

8/26/2022 12:36 AM

PROJECT TEAM
OWNER/DEVELOPER: RIVERSIDE STATION LLC
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MONROE, WA 98272
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ARCHITECT: MD ARCHITECTS
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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 REGIONAL FIRE AND RESCUE

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

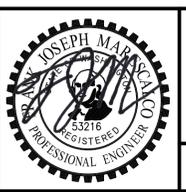
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VERTICAL DATUM: NAVD 88
BENCHMARK: WASHINGTON GEODETIC SURVEY BENCHMARK, POINT ID 1096 4"
USGS BRASS DISC IN CENTERLINE OF MAIN STREET, ELEV = 70.91
BASIS OF BEARING: N00°29'28"E ALONG THE CENTERLINE OF SOUTH ANN STREET

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NO.	DATE	BY	REVISION	

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

COVER SHEET AND PROJECT OVERVIEW
PROJECT NO: 2021-126
DATE: AUGUST 25, 2022

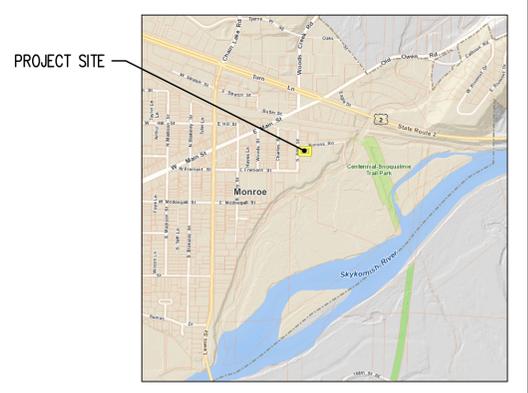
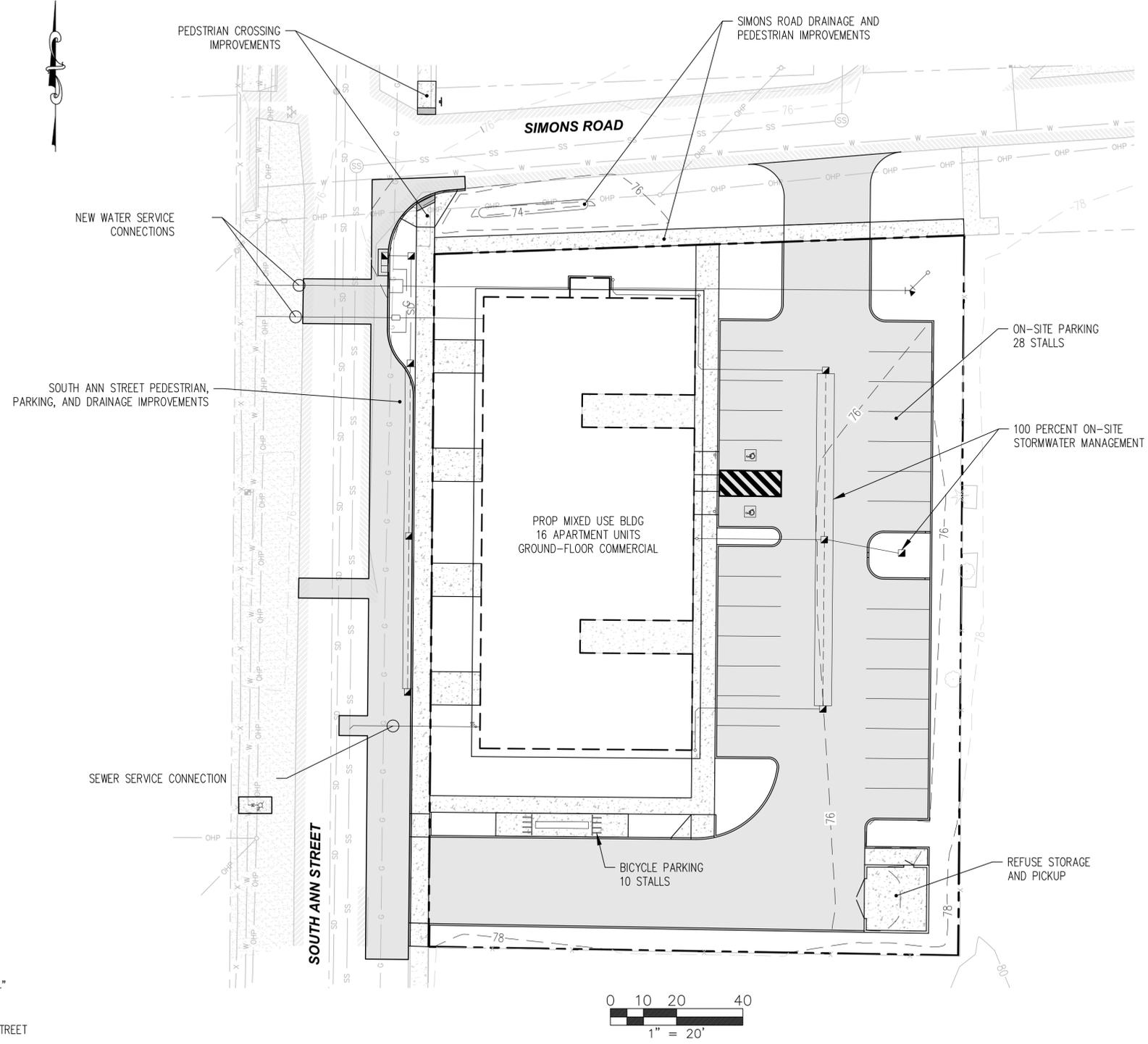
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RIVERSIDE STATION APARTMENTS

