



CITY OF MONROE, WASHINGTON

DOC SECOND RESERVIOR

PROJECT # M2019-0007

RECEIVED
02/25/2020
CITY OF MONROE

SITE ADDRESS:
17000 WEST MAIN STREET
MONROE, WA 98272

CONDITIONAL USE PERMIT PLAN SET

FEBRUARY 2020

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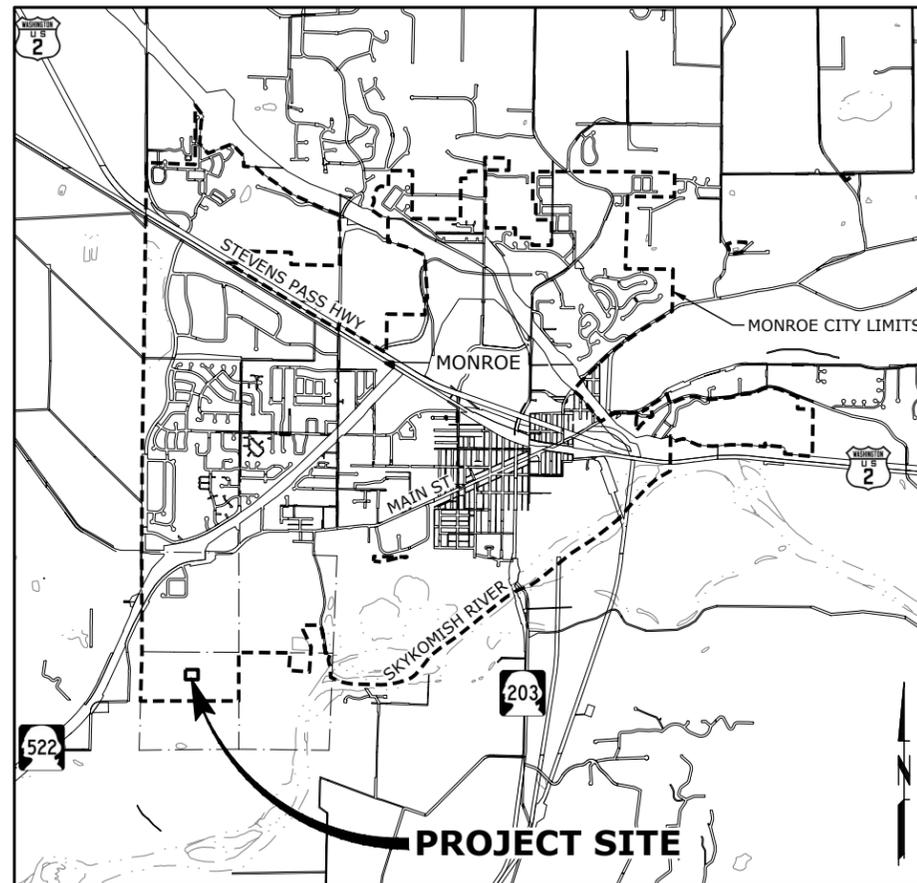
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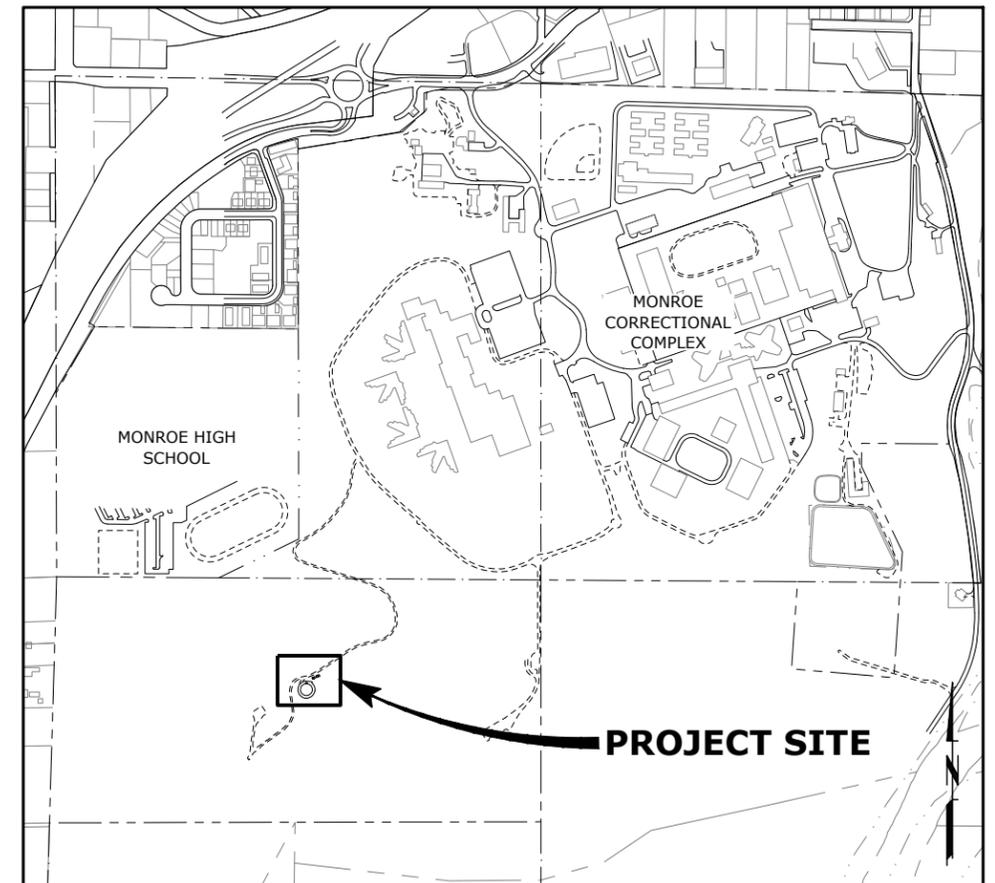
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VICINITY MAP
SCALE: 1"=2500'



