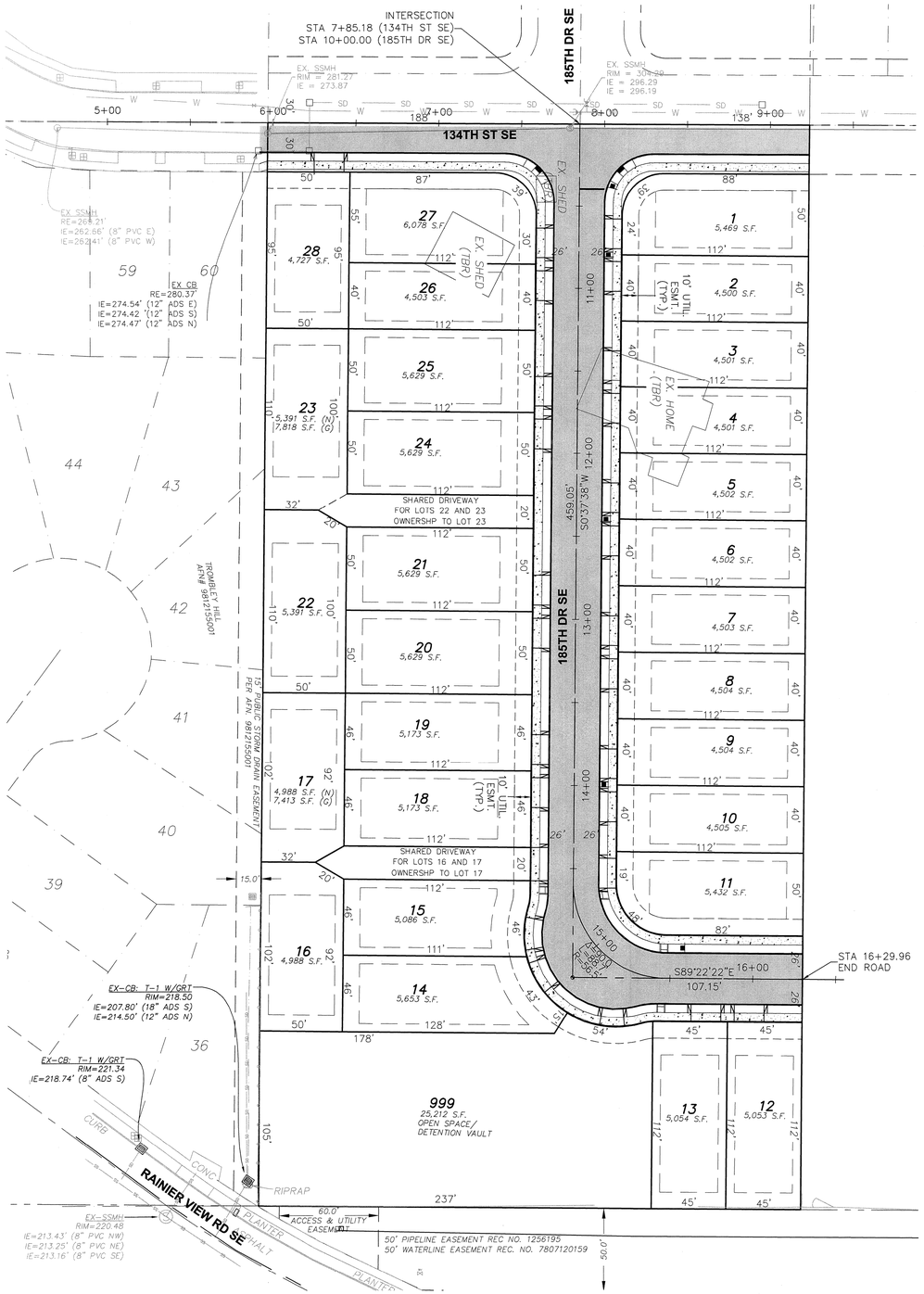
RASPBERRY HILL

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



PROJECT DESIGN TEAM

APPLICANT/OWNER
TK DEVELOPMENT, INC.
712 KIRKLAND CIR UNIT A104
KIRKLAND, WASHINGTON 98033
(425) 879-5707
CONTACT: TOIVO KATILAINEN

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
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(425) 339-8266
EMAIL:EDWARDK@GIBSONTRAFFIC.COM
CONTACT: EDWARD KOLTONOWSKI

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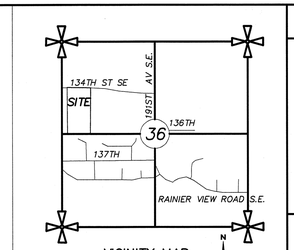
(425) 259-3400
CONTACT: JOANNE SWANSON
JOANNE@ORCALSI.COM

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



VICINITY MAP
SCALE: 1" = 2,000'

R#	DATE	DESCRIPTION	BY
1	10/16	PRELIMINARY PLAT	JC

LEGAL DESCRIPTION

WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 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 BY THAT CERTAIN RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S FILE NUMBER 7802060255, RECORDS OF SAID COUNTY.

EXCEPT ROADS.

