SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

CITY OF MONROE

PRELIMINARY PRD OF GILMARTIN

13202 CHAIN LAKE ROAD

SITE INFORMATION

TAX PARCEL #	28073100202300
SITE ADDRESS	13202 CHAIN LAKE ROAD MONROE, WA 98272
ZONING	R4
COMP PLAN DESIGNATION	LOW DENSITY SFR
USE CLASSIFICATION	RESIDENTIAL
NUMBER OF PROPOSED LOTS	35
PROPOSED NUMBER LOTS/AC	4.13 DU/AC GROSS
AVERAGE PROPOSED LOT SIZE	6,102 SF
PROPERTY SIZE (TOTAL)	369,129 S.F. (8.47 AC.)
MINIMUM LOT SIZE	4,500 SF
LOT COVERAGE	60%
BUILDING SETBACKS	20' FRONT (10' TO LIVING SPACE) 10' REAR 5' MIN PER SIDE, 10' TOTAL
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
FIRE DISTRICT	CITY OF MONROE
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT
OWNERSHIP INTEREST	THE HEIRS DEVISEES OF BERTHA M. LEIGHTY, DECEASED
SCREENING TYPES	POND, TYPE 2 ADJACENT TO NON PRD, TYPE 2
ADJACENT STREETS/TYPE	CHAIN LAKE ROAD 97TH AVE SE 133RD ST SE

PRD NET DENSITY CALCULATIONS

MAXIMUM DENSITY CALCULATION

(8.47–20%) x 4 = 27.1 LOTS
27.1 + 30% BONUS = 35.2 LOTS

PROPOSED NUMBER OF LOTS = 35

ACTUAL DENSITY CALCULATIONS

GROSS DENSITY:
GROSS AREA = 8.47 AC
35 UNITS/8.47 AC = 4.13 DU/AC

NET DENSITY:
NET AREA = 8.47 AC – ROADS – STORM TRACT
= 8.47 – 1.92 – 0.73

35 UNITS/5.82 AC = 6.01 DU/AC

PARK & RECREATION USABLE OPEN SPACE CALCULATIONS

REQUIRED AREA = 35 LOTS * 900 SF/LOT
= 31,500 SF

PROVIDED AREA = 40,248 SF (TRACT 998)

OWNER/APPLICANT

THE HEIRS DEVISEES OF BERTHA M. LEIGHTY, DECEASED

PLANNER

ANDREW S. LOFSTEDT, AICP
A.S.P.I. LAND SURVEYING AND PLANNING
4532–B EVERGREEN WAY
EVERETT, WA 98203
PH: 425–252–1884
EMAIL: AndrewL@alphasub.com

LAND SURVEYOR

SCIPIO WALTON, PLS
HARMSEN & ASSOCIATES INC
125 E MAIN STREET, SUITE 104
MONROE, WA 98272
PH: 360–794–7811
EMAIL: skipw@harmseninc.com

CIVIL ENGINEERST

STEPHEN MASON, PE
HARMSEN & ASSOCIATES INC
125 E MAIN STREET, SUITE 104
MONROE, WA 98272
PH: 360–794–7811
EMAIL: stephenm@harmseninc.com

GEOTECHNICAL ENGINEER

EDWARDO GARCIA
GEOTEST
741 MARINE DRIVE
BELLINGHAM, WA 98225
PH: 360–733–7318

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 206–331–5123

BIOLOGIST

MARY HARENDA
ESSENCY ENVIRONMENTAL
11104 320TH AVENUE NE
CARNATION, WA 98014
PH: 425–761–5903

TRAFFIC ENGINEER

BRAD LINCOLN
GIBSON TRAFFIC
2802 WETMORE, SUITE 220
EVERETT, WA 98201
PH: 425–339–8266

LOT RANGE AREAS & DISTRIBUTION

LOT SIZE	NUMBER OF LOTS	% OF TOTAL
4,500–5,500 SF	9	26%
5,500–6,500 SF	16	46%
6,500+ SF	10	28%

SHEET INDEX

P1 COVER SHEET
P2 PRELIMINARY PLAT MAP
P3 TOPOGRAPHIC MAP
P4 PRELIMINARY SEWER & WATER PLAN
P5 PRELIMINARY STORM & PAVING PLAN
L1 PRELIMINARY LANDSCAPE PLAN

LEGAL DESCRIPTION

(PER WFG NATIONAL TITLE COMPANY, ORDER NO. 00656295 DATED MAY 17,2016.)