LOCATION MAP
SCALE: 1"=500'

SITE INFORMATION:

ZONING DESIGNATION: INSTITUTIONAL (IN)
 COMPREHENSIVE PLAN DESIGNATION: INSTITUTIONAL
 USE CLASSIFICATION: PUBLIC OPEN SPACE
 BULK DEVELOPMENT REQUIREMENT CALCS

LOT(S) SIZE: 595.9 ACRES/ 25,957,404 SF
 LOT DIMENSIONS AND NUMBERS/LETTERS:

LOT IS IRREGULAR SHAPED (SEE SHEET G-4 FOR LOT LINES AND DIMENSIONS). AT WIDEST, LOT IS 5373.65' WEST TO EAST AND 3999.43' NORTH TO SOUTH.
 752' TO NORTHWEST P/L, 1,428' TO WESTERN P/L, 696' TO SOUTHERN P/L, 1,165' TO EASTERN P/L

BUILDING SETBACK:

TOTAL LOT COVERAGE (IMPERVIOUS SURFACE): INCREASE IMPERVIOUS SURFACE BY 6,091 SF. FOR TOTAL OF APPROX. 0.02% IMPERVIOUS SURFACE FOR WHOLE PARCEL.

SIZE OF EACH LOT: N/A

ADJACENT STREET NAMES & CLASSIFICATIONS:

170TH DRIVE SE - LOCAL
 WEST MAIN ST - MINOR ARTERIAL
 TESTER RD - PRIMARY ARTERIAL

REQUIRED PARKING SPACE CALCULATIONS: N/A
 SCREENING TYPES PROVIDED: N/A
 UTILITY PROVIDER (SEWER & WATER): SEWER: N/A
 WATER: CITY OF MONROE

CRITICAL AREAS TYPES LOCATED ON-SITE: STEEP SLOPES
 SHORELINE CLASSIFICATION: N/A



1145 BROADWAY
 TACOMA, WA 98402
 P 253.627.1520



Know what's below.
 Call before you dig.

