NW 1/4, NE 1/4, SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

CITY OF MONROE
BLUEBERRY MEADOWS
18900 BLOCK OF BLUEBERRY LANE
NO. PL 2019-_____

OWNER / APPLICANT / CONTACT

BLAIR GROUP, LLC
DAVE HOPKINS
P.O. BOX 177
CARNATION, WA 98014
(425) 231-0219
firmament777@gmail.com

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN AND ASSOCIATES, INC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
davidh@harmseninc.com

LAND SUVEYOR

SCIPIO M. WALTON, PLS
HARMSEN AND ASSOCIATES, INC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
skipw@harmseninc.com

GEOTECHNICAL ENGINEER

GERRY BAUTISTA
GEOTEST SERVICES INC.
20611 67TH AVE. NE
ARLINGTON, WA 98223
(888) 251-5276

LANDSCAPE ARCHITECT

SCOTT LANKFORD
LANKFORD ASSOCIATES INC.
26915 102ND DR. NW, SUITE 101
STANWOOD, WA 98292

SITE INFORMATION

TAX PARCEL	270601-001-071-00
SITE ADDRESS	18900 BLOCK OF BLUEBERRY LANE
	MONROE, WA 98272
ZONING	MR6000
COMP PLAN	MULTIFAMILY
USE CLASSIFICATION	DWELLINGS, TOWNHOMES
PROPERTY SIZE (TOTAL)	130,685 SF (3.00 AC)
MINIMUM LOT SIZE	1,678
LOT COVERAGE	80,386
BUILDING SETBACKS	FRONT - MIN: 5', MAX: 20' SIDE - INTERIOR LOT LINES: 0'
	EXTERIOR LOT LINES: 10' REAR - 10' - 20'
WATER SOURCE	CITY OF MONROE
SEWAGE DISPOSAL	CITY OF MONROE
CABLE	COMCAST
ELECTRICITY	PUBLIC UTILITY DISTRICT #1 OF SNOHOMISH COUNTY
GAS	PUGET SOUND ENERGY
FIRE DISTRICT	MONROE FIRE DISTRICT
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT #103
OWNERSHIP INTEREST	BLAIR GROUP, LLC

SHEET INDEX

Sheet Number	Sheet Title
C0.0	OVERVIEW PLAN
C1.0	PRELIMINARY PLAT PLAN
C1.1	EXISTING CONDITIONS
C2.0	UTILITIES OVERVIEW PLAN
C2.1	STORMWATER DETAIL

LEGAL DESCRIPTION

(PER OLD REPUBLIC ALTA COMMITMENT ORDER NUMBER 5211028147 DATED DECEMBER 13, 2017)

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SNOHOMISH, CITY OF MONROE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT D PER THE CITY OF MONROE SHORT PLAT NUMBER 189002, AS RECORDED UNDER RECORDING NO. 8905085005 IN VOLUME 29 OF SURVEYS, PAGES 28 AND 29, IN SNOHOMISH COUNTY, WASHINGTON, AND AS REVISED UNDER THE CITY OF MONROE BOUNDARY LINE ADJUSTMENT NUMBER 189005 AS RECORDED UNDER RECORDING NO. 9001110283, AND AS DELINEATED ON THAT SURVEY RECORDED UNDER RECORDING NO. 8912085006 IN VOLUME 30 OF SURVEYS, PAGES 229 AND 230, IN SNOHOMISH COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT D;
THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°08'49" WEST 571.15 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°51'11" WEST 198.55 FEET;
THENCE NORTH 29°30'49" EAST 199.72 FEET TO THE NORTH LINE OF SAID LOT D AND THE TERMINUS OF THIS LINE DESCRIPTION;

BEING KNOWN AS LOT D OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NUMBER 190010, RECORDED UNDER RECORDING NO. 9007260432.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

TAX ACCOUNT NO. 270601-001-071-00

DENSITY CALCULATION

GROSS DENSITY:	130,685/6,000=21.8 LOTS=22 LOTS
INFILL DEVELOPMENT:	30% BONUS
	22 X 1.3=28.6=29 LOTS
PROPOSED NUMBER OF LOTS:	29
AVERAGE LOT SIZE:	2,299 S.F.
PROPOSED NET DENSITY:	9.67 D.U./ACRE

