

A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.

OWNERS

James J and Bobbie Foster Allen
28053200100800
13504 35th Ave SE
Bothell, WA 98012
425-337-9464

Cynthia and Brian White
28053200101700
13519 31st Drive SE
Bothell, WA 98012
425-338-0653

MB Denning
28053200101300
13405 31st Drive SE
Bothell, WA 98012
Unlisted

Owen and James Thomas
28053200102500 & 28053200101701
13518 35th Ave SE
Bothell, WA 98012
425-337-8863

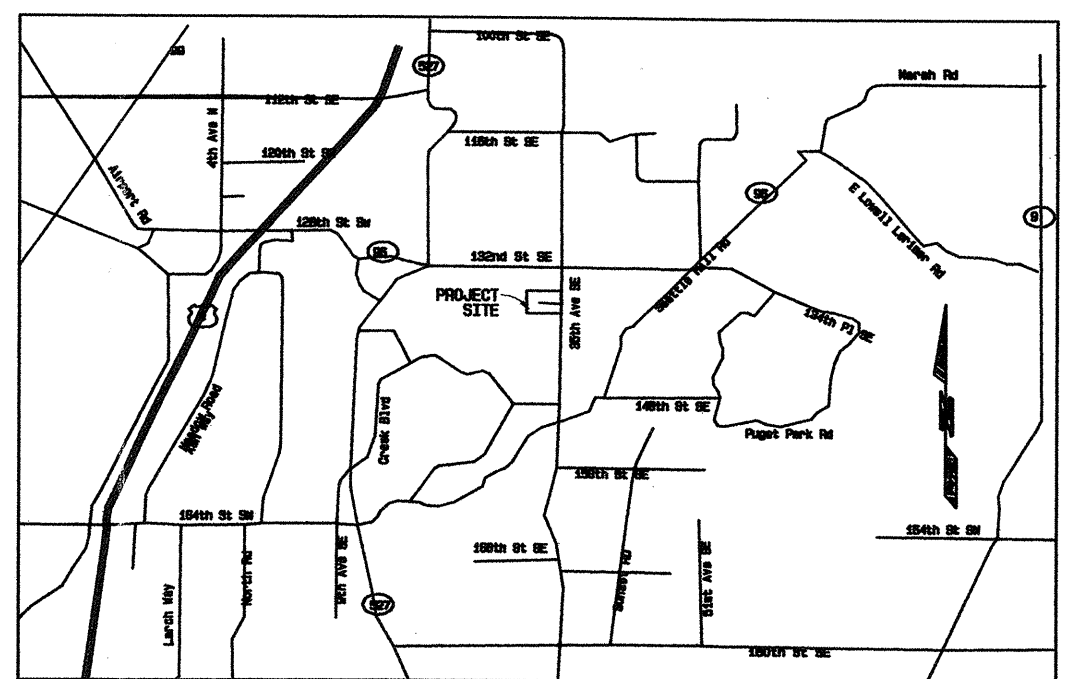
Alta and Frank Zapf
28053200106500
13505 31st Drive SE
Bothell, WA 98012
425-337-7580

Bruce Kenney
28053200100300
13407 31st Drive SE
Bothell, WA 98012
425-337-0222

Alice Willey
28053200100700
13522 35th Ave SE
Bothell, WA 98012
Unlisted

PARCEL INFORMATION

Parcel	Owner	Area (sq)	Area (ac)	TAX-ID
1	Denning	56,840	1.305	280532-001-013-00
2	Kenney	46,890	1.076	280532-001-003-00
3	Zapf	103,600	2.360	280532-001-005-00
4	White	104,160	2.391	280532-001-017-00
5	Allen	294,170	6.753	280532-001-008-00
6	Thomas	47,000	1.075	280532-001-025-00
7	Willey	43,560	1.000	280532-001-007-00
8	Thomas	26,680	0.590	280532-001-007-01
Total =		721,980	16.574	



VICINITY MAP
SCALE 1"=1000'

LEGAL DESCRIPTION

Parcel 1
The South 250 feet of the North 825.50 feet of the East half of the West half of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
EXCEPT the East 167.52 feet thereof;
TOGETHER WITH the South 250 feet of the North 825.50 feet of the East half of the East half of the West half of the Northeast quarter of said Section 32;
(ALSO KNOWN AS Lot 3 of Short Plat SP 14(108) recorded under Auditor's File Number 8107300101, which was corrected by Instrument recorded under Auditor's File Number 8107300151, and which is a Replated portion of Lot 3 of Short Plat Number SP 277(12-73) recorded under Auditor's File Number 2330216);
EXCEPTING THEREFROM the mobile home improvements, if any, located within said lands.
Situate in the County of Snohomish, State of Washington.

Parcel 2
The East 167.52 feet of the South 250 feet of the North 823.50 feet of the East half of the West half of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
ALSO KNOWN AS Lot 2 of Short Plat recorded under Recording Number 8107300101, and amended under Recording Number 8107300151;

TOGETHER WITH an easement for ingress, egress and utilities as delineated on the face of the Short Plat recorded under Auditor's File Number 8107300151.

Parcel 3
Parcel C of Short Plat SP 277(12-73) recorded under Recording Number 2330216, being a portion of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
TOGETHER WITH an easement for ingress, egress and utilities as disclosed in said Short Plat.

Parcel 4
Parcel D of Short Plat SP 277(12-73) recorded under Recording Number 2330216, being a portion of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
TOGETHER WITH an easement for ingress, egress and utilities as disclosed in said Short Plat.

Parcel 5
The Southeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
EXCEPT the South 188 feet thereof;
ALSO an easement over the following described real estate:
Commencing at the Southeast corner of the above tract;
thence South 250 feet;
thence West 412 feet;
thence North 20 feet;
thence East to the point of beginning to be used for a road.
Less that portion conveyed to Snohomish County for Right of Way by Deed recorded under Recording Number 2001024060.
Situate in the County of Snohomish, State of Washington.

Parcel 6
The West 250.00 feet of the South 188.00 feet of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
EXCEPT the South 188 feet thereof;
TOGETHER WITH an easement for ingress, egress and utility purposes over, under, across and through the North 30.00 feet of the South 188.00 feet of said Southeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
AND EXCEPT the East 40.00 feet thereof;
ALSO EXCEPT that portion conveyed to the County of Snohomish by Deed recorded under Recording Number 200104190144;
(ALSO KNOWN AS Lot 2 of Boundary Line Adjustment recorded under Recording Number 9708120009).
Situate in the County of Snohomish, State of Washington.

Parcel 7
The West 250.00 feet of the South 188.00 feet of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;
EXCEPT the West 250.00 feet thereof;
AND EXCEPT that portion conveyed to County of Snohomish by Deed recorded under Recording Number 200104190144.
Situate in the County of Snohomish, State of Washington.

APPLICANT
Pacific Ridge Homes
11627 Airport Road, Suite A
Everett, WA 98204
425-438-8444

SITE ADDRESS
13504 35th Ave SE
Bothell, WA 98012

PROJECT INFORMATION

EXISTING ZONING: R-7200
EXISTING LAND USE: Single Family Residential
PROPOSED ZONING: LDR
PROPOSED LAND USE: COMMERCIAL
GROSS AREA: 721,980 sq ft (16,574 ac)
GROSS DENSITY: 129 SFR
GROSS DENSITY: 7.78 units/ac

INDEX TO SHEETS

C1 of C14	Drainage Cover Sheet
C2 of C14	Construction Notes
C3 of C14	Site Clearing Plan
C4 of C14	Grading, T&E Plan
C5 of C14	Grading Cross Sections & Details
C6 of C14	Proposed A-Isle - Plan & Profile
C7 of C14	Proposed B-Isle - Plan & Profile
C8 of C14	Proposed C-Isle - Plan & Profile
C9 of C14	31st Drive SE Frontage - Plan & Profile
C10 of C14	35th Avenue SE Frontage - Plan & Profile
C11 of C14	Yard Drains & Curb Outs Plan
C12 of C14	Detention Pond Plan & Details
C13 of C14	Wetland Pond Plan & Details
C14 of C14	Construction Details
D1 thru D2	Existing & Developed Drainage Plans
L1 thru L3	Landscape & Wetland Mitigation Plans
W1 of W1	Water Plan
S1 thru S6	Sanitary Sewer Plans

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE
OF GRADING PERMITS).

BY: _____
R/W PERMIT NO.: _____

We hereby declare that all improvements are located
as shown on these as-built plans as indicated by AB

by: *David Marshall* (Project Engineer)

by: _____ (Project Surveyor)

by: _____ (Project Developer)

GRADING QUANTITIES

Cut: 38,000 cu yd AB
Fill: 38,000 cu yd AB

WETLAND CONSULTANT

B & A Inc.
3303 43rd Street NW
616 Heron, WA 98335
253-661-9011
253-661-7719 FAX

ROADWAY DATA

ISLE LENGTH: 3,310 ft
AREA: 69,875 sq ft
SIDEWALK LENGTH: 3,874 ft
AREA: 16,040 sq ft
PARKING: Two spaces per unit in garage
22 add'l guest spaces
Two spaces per driveway

PROJECT SURVEYOR

Centre Points Surveying, Inc.
33701 9th Ave S
Federal Way, WA 98003
253-661-9011
253-661-7719 FAX

SURVEY REFERENCE

DATUM: NAVD83
BEARING BASIS: SOUTH LINE OF SECTION 8 PER PLAT OF WILL CREEK MEADOWS RECORDED UNDER AFF#9303105004.
BENCHMARK: PUNCHMARK WITH "X" IN N. RIM OF 55" DIAMETER 6 FEET WEST OF CENTERLINE 20TH RD SE & 1/4-20' NORTH OF CENTERLINE OF 180TH ST SE ELEVATION = 360.33'

SLOPE ANALYSIS

There are no steep slopes on site. The majority of the site slopes downward at an average 3 percent to the east, leveling off prior to its frontage on 35th Avenue SE.

GEOTECH ENGINEER

Associated Earth Sciences, Inc.
914 Fifth Ave, Suite 100
Kirkland, WA 98033
425-827-7701
425-827-5424 FAX

SOILS

Soil Type: Silver Lake Gravelly Sandy Loam
Vegetative Cover:
Pre-development - Second growth forest, Landscape & Grass
Development - Landscape & Grass

PROJECT ENGINEER/CONTACT PERSON

Land Technologies
Dave Marshall, PE
18820 Third Ave NE
Arlington, WA 98223
360-552-9727
360-552-5374 FAX
Contact: We're Marshall

PROJECT NOTES

- Topography and Boundary are preliminary and are subject to change.
- Site is not located within a flood hazard zone.
- Drawings prepared: July - October 2003 by Land Technologies, 18820 Third Ave. NE, Arlington, WA 98223. Phone 360-552-9727. 425-827-7701. 425-827-5424 FAX
- Topography of site is compiled from field observations, GIS topographic data, and/or from aerial photography maps.
- Plot Boundary shown is approximate only and is subject to final survey.
- All utilities are to be located underground.

FIRE HYDRANT COLOR CODES
































Color Code	Level of Service
Light Blue	1,500 GPM or greater
Green	1,000 to 1,499 GPM
Orange	500 to 999 GPM
Red	Less than 500 GPM
Black	For draft use only (hand suction/cleaner port)
White	Cross on hydrant top for filling tankers only

NOTE: Developer shall color code existing and new hydrants per above table, and shall also install 10' blue street reflectors approximately 1.0 foot of feet from road C/L to indicate hydrant location on plat required hydrant locations.

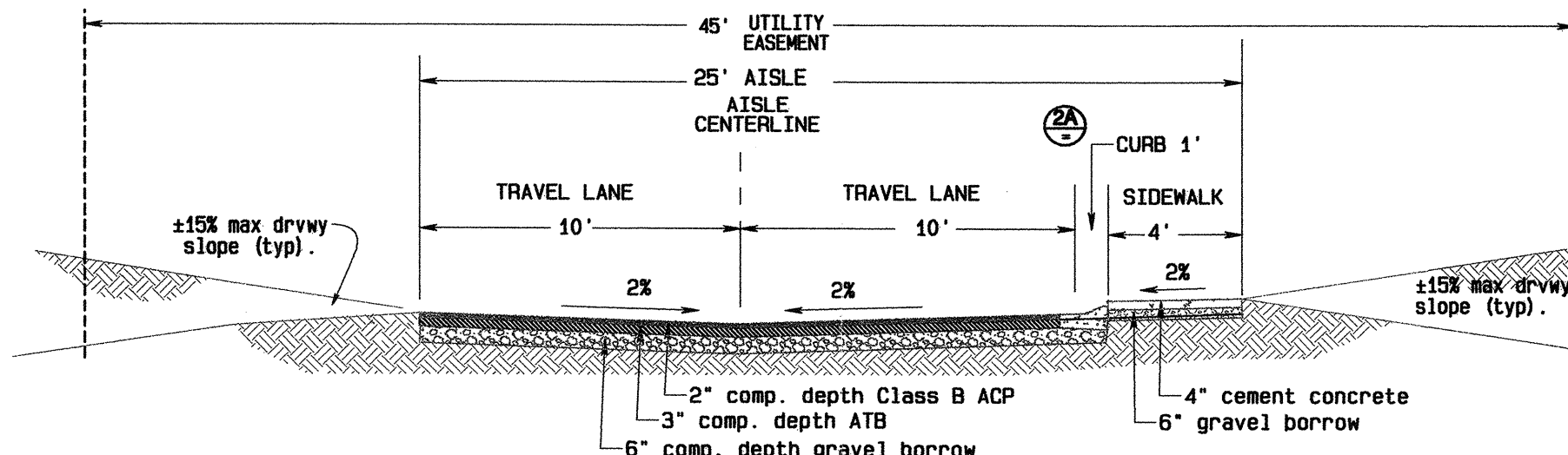
SITE PLAN

1-006 1-007 1-008 1-009 1-010 1-011 1-012 1-013 1-014 1-015 1-016 1-017 1-018 1-019 1-020 1-021 1-022 1-023 1-024 1-025 1-026 1-027 1-028 1-029 1-030 1-031 1-032 1-033 1-034 1-035 1-036 1-037 1-038 1-039 1-040 1-041 1-042 1-043 1-044 1-045 1-046 1-047 1-048 1-049 1-050 1-051 1-052 1-053 1-054 1-055 1-056 1-057 1-058 1-059 1-060 1-061 1-062 1-063 1-064 1-065 1-066 1-067 1-068 1-069 1-070 1-071 1-072 1-073 1-074 1-075 1-076 1-077 1-078 1-079 1-080 1-081 1-082 1-083 1-084 1-085 1-086 1-087 1-088 1-089 1-090 1-091 1-092 1-093 1-094 1-095 1-096 1-097 1-098 1-099 1-100 1-101 1-102 1-103 1-104 1-105 1-106 1-107 1-108 1-109 1-110 1-111 1-112 1-113 1-114 1-115 1-116 1-117 1-118 1-119 1-120 1-121 1-122 1-123 1-124 1-125 1-126 1-127 1-128 1-129 1-130 1-131 1-132 1-133 1-134 1-135 1-136 1-137 1-138 1-139 1-140 1-141 1-142 1-143 1-144 1-145 1-146 1-147 1-148 1-149 1-150 1-151 1-152 1-153 1-154 1-155 1-156 1-157 1-158 1-159 1-160 1-161 1-162 1-163 1-164 1-165 1-166 1-167 1-168 1-169 1-170 1-171 1-172 1-173 1-174 1-175 1-176 1-177 1-178 1-179 1-180 1-181 1-182 1-183 1-184 1-185 1-186 1-187 1-188 1-189 1-190 1-191 1-192 1-193 1-194 1-195 1-196 1-197 1-198 1-199 1-200 1-201 1-202 1-203 1-204 1-205 1-206 1-207 1-208 1-209 1-210 1-211 1-212 1-213 1-214 1-215 1-216 1-217 1-218 1-219 1-220 1-221 1-222 1-223 1-224 1-225 1-226 1-227 1-228 1-229 1-230 1-231 1-232 1-233 1-234 1-235 1-236 1-237 1-238 1-239 1-240 1-241 1-242 1-243 1-244 1-245 1-246 1-247 1-248 1-249 1-250 1-251 1-252 1-253 1-254 1-255 1-256 1-257 1-258 1-259 1-260 1-261 1-262 1-263 1-264 1-265 1-266 1-267 1-268 1-269 1-270 1-271 1-272 1-273 1-274 1-275 1-276 1-277 1-278 1-279 1-280 1-281 1-282 1-283 1-284 1-285 1-286 1-287 1-288 1-289 1-290 1-291 1-292 1-293 1-294 1-295 1-296 1-297 1-298 1-299 1-300 1-301 1-302 1-303 1-304 1-305 1-306 1-307 1-308 1-309 1-310 1-311 1-312 1-313 1-314 1-315 1-316 1-317 1-318 1-319 1-320 1-321 1-322 1-323 1-324 1-325 1-326 1-327 1-328 1-329 1-330 1-331 1-332 1-333 1-334 1-335 1-336 1-337 1-338 1-339 1-340 1-341 1-342 1-343 1-344 1-345 1-346 1-347 1-348 1-349 1-350 1-351 1-352 1-353 1-354 1-355 1-356 1-357 1-358 1-359 1-360 1-361 1-362 1-363 1-364 1-365 1-366 1-367 1-368 1-369 1-370 1-371 1-372 1-373 1-374 1-375 1-376 1-377 1-378 1-379 1-380 1-381 1-382 1-383 1-384 1-385 1-386 1-387 1-388 1-389 1-390 1-391 1-392 1-393 1-394 1-395 1-396 1-397 1-398 1-399 1-400 1-401 1-402 1-403 1-404 1-405 1-406 1-407 1-408 1-409 1-410 1-411 1-412 1-413 1-414 1-415 1-416 1-417 1-418 1-419 1-420 1-421 1-422 1-423 1-424 1-425 1-426 1-427 1-428 1-429 1-430 1-431 1-432 1-433 1-434 1-435 1-436 1-437 1-438 1-439 1-440 1-441 1-442 1-443 1-444 1-445 1-446 1-447 1-448 1-449 1-450 1-451 1-452 1-453 1-454 1-455 1-456 1-457 1-458 1-459 1-460 1-461 1-462 1-463 1-464 1-465 1-466 1-467 1-468 1-469 1-470 1-471 1-472 1-473 1-474 1-475 1-476 1-477 1-478 1-479 1-480 1-481 1-482 1-483 1-484 1-485 1-486 1-487 1-488 1-489 1-490 1-491 1-492 1-493 1-494 1-495 1-496 1-497 1-498 1-499 1-500 1-501 1-502 1-503 1-504 1-505 1-506 1-507 1-508 1-509 1-510 1-511 1-512 1-513 1-514 1-515 1-516 1-517 1-518 1-519 1-520 1-521 1-522 1-523 1-524 1-525 1-526 1-527 1-528 1-529 1-530 1-531 1-532 1-533 1-534 1-535 1-536 1-537 1-538 1-539 1-540 1-541 1-542 1-543 1-544 1-545 1-546 1-547 1-548 1-549 1-550 1-551 1-552 1-553 1-554 1-555 1-556 1-557 1-558 1-559 1-560 1-561 1-562 1-563 1-564 1-565 1-566 1-567 1-568 1-569 1-570 1-571 1-572 1-573 1-574 1-575 1-576 1-577 1-578 1-579 1-580 1-581 1-582 1-583 1-584 1-585 1-586 1-587 1-588 1-589 1-590 1-591 1-592 1-593 1-594 1-595 1-596 1-597 1-598 1-599 1-600 1-601 1-602 1-603 1-604 1-605 1-606 1-607 1-608 1-609 1-610 1-611 1-612 1-613 1-614 1-615 1-616 1-617 1-618 1-619 1-620 1-621 1-622 1-623 1-624 1-625 1-626 1-627 1-628 1-629 1-630 1-631 1-632 1-633 1-634 1-635 1-636 1-637 1-638 1-639 1-640 1-641 1-642 1-643 1-644 1-645 1-646 1-647 1-648 1-649 1-650 1-651 1-652 1-653 1-654 1-655 1-656 1-657 1-658 1-659 1-660 1-661 1-662 1-663 1-664 1-665 1-666 1-667 1-668 1-669 1-670 1-671 1-672 1-673 1-674 1-675 1-676 1-677 1-678 1-679 1-680 1-681 1-682 1-683 1-684 1-685 1-686 1-687 1-688 1-689 1-690 1-691 1-692 1-693 1-694 1-695 1-696 1-697 1-698 1-699 1-700 1-701 1-702 1-703 1-704 1-705 1-706 1-707 1-708 1-709 1-710 1-711 1-712 1-713 1-714 1-715 1-716 1-717 1-718 1-719 1-720 1-721 1-722 1-723 1-724 1-725 1-726 1-727 1-728 1-729 1-730 1-731 1-732 1-733 1-734 1-735 1-736 1-737 1-738 1-739 1-740 1-741 1-742 1-743 1-744 1-745 1-746 1-747 1-748 1-749 1-750 1-751 1-752 1-753 1-754 1-755 1-756 1-757 1-758 1-759 1-760 1-761 1-762 1-763 1-764 1-765 1-766 1-767 1-768 1-769 1-770 1-771 1-772 1-773 1-774 1-775 1-776 1-777 1-778 1-779 1-780 1-781 1-782 1-783 1-784 1-785 1-786 1-787 1-788 1-789 1-790 1-791 1-792 1-793 1-794 1-795 1-796 1-797 1-798 1-799 1-800 1-801 1-802 1-803 1-804 1-805 1-806 1-807 1-808 1-809 1-810 1-811 1-812 1-813 1-814 1-815 1-816 1-817 1-818 1-819 1-820 1-821 1-822 1-823 1-824 1-825 1-826 1-827 1-828 1-829 1-830 1-831 1-832 1-833 1-834 1-835 1-836 1-837 1-838 1-839 1-840 1-841 1-842 1-843 1-844 1-845 1-846 1-847 1-848 1-849 1-850 1-851 1-852 1-853 1-854 1-855 1-856 1-857 1-858 1-859 1-860 1-861 1-862 1-863 1-864 1-865 1-866 1-867 1-868 1-869 1-870 1-871 1-872 1-873 1-874 1-875 1-876 1-877 1-878 1-879 1-880 1-881 1-882 1-883 1-884 1-885 1-886 1-887 1-888 1-889 1-890 1-891 1-892 1-893 1-894 1-895 1-896 1-897 1-898 1-899 1-900 1-901 1-902 1-903 1-904 1-905 1-906 1-907 1-908 1-909 1-910 1-911 1-912 1-913 1-914 1-915 1-916 1-917 1-918 1-919 1-920 1-921 1-922 1-923 1-924 1-925 1-926 1-927 1-928 1-929 1-930 1-931 1-932 1-933 1-934 1-935 1-936 1-937 1-938 1-939 1-940 1-941 1-942 1-943 1-944 1-945 1-946 1-947 1-948 1-949 1-950 1-951 1-952 1-953 1-954 1-955 1-956 1-957 1-958 1-959 1-960 1-961 1-962 1-963 1-964 1-965 1-966 1-967 1-968 1-969 1-970 1-971 1-972 1-973 1-974 1-975 1-976 1-977 1-978 1-979 1-980 1-981 1-982 1-983 1-984 1-985 1-986 1-987 1-988 1-989 1-990 1-991 1-992 1-993 1-994 1-995 1-996 1-997 1-998 1-999 1-1000