THE NORTH 726 FEET, AS MEASURED ALONG THE WEST LINE OF THAT PORTION OF THE EAST 660 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING SOUTHWESTERLY OF TROMBLEY COUNTY ROAD;
EXCEPT THE WEST 30 FEET THEREOF;
EXCEPT THE EAST 96 FEET OF THAT PORTION OF THE NORTH 660 FEET LYING SOUTHWESTERLY OF TROMBLEY COUNTY ROAD.

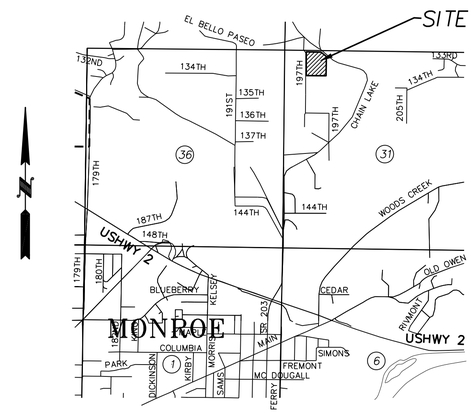
SITUATE IN CITY OF MONROE, COUNTY OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

UTILITY NOTE

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN OCTOBER 2015 AND LOCATIONS PROVIDED BY:

APPLIED PROFESSIONAL SERVICES
43530 SE NORTH BEND WAY
NORTH BEND, WA 98045
(425) 888–2590

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.



VICINITY MAP

SCALE: NONE

LOT AREAS

LOT #	AREA(AC)	AREA(SF)	MAX LOT COVERAGE(SF)
1	0.24	10,576	6,346
2	0.16	6,942	4,166
3	0.14	6,050	3,630
4	0.14	6,209	3,725
5	0.13	5,650	3,390
6	0.14	5,972	3,583
7	0.15	6,642	3,985
8	0.13	5,704	3,422
9	0.16	7,068	4,241
10	0.15	6,742	4,045
11	0.13	5,675	3,405
12	0.13	5,803	3,482
13	0.13	5,650	3,390
14	0.13	5,650	3,390
15	0.13	5,856	3,514
16	0.15	6,690	4,014
17	0.19	8,482	5,089
18	0.15	6,623	3,974
19	0.15	6,661	3,997
20	0.13	5,650	3,390
21	0.13	5,650	3,390
22	0.14	6,115	3,669
23	0.13	5,665	3,399
24	0.12	5,387	3,232
25	0.14	6,103	3,662
26	0.12	5,351	3,211
27	0.12	5,351	3,211
28	0.12	5,351	3,211
29	0.12	5,351	3,211
30	0.13	5,700	3,420
31	0.13	5,673	3,404
32	0.11	4,836	2,902
33	0.11	4,836	2,902
34	0.11	4,820	2,892
35	0.16	7,085	4,251

*NOTE: LOT COVERAGE BASED ON 60% MAX PER MCC

LEGEND

- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- CONTROL POINT
- CATCH BASIN
- WATER VALVE
- FENCE POST
- LUMINAIRE
- CULVERT END
- MAILBOX
- SIGN POST
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- POWER POLE W/ U.G. FEED
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER VAULT
- GROUND SHOT
- FENCE LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTON
STATE OF WASHINGTON
33125
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT OF GILMARTIN
MONROE, WASHINGTON

COVER SHEET

DWN. BY:	SRM
CHK. BY:	SMW
DATE:	11/30/15
JOB #:	15-120
SCALE:	1" = 50'

