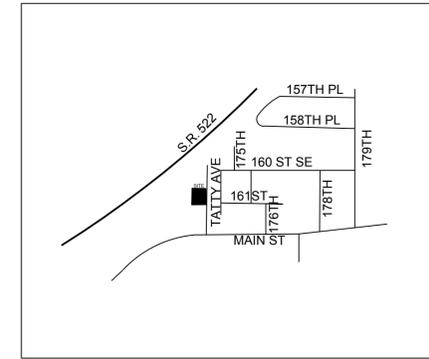


CITY OF MONROE SAFE HARBOR TRUST-9 LOT

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03/11/2022
CITY OF MONROE



VICINITY MAP
SCALE 1"=1000'

LEGAL DESCRIPTION

PER CHICAGO TITLE, CERT. # 500094364

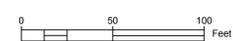
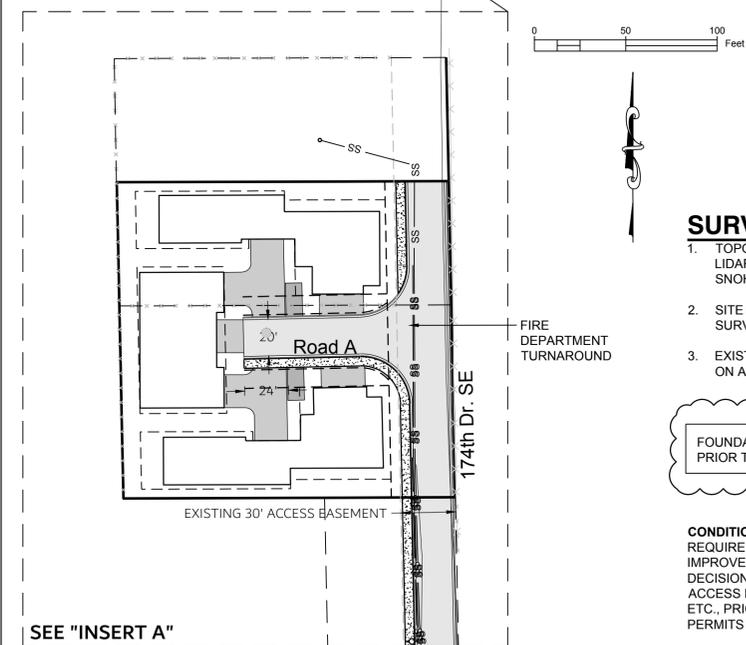
PARCEL A:
LOT 2, CITY OF MONROE BOUNDARY LINE ADJUSTMENT NUMBER BA198003, RECORDED UNDER AUDITOR'S FILE NUMBER 9904305001, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
LOT 2, CITY OF MONROE SHORT PLAT SP NO. 198008, RECORDED UNDER AUDITOR'S FILE NUMBER 198910185005, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



VERTICAL DATUM
NAVD - 88

CONDITION OF APPROVAL NOTE
REQUIREMENT FOR THE EASEMENT AREA TO BE IMPROVED, OR THE SHORT PLAT APPROVAL DECISION MODIFIED TO PROVIDE AN ALTERNATIVE ACCESS ROUTE FOLLOWING NEW PUBLIC NOTICE, ETC., PRIOR TO ISSUANCE OF ANY BUILDING PERMITS WITHIN THE SHORT PLAT.



SURVEY NOTES

1. TOPOGRAPHY BASED ON PUGET SOUND LIDAR CONSORTIUM DATA FROM SNOHOMISH COUNTY 05-06 DATA SET
2. SITE BOUNDARY BASED ON HISTORICAL SURVEY DATA
3. EXISTING ON-SITE AND OF-SITE DATA BASED ON AERIALS, CITY GIS AND SITE VISIT

FOUNDATIONS WILL NEED TO BE SURVEYED PRIOR TO FOOTING INSPECTION.

