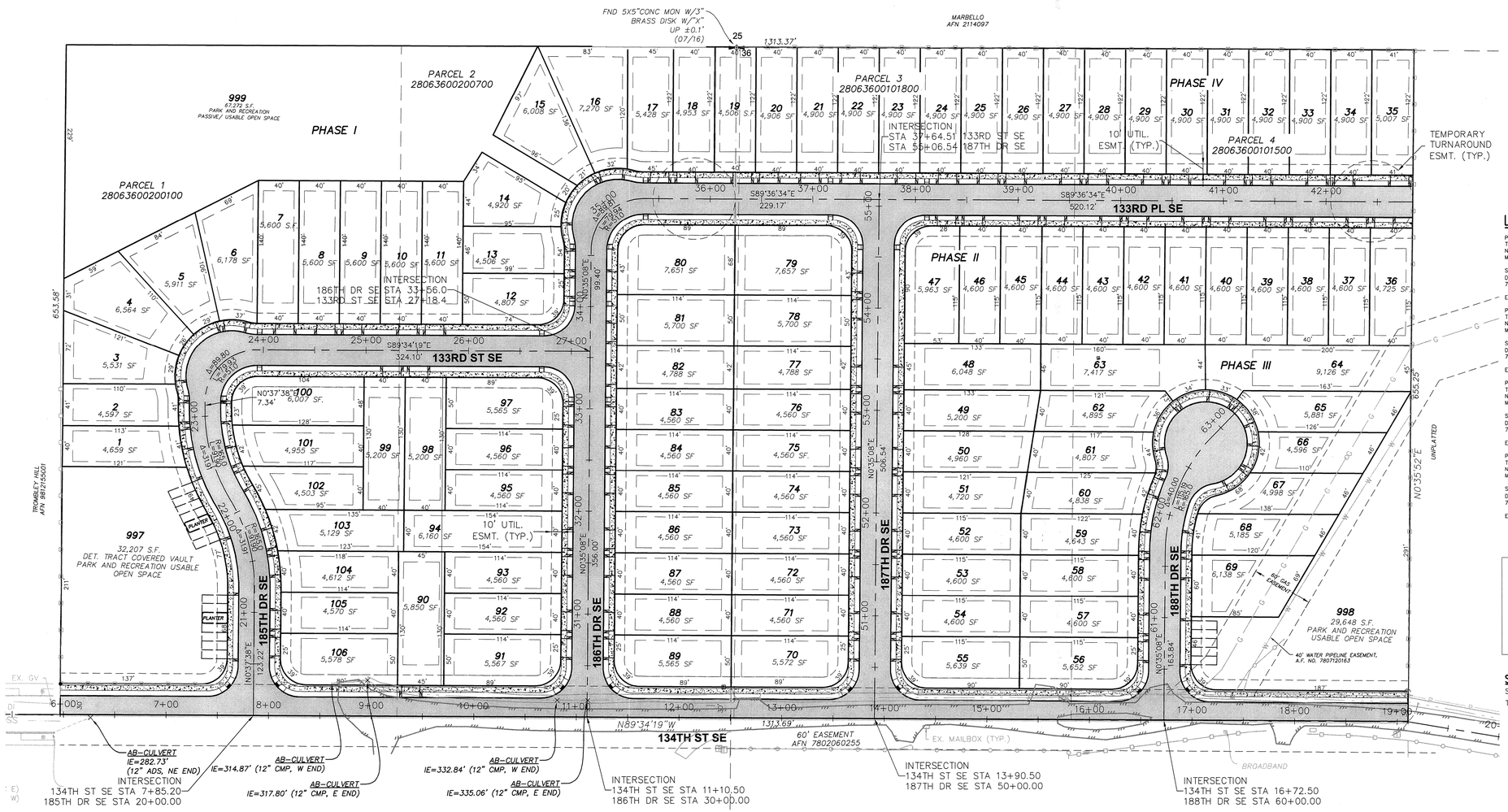
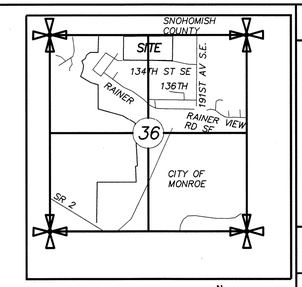
WORTHINGTON HEIGHTS

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





VICINITY MAP

SCALE: 1" = 2,000'

LEGAL DESCRIPTION

PARCEL 1:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY AS RECORDED IN AUDITOR'S FILE NUMBER 7802060255, RECORDS OF SAID COUNTY.

EXCEPT ROADS

PARCEL 2:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY AS RECORDED IN AUDITOR'S FILE NUMBER 7802060255, RECORDS OF SAID COUNTY.

EXCEPT ROADS

PARCEL 3:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY AS RECORDED IN AUDITOR'S FILE NUMBER 7802060255, RECORDS OF SAID COUNTY.

EXCEPT ROADS

PARCEL 4:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY AS RECORDED IN AUDITOR'S FILE NUMBER 7802060255, RECORDS OF SAID COUNTY.

EXCEPT ROADS

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: 18515, 18613, 18717 & 18811 134TH ST SE, MONROE, WA 98272
TAX PARCEL NO: 28063600200100, 28063600200700, 28063600101800, 28063600101500

CALL 48 HOURS BEFORE YOU DIG 811

PROJECT DESIGN TEAM

APPLICANT/OWNER
CARROLL HARDER
18811 134TH ST SE
MONROE, WA 98272
(425) 239-9510

OWNER
PURPLE SHOE INVESTMENTS, LLC
18811 134TH ST SE
MONROE, WA 98272
(425) 239-9510

OWNER
MICHAEL WILTON
18515 134TH ST SE
MONROE, WA 98272

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
GIBSON TRAFFIC
2802 WETMORE AVE #220
EVERETT, WA 98201
(425) 339-8266
EMAIL: EDWARDK@GIBSONTRAFFIC.COM
CONTACT: EDWARD KOLTONOWSKI

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

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

DRAWING INDEX

1) COVER SHEET
2) SWPPP
3) SWPPP DETAILS
4) ROADS & GRADING PLAN
5) DRAINAGE PLAN
6) 134TH ST SE DRAINAGE PROFILE
7) DRAINAGE PROFILES
8) 186TH DR SE DRAINAGE PROFILE
9) SEWER & WATER PLAN
10) 134TH ST SE SEWER & WATER PROFILE
11) SEWER & WATER PROFILES
12) 186TH DR SE SEWER & WATER PROFILE

