

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP

REVISIONS

NO.	DATE	DESCRIPTION

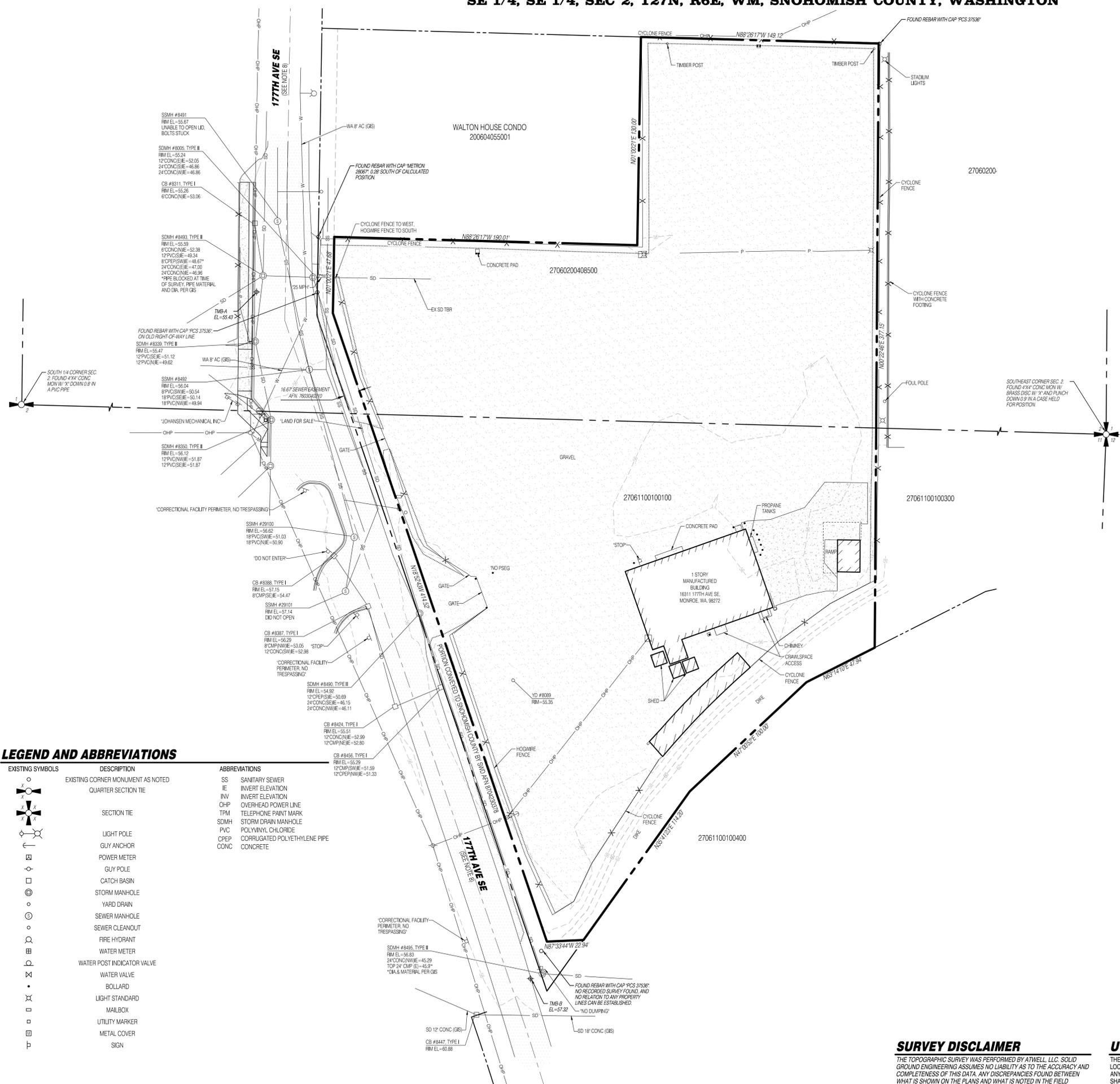
Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

EXISTING MAP
CONDITIONS

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY: KMA
CHECKED BY: CJD
DATE: 9-29-25
JURISDICTION: CITY OF MONROE
JOB NUMBER: 25-0077

EC-01
2 OF 8



SURVEY INFORMATION

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (AKA GOVERNMENT LOT 1) OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2;
THENCE SOUTH 89° 58' 43" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 589.90 FEET TO THE EAST MARGIN OF REFORMATORY ROAD;
THENCE NORTH 20° 27' 28" WEST ALONG SAID EAST MARGIN FOR 64.70 FEET;
THENCE NORTH 61° 34' 20" WEST ALONG SAID MARGIN FOR 49.38 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89° 58' 43" EAST PARALLEL TO THE SOUTH LINE OF SAID PORTION OF SECTION 2 FOR 200.00 FEET;
THENCE NORTH 0° 34' 20" WEST FOR 130.00 FEET;
THENCE NORTH 89° 58' 43" EAST FOR 149.27 FEET;
THENCE SOUTH 1° 11' 51" EAST PARALLEL TO THE EAST LINE OF SAID PORTION OF SECTION 2 FOR 377.15 FEET TO THE NORTH BANK OF THE OLD CHANNEL OF THE SNOHOMISH RIVER AS LOCATED BY W.E. CRANE AND ASSOC.
THENCE SOUTH 61° 38' 33" WEST ALONG SAID NORTH BANK LINE FOR 47.94 FEET;
THENCE SOUTH 45° 26' 15" WEST FOR 100.00 FEET;
THENCE SOUTH 34° 06' 46" WEST FOR 153.47 FEET TO THE EAST MARGIN OF REFORMATORY ROAD;
THENCE NORTH 20° 27' 28" WEST ALONG SAID EAST MARGIN FOR 44.60 FEET;
THENCE NORTH 0° 34' 20" WEST FOR 49.38 FEET TO THE TRUE POINT OF BEGINNING
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR RIGHT OF WAY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8704230378.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD83/2011 (2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

NAVD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

BENCHMARKS

TBM-A
SET MAG NAIL IN ASPHALT ON THE WEST SIDE OF 177TH AVE SE, 2.1' EAST OF THE FACE OF CURB AND ± 69" SOUTH OF THE NORTH END CURB.
ELEVATION = 55.43

TBM-B
SET MAG NAIL ± 0.3' WEST OF THE EAST EDGE ASPHALT PAVING FOR 177TH AVE SE, ± 102' SOUTH OF A UTILITY POLE AND ± 254' SOUTH OF THE SOUTHEAST CORNER DRIVEWAY FOR MONROE CORRECTIONAL COMPLEX.
ELEVATION = 57.32

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 500157236, AMENDMENT 1, DATED MAY 29, 2025. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON AUGUST 2025, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 121,280 ± SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE CLEARLY VISIBLE TO THE FIELD SURVEY CREW. CONNECTING PIPES ARE DRAWN AS STRAIGHT LINES BETWEEN STRUCTURES. SUPPLEMENTAL INFORMATION MAY HAVE BEEN USED TO DEPICT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, SUCH AS PAINT MARKS, SAW CUTS, OR RECORD DRAWING INFORMATION OBTAINED FROM FRANCHISE UTILITIES, PUBLIC UTILITY COMPANIES, AND PUBLIC GIS INFORMATION. ATWELL, LLC MAKES NO CLAIM TO THE ACCURACY OR INFORMATION PROVIDED BY OTHERS OR OF UNDERGROUND PIPES, CABLES, STRUCTURES OR OTHER UTILITIES. THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL UNDERGROUND UTILITIES WHICH ARE CRITICAL TO THE DESIGN MUST BE POTHOLED AND VERIFIED BY THE CLIENT.
- TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. ATWELL, LLC DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- 177TH REFORMATORY ROAD 20 RIGHT-OF-WAY ORIGINALLY ESTABLISHED BY PETITION FOR FORKS RD AND PATTISON FERRY RD IN VOLUME 2 OF THE COUNTY COMMISSIONERS JOURNAL AT PAGES 313-314 AND 331-335.