CONDITION OF APPROVAL NOTE
REQUIREMENT FOR THE EASEMENT AREA TO BE IMPROVED, OR THE SHORT PLAT APPROVAL DECISION MODIFIED TO PROVIDE AN ALTERNATIVE ACCESS ROUTE FOLLOWING NEW PUBLIC NOTICE, ETC., PRIOR TO ISSUANCE OF ANY BUILDING PERMITS WITHIN THE SHORT PLAT.

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN AND ASSOCIATES, INC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
davidh@harmenllc.com

OWNER / APPLICANT

SAFE HARBOR TRUST
23505 165TH AVE, SE
MONROE, WA 98272
(360) 794-3664

LAND SUVEYOR

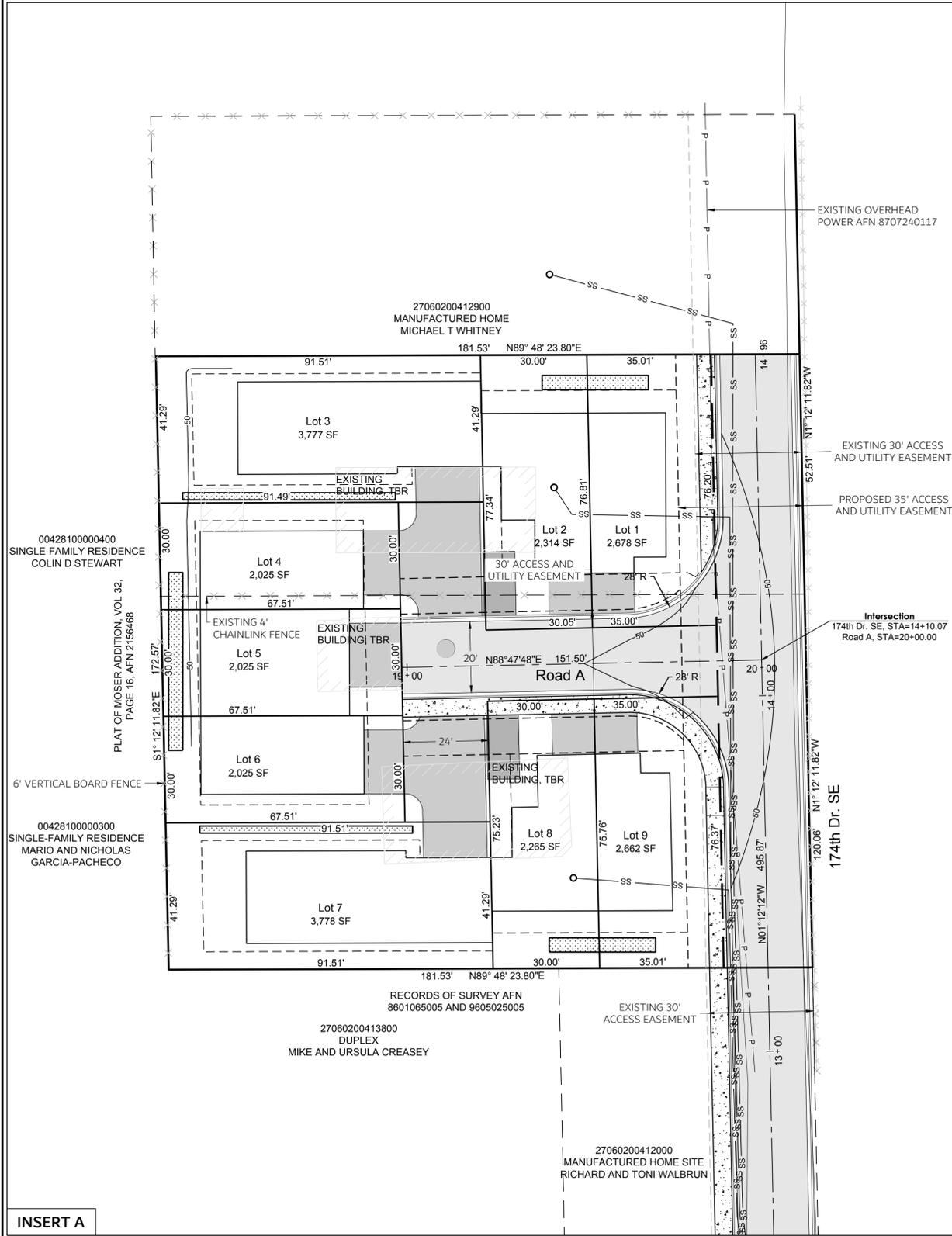
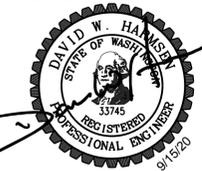
SCIPIO WALTON
HARMSEN, LLC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
skipw@harmenllc.com

