

# MONROE 30

## PRELIMINARY PLAT

### CITY OF MONROE, WA

#### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	MONUMENT IN CASE	CPP CORRUGATED PLASTIC PIPE
	SET REBAR W/ CAP	IE INVERT ELEVATION
	EXISTING CORNER MONUMENT AS NOTED	INV INVERT ELEVATION
	QUARTER SECTION TIE	CB CATCH BASIN
	SECTION TIE	SD STORM DRAIN
	CATCH BASIN	SS SANITARY SEWER
	STORM MANHOLE	SSMH SANITARY SEWER MANHOLE
	CULVERT	PVC POLYVINYL CHLORIDE PIPE
	FIRE HYDRANT	F FIBER
	GUY ANCHOR	DEC DECIDUOUS
	GUY POLE	P PINE
	LIGHT POLE	
	SEWER MANHOLE	
	SIGN	
	SPRINKLER HEAD	
	WATER VAULT	
	WATER MANHOLE	
	WATER METER	
	WATER VALVE	
	WETLAND FLAG	
	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 CAP		AIR-VAC ASSEMBLY
	SEWER CLEANOUT		WATER METER
	SEWER MANHOLE		WATER PIPE
	SEWER PIPE		

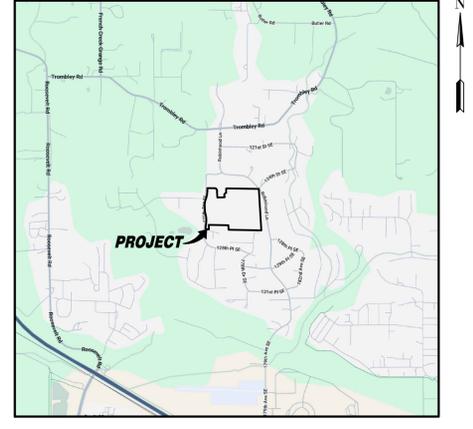
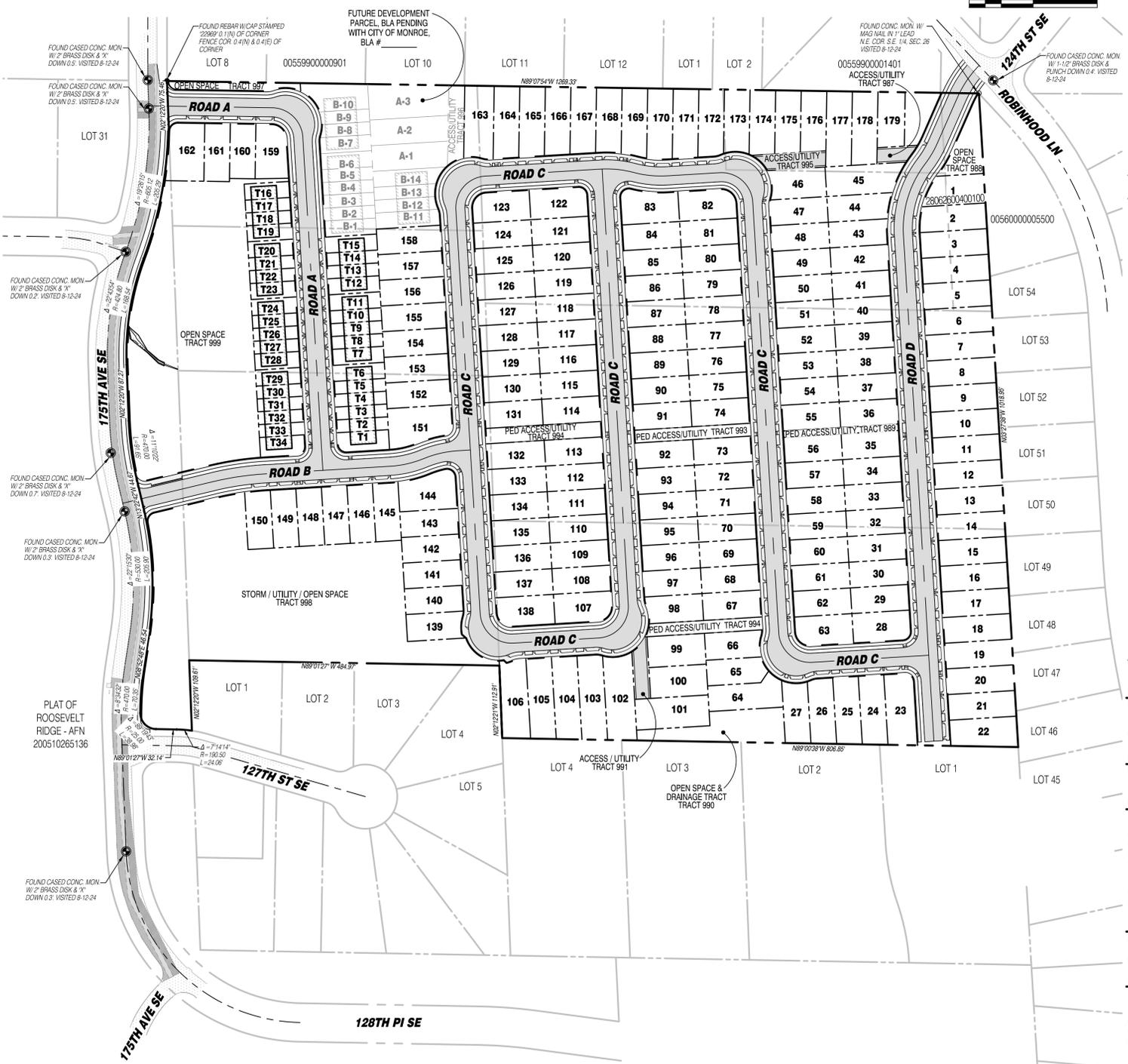
PROPOSED SEWER SYMBOLS	DESCRIPTION	PROPOSED SURVEY SYMBOLS	DESCRIPTION
	SEWER CAP		PROPOSED SURVEY SYMBOL
	SEWER CLEANOUT		SURVEY MONUMENT IN PROPOSED ROAD
	SEWER MANHOLE		
	SEWER PIPE		