RESTRICTIONS OF RECORD

- SUBJECT TO EASEMENT(S) GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH CO. AND WEST COAST TELEPHONE FOR ELECTRIC TRANSMISSION AND/OR TELECOM. DISTRIBUTION LINES UNDER AUDITORS FILE NUMBER 1988476; NOT PLOTTED. THIS EASEMENT IS FOR AN ANCHOR THAT IS LOCATED ON THE SOUTH SIDE OF W MAIN ST.
- SUBJECT TO EASEMENT(S) GRANTED TO THE CITY OF MONROE FOR SEWER LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT UNDER AUDITORS FILE NUMBER 7603040210.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY UNDER AUDITORS FILE NUMBER 760190273.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY OF WALTON HOUSE CONDO UNDER AUDITORS FILE NUMBER 200604055001.

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	EXISTING CORNER MONUMENT AS NOTED	SS SANITARY SEWER
	QUARTER SECTION TIE	IE INVERT ELEVATION
	SECTION TIE	INV INVERT ELEVATION
	LIGHT POLE	OPH OVER-HEAD POWER LINE
	GUY ANCHOR	TPM TELEPHONE PAINT MARK
	POWER METER	SDMH STORM DRAIN MANHOLE
	GUY POLE	PVC POLYVINYL CHLORIDE
	CATCH BASIN	CPVP CORRUGATED POLYETHYLENE PIPE
	STORM MANHOLE	CONC CONCRETE
	YARD DRAIN	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	FIRE HYDRANT	
	WATER METER	
	WATER POST INDICATOR VALVE	
	WATER VALVE	
	BOLLARD	
	LIGHT STANDARD	
	MAILBOX	
	UTILITY MARKER	
	METAL COVER	
	SIGN	

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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.



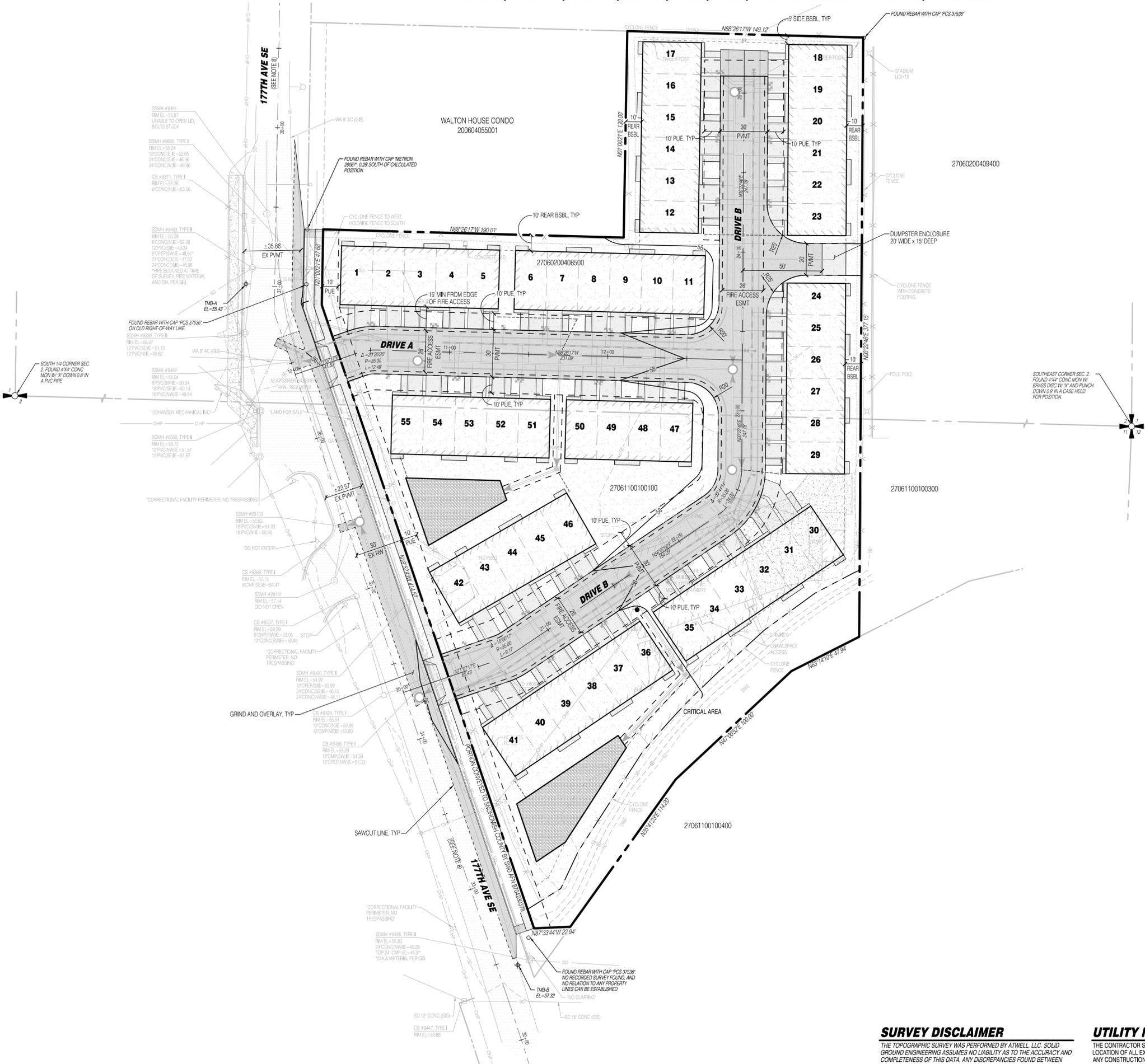
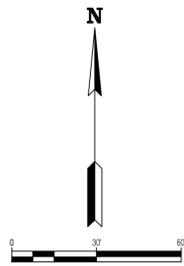
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

C:\Users\ash\OneDrive\Documents\Solid Ground Engineering\25-0077 Park Place Townhomes\25-0077-EC-01.dwg, 12/10/2025, 11:57:22 AM

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP



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 MAN-HOLE
(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

PROJECT INFORMATION

TAX PARCELS: 27061100100100, 27060200408500
 SITE ADDRESS: 16311 177TH AVE SE, MONROE WA 98272
 SITE AREA: 121,280 SF (2.78 AC)
 PROPOSED ZONING: MIXED USE - GENERAL (MG)
 PROPOSED LAND USE: TH CONDO UNITS
 PROPOSED LOTS: 55 LOTS
 BUILDING SETBACKS:
 10' FRONT
 5' SIDE
 10' REAR
 CITY OF MONROE WATER SYSTEM
 CITY OF MONROE SEWER SERVICE
 SNOHOMISH COUNTY PUD
 PUGET SOUND ENERGY
 TELEPHONE: ZIPLY
 CABLE: COMCAST
 SCHOOL DISTRICT: MONROE SCHOOL DISTRICT
 FIRE DISTRICT: SNOHOMISH REGIONAL FIRE & RESCUE STA 31

REVISIONS

#	DATE	DESCRIPTION



PRELIMINARY SITE PLAN

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY:	KMA
CHECKED BY:	CJD
DATE:	9-29-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	25-077

PP-01
3 OF 8

SURVEY DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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.