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

BENCHMARKS:

TBM #1: SCRIBED SQUARE ON SOUTH EASTERLY CORNER OF WEST WATER VAULT, NORTHEAST OF TANK "M". ELEV=305.56'

TBM #2: HORIZONTAL LINE ON NORTH EAST FACE OF WATER TANK "M". ELEV=308.19'

LEGAL DESCRIPTION:

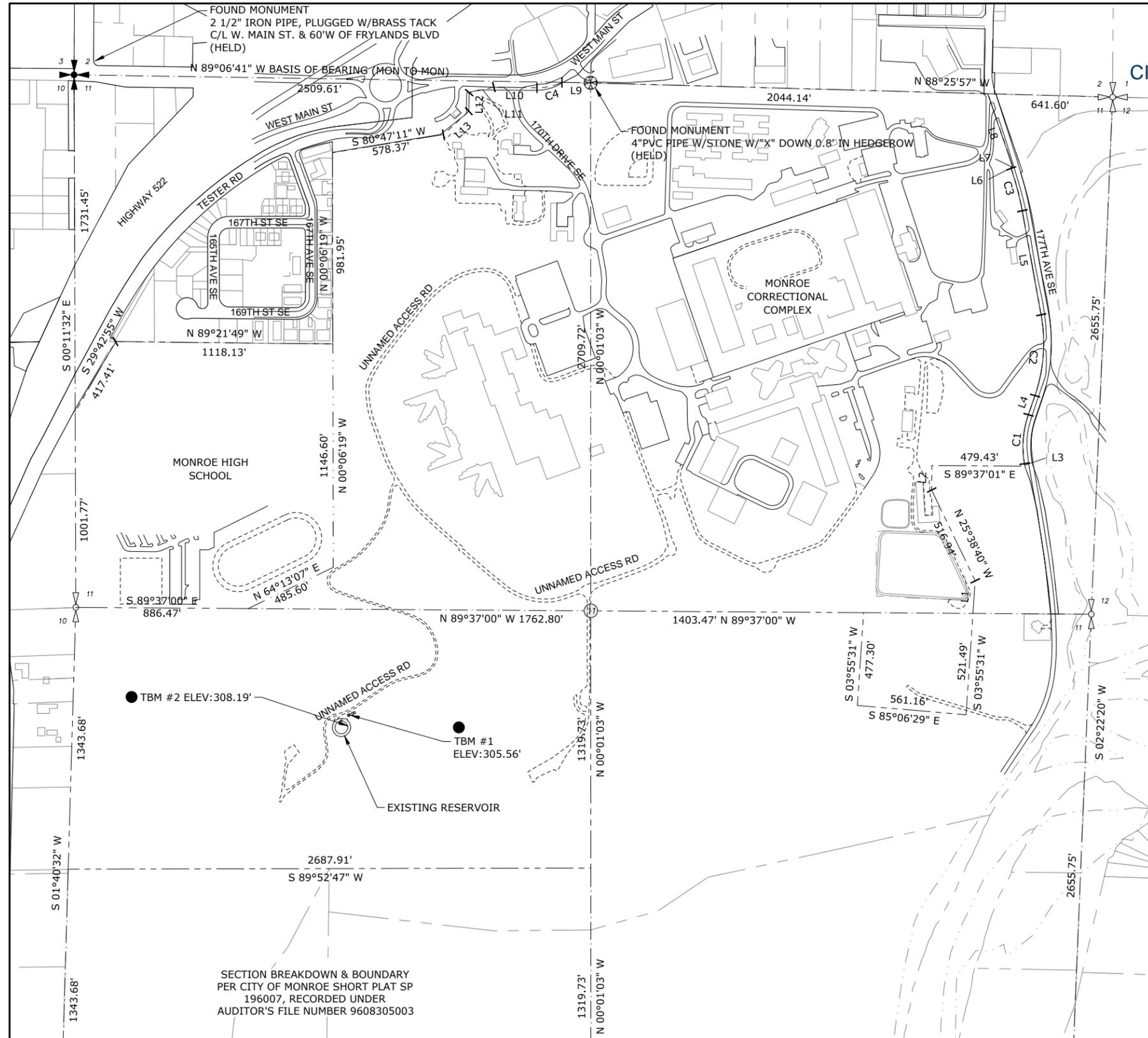
(PER SNOHOMISH COUNTY ASSESSOR PROPERTY DESCRIPTION.) SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, LOT 2 OF CITY OF MONROE SHORT PLAT SP196007 RECORDED ON AUDITOR'S FILE NUMBER 9608305003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. BEING A PORTION OF THE SOUTH WEST QUARTER OF SAID SECTION. SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY CONTROL NOTES:

1. SURVEY PROCEDURES & EQUIPMENT: SECTION CONTROL: TOPCON GNSS GR-3 RECEIVERS. ON SITE CONTROL AND STAKING: TOPCON GNSS GR-3 RECEIVERS AND/OR FIELD TRAVERSE & 10" TOTAL STATION.
2. THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-160. THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090. THE SET AND LOCATED BOUNDARY MONUMENT POSITIONS MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-085
3. GPS CONTROL: WASHINGTON STATE REFERENCE NETWORK (WSRN) GPS NETWORK. HORIZONTAL DATUM IS NAD83 (NA2011) EPOCH 2010.00. VERTICAL DATUM IS NAVD88 GEOID 12A.
4. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.
7. THE CONTOURS SHOWN ARE DERIVED FROM (DIRECT FIELD OBSERVATIONS.) (GIS DATA INCLUDE SOURCE.) STATEMENT OF CONTOUR ACCURACY.

UTILITY NOTE:

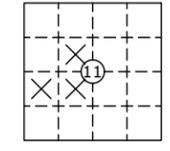
ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN AUGUST 2019 AND SURFACE MARKING LOCATIONS PROVIDED BY: APPLIED PROFESSIONAL SERVICES 43530 SE NORTH BEND WAY NORTH BEND, WA 98045 (425) 888-2590 AND THE CITY OF MONROE. THE SURVEYOR MAKES NO GUARANTEE THAT THE 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.



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BASIS OF BEARING:
NORTH LINE OF NW QUARTER OF SECTION 11,
TOWNSHIP 27 NORTH, RANGE 6 EAST
BEARS NORTH 89°06'41" WEST BETWEEN
FOUND MONUMENTS



INDEX KEY
T27N-R6E

PROJECT LOCATION: 17000 WEST MAIN ST
MONROE, WA 98272

LINE TABLE:

NUMBER	BEARING	DISTANCE
L1	N 03°55'31" E	167.36'
L2	S 00°22'59" W	125.71'
L3	N 10°04'40" W	13.37'
L4	N 19°04'58" E	103.79'
L5	N 10°19'03" W	542.90'
L6	S 18°52'29" E	5.53'
L7	N 71°07'31" E	10.00'
L8	N 18°52'29" W	395.92'
L9	S 89°06'41" E	147.27'
L10	N 89°07'24" W	221.76'
L11	N 77°23'34" E	130.45'
L12	N 00°58'46" E	94.99'
L13	N 47°19'32" E	177.44'

CURVE TABLE:

NUMBER	DELTA	RADIUS	ARC LENGTH
C1	29°09'38"	500.00	254.47
C2	29°24'01"	820.00	420.77
C3	08°33'26"	1503.42	224.54
C4	25°58'09"	292.02	132.36

