0.241
1988	0.193	0.183
1989	0.249	0.127
1990	0.261	0.193
1991	0.269	0.182
1992	0.205	0.178
1993	0.196	0.129
1994	0.187	0.172
1995	0.274	0.203
1996	0.516	0.223
1997	1.024	0.823
1998	0.171	0.142
1999	0.223	0.177
2000	0.194	0.199
2001	0.067	0.110
2002	0.255	0.186
2003	0.199	0.159
2004	0.335	0.218
2005	0.234	0.179
2006	0.806	0.287
2007	0.595	0.234
2008	0.691	0.367
2009	0.210	0.166

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	1.2211	0.8227
2	1.1426	0.5824
3	1.0242	0.4250

4	0.8259	0.3669
5	0.8057	0.3297
6	0.6993	0.3259
7	0.6909	0.3136
8	0.6245	0.2872
9	0.6124	0.2444
10	0.5951	0.2411
11	0.5670	0.2337
12	0.5162	0.2268
13	0.4997	0.2227
14	0.4481	0.2214
15	0.3939	0.2183
16	0.3898	0.2160
17	0.3800	0.2155
18	0.3735	0.2109
19	0.3699	0.2099
20	0.3677	0.2083
21	0.3531	0.2030
22	0.3487	0.2029
23	0.3434	0.1998
24	0.3354	0.1995
25	0.3275	0.1992
26	0.3233	0.1987
27	0.3044	0.1926
28	0.2963	0.1882
29	0.2952	0.1858
30	0.2950	0.1828
31	0.2895	0.1820
32	0.2755	0.1819
33	0.2738	0.1810
34	0.2692	0.1786
35	0.2672	0.1779
36	0.2614	0.1775
37	0.2546	0.1774
38	0.2509	0.1768
39	0.2486	0.1719
40	0.2435	0.1692
41	0.2401	0.1669
42	0.2388	0.1660
43	0.2346	0.1658
44	0.2336	0.1655
45	0.2311	0.1625
46	0.2233	0.1593
47	0.2110	0.1586
48	0.2104	0.1538
49	0.2060	0.1520
50	0.2052	0.1484
51	0.2016	0.1483
52	0.1995	0.1467
53	0.1964	0.1438
54	0.1948	0.1422
55	0.1942	0.1420
56	0.1934	0.1394
57	0.1868	0.1374
58	0.1809	0.1292
59	0.1710	0.1274
60	0.1429	0.1274
61	0.0673	0.1103

EXHIBIT 12

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1543	14859	14444	97	Pass
0.1633	12429	9843	79	Pass
0.1722	10262	6703	65	Pass
0.1812	8577	4331	50	Pass
0.1901	7144	2832	39	Pass
0.1991	5963	1701	28	Pass
0.2080	5007	1198	23	Pass
0.2170	4344	972	22	Pass
0.2259	3664	802	21	Pass
0.2349	3108	700	22	Pass
0.2438	2663	611	22	Pass
0.2527	2280	568	24	Pass
0.2617	1941	529	27	Pass
0.2706	1662	489	29	Pass
0.2796	1475	455	30	Pass
0.2885	1311	428	32	Pass
0.2975	1183	397	33	Pass
0.3064	1079	372	34	Pass
0.3154	1002	340	33	Pass
0.3243	921	314	34	Pass
0.3333	840	288	34	Pass
0.3422	782	250	31	Pass
0.3512	719	211	29	Pass
0.3601	672	191	28	Pass
0.3691	635	170	26	Pass
0.3780	610	160	26	Pass
0.3870	585	155	26	Pass
0.3959	553	151	27	Pass
0.4048	521	142	27	Pass
0.4138	499	131	26	Pass
0.4227	481	119	24	Pass
0.4317	456	108	23	Pass
0.4406	437	98	22	Pass
0.4496	417	94	22	Pass
0.4585	397	90	22	Pass
0.4675	382	86	22	Pass
0.4764	363	82	22	Pass
0.4854	348	78	22	Pass
0.4943	336	73	21	Pass
0.5033	323	70	21	Pass
0.5122	312	67	21	Pass
0.5212	299	64	21	Pass
0.5301	288	59	20	Pass
0.5391	276	57	20	Pass
0.5480	265	55	20	Pass
0.5569	246	52	21	Pass
0.5659	236	50	21	Pass
0.5748	222	49	22	Pass
0.5838	210	47	22	Pass
0.5927	198	46	23	Pass
0.6017	187	45	24	Pass
0.6106	175	44	25	Pass
0.6196	164	44	26	Pass

0.6285	153	43	28	Pass
0.6375	146	42	28	Pass
0.6464	135	41	30	Pass
0.6554	126	41	32	Pass
0.6643	112	40	35	Pass
0.6733	94	40	42	Pass
0.6822	80	38	47	Pass
0.6911	67	37	55	Pass
0.7001	61	36	59	Pass
0.7090	54	29	53	Pass
0.7180	46	28	60	Pass
0.7269	41	26	63	Pass
0.7359	40	25	62	Pass
0.7448	37	23	62	Pass
0.7538	32	22	68	Pass
0.7627	30	20	66	Pass
0.7717	20	19	95	Pass
0.7806	18	17	94	Pass
0.7896	14	15	107	Pass
0.7985	8	8	100	Pass
0.8075	7	6	85	Pass
0.8164	5	4	80	Pass
0.8254	5	0	0	Pass
0.8343	4	0	0	Pass
0.8432	4	0	0	Pass
0.8522	4	0	0	Pass
0.8611	4	0	0	Pass
0.8701	4	0	0	Pass
0.8790	4	0	0	Pass
0.8880	4	0	0	Pass
0.8969	3	0	0	Pass
0.9059	3	0	0	Pass
0.9148	3	0	0	Pass
0.9238	3	0	0	Pass
0.9327	3	0	0	Pass
0.9417	3	0	0	Pass
0.9506	3	0	0	Pass
0.9596	3	0	0	Pass
0.9685	3	0	0	Pass
0.9774	3	0	0	Pass
0.9864	3	0	0	Pass
0.9953	3	0	0	Pass
1.0043	3	0	0	Pass
1.0132	3	0	0	Pass
1.0222	3	0	0	Pass
1.0311	2	0	0	Pass
1.0401	2	0	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0.6471 acre-feet
On-line facility target flow:	0.9562 cfs.
Adjusted for 15 min:	0.9562 cfs.
Off-line facility target flow:	0.5421 cfs.
Adjusted for 15 min:	0.5421 cfs.

EXHIBIT 12

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

Appendix

Predeveloped Schematic



Mitigated Schematic



Predeveloped UCI File

Mitigated UCI File

Predeveloped HSPF Message File

Mitigated HSPF Message File

Disclaimer

Legal Notice

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Tab 5.0

5.0 CONSTRUCTION STORMWATER POLLUTION PREVENTION

The minimum requirements for erosion and sediment control are defined in Volume II of the SMMWW. The Temporary Erosion and Sediment Control Plans in addition to the SWPPP provides the design and locations of BMPs to control erosion and sediment.

Requirement No. 1: Mark Clearing Limits – Prior to any clearing or construction on site, the clearing limits for the project stage will be clearly marked as shown on the Temporary Erosion and Sediment Control Plan.

Requirement No. 2: Establish Construction Access – Prior to the start of construction, the construction vehicle entrance to the site shall be stabilized with a stabilized construction entrance.

Requirement No. 3: Control Flow Rates – Temporary sediment traps and/or the proposed stormwater vault will be utilized during construction to control flow rate of construction stormwater.

Requirement No. 4: Install Sediment Controls – Filter fabric fencing (silt fence) shall be installed per the Temporary Erosion and Sediment Control plan. A sediment trap will be sized and implemented onsite.

Requirement No. 5: Stabilize Soils – Provide immediate protection of exposed soils during construction delays or over winter months. All areas left exposed more than 7 days in the summer and 2 days in the winter shall be stabilized with mulching and seeding. Mulch can come from a variety of sources with shredded straw being the most common.

Requirement No. 6: Protect Slopes – Cut and fill slopes within the project will be limited to a maximum of 2 horizontal to 1 vertical. Slopes of 3 horizontal to 1 vertical shall be used whenever there is sufficient space available. Cut and fill slopes will be stabilized following the guidance of Erosion and Sediment Control methods.

Requirement No. 7: Protection Drain Inlets – Storm drain inlets will be protected from sediment entry by the installation of sediment filters subsequent to clearing and grading, installation of the storm drains system, and prior to completion of the project.

Requirement No. 8: Stabilization of Channels and Outlets – Outlet protection shall be used on the site where applicable.

Requirement No. 9: Control Pollutants – All pollutants, including waste materials and demolition debris shall be handled and disposed of in a manner that does not contaminate stormwater.

Requirement No. 10: Control Dewatering – All dewatering from construction activity shall discharge to either a sediment trap specifically constructed for the dewatering operation or shall be conveyed to the temporary sediment pond/vault. In no case shall the dewatering discharge be at a greater rate than the sediment trap or basin is designed for.

Requirement No. 11: Maintain BMPs – Erosion and sediment BMPs shall be inspected at regular intervals for damage and sediment accumulation. At a minimum, the facilities shall be inspected weekly and after any runoff-producing rain event. Weekly inspections

shall take place at the end of the work week and any needed repairs completed before the job is shut down for the weekend. BMP inspections shall continue at these intervals during periods of work stoppages or until permanent cover has been established. As required in the project specifications, all temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization. Disturbed areas resulting from BMP removal shall be permanently stabilized immediately after removal.

Requirement No. 12: Manage the Project – A construction phase has been detailed on the Temporary Erosion and Sediment Control Plans.

Requirement No. 13: Protect on-site stormwater management BMPs for runoff from roofs and other hard surfaces – Minimize the depth of soil disturbance and compaction in areas where gravel trenches will be placed in accordance with Perforated Stub Out Connections (BMP T5.10C).

EXHIB

Tab 6.0

6.0 SPECIAL REPORTS AND STUDIES

- Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated April 23, 2021
- Geotechnical Addendum, prepared by Earth Solutions NW, LLC dated September 27, 2021
- Traffic Impact Analysis, prepared by Gibson Traffic Consultants, Inc., dated May 20, 2021
- Wetland and Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, dated June 7, 2021

EXHIBIT 12

Earth Solutions NW LLC

Geotechnical Engineering
Construction Observation/Testing
Environmental Services



GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
MONROE, WASHINGTON

ES-7734

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EXHIBIT 12

PREPARED FOR

PROSPECT DEVELOPMENT, LLC

April 23, 2021

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

KYLE R. CAMPBELL
STATE OF WASHINGTON
27674
REGISTERED
PROFESSIONAL ENGINEER
04/23/2021

Kyle R. Campbell, P.E.
Principal Engineer

GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

April 23, 2021
ES-7734

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

Dear Mr. Holland:

Earth Solutions NW, LLC (ESNW) is pleased to present this report that supports the current project. Based on the results of our investigation, construction of the proposed residential subdivision is feasible from a geotechnical standpoint. Our study indicates the site is underlain primarily by medium dense to very dense glacial till deposits and shallow persistent perched groundwater is present across much of the site.

In general, the proposed residences may be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. Because no design details were available at the time of this report, ESNW should review the project details to confirm the recommendations in this report are applicable. In general, competent native soil, suitable for support of the new foundations, will likely be encountered beginning at depths of about two to four feet below the existing ground surface. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of soils to the specifications of structural fill, or overexcavation and replacement with suitable structural fill, will be necessary.

Infiltration on this site is not feasible from a geotechnical standpoint due, in part, to the variable but low infiltration capacity of the native soil deposits and relatively persistent shallow groundwater seepage.

We appreciate the opportunity to be of service to you on this project. If you have questions regarding the content of this geotechnical engineering study, please contact us.

Sincerely,

EARTH SOLUTIONS NW, LLC

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

EXHIBIT 12

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Plate 2	**Test Pit Location Plan**
Plate 3	**Retaining Wall Drainage Detail**
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APPENDICES

Appendix A	**Subsurface Exploration** **Test Pit Logs**
Appendix B	**Laboratory Test Results**

EXHIBIT 12

GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
MONROE, WASHINGTON

ES-7734

INTRODUCTION

General

This geotechnical engineering study (study) was prepared for the proposed residential development to be constructed off the western terminus of 137th Street Southeast in Monroe, Washington. The purpose of this study was to develop geotechnical recommendations for the proposed project. The scope of services for completing this study included the following:

- Subsurface exploration consisting of test pit excavations;
- Laboratory testing of soil samples collected at the test pit locations;
- Engineering analyses and recommendations for the proposed development, and;
- Preparation of this report.

The following documents and maps were reviewed as part of preparing this study:

- Conceptual Site Plan undated;
- Geologic map of the Lake Roesiger 7.5-minute quadrangle, Snohomish County, Washington;
- Monroe Municipal Code Title 22 – Unified Development Regulations, and;
- Web Soil Survey (WSS), provided by the United States Department of Agriculture (USDA), Natural Resources Conservation Service.

Project Description

We understand the overall subject site will be developed with 33 detached residential lots, an access roadway, stormwater detention tract and utility improvements. Perimeter footing loads will likely be on the order of 1 to 2 kips per lineal foot. Slab-on-grade loading is anticipated to be approximately 150 pounds per square foot (psf). Based on existing grades, we anticipate mass grading activities will include cuts and fills of up to about five to eight feet. Landscape retaining walls may be used to accommodate grade transitions on some lots.

We understand stormwater will be conveyed to a storm tract delineated in the southeastern corner of the site on the referenced site plan. Typical vault excavations exceed 10 feet; however, plans were not provided to us for review at the time of this report.

If the above design assumptions are incorrect or change, ESNW should be contacted to review the recommendations provided in this report. ESNW should review final designs to confirm that our geotechnical recommendations have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is located off the western terminus of 137th Street Southeast, roughly situated between 136th Place Southeast and Rainier View Road Southeast in Monroe, Washington. The approximate location of the property is illustrated on Plate 1 (Vicinity Map). The site consists of a single tax parcel (Snohomish County Parcel Number 28073100203800) about eight acres in size. The property is occupied by a residence and associated improvements. The site topography descends gently to the south and vegetation consists primarily of general landscaping and sparse trees.

Subsurface

A representative of ESNW observed, logged, and sampled six test pits excavated across the overall project area, on February 5, 2021 using a mini-trackhoe and operator provided by the client. The test pits were completed for purposes of assessing soil conditions, classifying site soils, and characterizing near-surface groundwater conditions within the overall development area. The approximate locations of the test pits are depicted on Plate 2 (Test Pit Location Plan). Please refer to the test pit logs provided in Appendix A for a more detailed description of subsurface conditions. Representative soil samples collected at the test pit locations were analyzed in general accordance with Unified Soil Classification System (USCS) and USDA methods and procedures.

Topsoil and Fill

Topsoil generally extended to a depth of six inches below the existing ground surface (bgs). The topsoil was characterized by the observed dark brown color, the presence of fine organics, and root intrusions extending into the shallow, weathered soils.

Fill was encountered during our exploration at test pit location TP-1 that consisted of a loose silty sand with gravel (USCS: SM) extending to a depth of about three feet bgs and contained scattered debris. The relic topsoil layer was observed at the base of the fill. Fill is likely present near the existing development areas of the site as well.

Native Soil

Underlying topsoil, native soils encountered on the subject site were consisting primarily of silty sand with gravel (USCS: SM) and silty gravel with sand (USCS: GM) with scattered cobbles. A layer of sandy gravel (USCS: GP-GM) was encountered at test pit location TP-3 that began about five feet bgs and persisted to the termination depth of 11 feet bgs.

Native soils were encountered in a medium dense to dense condition beginning at about two to four feet bgs. Soils were observed to be in a moist to wet condition across the majority of the site to a maximum exploration depth of 11 feet bgs, which was the maximum depth afforded by the excavator.

Geologic Setting

The referenced geologic map resource identifies glacial till (Qtvg) deposits as the primary geologic unit underlying the site and surrounding areas. As reported on the geologic map resource, Vashon subglacial till consists primarily of a non-sorted mixture of silt, sand, and sub-rounded to well-rounded gravels, commonly referred to as “hardpan.” The till was deposited directly from the glacier as it advanced over bedrock and older Quaternary sediment.

The referenced WSS resource identifies Tokul gravelly medial loam (Map Unit Symbol: 72) across the majority of the site. Tokul series soils formed in glacial till.

Based on our field observations, on site soils generally correlate with glacial till deposits.

Groundwater

During our subsurface exploration completed on February 2021, groundwater seepage was encountered at the majority of the test pit locations. The groundwater flows were field characterized as moderate to heavy flows with emergent depths ranging from about two to six feet bgs. In general, groundwater flow rates and elevations are higher during the winter, spring, and early summer months. In our opinion, an interceptor trench drain system may be warranted along the up-slope perimeter of the project area to help mitigate or otherwise control shallow perched groundwater flows.

GEOLOGICALLY HAZARDOUS AREAS

Based on our review of the referenced plan, our site exploration and Monroe Municipal Code Title 22 – Unified Development Regulations, there are no geologic hazard areas (erosion, landslide, seismic, or mine hazards) on or within 300 feet of the subject site. Standard development BMPs may be used for this site development plans.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our investigation, construction of the proposed single-family residences is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposed development include site grading, foundation support, slab-on-grade subgrade support, the suitability of using on-site soils as structural fill, and drainage.

The proposed residences can be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. In general, competent native soil, suitable for support of the new foundations, will likely be encountered beginning at depths of about two to four feet bgs. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of soils to the specifications of structural fill, or overexcavation and replacement with suitable structural fill, will be necessary. ESNW should review the proposed plans to confirm the recommendations in this report remain applicable.

Due to the low infiltration capacity of site soils, infiltration is not recommended for this project.

This study has been prepared for the exclusive use of Prospect Development, LLC, and their representatives. A warranty is neither expressed nor implied. This study has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area.

Site Preparation and Earthwork

Initial site preparation activities will consist of installing temporary erosion control measures, establishing grading limits, removing structural improvements, and clearing and stripping the site. Subsequent earthwork activities will involve site grading and related infrastructure improvements.

Temporary Erosion Control

The following temporary erosion control measures are offered:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.
- Silt fencing should be placed around the site perimeter.
- When not actively graded, soil stockpiles should be covered or otherwise protected.
- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or swales, should be installed prior to beginning earthwork activities.
- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

Additional Best Management Practices (BMPs), as specified by the project civil engineer and indicated on the plans, should be incorporated into construction activities. Temporary erosion control measures should be actively managed and may be modified during construction as site conditions require, to ensure proper performance.

Stripping

Topsoil was generally encountered within the upper approximately six inches at the test pit locations. The organic-rich topsoil should be stripped and segregated into a stockpile for later use on site or to haul off site. The material remaining immediately below the topsoil may have some root zones and will likely be variable in composition, density, and/or moisture content. The material exposed after initial topsoil stripping will likely not be suitable for direct structural support as is and will likely need to be compacted in place or stripped and stockpiled for reuse as fill; depending on the time of year stripping occurs, the soil exposed below the topsoil may be too wet to compact and may need to be aerated or treated. ESNW should observe initial stripping activities to provide recommendations regarding stripping depths and material suitability.

Excavations and Slopes

Based on the soil conditions observed at the subsurface exploration locations, the maximum allowable temporary slope inclinations provided below may be used. The applicable Federal Occupation Safety and Health Administration and Washington Industrial Safety and Health Act soil classifications are also provided.

- Areas exposing groundwater seepage — 1.5H:1V (Type C)
- Loose soil; fill — 1.5H:1V (Type C)
- Medium dense to dense native soil — 1H:1V (Type B)

Permanent slopes should maintain a gradient of 2H:1V or flatter and should be planted with vegetation to both enhance stability and minimize erosion. The presence of perched groundwater may cause localized sloughing of temporary slopes. An ESNW representative should observe temporary and permanent slopes to confirm the slope inclinations are suitable for the exposed soil conditions and to provide additional excavation and slope recommendations as necessary. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations.

In-situ and Imported Soils

The soils encountered during our subsurface exploration have a high sensitivity to moisture and were generally in a moist to wet condition at the time of the exploration (February 2021). The native soils on this site are not suitable for use as structural fill unless the moisture content is at or slightly above optimum (about 2 percent) at the time of placement and compaction. Exposed soils will degrade rapidly if exposed to wet weather and/or construction traffic. In general, soils encountered during site excavations that are excessively over the optimum moisture content will require aeration or treatment prior to placement and compaction. Conversely, soils that are substantially below the optimum moisture content will require moisture conditioning through the addition of water prior to use as structural fill. An ESNW representative should determine the suitability of in-situ soils for use as structural fill at the time of construction.

Imported soil intended for use as structural fill should consist of a well-graded, granular soil with a moisture content that is at (or slightly above) the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well-graded, granular soil with a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction).

Wet-Season Grading

Because the site soils are highly sensitive to moisture, grading during the rainy season or when the soils are over the optimum moisture content will be very difficult. If grading takes place during the winter, spring, or early summer months, a contingency in the project budget should be included to allow for export of native soil and import of structural fill.

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, roadway, permanent slope, retaining wall, utility trench, and vault backfill areas. Soils placed in structural areas should consist of a granular material devoid of deleterious debris and organics, placed in loose lifts of 12 inches or less and compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by the Modified Proctor Method (ASTM D-1557).

Foundations

The proposed residential structures may be supported on conventional spread and continuous footings bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. In general, competent native soil suitable for the support of foundations will likely be encountered at depths of about two to four feet bgs. ESNW should evaluate the design subgrade conditions to confirm suitable conditions are exposed and to provide additional preparation recommendations, where necessary. Where loose, organic, or otherwise unsuitable soil conditions are observed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with granular structural fill, will likely be necessary.

Provided the structures will be supported as described above, the following parameters can be used for design of the new foundations:

- Allowable soil bearing capacity — 2,500 psf
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40

The passive earth pressure and coefficient of friction values include a safety factor of 1.5. A one-third increase in the allowable soil bearing capacity may be assumed for short-term wind and seismic loading conditions. With structural loading as expected, total settlement in the range of 1 inch is anticipated, with differential settlement of about 0.5 inch. The majority of settlement should occur during construction, as dead loads are applied.

Seismic Design

The 2015 International Building Code recognizes the American Society of Civil Engineers (ASCE) for seismic site class definitions. In accordance with Table 20.3-1 of the ASCE Minimum Design Loads for Buildings and Other Structures manual, Site Class D should be used for design. While the explorations were limited to the upper approximately eight feet across the site, dense glacial till deposits were identified. This geologic deposit is dense and is underlain by a sequence of similar deposits. On this basis, the exploration completed on this site adequately characterizes the depositional environment to support this seismic site class.

Please note that if this project will adhere to 2018 IBC design guidelines, due to updated site class characterization requirements, additional coordination with the structural engineer and potential additional work may be required to fully comply with the code requirements. On this basis, the Seismic Site Class D may be considered a preliminary classification.

Liquefaction is a phenomenon where saturated or loose soils suddenly lose internal strength and behave as a fluid. This behavior is in response to soil grain contraction and increased pore water pressures resulting from an earthquake or other intense ground shaking. In our opinion, the site soils would exhibit a low risk of susceptibility to liquefaction. The relative density of native soils and lack of a shallow groundwater table is the primary basis for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors should be supported on a firm and unyielding subgrade consisting of competent native soil or new structural fill. Unstable or yielding areas of the subgrade should be recompacted or overexcavated and replaced with suitable structural fill prior to construction of the slab. A capillary break, consisting of a minimum of four inches of free-draining crushed rock or gravel, should be placed below the slab. The free-draining material should have a fines content of 5 percent or less defined as the percent passing the number 200 sieve based on the minus three-quarters inch fraction. In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If used, the vapor barrier should consist of a material specifically designed to function as a vapor barrier and should be installed in accordance with the manufacturer's specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. The following parameters may be used for design:

- Active earth pressure (unrestrained condition) — 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) — 55 pcf
- Traffic surcharge (passenger vehicles) — 70 psf (rectangular distribution) *
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40
- Seismic surcharge — 8H psf**

* *Where applicable*
** *Where H equals the retained height (in feet)*

The above design parameters are based on a level backfill condition and level grade at the wall toe. Revised design values will be necessary if sloping grades are to be used above or below retaining walls. Additional surcharge loading from adjacent foundations, sloped backfill, or other relevant loads should be included in the retaining wall design, where applicable. A safety factor of 1.5 is included in the passive earth pressure and coefficient of friction values.

Retaining walls should be backfilled with free-draining material or suitable sheet drainage that extends along the height of the wall and a distance of at least 18 inches behind the wall. The upper 12 inches of the wall backfill can consist of a less permeable soil, if desired. A perforated drainpipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Landscape Retaining Walls

Based on the existing site grades, retaining walls may be used along the western portions of the lots to raise grades for new building pads. Final wall heights, alignments and facing materials have not been determined at the time of this report. Walls over four feet in total height, including toe embedment will require building permits supported by an engineered design. ESNW can prepare and engineered retaining wall design, upon request. ESNW should review the final grading plans to confirm the recommendations are incorporated and to provide additional recommendations where appropriate.

Drainage

Groundwater seepage was encountered at the majority of the test pit locations during our exploration; as such, groundwater seepage will likely be encountered within site excavations, particularly utility trenches and deeper excavations such as detention vault/pond areas. Temporary measures to control surface water runoff and groundwater during construction would likely involve passive elements, such as interceptor trenches and sumps. ESNW should be consulted during preliminary grading to identify areas of groundwater and to provide recommendations to reduce the potential for instability related to groundwater effects. Depending on the flow volumes encountered during grading, an interceptor trench drain system may be warranted along the up-slope perimeter of the work area to help mitigate or otherwise control shallow perched groundwater flows. We recommend conducting additional test pits under the observation of ESNW during the stripping process to further characterize the groundwater conditions on this site.

Finish grades must be designed to direct surface water away from the new structures and/or slopes for a distance of at least 10 feet or as setbacks allow. Water must not be allowed to pond adjacent to the new structures and/or slopes. A typical foundation drain detail is provided on Plate 4.

Preliminary Stormwater Vault Design Recommendations

Detention vault foundations should be supported on competent native soil or crushed rock placed directly on a competent native subgrade. Final stormwater vault designs must incorporate adequate space from property boundaries such that temporary excavations to construct the vault structure can be successfully completed or shoring will be required. Perimeter drains should be installed around the vault and conveyed to an approved discharge point. The presence of perched groundwater seepage should be anticipated during excavation activities for the vault.

The following parameters can be used for preliminary stormwater vault design:

- Allowable soil bearing capacity (dense native soil) 5,000 psf
- Active earth pressure 35 pcf
- Active earth pressure (hydrostatic) 80 pcf
- At-rest earth pressure (restrained) 55 pcf
- At-rest earth pressure (restrained, hydrostatic) 100 pcf
- Coefficient of friction 0.40
- Passive earth pressure 300 pcf
- Seismic surcharge 8H*

** Where H equals the retained height.*

Vault walls must be backfilled with at least 18 inches of free-draining material or suitable sheet drainage that extends along the height of the walls. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. A perforated drain pipe should be placed along the base of the vault wall and connected to an approved discharge location. If the elevation of the vault bottom is such that gravity flow to an outlet is not possible, the portion of the vault below the drain should be designed to include hydrostatic pressure. Design values accounting for hydrostatic pressure are included above.

ESNW should observe grading operations for the vault and the subgrade conditions prior to concrete forming and pouring to confirm conditions are as anticipated, and to provide supplemental recommendations as necessary. Additionally, ESNW should be contacted to review final vault designs to confirm that appropriate geotechnical parameters have been incorporated.

Utility Support and Trench Backfill

The native soils observed at the test pit locations are generally suitable for support of utilities; however, the native soils may not be suitable for use as structural backfill in the utility trench excavations unless the soil is at or near the optimum moisture content at the time of placement and compaction. Moisture conditioning or cement treatment of the soils may be necessary at some locations prior to use as structural fill. If utility backfill occurs during wet weather, cement treatment of native soils or import of a suitable material will be necessary. Utility trench backfill should be placed and compacted to the specifications of structural fill provided in this report, or to the applicable requirements of presiding jurisdiction.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications detailed in the *Site Preparation and Earthwork* section of this report. It is possible that soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas of unsuitable or yielding subgrade conditions may require remedial measures such as overexcavation and replacement with structural fill or thicker crushed rock sections prior to pavement. Cement treatment of the subgrade soil can also be considered for stabilizing pavement subgrade areas.

For lightly loaded pavement areas subjected primarily to passenger vehicles, the following preliminary pavement sections may be considered:

- A minimum of two inches of hot mix asphalt (HMA) placed over four inches of crushed rock base (CRB), or;

- A minimum of two inches of HMA placed over three inches of asphalt treated base (ATB).

Heavier traffic areas generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections for occasional truck traffic areas may be considered:

- Three inches of HMA placed over six inches of crushed rock base (CRB), or;

- Three inches of HMA placed over four-and-one-half inches of ATB.

The HMA, CRB and ATB materials should conform to WSDOT specifications. While the pavement sections above will provide an adequate level of service for the traffic types and loading estimates, the city of Monroe minimum pavement requirements supersede our recommendations and may require thicker pavement sections.

If pavement areas will include a reverse crown or if groundwater seepage is exposed at subgrade elevations, additional drainage should be used to effectively convey water that may enter the subgrade toward the storm drainage system. ESNW can provide recommendations for subgrade drainage upon request.

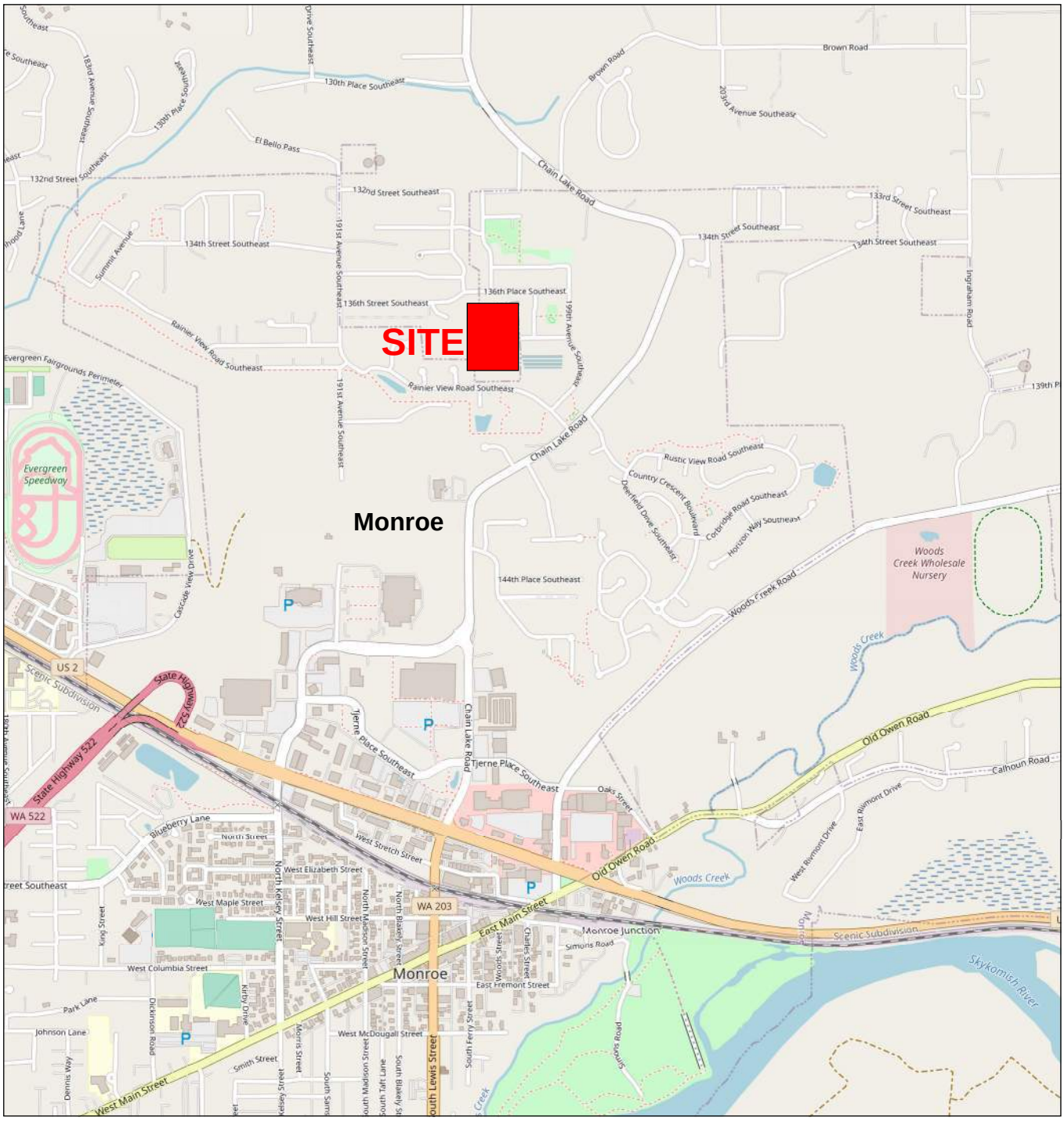
LIMITATIONS

The recommendations and conclusions provided in this study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is neither expressed nor implied. Variations in the soil and groundwater conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions provided in this study if variations are encountered.

Additional Services

ESNW should have an opportunity to review final project plans with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

EXHIBIT 12



Reference:
Snohomish County, Washington
OpenStreetMap.org

NORTH

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

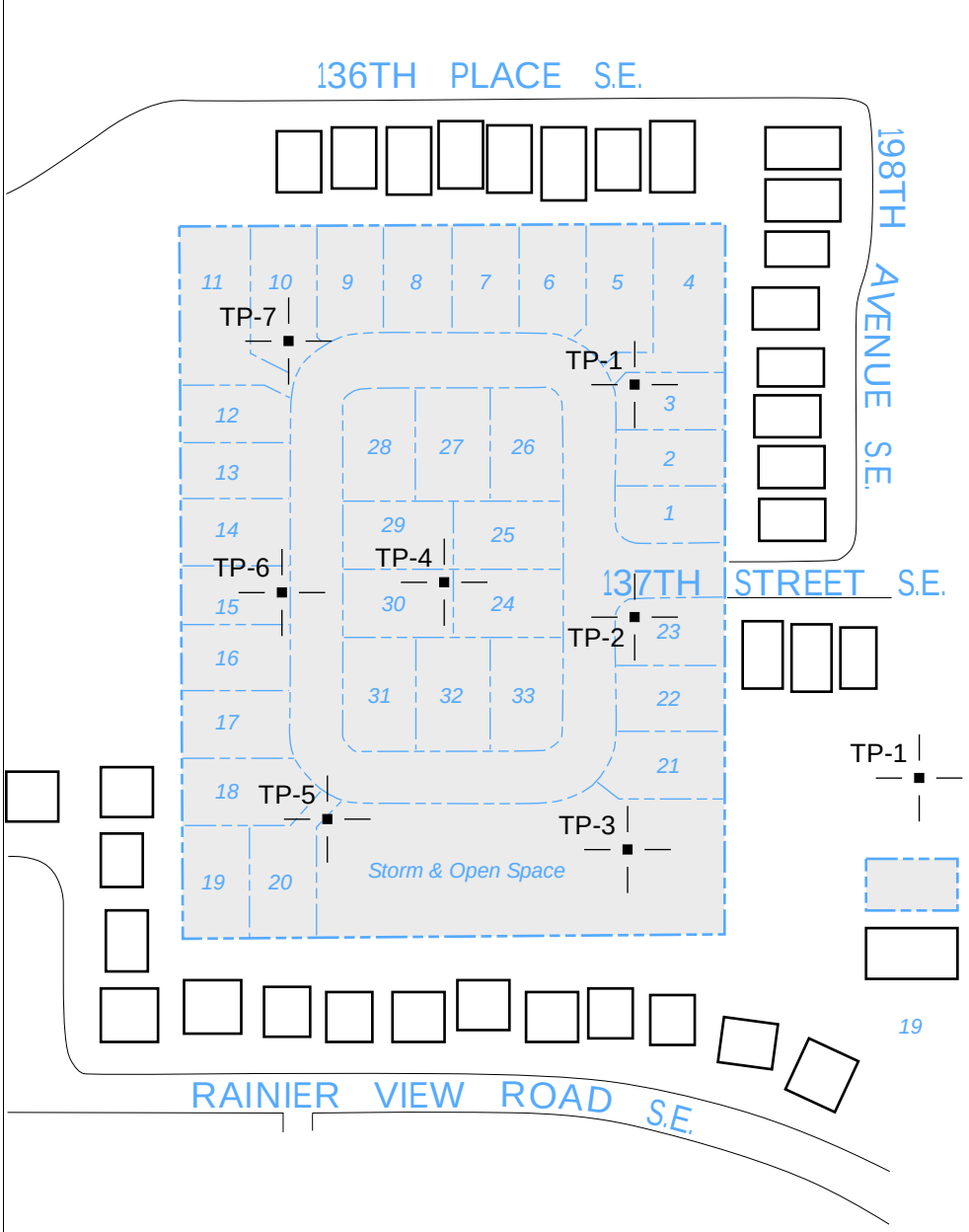
Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Vicinity Map
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 1

EXHIBIT 12



NOT - TO - SCALE

LEGEND

TP-1 — Approximate Location of ESNW Test Pit, Proj. No. ES-7734, Feb. 2021

Subject Site

Existing Building

19 — Proposed Lot Number

NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

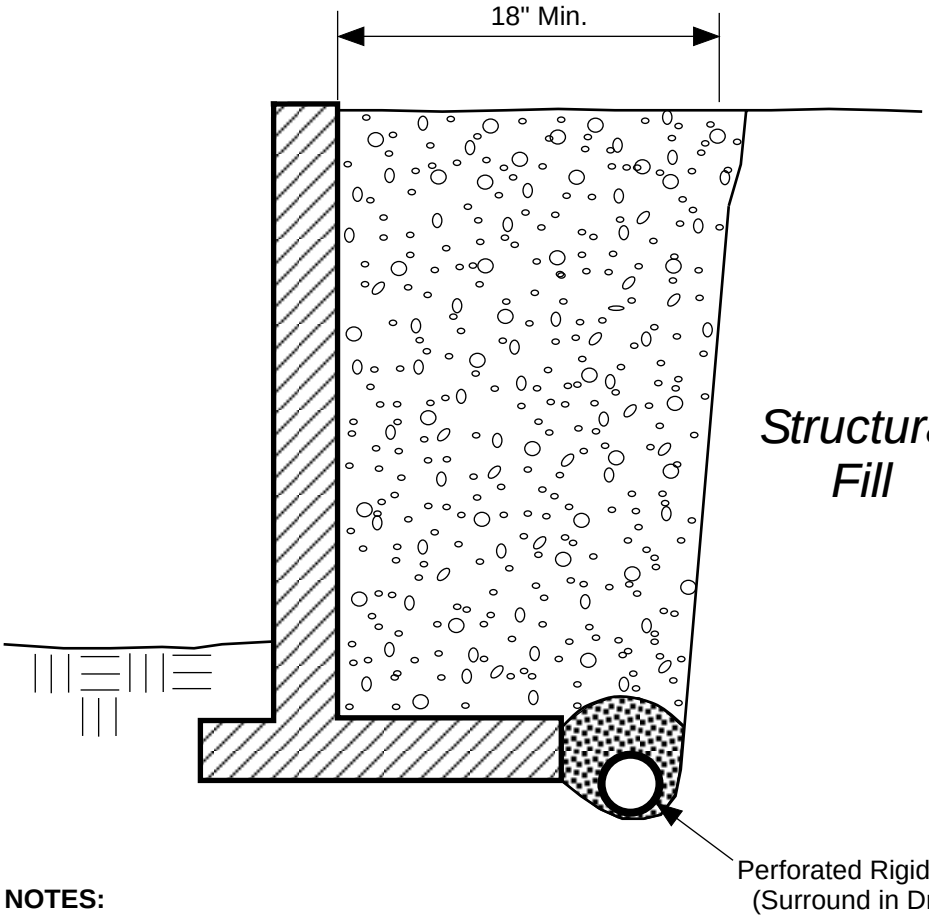
Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Test Pit Location Plan
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 2

EXHIBIT 12



NOTES:

- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Free-draining Structural Backfill

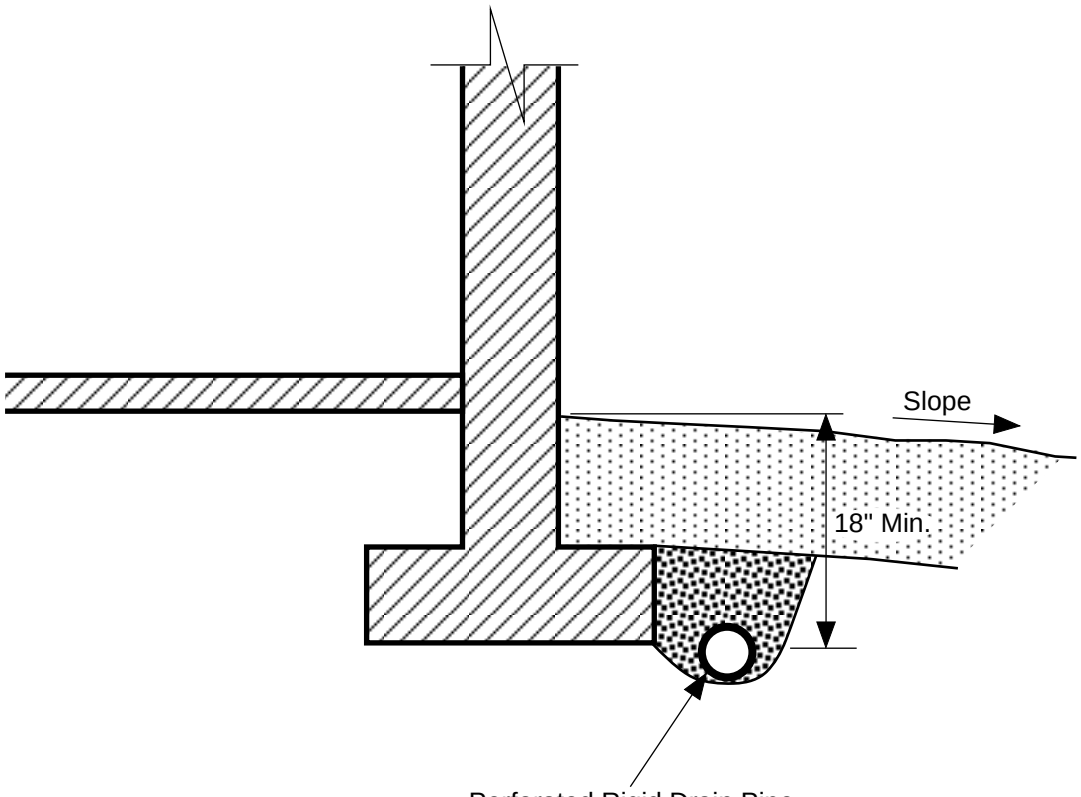
1-inch Drain Rock

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Retaining Wall Drainage Detail
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 3

EXHIBIT 12



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Surface Seal: native soil or other low-permeability material.

1-inch Drain Rock

Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Footing Drain Detail
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 4

EXHIBIT 12

Appendix A

Subsurface Exploration
Test Pit Logs

ES-7734

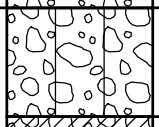
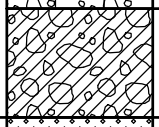
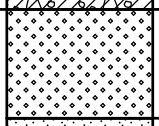
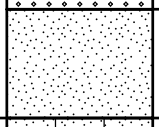
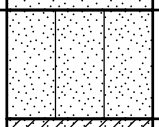
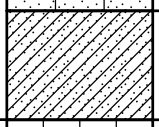
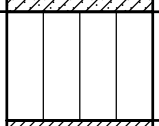
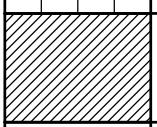
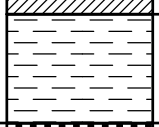
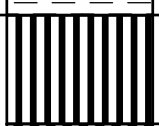
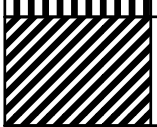
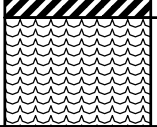
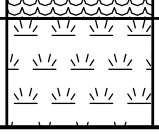
Subsurface conditions at the subject site were explored on February 5, 2021 by excavating seven test pits using a mini-trackhoe and operator provided by the client. The approximate locations test pits are illustrated on Plate 2 of this study. The test pit logs are provided in this Appendix. The maximum exploration depth was approximately 11 feet bgs and were terminated in firm native soils.

The final logs represent the interpretations of the field logs and the results of laboratory analyses. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

EXHIBIT 12

Earth Solutions NW LLC

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

DUAL SYMBOLS are used to indicate borderline soil classifications.

The discussion in the text of this report is necessary for a proper understanding of the nature of the material presented in the attached logs.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Surface Conditions: grass on fill **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM		Brown silty SAND with gravel, medium dense, moist (Fill) -asphalt chunks in upper 1'
					-topsoil horizon at 3'
		MC = 10.5% Fines = 20.1%			Brown silty SAND with gravel, medium dense, wet -moderate groundwater seepage -becomes gray, dense to very dense [USDA Classification: very gravelly coarse sandy LOAM]
5			SM		-becomes very dense
		MC = 7.5%			8.5

Test pit terminated at 8.5 feet below existing grade. Groundwater seepage encountered at 3.5 feet during excavation. No caving observed.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
				0.5	Brown silty SAND with gravel, medium dense, damp
			SM		-moderate groundwater seepage -becomes gray, very dense, moist
5				5.0	Gray silty GRAVEL with sand, very dense, damp
		MC = 7.3% Fines = 12.9%	GM	9.0	[USDA Classification: extremely gravelly coarse sandy LOAM]
					Test pit terminated at 9.0 feet below existing grade. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL
				0.5	Brown silty SAND with gravel, medium dense, wet
		MC = 54.7%	SM		-minor groundwater seepage
					-becomes gray, very dense, moist
5				5.0	
					Gray poorly graded GRAVEL with silt and sand, very dense, damp
		MC = 9.2%	GP-GM		-minor caving to BOH
10					
		MC = 5.8% Fines = 7.7%		11.0	[USDA Classification: extremely gravelly sandy LOAM]

Test pit terminated at 11.0 feet below existing grade. Groundwater seepage encountered at 2.5 feet during excavation. Caving observed from 5.0 feet to BOH.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
0.5					Brown silty SAND with gravel, medium dense, damp
5			SM		-minor groundwater seepage -becomes gray, very dense, moist
8.5		MC = 9.6%			

Test pit terminated at 8.5 feet below existing grade. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL	0.5	Dark brown TOPSOIL, minimal root intrusions
			SM		Brown silty SAND with gravel, medium dense, wet
					-heavy groundwater seepage
					-becomes gray, dense
5		MC = 17.3%		5.0	

Test pit terminated at 5.0 feet below existing grade due to seepage. Groundwater seepage encountered at 3.0 feet during excavation. No caving observed.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-6

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
0.5					Brown silty SAND with gravel, medium dense, wet
			SM		-heavy groundwater seepage
		MC = 41.4% Fines = 35.5%			[USDA Classification: gravelly LOAM]
3.5					Test pit terminated at 3.5 feet below existing grade due to heavy seepage. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 12

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-7

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
				0.5	Brown silty SAND with gravel, medium dense, damp
		MC = 22.1%			-minor groundwater seepage
					-becomes gray, very dense
5			SM		
		MC = 9.4% Fines = 17.7%		9.0	[USDA Classification: very gravelly coarse sandy LOAM]
					Test pit terminated at 9.0 feet below existing grade. Groundwater seepage encountered at 1.5 feet during excavation. No caving observed.

EXHIBIT 12

Appendix B

Laboratory Test Results

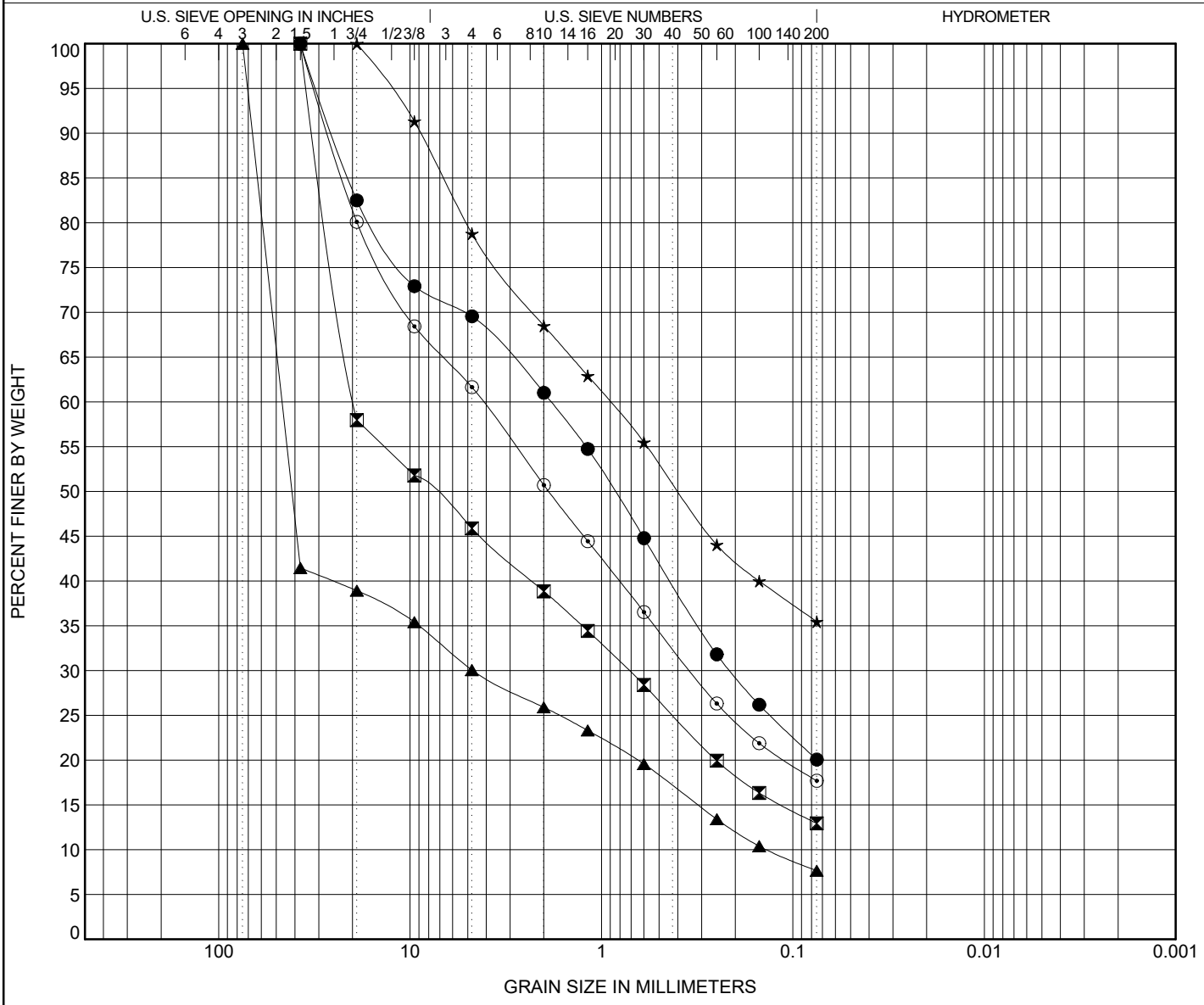
ES-7734

EXHIBIT 12

GRAIN SIZE DISTRIBUTION

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification			Classification	Cc	Cu
●	TP-01	4.00ft.	USDA: Brown Very Gravelly Coarse Sandy Loam. USCS: SM with Gravel.		
⊠	TP-02	9.00ft.	USDA: Gray Extremely Gravelly Coarse Sandy Loam. USCS: GM with Sand.		
▲	TP-03	11.00ft.	USDA: Gray Extremely Gravelly Sandy Loam. USCS: GP-GM with Sand.	3.48	343.88
★	TP-06	3.50ft.	USDA: Brown Gravelly Loam. USCS: SM with Gravel.		
⊙	TP-07	9.00ft.	USDA: Brown Very Gravelly Coarse Sandy Loam. USCS: SM with Gravel.		