LANDSCAPE PLANS

N

0 60 120
HORIZONTAL SCALE

R#	DATE	DESCRIPTION	BY

COVER SHEET

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

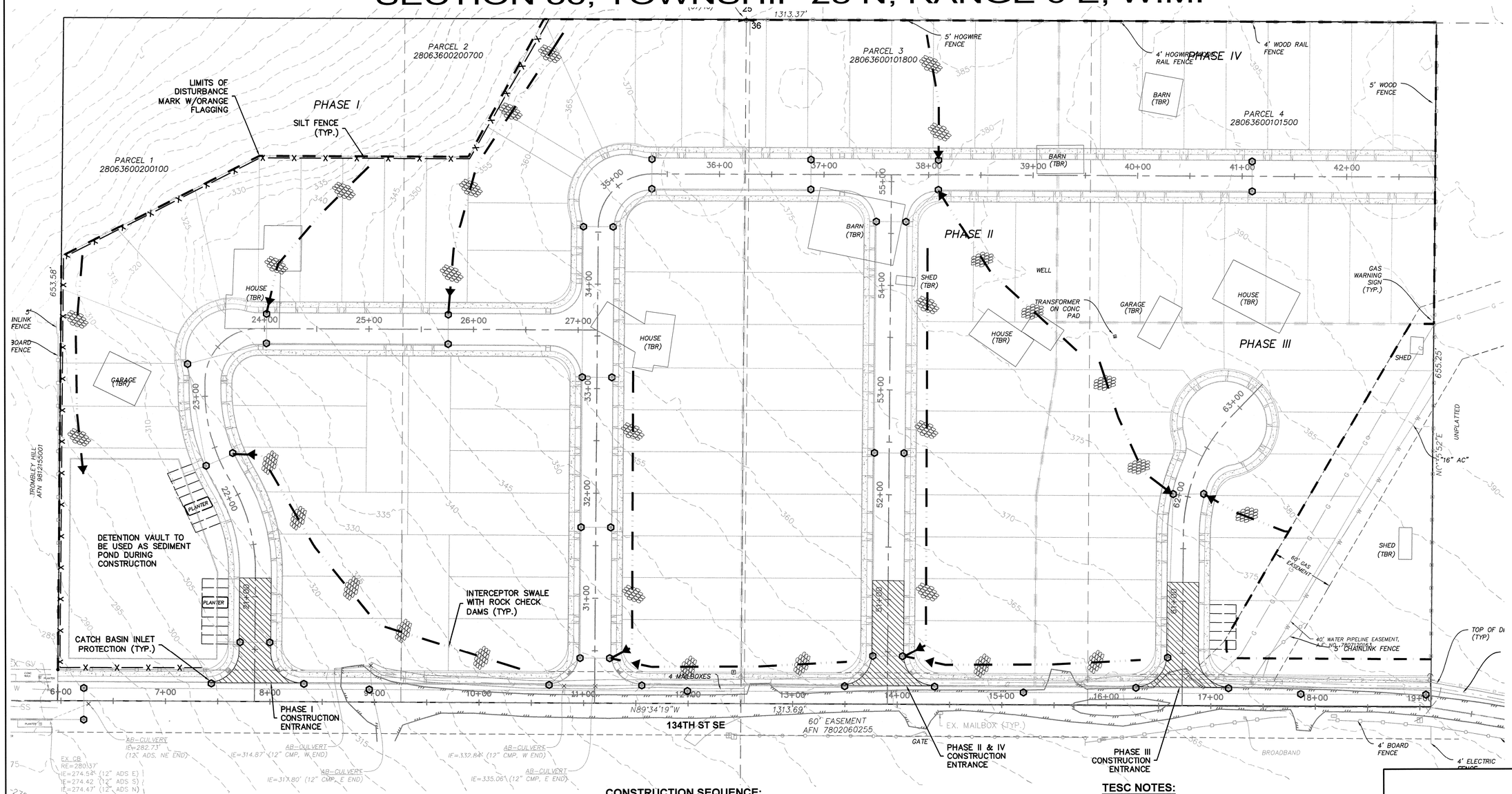
DATE: 8/17/16

SCALE: 1" =60'

DRAWING NO. 1 OF 12

WORTHINGTON HEIGHTS

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



N

0 50 100
HORIZONTAL SCALE

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— X — X — SILT FENCE
LIMITS OF CLEARING
CB INLET PROTECTION
INTERCEPTOR SWALE
ROCK CHECK DAM

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.

GRADING QUANTITIES:

CUT = 13,000 C.Y.
FILL = 6,000 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

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 2005 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 12.32, CLEAN CONDITIONS OF PUBLIC RIGHT-OF-WAY.

R#	DATE	DESCRIPTION	BY

JOSEPH M. SMILEY STATE OF WASHINGTON 38400 PROFESSIONAL ENGINEER

SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

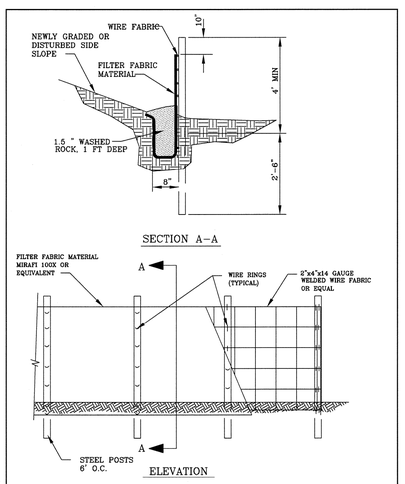
WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

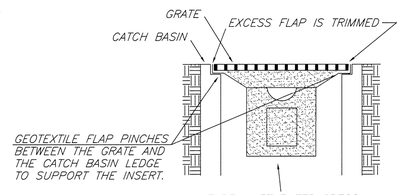
DATE: 8/17/16
SCALE: 1" = 50'
DRAWING NO. 2 OF 12

WORTHINGTON HEIGHTS

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



MONROE	SILT FENCE	DRAWING 203
	CITY OF MONROE DEPARTMENT OF PUBLIC WORKS	DATE 3-1-00



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

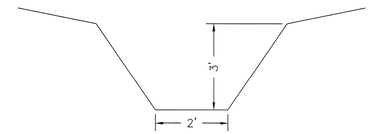
INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE.
2. PLACE DRAINGUARD IN CB.
3. REPLACE GRATE.
4. TRIM EXCESS FABRIC

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.

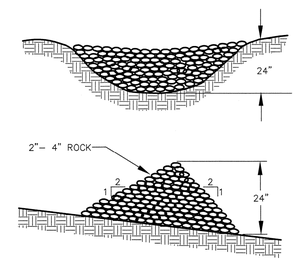
INLET PROTECTION (PAVED AREAS)

NOT TO SCALE



INTERCEPTOR SWALE

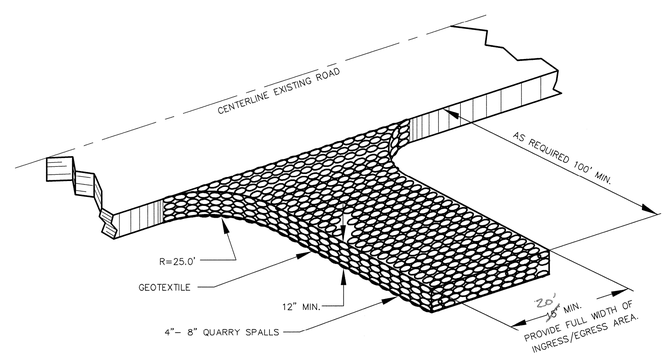
N.T.S.



DETAIL

ROCK/RIP-RAP CHECK DAM DETAIL

N.T.S.



GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

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R#	DATE	DESCRIPTION	BY

SWPPP DETAILS

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EVERETT, WA 98201
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f 425.259.1958

OMEGA ENGINEERING, INC.

WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

DATE: 8/17/16

SCALE: N.T.S.