CONTACT

JUSTIN PEDERSEN
HARMSEN, LLC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 793-7811
justin@harmenllc.com

SITE INFORMATION

TAX PARCEL	270602-004-121-01, 270602-004-130-01
SITE ADDRESS	16096 174TH DR SE MONROE, WA 98272
ZONING	SFR-15 DU/AC (R15)
COMP PLAN	HIGH DENSITY SFR
USE CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
PROPERTY SIZE (TOTAL)	31,322 SF (.72 AC)
JURISDICTION	#####
NUMBER OF LOTS	9 LOTS
DWELLING UNITS / ACRE	12.5 DU/AC



INSERT A

INSERT B

REVISIONS

ENGINEERS
SURVEYORS

(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732



SAFE HARBOR TRUST-9 LOT
16096 174TH DR SE
MONROE, WA 98272

DATE: 1-10-2020
JOB #: 19-319



P1.0

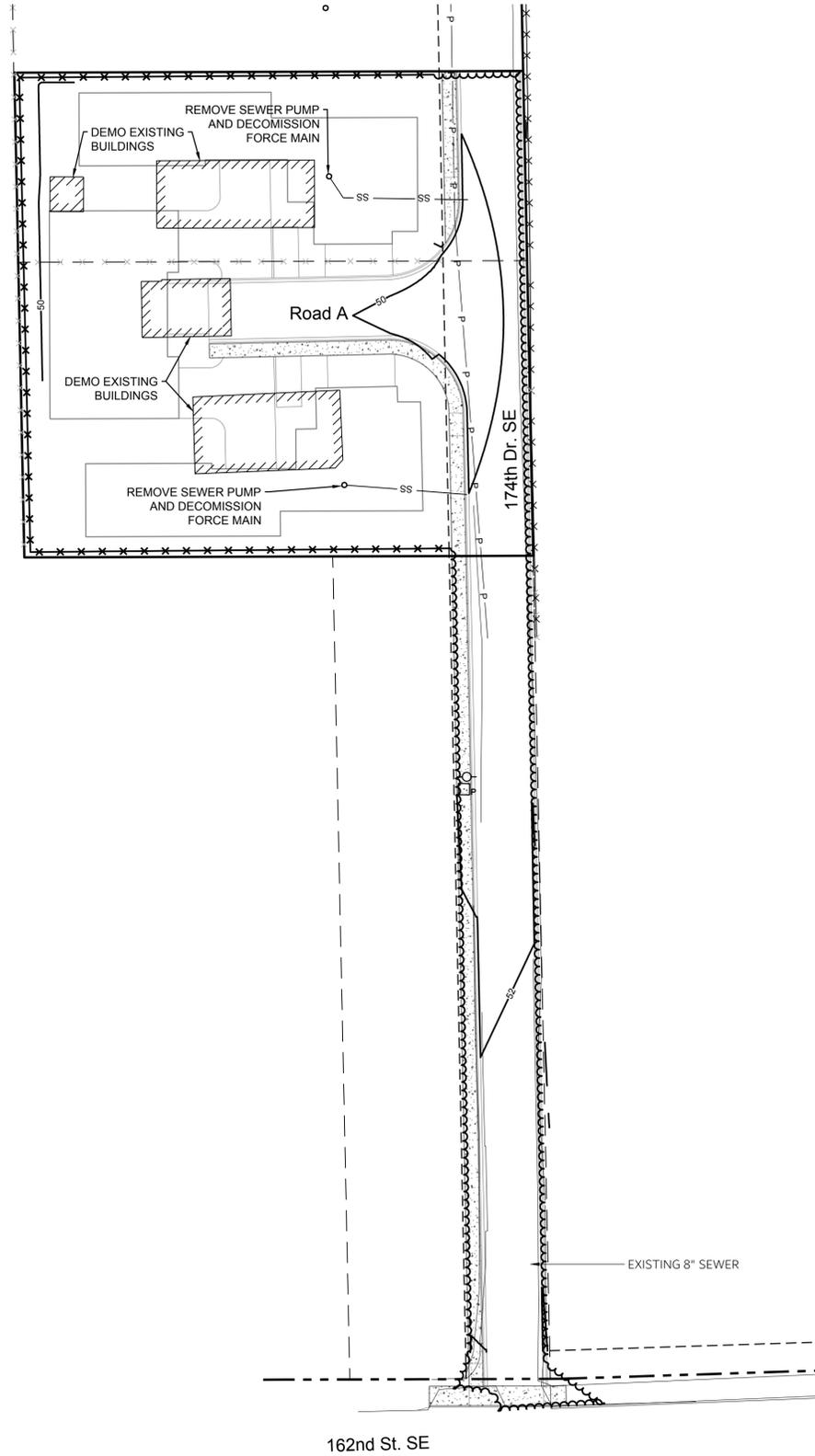
SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

