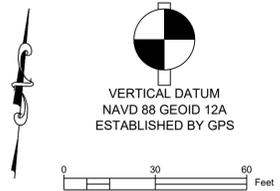
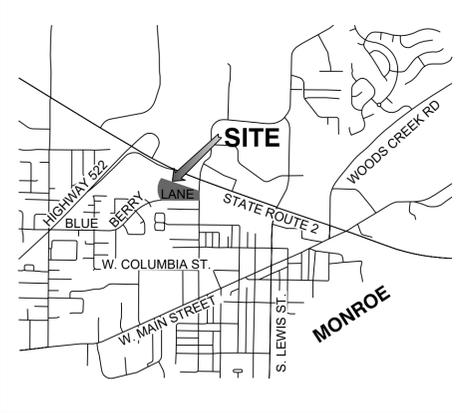


# SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

## GRANDVIEW - BLUEBERRY LANE MONROE, WA



**CIVIL ENGINEER**  
DAVID HARMSEN, PE  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
davidh@harmssenllc.com

**OWNER / APPLICANT**  
SCOTT WAMMACK  
c/o GRANDVIEW HOMES  
PO BOX 159  
ARLINGTON, WA 98223  
(360) 435-7171  
gv@grandviewinc.net

**LAND SURVEYOR**  
AARON TYSON, PLS  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
aaront@harmssenllc.com

**CONTACT**  
JUSTIN PEDERSEN  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
justinp@harmssenllc.com

**VICINITY MAP**  
SCALE: 1" = 2000'

**BASIS OF BEARING**  
CENTERLINE OF BLUEBERRY LANE BEARS S89°08'49"E PER HARMSEN SURVEY CITY OF MONROE SHORT PLAT # 189002 RECORDED UNDER AF# 8912085006

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SNOHOMISH, CITY OF MONROE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT D PER THE CITY OF MONROE SHORT PLAT NUMBER 189002, AS RECORDED UNDER RECORDING NO. 8905085005 IN VOLUME 29 OF SURVEYS, PAGES 28 AND 29, IN SNOHOMISH COUNTY, WASHINGTON, AND AS REVISED UNDER THE CITY OF MONROE BOUNDARY LINE ADJUSTMENT NUMBER 189005 AS RECORDED UNDER RECORDING NO. 900110283, AND AS DELINEATED ON THAT SURVEY RECORDED UNDER RECORDING NO. 8912085006 IN VOLUME 30 OF SURVEYS, PAGES 229 AND 230, IN SNOHOMISH COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT D; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°08'49" WEST 571.15 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 00°51'11" WEST 198.55 FEET;  
THENCE NORTH 29°30'49" EAST 199.72 FEET TO THE NORTH LINE OF SAID LOT D AND THE TERMINUS OF THIS LINE DESCRIPTION;

BEING KNOWN AS LOT D OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NUMBER 190010, RECORDED UNDER RECORDING NO. 9007260432.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

