SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

PROJECT DESIGN TEAM

APPLICANT
CHAIN LAKE ESTATES, LLC
P.O. BOX. 2289
SNOHOMISH, WA 98291
(425) 328-5202
EMAIL: 2011HANSONHOMES@GMAIL.COM
CONTACT: RICK HANSON

OWNER (1-005)
CARL & PAMELA MALONE
13221 191ST AVE SE
MONROE, WA 98272

OWNER (1-010)
SHOOTING STAR FARM LLC
18811 134TH STREET SE
MONROE, WA 98272
CONTACT: CARROLL E. HARDER

OWNER (1-002)
MURIEL ANDERSON
40502 PORCUPINE RD N
DAVENPORT, WA 99122

PLANNER \ PROJECT CONTACT
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 258-4438
CONTACT: RY MCDUFFY
RY@ORCALSI.COM

ENGINEER
OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
(425) 387-3820
FAX (425) 259-1958
EMAIL: JOE@OMEGA-ENG.COM
CONTACT: JOE SMEBY

TRAFFIC
SNOCO TRAFFIC STUDIES
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SNOCOTRAFFIC@YAHOO.COM
CONTACT: TODD POLLACK

SURVEYOR
ORCA LAND SURVEYING INC.
3605 COLBY AVENUE
EVERETT, WA 98201
(425) 259-3400
CONTACT: JACK TURPIN
JACK@ORCALSI.COM

GEO-TECH
LIU & ASSOCIATES, INC.
19213 KENLAKE PLACE NE
KENMORE, WA. 98028
(425) 483-9134
EMAIL: JULIANLIU100@YAHOO.COM
CONTACT: JULIAN LIU

LANDSCAPE
ORIGIN DESIGN GROUP
8011-4TH PLACE N.E.,
LAKE STEVENS, WA 98258
(425) 346.1905
EMAIL: ORIGINDG@GMAIL.COM
CONTACT: KRYSTAL LOWE

BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
JOHN@WETLANDRESOURCES.COM
CONTACT: JOHN L

DATUM

NAVD 88 (NAVD88 = NGVD29 + 3.65')

BENCHMARK

THE EAST TOP FLANGE BOLT OF FIRE HYDRANT AT LOTS 25 & 26 AS SHOWN ONE THE PLAT OF WOODCRESS, SHEET 4 OF 5, AF# 200608165005.
ELEV. = 398.93 FEET

SITE DATA

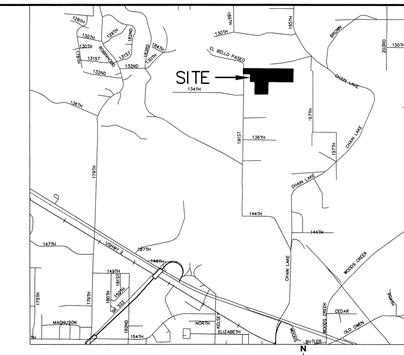
SITE ADDRESS: 13207 & 13221 191ST AVE SE, MONROE, WA 98272
TAX PARCEL NO: 28063600100500, 28063600101000 & 28063600100200

LEGAL DESCRIPTION

PHASE 1
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE 2
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 203.00' OF THE WEST 205.00 OF SAID SUBDISION;
ALSO EXCEPT THE WEST 20 FEET SAID SUBDISION.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PHASE 3
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.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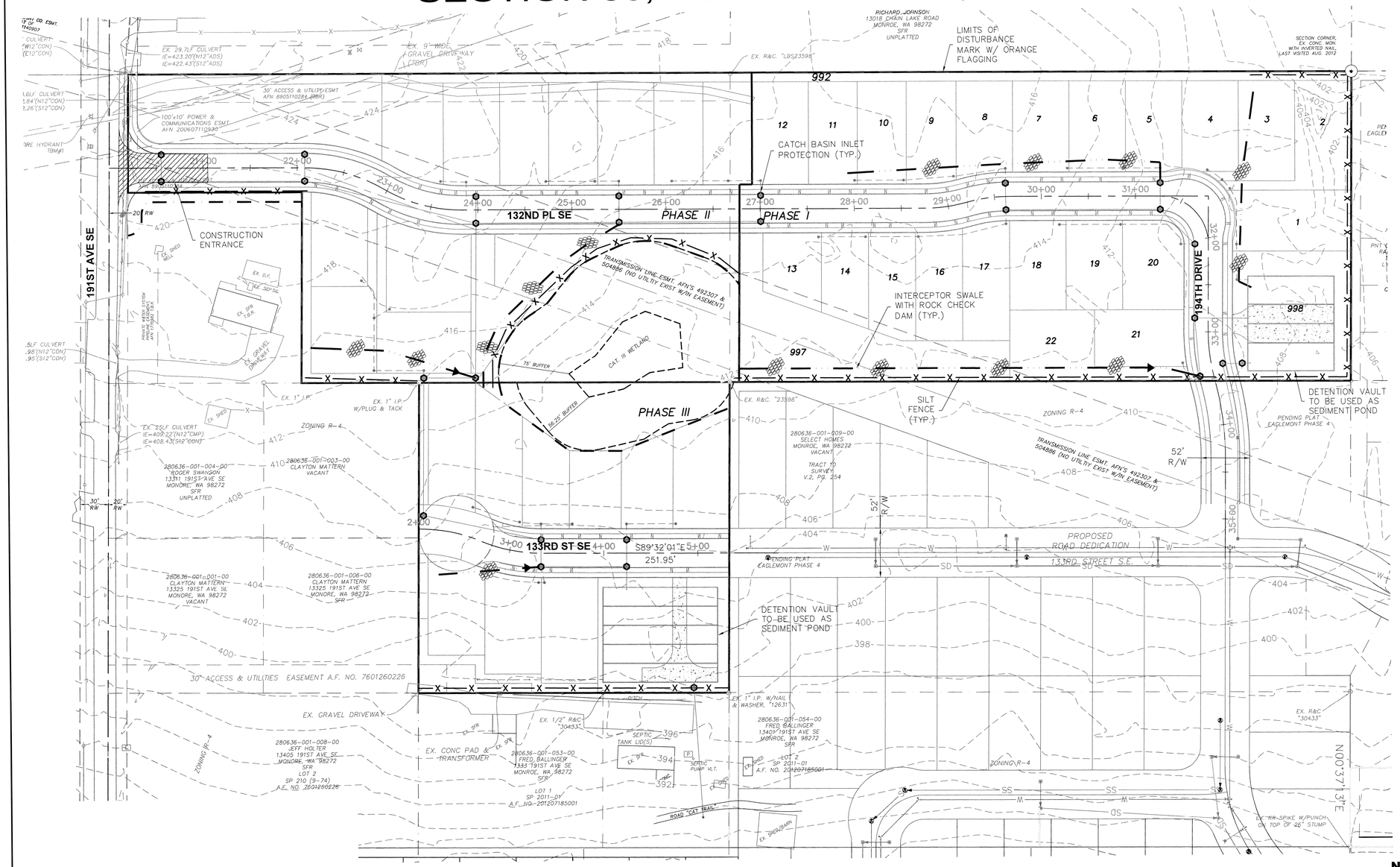
SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