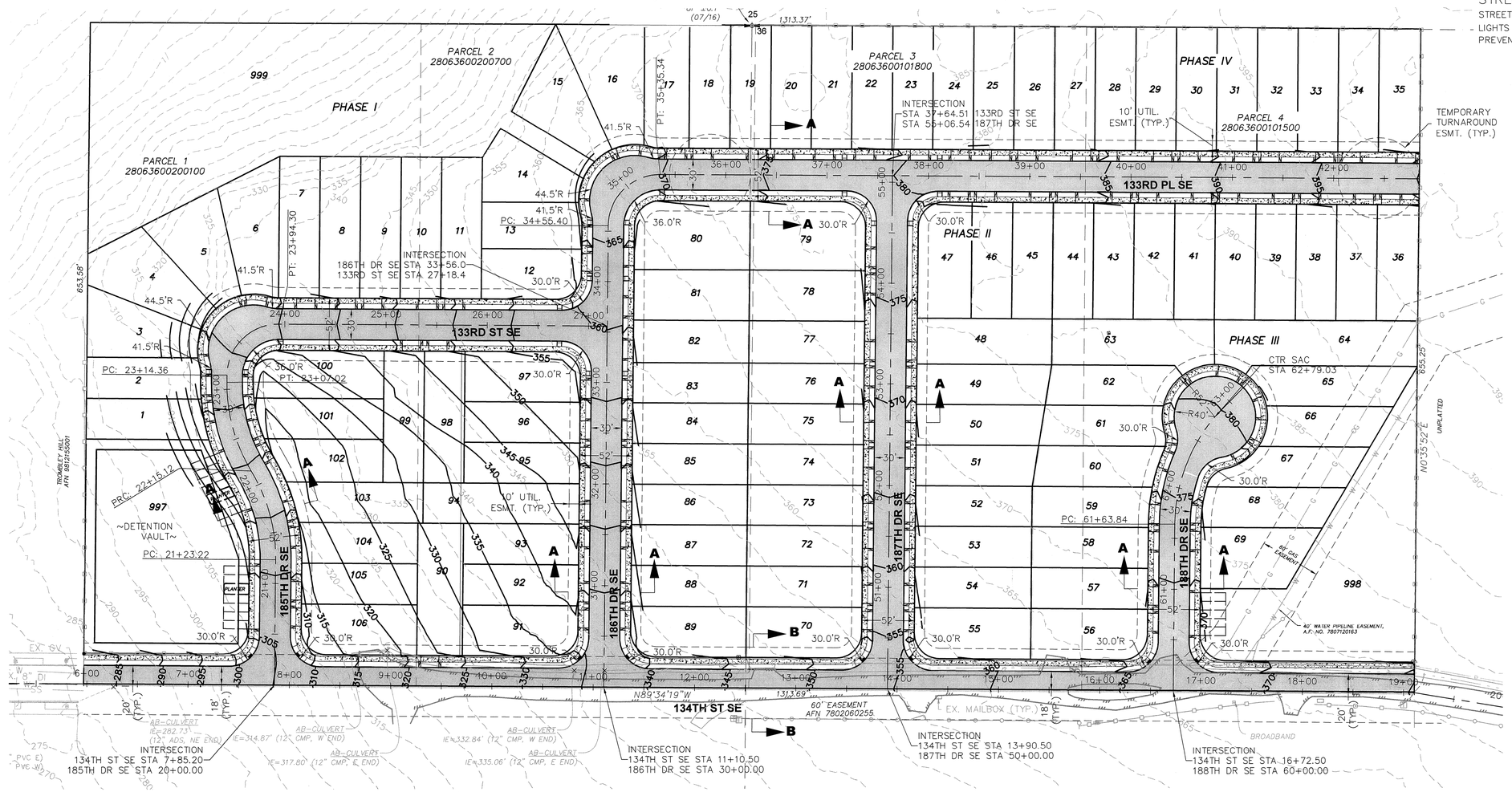
DRAWING NO. 3 OF 12

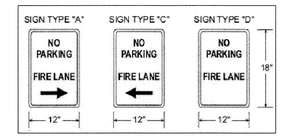
WORTHINGTON HEIGHTS

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

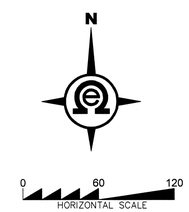
TEMPORARY CUL-DE-SAC SIGNAGE NOTE:
"NO PARKING" SIGNS SHALL BE PROVIDED AT A MINIMUM OF TWO LOCATIONS AROUND THE TEMPOARY CUL-DE-SAC.

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.





NO PARKING SIGN
N.T.S



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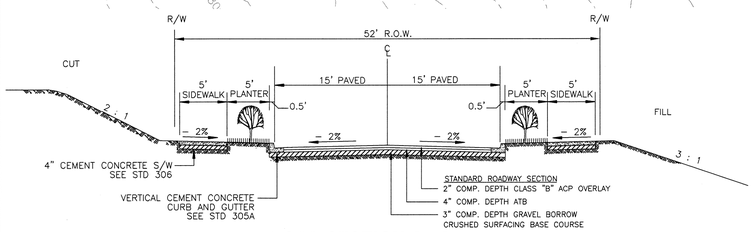
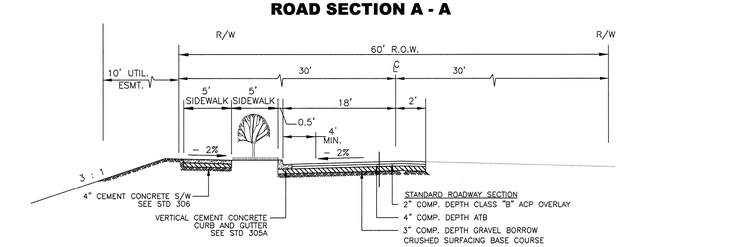


ROAD SECTION A - A



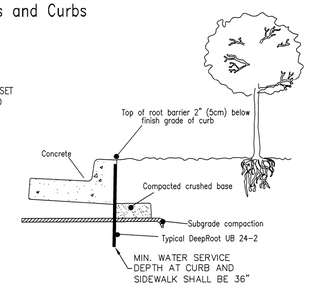
ROAD SECTION B-B

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.

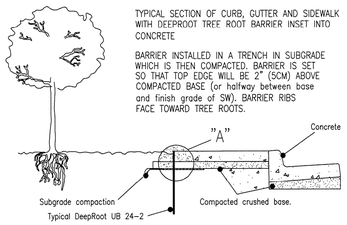
INSTALLATION SEQUENCE:

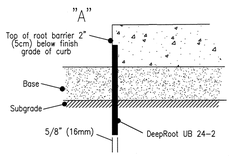
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material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

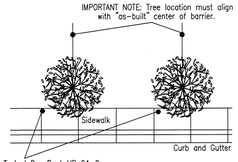




INSTALLATION SEQUENCE:

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)

IMPORTANT NOTE: Tree location must align with "as-built" center of barrier.



R#	DATE	DESCRIPTION	BY

ROAD & GRADING

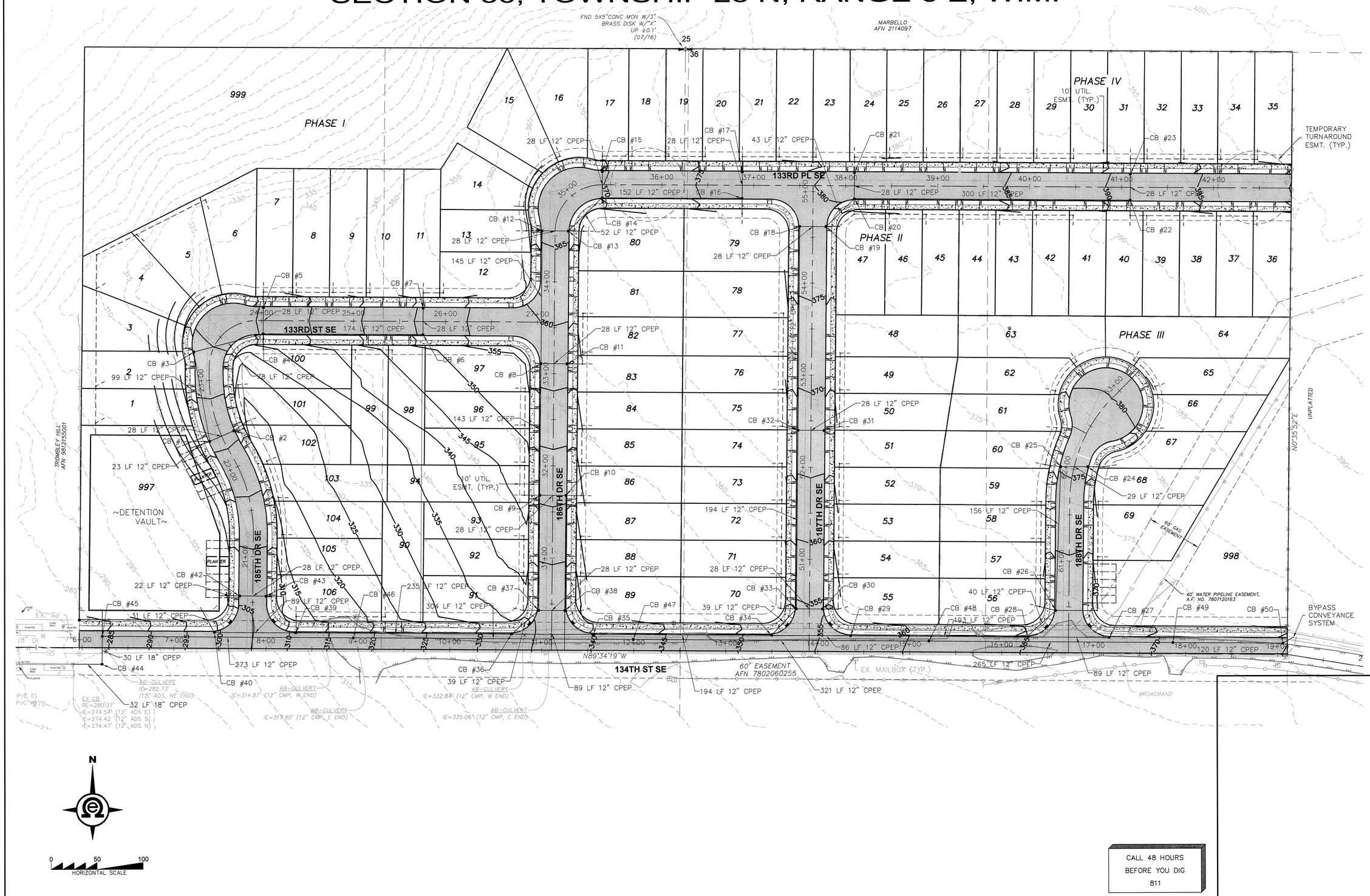
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS
DATE: 8/17/16	
SCALE: 1" =60'	
DRAWING NO. 4 OF 12	