135 SOUTH ANN STREET

MONROE, WA 98272

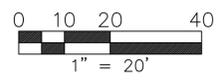
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 27 NORTH, RANGE 07 EAST, W.M.



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		



C:\Users\User\OneDrive\Valor Civil Engineering, PLLC\Projects\2021\2021-126 - Emanuel Popa\CAD\Bases Map Current Version.dwg

NOTES

- EXISTING WATER METERS MAY BE USED FOR CONSTRUCTION WATER IF NEEDED. A DOUBLE-CHECK VALVE ASSEMBLY IS REQUIRED FOR ANY CONSTRUCTION WATER SERVICE. COORDINATE WITH THE UTILITY PROVIDER FOR SERVICE.
- 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

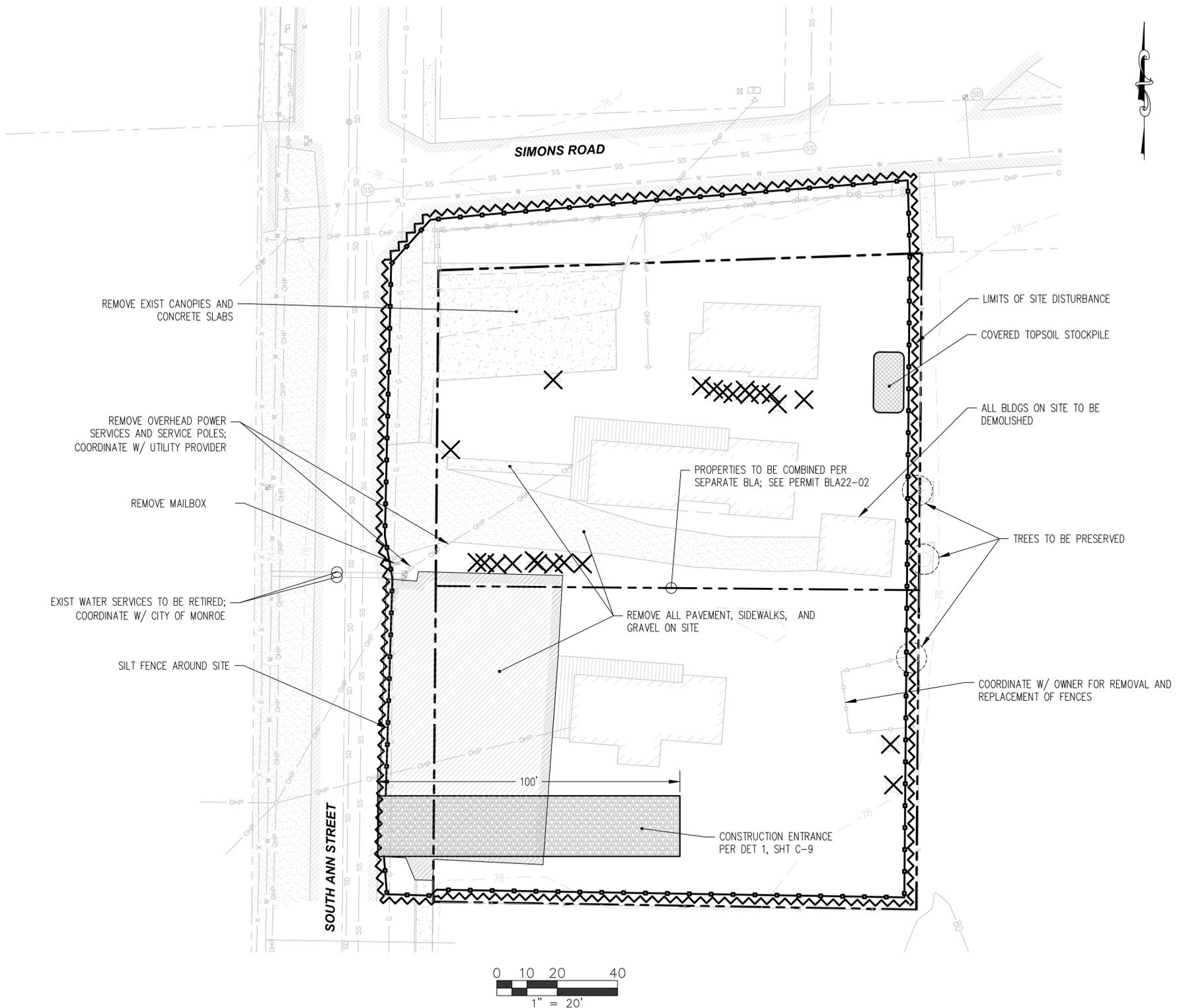
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, 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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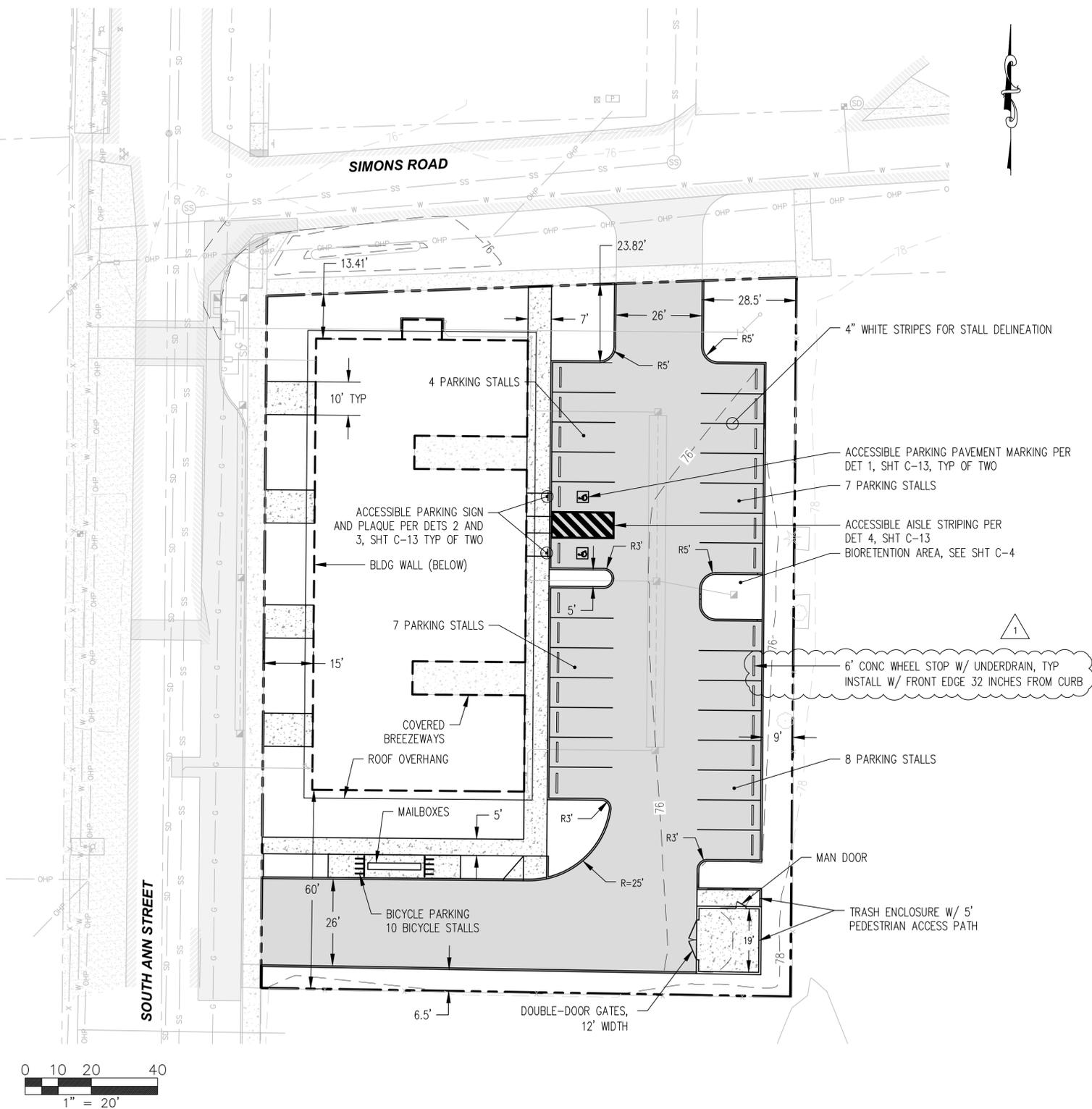
RIVERSIDE STATION APARTMENTS
 135 SOUTH ANN STREET
 MONROE, WA 98272
 TPNS 2707060030-0900/ -1000