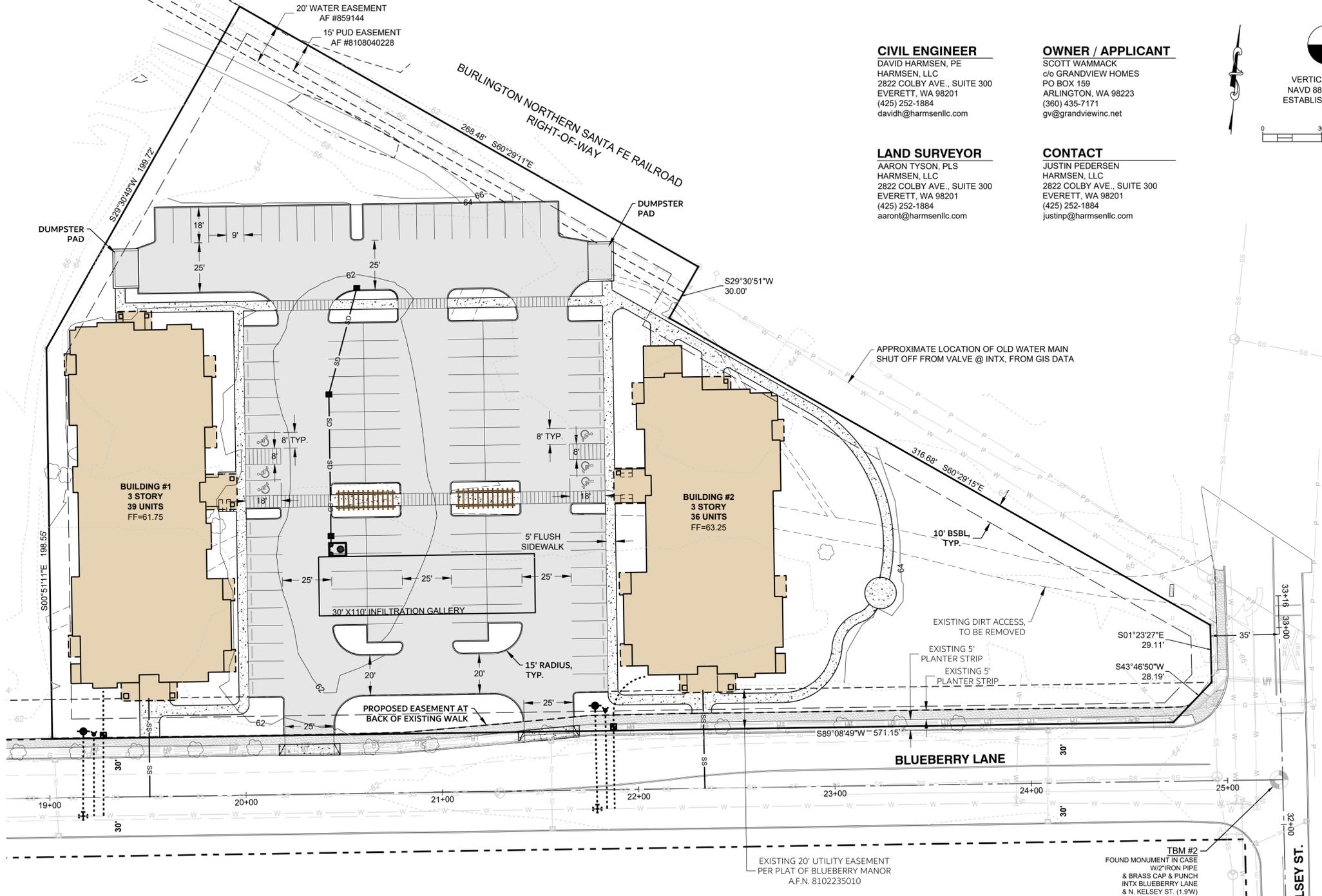
TAX ACCOUNT NO. 270601-001-071-00

**SITE INFORMATION**

|                       |  |
|-----------------------|--|
| TAX PARCEL            | 270601-001-071-00  |
| SITE ADDRESS          | 18900 BLOCK OF BLUEBERRY LANE<br>MONROE, WA 98272              |
| ZONING                | R-25   |
| COMP PLAN             | MULTIFAMILY  |
| USE CLASSIFICATION    | DWELLINGS, TOWNHOMES   |
| PROPERTY SIZE (TOTAL) | 130,685 SF (3.00 AC)   |
| MINIMUM LOT SIZE      | 2,081 SF   |
| DWELLING UNITS        | 75 UNITS TOTAL   |
| LOT COVERAGE          | 76,176 SF  |
| BUILDING SETBACKS     | FRONT 10', REAR 10', SIDE (INTERIOR) 0'<br>SIDE (EXTERIOR) 10' |
| WATER SOURCE          | CITY OF MONROE   |
| SEWAGE DISPOSAL       | CITY OF MONROE   |
| CABLE                 | COMCAST  |
| ELECTRICITY           | PUD #1 OF SNOHOMISH COUNTY                                     |
| GAS                   | PUGET SOUND ENERGY   |
| FIRE DISTRICT         | SNOHOMISH REGIONAL FIRE RESCUE #7                              |
| SCHOOL DISTRICT       | MONROE SCHOOL DISTRICT #103                                    |