— X — X — SILT FENCE

— — — LIMITS OF CLEARING

CB INLET PROTECTION

— · — · — INTERCEPTOR SWALE

ROCK CHECK DAM

N

0 60 120 HORIZONTAL SCALE

0 6 12 VERTICAL SCALE

RIP-RAP CHECK DAM:
ONCE PROJECT DISTURBANCE AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE DITCH CHECK DAMS ALONG WITH ALL ACCUMULATED SEDIMENT.

CONTRACTOR TO STABILIZE NEWLY DISTURBED AREAS WITH SEED AND MULCH.

CONSTRUCTION SEQUENCE:

* CONTACT CITY OF MONROE, 360.794.7400 AND SCHEDULE PRECONSTRUCTION MEETING.

1. CLEARING/CONSTRUCTION LIMITS SHALL BE STAKED & SILT FENCING INSTALLED.
2. CONSTRUCT CONSTRUCTION ENTRANCE.
3. CLEAR, GRUB AND REMOVE ALL VEGETATION WITHIN THE CLEARING LIMITS.
4. CONSTRUCT DETENTION VAULT/SEDIMENT PONDS WITH OUTFALLS.
5. ROUGH GRADE SITE WITH INTERCEPTOR SWALE DITCHES AS SHOWN ON THE EROSION CONTROL PLAN. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED. AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE.
6. INSTALL STORM WATER COLLECTION SYSTEM W/ SEDIMENT PROTECTION MEASURES.
7. INSTALL SEWER AND WATER UTILITIES AND SERVICES.
8. FINAL GRADE PAVEMENT AREA AND INSTALL GRAVEL BASE OR ATB.
9. CONSTRUCT CURB, SIDEWALK, DRIVEWAYS AND PARKING PER PLAN. OBTAIN RIGHT-OF-WAY DISTURBANCE PERMIT PRIOR TO WORK WITHIN R.O.W.
10. CONSTRUCT/COORDINATE POWER, GAS, TELEPHONE, CABLE SERVICES PER THE RESPECTIVE COMPANIES STANDARDS AND RELOCATION OF POWER VAULT.
11. COMPLETE IRRIGATION AND LANDSCAPING.
12. INSTALL PAVEMENT.
13. CLEAN STORM DRAINAGE CONVEYANCE SYSTEM (DO NOT FLUSH), AFTER VEGETATION HAS BEEN ESTABLISHED.
14. WHEN SITE IS STABLE, REMOVE REMAINING TEMPORARY ESC FACILITIES.

TESC NOTES:

1. ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR THE PUGET SOUND BASIN.

2. THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.

3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.

4. THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION WILL RESULT IN A STOP WORK ORDER PER MONROE MUNICIPAL CODE CHAPTER 12.42, CLEAN CONDITIONS OF PUBLIC RIGHT-OF-WAY.

CALL 48 HOURS BEFORE YOU DIG 811

R#	DATE	DESCRIPTION	BY
		PRELIM. PLAT	
	4/15		

JOSEPH M. SMEBY STATE OF WASHINGTON 35195 REGISTERED PROFESSIONAL ENGINEER 5/15/15

SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958

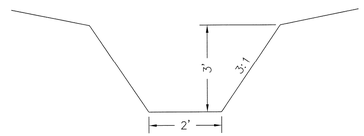
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
PHASE I, II, & III
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

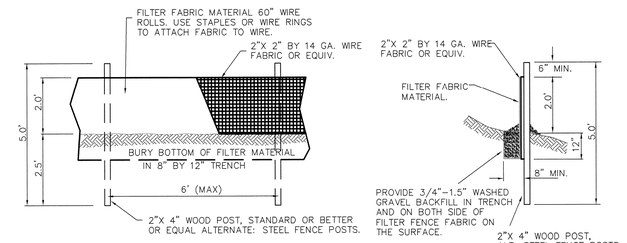
PROJ. NO.	DSN. BY:
15-0209	JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO. 2 OF 10	

SKY VIEW RIDGE

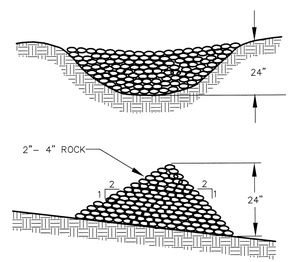
SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



INTERCEPTOR SWALE
N.T.S.

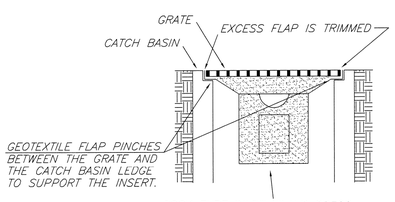


SILT FENCE DETAIL
N.T.S.



DETAIL

ROCK/RIP-RAP CHECK DAM DETAIL
N.T.S.