LEGEND

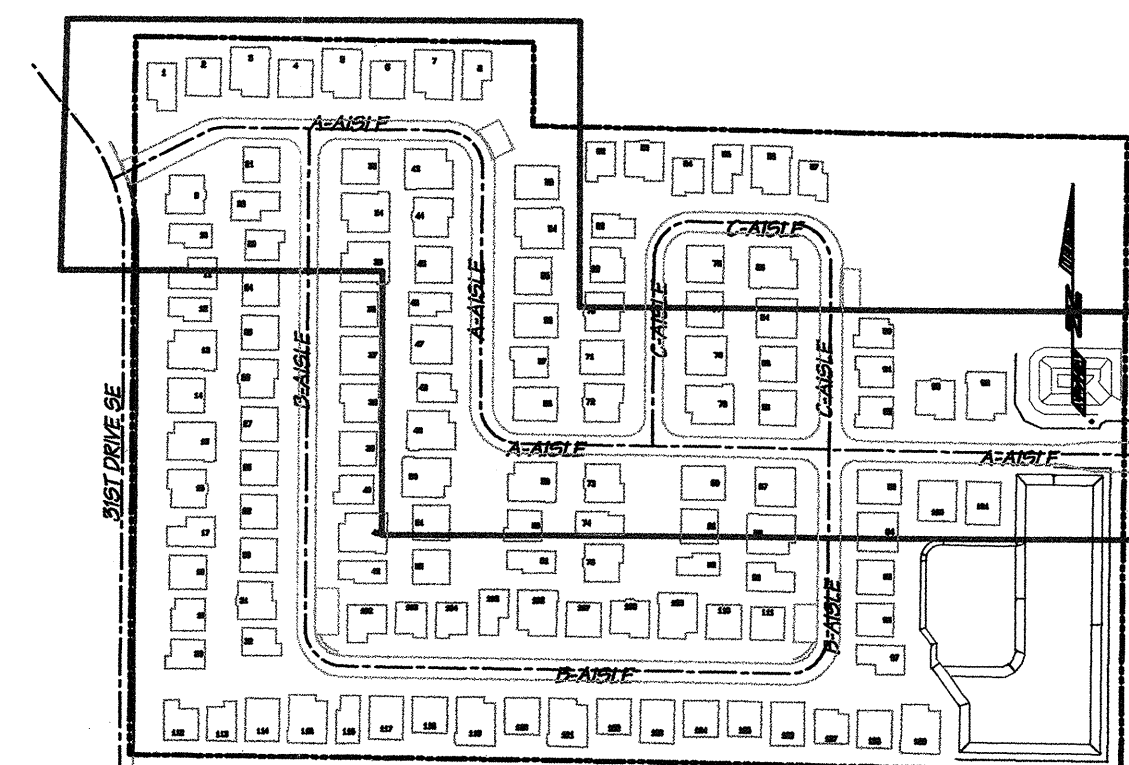
	WETLAND		EXISTING BUILDING
	WETLAND, BUFFER		EXISTING PAVED AREA
	NPSA SIGN		PROPOSED PAVED AREA
	EXISTING CONTOUR		SIDEWALK/CONCRETE AREAS
	DESIGN CONTOUR		LANDSCAPED/OPEN AREAS
	BUILDING SETBACK		EXERCISE EQUIP. STATION
	ROAD R/W LINE		WATER METER
	PROPERTY LINE		FINE HYDRANT
	WETLAND BUFFER		POWER POLE
	EXIST. FENCE LINE		SANITARY SEWER MANHOLE
	EXIST. WATER LINE		TRAFFIC SIGN
	EXIST. STORM DRAIN		CATCH BASIN
	SANITARY SEWER LINE		EXIST. CULVERT PIPE
	TYPICAL PARKING SLAB		OVERHEAD POWERLINE
	CULVERT, 17' x 20' EA.		BURIED GAS LINE
	GUEST PARKING 8.5'x20'		

ACCES ISLE A - PLAN VIEW



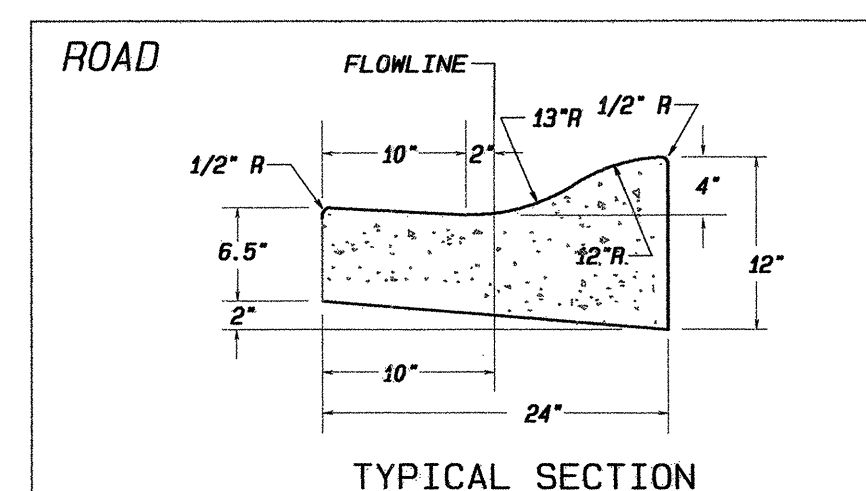
ROAD SECTION - ACCESS ISLE A

Urban Parking Aisle
Typical Section Sta 1+00 thru 13+00
Design speed 15 mph
Scale 1"=5'



ROADWAY KEY

Scale 1"=200'



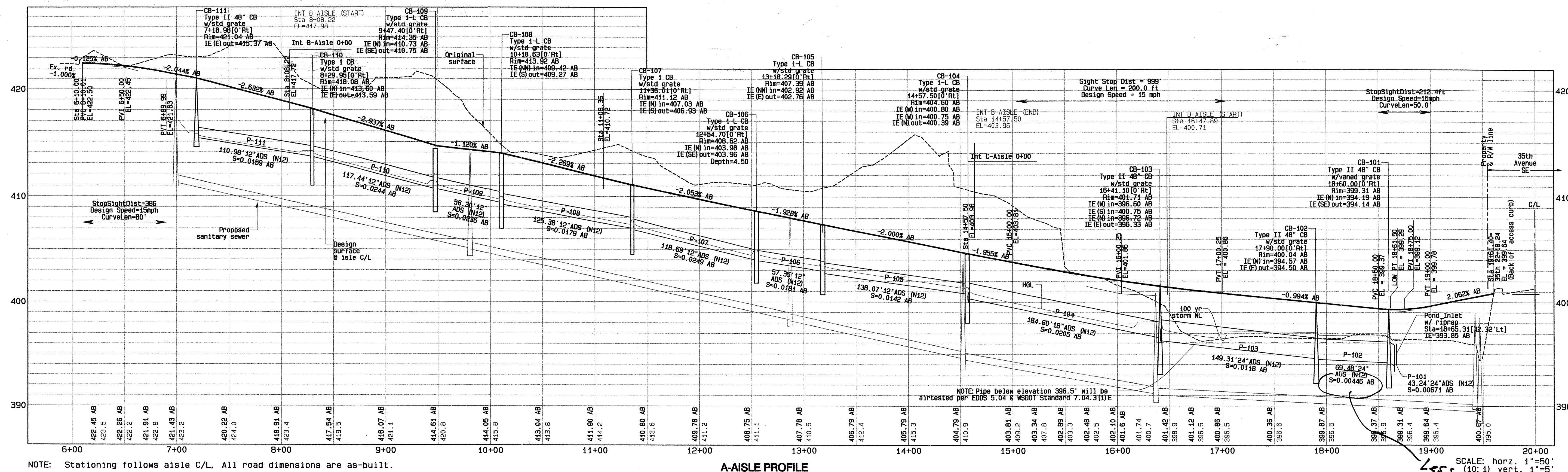
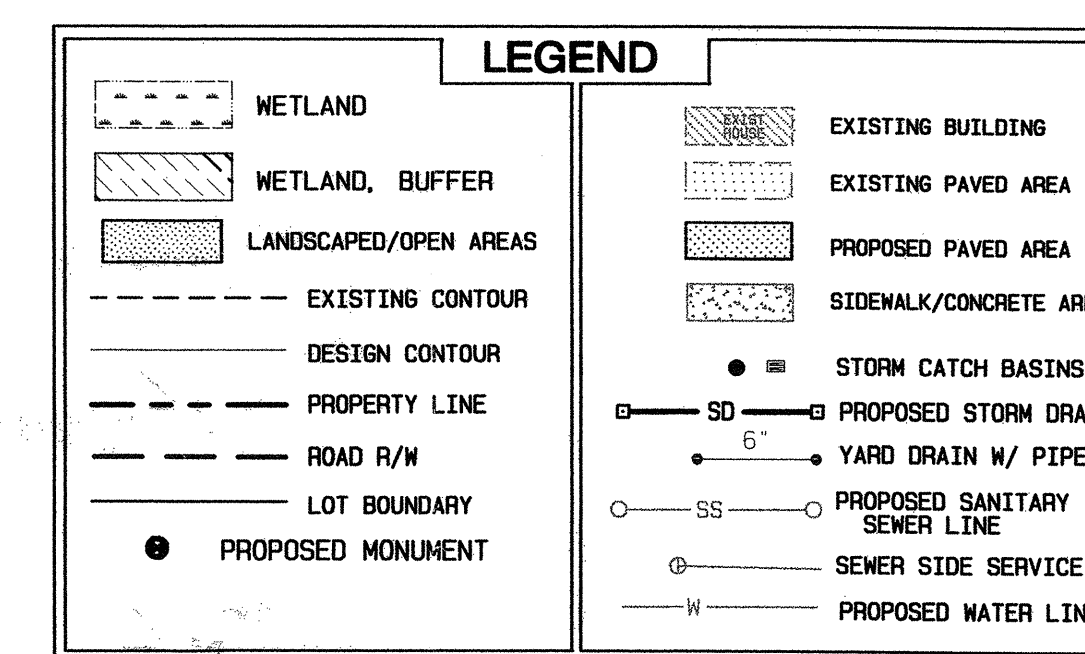
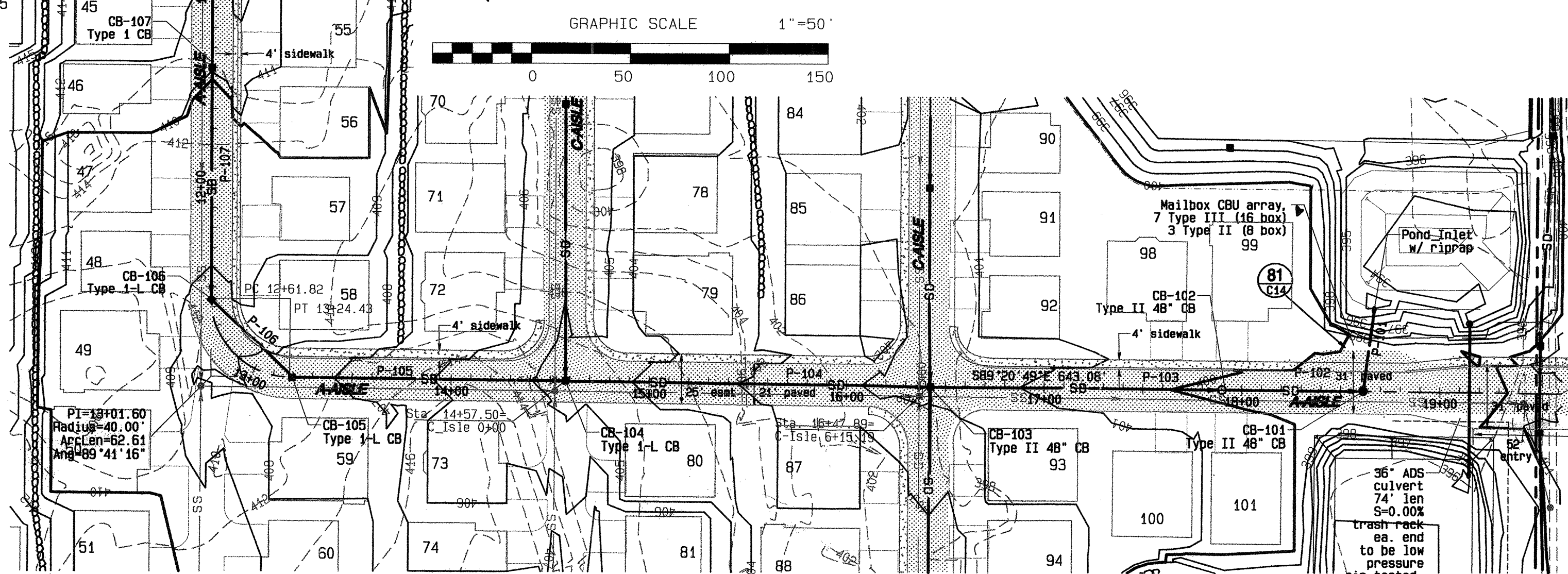
TYPICAL SECTION

2A CEMENT CONCRETE ROLLED CURB & GUTTER
C6 N. T. S. EDDS 6-030

(*) = use table below

STORM DRAIN CATCH BASIN TABLE

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5 - 060
Type I-L CB	5 - 070
Type I-P CB	5 - 080
Type II MH	5 - 090
Std grate	5 - 180
Solid lid	5 - 190
Vaned grate	5 - 200
Thru curb grate	5 - 210
Rolled, std grate	5 - 220A&B
Rolled, vaned grate	5 - 225



NOTE: Stationing follows aisle C/L. All road dimensions are as-built

A-AISLE PROFILE

SCALE: horz. 1"=50
(10:1) vert. 1"=5

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: David Sadall (Project Engineer)

by: _____ (Project Surveyor)

by: (Project Developer)

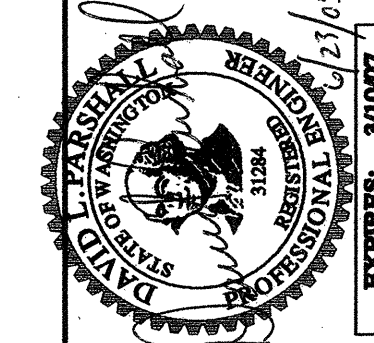
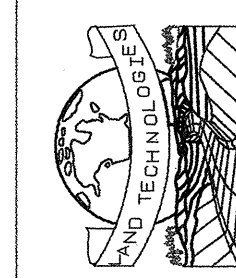
SNOMOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE
OF GRADING PERMITS).

BY: _____

R/W PERMIT NO.:

LAND TECHNOLOGIES

18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 F



DESIGNED BY: **Paolo**
DRAWN BY: **Paolo**

CHECKED BY: *CA*
DATE: *09-0*

Pacific Ridge Hor

9.

