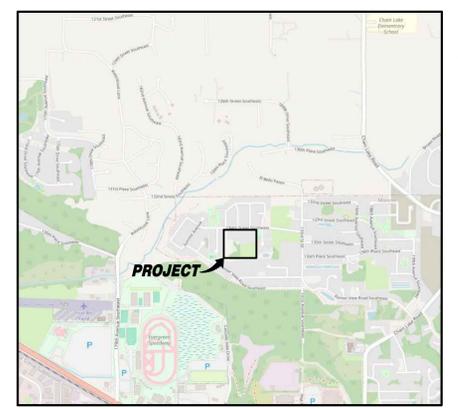


NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON  
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

# MONROE WEST PRELIMINARY PLAT MONROE, WASHINGTON

RECEIVED  
 06/24/2025  
 CITY OF MONROE



### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
○	FOUND MONUMENT AS NOTED	IE INVERT ELEVATION
□	EXISTING CORNER MONUMENT AS NOTED	INV INVERT ELEVATION
○	CATCH BASIN	AP APPLE
○	STORM MANHOLE	C CEDAR
○	CULVERT/INVERT OF STORM PIPE	F FIR
○	WATER METER	H HEMLOCK
○	WATER VALVE	M MAPLE
○	FIRE HYDRANT	U UNKNOWN
○	IRRIGATION CONTROL VALVE	(C) CALCULATED
○	SEWER MANHOLE	(M) MEASURED
○	SIGN	(C.O.C.) CENTER OF CHANNEL
○	MAILBOX	(EX. C.C.) EXTRUDED CONC. CURB
○	GAS METER	
○	LIGHT STANDARD	
○	ELECTRIC MANHOLE	
○	GUY ANCHOR	
○	GUY POLE	
○	TELCO MANHOLE	
○	TELCO RISER	
○	POWER TRANSFORMER	
○	CONIFEROUS TREE	
○	DECIDUOUS TREE	

PROPOSED STORM SYMBOLS	DESCRIPTION	PROPOSED WATER SYMBOLS	DESCRIPTION
○	SD CAP	○	WATER CAP
○	TYPE 1 CATCH BASIN, GRATED LID	○	CONCRETE THRUST BLOCKING
○	TYPE 1 CATCH BASIN, SOLID LID	○	11.25° BEND
○	TYPE 2 CATCH BASIN, GRATED LID	○	22.5° BEND
○	TYPE 2 CATCH BASIN, SOLID LID	○	45° BEND
○	BEEHIVE MANHOLE COVER	○	90° BEND
○	SQUARE YARD DRAIN	○	VALVE
○	ROUND YARD DRAIN	○	HYDRANT ASSEMBLY
○	STORM CLEAN OUT	○	BLOW-OFF VALVE
○	STORM PIPE	○	REDUCER
○	SEWER PIPE	○	AIR-VAC ASSEMBLY
○	SEWER CAP	○	WATER METER
○	SEWER CLEANOUT	○	WATER PIPE
○	SEWER MANHOLE	○	PROPOSED SURVEY SYMBOLS
○	SEWER PIPE	○	DESCRIPTION
		○	SURVEY MONUMENT
		○	IN PROPOSED ROAD

### CONTACT LIST

<b>DEVELOPER:</b> SOUTH LAKE RIDGE, LLC 10515 20TH ST SE #202 LAKE STEVENS, WA 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarсен@landprogr.com	<b>CIVIL ENGINEER:</b> SOLID GROUND ENGINEERING 8105 166TH AVE NE REDMOND, WA 98052 CONTACT: TOM ABBOTT, PE PHONE: (425) 281-8324 EMAIL: tabbot@solidgroundpnw.com
<b>GEOTECHNICAL ENGINEER:</b> TERRA ASSOCIATES 12220 113TH AVE NE, SUITE 130 KIRKLAND, WA 98034 CONTACT: CAROLYN DECKER, PE PHONE: (206) 255-4988 EMAIL: cdecke@terra-associates.com	<b>LANDSCAPE ARCHITECT:</b> ORIGIN DESIGN GROUP, LLC 1031 185TH AVE NE SNOHOMISH, WA 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: kristal@origindesigngroup.com
<b>SURVEYOR:</b> PACIFIC COAST SURVEYS 16300 MILL CREEK BLVD STE G4 MILL CREEK, WA 98012 CONTACT: DOUGLAS ROUPE, PLS PHONE: (425) 512-7099 EMAIL: doug@pcsurveys.net	<b>WETLAND BIOLOGIST:</b> WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: JOHN LAUFENBERG PHONE: (425) 238-8811 EMAIL: john@wetlandresources.com