#### 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: rlarson@landprogrp.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@solidgroundprnw.com
<b>GEOTECHNICAL ENGINEER:</b> TERRA ASSOCIATES 12220 113TH AVE NE, SUITE 130 KIRKLAND, WA 98034 CONTACT: CAROLYN DECKER, PE PHONE: (206) 225-4989 EMAIL: cdecker@terra-associates.com	<b>LANDSCAPE ARCHITECT:</b> ORIGIN DESIGN GROUP, LLC 1031 185TH AVE NE SNOHOMISH, WA 98290 CONTACT: KRISTAL LOWE PHONE: (425) 348-1005 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) 512-7089 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) 238-5811 EMAIL: john@wetlandresources.com

#### PROJECT INFORMATION

<b>TAX PARCELS:</b> 2806260040100, 2806260040000, 2806260040100, 2806260040050, 2806260040100, 2806260040100, 2806260040100, 0103800009900, 2806260040070, 12611 175TH AVE SE SNOHOMISH, WA 98290 1,251,146 SF (28.72 AC)	<b>SITE ADDRESS:</b> 175TH AVE SE
<b>SITE AREA:</b> 1,251,146 SF (28.72 AC)	<b>PROPOSED ZONING:</b> R-7
<b>PROPOSED LOTS:</b> 179 SINGLE FAMILY LOTS (PHASE 1) AND 34 TOWNHOMES (PHASE 2)	<b>PROPOSED SETBACKS:</b> 20' FRONT 5' SIDE 10' REAR ROOSEVELT WATER ASSOCIATION CITY OF MONROE SEWER SERVICE SNOHOMISH COUNTY PUD PUGET SOUND ENERGY ZIP: 98034 COUNCIL DISTRICT: SNOHOMISH SCHOOL DISTRICT NO 201 SNOHOMISH REGIONAL FIRE & RESCUE