PARKING SPACE CALCULATIONS

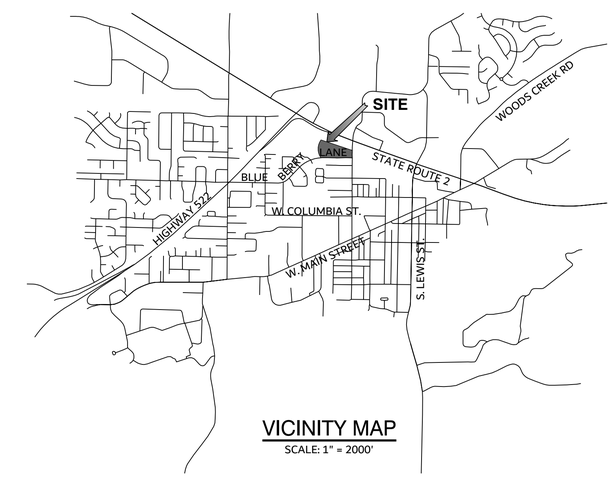
REQUIRED PARKING STALLS:

18.86.050
MIXED USE MULTIPLE-DWELLING UNITS
2 OR MORE BEDROOMS REQUIRE 2 PARKING STALLS PER DWELLING UNIT.

29 3-4 BEDROOM UNITS;	58 REQUIRED STALLS
PROVIDED PARKING STALLS:	58 GARAGE STALLS
	25 EXTERIOR STALLS
	83 TOTAL STALLS

RECREATION SPACE CALCULATIONS

STUDIO AND ONE BEDROOM:	90 SF/UNIT
TWO BEDROOMS:	130 SF/UNIT
THREE OR MORE BEDROOMS:	170 SF/UNIT
	(29) 3-BEDROOM UNITS
MINIMUM RECREATIONAL O.S.	29 X 170 SF/UNIT = 4,930 S.F.
PROPOSED RECREATIONAL O.S.	7,354 SF
UNITS AVAILABLE WITH O.S.	43 UNITS



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. PARKING LOT LIGHTING WILL COMPLY WITH MCC CHAPTER 15.15
2. PARKING AREA LANDSCAPING WILL COMPLY WITH MCC CHAPTER 18.87
3. TRACT 997 IS FOR THE BENEFIT OF THE HOME-OWNERS FOR RECREATIONAL SPACE
4. TRACT 998 IS FOR THE BENEFIT OF THE HOME-OWNERS FOR ACCESS AND OPEN SPACE
5. TRACT 999 IS SET ASIDE AS A TRACT FOR FUTURE DEVELOPMENT
6. THE CITY WILL RECEIVE ITS OWN EASEMENTS FOR MAINTENANCE OF WATER AND SEWER FACILITIES.

LOT SIZE

LOT #	SF	ACRES	LOT #	SF	ACRES	LOT #	SF	ACRES
1.	2,363 SF	(0.05 AC)	15.	2,542 SF	(0.06 AC)	29.	2,133 SF	(0.05 AC)
2.	2,286 SF	(0.05 AC)	16.	2,192 SF	(0.05 AC)	TOTAL	67,223 SF	(1.55 AC)
3.	2,287 SF	(0.05 AC)	17.	2,060 SF	(0.05 AC)			
4.	2,286 SF	(0.05 AC)	18.	2,294 SF	(0.05 AC)	TRACT 997	7,354 SF	(0.16 AC)
5.	2,282 SF	(0.05 AC)	19.	2,294 SF	(0.05 AC)	TRACT 998	35,964 SF	(0.83 AC)
6.	2,283 SF	(0.05 AC)	20.	2,294 SF	(0.05 AC)	TRACT 999	20,144 SF	(0.46 AC)
7.	2,282 SF	(0.05 AC)	21.	2,294 SF	(0.05 AC)	TOTAL	130,685 SF	(3.00 AC)
8.	2,587 SF	(0.06 AC)	22.	2,220 SF	(0.05 AC)			
9.	2,587 SF	(0.06 AC)	23.	2,271 SF	(0.05 AC)			
10.	2,282 SF	(0.05 AC)	24.	1,678 SF	(0.04 AC)			
11.	2,283 SF	(0.05 AC)	25.	2,014 SF	(0.05 AC)			
12.	2,206 SF	(0.05 AC)	26.	2,202 SF	(0.05 AC)			
13.	2,460 SF	(0.06 AC)	27.	2,959 SF	(0.07 AC)			
14.	2,542 SF	(0.06 AC)	28.	2,758 SF	(0.06 AC)			

DRAFT

REVISIONS

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BLUEBERRY MEADOWS
18900 BLOCK OF
BLUEBERRY LANE
MONROE, WA 98272
OVERVIEW PLAN

DATE: 2/22/2019
JOB #: 19-038

Know what's below. Call before you dig.