APPLICANT/ FACILITY OWNER: KIM KLINKERS, CITY OF MONROE
806 WEST MAIN STREET
MONROE, WA 98272
360.863.4531

PROPERTY OWNER: THE STATE OF WASHINGTON,
DEPARTMENT OF CORRECTIONS
PO BOX 777
MONROE, WA 98272

ENGINEER: MURRAYSMITH
1145 BROADWAY
TACOMA, WA 98402
253.627.1520

SURVEYOR: HARMSEN
125 EAST MAIN STREET, SUITE 1044
MONROE, WA 98272
360.794.7811

PLAN
SCALE: 1"=300'

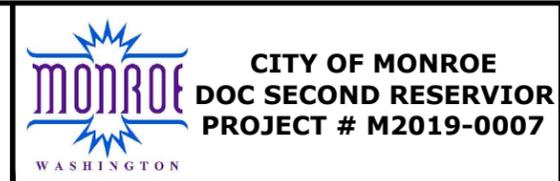
CONDITIONAL USE PERMIT PLAN SET

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NO.	DATE	BY	REVISION



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MNF DRAWN
NCR CHECKED



RESERVOIR SITE SURVEY CONTROL

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
G-4
4 of XX

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

KEYED NOTES:

- ① GRAVEL ACCESS ROAD SEE DETAIL XX, SHT XX
- ② RESERVOIR SPIRAL STAIRCASE SEE DETAIL XX, SHT XX
- ③ RESERVOIR CATWALK SEE DETAIL XX, SHT XX
- ④ PROPOSED DETENTION POND SEE SHEET C-10 FOR POND DESIGN
- ⑤ RETAINING WALL
- ⑥ ROOF ACCESS HATCH AND LANDING
- ⑦ ROOF HANDRAIL
- ⑧ AIR GAP/DECHLOR MH
- ⑨ CATCH BASIN, TYPE II
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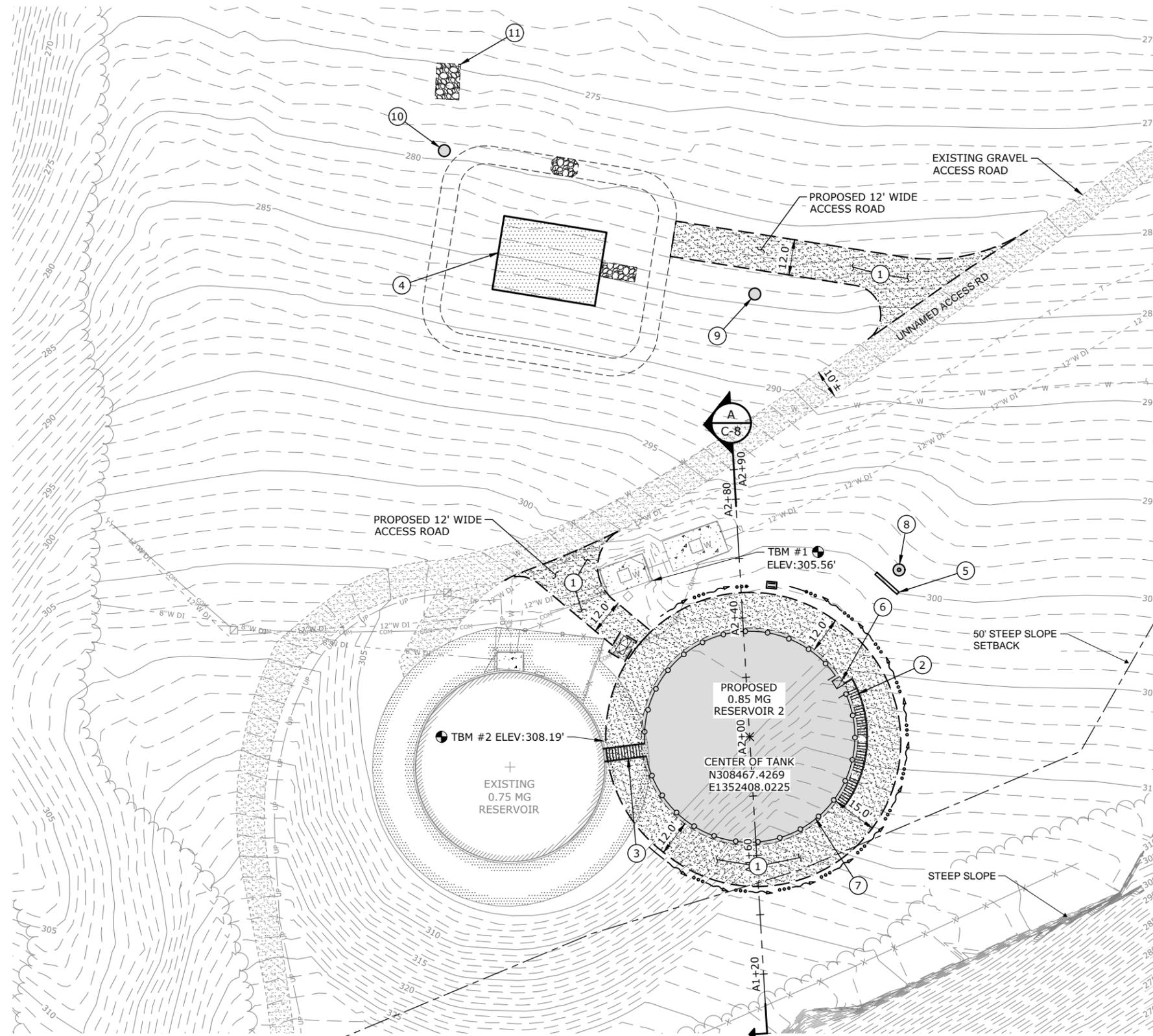
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EXISTING CRITICAL AREA BOUNDARIES AND ASSOCIATED BUFFERS:
STEEP SLOPE AND ASSOCIATED 50' STEEP SLOPE SETBACK