#### SURVEY INFORMATION

##### LEGAL DESCRIPTION

(THE METES AND BOUNDS DESCRIPTION BELOW DESCRIBES THE PERIMETER OF THE PARCELS SURVEYED HEREON.) THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 26 ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF ROBINHOOD PARK DIVISION NO. 2, FILED UNDER AUDITORS FILE NO. 1986460, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE SOUTH 09°27'38" EAST ALONG THE WEST LINE OF SAID PLAT OF ROBINHOOD PARK DIVISION NO. 2 AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 1018.35 FEET TO THE NORTHEAST CORNER OF LOT 1, SNOHOMISH COUNTY SUD PLAT NO. 272 (8-88), FILED UNDER AUDITORS FILE NO. 8708190170, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 89°00'38" WEST ALONG THE NORTH LINES OF LOTS 1, 2, 3 AND 4 OF SAID SHORT PLAT A DISTANCE OF 806.85 FEET TO THE EAST LINE OF LOT 4, PLAT OF ROSE PARK, FILED UNDER AUDITORS FILE NO. 201003035001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 02°12'21" WEST ALONG SAID EAST LINE A DISTANCE OF 112.91 FEET;  
THENCE NORTH 88°01'27" WEST ALONG THE NORTH LINES OF LOTS 1, 2, 3 AND 4 OF SAID PLAT OF ROSE PARK A DISTANCE OF 484.97 FEET TO THE EAST LINE OF TRACT 999, ALTERATION OF THE PLAT OF ROOSEVELT RIDGE, FILED UNDER AUDITORS FILE NO. 200804262510, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 02°12'21" WEST ALONG SAID EAST LINE A DISTANCE OF 112.91 FEET;  
THENCE SOUTH 02°12'20" EAST A DISTANCE OF 109.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.50 FEET, AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 08°12'46" EAST;  
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°14'14", AN ARC LENGTH OF 24.06 FEET;  
THENCE NORTH 88°01'27" WEST A DISTANCE OF 32.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°19'43", AN ARC LENGTH OF 38.98 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 470.00 FEET;  
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°34'32", AN ARC LENGTH OF 70.35 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°10'22", AN ARC LENGTH OF 91.65 FEET;  
THENCE NORTH 02°12'20" WEST A DISTANCE OF 46.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 330.00 FEET;  
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°15'30", AN ARC LENGTH OF 205.90 FEET;  
THENCE NORTH 13°22'42" WEST A DISTANCE OF 44.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 424.80 FEET;  
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°43'54", AN ARC LENGTH OF 168.54 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 605.12 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°26'15", AN ARC LENGTH OF 205.29 FEET;  
THENCE NORTH 87°49'20" EAST A DISTANCE OF 1.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT 999 AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;  
THENCE LEAVING SAID TRACT 999 NORTH 02°12'20" WEST ALONG SAID WEST LINE A DISTANCE OF 75.46 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 89°07'54" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1269.33 FEET TO THE POINT OF BEGINNING;  
CONTAINING AN AREA OF 29.81 ACRES, MORE OR LESS SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

##### VERTICAL DATUM

NAVD 88 (NAVD88 -3.67' = NGV029)

##### BENCHMARK

FOUND CASED CONC. MON. W/ 2" BRASS DISK AT PC 124TH ST SE FIRST MON. E OF W/ 1/4 CORNER, 25-28-06 WGS SURVEY DATA WAREHOUSE I.D. # 15306

ELEVATION = 305.01 FEET.

##### BASIS OF BEARING

PER THE PLAT OF ROOSEVELT RIDGE RECORDED UNDER A.F. #200510265136, THE MONUMENTED CENTERLINE OF 175TH ST SE AS THE BEARING OF N00°14'28"W, AS SHOWN HEREON.

##### EQUIPMENT & PROCEDURES

METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATICS GPS POSITIONING UTILIZING THE HXGN SMARTNET NETWORK  
INSTRUMENTATION:  
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
LEICA VIVA GNSS G208 RECEIVER  
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY IAC 332-130-100  
PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS SET BY IAC 332-130-080 THROUGH 332-130-110

##### SURVEY REFERENCES

- (R1) PLAT OF ROOSEVELT RIDGE - A.F. #200510265136
- (R2) PLAT OF ROSE PARK - A.F. #201003035001

##### SURVEY 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

#### EARTHWORK QUANTITIES

STRIPPING:	46,374 CY
CUT:	134,888 CY
FILL:	134,096 CY
NET:	792 CY (CUT/FILL)
DISTURBED AREA:	1,325,273 SF (30.42 AC)

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

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#### 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.



REVISIONS

#	DATE	DESCRIPTION

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

COVER SHEET

SOUTH LAKE RIDGE, LLC  
MONROE 30  
MONROE, WASHINGTON

DRAWN BY:	KMA
CHECKED BY:	TPA
DATE:	5-16-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0072P

PP-01  
1 OF 6









