

3/9/2022 10:57 AM

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PROJECT TEAM
 OWNER/DEVELOPER: RIVERSIDE STATION LLC
 CONTACT: MR. EMANUEL POPA
 ADDRESS: 307 NORTH MADISON STREET
 MONROE, WA 98272
 PHONE: (425) 327-5928
 EMAIL: SUPPORT@EMANDATARECOVERY.COM

ARCHITECT: MD ARCHITECTS
 CONTACT: MR. JOHN DELOMA
 ADDRESS: 3220 NORTH 26TH STREET
 TACOMA, WA 98407
 PHONE: (253) 756-1652
 EMAIL: MD@MDARCHITECTS.NET

SURVEYOR: CORE DESIGN, INC.
 CONTACT: MR. KEN SHIPLEY
 ADDRESS: 12100 NORTHEAST 195TH STREET
 SUITE 300
 BOTHELL, WA 98011
 PHONE: (425) 885-7877

CIVIL ENGINEER: VALOR CIVIL ENGINEERING, PLLC
 CONTACT: FRANK MARESCALCO, PE
 ADDRESS: 1009 NORTH 9TH STREET
 TACOMA, WA 98403
 PHONE: (253) 861-7741
 EMAIL: VALORCIVILENGINEERING@HOTMAIL.COM

UTILITY PURVEYORS
 WATER: CITY OF MONROE
 SEWER: CITY OF MONROE
 POWER: SNOHOMISH COUNTY PUD
 NAT GAS: PUGET SOUND ENERGY
 TELE/COMM: COMCAST, OTHERS
 FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 7

SITE INFORMATION
 ADDRESS: 135 AND 143 SOUTH ANN STREET
 MONROE, WA 98272
 PARCEL NOS: 27070600300900 AND 27070600301000
 GROSS AREA: 0.78 AC
 ZONING: DOWNTOWN COMMERCIAL
 EAST DOWNTOWN NEIGHBORHOOD PLAN

SHEET INDEX

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VERTICAL DATUM: NAVD 88

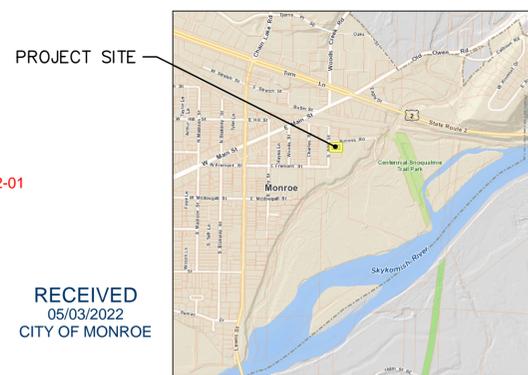
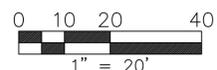
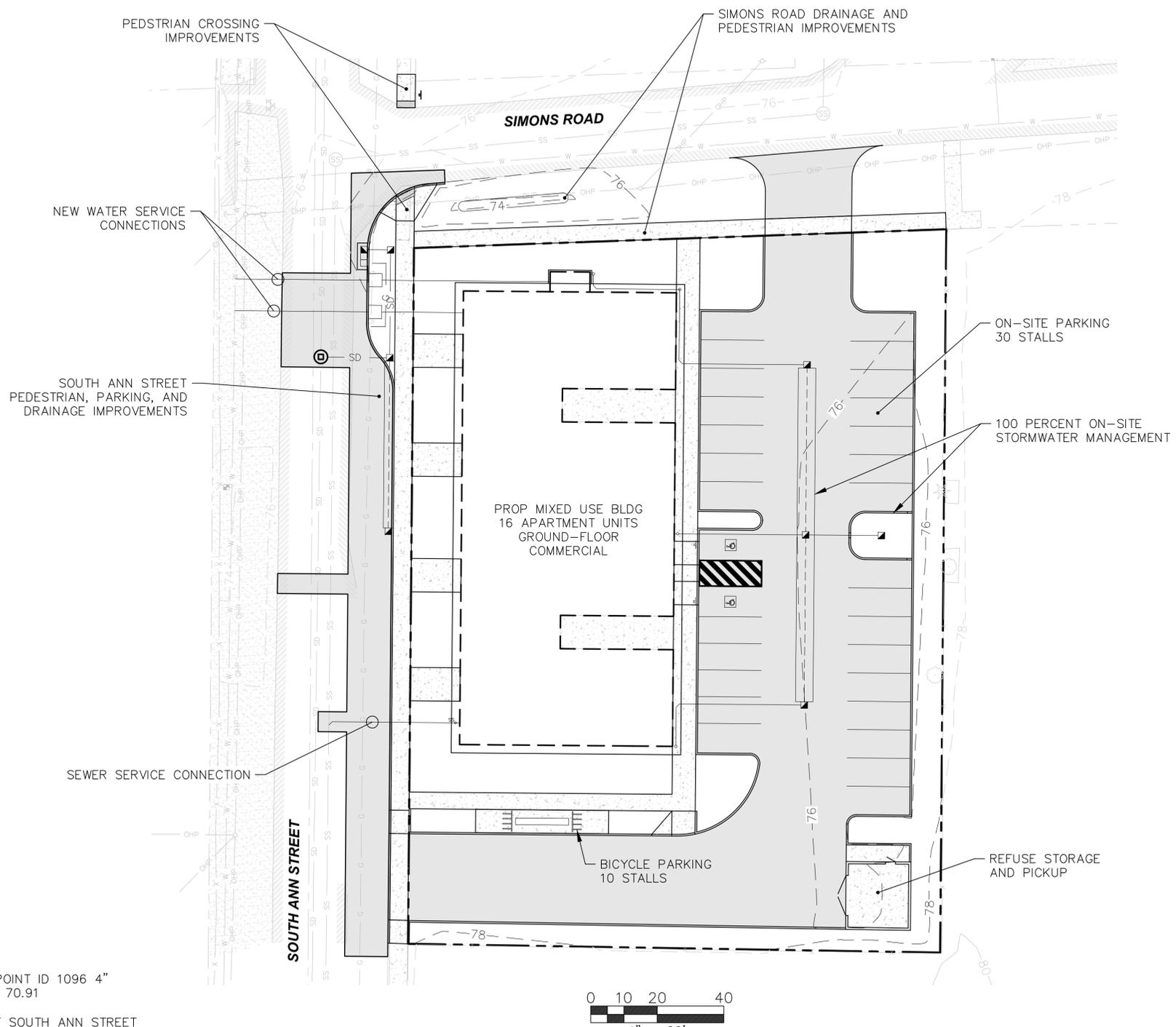
BENCHMARK: WASHINGTON GEODETIC SURVEY BENCHMARK, POINT ID 1096 4"
USGS BRASS DISC IN CENTERLINE OF MAIN STREET, ELEV = 70.91

BASIS OF BEARING: N00°29'28"E ALONG THE CENTERLINE OF SOUTH ANN STREET

RIVERSIDE STATION APARTMENTS

135 SOUTH ANN STREET MONROE, WA 98272

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 27 NORTH, RANGE 07 EAST, W.M.



SITE2022-01
#8571

RECEIVED
05/03/2022
CITY OF MONROE

VICINITY MAP
NTS

LEGEND

ITEM	EXISTING	PROPOSED
MONUMENT IN CASE		
SURFACE MONUMENT		
PK NAIL		
STORM DRAIN MANHOLE		
CATCH BASIN		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
POWER POLE		
POWER POLE W/ CONDUIT		
GUY ANCHOR		
LUMINAIRE		
JUNCTION BOX		
WATER VALVE		
WATER METER		
FIRE HYDRANT		
SIGN		
MAILBOX		
UNDERGROUND POWER		
OVERHEAD POWER		
TELEPHONE OR FIBER		
PAINTED WATER		
SANITARY SEWER		
STORM DRAIN		
FENCE		
EDGE OF ASPHALT PAVEMENT		
CONCRETE PAVEMENT		

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FJM	DRW
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Valor Civil Engineering, PLLC

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valorcivilengineering@hotmail.com

RIVERSIDE STATION APARTMENTS
 135 SOUTH ANN STREET
 MONROE, WA 98272
 TPNS 2707060030-0900/ -1000

COVER SHEET AND PROJECT OVERVIEW

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NO.	DATE	BY	REVISION

PROJECT NO: 2021-126

DATE: DECEMBER 28, 2021

NOTES

- EXISTING WATER METERS MAY BE USED FOR CONSTRUCTION WATER IF NEEDED.
- EXISTING BUILDINGS ARE CONNECTED TO SEWER. THE LOCATION OF THE EXISTING SEWER IS UNKNOWN. LOCATE SEWER, CUT, AND CAP AT PROPERTY LINE. CITY INSPECTOR SHALL VERIFY CAP(S) VISUALLY.
- TREES TO BE PRESERVED MAY BE PRUNED FOR HEALTH AND SHAPE. THEY MAY NOT BE TOPPED. NO MECHANICAL CLEARING OR HEAVY EQUIPMENT IS ALLOWED WITHIN CANOPY.

STANDARD EROSION CONTROL PLAN NOTES

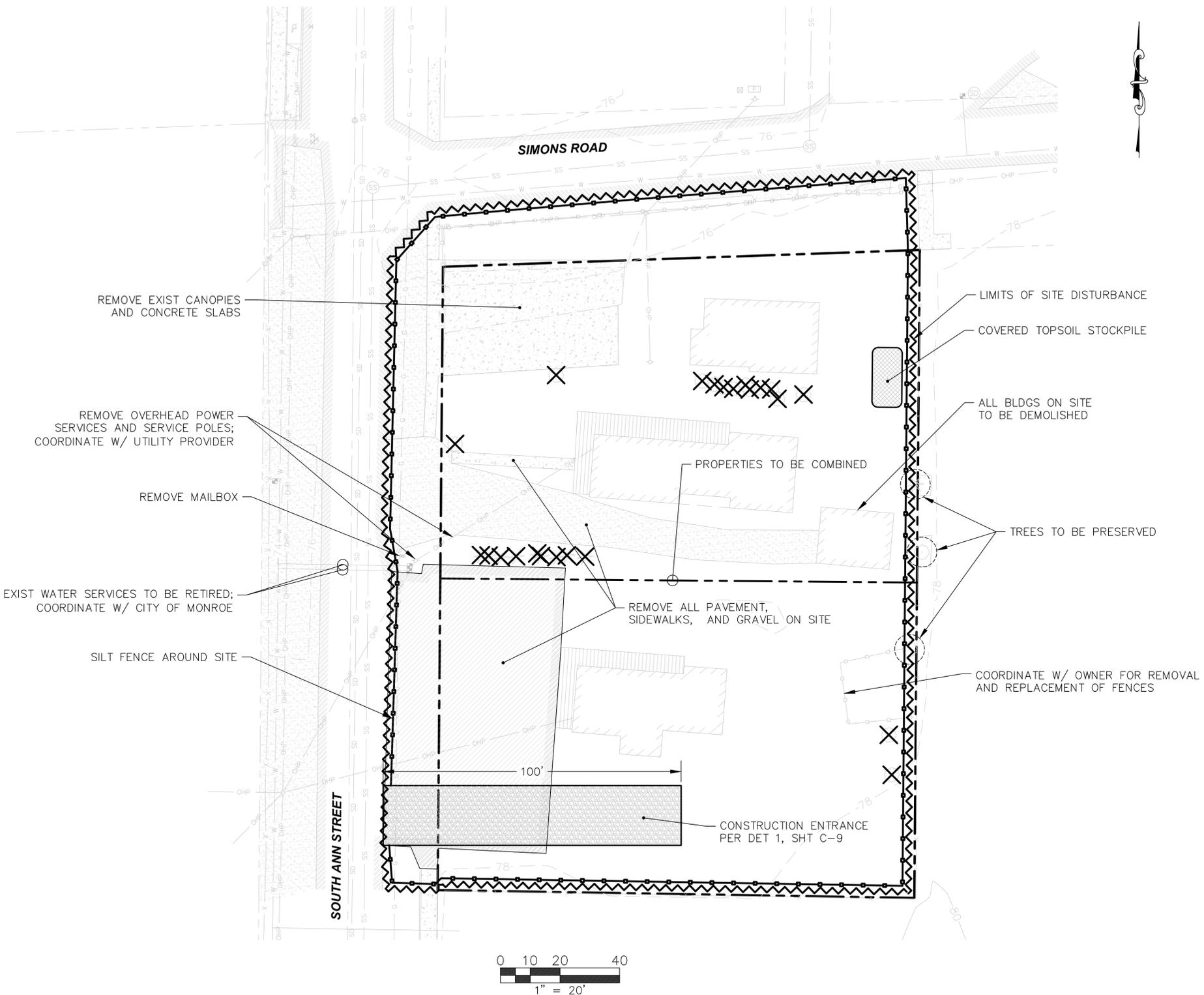
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/ LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/ CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE PER MONTH OR WITHIN 48 HOURS FOLLOWING ANY MAJOR STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

STANDARD CONSTRUCTION SEQUENCE

- MARK CLEARING AND GRADING LIMITS.
- CALL SITE DEVELOPMENT INSPECTOR TO INSPECT CLEARING/GRADING LIMITS.
- INSTALL INITIAL EROSION CONTROL PRACTICES (CONSTRUCTION ENTRANCE, SILT FENCE, CATCH BASIN INSERTS).
- CONTACT SITE DEVELOPMENT INSPECTOR TO INSPECT INITIAL EROSION CONTROL PRACTICES.
- CLEAR, GRADE, AND FILL SITE AS OUTLINED IN THE SITE PLAN WHILE IMPLEMENTING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AT THE SAME TIME.
- INSTALL PROPOSED SITE IMPROVEMENTS (IMPERVIOUS SURFACE, LANDSCAPING, ETC.).
- CONTACT SITE DEVELOPMENT INSPECTOR FOR APPROVAL OF PERMANENT EROSION PROTECTION AND SITE GRADES.
- REMOVE EROSION CONTROL METHODS AS PERMITTED BY THE SITE DEVELOPMENT INSPECTOR AND REPAIR PERMANENT EROSION PROTECTION AS NECESSARY.
- MONITOR AND MAINTAIN PERMANENT EROSION PROTECTION UNTIL FULLY ESTABLISHED.