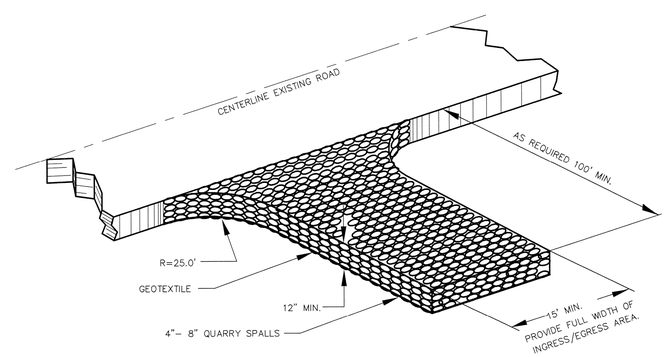
SOCK TYPE INLET FILTER SPECS:
DRAINGUARD – OIL AND SEDIMENT MODEL
DIMENSIONS: 48" x 36" x 18"HIGH
WEIGHT (DRY): 1 LBS
SEDIMENT CAPACITY: 40 LBS
FLOW RATE
FILTER: 500 GPM
BYPASS: 700 GPM

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE.
2. PLACE DRAINGUARD IN CB.
3. REPLACE GRATE.
4. TRIM EXCESS FABRIC

REMOVAL INSTRUCTIONS:
1. SECURE PULL STRAP AND REMOVE GRATE.
2. REMOVE INSERT
3. DISPOSE OF INSERT OR CLEAN AND REUSE.

NOTE: EQUIVALENT PRODUCT SHALL AT A MINIMUM HAVE A TREATMENT FLOW RATE OF 225 GPM.

INLET PROTECTION (PAVED AREAS)
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG
811

R#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/15/15

SWPPP

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EVERETT, WA 98201
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OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
PHASE I, II, & III
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS

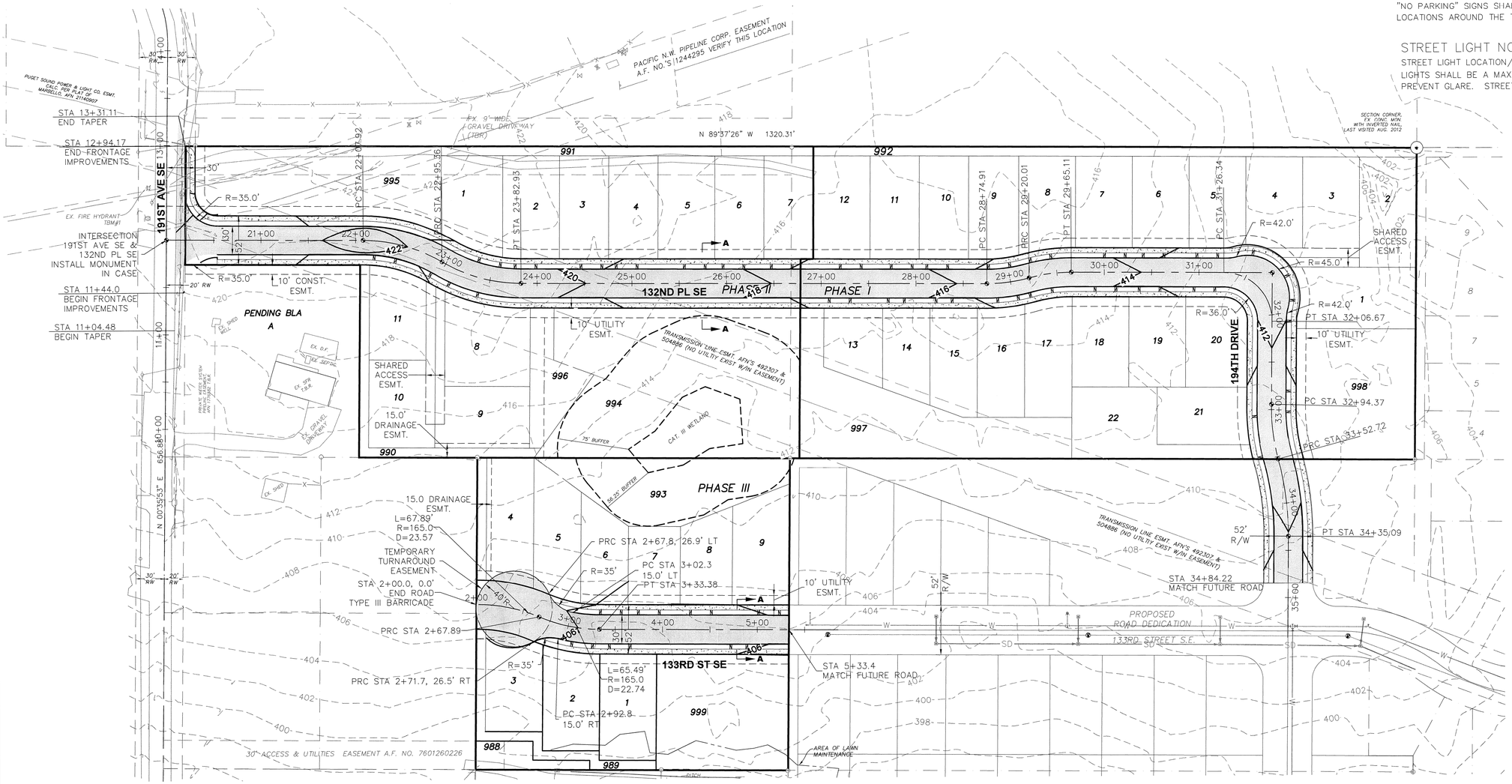
DATE: 2/27/2015
SCALE: 1" =60'
DRAWING NO. 3 OF 10

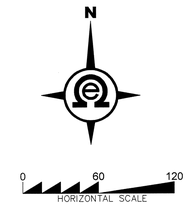
SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.