SITE DATA

SITE ADDRESS: 18516 134TH ST SE, MONROE, WA 98272
TAX PARCEL NO: 28063600200800
ZONING: R 2-5

DATUM NAVD 88
BENCHMARK
DATUM SURVEY CONTROL ID# 2957
FOUND 3" BRASS DISC W/PUNCH
ELEV. = 362.08 FEET

CALL 48 HOURS
BEFORE YOU DIG
811

DRAWING INDEX

1) COVER SHEET
2) SWPPP
3) ROADS & GRADING PLAN
4) DRAINAGE PLAN & PROFILE
5) 134TH ST SE FRONTAGE IMPROVEMENTS
6) SEWER & WATER PLAN & PROFILE
7) 134TH ST SE SEWER & WATER PROFILE

LANDSCAPE PLANS

N

0 40 80
HORIZONTAL SCALE

JOSEPH M. SMEBY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
9/30/16

COVER SHEET

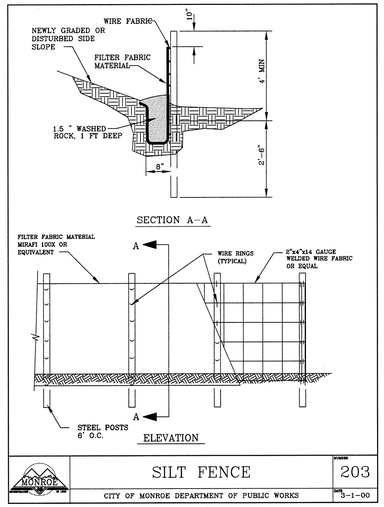
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958
OMEGA ENGINEERING, INC.

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

PROJ. NO.	DSN. BY:
16-0916	JMS
DATE: 9/30/16	
SCALE: 1" = 40'	
DRAWING NO. 1 OF 6	

RASPBERRY HILL

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



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.

N

0 40 80
HORIZONTAL SCALE

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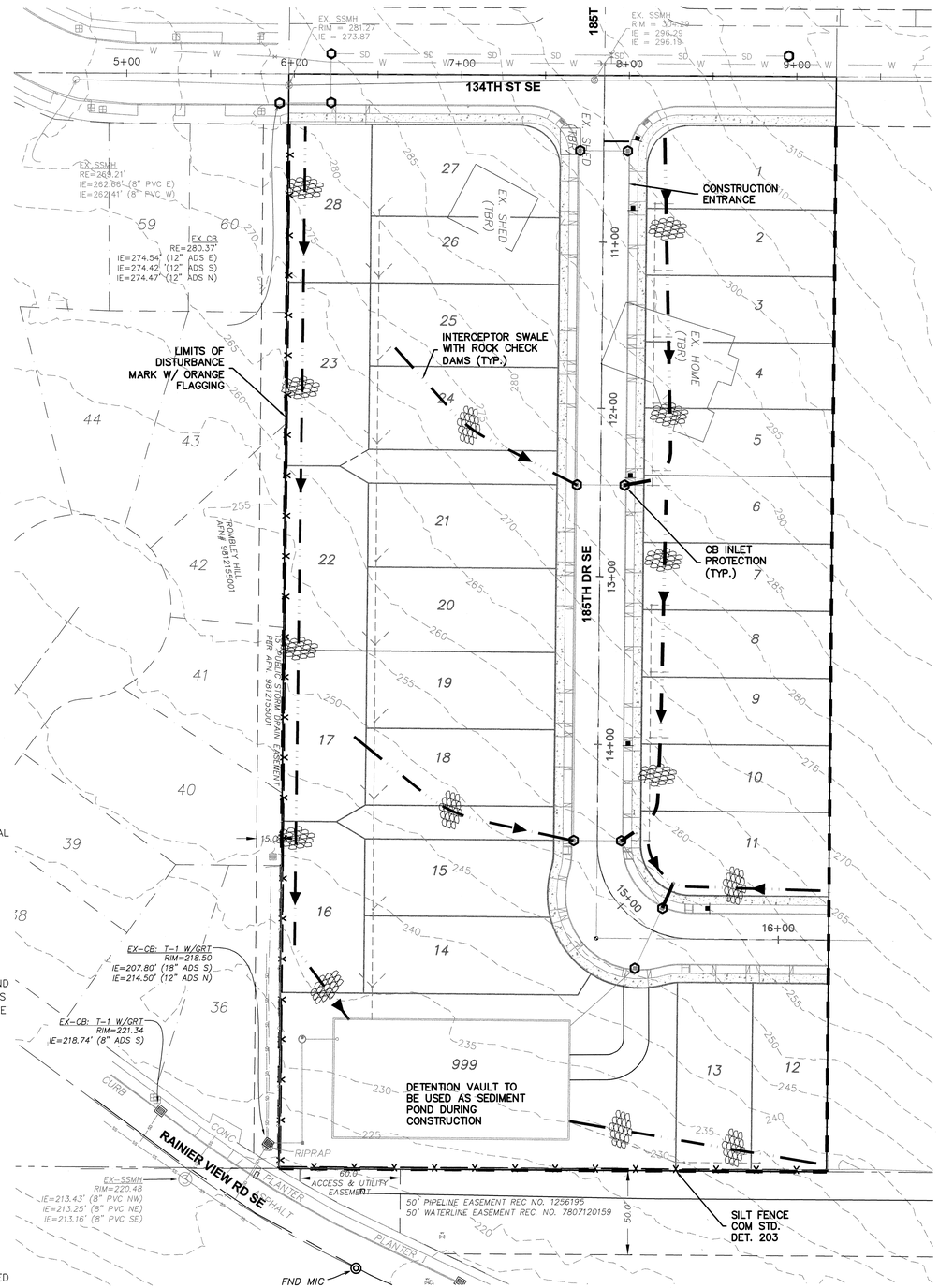
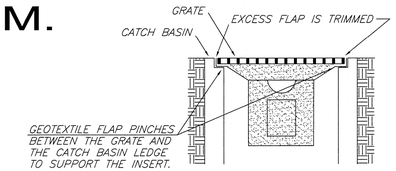
— X — X — SILT FENCE
LIMITS OF CLEARING
CB INLET PROTECTION
INTERCEPTOR SWALE
ROCK CHECK DAM