The Meadows

Access Isle A - Plan & Profile

The Meadows

SHEET

C6 of C14

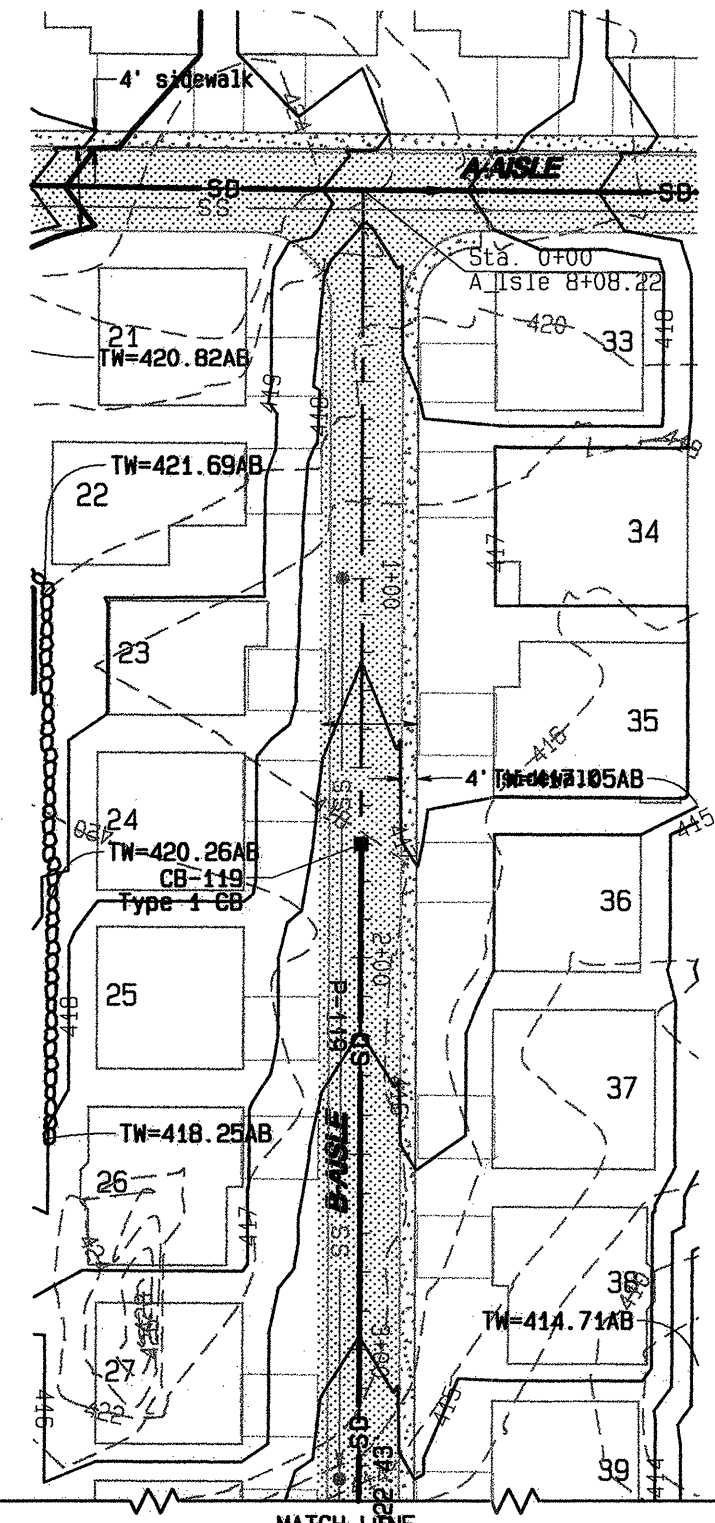
03-108845

THE MEADOWS

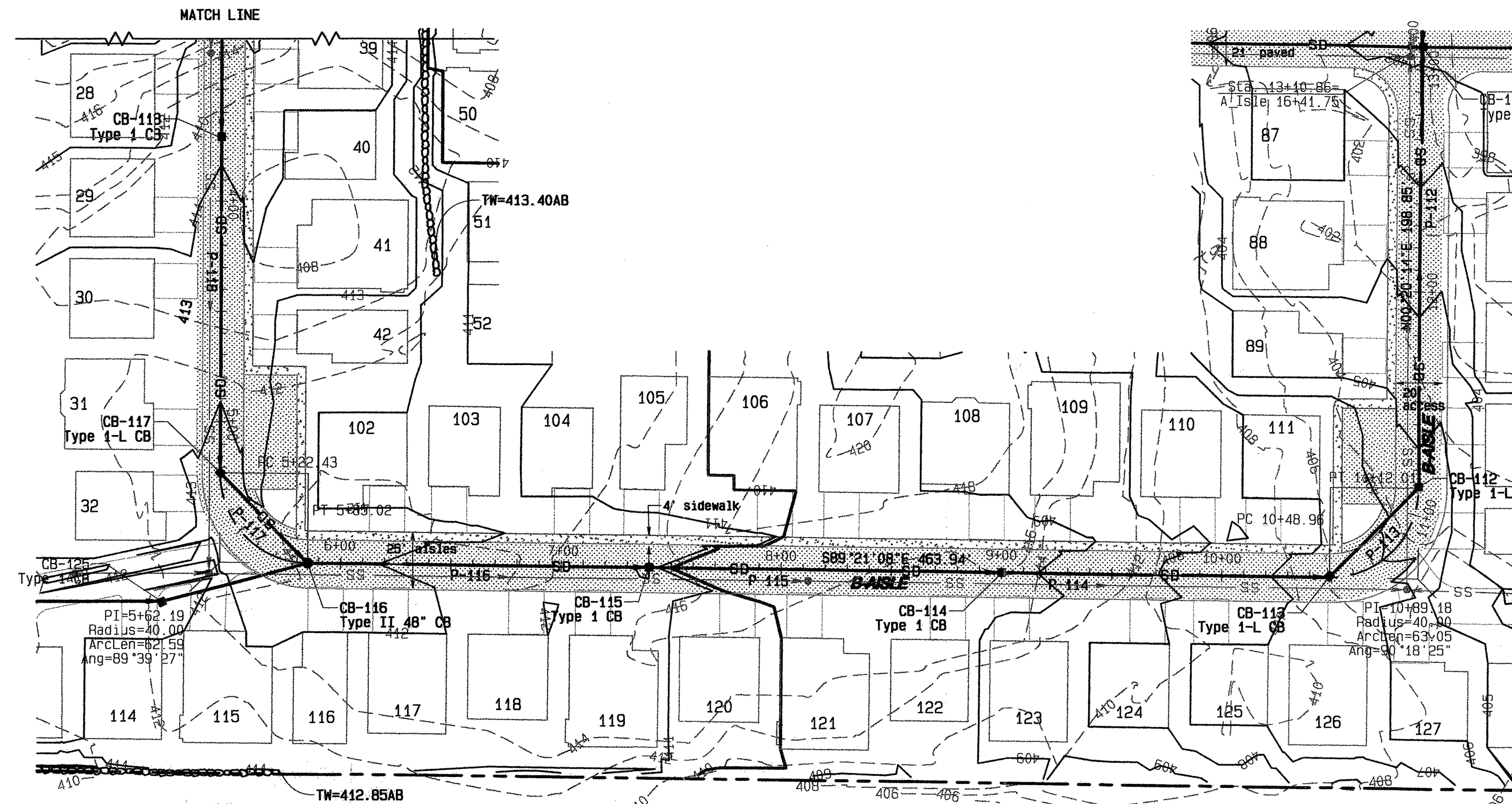
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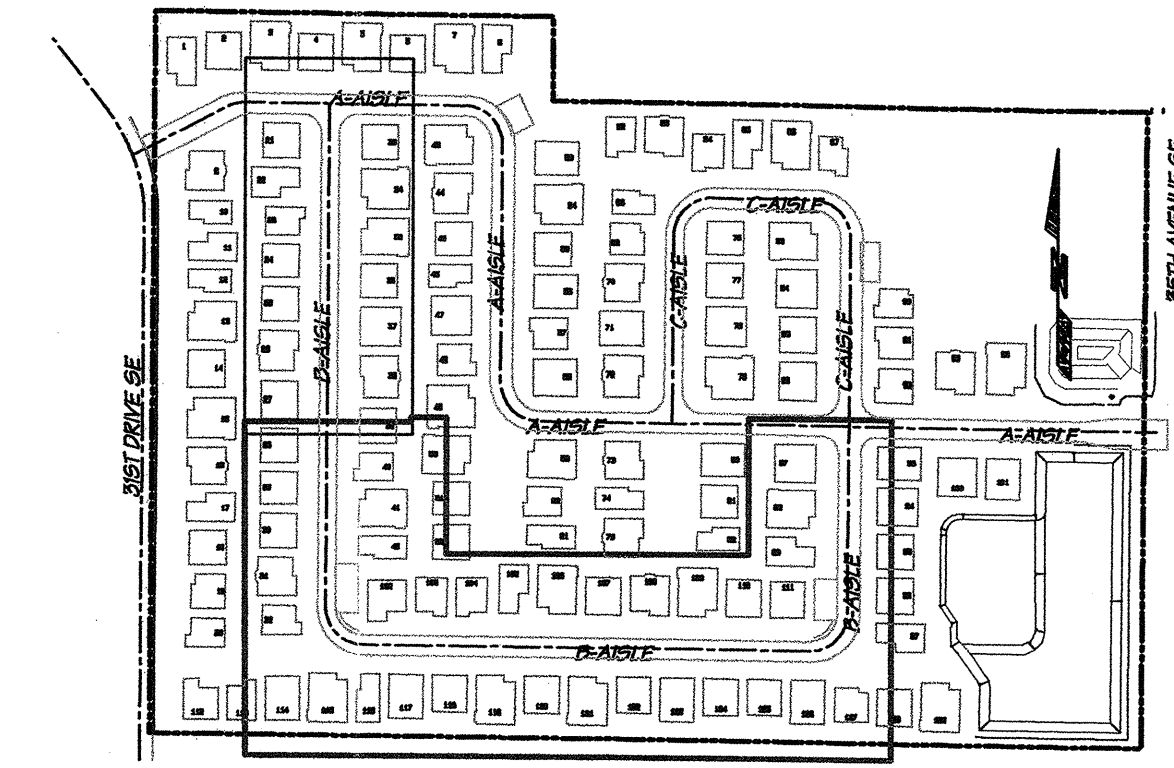
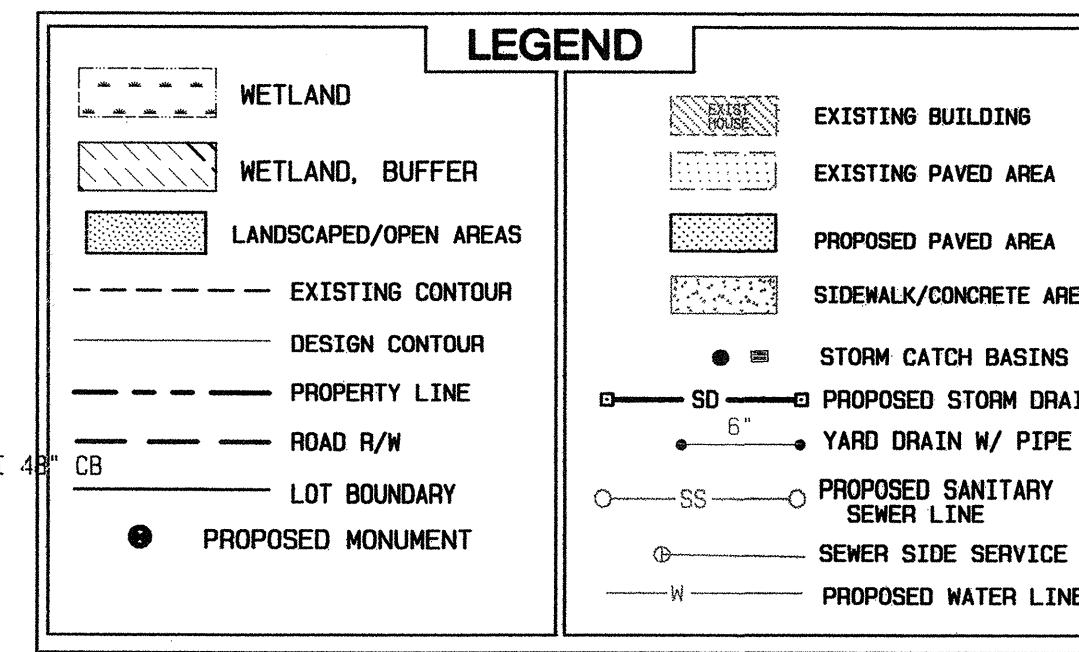
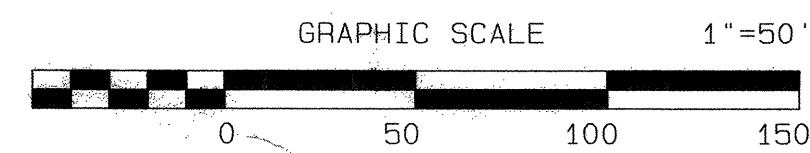
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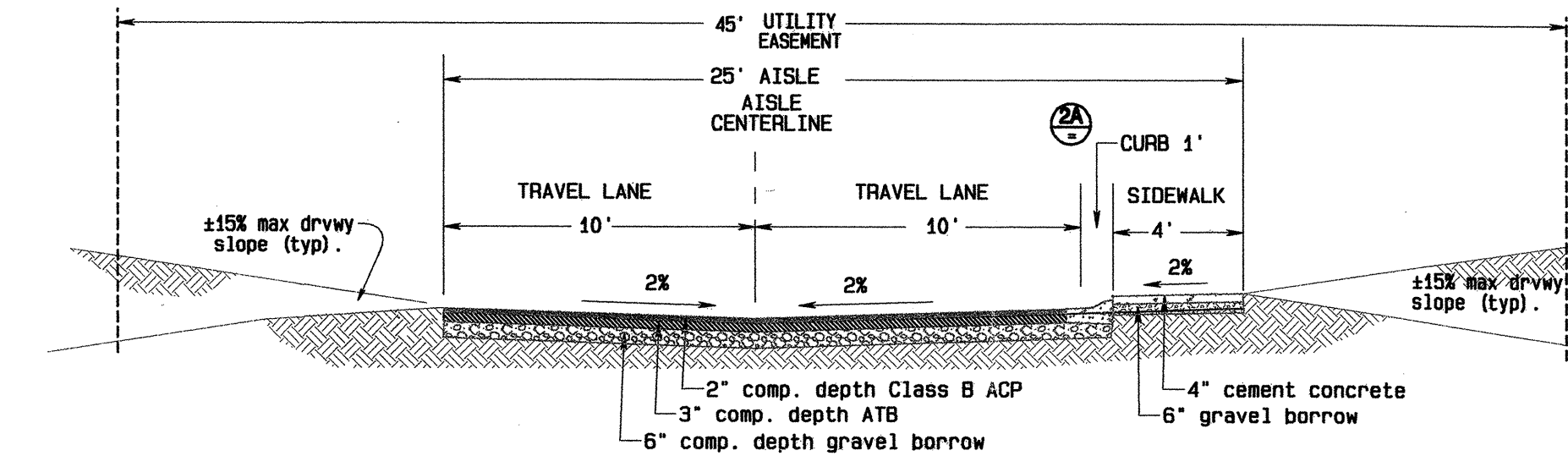
ACCESS ISLE B - PLAN
(PART 1)



ACCESS ISLE B - PLAN (PART 2)



ROADWAY KEY
Scale 1"=200'

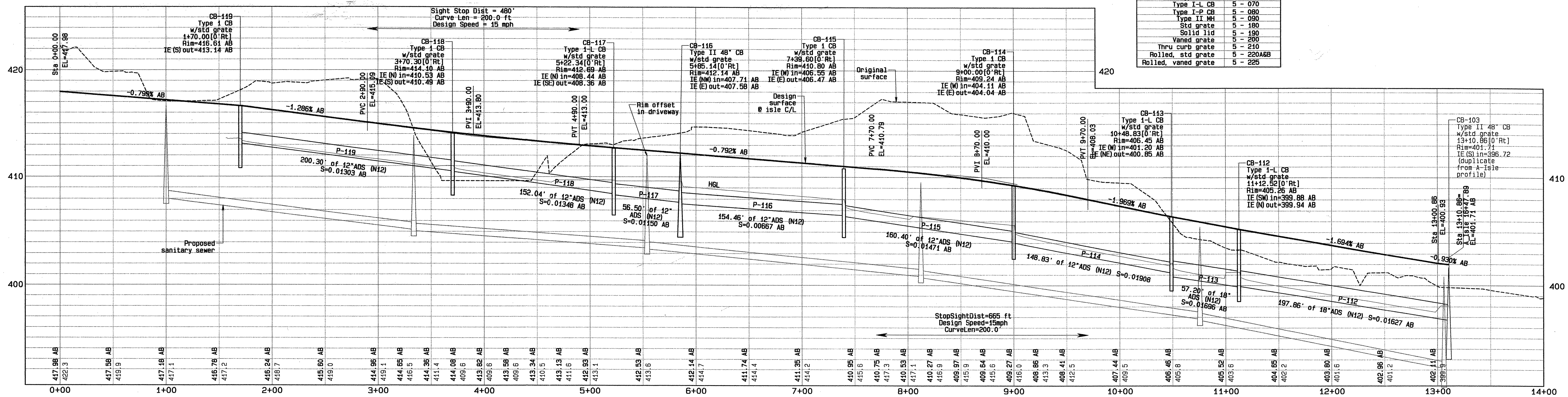


ROAD SECTION - ACCESS ISLE B

Urban Parking Aisle
Typical Section Sta 1+00 thru 13+00
Design speed 15 mph
Scale 1"=5'

(*) = use table below

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5 - 060
Type I-L CB	5 - 070
Type I-P CB	5 - 080
Type II CB	5 - 090
Std grate	5 - 180
Solid lid	5 - 190
Vaned grate	5 - 200
Thru curb grate	5 - 210
Rollled, std grate	5 - 220A/B
Rollled, vaned grate	5 - 225



NOTE: Stationing follows aisle C/L. All road dimensions are as-built.

B-AISLE PROFILE

SCALE: horiz. 1"=50'
(10:1) vert. 1"=5'

AS-BUILT
11-MAY-2005

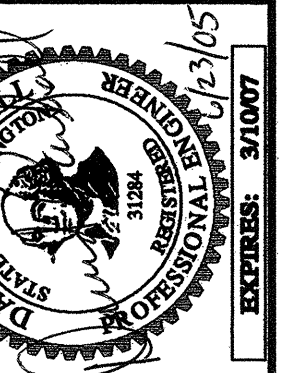
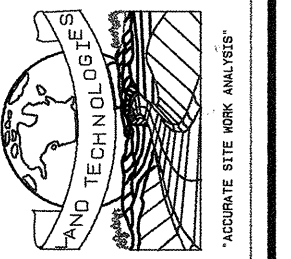
DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB
by: *David Marshall* (Project Engineer)
by: _____ (Project Surveyor)
by: _____ (Project Developer)

SNOWHISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS).

R/W PERMIT NO.: _____

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-5374 Fax
360-652-9727



DESIGNED BY: Paolo
DRAWN BY: Paolo
CHECKED BY: Paolo
DATE: 08-24-2005
REV: 08-24-2005
08-24-2005 Rev 1
11-May-2005 Rev 2
11-May-2005 Rev 3
11-May-2005 Rev 4

Family Quality Construction and Development II, LLC
d/b/a Pacific Ridge Homes
11627 Airport Road, Everett, WA 98204

The Meadows
A PORTION OF NE-1/4 OF NE-1/4 SEC 32, T28N, R5E, W.M.