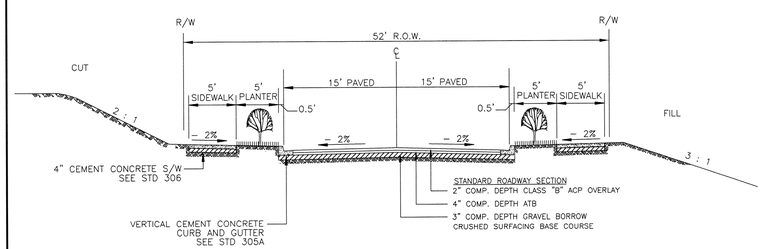
TEMPORARY CUL-DE-SAC SIGNAGE NOTE:
"NO PARKING" SIGNS SHALL BE PROVIDED AT A MINIMUM OF TWO LOCATIONS AROUND THE TEMPOARY CUL-DE-SAC.

STREET LIGHT NOTE:
STREET LIGHT LOCATION/DESIGN SHALL BE PER PUD. STREET LIGHTS SHALL BE A MAX. 14' HIGH WITH FULL CUTOFF TO PREVENT GLARE. STREET LIGHTS TO BE MAINTAINED BY HOA.





CALL 48 HOURS BEFORE YOU DIG 811



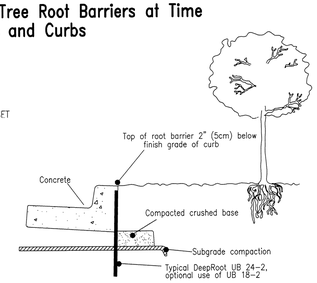
ROAD SECTION A - A
SEE STD 301

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

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

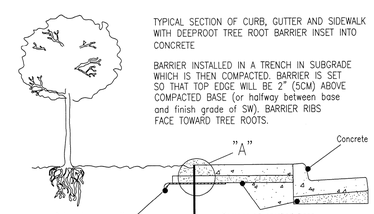
INSTALLATION SEQUENCE:

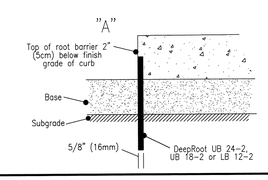
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

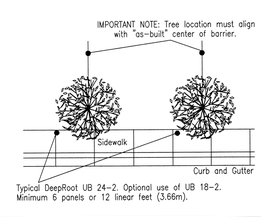
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.





INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



R#	DATE	DESCRIPTION	BY
A	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/18/15

ROADS & GRADING PLAN

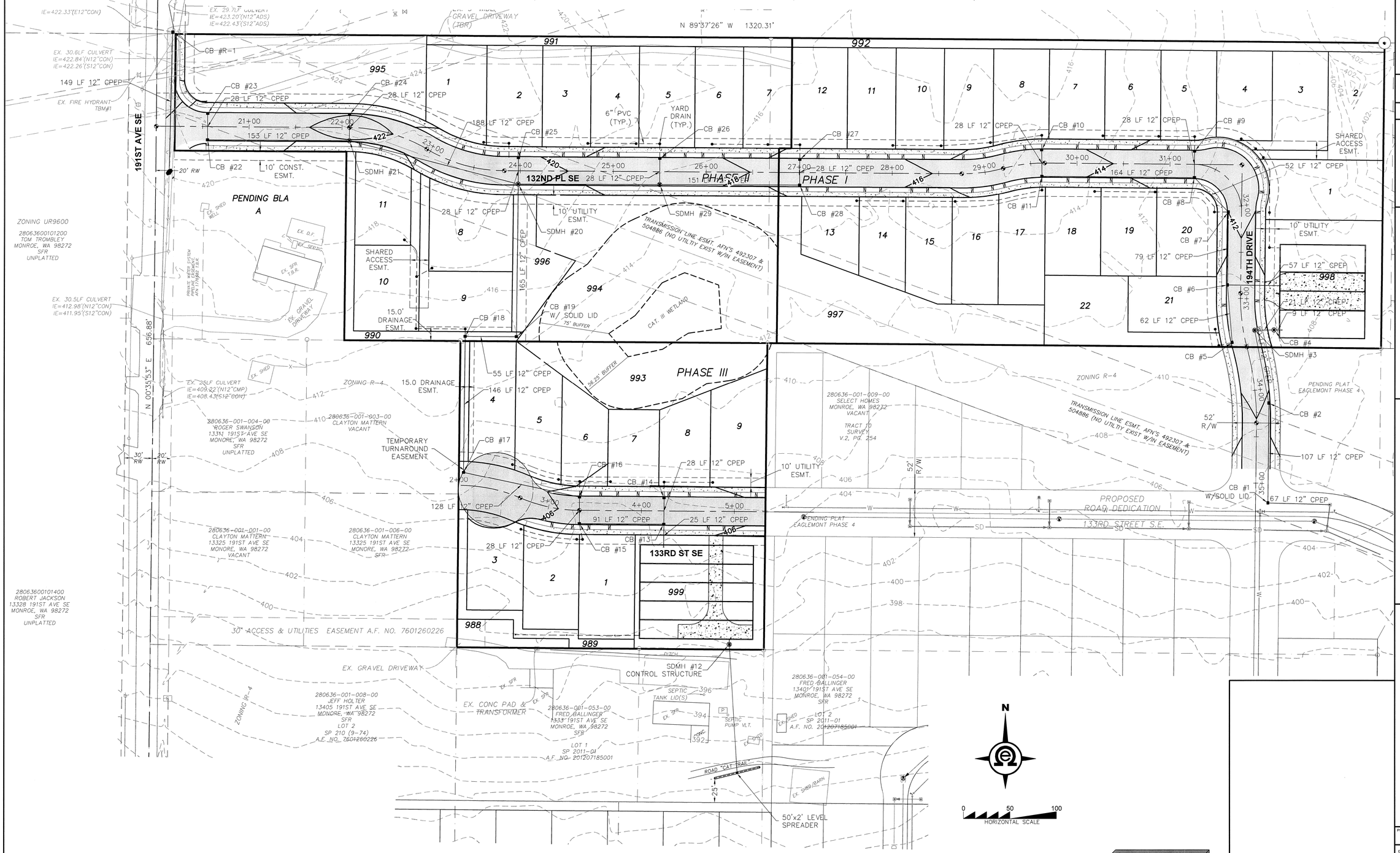
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958
OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
PHASE I, II, & III
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 15-0209	DSN. BY: JMS
DATE: 2/27/2015	
SCALE: 1" =60'	
DRAWING NO. 4 OF 10	

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

DRAINAGE PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958

OMEGA ENGINEERING, INC.

