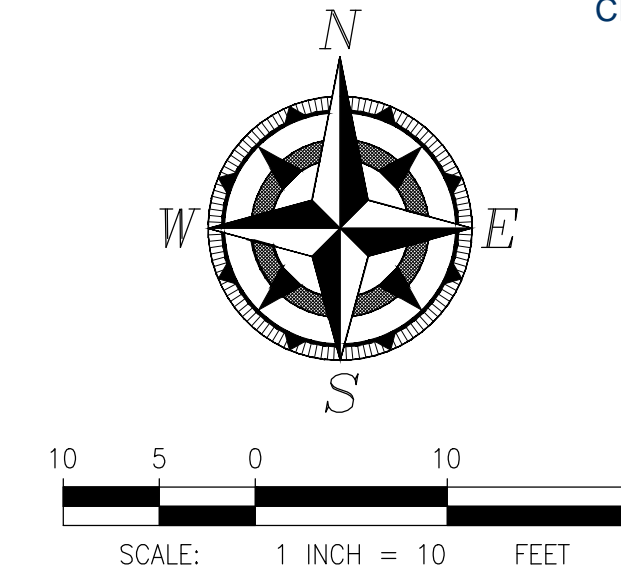
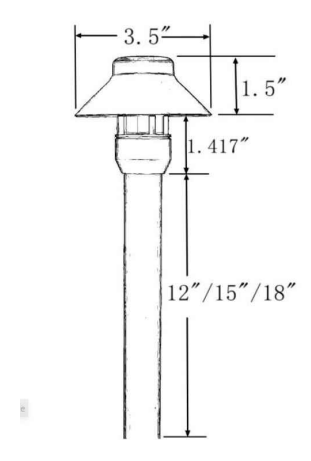