Specimen Identification			D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
●	TP-01	4.0ft.	37.5	1.836	0.212					20.1	
⊠	TP-02	9.0ft.	37.5	19.63	0.719					12.9	
▲	TP-03	11.0ft.	75	46.707	4.696	0.136				7.7	
★	TP-06	3.5ft.	19	0.905						35.5	
⊙	TP-07	9.0ft.	37.5	4.172	0.343					17.7	

GRAIN SIZE USDA ES-7734 CHEBUHAR SHORT PLAT.GPJ GINT US LAB.GDT 2/19/21

EXHIBIT 12

Report Distribution

ES-7734

EMAIL ONLY

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

EMAIL ONLY

Mr. Clay Loomis

EXHIBIT 12

Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

September 27, 2021
ES-7734.01

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

Subject: Geotechnical Addendum
Cooper Ridge Plat
19785 – 137th Street Southeast
Monroe, Washington

Reference: Earth Solutions NW, LLC
Geotechnical Engineering Study
ES-7734, dated April 23, 2021

Dear Mr. Holland:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this addendum letter for the subject project. This addendum applies to the referenced geotechnical report and addresses a geotechnical review comment provided by City of Monroe staff.

Seismic Design Parameters

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the test pit locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	Value
Site Class	C*
Mapped short period spectral response acceleration, S_S (*g*)	1.136
Mapped 1-second period spectral response acceleration, S_1 (*g*)	0.4
Short period site coefficient, F_a	1.200
Long period site coefficient, F_v	1.500
Adjusted short period spectral response acceleration, S_{MS} (*g*)	1.363
Adjusted 1-second period spectral response acceleration, S_{M1} (*g*)	0.682
Design short period spectral response acceleration, S_{DS} (*g*)	0.909
Design 1-second period spectral response acceleration, S_{D1} (*g*)	0.4

* *Assumes very dense soil conditions, encountered to a maximum depth of nine feet bgs during the February 2021 field exploration, remain very dense to at least 100 feet bgs. Based on our experience with the project geologic setting (glacial till) across the Puget Sound region, soil conditions are likely consistent with this assumption.*

Further discussion between the project structural engineer, the project owner (or their representative), and ESNW may be prudent to determine the possible impacts to the structural design due to increased earthquake load requirements under the 2018 IBC. ESNW can provide additional consulting services to aid with design efforts, including supplementary geotechnical and geophysical investigation, upon request.

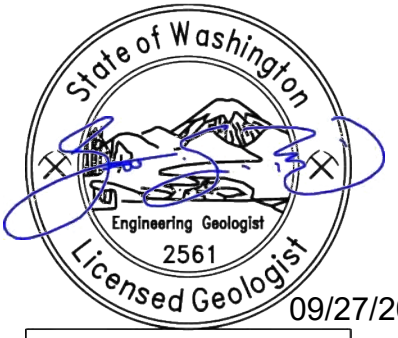
Liquefaction is a phenomenon where saturated or loose soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. In our opinion, site susceptibility to liquefaction may be considered negligible. The relatively dense characteristics and gradation of the native soil were the primary bases for this opinion.

EXHIBIT 12

We trust this addendum meets your current needs. Should you have questions, or if additional information is required, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC



09/27/2021

Scott S. Riegel

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

cc: Mr. Clay Loomis (Email only)

EXHIBIT 12

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

JUNE 2021



EXHIBIT 12

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

JUNE 2021

PROJECT LOCATION
19785 137TH STREET SOUTHEAST
MONROE, WASHINGTON 98272

PREPARED FOR
JUSTIN HOLLAND
PROSPECT DEVELOPMENT
2913 5TH AVENUE NORTHEAST, SUITE 201
PUYALLUP, WASHINGTON 98732

PREPARED BY
SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
(253) 514-8952

Soundview Consultants
Environmental Assessment
Planning + Land Use Solutions

EXHIBIT 12

Executive Summary

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

SVC investigated the subject property for the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in January and April of 2021. Using current wetland delineation methodology, no potentially regulated wetlands were identified on the subject property. In addition, no waterbodies or priority habitats or species were identified on the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified within 225 feet of the subject property.

EXHIBIT 12

Site Map



EXHIBIT 12

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Appendix B — Background Information
Appendix C — Existing Conditions Exhibit
Appendix D — Non-Wetland Data Forms
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EXHIBIT 12

Chapter 1. Introduction

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

The purpose of this wetland and fish and wildlife habitat assessment is to identify the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species on or near the subject site.

This report provides conclusions and recommendations regarding:

- Site description and area of assessment;
- Background research and identification of potentially-regulated critical areas within the vicinity of the proposed project;
- Identification and assessment of potentially-regulated wetlands and other aquatic features;
- Identification and assessment of potentially-regulated fish and wildlife habitat;
- Existing site map detailing identified critical areas and standard buffers; and
- Supplemental information necessary for regulatory review.

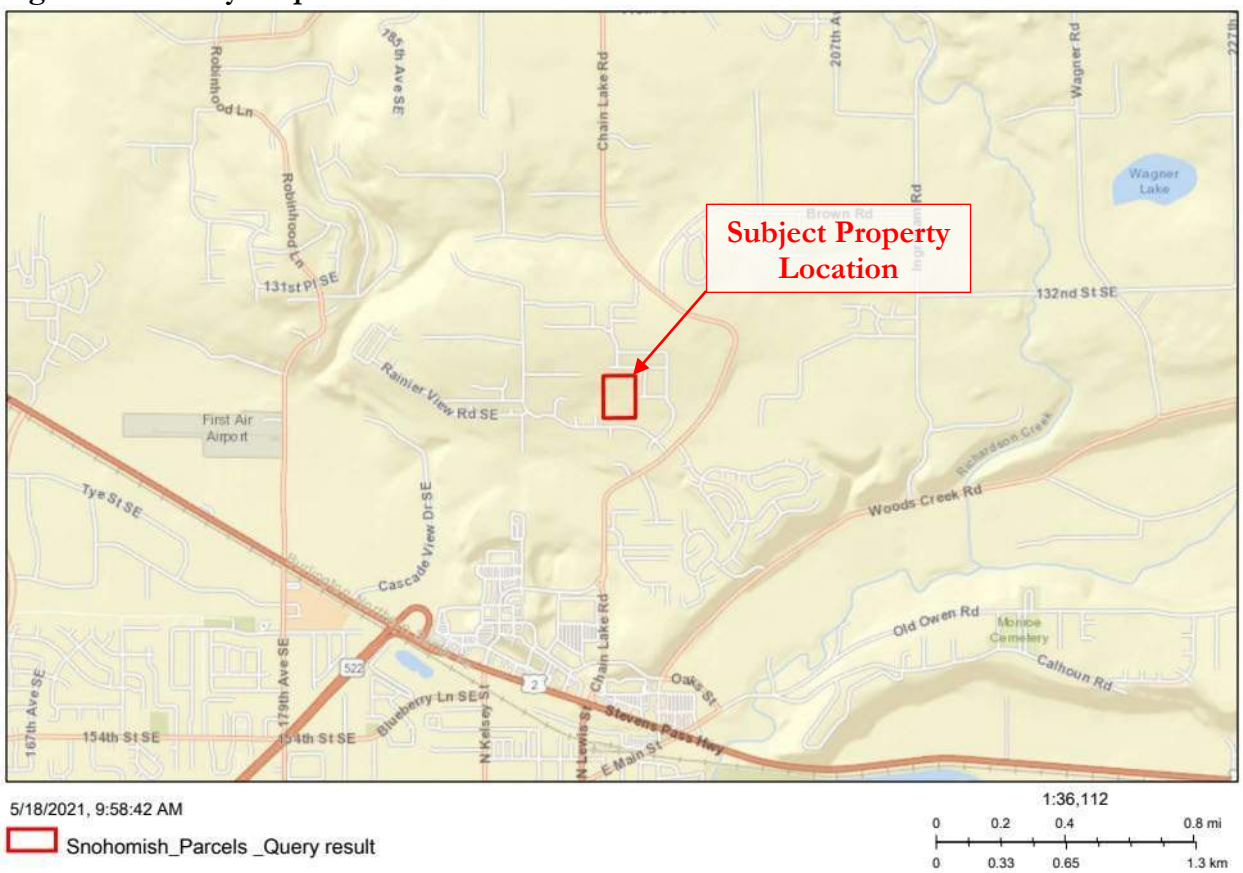
Chapter 2. Proposed Project Location

2.1 Project Location

The subject property consists of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

To access the subject site from I-5 North, take Washington- 522 East from the Bothell area and take the US-2 East exit after 5.6 miles. After 0.4 mile, turn left onto 195th Avenue Southeast/Chain Lake Road. Continue for 0.9 mile–straight through the traffic circle–and turn left onto Rainier View Road Southeast. Proceed for 280 feet and turn right onto 199th Avenue Southeast. After 0.2 mile, turn left onto 137th Street Southeast, where the subject property will be located at the end of the public roadway.

Figure 1. Vicinity Map.



Chapter 3. Methods

SVC investigated and assessed any potentially-regulated wetlands, drainages, and other fish and wildlife habitat on and within 225 feet of the subject property in January and April of 2021. All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, National Resource Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington State Department of Natural Resources (DNR) water typing system, Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) and Salmonscape mapping tools, Snohomish County Geographic Information Systems (GIS) data, and various orthophotographic resources (Appendix B). Appendix A contains further details for the methods and tools used to prepare this report.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Monroe Municipal Code (MMC) Chapter 22.80 and subject to restricted uses/activities under the same title. In accordance with MMC 22.80.090, wetland presence/absence was determined using the routine approach described in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, 2018). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP-1 to DP-3). Additional tests pits were excavated at regular intervals throughout the site to further confirm wetland absence.

The fish and wildlife habitat assessment were conducted during the same site visit by qualified fish and wildlife biologists. The experienced biologists made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity.

Chapter 4. Existing Conditions

4.1 Landscape Setting

The 8.35-acre subject property is located in a residential setting in the City of Monroe (Figure 2). The subject property is surrounded by residential plats or single-family residences. Topography onsite slopes moderately to the south with elevations ranging from approximately 330 feet above mean sea level (amsl) on the northeast portion of the subject property to approximately 260 feet amsl on the southeast portion of the subject property. A Snohomish County contours map is provided in Appendix B1. The subject property is located within Water Resource Inventory Area (WRIA) 7 – Snohomish.

Figure 2. Aerial Image of the Subject Property.



4.2 Soils

The NRCS Soil Survey of Snohomish County, Washington identifies one soil series on the subject property: Tokul gravelly medial loam, 0 to 8 percent slopes (72). A soil map is provided in Appendix B2. Below is a detailed description of the soil profile.

Tokul gravelly medial loam, 0 to 8 percent slopes (72)
According to the NRCS survey, Tokul gravelly medial loam, 0 to 8 percent slopes is a moderately well drained soil formed in glacial till and volcanic ash. In a typical profile, the surface layer is

approximately 4 inches thick and is a dark brown gravelly loam. From 4 to 22 inches the subsoil is a brown, strong brown and dark yellowish-brown gravelly loam. From 22 to 31 inches the soil is light olive brown gravelly fine sandy loam. A hard pan is present at a depth of approximately 31 inches. Tokul gravelly medial loam, 0 to 8 percent slopes is listed as a non-hydric soil, but as much as 5 percent of the areas may contain hydric inclusions of McKenna and Norma loams (NRCS, N.d.).

4.3 Vegetation

The subject property consists primarily of maintained lawn/field dominated by colonial bentgrass (*Agrostis capillaris*), orchard grass (*Dactylis glomerata*), hairy cat's ear (*Hypochaeris radicata*), narrowleaf plantain (*Plantago lanceolata*), and common dandelion (*Taraxacum officinale*). A small patch of western red cedar (*Thuja plicata*) and other ornamental plantings are present around the single-family residence on the northern portion of the site.

4.4 Critical Area Inventories

No potential wetlands, waterbodies, or fish and wildlife habitat are mapped within 275 feet of the subject property by the Snohomish County critical areas inventory (Appendix B3), WDFW PHS map (Appendix B4), USFWS NWI map (Appendix B5), DNR water typing map (Appendix B6), or the WDFW SalmonScape map (Appendix B7).

4.5 Precipitation

Precipitation data was acquired from the National Oceanic and Atmospheric Administration (NOAA) station at Seattle-Tacoma International Airport (Sea-Tac) in order to obtain percent of normal precipitation for the general Puget Sound region during and preceding the investigations. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary[1]

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	30 Days Prior (Observed/Normal)	Year to Date (Observed/Normal)[2]	Percent of Normal[3]
1/28/2021	0.27	0.12	0.61	0.81	9.82/5.80	23.15/21.20	169/109
4/13/2021	0.00	0.00	0.00	0.00	2.39/3.89	31.12/31.18	61/100

Notes:
1. Precipitation levels provided in inches. Data obtained from NOAA (http://w2.weather.gov/climate/xmacis.php?wfo=sew) for Sea-Tac International Airport.
2. Year-to-date precipitation is for the 2020/2021 water year from October 1 to the onsite dates.
3. Percent of normal is shown for the last 30 days and 2020/2021 water year to date.

Precipitation levels during the site investigation in January 2021 were above the statistical normal for the prior 30 days (169 percent of normal) and within the normal range for the 2020/2021 water year (109 percent of normal). Precipitation levels during the site investigation in April 2021 were below the statistical normal range for the prior 30 days (61 percent of normal) and within the normal range for the 2020/2021 water year (100 percent of normal). This precipitation data suggest that hydrologic conditions encountered at the time of site investigations may have been slightly wetter (January 2021) and slightly drier (April 2021) than normal. Such conditions were considered in making professional wetland determinations.

Chapter 5. Results

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

5.1 Onsite Non-Wetland Findings

During the site investigation conducted in January and April of 2021, it was determined that there were no potentially-regulated wetlands onsite as no areas met all three wetland delineation criteria (a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology) according to current wetland delineation methodology. Three representative data plots (DP-1 to DP-3) were collected to document the non-wetland conditions in the subject property (Appendix D). Data plot DP-1 documents representative upland conditions onsite and data plots DP-2 and DP-3 document non-wetland conditions in a topographic swale/bench on the southeast corner of the site.

Data plot DP-1 is representative of the general upland site conditions and did not meet any three of the required wetland criteria. Data plot DP-1 exhibited no hydrophytic vegetation due to a dominance of facultative upland (FACU) species, including bluegrass species and non-native invasive hairy cats' ear, both of which are commonly found in disturbed upland areas. No facultative-wetland (FACW) or obligate (OBL) plant species were observed, indicating the area does not exhibit consistent wetland hydrology. The non-hydric soils at DP-1 consisted of a very dark grey (7.5YR 3/1) gravelly silt loam in the upper 9 inches and a brown (7.5YR 4/4) gravelly loam in the matrix from 9 to 16 inches below ground surface (bgs), with no redoximorphic concentrations observed. In addition, no indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed.

Data plots DP-2 and DP-3 were excavated in a low topographic swale/bench on the southeast corner of the site. This area exhibited hydrophytic vegetation due to a dominance of tall fescue and Kentucky bluegrass, both facultative plant species that is typical to disturbed and managed upland fields. Data plot DP-3 contained only small amounts of soft rush (*Juncus effusus*), a FACW species, which indicates that the area does not exhibit sufficient hydrology in the early growing season for this species or other FACW or OBL species to persist. The soils at both of these data plots met for hydric soil indicator F6 (Redox Dark Surface) due to the presence of a very dark brown (10YR 2/2) gravelly silt loam surface layer with 5 percent redoximorphic concentrations beginning within 8 inches of the soil surface and extending for at least 4 inches. During the January 2021 site investigation in the middle of the wet season and during elevated precipitation levels (refer to Section 4.5 above), soil saturation and a groundwater table were observed within this area (11 inches below ground surface, respectively); however, no primary indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed during the April 2021 site investigation early in the growing season. Due to the lack of wetland hydrology early in the growing season, this area was determined to not meet wetland criteria. As none of the three data plots met all three wetland criteria, the subject property was determined to be unencumbered by potentially regulated wetlands.

5.2 Offsite Wetland Findings

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. Please refer to the Existing Conditions Exhibit in Appendix C and the Sinclair Heights Plat Drainage Exhibit in Appendix E for the locations of these offsite wetlands. Please note that SVC utilizes a different wetland naming convention.

Chapter 6. Regulatory Considerations

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

6.1 Local Considerations

6.1.1 Wetland Buffer Standards

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers under prior City of Monroe critical areas code; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property.

Chapter 7. Closure

The findings and conclusions documented in this report have been prepared for specific application to the Cooper Ridge project. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this project may need to be revised wholly or in part.

All critical areas determinations by SVC are based on conditions present at the time of the site inspection and considered preliminary until the site conditions are validated by the jurisdictional agencies. As critical areas, including wetlands and waterbodies, are dynamic communities affected by both natural and human activities, changes in critical area determinations may be expected; therefore, critical area assessments cannot remain valid for an indefinite period of time. Local agencies typically recognize the validity of critical area assessments for a period of five years after completion of a critical areas report. Development activities on a site five years after the completion of this report may require revision of the critical areas determination. In addition, changes in government codes, regulations, or laws may occur. Due of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

EXHIBIT 12

Chapter 8. References

Debose, Alfonso and M. W. Klungland. 1983. *Soil Survey of Snohomish County Area, Washington*. Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.

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EXHIBIT 12

Appendix A — Methods and Tools

Table A1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Presence/ Absece	USACE 1987 Wetland Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	**Environmental Laboratory.** 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
	Western Mountains, Valleys, and Coast Region Regional Supplement	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp.pdf	**U.S. Army Corps of Engineers.** 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
Wetland Indicator Status	2018 National Wetland Plant List	http://wetland-plants.usace.army.mil/	**USACE.** 2018. *National Wetland Plant List, version 3.4.* Website.
Plant Names and Identification	USDA Plant Database	http://plants.usda.gov/	Website.
	Flora of the Pacific Northwest	http://www.pnwherbaria.org/florapnw.php	**Hitchcock**, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. Flora of the Pacific Northwest, 2nd Edition. U.W. Press and Burke Museum. Seattle, Washington.
Soils Data	NRCS Soil Survey	http://websoilsurvey.nrcs.usda.gov/app/	Website GIS data based upon: **Debose**, Alfonso and M. W. Klungland. 1983. *Soil Survey of Snohomish County Area, Washington.* Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.
	Soil Color Charts		**Munsell®** Color. 2000. Munsell® Soil Color Charts. New Windsor, New York.
	Soil Data Access Hydric Soils List	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316620.html	**Natural Resources Conservation Service.** N.d. Soil Data Access Hydric Soils List (Soil Data Access Live).
	Field Indicators of Hydric Soils	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053171.pdf	**NRCS.** 2018. *Field Indictors of Hydric Soils in the United States, Version 8.2. L.M. Vasialas, G.W. Hurt, and C.V. Noble (eds.).* USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
Threatened and Endangered Species	Washington Natural Heritage Program	http://data-wadnr.opendata.arcgis.com/datasets/wnhp-current-element-occurrences	**Washington Natural Heritage Program**. Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA

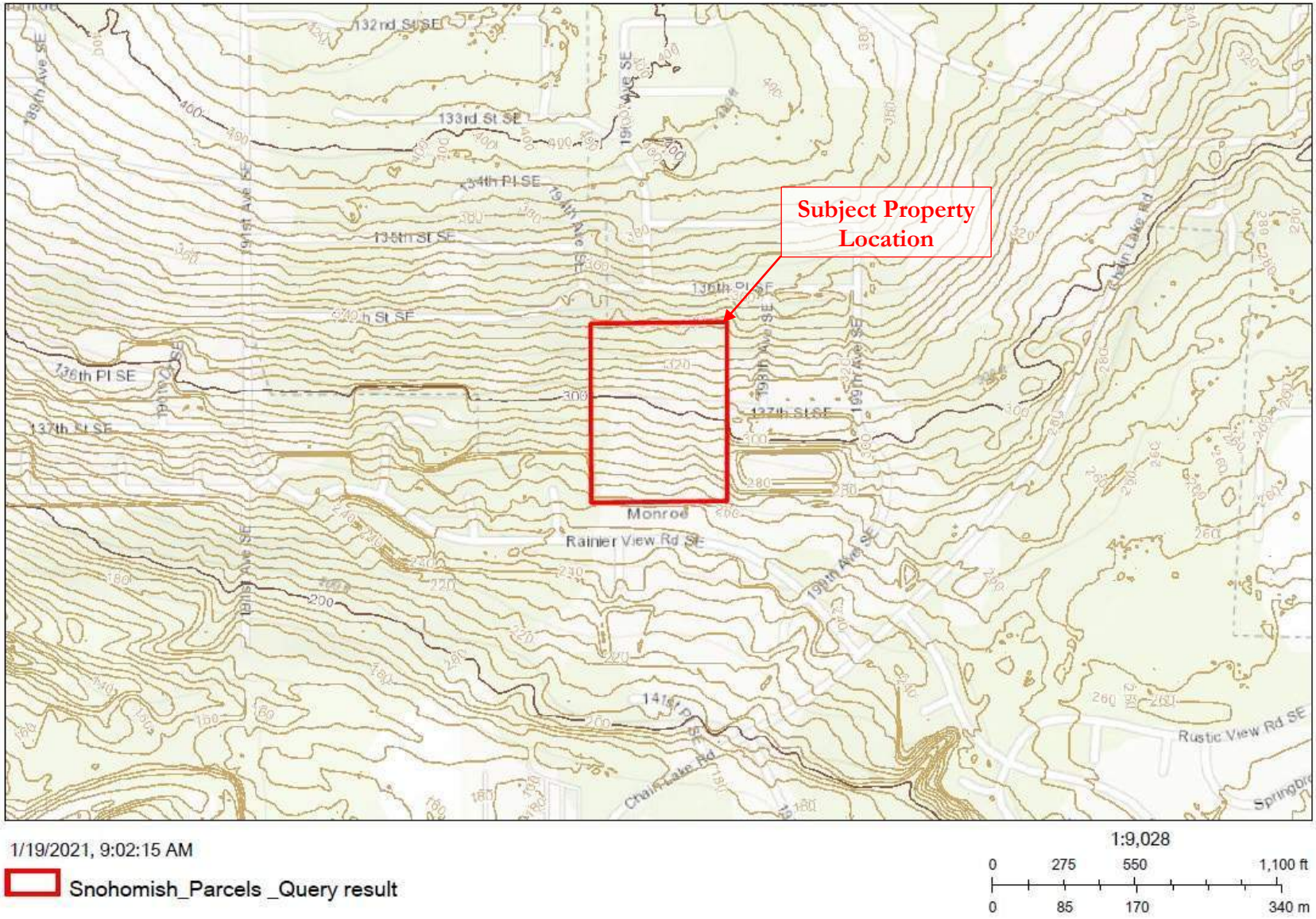
Parameter	Method or Tool	Website	Reference
	Washington Priority Habitats and Species	http://wdfw.wa.gov/hab/phspage.htm	**Priority Habitats and Species (PHS) Program** Map of priority habitats and species in project vicinity. Washington Department of Fish and Wildlife.
Species of Local Importance	WDFW GIS Data	http://wdfw.wa.gov/mapping/salmonscape/	Website
Report Preparation	Monroe Municipal Code	https://monroe.municipal.codes/MMC/22.80	MMC Chapter 22.80 –Critical Areas

Appendix B — Background Information

This appendix includes a Snohomish County Contours Map (B1); NRCS Soil Survey Map (B2); Snohomish County Critical Areas Inventory (B3); WDFW PHS Map (B4); USFWS NWI Map (B5); DNR Stream Typing Map (B6); and WDFW SalmonScape Map (B7).

EXHIBIT 12

Appendix B1 — Snohomish County Contours Map



Appendix B2 — NRCS Soil Survey Map



Appendix B3 — Snohomish County Critical Areas Inventory



Appendix B4 — WDFW PHS Map



Appendix B5 — USFWS NWI Map



Appendix B6 — DNR Stream Typing Map



EXHIBIT 12

Appendix B7 – WDFW SalmonScape Map

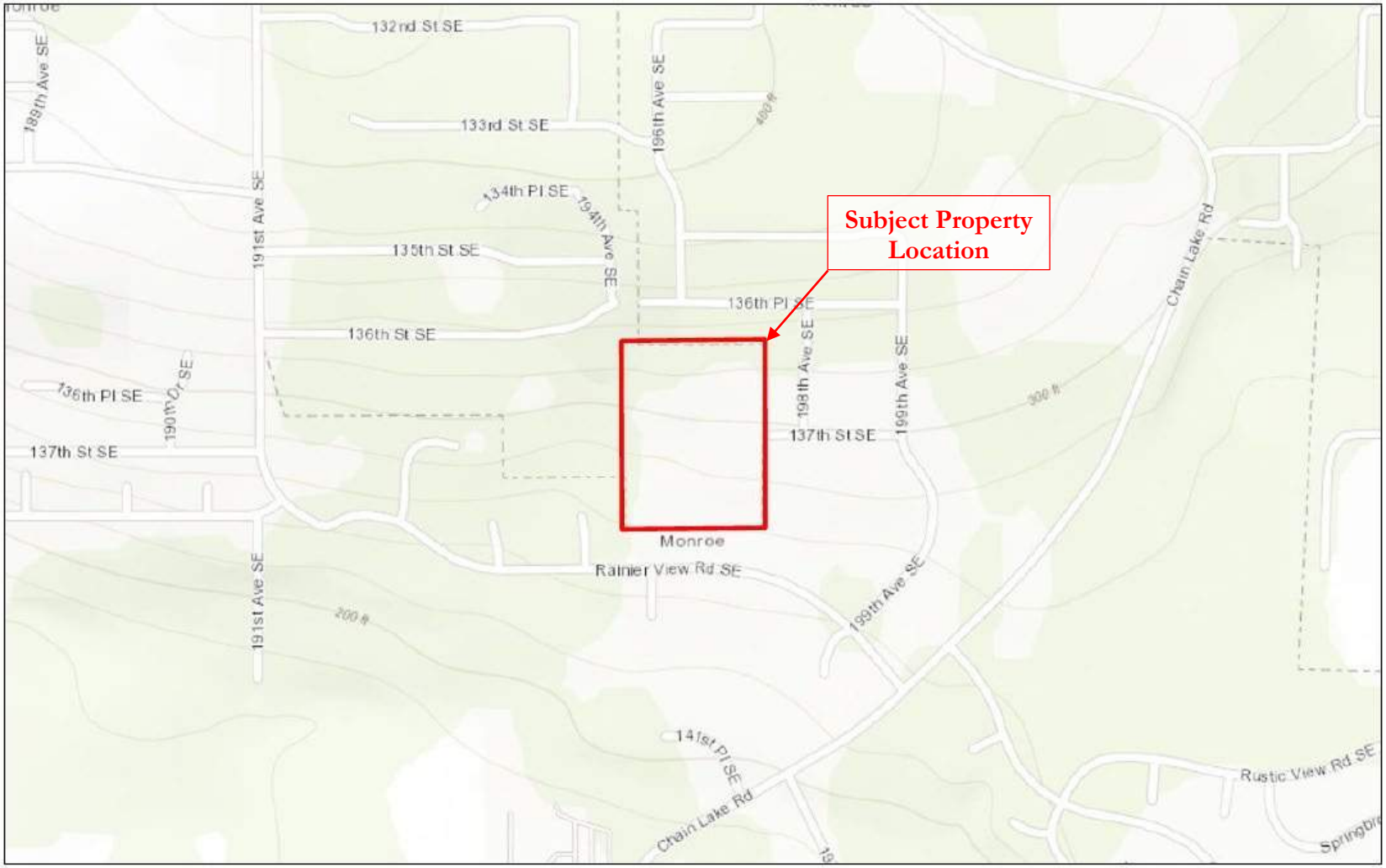
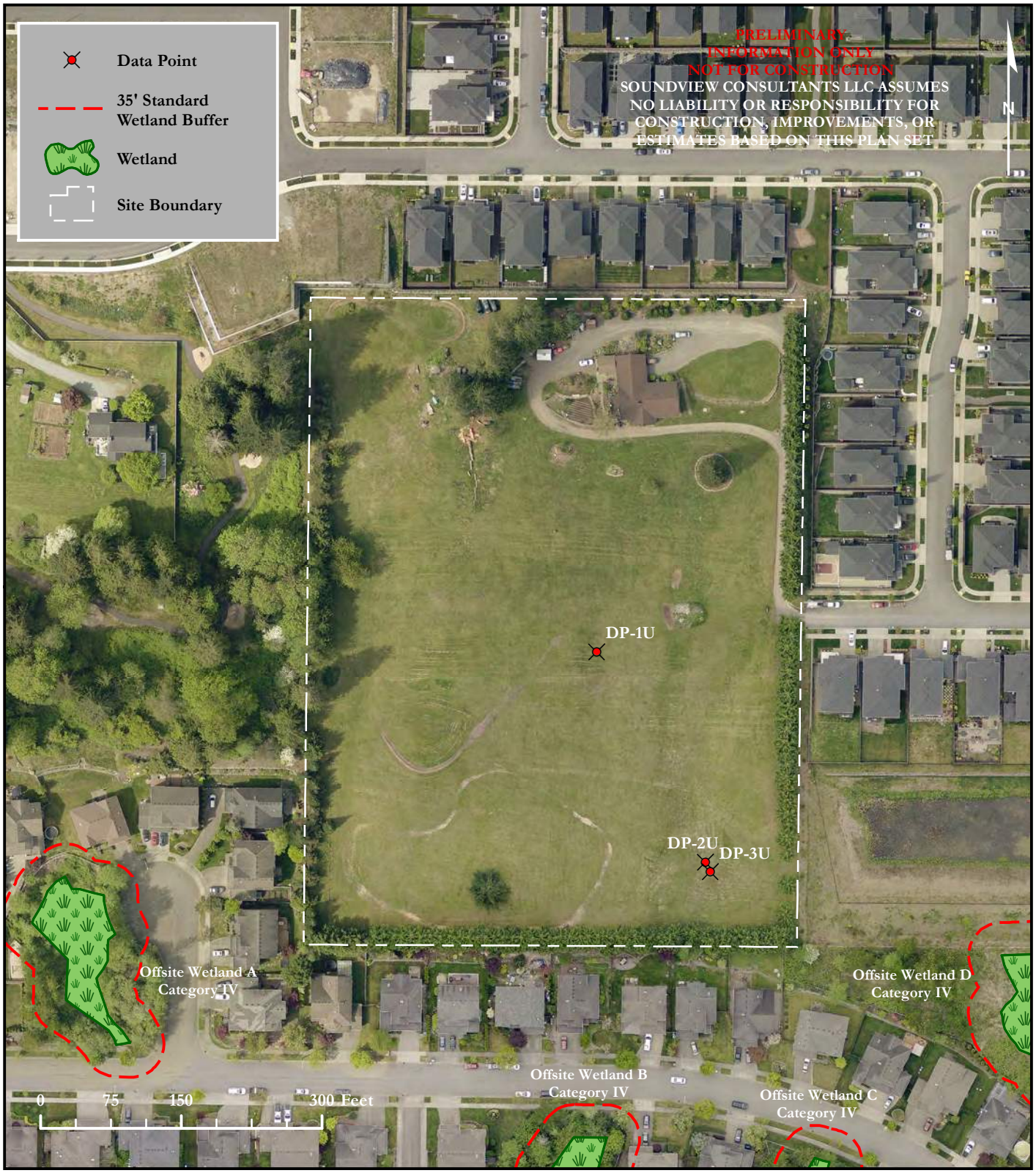


EXHIBIT 12

Appendix C — Existing Conditions Exhibit

EXHIBIT 12

MONROE - EXISTING CONDITIONS MAP



Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

MONROE

19785 137TH STREET SOUTHEAST
MONROE, WA 98272

SNOHOMISH COUNTY PARCEL NUMBER:
28073100203800

DATE:	4/22/2021
JOB:	1310.0030
BY:	JML
SCALE:	1 " = 150 '
FIGURE NO.	1

EXHIBIT 12

Appendix D — Non-Wetland Data Forms

EXHIBIT 12

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-1

Investigator(s): Harry Richardson Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 4

Subregion (LRR): A2 Lat: 47.872959 Long: -121.96804851 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; only hydrophytic vegetation present. Data collected in the central portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Poa pratensis	50	Yes	FAC
2. Schedonorus arundinaceus	25	Yes	FAC
3. Taraxacum officinale	15	No	FAC
4. Holcus lanatus	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hydrophytic vegetation criteria met through the dominance test due to the dominance of FAC species typical of disturbed upland fields.

EXHIBIT 12

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 9	7.5YR 3/1	100	-	-	-	-	GrSiLo	Gravelly silt loam
9 - 16	7.5YR 4/4	100	-	-	-	-	GrLo	Gravelly loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil indicators met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators met.

EXHIBIT 12

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-2

Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 3

Subregion (LRR): A2 Lat: 47.872348 Long: -121.96756274 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; lack of wetland hydrology in early growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Schedonorus arundinaceus	90	Yes	FAC
2. Veronica serpyllifolia	5	No	FAC
3. Poa pratensis	5	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☒ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hyrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

EXHIBIT 12

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 2/2	100	-	-	-	-	GrSiLo	Gravelly silt loam
8 - 15	10YR 2/2	95	5YR 4/6	5	C	M	GrSiLo	Gravelly silt loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soil criteria met through indicator F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☒ No ☐ Depth (inches): 11/None*

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 10/None*

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

*During site visit on 1/28/21 in wet season during elevated precipitation levels, soil saturation and high groundwater table observed; however,no indicators of wetland hydrology criteria observed during site visit on 4/13/21 in early growing season.

EXHIBIT 12

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-3

Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 2

Subregion (LRR): A2 Lat: 47.872320 Long: -121.96754116 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; lack of wetland hydrology early in growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Poa pratensis	45	Yes	FAC
2. Schedonorus arundinaceus	35	Yes	FAC
3. Veronica serpyllifolia	10	No	FAC
4. Juncus effusus	10	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hyrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

EXHIBIT 12

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 3	10YR 2/2	100	-	-	-	-	SiLo	Silt loam
3 - 8	10YR 2/2	95	7.5YR 4/4	5	C	M	GrSiLo	Gravelly silt loam
8 - 14	10YR 2/2	93	7.5YR 4/4	7	C	M	GrClLo	Gravelly clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soil criteria met through indicator F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☒ No ☐ Depth (inches): 11/None*

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 10/None*

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

*During site visit on 1/28/21 in wet season during elevated precipitation levels, soil saturation and high groundwater table observed; however,no indicators of wetland hydrology criteria observed during site visit on 4/13/21 in early growing season.

EXHIBIT 12

Appendix E — Sinclair Heights Plat Drainage Exhibit

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND DRIVEWAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

TRACTS 987 AND 988, OPEN SPACE/ENTRY SIGN, TRACTS 994, 995, 996, 997, AND 998, NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.), ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF ALL PAVED WALKWAYS AND SIDEWALKS WITHIN THESE TRACTS SHALL BE BY THE CITY OF MONROE. ALL OTHER MAINTENANCE, INCLUDING THE MAINTENANCE OF SOFT SURFACE TRAILS SHALL BE PERFORMED BY THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION.

TRACT 990, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 8, 9, 10 AND 11 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 986, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 20, 21 AND 22 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 991, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 2, 3 AND 4 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACTS 999, PARK AND TRACTS 992 AND 993, STORMWATER DETENTION FACILITIES, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE CITY OF MONROE.

TRACT 989 IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON RECORDING OF THIS PLAT, MAINTENANCE OF ALL PAVED WALKWAYS WITHIN THE TRACT, IF ANY, SHALL BE BY THE CITY OF MONROE, ALL OTHER MAINTENANCE OBLIGATIONS SHALL BE BY THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION.

TRACTS 501 AND 502 ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT, AND SHALL BE RETAINED BY 1218 LLC.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 29th DAY OF April, 2004.

1218, LLC

BARCLAYS NORTH, INC., SOLE MEMBER OF 1218, LLC

BY: _____

TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC.

HORIZON BANK

BY: Ronald A. Buckner TITLE: Senior Vice Pres.

PRINTED NAME: Ronald A. Buckner

ACKNOWLEDGMENTS

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF 1218, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/29/04

SIGNATURE: Brenda J. Fodge

(PRINT NAME) Brenda J. Fodge

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 03-21-05

BRENDA J. FODGE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAR. 21, 2005

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald A. Buckner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF HORIZON BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/30/04

SIGNATURE: Brenda J. Fodge

(PRINT NAME) Brenda J. Fodge

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 03-21-05

BRENDA J. FODGE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAR. 21, 2005

APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF MAY, 2004.

Brad Feilberg

CITY ENGINEER

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

CITY OF MONROE

Jeanette Wilson MAYOR ATTEST Betty King CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2004 TAXES.

Bob Dantinne

TREASURER, SNOHOMISH COUNTY

BY: Kimberly Hunt 5-7-04

DEPUTY COUNTY TREASURER

LEGAL DESCRIPTION

PARCEL A:
SOUTH 825 FEET OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.,
EXCEPT SOUTH 330 FEET THEREOF, AND
EXCEPT WEST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROADS BY DEED UNDER AUDITOR'S FILE NOS. 221705 AND 978593;

AND EXCEPT ALL THAT PORTION LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.;
THENCE NORTH 0°12'29" EAST ALONG THE EAST LINE OF SAID SECTION 1533.19 FEET;
THENCE NORTH 68°33'20" WEST 56.12 FEET;
THENCE NORTH 55°11'29" WEST 127.88 FEET;
THENCE NORTH 40°44'28" WEST 510 FEET;
THENCE NORTH 0°33'05" WEST 238 FEET;
THENCE NORTH 24°03'36" WEST 796.83 FEET;
THENCE NORTH 40°27'37" WEST 661.10 FEET TO THE END OF THIS LINE DESCRIPTION;
THENCE WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION.

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 495 FEET;
THENCE WEST 1140 FEET TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 265 FEET;
THENCE EAST 675 FEET;
THENCE SOUTH 265 FEET;
THENCE WEST 675 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 219.86 FEET THEREOF; AND
EXCEPT ANY PORTION THEREOF LYING WITHIN THE SOUTH 825 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

PARCEL C:
PARCEL A OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS AT PAGE 165, UNDER AUDITOR'S FILE NUMBER 7705190292, BEING DESCRIBED AS FOLLOWS:

ALL OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., RECORDS OF SNOHOMISH COUNTY WASHINGTON;
EXCEPT THE NORTH 690 FEET THEREOF; AND
EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD KNOWN I.I. TROMBLY CHAIN LAKE ROAD.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 7th day of May, 2004, at 34 minutes past 10 A M. and recorded in Volume _____ of Plats, pages _____, AFN 200405075141 records of Snohomish County, Washington.

Bob Terwilliger Snohomish County Auditor

By: Beverly Wolk Deputy County Auditor

DANIEL K. ROUPE 30450 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 1-22-2007 EXPIRES: JAN. 12, 2006

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SINCLAIR HEIGHTS is based upon an actual survey and subdivision of Section 36 & 31 Township 28 N., Range 6 & 7 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners have been staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Daniel K. Roupe, Professional Land Surveyor 30450 Certificate No. 4/29/2004 Date

INDEXING DATA: SE1/4, NE1/4, SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4, SEC. 31, T. 28 N. R. 7. E., W.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 1 OF 7

AUDITOR'S FILE NO.: 200405075141

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003 (CONTINUED)

MAY 2004

RESTRICTIONS & CONDITIONS

1. FUTURE DEVELOPMENT TRACTS AND ALL LAND INCLUDED WITHIN SINCLAIR HEIGHTS PRELIMINARY PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE PRELIMINARY PLAT APPROVAL. RELIEF SHALL ONLY BE AVAILABLE THROUGH ACTION OF THE MONROE CITY COUNCIL.
2. SUBJECT TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 200405070306.
3. CERTAIN PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE N.G.P.E. LOT OWNERS SHALL COMPLY WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS TO ENSURE PROPER WATER QUALITY TO THE WETLAND TRACTS. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEMS TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED, HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, THE HOA, AT ANY TIME SHALL ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
4. BUILDING SETBACKS FOR SINGLE FAMILY RESIDENCES ARE AS FOLLOWS:
   FRONT YARD TO HOUSE 10 FEET
   FRONT YARD TO FRONT OF GARAGE 20 FEET
   SIDE YARD BETWEEN HOUSES (1 STORY) 5 FEET
   SIDE YARD BETWEEN HOUSES (2 STORY) 7 FEET
   SIDE YARD ALONG STREET SIDE 10 FEET
   REAR YARD TO HOUSE SAME AS SIDE YARD
   EDGE OF ANY SENSITIVE AREA TRACT 10 FEET, UNLESS A GREATER SETBACK IS SHOWN ON THE PLAT MAP.
5. A NATIVE GROWTH PROTECTION EASEMENT IS TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES AS DETERMINED BY THE CITY. ACTIVITIES SET FORTH IN THE CITY OF MONROE SENSITIVE AREA GUIDELINES, AS AMENDED, ARE ALLOWED WHEN APPROVED BY THE CITY.
6. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE SEPARATE TRACTS IDENTIFIED AS NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.). MAINTENANCE INCLUDES INSURING THAT NO ALTERATION OCCURS WITHIN THE SEPARATE TRACTS AND THAT ALL VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN PERMISSION OF THE CITY OF MONROE HAS BEEN RECEIVED.
7. PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT ROOF, YARD AND FOOTING DRAIN RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE PUBLIC STORM DRAINAGE SYSTEM. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEM TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED. HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, OTHER LOT OWNERS THAT USE THE SYSTEM IN COMMON MAY, AT ANY TIME, ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
8. THERE SHALL BE NO SEPTIC SYSTEMS OR WELLS WITHIN THIS PLAT. PROVISIONS OF SANITARY SEWER AND WATER SERVICE SHALL BE IN ACCORDANCE WITH CITY STANDARDS OR AS APPROVED BY THE CITY ENGINEER.
9. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN THE RIGHT-OF-WAY AREA BETWEEN THEIR PROPERTY AND THE BACK OF STREET CURBS IN A UNIFORM MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPING/ IRRIGATION MAINTENANCE OF THE RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF SAID COSTS.
10. SUBJECT TO WAIVER OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF THE LAYING OUT AND ESTABLISHING A PUBLIC ROAD (191ST AVENUE S.E.) AS GRANTED IN DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 221705 AND 978593.
11. THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE MONROE SCHOOL DISTRICT TO BE BASED ON THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF MMC 20.07.120. THE FINAL DETERMINATION OF A DEVELOPMENT ACTIVITY'S FEE OBLIGATION UNDER THIS SECTION SHALL BE MADE PRIOR TO ISSUANCE OF BUILDING PERMITS. THE FINAL DETERMINATION SHALL INCLUDE CREDITS FOR IN-KIND CONTRIBUTIONS. ANY CREDITS MAY BE PRORATED AND DISTRIBUTED TO LOTS DESIGNATED BY THE APPLICANT.
12. SUBJECT TO EXCEPTION AND RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 521979.
13. SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR2 AND SR 202 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 2109063.
14. SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7608100078.
15. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7808080272.
16. SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT AND COVENANTS RECORDED UNDER AUDITOR'S FILE NUMBER 8909010368.
17. SINGLE FAMILY LOTS = 68 LOTS

EASEMENT PROVISIONS

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE AND STORM DRAINAGE LINES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE CITY OF MONROE, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE CITY OF MONROE IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MONROE UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC WATERLINE EASEMENT, PUBLIC SANITARY SEWER EASEMENT, AND PUBLIC STORM DRAINAGE EASEMENT, TO INSTALL, MAINTAIN, REPLACE, REPAIR, AND OPERATE WATER, SEWER, AND STORM DRAINAGE SYSTEMS, MAINS, AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES. STRUCTURES, EXCEPT FENCES, SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS.

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION; VERIZON INC.; PUGET SOUND ENERGY; COMCAST; AND THEIR SUCCESSORS AND ASSIGNS OF AFOREMENTIONED UTILITIES, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, FOR THE SERVICES PROVIDED BY THE UTILITIES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE UTILITIES, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE UTILITY IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THE PAVED PEDESTRIAN WALKWAYS AND OVER ALL DESIGNATED PEDESTRIAN TRAILS WITHIN TRACT 989 FOR INGRESS AND EGRESS.

AN EASEMENT IS HEREBY GRANTED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF LANDSCAPING OVER AND UPON THE STORMWATER DETENTION TRACTS 992 AND 993. NO LANDSCAPING SHALL BE PERMITTED THAT WOULD ADVERSELY EFFECT THE INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, AND OPERATION OF THE PUBLIC STORMWATER FACILITIES.

AN EASEMENT FOR ACCESS IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER TRACT 990 FOR ACCESS TO AND MAINTENANCE OF A STORMWATER DETENTION POND ON TRACT 993.

THE OWNERS OF LOTS 2, 3 AND 4 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 991 THAT ARE USED IN COMMON.

THE OWNERS OF LOTS 8, 9, 10 AND 11 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 990 THAT ARE USED IN COMMON.

EASEMENT PROVISIONS (CONTINUED)

THE OWNERS OF LOTS 20, 21 AND 22 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 986 THAT ARE USED IN COMMON.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MONROE, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION IN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MONROE, WHICH PERMISSION MUST BE OBTAINED IN WRITING, BEFORE, BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE SUBJECT TO THE NGPE. THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY OF MONROE.

PRIVATE DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19. THE OWNERS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 2 AND 3, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 2, 3, AND 4. THE OWNERS OF LOTS 2, 3, AND 4 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 63, 64, 65, 66, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53. THE OWNERS OF LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 54, 56, 57, 58, 59, 60, 61, 62, 63, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND / OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

4-29-2004
DANIEL K. ROUTH
STATE OF WASHINGTON
30450
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: JAN. 12, 2006

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 2 OF 7

AUDITOR'S FILE NO.: 200405075141

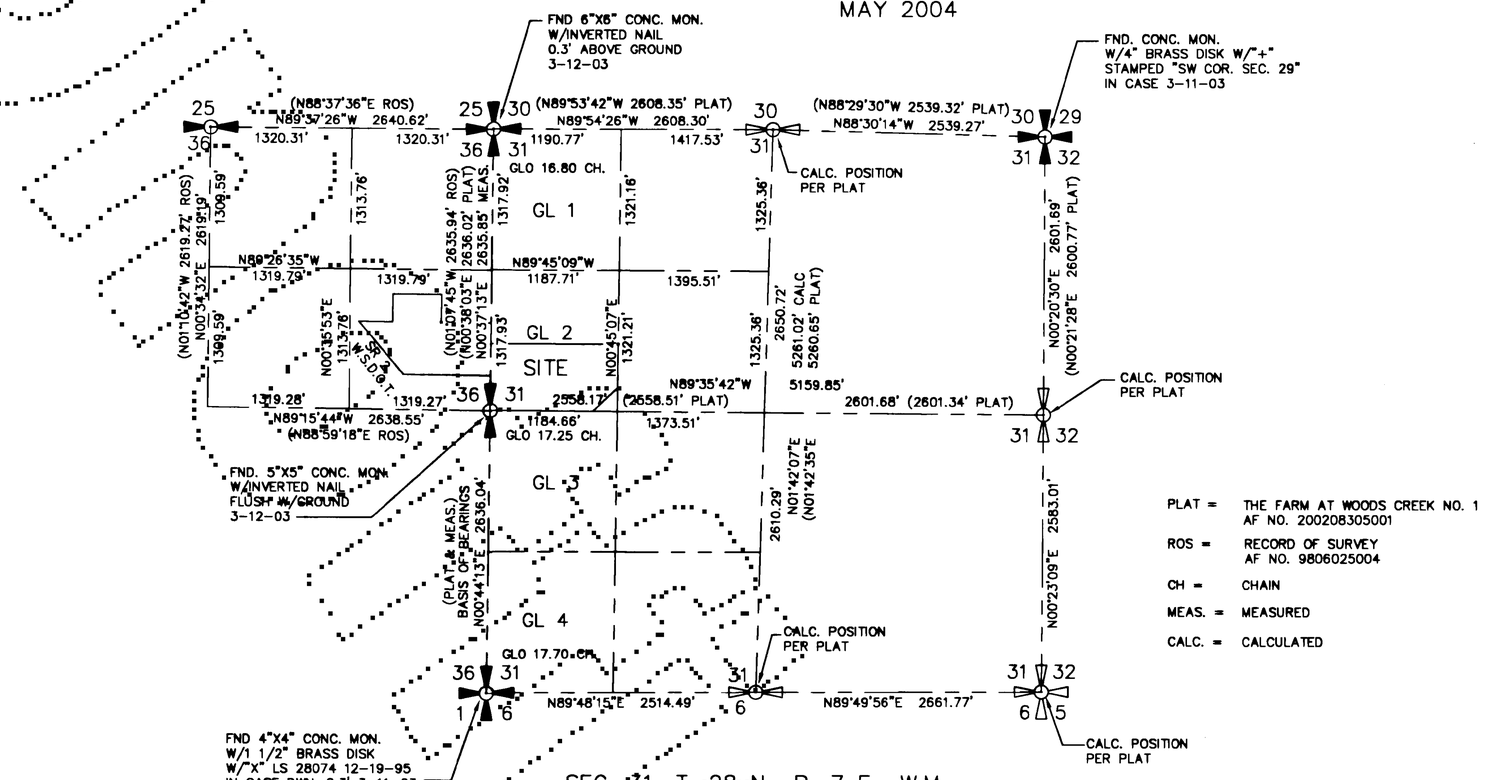
SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004



SEC. 31, T. 28 N., R. 7 E., W.M.
SUBDIVISION AND BASIS OF BEARINGS:
PLAT OF THE FARM AT WOODS CREEK NO. 1
A.F. NO. 200208305001

NE1/4, SEC. 36, T. 28 N., R. 6 E., W.M.
SUBDIVISION AND BASIS OF BEARINGS:
RECORD OF SURVEY
A.F. NO. 9806025004

PLAT = THE FARM AT WOODS CREEK NO. 1 AF NO. 200208305001

ROS = RECORD OF SURVEY AF NO. 9806025004

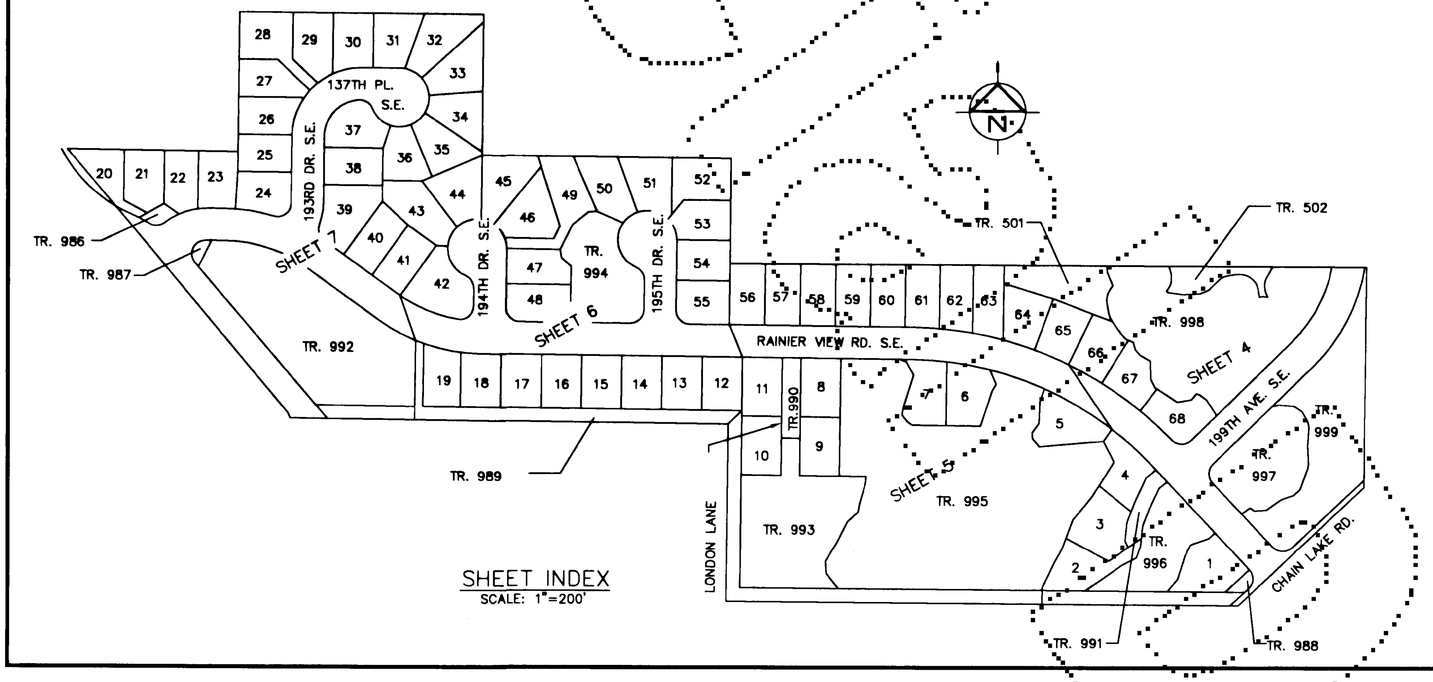
CH = CHAIN

MEAS. = MEASURED

CALC. = CALCULATED

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.



