NW-1/4 of NW-1/4 of Sec 1, Twn 27N, Rng 6E, W.M.

LEGEND

- Project Boundary
- Right-of-Way
- Section Line
- Tract Line
- Unit Line, prop.
- Exist. parcel
- Easement Line
- Road Center-line
- Building Setback Line
- Existing Gas Line
- Existing Power Line
- Power Pole w/ guy wire
- Existing Telephone Line
- Benchmark
- Paved Area
- Exist. Driveway Area
- Exist. Building
- Wetland Area
- CAPA Buffer Area
- Major Contour, exst.
- Minor Contour, exst.
- Major Contour, prop.
- Minor Contour, prop.
- Storm Drain Line, prop.
- Perforate Pipe
- Storm Drain Line, exst.
- Type 1 CB, Dsgn/Exst
- Type 2 CB, Dsgn/Exst
- Storm Clean-out, Dsgn/Exst
- Yard Drain Line
- Yard CB, Dsgn/Exst
- Sanitary Sewer Line, prop
- Sanitary Sewer Line, exst.
- Sanitary Sewer MH, Dsgn/Exst
- Sanitary Sewer CO, Dsgn/Exst
- Sanitary Sewer Service
- Design Water Line
- Existing Water Line
- Water Hydrants, Dsgn/Exst
- Water Meter, Dsgn/Exst
- Temporary Silt Fence
- Existing Fence
- Existing Stream C/L
- Area of Disturbance
- TP-1 Existing Soil Log
- Surface Flow

CALL AT LEAST
2 BUSINESS DAYS
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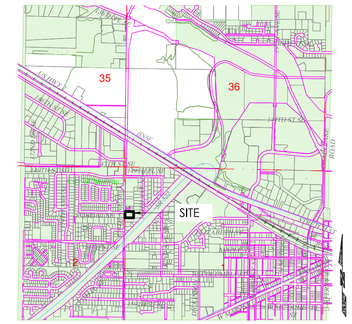
www.callbeforeyoudig.org

PARCEL INFORMATION

Tax Parcel Number:	004854-000-050-00
Total Parcel Area:	37,387-sf (0.86-ac)
Future Land Use:	ULDR
Urban Growth Area:	Lake Stevens UGA
Existing Zoning:	MG (Multi-use General)
Existing Land Use:	SFR
Proposed Land Use:	Residential Apartments w SFR
Water Supply:	City of Monroe Water
Sewerage:	City of Monroe Sanitary Sewer
Electric Power:	Snohomish County PUD #1
Fire District:	Fire District 07
School District:	Monroe School District 103