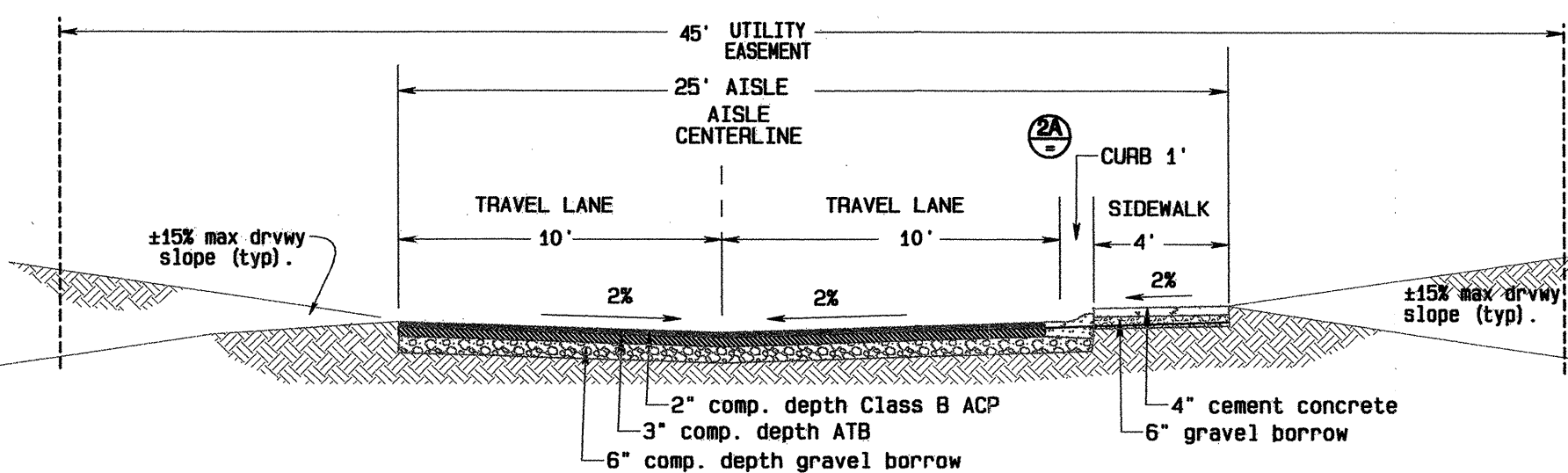
SHEET
C7 of C14
03-108845

THE MEADOWS HDEV-2123

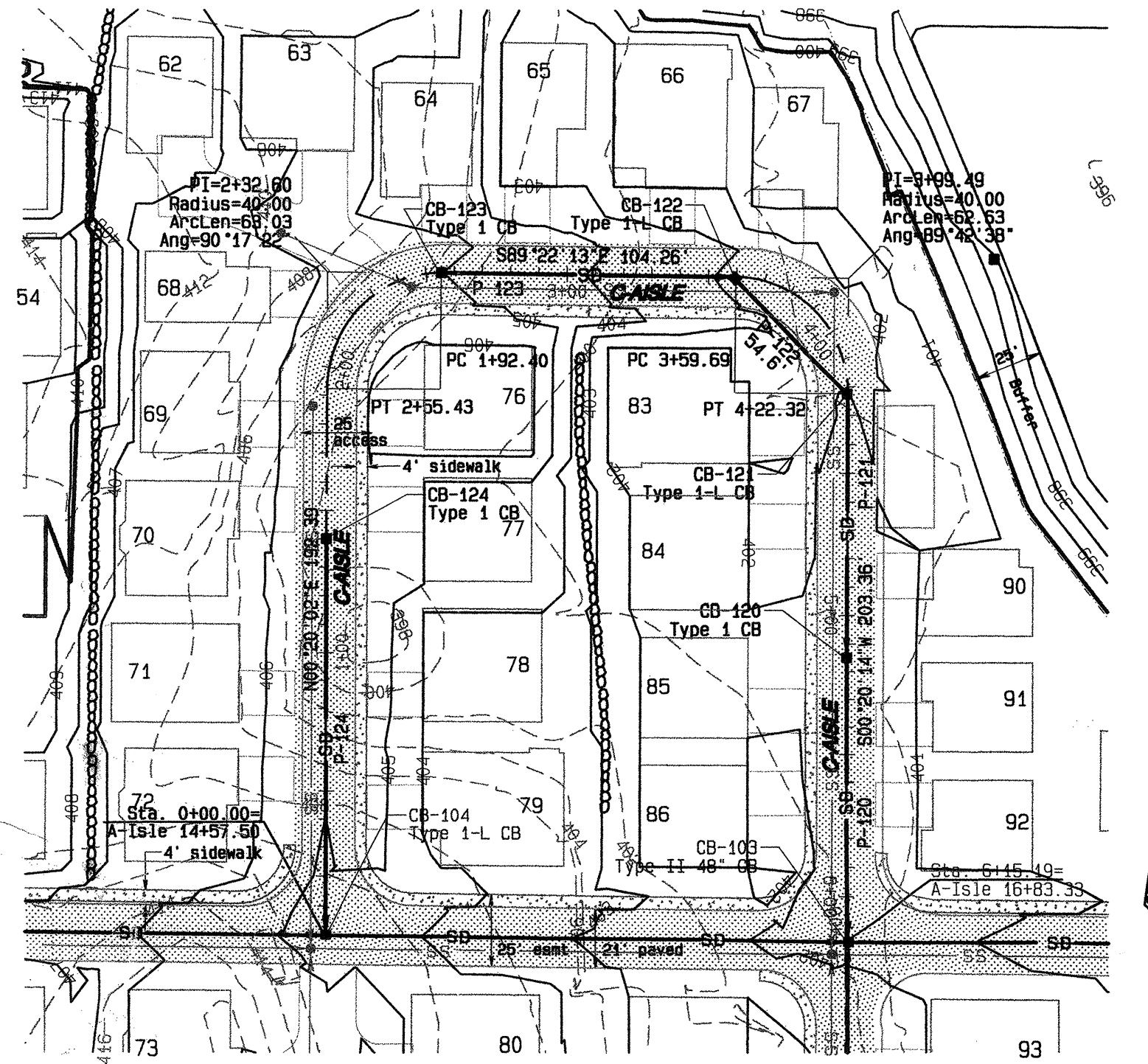
PIPE/STRUCTURE TABLE

MANHOLE DATA				PIPE DATA											
		DESIGN	AS-BUILT		DESIGN	AS-BUILT	DESIGN	AS-BUILT	DESIGN	AS-BUILT	DESIGN	AS-BUILT	SIZE		
NODE NAME	DESCRIPTION	RIM	RIM	PIPE NAME	ENTRANCE (feet)	ENTRANCE (feet)	OUTLET (feet)	OUTLET (feet)	%GRADE	%GRADE	LENGTH (feet)	LENGTH (feet)	SIZE (inches)	MATERIAL	
PIPE RUN: A-AISLE															
Pond_Inlet	w/ riprap	395.00	395.85												
CB-101	Type II 48" CB	399.42	399.31	P-101	394.22	394.14	394.00	393.85	0.52	0.67	42.61	43.24	24"	ADS (N12)	
CB-102	Type II 48" CB	399.70	400.04	P-102	394.65	394.50	394.22	394.19	0.63	0.45	70.01	69.48	24"	ADS (N12)	
CB-103	Type II 48" CB	400.75	401.71	P-103	395.55	396.33	394.66	394.57	0.60	1.18	148.25	149.31	24"	ADS (N12)	
CB-104	Type I-L CB	403.96	404.60	P-104	399.46	400.39	396.05	396.60	1.85	2.05	184.25	184.60	18"	ADS (N12)	
CB-105	Type I-L CB	406.67	407.39	P-105	402.17	402.76	399.96	400.80	1.59	1.42	139.21	138.07	12"	ADS (N12)	
CB-106	Type I-L CB	407.80	408.62	P-106	403.30	403.96	402.17	402.92	2.11	1.81	53.58	57.35	12"	ADS (N12)	
CB-107	Type I CB	410.07	411.12	P-107	406.40	406.93	403.30	403.98	2.50	2.49	123.86	118.69	12"	ADS (N12)	
CB-108	Type I-L CB	413.05	413.92	P-108	408.55	409.27	406.40	407.03	1.74	1.79	123.86	125.38	12"	ADS (N12)	
CB-109	Type I-L CB	414.57	414.35	P-109	410.00	410.75	408.55	409.42	2.57	2.36	56.44	56.30	12"	ADS (N12)	
CB-110	Type I CB	417.44	418.08	P-110	413.00	413.59	410.00	410.73	2.51	2.44	119.47	117.44	12"	ADS (N12)	
CB-111	Type II 48" CB	420.52	421.04	P-111	415.00	415.37	413.00	413.60	1.67	1.59	119.47	110.98	12"	ADS (N12)	
PIPE RUN: B-AISLE															
CB-103	Type II 48" CB	400.75	401.71	P-112	399.50	399.94	396.05	396.72	1.72	1.63	200.81	197.86	18"	ADS (N12)	
CB-112	Type I-L CB	404.16	405.26	P-113	400.50	400.85	399.50	399.88	1.83	1.70	54.62	57.20	18"	ADS (N12)	
CB-113	Type I-L CB	405.37	406.45	P-114	403.50	404.04	401.00	401.20	1.67	1.91	149.99	148.83	12"	ADS (N12)	
CB-114	Type I CB	408.25	409.24	P-115	405.50	406.47	403.50	404.11	1.25	1.47	160.00	160.40	12"	ADS (N12)	
CB-115	Type I CB	410.08	410.80	P-116	406.60	407.58	405.50	406.55	0.71	0.67	154.98	154.46	12"	ADS (N12)	
CB-116	Type II 48" CB	411.38	412.14	P-117	407.55	408.36	406.60	407.71	1.68	1.15	56.40	56.53	12"	ADS (N12)	
CB-117	Type I-L CB	411.90	412.69	P-118	409.30	410.49	407.55	408.44	1.15	1.35	152.43	152.04	12"	ADS (N12)	
CB-118	Type I-L CB	413.33	414.10	P-119	411.80	413.14	409.30	410.53	1.25	1.30	200.00	200.30	12"	ADS (N12)	
CB-119	Type I CB	415.81	416.61	P-119	411.80	413.14	409.30	410.53	1.25	1.30	200.00	200.30	12"	ADS (N12)	
PIPE RUN: C-AISLE															
CB-103	Type II 48" CB	400.75	401.71	P-120	396.05	397.46	395.55	396.76	0.51	0.70	100.19	100.30	18"	ADS (N12)	
CB-120	Type I CB	400.50	401.38	P-121	397.51	398.48	396.56	397.67	1.00	0.87	94.93	92.65	12"	ADS (N12)	
CB-121	Type I-L CB	401.15	401.91	P-122	398.05	399.01	397.51	398.44	0.99	1.01	54.63	56.67	12"	ADS (N12)	
CB-122	Type I-L CB	402.10	402.81	P-123	400.00	400.91	398.05	399.40	1.87	1.45	104.54	104.37	12"	ADS (N12)	
CB-123	Type I CB	404.05	405.03	P-123	400.00	400.91	398.05	399.40	1.87	1.45	104.54	104.37	12"	ADS (N12)	
PIPE RUN: C-AISLE 2															
CB-104	Type I-L CB	403.96	404.60	P-124	401.67	401.75	400.96	400.75	0.51	0.71	140.00	140.41	12"	ADS (N12)	
CB-124	Type I CB	404.67	405.39	P-124	401.67	401.75	400.96	400.75	0.51	0.71	140.00	140.41	12"	ADS (N12)	
PIPE RUN: TIE-IN 31ST-B-AISLE															
CB-116	Type II 48" CB	411.38	412.14	P-125	407.00	408.14	406.60	407.67	0.58	0.69	58.39	68.55	12"	ADS (N12)	
CB-125	Type I CB	412.07	412.90	P-126	408.00	409.06	407.00	408.30	0.65	0.50	152.85	150.80	12"	ADS (N12)	
CB-126	Type I-L CB	412.80	412.68	P-126	408.00	409.06	407.00	408.30	0.65	0.50	152.85	150.80	12"	ADS (N12)	
PIPE RUN: 31st Drive SE(S)															
CB-126	Type I CB	412.80	412.68	P-127	409.50	409.58	409.00	409.08	0.77	0.98	64.97	50.90	12"	ADS (N12)	
CB-128	Type I CB	412.30	412.30	P-127	409.50	409.58	409.00	409.08	0.77	0.98	64.97	50.90	12"	ADS (N12)	
PIPE RUN: 31st Drive SE(N)															
CB-126	Type I CB	412.80	412.68	P-128	409.60	409.52	409.00	409.05	0.70	0.55	85.21	85.47	12"	ADS (N12)	
CB-128	Type I CB	413.50	413.23	P-129	410.00	410.09	409.50	409.58	0.63	0.64	79.81	79.83	12"	ADS (N12)	
CB-129	Type I CB	414.28	414.25	P-130	414.50	413.73	410.00	410.03	2.36	1.94	190.44	190.56	12"	ADS (N12)	
CB-130	Type I CB	418.70	418.42	P-130	414.50	413.73	410.00	410.03	2.36	1.94	190.44	190.56	12"	ADS (N12)	
PIPE RUN: Wetland Outlet															
Pond_Inlet-2	trash rack	395.00	395.00	P-131	394.00	393.92	394.00	393.94	0.00	-0.03	74.76	76.85	36"	CMP	
Wetland_Outlet	trash rack	397.00	397.00	P-131	394.00	393.92	394.00	393.94	0.00	-0.03	74.76	76.85	36"	CMP	
PIPE RUN: Pond Outlet / Control															
CB-132	Type II 54" CB	399.00	399.00	P-133	393.50	393.58	393.10	393.32	4.29	2.83	9.33	9.18	12"	ADS (N12)	
MB-133	Type II 54" CB	399.00	399.00	P-135	393.50	393.54	393.50	393.38	0.00	0.53	50.51	30.36	12"	ADS (N12)	
Pond_Outlet	Trash rack	395.00	395.00	P-135	393.50	393.54	393.50	393.38	0.00	0.53	50.51	30.36	12"	ADS (N12)	
PIPE RUN: Pond Overflow															
CB-132	Type II 54" CB	399.00	399.00	P-134	395.00	394.59	394.30	394.13	2.30	1.81	30.42	25.46	12"	ADS (N12)	
Pond_Overflow	Trash rack	396.50	396.50	P-134	395.00	394.59	394.30	394.13	2.30	1.81	30.42	25.46	12"	ADS (N12)	
PIPE RUN: Bypass along 35th															
CB-132	Type II 54" CB	399.00	399.00	P-201	393.75	394.14	393.00	393.41	0.49	0.49	151.62	147.53	18"	ADS (N12)	
CB-201	Type II 48" CB	400.00	399.62	P-202	394.50	394.73	393.75	394.15	0.50	0.40	149.93	151.18	18"	ADS (N12)	
CB-202	Type II 48" CB	400.00	401.20	P-203	394.75	394.73	394.50	394.70	0.50	0.07	42.94	42.19	18"	ADS (N12)	
CB-203	Type II 48" CB	400.00	400.07	P-204	395.25	395.14	394.75	394.73	0.47	0.36	106.46	107.03	18"	ADS (N12)	
CB-204	Type I CB	399.00	398.56	P-205	396.00	395.86	395.25	395.16	0.50	0.47	150.44	150.36	18"	ADS (N12)	
CB-205	Type I CB	398.00	399.05	P-206	396.25	396.09	396.00	395.84	0.45	0.49	51.41	51.30	18"	ADS (N12)	
Inlet_201	Trash rack	397.27	397.09	P-206	396.25	396.09	396.00	395.84	0.45	0.49	51.41	51.30	18"	ADS (N12)	

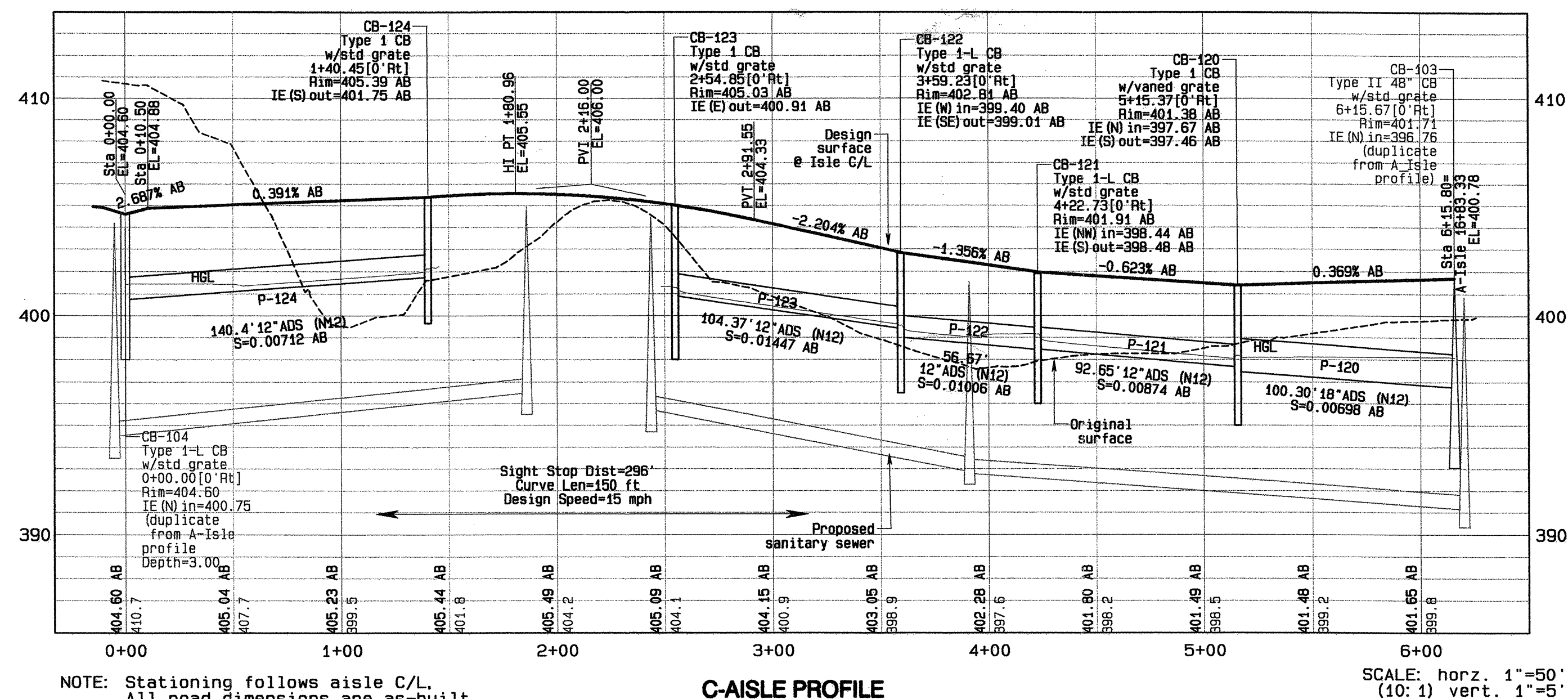
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ROAD SECTION - ACCESS ISLE C

Typical Urban Parking Aisle
Section Sta 1+00 thru 13+00
Design speed 15 mph
Scale 1"=5'

ACCESS ISLE A - PLAN VIEW

NOTE: Stationing follows aisle C/L.
All road dimensions are as-built.

C-AISLE PROFILE

SCALE: horiz. 1"=50'
(10:1) vert. 1"=5'AS-BUILT
11-MAY-2005DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: David Barkall (Project Engineer)

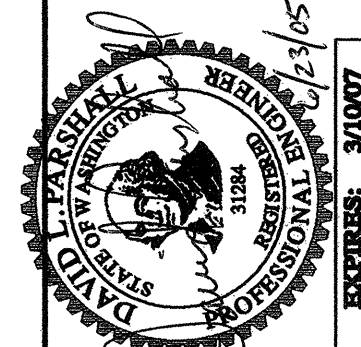
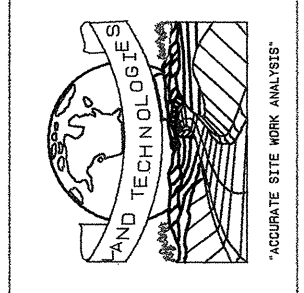
by: _____ (Project Surveyor)

by: _____ (Project Developer)

SNOWBUSH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE
OF GRADING PERMITS.

BY: _____
R/W PERMIT NO.: _____

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-5374 Fax
360-652-9727



DESIGNED BY: Pacific
DRAWN BY: Pacific
CHECKED BY: Pacific
DATE: 08-04-2005
REV: 08-04-2005
11-04-2005
11-04-2005

Family Quality Construction and Development II, LLC
11827 Airport Road, Everett, WA 98204

The Meadows

Access Isle C - Plan & Profile

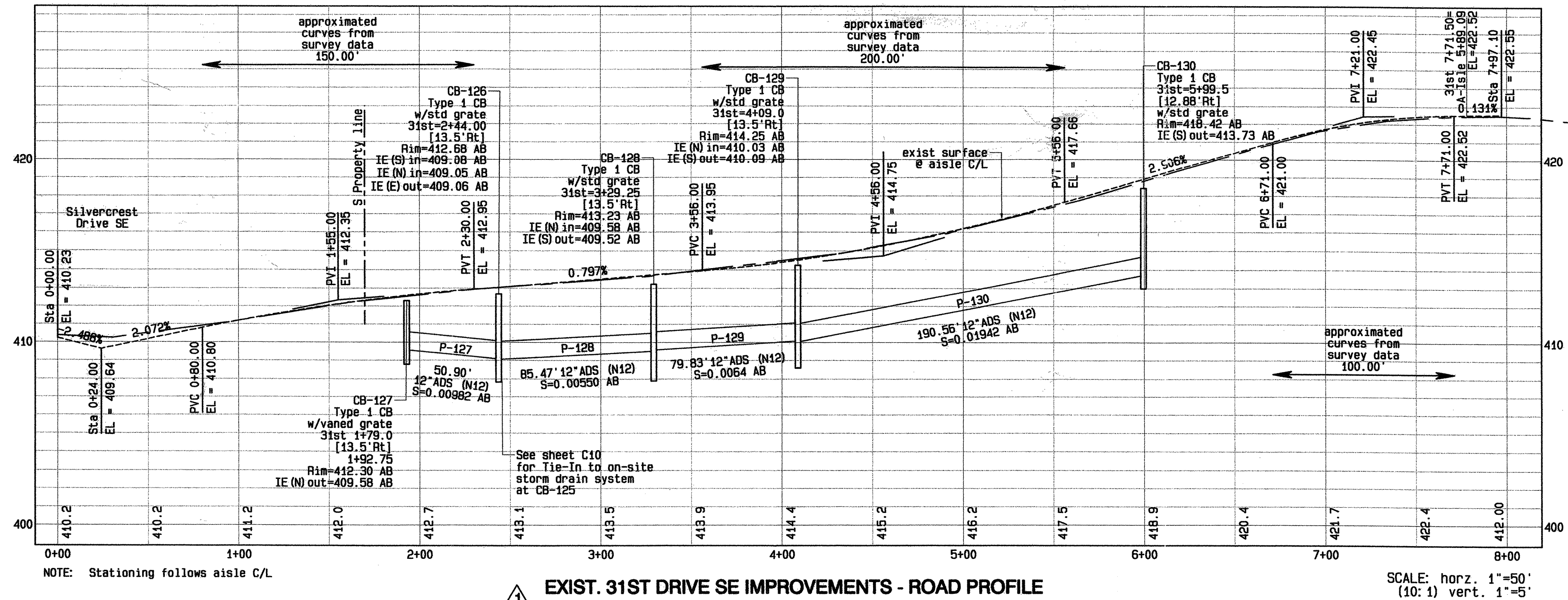
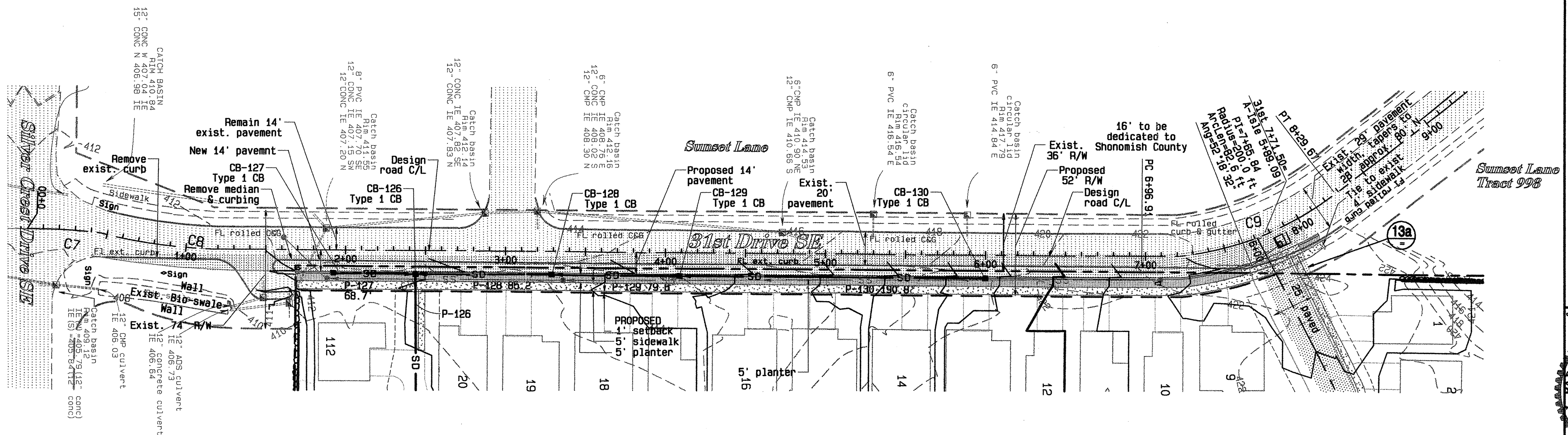
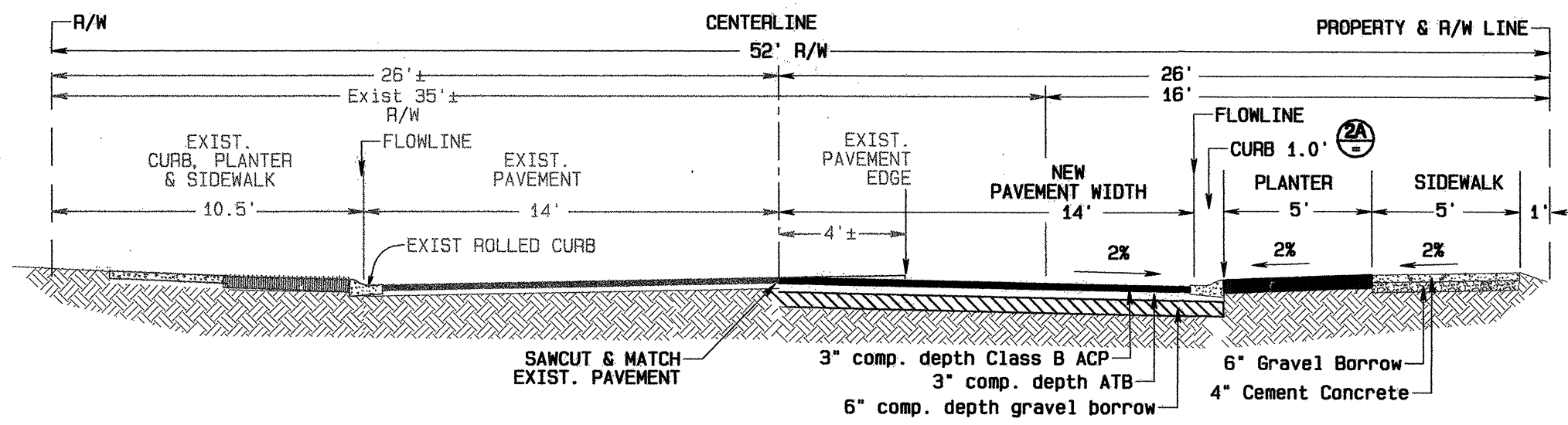
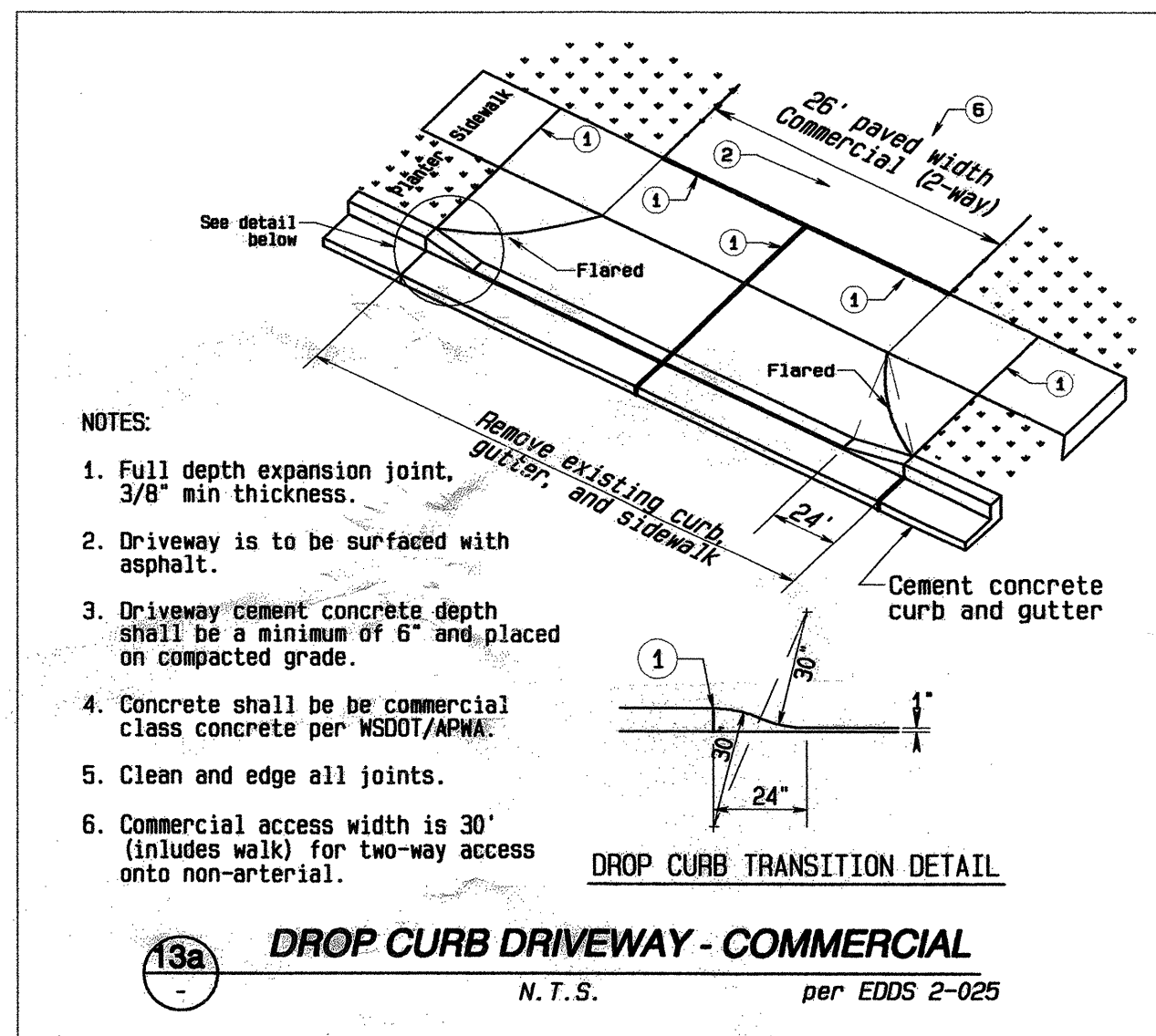
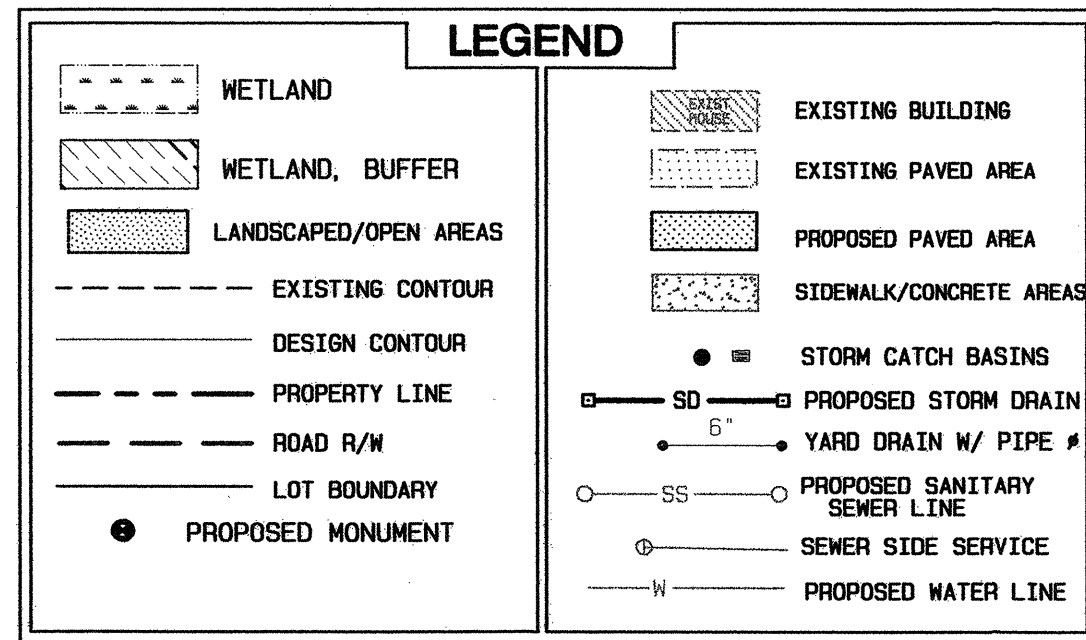
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C8 of C14

03-108845

THE MEADOWS HDEV-2124

A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.