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.





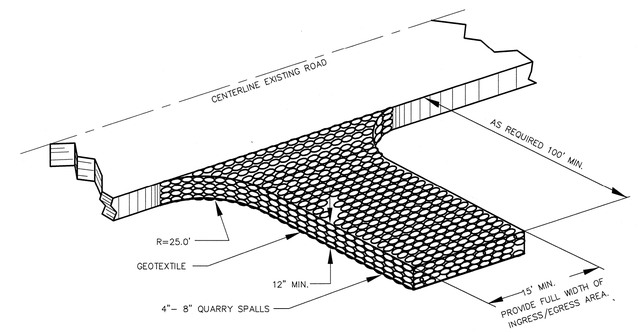
SOCK TYPE INLET FILTER SPECS:
DRAINGUARD - OIL AND SEDIMENT MODEL
DIMENSIONS: 48" x 36" x 18"HIGH
WEIGHT (DRY): 1 LBS
SEDIMENT CAPACITY: 40 LBS
FLOW RATE
FILTER: 500 GPM
BYPASS: 700 GPM

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

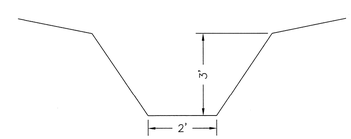
REMOVAL INSTRUCTIONS:
1. SECURE PULL STRAP AND REMOVE GRATE.
2. REMOVE INSERT
3. DISPOSE OF INSERT OR CLEAN AND REUSE.

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

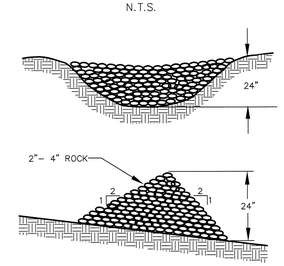
INLET PROTECTION (PAVED AREAS)
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



INTERCEPTOR SWALE
N.T.S.



DETAIL

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

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.