WORTHINGTON HEIGHTS

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



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R#	DATE	DESCRIPTION	BY

JOSEPH M. SMEBY PROFESSIONAL ENGINEER

DRAINAGE PLAN

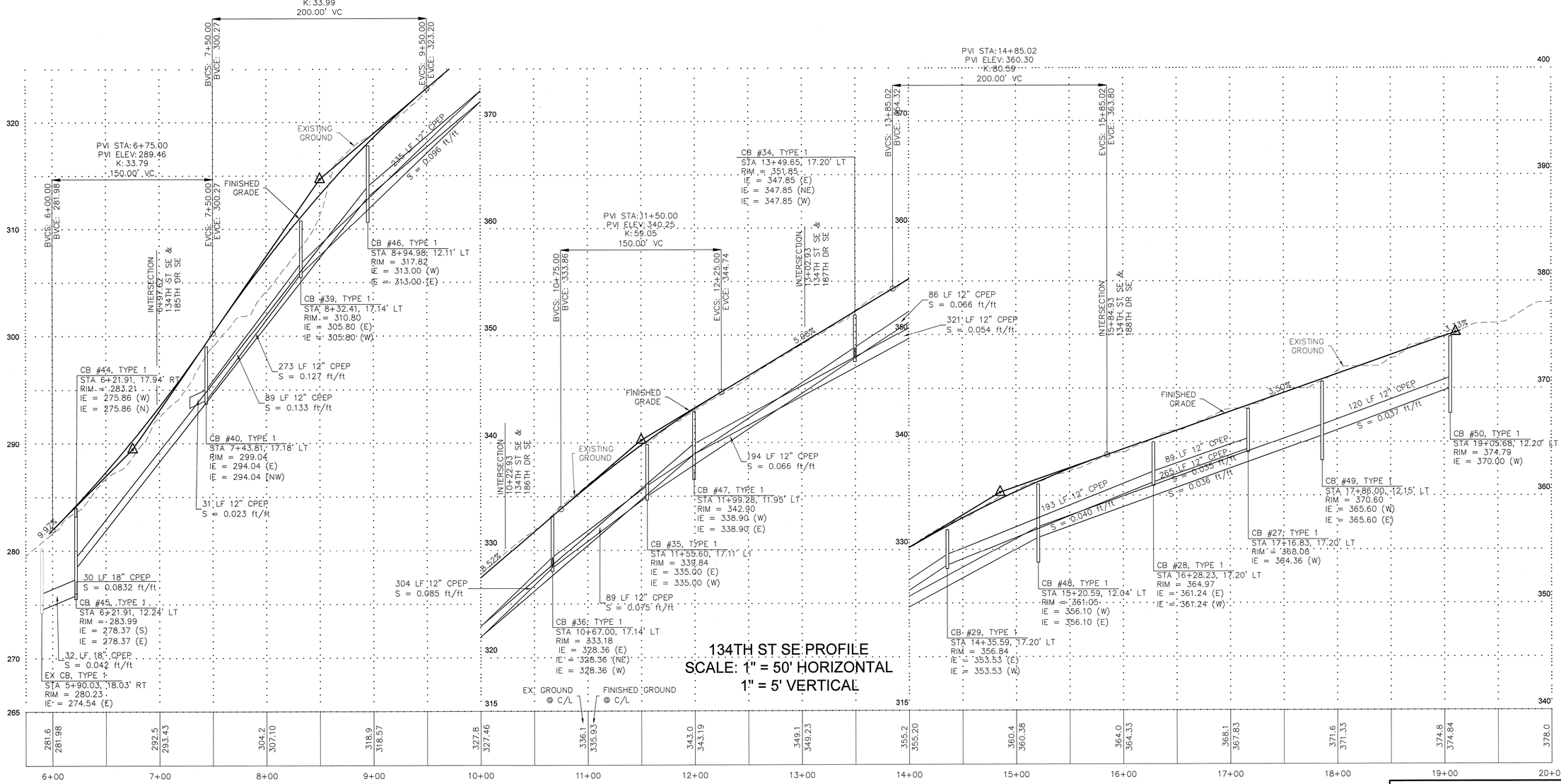
OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

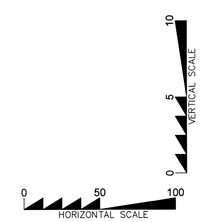
WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS
DATE: 8/17/16	
SCALE: 1" = 50'	
DRAWING NO. 5 OF 12	

WORTHINGTON HEIGHTS

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





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R#	DATE	DESCRIPTION	BY

JOSEPH M. SMESBY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

134TH ST SE DRAINAGE PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

OMEGA ENGINEERING, INC.