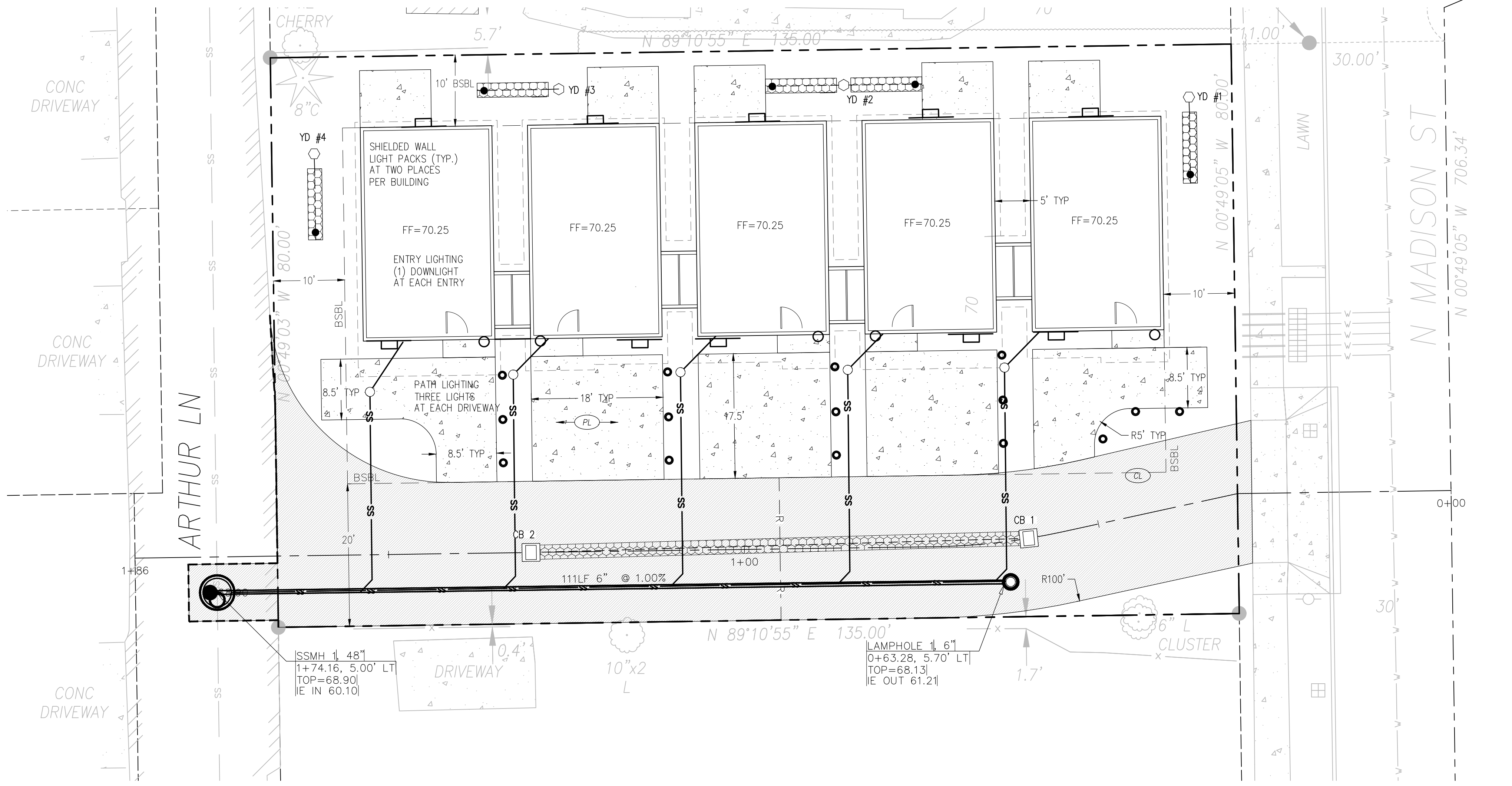
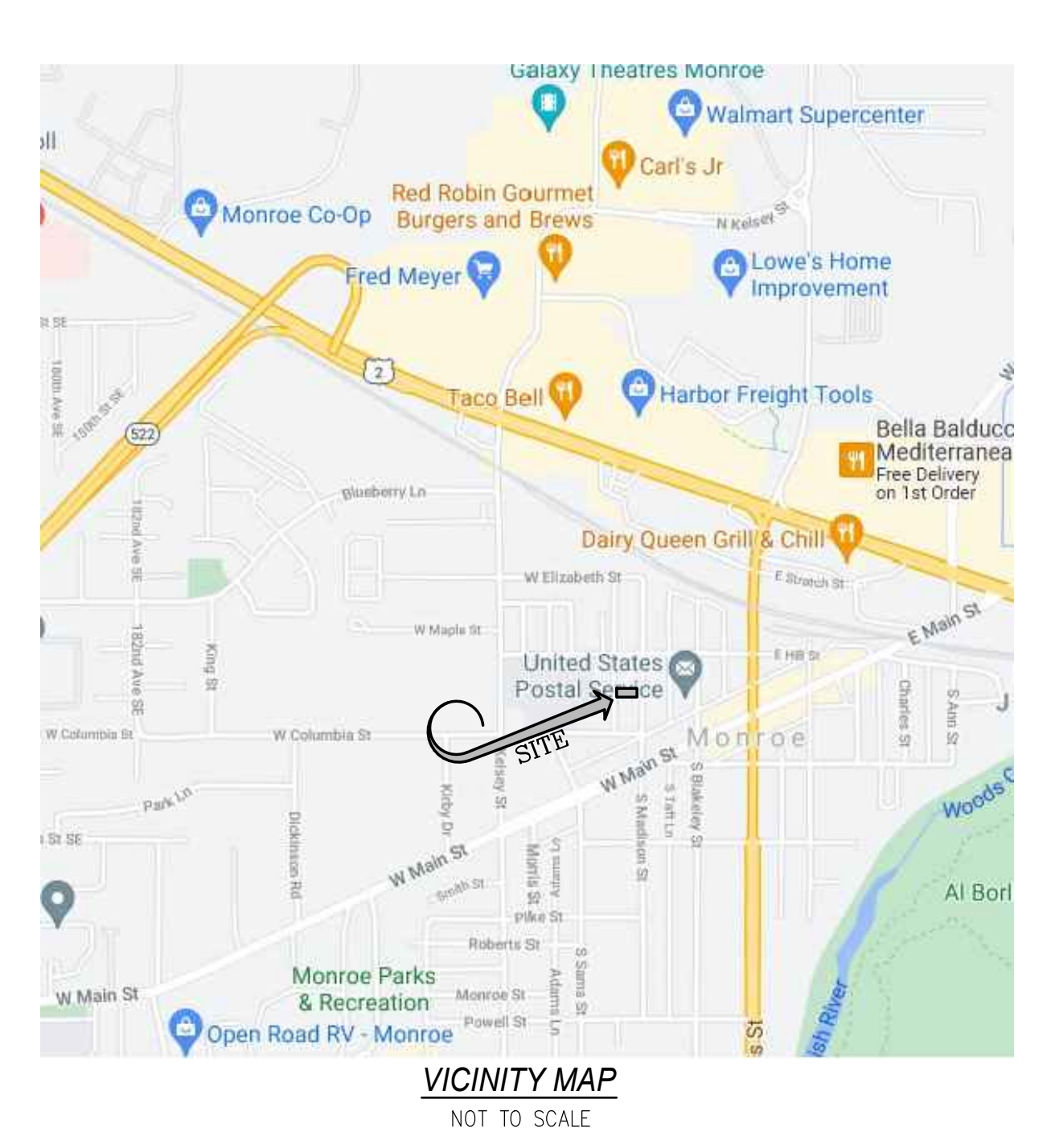