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

P1

P:\WORK\PROJECTS\2015\15-120 GILMARTIN – LEIGHTY ESTATE SP\CE\DWG\PRELIM PLAT\PRELIM PLAT 15-120REV.DWG 06/14/2016

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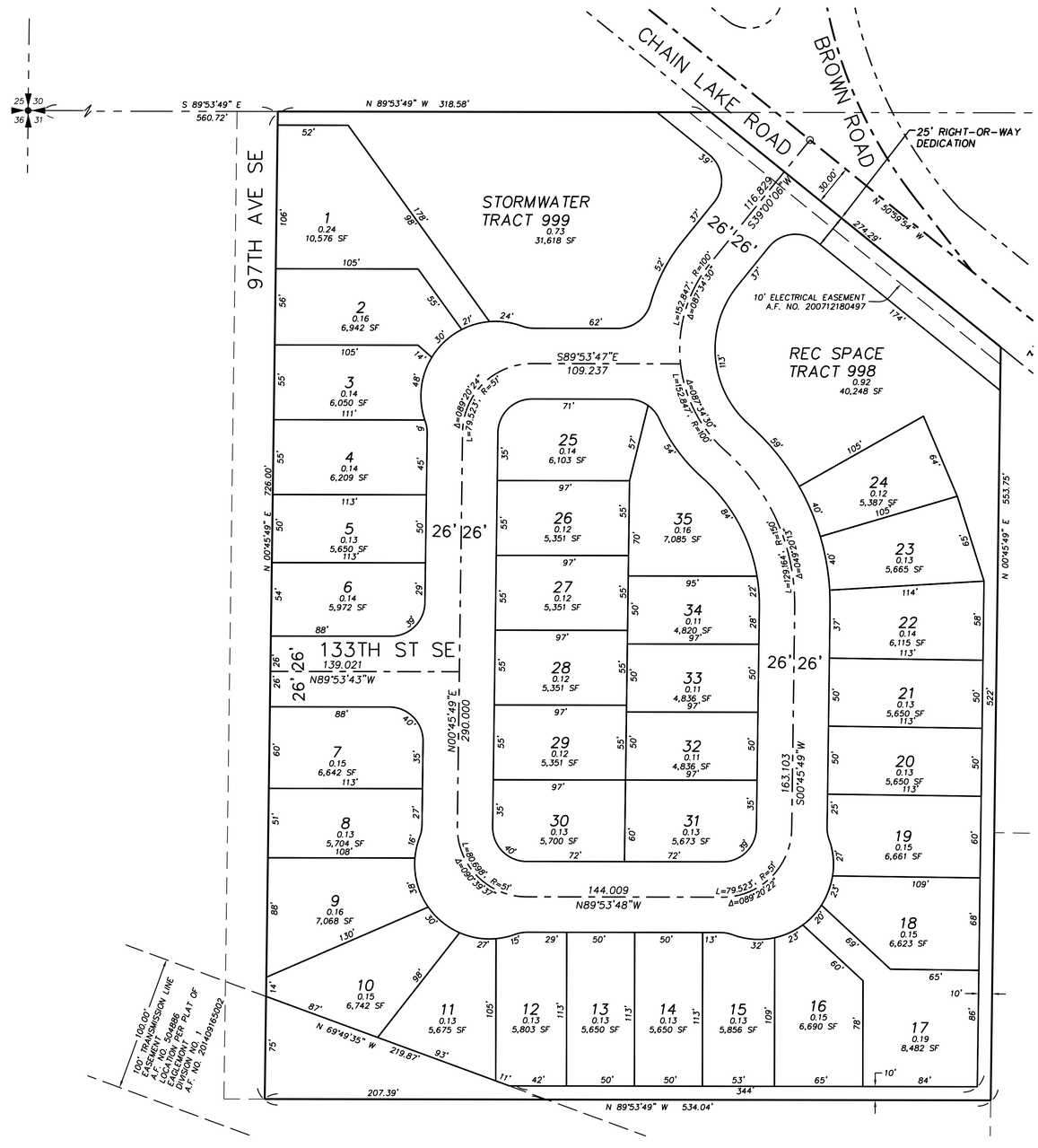
SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

VERTICAL DATUM
NAVD 88

1" = 50'
0 25 50 100

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE



PRELIMINARY PLAT MAP

SURVEY NOTES:

1) SURVEY PROCEDURES & EQUIPMENT: FIELD TRAVERSE & 10" TOTAL STATION.

2) THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090.

3) DISTANCES ARE IN FEET AND DECIMALS THEREOF.

4) ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

5) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.

REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

SCIPIO M. WALTON
STATE OF WASHINGTON
35125
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT OF GILMARTIN
MONROE, WASHINGTON

PRELIMINARY PLAT MAP

DWN. BY:	SRM
CHK. BY:	SMW
DATE:	11/30/15
JOB #:	15-120
SCALE:	1" = 50'