EROSION CONTROL LEAD

NAME: _____
 PHONE: _____
 EMAIL: _____

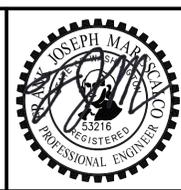


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DES

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CHK



Valor Civil Engineering, PLLC

Phone: (253) 861-7741
 valorcivilengineering@hotmail.com

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 135 SOUTH ANN STREET
 MONROE, WA 98272
 TPNS 2707060030-0900/ -1000

TESC AND DEMOLITION PLAN

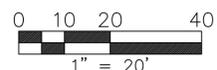
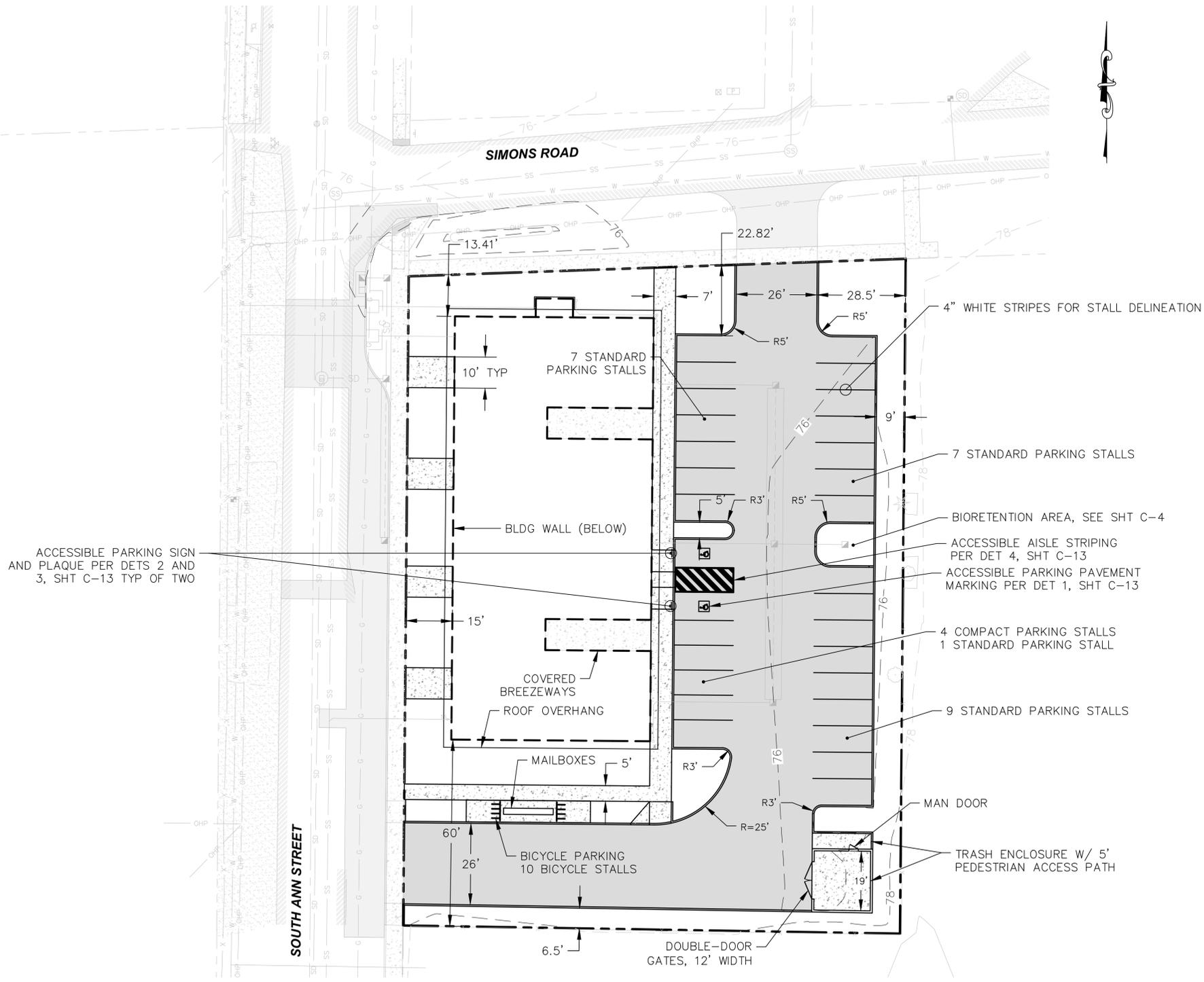
PROJECT NO: 2021-126 DATE: DECEMBER 28, 2021

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NOTES

- STANDARD PARKING STALLS ARE 8.5 FEET IN WIDTH AND 19 FEET IN DEPTH.
- COMPACT PARKING STALLS ARE 8 FEET IN WIDTH AND 19 FEET IN DEPTH.
- TOTAL PARKING PROVIDED:
STANDARD: 24
COMPACT: 4
VAN ACCESSIBLE: 2
- BACK OF SIDEWALK IN STREET IS LOCATED DIRECTLY ON PROPERTY LINE PER CITY REQUIREMENTS.
- THERE ARE NO APPLICABLE BUILDING SETBACKS.
- ALL CONCRETE SURFACES SHALL BE BROOM FINISH UNLESS SPECIFIED OTHERWISE BY OWNER.
- ALL DISTURBED SOILS SHALL BE AMENDED PER DET 6, SHT C-12.



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valorcivilengineering@hotmail.com

RIVERSIDE STATION APARTMENTS
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SITE PLAN
PROJECT NO: 2021-126
DATE: DECEMBER 28, 2021

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NOTES

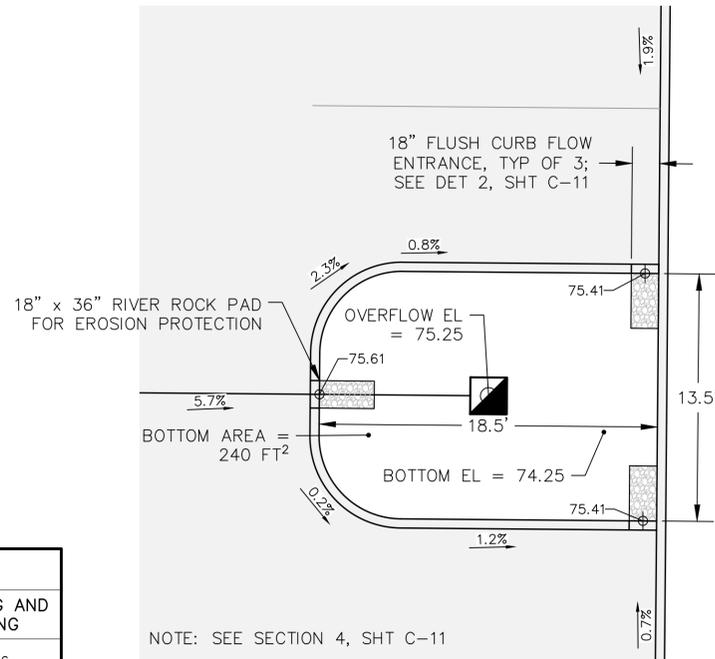
1. DOWNSPOUT LOCATIONS ARE SCHEMATIC. CONFIRM LOCATIONS WITH ARCHITECT AND GUTTER CONTRACTOR PRIOR TO SETTING ELBOWS.
2. ROOF DRAINS SHALL BE 6-INCH DIAMETER SCHEDULE 40 PVC LAID AT 2 PERCENT SLOPE MINIMUM.
3. FOOTING DRAINS SHALL BE 4-INCH DIAMETER PERFORATED PVC LAID AT 1 PERCENT SLOPE MINIMUM. FOOTING DRAINS ARE LOCATED DIRECTLY UNDERNEATH ROOF DRAINS AROUND PERIMETER OF BUILDING. SEE DET 2, SHT C-10.
4. ROOF DRAINS AND FOOTING DRAINS ARE SEPARATE SYSTEMS. THEY MAY NOT BE CONNECTED AT THE FOUNDATION. THEY MAY BE COMBINED 5 FEET AWAY FROM THE FOUNDATION.
5. FOOTING DRAINS MAY BE CONNECTED TO THE INFILTRATION TRENCH PROVIDED THEY ARE HIGH ENOUGH IN ELEVATION. OTHERWISE, THEY MAY BE CONNECTED TO A SEPARATE DRYWELL THAT SERVES ONLY THE FOOTING DRAINS AT A LOCATION TO BE APPROVED BY THE ENGINEER.
6. ALL DISTURBED SOILS SHALL BE AMENDED PER DET 6, SHT C-12.

INFILTRATION TRENCH NOTES

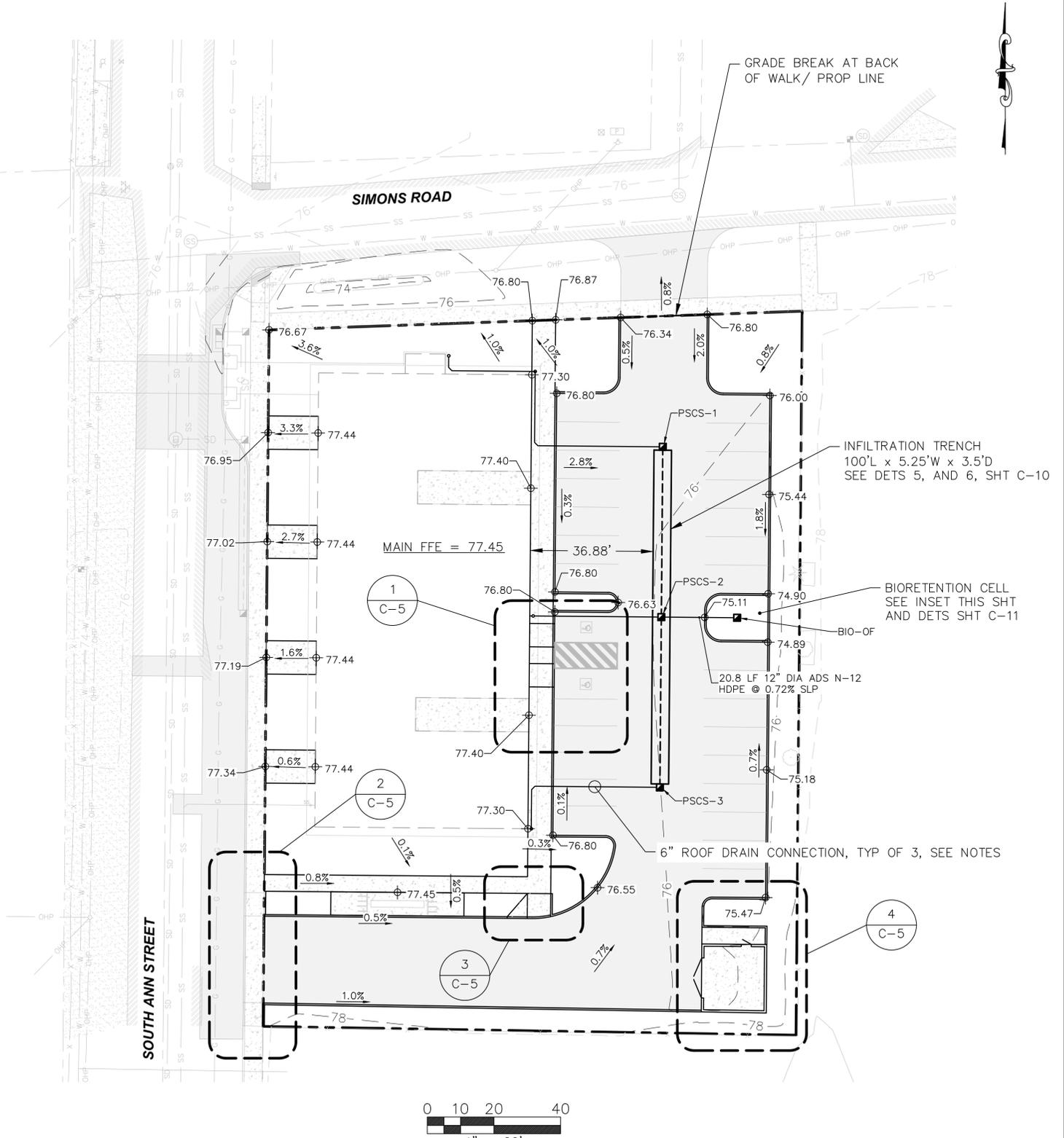
- LENGTH = 100 FT
- WIDTH = 5.25 FT (63 INCHES)
- DEPTH = 3.5 FT (42 INCHES)
- BOTTOM OF TRENCH EL = 71.00
- TOP OF TRENCH EL = 74.50

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	GRADES	NORTHING AND EASTING
BIO-OF, TYPE 30 SHOPE CB W/ BEEHIVE TOP	RIM EL = 75.26 IE 12" DIA ADS N-12 HDPE (W) = 73.15	N314151.7836, E1362621.0470
PSCS-1, SED CONTROL STRUCTURE TYPE 1 CB W/ SOLID LOCKING LID	RIM EL = 76.17 IE 12" DIA PERF ADS N-12 HDPE (S) = 73.00 IE 6" DIA SCH40 PVC (W) = 73.50	N314202.9767, E1362598.7351
PSCS-2, SED CONTROL STRUCTURE TYPE 1 CB W/ SOLID LOCKING LID	RIM EL = 75.86 IE 12" DIA PERF ADS N-12 HDPE (N) = 73.00 IE 12" DIA PERF ADS N-12 HDPE (S) = 73.00 IE 12" DIA ADS N-12 HDPE (E) = 73.00 IE 6" DIA SCH40 PVC (W) = 73.50	N314151.9785, E1362598.2980
PSCS-3, SED CONTROL STRUCTURE TYPE 1 CB W/ SOLID LOCKING LID	RIM EL = 76.01 IE 12" DIA PERF ADS N-12 HDPE (N) = 73.00 IE 6" DIA SCH40 PVC (W) = 73.50	N314100.9804, E1362597.8609

PROJECT CONTROL		
CONTROL POINT DESCRIPTION	NORTHING	EASTING
CONC MON W/ 2" BRASS DISC 5' WEST OF INTERSECTION OF SOUTH ANN STREET AND EAST FREMONT STREET	313889.9409	1362442.5468
SURFACE MON NORTH OF INTERSECTION OF SOUTH ANN STREET AND SIMONS ROAD	314286.9836	1362450.9496

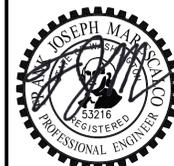


BIORETENTION PLANTER DETAIL VIEW
SCALE: 1" = 5'