EXISTING INGRESS/EGRESS: UNNAMED ACCESS RD

PROPOSED INGRESS/EGRESS: UNNAMED ACCESS RD

PROPOSED BUILDING: 0.85 MG RESERVOIR, 4,186 SF (73' DIAMETER)



PLAN
SCALE: 1"=20'

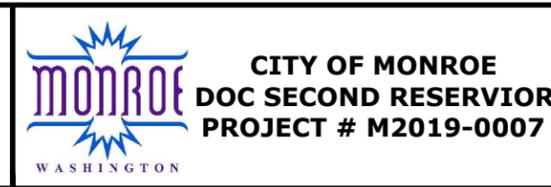
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NOTICE
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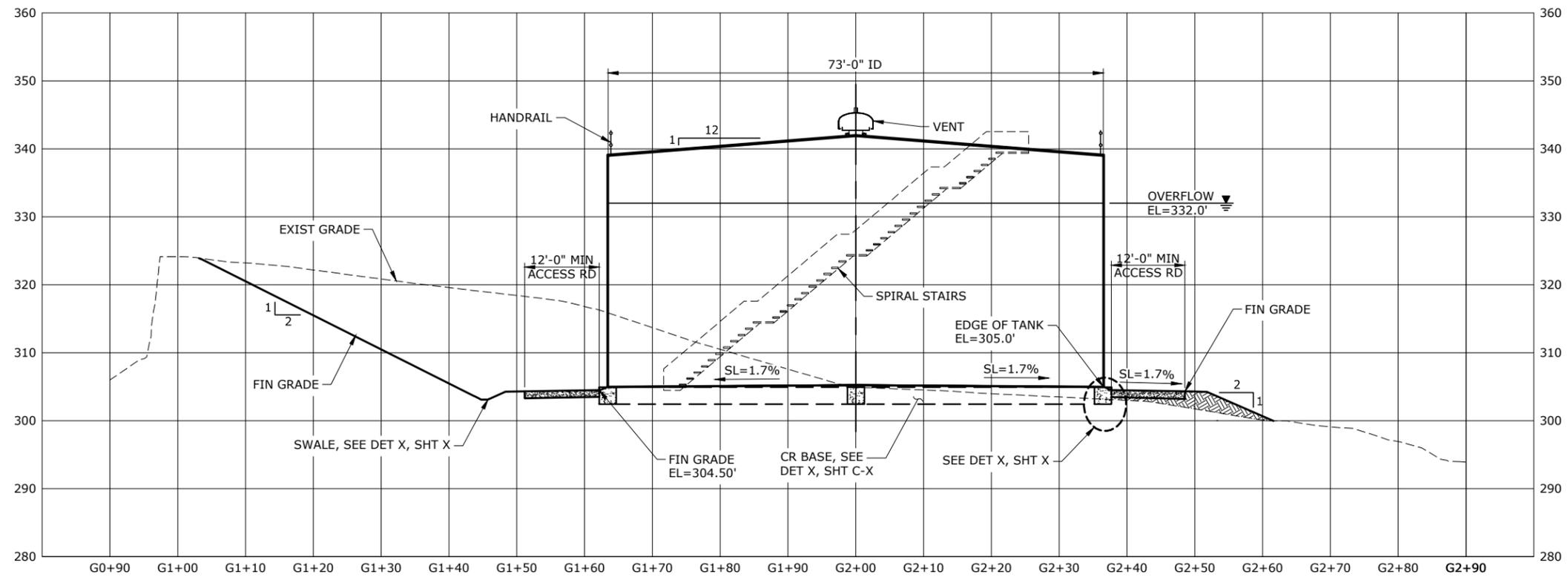