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

P2

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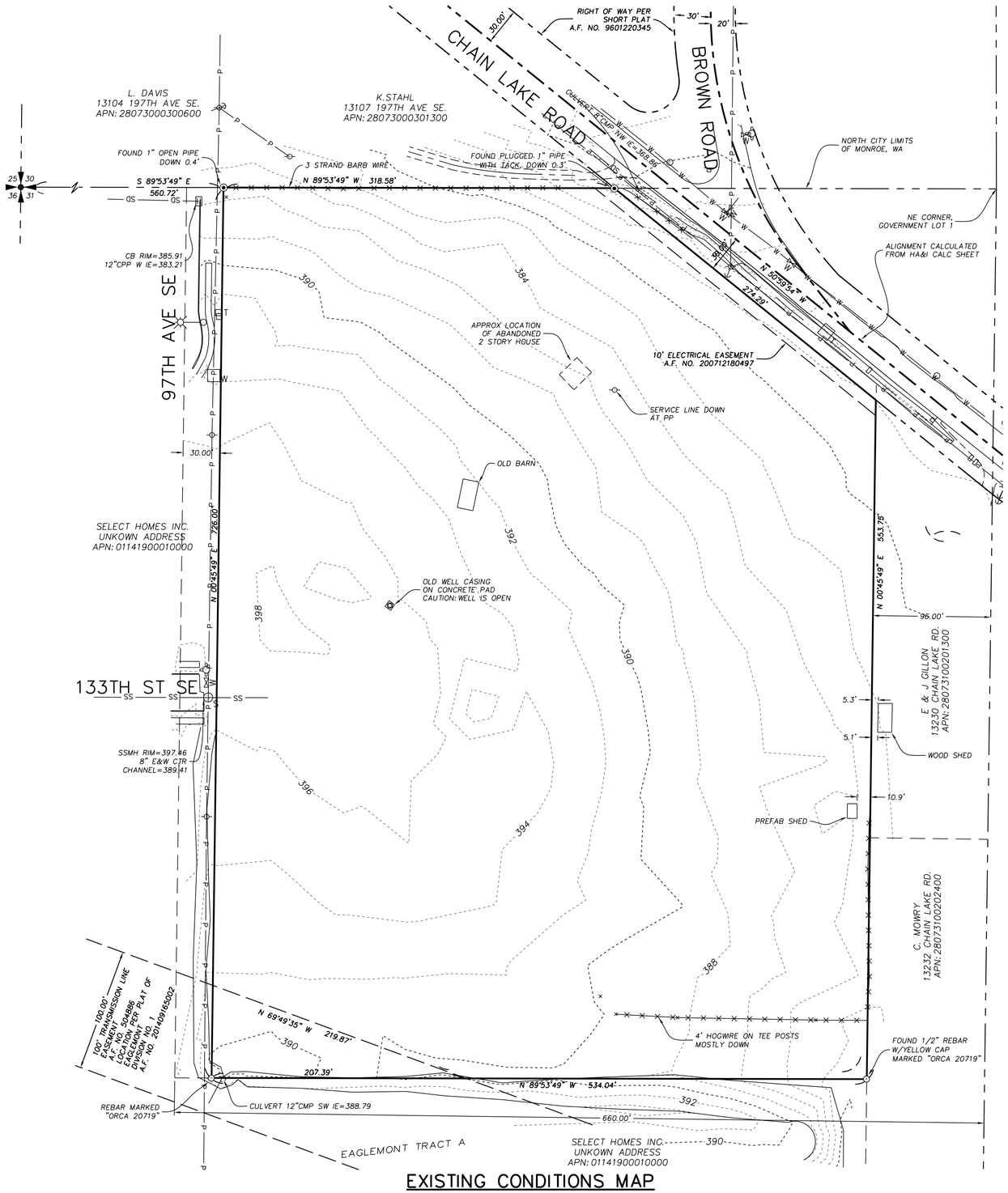
SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.



VERTICAL DATUM
NAVD 88

1" = 50'

0 25 50 100

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE

LEGEND

- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- CONTROL POINT
- CATCH BASIN
- WATER VALVE
- FENCE POST
- LUMINAIRE
- CULVERT END
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- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- POWER POLE W/ U.G. FEED
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER VAULT
- GROUND SHOT
- FENCE LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE

EXISTING CONDITIONS MAP

P:\WORK\PROJECTS\2015\15-120 GILMARTIN – LEIGHTY ESTATE SP\CE\DWG\PRELIM PLAT\PRELIM PLAT 15-120REV.DWG 06/14/2016

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HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
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SCIPIO M. WALTON
STATE OF WASHINGTON
33125
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT OF
GILMARTIN
MONROE, WASHINGTON