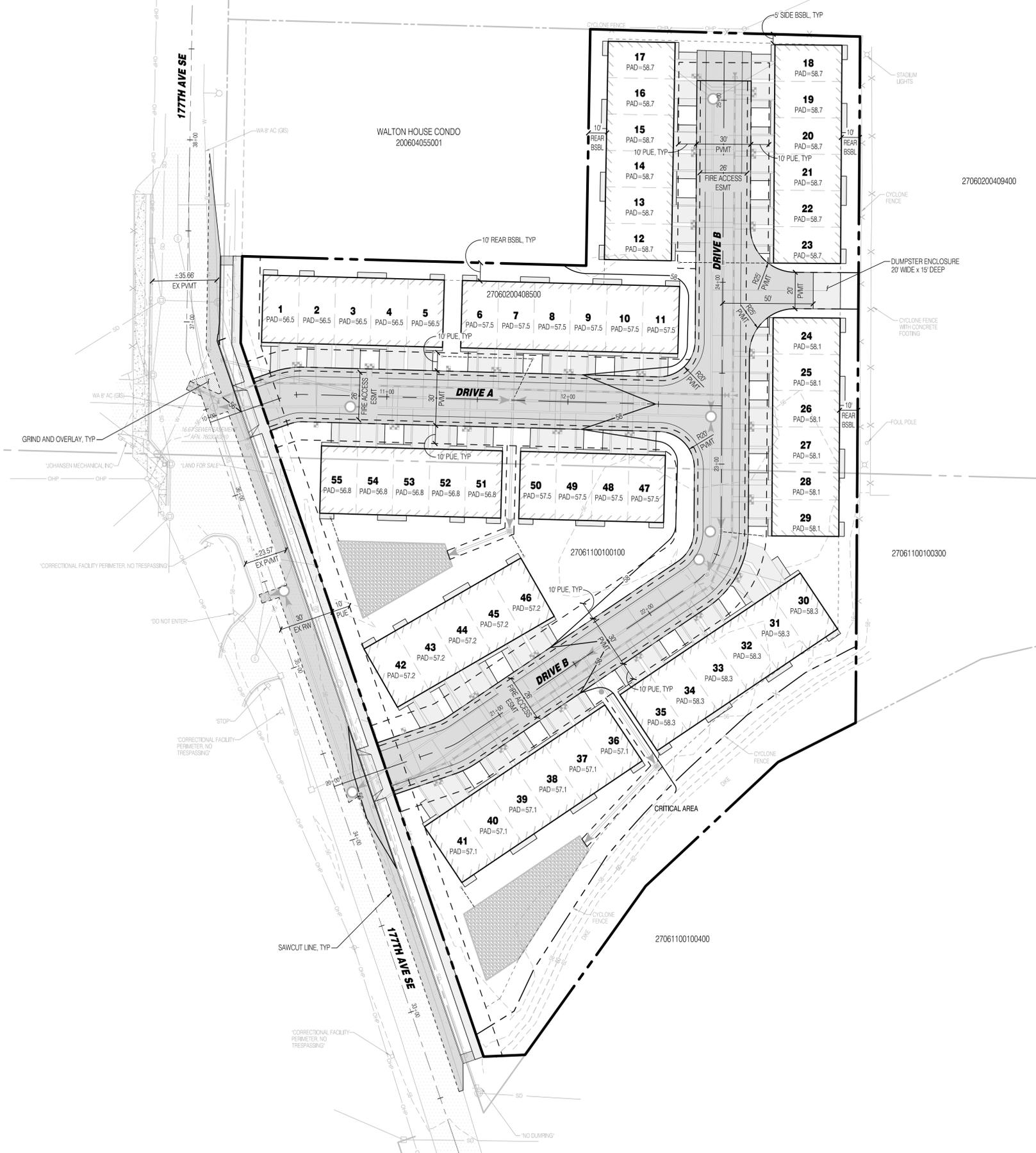
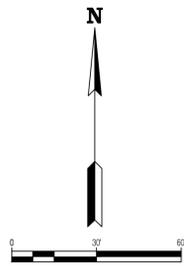


C:\Users\Aster\OneDrive\Documents\Solid Ground Engineering\25-077 Park Place Townhomes\25-077A.dwg, 12/16/2025, 11:57:42 AM

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEER'S STAMP



LEGEND

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

ROAD AND GRADING NOTES

1. GRADING AND PLACEMENT OF WALLS MUST BE IN CONFORMANCE WITH 220.50.030 OF THE MMC.
2. ALL DISTURBED PERVIOUS AREAS TO BE UNDERLAIN WITH BMP 15.13 SOILS.
3. TRENCH RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 3-703 OF THE EDDS.
4. ALL OVERHEAD UTILITIES ARE TO BE PLACED UNDERGROUND.
5. ALL WALLS OVER 48" REQUIRE A SEPARATE BUILDING PERMIT.
6. ALL WALLS OVER 30" REQUIRE FALL PROTECTION FENCING.
7. ALL WALLS TO BE 2" OR LESS AT TERMINATION.
8. ALL PAVEMENT CUTS SHALL BE RESTORED PER APPENDIX B OF EDDS CHAPTER 3. TACK AND SEAL SHALL BE EMULSIFIED ASPHALT GRADE CSS-1 AS SPECIFIED IN SECTION 9-02.1(6) OF THE STANDARD SPECIFICATIONS AND SHALL BE APPLIED TO THE EXISTING PAVEMENT AND EDGES OF SAWCUTS AS SPECIFIED IN SECTION 5-04 OF THE STANDARD SPECIFICATIONS.

REVISIONS

DESCRIPTION

DATE

#



PRELIMINARY ROAD AND GRADING PLAN

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY: KMA
 CHECKED BY: CJD
 DATE: 9-29-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 25-077

RG-01
4 OF 8

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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.