SHEET INDEX
SCALE: 1"=200'

TEMPORARY EASEMENT PROVISIONS

THERE ARE TEMPORARY DRAINAGE EASEMENTS ON LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, WHICH ENCUMBER THE TEMPORARY DRAINAGE FEATURES CONSTRUCTED ON SAID LOTS. THESE TEMPORARY DRAINAGE EASEMENTS ARE DEFINED AS BEING 5 FEET ON EITHER SIDE OF THE TEMPORARY DRAINAGE SYSTEM, "AS-BUILT" THESE EASEMENTS SHALL BE FOR THE MUTUAL PRIVATE BENEFIT OF ALL LOTS WHICH DIRECT DRAINAGE TO THE CURRENTLY INSTALLED TEMPORARY DRAINAGE SYSTEM. SAID EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE INSTALLATION OF THE FINAL DRAINAGE SYSTEM WITHIN THE 10 FOOT DRAINAGE EASEMENT PROVIDED WITHIN LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, AS DEPICTED ON THIS FINAL PLAT, OR UPON COMPLETION OF THE CONSTRUCTION AND RECORDING OF A PERMANENT EASEMENT WHERE NECESSARY OUTSIDE OF THE 10 FOOT EASEMENT AS NOTED ON THIS PLAT. AT A MINIMUM, THE TEN FOOT DRAINAGE EASEMENT DEPICTED ON LOTS 30 THROUGH 36, 44, 45, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, OF THE FINAL PLAT SHALL REMAIN IN PERPETUITY TO INSURE THAT THE PERMANENT DRAINAGE SYSTEM CAN BE INSTALLED."

CURB PLUG TABLE

DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (NAIL & SHINER, LS 30450), ON LOT LINE EXTENDED.

1 = 11.67'	26 = 11.64'	51 = 9.54'
2 = 11.70'	27 = 11.55'	52 = 11.70'
3 = 11.79'	28 = 11.78'	53 = 11.75'
4 = 11.79'	29 = 11.81'	54 = 10.04'
5 = 11.83'	30 = 12.04'	55 = 9.83'
6 = 11.75'	31 = 11.79'	56 = 10.18'
7 = 14.41'	32 = 11.44'	57 = 9.88'
8 = 11.71'	33 = 12.75'	58 = 10.10'
9 = 13.46'	34 = 11.56'	59 = 11.56'
10 = 11.76'	35 = 9.49'	60 = 11.60'
11 = 11.75'	36 = 9.53'	61 = 11.65'
12 = 11.70'	37 = 9.57	62 = 11.62'
13 = 11.80'	38 = 10.22'	63 = 11.66'
14 = 11.77'	39 = 9.77'	64 = 11.65'
15 = 11.80'	40 = 9.58'	65 = 11.69'
16 = 11.84'	41 = 11.50'	66 = 11.77'
17 = 11.85'	42 = 11.45'	67 = 11.78'
18 = 11.75'	43 = 11.45'	68 = 12.13'
19 = 11.80'	44 = 11.55'	69 = 11.60'
20 = 11.78'	45 = 11.49'	70 = 11.75'
21 = 12.42'	46 = 9.63'	71 = 11.86'
22 = 12.81'	47 = 9.35'	72 = 11.73'
23 = 13.24'	48 = 9.65'	73 = 13.76'
24 = 23.69'	49 = 9.53'	74 = 24.31'
25 = 12.51'	50 = 10.59'	75 = 11.85'



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(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 3 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 12

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

PARCEL B
5 ACRE PARCEL SURVEY
AF NO. 7705190292

N. LINE PARCEL A
5 ACRE PARCEL SURVEY
AF NO. 7705190292
N89°45'09"W 1186.13'

FUTURE DEVELOPMENT

SE COR. 4' BARBWIRE FENCE 1.9'N X 79.6'W OF NE COR.

N. END 4' BARBWIRE FENCE 0.2'W X 6.2'S OF NE COR.

4' BARBWIRE FENCE CROSSES PROP. LINE 63.9' S. OF NE COR.

4' BARBWIRE FENCE 0.5'W X 182.6'N OF SE COR.

4' BARBWIRE FENCE CROSSES PROP. LINE 151.2' N. OF SE COR.

S. END 4' BARBWIRE FENCE 0.2'W X 53.5'N OF SE COR.

FND 1/2" REBAR W/CAP LS 14491 N 1.83' E 0.16' 3-26-03

4' BARBWIRE FENCE 1.9'N X 16.0'E OF NW COR. TR.501

TR. 501
12,729 SF
FUTURE DEVELOPMENT

TR. 502
6,532 SF

TR. 998
70,098 SF
N.G.P.E.
(PRIVATE)

TR. 999
45,279 SF
PARK
(PUBLIC)

TR. 997
25,087 SF
N.G.P.E.
(PRIVATE)

TR. 996
19,058 SF
N.G.P.E.
(PRIVATE)

TR. 995
N.G.P.E.
(PRIVATE)

TR. 989
54,529 SF

TR. 988
868 SF
OPEN SPACE/
ENTRY SIGN

63
64
65
66
7,817 SF
(49737)
67
7,036 SF
(19757)
68
8,314 SF
(19779)
(J3900)
1
8,042 SF
(13936)
(19772)
2
9,160 SF
(13976)
3
10,069 SF
(13954)
4
5
9,289 SF
(19918)

WETLAND
BUFFER
35'
10'
15'
30'
PRIVATE ROAD
199TH AVE. S.E.
RAINIER VIEW RD. S.E.
CHAIN LAKE RD.
OPEN SPACE/
PEDESTRIAN TRAIL

SEE SHEET 5 OF 7

SP 303(6-78)
AF NO. 7809080289

N89°35'42"W 953.66'
S. LINE NW1/4, SEC. 31
UNPLATTED

5.70' RIGHT OF USE EASEMENT FOR FENCE GRANTED TO ADJACENT PROPERTY TO THE SOUTH

4' HOGWIRE FENCE 5.7'N X 140.1'W OF SE COR.

4' HOGWIRE FENCE 0.3'S X 59.4'W OF SE COR.

FND 1/2" REBAR W/CAP LS 14491 N 1.22' E 0.45' 3-26-03

SCALE: 1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
⊕	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
◉	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450 (SEE CURB PLUG LEGEND)
△X	DISTANCE FROM FRONT CORNER TO CURB PLUG
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
⬡X	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

DANIEL K. ROUTH — STATE OF WASHINGTON — 30456 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 4 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 12

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

FND 1/2" REBAR W/CAP LS 14491 N 0.15' E 0.07' 3-26-03

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292

N. LINE PARCEL A, 5 ACRE PARCEL SURVEY AF NO. 7705190292

TR. 501
FUTURE DEVELOPMENT

RAINIER VIEW RD. S.E.

"LONDON LANE" PRIVATE ROAD (PRIVATE)

TR. 990

TR. 993
43,153 SF
STORMWATER DETENTION FACILITIES
(PUBLIC)

TR. 995
155,359 SF
N.G.P.E.
(PRIVATE)

TR. 989
54,529 SF
OPEN SPACE/PEDESTRIAN TRAIL

WETLAND

5' PUBLIC PEDESTRIAN ACCESS EASEMENT

12' PUBLIC PEDESTRIAN ACCESS EASEMENT

35' BUFFER

SEE SHEET 6 OF 7

SEE SHEET 4 OF 7

LOT 1
ZA 8795238 SP
AF NO. 8708170071

W. LINE NW1/4, SEC. 31
N00°37'13"E 330.00'

N00°37'13"E 329.86'

209.91'

N89°35'42"W 644.09'

938.56'

N89°35'42"W ---953.66'---
S. LINE NW1/4, SEC. 31

184.04'

375.56'

36 | 31

FOUND 5" X 5" CONCRETE MONUMENT WITH 1 1/2" BRASS DISK WITH "X", LS NO. 28074 12-19-95 IN CASE DOWN 0.3' 3-11-03

UNPLATTED

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

SCALE: 1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●●	EXISTING REBAR OR IRON PIPE AS NOTED
●	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450 (SEE CURB PLUG LEGEND)
X	DISTANCE FROM CORNER TO CURB PLUG SEE CURB PLUG TABLE SHEET 3 OF 7
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
X	REFERENCE RESTRICTION & CONDITIONS ON SHEET 2 OF 7

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

DANIEL K. ROUTH 2004 A-22 STATE OF WASHINGTON 18045 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: JAN. 12, 2006

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 5 OF 7

AUDITOR'S FILE NO.: 200405075141

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

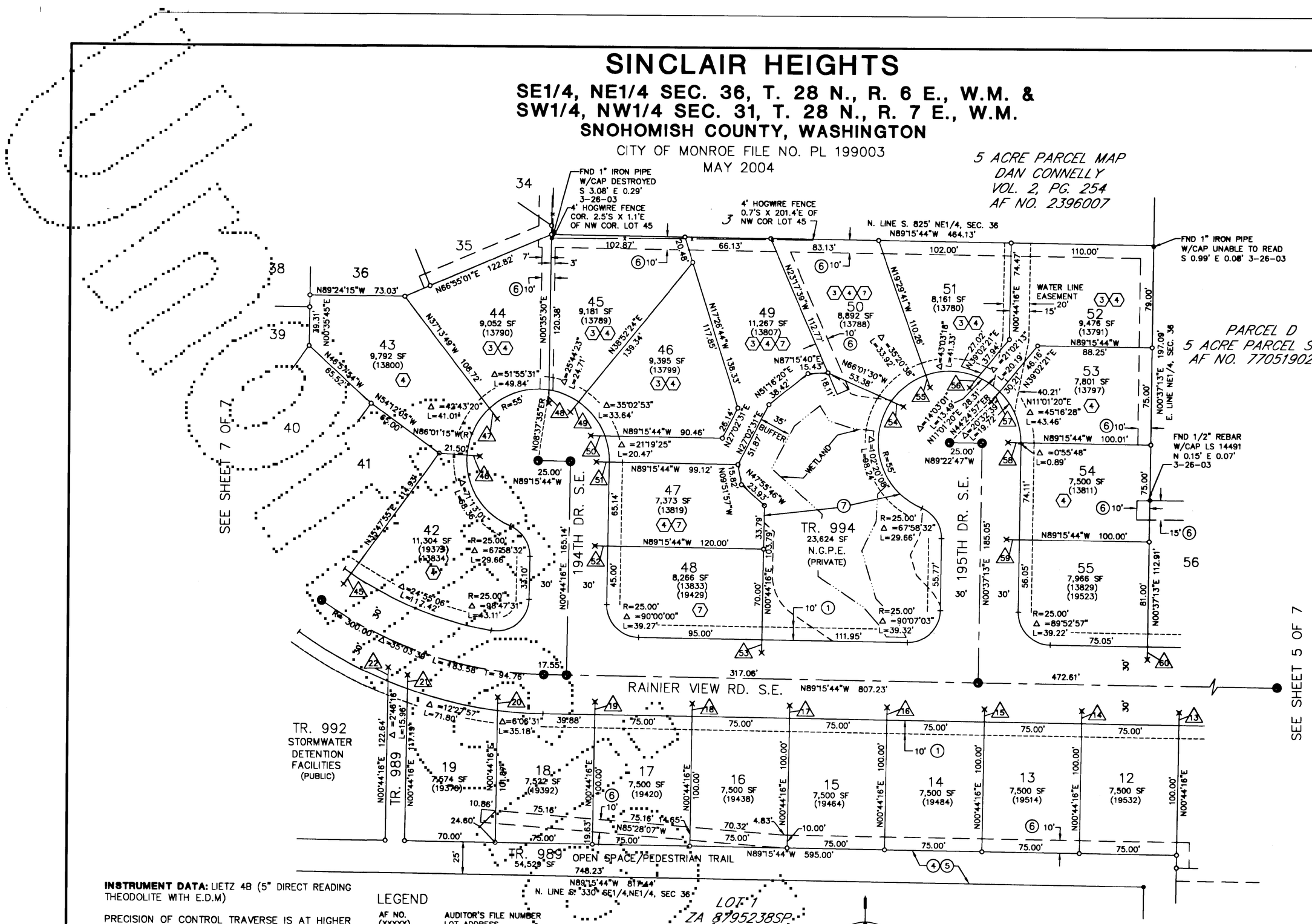
SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292



INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
●	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
X	SET TACK & SHINER, LS NO. 30450
X	DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (SEE CURB PLUG TABLE SHEET 3 OF 7)
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
(X)	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

LOT 1
ZA 8795238SP
AF NO. 8708170071

N

SCALE: 1" = 50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

DANIEL K. ROUPE — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

GROUP FOUR, Inc.
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SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 6 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 12

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

SCALE:1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007

FND 1" IRON PIPE W/CAP DESTROYED S 0.65' E 0.70' 3-26-03

N. LINE PER DEED N89°26'40"W 455.58'

FND 1" IRON PIPE W/CAP LS 9569 S 0.11' E 0.11' 3-26-03

4' HOGWIRE FENCE 0.8'E OF NE COR. LOT 32

20' WATERLINE EASEMENT

137TH PL. S.E.

W. LINE PER DEED N00°35'53"E 260.27'

E. LINE PER DEED N00°35'30"E 261.72'

N. LINE S. 825' NE1/4, SEC. 36 N89°15'44"W 316.05'

FND 1" IRON PIPE W/CAP DESTROYED S 3.08' E 0.29' 3-26-03

4' HOGWIRE FENCE COR. 2.5'S X 1.1'E OF NW COR. LOT 45

193RD DR. S.E.

191ST AVE. S.E.

W. LINE SE1/4,NE1/4, SEC. 36 N00°35'53"E 1313.76

695.26'

SW. CORNER SE1/4,NE1/4, SEC. 36

TR. 986
1,645 SF
PRIVATE ROAD

TR. 987
987 SF
OPEN SPACE/ENTRY SIGN
(PRIVATE)

TR. 989
54,529 SF
OPEN SPACE/PEDESTRIAN TRAIL

TR. 992
67,866 SF
STORMWATER DETENTION FACILITIES
(PUBLIC)

RAINIER VIEW RD. S.E.

SR 2 WESTBOUND ROAD TO NORTH MONROE INTERCHANGE

W. LINE PER W.S.D.O.T. DEED AF NO. 2100903

W.S.D.O.T. RIGHT-OF-WAY

C1
R=342.00'
Δ =7°07'05"
L=42.49'

C2
R=342.00'
Δ=3°22'42"
L=20.17'

C3
R=342.00'
Δ=3°44'23"
L=22.32'

28	10,217 SF (13714)	29	8,475 SF (19311)	30	7,734 SF (19327)
31	7,777 SF (19345)	32	9,112 SF (19359)	33	8,993 SF (19367)
27	7,494 SF (13720)	26	7,512 SF (13732)	25	7,005 SF (13754)
34	7,620 SF (19375)	37	8,435 SF (19340) (13743)	35	7,895 SF ((19364)
36	7,214 SF (19352)	38	7,701 SF (13759)	24	7,852 SF (19225) (13776)
20	8,597 SF (19147)	21	7,112 SF (19163)	22	7,221 SF (19181)
23	7,068 SF (19199)	39	10,549 SF (13781) (19315)	40	7,743 SF (19327)
41	7,475 SF (19341)	42		43	
44		45			

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

SEE SHEET 6 OF 7

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
⊕	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450
ⓧ	DISTANCE FROM FRONT CORNER TO CURB PLUG (SEE CURB PLUG TABLE SHEET 3 OF 7)
○	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
(X)	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

DANIEL K. ROUPE — STATE OF WASHINGTON — 30450 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 02/22/04 SHEET: 7 OF 7

AUDITOR'S FILE NO.: 200405075141

Appendix F — Qualifications

All field inspections, wetland determinations, habitat assessments, and supporting documentation, including this ***Wetland and Fish and Wildlife Habitat Assessment Report*** prepared for ***Cooper Ridge*** project site were prepared by, or under the direction of, Jon Pickett of SVC. In addition, the site investigations were performed by Harry Richardson and Kyla Caddey, and report preparation was completed by Mae Ancheta.

Jon Pickett

Associate Principal
Professional Experience: 10+ years

Jon Pickett is an Associate Principal and Senior Scientist with diverse professional experience in habitat development as a Regional Biologist and Environmental Project Manager, with an emphasis in wetland restoration and enhancement. Jon has extensive experience successfully planning, developing, securing funding, managing and implementing numerous large-scale wetland habitat projects aimed at restoring the biological and physical functions of wetlands throughout California's Central Valley and Southern California. During this time, he managed a 2,200-acre private wetland and upland habitat complex as a public trust resource for conservation and consumptive use. He worked to ensure projects were designed and implemented to achieve habitat restoration goals, including reclamation of wetland and floodplain habitats, reintroduction of aquatic complexity and habitat, and reestablishment of riparian corridor.

Jon has worked with Federal and State agencies and private entities on land acquisitions for conservational habitat and public use, including prioritizing acquisitions relative to value and opportunity and funding. In addition, Jon has experience in regulatory coordination to ensure projects operated in compliance with Federal, State and local environmental regulations, preparing permit documentation, coordinating with all pertinent agencies and stakeholders, and developing and maintaining appropriate permitting timelines to ensure timely approvals. He also oversaw earthwork construction components and revegetation efforts, as well as post-project monitoring, with an emphasis in native vegetation establishment and natural channel morphology.

Jon earned a Bachelor of Science degree in Natural Resource Sciences from Washington State University and Bachelor of Science Minor in Forestry from Washington State University. Jon has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement) and has been formally trained in the use of the Washington State Wetland Rating System, How to Determine the Ordinary High Water Mark, Using Field Indicators for Hydric Soils, and the Using the Credit-Debit Method for Estimating Mitigation Needs.

Kyla Caddey

Environmental Scientist & Certified Ecologist
Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience

performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.

Megan Mae Ancheta

Staff Scientist
Professional Experience: 2 years

Megan (Mae) Ancheta is a Staff Scientist with a background in wildlife and conservation biology in Washington state. Mae earned her Bachelor of Science degree in Environmental Science with a focus in Conservation Biology and Ecology and a certificate in Restoration Ecology from University of Washington, Tacoma. There she gained extensive, hands-on experience working in lab and field settings, and studying socio-ecological restoration and wildlife conservation in old growth forests, historic Puget lowland prairies, and wetland and riparian areas. Mae has applied her studies working in the local government at the city and county level as well as within federal entities conducting wetland mitigation planning, stream habitat monitoring, habitat restoration for federally listed species, and thorough site analyses for natural resource management utilizing ArcGIS and model analyses.

Mae currently assists in wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

EXHIBIT 12

Kyla Caddey
Environmental Scientist & Certified Ecologist
Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.

EXHIB

Tab 7.0

7.0 OTHER PERMITS

The following permits and/or approvals are thought to be required as part of this project.

- Construction Stormwater General Permit (Department of Ecology)
- Land Disturbing Activity / Site Development Permit
- Postmaster Approval
- Building Permits
- Right of Way Permit

EXHIB

Tab 8.0

8.0 OPERATIONS AND MAINTENANCE

An Operations and Maintenance Manual will be provided in this section during Final Engineering Review.

EXHIBIT 13

Earth Solutions NW LLC

Geotechnical Engineering
Construction Observation/Testing
Environmental Services



GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
MONROE, WASHINGTON

ES-7734

RECEIVED
06/28/2021
CITY OF MONROE

15365 N.E. 90th Street, Suite 100 Redmond, WA 98052
(425) 449-4704 Fax (425) 449-4711
www.earthsolutionsnw.com

EXHIBIT 13

PREPARED FOR

PROSPECT DEVELOPMENT, LLC

April 23, 2021

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

KYLE R. CAMPBELL
STATE OF WASHINGTON
27674
REGISTERED
PROFESSIONAL ENGINEER
04/23/2021

Kyle R. Campbell, P.E.
Principal Engineer

GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
MONROE, WASHINGTON

ES-7734

Earth Solutions NW, LLC
15365 Northeast 90th Street, Suite 100
Redmond, Washington 98052
Phone: 425-449-4704 | Fax: 425-449-4711
www.earthsolutionsnw.com

EXHIBIT 13

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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EXHIBIT 13

Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

April 23, 2021
ES-7734

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

Dear Mr. Holland:

Earth Solutions NW, LLC (ESNW) is pleased to present this report that supports the current project. Based on the results of our investigation, construction of the proposed residential subdivision is feasible from a geotechnical standpoint. Our study indicates the site is underlain primarily by medium dense to very dense glacial till deposits and shallow persistent perched groundwater is present across much of the site.

In general, the proposed residences may be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. Because no design details were available at the time of this report, ESNW should review the project details to confirm the recommendations in this report are applicable. In general, competent native soil, suitable for support of the new foundations, will likely be encountered beginning at depths of about two to four feet below the existing ground surface. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of soils to the specifications of structural fill, or overexcavation and replacement with suitable structural fill, will be necessary.

Infiltration on this site is not feasible from a geotechnical standpoint due, in part, to the variable but low infiltration capacity of the native soil deposits and relatively persistent shallow groundwater seepage.

We appreciate the opportunity to be of service to you on this project. If you have questions regarding the content of this geotechnical engineering study, please contact us.

Sincerely,

EARTH SOLUTIONS NW, LLC

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

EXHIBIT 13

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ES-7734

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ES-7734

GRAPHICS

Plate 1	**Vicinity Map**
Plate 2	**Test Pit Location Plan**
Plate 3	**Retaining Wall Drainage Detail**
Plate 4	**Footing Drain Detail**

APPENDICES

Appendix A	**Subsurface Exploration** **Test Pit Logs**
Appendix B	**Laboratory Test Results**

EXHIBIT 13

GEOTECHNICAL ENGINEERING STUDY
PROPOSED CHEBUHAR SUBDIVISION
19785 – 137TH STREET SOUTHEAST
MONROE, WASHINGTON

ES-7734

INTRODUCTION

General

This geotechnical engineering study (study) was prepared for the proposed residential development to be constructed off the western terminus of 137th Street Southeast in Monroe, Washington. The purpose of this study was to develop geotechnical recommendations for the proposed project. The scope of services for completing this study included the following:

- Subsurface exploration consisting of test pit excavations;
- Laboratory testing of soil samples collected at the test pit locations;
- Engineering analyses and recommendations for the proposed development, and;
- Preparation of this report.

The following documents and maps were reviewed as part of preparing this study:

- Conceptual Site Plan undated;
- Geologic map of the Lake Roesiger 7.5-minute quadrangle, Snohomish County, Washington;
- Monroe Municipal Code Title 22 – Unified Development Regulations, and;
- Web Soil Survey (WSS), provided by the United States Department of Agriculture (USDA), Natural Resources Conservation Service.

Project Description

We understand the overall subject site will be developed with 33 detached residential lots, an access roadway, stormwater detention tract and utility improvements. Perimeter footing loads will likely be on the order of 1 to 2 kips per lineal foot. Slab-on-grade loading is anticipated to be approximately 150 pounds per square foot (psf). Based on existing grades, we anticipate mass grading activities will include cuts and fills of up to about five to eight feet. Landscape retaining walls may be used to accommodate grade transitions on some lots.

We understand stormwater will be conveyed to a storm tract delineated in the southeastern corner of the site on the referenced site plan. Typical vault excavations exceed 10 feet; however, plans were not provided to us for review at the time of this report.

If the above design assumptions are incorrect or change, ESNW should be contacted to review the recommendations provided in this report. ESNW should review final designs to confirm that our geotechnical recommendations have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is located off the western terminus of 137th Street Southeast, roughly situated between 136th Place Southeast and Rainier View Road Southeast in Monroe, Washington. The approximate location of the property is illustrated on Plate 1 (Vicinity Map). The site consists of a single tax parcel (Snohomish County Parcel Number 28073100203800) about eight acres in size. The property is occupied by a residence and associated improvements. The site topography descends gently to the south and vegetation consists primarily of general landscaping and sparse trees.

Subsurface

A representative of ESNW observed, logged, and sampled six test pits excavated across the overall project area, on February 5, 2021 using a mini-trackhoe and operator provided by the client. The test pits were completed for purposes of assessing soil conditions, classifying site soils, and characterizing near-surface groundwater conditions within the overall development area. The approximate locations of the test pits are depicted on Plate 2 (Test Pit Location Plan). Please refer to the test pit logs provided in Appendix A for a more detailed description of subsurface conditions. Representative soil samples collected at the test pit locations were analyzed in general accordance with Unified Soil Classification System (USCS) and USDA methods and procedures.

Topsoil and Fill

Topsoil generally extended to a depth of six inches below the existing ground surface (bgs). The topsoil was characterized by the observed dark brown color, the presence of fine organics, and root intrusions extending into the shallow, weathered soils.

Fill was encountered during our exploration at test pit location TP-1 that consisted of a loose silty sand with gravel (USCS: SM) extending to a depth of about three feet bgs and contained scattered debris. The relic topsoil layer was observed at the base of the fill. Fill is likely present near the existing development areas of the site as well.

Native Soil

Underlying topsoil, native soils encountered on the subject site were consisting primarily of silty sand with gravel (USCS: SM) and silty gravel with sand (USCS: GM) with scattered cobbles. A layer of sandy gravel (USCS: GP-GM) was encountered at test pit location TP-3 that began about five feet bgs and persisted to the termination depth of 11 feet bgs.

Native soils were encountered in a medium dense to dense condition beginning at about two to four feet bgs. Soils were observed to be in a moist to wet condition across the majority of the site to a maximum exploration depth of 11 feet bgs, which was the maximum depth afforded by the excavator.

Geologic Setting

The referenced geologic map resource identifies glacial till (Qtvg) deposits as the primary geologic unit underlying the site and surrounding areas. As reported on the geologic map resource, Vashon subglacial till consists primarily of a non-sorted mixture of silt, sand, and sub-rounded to well-rounded gravels, commonly referred to as “hardpan.” The till was deposited directly from the glacier as it advanced over bedrock and older Quaternary sediment.

The referenced WSS resource identifies Tokul gravelly medial loam (Map Unit Symbol: 72) across the majority of the site. Tokul series soils formed in glacial till.

Based on our field observations, on site soils generally correlate with glacial till deposits.

Groundwater

During our subsurface exploration completed on February 2021, groundwater seepage was encountered at the majority of the test pit locations. The groundwater flows were field characterized as moderate to heavy flows with emergent depths ranging from about two to six feet bgs. In general, groundwater flow rates and elevations are higher during the winter, spring, and early summer months. In our opinion, an interceptor trench drain system may be warranted along the up-slope perimeter of the project area to help mitigate or otherwise control shallow perched groundwater flows.

GEOLOGICALLY HAZARDOUS AREAS

Based on our review of the referenced plan, our site exploration and Monroe Municipal Code Title 22 – Unified Development Regulations, there are no geologic hazard areas (erosion, landslide, seismic, or mine hazards) on or within 300 feet of the subject site. Standard development BMPs may be used for this site development plans.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our investigation, construction of the proposed single-family residences is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposed development include site grading, foundation support, slab-on-grade subgrade support, the suitability of using on-site soils as structural fill, and drainage.

The proposed residences can be supported on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. In general, competent native soil, suitable for support of the new foundations, will likely be encountered beginning at depths of about two to four feet bgs. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of soils to the specifications of structural fill, or overexcavation and replacement with suitable structural fill, will be necessary. ESNW should review the proposed plans to confirm the recommendations in this report remain applicable.

Due to the low infiltration capacity of site soils, infiltration is not recommended for this project.

This study has been prepared for the exclusive use of Prospect Development, LLC, and their representatives. A warranty is neither expressed nor implied. This study has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area.

Site Preparation and Earthwork

Initial site preparation activities will consist of installing temporary erosion control measures, establishing grading limits, removing structural improvements, and clearing and stripping the site. Subsequent earthwork activities will involve site grading and related infrastructure improvements.

Temporary Erosion Control

The following temporary erosion control measures are offered:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.
- Silt fencing should be placed around the site perimeter.
- When not actively graded, soil stockpiles should be covered or otherwise protected.
- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or swales, should be installed prior to beginning earthwork activities.
- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

Additional Best Management Practices (BMPs), as specified by the project civil engineer and indicated on the plans, should be incorporated into construction activities. Temporary erosion control measures should be actively managed and may be modified during construction as site conditions require, to ensure proper performance.

Stripping

Topsoil was generally encountered within the upper approximately six inches at the test pit locations. The organic-rich topsoil should be stripped and segregated into a stockpile for later use on site or to haul off site. The material remaining immediately below the topsoil may have some root zones and will likely be variable in composition, density, and/or moisture content. The material exposed after initial topsoil stripping will likely not be suitable for direct structural support as is and will likely need to be compacted in place or stripped and stockpiled for reuse as fill; depending on the time of year stripping occurs, the soil exposed below the topsoil may be too wet to compact and may need to be aerated or treated. ESNW should observe initial stripping activities to provide recommendations regarding stripping depths and material suitability.

Excavations and Slopes

Based on the soil conditions observed at the subsurface exploration locations, the maximum allowable temporary slope inclinations provided below may be used. The applicable Federal Occupation Safety and Health Administration and Washington Industrial Safety and Health Act soil classifications are also provided.

- Areas exposing groundwater seepage — 1.5H:1V (Type C)
- Loose soil; fill — 1.5H:1V (Type C)
- Medium dense to dense native soil — 1H:1V (Type B)

Permanent slopes should maintain a gradient of 2H:1V or flatter and should be planted with vegetation to both enhance stability and minimize erosion. The presence of perched groundwater may cause localized sloughing of temporary slopes. An ESNW representative should observe temporary and permanent slopes to confirm the slope inclinations are suitable for the exposed soil conditions and to provide additional excavation and slope recommendations as necessary. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations.

In-situ and Imported Soils

The soils encountered during our subsurface exploration have a high sensitivity to moisture and were generally in a moist to wet condition at the time of the exploration (February 2021). The native soils on this site are not suitable for use as structural fill unless the moisture content is at or slightly above optimum (about 2 percent) at the time of placement and compaction. Exposed soils will degrade rapidly if exposed to wet weather and/or construction traffic. In general, soils encountered during site excavations that are excessively over the optimum moisture content will require aeration or treatment prior to placement and compaction. Conversely, soils that are substantially below the optimum moisture content will require moisture conditioning through the addition of water prior to use as structural fill. An ESNW representative should determine the suitability of in-situ soils for use as structural fill at the time of construction.

Imported soil intended for use as structural fill should consist of a well-graded, granular soil with a moisture content that is at (or slightly above) the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well-graded, granular soil with a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction).

Wet-Season Grading

Because the site soils are highly sensitive to moisture, grading during the rainy season or when the soils are over the optimum moisture content will be very difficult. If grading takes place during the winter, spring, or early summer months, a contingency in the project budget should be included to allow for export of native soil and import of structural fill.

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, roadway, permanent slope, retaining wall, utility trench, and vault backfill areas. Soils placed in structural areas should consist of a granular material devoid of deleterious debris and organics, placed in loose lifts of 12 inches or less and compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by the Modified Proctor Method (ASTM D-1557).

Foundations

The proposed residential structures may be supported on conventional spread and continuous footings bearing on competent native soil, recompacted native soil, or new structural fill placed directly on competent native soil. In general, competent native soil suitable for the support of foundations will likely be encountered at depths of about two to four feet bgs. ESNW should evaluate the design subgrade conditions to confirm suitable conditions are exposed and to provide additional preparation recommendations, where necessary. Where loose, organic, or otherwise unsuitable soil conditions are observed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with granular structural fill, will likely be necessary.

Provided the structures will be supported as described above, the following parameters can be used for design of the new foundations:

- Allowable soil bearing capacity — 2,500 psf
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40

The passive earth pressure and coefficient of friction values include a safety factor of 1.5. A one-third increase in the allowable soil bearing capacity may be assumed for short-term wind and seismic loading conditions. With structural loading as expected, total settlement in the range of 1 inch is anticipated, with differential settlement of about 0.5 inch. The majority of settlement should occur during construction, as dead loads are applied.

Seismic Design

The 2015 International Building Code recognizes the American Society of Civil Engineers (ASCE) for seismic site class definitions. In accordance with Table 20.3-1 of the ASCE Minimum Design Loads for Buildings and Other Structures manual, Site Class D should be used for design. While the explorations were limited to the upper approximately eight feet across the site, dense glacial till deposits were identified. This geologic deposit is dense and is underlain by a sequence of similar deposits. On this basis, the exploration completed on this site adequately characterizes the depositional environment to support this seismic site class.

Please note that if this project will adhere to 2018 IBC design guidelines, due to updated site class characterization requirements, additional coordination with the structural engineer and potential additional work may be required to fully comply with the code requirements. On this basis, the Seismic Site Class D may be considered a preliminary classification.

Liquefaction is a phenomenon where saturated or loose soils suddenly lose internal strength and behave as a fluid. This behavior is in response to soil grain contraction and increased pore water pressures resulting from an earthquake or other intense ground shaking. In our opinion, the site soils would exhibit a low risk of susceptibility to liquefaction. The relative density of native soils and lack of a shallow groundwater table is the primary basis for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors should be supported on a firm and unyielding subgrade consisting of competent native soil or new structural fill. Unstable or yielding areas of the subgrade should be recompacted or overexcavated and replaced with suitable structural fill prior to construction of the slab. A capillary break, consisting of a minimum of four inches of free-draining crushed rock or gravel, should be placed below the slab. The free-draining material should have a fines content of 5 percent or less defined as the percent passing the number 200 sieve based on the minus three-quarters inch fraction. In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If used, the vapor barrier should consist of a material specifically designed to function as a vapor barrier and should be installed in accordance with the manufacturer's specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. The following parameters may be used for design:

- Active earth pressure (unrestrained condition) — 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) — 55 pcf
- Traffic surcharge (passenger vehicles) — 70 psf (rectangular distribution) *
- Passive earth pressure — 300 pcf (equivalent fluid)
- Coefficient of friction — 0.40
- Seismic surcharge — 8H psf**

* *Where applicable*
** *Where H equals the retained height (in feet)*

The above design parameters are based on a level backfill condition and level grade at the wall toe. Revised design values will be necessary if sloping grades are to be used above or below retaining walls. Additional surcharge loading from adjacent foundations, sloped backfill, or other relevant loads should be included in the retaining wall design, where applicable. A safety factor of 1.5 is included in the passive earth pressure and coefficient of friction values.

Retaining walls should be backfilled with free-draining material or suitable sheet drainage that extends along the height of the wall and a distance of at least 18 inches behind the wall. The upper 12 inches of the wall backfill can consist of a less permeable soil, if desired. A perforated drainpipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Landscape Retaining Walls

Based on the existing site grades, retaining walls may be used along the western portions of the lots to raise grades for new building pads. Final wall heights, alignments and facing materials have not been determined at the time of this report. Walls over four feet in total height, including toe embedment will require building permits supported by an engineered design. ESNW can prepare and engineered retaining wall design, upon request. ESNW should review the final grading plans to confirm the recommendations are incorporated and to provide additional recommendations where appropriate.

Drainage

Groundwater seepage was encountered at the majority of the test pit locations during our exploration; as such, groundwater seepage will likely be encountered within site excavations, particularly utility trenches and deeper excavations such as detention vault/pond areas. Temporary measures to control surface water runoff and groundwater during construction would likely involve passive elements, such as interceptor trenches and sumps. ESNW should be consulted during preliminary grading to identify areas of groundwater and to provide recommendations to reduce the potential for instability related to groundwater effects. Depending on the flow volumes encountered during grading, an interceptor trench drain system may be warranted along the up-slope perimeter of the work area to help mitigate or otherwise control shallow perched groundwater flows. We recommend conducting additional test pits under the observation of ESNW during the stripping process to further characterize the groundwater conditions on this site.

Finish grades must be designed to direct surface water away from the new structures and/or slopes for a distance of at least 10 feet or as setbacks allow. Water must not be allowed to pond adjacent to the new structures and/or slopes. A typical foundation drain detail is provided on Plate 4.

Preliminary Stormwater Vault Design Recommendations

Detention vault foundations should be supported on competent native soil or crushed rock placed directly on a competent native subgrade. Final stormwater vault designs must incorporate adequate space from property boundaries such that temporary excavations to construct the vault structure can be successfully completed or shoring will be required. Perimeter drains should be installed around the vault and conveyed to an approved discharge point. The presence of perched groundwater seepage should be anticipated during excavation activities for the vault.

The following parameters can be used for preliminary stormwater vault design:

- Allowable soil bearing capacity (dense native soil) 5,000 psf
- Active earth pressure 35 pcf
- Active earth pressure (hydrostatic) 80 pcf
- At-rest earth pressure (restrained) 55 pcf
- At-rest earth pressure (restrained, hydrostatic) 100 pcf
- Coefficient of friction 0.40
- Passive earth pressure 300 pcf
- Seismic surcharge 8H*

** Where H equals the retained height.*

Vault walls must be backfilled with at least 18 inches of free-draining material or suitable sheet drainage that extends along the height of the walls. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. A perforated drain pipe should be placed along the base of the vault wall and connected to an approved discharge location. If the elevation of the vault bottom is such that gravity flow to an outlet is not possible, the portion of the vault below the drain should be designed to include hydrostatic pressure. Design values accounting for hydrostatic pressure are included above.

ESNW should observe grading operations for the vault and the subgrade conditions prior to concrete forming and pouring to confirm conditions are as anticipated, and to provide supplemental recommendations as necessary. Additionally, ESNW should be contacted to review final vault designs to confirm that appropriate geotechnical parameters have been incorporated.

Utility Support and Trench Backfill

The native soils observed at the test pit locations are generally suitable for support of utilities; however, the native soils may not be suitable for use as structural backfill in the utility trench excavations unless the soil is at or near the optimum moisture content at the time of placement and compaction. Moisture conditioning or cement treatment of the soils may be necessary at some locations prior to use as structural fill. If utility backfill occurs during wet weather, cement treatment of native soils or import of a suitable material will be necessary. Utility trench backfill should be placed and compacted to the specifications of structural fill provided in this report, or to the applicable requirements of presiding jurisdiction.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications detailed in the *Site Preparation and Earthwork* section of this report. It is possible that soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas of unsuitable or yielding subgrade conditions may require remedial measures such as overexcavation and replacement with structural fill or thicker crushed rock sections prior to pavement. Cement treatment of the subgrade soil can also be considered for stabilizing pavement subgrade areas.

For lightly loaded pavement areas subjected primarily to passenger vehicles, the following preliminary pavement sections may be considered:

- A minimum of two inches of hot mix asphalt (HMA) placed over four inches of crushed rock base (CRB), or;

- A minimum of two inches of HMA placed over three inches of asphalt treated base (ATB).

Heavier traffic areas generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections for occasional truck traffic areas may be considered:

- Three inches of HMA placed over six inches of crushed rock base (CRB), or;

- Three inches of HMA placed over four-and-one-half inches of ATB.

The HMA, CRB and ATB materials should conform to WSDOT specifications. While the pavement sections above will provide an adequate level of service for the traffic types and loading estimates, the city of Monroe minimum pavement requirements supersede our recommendations and may require thicker pavement sections.

If pavement areas will include a reverse crown or if groundwater seepage is exposed at subgrade elevations, additional drainage should be used to effectively convey water that may enter the subgrade toward the storm drainage system. ESNW can provide recommendations for subgrade drainage upon request.

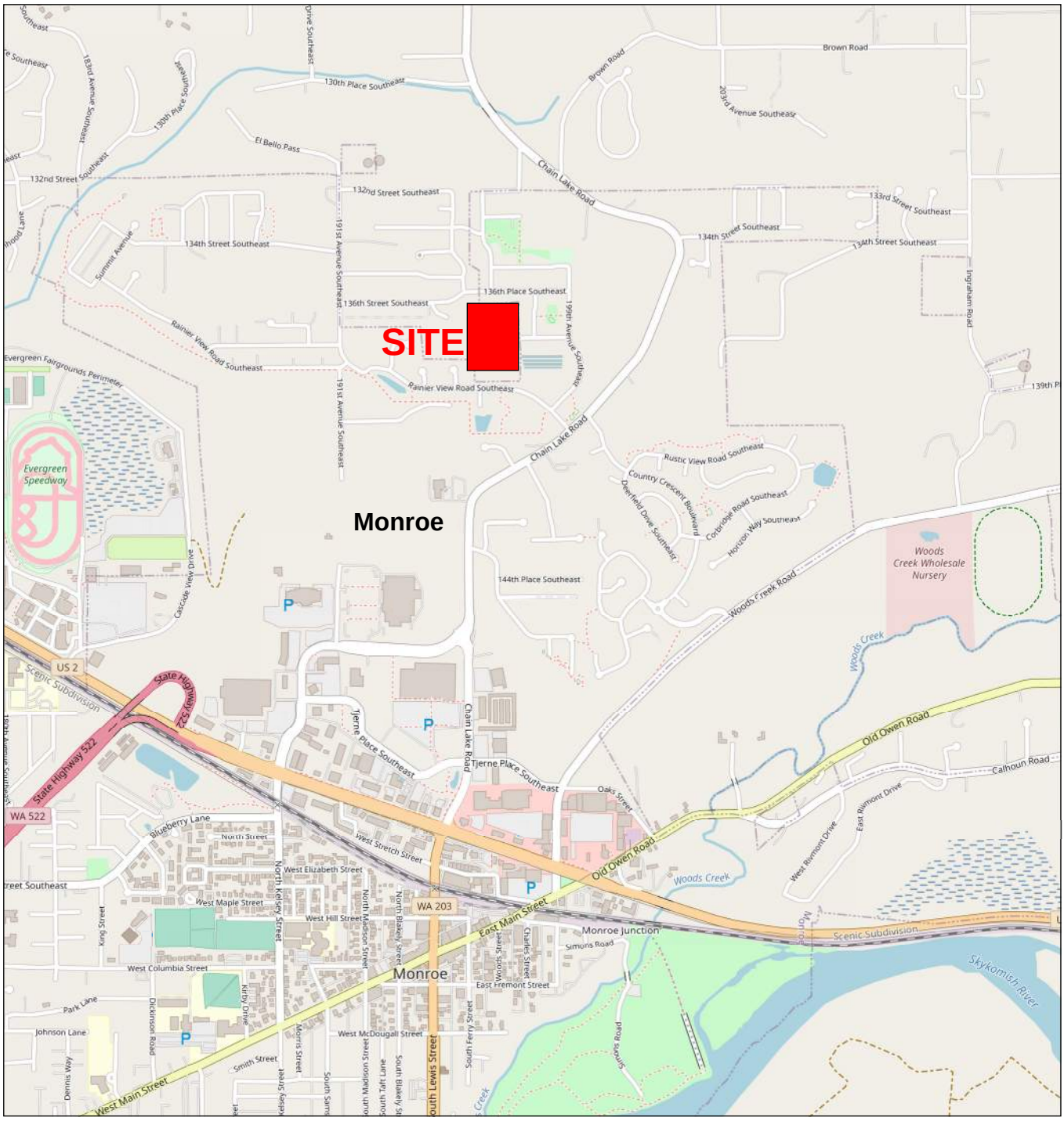
LIMITATIONS

The recommendations and conclusions provided in this study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is neither expressed nor implied. Variations in the soil and groundwater conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions provided in this study if variations are encountered.

Additional Services

ESNW should have an opportunity to review final project plans with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

EXHIBIT 13



NORTH

Reference:
Snohomish County, Washington
OpenStreetMap.org

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

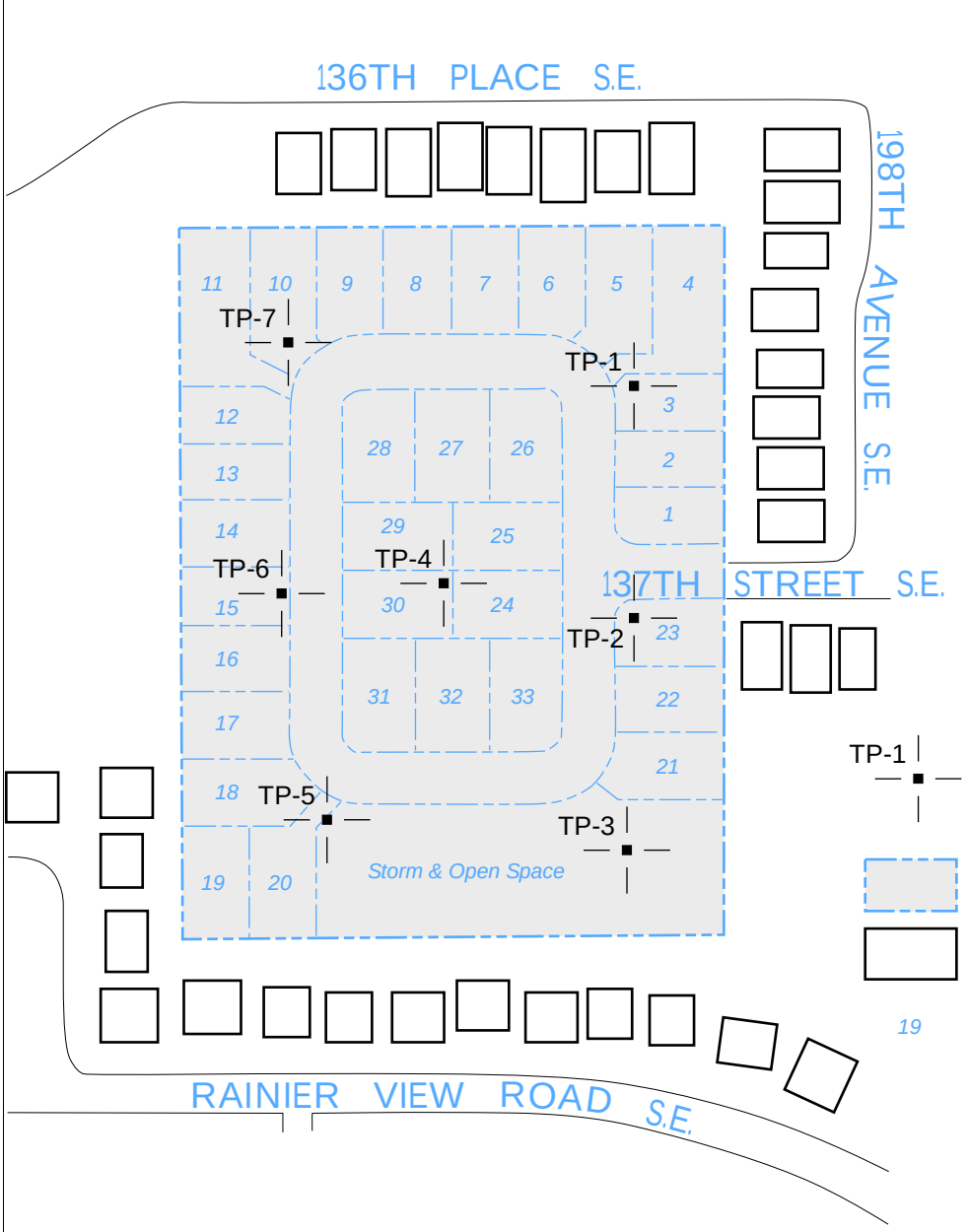
Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Vicinity Map
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 1

EXHIBIT 13



NOT - TO - SCALE

LEGEND

TP-1 Approximate Location of ESNW Test Pit, Proj. No. ES-7734, Feb. 2021

Subject Site

Existing Building

19 Proposed Lot Number

NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

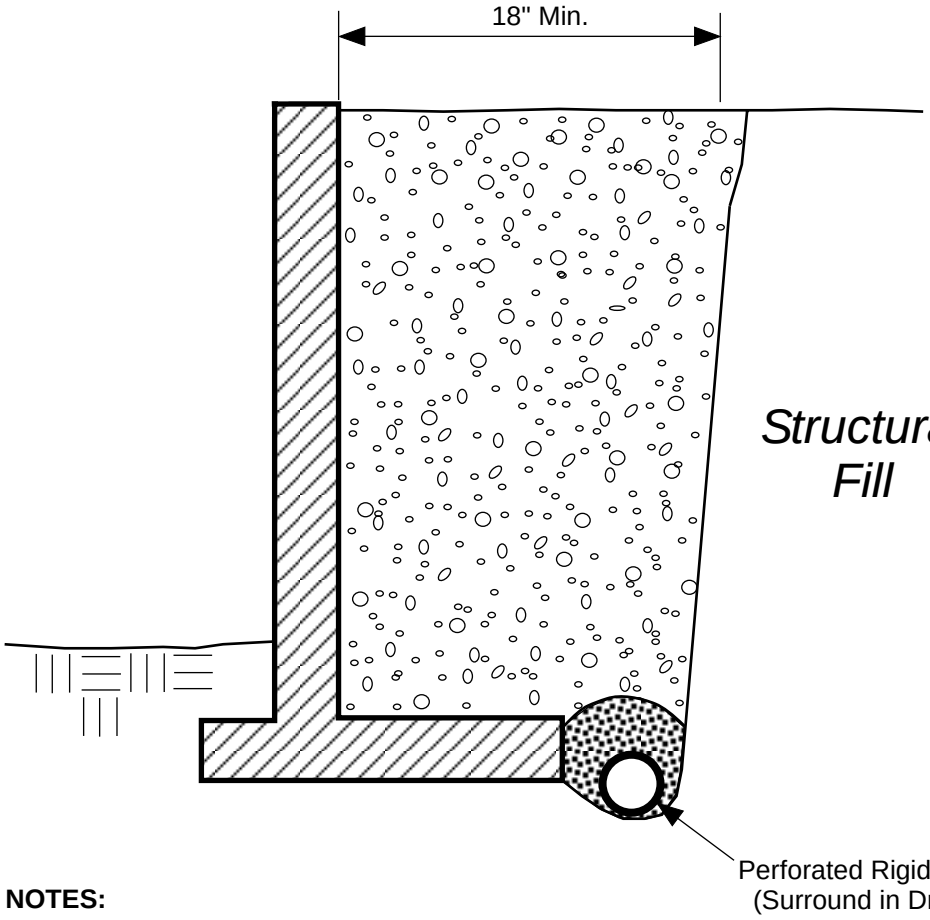
Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Test Pit Location Plan
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 2

EXHIBIT 13



NOTES:

- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Free-draining Structural Backfill

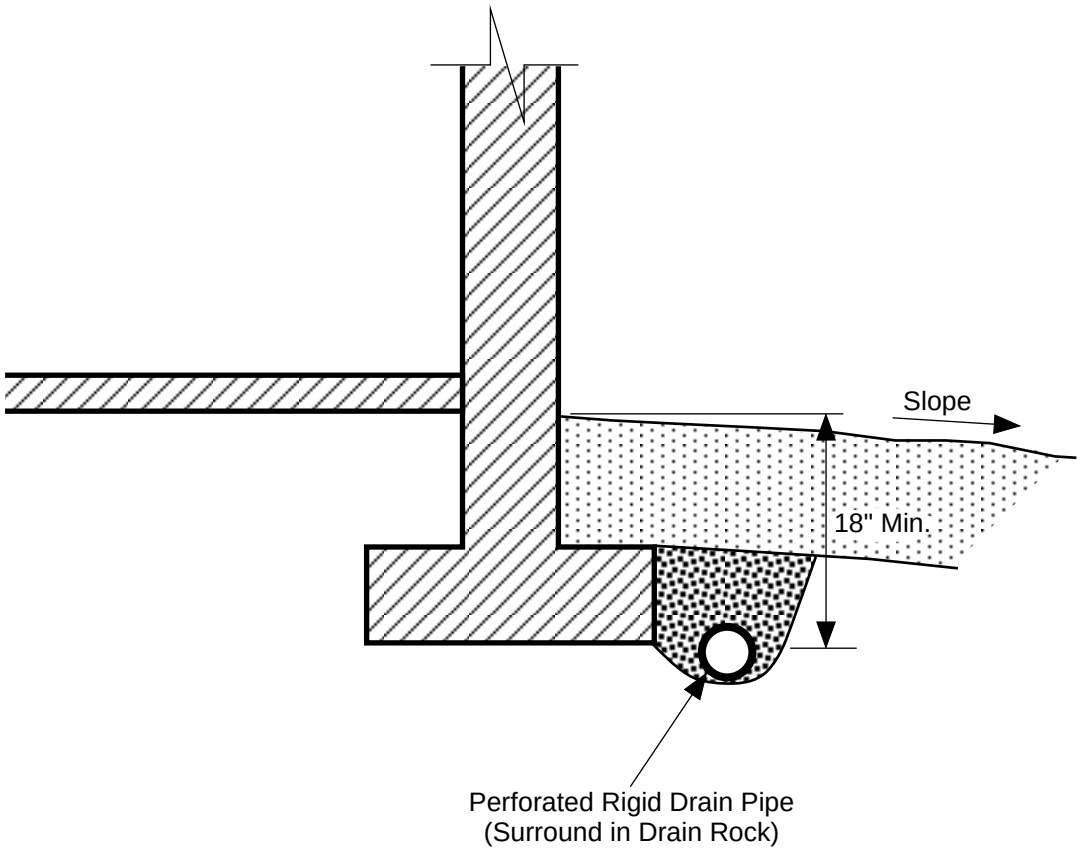
1-inch Drain Rock

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Retaining Wall Drainage Detail
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 3

EXHIBIT 13



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Surface Seal: native soil or other low-permeability material.