GENERAL NOTES:

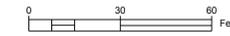
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION 2016 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND THE CITY OF MONROE ENGINEERING STANDARDS.
2. ALL CONSTRUCTION IS SUBJECT TO THE INSPECTION BY THE CITY OF MONROE ENGINEERING INSPECTOR OR DESIGNATED REPRESENTATIVE.
3. PRIOR TO ANY CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE A PRECONSTRUCTION MEETING BY CONTACTING THE PUBLIC WORKS DEPARTMENT AT 360-863-4545.
4. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. CONTACT ONE-CALL (1-800-424-5555) FOR UTILITY LOCATIONS. THE OWNER OR HIS REPRESENTATIVE, AND THE CITY OF MONROE SHALL BE CONTACTED IMMEDIATELY IF A UTILITY CONFLICT EXISTS.
5. APPROVED COPIES OF THESE PLANS SHALL BE ON THE JOB WHENEVER CONSTRUCTION IS IN PROGRESS.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ENGINEER TO KEEP AS CONSTRUCTED INFORMATION DURING THE PROJECT. A MYLAR RECORD DRAWING MUST BE SUBMITTED TO THE CITY OF MONROE PRIOR TO FINAL ACCEPTANCE.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENT AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE ACCEPTABLE TO THE CITY ENGINEER.
8. ALL TRAFFIC CONTROL IN THE CITY OF MONROE RIGHT-OF-WAY SHALL CONFORM TO THE MOST RECENT WASHINGTON STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. NOTE: THIS PROJECT MAY BE CONSTRUCTED IN PHASES. AREAS NOT UNDER CONSTRUCTION ARE TO EITHER REMAIN VEGETATED OR HYDROSEED TO MITIGATE EROSION AND SEDIMENTATION IMPACTS.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. THE MAILBOX LOCATIONS ON SITE SHALL BE APPROVED BY THE POSTMASTER.
12. CONTRACTORS SHALL MAINTAIN FOUR FEET OF CLEARANCE FROM ELECTRICAL VAULTS.
13. INSTALL TEN GAUGE INSULATED LOCATE WIRE ON ALL UNDERGROUND NON-METALLIC PIPE.

TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

1. ALL TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY GRADING OR LAND CLEARING IN ACCORDANCE WITH THE APPROVED TESC PLAN. THESE FACILITIES MUST BE MAINTAINED DAILY UNTIL FINAL APPROVAL BY THE CITY INSPECTOR.
2. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
3. ALL VEHICLES LEAVING THE SITE ONTO PUBLIC RIGHT-OF-WAY SHALL BE CLEANED TO PREVENT TRACKING OF MUD, DIRT, AND OTHER DEBRIS.
4. THE CONTRACTOR SHALL SWEEP STREETS AT LEAST DAILY OR MORE FREQUENTLY AS MAY BE NECESSARY AND SO DIRECTED BY THE CITY OF MONROE. DUST CONTROL ON SITE WILL BE REQUIRED.
5. INSTALL INLET PROTECTION AT DOWNSTREAM CATCH BASIN GRATES AND AT CATCHBASINS INSTALLED ON-SITE PER DETAIL 1/C2.0.
6. POLLUTED WATER MAY NOT BE PUMPED INTO THE CITY OR PRIVATE STORM SYSTEM.
7. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION CONSISTING OF RAPID, PERSISTENT AND LEGUME WILL BE APPLIED AT A MINIMUM #80 PER ACRE. THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.
8. ALL EROSION CONTROL ON SITE MUST COMPLY WITH THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR WESTERN WASHINGTON, 2012 EDITION.
9. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AT REGULAR INTERVALS FOR DAMAGE AND SEDIMENT ACCUMULATION. AT A MINIMUM, THE FACILITIES SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER ANY RUNOFF PRODUCING RAIN EVENT. INSPECTIONS SHALL TAKE PLACE AT THE END OF EACH WORK WEEK AND ANY NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE THE JOB IS SHUT DOWN FOR THE WEEKEND. INSPECTIONS SHALL CONTINUE AT THESE INTERVALS DURING PERIODS OF WORK STOPAGES OR UNTIL PERMANENT VEGETATION IS ESTABLISHED.
10. CONTRACTOR SHALL REMOVE EROSION AND SEDIMENTATION CONTROL DEVICES WHEN CONSTRUCTION IS COMPLETE.
11. FROM OCTOBER 1 TO APRIL 30, EXPOSED SOILS TO BE LEFT UNWORKED FOR MORE THAN 2 DAYS SHALL BE STABILIZED. OTHERWISE SOILS TO BE LEFT UNWORKED FOR 7 DAYS SHALL BE STABILIZED.



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GRADING QUANTITIES

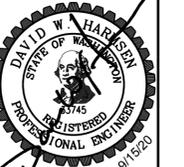
CUT	400 CY's
FILL	150 CY's

SOILS NOT USED FOR BACKFILL WILL BE SPREAD OVER LOTS ON SITE, OR HAULED TO A CITY APPROVED SITE.