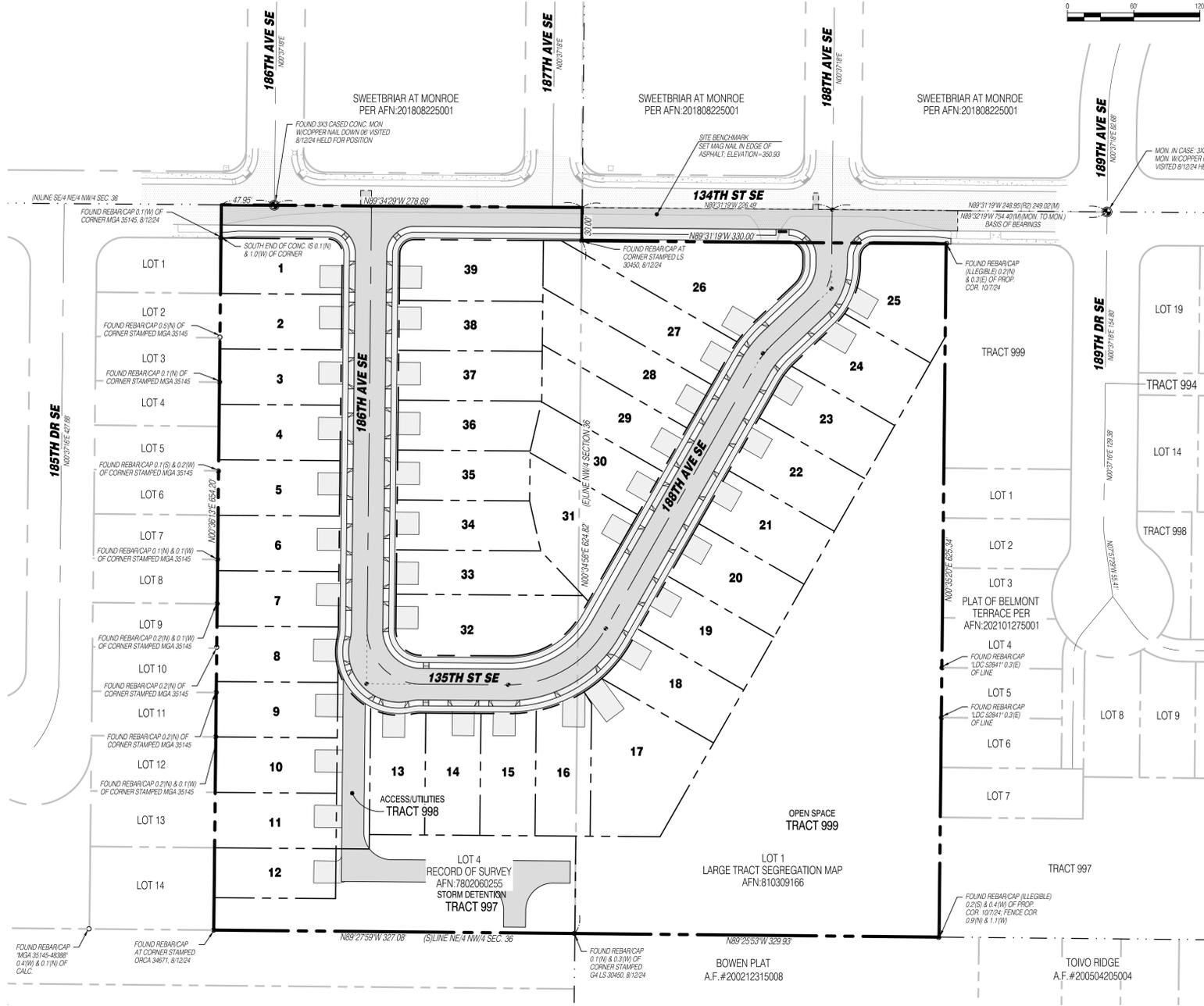
### EARTHWORK QUANTITIES

STRIPPING:	13,000 CY
CUT:	24,500 CY
FILL:	33,500 CY
NET:	9,400 CY (FILL)
DISTURBED AREA:	349,399 SF (8.02 AC)

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

### PROJECT INFORMATION

TAX PARCELS:	2806360200000 & 28063600101300
SITE ADDRESS:	18614 134TH ST SE, MONROE, WA 98272
SITE AREA:	420,254 SF (9.65 AC)
PROPOSED ZONING:	R7
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE (PER COMP PLAN):	LOW DENSITY SFR
PROPOSED LOTS:	39 LOTS
BUILDING SETBACKS:	10' FRONT 20' GARAGE 5' SIDE 10' REAR 10' ACCESS TRACT/EASEMENT CITY OF MONROE WATER SYSTEM CITY OF MONROE SEWER SERVICE SNOHOMISH COUNTY PUD PUGET SOUND ENERGY
WATER:	ZIPPLY
SEWER:	COMCAST
POWER:	MONROE SCHOOL DISTRICT NO 103
GAS:	SNOHOMISH REGIONAL FIRE & RESCUE
TELEPHONE:	
CABLE:	
SCHOOL DISTRICT:	
FIRE DISTRICT:	