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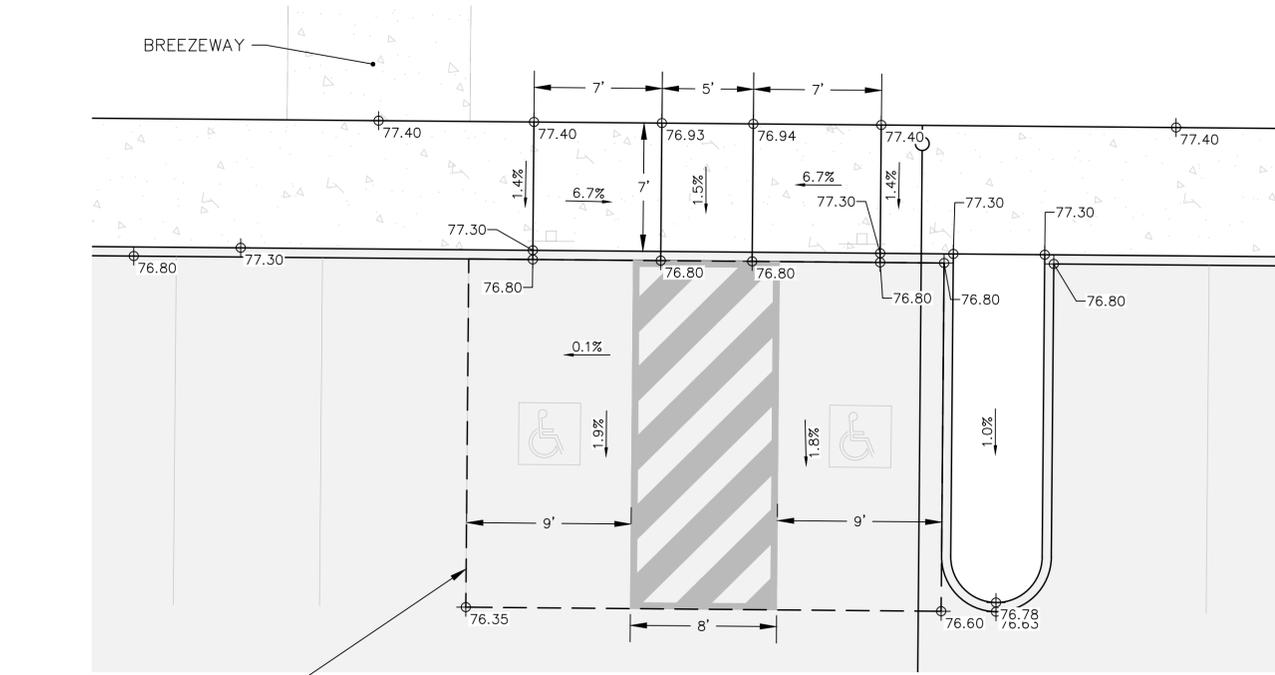


Valor Civil Engineering, PLLC
Phone: (253) 861-7741
valorcivilengineering@hotmail.com

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135 SOUTH ANN STREET
MONROE, WA 98272
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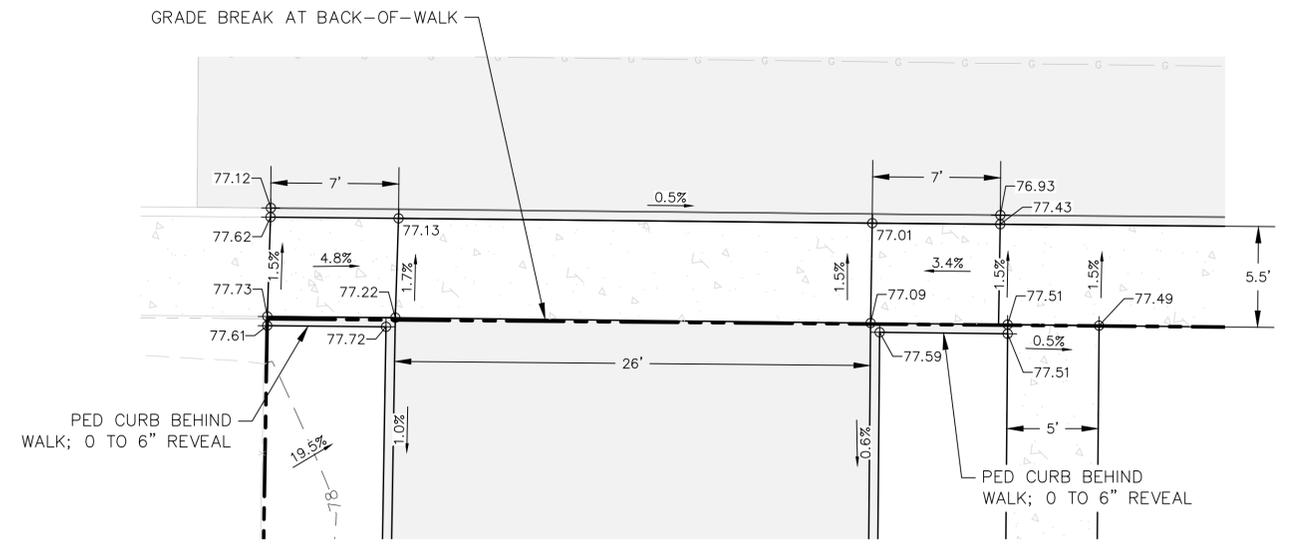
GRADING AND DRAINAGE PLAN
PROJECT NO: 2021-126
DATE: DECEMBER 28, 2021

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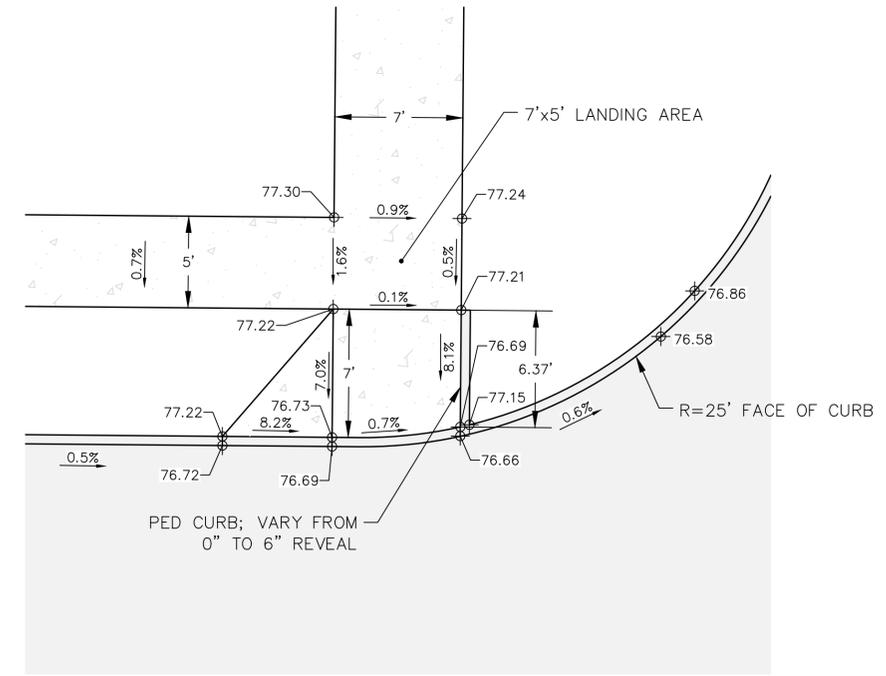


1 SIDEWALK
SCALE: NTS

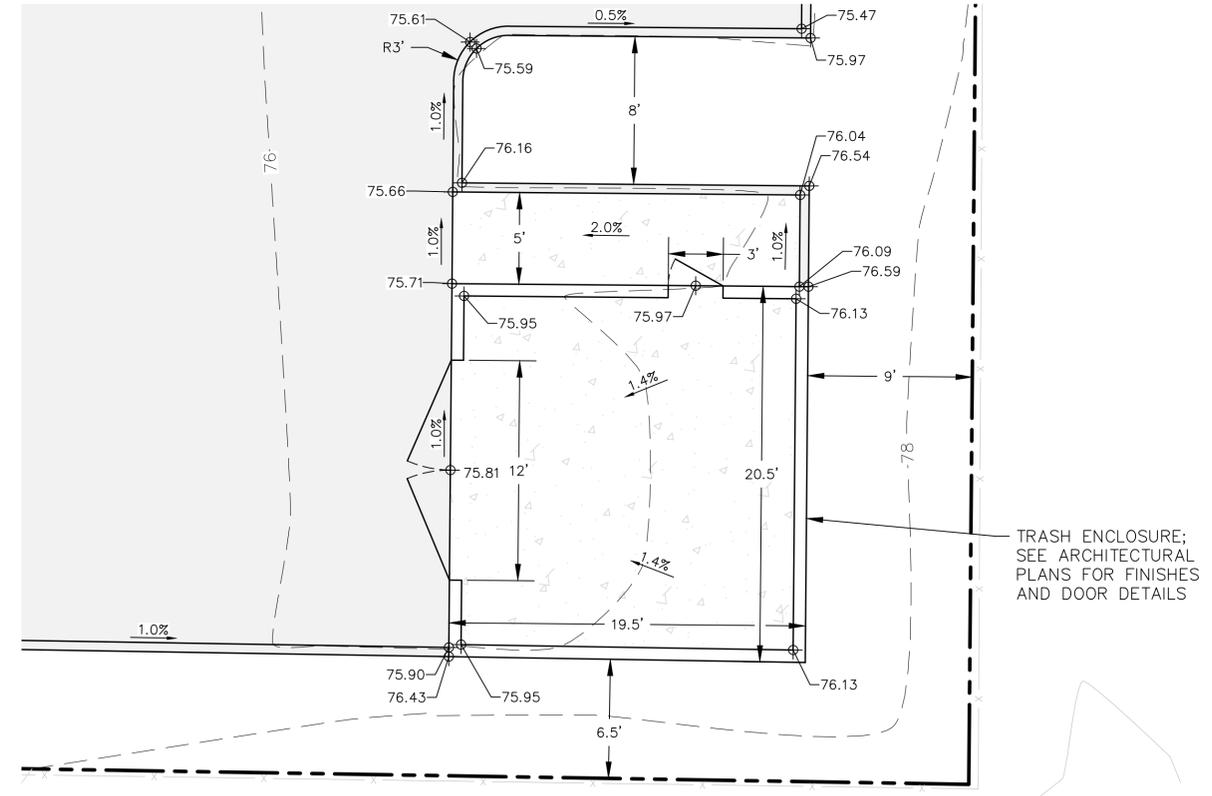
SLOPE MAY NOT EXCEED 2 PERCENT IN ANY DIRECTION WITHIN VAN PARKING AND ACCESS AISLE



2 SOUTH ACCESS
SCALE: NTS

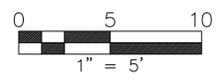


3 PARKING LOT RAMP
SCALE: NTS



4 TRASH ENCLOSURE
SCALE: NTS

TRASH ENCLOSURE; SEE ARCHITECTURAL PLANS FOR FINISHES AND DOOR DETAILS



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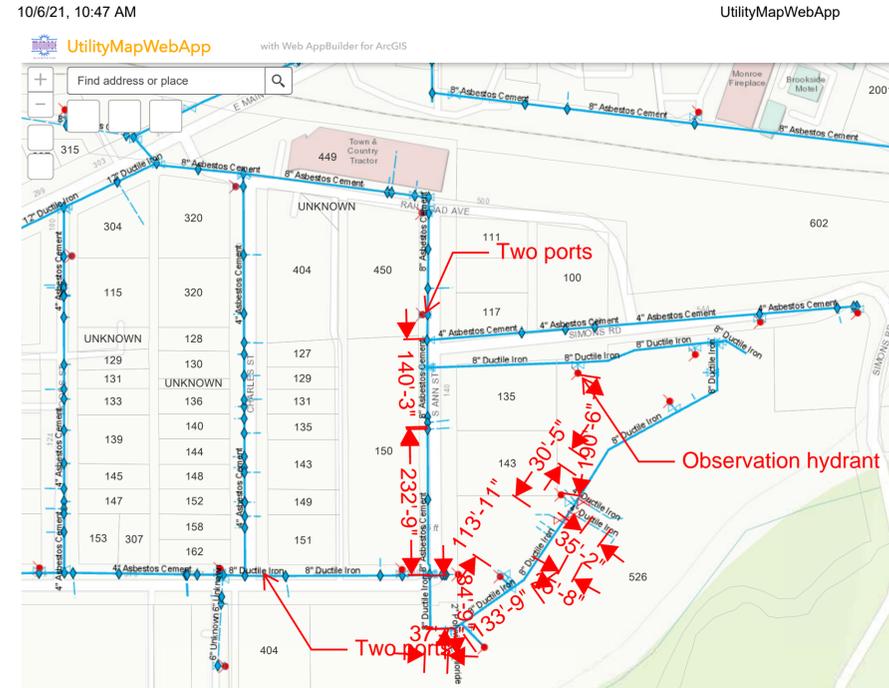
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NOTE: MINIMUM DEPTH OF BLDG SEWER AT FOUNDATION IS 4.5 FEET.
THIS IS NECESSARY TO ACCOMMODATE FUTURE CONNECTION OF
GREASE INTERCEPTOR.



