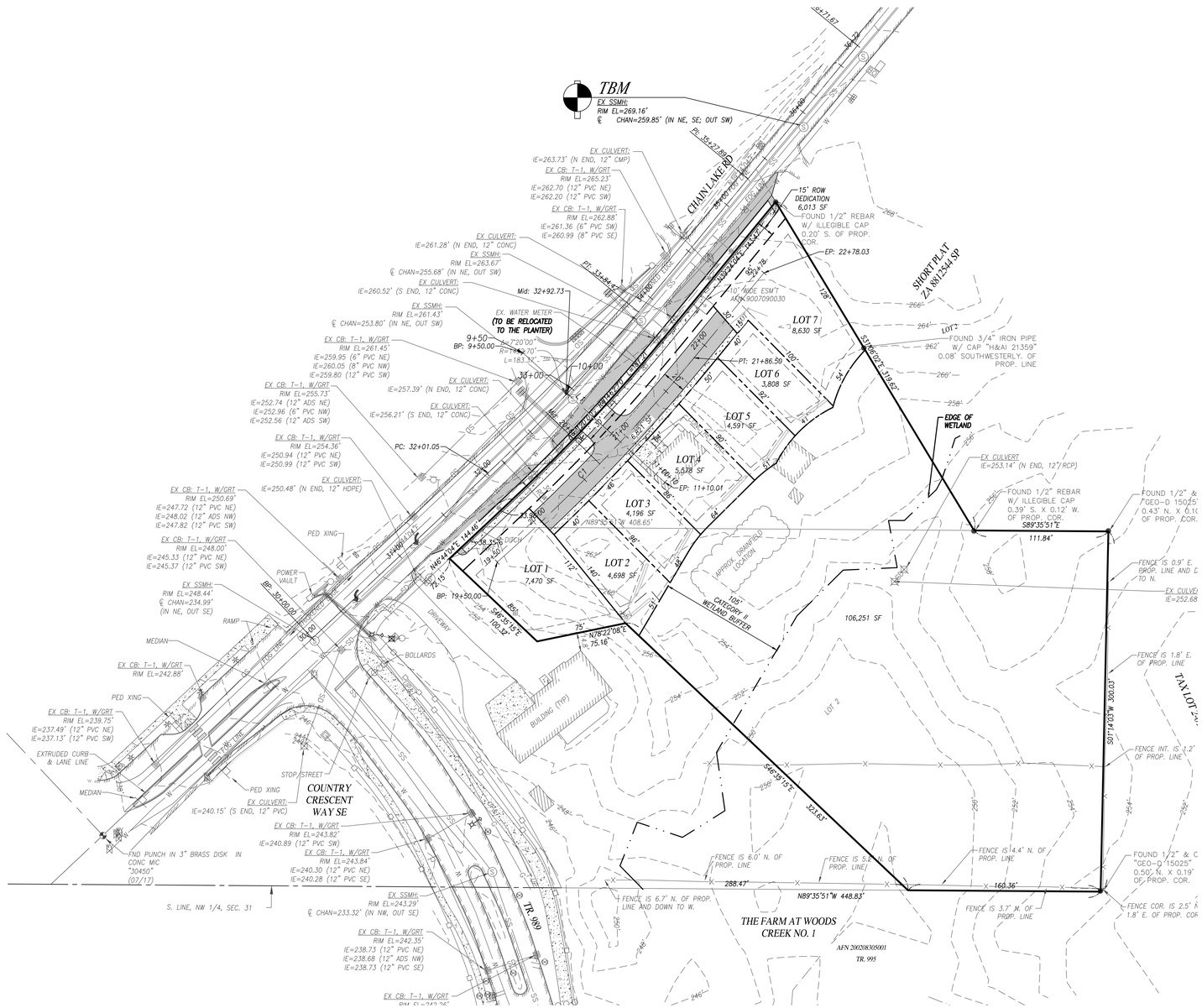
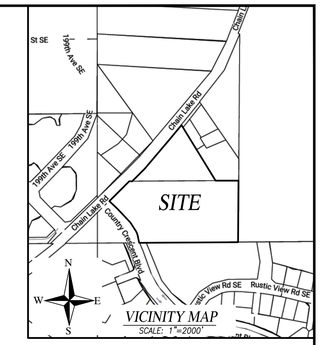
NW 1/4, SEC. 31, T. 28 N., R.07 E., W.M.
SNOHOMISH COUNTY, WASHINGTON





SCALE: 1" = 50

50 25 0 20 100

LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ℄ CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE I NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- X X EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- XXX PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN

MAXIMUM UNIT CALC ULATION

3.63 AC x 4 = 14.52 MAX.
7 PROPOSED

NET AREA CALCS:

GROSS SITE AREA	= 158,058 SF (3.63 AC)
LESS CRITICAL AREA BUFFER	= 106,251
LESS ROAD & DEDICATION	= 12,834 SF
NET	= 38,972 SF (0.89 AC)

SLOPE INFORMATION

AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.

MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
HELD A BEARING OR NORTH 89°35'51" WEST ALONG THE EAST-WEST CENTER OF SECTION LINE.

TBM
EX SSMH:
RIM EL=269.16'
℄ CHAN=259.85' (IN NE, SE; OUT SW)

DATUM:
NAVD 88
N.A.V.D 88-3.64'=NGVD '29 (MSL)

ENGINEER

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR

ALL LAND SURVEYING
1317 MAPLE AVE
SNOHOMISH, WA 98290
CONTACT: JOE W. WILLIS , JR
PH: (360) 568-4031
EMAIL: INFO@ALLLANDSURVEYING.COM

APPLICANT/OWNER/CONTACT

SHANNA & MICHAEL CLOTHIER
27419 118TH ST SE
MONROE, WA 98272-9506
PH: (425) 232-3732

LEGAL DESCRIPTION

LOT 1
LOT 1 OF SHORT PLAT NUMBER ZA8812544 SP RECORDED UNDER RECORDING NUMBER 9008210023, REVISTED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBERS 9105210843 AND 9202270656, BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 2
THE SOUTH 300 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MONROE UNDER SNOHOMISH COUNTY RECORDING NUMBER 200208300835;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 13813 CHAIN LAKE RD
MONROE, WA 98272-7700

TAX ACCOUNT NO.'S: 28073100201700

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

UTILITY CONFLICT NOTE:

CAUTION:

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THE CERTIFIED EROSION SEDIMENTATION CONTROL LEAD (CESCL) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**.

TEXTUAL SITE DATA:

EXISTING ZONING:	R-4
PROPOSED ZONING:	R-4
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
PLAT AREA:	3.63 ACRES = 158,057 S.F.
NUMBER OF LOTS PROPOSED:	7
WATER SOURCE/PURVEYOR:	CITY OF MONROE
SEWAGE DISPOSAL/PURVEYOR:	CITY OF MONROE
FIRE DISTRICT:	FIRE DIST. NO. 03
SCHOOL DISTRICT:	MONROE SCHOOL DISTRICT

FIRE MARSHAL'S NOTES:

1. PROVIDE BLUE STREE REFLECTOR(S) ON THE HYDRANT SIDE OF CENTERLINE TO INDICATE HYDRANT LOCATIONS.
2. THE TOPS OF THE HYDRANT(S) SHALL BE COLORED GREEN.

REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALAB — STATE OF WASHINGTON — 36499 — REGISTERED PROFESSIONAL ENGINEER

09-29-2017

BUILDING SETBACKS	
FRONT	10'
SIDE	5'
BACK	10'