PROJECT NO: 2021-126
 DATE: AUGUST 25, 2022

SHEET
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NOTES

1. PARKING STALLS ARE 9 FEET IN WIDTH AND 19 FEET IN DEPTH.
2. TOTAL PARKING PROVIDED:
STANDARD: 26
VAN ACCESSIBLE: 2
3. BACK OF SIDEWALK IN STREET IS LOCATED DIRECTLY ON PROPERTY LINE PER CITY REQUIREMENTS.
4. THERE ARE NO APPLICABLE BUILDING SETBACKS.
5. ALL CONCRETE SURFACES SHALL BE BROOM FINISH UNLESS SPECIFIED OTHERWISE BY OWNER.
6. ALL DISTURBED SOILS SHALL BE AMENDED PER DET 6, SHT C-12.



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RIVERSIDE STATION APARTMENTS
135 SOUTH ANN STREET
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SITE PLAN
PROJECT NO: 2021-126
DATE: AUGUST 25, 2022

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NOTES

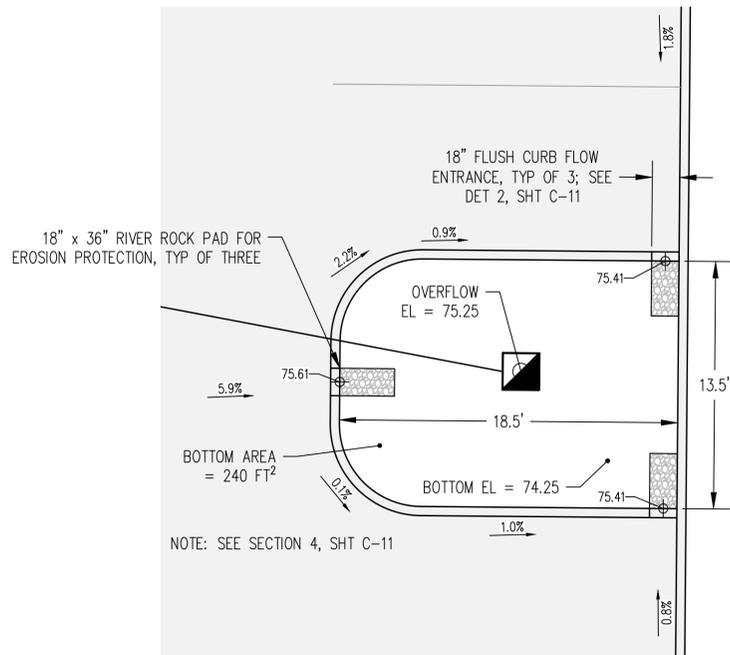
1. DOWNSPOUT LOCATIONS ARE SCHEMATIC. CONFIRM LOCATIONS WITH ARCHITECT AND GUTTER CONTRACTOR PRIOR TO SETTING ELBOWS.
2. ROOF DRAINS SHALL BE 6-INCH DIAMETER SCHEDULE 40 PVC LAID AT 2 PERCENT SLOPE MINIMUM.
3. FOOTING DRAINS SHALL BE 4-INCH DIAMETER PERFORATED PVC LAID AT 1 PERCENT SLOPE MINIMUM. FOOTING 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