**PARKING COUNT**

|                  |  |
|------------------|--|
| REQUIRED PARKING | 113 STALLS                                 |
| PROPOSED PARKING | 122 STALLS<br>(116 STANDARD, 6 ADA STALLS) |



**LEGEND**

|  |                              |  |                          |  |                              |  |                                      |  |                 |
|--|------------------------------|--|--------------------------|--|------------------------------|--|--------------------------------------|--|-----------------|
|  | FOUND PLAT MONUMENT          |  | TURN ARROW               |  | SEWER MANHOLE                |  | FIRE HYDRANT                         |  | EASEMENT        |
|  | FOUND IRON PIPE AS NOTED     |  | WATER VALVE              |  | DECIDUOUS TREE               |  | BOLLARD                              |  | ASPHALT PAVING  |
|  | SET 1/2" REBAR/CAP "LS 3413" |  | FENCE POST               |  | ALDER TREE                   |  | GROUND SHOT                          |  | CONCRETE PATH   |
|  | FOUND MONUMENT IN CASE       |  | SUPPORT POLE             |  | TELEPHONE MANHOLE            |  | FENCE LINE                           |  | GRAVEL DRIVEWAY |
|  | FOUND REBAR AS NOTED         |  | IRRIGATION CONTROL VALVE |  | TELEPHONE PEDESTAL           |  | RIGHT-OF-WAY                         |  | PROPERTY LINE   |
|  | BOULDER                      |  | GAS VALVE                |  | TELEPHONE VAULT              |  | RIGHT-OF-WAY CENTER LINE             |  | WATER LINE      |
|  | BUSH                         |  | STORM DRAIN MANHOLE      |  | POWER POLE W/ U.G. FEED      |  | WATER LINE APPROX LOC. FROM GIS DATA |  |                 |
|  | GATE POST                    |  | MAILBOX                  |  | POWER POLE                   |  |                                      |  |                 |
|  | CATCH BASIN                  |  | SIGN POST                |  | TELEPHONE LINE               |  |                                      |  |                 |
|  |                              |  |                          |  | TELEPHONE LINE (UNDERGROUND) |  |                                      |  |                 |