CLOTHIER SP

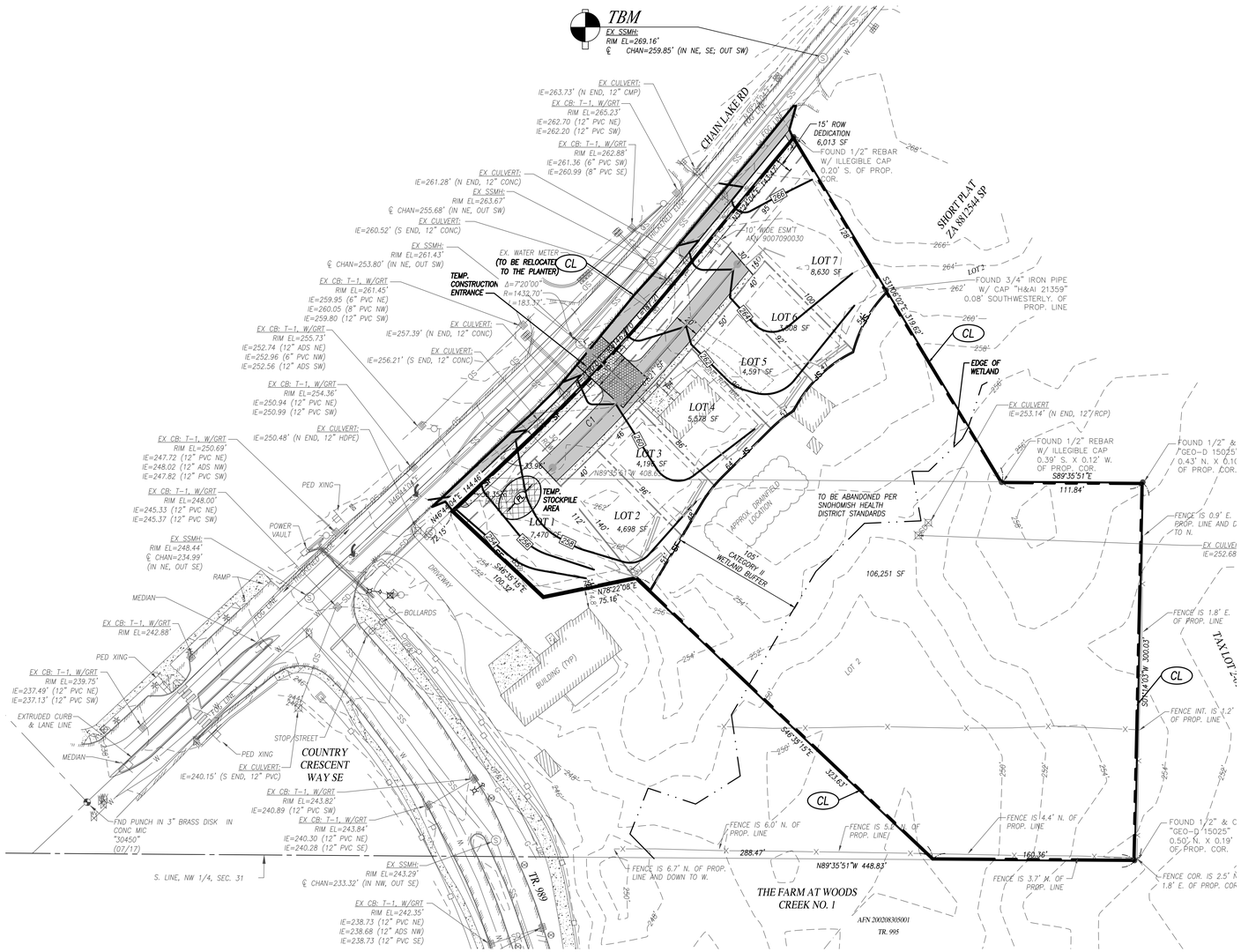
NW 1/4, SEC. 31, T. 28 N., R.07 E., W.M.
CLOTHIER SP

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
170866-PRELIM.DWG	SPC	08-15-2017	1"=50'	17-0866

PRELIMINARY SITE PLAN

SHEET S1

NW 1/4, SEC. 31, T. 28 N., R.07 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



VEGETATIVE COVER

BEFORE DEVELOPMENT
NATIVE VEGETATION AND LAWN.

AFTER DEVELOPMENT
TYPICAL RESIDENTIAL LAWN'S LANDSCAPING AROUND PROPOSED HOME.

SOIL TYPE

TOKUL SOILS AND TERRIC MEDISAPRISTS SOILS

GRADING QUANTITIES:

CUT: 750 Cu.Yds.
FILL: 1,000 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A COUNTY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE COUNTY, THE APPLICANT SHALL ESTABLISHED A PERMANENT VEGETATIVE GROUND COVER.

T.E.S.C. LEGEND

- INTERCEPTOR TRENCH w/ ROCK CHECK DAM
- SF — SF — SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- CATCH BASIN INSERT PROTECTION (TYP.)
- CL — CLEARING LIMITS
- VEG — VEGETATION
- MU — MULCH &/OR STRAW MATTING
- PL — PLASTIC COVER
- FLOW ARROW (EX.)

THE 13 ELEMENTS OF SWPPP BMP

ELEMENT #1 – MARK CLEARING LIMITS:
LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.

ELEMENT #2 – ESTABLISH CONSTRUCTION ACCESS:
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.

ELEMENT #3 – CONTROL FLOW RATES:
FULL DISPERSION IS PROPOSED.