SE 1/4, NE 1/4, SEC. 01, T.27N, R.06E.
SNOHOMISH COUNTY, WA.



BASIS OF BEARING
THE MONUMENTED CENTERLINE OF W HILL ST,
AS THE BEARING OF N 89°10'55" E.

VERTICAL DATUM
NAVD 88
FOUND CONC MON IN CASE WITH TACK IN
LEAD AT THE INTERSECTION OF MAIN ST
AND MADISON ST. ELEVATION=70.00'



PATH LIGHTING
15 WATT LED
LED LIGHT SOLUTIONS
RLW-PA-01-12-015 OR
EQUIV. WHERE
INDICATED ON PLAN.



ENTRY LIGHTING
18 WATT RECESSED
CANS UNDER ENTRY
AT LANDINGS.

**L.E.D. SHIELDED WALL
LIGHT PACK**
LITIAN LTX-XT-06-25
25 WATT
(TYP. @ 5 PLACES)

GRADING QUANTITIES:
CUT: 300 Cu. Yds.
FILL: 300 Cu. Yds.
GRADING QUANTITIES ARE APPROXIMATE ESTIMATE.
THEY ARE COMPUTER GENERATED NUMBERS
WHICH DO NOT ACCOUNT FOR SOIL SWELLING
& SHRINKAGE.
ACTUAL GRADING QUANTITIES MAY VARY.

LEGEND

	SITE BOUNDARY
	BUILDING SETBACK LINE
	PROPOSED BUILDING WALL
	EX BUILDING TO BE REMOVED
	EXIST CONC
	PROPOSED CONCRETE
	PROPOSED ASPHALT

- DETAILS AND ELECTRICAL SCHEMATICS TO BE PROVIDED BY ELECTRICAL CONTRACTOR AT TIME OF PERMITTING THE ELECTRICAL WORK.
- EXTERIOR LIGHTING TO COMPLY WITH CITY OF MONROE STANDARDS.
- ALL PUBLICLY ACCESSIBLE AREAS ON PRIVATE PROPERTY SHALL BE ILLUMINATED AS FOLLOWS:
 - MINIMUM OF ONE-HALF FOOTCANDLE AND MAXIMUM 25-FOOT POLE HEIGHT FOR VEHICLE AREAS;
 - ONE TO TWO FOOTCANDLES AND MAXIMUM 15-FOOT POLE HEIGHT FOR PEDESTRIAN AREAS; AND
 - MAXIMUM OF FOUR FOOTCANDLES FOR BUILDING ENTRIES WITH THE FIXTURES PLACED BELOW SECOND FLOOR.
 - ALL PRIVATE FIXTURES SHALL BE SHIELDED TO PREVENT DIRECT LIGHT FROM ENTERING NEIGHBORING PROPERTY.
 - PROHIBITED LIGHTING. THE FOLLOWING TYPES OF LIGHTING ARE PROHIBITED:
 - MERCURY VAPOR LUMINAIRES.
 - OUTDOOR FLOODLIGHTING BY FLOODLIGHT PROJECTION ABOVE THE HORIZONTAL PLANE.
 - SEARCH LIGHTS, LASER SOURCE LIGHTS, OR ANY SIMILAR HIGH INTENSITY LIGHT.
 - ANY FLASHING, BLINKING, ROTATING OR STROBE LIGHT ILLUMINATION DEVICE LOCATED ON THE EXTERIOR OF A BUILDING OR ON THE INSIDE OF A WINDOW WHICH IS VISIBLE BEYOND THE BOUNDARIES OF THE LOT OR PARCEL.

BOUNDARY LINE SURVEY:	PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILL CREEK, WA 98082 PH: 425.512.7099 FAX 425.357.3577 www.PCSurveys.net
APPLICANT/OWNER	MASTON PROPERTIES 2020 MALTBY ROAD, SUITE 7 (PMB 116) BOTHELL, WA. 98021 (425) 299-8877
PROJECT ENGINEER	J.C. McDONNELL ENGINEERING, PC 16521 13TH AVE W, #215 LYNNWOOD, WA 98037 (TEL) 425-697-9676 (FAX) 425-338-7008 john@jcmcdon.com
EXISTING LEGAL DESCRIPTION:	LOTS 5 AND 6, THE MONROE LAND AND IMPROVEMENT CO'S ADDITION, BLOCK 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
LAND USE/ZONING:	R25
TAX ACCOUNT NO.(S):	0044360020102
BLD PERMIT#	
SITE ADDRESS:	226 N MADISON ST MONROE, WA 98272

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO CHANGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO CHANGE.

J.C. McDONNELL
ENGINEERING, PC
civil engineers
MONROE, WASHINGTON
P.O. BOX 13199, MILL CREEK, WASHINGTON TEL: (425) 697-9676
FAX: (425) 338-7008
EMAIL: JOHN@JCMCDON.COM

LIGHTING PLAN			
SUMMER LANE			
MONROE, WASHINGTON			
DRAWN BY JW	DATE 10/24/22	REV. BY	DATE
DRAWING FILE NAME 6140-MADISON ST PLANSET.dwg	CHK. BY	F.B. NO.	JOB NO.
			6140
		PROJECT MANAGER JCM	SCALE AS SHOWN
			SHT. NO. S1 of 1