REVISIONS

ENGINEERS SURVEYORS
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

HARMSEN
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272



SAFE HARBOR TRUST-9 LOT
16096 174TH DR SE
MONROE, WA 98272
**PRELIMINARY SHORT PLAT
CLEARING AND TESC PLAN**

DATE: 1-10-2020
JOB #: 19-319

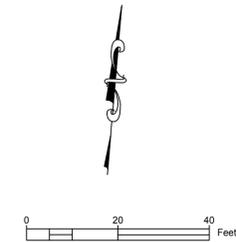
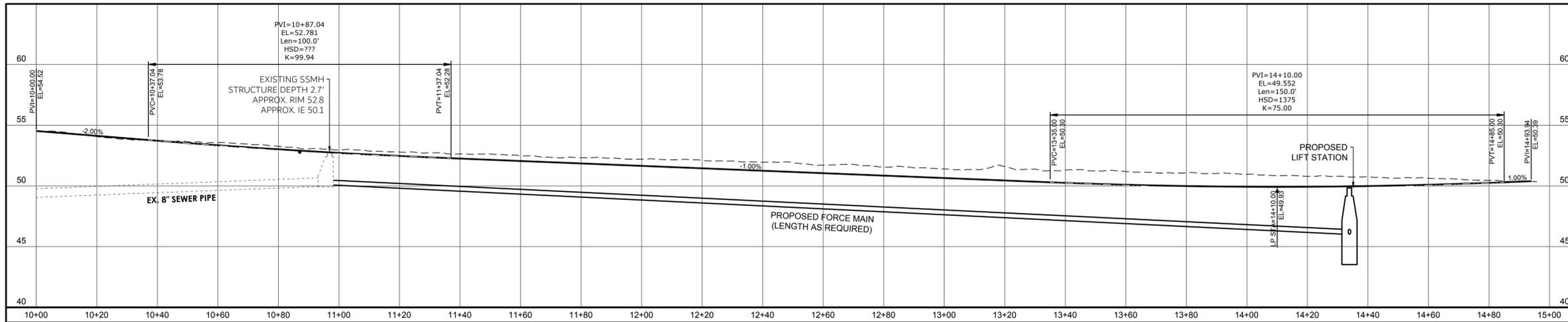


Know what's below.
Call before you dig.

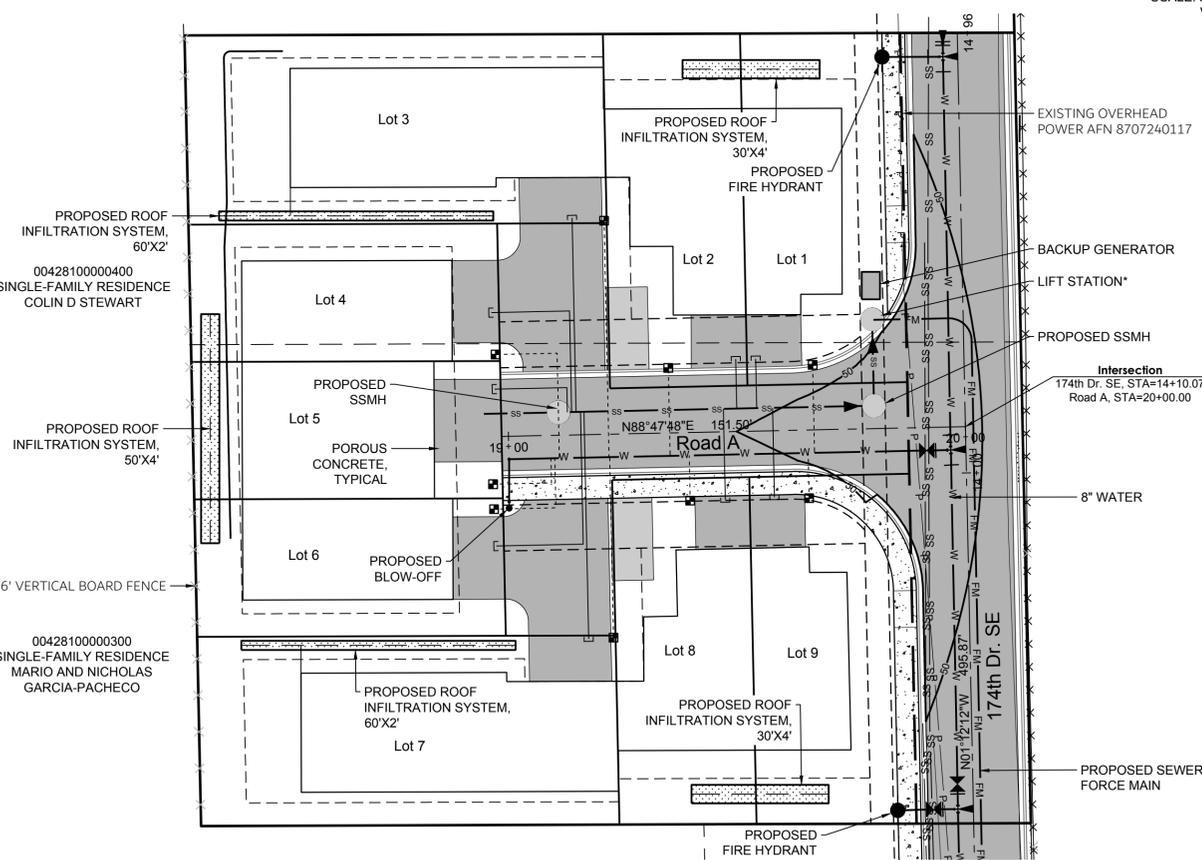
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SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