C0.0

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SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

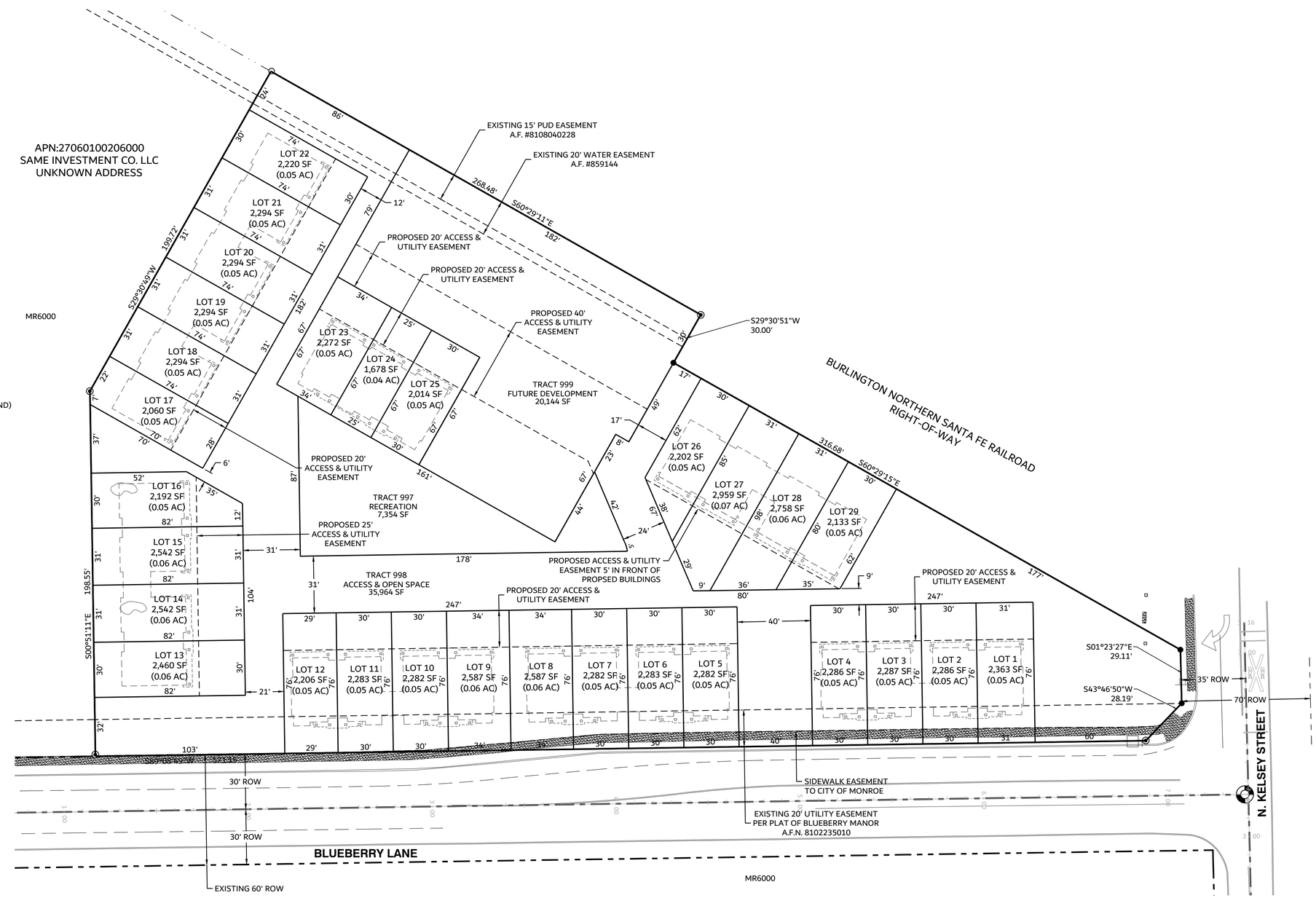
LEGEND

- FOUND PLAT MONUMENT
- FOUND IRON PIPE AS NOTED
- SET 1/2" REBAR/CAP "LS 34137"
- FOUND MONUMENT IN CASE
- FOUND REBAR AS NOTED
- BOULDER
- BUSH
- GATE POST
- CATCH BASIN
- TURN ARROW
- WATER VALVE
- FENCE POST
- SUPPORT POLE
- IRRIGATION CONTROL VALVE
- GAS VALVE
- STORM DRAIN MANHOLE
- MAILBOX
- SIGN POST
- SEWER MANHOLE
- DECIDUOUS TREE
- ALDER TREE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- POWER POLE W/ U.G. FEED
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- BOLLARD
- GROUND SHOT
- FENCE LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- EASEMENT
- ASPHALT PAVING