(*) = use table below

STORM DRAIN CATCH BASIN TABLE

BASIN OR LID TYPE	COUNTY EDDs REFERENCE
Type I CB	5-060
Type I-L CB	5-070
Type I-P CB	5-080
Type II MH	5-090
Std grate	5-180
Solid lid	5-190
Vaned grate	5-200
Thru curb grate	5-210
Rollled, std grate	5-220AB
Rollled, vaned grate	5-225

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: David Marshall (Project Engineer)

by: _____ (Project Surveyor)

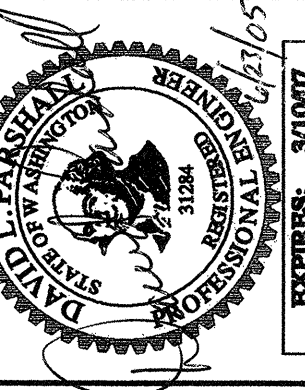
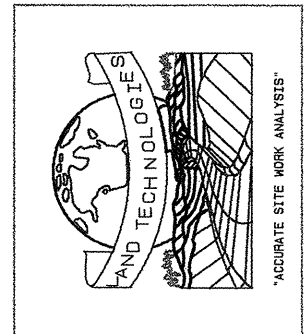
by: _____ (Project Developer)

SNOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
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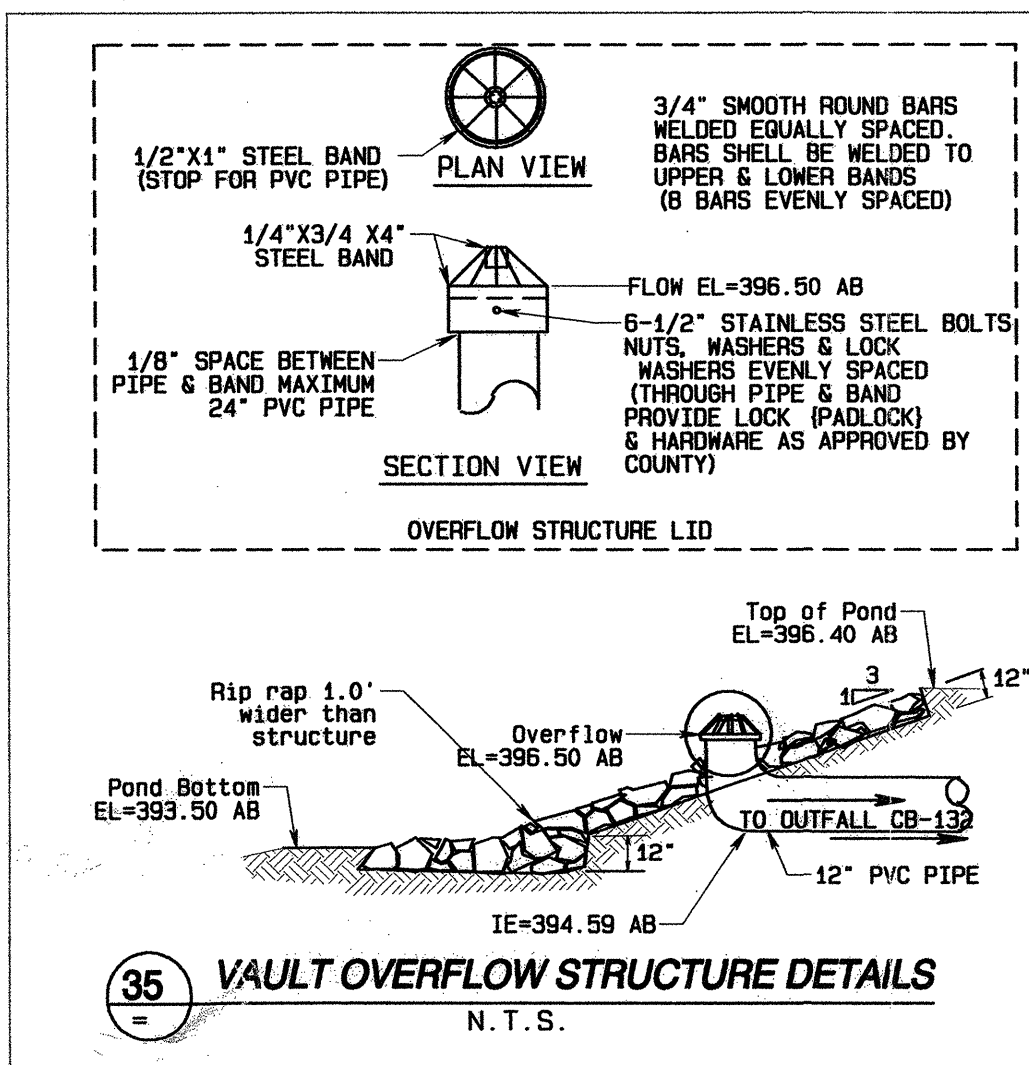
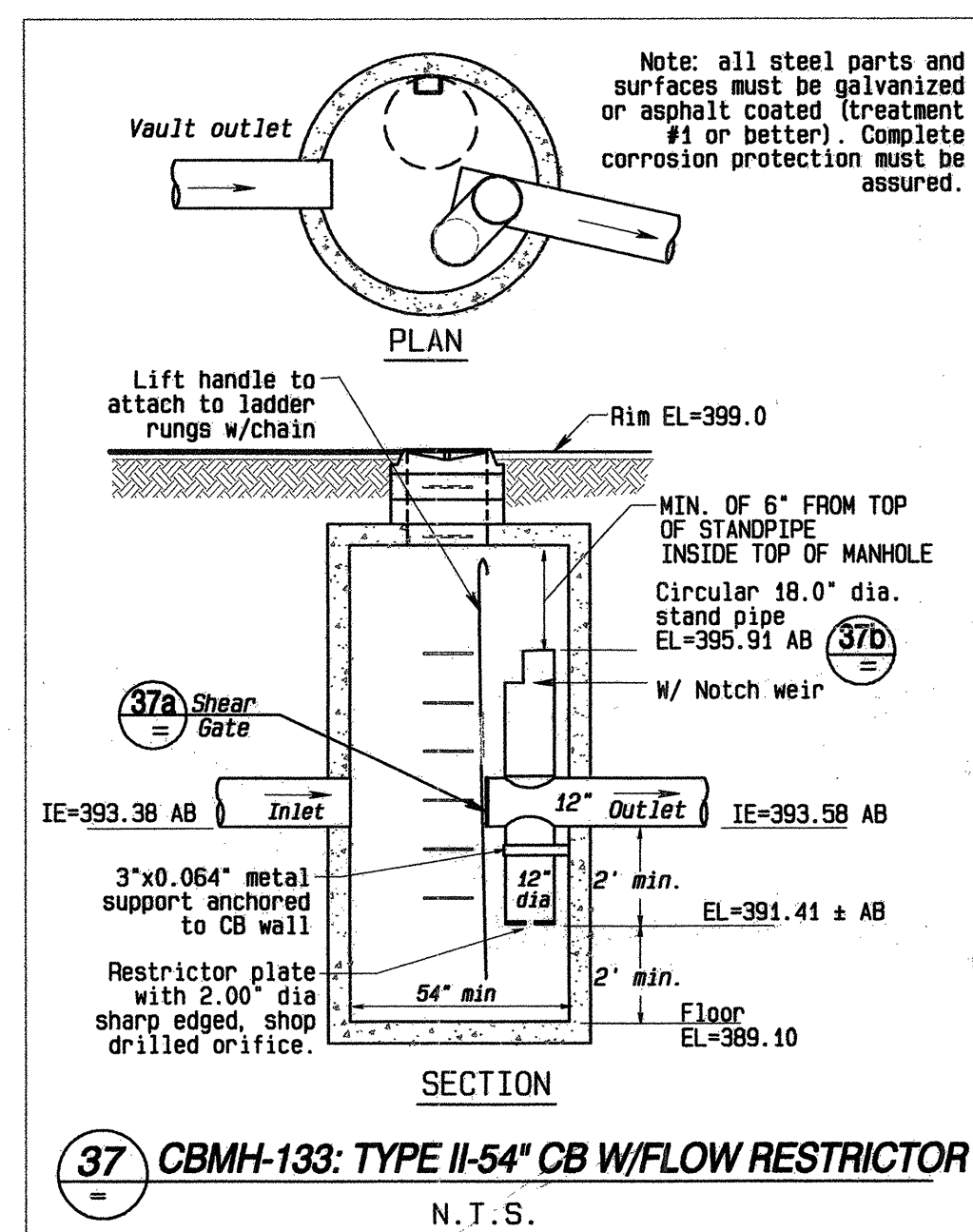
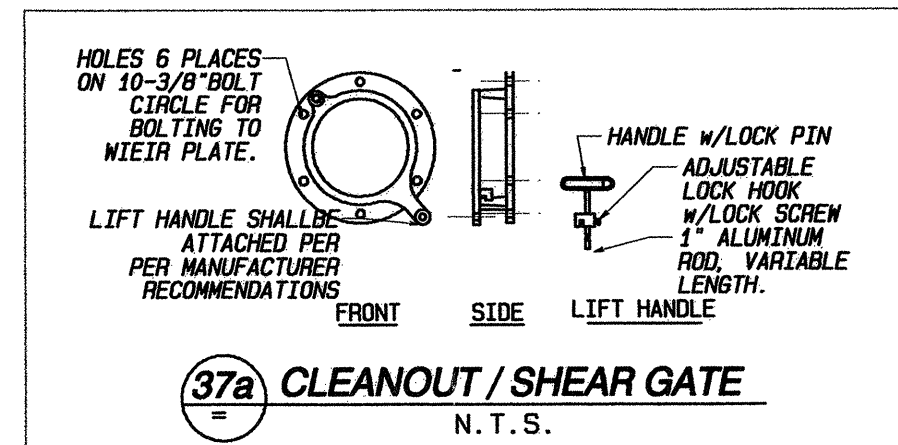
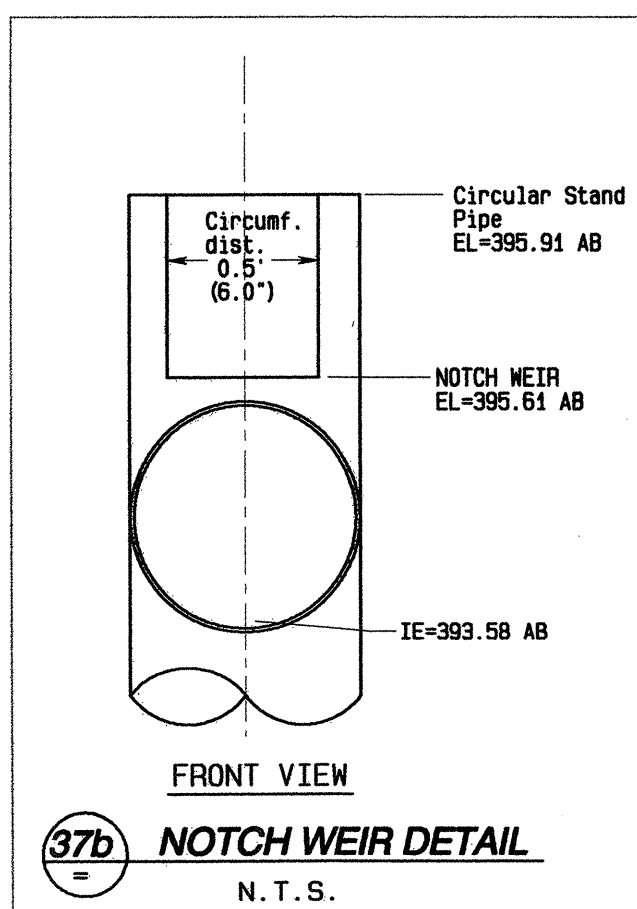
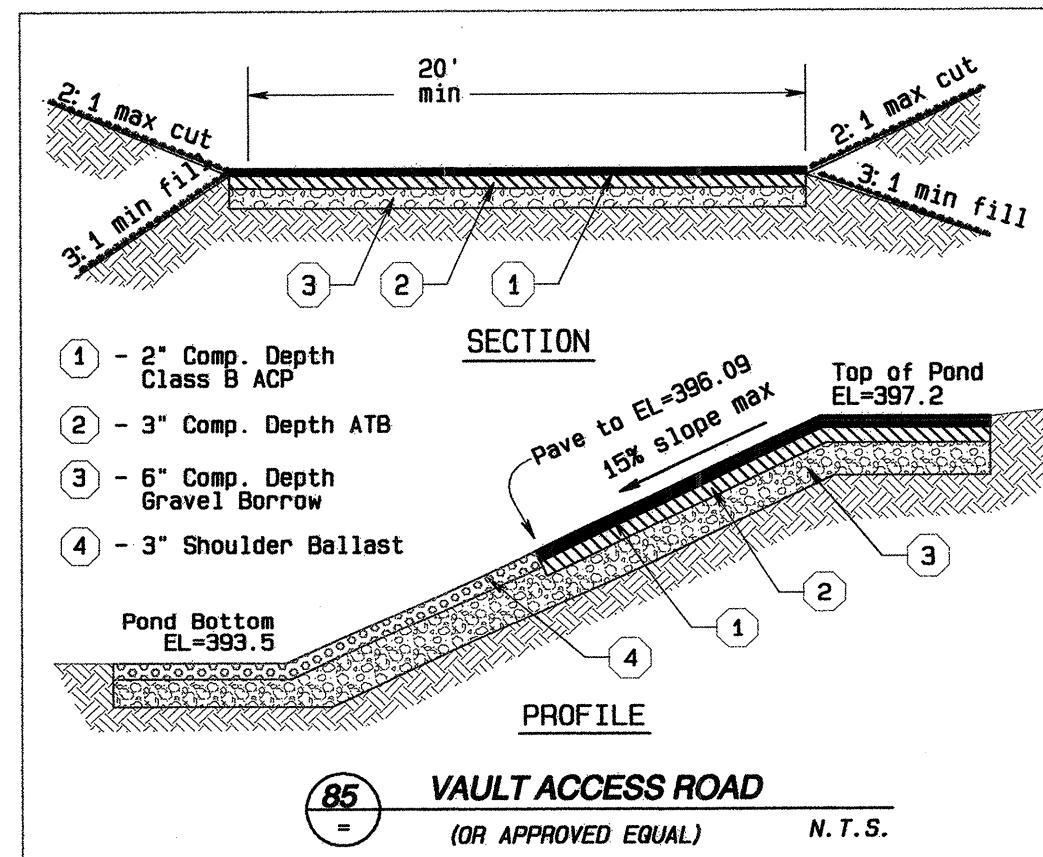
BY: _____

R/W PERMIT NO.: _____

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, MA 08223
360-652-9727 360-652-5374 Fax



DESIGNED BY: Paco
DRAWN BY: Paco
CHECKED BY: Paco
DATE: 08-04-2005
REV: 08-04-2005 Rev 1
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08-04-2005 Rev 4
08-04-2005 Rev 5
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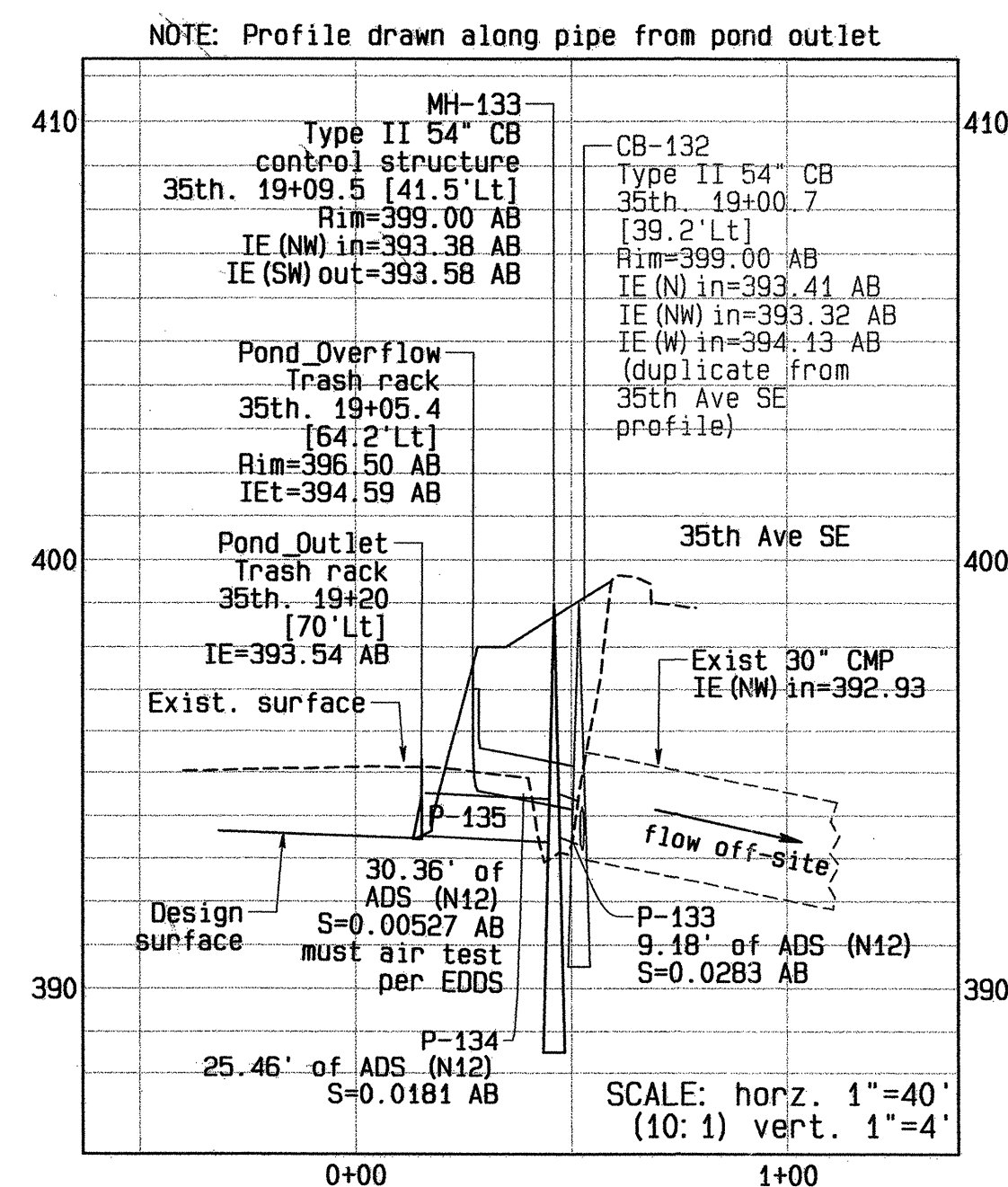


STORM EVENT	LIVE STORAGE VOLUME (cf)			RELEASE RATE (cfs)			ELEV
	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT	
2 (1/2)	50,948	63,383	51,384	0.20	.14	0.15	395.54
10	75,385	95,969	83,562	1.01	.71	0.61	395.94
100 (x1.3)	82,148	105,953	101,444	2.55	2.01	1.73	396.09

Impervious areas per building (all units):
 Roof & walk areas = 2,500 sf
 Driveway areas = 140 sf
 Total impervious area = 2,640 sf (per unit)