**REVISIONS**

ENGINEERS SURVEYORS  
HARMSEN ENGINEERS SURVEYORS  
(425) 252-1884  
(206) 343-5903

2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201

**DRAFT**

GRANDVIEW - BLUEBERRY LANE  
BLUEBERRY LANE  
MONROE, WA 98272  
PRELIMINARY SITE PLAN

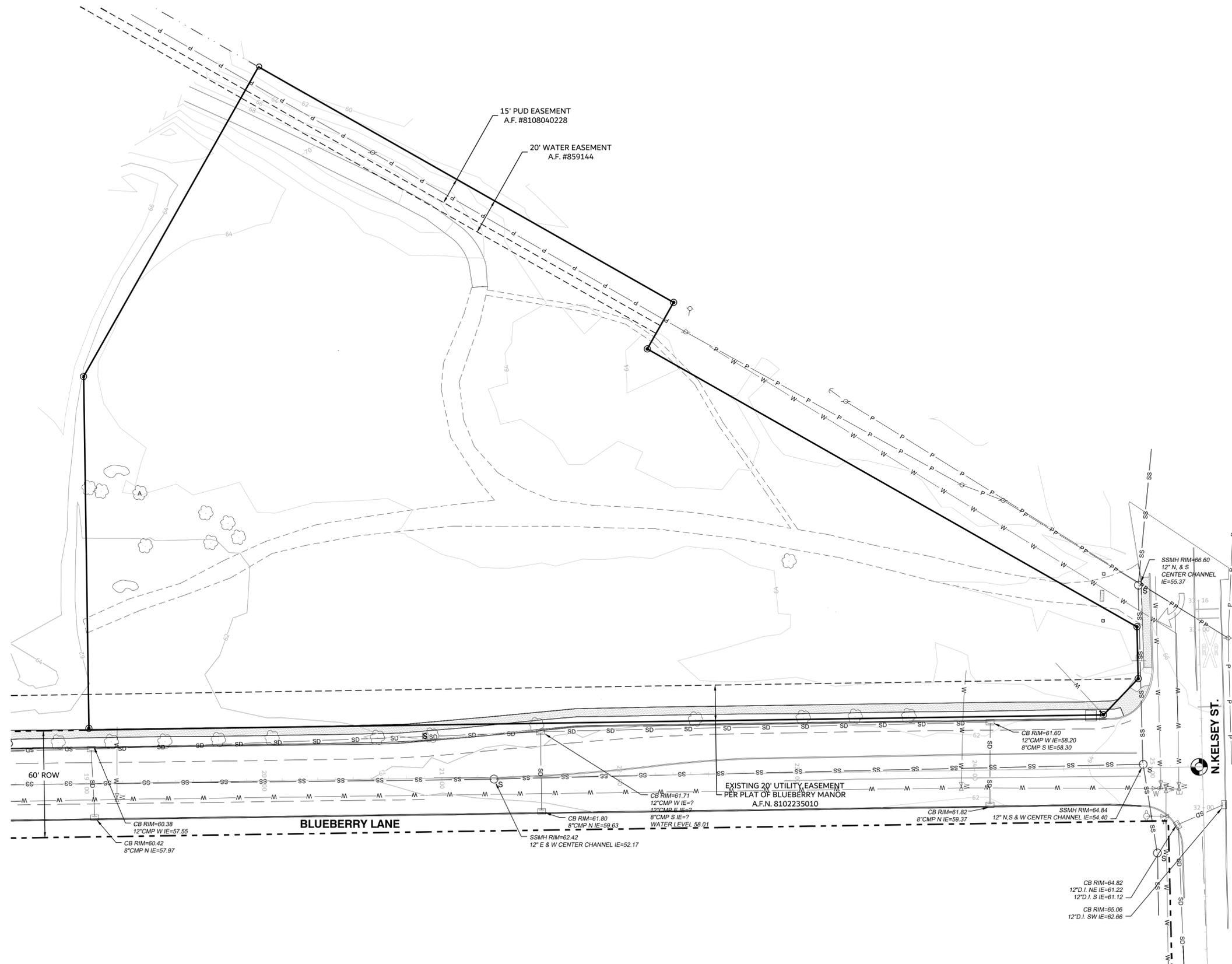
DATE: 10/20/25

JOB #: 25-192