- CONCRETE PATH
- GRAVEL DRIVEWAY
- RIGHT-OF-WAY
- PROPERTY LINE
- RIGHT-OF-WAY CENTER LINE
- WATER LINE
- WATER LINE APPROX LOC. FROM GIS DATA

1" = 30'
0 15 30 60

BASIS OF BEARING
CENTERLINE OF BLUEBERRY LANE BEARS S89°08'49"E
PER HARMSEN SURVEY CITY OF MONROE SHORT PLAT # 189002
RECORDED UNDER AF# 8912085006

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS



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BLUEBERRY MEADOWS
18900 BLOCK OF BLUEBERRY LANE
MONROE, WA 98272

PRELIMINARY PLAT PLAN

DATE: 2/22/2019

JOB #: 19-038

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SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

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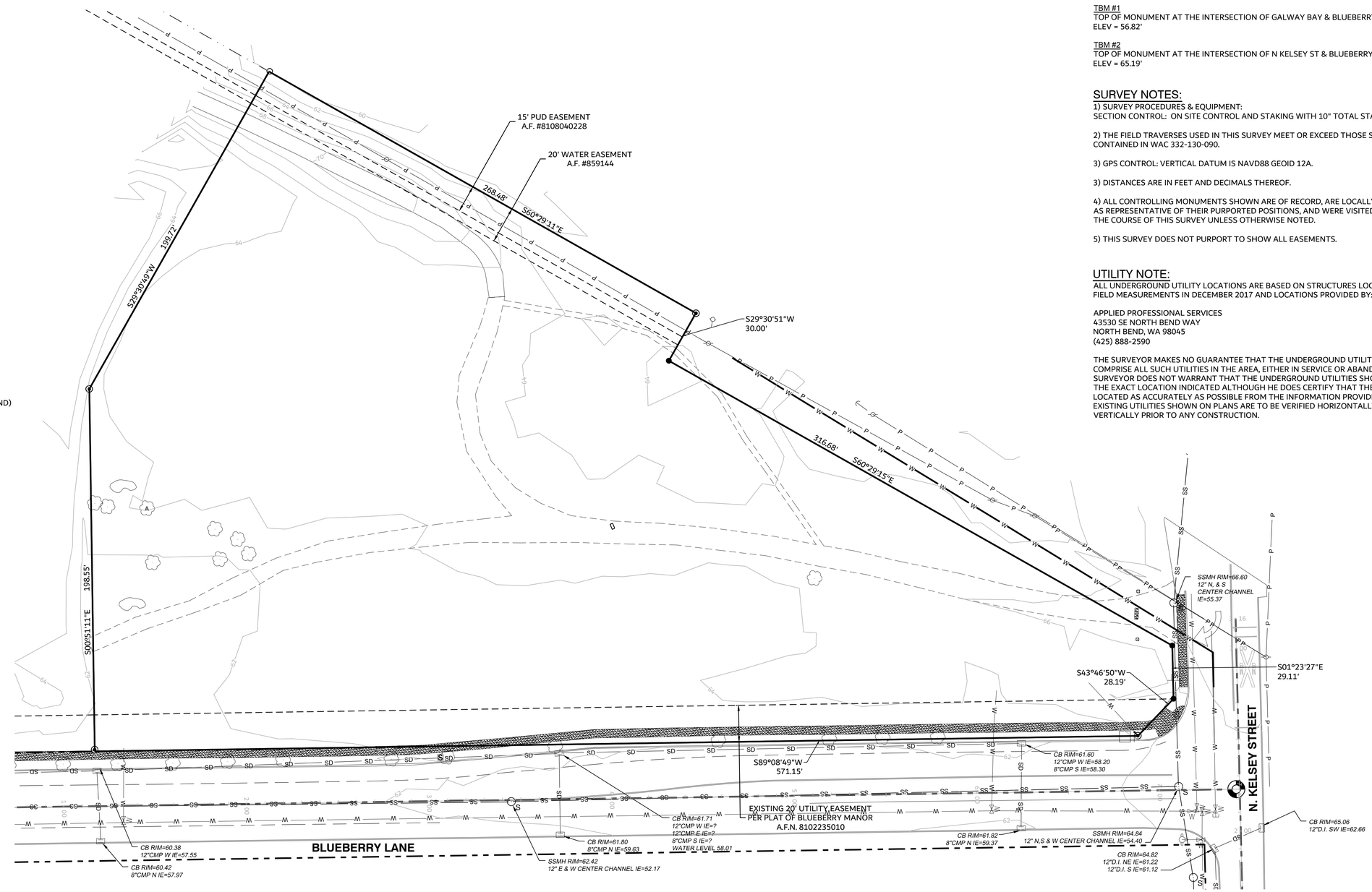