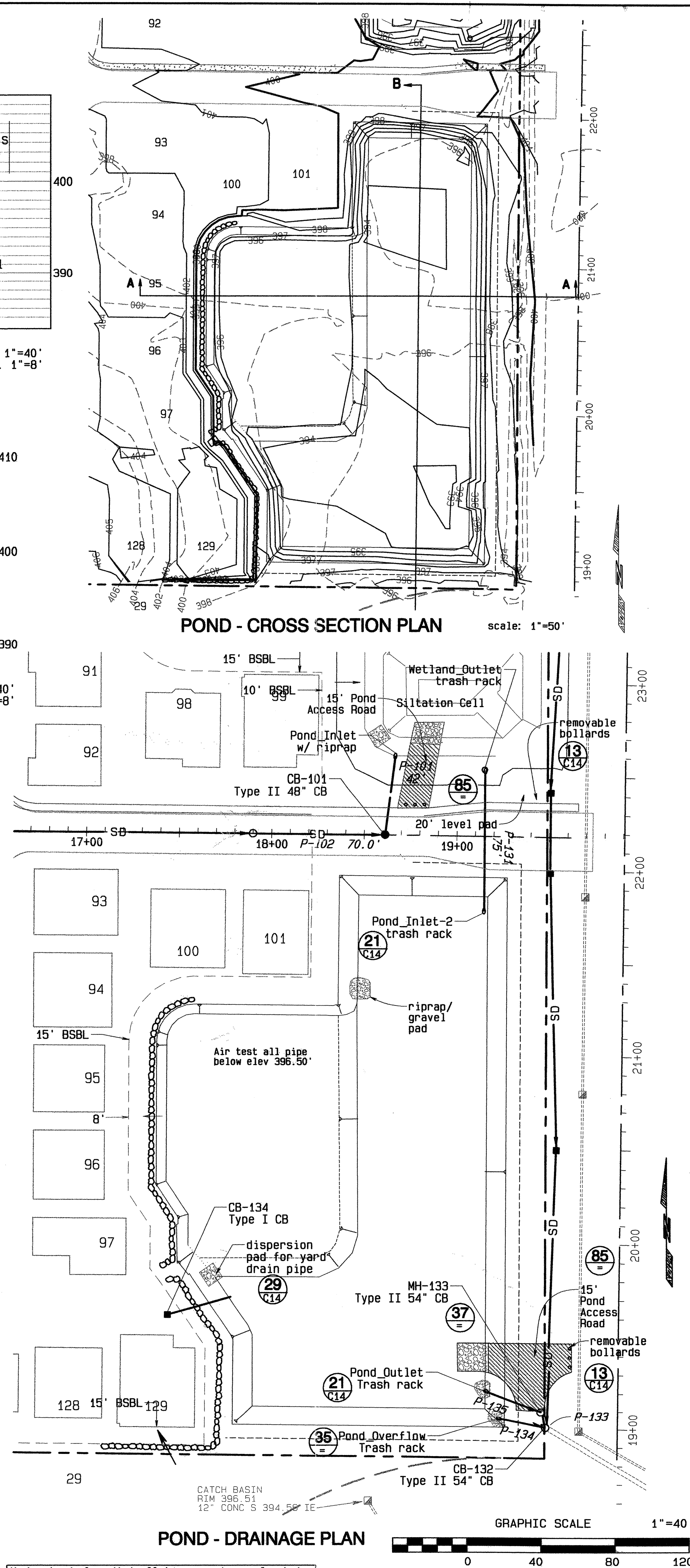
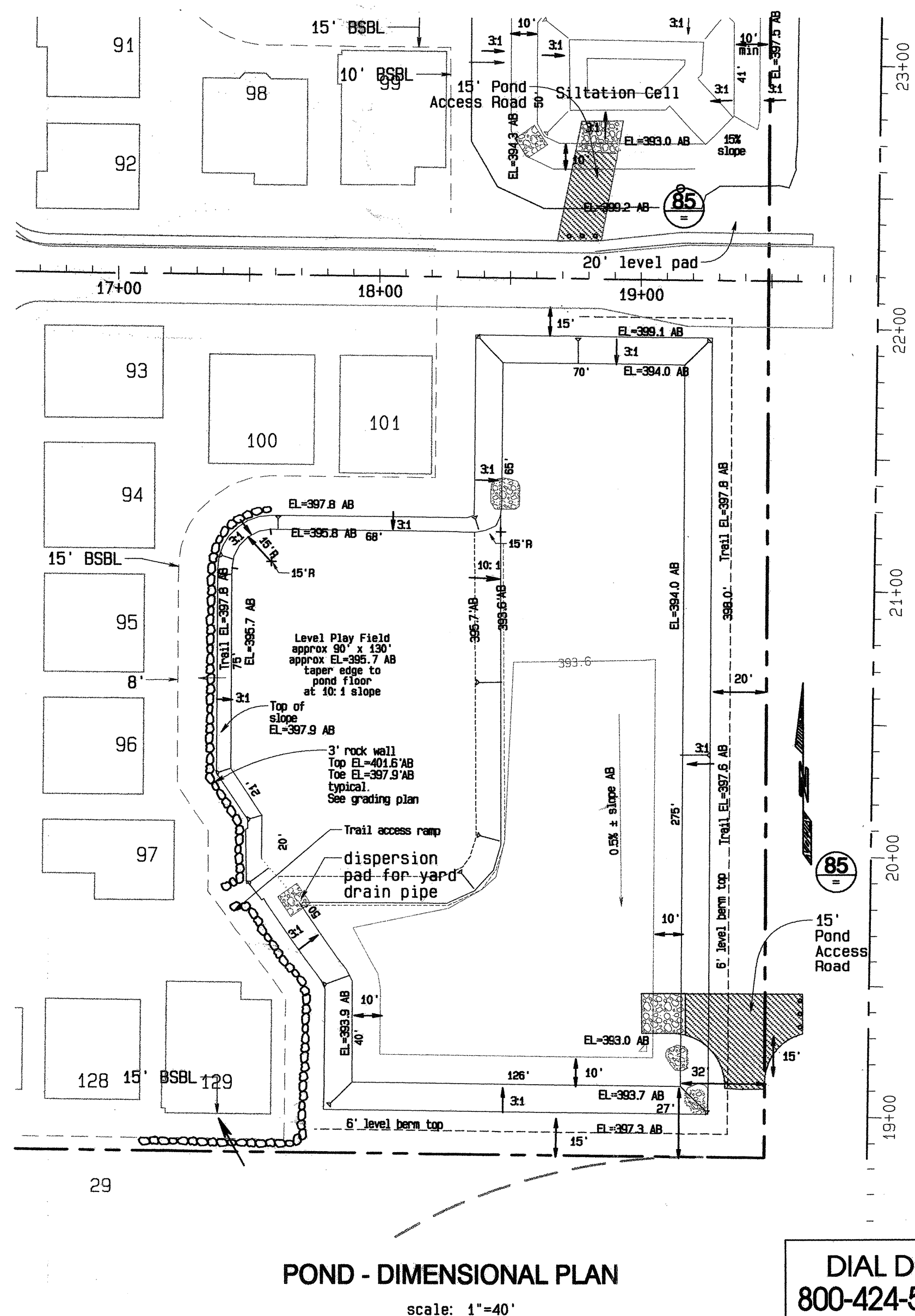
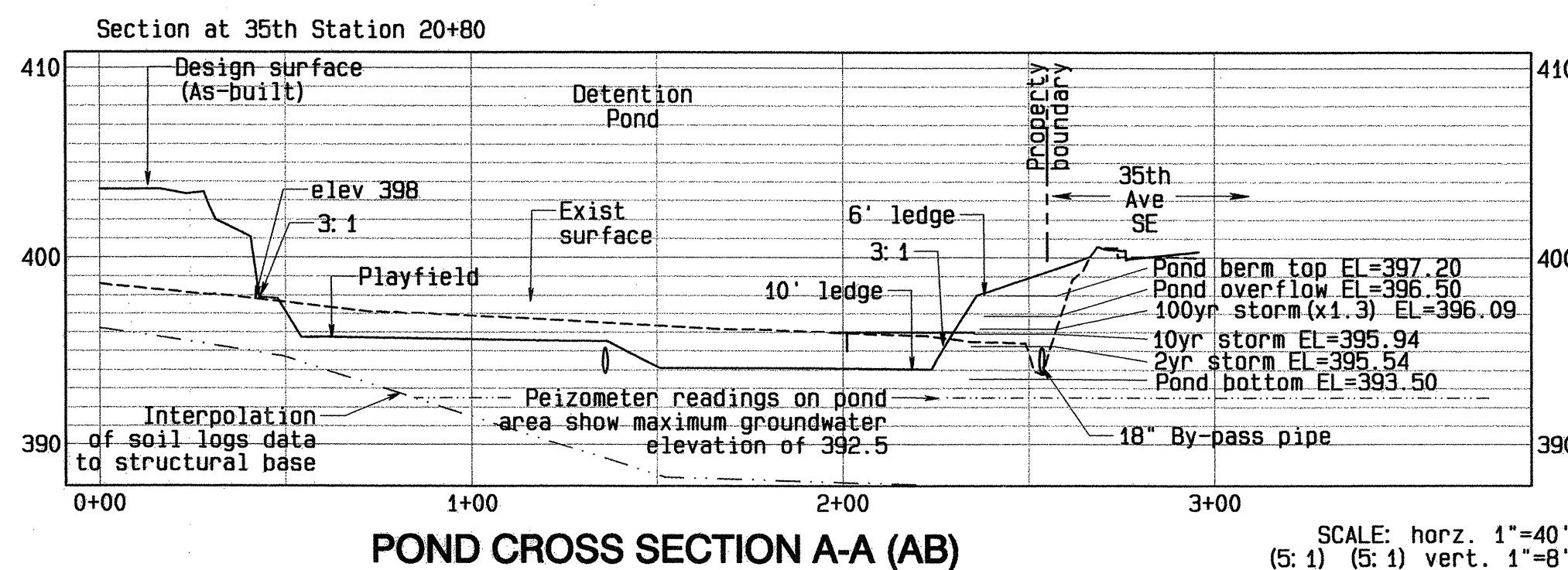
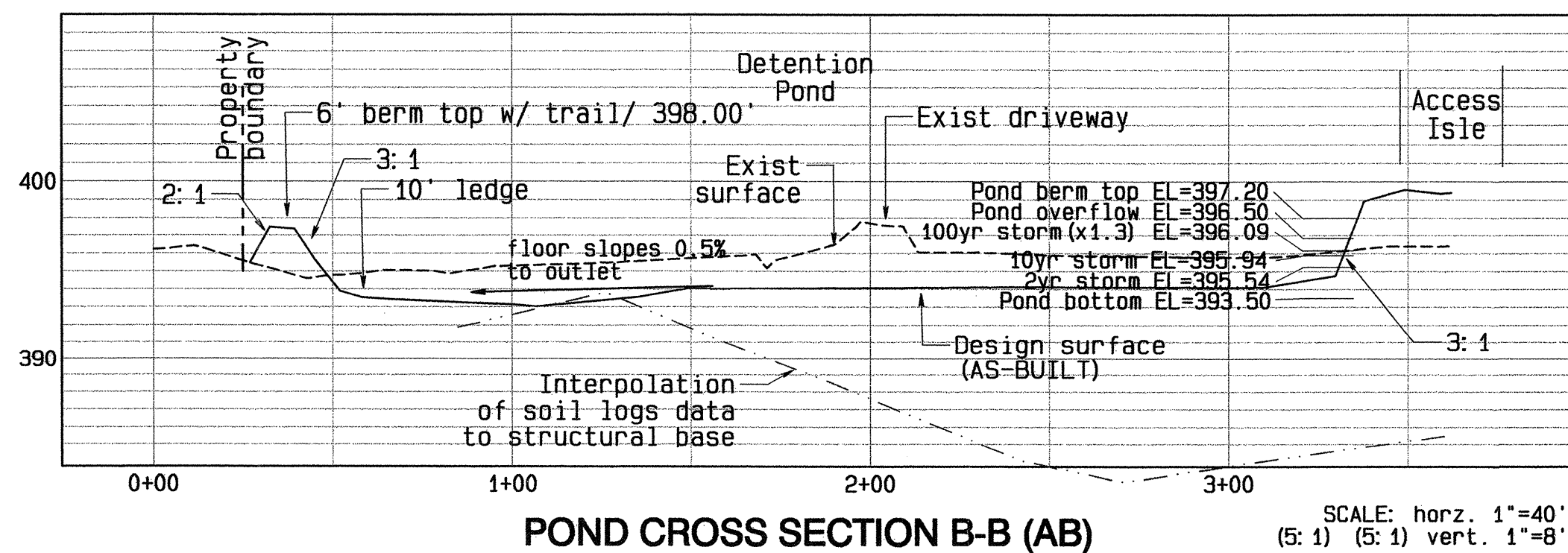
POND CONSTRUCTION NOTES

- Fill berms are to be filled with a low permeability soil. The on-site till material meets the required criteria.
- Due to outwash soils on the site, the Geotechnical engineer prior to site soil being used, as berm fill will approve said material.
- Prior to berms being constructed, the topsoil and loose soils shall be removed down to medium dense to very dense soil.
- Areas to receive new fill should be stripped of unsuitable soils and compacted to a firm, non yielding state prior to placement of the new fill.
- The excavation shall be kept dry to insure proper placement of structural fill. If water is encountered during excavation, temporary drains or sumps should be used to remove the water from areas to receive structural fill.
- Structural fill shall be placed in 8 to 10 inch lifts. Each lift shall be spread evenly and be thoroughly compacted prior to placement of subsequent lifts.
- Structural fill shall be compacted to a minimum of 92% of its maximum dry density as determined by the ASTM D 1557 compaction test procedure.
- After each lift of the fill in a berm is compacted to specification, the surface should be scarified to a depth of 2 inches prior to placement of the next lift.
- It is important to compact the face of any pond fill embankments.
- If ground water is encountered within a cut slope face, the Geo-Technical engineer may require a layer of rock spalls to minimize the erosion of the slope face.



POND OUTLET/OVERFLOW PROFILE

A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.



We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: *David Marshall* (Project Engineer)
 by: _____ (Project Surveyor)
 by: _____ (Project Developer)

SNOWBUSH COUNTY PLANNING AND DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS.

BY: _____
 R/W PERMIT NO.: _____

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727 360-652-5374 Fax
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THE MEADOWS
 A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

Pacific Ridge Homes
 dsa.
 1687 Airport Road, Everett, WA 98204

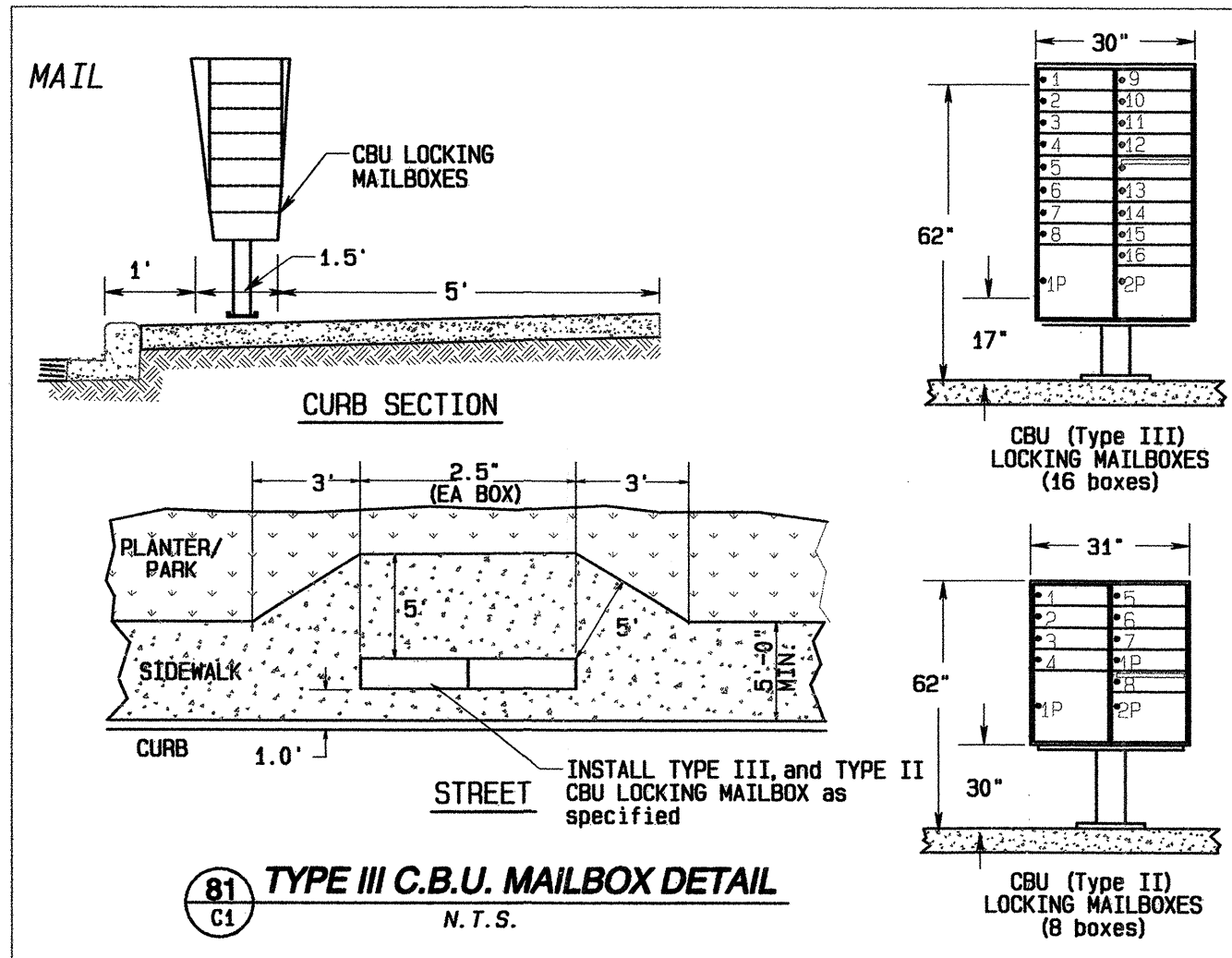
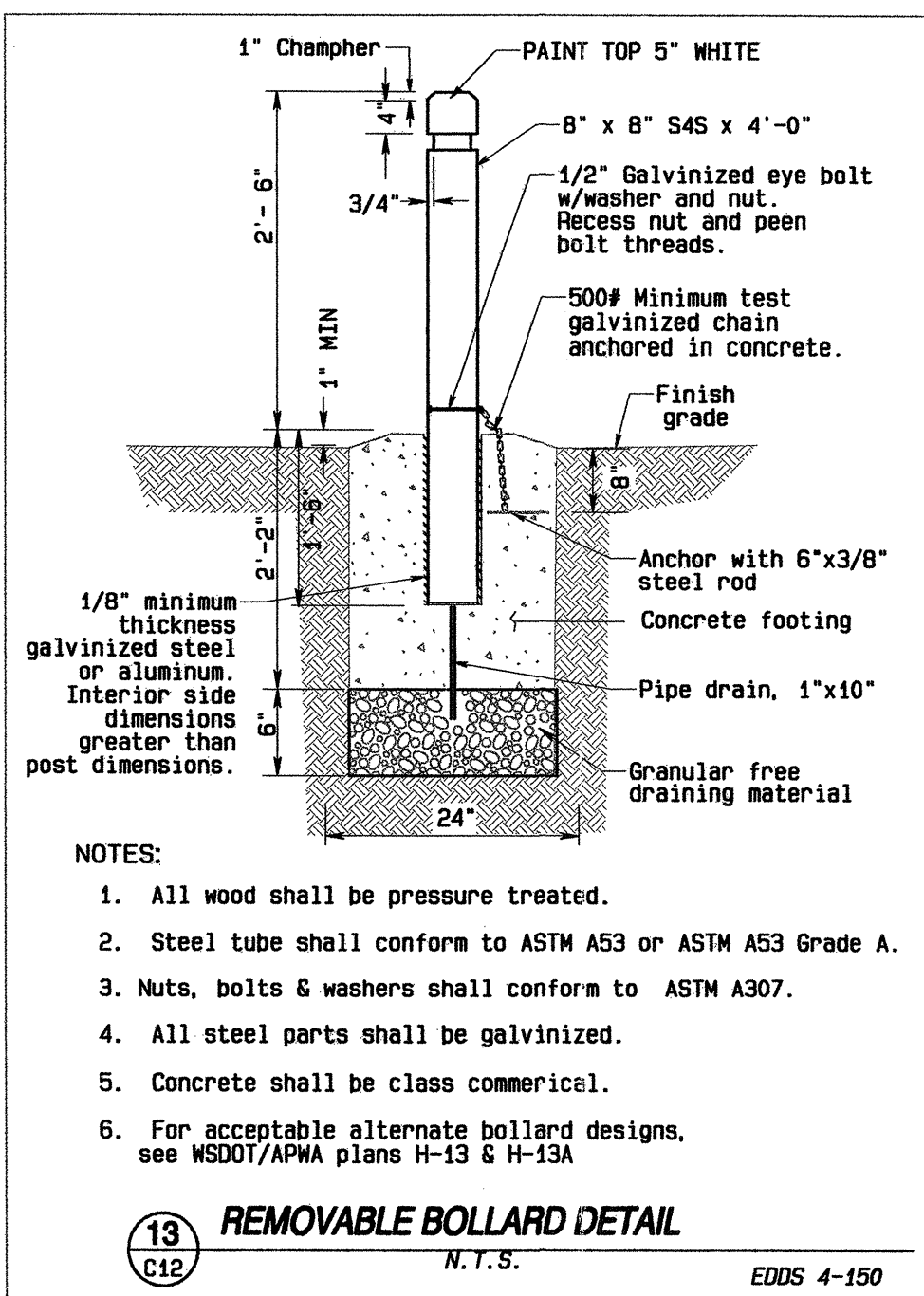
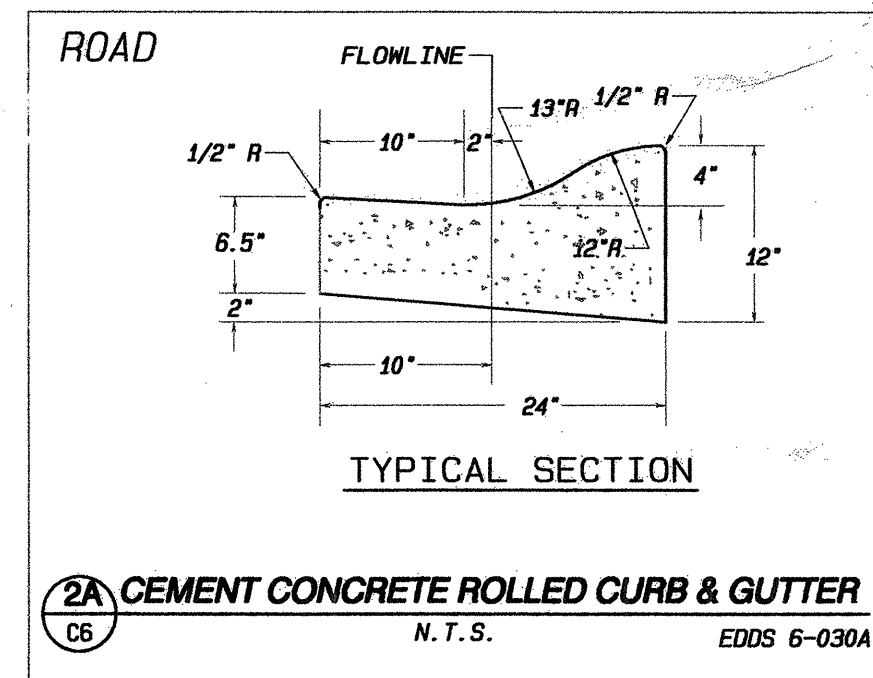
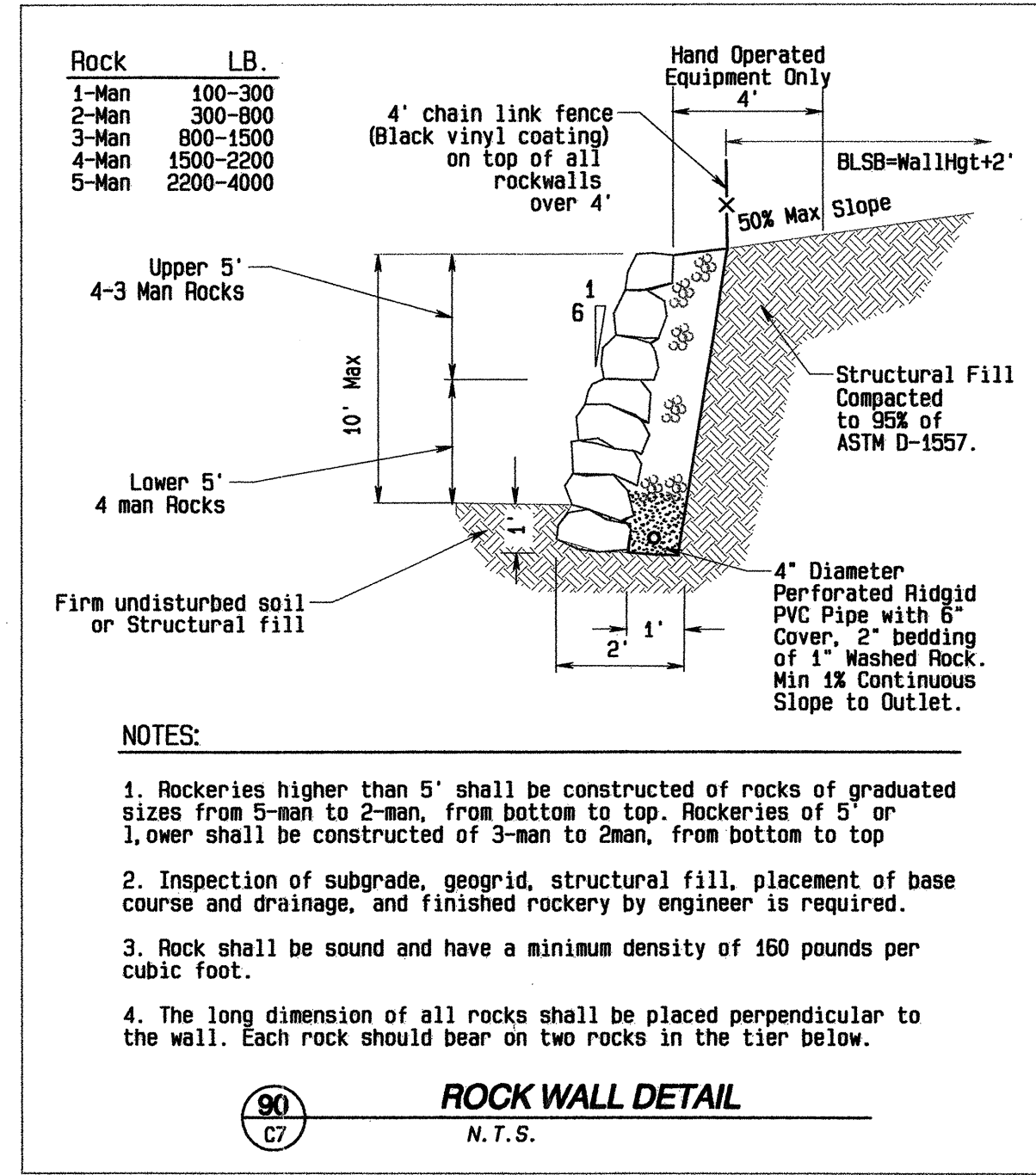
Detention Pond - Plans & Details