WORTHINGTON HEIGHTS

CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

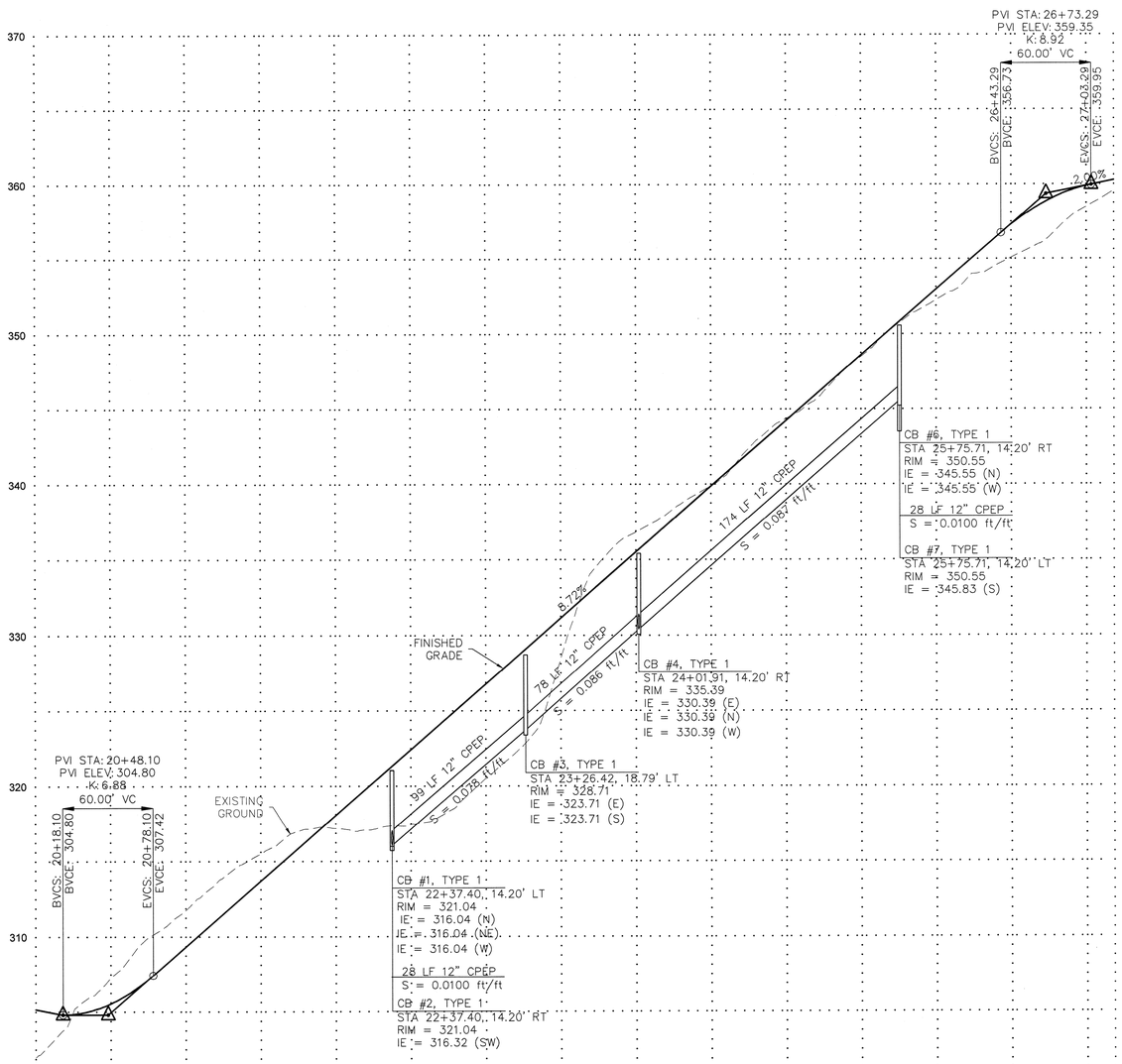
DATE: 8/17/16

SCALE: 1" = 50'

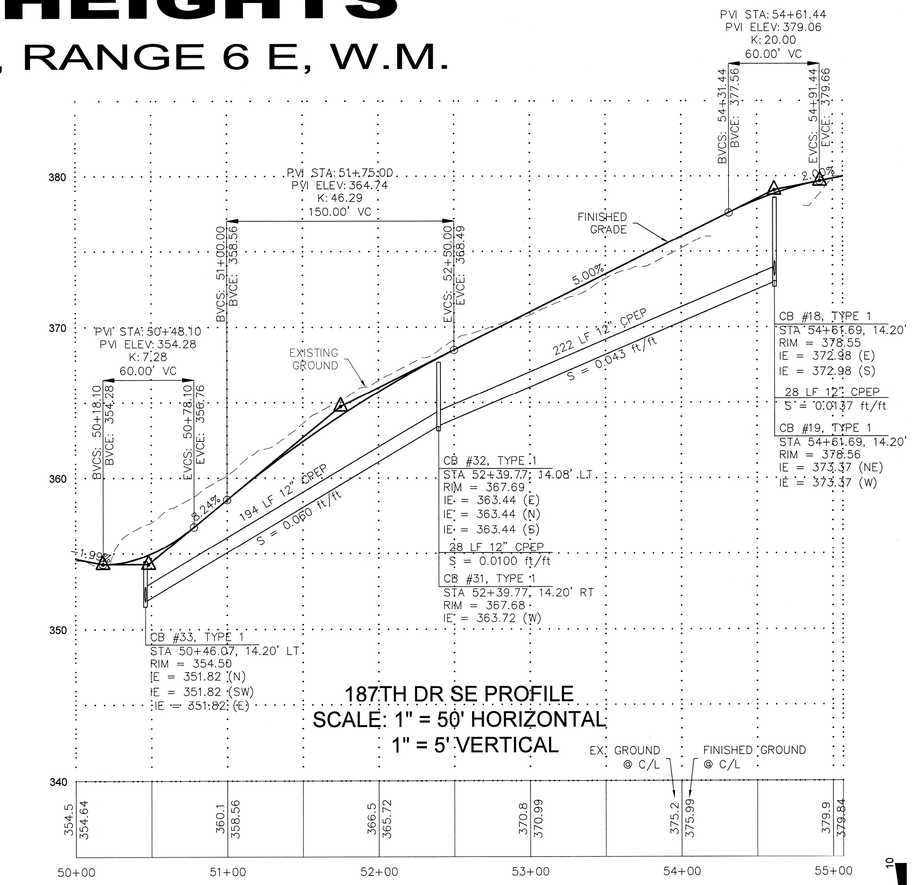
DRAWING NO. 6 OF 12

WORTHINGTON HEIGHTS

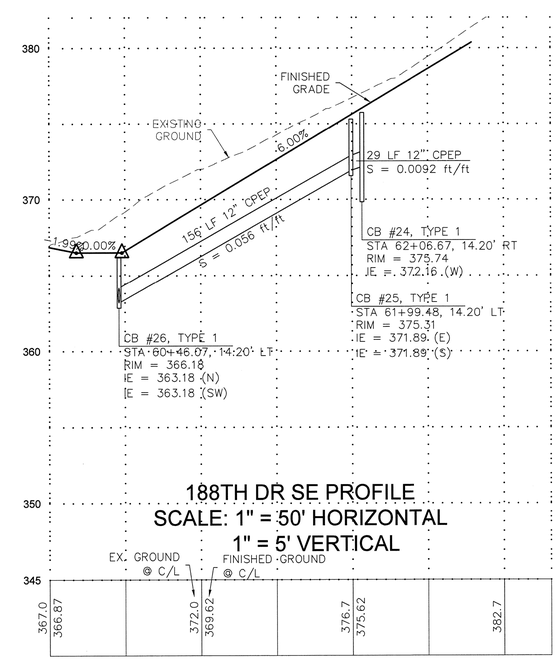
SECTION 36, TOWNSHIP 28 N, RANGE 6 E, W.M.



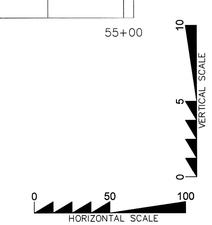
185TH DR SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



187TH DR SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



188TH DR SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



CALL 48 HOURS
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R#	DATE	DESCRIPTION	BY

JOSEPH M. SMEBY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
8/17/16

PROFILES

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

OMEGA ENGINEERING, INC.

WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
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16-0811	JMS