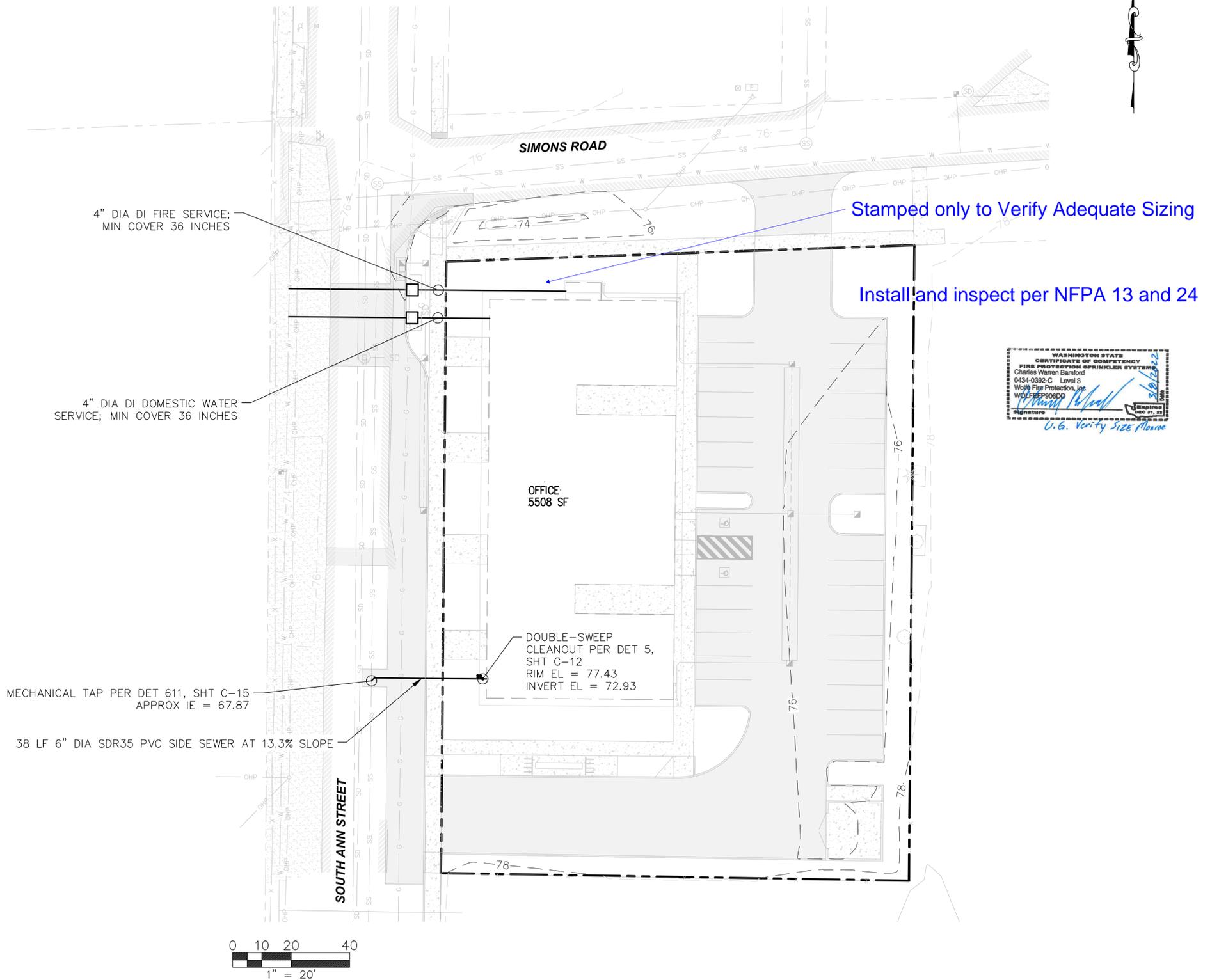
FIRE FLOW TEST REPORT

Test Date: 10/8/2021
Location: Ann St/Riverside Station

Flow Hydrant(s)	Outlet	Coef.	Pressure (PSI)	Flow (GPM)	Hydrant	Notes
Hydrant 1	2.5	0.9	23	839		
Hydrant 1	2.5	0.9	27	872		
Hydrant 2	2.5	0.9	18	720		
Hydrant 2	2.5	0.9	20	750		
Total				3171	GPM	

Desired Residual Pressure: 20 PSI
Flow available at desired residual Pressure: 3811 GPM

Prepared by: Scott Barr
Date: 10/8/21
Reviewed by: Tom Ertmann



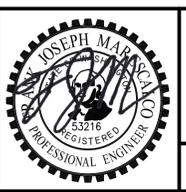
Stamped only to Verify Adequate Sizing

Install and inspect per NFPA 13 and 24



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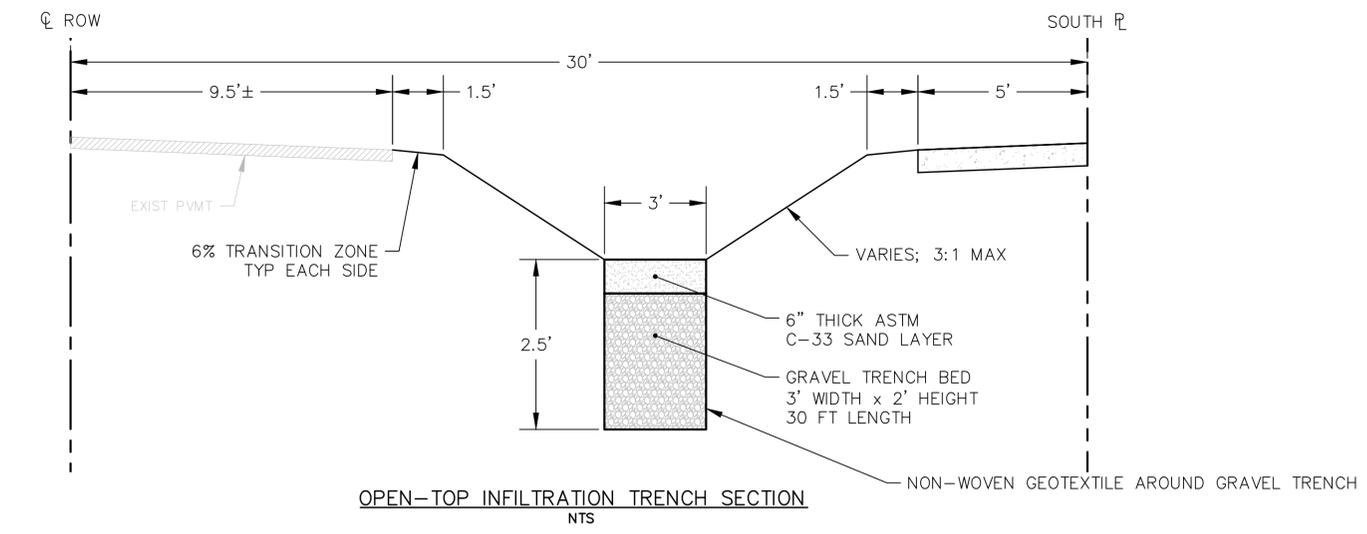
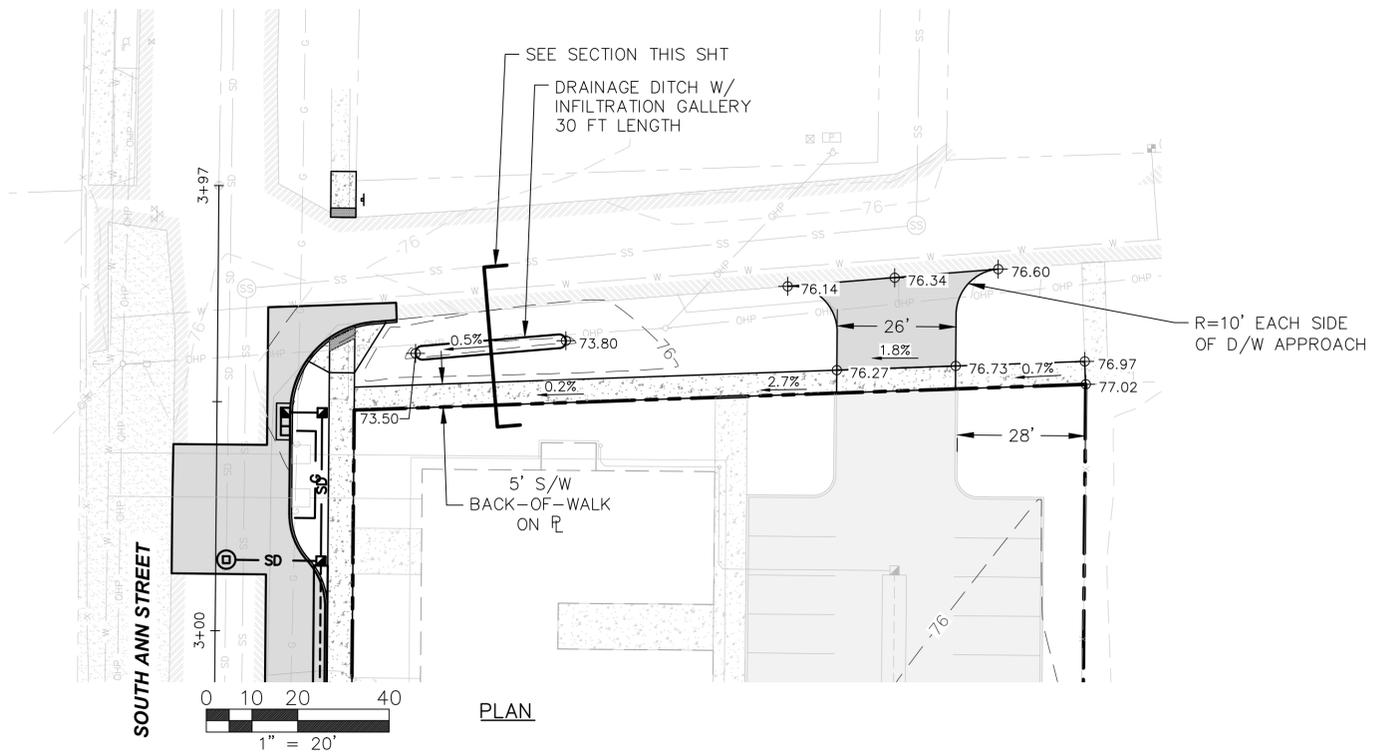
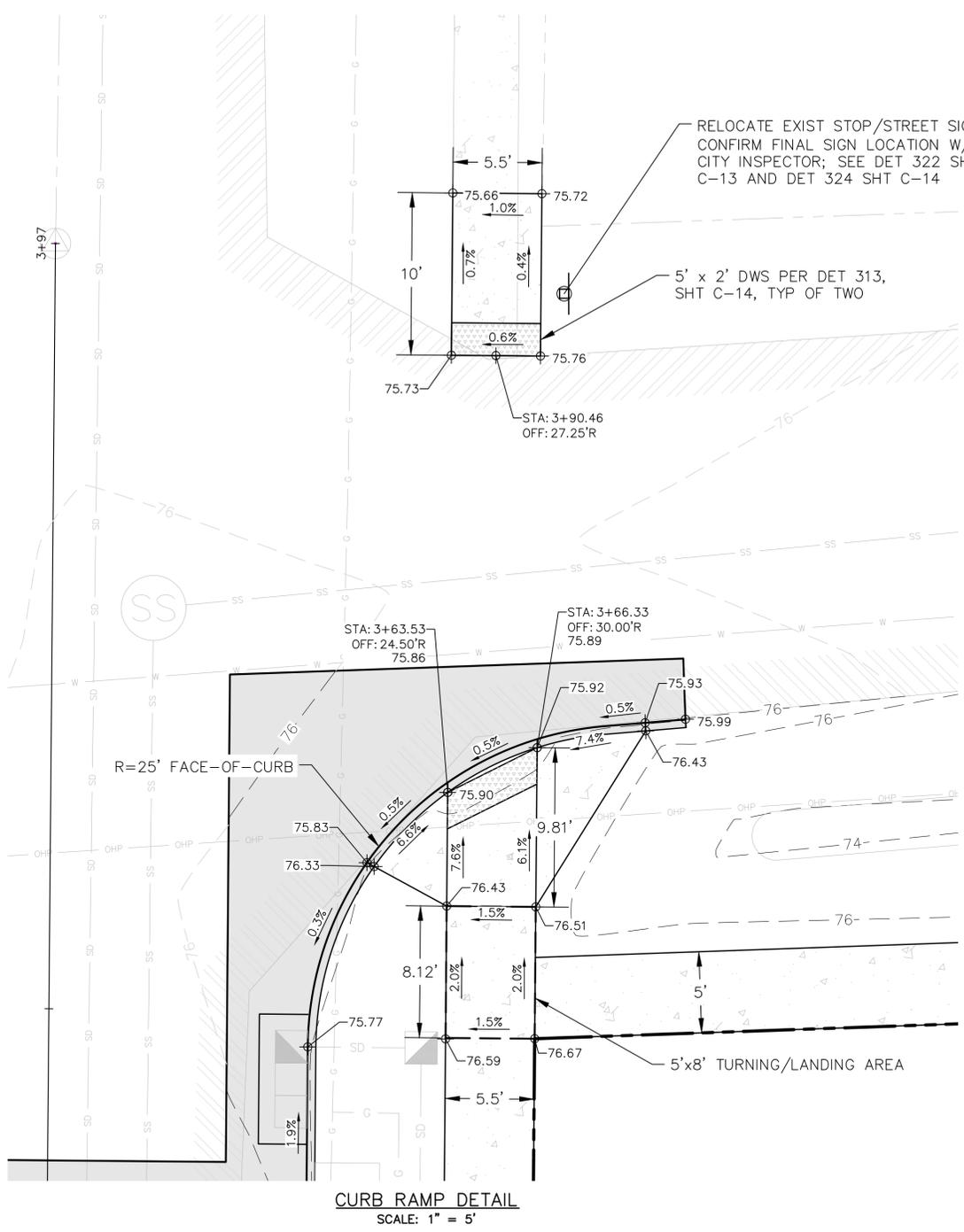


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UTILITY PLAN
PROJECT NO: 2021-126
DATE: DECEMBER 28, 2021

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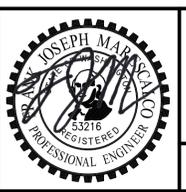


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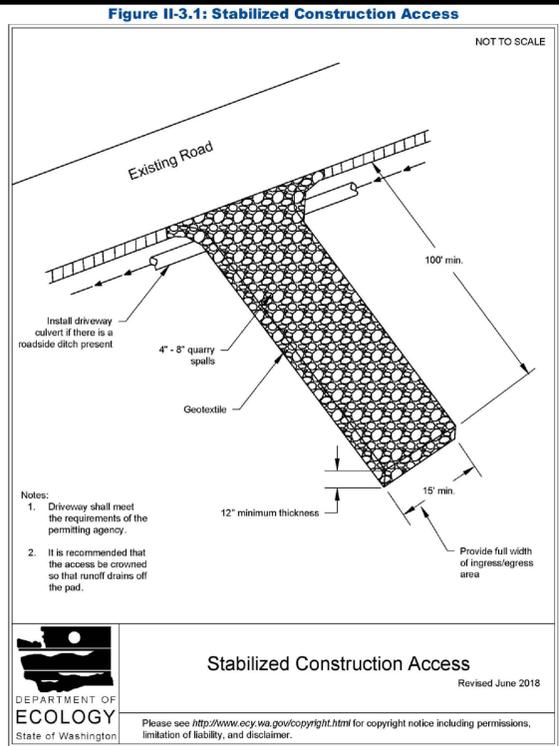
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SIMONS ROAD IMPROVEMENTS

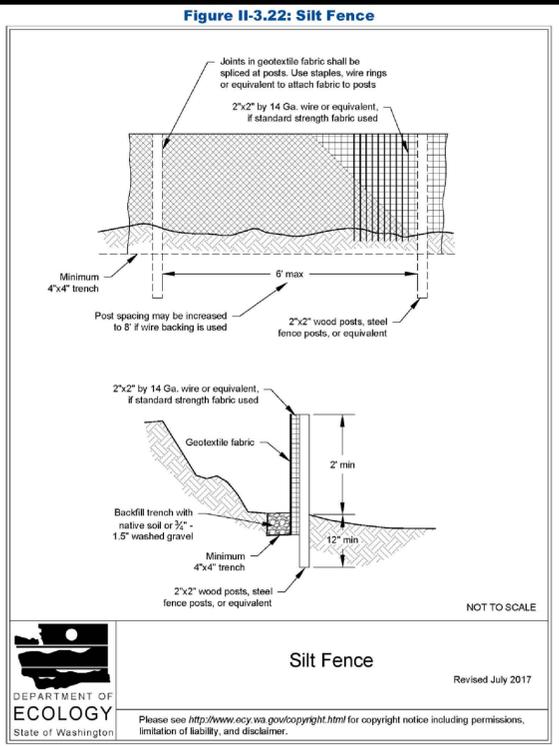
PROJECT NO: 2021-126 DATE: DECEMBER 28, 2021