1-inch Drain Rock

Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Footing Drain Detail
Chebuhar Short Plat
Monroe, Washington

Drwn. CAM	Date 04/14/2021	Proj. No. 7734
Checked SSR	Date Apr. 2021	Plate 4

EXHIBIT 13

Appendix A

Subsurface Exploration
Test Pit Logs

ES-7734

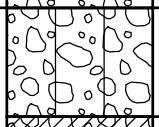
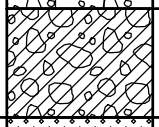
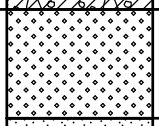
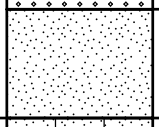
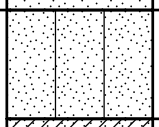
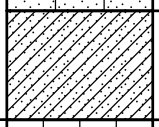
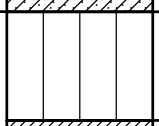
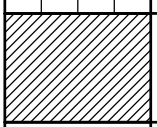
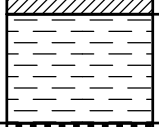
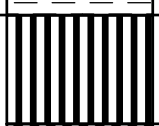
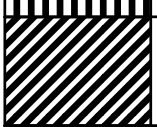
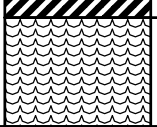
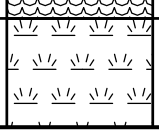
Subsurface conditions at the subject site were explored on February 5, 2021 by excavating seven test pits using a mini-trackhoe and operator provided by the client. The approximate locations test pits are illustrated on Plate 2 of this study. The test pit logs are provided in this Appendix. The maximum exploration depth was approximately 11 feet bgs and were terminated in firm native soils.

The final logs represent the interpretations of the field logs and the results of laboratory analyses. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

EXHIBIT 13

Earth Solutions NW LLC

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

DUAL SYMBOLS are used to indicate borderline soil classifications.

The discussion in the text of this report is necessary for a proper understanding of the nature of the material presented in the attached logs.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Surface Conditions: grass on fill **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM		Brown silty SAND with gravel, medium dense, moist (Fill) -asphalt chunks in upper 1'
					-topsoil horizon at 3'
				3.0	
					Brown silty SAND with gravel, medium dense, wet -moderate groundwater seepage -becomes gray, dense to very dense [USDA Classification: very gravelly coarse sandy LOAM]
5		MC = 10.5% Fines = 20.1%	SM		-becomes very dense
		MC = 7.5%		8.5	

Test pit terminated at 8.5 feet below existing grade. Groundwater seepage encountered at 3.5 feet during excavation. No caving observed.

GENERAL BH / TP / WELL - 7734.GPJ - GINT STD US.GDT - 4/23/21

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
				0.5	Brown silty SAND with gravel, medium dense, damp
			SM		-moderate groundwater seepage -becomes gray, very dense, moist
5				5.0	Gray silty GRAVEL with sand, very dense, damp
		MC = 7.3% Fines = 12.9%	GM	9.0	[USDA Classification: extremely gravelly coarse sandy LOAM]
					Test pit terminated at 9.0 feet below existing grade. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL	0.5	Dark brown TOPSOIL
					Brown silty SAND with gravel, medium dense, wet
		MC = 54.7%	SM		-minor groundwater seepage
					-becomes gray, very dense, moist
5				5.0	
					Gray poorly graded GRAVEL with silt and sand, very dense, damp
					-minor caving to BOH
		MC = 9.2%	GP-GM		
10					
		MC = 5.8% Fines = 7.7%		11.0	[USDA Classification: extremely gravelly sandy LOAM]

Test pit terminated at 11.0 feet below existing grade. Groundwater seepage encountered at 2.5 feet during excavation. Caving observed from 5.0 feet to BOH.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
0.5					Brown silty SAND with gravel, medium dense, damp
5			SM		-minor groundwater seepage -becomes gray, very dense, moist
8.5		MC = 9.6%			

Test pit terminated at 8.5 feet below existing grade. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL	0.5	Dark brown TOPSOIL, minimal root intrusions
			SM		Brown silty SAND with gravel, medium dense, wet
					-heavy groundwater seepage
					-becomes gray, dense
5		MC = 17.3%		5.0	

Test pit terminated at 5.0 feet below existing grade due to seepage. Groundwater seepage encountered at 3.0 feet during excavation. No caving observed.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-6

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
0.5					Brown silty SAND with gravel, medium dense, wet
			SM		-heavy groundwater seepage
		MC = 41.4% Fines = 35.5%			[USDA Classification: gravelly LOAM]
3.5					Test pit terminated at 3.5 feet below existing grade due to heavy seepage. Groundwater seepage encountered at 2.0 feet during excavation. No caving observed.

EXHIBIT 13

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

TEST PIT NUMBER TP-7

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat

DATE STARTED 2/5/21 **COMPLETED** 2/5/21 **GROUND ELEVATION** _____ **TEST PIT SIZE** _____

EXCAVATION CONTRACTOR Client Provided **GROUND WATER LEVELS:**

EXCAVATION METHOD _____ **AT TIME OF EXCAVATION** ---

LOGGED BY SES **CHECKED BY** SSR **AT END OF EXCAVATION** ---

NOTES Depth of Topsoil & Sod 6": grass **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			TPSL		Dark brown TOPSOIL, minimal root intrusions
				0.5	Brown silty SAND with gravel, medium dense, damp
		MC = 22.1%			-minor groundwater seepage
					-becomes gray, very dense
5			SM		
		MC = 9.4% Fines = 17.7%		9.0	[USDA Classification: very gravelly coarse sandy LOAM]
					Test pit terminated at 9.0 feet below existing grade. Groundwater seepage encountered at 1.5 feet during excavation. No caving observed.

EXHIBIT 13

Appendix B

Laboratory Test Results

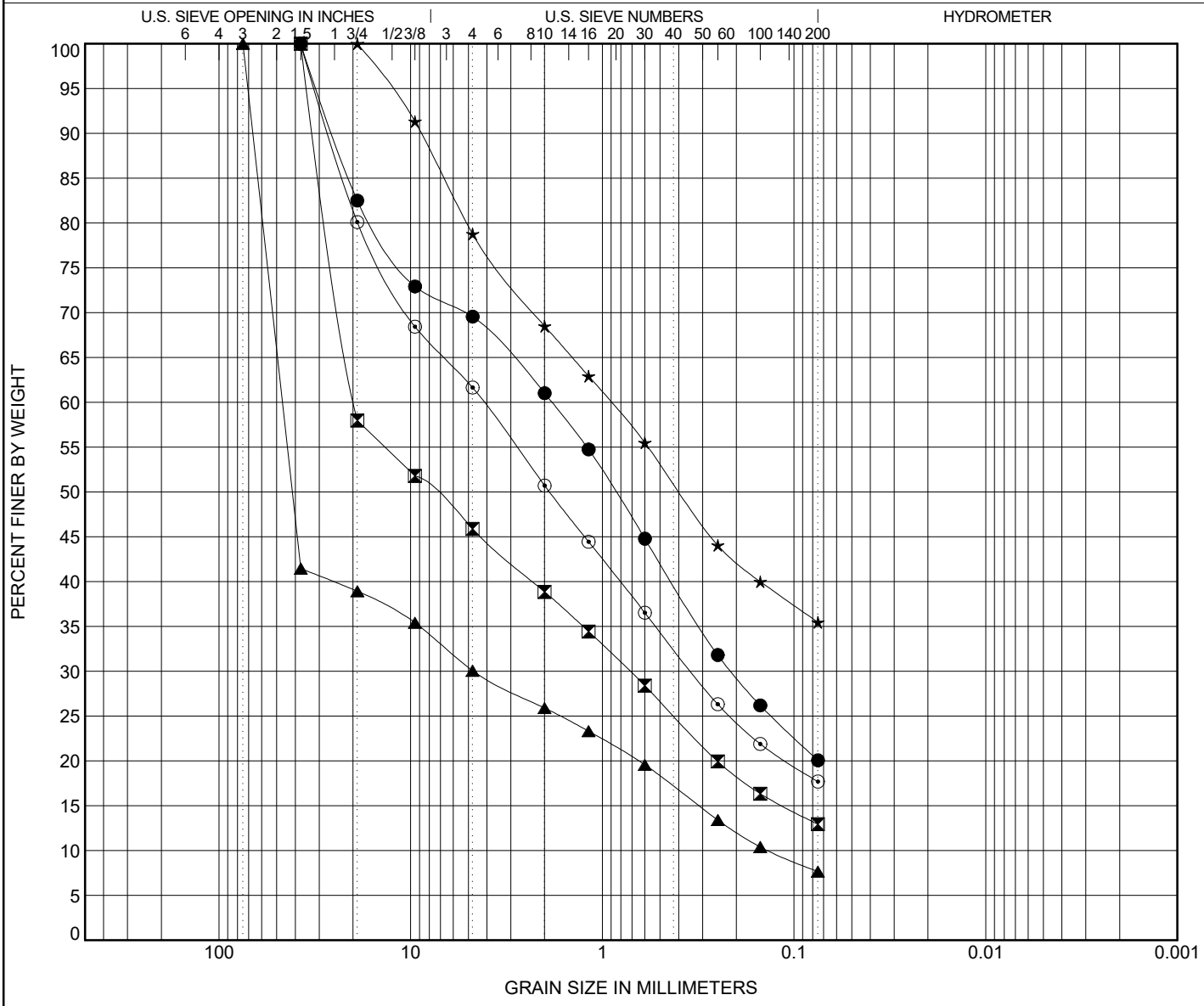
ES-7734

EXHIBIT 13

GRAIN SIZE DISTRIBUTION

Earth Solutions NW, LLC
15365 N.E. 90th Street, Suite 100
Redmond, Washington 98052
Telephone: 425-449-4704
Fax: 425-449-4711

PROJECT NUMBER ES-7734 **PROJECT NAME** Chebuhar Short Plat



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification			Classification	Cc	Cu
●	TP-01	4.00ft.	USDA: Brown Very Gravelly Coarse Sandy Loam. USCS: SM with Gravel.		
⊠	TP-02	9.00ft.	USDA: Gray Extremely Gravelly Coarse Sandy Loam. USCS: GM with Sand.		
▲	TP-03	11.00ft.	USDA: Gray Extremely Gravelly Sandy Loam. USCS: GP-GM with Sand.	3.48	343.88
★	TP-06	3.50ft.	USDA: Brown Gravelly Loam. USCS: SM with Gravel.		
⊙	TP-07	9.00ft.	USDA: Brown Very Gravelly Coarse Sandy Loam. USCS: SM with Gravel.		

Specimen Identification			D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
●	TP-01	4.0ft.	37.5	1.836	0.212					20.1	
⊠	TP-02	9.0ft.	37.5	19.63	0.719					12.9	
▲	TP-03	11.0ft.	75	46.707	4.696	0.136				7.7	
★	TP-06	3.5ft.	19	0.905						35.5	
⊙	TP-07	9.0ft.	37.5	4.172	0.343					17.7	

GRAIN SIZE USDA ES-7734 CHEBUHAR SHORT PLAT.GPJ GINT US LAB.GDT 2/19/21

EXHIBIT 13

Report Distribution

ES-7734

EMAIL ONLY

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

EMAIL ONLY

Mr. Clay Loomis

EXHIBIT 13-A

Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

September 27, 2021
ES-7734.01

RECEIVED
10/18/2021
CITY OF MONROE

Prospect Development, LLC
2913 – 5th Avenue Northeast, Suite 201
Puyallup, Washington 98372

Attention: Mr. Justin Holland

Subject: Geotechnical Addendum
Cooper Ridge Plat
19785 – 137th Street Southeast
Monroe, Washington

Reference: Earth Solutions NW, LLC
Geotechnical Engineering Study
ES-7734, dated April 23, 2021

Dear Mr. Holland:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this addendum letter for the subject project. This addendum applies to the referenced geotechnical report and addresses a geotechnical review comment provided by City of Monroe staff.

Seismic Design Parameters

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the test pit locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	Value
Site Class	C*
Mapped short period spectral response acceleration, S_S (*g*)	1.136
Mapped 1-second period spectral response acceleration, S_1 (*g*)	0.4
Short period site coefficient, F_a	1.200
Long period site coefficient, F_v	1.500
Adjusted short period spectral response acceleration, S_{MS} (*g*)	1.363
Adjusted 1-second period spectral response acceleration, S_{M1} (*g*)	0.682
Design short period spectral response acceleration, S_{DS} (*g*)	0.909
Design 1-second period spectral response acceleration, S_{D1} (*g*)	0.4

* *Assumes very dense soil conditions, encountered to a maximum depth of nine feet bgs during the February 2021 field exploration, remain very dense to at least 100 feet bgs. Based on our experience with the project geologic setting (glacial till) across the Puget Sound region, soil conditions are likely consistent with this assumption.*

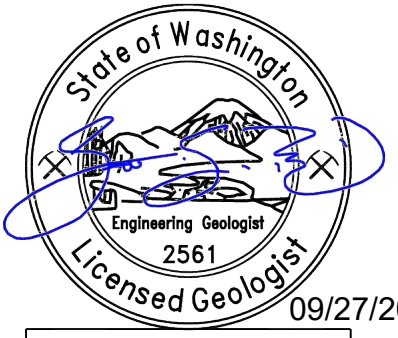
Further discussion between the project structural engineer, the project owner (or their representative), and ESNW may be prudent to determine the possible impacts to the structural design due to increased earthquake load requirements under the 2018 IBC. ESNW can provide additional consulting services to aid with design efforts, including supplementary geotechnical and geophysical investigation, upon request.

Liquefaction is a phenomenon where saturated or loose soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. In our opinion, site susceptibility to liquefaction may be considered negligible. The relatively dense characteristics and gradation of the native soil were the primary bases for this opinion.

We trust this addendum meets your current needs. Should you have questions, or if additional information is required, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC



09/27/2021

Scott S. Riegel

Scott S. Riegel, L.G., L.E.G.
Senior Project Manager

cc: Mr. Clay Loomis (Email only)

EXHIBIT 14

RECEIVED
12/14/2021
CITY OF MONROE

Gibson Traffic Consultants, Inc.
2813 Rockefeller Avenue
Suite B
Everett, WA 98201
425.339.8266

Cooper Ridge
Traffic Impact Analysis

Jurisdiction: City of Monroe

December 2021



GTC #21-028

EXHIBIT 14

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ATTACHMENTS

Snohomish County Key Intersection Impacts ..... A
Counts and Turning Movement Calculations ..... B
Pipeline Information C
Level of Service Calculations ..... D

EXHIBIT 14

1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a traffic impact analysis for the proposed Cooper Ridge development to address the City of Monroe, Snohomish County and Washington State Department of Transportation (WSDOT) traffic impacts. This report also addresses comments from City of Monroe staff and corrections in the analysis for consistency through the analysis. Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

The Cooper Ridge development is proposed to consist of a total of 33 single-family residential units that will be constructed in one phase. There is 1 existing single-family residential unit on site that will be removed and credited to the development. The analysis in this report has therefore been performed for 32 net new single-family residential units. The development site is located at the western terminus of 137th Street SE, west of 198th Avenue SE. A site vicinity map has been included in Figure 1.

2. METHODOLOGY

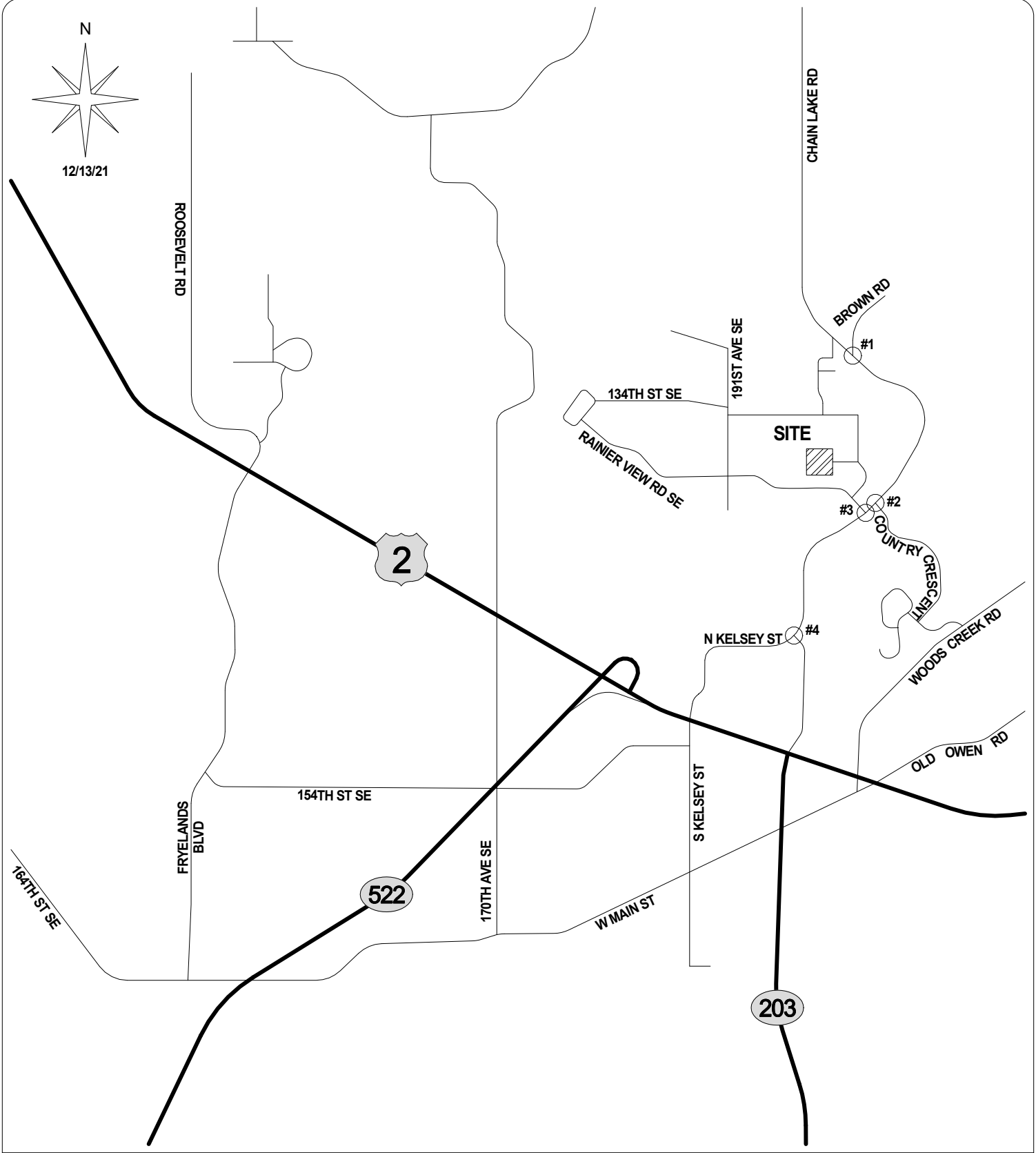
Trip generation calculations for the Cooper Ridge development have been performed utilizing average trip generation data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 10th Edition + Supplement (2020)*. The distribution of trips generated by the site is based on approved distributions for developments in the site vicinity.

Intersection level of service analysis has been performed based on typical City of Monroe requirements and previous scoping conversations with City of Monroe staff. Level of service analysis has been performed for the following intersections:

1. Chain Lake Road at Brown Road
2. Chain Lake Road at Country Crescent Boulevard
3. Chain Lake Road at Rainier View Road SE
4. Chain Lake Road at Kelsey Street

Congestion at intersections is generally measured in terms of level of service (LOS). In accordance with *Highway Capacity Manual: 6th Edition (HCM)* by the Transportation Research Board, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service at two-way stop-controlled intersections is based on the approach with the highest delay. The level of service at all-way stop-controlled, signalized, and roundabout intersections is based on the average delay of all approaches. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values. A summary of the intersection level of service criteria is included in Table 1.

EXHIBIT 14



GIBSON **T**RAFFIC **C**ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW SINGLE-FAMILY RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

DEVELOPMENT SITE

#X STUDY INTERSECTION

FIGURE 1
SITE VICINITY MAP

Table 1: Level of Service Criteria for Intersections

Level of Service [1]	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

The City of Monroe evaluates operations on a corridor level based on the weighted average delay of the intersections along the corridor. The level of service analysis has been performed utilizing the *Synchro 10.3, Build 151* software for signalized, two-way stop-controlled and all-way stop controlled intersections. The *Sidra 8.0* software has been utilized for the intersection of Chain Lake Road at Kelsey Street (Intersection 4), which is a roundabout. It is important to note that this intersection is not part of the Chain Lake Road corridor. The intersection level of service threshold for the Chain Lake Road corridor and the intersection of Chain Lake Road at Kelsey Street is LOS D.

The City of Monroe also has an interlocal agreement with Snohomish County to provide turning movements at Snohomish County Key Intersections impacted with 3 or more directional peak-hour trips on any approach or departure and traffic mitigation fees.

[1] **Source:** *Highway Capacity Manual 6th Edition.*

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
LOS B: Generally stable traffic flow conditions.
LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.
LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).
LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.
LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

3. TRIP GENERATION

The trip generation calculations for the Cooper Ridge development are based on the average trip generation rates for ITE Land Use Code 210, Single-Family Detached Housing. The trip generation calculations are based on the 32 net new units of the Cooper Ridge development, which includes credit for the 1 existing unit on the site. The trip generation calculations are summarized in Table 2.

Table 2: Trip Generation Summary

32 Net New Single-Family Residential Units	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	9.44 trips per unit			0.74 trips per unit			0.99 trips per unit		
Splits	50%	50%	100%	25%	75%	100%	63%	37%	100%
Trips	151.04	151.04	302.08	5.92	17.76	23.68	19.96	11.72	31.68

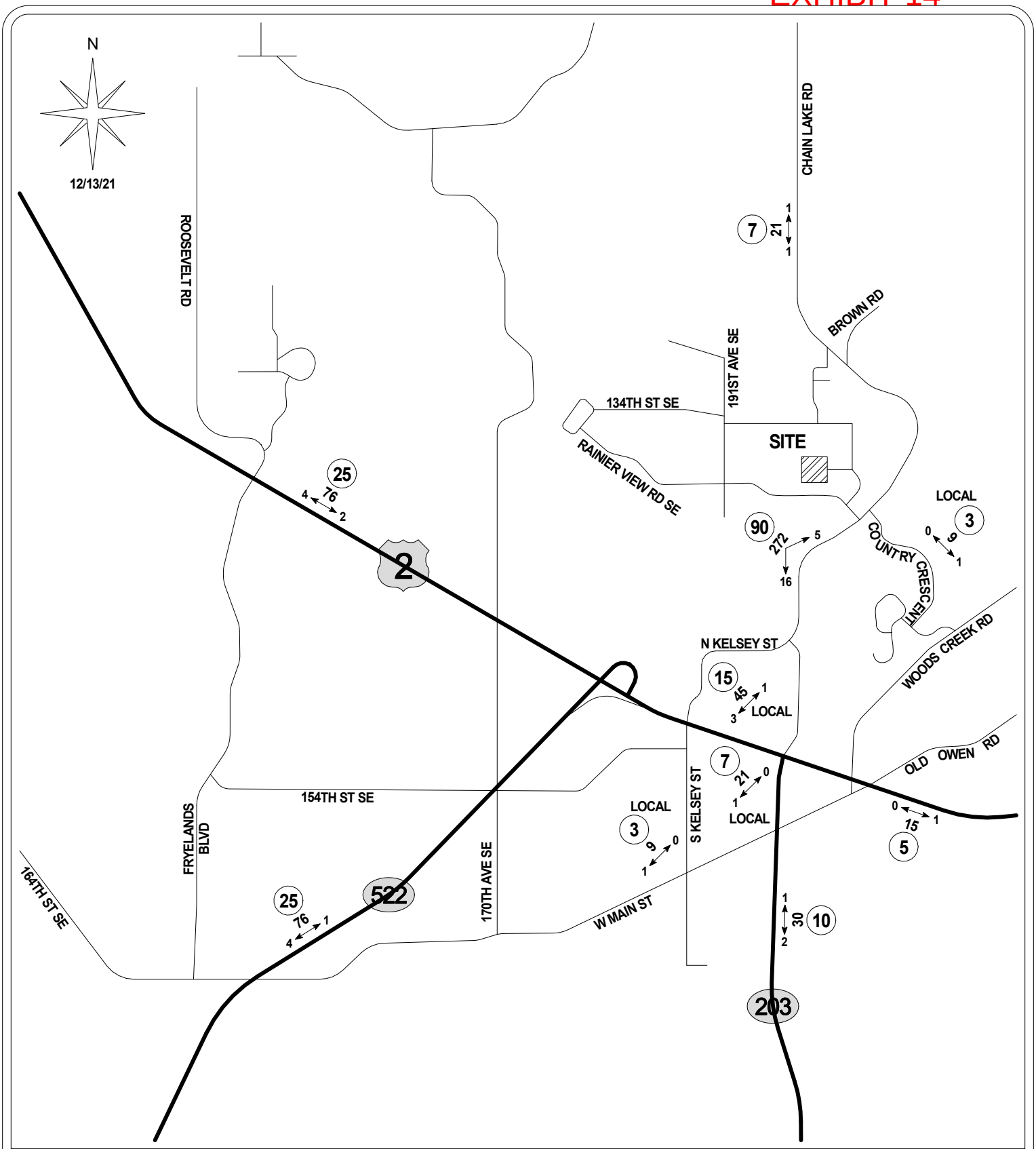
The 32 net new units are anticipated to generate approximately 302 average daily trips with approximately 24 AM peak-hour trips and 32 PM peak-hour trips.

4. TRIP DISTRIBUTION

The distribution of trips generated by the Cooper Ridge development is based on approved distributions for developments in the site vicinity. It is anticipated that 25% of the trips generated by the development will travel to and from the west along US-2. Approximately 35% of the trips generated by the development will travel to and from the south, twenty-five percent along SR-522 and ten percent along SR-203. It is estimated that 28% of the trips generated by the development will travel to and from local areas in the vicinity of the development, ten percent south of US-2, fifteen percent north of US-2, and three percent to the east. The remaining 12% of the trips generated by the development are anticipated to travel to and from the north and east, seven percent to and from the north along Chain Lake Road and five percent to and from the east along US-2. Detailed distributions are included in Figure 2 for the AM peak-hour and Figure 3 for the PM peak-hour.

The interlocal agreement with Snohomish County requires key intersections impacted with 3 or more directional peak-hour trips on any approach or departure to be shown. The trips generated by the Cooper Ridge development will impact 3 key intersections during the AM and PM peak-hours. The key intersection impacts are shown in detail in the attachments of this report. Snohomish County's trip distribution policy states that trips along US-2 do not need to be distributed west of 88th Street SE. Trips traveling to and from the south along SR-522 and SR-203 are anticipated to travel to and from King County.

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW SINGLE-FAMILY RESIDENTIAL UNITS

CITY OF MONROE

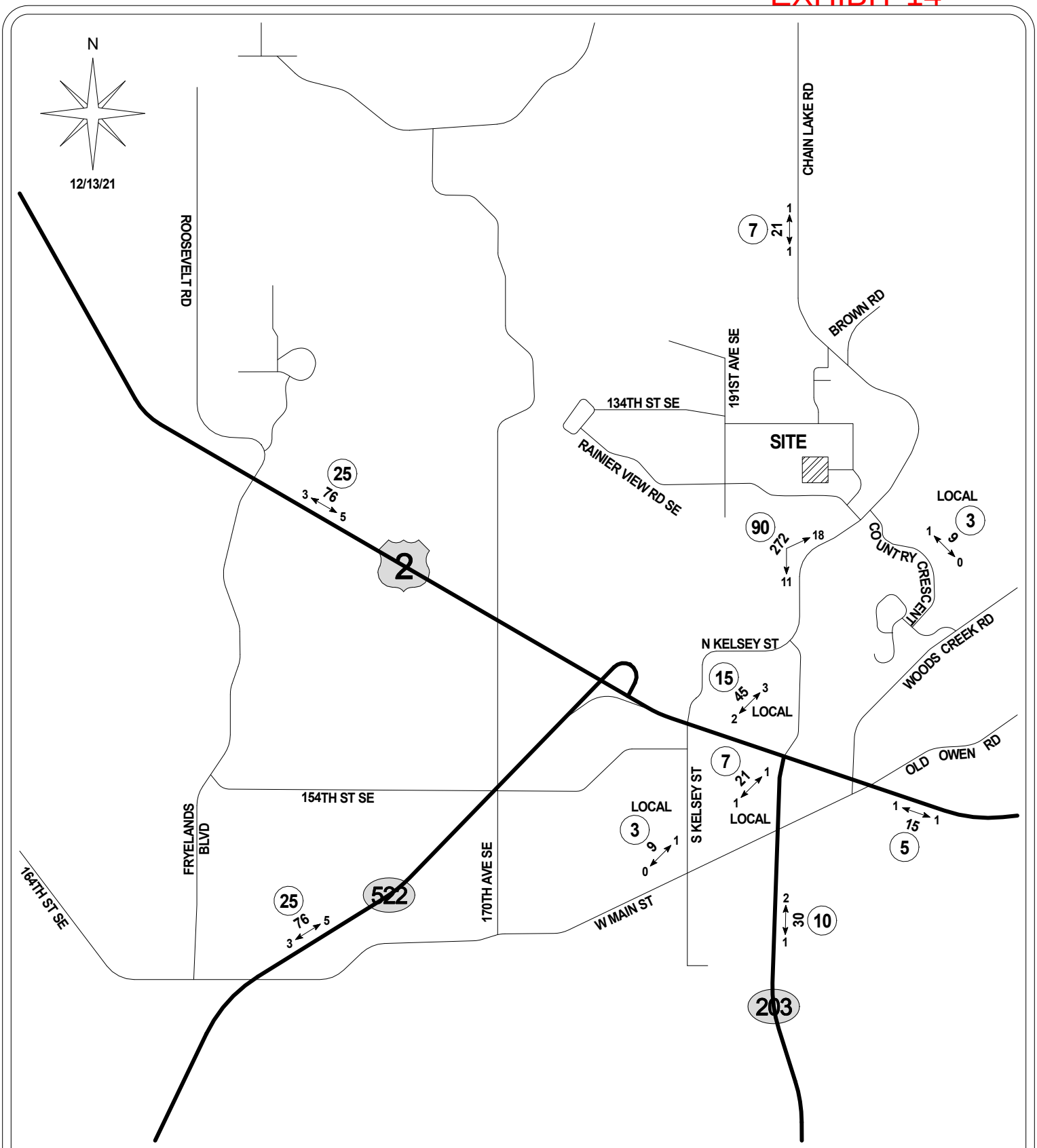
LEGEND

AWDT
AM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 2
DEVELOPMENT TRIP DISTRIBUTION AM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW SINGLE-FAMILY RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

5. INTERSECTION LEVEL OF SERVICE ANALYSIS

The intersections that have been analyzed as part of this report are based on the typical City of Monroe and WSDOT requirements and previous scoping discussions with City of Monroe staff. Level of service analysis has been performed for the following intersections for the weekday PM peak-hour:

1. Chain Lake Road at Brown Road
2. Chain Lake Road at Country Crescent Boulevard
3. Chain Lake Road at Rainier View Road SE
4. Chain Lake Road at Kelsey Street

The analysis has been completed for the 2018 existing, 2031 baseline and 2031 future with development conditions.

5.1 Turning Movement Volumes

Historical counts were used in lieu of collecting new counts at the study intersection due to the Covid-19 Pandemic. The existing turning movements at the study intersections are based on data collected by the independent count firm, Traffic Data Gathering (TDG), in January and March 2018. An additional count was provided by the City of Monroe, performed in September 2018 by the independent count firm Idax. The volumes for the intersection of Chain Lake Road at Rainier View Road SE are different from the initial traffic analysis since the City of Monroe data was used for the Country Crescent Boulevard and Rainier View Road SE intersections to have consistent volumes between the two intersections. The existing turning movements at the study intersections are shown in Figure 4.

The 2031 baseline volumes have been calculated using a 10-year horizon period and applying a 2% annually compounding growth rate with the following pipeline developments:

- Eaglemont I-III (F.K.A. Eaglemont) – 15 unconstructed new single-family units
- Eaglemont IV (F.K.A. Eaglemont IV-VIII) – 117 new single-family units
- Eaglemont V – 15 new single-family units
- Eaglemont VI (F.K.A. Sky View Ridge) – 44 new single-family units
- Eaglemont VII – 44 new single-family units
- Easton Cove (F.K.A. Klier Property) – 88 new single-family units
- Sweetbriar – 100 new single-family units
- Skycroft – 25 new single-family units
- Clothier Short Plat – 6 new single-family units
- Woods Creek Highlands – 24 new single-family units
- Kestrel Ridge – 44 new single-family units
- Garibaldi – 86 new single-family units
- Woods Creek Vista – 103 new single-family units

It is important to note that the pipeline trips generated by the Woods Creek Vista development are based on the report completed in June 2019, but it has been estimated that 25% of the trips generated by the development will use Chain Lake Road, as opposed to the roughly 5% shown in the report. This addresses comments from City of Monroe staff that more trips could use the Chain Lake Road corridor, particularly during the PM peak-hour.

The approved PM peak-hour trip distributions for the pipeline developments are included in the attachments. For the pipeline projects where a trip distribution was not available, the pipeline trips were distributed in accordance with the Cooper Ridge distribution.

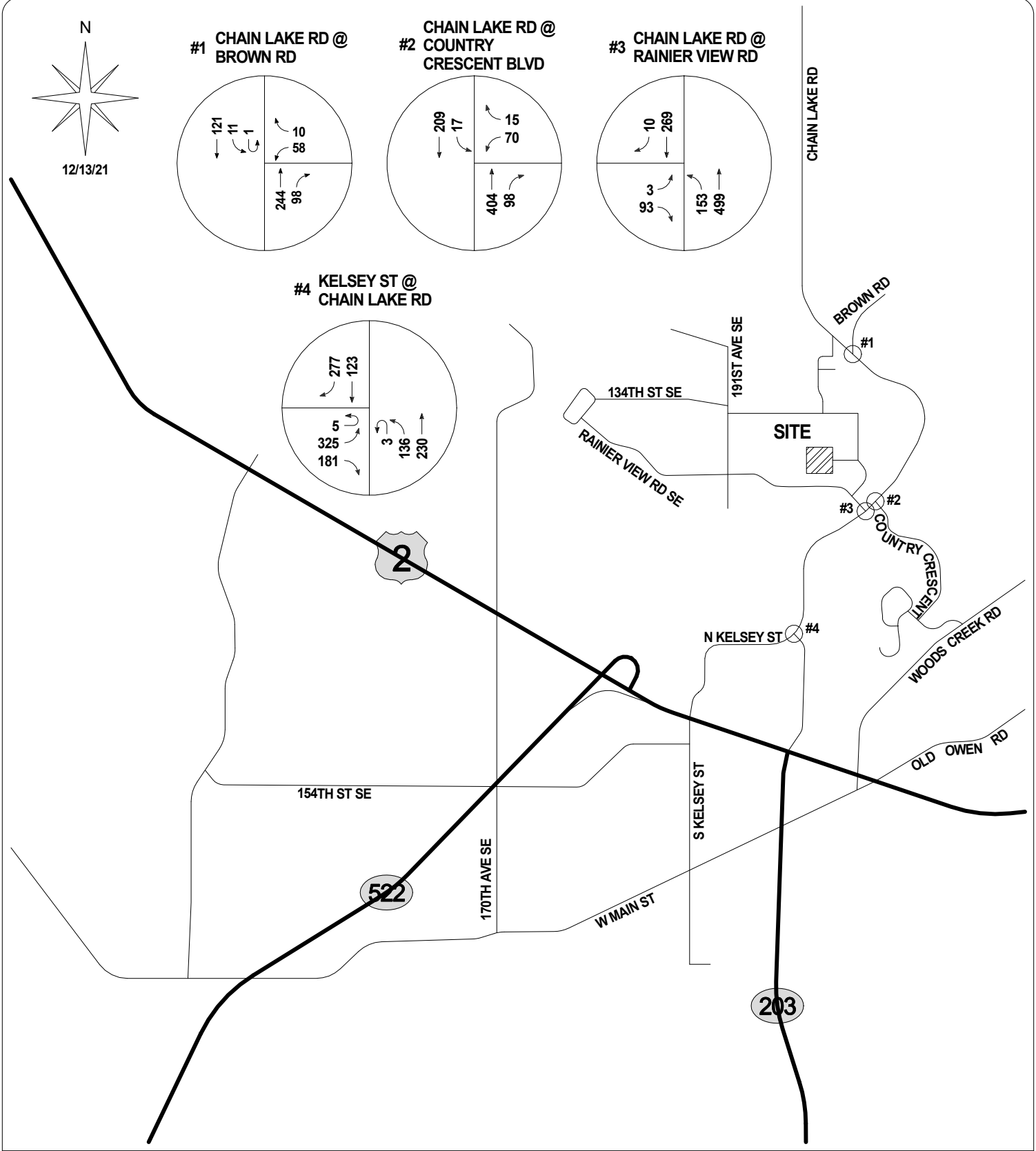
The Eaglemont I-III development is anticipated to have a total of 149 units, however, GTC staff surveyed the area and found 134 completed and lived-in houses at the time of the counts in March 2018, resulting in 15 unconstructed houses for the Eaglemont I-III development. Additionally, Easton Cove has been updated to include one more unit (one more inbound trip) and Sweetbriar has been updated to include 6 fewer units (four fewer inbound trips and two fewer outbound trips) from the information provided in the attachments. Although the count provided by the city was performed later in the year, the same number of pipeline trips were applied to the intersection. This will make the volume at the intersection conservatively high as more houses would have been completed between the January/March counts and the September count.

The 2031 baseline turning movements at the study intersections are shown in Figure 5. The 2031 future with development turning movements were calculated by adding the trips from the development to the 2031 baseline turning movements. The 2031 future with development turning movements are shown in Figure 6. The existing turning movement counts and turning movement calculations are included in the attachments.

5.2 Intersection Level of Service Results

The level of service analysis has been performed utilizing the existing control, channelization, peak-hour factors and heavy-vehicle factors from the 2018 counts. The level of service results for the study intersections are summarized in Table 3.

EXHIBIT 14



GIBSON **T**RAFFIC **C**ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

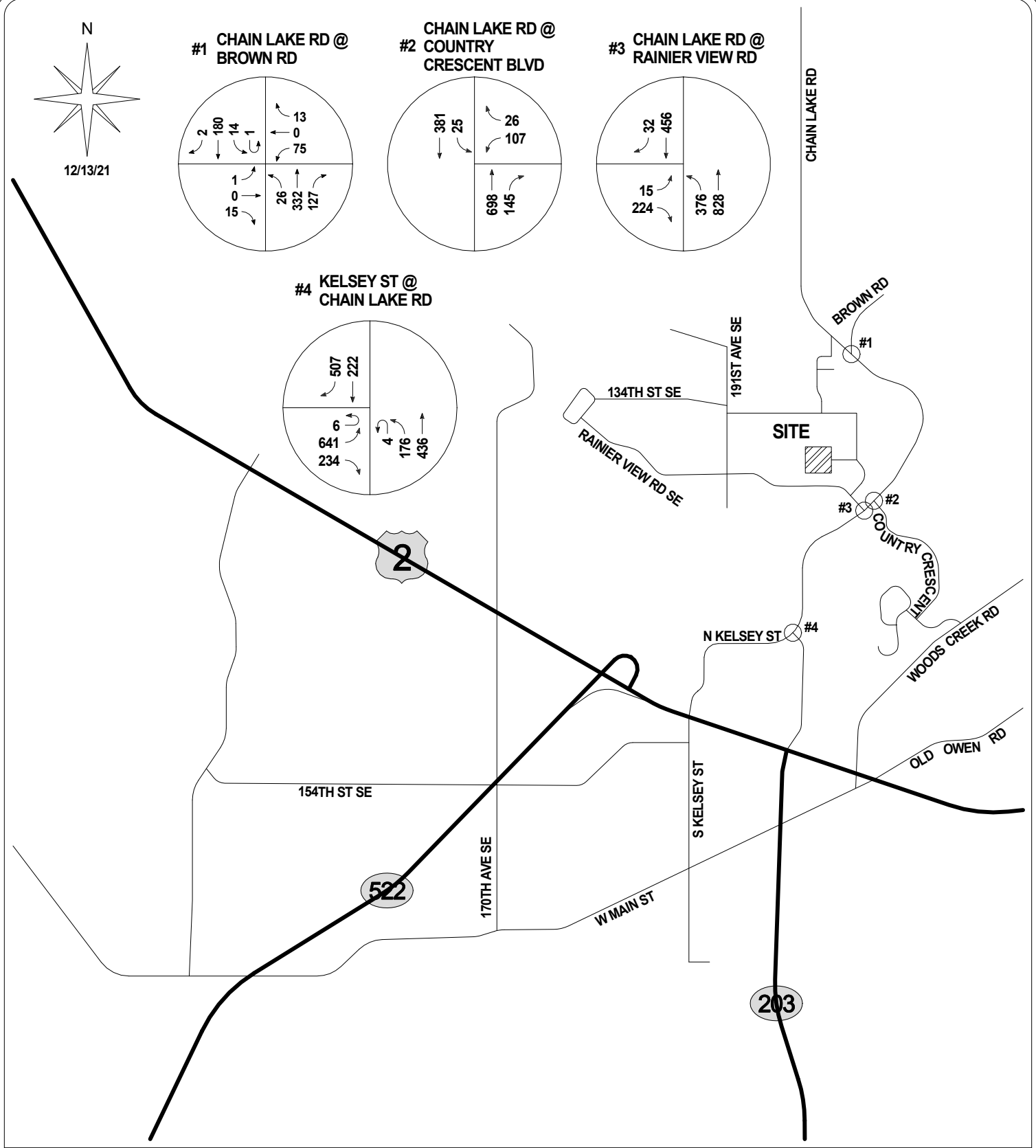
CITY OF MONROE

LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 4
EXISTING
TURNING MOVEMENTS

EXHIBIT 14



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TRAFFIC IMPACT STUDY
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COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

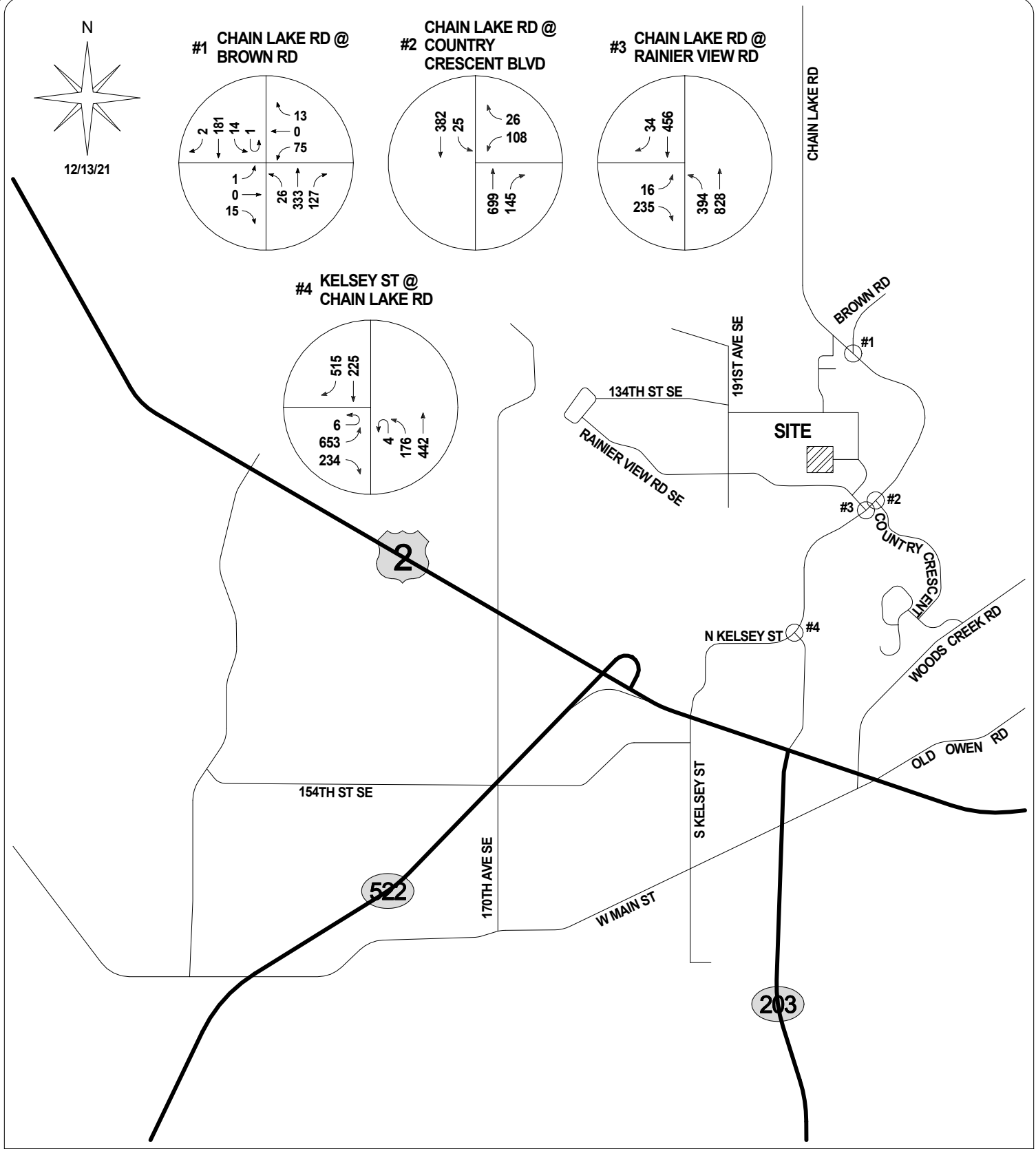
LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 5

2031 BASELINE TURNING MOVEMENTS

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 6

2031 FUTURE
WITH DEVELOPMENT
TURNING MOVEMENTS

Table 3: Intersection Level of Service Summary

Intersection	Intersection Type	2018 Existing Conditions		2031 Baseline Conditions		2031 Future Conditions with Development	
		LOS	Delay	LOS	Delay	LOS	Delay
1. Chain Lake Road at Brown Road	Two-Way Stop-Control	B	13.0 sec	C	19.1 sec	C	19.1 sec
2. Chain Lake Road at Country Crescent Blvd	Two-Way Stop-Controlled	C	15.1 sec	D	38.2 sec	D	38.8 sec
3. Chain Lake Road at Rainier View Road SW	Two-Way Stop-Control	B	11.0 sec	E	49.0 sec	F	63.2 sec
Chain Lake Corridor		**B**	**12.9 sec**	**D**	**39.6 sec**	**D**	**46.6 sec**
4. Chain Lake Road at Kelsey Street	Roundabout	A	7.3 sec	B	18.1 sec	C	20.2 sec

The level of service analysis shows that the Chain Lake Road corridor is anticipated to remain at acceptable LOS D with the Cooper Ridge development. The development will add trips to Chain Lake Road at Rainier View Road, which is anticipated to operate at LOS E under the 2031 baseline conditions and LOS F under the future conditions with the development, but the corridor will operate at acceptable LOS D under both. The level of service calculations are included in the attachments.

6. TRAFFIC MITIGATION FEES

The Washington Growth Management Act and Revised Code of Washington 82.02.050(2) authorize local jurisdictions to establish proportionate share traffic mitigation fees in order to fund capital facilities, such as roads and intersections. The Cooper Ridge development is located within the City of Monroe, which has established traffic mitigation fees. The City of Monroe also has interlocal agreements with Snohomish County and WSDOT for traffic mitigation fees.

6.1 City of Monroe

The City of Monroe has established a traffic mitigation fee schedule. The fee for single-family residential units is $3,570 per unit. The 32 net new units of the Cooper Ridge development will result in City of Monroe traffic mitigation fees of $114,240.00. It should be noted that these fees may not vest and may be higher at the time of building permit issuance.

6.2 Snohomish County

The City of Monroe and Snohomish County have an interlocal agreement that provides for the payment of traffic mitigation for impacts to Snohomish County roadways by City of Monroe developments. Traffic mitigation fees are based on predetermined area impacts or impacts to actual improvement projects. The trip distribution shows that Snohomish County improvement projects in the Transportation Needs Report will not be impacted by three directional PM peak-hour trips generated by the Cooper Ridge development. According to Section 3(a)2 of the S*nohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Monroe*, City of Monroe developments are only required to pay traffic mitigation fees for improvements in the Transportation Needs Report impacted with three directional peak-hour trips. Snohomish County traffic mitigation fees should therefore not be required for the Cooper Ridge development.