**C1.0**

SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



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 EVERETT, WA 98201  
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GRANDVIEW - BLUEBERRY LANE  
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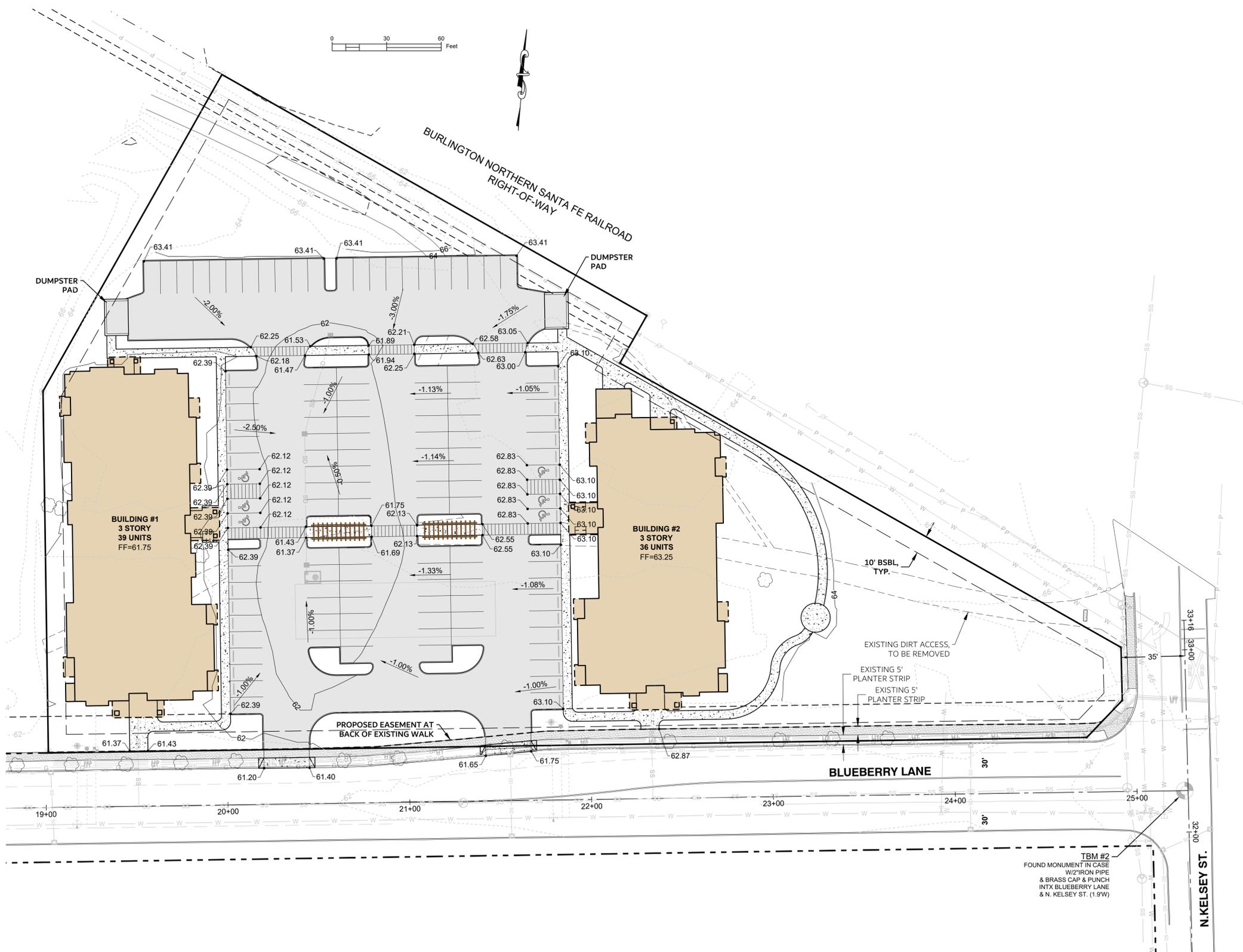
PRELIMINARY  
 EXISTING CONDITIONS