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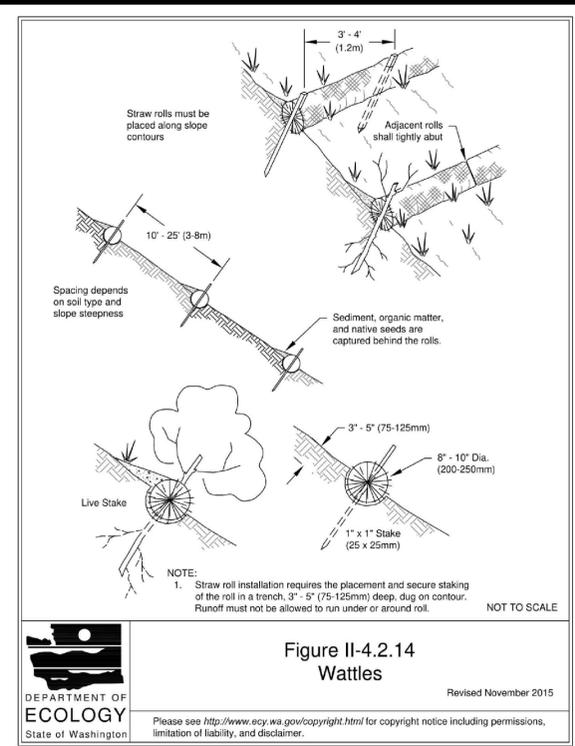
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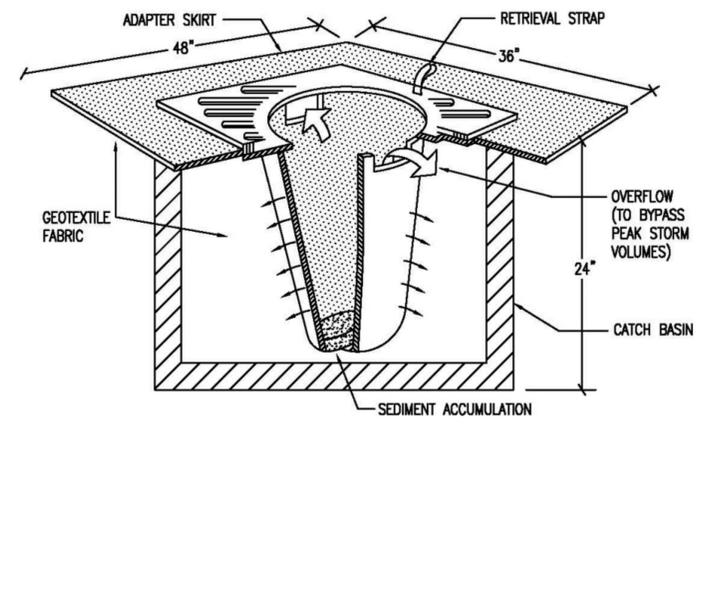
1 CONSTRUCTION ENTRANCE
SCALE: NTS



2 SILT FENCE
SCALE: NTS



3 STRAW WATTLES
SCALE: NTS



INLET PROTECTION NOTES:

1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.

4 CATCH BASIN INSERT
SCALE: NTS

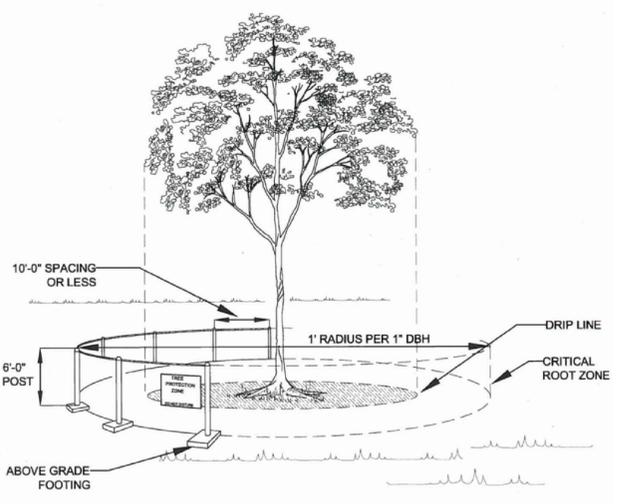
TREE PROTECTION ZONE (TPZ)
The Tree Protection Zone is an arborist defined area surrounding the trunk intended to protect the roots and soil to ensure future tree health and safety.

The location of the Tree Protection Zone is at the edge of the Critical Root Zone OR Drip Line, whichever is greater, or area as defined by the projects arborist.

For Critical Root Zone and Drip Line measurements see TREE PROTECTION DURING CONSTRUCTION STANDARD PLAN NO. LS-08.

TREE PROTECTION FENCING

1. Erect readily visible six-foot (6'-0") high chain link fencing at the edge of the Tree Protection Zone, and at the boundary of any open space tracts or conservation easements that abut the construction site except where, due to space restrictions, a specific distance is specified by the project's arborist.
2. Fencing shall be secured 6 foot metal posts with movable footings located above ground. metal posts shall not be more than 10 feet apart.
3. Fencing shall be flush with the initial undisturbed grade.
4. Signs shall be attached to the fencing stating that the tree is designated for protection and the area inside the fencing is a TPZ, which is not to be disturbed unless prior approval has been obtained from the city and/or the project's arborist.
5. Maintain the fencing in place until the city authorizes removal or a final certificate of occupancy is issued, whichever occurs first.
6. Ensure that any landscaping done in the TPZ, subsequent to the removal of the fencing, shall be accomplished with light machinery or hand labor.
7. No construction activity shall occur within the TPZ, including but not limited to:
 - Dumping or storage of materials such as building supplies, soil, waste items, and
 - storage of vehicles or equipment



5 TREE PROTECTION
SCALE: NTS

6 RESERVED
SCALE: NTS

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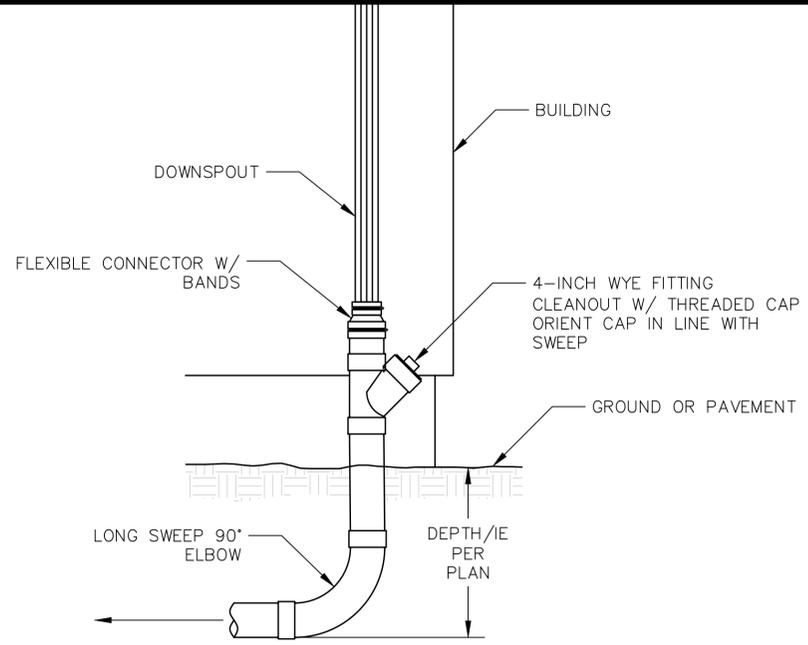
Phone: (253) 861-7741
valorcivilengineering@hotmail.com

RIVERSIDE STATION APARTMENTS
135 SOUTH ANN STREET
MONROE, WA 98272
TPNS 2707060030-0900/ -1000

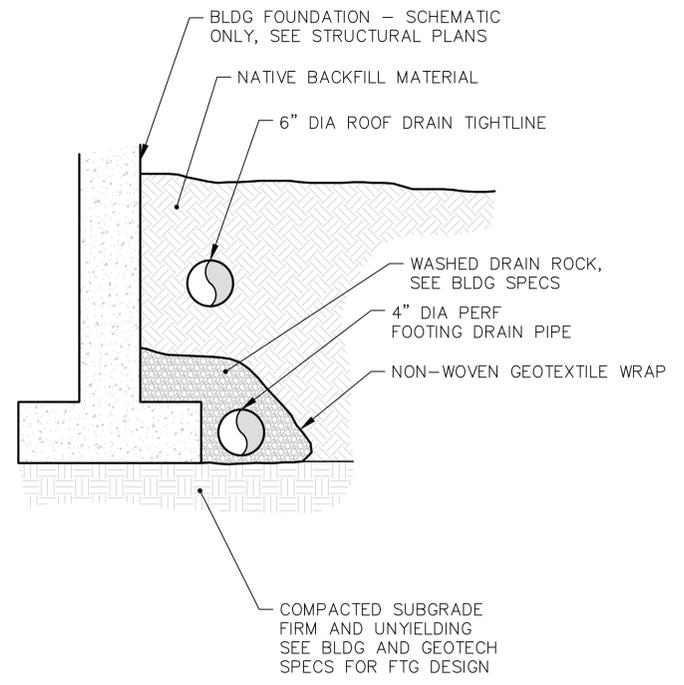
PROJECT NO: 2021-126
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1 DOWNSPOUT TO PIPE CONNECTION
SCALE: NTS



2 ROOF AND FOOTING DRAIN SECTION
SCALE: NTS

Reinforcing

- Reinforcing meets ASTM Standard Specifications
- #3 grade 60 reinforcing bar

Cast Iron Grate

- The 18" x 24" cast iron grate drops in the recessed area at the top of the basin or riser
- An 18" x 24" frame & grate is available upon request

Additional Information

- The base unit has a 17 inch diameter knock-out on each of the four sides

- Base - 1100 lbs
- 6 inch Riser - 180 lbs
- 12 inch Riser - 360 lbs
- 1 1/2 inch hole on each side for handling

Catch Basin Products

Catch Basin Type 30

6" RISER

12" RISER

17" RISER

Note: drawings not to scale

shope Concrete, LLC
1618 East Main Avenue
Puyallup, WA 98372-3142

(253) 848-1551
Fax Line 1 (253) 845-0292
Fax Line 2 (253) 854-6172

1-800-422-7560 (TOLL FREE)
www.shopeconcrete.com

3 TYPE 30 SHOPE CATCH BASIN
SCALE: NTS

FRAME AND VANE GRATE

RECTANGULAR ADJUSTMENT SECTION

REDUCING SECTION

PRECAST BASE SECTION

ALTERNATIVE PRECAST BASE SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM HOOP DIAMETER (INCHES)
REINFORCED OR PLAN CONCRETE	18"
ALL METAL PIPE	21"
CPVC W/ BTG (BTD SPEC. SECT. 9-05.20)	18"
SOLID WALL PVC (BTD SPEC. SECT. 9-05.12(1))	21"
PROFILE WALL PVC (BTD SPEC. SECT. 9-05.12(2))	21"

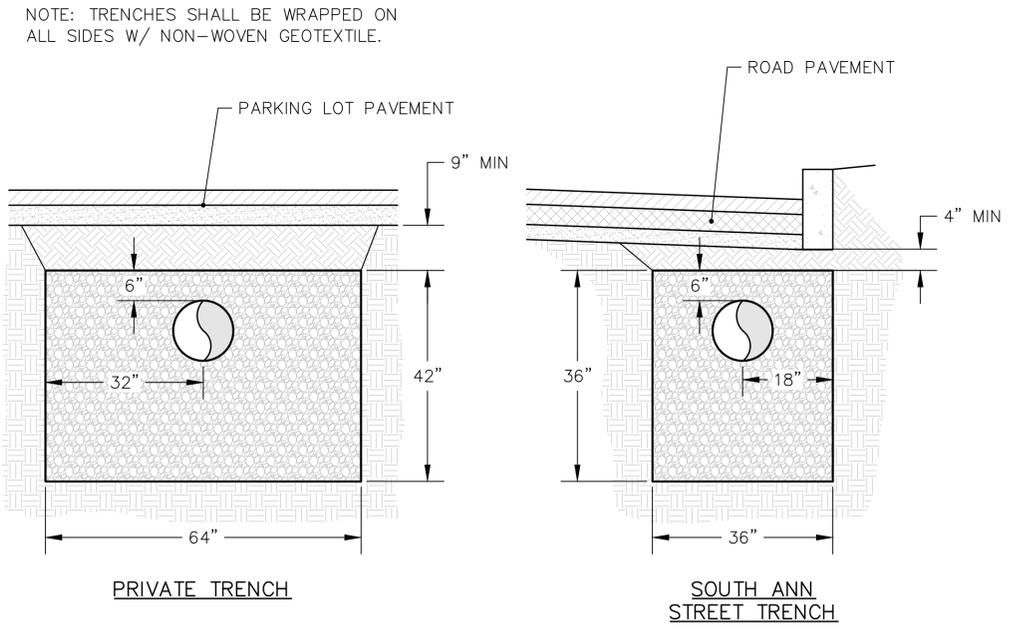
* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

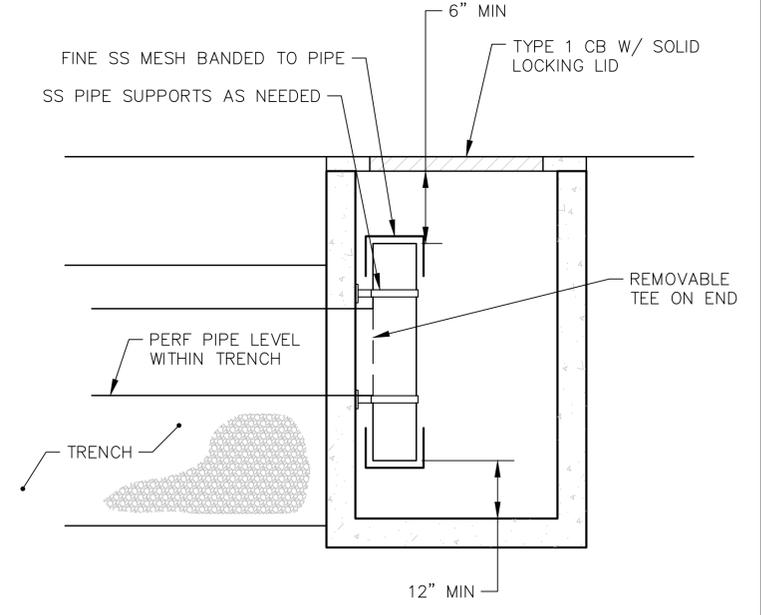
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot, shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
- The knockout shall not be greater than 20" (m), in any direction. Knockouts shall have a wall thickness of 2" (m) minimum to 2.5" (m) maximum. Provide a 1" (m) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (f).
- The frame and grate may be installed with the flange down or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1L
STANDARD PLAN B-5.40-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
JULIE H. HARRIS, P.E.
JUL 23 2017 2:56 PM
SEAL DESIGNER
Washington State Department of Transportation