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03/11/2022
CITY OF MONROE

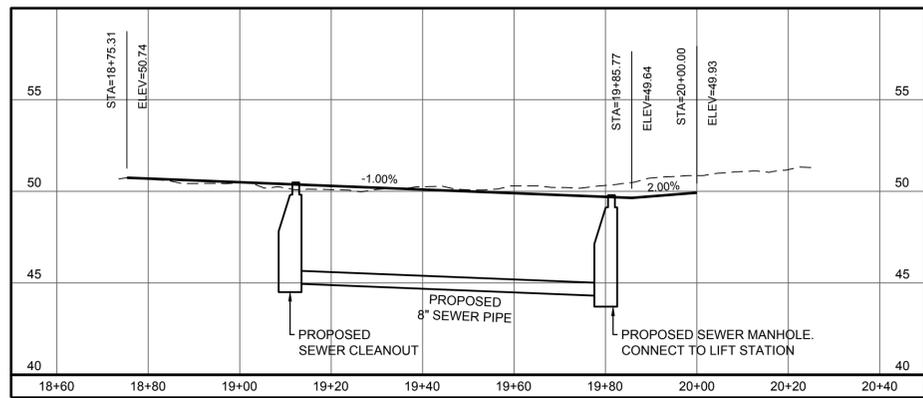


174TH DR. SE - PROFILE
SCALE: H: 1"=5'
V: 1"=1'



27060200412000
MANUFACTURED HOME SITE
RICHARD AND TONI WALBRUN

* THIS LIFT STATION AND ALL ASSOCIATED COMPONENTS WILL BE OWNED AND OPERATED BY THE CITY AFTER CONSTRUCTION, INSPECTION AND ACCEPTANCE. AS SUCH, THE DESIGN MUST BE PERFORMED BY AN ENGINEER(S) WITH EXTENSIVE EXPERIENCE IN THIS FIELD.