C:\Users\Aster\OneDrive\Documents\Solid Ground Engineering\25-077 Park Place Townhomes\25-077-4-02-PL.dwg, 12/18/2025, 11:57:59 AM

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION

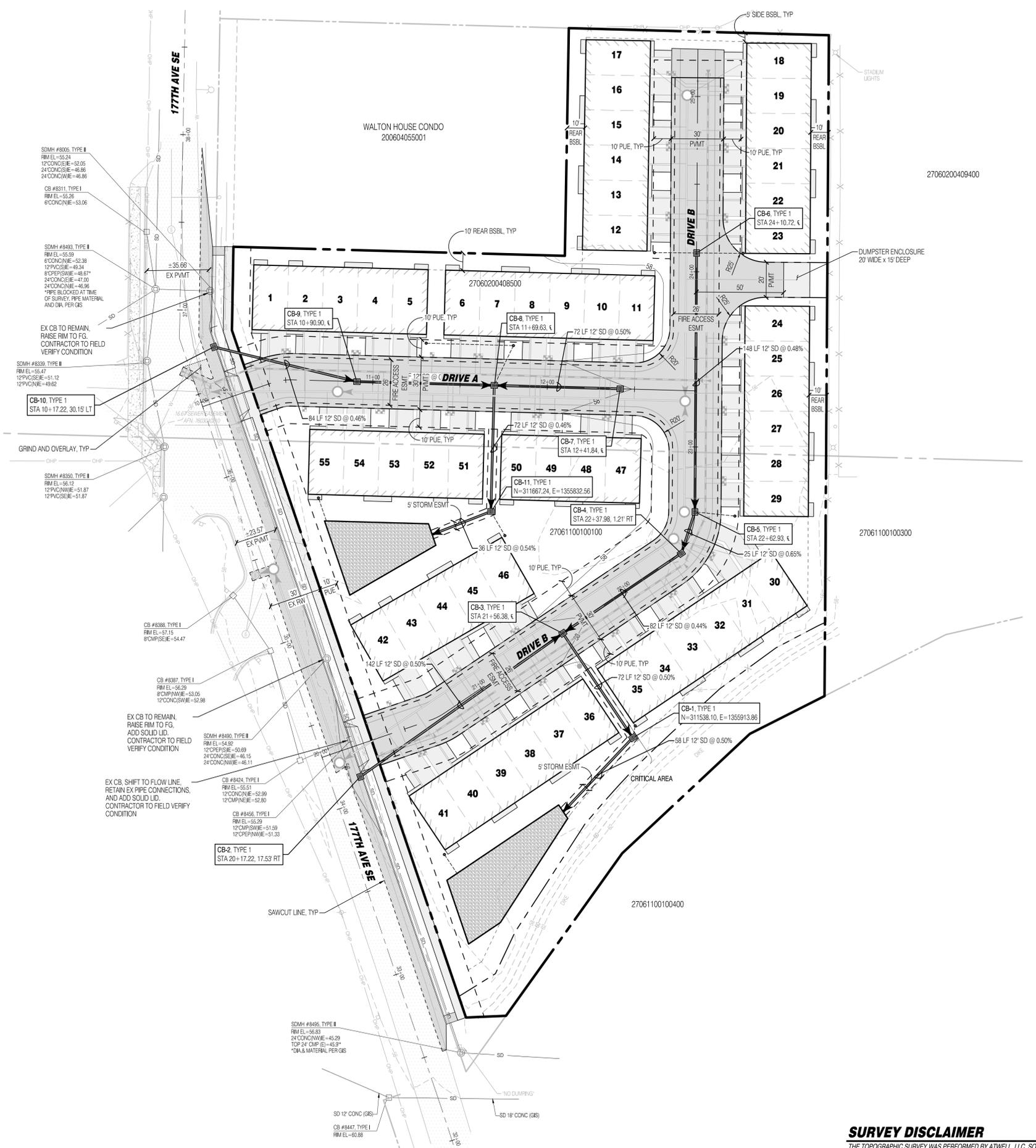
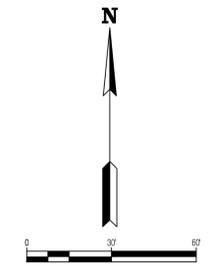
Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

**PRELIMINARY
STORM DRAINAGE
PLAN**

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY: KMA
CHECKED BY: CJD
DATE: 9-29-25
JURISDICTION: CITY OF MONROE
JOB NUMBER: 25-077

DR-01
5 OF 8



LEGEND

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

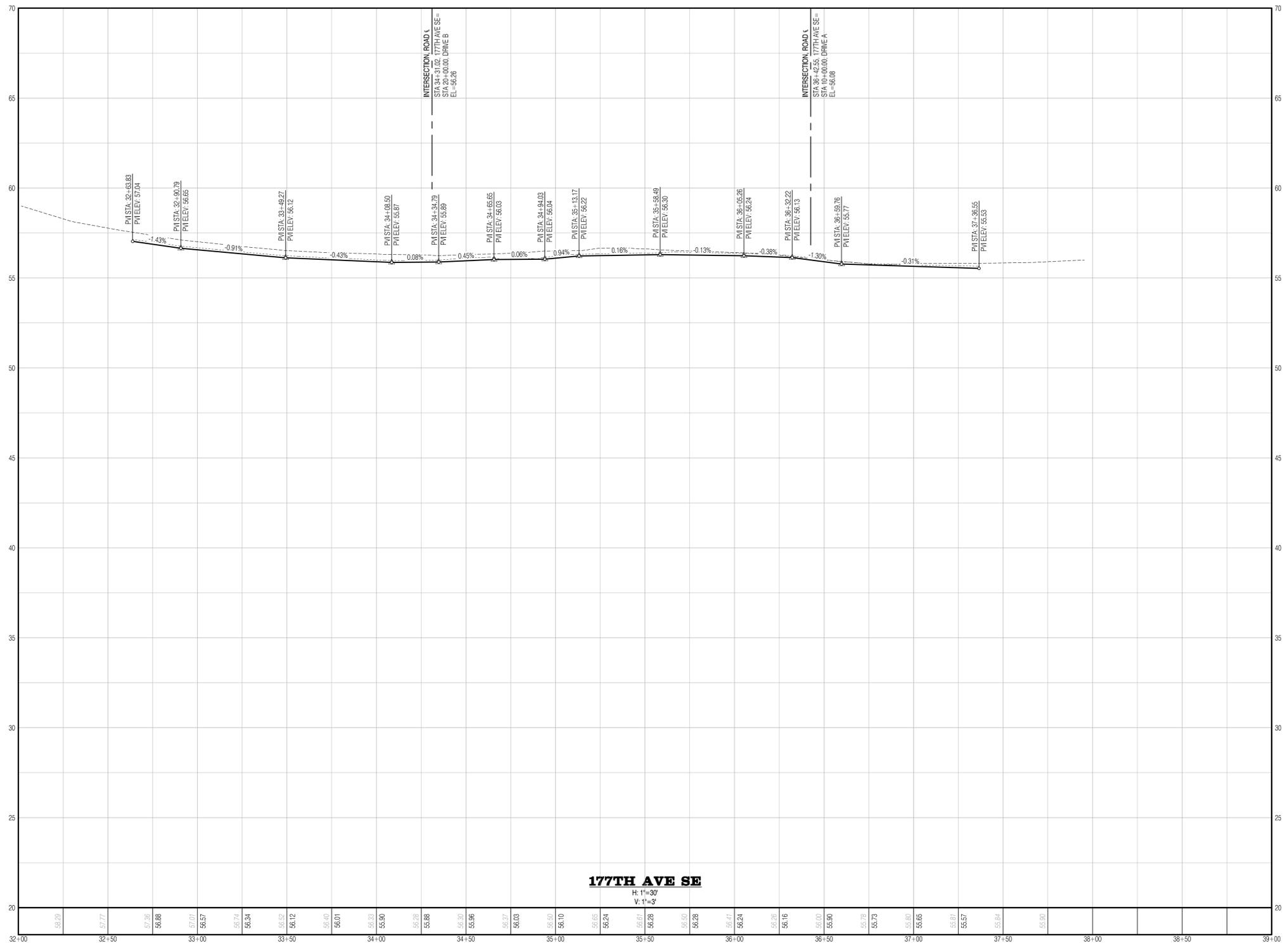
SURVEY DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION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