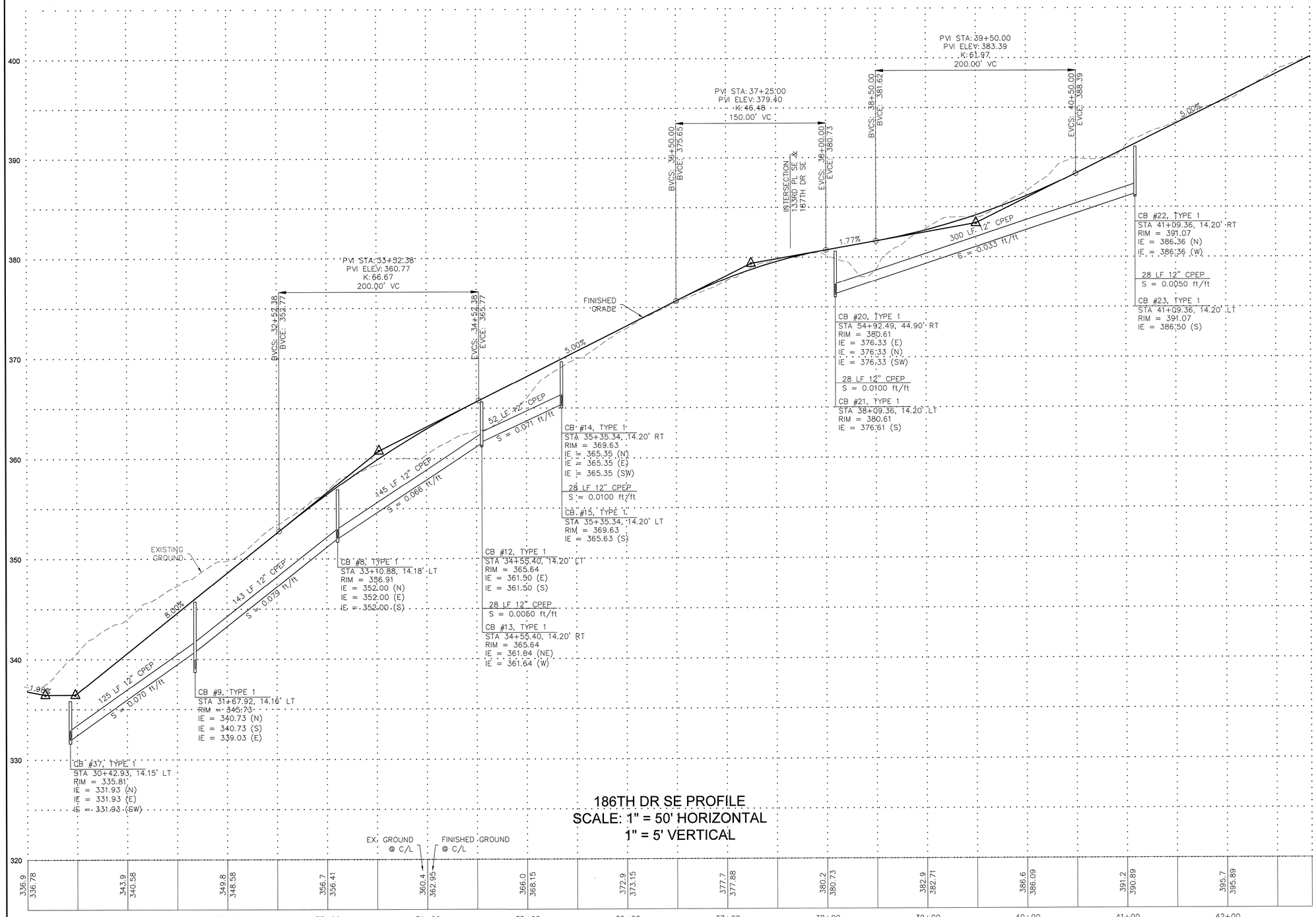
DATE: 8/17/16

SCALE: 1" = 50'

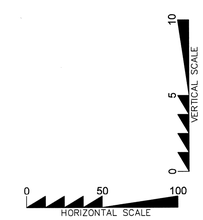
DRAWING NO. 7 OF 12

WORTHINGTON HEIGHTS

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



186TH DR SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



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R#	DATE	DESCRIPTION	BY

JOSEPH M. SMEBY
PROFESSIONAL ENGINEER

186TH DR SE
DRAINAGE
PROFILE

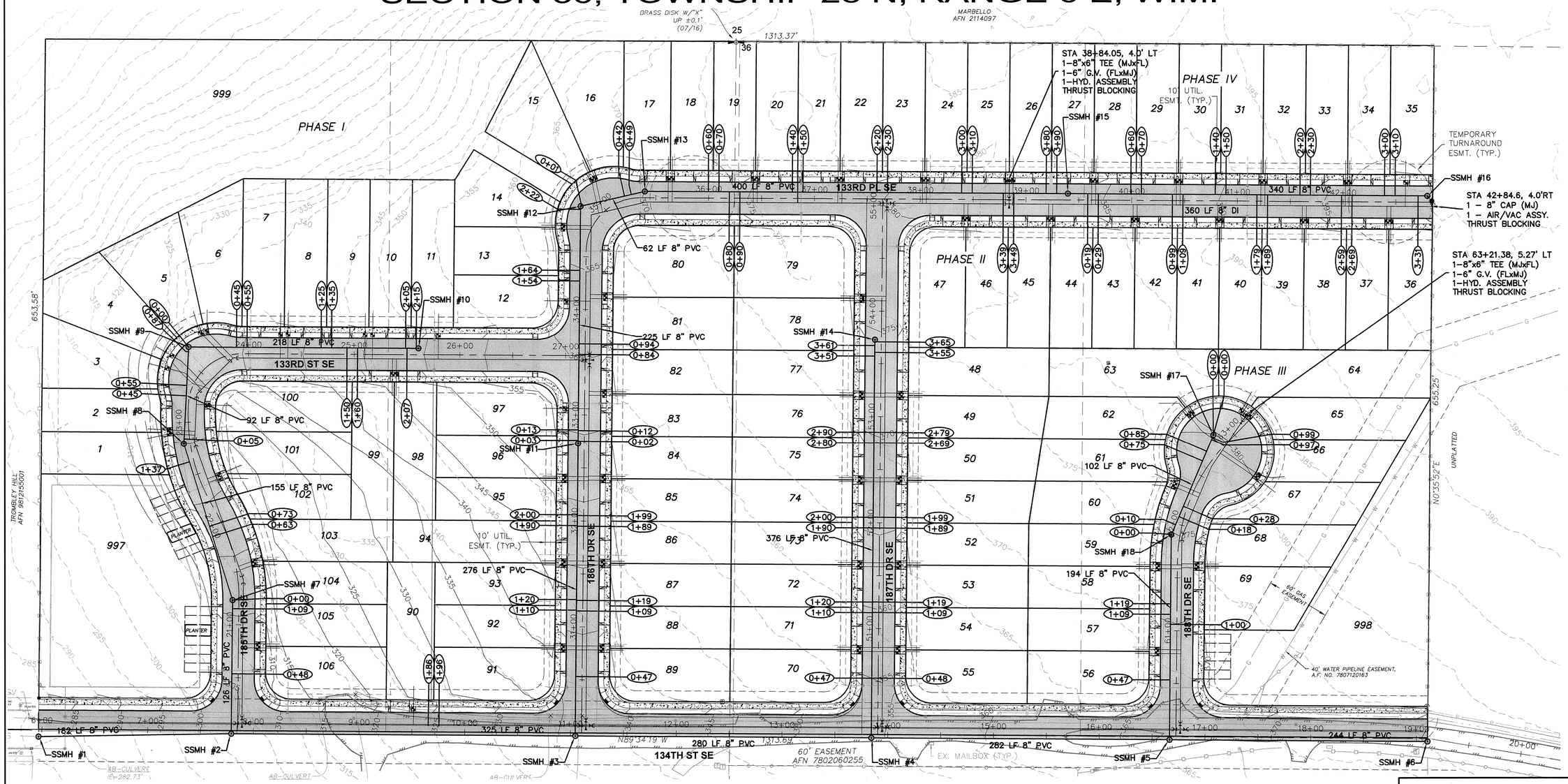
OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

WORTHINGTON HEIGHTS
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS
DATE: 8/17/16	
SCALE: 1" =50'	
DRAWING NO. 8 OF 12	

WORTHINGTON HEIGHTS

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



N

0 50 100
HORIZONTAL SCALE

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CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