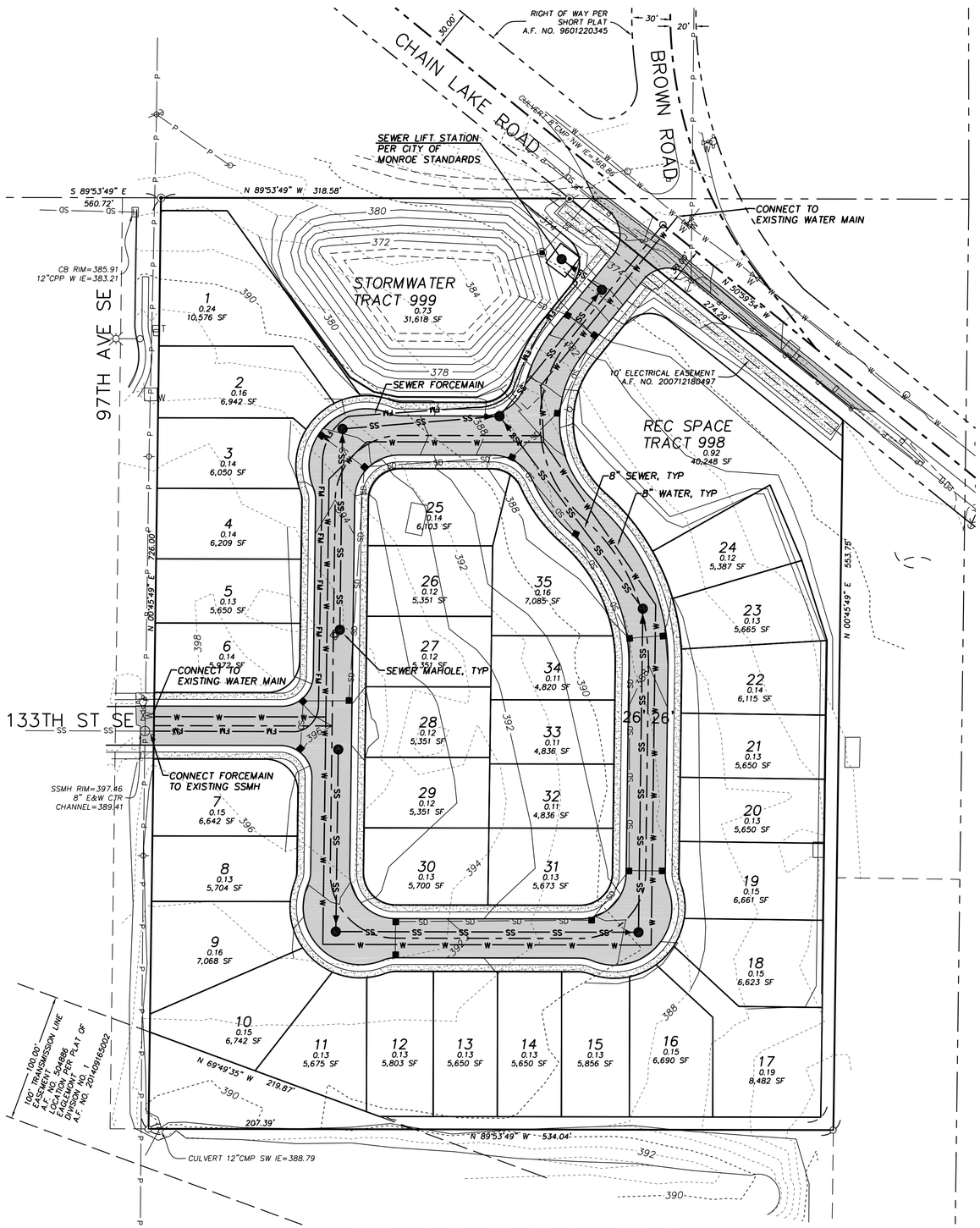
EXISTING CONDITIONS MAP

DWN. BY:	SRM
CHK. BY:	SMW
DATE:	11/30/15
JOB #:	15-120
SCALE:	1" = 50'

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

P3

SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.



PRELIMINARY SEWER & WATER PLAN

VERTICAL DATUM NAVD 88

1" = 50'

0 25 50 100

HORIZONTAL DATUM: NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE
PER G.S.O.W. SURVEY CONTROL DATABASE

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REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

STEPHEN R. MASON
STATE OF WASHINGTON
35197
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
GILMARTIN
MONROE, WASHINGTON