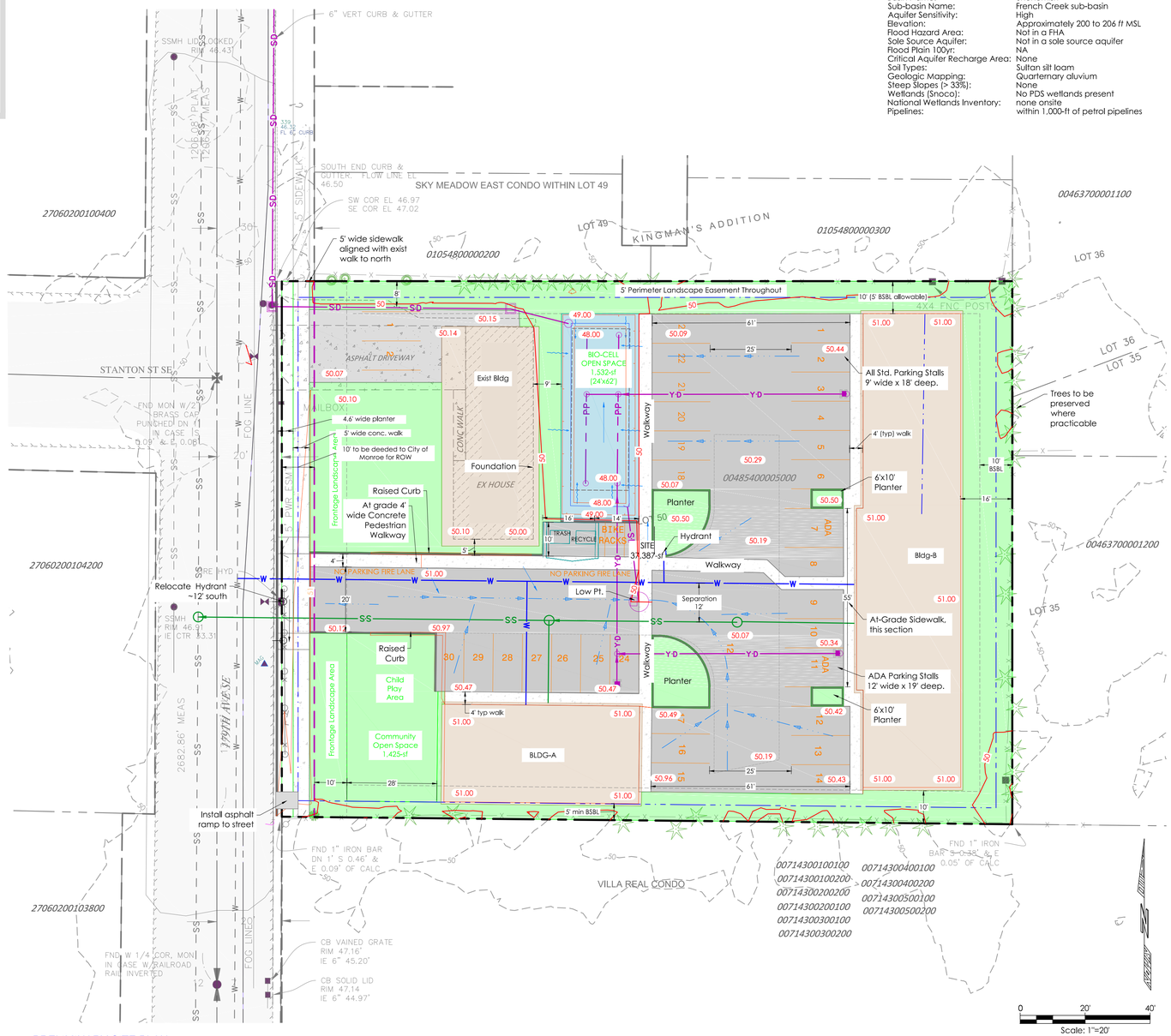
CRITICAL AREA INFORMATION

Watershed Name:	Snohomish watershed
Water Resource Inventory Area:	WRIA 7
Basin Name:	Snohomish
Sub-basin Name:	French Creek sub-basin
Aquifer Sensitivity:	High
Elevation:	Approximately 200 to 206 ft MSL
Flood Hazard Area:	Not in a FHA
Sole Source Aquifer:	Not in a sole source aquifer
Flood Plain 100yr:	NA
Critical Aquifer Recharge Area:	None
Soil Types:	Sultan silt loam
Geologic Mapping:	Quarternary aluvium
Steep Slopes (> 33%):	None
Wetlands (Snoco):	No PDS wetlands present
National Wetlands Inventory:	none onsite
Pipelines:	within 1,000-ft of petrol pipelines



VICINITY MAP

SCALE 1"=2000'



PRELIMINARY SITE PLAN

DEVELOPMENT AREA COVERAGE ANALYSIS

COVERAGE TYPE (decription)		AREA (sf)	AREA (ac)	SITE (%)
PASTURE		1.535	0.03524	4.1%
LAWN		11.950	0.27433	32.0%
Total Pervious Area	=	**13,485**	**0.30957**	**36.1%**
DRIVEWAY		12.355	0.28363	33.0%
CURBING		175	0.00402	0.5%
WALKWAY		2.632	0.06042	7.0%
ROOF		8.740	0.20064	23.4%
Total Impervious Area	=	**23,902**	**0.54871**	**63.9%**
Total Project Area	=	**37,387**	**0.85829**	

LEGAL DESCRIPTION

Lot 50, Kingman's Addition, according to the plat thereof, recorded in Volume 13 of Plats, Page 8, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington

DATUM & BENCHMARK

VERTICAL DATUM:
NAVD 1988 (NAVD88=NGVD29+3.602')

BASIS OF BEARING:
North per Washington State Plane Grid - North Zone.