1" = 30'
0 15 30 60

BASIS OF BEARING
CENTERLINE OF BLUEBERRY LANE BEARS S89°08'49"E
PER HARMSEN SURVEY CITY OF MONROE SHORT PLAT # 189002
RECORDED UNDER AF# 8912085006

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

TBM #1
TOP OF MONUMENT AT THE INTERSECTION OF GALWAY BAY & BLUEBERRY LANE.
ELEV = 56.82'

TBM #2
TOP OF MONUMENT AT THE INTERSECTION OF N KELSEY ST & BLUEBERRY LANE.
ELEV = 65.19'

SURVEY NOTES:

1) SURVEY PROCEDURES & EQUIPMENT:
SECTION CONTROL: ON SITE CONTROL AND STAKING WITH 10" TOTAL STATION.

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

3) GPS CONTROL: VERTICAL DATUM IS NAVD88 GEOID 12A.

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.

UTILITY NOTE:

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN DECEMBER 2017 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.

REVISIONS

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ENGINEERS SURVEYORS
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(206) 343-5903
FAX: (360) 805-9732

DRAFT

XXXX
18900 BLOCK OF
BLUEBERRY LANE
MONROE, WA 98272

EXISTING CONDITIONS

DATE:

JOB #: 19-038

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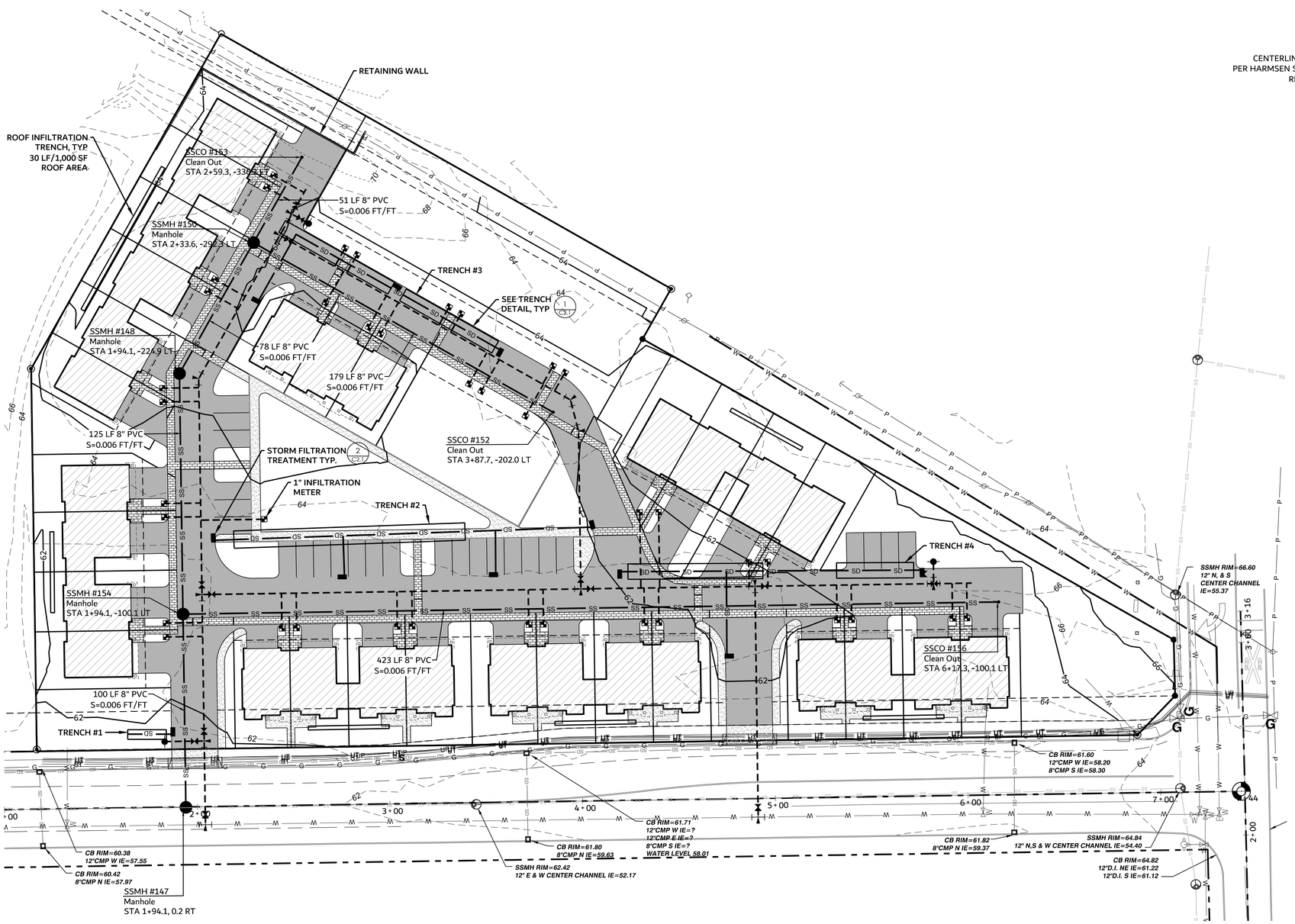
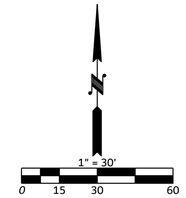
SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.