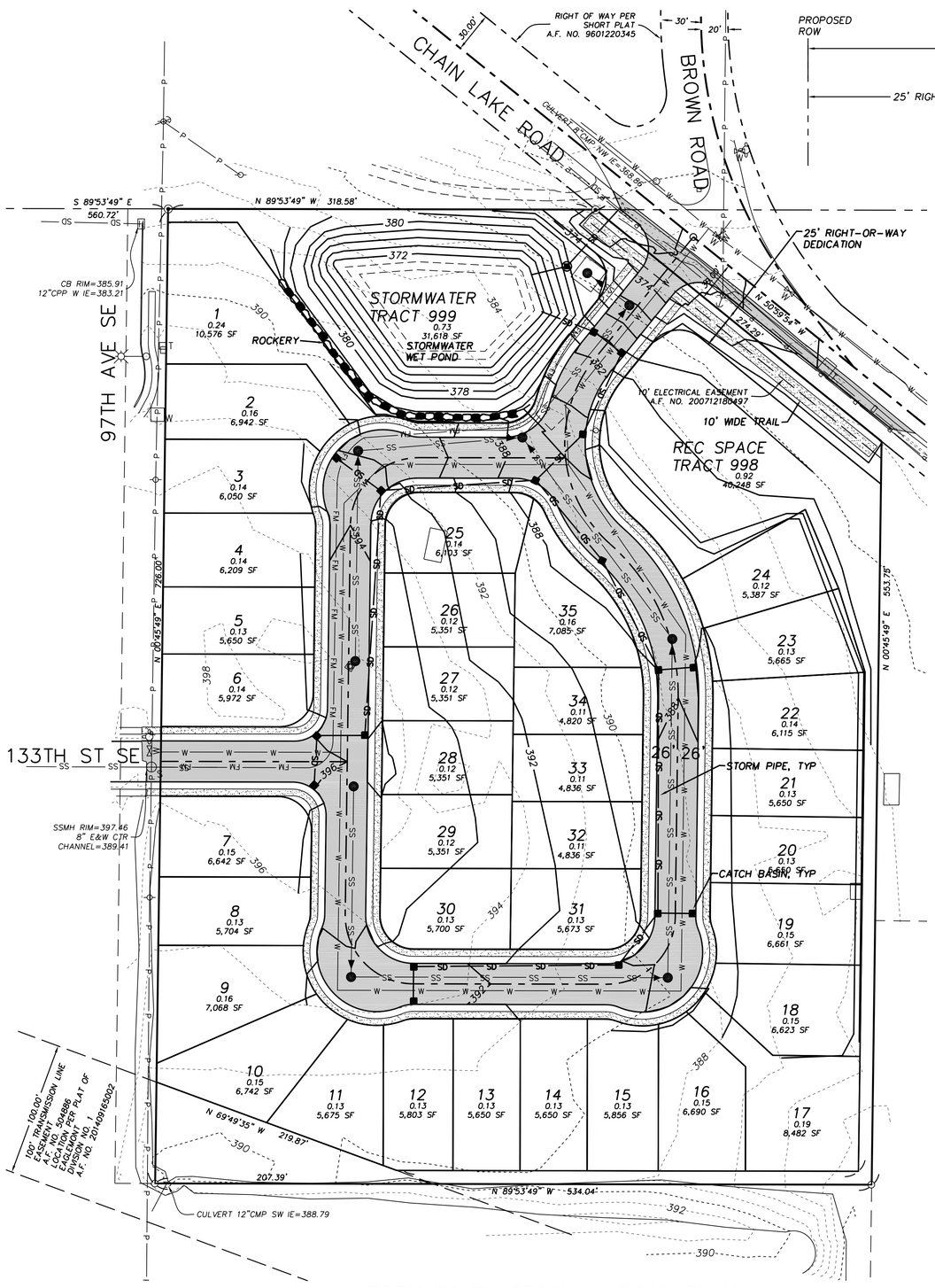
PRELIMINARY PLAT MAP
SEWER & WATER PLAN

DWN. BY:	SRM
CHK. BY:	DWH
DATE:	6/13/16
JOB #:	15-120
SCALE:	1" = 50'

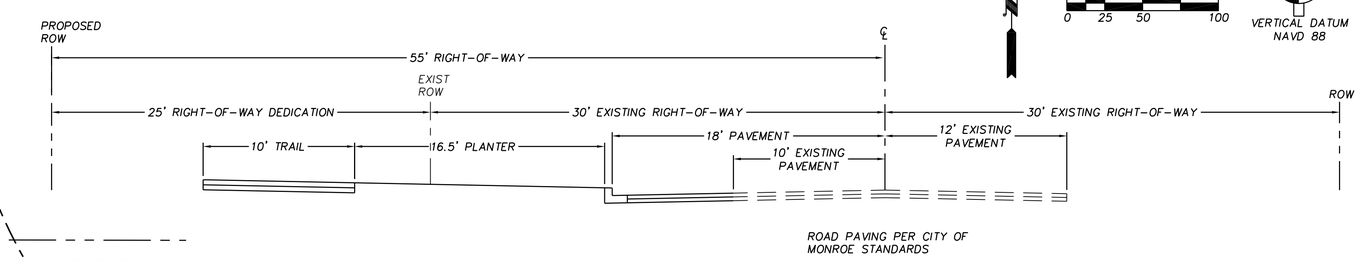
811 Know what's below. Call before you dig.