C:\Users\Aster\OneDrive\Documents\Solid Ground Engineering\25-077 Park Place Townhomes\Drawings\Plan\DR-01.dwg, 12/18/2025 11:57:58 AM

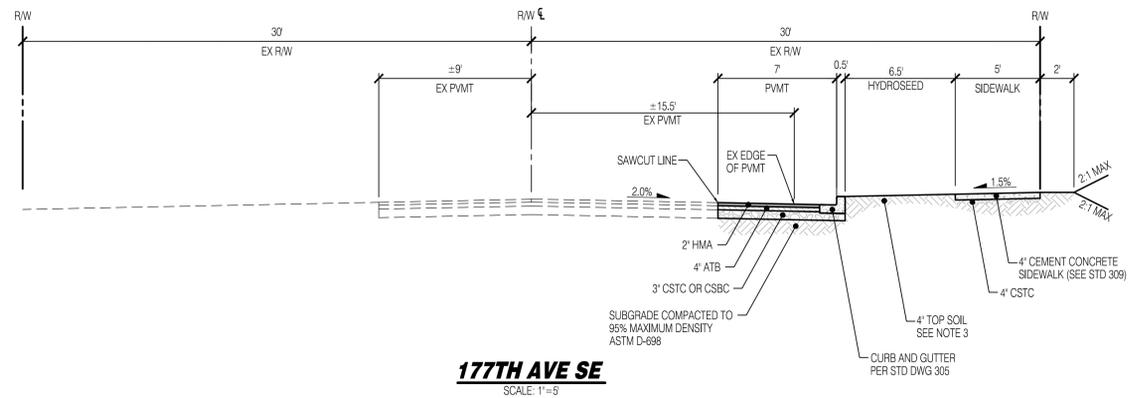
SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



177TH AVE SE

H: 1"=30'

V: 1"=3'



177TH AVE SE
SCALE: 1"=5'

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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

#	DATE	DESCRIPTION

Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES AND SECTIONS

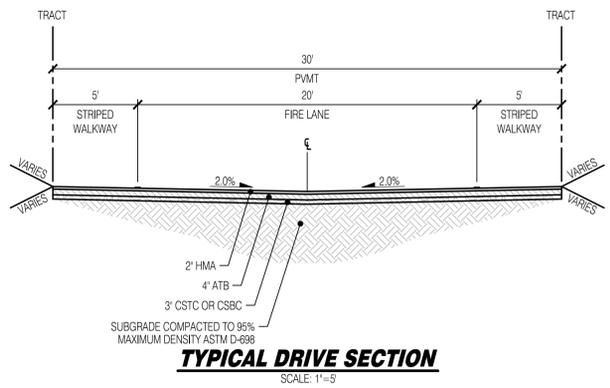
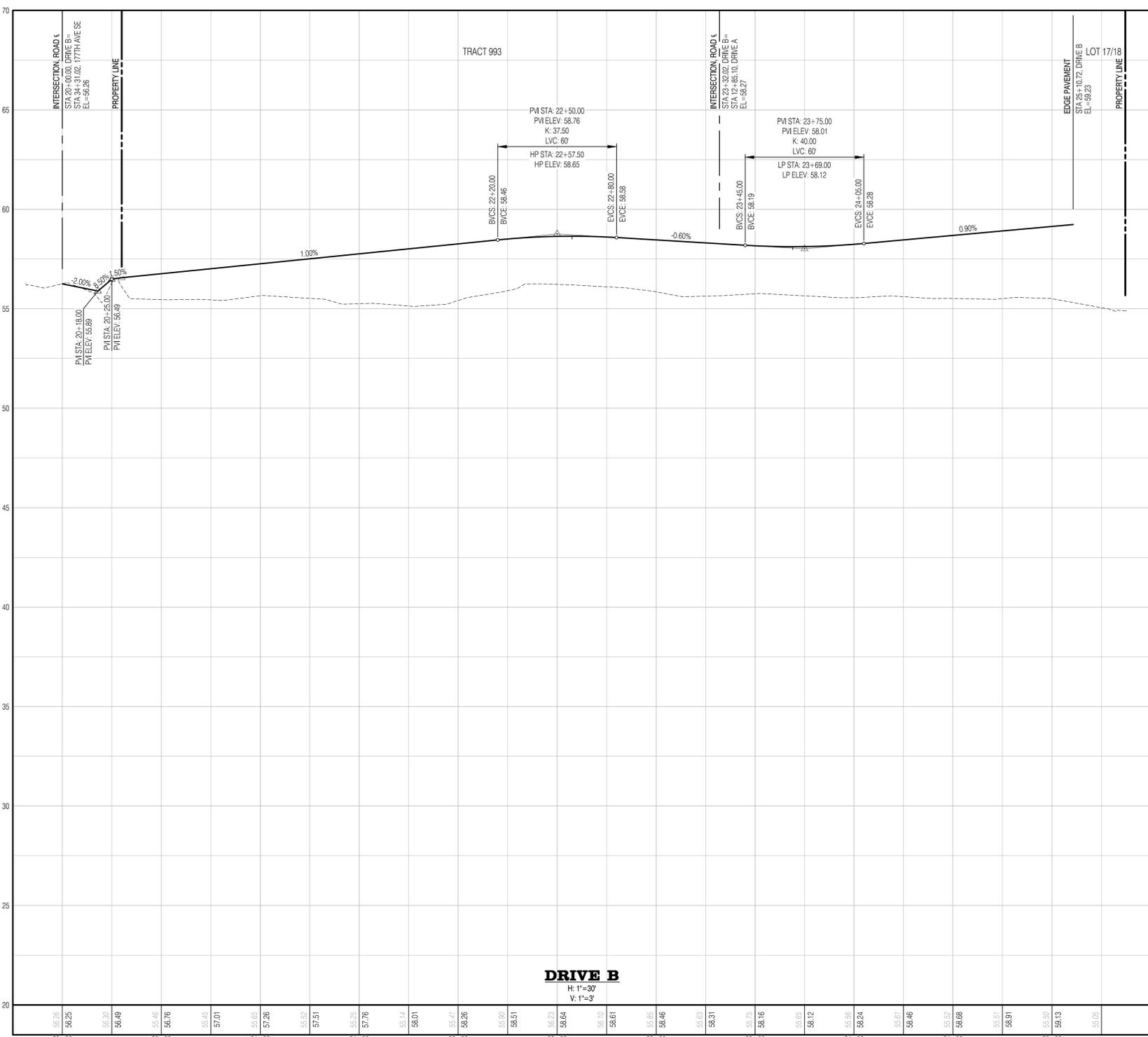
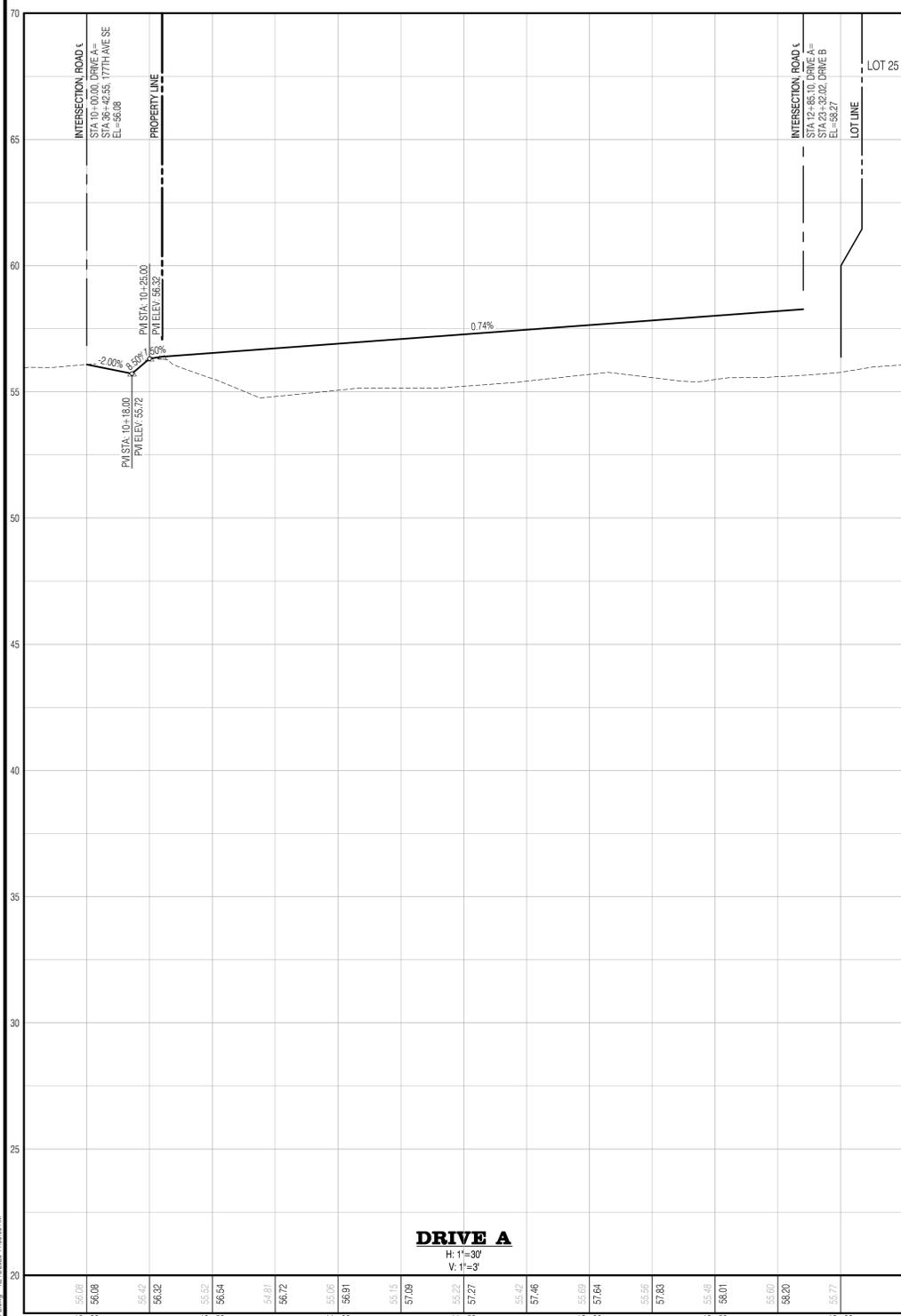
HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY:	KMA
CHECKED BY:	CJD
DATE:	9-29-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	25-0077