R#	DATE	DESCRIPTION	BY
	10/16	PRELIMINARY PLAT	JC

M. SMERBY JOSEPH STATE OF WASHINGTON PROFESSIONAL ENGINEER

SWPPP

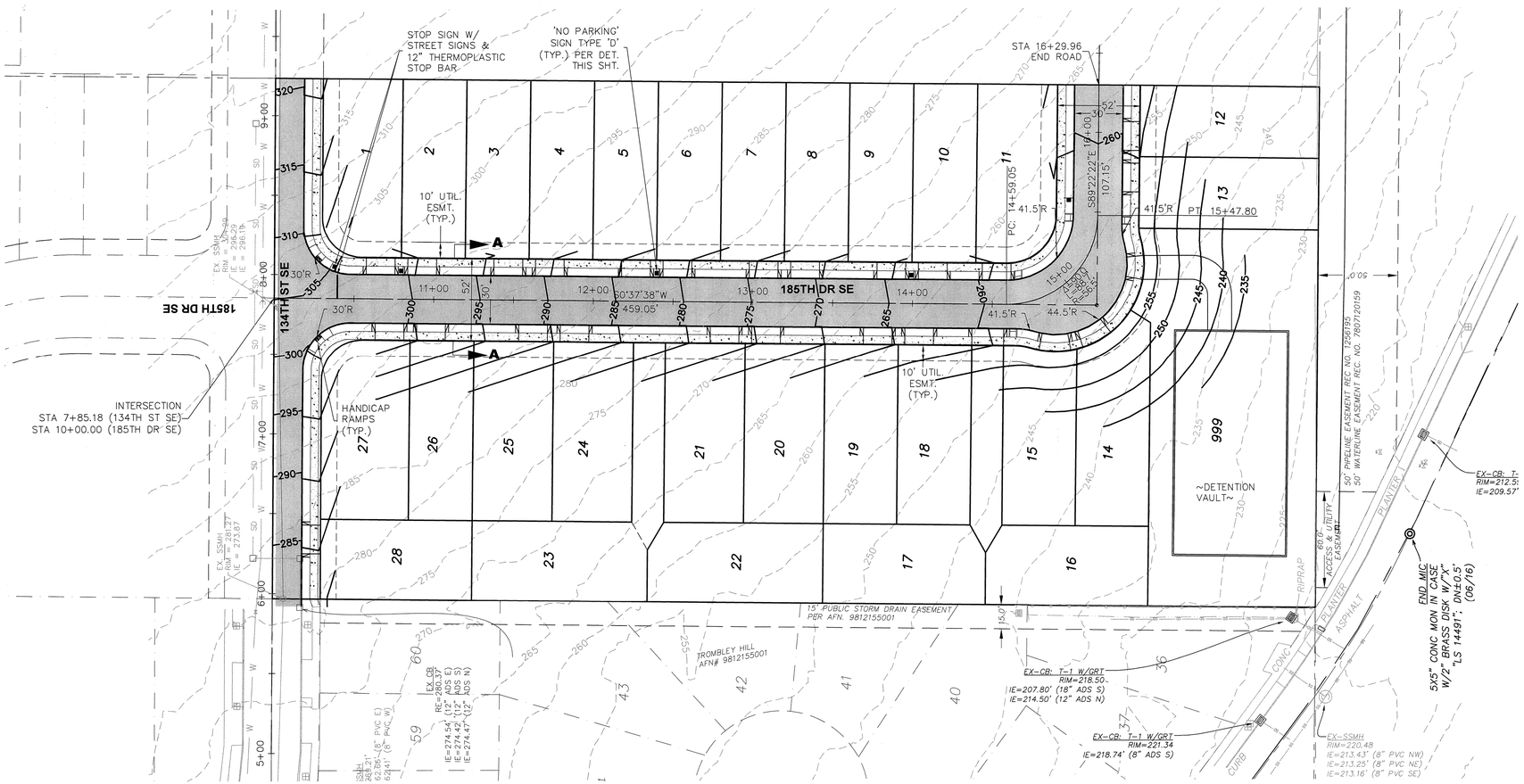
OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

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

PROJ. NO. 16-0916	DSN. BY: JMS
DATE: 9/30/16	
SCALE: 1" = 40'	
DRAWING NO. 2 OF 6	

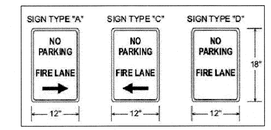
RASPBERRY HILL

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

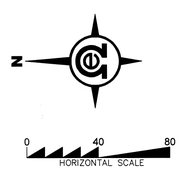


STREET LIGHT NOTE:

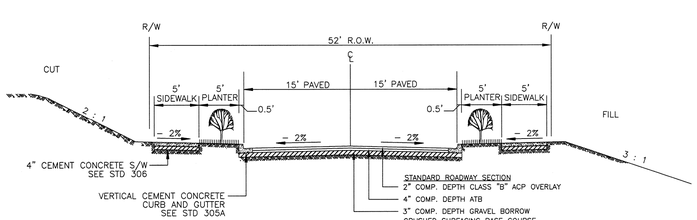
STREET LIGHT LOCATION/DESIGN SHALL BE PER PUD. STREET LIGHTS SHALL BE A MAX. 14' HIGH WITH FULL CUTOFF TO PREVENT GLARE. STREET LIGHTS TO BE MAINTAINED BY HOA.



NO PARKING SIGN
N.T.S



CALL 48 HOURS BEFORE YOU DIG 811



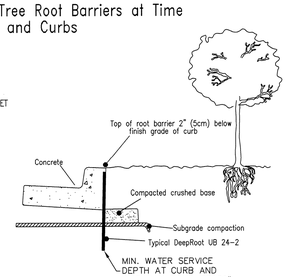
ROAD SECTION A-A

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.

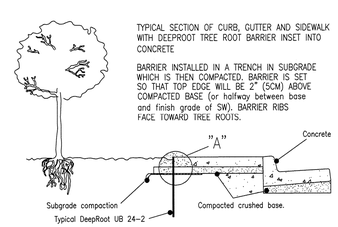
INSTALLATION SEQUENCE:

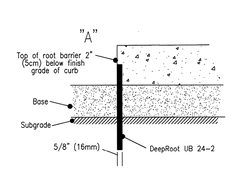
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material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

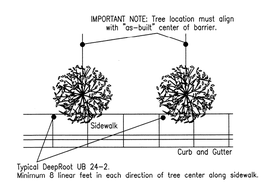
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.