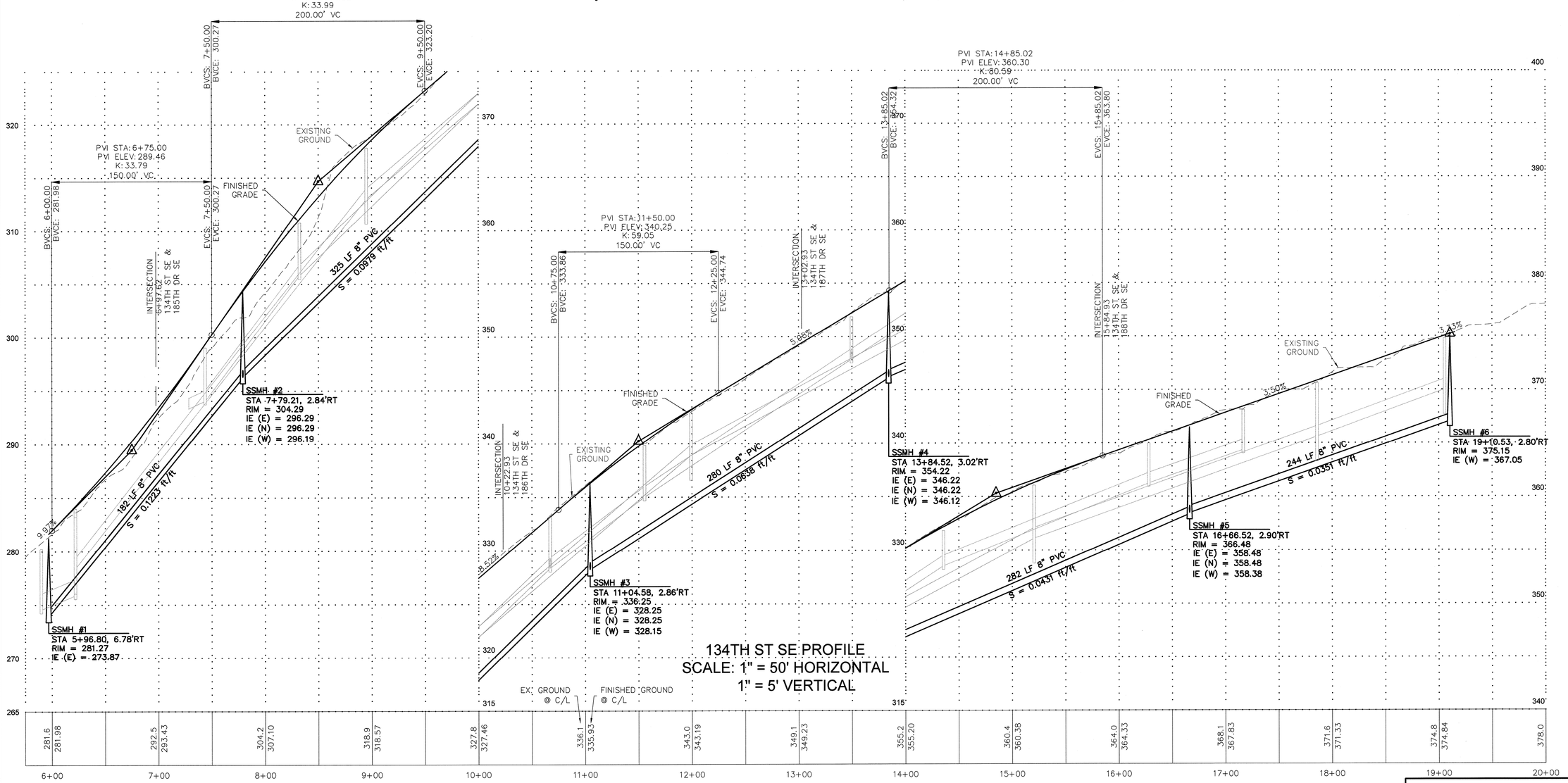
DATE: 8/17/16

SCALE: 1" = 50'

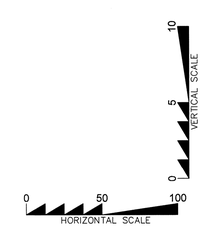
DRAWING NO. 9 OF 12

WORTHINGTON HEIGHTS

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



134TH ST SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



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R#	DATE	DESCRIPTION	BY

JOSEPH M. SHEBY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

134TH ST SE
SEWER & WATER
PROFILE

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OMEGA
ENGINEERING, INC.

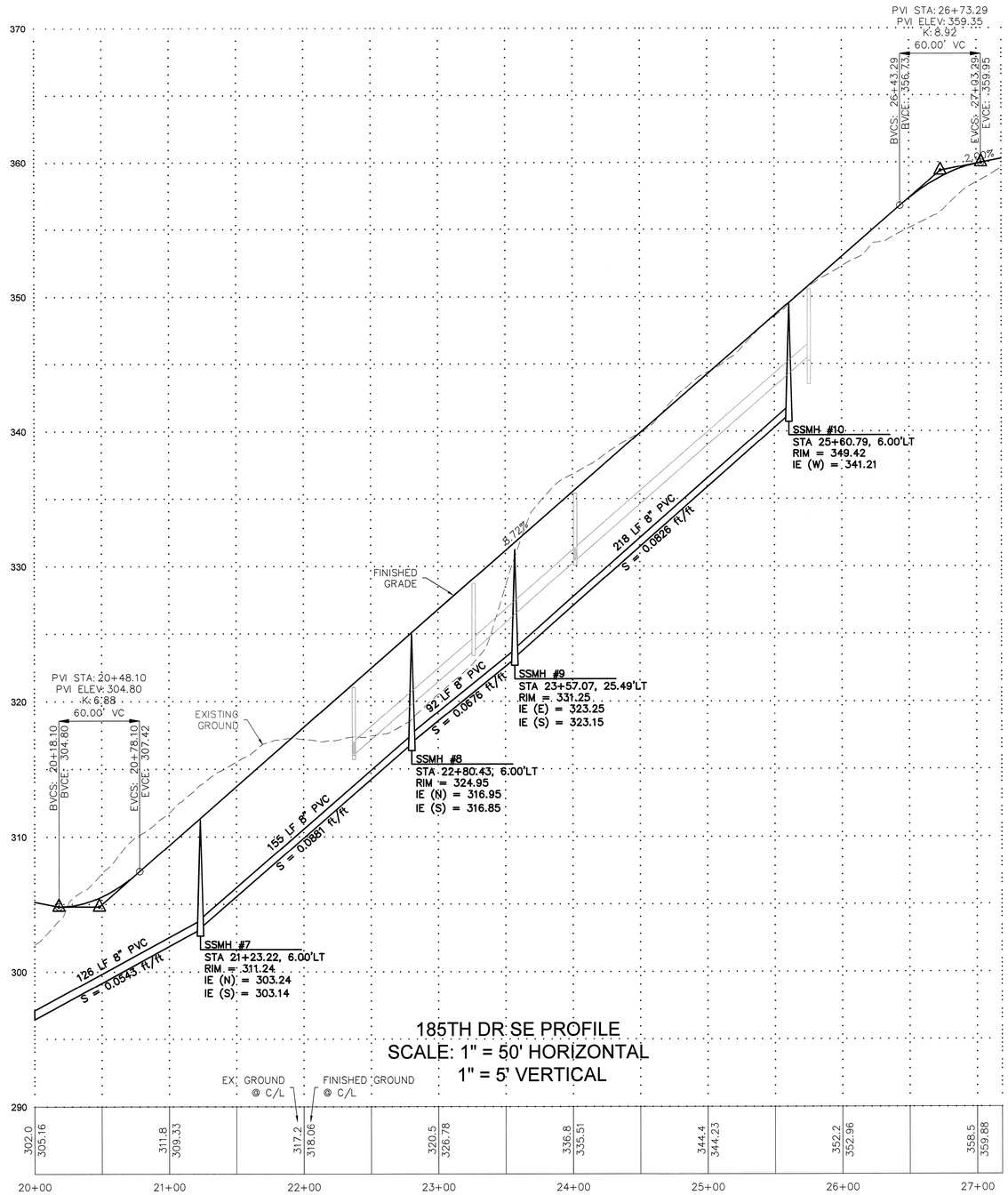
WORTHINGTON
HEIGHTS

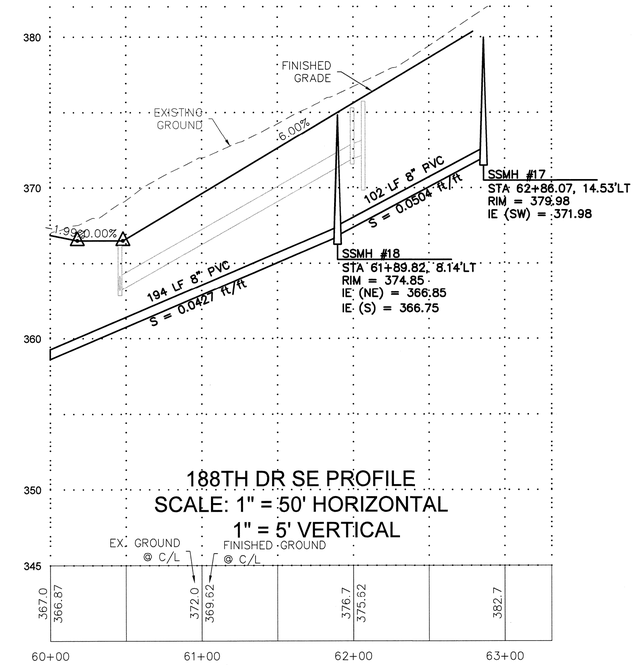
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP
28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