### SURVEY INFORMATION

#### LEGAL DESCRIPTION

PARCEL NO. 2806360200000  
 PER CHICAGO INSURANCE COMPANY COMMITMENT NUMBER 500151982, DATED JUNE 6, 2024.  
 LOT 4, SURVEY RECORDED UNDER AUDITORS FILE NUMBER 7802060255 RECORDS OF SNOHOMISH COUNTY ALSO KNOWN AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

#### VERTICAL DATUM

NAVD 88 (NAVD 88 - 3.67' = NGVD29)  
 FOUND WSDOT BRASS DISK SURFACE MONUMENT IN TRAFFIC SIGNAL BASE AT THE S.E. QUADRANT OF THE INTERSECTION OF HWY 2 AND MAIN STREET.  
 WSDOT DESIGNATION NO. BM31002-86  
 PER GPS OBSERVATIONS.  
 ELEV. = 72.24'

#### EQUIPMENT & PROCEDURES

METHOD OF SURVEY:  
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HIGN SMARTNET NETWORK  
 INSTRUMENTATION:  
 LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
 LEICA Viva GNSS G508 RECEIVER  
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 351-130-100

PRECISION:  
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:  
 THE MONUMENTED CENTERLINE OF 134TH ST SE AS SHOWN HEREON PER SWEETBRIAR AT MONROE RECORDED UNDER AFN:201808225001.

BEARING = NORTH 89°32'29" WEST

#### SURVEY REFERENCES

- (R1) RECORD OF SURVEY - AFN:7802060255
- (R2) PLAT OF SWEETBRIAR AT MONROE - AFN:201808225001
- (R3) PLAT OF BELMONT TERRACE - AFN:202101275001
- (R4) RECORD OF SURVEY - AFN:3808025004
- (R5) PLAT OF TROMBLEY HILL - AFN:9812155001
- (R6) PLAT OF SKYCROFT - AFN:202007085003

#### NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

### SOIL TYPE AND VEGETATIVE COVER

SOILS:	TOKUL GRAVELLY MEDIAL LOAM
VEGETATIVE COVER:	LANDSCAPED GRASS LAWN AND TREES

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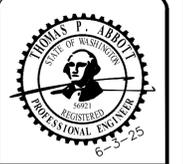
1	COVER SHEET
2	PRELIMINARY PLAT

### SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

**SGE**  
 Solid Ground Engineering  
 8105 166th Ave NE  
 Redmond, WA 98052

## COVER SHEET

**SOUTH LAKE RIDGE, LLC**  
**MONROE WEST**  
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

**BSP-01**  
 1 OF 2

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON  
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



### LEGEND

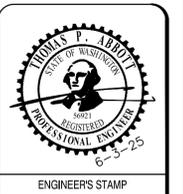
SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ROCKERY WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING
(Symbol)	STORM MAIN PIPE
(Symbol)	SEWER MAIN PIPE
(Symbol)	WATER MAIN PIPE
(Symbol)	DRAIN PIPE
(Symbol)	FRENCH DRAIN
(Symbol)	FIRE HYDRANT
(Symbol)	WATER METER
(Symbol)	WATER CAP
(Symbol)	SEWER MANHOLE
(Symbol)	SEWER CLEANOUT
(Symbol)	SEWER CAP
(Symbol)	TYPE 1 CATCH BASIN W/ SOLID LID
(Symbol)	TYPE 1 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN, SOLID LID
(Symbol)	TYPE 2 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN W/ BEEHIVE GRATE
(Symbol)	STORM CLEAN OUT
(Symbol)	STORM CAP

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 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 FUTURE LAND USE: LOW DENSITY SFR  
 (PER COMP PLAN)  
 PROPOSED LOTS: 39 LOTS  
 BUILDING SETBACKS: 10 FRONT, 20 GARAGE, 5 SIDE, 10 REAR, 10 ACCESS TRACT/EASEMENT  
 CITY OF MONROE WATER SYSTEM  
 SNOHOMISH COUNTY PUD  
 PUGET SOUND ENERGY  
 ZIP: COMCAST  
 MONROE SCHOOL DISTRICT NO 103  
 SNOHOMISH REGIONAL FIRE & RESCUE

### DENSITY CALCULATIONS

ZONE: R4  
 GROSS AREA: 420,254 SF (9.65 AC)  
 MAX DENSITY: 9.65 AC x 4 DU/AC = 38.6  
 LOTS PROPOSED: 39 LOTS  
 UNITS PROPOSED: 39 LOTS



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

Solid Ground Engineering  
 8105 166th Ave NE  
 Redmond, WA 98052

## PRELIMINARY PLAT

SOUTH LAKE RIDGE, LLC  
**MONROE WEST**  
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP  
 CHECKED BY: TPA  
 DATE: 1-14-25  
 JURISDICTION: CITY OF MONROE  
 JOB NUMBER: 24-0086

**BSP-02**  
 2 OF 2

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