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
1	10/16	PRELIMINARY PLAT	JC

ROAD & GRADING

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

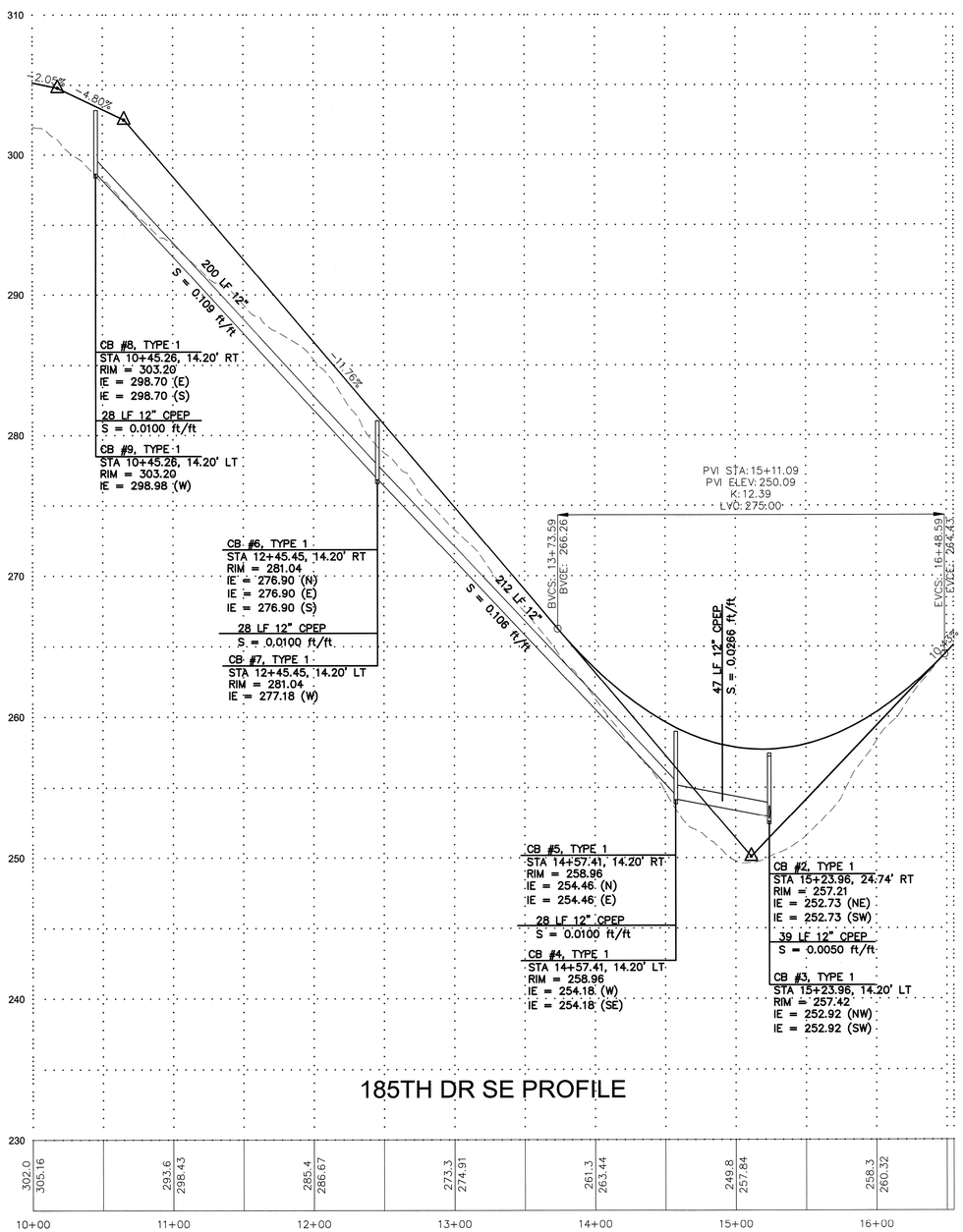
OMEGA ENGINEERING, INC.

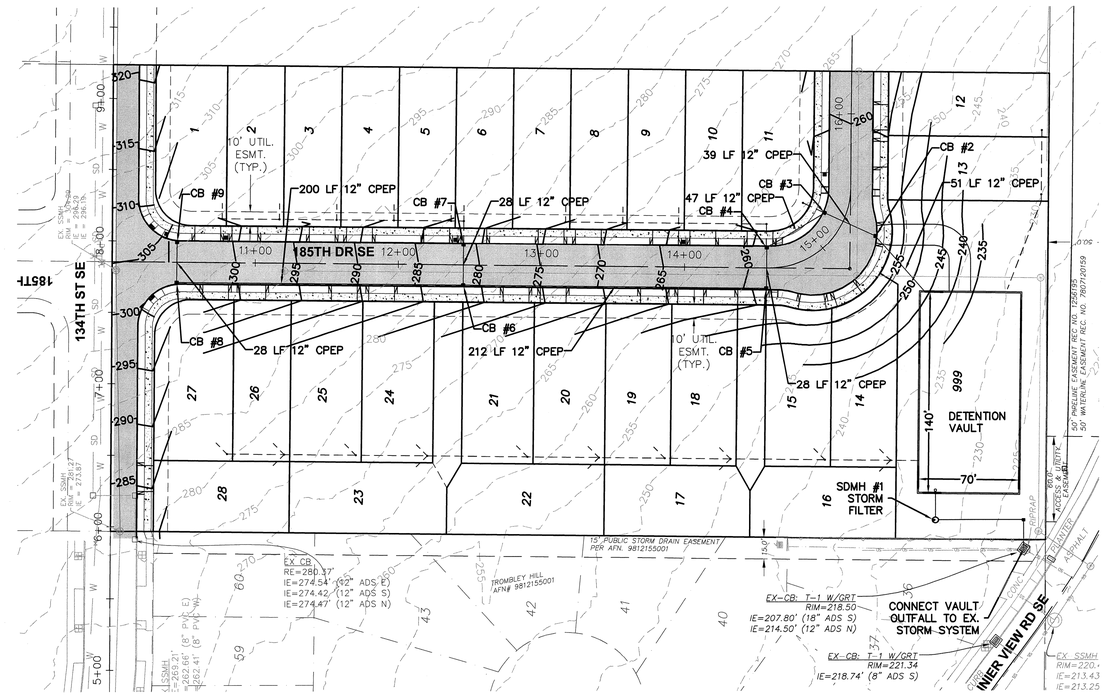
RASPBERRY HILL
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