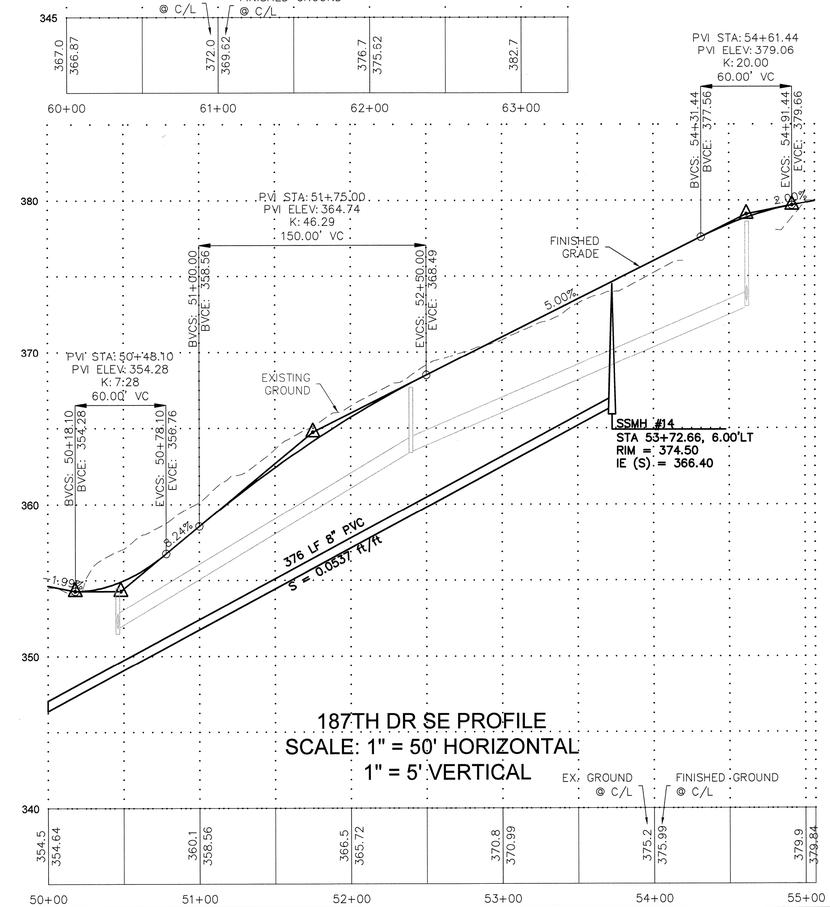
PROJ. NO.	DSN. BY:
16-0811	JMS
DATE: 8/17/16	
SCALE: 1" = 50'	
DRAWING NO. 10 OF 12	

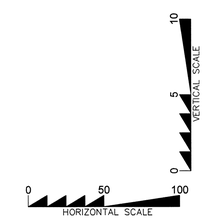
WORTHINGTON HEIGHTS

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









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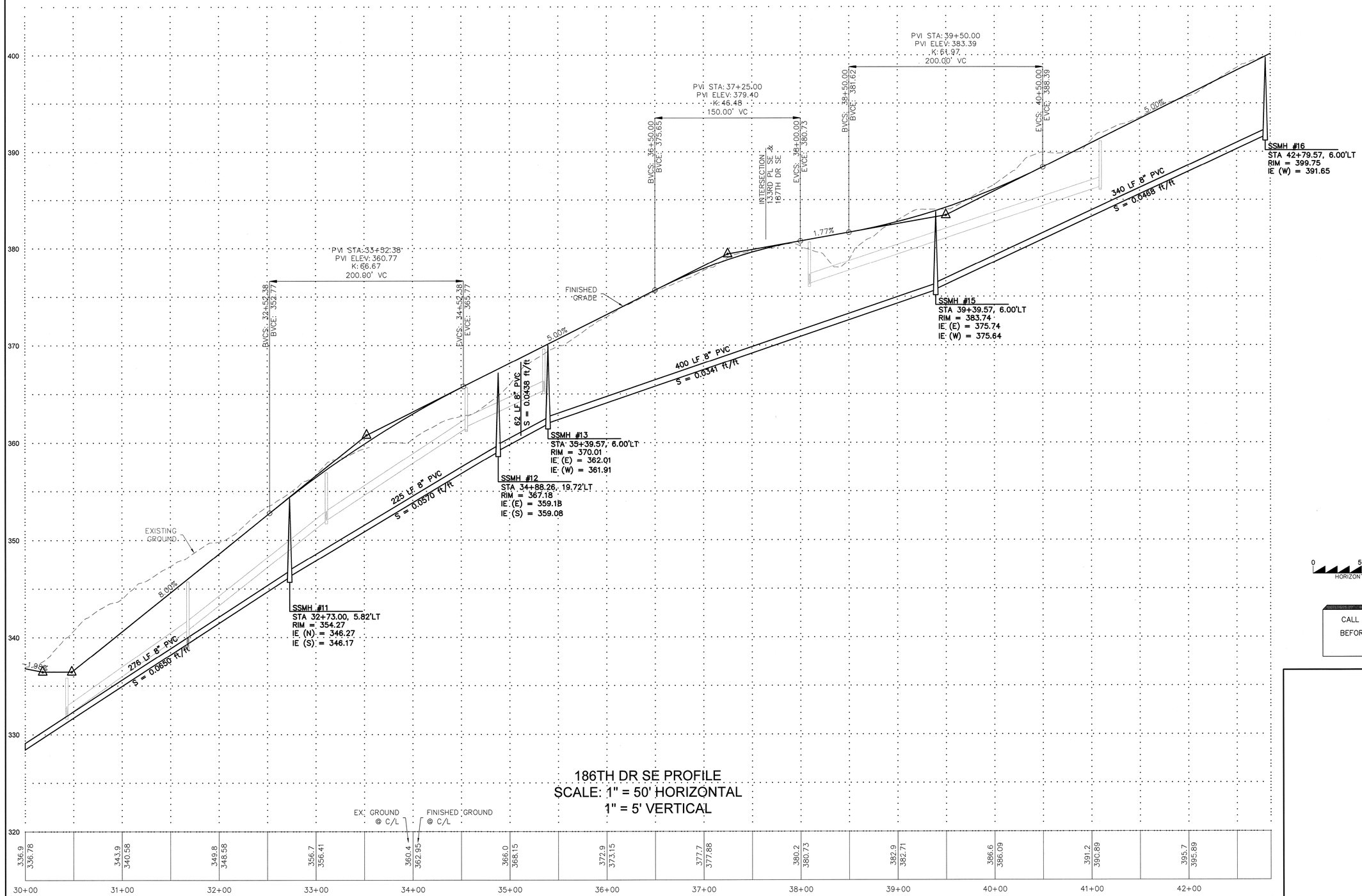
WORTHINGTON HEIGHTS

CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

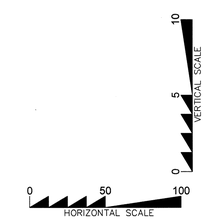
PROJ. NO.	DSN. BY:
16-0811	JMS
DATE: 8/17/16	
SCALE: 1" =60'	
DRAWING NO. 11 OF 12	

WORTHINGTON HEIGHTS

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



186TH DR SE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



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R#	DATE	DESCRIPTION	BY

JOSEPH M SMEBY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

186TH DR SE
SEWER & WATER
PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
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OMEGA
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CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP
28 NORTH, RANGE 6 EAST, W.M.
CARROLL HARDER

PROJ. NO.	DSN. BY:
16-0811	JMS

DATE: 8/17/16

SCALE: 1" = 50'

DRAWING NO. 12 OF 12