6.3 WSDOT

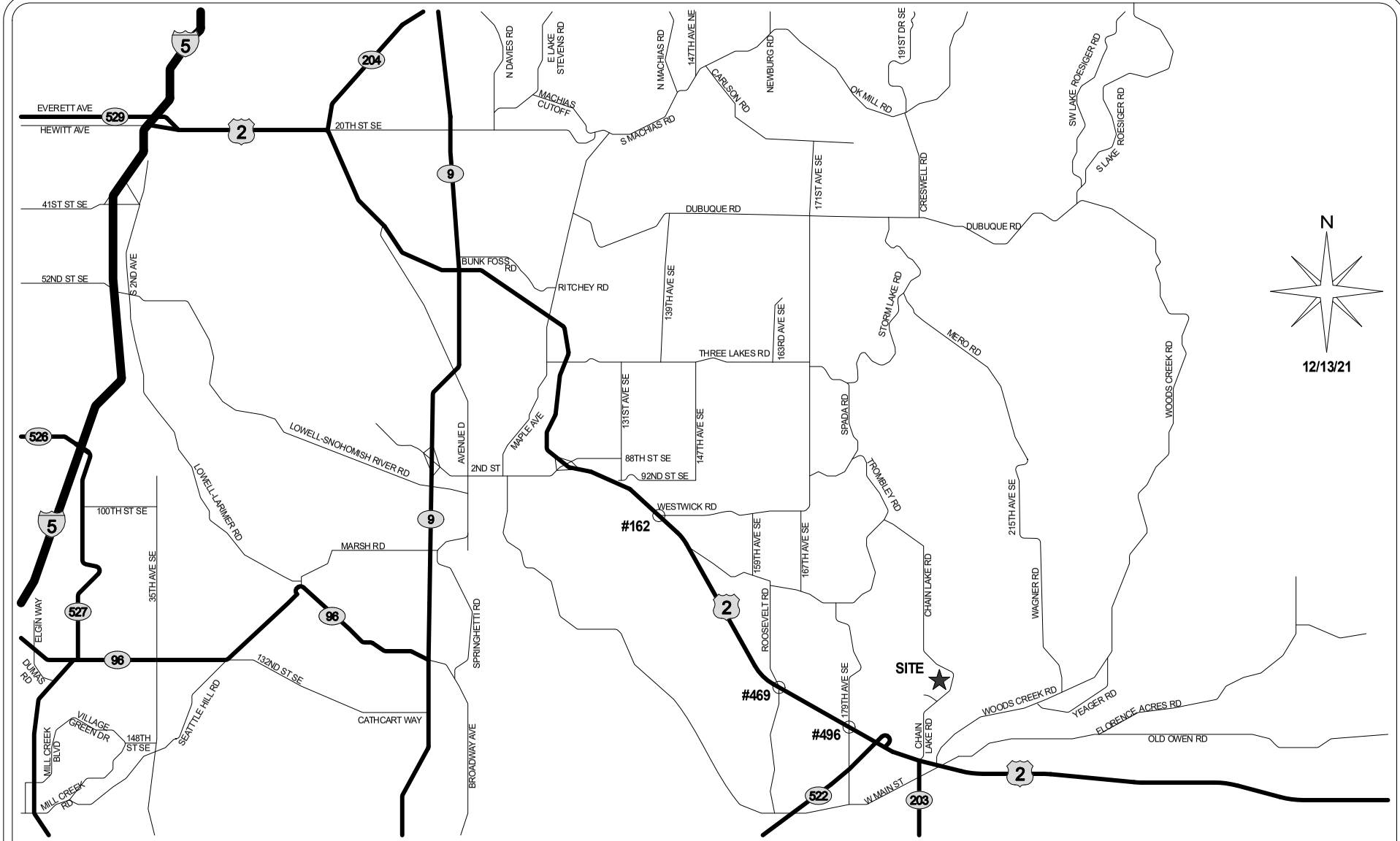
The City of Monroe and WSDOT have an interlocal agreement that provides for the payment of traffic mitigation fees. The interlocal agreement states that a development only has a "significant adverse impact" if the development contributes 25 or more trips to a WSDOT intersection. The trip distribution shows that there are not any WSDOT intersections impacted by 25 or more peak-hour trips generated by the Cooper Ridge development. WSDOT traffic mitigation fees should not be required for the Cooper Ridge development.

7. CONCLUSIONS

The Cooper Ridge development is proposed to consist of 33 single-family residential units with 1 existing unit being removed. The 32 net new units of the Cooper Ridge development are anticipated to generate approximately 302 average daily trips with approximately 24 AM peak-hour trips and 32 PM peak-hour trips. The level of service analysis shows that the Chain Lake Road corridor and the intersection of Chain Lake Road at Kelsey Street are anticipated to operate within the City of Monroe standards of LOS D. The Cooper Ridge development will have City of Monroe traffic mitigation fees of $114,240.00, based on the current fees. It is important to note that the actual traffic mitigation fees will be based on the fees in effect at the time of building permit issuance. The impacts of the development will not meet the thresholds for paying traffic mitigation fees to Snohomish County or WSDOT.

EXHIBIT 14

Snohomish County Key Intersection Impacts



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TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

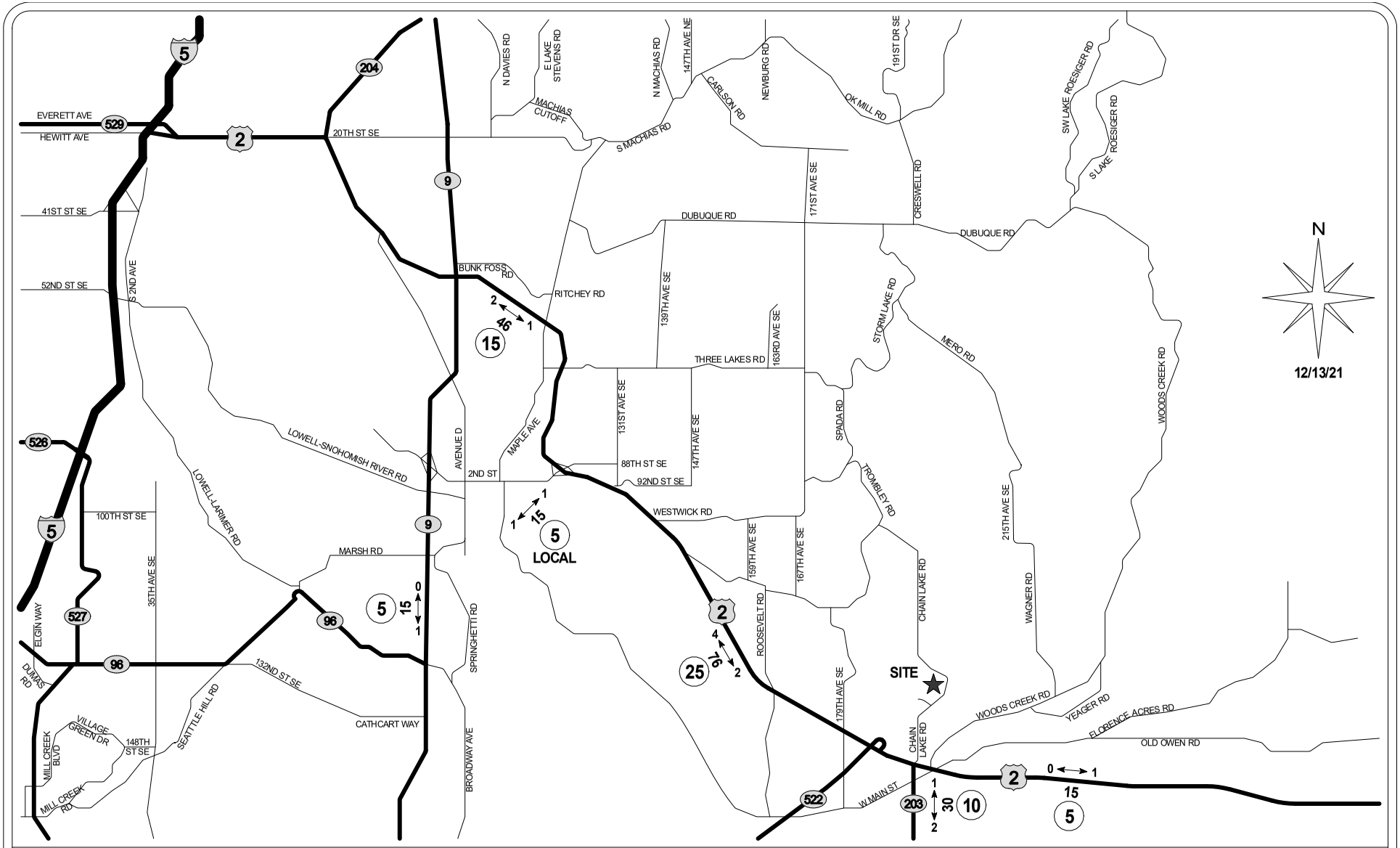
★ DEVELOPMENT SITE

⊕ ### KEY INTERSECTION

FIGURE A1

KEY INTERSECTION LOCATIONS

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

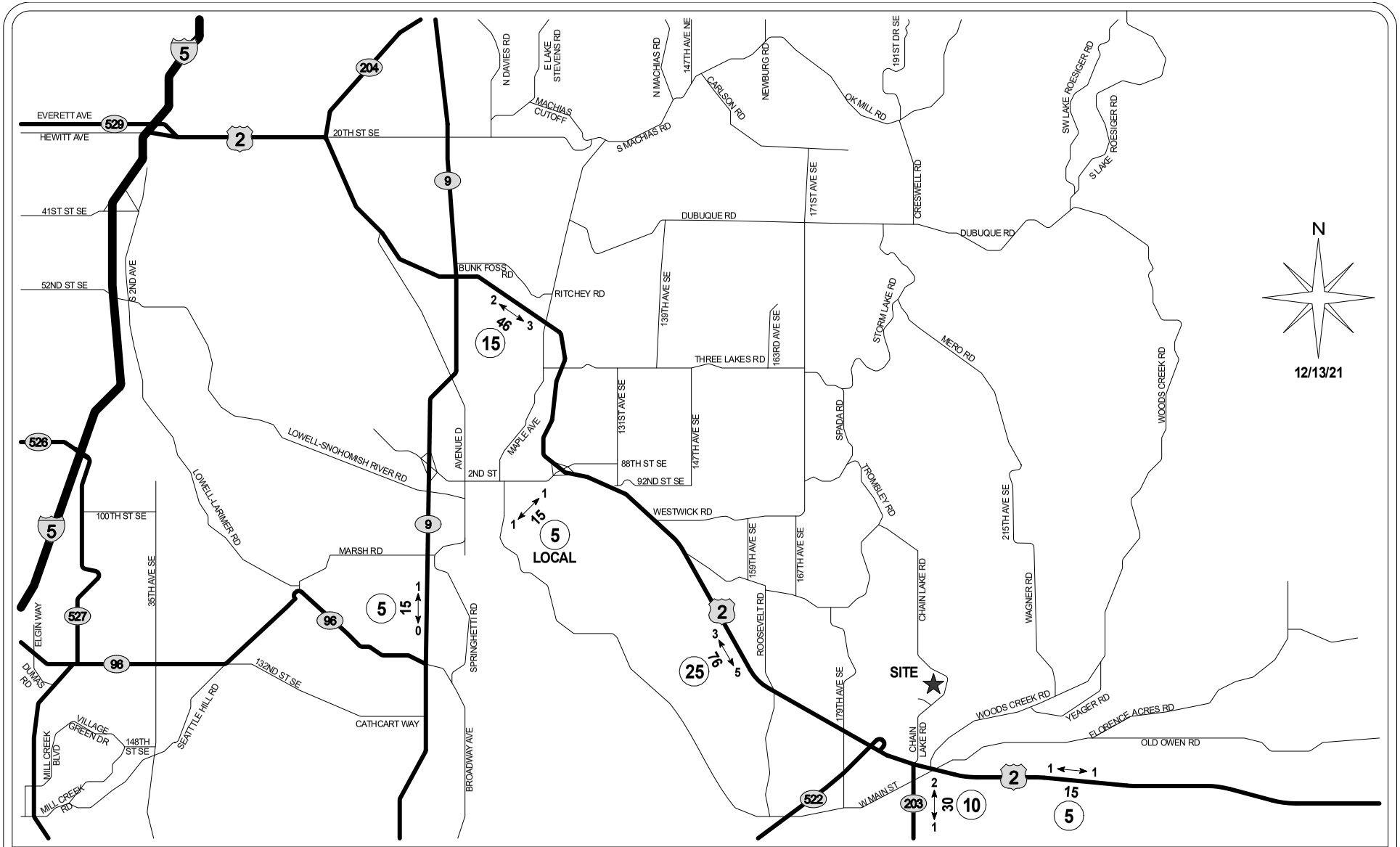
AWDT
AM ◄► PEAK — NEW SITE TRAFFIC DAILY AND AM PEAK-HOUR

XX — TRIP DISTRIBUTION %

FIGURE A2

DEVELOPMENT TRIP DISTRIBUTION AM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

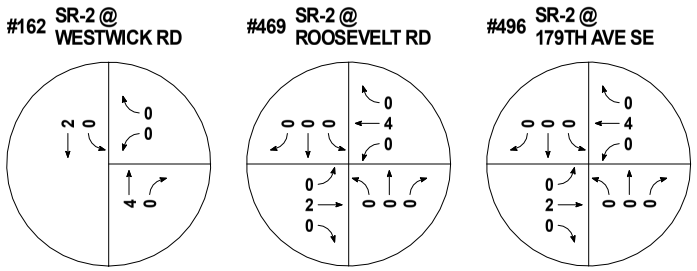
AWDT
PM ◄► PEAK — NEW SITE TRAFFIC DAILY AND PM PEAK-HOUR

XX — TRIP DISTRIBUTION %

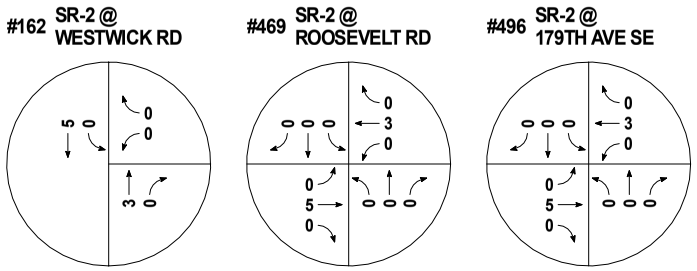
FIGURE A3

DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



AM
PEAK-HOUR



PM
PEAK-HOUR

GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-028

COOPER RIDGE
32 NET NEW
SINGLE-FAMILY
RESIDENTIAL UNITS

CITY OF MONROE

LEGEND

XXX → PEAK-HOUR TURNING MOVEMENT VOLUME

FIGURE A4

DEVELOPMENT
KEY INTERSECTION VOLUMES
AM & PM PEAK-HOURS

EXHIBIT 14

EXHIBIT 14

Key AM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#162: SR-2 at Westwick Rd	N/A	N/A	N/A	0	N/A	0	N/A	4	0	0	2	N/A
#469: SR-2 at Roosevelt Rd	0	2	0	0	4	0	0	0	0	0	0	0
#496: SR-2 at 179th Ave SE	0	2	0	0	4	0	0	0	0	0	0	0

PM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#162: SR-2 at Westwick Rd	N/A	N/A	N/A	0	N/A	0	N/A	3	0	0	5	N/A
#469: SR-2 at Roosevelt Rd	0	5	0	0	3	0	0	0	0	0	0	0
#496: SR-2 at 179th Ave SE	0	5	0	0	3	0	0	0	0	0	0	0

EXHIBIT 14

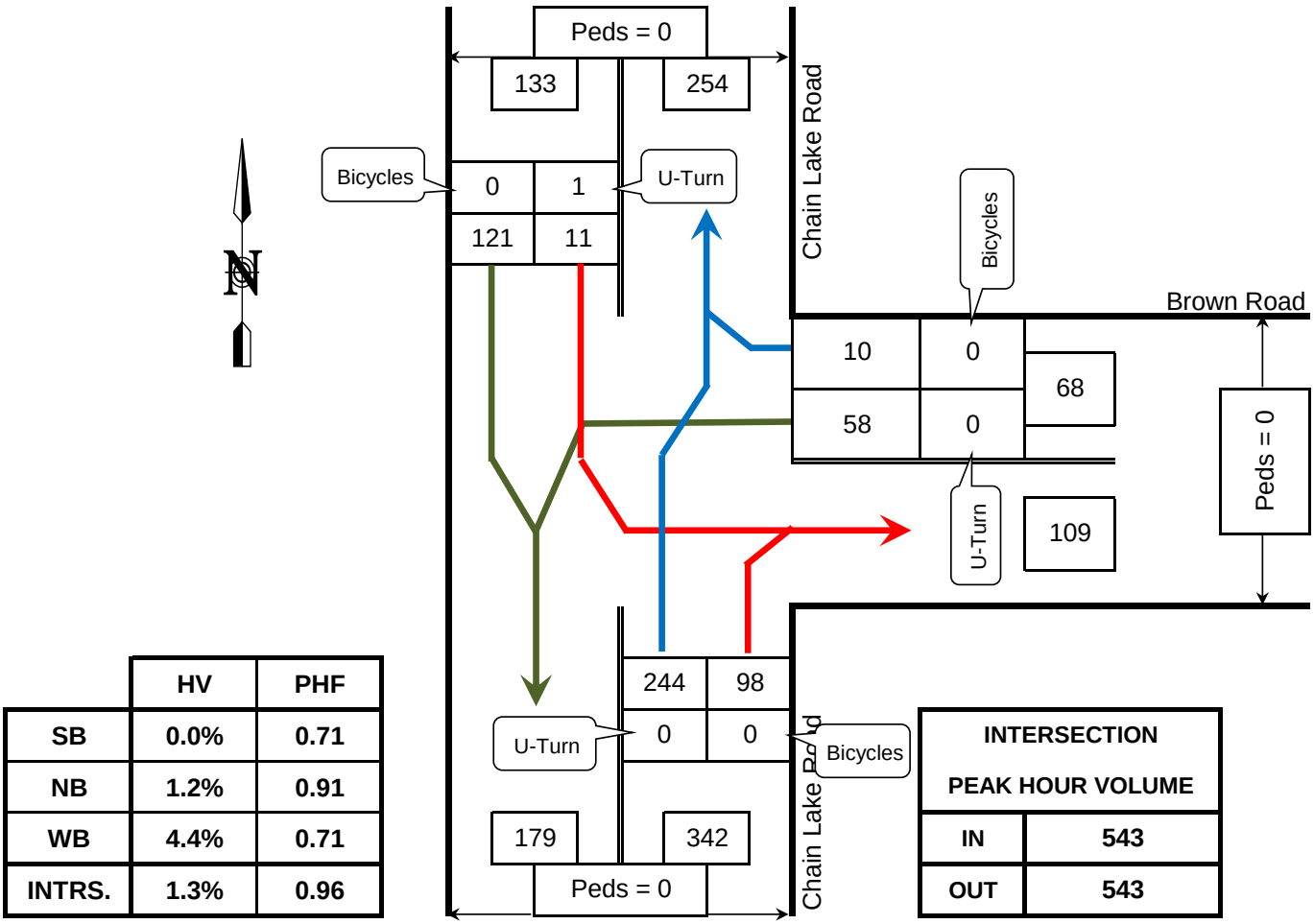
Counts and Turning Movement Calculations

EXHIBIT 14

TRAFFIC DATA GATHERING

TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:15 PM TO 5:15 PM



	HV	PHF
SB	0.0%	0.71
NB	1.2%	0.91
WB	4.4%	0.71
INTRS.	1.3%	0.96

INTERSECTION PEAK HOUR VOLUME	
IN	543
OUT	543

HV = Heavy Vehicles
PHF = Peak Hour Factor

Chain Lake Road @ Brown Road

Monroe, WA

COUNTED BY: VT/CN

REDUCED BY: CN

REDUCTION DATE: Tue. 2/6/18

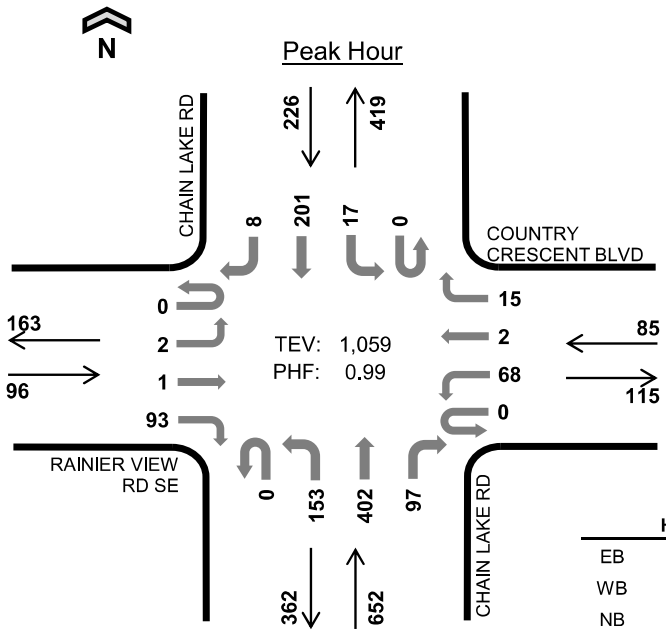
DATE OF COUNT: Wed. 1/31/18

TIME OF COUNT: 4:00 PM - 6:00 PM

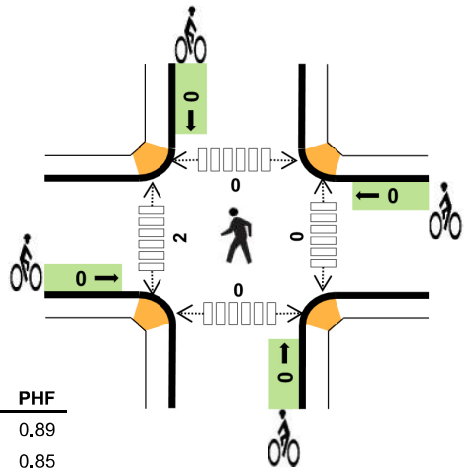
WEATHER: Rainy

EXHIBIT 14

CHAIN LAKE RD
COUNTRY CRESCENT BLVD



Date: Thu, Sep 27, 2018
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 5:00 PM to 6:00 PM



	HV %:	PHF
EB	3.1%	0.89
WB	1.2%	0.85
NB	0.5%	0.92
SB	0.4%	0.91
TOTAL	0.8%	0.99

Two-Hour Count Summaries

Interval Start	RAINIER VIEW RD SE Eastbound				COUNTRY CRESCENT BLVD Westbound				CHAIN LAKE RD Northbound				CHAIN LAKE RD Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	3	3	23	0	11	0	1	0	39	87	15	0	4	36	4	226	0
4:15 PM	0	1	1	24	1	14	2	5	0	35	95	22	0	2	55	2	259	0
4:30 PM	0	4	1	29	0	16	0	3	0	31	86	17	0	1	63	1	252	0
4:45 PM	0	1	0	22	0	18	2	2	0	35	68	23	0	5	48	1	225	962
5:00 PM	**0**	**0**	**0**	**19**	**0**	**13**	**1**	**3**	**0**	**40**	**106**	**32**	**0**	**2**	**47**	**2**	**265**	1,001
5:15 PM	**0**	**1**	**0**	**23**	**0**	**21**	**1**	**3**	**0**	**35**	**104**	**20**	**0**	**5**	**53**	**2**	**268**	1,010
5:30 PM	**0**	**0**	**1**	**25**	**0**	**15**	**0**	**4**	**0**	**38**	**100**	**24**	**0**	**6**	**45**	**2**	**260**	1,018
5:45 PM	**0**	**1**	**0**	**26**	**0**	**19**	**0**	**5**	**0**	**40**	**92**	**21**	**0**	**4**	**56**	**2**	**266**	**1,059**
Count Total	0	11	6	191	1	127	6	26	0	293	738	174	0	29	403	16	2,021	0
Peak Hour	**0**	**2**	**1**	**93**	**0**	**68**	**2**	**15**	**0**	**153**	**402**	**97**	**0**	**17**	**201**	**8**	**1,059**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) East	West	North	South	Total
4:00 PM	0	0	5	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	3	0	3	0	*6*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	1	0	2	3	*6*	0	0	0	0	*0*	0	2	0	0	*2*
4:45 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	4	0	0	*4*
5:00 PM	**1**	**0**	**1**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:30 PM	**0**	**1**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**2**	**0**	**0**	*2*
5:45 PM	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Count Total	7	1	14	5	*27*	0	0	0	0	*0*	0	8	0	0	*8*
Peak Hour	**3**	**1**	**3**	**1**	***8***	**0**	**0**	**0**	**0**	***0***	**0**	**2**	**0**	**0**	***2***

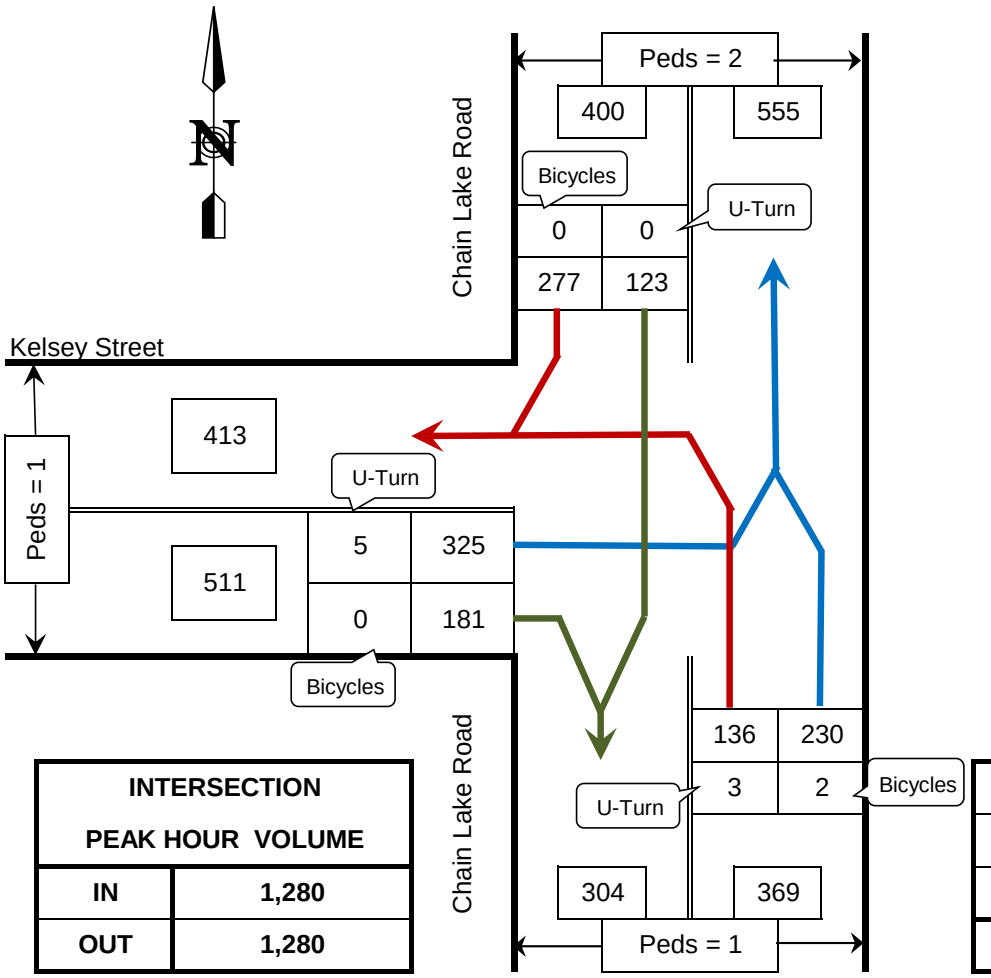
Mark Skaggs: (425) 250-0777 mark.skaggs@idaxdata.com

EXHIBIT 14

TRAFFIC DATA GATHERING

TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:00 PM TO 5:00 PM



INTERSECTION PEAK HOUR VOLUME	
IN	1,280
OUT	1,280

	HV	PHF
SB	2.8%	0.88
NB	4.6%	0.92
EB	2.0%	0.90
INTRS.	3.0%	0.93

HV = Heavy Vehicles
PHF = Peak Hour Factor

Chain Lake Road @ Kelsey Street

Monroe, WA

COUNTED BY: VT

REDUCED BY: CN

REDUCTION DATE: Fri. 3/9/18

DATE OF COUNT: Wed. 3/7/18

TIME OF COUNT: 4:00 PM - 6:00 PM

WEATHER: Overcast

EXHIBIT 14

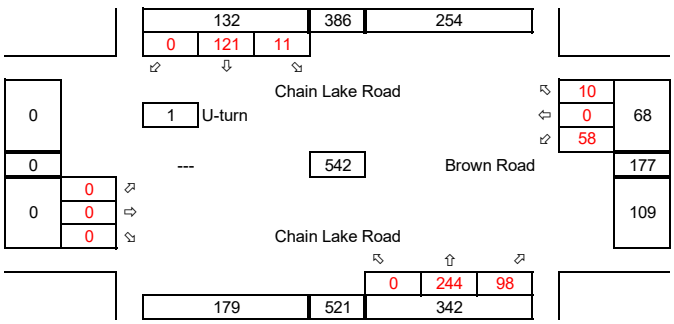
1 Brown Rd @ Chain Lake Rd

Synchro ID: 1

Existing
Average Weekday
PM Peak Hour

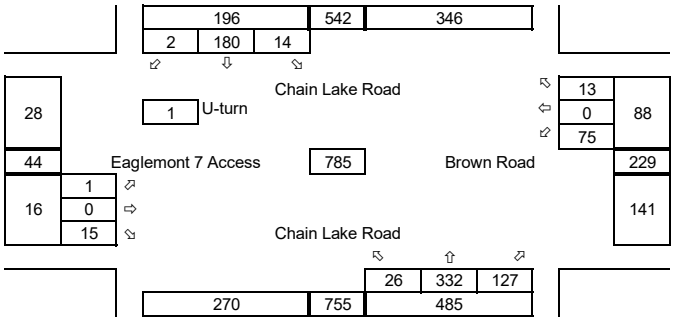
Year: **1/31/2018**

Data Source: **TDG**

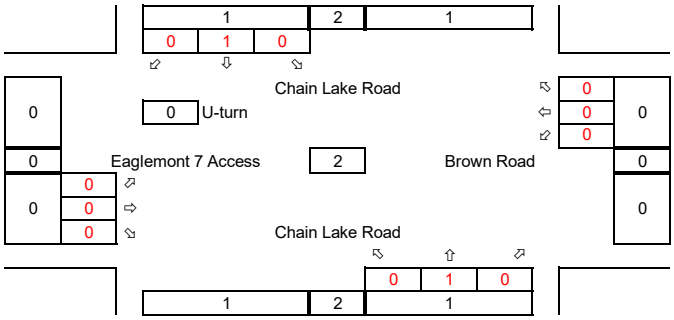


Future without Project
Average Weekday
PM Peak Hour

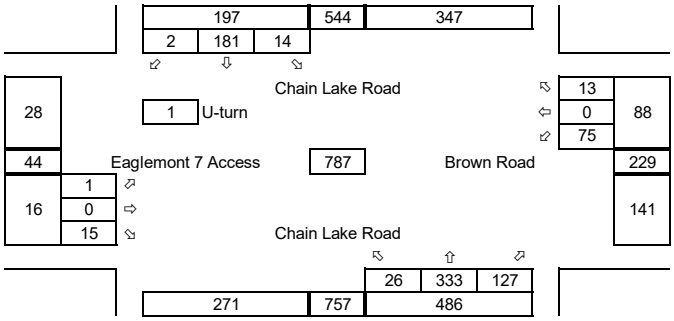
Year: 2031
Growth Rate = 2.0%
Years of Growth = 13
Total Growth = 1.2936



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Pipeline Trips
Average Weekday
PM Peak Hour

Eaglemont 1-7
Easton Cove
Sweetbriar
Skycroft
Clothier Short Plat
Woods Creek Highlands
Kestrel Ridge
Garibaldi
Woods Creek Vista

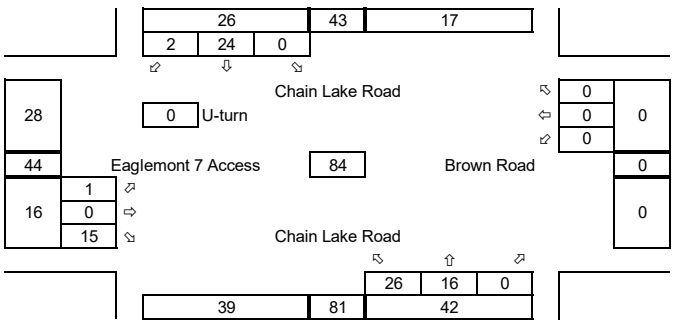


EXHIBIT 14

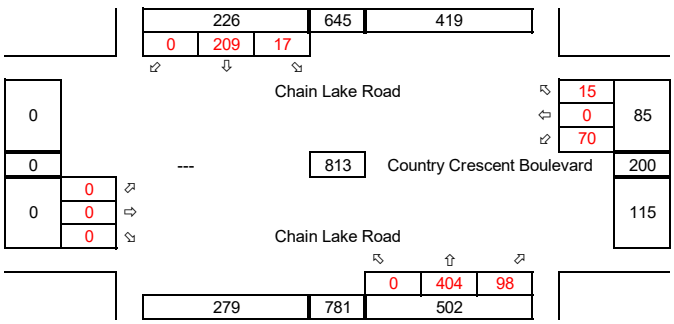
2 Country Crescent @ Chain Lake

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

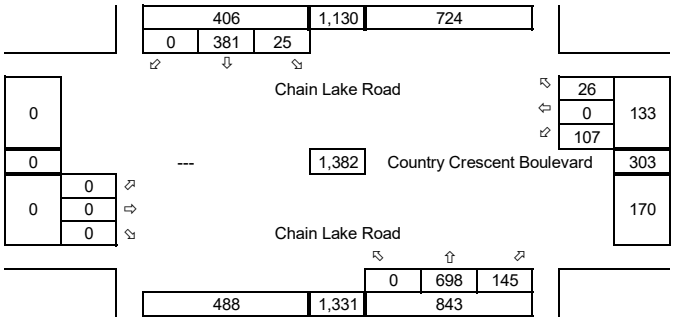
Year: **9/27/2018**

Data Source: **Idax**

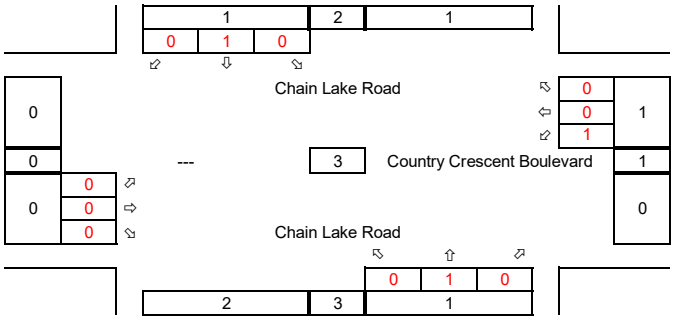


Future without Project
Average Weekday
PM Peak Hour

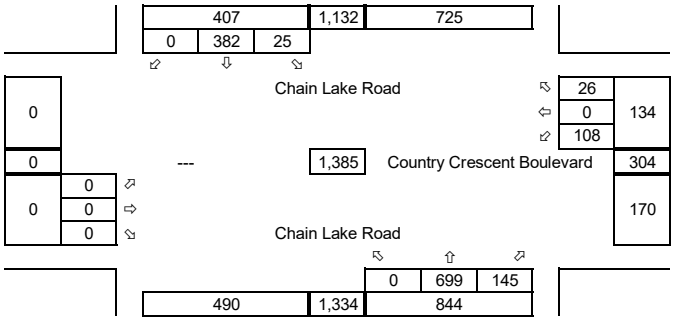
Year: 2031
Growth Rate = 2.0%
Years of Growth = 13
Total Growth = 1.2936



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Pipeline Trips
Average Weekday
PM Peak Hour

Eaglemont 1-7
Easton Cove
Sweetbriar
Skycroft
Clothier Short Plat
Woods Creek Highlands
Kestrel Ridge
Garibaldi
Woods Creek Vista

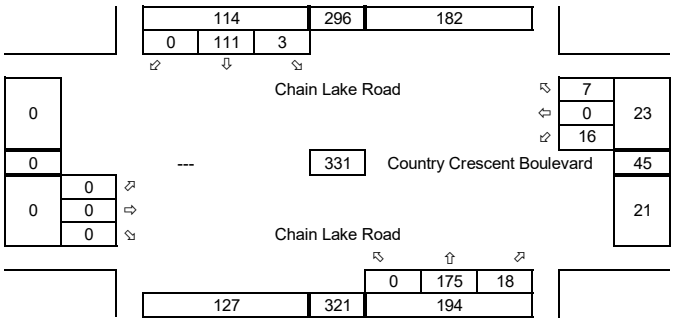


EXHIBIT 14

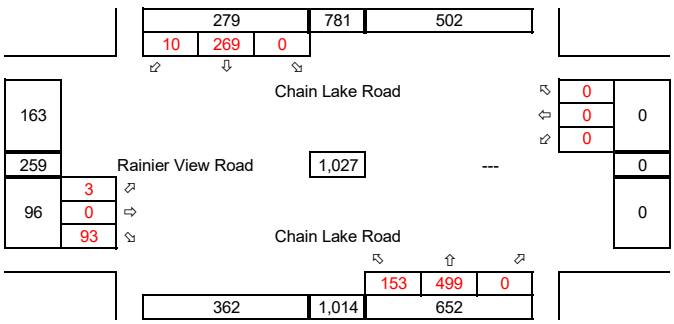
3 Rainier View @ Chain Lake

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

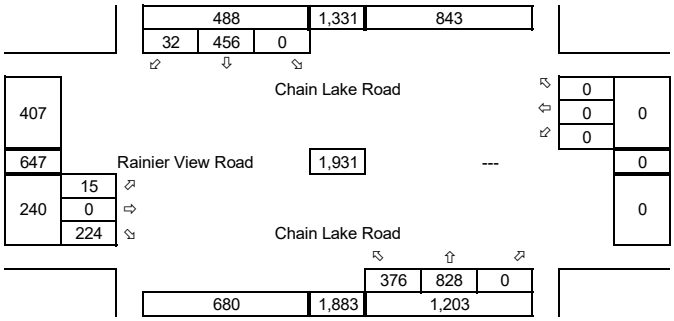
Year: **9/27/2018**

Data Source: **Idax**

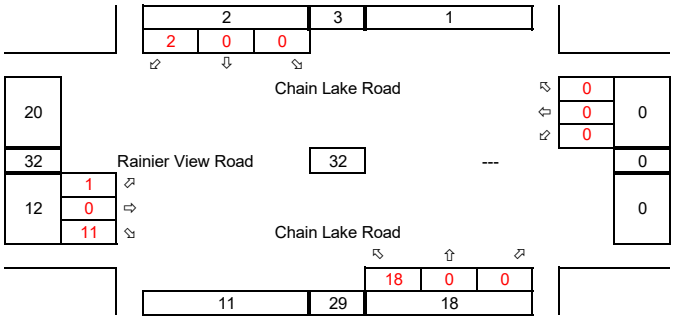


Future without Project
Average Weekday
PM Peak Hour

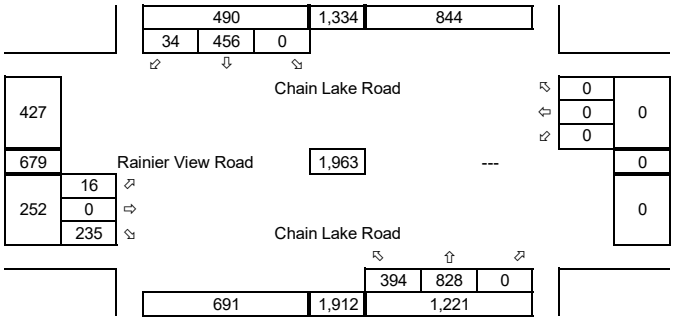
Year: 2031
Growth Rate = 2.0%
Years of Growth = 13
Total Growth = 1.2936



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Pipeline Trips
Average Weekday
PM Peak Hour

Eaglemont 1-7
Easton Cove
Sweetbriar
Skycroft
Clothier Short Plat
Woods Creek Highlands
Kestrel Ridge
Garibaldi
Woods Creek Vista

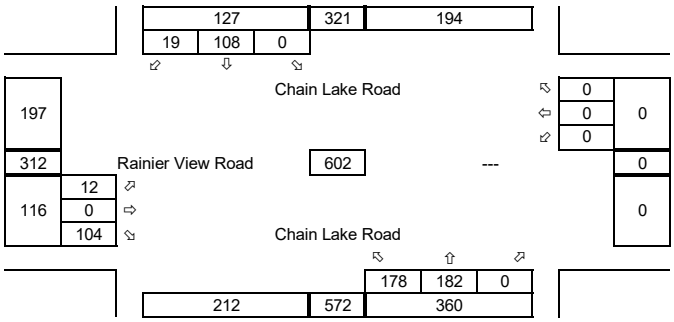


EXHIBIT 14

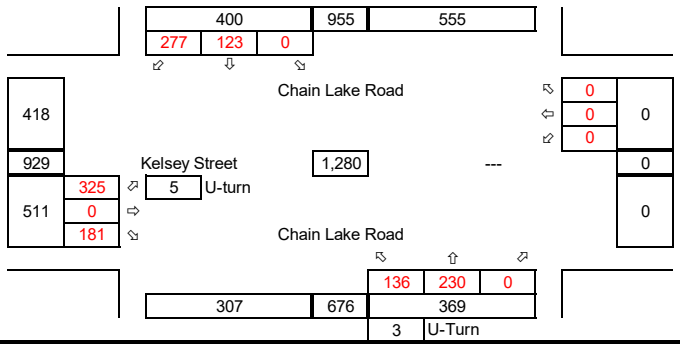
4 Kelsey St @ Chain Lake Rd

Synchro ID: 4

Existing
Average Weekday
PM Peak Hour

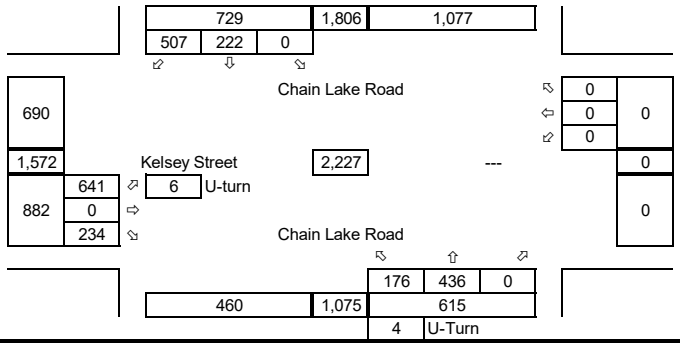
Year: **3/7/2018**

Data Source: **TDG**

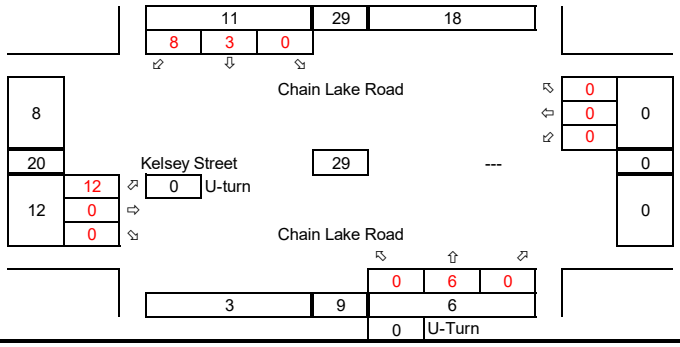


Future without Project
Average Weekday
PM Peak Hour

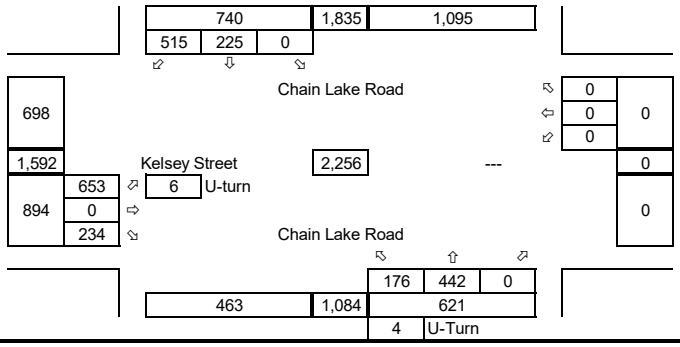
Year: 2031
Growth Rate = 2.0%
Years of Growth = 13
Total Growth = 1.2936



Total Project Trips
Average Weekday
PM Peak Hour



Future with Project
Average Weekday
PM Peak Hour



Pipeline Trips
Average Weekday
PM Peak Hour

Eaglemont 1-7
Easton Cove
Sweetbriar
Skycroft
Clothier Short Plat
Woods Creek Highlands
Kestrel Ridge
Garibaldi
Woods Creek Vista

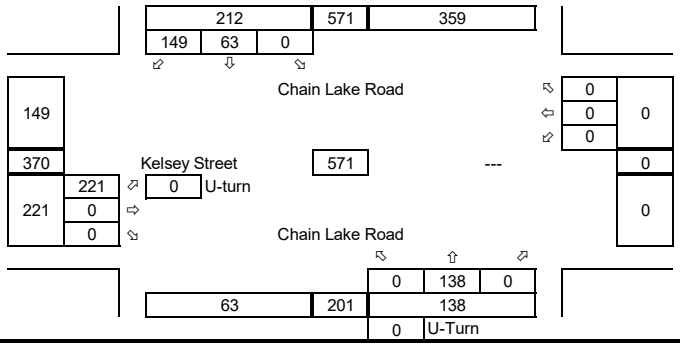
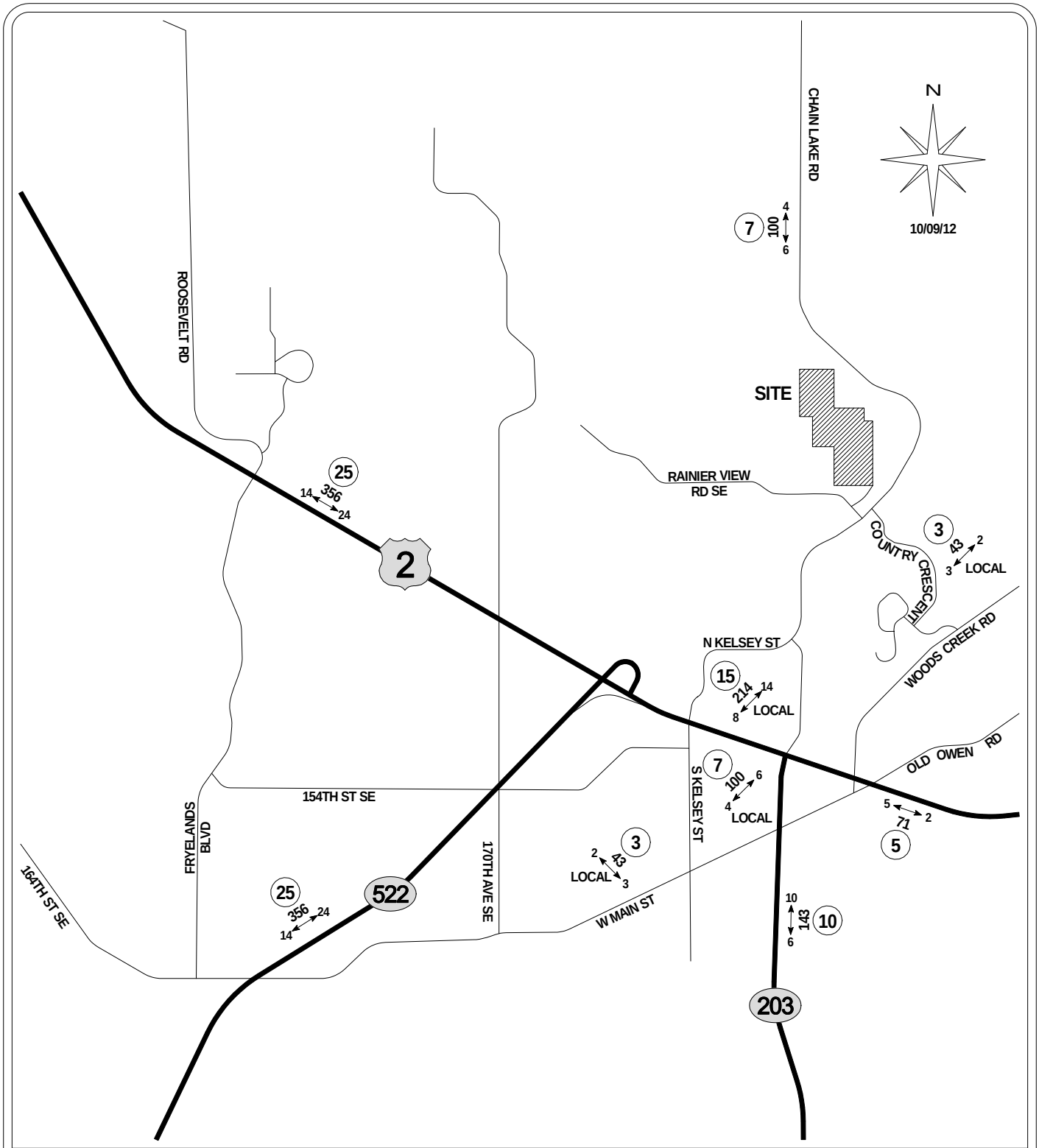


EXHIBIT 14

Pipeline Information

C

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #12-087

EAGLEMONT
149 SINGLE-FAMILY UNITS

CITY OF MONROE

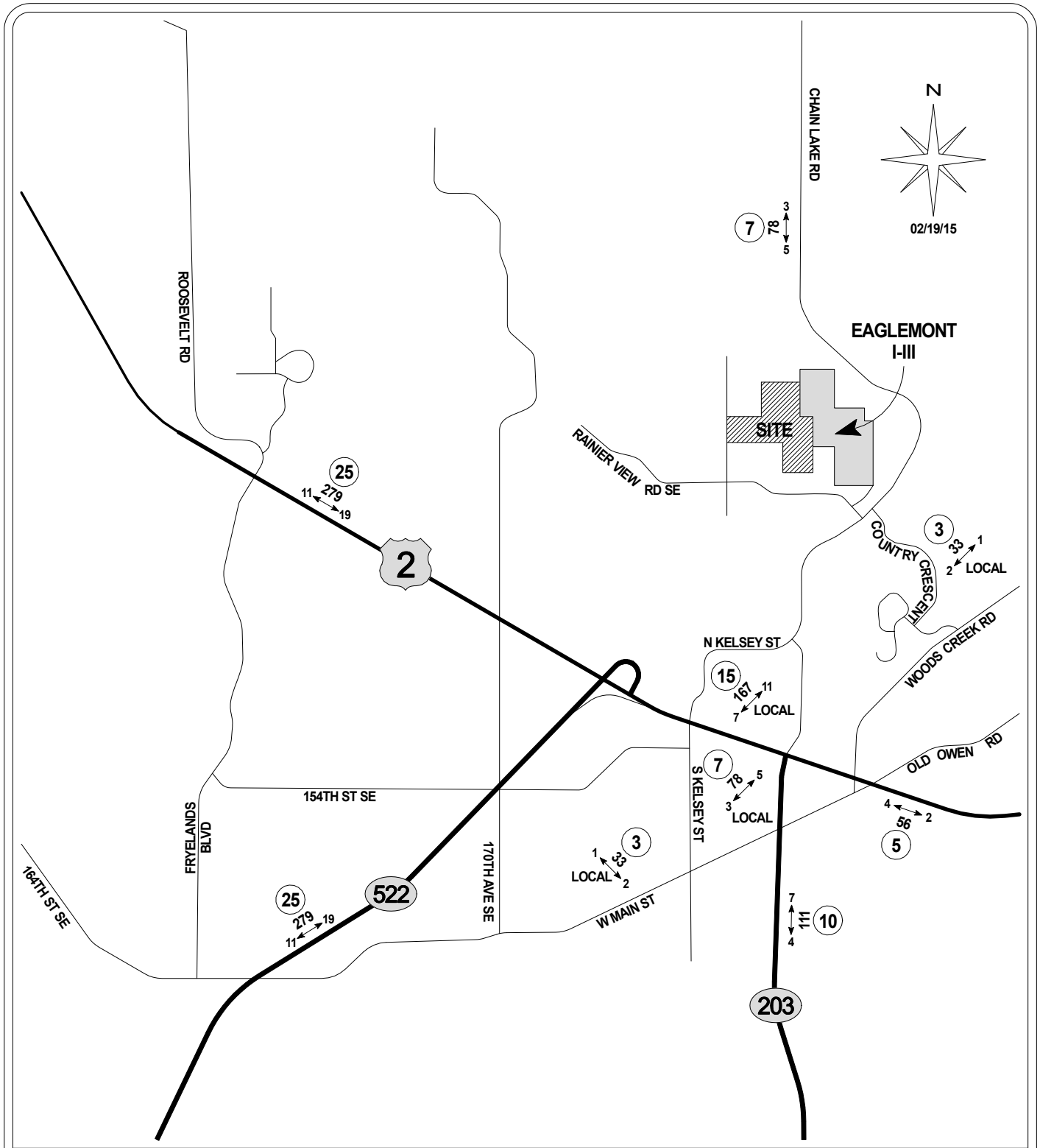
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