ELEMENT #4 – INSTALL SEDIMENT CONTROLS:
SILT FENCE, INLET PROTECTION, MULCH AND INTERCEPTOR SWALES ARE PROPOSED.

ELEMENT #5 – STABILIZE SOILS:
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.

ELEMENT #6 – PROTECT SLOPES:
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.

ELEMENT #7– PROTECT DRAIN INLETS:
INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.

ELEMENT#8 – STABILIZE CHANNELS AND OUTLETS:
OUTLET PROTECTIONS ARE PROPOSED.

ELEMENT #9 – CONTROL POLLUTANTS:
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPERSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.

ELEMENT #10 – CONTROL DEWATERING:
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.

ELEMENT #11– MAINTAIN BMP's:
ALL TEST BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED.

ELEMENT #12 – MANAGE THE PROJECT:
THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.

ELEMENT #13 – PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES:
FULL DISPERSION IS PROPOSED.

ONSITE STORMWATER MANAGEMENT:
BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH:

SOIL RETENTION: THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVED AND STOCKPILE THE DUFF LATER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON A LOSS ON-IGNITION TEST) IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:

   A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: http://www.ecy.wa.gov/program/swfa/facilities/350.html. COMPOST USED IN BIORETENTION AREAS SHOULD BE STABLE, MATURE AND DERIVED FROM YARD DEBRIS, WOOD WASTE, OR OTHER ORGANIC MATERIALS THAT MEET THE INTENT OF THE ORGANIC SOIL AMENDMENT SPECIFICATIONS. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIO-AVAILABLE PHOSPHORUS THAN COMPOST DERIVED FROM YARD OR PLANT WASTE AND THEREFORE ARE NOT ALLOWED IN BIORETENTION AREAS DUE TO THE POSSIBILITY OF EXPORTING BIO-AVAILABLE PHOSPHORUS IN EFFLUENT. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND CARBON TO NITROGEN RATION BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

   B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

Know what's below. Call before you dig.

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REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALAMAN — STATE OF WASHINGTON — 36499 — REGISTERED PROFESSIONAL ENGINEER
09-29-2017

Snohomish County Planning Development Services
APPROVED CONSTRUCTION
BY: _____
Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. _____

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
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(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 13813 CHAIN LAKE RD
MONROE, WA 98272-7700

TAX ACCOUNT NO.'S: 28073100201700

NW 1/4, SEC. 31, T. 28 N., R.07 E., W.M.