4 TYPE 1 CATCH BASIN
SCALE: NTS



5 INFILTRATION TRENCH SECTIONS
SCALE: NTS



6 SEDIMENT CONTROL STRUCTURE
SCALE: NTS

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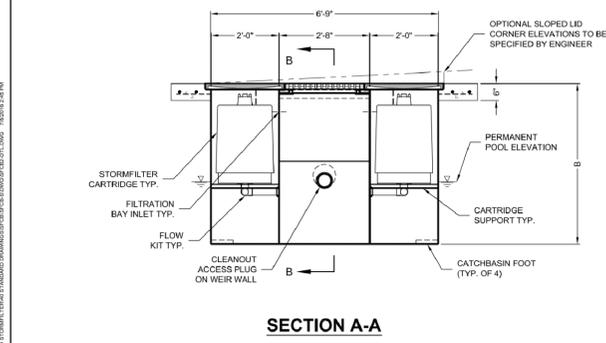
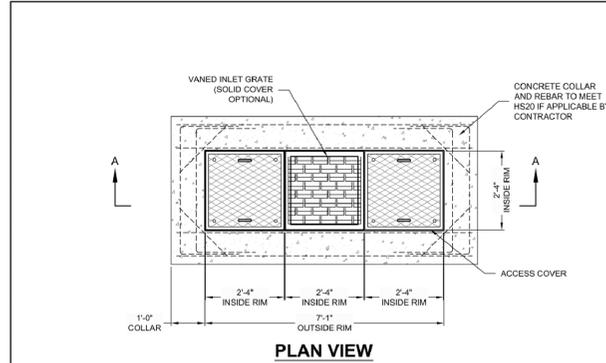
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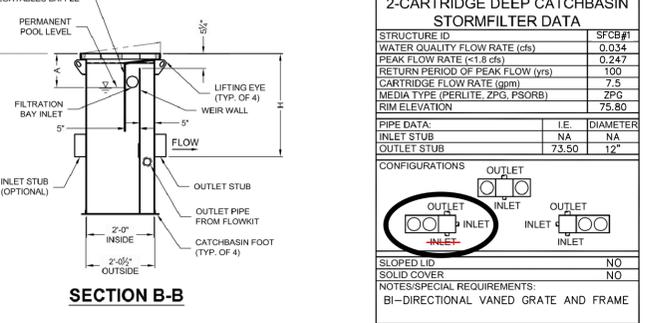
STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 2" 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	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3'-0"	2'-9"	3'-3"
RECOMMENDED HYDRAULIC DROP (H)	2 gpm/sf	1.67 gpm/sf	1 gpm/sf
SPECIFIC FLOW RATE (gpm/sf)	22.5	15	12.53
CARTRIDGE FLOW RATE (gpm)	1.0	1.0	1.0
PEAK HYDRAULIC CAPACITY	1'-0"	1'-0"	1'-0"
INLET PERMANENT POOL LEVEL (A)	4'-9"	3'-9"	4'-9"
OVERALL STRUCTURE HEIGHT (B)	1.87 gpm/sf	1.87 gpm/sf	1.87 gpm/sf

* 1.87 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHORUS® (PSORB) MEDIA ONLY.

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
 - STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
 - MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SHEET.
 - 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.
 - 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 #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
 - 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 36 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).



2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

STRUCTURE ID	SFCB#
WATER QUALITY FLOW RATE (cfs)	0.034
PEAK FLOW RATE (<1.8 cfs)	0.247
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE FLOW RATE (gpm)	7.5
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	75.50

PIPE DATA	I.E.	DIAMETER
INLET STUB	NA	NA
OUTLET STUB	73.50	12"

CONFIGURATIONS

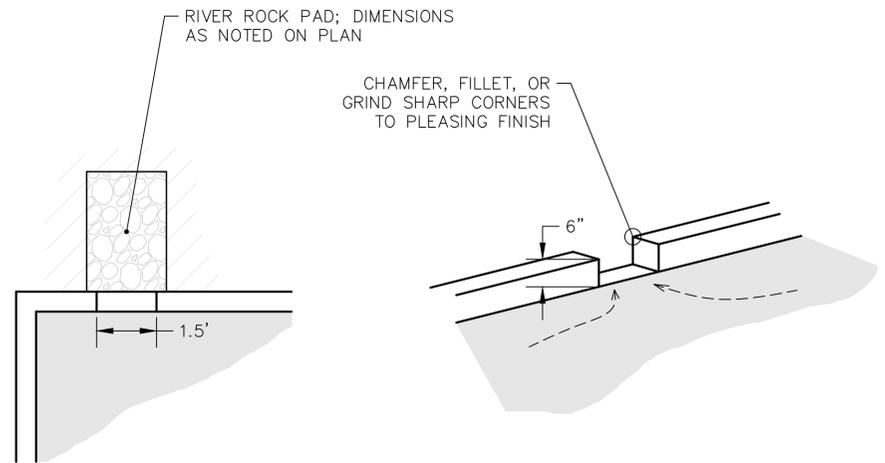
OUTLET INLET, INLET INLET, INLET INLET

SLOPED LID NO
SOLID COVER NO

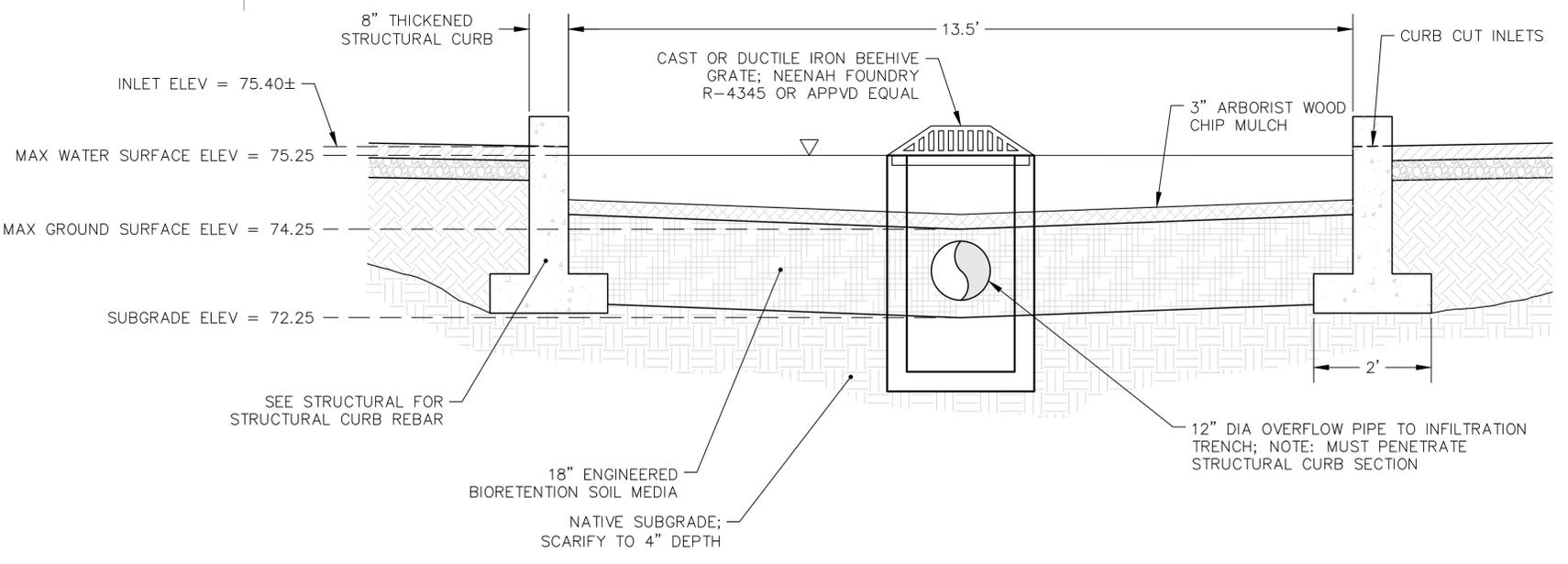
NOTES-SPECIAL REQUIREMENTS:
BI-DIRECTIONAL VANED GRATE AND FRAME

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
2025 Centre Pointe Dr., Suite 400, West Chester, OH 45390
900-528-3999 513-645-7000 513-645-7993 FAX

2 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL



1 BIORETENTION
SCALE: NTS



3 RESERVED
SCALE: NTS

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FJM DRW
FJM CHK

JOSEPH M. MARSHALL
PROFESSIONAL ENGINEER
53216

Valor Civil Engineering, PLLC
Phone: (253) 861-7741
valorcivilengineering@hotmail.com

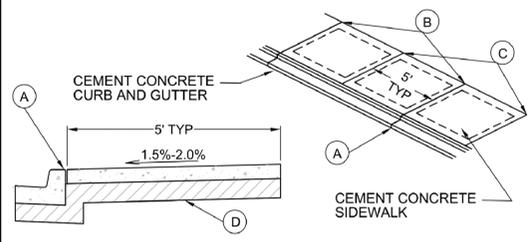
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DRAINAGE DETAILS - 2

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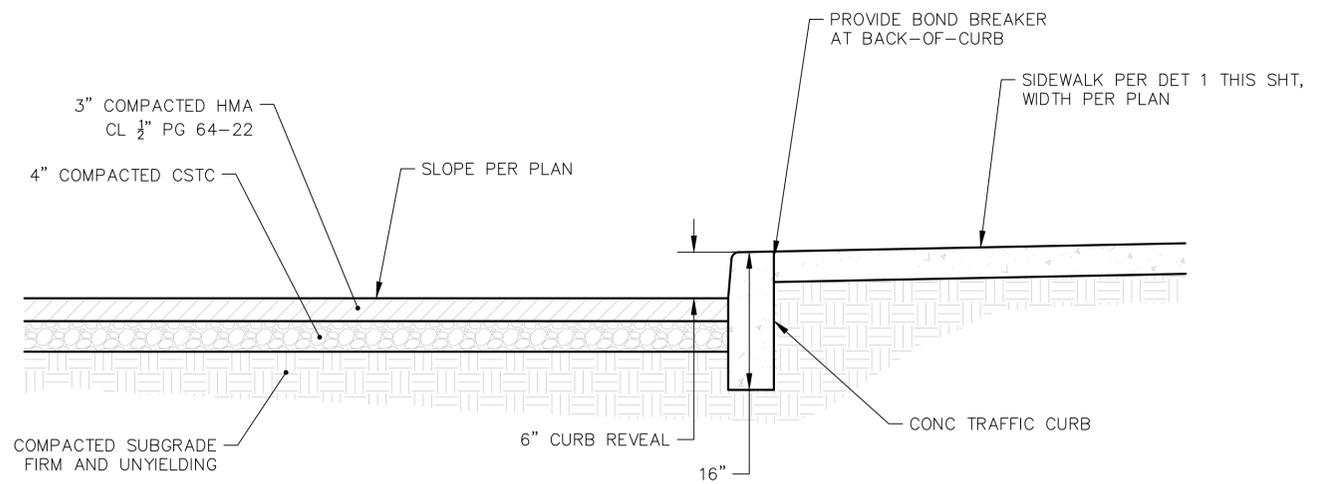
- NOTES:**
- CONSTRUCTION OF SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED BELOW.
 - ALL CONCRETE SHALL BE COMMERCIAL CLASS CONCRETE PER WSDOT/APWA SPECIFICATIONS.
 - FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
 - ALL JOINTS SHALL BE CLEAN AND EGGED WITH A 4" FLASH ROUNDED EDGE.
 - THE WIDTH OF SIDEWALK SHALL BE 5 FEET MIN. FOR SINGLE FAMILY RESIDENTIAL PROPERTY USES AND 6 FEET MIN. FOR COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL PROPERTY USES.
 - FINISH SHALL BE A LIGHT BROOM FINISH.
 - SUBGRADE COMPACTION FOR SIDEWALKS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH WSDOT/APWA SPECIFICATIONS.
 - PLANTER STRIPS REQUIRED BUT NOT SHOWN.
 - SIDEWALK SHALL BE AT LEAST 6" THICK IN DRIVEWAYS.
 - THE FINISHED SIDEWALK SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND AND COVERED BY WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE FOR A MINIMUM OF 24 HOURS.
 - ALL JOINTS SHALL BE CLEANED AND EGGED WITH AN EDGER HAVING A 1/4" RADIUS AND 4" FLASHING.