SITE BENCHMARKS:
Surveyor TBM: West edge FF of Garage, Unit "A", Phase I, Villa Real Condominimum, Recorded in Volume 43 Pages 119-121, Snohomish County.
EL=46.54 (NGVD29)

G.P.S. Location:
Parcel SW corner survey pin
EL=50.50 NAVD88 (per LIDAR interpolation)
Lat=47.859528
Lng=121.990583

SURVEY NOTES:

1. Precision of control traverse is at higher level than minimum standards. Required by WAC 332-130-090.
2. Field survey conducted using a combination of GPS using the Washington State Reference Network (WSRN) and/or a 5 second direct reading total station. Method: GPS, Traverse and Radial Survey.
3. Original survey elevation data for Vector NorthWest, LLC site survey of Jansuary 2016 adjusted from NGVD29 datum to NAVD88 datum per datum shift cited above.
4. Existing surounding topography from Puget Sound Lidar Consortium 2003 LIDAR data, 6 ft grid, set to Washington State Plane North, HARN 83, FIPS 4601 ft. Datum set to NAVD 88.

FIRE SAFETY NOTES

1. New buildings (all apartments) to be sprinkled per Fire Marshal requested specifications.
2. New onsite hydrant location to be approved by Fire Coxe Official.

PROJECT ENGINEER

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paolo@cedarcomm.com

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See Project Engineer

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OWNER

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aaron@belmarkhomes.com

SITE ADDRESS

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Monroe, WA 98272

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Marysville, WA 98271
360-653-2700

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PAOLO MUSANTE STATE OF WASHINGTON 45716 REGISTERED PROFESSIONAL ENGINEER

03 OCT 2019

DSGN BY: Paolo
CHCK BY: -
DRWN BY: Paolo
DATE: 03 Oct 2019 - PRELIMINARY
REVN: - - -

179TH MIXED USED PROJECT
15125 179th Ave SE, Monroe, WA 98272-1113
NW-1/4 of NW-1/4 of Sec 1, Twn 27N, Rng 6E, W.M.