SKY VIEW RIDGE PHASE I, II, & III

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS

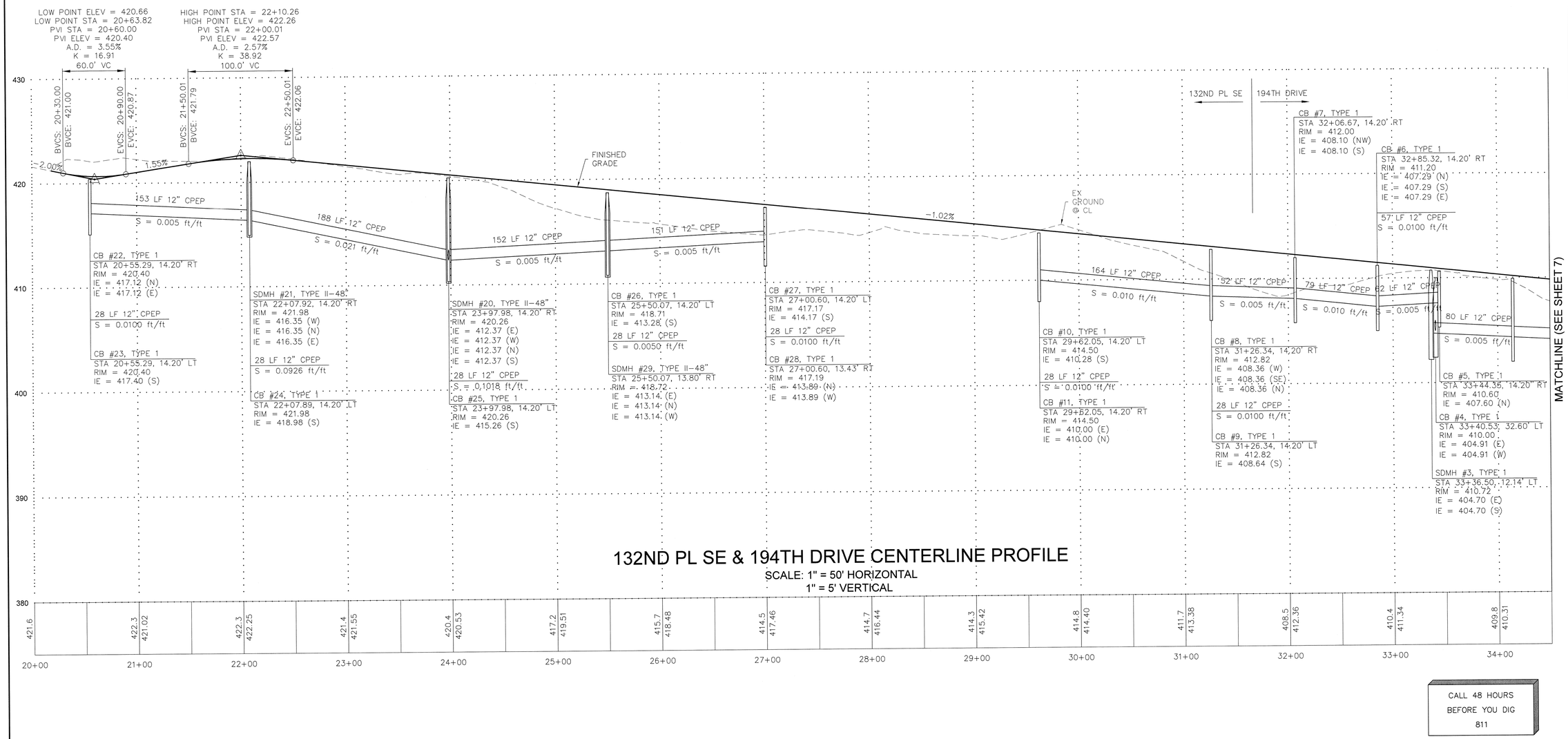
DATE: 2/27/2015

SCALE: 1" = 50'

DRAWING NO. 5 OF 10

SKY VIEW RIDGE

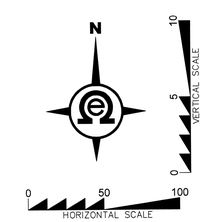
SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



132ND PL SE & 194TH DRIVE CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

CALL 48 HOURS
BEFORE YOU DIG
811



R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/18/15

132ND PL SE &
194TH DR
DRAINAGE PROFILE

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f 425.259.1958

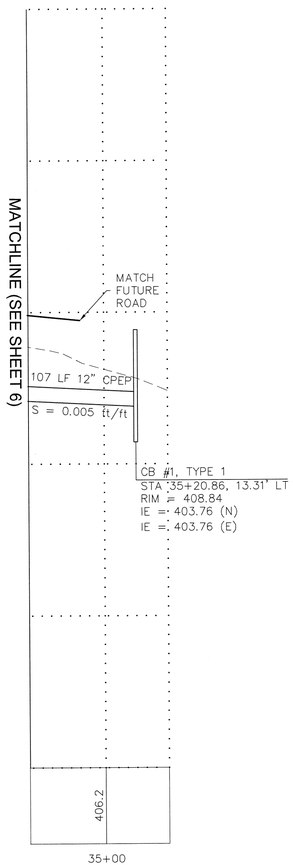
OMEGA ENGINEERING, INC.