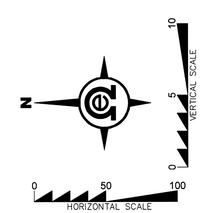
PROJ. NO. 16-0916	DSN. BY: JMS
DATE: 9/30/16	
SCALE: 1" = 40'	
DRAWING NO. 3 OF 6	

RASPBERRY HILL

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







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R#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	10/16	PRELIMINARY PLAT	JC

JOSEPH M SMEBY PROFESSIONAL ENGINEER

DRAINAGE PLAN & PROFILE

2707 WETMORE AVE.
EVERETT, WA 98201
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f 425.259.1958

OMEGA ENGINEERING, INC.

RASPBERRY HILL

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

PROJ. NO.	DSN. BY:
16-0916	JMS

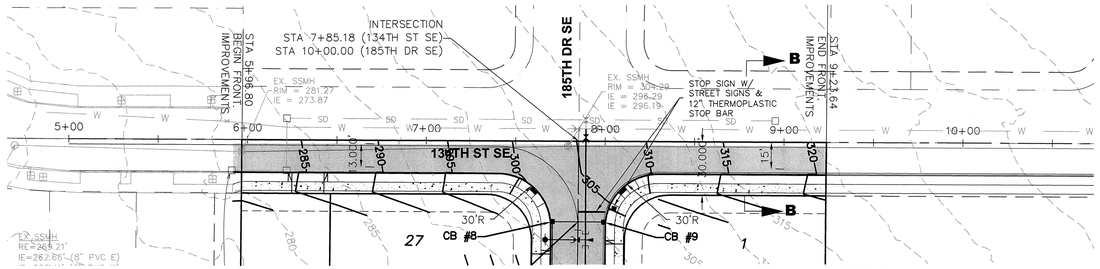
DATE: 9/30/16

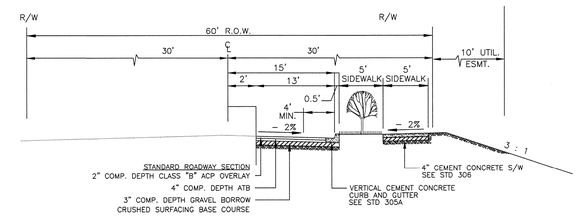
SCALE: 1" = 50'

DRAWING NO. 4 OF 6

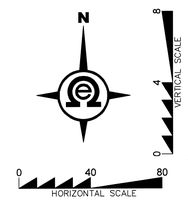
RASPBERRY HILL

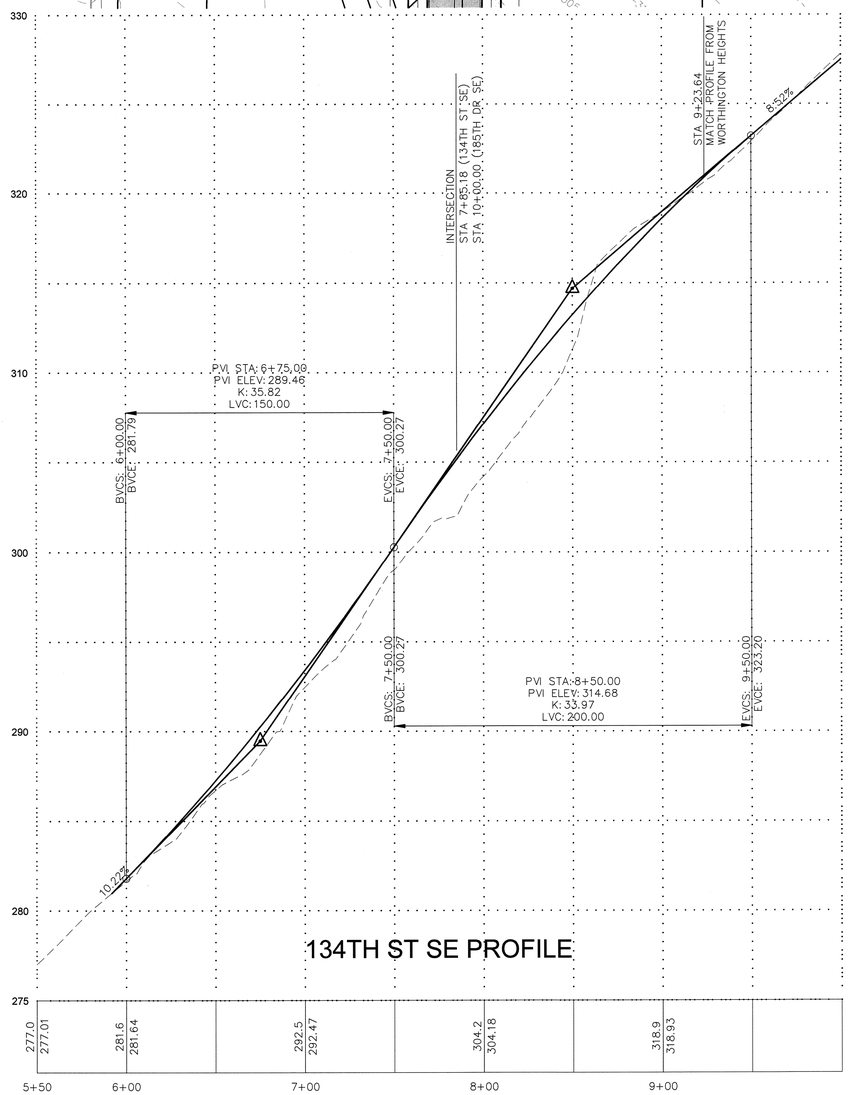
SECTION 36, TOWNSHIP 28 N, RANGE 6 E, W.M.