25 — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #15-045

EAGLEMONT IV-VIII
117 NEW SINGLE-FAMILY UNITS

CITY OF MONROE

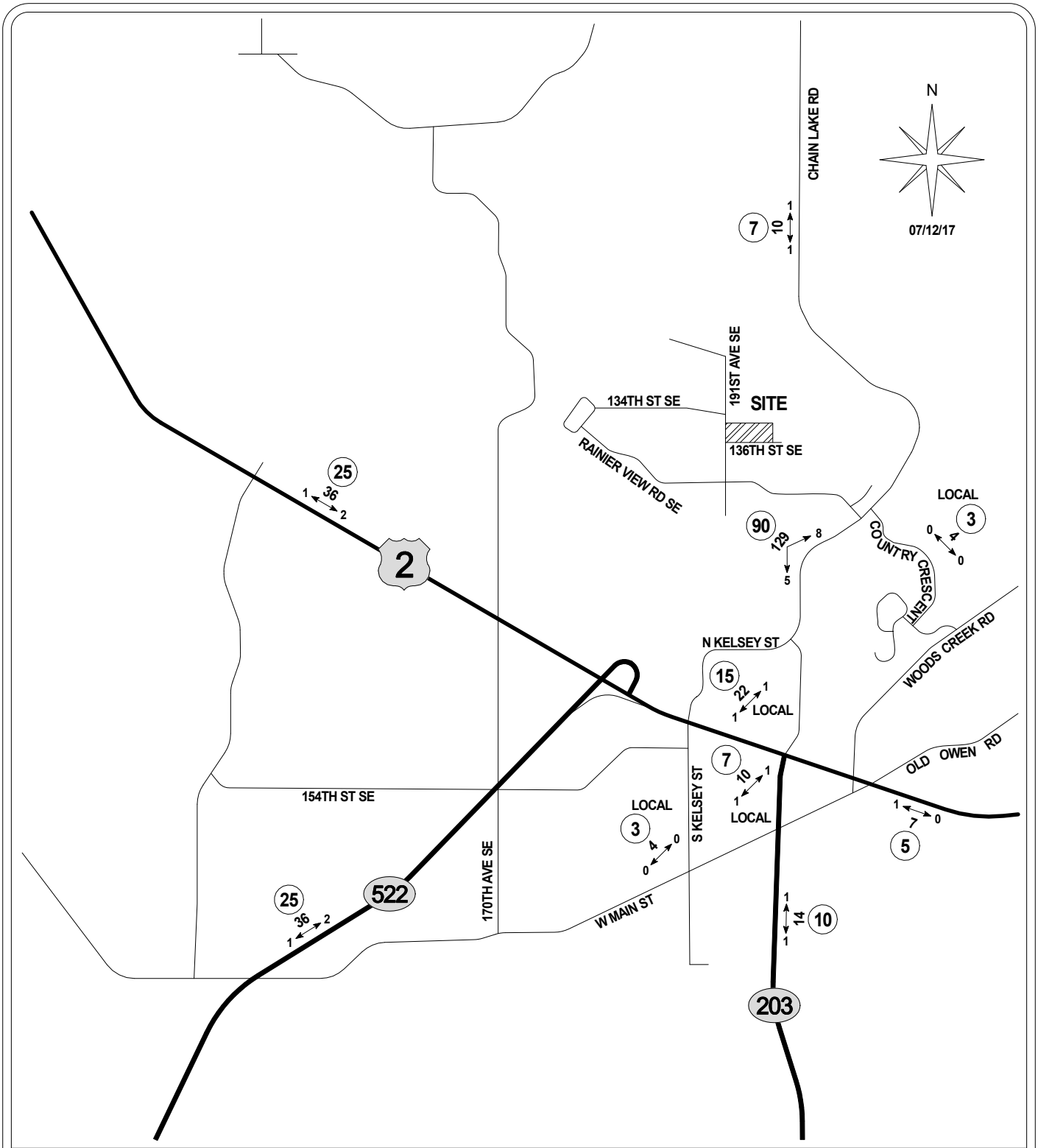
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #17-130

EAGLEMONT 5
15 NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

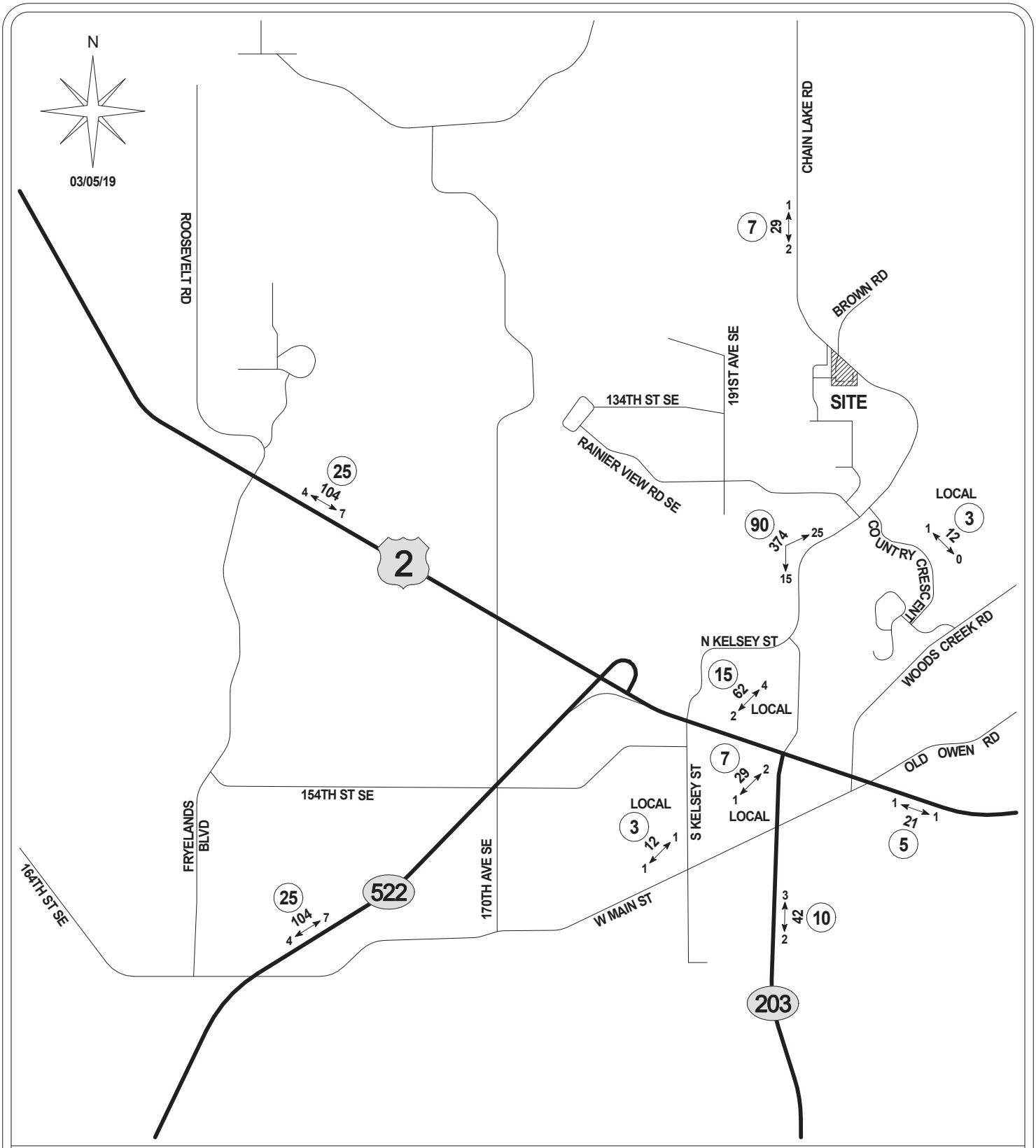
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

(XX) — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #18-042

EAGLEMONT 7
44 NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

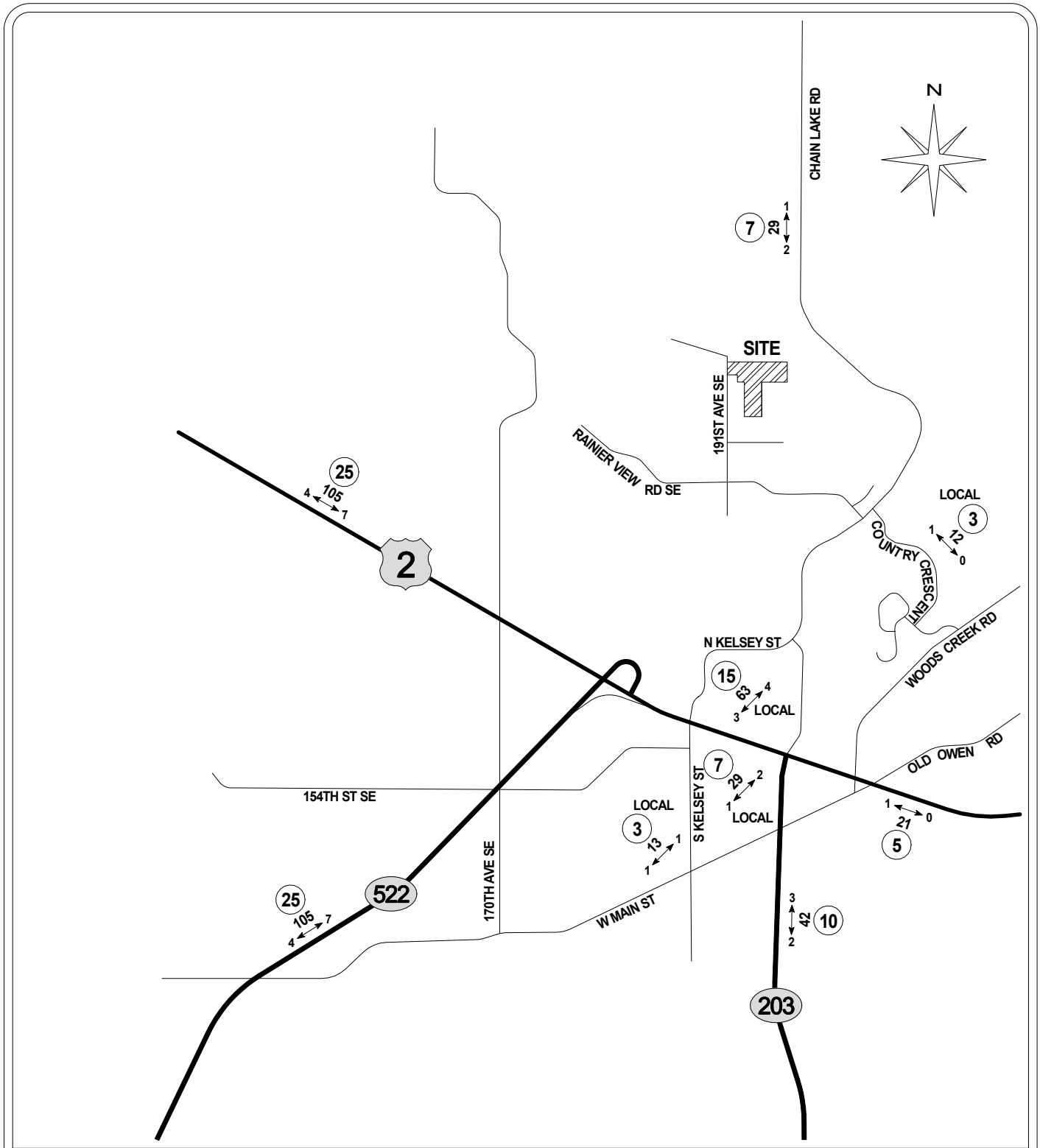
LEGEND

AWDT
PM ⟷ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #15-244

SKY VIEW RIDGE
44 NEW SINGLE-FAMILY UNITS

CITY OF MONROE

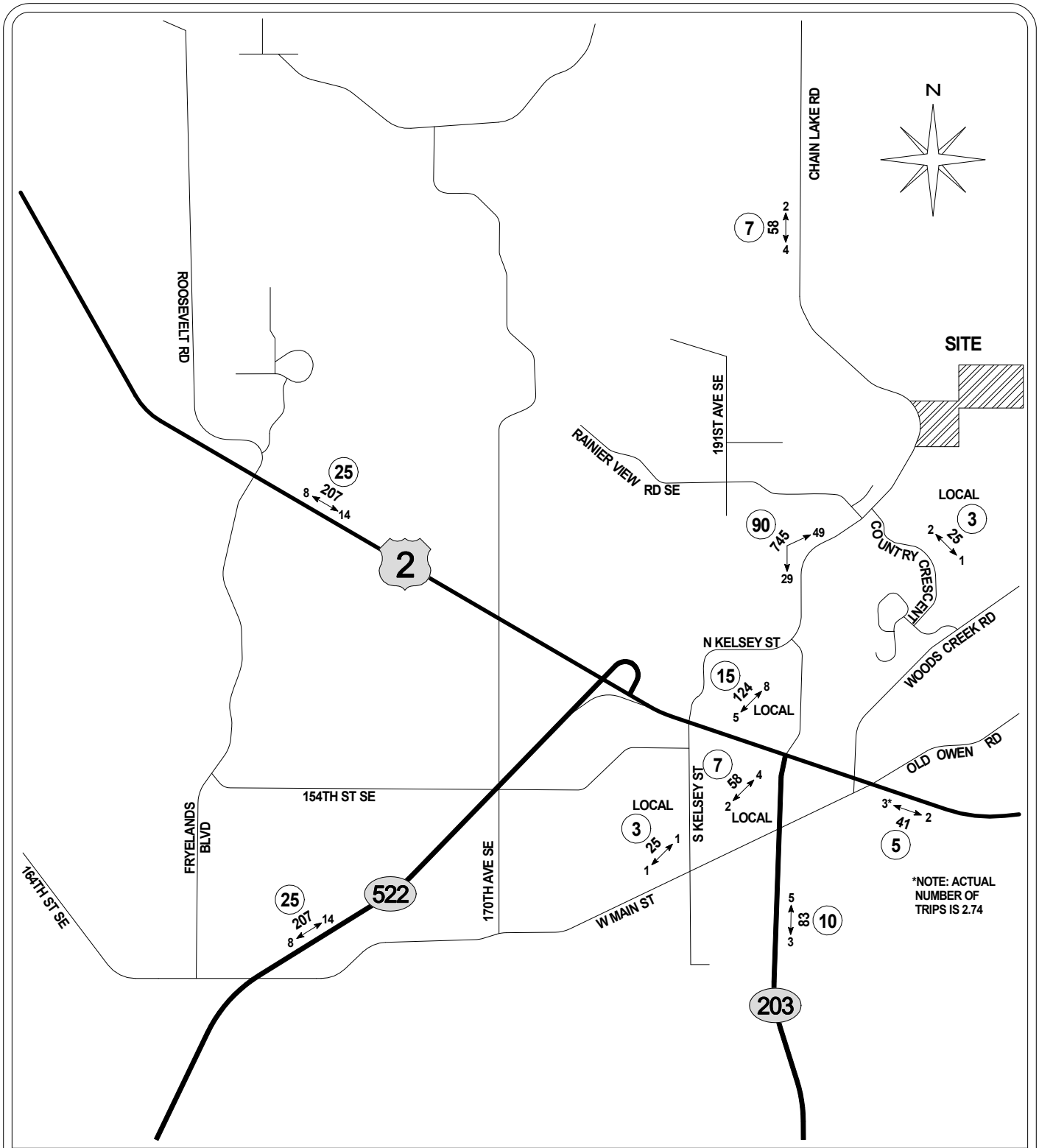
LEGEND

AWDT
PM ⟷ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 2
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #16-030

KLIER DEVELOPMENT
87 NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

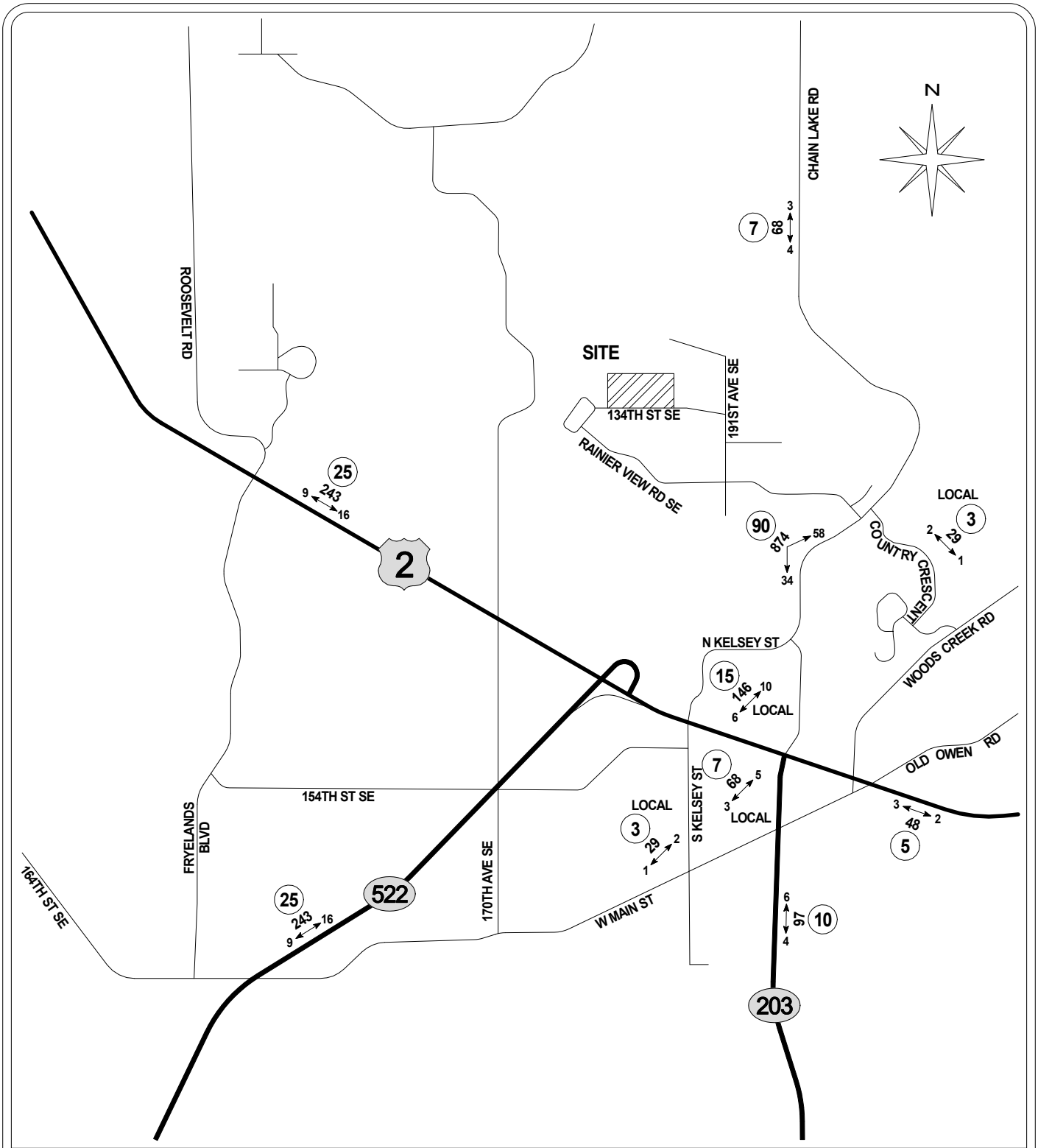
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #16-171

WORTHINGTON HEIGHTS
106 SINGLE FAMILY DWELLINGS

CITY OF MONROE

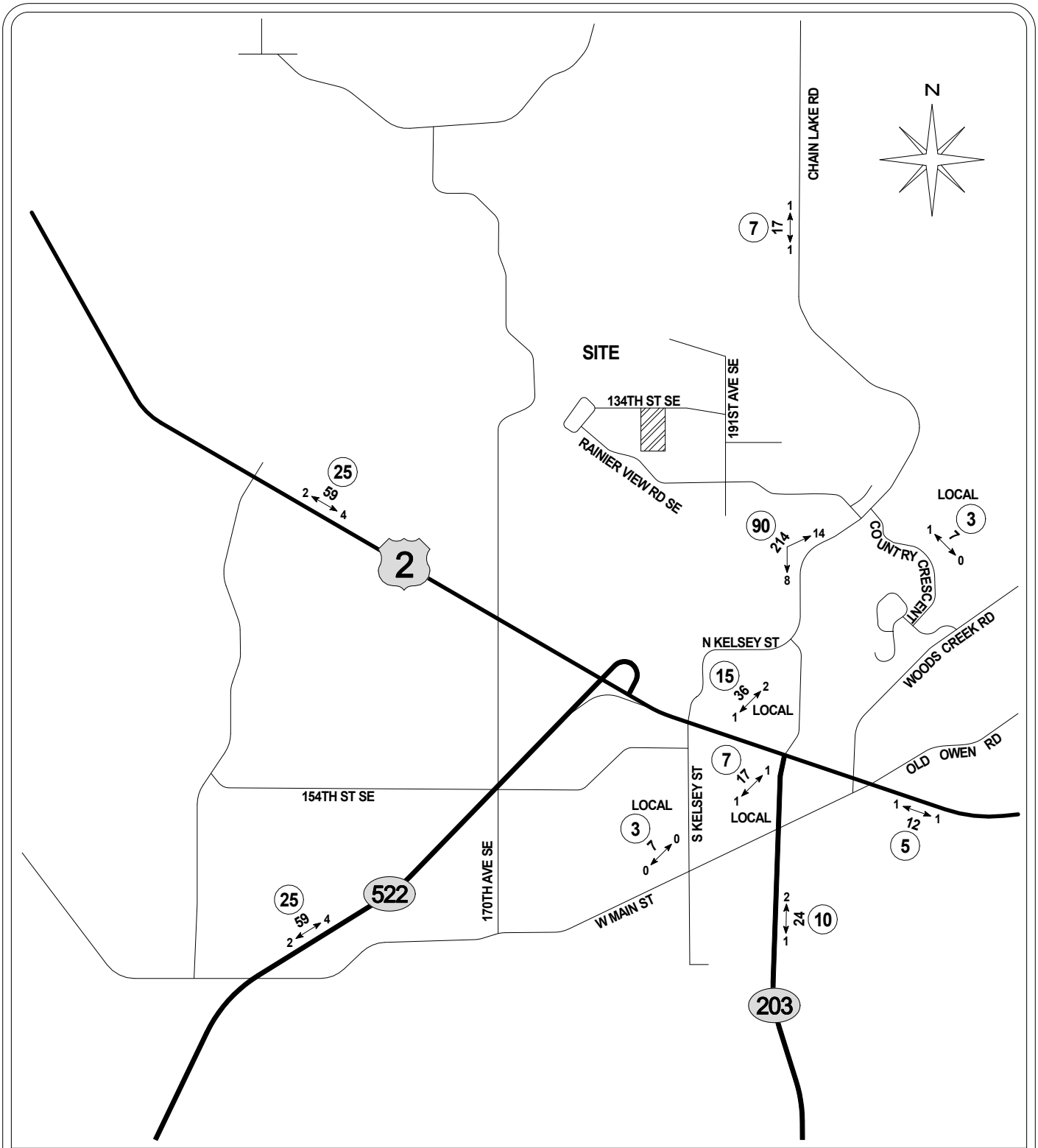
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

(XX) — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #16-165

RASPBERRY HILL
25 NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

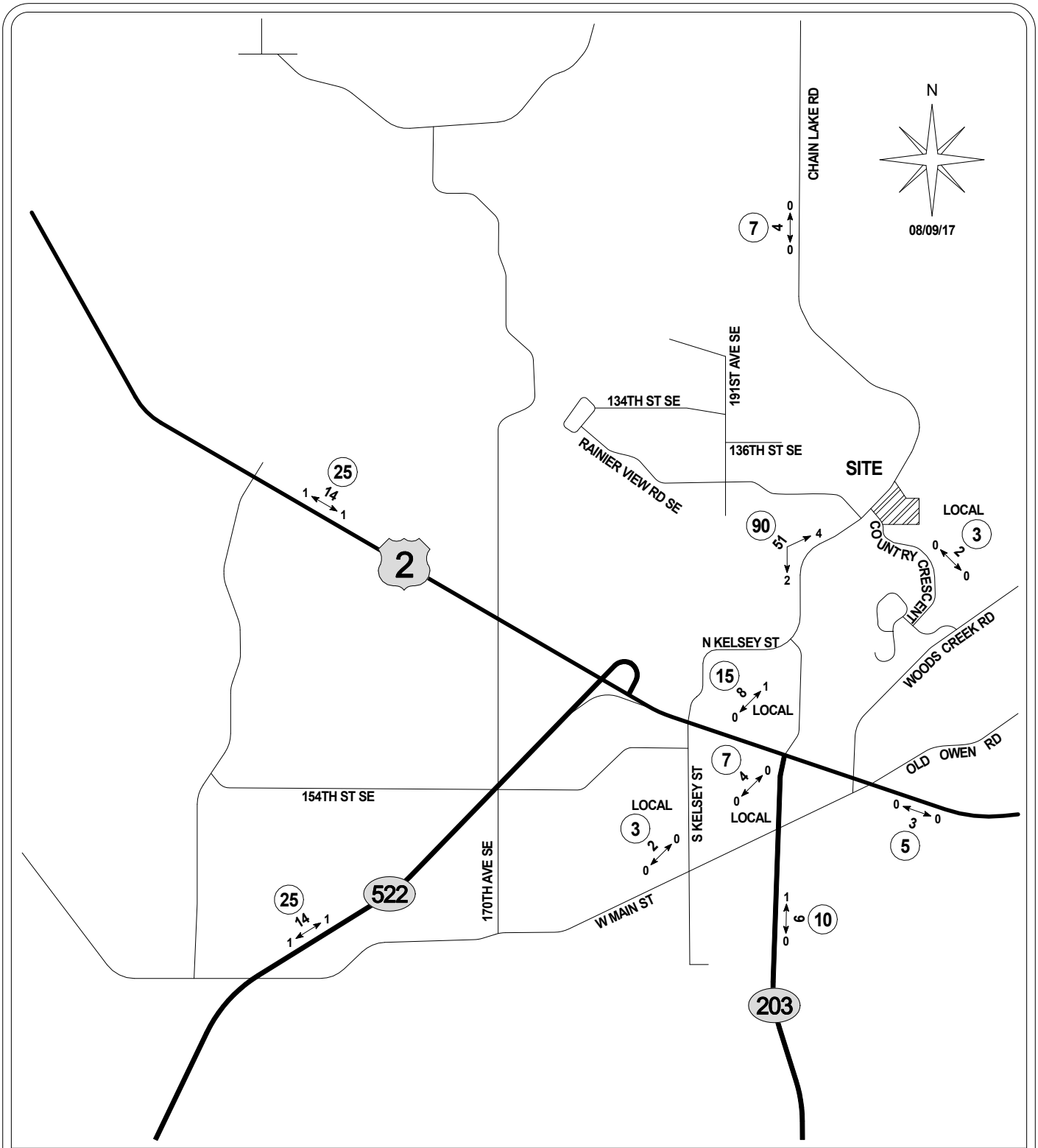
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

(XX) — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #17-167

CLOTHIER SHORT PLAT
6 NEW SINGLE FAMILY DWELLINGS

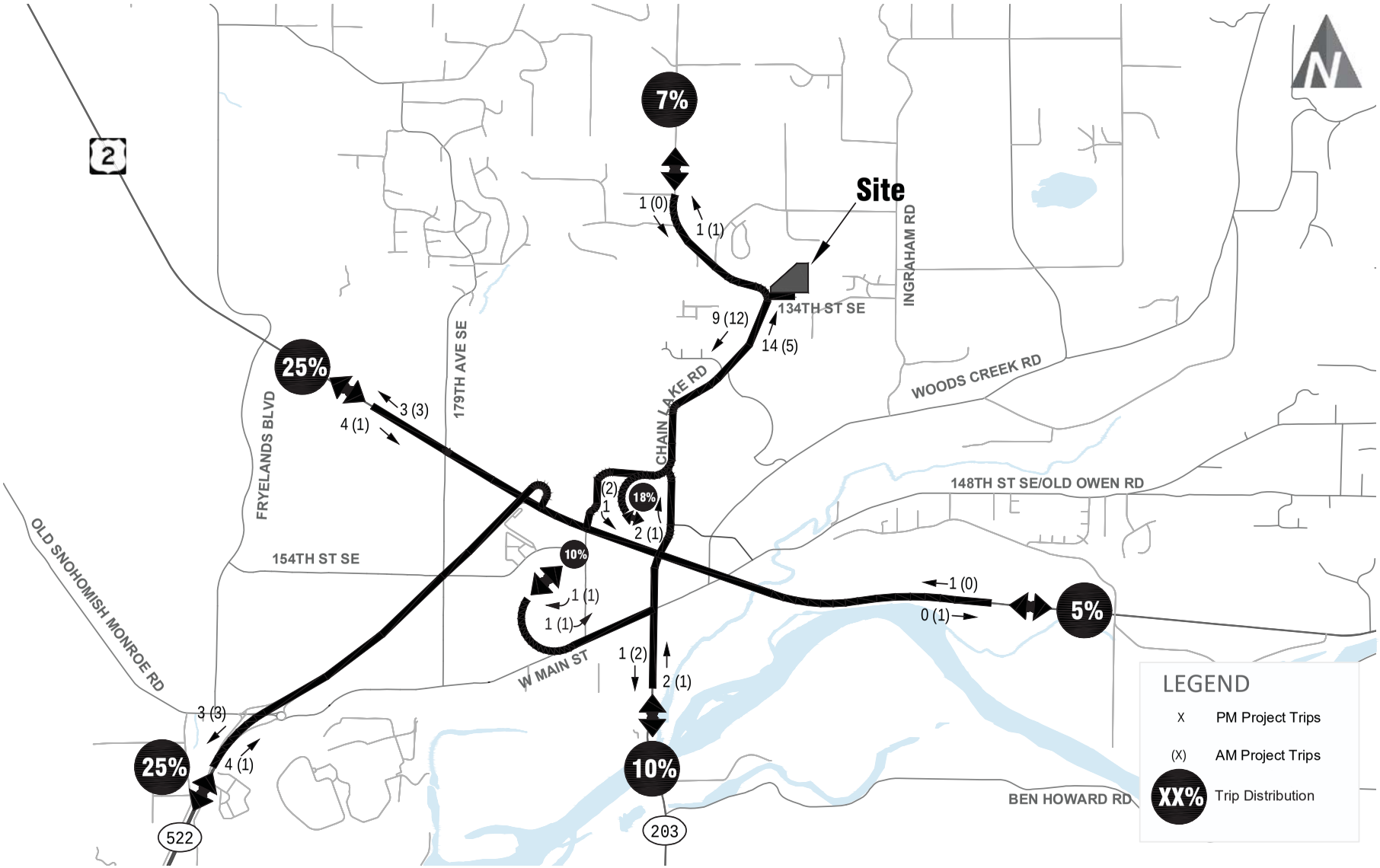
CITY OF MONROE

LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR



Vehicle Trip Distribution & Assignment

Woods Creek Highlands

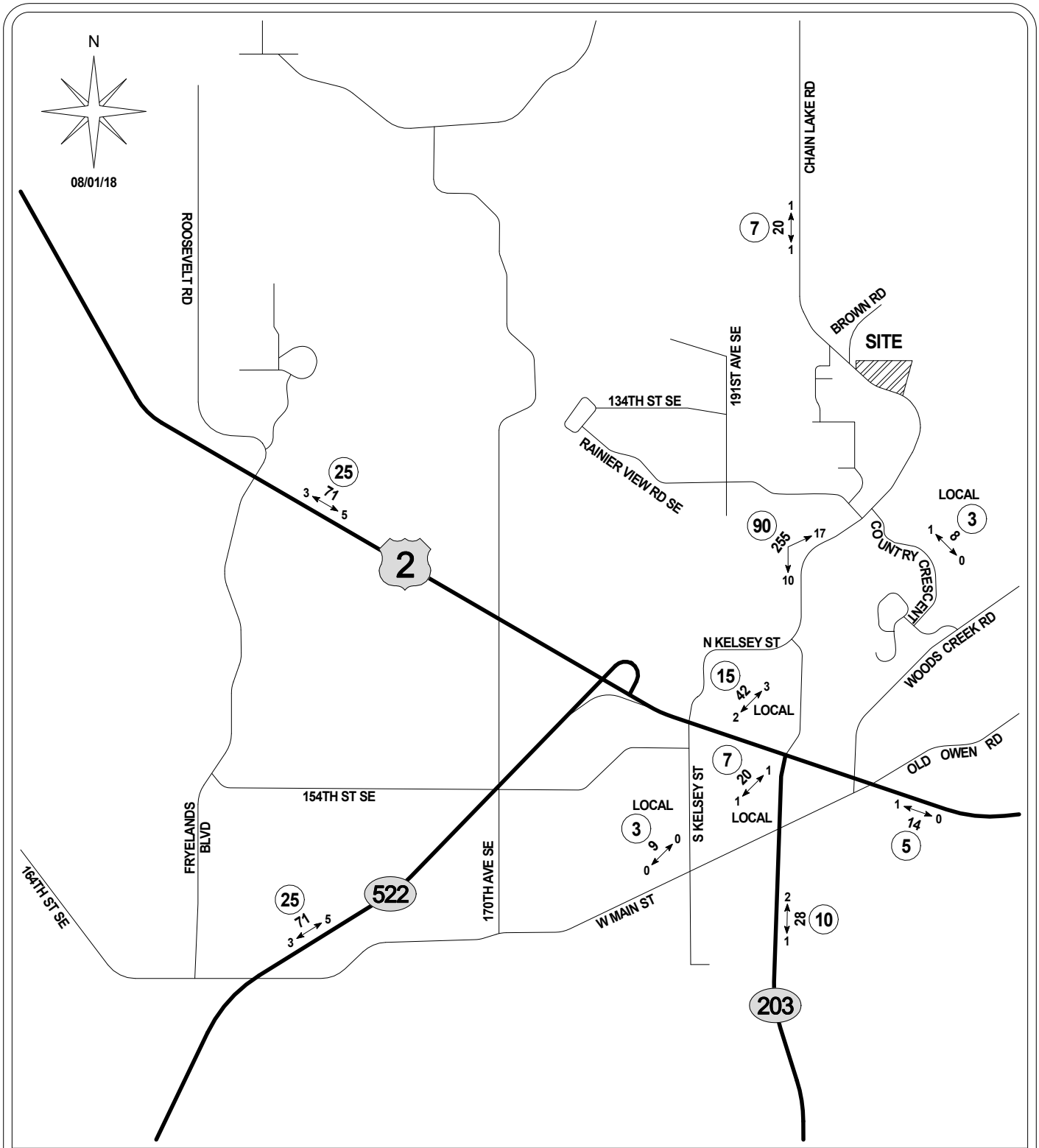
FIGURE 3

transpogroup
WHAT TRANSPORTATION CAN BE.

Oct 04, 2018 - 2:45pm jonathans M:\18\1.18295.00 - Woods Creek Highlands\Graphics\DWG\18295_Graphics.dwg Layout: Distribution

EXHIBIT 14

EXHIBIT 14



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #18-042

KESTREL RIDGE
30 NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

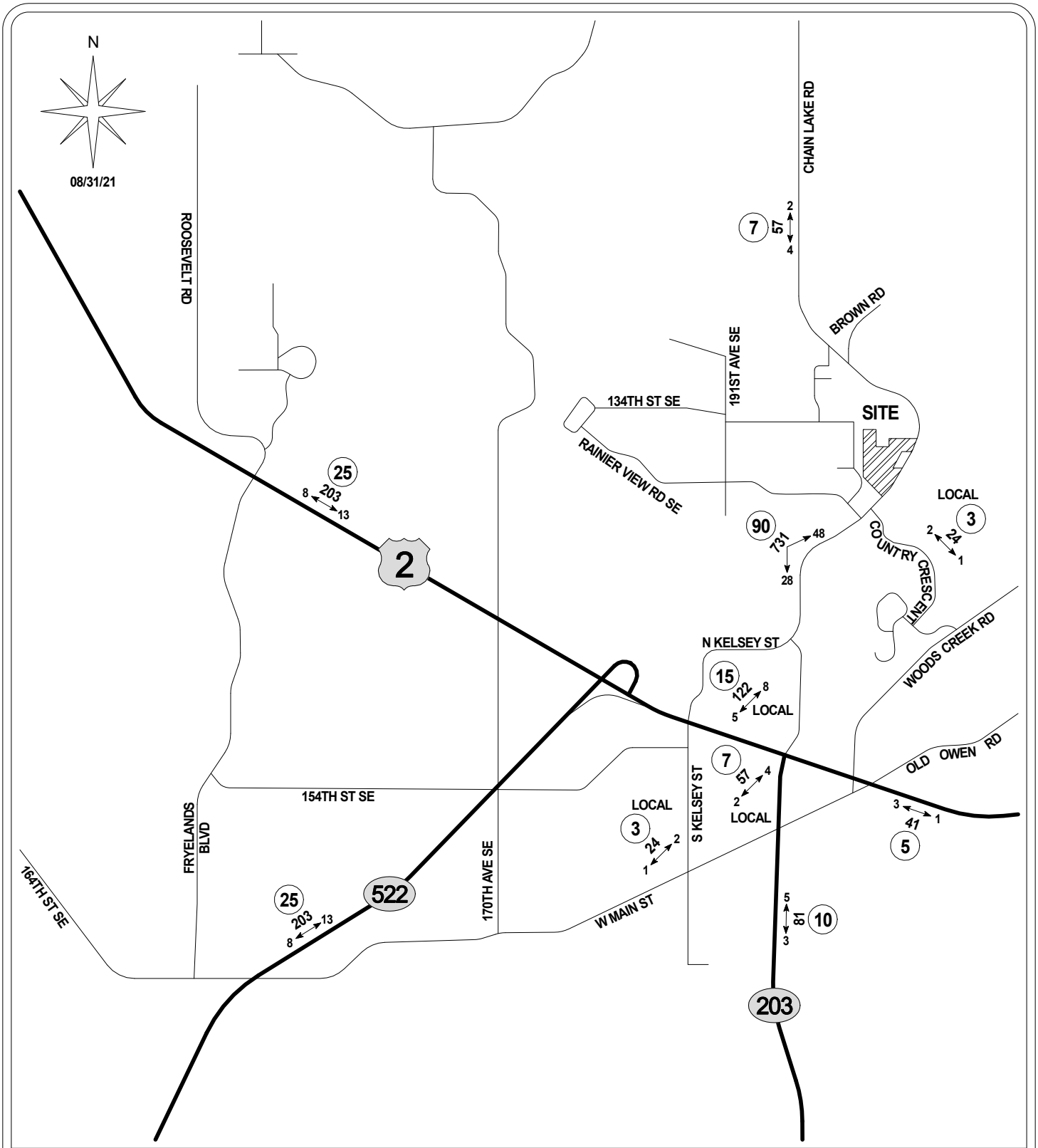
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP DISTRIBUTION
PM PEAK-HOUR

EXHIBIT 14



G IBSON T RAFFIC C ONSULTANTS

TRAFFIC IMPACT STUDY
GTC #18-334

GARIBALDI DEVELOPMENT
86 NET NEW SINGLE FAMILY DWELLINGS

CITY OF MONROE

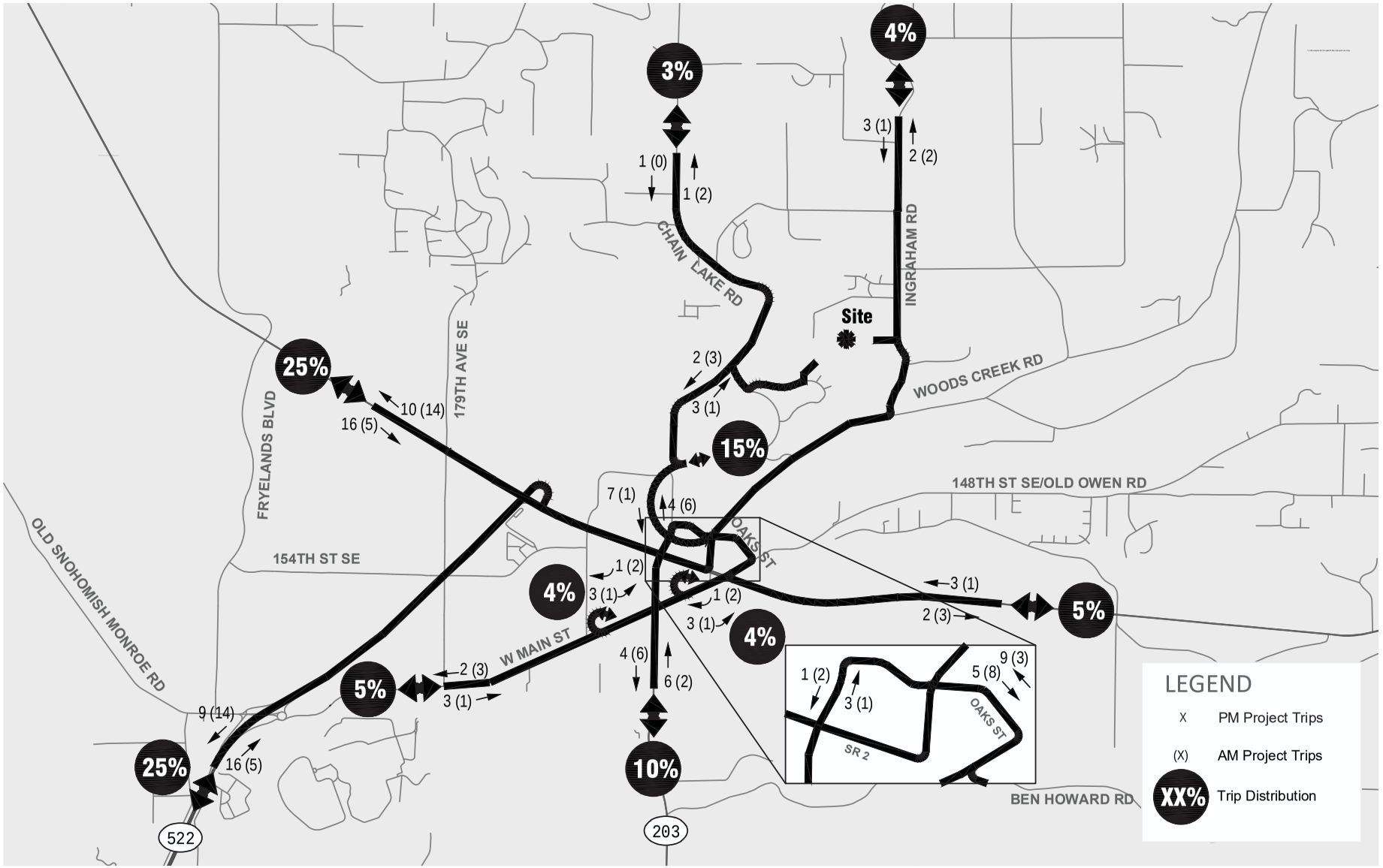
LEGEND

AWDT
PM ↔ PEAK — NEW SITE TRAFFIC (DAILY/PEAK-HOUR)

XX — TRIP DISTRIBUTION %

FIGURE 3

DEVELOPMENT TRIP DISTRIBUTION PM PEAK-HOUR



Vehicle Trip Distribution & Assignment

Woods Creek Vista

FIGURE 6

transpogroup
WHAT TRANSPORTATION CAN BE.

Jun 11, 2019 - 6:37am Jessical M:\18\1.18010.00 - Monroe Estates\Graphics\18010_Graphics.dwg Layout: Distribution

EXHIBIT 14

EXHIBIT 14

Level of Service Calculations

D

EXHIBIT 14

HCM 6th TWSC
1: Chain Lake Road & Eaglemont 7 Access/Brown Road

Cooper Ridge

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	58	0	10	0	244	98	11	121	0
Future Vol, veh/h	0	0	0	58	0	10	0	244	98	11	121	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	0	0	0	63	0	11	0	265	107	12	132	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	480	528	132	475	475	319	132	0	0	372	0	0
Stage 1	156	156	-	319	319	-	-	-	-	-	-	-
Stage 2	324	372	-	156	156	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	498	457	920	502	490	724	1459	-	-	1192	-	-
Stage 1	849	770	-	695	655	-	-	-	-	-	-	-
Stage 2	690	621	-	849	770	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	487	452	920	498	485	724	1459	-	-	1192	-	-
Mov Cap-2 Maneuver	487	452	-	498	485	-	-	-	-	-	-	-
Stage 1	849	762	-	695	655	-	-	-	-	-	-	-
Stage 2	680	621	-	840	762	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	13	0	0.7
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1459	-	-	-	522	1192	-	-
HCM Lane V/C Ratio	-	-	-	-	0.142	0.01	-	-
HCM Control Delay (s)	0	-	-	0	13	8.1	0	-
HCM Lane LOS	A	-	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0	-	-

EXHIBIT 14

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	15	404	98	17	209
Future Vol, veh/h	70	15	404	98	17	209
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	71	15	408	99	17	211

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	703	458	0	0	507	0
Stage 1	458	-	-	-	-	-
Stage 2	245	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	405	605	-	-	1063	-
Stage 1	639	-	-	-	-	-
Stage 2	798	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	399	605	-	-	1063	-
Mov Cap-2 Maneuver	399	-	-	-	-	-
Stage 1	639	-	-	-	-	-
Stage 2	785	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	0.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	399	605	1063	-
HCM Lane V/C Ratio	-	-	0.177	0.025	0.016	-
HCM Control Delay (s)	-	-	16	11.1	8.4	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.1	0	-

EXHIBIT 14

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	93	153	499	269	10
Future Vol, veh/h	3	93	153	499	269	10
Conflicting Peds, #/hr	0	0	4	0	0	4
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	3	94	155	504	272	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1095	281	286	0	-	0
Stage 1	281	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.11	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-	-	-
Pot Cap-1 Maneuver	238	760	1282	-	-	-
Stage 1	769	-	-	-	-	-
Stage 2	437	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	208	757	1277	-	-	-
Mov Cap-2 Maneuver	208	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	435	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11	1.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1277	-	699	-	-
HCM Lane V/C Ratio	0.121	-	0.139	-	-
HCM Control Delay (s)	8.2	-	11	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.4	-	0.5	-	-

EXHIBIT 14

SITE LAYOUT

Site: 4 [Existing Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

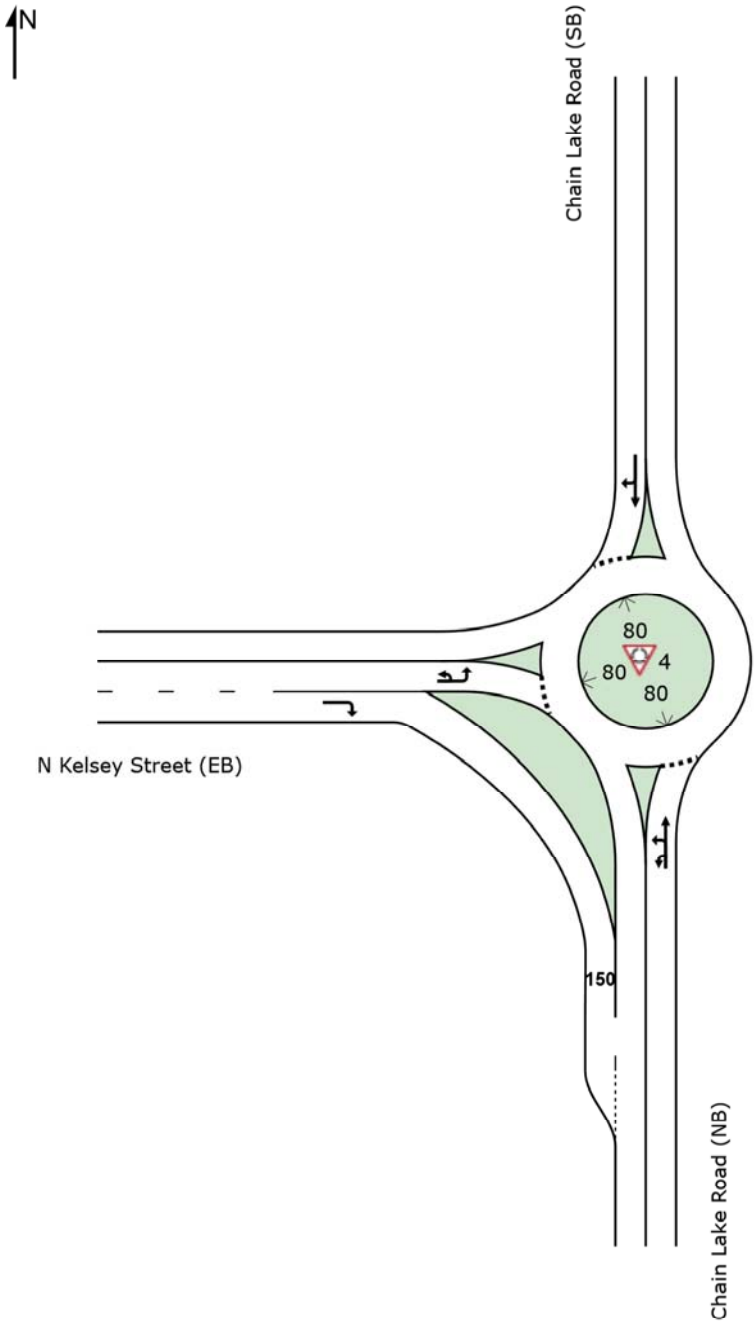


EXHIBIT 14

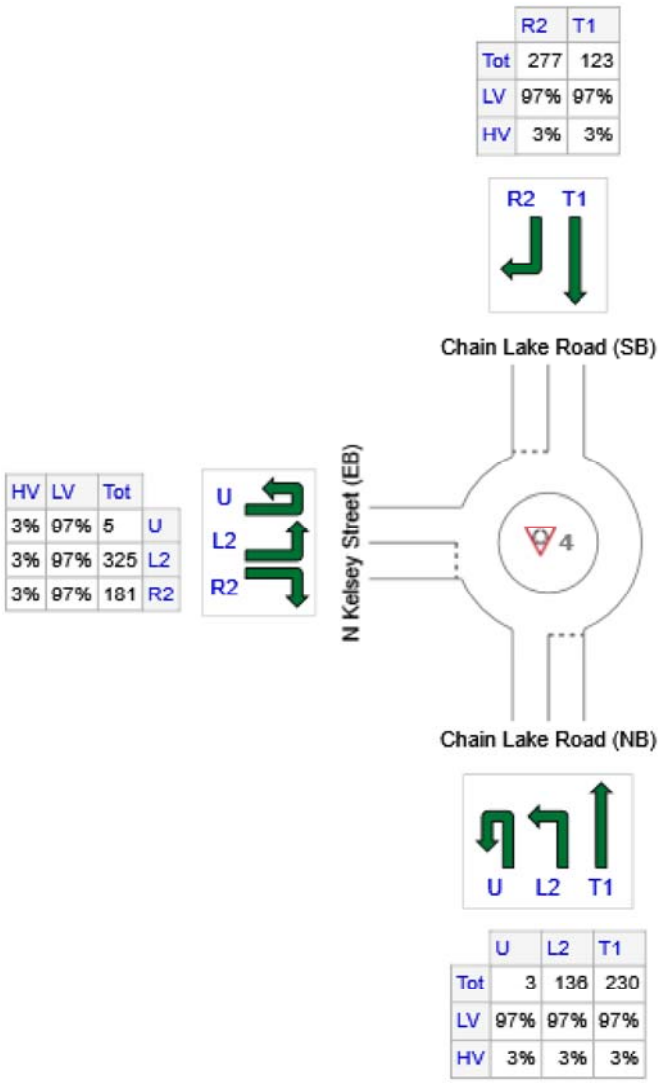
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 4 [Existing Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Chain Lake Road (NB)	369	358	11
N: Chain Lake Road (SB)	400	388	12
W: N Kelsey Street (EB)	511	496	15
Total	1280	1242	38