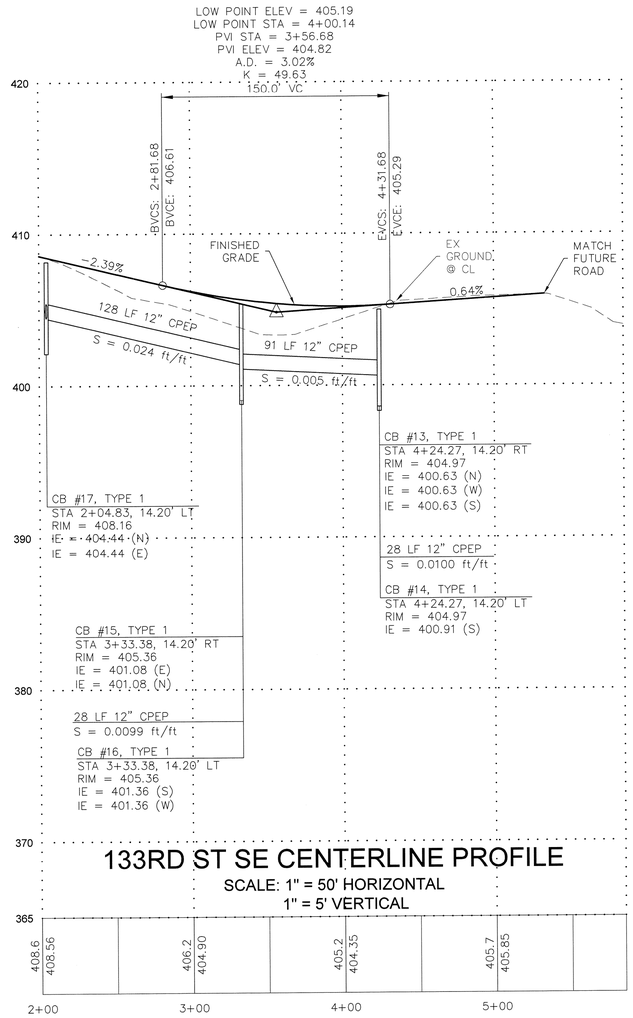
SKY VIEW RIDGE
PHASE I, II, & III
SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP
28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 15-0209	DSN. BY: JMS
DATE: 2/27/2015	
SCALE: 1" = 50'	
DRAWING NO. 6 OF 10	

SKY VIEW RIDGE

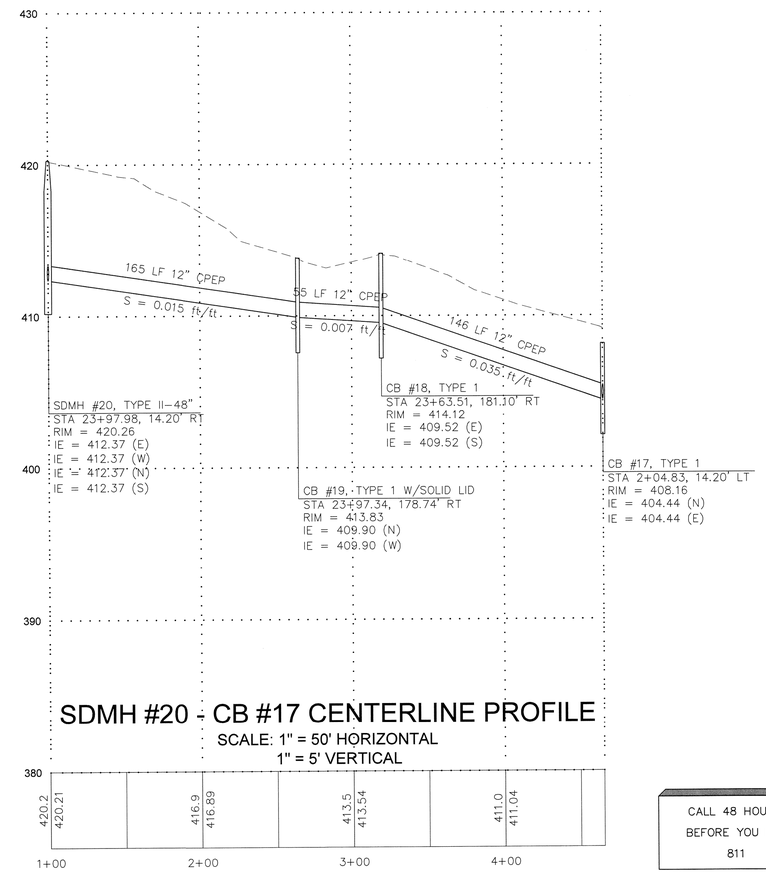
SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.





133RD ST SE CENTERLINE PROFILE

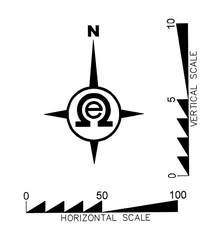
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SDMH #20 - CB #17 CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

CALL 48 HOURS
BEFORE YOU DIG
811



R#	DATE	DESCRIPTION	BY
A	4/15	PRELIM. PLAT	

JOSEPH M. SIMCBY PROFESSIONAL ENGINEER
5/18/15

DRAINAGE PROFILES

2707 WETMORE AVE.
EVERETT, WA 98201
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f 425.259.1958

OMEGA ENGINEERING, INC.