JOB #:  
 25-192



**C1.1**

SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



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SURVEYORS

2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201

(425) 252-1884  
(206) 343-5903

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GRANDVIEW - BLUEBERRY LANE  
BLUEBERRY LANE  
MONROE, WA 98272

PRELIMINARY  
GRADING PLAN

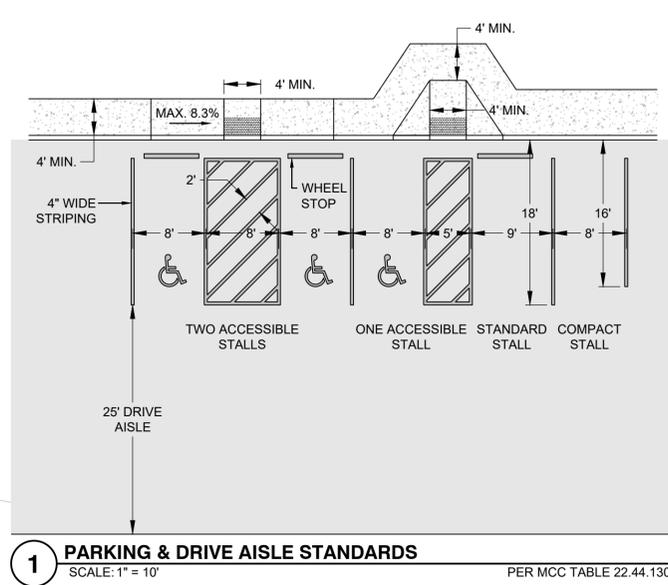
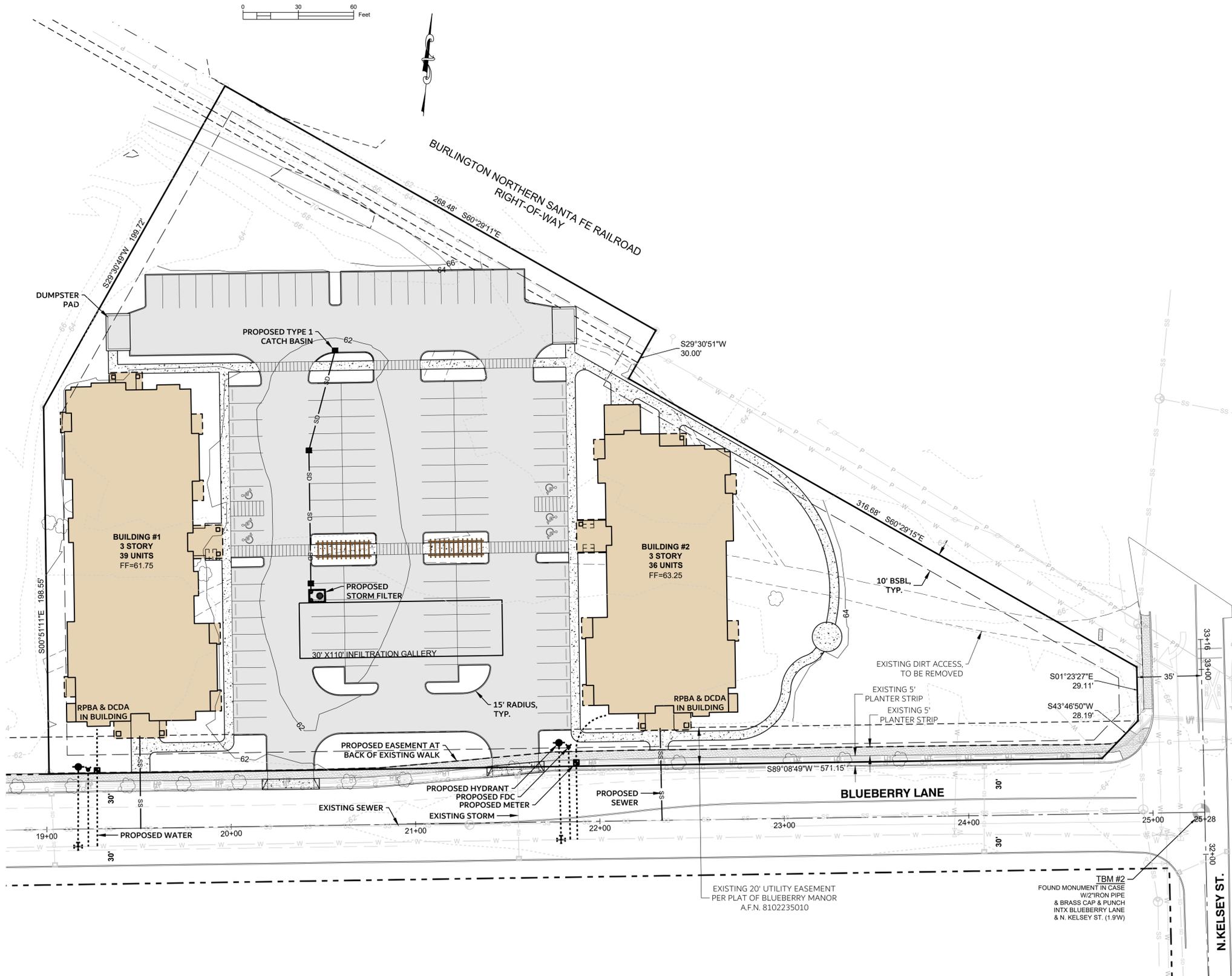
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10/20/25