PR-01
6 OF 8

C:\Users\Aster\OneDrive\Documents\Solid Ground Engineering\25-0077 Park Place Townhomes\25-0077-PR-01.dwg 12/16/2025 1:38:04 AM

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



SURVEY DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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

#	DATE	DESCRIPTION

Solid Ground Engineering
 6105 166th Ave NE
 Redmond, WA 98052

PRELIMINARY ROAD PROFILES AND SECTIONS

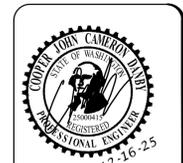
HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY: KMA
 CHECKED BY: CJD
 DATE: 9-29-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 25-0077

PR-02
7 OF 8

C:\Users\ASB\OneDrive\Documents\Solid Ground Engineering\25-0077\Park_Plan_12/16/2025_11:38:06 AM

SE 1/4, SE 1/4, SEC 2, T27N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP

NO.	DATE	DESCRIPTION

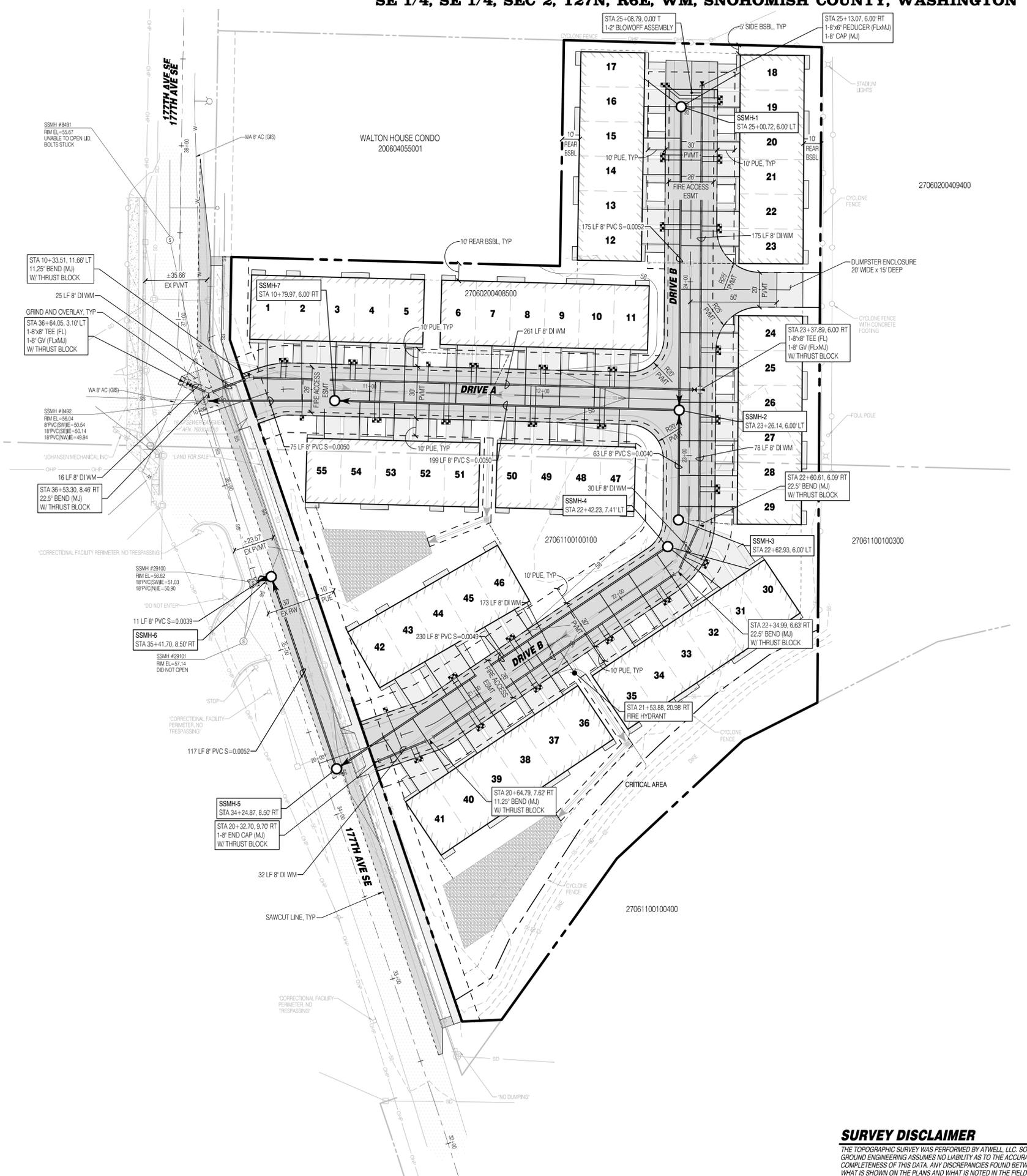
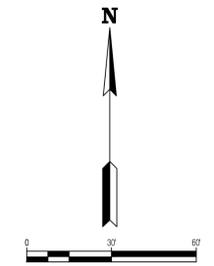
Solid Ground Engineering
6105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