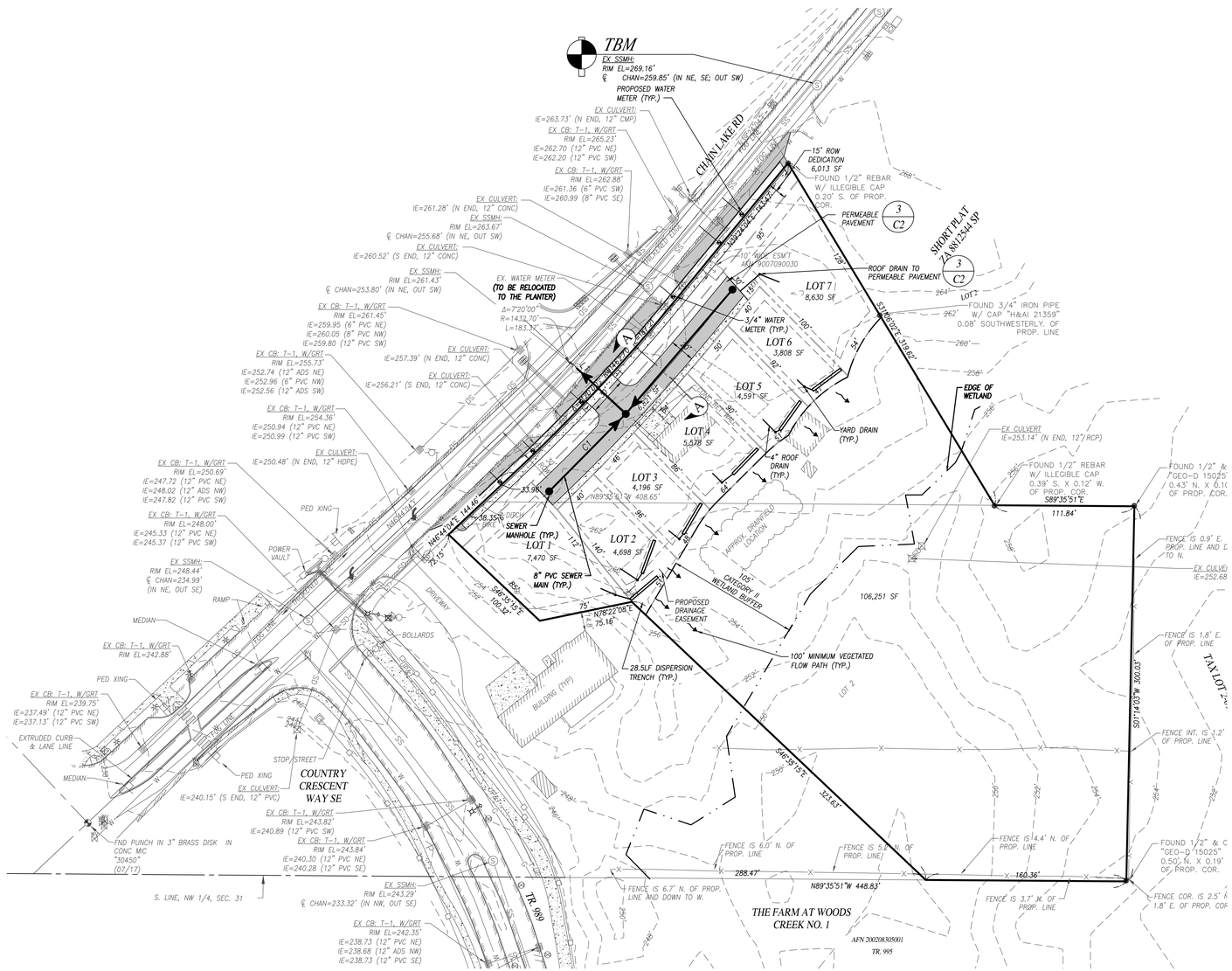
CLOTHIER SP

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
170866-RELIM.DWG	SPC	08-15-2017	1"=50'	17-0866

PRELIMINARY
GRADING AND SWPP PLAN

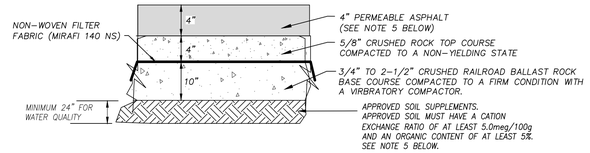
SHEET C1

NW 1/4, SEC. 31, T. 28 N., R.07 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

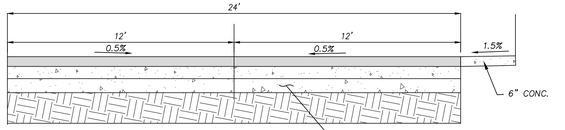


SCALE: 1" = 50

50 25 0 20 100



1 / C2 PERMEABLE ASPHALT PAVEMENT
NTS



2 / C2 DRIVE AISLE (SECTION A-A)
NOT TO SCALE

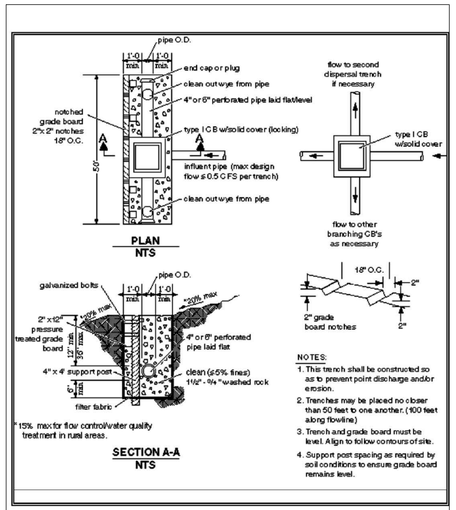
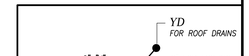


Figure 3.1.6 - Standard Dispersion Trench with Notched Grade Board

Volume III – Hydrologic Analysis and Flow Control BMPs – August 2012
3-14

3 / C2 DISPERSION TRENCH
TO SCALE



YARD DRAIN DETAIL
NOT TO SCALE

Snohomish County Planning Development Services
APPROVED CONSTRUCTION
BY: _____
Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. _____

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DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
170866-PRELIM.DWG	SPC	08-15-2017	1"=50'	17-0866

PRELIMINARY
ROAD & UTILITY PLAN

SHEET C2