RESERVOIR SITE LAYOUT PLAN

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
C-3
8 of XX

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SECTION A
SCALE: 1"=10' HORIZ, 1"=10' VERT

PROPOSED BUILDING: 0.85 MG RESERVOIR, 4,186 SF (73' DIAMETER)
BUILDING ELEVATION: 40' (FROM GROUND ELEVATION TO TOP OF RESERVOIR VENT)

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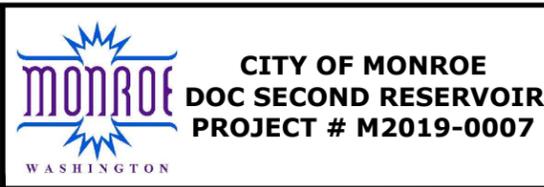
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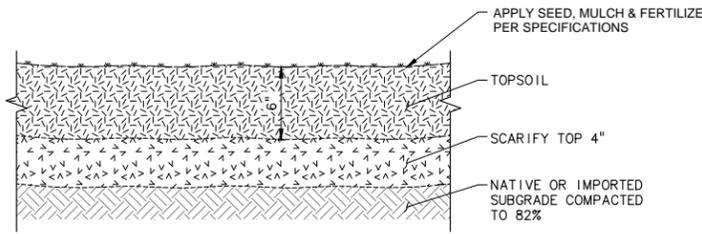