P4

SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

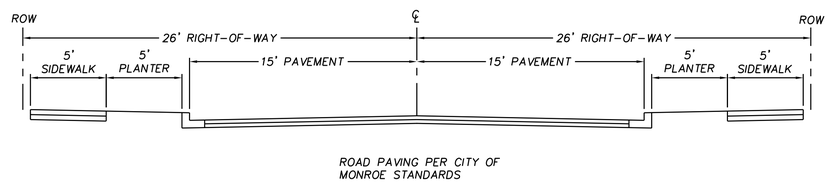


PRELIMINARY STORM & ROAD PLAN



1 CHAIN LAKE ROAD IMPROVEMENT SECTION

SCALE: NONE



2 INTERIOR ROAD SECTION

SCALE: NONE

1" = 50'

0 25 50 100

VERTICAL DATUM NAVD 88

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REVISIONS

HARMSEN & ASSOCIATES INC
ENGINEERS SURVEYORS
125 E MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

STEPHEN R. MASON STATE OF WASHINGTON 35197 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAT OF GILMARTIN
MONROE, WASHINGTON

PRELIMINARY STORM & ROAD PLAN

DWN. BY:	SRM
CHK. BY:	DWH
DATE:	6/13/16
JOB #:	15-120
SCALE:	1" = 50'

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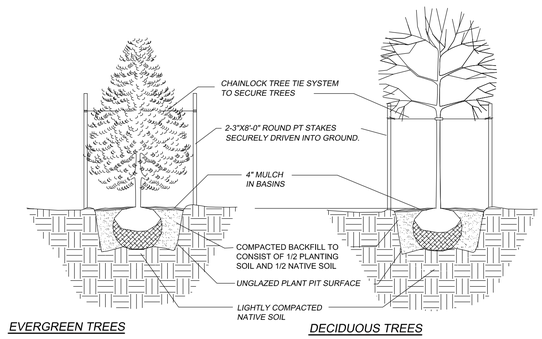
P5



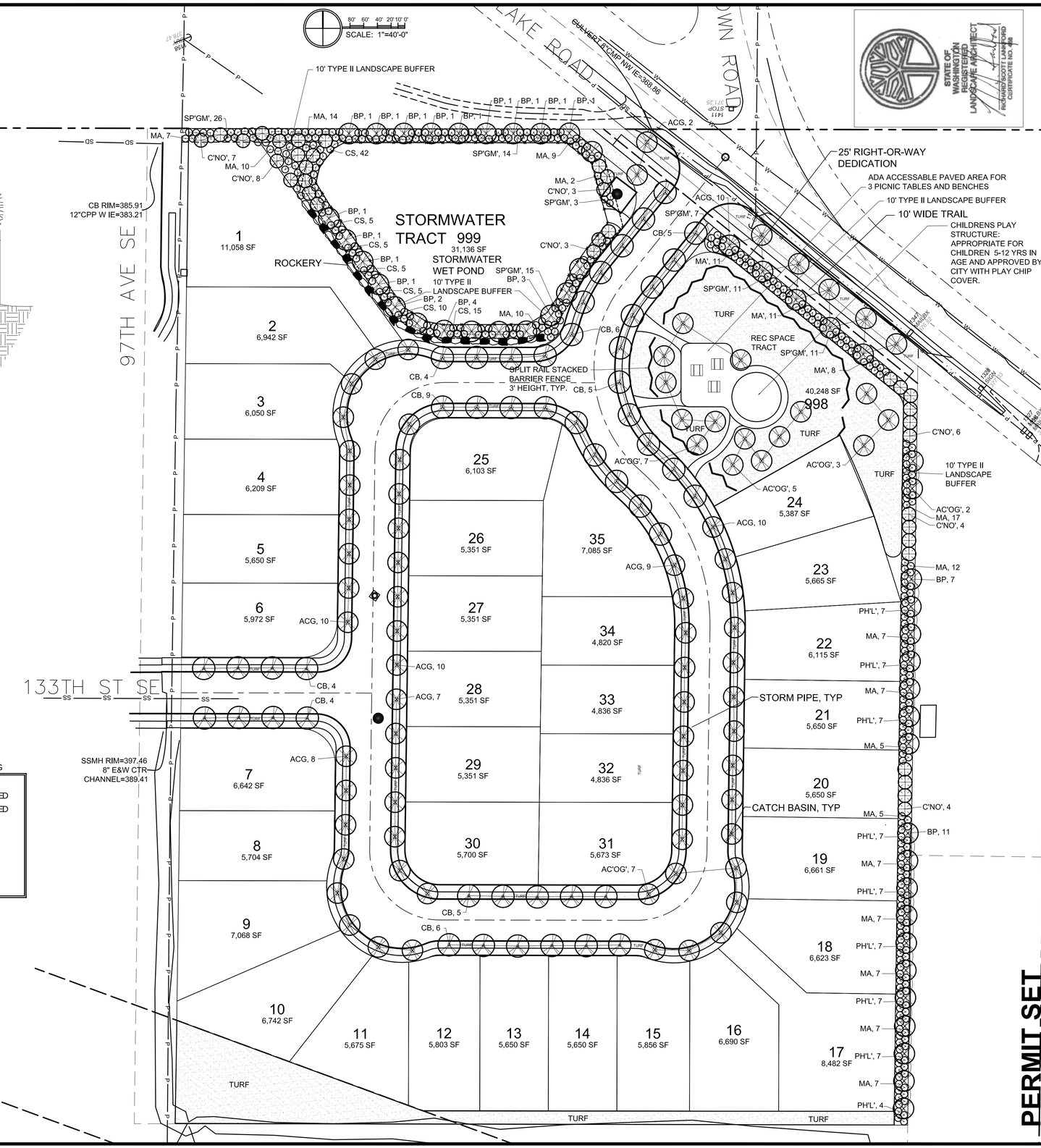
IRRIGATION NOTES:
ALL PLANT BEDS TO BE IRRIGATED BY PERMANENT UNDERGROUND SPRINKLER OR DRIP WATER SYSTEM WITH AUTOMATIC CONTROLS. IRRIGATION SYSTEM SHALL BE ADEQUATE TO PROVIDE APPROPRIATE WATER SUFFICIENT TO MAINTAIN PLANTING.
AN AS-BUILT IRRIGATION DRAWING TO SCALE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF PERFORMANCE SECURITY.
PLANS SHALL SHOW METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS ILLUSTRATING LOCATION OF SPRINKLER HEADS, WATER SOURCE, VALVES, APPROVED BACK FLOW ASSEMBLY AND CONTROLS.