SITE PLAN

Belmark LLC
12409 State Ave, Marysville WA 98271

SHEET SP1 of SP2

22x34

19-00000-LDA

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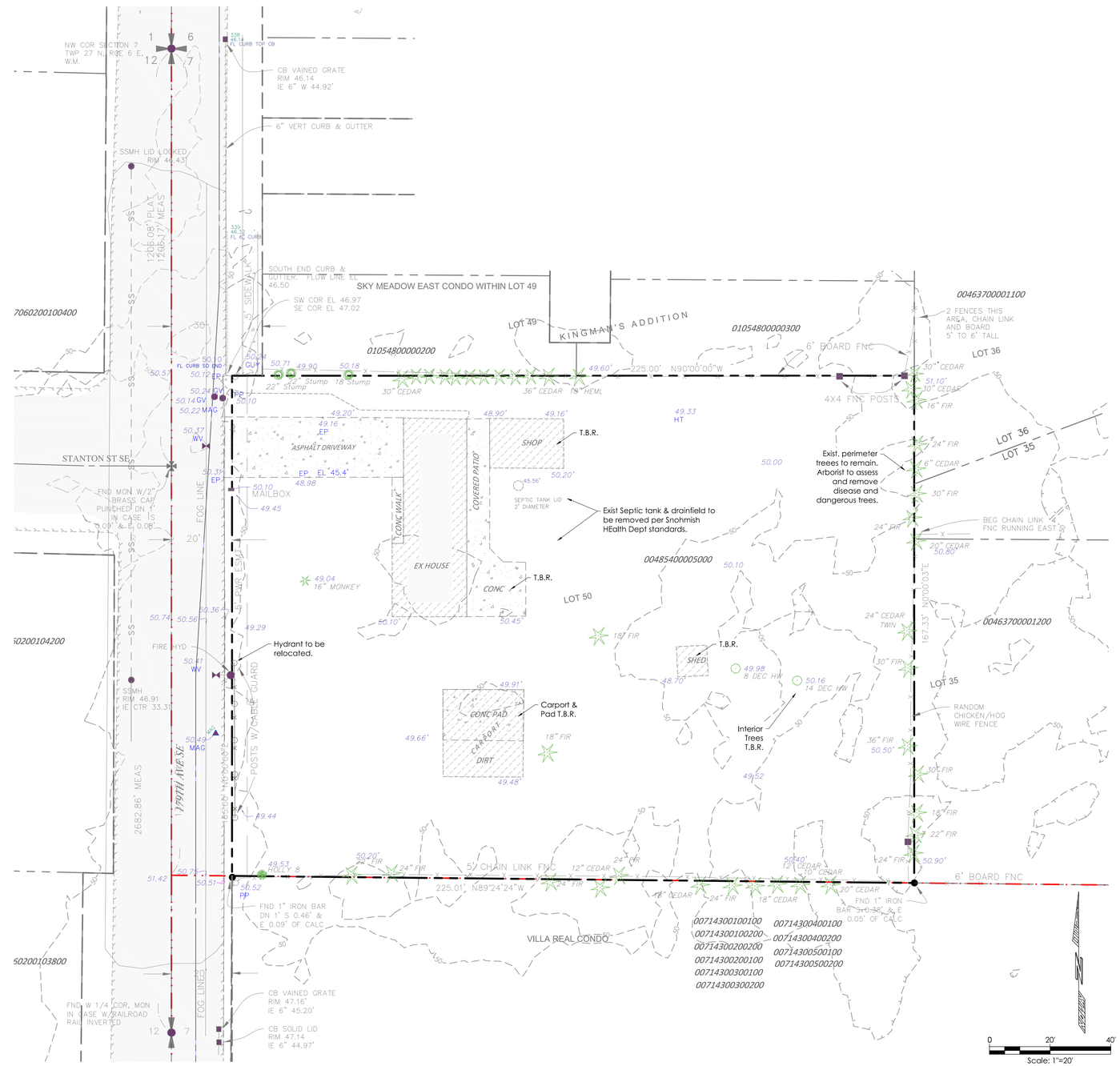
NW-1/4 of NW-1/4 of Sec 1, Twn 27N, Rng 6E, W.M.



EXISTING SITE PLAN WITH SURVEY DATA

SURVEY SYMBOL LEGEND

- FOUND SECTION CORNER, AS NOTED
- THEORETICAL SECTION CORNER, AS NOTED
- FOUND QUARTER CORNER, AS NOTED
- THEORETICAL QUARTER CORNER
- FOUND CONC. MON. AS NOTED
- FND BRASS SURFACE MON., AS NOTED
- FND REBAR AS NOTED
- SET 1/2" x 24" REBAR & CAP, LS 30444
- SET TACK IN LEAD, LS 30444
- SET 2"x2" WOOD LINE STAKE
- SET MAG NAIL, LS 30444
- MAG FND MAG NAIL
- PK FND PK NAIL
- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- (P) VALUE PER PLAT OF xxx
- (R) VALUE PER ROS BK. x, PG. x
- (D) VALUE PER DEED DESCRIPTION
- FOUND MONUMENT IN CASE
- SET 1/2" REBAR W/CAP, LS 30444
- SET MAG NAIL W/WASHER, LS 30444
- FOUND 1/2" REBAR
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER/J-BOX
- CABLE TELEVISION RISER/J-BOX
- MAILBOX
- ELECTRIC POWER METER
- GUY POLE
- UTILITY POLE
- STREET LUMINARE
- UTILITY GUY ANCHOR
- STORM DRAIN CATCH BASIN, TYPE 2
- STORM DRAIN CATCH BASIN, TYPE 1
- SAN SEWER MANHOLE
- TRAFFIC SIGN
- INDICATES FLOW DIRECTION
- IE INVERT ELEVATION
- SS SANITARY SEWER
- SD STORM DRAIN
- DI DUCTILE IRON
- EG EXISTING GAS LINE (UNDERGROUND)
- EW EXISTING WATER LINE (UNDERGROUND)
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- CLF CHAINLINK FENCE
- CONC CONCRETE
- 170' BUILDING HEIGHT AT CORNER

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See Project Engineer

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SITE PLAN - EXISTING CONDITIONS

SHEET SP2 of SP2
22x34

19-00000-LDA

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