SHEET
 C12 of C14
 03-108845

17 Jun 2005 - 3:43:38PM
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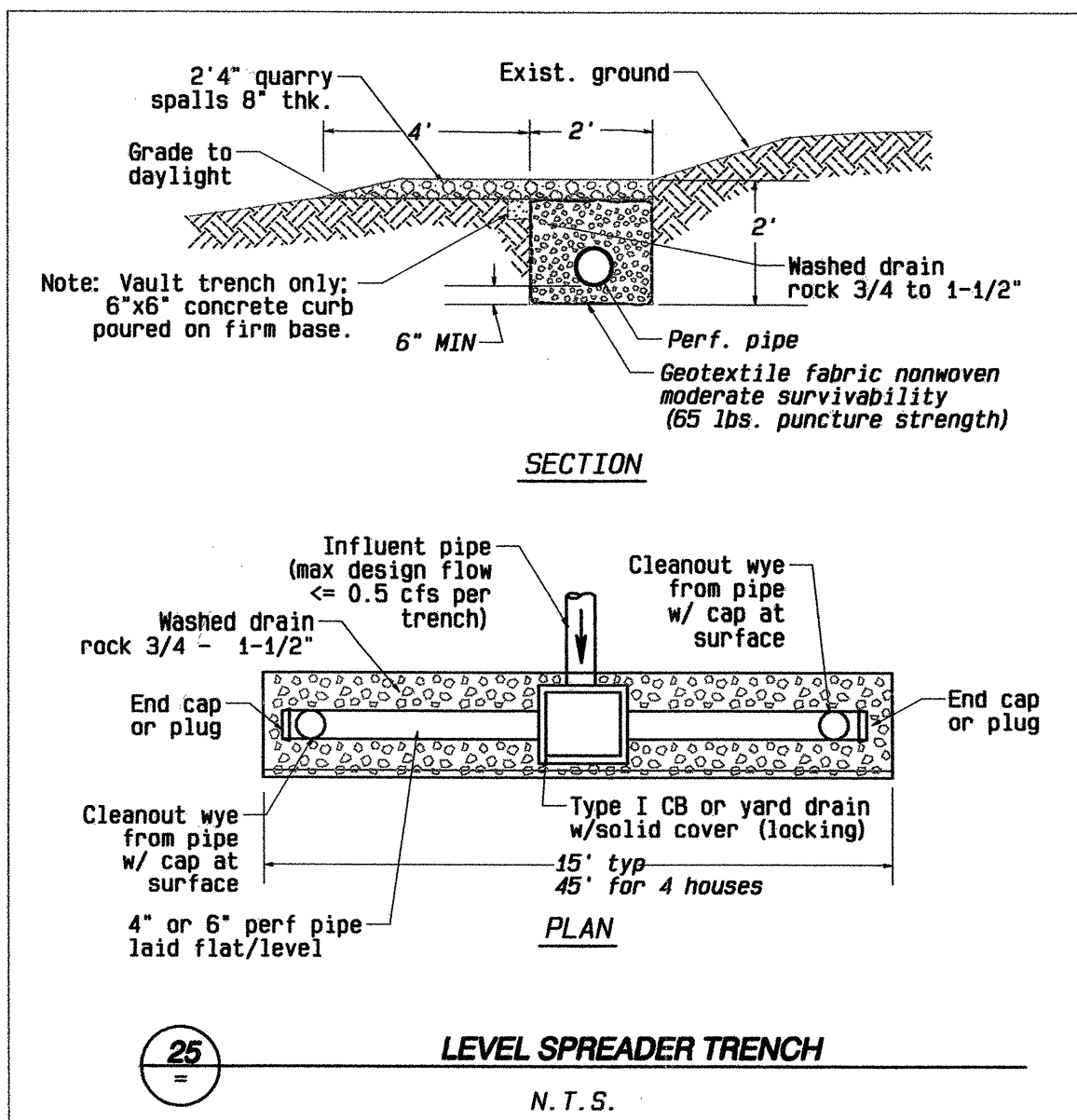
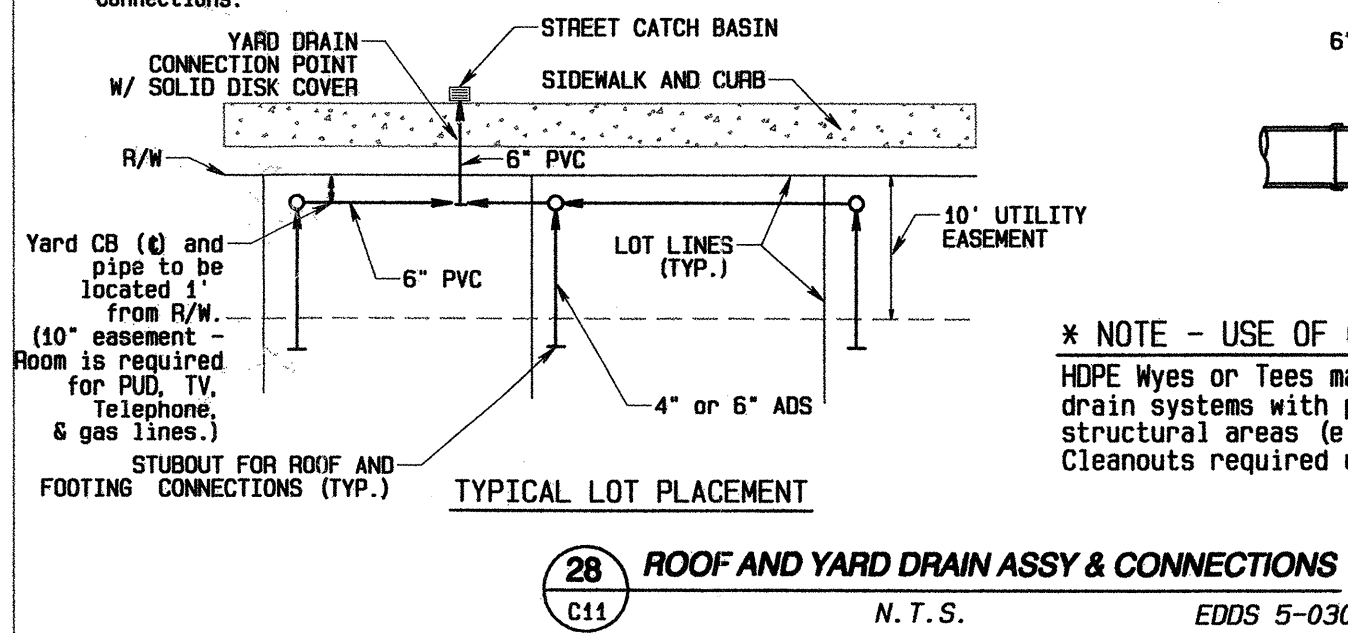
A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.

ROAD DETAILS

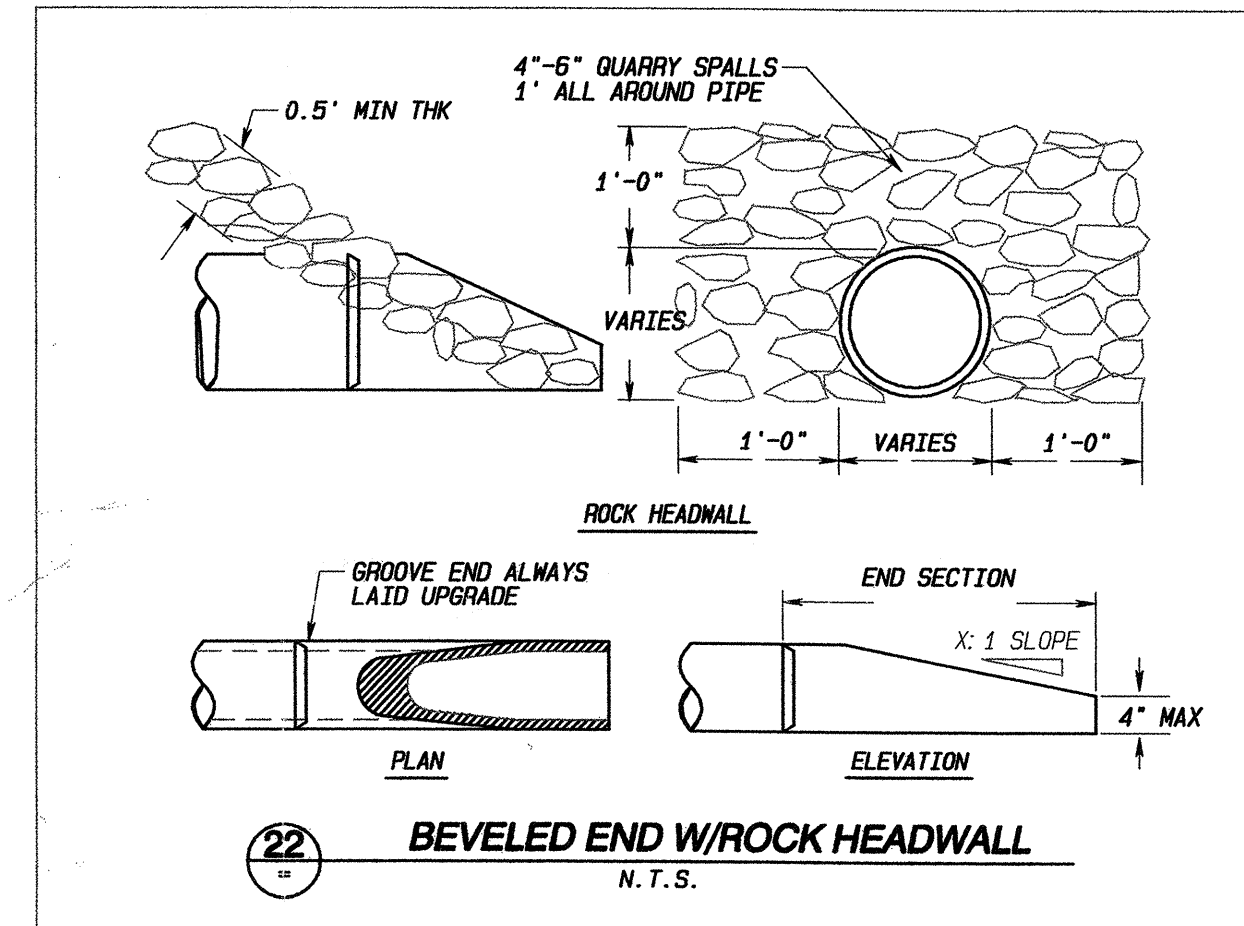
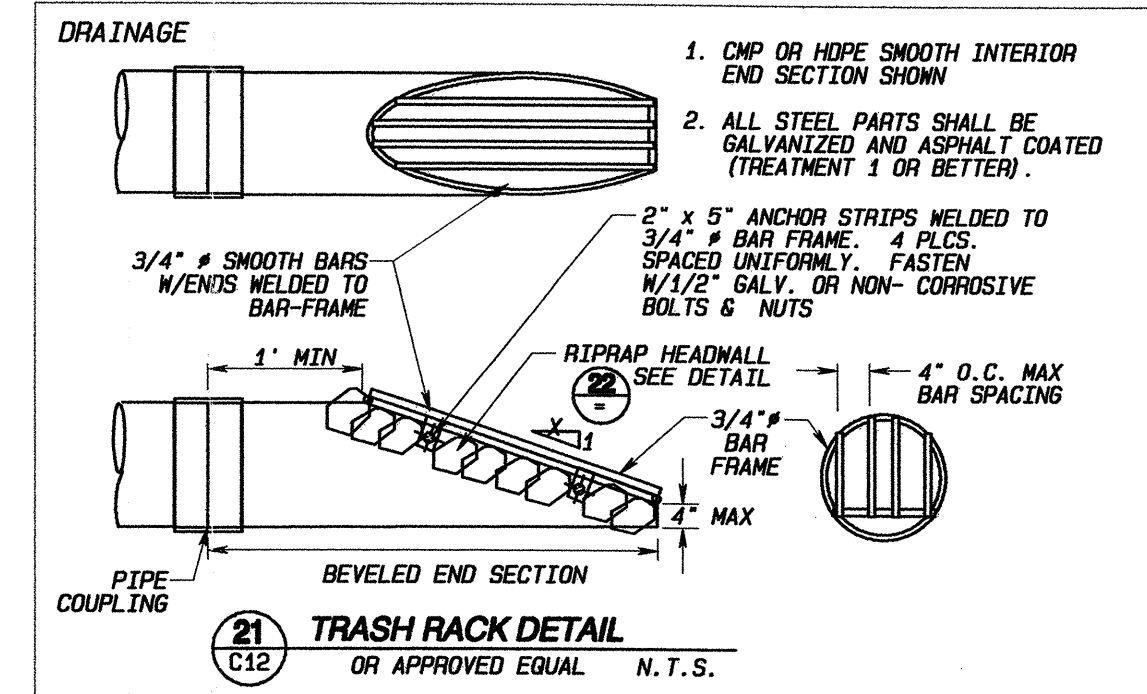
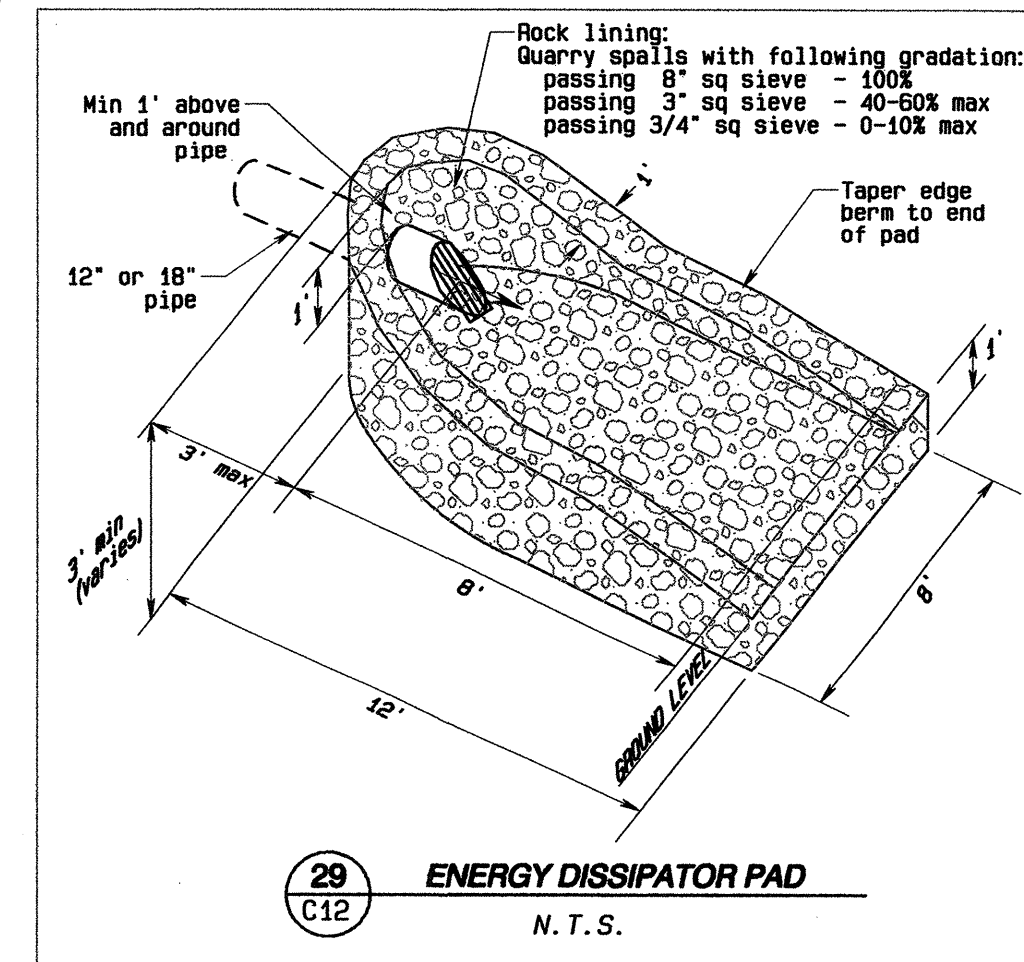


NOTES

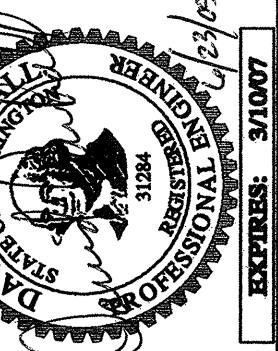
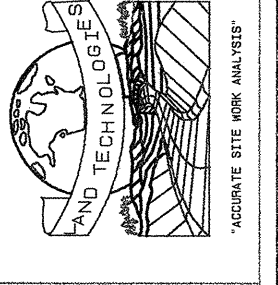
1. Yard drains to be constructed from concrete pipe or HDPE N-12 in accordance with ASTM C-14 unless otherwise shown on the plans.
2. Outlet hole size is equal to outlet pipe outside diameter plus yard drain wall thickness.
3. Connection to outlet pipe to be mortared and made flush with inside of the yard drain wall.
4. Cast iron bell grate fits into bell recess and extends flush with face of bell. The grate shall have slots (holes) that constitute 50 percent open area for drainage. Inlet bell area shall be finished to assure non-rocking fit with any cover position.
5. Provide cleanout per detail shown downstream of yard drain when grate to pipe IE is greater than 2.25' (27").
6. Washed drain rock, 6 inches minimum depth.
7. Varies 12 inches or 18 inches.
8. Special cast yard drain may be required for multiple pipe connections.
9. Runoff from roofs and footing drains shall be tightlined and connected to the street storm drainage system via yard drains as shown on standard drawing 5-130, Yard Drain Connections.