SKY VIEW RIDGE
PHASE I, II, & III

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS

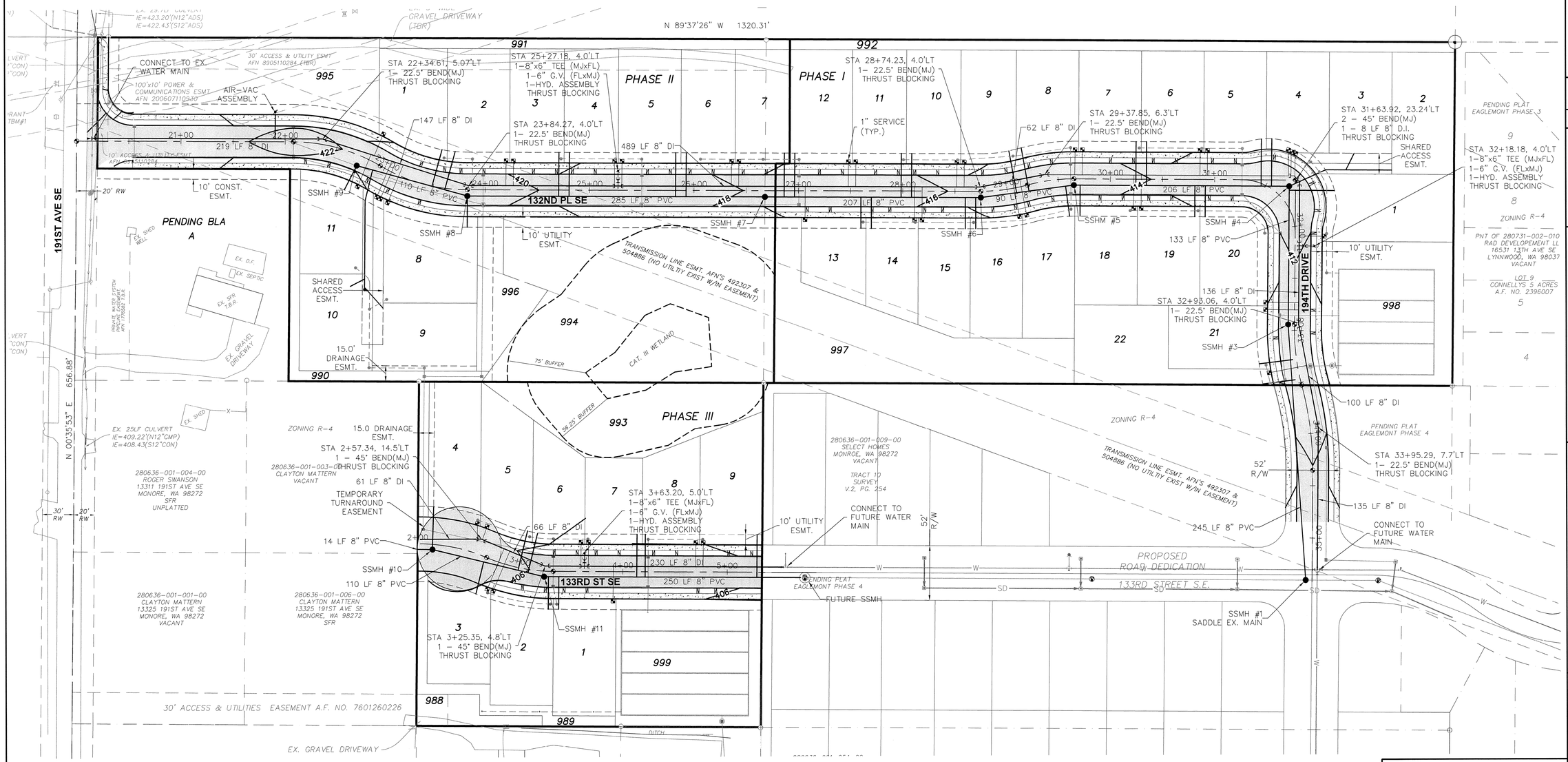
DATE: 2/27/2015

SCALE: 1" = 50'

DRAWING NO. 7 OF 10

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



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R#	DATE	DESCRIPTION	BY
	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/18/15

SEWER & WATER PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.387.3820
f 425.259.1958

OMEGA ENGINEERING, INC.

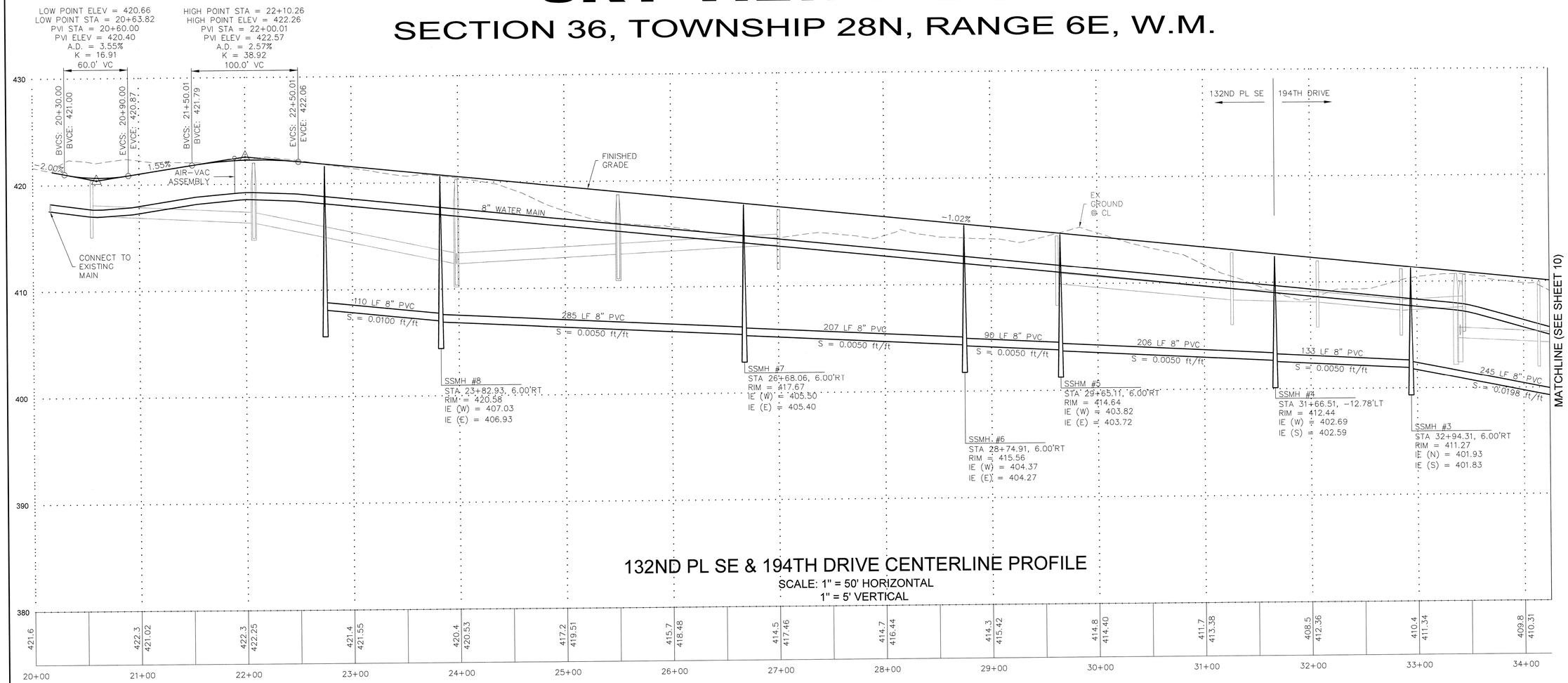
SKY VIEW RIDGE PHASE I, II, & III

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 15-0209	DSN. BY: JMS
DATE: 2/27/2015	
SCALE: 1" = 50'	
DRAWING NO. 8 OF 10	