ROAD SECTION B-B





134TH ST SE PROFILE

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R#	DATE	DESCRIPTION	BY
1	10/16	PRELIMINARY PLAT	JC

JOSEPH M. SMEBY
PROFESSIONAL ENGINEER

134TH ST SE
FRONTAGE
IMPROVEMENTS

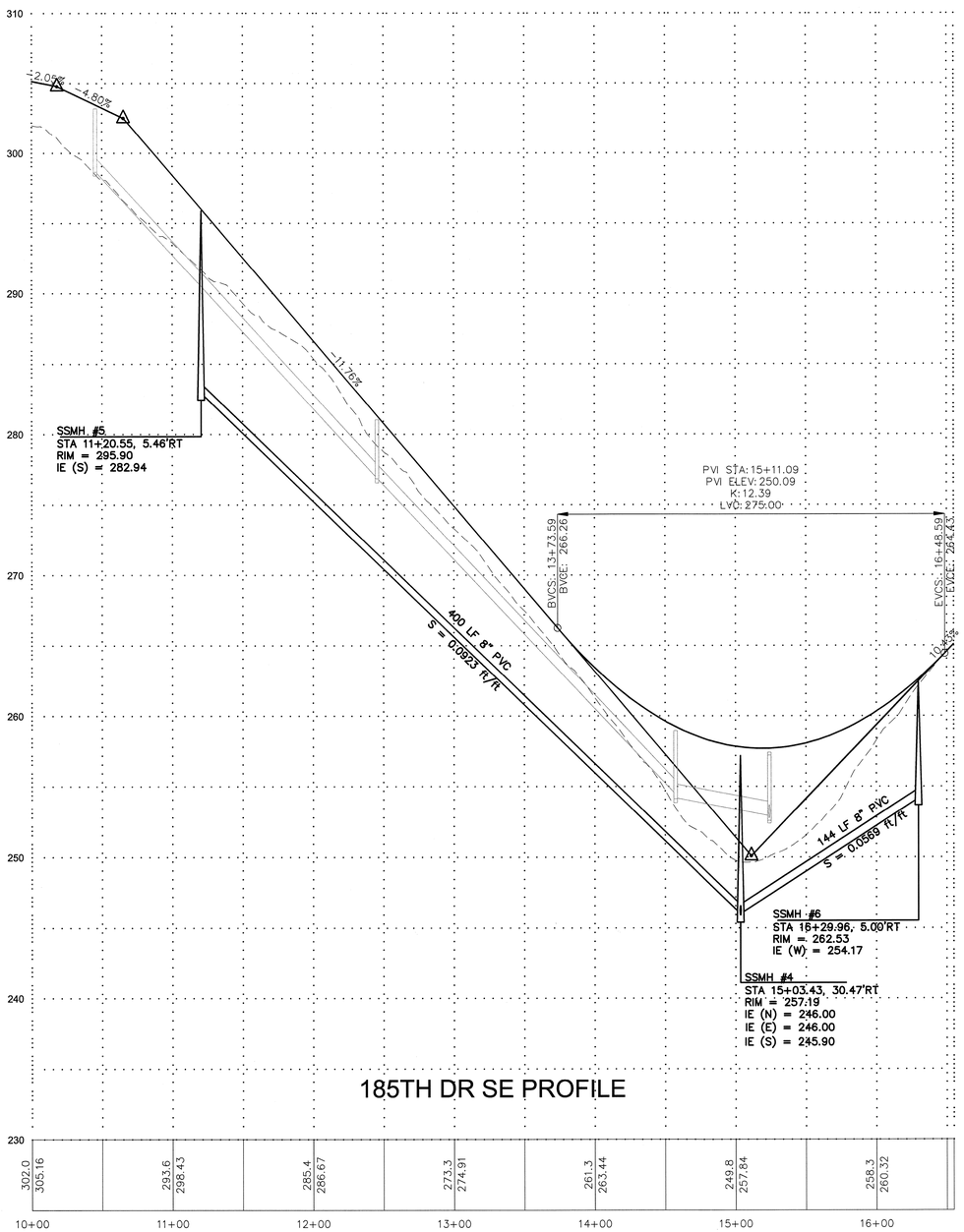
OMEGA ENGINEERING, INC.
2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