TURF NOTES:
ALL TURF AREAS TO BE PREMIUM SOD OR HYDROSEEDED PREMIUM SEED MIX PER PLANTING SPECIFICATIONS BY LANDSCAPE ARCHITECT. ALL TURF AREAS TO BE IRRIGATED PER IRRIGATION NOTES

PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
66	ACG	ACER GRISSUM	PAPERBARK MAPLE	2" CAL	20' O.C.
19	AC'OG'	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" CAL	AS NOTED
29	BP	BETULA PAPYRIFERA	PAPERBARK BIRCH	2" CAL.	AS NOTED
48	CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2"	25' O.C.
31	C'NO'	CHAMAECYPARIS NOOTKATENSIS	WEEPING ALASKA CEDAR	8-10'	10' O.C.
87	CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 G.	5' O.C.
170	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 G.	5' O.C.
60	PH'L'	PHILADELPHUS LEWISII	WILD MOCK ORANGE	5 G.	5' O.C.
87	SP'GM'	SPIREA JAPONICA ' GOLD MOUND'	GOLDEN SPIREA	5 G.	4' O.C.

TREE ROOT BARRIER NOTES
-FOR ALL TREES WITHIN 10' ADJACENT TO PAVING AND SIDEWALKS, AND TREES PLANTED IN PLANTING BEDS WITHIN PAVED AREAS, A 24" DEEP ROOT BARRIER SHALL BE INSTALLED AROUND ROOT ZONE.
-FOR TREES MEETING ABOVE REQUIREMENTS, PLANT TREES WITH NDS-EP-2450, ROOT BARRIER OR EQUAL. ROOT BARRIER SHALL BE MINIMUM 24" IN DEPTH FROM FINISH GRADE AND WHERE FEASIBLE, 5' FROM TRUNK. FOLLOW MANUFACTURERS SPECIFICATIONS.



REVISIONS:
1. 3-10-2016
2.
3.
4.
5.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT RICHARD SCOTT LANKFORD CERTIFICATE NO. 488

LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 360.629.3441
FX: 360.629.6159

LEIGHTY PLAT PLAN

Snohomish
Parcel # 28073100202300
Snohomish, Washington

PRELIMINARY PLAT SUBMITTAL
PLANTING PLAN

PERMIT SET

DATE:
DESIGNED: RSL
DRAWN: RSL
JOB NO:
SHEET: L1.2

Jun 14, 2016 - 3:54pm Scott U:\Lankford Associates\Harmsen-Leighty Plat 2016\dwg\Arch-dwg\Working-dwg\LEIGHTY LANDSCAPE PLAN.dwg Layout Name: LANDSCAPE PLAN