EXHIBIT 14

MOVEMENT SUMMARY

Site: 4 [Existing Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: Chain Lake Road (NB)												
3u	U	3	3.0	0.397	14.2	LOS B	2.7	68.8	0.63	0.71	0.63	35.2
3	L2	146	3.0	0.397	12.0	LOS B	2.7	68.8	0.63	0.71	0.63	34.5
8	T1	247	3.0	0.397	6.7	LOS A	2.7	68.8	0.63	0.71	0.63	34.6
Approach		397	3.0	0.397	8.7	LOS A	2.7	68.8	0.63	0.71	0.63	34.5
North: Chain Lake Road (SB)												
4	T1	132	3.0	0.369	5.3	LOS A	2.7	68.1	0.46	0.54	0.46	36.2
14	R2	298	3.0	0.369	5.2	LOS A	2.7	68.1	0.46	0.54	0.46	35.2
Approach		430	3.0	0.369	5.2	LOS A	2.7	68.1	0.46	0.54	0.46	35.5
West: N Kelsey Street (EB)												
5u	U	5	3.0	0.248	12.3	LOS B	1.6	40.7	0.35	0.62	0.35	34.4
5	L2	349	3.0	0.248	10.1	LOS B	1.6	40.7	0.35	0.62	0.35	33.8
12	R2	195	3.0	0.120	3.8	LOS A	0.0	0.0	0.00	0.47	0.00	36.8
Approach		549	3.0	0.248	7.9	LOS A	1.6	40.7	0.23	0.57	0.23	34.8
All Vehicles		1376	3.0	0.397	7.3	LOS A	2.7	68.8	0.42	0.60	0.42	34.9

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	15	75	0	13	26	332	127	14	180	2
Future Vol, veh/h	1	0	15	75	0	13	26	332	127	14	180	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	1	0	16	82	0	14	28	361	138	15	196	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	720	782	197	721	714	430	198	0	0	499	0	0
Stage 1	227	227	-	486	486	-	-	-	-	-	-	-
Stage 2	493	555	-	235	228	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	344	327	847	344	358	627	1381	-	-	1070	-	-
Stage 1	778	718	-	565	553	-	-	-	-	-	-	-
Stage 2	560	515	-	770	717	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	325	312	847	326	342	627	1381	-	-	1070	-	-
Mov Cap-2 Maneuver	325	312	-	326	342	-	-	-	-	-	-	-
Stage 1	755	707	-	549	537	-	-	-	-	-	-	-
Stage 2	532	500	-	743	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	19.1	0.4	0.6
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1381	-	-	770	351	1070	-	-
HCM Lane V/C Ratio	0.02	-	-	0.023	0.273	0.014	-	-
HCM Control Delay (s)	7.7	0	-	9.8	19.1	8.4	0	-
HCM Lane LOS	A	A	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	1.1	0	-	-

Intersection	
Int Delay, s/veh	3.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	107	26	698	145	25	381
Future Vol, veh/h	107	26	698	145	25	381
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	108	26	705	146	25	385

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	778	0	0	851	0
Stage 1	778	-	-	-	-	-
Stage 2	435	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	202	398	-	-	792	-
Stage 1	455	-	-	-	-	-
Stage 2	655	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	196	398	-	-	792	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	455	-	-	-	-	-
Stage 2	634	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	38.2	0	0.6
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	196	398	792	-
HCM Lane V/C Ratio	-	-	0.551	0.066	0.032	-
HCM Control Delay (s)	-	-	43.9	14.7	9.7	-
HCM Lane LOS	-	-	E	B	A	-
HCM 95th %tile Q(veh)	-	-	2.9	0.2	0.1	-

EXHIBIT 14

Intersection	
Int Delay, s/veh	8.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	224	376	828	456	32
Future Vol, veh/h	15	224	376	828	456	32
Conflicting Peds, #/hr	0	0	4	0	0	4
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	15	226	380	836	461	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2077	481	497	0	-	0
Stage 1	481	-	-	-	-	-
Stage 2	1596	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.11	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-	-	-
Pot Cap-1 Maneuver	59	587	1072	-	-	-
Stage 1	624	-	-	-	-	-
Stage 2	184	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	38	585	1068	-	-	-
Mov Cap-2 Maneuver	38	-	-	-	-	-
Stage 1	400	-	-	-	-	-
Stage 2	183	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	49	3.2	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1068	-	307	-	-
HCM Lane V/C Ratio	0.356	-	0.786	-	-
HCM Control Delay (s)	10.2	-	49	-	-
HCM Lane LOS	B	-	E	-	-
HCM 95th %tile Q(veh)	1.6	-	6.3	-	-

EXHIBIT 14

SITE LAYOUT

Site: 4 [2031 Baseline Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

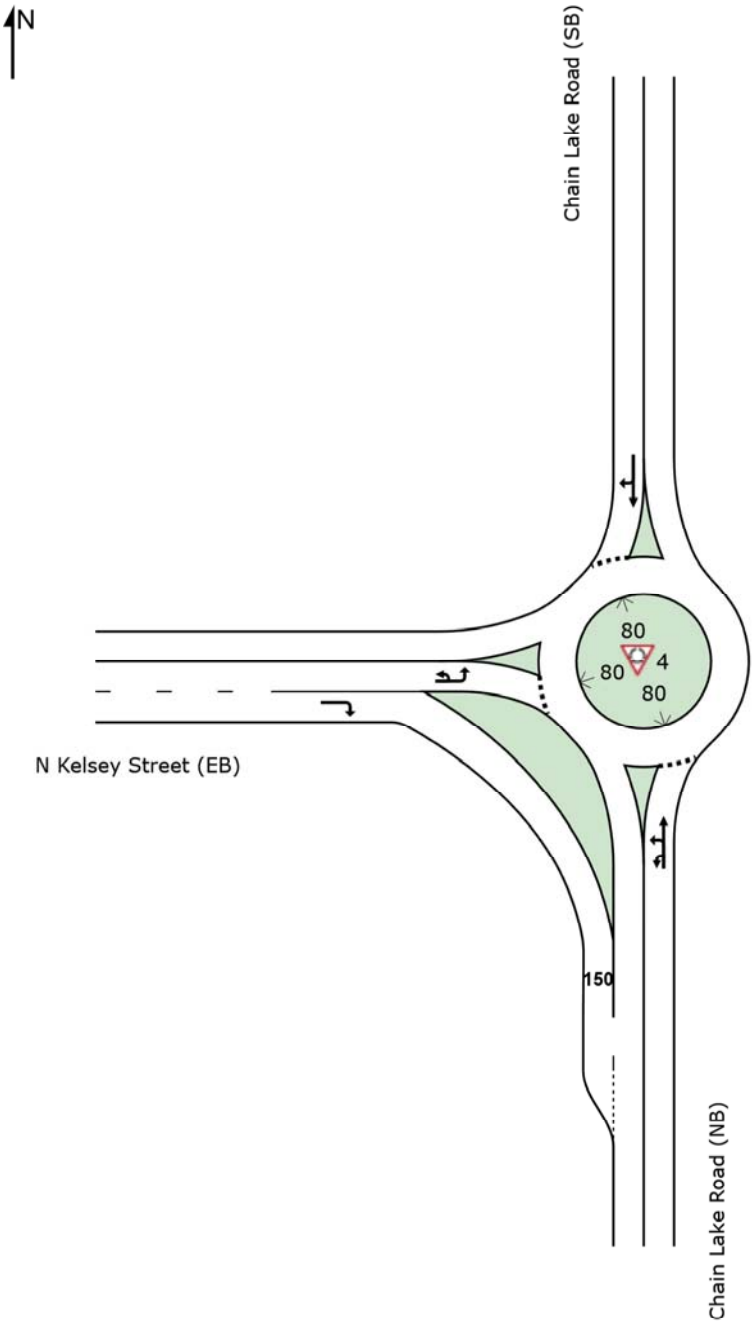


EXHIBIT 14

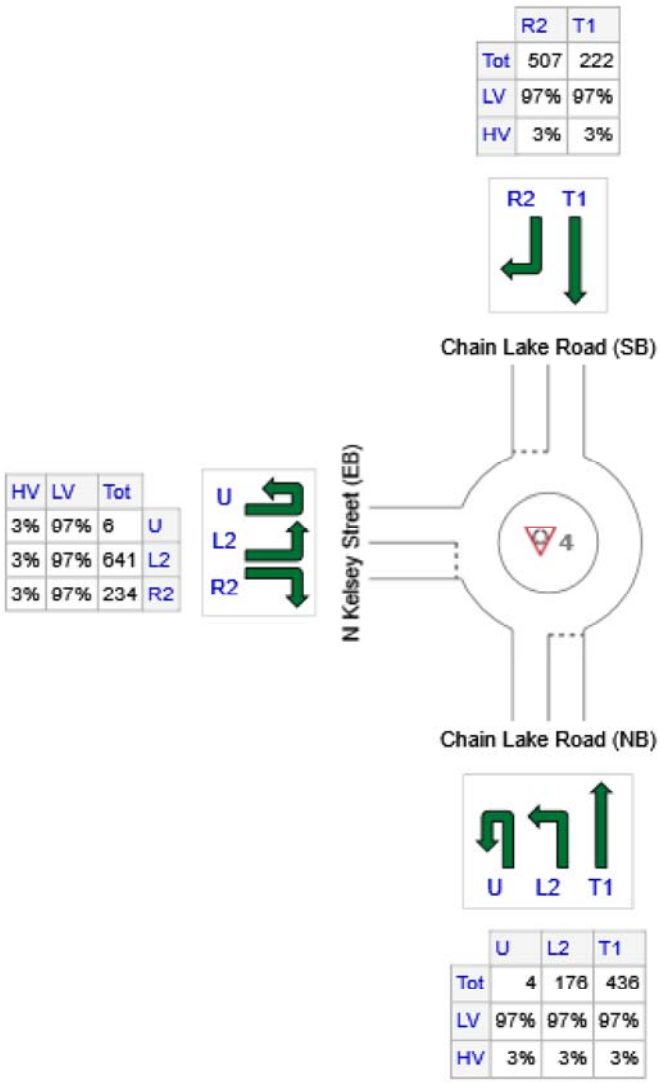
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 4 [2031 Baseline Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Chain Lake Road (NB)	616	598	18
N: Chain Lake Road (SB)	729	707	22
W: N Kelsey Street (EB)	881	855	26
Total	2226	2159	67

EXHIBIT 14

MOVEMENT SUMMARY

Site: 4 [2031 Baseline Conditions]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: Chain Lake Road (NB)												
3u	U	4	3.0	0.974	49.9	LOS E	25.3	647.5	1.00	1.69	2.76	23.0
3	L2	189	3.0	0.974	47.6	LOS E	25.3	647.5	1.00	1.69	2.76	22.7
8	T1	469	3.0	0.974	42.4	LOS E	25.3	647.5	1.00	1.69	2.76	22.7
Approach		662	3.0	0.974	43.9	LOS D	25.3	647.5	1.00	1.69	2.76	22.7
North: Chain Lake Road (SB)												
4	T1	239	3.0	0.719	7.3	LOS A	9.1	234.0	0.82	0.70	0.87	35.3
14	R2	545	3.0	0.719	7.1	LOS A	9.1	234.0	0.82	0.70	0.87	34.3
Approach		784	3.0	0.719	7.2	LOS A	9.1	234.0	0.82	0.70	0.87	34.6
West: N Kelsey Street (EB)												
5u	U	6	3.0	0.542	13.3	LOS B	4.9	125.8	0.65	0.69	0.65	33.7
5	L2	689	3.0	0.542	11.0	LOS B	4.9	125.8	0.65	0.69	0.65	33.1
12	R2	252	3.0	0.155	3.8	LOS A	0.0	0.0	0.00	0.47	0.00	36.8
Approach		947	3.0	0.542	9.1	LOS A	4.9	125.8	0.48	0.63	0.48	34.0
All Vehicles		2394	3.0	0.974	18.1	LOS B	25.3	647.5	0.74	0.95	1.24	30.0

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	15	75	0	13	26	333	127	14	181	2
Future Vol, veh/h	1	0	15	75	0	13	26	333	127	14	181	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	1	0	16	82	0	14	28	362	138	15	197	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	722	784	198	723	716	431	199	0	0	500	0	0
Stage 1	228	228	-	487	487	-	-	-	-	-	-	-
Stage 2	494	556	-	236	229	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	343	326	846	343	357	626	1379	-	-	1069	-	-
Stage 1	777	717	-	564	552	-	-	-	-	-	-	-
Stage 2	559	514	-	769	717	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	324	311	846	325	341	626	1379	-	-	1069	-	-
Mov Cap-2 Maneuver	324	311	-	325	341	-	-	-	-	-	-	-
Stage 1	754	706	-	548	536	-	-	-	-	-	-	-
Stage 2	531	499	-	742	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	19.1	0.4	0.6
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1379	-	-	769	350	1069	-	-
HCM Lane V/C Ratio	0.02	-	-	0.023	0.273	0.014	-	-
HCM Control Delay (s)	7.7	0	-	9.8	19.1	8.4	0	-
HCM Lane LOS	A	A	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	1.1	0	-	-

EXHIBIT 14

Intersection	
Int Delay, s/veh	3.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	108	26	699	145	25	382
Future Vol, veh/h	108	26	699	145	25	382
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	109	26	706	146	25	386

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1215	779	0	0	852	0
Stage 1	779	-	-	-	-	-
Stage 2	436	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	201	397	-	-	791	-
Stage 1	454	-	-	-	-	-
Stage 2	654	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	195	397	-	-	791	-
Mov Cap-2 Maneuver	195	-	-	-	-	-
Stage 1	454	-	-	-	-	-
Stage 2	633	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	38.8	0	0.6
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	195	397	791	-
HCM Lane V/C Ratio	-	-	0.559	0.066	0.032	-
HCM Control Delay (s)	-	-	44.6	14.7	9.7	-
HCM Lane LOS	-	-	E	B	A	-
HCM 95th %tile Q(veh)	-	-	3	0.2	0.1	-

Intersection	
Int Delay, s/veh	10.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	235	394	828	456	34
Future Vol, veh/h	16	235	394	828	456	34
Conflicting Peds, #/hr	0	0	4	0	0	4
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	16	237	398	836	461	34

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2114	482	499	0	-	0
Stage 1	482	-	-	-	-	-
Stage 2	1632	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.11	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-	-	-
Pot Cap-1 Maneuver	56	586	1070	-	-	-
Stage 1	623	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	35	584	1066	-	-	-
Mov Cap-2 Maneuver	35	-	-	-	-	-
Stage 1	389	-	-	-	-	-
Stage 2	175	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	63.2	3.3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1066	-	292	-	-
HCM Lane V/C Ratio	0.373	-	0.868	-	-
HCM Control Delay (s)	10.4	-	63.2	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	1.8	-	7.6	-	-

EXHIBIT 14

SITE LAYOUT

Site: 4 [2031 Future Conditions w Development]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

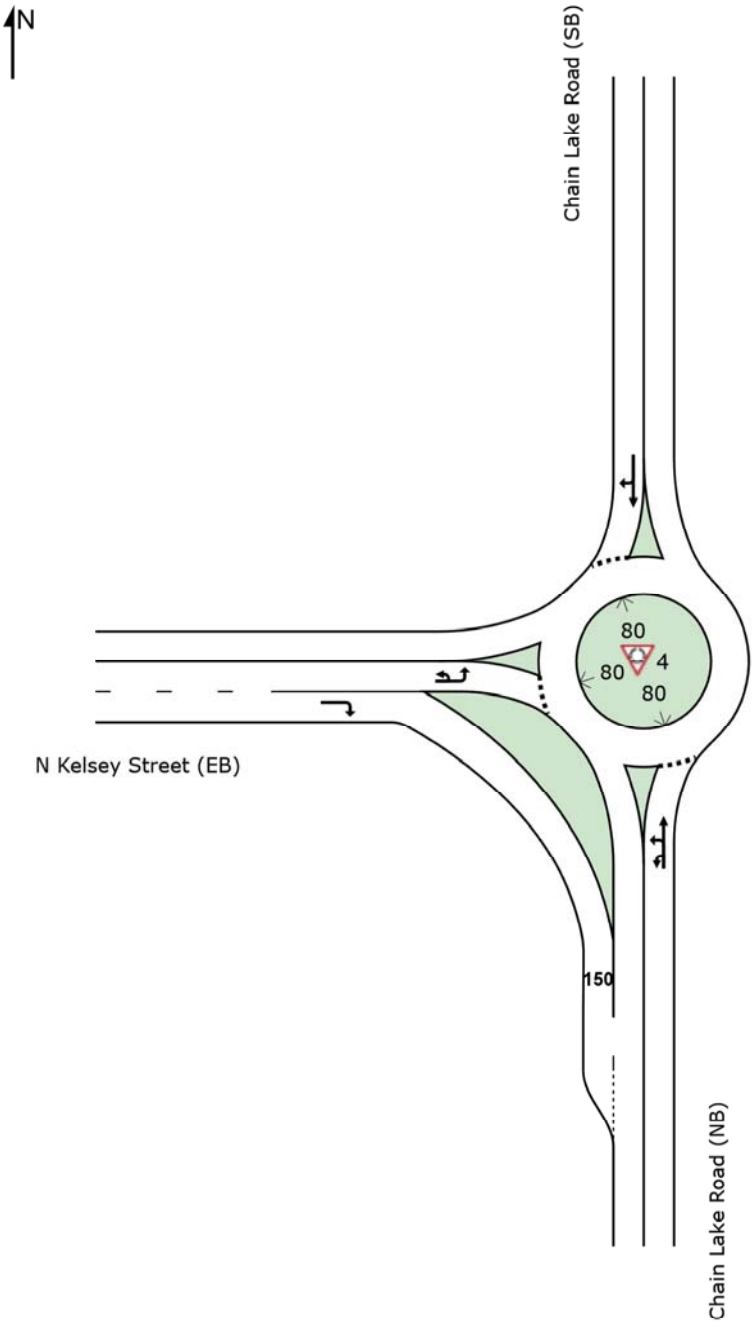


EXHIBIT 14

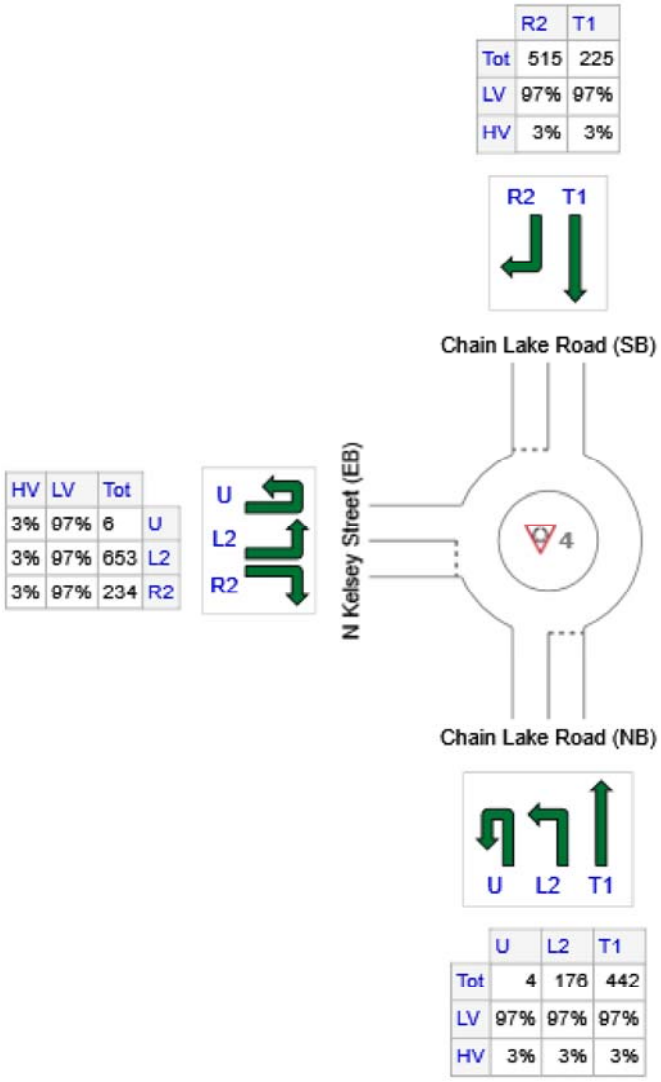
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 4 [2031 Future Conditions w Development]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Chain Lake Road (NB)	622	603	19
N: Chain Lake Road (SB)	740	718	22
W: N Kelsey Street (EB)	893	866	27
Total	2255	2187	68

EXHIBIT 14

MOVEMENT SUMMARY

Site: 4 [2031 Future Conditions w Development]

Chain Lake Road at N Kelsey Street
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: Chain Lake Road (NB)												
3u	U	4	3.0	1.003	57.1	LOS F	28.7	734.2	1.00	1.81	3.06	21.4
3	L2	189	3.0	1.003	54.8	LOS F	28.7	734.2	1.00	1.81	3.06	21.1
8	T1	475	3.0	1.003	49.6	LOS F	28.7	734.2	1.00	1.81	3.06	21.2
Approach		669	3.0	1.003	51.1	LOS D	28.7	734.2	1.00	1.81	3.06	21.2
North: Chain Lake Road (SB)												
4	T1	242	3.0	0.730	7.5	LOS A	9.6	245.0	0.84	0.70	0.89	35.2
14	R2	554	3.0	0.730	7.3	LOS A	9.6	245.0	0.84	0.70	0.89	34.3
Approach		796	3.0	0.730	7.4	LOS A	9.6	245.0	0.84	0.70	0.89	34.6
West: N Kelsey Street (EB)												
5u	U	6	3.0	0.554	13.3	LOS B	5.1	130.4	0.67	0.69	0.67	33.7
5	L2	702	3.0	0.554	11.1	LOS B	5.1	130.4	0.67	0.69	0.67	33.1
12	R2	252	3.0	0.155	3.8	LOS A	0.0	0.0	0.00	0.47	0.00	36.8
Approach		960	3.0	0.554	9.2	LOS A	5.1	130.4	0.49	0.63	0.49	34.0
All Vehicles		2425	3.0	1.003	20.2	LOS C	28.7	734.2	0.74	0.98	1.33	29.2

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

EXHIBIT 14

Existing Conditions

	Total Volume	Delay (Sec)	Vol* Delay
Brown	543	13.0	7059
Country Crescent	813	15.1	12276.3
Rainer	1027	11.0	11297
Totals	2383		30632.3
Level of Service		**12.9**	**B**

2031 Baseline Conditions

	Total Volume	Delay (Sec)	Vol* Delay
Brown	785	19.1	14993.5
Country Crescent	1382	38.2	52792.4
Rainer	1931	49.0	94619
Totals	4098		162404.9
Level of Service		**39.6**	**D**

2031 Future with Development Conditions

	Total Volume	Delay (Sec)	Vol* Delay
Brown	787	19.1	15031.7
Country Crescent	1385	38.8	53738
Rainer	1963	63.2	124061.6
Totals	4135		192831.3
Level of Service		**46.6**	**D**

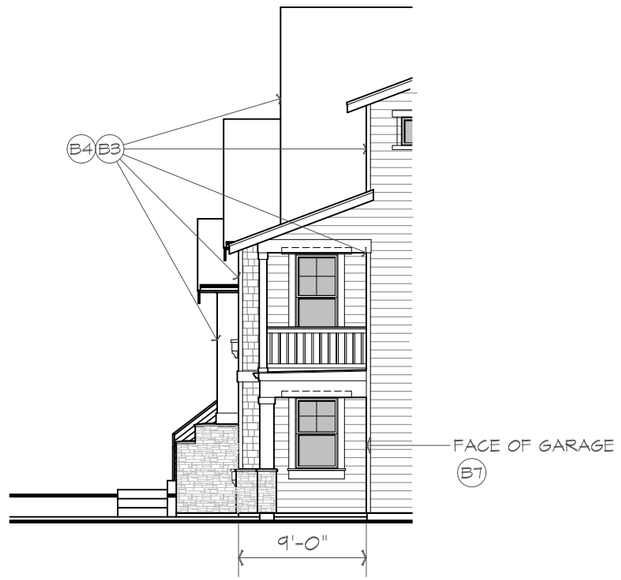
EXHIBIT 15

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10/18/2021
CITY OF MONROE

TUCK-UNDER PLAN



FRONT ELEVATION

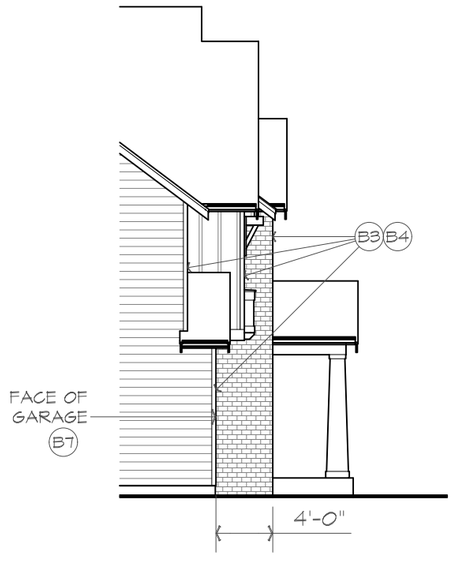


RIGHT ELEVATION
(PARTIAL)

STANDARD PLAN



FRONT ELEVATION

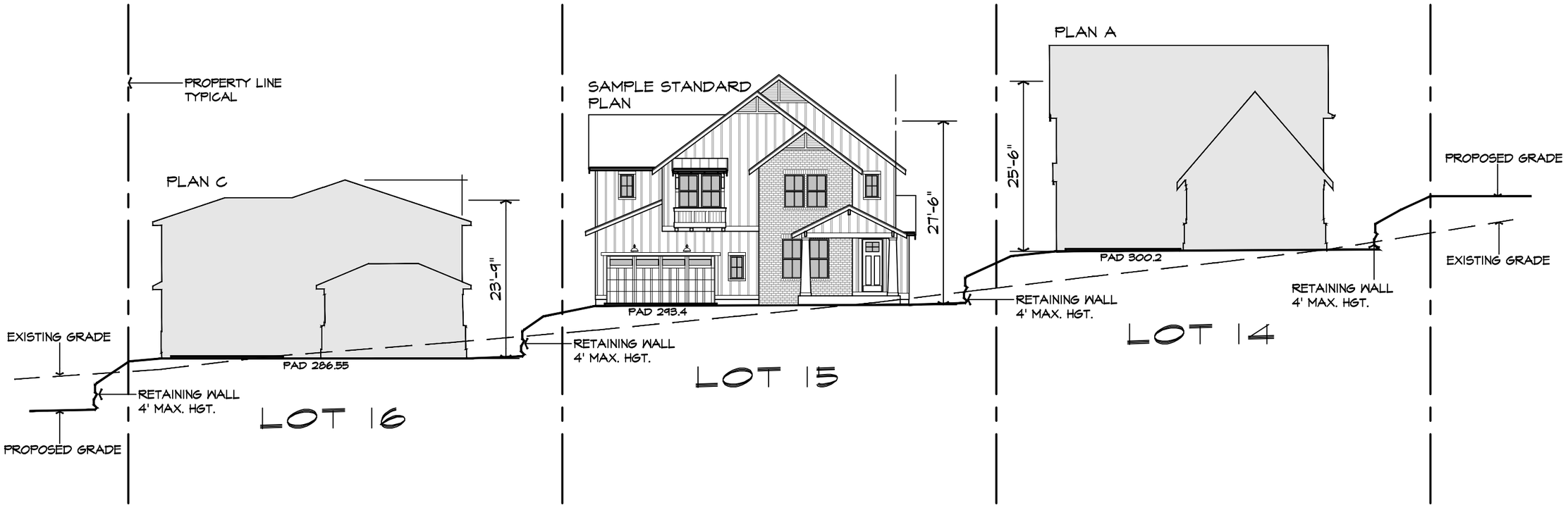


LEFT ELEVATION
(PARTIAL)

COOPER RIDGE

SAMPLE PLANS

EXHIBIT 15



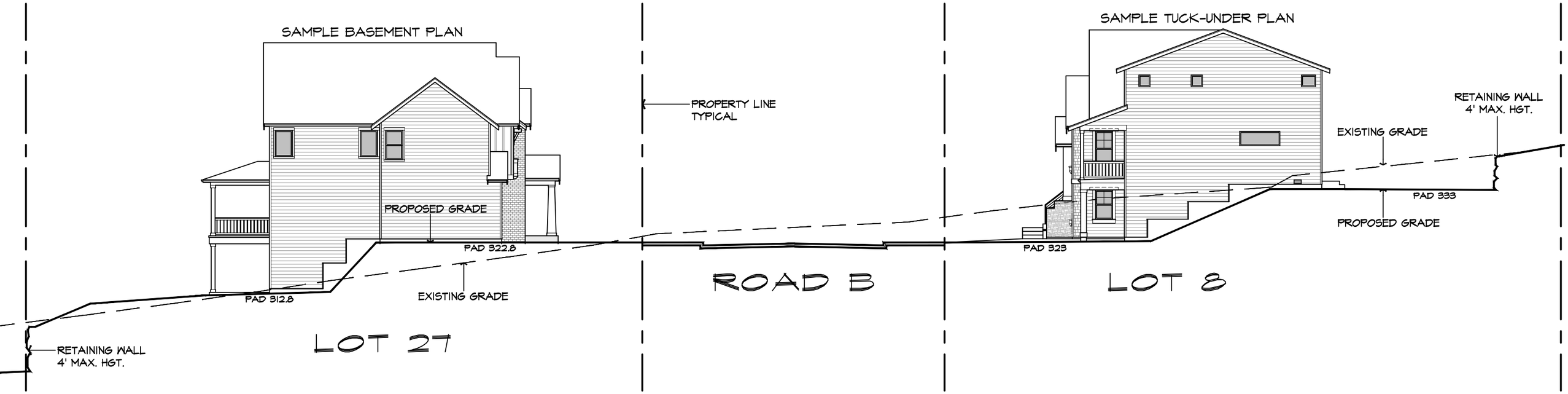
NORTH

1/16" = 1 - 0"

COOPER RIDGE

FRONT GRADE SECTION LOTS 14-16

EXHIBIT 15



NORTH

1/16" = 1 - 0"

COOPER RIDGE

SIDE GRADE SECTION LOTS 8 & 27

EXHIBIT 16

RECEIVED
01/21/2022
CITY OF MONROE

January 21, 2022

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

Project: Cooper Ridge Preliminary Plat
File No: PL2021-01/SEPA 2021-05

Dear Amy:

We would like to waive the processing requirement that the final decision for the Preliminary Plat and SEPA determination (PL2021-01/SEPA 2021-05) must be issued within 120 days as specified in the Monroe Municipal Code. Please continue to review the application beyond the specified time limitations.

Sincerely,

_____

Justin Holland
Prospect Development, LLC
Project Applicant

EXHIBIT 17

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

RECEIVED
06/28/2021
CITY OF MONROE

JUNE 2021

Soundview Consultants
Environmental Assessment
Planning + Land Use Solutions

EXHIBIT 17

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

JUNE 2021

PROJECT LOCATION
19785 137TH STREET SOUTHEAST
MONROE, WASHINGTON 98272

PREPARED FOR
JUSTIN HOLLAND
PROSPECT DEVELOPMENT
2913 5TH AVENUE NORTHEAST, SUITE 201
PUYALLUP, WASHINGTON 98732

PREPARED BY
SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
(253) 514-8952

Soundview Consultants
Environmental Assessment
Planning + Land Use Solutions

EXHIBIT 17

Executive Summary

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

SVC investigated the subject property for the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in January and April of 2021. Using current wetland delineation methodology, no potentially regulated wetlands were identified on the subject property. In addition, no waterbodies or priority habitats or species were identified on the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified within 225 feet of the subject property.

EXHIBIT 17

Site Map

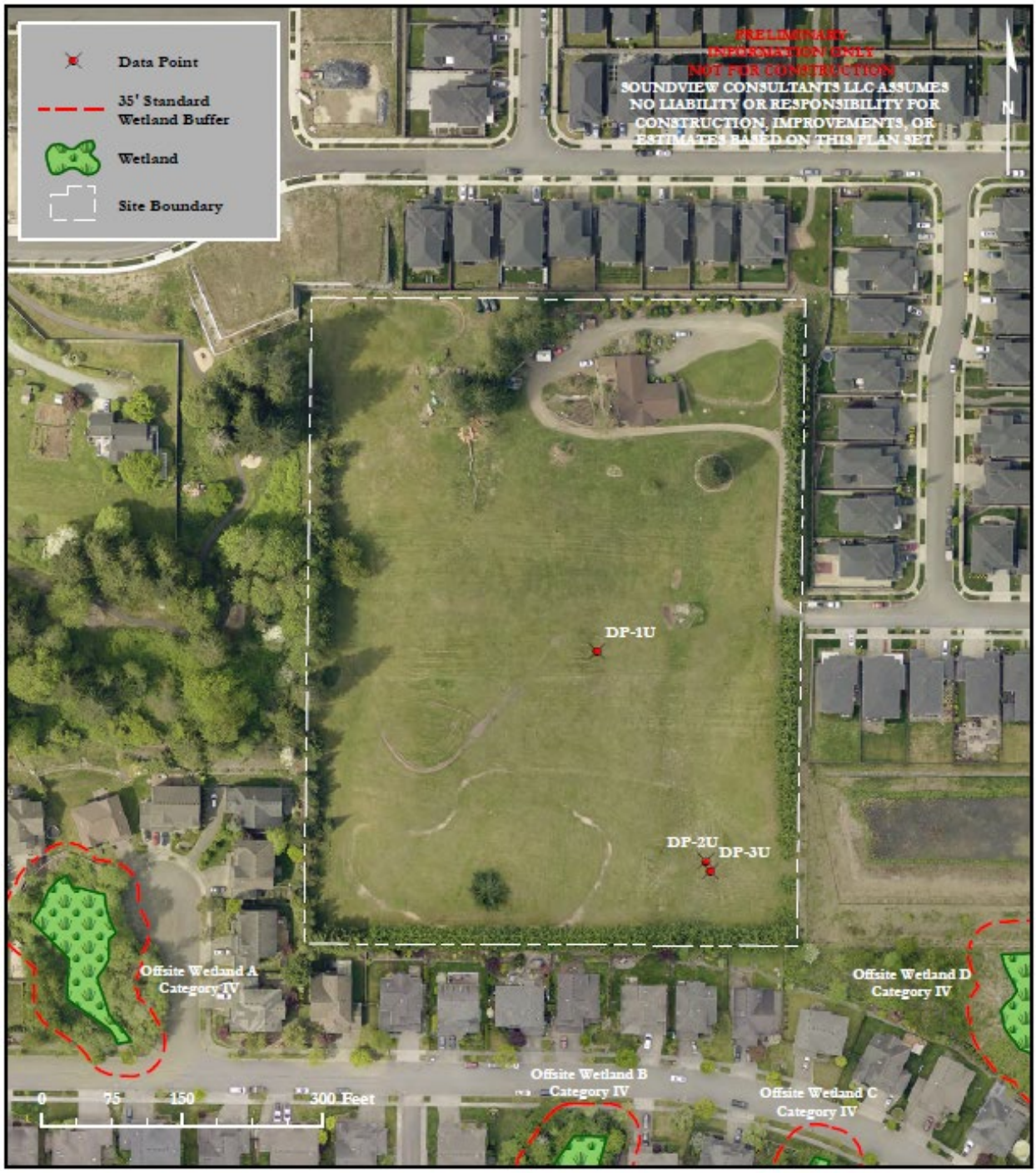


EXHIBIT 17

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EXHIBIT 17

Chapter 1. Introduction

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

The purpose of this wetland and fish and wildlife habitat assessment is to identify the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species on or near the subject site.

This report provides conclusions and recommendations regarding:

- Site description and area of assessment;
- Background research and identification of potentially-regulated critical areas within the vicinity of the proposed project;
- Identification and assessment of potentially-regulated wetlands and other aquatic features;
- Identification and assessment of potentially-regulated fish and wildlife habitat;
- Existing site map detailing identified critical areas and standard buffers; and
- Supplemental information necessary for regulatory review.

EXHIBIT 17

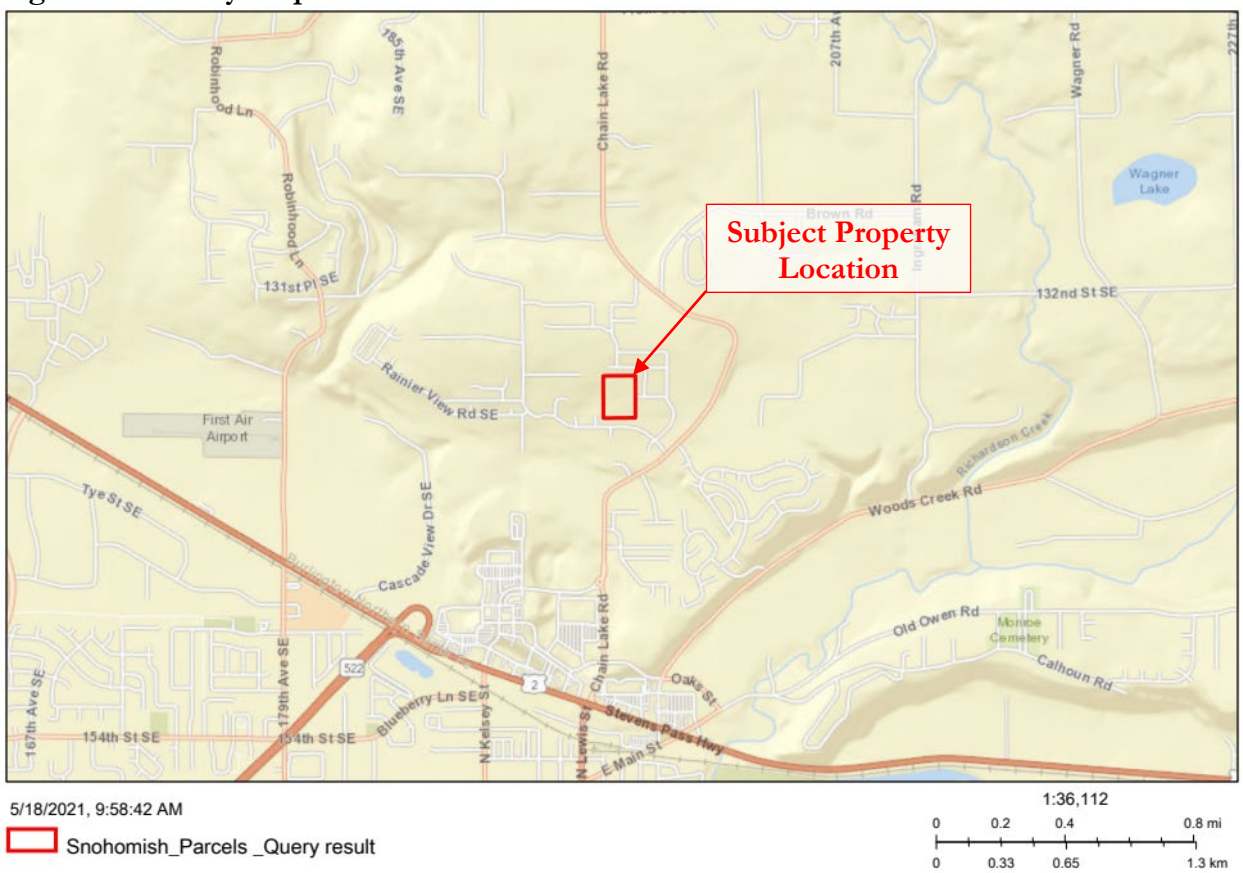
Chapter 2. Proposed Project Location

2.1 Project Location

The subject property consists of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

To access the subject site from I-5 North, take Washington- 522 East from the Bothell area and take the US-2 East exit after 5.6 miles. After 0.4 mile, turn left onto 195th Avenue Southeast/Chain Lake Road. Continue for 0.9 mile–straight through the traffic circle–and turn left onto Rainier View Road Southeast. Proceed for 280 feet and turn right onto 199th Avenue Southeast. After 0.2 mile, turn left onto 137th Street Southeast, where the subject property will be located at the end of the public roadway.

Figure 1. Vicinity Map.



Chapter 3. Methods

SVC investigated and assessed any potentially-regulated wetlands, drainages, and other fish and wildlife habitat on and within 225 feet of the subject property in January and April of 2021. All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, National Resource Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington State Department of Natural Resources (DNR) water typing system, Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) and Salmonscape mapping tools, Snohomish County Geographic Information Systems (GIS) data, and various orthophotographic resources (Appendix B). Appendix A contains further details for the methods and tools used to prepare this report.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Monroe Municipal Code (MMC) Chapter 22.80 and subject to restricted uses/activities under the same title. In accordance with MMC 22.80.090, wetland presence/absence was determined using the routine approach described in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, 2018). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP-1 to DP-3). Additional tests pits were excavated at regular intervals throughout the site to further confirm wetland absence.

The fish and wildlife habitat assessment were conducted during the same site visit by qualified fish and wildlife biologists. The experienced biologists made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity.

EXHIBIT 17

Chapter 4. Existing Conditions

4.1 Landscape Setting

The 8.35-acre subject property is located in a residential setting in the City of Monroe (Figure 2). The subject property is surrounded by residential plats or single-family residences. Topography onsite slopes moderately to the south with elevations ranging from approximately 330 feet above mean sea level (amsl) on the northeast portion of the subject property to approximately 260 feet amsl on the southeast portion of the subject property. A Snohomish County contours map is provided in Appendix B1. The subject property is located within Water Resource Inventory Area (WRIA) 7 – Snohomish.

Figure 2. Aerial Image of the Subject Property.



4.2 Soils

The NRCS Soil Survey of Snohomish County, Washington identifies one soil series on the subject property: Tokul gravelly medial loam, 0 to 8 percent slopes (72). A soil map is provided in Appendix B2. Below is a detailed description of the soil profile.

Tokul gravelly medial loam, 0 to 8 percent slopes (72)
According to the NRCS survey, Tokul gravelly medial loam, 0 to 8 percent slopes is a moderately well drained soil formed in glacial till and volcanic ash. In a typical profile, the surface layer is

approximately 4 inches thick and is a dark brown gravelly loam. From 4 to 22 inches the subsoil is a brown, strong brown and dark yellowish-brown gravelly loam. From 22 to 31 inches the soil is light olive brown gravelly fine sandy loam. A hard pan is present at a depth of approximately 31 inches. Tokul gravelly medial loam, 0 to 8 percent slopes is listed as a non-hydric soil, but as much as 5 percent of the areas may contain hydric inclusions of McKenna and Norma loams (NRCS, N.d.).

4.3 Vegetation

The subject property consists primarily of maintained lawn/field dominated by colonial bentgrass (*Agrostis capillaris*), orchard grass (*Dactylis glomerata*), hairy cat's ear (*Hypochaeris radicata*), narrowleaf plantain (*Plantago lanceolata*), and common dandelion (*Taraxacum officinale*). A small patch of western red cedar (*Thuja plicata*) and other ornamental plantings are present around the single-family residence on the northern portion of the site.

4.4 Critical Area Inventories

No potential wetlands, waterbodies, or fish and wildlife habitat are mapped within 275 feet of the subject property by the Snohomish County critical areas inventory (Appendix B3), WDFW PHS map (Appendix B4), USFWS NWI map (Appendix B5), DNR water typing map (Appendix B6), or the WDFW SalmonScape map (Appendix B7).

4.5 Precipitation

Precipitation data was acquired from the National Oceanic and Atmospheric Administration (NOAA) station at Seattle-Tacoma International Airport (Sea-Tac) in order to obtain percent of normal precipitation for the general Puget Sound region during and preceding the investigations. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary[1]

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	30 Days Prior (Observed/Normal)	Year to Date (Observed/Normal)[2]	Percent of Normal[3]
1/28/2021	0.27	0.12	0.61	0.81	9.82/5.80	23.15/21.20	169/109
4/13/2021	0.00	0.00	0.00	0.00	2.39/3.89	31.12/31.18	61/100

Notes:
1. Precipitation levels provided in inches. Data obtained from NOAA (http://w2.weather.gov/climate/xmacis.php?wfo=sew) for Sea-Tac International Airport.
2. Year-to-date precipitation is for the 2020/2021 water year from October 1 to the onsite dates.
3. Percent of normal is shown for the last 30 days and 2020/2021 water year to date.

Precipitation levels during the site investigation in January 2021 were above the statistical normal for the prior 30 days (169 percent of normal) and within the normal range for the 2020/2021 water year (109 percent of normal). Precipitation levels during the site investigation in April 2021 were below the statistical normal range for the prior 30 days (61 percent of normal) and within the normal range for the 2020/2021 water year (100 percent of normal). This precipitation data suggest that hydrologic conditions encountered at the time of site investigations may have been slightly wetter (January 2021) and slightly drier (April 2021) than normal. Such conditions were considered in making professional wetland determinations.

Chapter 5. Results

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

5.1 Onsite Non-Wetland Findings

During the site investigation conducted in January and April of 2021, it was determined that there were no potentially-regulated wetlands onsite as no areas met all three wetland delineation criteria (a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology) according to current wetland delineation methodology. Three representative data plots (DP-1 to DP-3) were collected to document the non-wetland conditions in the subject property (Appendix D). Data plot DP-1 documents representative upland conditions onsite and data plots DP-2 and DP-3 document non-wetland conditions in a topographic swale/bench on the southeast corner of the site.

Data plot DP-1 is representative of the general upland site conditions and did not meet any three of the required wetland criteria. Data plot DP-1 exhibited no hydrophytic vegetation due to a dominance of facultative upland (FACU) species, including bluegrass species and non-native invasive hairy cats' ear, both of which are commonly found in disturbed upland areas. No facultative-wetland (FACW) or obligate (OBL) plant species were observed, indicating the area does not exhibit consistent wetland hydrology. The non-hydric soils at DP-1 consisted of a very dark grey (7.5YR 3/1) gravelly silt loam in the upper 9 inches and a brown (7.5YR 4/4) gravelly loam in the matrix from 9 to 16 inches below ground surface (bgs), with no redoximorphic concentrations observed. In addition, no indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed.

Data plots DP-2 and DP-3 were excavated in a low topographic swale/bench on the southeast corner of the site. This area exhibited hydrophytic vegetation due to a dominance of tall fescue and Kentucky bluegrass, both facultative plant species that is typical to disturbed and managed upland fields. Data plot DP-3 contained only small amounts of soft rush (*Juncus effusus*), a FACW species, which indicates that the area does not exhibit sufficient hydrology in the early growing season for this species or other FACW or OBL species to persist. The soils at both of these data plots met for hydric soil indicator F6 (Redox Dark Surface) due to the presence of a very dark brown (10YR 2/2) gravelly silt loam surface layer with 5 percent redoximorphic concentrations beginning within 8 inches of the soil surface and extending for at least 4 inches. During the January 2021 site investigation in the middle of the wet season and during elevated precipitation levels (refer to Section 4.5 above), soil saturation and a groundwater table were observed within this area (11 inches below ground surface, respectively); however, no primary indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed during the April 2021 site investigation early in the growing season. Due to the lack of wetland hydrology early in the growing season, this area was determined to not meet wetland criteria. As none of the three data plots met all three wetland criteria, the subject property was determined to be unencumbered by potentially regulated wetlands.

5.2 Offsite Wetland Findings

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. Please refer to the Existing Conditions Exhibit in Appendix C and the Sinclair Heights Plat Drainage Exhibit in Appendix E for the locations of these offsite wetlands. Please note that SVC utilizes a different wetland naming convention.

Chapter 6. Regulatory Considerations

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

6.1 Local Considerations

6.1.1 Wetland Buffer Standards

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers under prior City of Monroe critical areas code; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property.

Chapter 7. Closure

The findings and conclusions documented in this report have been prepared for specific application to the Cooper Ridge project. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this project may need to be revised wholly or in part.

All critical areas determinations by SVC are based on conditions present at the time of the site inspection and considered preliminary until the site conditions are validated by the jurisdictional agencies. As critical areas, including wetlands and waterbodies, are dynamic communities affected by both natural and human activities, changes in critical area determinations may be expected; therefore, critical area assessments cannot remain valid for an indefinite period of time. Local agencies typically recognize the validity of critical area assessments for a period of five years after completion of a critical areas report. Development activities on a site five years after the completion of this report may require revision of the critical areas determination. In addition, changes in government codes, regulations, or laws may occur. Due of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

EXHIBIT 17

Chapter 8. References

Debose, Alfonso and M. W. Klungland. 1983. *Soil Survey of Snohomish County Area, Washington*. Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.

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EXHIBIT 17

Appendix A — Methods and Tools

Table A1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Presence/ Absece	USACE 1987 Wetland Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	**Environmental Laboratory.** 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
	Western Mountains, Valleys, and Coast Region Regional Supplement	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp.pdf	**U.S. Army Corps of Engineers.** 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
Wetland Indicator Status	2018 National Wetland Plant List	http://wetland-plants.usace.army.mil/	**USACE.** 2018. *National Wetland Plant List, version 3.4.* Website.
Plant Names and Identification	USDA Plant Database	http://plants.usda.gov/	Website.
	Flora of the Pacific Northwest	http://www.pnwherbaria.org/florapnw.php	**Hitchcock**, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. Flora of the Pacific Northwest, 2nd Edition. U.W. Press and Burke Museum. Seattle, Washington.
Soils Data	NRCS Soil Survey	http://websoilsurvey.nrcs.usda.gov/app/	Website GIS data based upon: **Debose**, Alfonso and M. W. Klungland. 1983. *Soil Survey of Snohomish County Area, Washington.* Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.
	Soil Color Charts		**Munsell®** Color. 2000. Munsell® Soil Color Charts. New Windsor, New York.
	Soil Data Access Hydric Soils List	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316620.html	**Natural Resources Conservation Service.** N.d. Soil Data Access Hydric Soils List (Soil Data Access Live).
	Field Indicators of Hydric Soils	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053171.pdf	**NRCS.** 2018. *Field Indictors of Hydric Soils in the United States, Version 8.2. L.M. Vasialas, G.W. Hurt, and C.V. Noble (eds.).* USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
Threatened and Endangered Species	Washington Natural Heritage Program	http://data-wadnr.opendata.arcgis.com/datasets/wnhp-current-element-occurrences	**Washington Natural Heritage Program**. Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA

Parameter	Method or Tool	Website	Reference
	Washington Priority Habitats and Species	http://wdfw.wa.gov/hab/phspage.htm	**Priority Habitats and Species (PHS) Program** Map of priority habitats and species in project vicinity. Washington Department of Fish and Wildlife.
Species of Local Importance	WDFW GIS Data	http://wdfw.wa.gov/mapping/salmonscape/	Website
Report Preparation	Monroe Municipal Code	https://monroe.municipal.codes/MMC/22.80	MMC Chapter 22.80 –Critical Areas

EXHIBIT 17

Appendix B — Background Information

This appendix includes a Snohomish County Contours Map (B1); NRCS Soil Survey Map (B2); Snohomish County Critical Areas Inventory (B3); WDFW PHS Map (B4); USFWS NWI Map (B5); DNR Stream Typing Map (B6); and WDFW SalmonScape Map (B7).