RESERVOIR SECTION AND DETAILS

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
C-8
14 of XX

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON



NATURAL GRASS AND
LAWN RESTORATION

SCALE: NTS

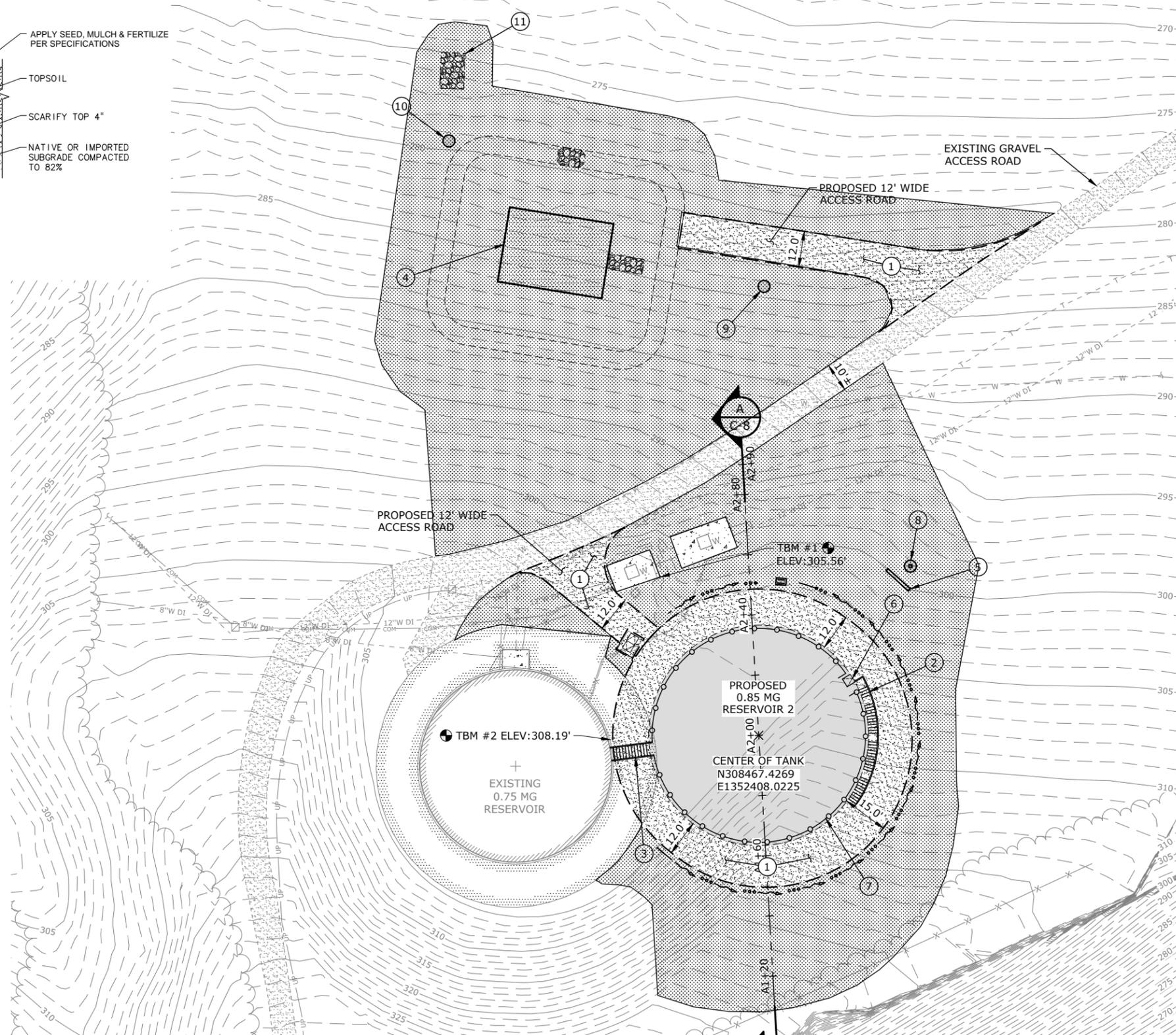


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- ⑩ FLOW CONTROL MH, TYPE II CB
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LEGEND

HYDROSEED ALL DISTURBED AREAS OUTSIDE PAVED AND GRAVELED AREAS. SEE DET 1, THIS SHT



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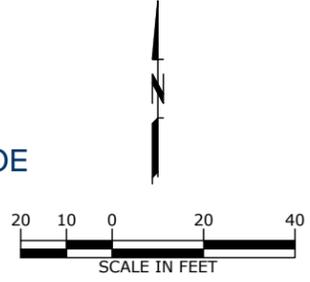
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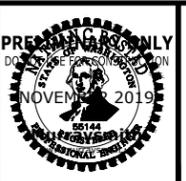
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**RESERVOIR LANDSCAPING
SITE LAYOUT PLAN**

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SHEET
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