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25-192



**C2.0**

SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



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EVERETT, WA 98201  
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**DRAFT**

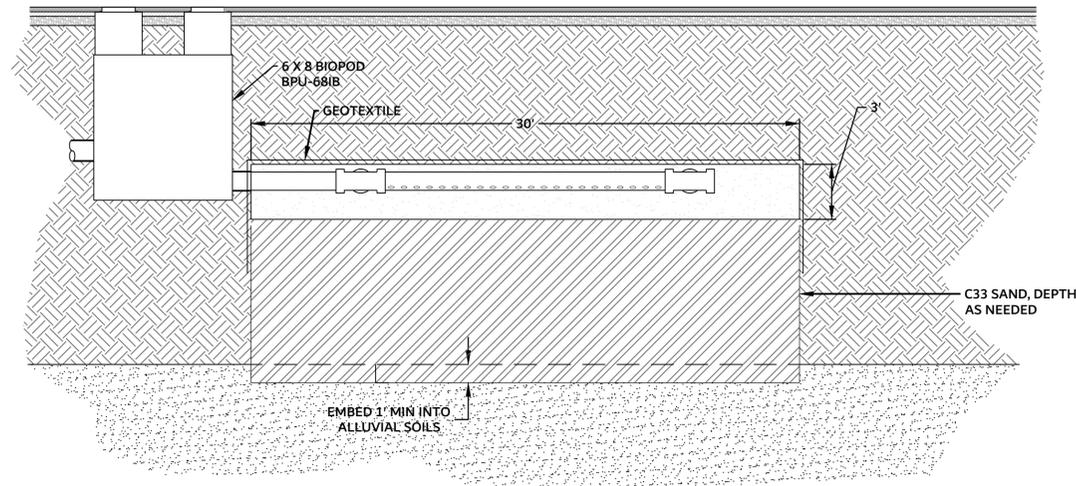
**GRANDVIEW - BLUEBERRY LANE**  
BLUEBERRY LANE  
MONROE, WA 98272

**PRELIMINARY UTILITY PLAN**

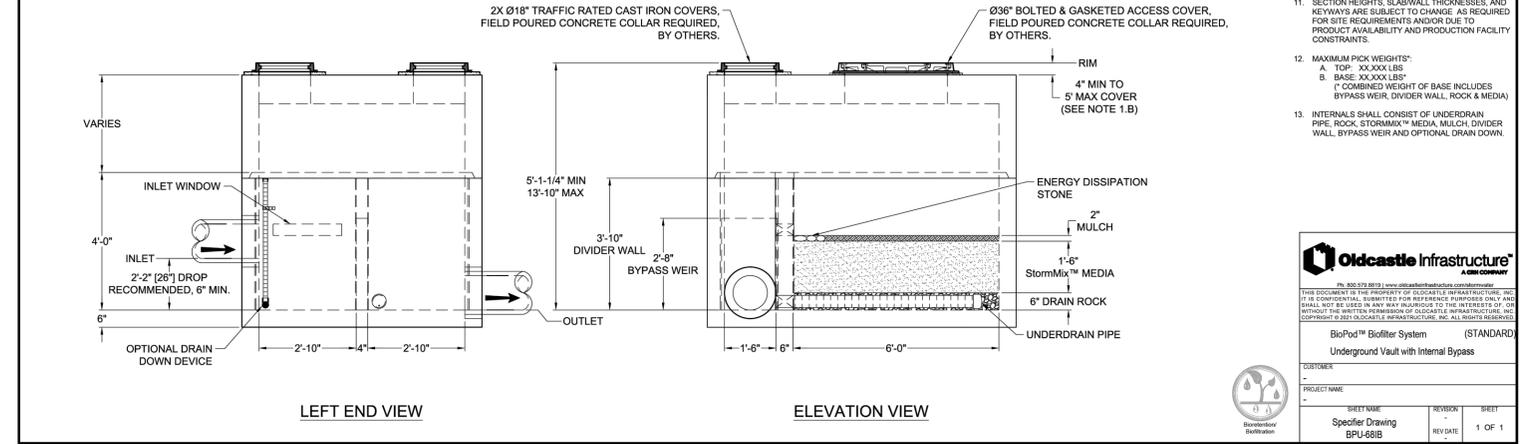
DATE: 10/20/25  
JOB #: 25-192

**811**  
Know what's below.  
Call before you dig.

**C3.0**



| SITE SPECIFIC DATA  |               |           |           |                  |
|---|---------------|-----------|-----------|------------------|
| Structure ID  |               | ID        |           |                  |
| Treatment Flow Rate (cfs)                                     |               | 0.1263    |           |                  |
| Peak Flow Rate (cfs)  |               | 1.57      |           |                  |
| Rim Elevation   |               | 61.15     |           |                  |
| Top of Vault Elevation  |               | 60.2      |           |                  |
| Pipe Data   | Pipe Location | Pipe Size | Pipe Type | Invert Elevation |
| Inlet   | NORTH         | 12"       | PVC       | 58.53            |
| Outlet  | SOUTH         | 12"       | PVC       | 56.36            |
| Notes:  |               |           |           |                  |
| *Contact Oldcastle for alternative treatment flow capacities. |               |           |           |                  |
| PERFORMANCE SPECIFICATIONS                                    |               |           |           |                  |
| Treatment Flow Capacities:                                    |               |           |           |                  |
| NJDEP 80% Removal, 75 micron                                  |               | 0.144 cfs |           |                  |
| WA Ecology GULD - Basic, Enhanced & Phosphorus                |               | 0.128 cfs |           |                  |
| Bypass Capacity   |               | 5.0 cfs   |           |                  |