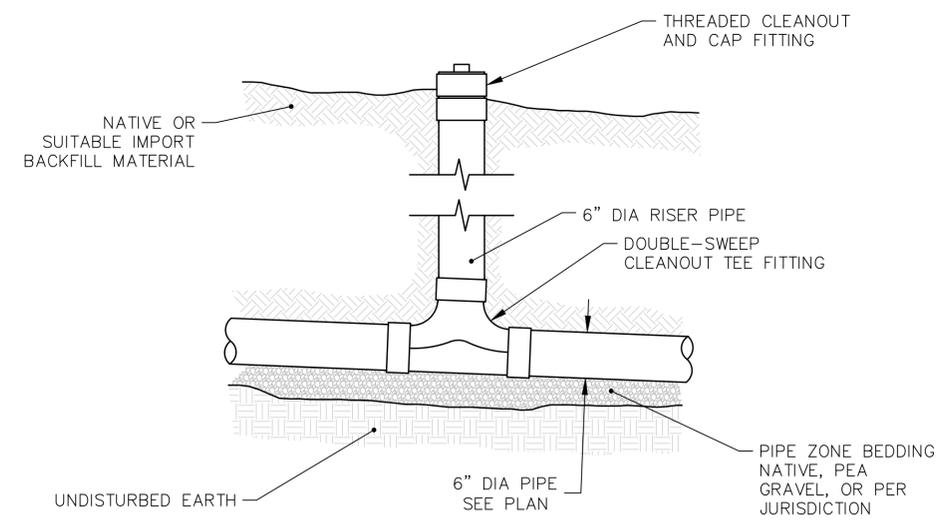
- FLAG NOTES:**
- EXPANSION JOINTS CONSISTING OF 3/8" X 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AROUND FIRE HYDRANTS, POLES, METER BOXES AND OTHER OBSTRUCTIONS AND ALONG WALLS OR STRUCTURES IN PAVED AREAS. EXPANSION JOINTS SHALL ALSO BE PLACED AT THE BEGINNING AND THE END OF EACH CURVE, ON EACH SIDE OF STRUCTURES, DROP CURB DRIVEWAYS AND CURB RAMPS, BETWEEN SIDEWALK AND BACK OF CURB WHEN POURED SEPARATELY, AND AT OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. FULL EXPANSION JOINTS SHALL GENERALLY BE PLACED TO MATCH THOSE PLACED IN ADJACENT CURB WITH A MAXIMUM SPACING OF 10 FEET.
 - CONTRACTION JOINTS (EMERY JOINTS) CONSISTING OF 3/8" X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10 FEET. WHEN SIDEWALKS ARE PLACED BY SLIP FORMING, A PREMOLDED STRIP OF 3/8" THICK AND UP TO FULL DEPTH MAY BE USED. CONTRACTION JOINTS (EMERY JOINTS) IN SIDEWALKS SHALL BE LOCATED SO AS TO MATCH THE JOINTS IN THE CURB WHETHER SIDEWALK IS ADJACENT TO CURB OR SEPARATED BY A PLANTING STRIP. JOINT SEALANTS FOR SAWED CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF SECTION 904.2 OF THE WSDOT/APWA SPECIFICATIONS.
 - SCORE MARKS 1/4" DEEP WITH 2" FLASH ON EITHER SIDE OF CENTER SCORE, ARE TO BE PLACED ON 5 FOOT CENTERS, AND TO CORRESPOND TO THE MARKINGS IN EXISTING SIDEWALKS. WHEN THE SIDEWALK WIDTH EXCEEDS 6 FEET, A LONGITUDINAL SCORE AT THE CENTER OF THE SIDEWALK SHALL BE PROVIDED.
 - 4 INCHES OF CRUSHED SURFACING TOP COURSE COMPACTED TO 95% DENSITY.

	DESCRIPTION	DESIGNATION
	CEMENT CONCRETE SIDEWALK	309
SCALE	REVISED	
NOT TO SCALE	JAN 1, 2020	

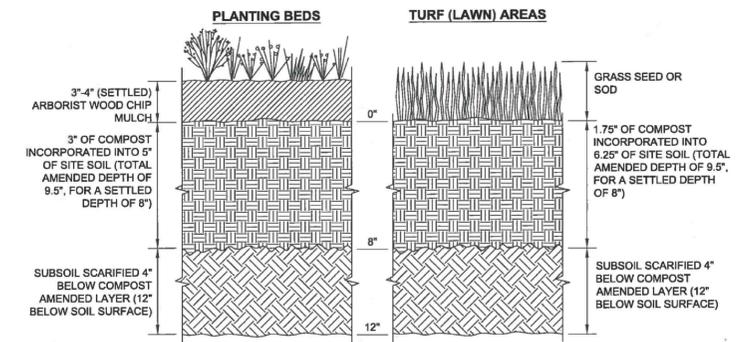
1 SIDEWALK
SCALE: NTS



2 WALK AND PAVEMENT TYPICAL SECTION
SCALE: NTS



5 DOUBLE-SWEEP SS CLEANOUT
SCALE: NTS



OPTION 3: Stockpile existing topsoil during grading. Stockpile and cover soil with weed barrier material that sheds moisture yet allows air transmission, in approved location, prior to grading. Replace stockpiled topsoil prior to planting. Stockpiled topsoil shall be tested and amended if needed to meet the organic matter or depth requirements either at preapproved rate or calculated rate. All soil areas disturbed or compacted during construction, and not covered by buildings or pavement, shall be amended as described below.

Scarification: If placed topsoil plus compost or other organic material will amount to less than 12 inches, scarify or till subgrade to depth needed to achieve 12 inches of loosened soil after topsoil and amendment are placed. Entire surface should be disturbed by scarification. Do not scarify within drip line of existing trees to be retained.

A. Planting Beds	B. Turf (Lawn) Areas
1. PREAPPROVED RATE: Place 3 inches of composted material and rototill into 5 inches of replaced soil (a total amended depth of about 9.5 inches, for a settled depth of 8 inches).	1. PREAPPROVED RATE: Place 1.75 inches of composted material and rototill into 6.25 inches of replaced soil (a total amended depth of about 9.5 inches, for a settled depth of 8 inches).
2. CALCULATED RATE: Place calculated amount of composted material or approved organic material and rototill into depth of replaced soil needed to achieve 8 inches of settled soil at 10% organic content.	2. CALCULATED RATE: Place calculated amount of composted material or approved organic material and rototill into depth of replaced soil needed to achieve 8 inches of settled soil at 5% organic content.

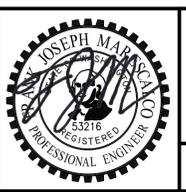
Rake beds to smooth and remove surface rocks larger than 2 inches diameter. Mulch planting beds with 3" - 4" of organic mulch or stockpiled duff.

Water or roll to compact to 85% of maximum dry density. Rake to level and remove surface rocks larger than 1 inch diameter.

6 POST-CONSTRUCTION SOIL AMENDMENTS
SCALE: NTS

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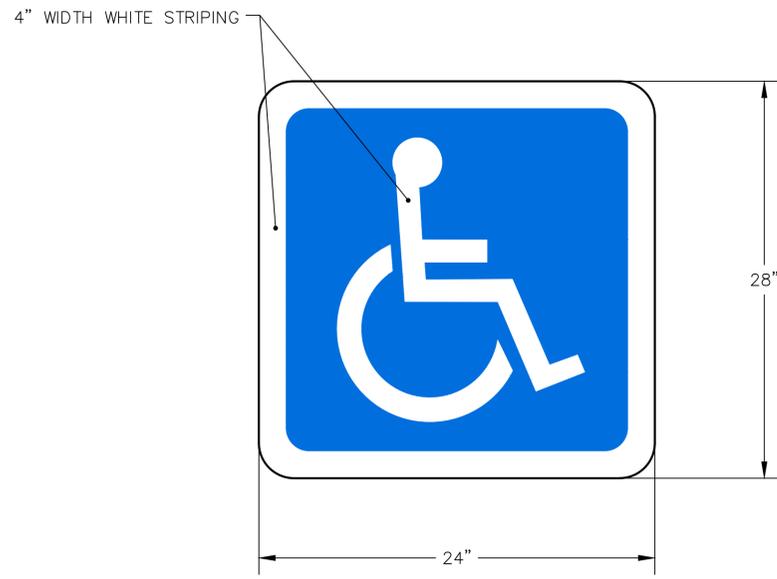


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1 ADA PAVEMENT MARKING
SCALE: NTS



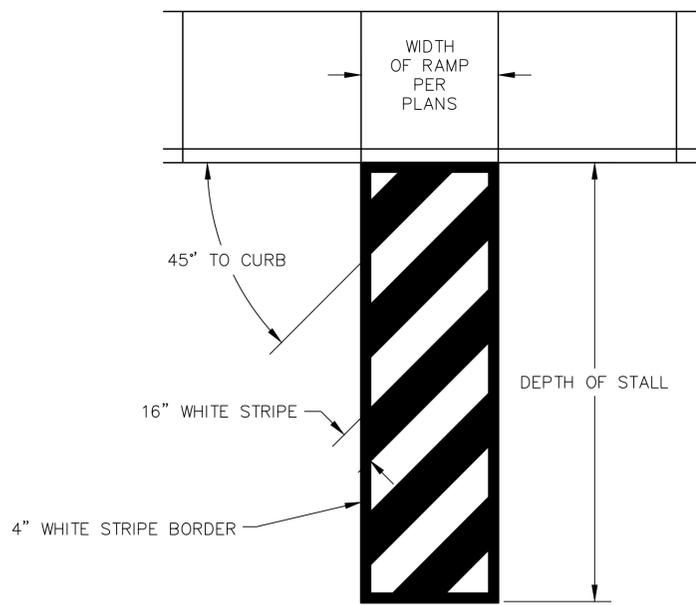
LEGEND - GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETRORE BACKGROUND - WHITE (RETROREFL))
R7-8 NO PARKING

2 ADA PARKING - R7-8
SCALE: NTS

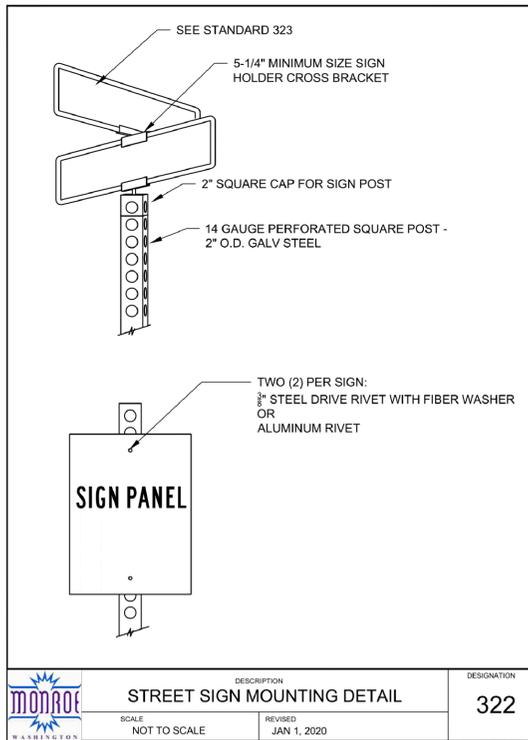


PARKING APPLICATION		DIRECTIONAL APPLICATION										
LEGEND	BACKGROUND	A	B	C	D	E	F	G	H	J	K	L
GREEN (RETROREFL)	WHITE (RETROREFL)	18	9	.375	.438	2.25	2 D	1	1.5 D	2.493	5.784	1.5

3 ADA PARKING - R7-8A
SCALE: NTS



4 ACCESS AISLE STRIPING
SCALE: NTS



5 SIGN MOUNTING DETAIL
SCALE: NTS

6 RESERVED
SCALE: NTS

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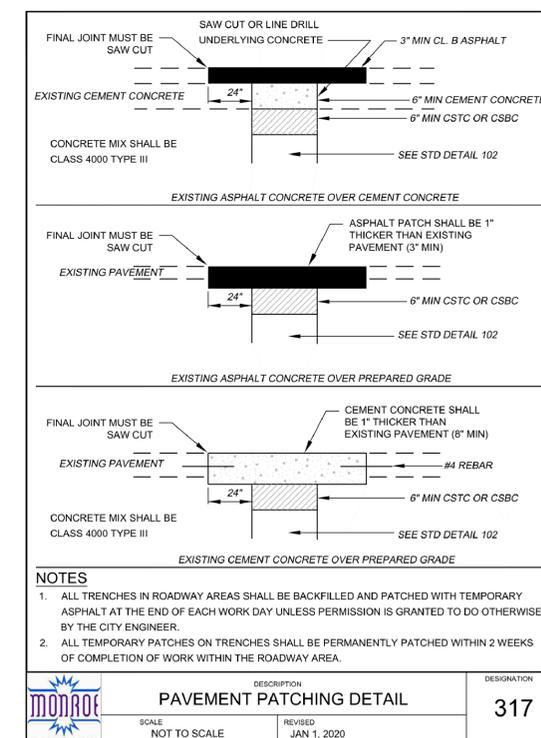
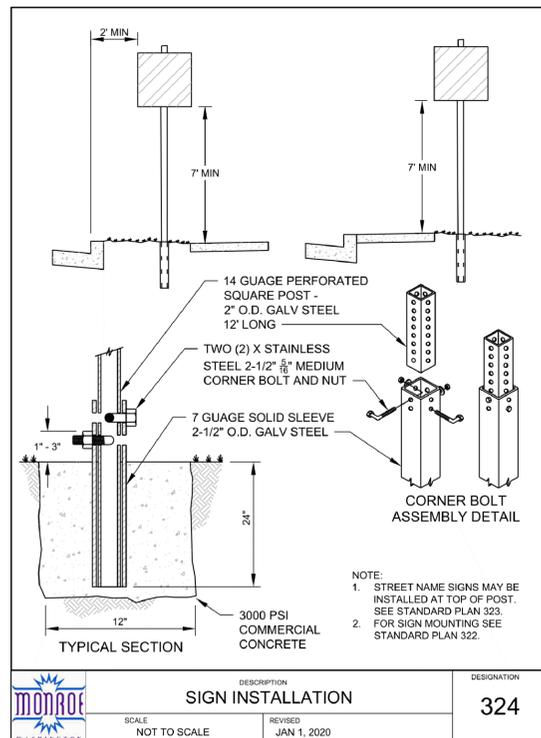
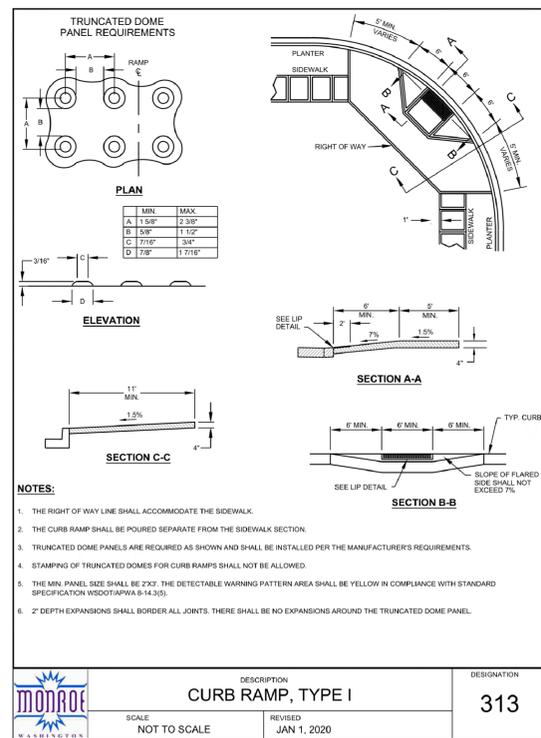
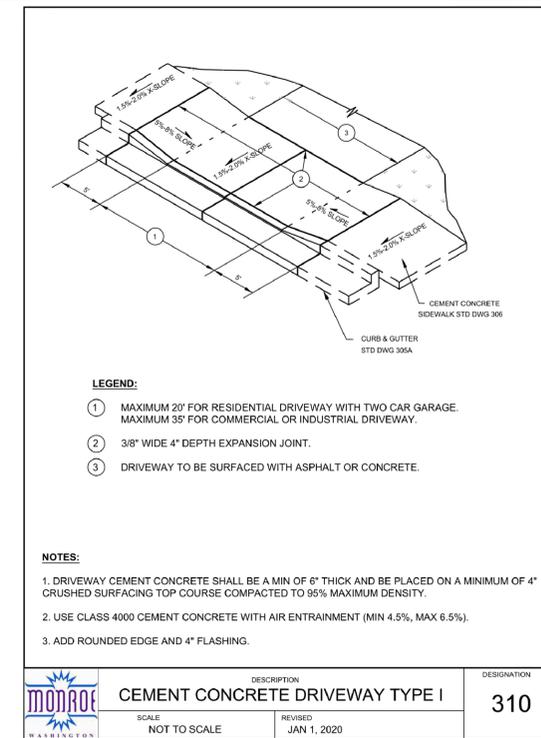
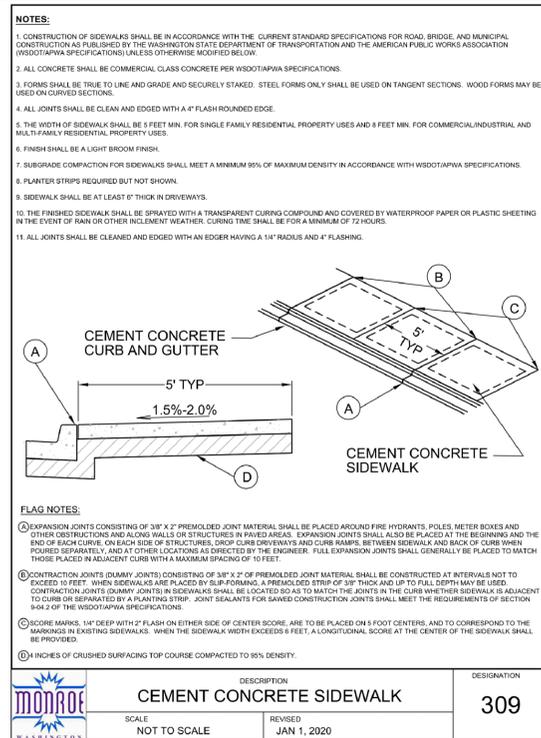
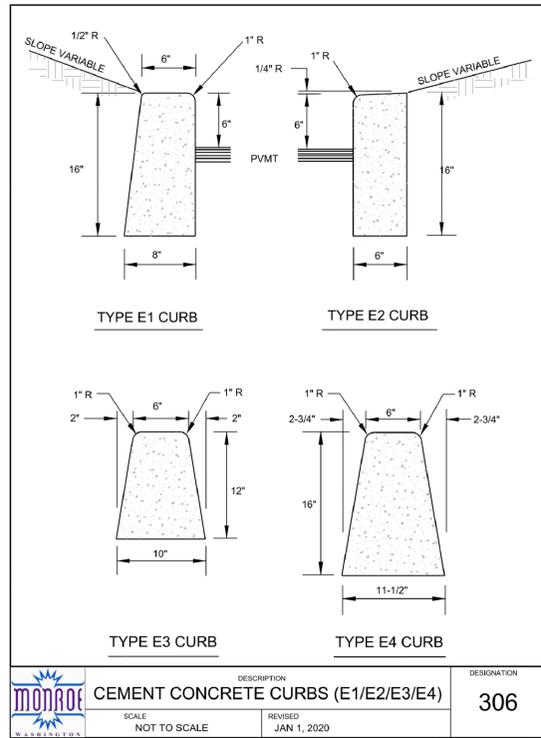