HORIZON VIEW HOLDINGS, INC
PARK PLACE TOWNHOMES
MONROE, WASHINGTON

DRAWN BY: KMA
CHECKED BY: CJD
DATE: 9-29-25
JURISDICTION: CITY OF MONROE
JOB NUMBER: 25-077

UT-01
8 OF 8



LEGEND

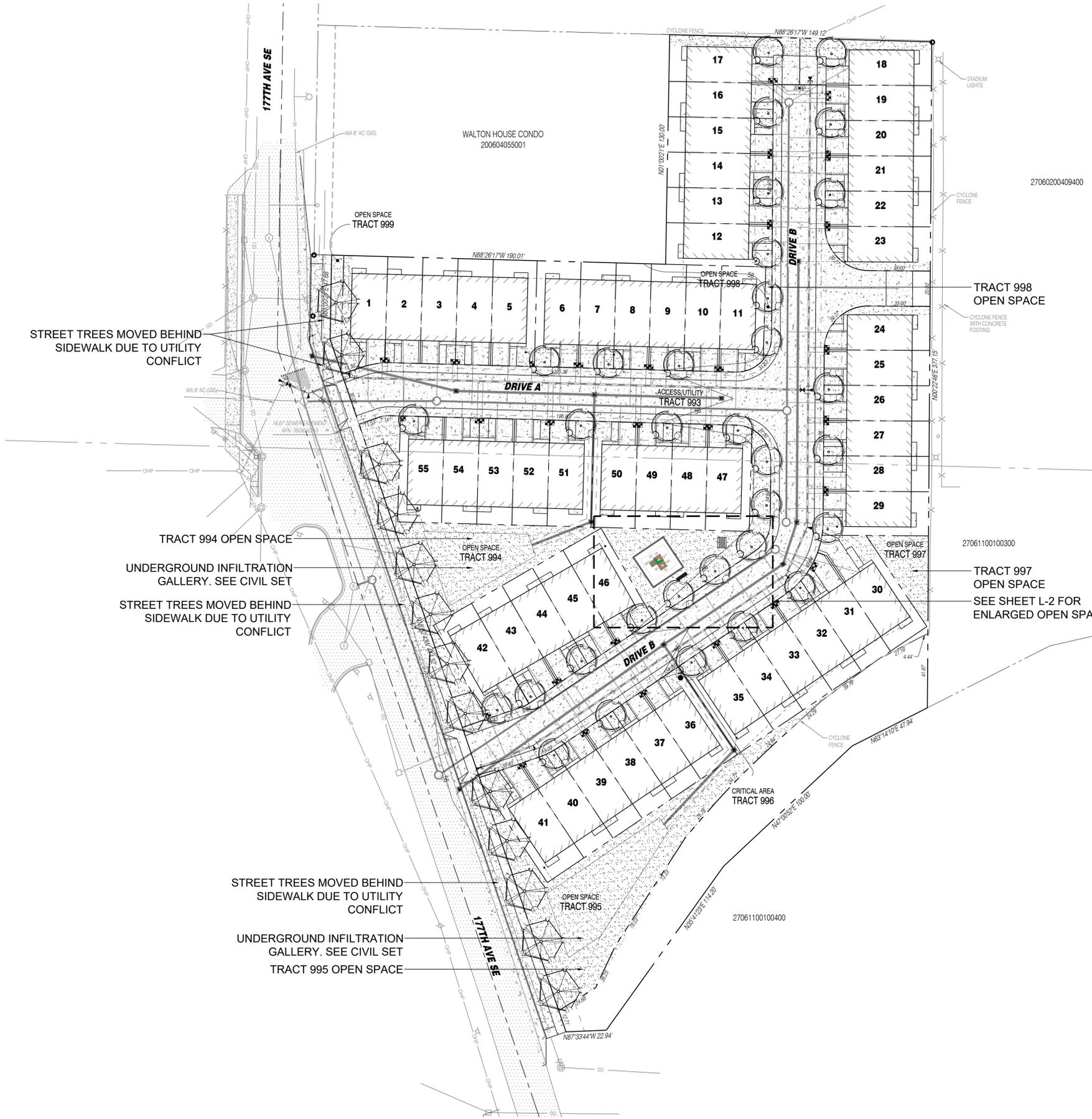
SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ROCKERY WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING
(Symbol)	STORM MAIN PIPE
(Symbol)	SEWER 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

SURVEY DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY ATWELL, LLC. 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.



C:\Users\Aster\OneDrive\Documents\25-077 Park Place Townhomes\Drawings\Utility\25-077A_UT_Plan_12/16/2025_11:58:13 AM



PLANT SCHEDULE

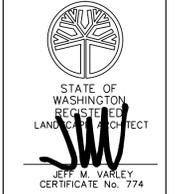
SYMBOL	BOTANICAL/Common NAMES	SIZE	SPACING	QUANTITY	REMARKS
TREES:					
	ACER RUBRUM 'BOWHALL' / RED MAPLE STREET TREE	2-1/2" DBH* B & B	30' ON-CENTER	13	FULL AND MATCHING. UN-CUT LEADER. STAKE AND GUY FOR ONE YEAR. GROWN FOR STREET TREE USE
	PARROTTIA PERSICA 'RUBY VASE' / PERSIAN IRONWOOD STREET TREE	2-1/2" DBH* B & B	30' ON-CENTER	33	FULL AND MATCHING. UN-CUT LEADER. STAKE AND GUY FOR ONE YEAR. GROWN FOR STREET TREE USE
*DBH: DIAMETER AT BREAST HEIGHT					
GROUNDCOVERS:					
	TURFGRASS LAWN				

NOTES

1. PROVIDE ROOT BARRIER FOR ALL STREET TREES AND TREES PLANTED WITHIN 10 FEET OF PUBLIC WALKWAYS. 'DEEP ROOT' ROOT BARRIER OR APPROVED EQUAL. ROOT BARRIER TO BE 10" IN LENGTH AND AT LEAST 18" DEEP ADJACENT TO PROPOSED CURB AND SIDEWALK WITH STREET TREE CENTERED ALONG THIS LENGTH. IF A STREET TREE IS WITHIN 10' OF A FIRE HYDRANT, WATER METER OR DRIVEWAY APPROACH, ROOT BARRIER IS TO BE INSTALLED PERPENDICULAR TO THE CURB AND SIDEWALK AS WELL AS ALONG THE BACK OF CURB AND FRONT OF SIDEWALK TO FORM A CONTINUOUS BARRIER TO ROOT INTRUSION INTO OR UNDERNEATH THESE FACILITIES.
2. MARK STREET TREE LOCATIONS AND CALL FOR CITY APPROVAL OF LOCATIONS BEFORE PLANTING.