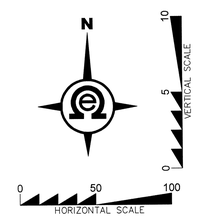
SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



132ND PL SE & 194TH DRIVE CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



CALL 48 HOURS
BEFORE YOU DIG
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R#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/18/16

132ND PL SE &
194TH DR SEWER &
WATER PROFILE

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EVERETT, WA 98201
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f 425.259.1958

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SKY VIEW RIDGE
PHASE I, II, & III

SNOHOMISH COUNTY, Washington
PORTION OF SECTION 36, TOWNSHIP
28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS

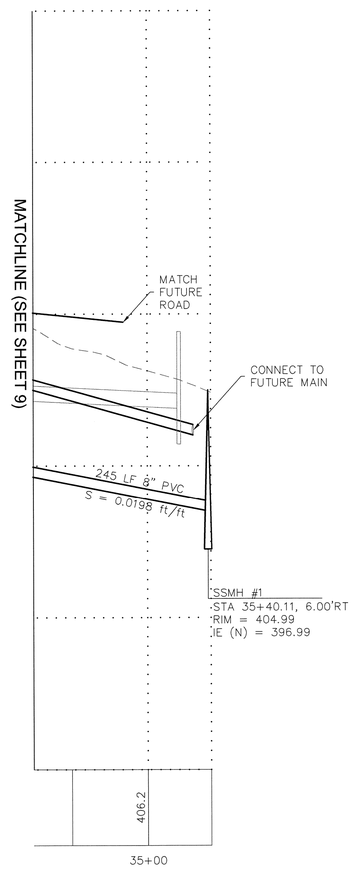
DATE: 2/27/2015

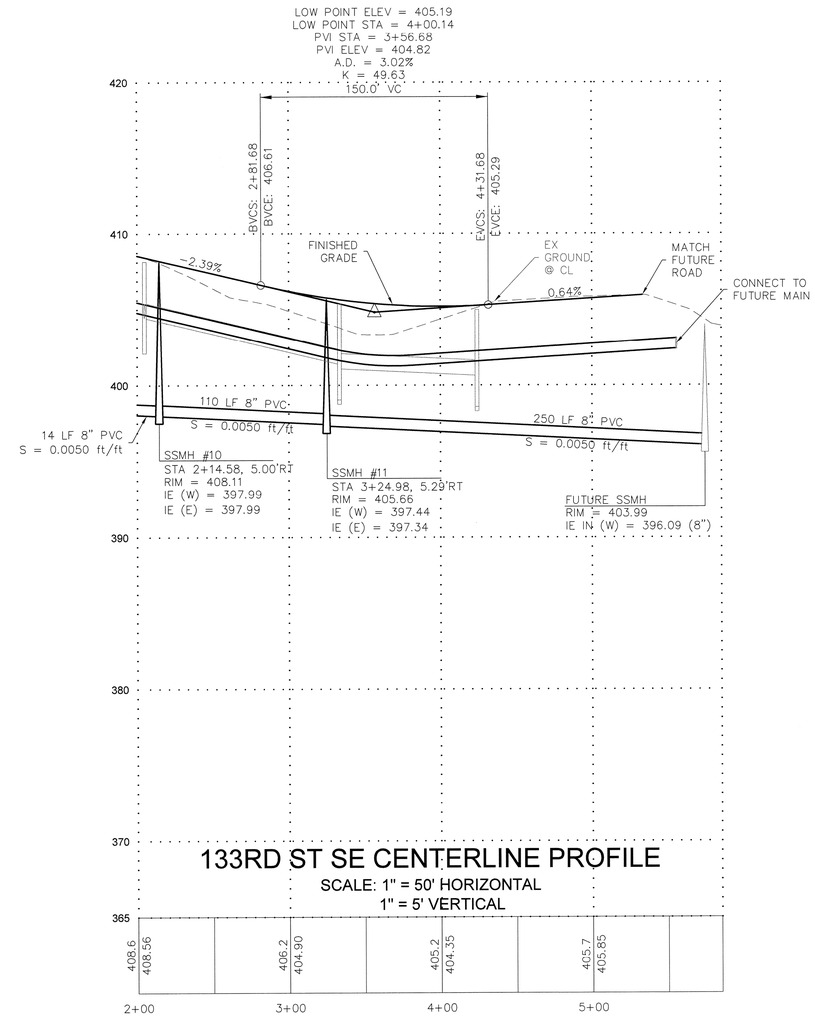
SCALE: 1" = 50'

DRAWING NO. 9 OF 10

SKY VIEW RIDGE

SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



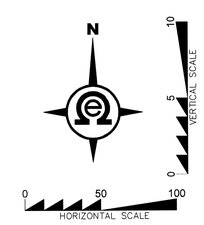


133RD ST SE CENTERLINE PROFILE

SCALE: 1" = 50' HORIZONTAL

1" = 5' VERTICAL

CALL 48 HOURS BEFORE YOU DIG 811



R#	DATE	DESCRIPTION	BY
A	4/15	PRELIM. PLAT	

JOSEPH M. SMEBY PROFESSIONAL ENGINEER 5/28/15

133RD ST SE SEWER & WATER PROFILE

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OMEGA ENGINEERING, INC.

SKY VIEW RIDGE PHASE I, II, & III

SNOHOMISH COUNTY, Washington

PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
15-0209	JMS

DATE: 2/27/2015

SCALE: 1" = 50'

DRAWING NO. 10 OF 10