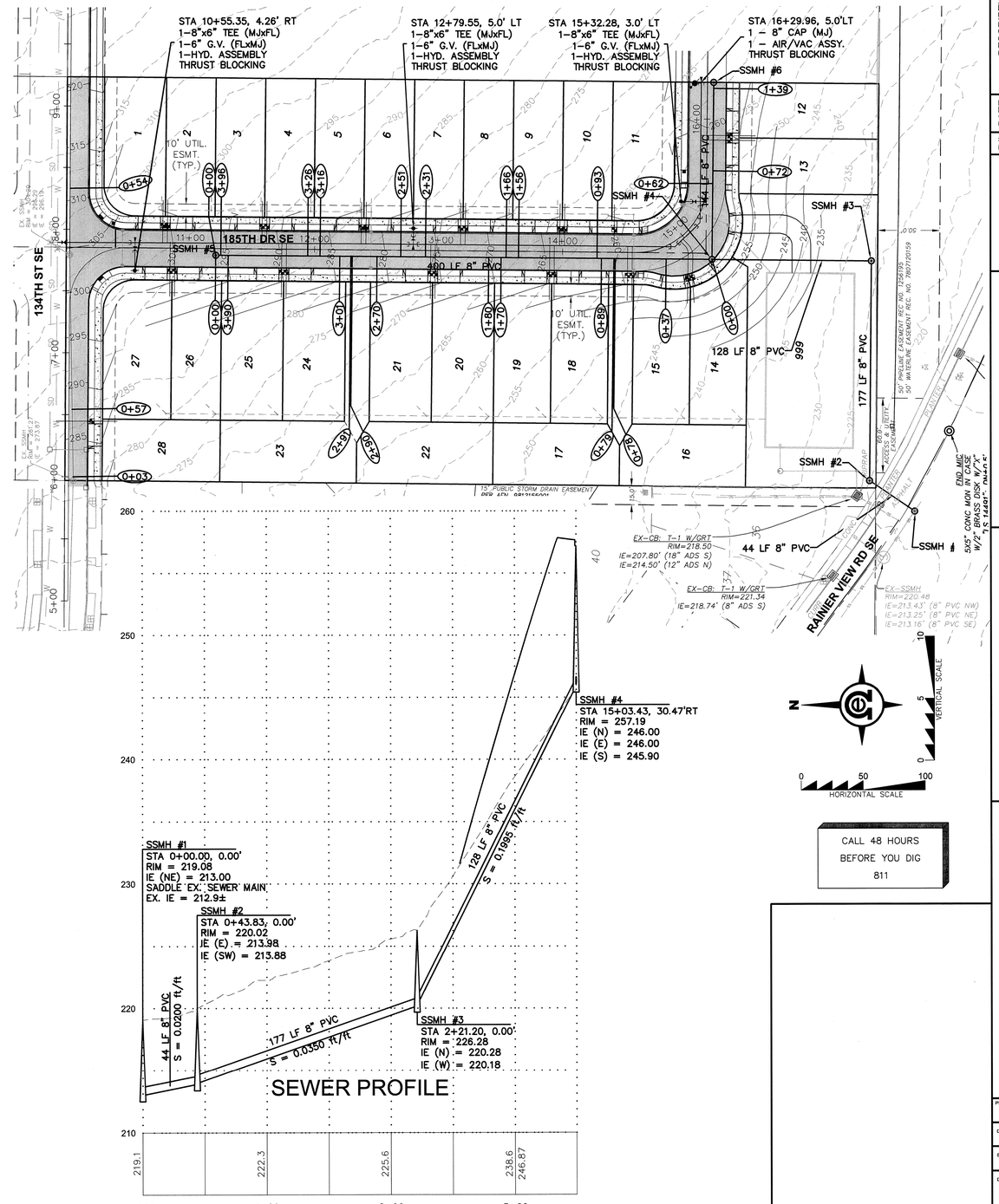
RASPBERRY HILL
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	DSN. BY:
16-0916	JMS
DATE: 9/30/16	
SCALE: 1" = 40'	
DRAWING NO. 5 OF 6	

RASPBERRY HILL

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





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R#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	10/16	PRELIMINARY PLAT	JC

JOSEPH M SMEBY
PROFESSIONAL ENGINEER

SEWER & WATER PLAN

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

OMEGA ENGINEERING, INC.

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

PROJ. NO.	DSN. BY:
16-0916	JMS

DATE: 9/30/16

SCALE: 1" = 50'

DRAWING NO. 6 OF 6