BASIS OF BEARING
CENTERLINE OF BLUEBERRY LANE BEARS S89°08'49"E
PER HARMSEN SURVEY CITY OF MONROE SHORT PLAT # 189002
RECORDED UNDER AF# 8912085006

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

NOTES:
1. SEWER MAIN LINE TO BE 8" PVC WITH 6" PVC SIDE SEWERS, MANHOLES WILL BE TYPE I.
2. WATER SYSTEM WILL BE 8" DI PIPE WITH 3/4" X 5/8" METERS.
3. FIRE SPRINKLERS WILL MEET NFPA #13D.
4. STORM SYSTEM WILL USE 8" PVC PIPE AND 8" PERF PVC PIPE WITH 6" PVC ROOF DRAIN.
5. CARTRIDGE FILTER CATCH BASINS WILL BE USED FOR COLLECTION AND TREATMENT.

REVISIONS

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BLUEBERRY MEADOWS
18900 BLOCK OF BLUEBERRY LANE
MONROE, WA 98272
UTILITIES OVERVIEW PLAN

DATE: 2/22/2019

JOB #: 19-038

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C2.0

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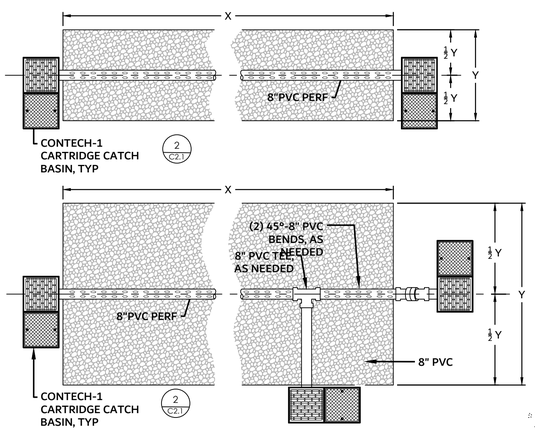
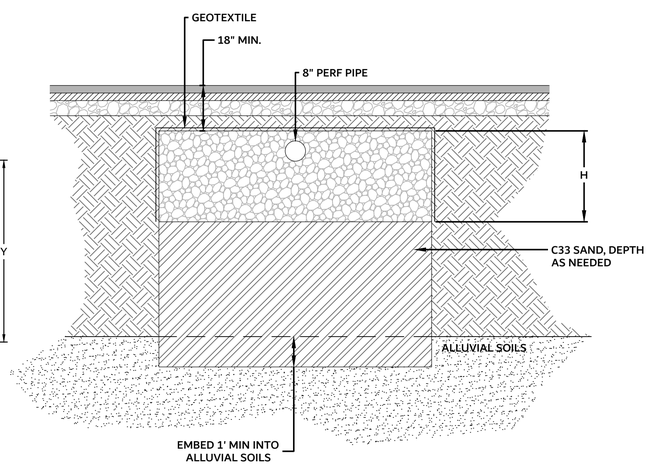
SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