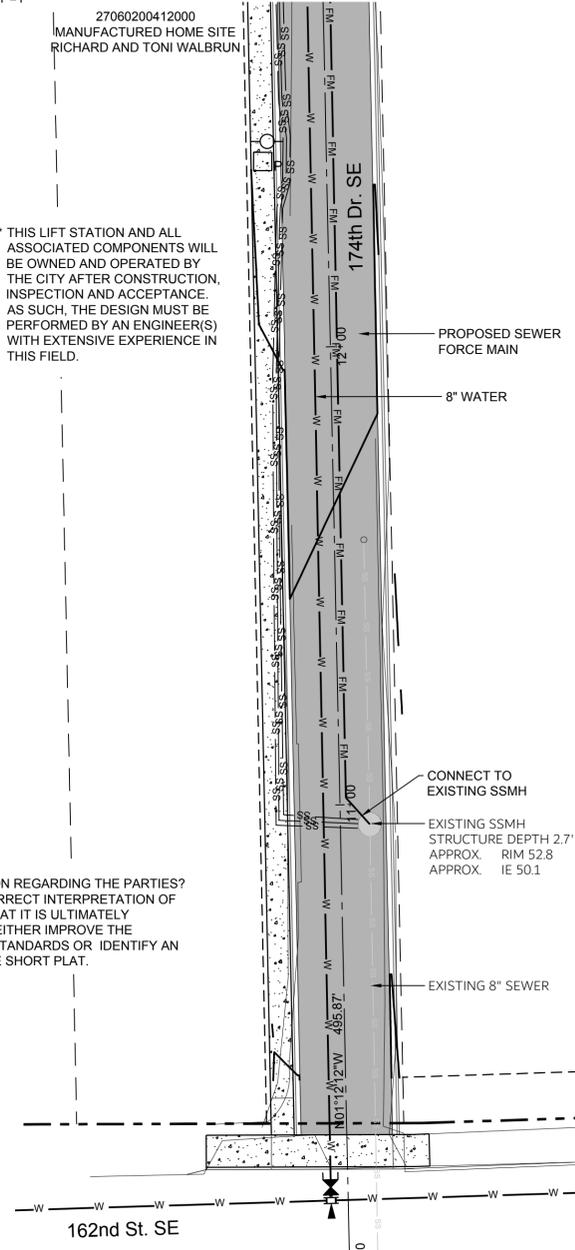


ROAD A - PROFILE
SCALE: H: 1"=5'
V: 1"=1'

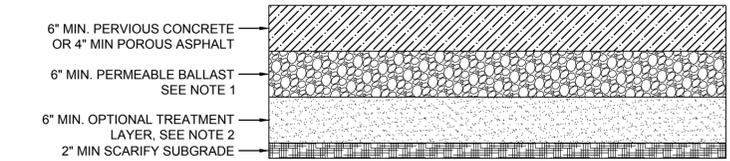
STAFF REPORT CONCLUSION NOTE
THE CITY DOES NOT TAKE ANY POSITION REGARDING THE PARTIES' PRIVATE DISAGREEMENT AND THE CORRECT INTERPRETATION OF THE EASEMENT INSTRUMENTS, AND THAT IT IS ULTIMATELY INCUMBENT UPON THE APPLICANT TO EITHER IMPROVE THE EASEMENT SURFACE TO APPLICABLE STANDARDS OR IDENTIFY AN ALTERNATIVE ACCESS ROUTE FOR THE SHORT PLAT.

SITE CALCULATIONS

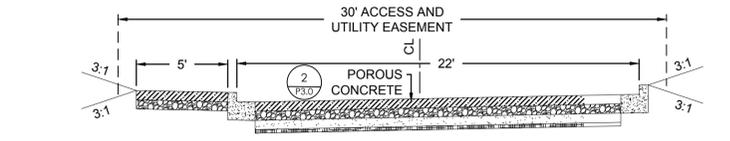
NEW IMPERVIOUS	14,197 SF
REPLACED IMPERVIOUS	6,885 SF
NEW + REPLACED IMPERVIOUS	21,082 SF
DISTURBANCE AREA	38,958 SF



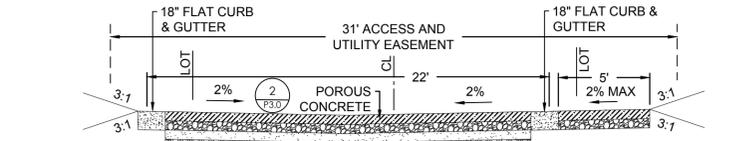
1 DOWNSPOUT INFILTRATION TRENCH
SCALE: 1" = 3'



2 POROUS PAVEMENT
SCALE: 1" = 1'-0"



3 174TH DRIVE SE SECTION
SCALE: 1" = 5'



4 ROAD A SECTION
SCALE: 1" = 5'

REVISIONS

ENGINEERS
SURVEYORS

HARMSEN

125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272

(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732



SAFE HARBOR TRUST-9 LOT
16096 174TH DR SE
MONROE, WA 98272

PRELIMINARY SHORT PLAT
GRADING, UTILITY & STORM PLAN

DATE: 1-10-2020
JOB #: 19-319



P3.0