EXHIBIT 17

Appendix B1 — Snohomish County Contours Map

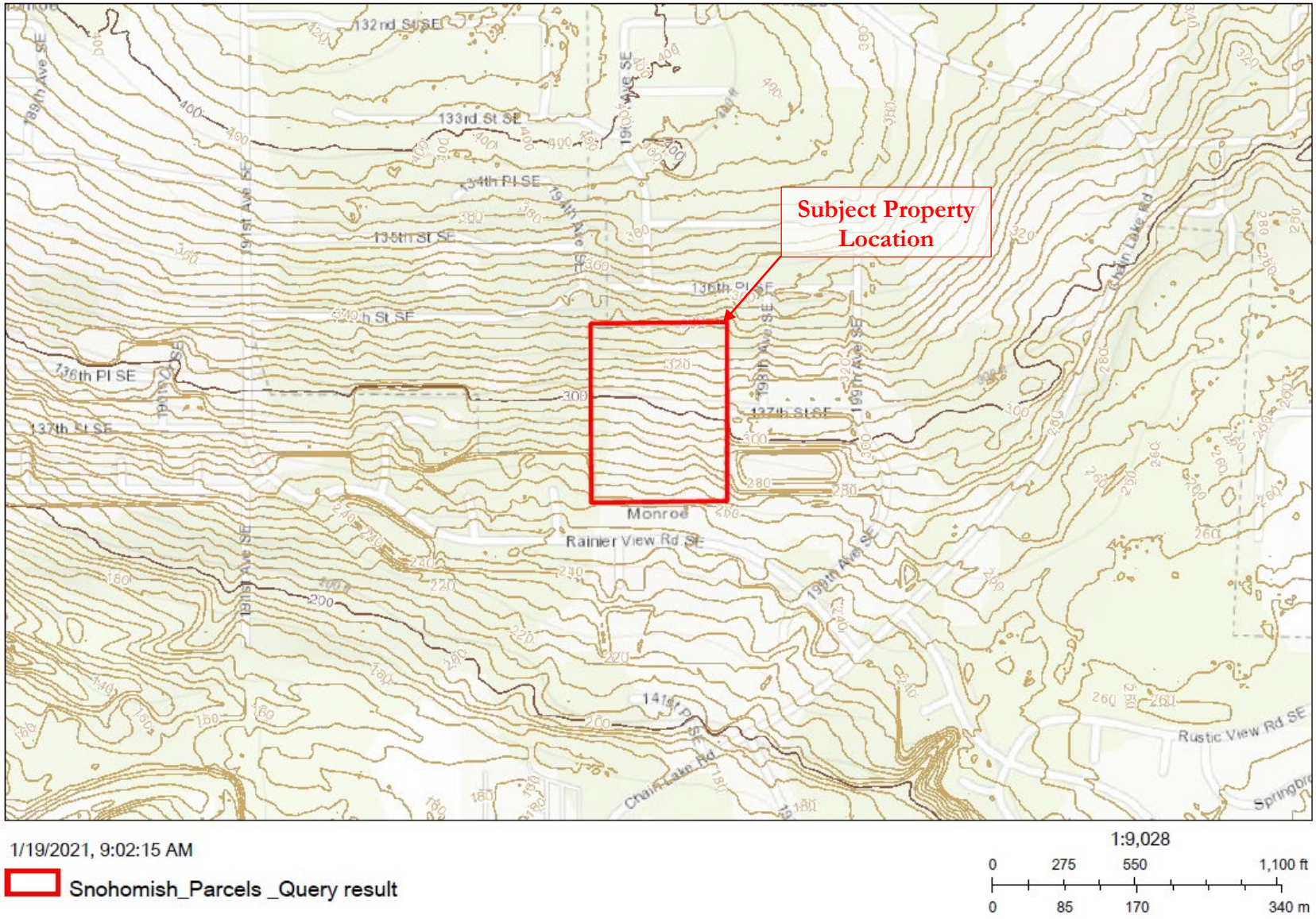


EXHIBIT 17

Appendix B2 — NRCS Soil Survey Map



EXHIBIT 17

Appendix B3 — Snohomish County Critical Areas Inventory



Appendix B4 — WDFW PHS Map



Appendix B5 — USFWS NWI Map



Appendix B6 — DNR Stream Typing Map



Appendix B7 – WDFW SalmonScape Map

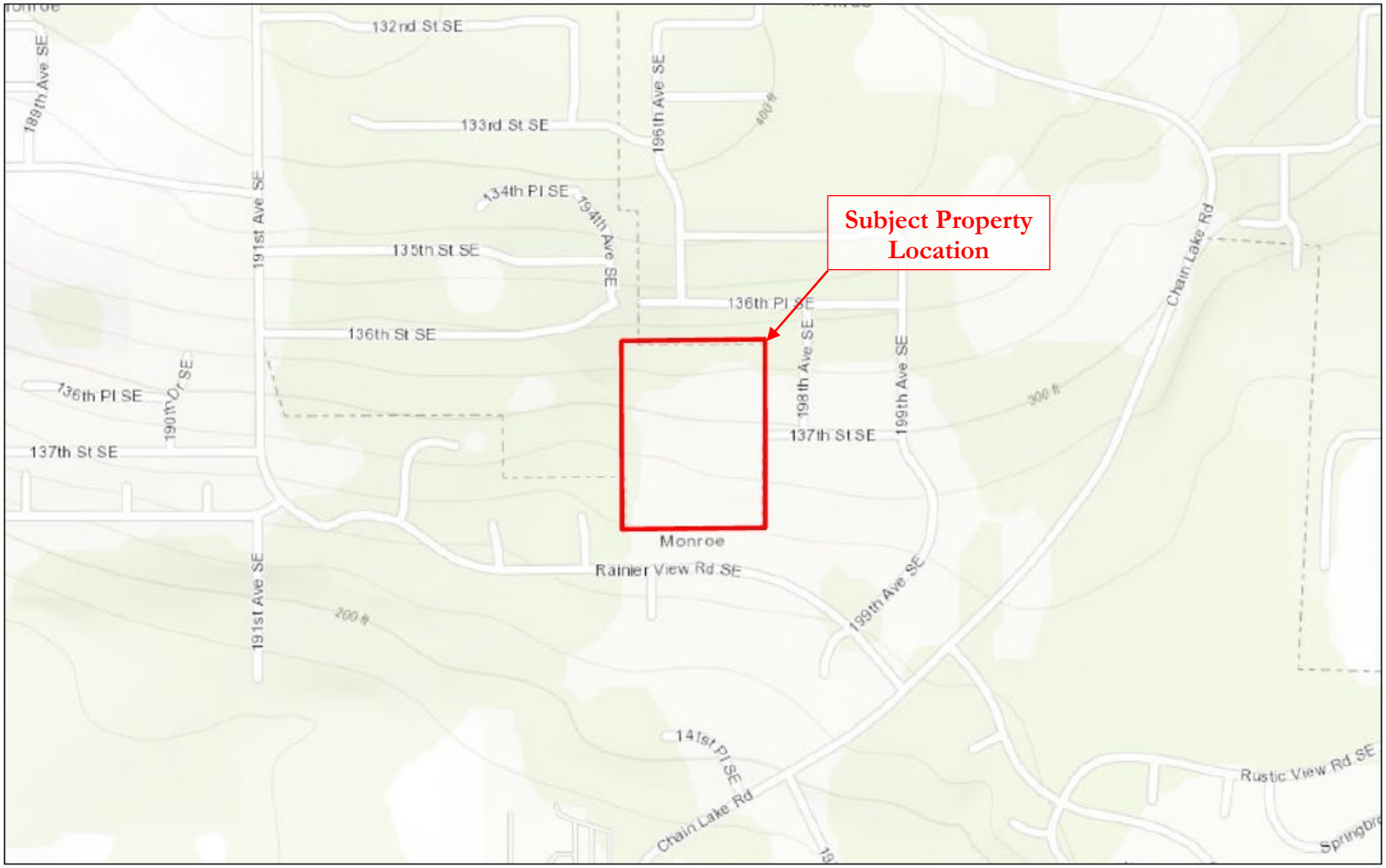
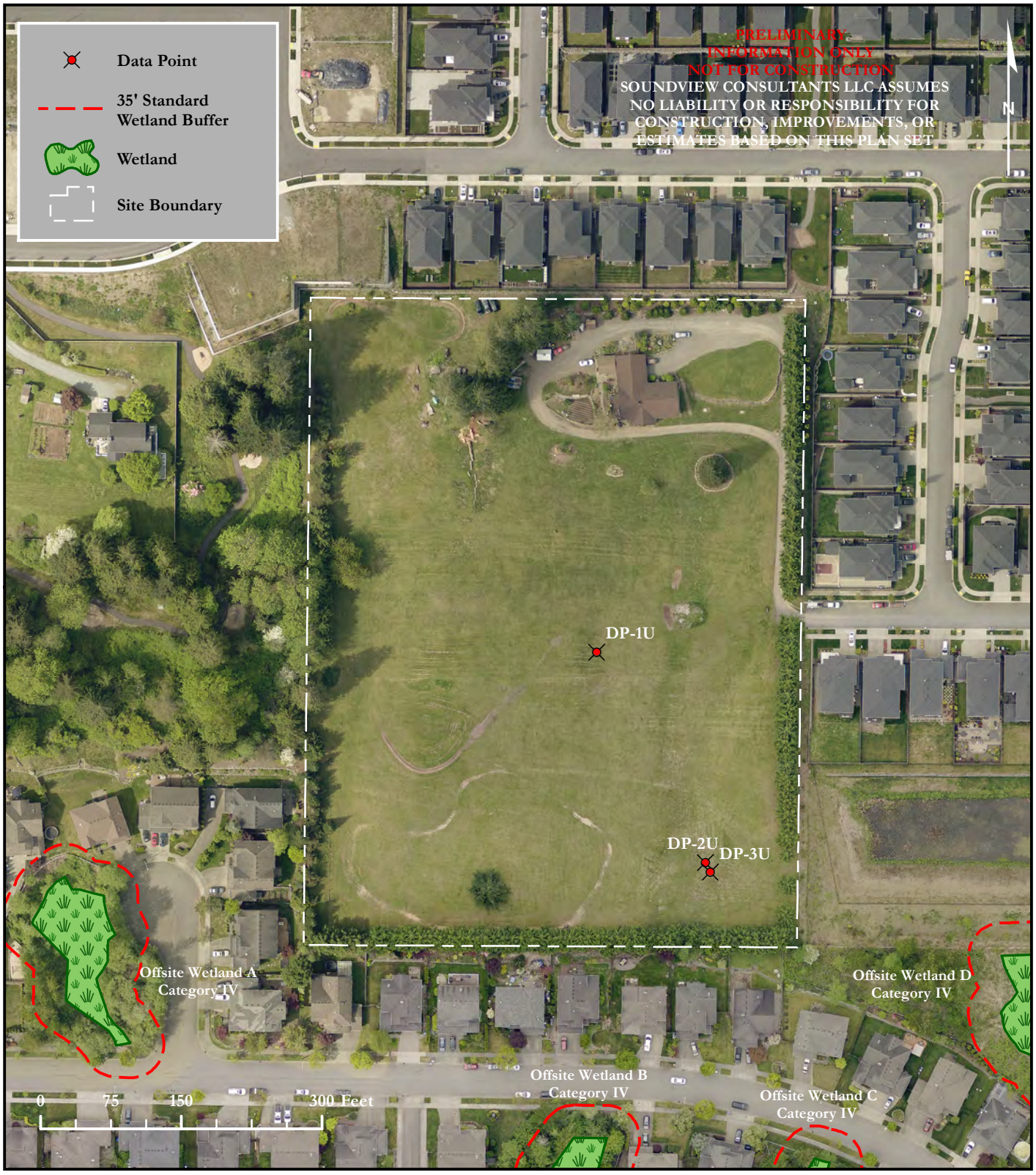


EXHIBIT 17

Appendix C — Existing Conditions Exhibit

EXHIBIT 17

MONROE - EXISTING CONDITIONS MAP



Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

MONROE

19785 137TH STREET SOUTHEAST
MONROE, WA 98272

SNOHOMISH COUNTY PARCEL NUMBER:
28073100203800

DATE:	4/22/2021
JOB:	1310.0030
BY:	JML
SCALE:	1 " = 150 '
FIGURE NO.	1

EXHIBIT 17

Appendix D — Non-Wetland Data Forms

EXHIBIT 17

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-1

Investigator(s): Harry Richardson Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 4

Subregion (LRR): A2 Lat: 47.872959 Long: -121.96804851 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; only hydrophytic vegetation present. Data collected in the central portion of the subject property.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Poa pratensis	50	Yes	FAC
2. Schedonorus arundinaceus	25	Yes	FAC
3. Taraxacum officinale	15	No	FAC
4. Holcus lanatus	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hydrophytic vegetation criteria met through the dominance test due to the dominance of FAC species typical of disturbed upland fields.

EXHIBIT 17

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 9	7.5YR 3/1	100	-	-	-	-	GrSiLo	Gravelly silt loam
9 - 16	7.5YR 4/4	100	-	-	-	-	GrLo	Gravelly loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☐ No ☒

Remarks:

No hydric soil indicators met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☐ No ☒ Depth (inches): None

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): None

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators met.

EXHIBIT 17

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-2

Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 3

Subregion (LRR): A2 Lat: 47.872348 Long: -121.96756274 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; lack of wetland hydrology in early growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Schedonorus arundinaceus	90	Yes	FAC
2. Veronica serpyllifolia	5	No	FAC
3. Poa pratensis	5	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☒ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hyrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

EXHIBIT 17

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 2/2	100	-	-	-	-	GrSiLo	Gravelly silt loam
8 - 15	10YR 2/2	95	5YR 4/6	5	C	M	GrSiLo	Gravelly silt loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soil criteria met through indicator F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☒ No ☐ Depth (inches): 11/None*

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 10/None*

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

*During site visit on 1/28/21 in wet season during elevated precipitation levels, soil saturation and high groundwater table observed; however,no indicators of wetland hydrology criteria observed during site visit on 4/13/21 in early growing season.

EXHIBIT 17

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21

Applicant/Owner: Prospect Development State: WA Sampling Point: DP-3

Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 2

Subregion (LRR): A2 Lat: 47.872320 Long: -121.96754116 Datum: WGS 84

Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Not all three wetland criteria met; lack of wetland hydrology early in growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. Poa pratensis	45	Yes	FAC
2. Schedonorus arundinaceus	35	Yes	FAC
3. Veronica serpyllifolia	10	No	FAC
4. Juncus effusus	10	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 30 ft)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Hyrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

EXHIBIT 17

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 3	10YR 2/2	100	-	-	-	-	SiLo	Silt loam
3 - 8	10YR 2/2	95	7.5YR 4/4	5	C	M	GrSiLo	Gravelly silt loam
8 - 14	10YR 2/2	93	7.5YR 4/4	7	C	M	GrClLo	Gravelly clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): -

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soil criteria met through indicator F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): None

Water Table Present? Yes ☒ No ☐ Depth (inches): 11/None*

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 10/None*

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

*During site visit on 1/28/21 in wet season during elevated precipitation levels, soil saturation and high groundwater table observed; however,no indicators of wetland hydrology criteria observed during site visit on 4/13/21 in early growing season.

EXHIBIT 17

Appendix E — Sinclair Heights Plat Drainage Exhibit

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND DRIVEWAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

TRACTS 987 AND 988, OPEN SPACE/ENTRY SIGN, TRACTS 994, 995, 996, 997, AND 998, NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.), ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF ALL PAVED WALKWAYS AND SIDEWALKS WITHIN THESE TRACTS SHALL BE BY THE CITY OF MONROE. ALL OTHER MAINTENANCE, INCLUDING THE MAINTENANCE OF SOFT SURFACE TRAILS SHALL BE PERFORMED BY THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION.

TRACT 990, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 8, 9, 10 AND 11 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 986, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 20, 21 AND 22 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 991, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 2, 3 AND 4 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACTS 999, PARK AND TRACTS 992 AND 993, STORMWATER DETENTION FACILITIES, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE CITY OF MONROE.

TRACT 989 IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON RECORDING OF THIS PLAT, MAINTENANCE OF ALL PAVED WALKWAYS WITHIN THE TRACT, IF ANY, SHALL BE BY THE CITY OF MONROE, ALL OTHER MAINTENANCE OBLIGATIONS SHALL BE BY THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION.

TRACTS 501 AND 502 ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT, AND SHALL BE RETAINED BY 1218 LLC.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 9th DAY OF April, 2004.

1218, LLC

BARCLAYS NORTH, INC., SOLE MEMBER OF 1218, LLC

BY: _____

TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC.

HORIZON BANK

BY: Ronald A. Buckner TITLE: Senior Vice Pres.

PRINTED NAME: Ronald A. Buckner

ACKNOWLEDGMENTS

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF 1218, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/29/04

SIGNATURE: Brenda J. Fodge

(PRINT NAME) Brenda J. Fodge

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 03-21-05

BRENDA J. FODGE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAR. 21, 2005

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald A. Buckner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF HORIZON BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/30/04

SIGNATURE: Brenda J. Fodge

(PRINT NAME) Brenda J. Fodge

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 03-21-05

BRENDA J. FODGE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAR. 21, 2005

APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF MAY, 2004.

Brad Feilberg
CITY ENGINEER

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

CITY OF MONROE

Geanette Wilson MAYOR ATTEST Betty King CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2004 TAXES.

Bob Dantinne
TREASURER, SNOHOMISH COUNTY

BY: Kimberly Hunt 5-7-04
DEPUTY COUNTY TREASURER

LEGAL DESCRIPTION

PARCEL A:
SOUTH 825 FEET OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.,
EXCEPT SOUTH 330 FEET THEREOF, AND
EXCEPT WEST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROADS BY DEED UNDER AUDITOR'S FILE NOS. 221705 AND 978593;

AND EXCEPT ALL THAT PORTION LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.;
THENCE NORTH 0°12'29" EAST ALONG THE EAST LINE OF SAID SECTION 1533.19 FEET;
THENCE NORTH 68°33'20" WEST 56.12 FEET;
THENCE NORTH 55°11'29" WEST 127.88 FEET;
THENCE NORTH 40°44'28" WEST 510 FEET;
THENCE NORTH 0°33'05" WEST 238 FEET;
THENCE NORTH 24°03'36" WEST 796.83 FEET;
THENCE NORTH 40°27'37" WEST 661.10 FEET TO THE END OF THIS LINE DESCRIPTION;
THENCE WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION.

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 495 FEET;
THENCE WEST 1140 FEET TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 265 FEET;
THENCE EAST 675 FEET;
THENCE SOUTH 265 FEET;
THENCE WEST 675 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 219.86 FEET THEREOF; AND
EXCEPT ANY PORTION THEREOF LYING WITHIN THE SOUTH 825 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

PARCEL C:
PARCEL A OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS AT PAGE 165, UNDER AUDITOR'S FILE NUMBER 7705190292, BEING DESCRIBED AS FOLLOWS:

ALL OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., RECORDS OF SNOHOMISH COUNTY WASHINGTON;
EXCEPT THE NORTH 690 FEET THEREOF; AND
EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD KNOWN I.I. TROMBLY CHAIN LAKE ROAD.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 7th day of May, 2004, at 34 minutes past 10 A M. and recorded in Volume _____ of Plats, pages _____, AFN 200405075141 records of Snohomish County, Washington.

Bob Terwilliger
Snohomish County Auditor

By: Beverly Wolfe
Deputy County Auditor

DANIEL K. ROUPE 30450 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON 1-22-2004 EXPIRES: JAN. 12, 2006

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SINCLAIR HEIGHTS is based upon an actual survey and subdivision of Section 36 & 31 Township 28 N., Range 6 & 7 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners have been staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Daniel K. Roupe, Professional Land Surveyor — 30450 Certificate No. — 4/29/2004 Date

INDEXING DATA: SE1/4, NE1/4, SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4, SEC. 31, T. 28 N. R. 7. E., W.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 1 OF 7

AUDITOR'S FILE NO.: 200405075141

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003 (CONTINUED)

MAY 2004

RESTRICTIONS & CONDITIONS

1. FUTURE DEVELOPMENT TRACTS AND ALL LAND INCLUDED WITHIN SINCLAIR HEIGHTS PRELIMINARY PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE PRELIMINARY PLAT APPROVAL. RELIEF SHALL ONLY BE AVAILABLE THROUGH ACTION OF THE MONROE CITY COUNCIL.
2. SUBJECT TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 200405070306.
3. CERTAIN PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE N.G.P.E. LOT OWNERS SHALL COMPLY WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS TO ENSURE PROPER WATER QUALITY TO THE WETLAND TRACTS. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEMS TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED, HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, THE HOA, AT ANY TIME SHALL ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
4. BUILDING SETBACKS FOR SINGLE FAMILY RESIDENCES ARE AS FOLLOWS:
   FRONT YARD TO HOUSE 10 FEET
   FRONT YARD TO FRONT OF GARAGE 20 FEET
   SIDE YARD BETWEEN HOUSES (1 STORY) 5 FEET
   SIDE YARD BETWEEN HOUSES (2 STORY) 7 FEET
   SIDE YARD ALONG STREET SIDE 10 FEET
   REAR YARD TO HOUSE SAME AS SIDE YARD
   EDGE OF ANY SENSITIVE AREA TRACT 10 FEET, UNLESS A GREATER SETBACK IS SHOWN ON THE PLAT MAP.
5. A NATIVE GROWTH PROTECTION EASEMENT IS TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES AS DETERMINED BY THE CITY. ACTIVITIES SET FORTH IN THE CITY OF MONROE SENSITIVE AREA GUIDELINES, AS AMENDED, ARE ALLOWED WHEN APPROVED BY THE CITY.
6. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE SEPARATE TRACTS IDENTIFIED AS NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.). MAINTENANCE INCLUDES INSURING THAT NO ALTERATION OCCURS WITHIN THE SEPARATE TRACTS AND THAT ALL VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN PERMISSION OF THE CITY OF MONROE HAS BEEN RECEIVED.
7. PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT ROOF, YARD AND FOOTING DRAIN RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE PUBLIC STORM DRAINAGE SYSTEM. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEM TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED. HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, OTHER LOT OWNERS THAT USE THE SYSTEM IN COMMON MAY, AT ANY TIME, ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
8. THERE SHALL BE NO SEPTIC SYSTEMS OR WELLS WITHIN THIS PLAT. PROVISIONS OF SANITARY SEWER AND WATER SERVICE SHALL BE IN ACCORDANCE WITH CITY STANDARDS OR AS APPROVED BY THE CITY ENGINEER.
9. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN THE RIGHT-OF-WAY AREA BETWEEN THEIR PROPERTY AND THE BACK OF STREET CURBS IN A UNIFORM MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPING/ IRRIGATION MAINTENANCE OF THE RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF SAID COSTS.
10. SUBJECT TO WAIVER OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF THE LAYING OUT AND ESTABLISHING A PUBLIC ROAD (191ST AVENUE S.E.) AS GRANTED IN DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 221705 AND 978593.
11. THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE MONROE SCHOOL DISTRICT TO BE BASED ON THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF MMC 20.07.120. THE FINAL DETERMINATION OF A DEVELOPMENT ACTIVITY'S FEE OBLIGATION UNDER THIS SECTION SHALL BE MADE PRIOR TO ISSUANCE OF BUILDING PERMITS. THE FINAL DETERMINATION SHALL INCLUDE CREDITS FOR IN-KIND CONTRIBUTIONS. ANY CREDITS MAY BE PRORATED AND DISTRIBUTED TO LOTS DESIGNATED BY THE APPLICANT.
12. SUBJECT TO EXCEPTION AND RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 521979.
13. SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR2 AND SR 202 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 2109063.
14. SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7608100078.
15. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7808080272.
16. SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT AND COVENANTS RECORDED UNDER AUDITOR'S FILE NUMBER 8909010368.
17. SINGLE FAMILY LOTS = 68 LOTS

EASEMENT PROVISIONS

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE AND STORM DRAINAGE LINES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE CITY OF MONROE, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE CITY OF MONROE IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MONROE UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC WATERLINE EASEMENT, PUBLIC SANITARY SEWER EASEMENT, AND PUBLIC STORM DRAINAGE EASEMENT, TO INSTALL, MAINTAIN, REPLACE, REPAIR, AND OPERATE WATER, SEWER, AND STORM DRAINAGE SYSTEMS, MAINS, AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES. STRUCTURES, EXCEPT FENCES, SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS.

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION; VERIZON INC.; PUGET SOUND ENERGY; COMCAST; AND THEIR SUCCESSORS AND ASSIGNS OF AFOREMENTIONED UTILITIES, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, FOR THE SERVICES PROVIDED BY THE UTILITIES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE UTILITIES, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE UTILITY IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THE PAVED PEDESTRIAN WALKWAYS AND OVER ALL DESIGNATED PEDESTRIAN TRAILS WITHIN TRACT 989 FOR INGRESS AND EGRESS.

AN EASEMENT IS HEREBY GRANTED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF LANDSCAPING OVER AND UPON THE STORMWATER DETENTION TRACTS 992 AND 993. NO LANDSCAPING SHALL BE PERMITTED THAT WOULD ADVERSELY EFFECT THE INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, AND OPERATION OF THE PUBLIC STORMWATER FACILITIES.

AN EASEMENT FOR ACCESS IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER TRACT 990 FOR ACCESS TO AND MAINTENANCE OF A STORMWATER DETENTION POND ON TRACT 993.

THE OWNERS OF LOTS 2, 3 AND 4 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 991 THAT ARE USED IN COMMON.

THE OWNERS OF LOTS 8, 9, 10 AND 11 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 990 THAT ARE USED IN COMMON.

EASEMENT PROVISIONS (CONTINUED)

THE OWNERS OF LOTS 20, 21 AND 22 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 986 THAT ARE USED IN COMMON.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MONROE, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION IN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MONROE, WHICH PERMISSION MUST BE OBTAINED IN WRITING, BEFORE, BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE SUBJECT TO THE NGPE. THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY OF MONROE.

PRIVATE DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19. THE OWNERS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 2 AND 3, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 2, 3, AND 4. THE OWNERS OF LOTS 2, 3, AND 4 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 63, 64, 65, 66, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53. THE OWNERS OF LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 54, 56, 57, 58, 59, 60, 61, 62, 63, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND / OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

4-29 2004
DANIEL K. ROUTH
STATE OF WASHINGTON
30450
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: JAN. 12, 2006

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 2 OF 7

AUDITOR'S FILE NO.: 200405075141

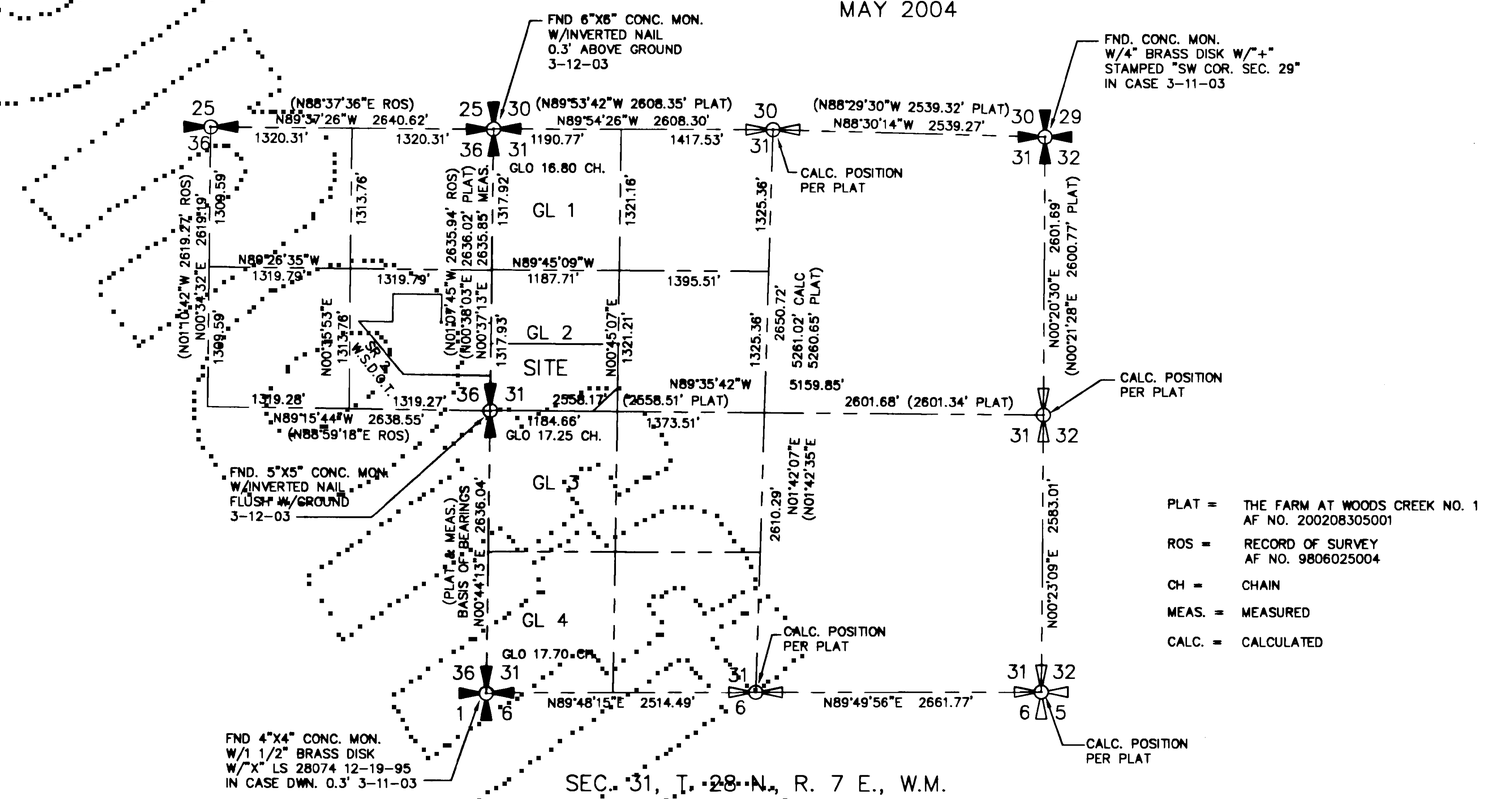
SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004



PLAT = THE FARM AT WOODS CREEK NO. 1 AF NO. 200208305001

ROS = RECORD OF SURVEY AF NO. 9806025004

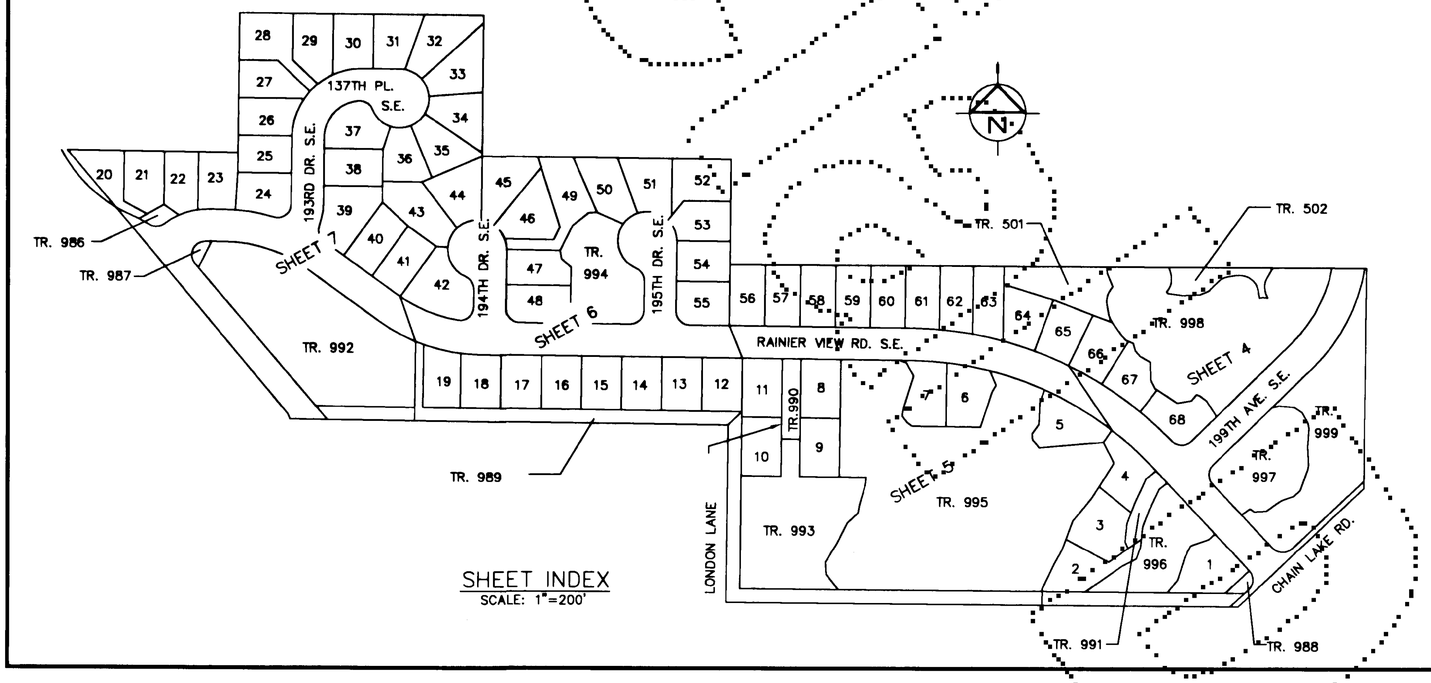
CH = CHAIN

MEAS. = MEASURED

CALC. = CALCULATED

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.



SHEET INDEX

SCALE: 1"=200'

TEMPORARY EASEMENT PROVISIONS

THERE ARE TEMPORARY DRAINAGE EASEMENTS ON LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, WHICH ENCUMBER THE TEMPORARY DRAINAGE FEATURES CONSTRUCTED ON SAID LOTS. THESE TEMPORARY DRAINAGE EASEMENTS ARE DEFINED AS BEING 5 FEET ON EITHER SIDE OF THE TEMPORARY DRAINAGE SYSTEM, "AS-BUILT" THESE EASEMENTS SHALL BE FOR THE MUTUAL PRIVATE BENEFIT OF ALL LOTS WHICH DIRECT DRAINAGE TO THE CURRENTLY INSTALLED TEMPORARY DRAINAGE SYSTEM. SAID EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE INSTALLATION OF THE FINAL DRAINAGE SYSTEM WITHIN THE 10 FOOT DRAINAGE EASEMENT PROVIDED WITHIN LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, AS DEPICTED ON THIS FINAL PLAT, OR UPON COMPLETION OF THE CONSTRUCTION AND RECORDING OF A PERMANENT EASEMENT WHERE NECESSARY OUTSIDE OF THE 10 FOOT EASEMENT AS NOTED ON THIS PLAT. AT A MINIMUM, THE TEN FOOT DRAINAGE EASEMENT DEPICTED ON LOTS 30 THROUGH 36, 44, 45, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, OF THE FINAL PLAT SHALL REMAIN IN PERPETUITY TO INSURE THAT THE PERMANENT DRAINAGE SYSTEM CAN BE INSTALLED."

CURB PLUG TABLE

DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (NAIL & SHINER, LS 30450), ON LOT LINE EXTENDED.

1 = 11.67'	26 = 11.64'	51 = 9.54'
2 = 11.70'	27 = 11.55'	52 = 11.70'
3 = 11.79'	28 = 11.78'	53 = 11.75'
4 = 11.79'	29 = 11.81'	54 = 10.04'
5 = 11.83'	30 = 12.04'	55 = 9.83'
6 = 11.75'	31 = 11.79'	56 = 10.18'
7 = 14.41'	32 = 11.44'	57 = 9.88'
8 = 11.71'	33 = 12.75'	58 = 10.10'
9 = 13.46'	34 = 11.56'	59 = 11.56'
10 = 11.76'	35 = 9.49'	60 = 11.60'
11 = 11.75'	36 = 9.53'	61 = 11.65'
12 = 11.70'	37 = 9.57	62 = 11.62'
13 = 11.80'	38 = 10.22'	63 = 11.66'
14 = 11.77'	39 = 9.77'	64 = 11.65'
15 = 11.80'	40 = 9.58'	65 = 11.69'
16 = 11.84'	41 = 11.50'	66 = 11.77'
17 = 11.85'	42 = 11.45'	67 = 11.78'
18 = 11.75'	43 = 11.45'	68 = 12.13'
19 = 11.80'	44 = 11.55'	69 = 11.60'
20 = 11.78'	45 = 11.49'	70 = 11.75'
21 = 12.42'	46 = 9.63'	71 = 11.86'
22 = 12.81'	47 = 9.35'	72 = 11.73'
23 = 13.24'	48 = 9.65'	73 = 13.76'
24 = 23.69'	49 = 9.53'	74 = 24.31'
25 = 12.51'	50 = 10.59'	75 = 11.85'

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SURVEYING ENGINEERING PLANNING MANAGEMENT

DANIEL K. ROUTH 4-23-04 STATE OF WASHINGTON 30450 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: JAN. 12, 2006

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 3 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 17

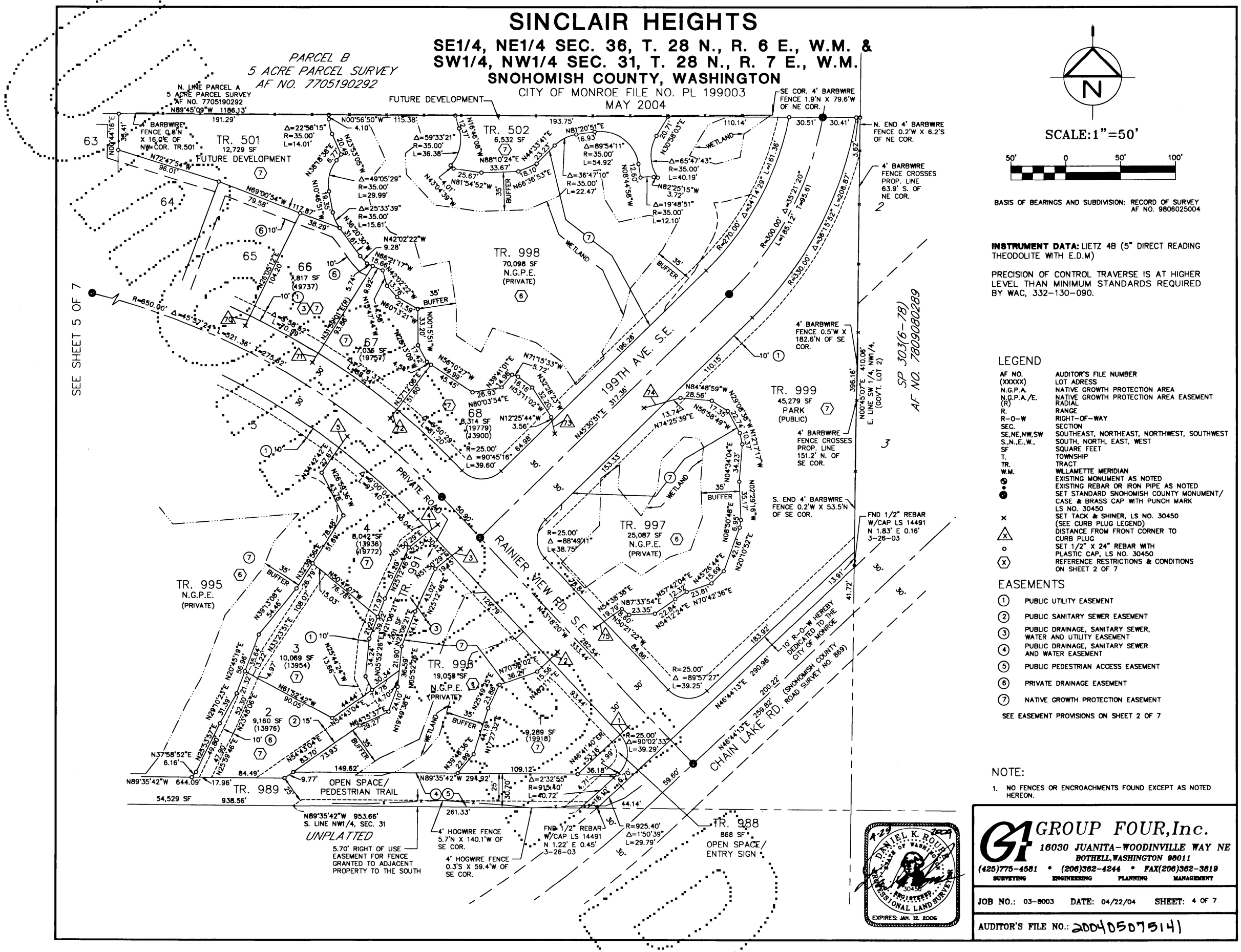
SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004



N

SCALE: 1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
●	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450 (SEE CURB PLUG LEGEND)
△X	DISTANCE FROM FRONT CORNER TO CURB PLUG
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
⬡X	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

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DANIEL K. ROUTH — STATE OF WASHINGTON — 30456 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 4 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 17

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

FND 1/2" REBAR W/CAP LS 14491 N 0.15' E 0.07' 3-26-03

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292

N. LINE PARCEL A, 5 ACRE PARCEL SURVEY AF NO. 7705190292

TR. 501
FUTURE DEVELOPMENT

RAINIER VIEW RD. S.E.

"LONDON LANE" PRIVATE ROAD (PRIVATE)

TR. 990
5,250 SF

TR. 993
43,153 SF
STORMWATER DETENTION FACILITIES
(PUBLIC)

TR. 995
155,359 SF
N.G.P.E.
(PRIVATE)

TR. 989
54,529 SF
OPEN SPACE/PEDESTRIAN TRAIL

WETLAND

5' PUBLIC PEDESTRIAN ACCESS EASEMENT

12' PUBLIC PEDESTRIAN ACCESS EASEMENT

35' BUFFER

SCALE: 1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

SEE SHEET 6 OF 7

SEE SHEET 4 OF 7

LOT 1
ZA 8795238 SP
AF NO. 8708170071

W. LINE NW1/4, SEC. 31
N00°37'13"E 330.00'

FOUND 5" X 5" CONCRETE MONUMENT WITH 1 1/2" BRASS DISK WITH "X", LS NO. 28074 12-19-95 IN CASE DOWN 0.3' 3-11-03

UNPLATTED

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●●	EXISTING REBAR OR IRON PIPE AS NOTED
●	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450 (SEE CURB PLUG LEGEND)
X	DISTANCE FROM CORNER TO CURB PLUG SEE CURB PLUG TABLE SHEET 3 OF 7
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
X	REFERENCE RESTRICTION & CONDITIONS ON SHEET 2 OF 7

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

DANIEL K. ROUTH — STATE OF WASHINGTON — 18045 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
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(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 5 OF 7

AUDITOR'S FILE NO.: 200405075141

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

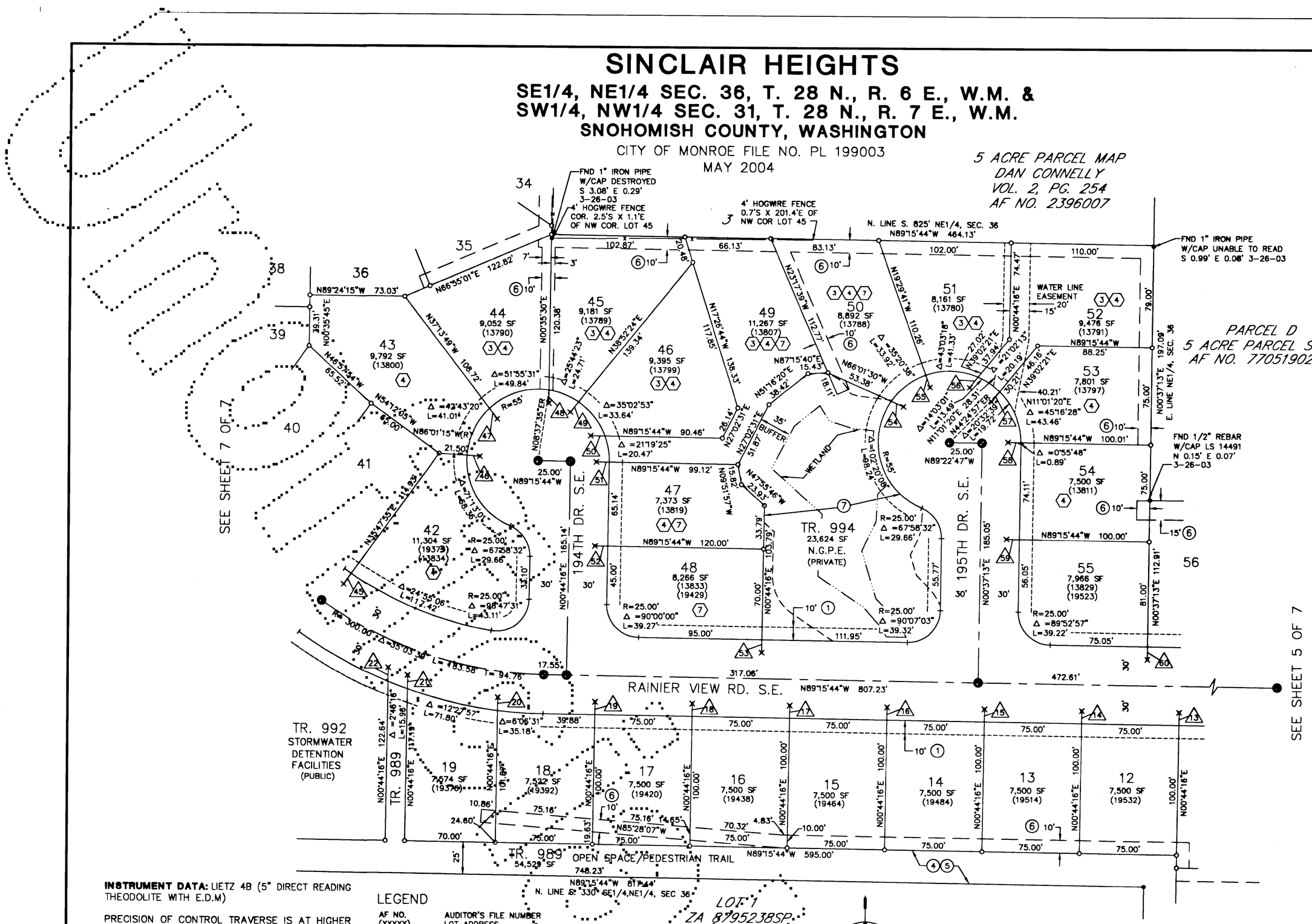
SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292



INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

EASEMENTS

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SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
◉	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450
X	DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (SEE CURB PLUG TABLE SHEET 3 OF 7)
o	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
(X)	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

N

SCALE: 1" = 50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

DANIEL K. ROUPE — STATE OF WASHINGTON — 20404 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

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JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 6 OF 7

AUDITOR'S FILE NO.: 200405075141

EXHIBIT 17

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004

SCALE: 1"=50'

50' 0 50' 100'

BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007

FND 1" IRON PIPE W/CAP DESTROYED S 0.65' E 0.70' 3-26-03

N. LINE PER DEED N89°26'40"W 455.58'

FND 1" IRON PIPE W/CAP LS 9569 S 0.11' E 0.11' 3-26-03

4' HOGWIRE FENCE 0.8'E OF NE COR. LOT 32

FND 1" IRON PIPE W/CAP DESTROYED S 3.08' E 0.29' 3-26-03

4' HOGWIRE FENCE COR. 2.5'S X 1.1'E OF NW COR. LOT 45

W. LINE PER DEED N00°35'53"E 260.27'

E. LINE PER DEED N00°35'30"E 261.72'

N. LINE S. 825' NE1/4, SEC. 36 N89°15'44"W 316.05'

W. LINE SE1/4,NE1/4, SEC. 36 N00°35'53"E 1313.76

SW. CORNER SE1/4,NE1/4, SEC. 36

191ST AVE. S.E.

193RD DR. S.E.

137TH PL. S.E.

RAINIER VIEW RD. S.E.

SEE SHEET 6 OF 7

EASEMENTS

1. PUBLIC UTILITY EASEMENT
2. PUBLIC SANITARY SEWER EASEMENT
3. PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
4. PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
5. PUBLIC PEDESTRIAN ACCESS EASEMENT
6. PRIVATE DRAINAGE EASEMENT
7. NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

TR. 986 1,645 SF PRIVATE ROAD

TR. 987 987 SF OPEN SPACE/ENTRY SIGN (PRIVATE)

TR. 989 54,529 SF OPEN SPACE/PEDESTRIAN TRAIL

TR. 992 67,866 SF STORMWATER DETENTION FACILITIES (PUBLIC)

SR 2 WESTWICK ROAD TO NORTH MONROE INTERCHANGE

W. LINE PER W.S.D.O.T. DEED AF NO. 2100053

R/W LINE PER W.S.D.O.T. DEED AF NO. 2100053

W.S.D.O.T. RIGHT-OF-WAY

LEGEND

AF NO.	AUDITOR'S FILE NUMBER
(XXXXX)	LOT ADDRESS
N.G.P.A.	NATIVE GROWTH PROTECTION AREA
N.G.P.A./E.	NATIVE GROWTH PROTECTION AREA EASEMENT
(R)	RADIAL
R.	RANGE
R-O-W	RIGHT-OF-WAY
SEC.	SECTION
SE,NE,NW,SW	SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
SF	SQUARE FEET
T.	TOWNSHIP
TR.	TRACT
W.M.	WILLAMETTE MERIDIAN
●	EXISTING MONUMENT AS NOTED
●	EXISTING REBAR OR IRON PIPE AS NOTED
●	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
×	SET TACK & SHINER, LS NO. 30450
(X)	DISTANCE FROM FRONT CORNER TO CURB PLUG (SEE CURB PLUG TABLE SHEET 3 OF 7)
○	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
(X)	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

DANIEL K. ROUPE — STATE OF WASHINGTON — 30450 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: JAN. 12, 2006

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BOTHELL, WASHINGTON 98011
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SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 02/22/04 SHEET: 7 OF 7

AUDITOR'S FILE NO.: 200405075141

Appendix F — Qualifications

All field inspections, wetland determinations, habitat assessments, and supporting documentation, including this ***Wetland and Fish and Wildlife Habitat Assessment Report*** prepared for ***Cooper Ridge*** project site were prepared by, or under the direction of, Jon Pickett of SVC. In addition, the site investigations were performed by Harry Richardson and Kyla Caddey, and report preparation was completed by Mae Ancheta.

Jon Pickett

Associate Principal
Professional Experience: 10+ years

Jon Pickett is an Associate Principal and Senior Scientist with diverse professional experience in habitat development as a Regional Biologist and Environmental Project Manager, with an emphasis in wetland restoration and enhancement. Jon has extensive experience successfully planning, developing, securing funding, managing and implementing numerous large-scale wetland habitat projects aimed at restoring the biological and physical functions of wetlands throughout California's Central Valley and Southern California. During this time, he managed a 2,200-acre private wetland and upland habitat complex as a public trust resource for conservation and consumptive use. He worked to ensure projects were designed and implemented to achieve habitat restoration goals, including reclamation of wetland and floodplain habitats, reintroduction of aquatic complexity and habitat, and reestablishment of riparian corridor.

Jon has worked with Federal and State agencies and private entities on land acquisitions for conservational habitat and public use, including prioritizing acquisitions relative to value and opportunity and funding. In addition, Jon has experience in regulatory coordination to ensure projects operated in compliance with Federal, State and local environmental regulations, preparing permit documentation, coordinating with all pertinent agencies and stakeholders, and developing and maintaining appropriate permitting timelines to ensure timely approvals. He also oversaw earthwork construction components and revegetation efforts, as well as post-project monitoring, with an emphasis in native vegetation establishment and natural channel morphology.

Jon earned a Bachelor of Science degree in Natural Resource Sciences from Washington State University and Bachelor of Science Minor in Forestry from Washington State University. Jon has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement) and has been formally trained in the use of the Washington State Wetland Rating System, How to Determine the Ordinary High Water Mark, Using Field Indicators for Hydric Soils, and the Using the Credit-Debit Method for Estimating Mitigation Needs.

Kyla Caddey

Environmental Scientist & Certified Ecologist
Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience

performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.

Megan Mae Ancheta

Staff Scientist
Professional Experience: 2 years

Megan (Mae) Ancheta is a Staff Scientist with a background in wildlife and conservation biology in Washington state. Mae earned her Bachelor of Science degree in Environmental Science with a focus in Conservation Biology and Ecology and a certificate in Restoration Ecology from University of Washington, Tacoma. There she gained extensive, hands-on experience working in lab and field settings, and studying socio-ecological restoration and wildlife conservation in old growth forests, historic Puget lowland prairies, and wetland and riparian areas. Mae has applied her studies working in the local government at the city and county level as well as within federal entities conducting wetland mitigation planning, stream habitat monitoring, habitat restoration for federally listed species, and thorough site analyses for natural resource management utilizing ArcGIS and model analyses.

Mae currently assists in wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

EXHIBIT 17

Kyla Caddey
Environmental Scientist & Certified Ecologist
Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

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