- NOTES**
- DESIGN LOADINGS:
    - AASHTO HS-20-44 (WITH IMPACT)
    - DESIGN SOIL COVER: 5'-0" MAXIMUM
    - ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
    - LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
    - LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
    - NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PERS, OR FOUNDATIONS.
  - CONCRETE: 28 DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
  - REINFORCING: REBAR, ASTM A615/A706, GRADE 60
  - CEMENT: ASTM C150
  - REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
  - REFERENCE STANDARD:
    - ASTM C890
    - ASTM C913
    - ACI 318-14
  - THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
  - INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORRED.
  - CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
  - CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
  - SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE, AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
  - MAXIMUM PICK WEIGHTS:
    - TOP: XX,XXX LBS.
    - BASE: XX,XXX LBS. (\* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
  - INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

**1 INFILTRATION BED**  
SCALE: 1" = 5'



**Oldcastle Infrastructure**  
A Oldcastle Company

Ph. 202.578.9933 | www.oldcastleinfrastructure.com

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BiPod™ Biofilter System (STANDARD)  
Underground Vault with Internal Bypass

TITLEBLOCK

|              |                            |
|--------------|----------------------------|
| PROJECT NAME |                            |
| SHEET NAME   | Specifier Drawing BPU-681B |
| REVISION     |                            |
| REV DATE     |                            |

1 OF 1

**REVISIONS**

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EVERETT, WA 98201

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**DRAFT**

**GRANDVIEW - BLUEBERRY LANE**  
BLUEBERRY LANE  
MONROE, WA 98272

**PRELIMINARY STORM DETAILS**

DATE: 10/20/25  
JOB #: 25-192



**C3.1**