DRAINAGE DETAILS



LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, MA 08223
360-652-5374 Fax
360-652-9727



DESIGNED BY: David Marshall
DRAWN BY: David Marshall
CHECKED BY: David Marshall
DATE: 08-08-2004 Rev 1
14-May-2004 Rev 2
25-Jun-2004 Rev 3
17-May-2005 AS-BUILT

Family Quality Construction and Development II, LLC
Pacific Ridge Homes
dba. Pacific Ridge Homes
1027 Airport Road, Everett, WA 98004

The Meadows
A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

SHEET
C14 of C14
03-108845

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: David Marshall (Project Engineer)

by: (Project Surveyor)

by: (Project Developer)

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS.

BY: _____

R/W PERMIT NO.: _____

DIAL DIG
800-424-5555

AS-BUILT
11-MAY-2005

THE MEADOWS HDEV-2129

LEGEND	
	PROPOSED PAVING
	EXISTING PAVEMENT
	TRAIL
	EXERCISE STATION
	CEDAR FENCE LINE
	PROPERTY BOUNDARY
	ROAD R/W LINE

HYDROSEED MIXTURE A:

For lawn areas, parks, athletic fields, planting strips, and right-of-way areas shall be a premium lawn mix at a ratio, by weight, of:
70% perennial ryegrass
30% red and chewings fescue
Apply at 350 lb./acre
Apply 10-20-20 fertilizer at 435 lb./acre
Apply wood fiber mulch at 2000 lb./acre
Apply sulfur-coated area at 150 lb./acre
Apply tackifier at 40 lb./acre

SEED MIXTURE:

Seeding alone is acceptable only on flat areas and limited to
March 31st to May 15th and August 15th to October 1st. Jute matting may be required on steep slopes. Seed shall conform to the standards for "certified" grade seed or better, as outlined by the State of WA. Department of Agriculture's "rules for seed certification" latest edition. Seed shall be furnished in unopened containers with seed mixture content and inert material plainly marked on the outside of containers. Furnish duplicate copies of a statement signed by the vendor certifying that a certified seed-testing lab has tested each lot of seed within 6 months of delivery to the project site

TOPSOIL:

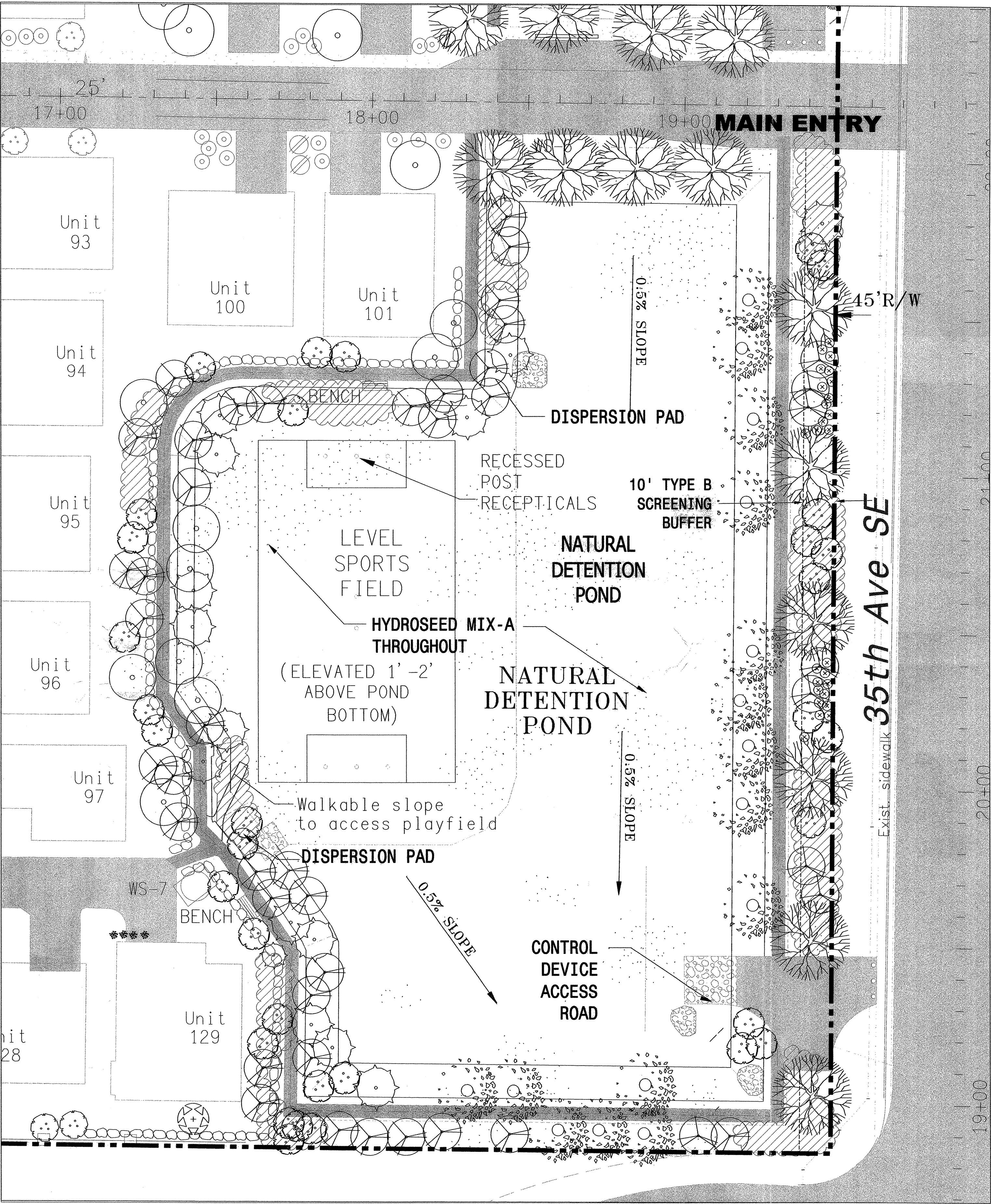
Three way planting soil mix consisting of 50% sandy loam, 30% manure compost, and 20% alder compost.

MULCH:

Medium ground douglas fir or hemlock bark mulch, uniform in color, free from weed seed, sawdust, and splinters. Mulch shall not contain salts, resin, or compounds detrimental to plant growth. Source shall be from freshwater mill.

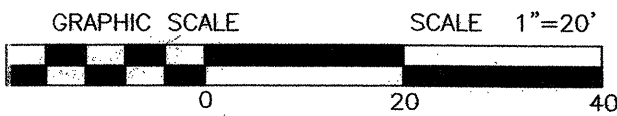
POND / RECREATIONAL AREA PLANTINGS

BOTANICAL NAME	COMMON NAME	QTY	NOTES
TREES			
Acer circinatum	Vine maple	34	8' ht. B&B. Well branched
Acer rubrum 'Bowhall'	Bowhall maple	10	8' ht. B&B. Well branched
Liquidambar styraciflua 'Worpleston'	Worpleston Sweetgum	15	2" cal. B&B. Well branched
Betula jacquemontii	Jacquemontii Birch	15	2" cal. B&B. Well branched
Pseudotsuga menziesii	Douglas Fir	45	8' ht. B&B. Well branched
Thuja plicata	Western Red Cedar	22	8' ht. B&B. Well branched
SHRUBS			
Gaultheria shallon	Salal	As req'd	1 gal, 30" oc. Tri-spacing
GROUNDCOVERS			
HYDROSEED MIX-A	Play areas	See specs	All other disturbed areas
HYDROSEED MIX-B	Wetland buffers	See specs	Areas subject to periodic flooding
HYDROSEED MIX-C	Wetland areas	See specs	Siltation cell and submerged areas



1

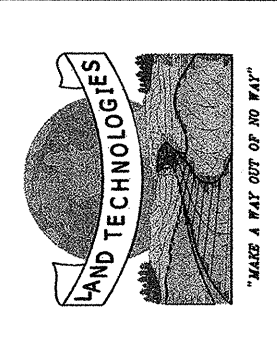
OPEN SPACE LANDSCAPE PLAN



LAND TECHNOLOGIES, INC.

18020 Third Avenue, N.E.
Arlington, WA 98223
(360) 652-9727 (360) 652-5374 Fax

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Katie C. Hill
CERTIFICATE NO. 343

DESIGNED BY: Roger Hill

DRAWN BY: Paolo

CHECKED BY: -----

DATE: 08-04-2003
REV: 08-Mar-2004
14-May-2004
17-Aug-2005

Family Quality Construction and Development II, LLC

Pacific Ridge Homes

11627 Airport Road, Everett, WA 98204

dba

11627 Airport Road, Everett, WA 98204

A

A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.

The Meadows

POND LANDSCAPE PLAN & PLANT SCHEDULE

SHEET

L2 OF L4

DRAWING NUMBER

03-108845

A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.

MITIGATION IMPLEMENTATION

MONITORING/PERFORMANCE STANDARDS

The site will be monitored for three years to verify that there is an 80% survival rate of the plantings. 8 permanent plot will be established, each 20 feet by 20 feet, in the planting area. The plots will be randomly located an still be representative of the plant community. Plants in each of these areas will be documented and counted to verify 80% survival rate and not to contain more than 10 % coverage by non-native species after 3rd year.

PHOTO STATIONS

Permanent photo stations will be established, one in each of the sample plots. Photos will be taken in each sample plot and the site conditions documented. These photos will be used to evaluate the community response over time.

MITIGATION TIMING

Mitigation will occur between November and March of the first planting season once construction has started.

PLANT SELECTION

The selected planting species are native to Western Washington and should require minimal maintenance. 49,040 sq. ft. of wetlands and additional buffer will be enhanced and/or restored. The entire area will be planted with 912 trees and shrubs.

STANDARD PROJECT REQUIREMENTS

1. Sediment control measures will be instituted prior to construction and site work.
2. Native species will be used for all new plantings unless otherwise approved.
3. An as-built report will be prepared after the planting has been completed to verify that it has been done according to plans.
4. A monitoring report will be provided to Snohomish County Planning Department on a yearly basis.
5. Performance/maintenance assurance devices will be provided per the requirements of Snohomish County.

MATERIALS

1. Plants shall be free of disease, insects, insect eggs, larvae, weeds, weed seed, and other pests.
2. Plants shall be first quality with normal roots, trunks, limbs, stems and shape, and labeled with genus, species and variety. The owners' representative has the right to reject non-conforming plants.
3. The transplanted materials will be maintained and monitored.
4. Suitable substitutions may be made due to availability, price, and condition of the plants only with county approval.
5. Preserve/save existing native vegetation.

PLANTING AND SEEDING

1. All plants will be pruned to remove dead and diseased branches prior to planting.
2. The choice of plants have been selected to provide a combination of benefits to the wildlife habitat and benefits to the urban landscape environment.
3. The plantings are to be installed between November and March.
4. Plants are to be placed in a natural orientation per the planting plan after major site work has been completed.
5. When all work has been completed the owner's representative will inspect the work and grant acceptance. The plant warranty will become effective at this time for a period of one year. The contractor will be responsible for maintaining the area by weeding, watering, and replacing unhealthy plants.

BONDING

The performance bond will cover the installation of the plantings and monitoring. The provisions of the bond will be per county regulations. The bond will be 120% of the cost of plant materials, construction, and monitoring.

LIMITATIONS OF THE PLAN

B and A, Inc. accepts liability only to the extent of the amount received for preparing this report and only on the scope of work described in this proposal. To accept liability for the success of this project, B and A, Inc. must be involved during construction to inspect and verify adherence to this plan. If discrepancies between actual, shown, or proposed conditions occur, it is the responsibility of the owner or contractor to notify B and A, Inc. before proceeding.

MONITORING COSTS ESTIMATION:

Start: Planting supervision	\$900.00
Year 1: Site inspection & documentation	\$300.00
Year 2: Site inspection & documentation	\$300.00
Year 3: Site inspection & documentation	\$300.00
Final: Site visit w/ County	\$600.00

TOTAL MONITORING COSTS - \$2,400.00

CONSTRUCTION COST ESTIMATES:

Constructio/Excavation of wetland/buffer area	\$7,000.00
Hydro-seeding of wetland submerged areas	\$2,500.00
Hydro-seeding of wetland floor areas	\$5,000.00
Plants	\$6,060.00
Installation	\$6,500.00
Maintenance	\$5,000.00

TOTAL CONSTRUCTION COSTS \$31,684.00

ESTIMATED TOTAL COSTS: \$32,060.00

HYDROSEED MIXTURE A:

For lawn areas, parks, athletic fields, planting strips, and right-of-way areas shall be a premium lawn mix at a ratio, by weight, of:
70% perennial ryegrass
30% red and chewings fescue
Apply at 350 lb./acre
Apply 10-20-20 fertilizer at 435 lb./acre
Apply wood fiber mulch at 2000 lb./acre
Apply sulfur-coated area at 150 lb./acre
Apply tackifier at 40 lb./acre min.

HYDROSEED MIX B

Wetland Buffer Area
Buffer area species indigenous to the pacific NW
Adapted to areas of periodical flooding and drier sites
Provide food and shelter for variety of animal species
Filter runoff and provide erosion control
40% Blue Wildrye
20% Tufted Hairgrass
20% Northwest Mannagrass
10% Meadow Barley
10% American Sloughgrass
Coverage 1.0 to 2.0 lbs./1000 sq. ft.

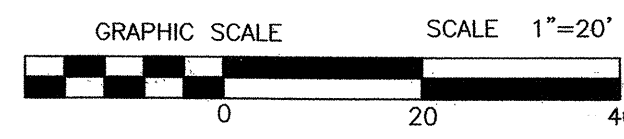
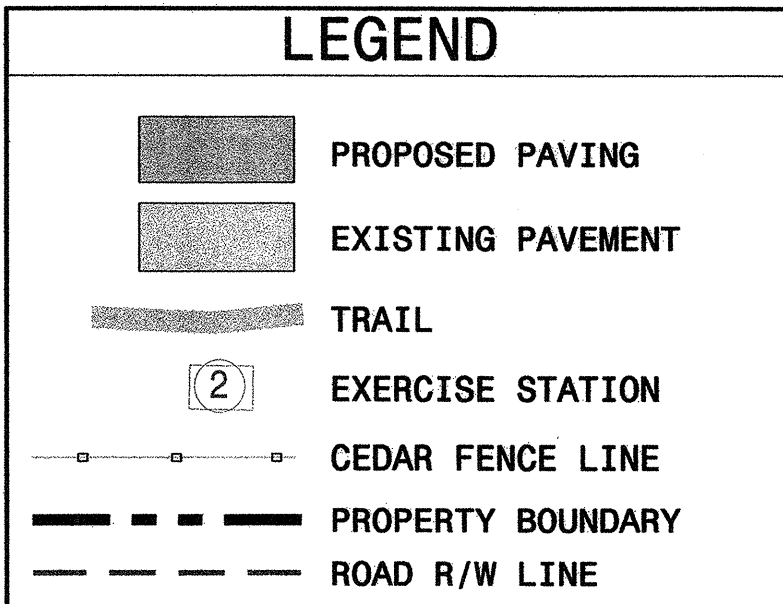
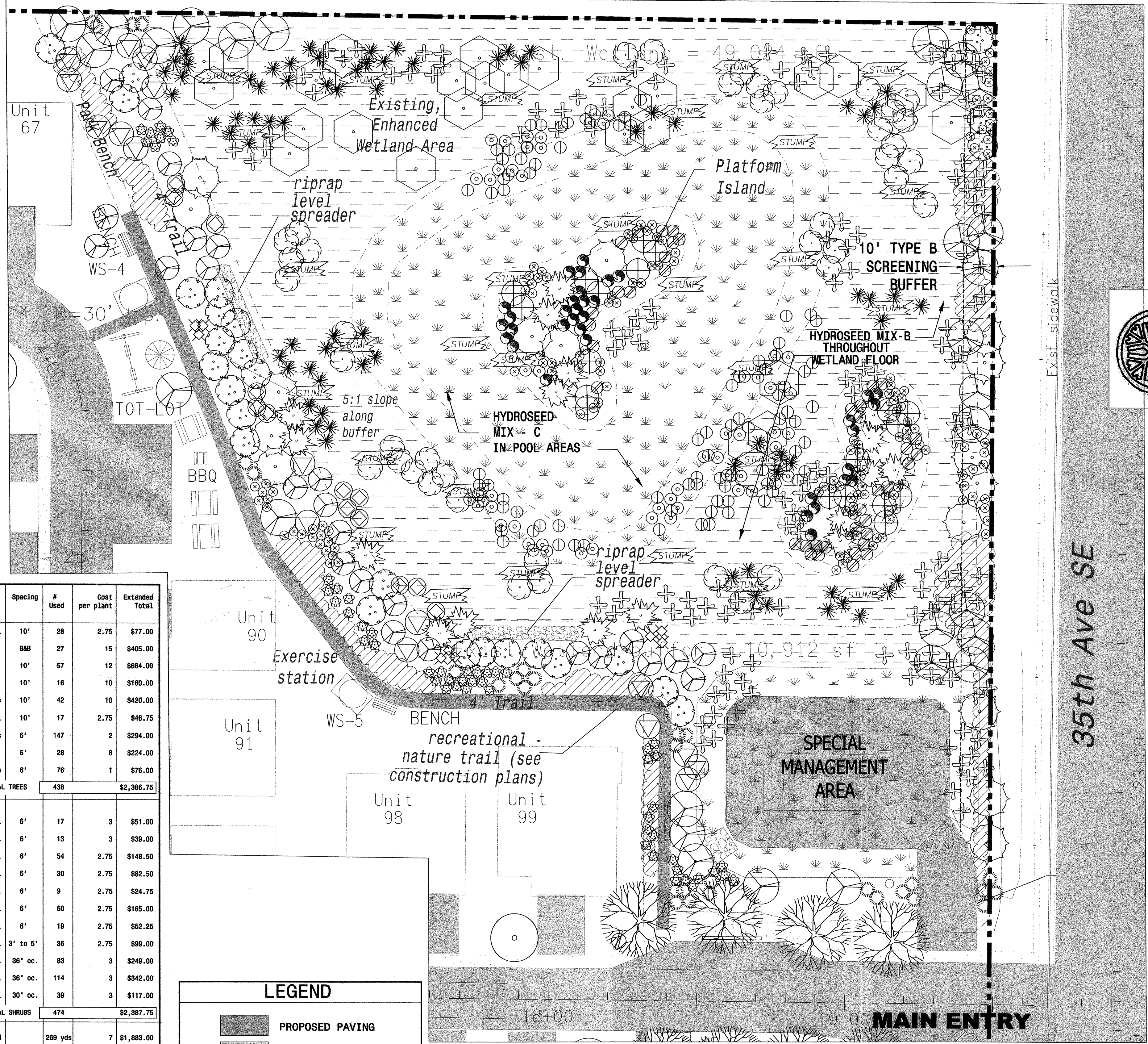
HYDROSEED MIX C

Wetland mix
Group of wetland species native to the pacific NW
Adapted to permanent or semi-permanent flooding
Provide food and shelter for a variety of animal species
Removes sediments and toxins from stromwater
20% Slough Sedge
20% Western Mannagrass
20% Daggerleaf Rush
20% Slender Fruited Bulrush
Coverage 0.25 to 0.5 lb./1000 sq. ft.

Common Name	Scientific Name	Size**	Spacing	# Used	Cost per plant	Extended Total
Trees						
Black cottonwood (BC)	Populus trichocarpa	1 gal	10'	28	2.75	\$77.00
Douglas fir (DF)	Pseudotsuga menziesii	8'	B&B	27	15	\$405.00
Douglas fir (DF)	Pseudotsuga menziesii	4'	10'	57	12	\$684.00
Western red cedar (RC)	Thuja plicata	2-4'	10'	16	10	\$160.00
Quaking aspen (QA)	Populus tremuloides	whips	10'	42	10	\$420.00
Sitka Spruce (SI)	Picea stichensis	1 gal	10'	17	2.75	\$46.75
Redtwig dogwood (RD)	Cornus stolonifera	whips	6'	147	2	\$294.00
Vine maple (VM)	Acer circinatum	4'	6'	28	8	\$224.00
Pacific Willow	Salix lasiandra	whips	6'	76	1	\$76.00
TOTAL TREES				438		\$2,386.75
Shrubs						
Hazelnut (HN)	Corylus cornuta	1 gal	6'	17	3	\$51.00
Indian plum (IP)	Oemlaria cerasiformis	1 gal	6'	13	3	\$39.00
Nootka Rose (NR)	Rosa nutkana	1 gal	6'	54	2.75	\$148.50
Ocean spray (OS)	Holodiscus discolor	1 gal	6'	30	2.75	\$82.50
Red elderberry (RE)	Sambucus racemosa	1 gal	6'	9	2.75	\$24.75
Salmon berry (SB)	Rubus spectatiblis	1 gal	6'	60	2.75	\$165.00
Service berry (SE)	Amelanchier alnifolia	1 gal	6'	19	2.75	\$52.25
Buffalo berry	Shepherdia canadensis	2 gal	3' to 5'	36	2.75	\$99.00
Red-osier dogwood	Cornaceae cornus sericea	1 gal	36" oc.	83	3	\$249.00
Tall Oregon grape	Mahonia aquifolium	1 gal	36" oc.	114	3	\$342.00
Evergreen huckleberry	Vaccinium ovatum	1 gal	30" oc.	39	3	\$117.00
TOTAL SHRUBS				474		\$2,387.75
Medium Mulch		289 yd		289 yds	7	\$1,883.00
Log/Stump		6'x2'	3' dia	30	15	\$450.00
TOTAL						\$6,089.75

GROUNDCOVERS

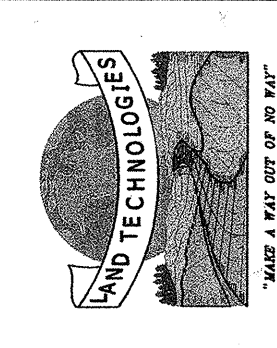
HYDROSEED MIX-A	Play areas	See specs	All other disturbed areas
HYDROSEED MIX-B	Wetland buffers	See specs	Areas subject to periodic flooding
HYDROSEED MIX-C	Wetland areas	See specs	Siltation cell and submerged areas



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WESTERN WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Roger C. Hill
CERTIFICATE NO. 343

DESIGNED BY: Roger Hill
DRAWN BY: Paolo

CHECKED BY:

DATE: 08-Oct-2003
REV: 09-May-2004
11-May-2005

Family Quality Construction and Development II, LLC
Pacific Ridge Homes
11827 Airport Road, Everett, WA 98204

dba.

A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.

SHEET
L3 OF L4
DRAWING NUMBER
03-108845

WETLAND MITIGATION PLAN & PLANT SCHEDULE

THE MEADOWS HDEV - 2131