NO.	DATE	DESCRIPTION	BY

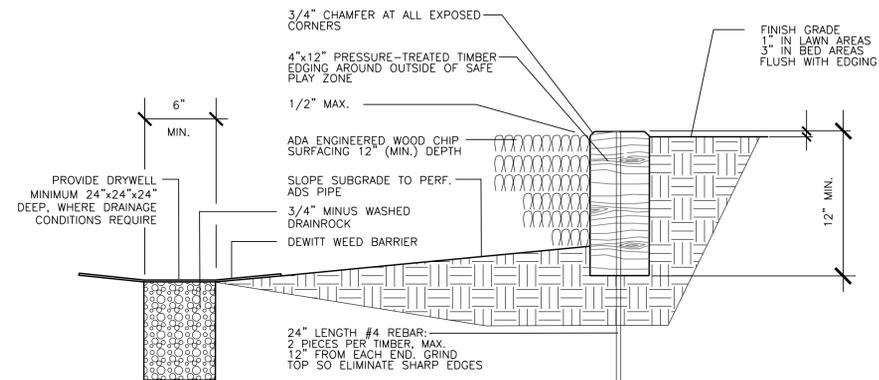


VARLEY • VARLEY • VARLEY
 landscape architect
JEFF VARLEY
 19819 30th Drive SE Bothell, Washington 98012
 email: varley_jeff@hotmail.com phone: 425-468-9430
 www.varleylandscape.com

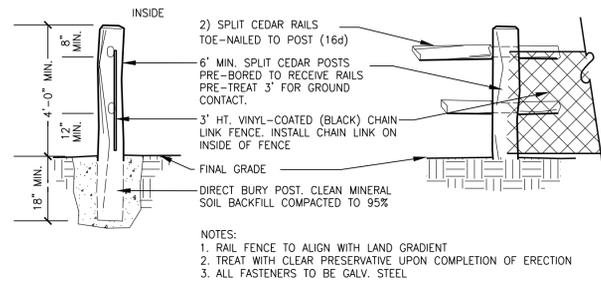
PARK PLACE TOWNHOMES
 16311 177TH AVE SE, MONROE 98272
STREET TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	12.14.25
SCALE:	AS SHOWN
JURISDICTION:	MONROE

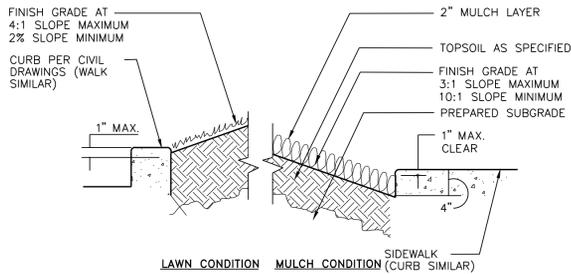
L-1



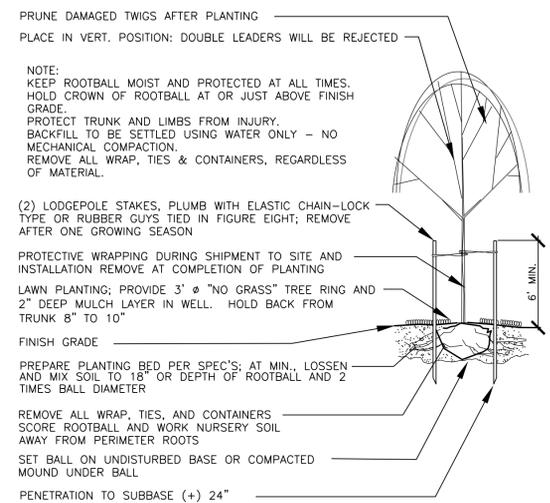
PLAY AREA EDGING DETAIL
NOT TO SCALE



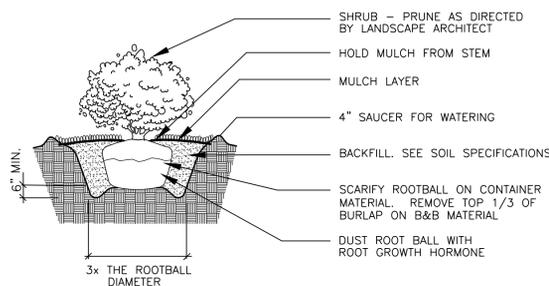
SPLIT-RAIL FENCE DETAIL (W/ CHAIN LINK)
NOT TO SCALE



PLANTER SECTION DETAIL
NOT TO SCALE



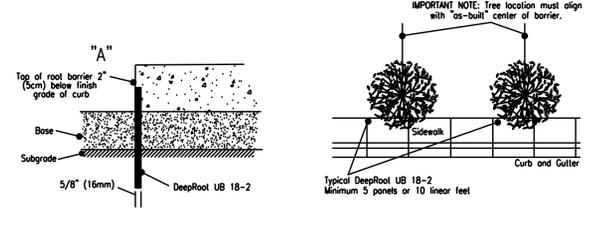
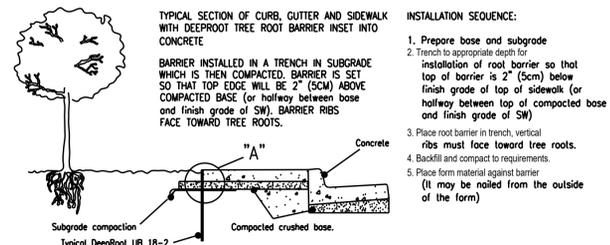
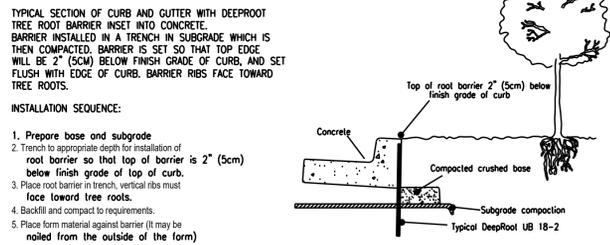
TREE PLANTING/STAKING DETAIL
NOT TO SCALE



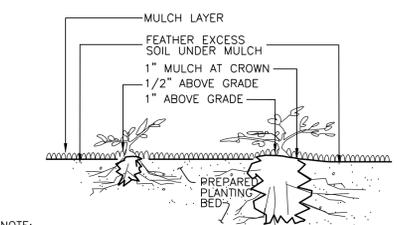
NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2\"/>

SHRUB PLANTING DETAIL
NOT TO SCALE

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs



ROOT BARRIER DETAIL
NOT TO SCALE DEEP ROOT OR APPROVED SIMILAR



NOTE:
REMOVE CONTAINER AND WORK ROOTS FREE OF SOIL. BACKFILL TO BE SETTLED USING WATER ONLY. SEE PLANT LIST FOR PLANT SPACING.

GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

NO.	DATE	DESCRIPTION

STATE OF WASHINGTON
REGISTERED ELECTRICIAN
JEFF M. VARLEY
CERTIFICATE No. 774

VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
19819 30th Drive SE Bothell Washington 98012
phone 425-468-9430
email varley@hotmail.com
www.varleylandscape.com

PARK PLACE TOWNHOMES
16311 177TH AVE SE, MONROE 98272
LANDSCAPE DETAILS

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	12.14.25
SCALE:	AS SHOWN
JURISDICTION:	MONROE