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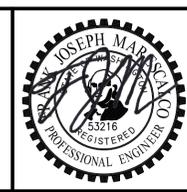
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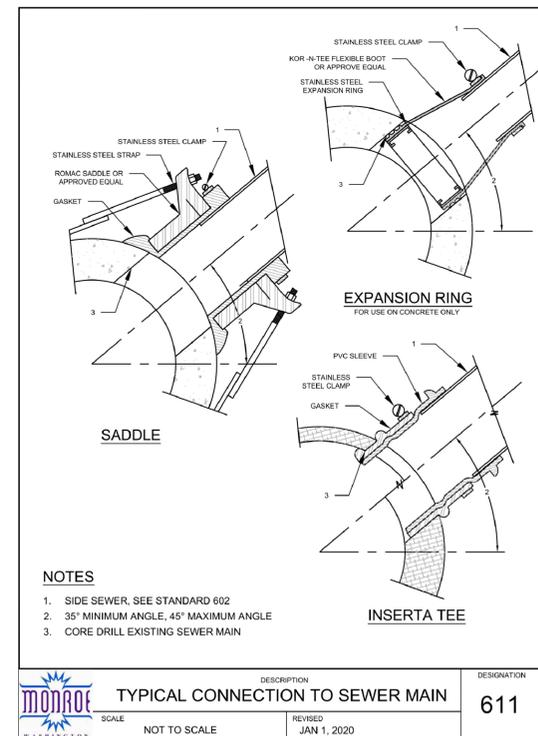
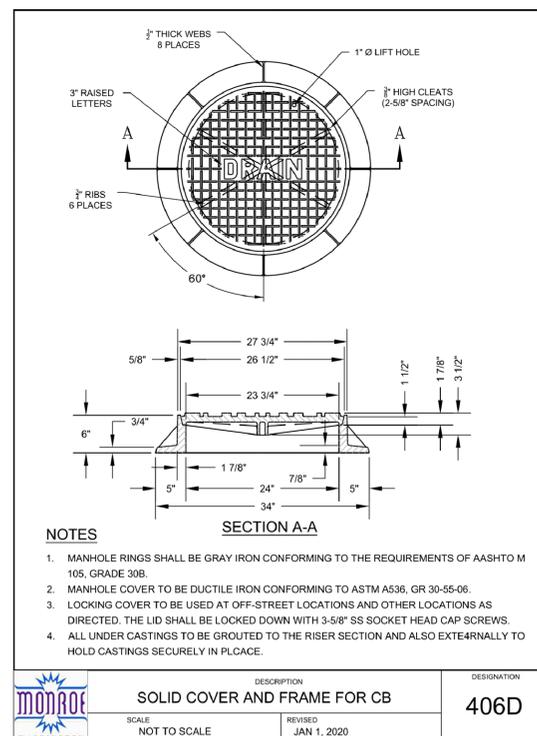
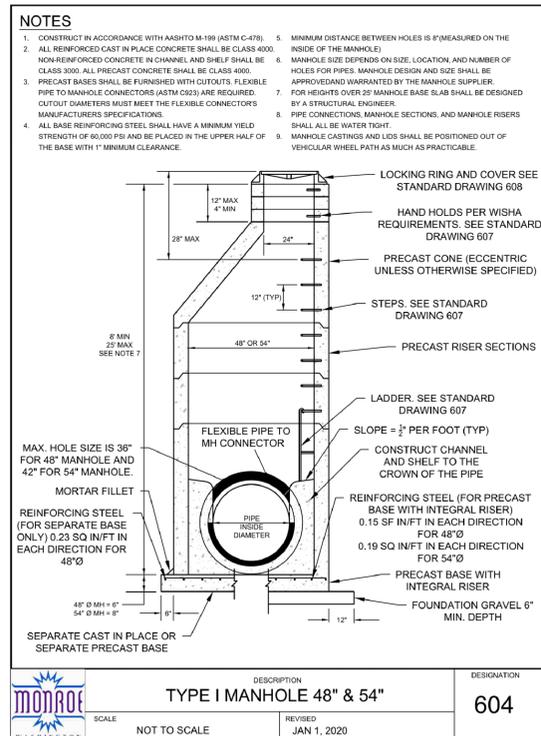
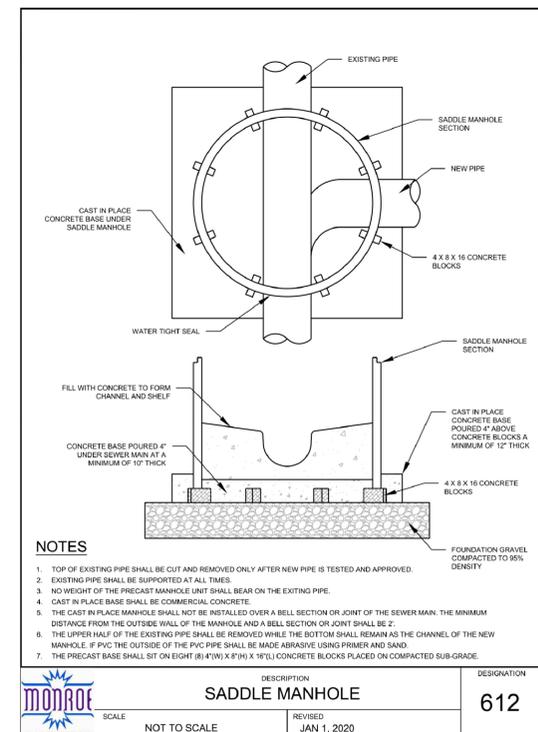
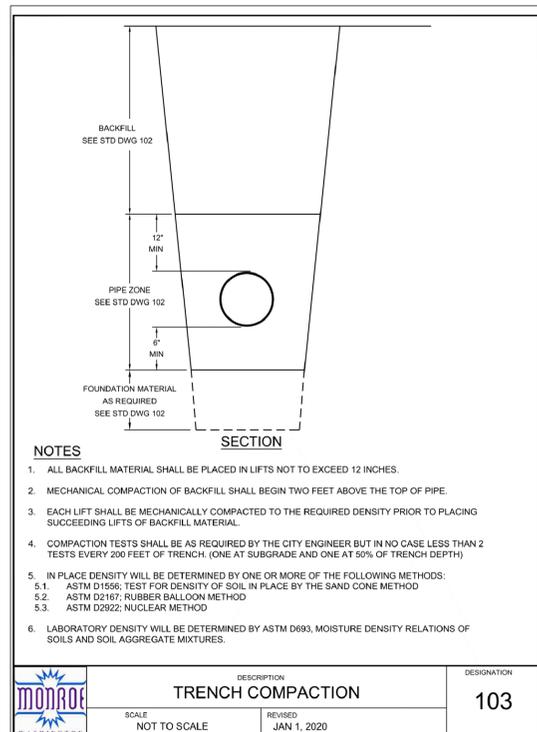
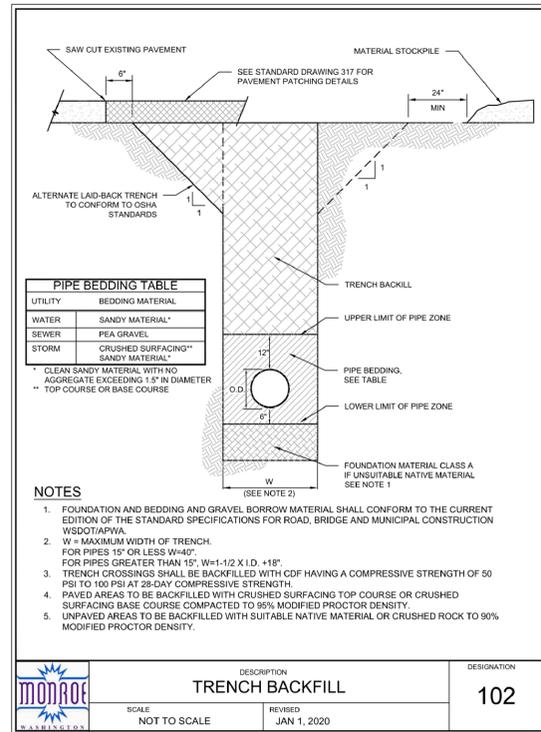


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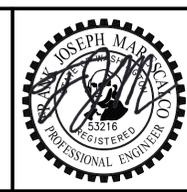
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STANDARD WATER NOTES

- A. REFER TO THE CITY OF MONROE PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS OR ALL DESIGN, CONSTRUCTION, AND MATERIALS SPECIFICATIONS.
- B. NOT USED.
- C. IF THE INITIAL TAP OR EXTENSION REQUIRES SHUTTING DOWN AN EXISTING WATER MAIN, THE CITY MAY REQUIRE TWO WEEKS NOTIFICATION IN ORDER TO PLACE A PUBLIC NOTICE IN THE LOCAL PAPER. NO TAPS WILL BE ALLOWED ON FRIDAY OR WEEKENDS. THE MONROE UTILITIES DEPARTMENT SHALL OPERATE ALL WATER VALVES IN RIGHT-OF-WAY.
- D. ALL FITTINGS AND MATERIALS REMOVED FROM EXISTING MAINS SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.
- E. NOT USED.
- F. THE MONROE FIRE DEPARTMENT MUST APPROVE ALL ON-SITE FIRE PROTECTION IMPROVEMENTS. THE MONROE FIRE DEPARTMENT MUST APPROVE LOCATION OF THE FIRE DEPARTMENT CONNECTION PRIOR TO INSTALLATION.
- G. NO CONNECTION TO EXISTING MAIN LINES WILL BE ALLOWED PRIOR TO SATISFACTORY FLUSHING, TESTING, DISINFECTION, AND RECEIPT OF SATISFACTORY BACTERIOLOGICAL TESTS, EXCEPT BY MEANS OF AN APPROVED BACKFLOW PREVENTION DEVICE.

- H. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- I. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

STANDARD SANITARY SEWER NOTES

- A. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE STANDARDS AND SPECIFICATIONS.
- B. NO PART OF THE SANITARY SEWER SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO SERVICE UNTIL IT HAS BEEN TESTED, INSPECTED, AND APPROVED BY THE CITY INSPECTOR.
- C. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- D. NOT USED.

STANDARD STORM SEWER NOTES

- A. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE STANDARDS.
- B. STORM WATER RETENTION/DETENTION FACILITIES, STORM PIPE, AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY ACCEPTANCE.
- C. NOT USED.
- D. NOT USED.
- E. THE CITY ENGINEER MAY REQUIRE TESTING AND TV INSPECTION OF STORM DRAIN LINES.

STANDARD TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

- A. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- B. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/ LANDSCAPING IS ESTABLISHED.
- C. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/ CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- D. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
- E. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- F. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- G. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE PER MONTH OR WITHIN 48 HOURS FOLLOWING ANY MAJOR STORM EVENT.

NO.	DATE	BY	REVISION

FJM
DES

FJM
DRW

FJM
CHK



Valor Civil Engineering, PLLC

Phone: (253) 861-7741
valorcivilengineering@hotmail.com

RIVERSIDE STATION APARTMENTS
135 SOUTH ANN STREET
MONROE, WA 98272
TPNS 2707060030-0900/ -1000

CITY OF MONROE
STANDARD PLAN NOTES

PROJECT NO: 2021-126 DATE: DECEMBER 28, 2021

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