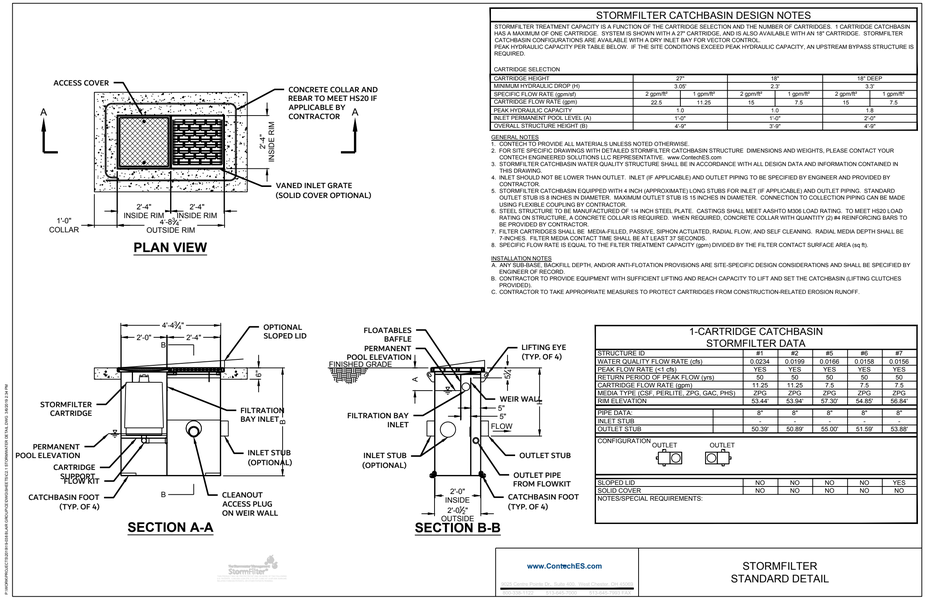


TRENCH SIZING CHART			
TRENCH	X	Y	H
1	20	5	3
2	120	9	3
3	120	7	3
4	110	8	3



1 Trench Detail

SCALE: NOT TO SCALE



STORMFILTER CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"		18"		18" DEEP	
MINIMUM HYDRAULIC DROP (ft)	3.05'		2.3'		3.7'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	15	7.5
PEAK HYDRAULIC CAPACITY	1.0		1.0		1.8	
INLET PERMANENT POOL LEVEL (A)	1'-0"		1'-0"		2'-0"	
OVERALL STRUCTURE HEIGHT (B)	4'-9"		3'-9"		4'-9"	

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH QUANTITY (2) #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	#1	#2	#5	#6	#7
WATER QUALITY FLOW RATE (cfs)	0.0234	0.0199	0.0166	0.0158	0.0156
PEAK FLOW RATE (≥1 cfs)	YES	YES	YES	YES	YES
RETURN PERIOD OF PEAK FLOW (yrs)	50	50	50	50	50
CARTRIDGE FLOW RATE (gpm)	11.25	11.25	7.5	7.5	7.5
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	ZPG	ZPG	ZPG	ZPG	ZPG
RIM ELEVATION	53.44'	53.94'	57.30'	54.85'	56.84'
PIPE DATA:	8"	8"	8"	8"	8"
INLET STUB	-	-	-	-	-
OUTLET STUB	50.39'	50.89'	55.00'	51.59'	53.88'
CONFIGURATION (OUTLET / OUTLET)					
SLOPED LID	NO	NO	NO	NO	YES
SOLID COVER	NO	NO	NO	NO	NO
NOTES/SPECIAL REQUIREMENTS:					

www.ContechES.com

STORMFILTER
STANDARD DETAIL

2 Stormfilter Detail

SCALE: NOT TO SCALE

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REVISIONS

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DRAFT

BLUEBERRY MEADOWS
18900 BLOCK OF
BLUEBERRY LANE
MONROE, WA 98272

STORMWATER DETAIL

DATE: 2/22/2019

JOB #: 19-038

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

C2.1