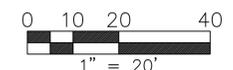
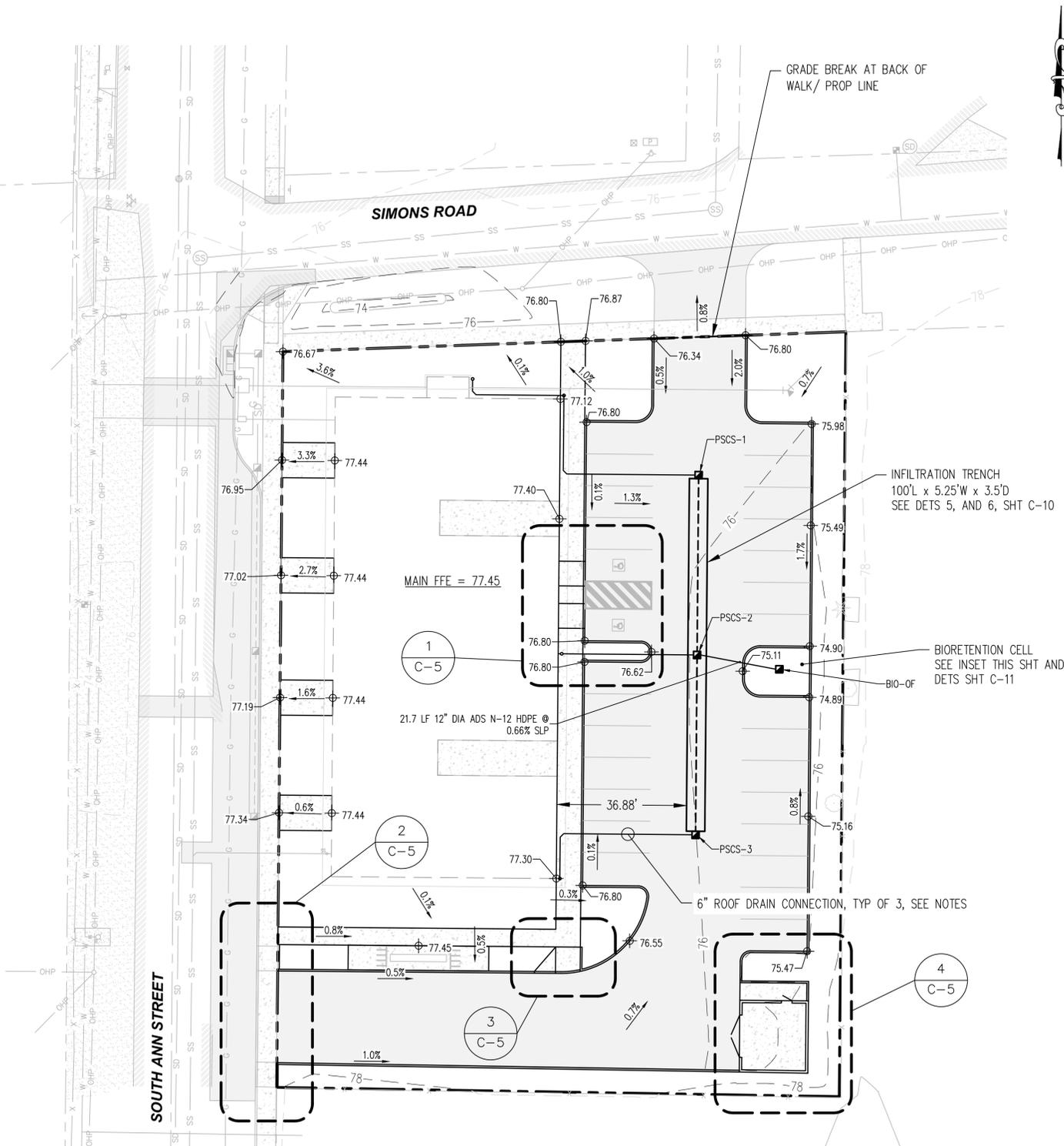
- LENGTH = 100 FT
- WIDTH = 5.25 FT (63 INCHES)
- DEPTH = 3.5 FT (42 INCHES)
- BOTTOM OF TRENCH EL = 71.00
- TOP OF TRENCH EL = 74.50

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	GRADES	NORTHING AND EASTING
BIO-OF, TYPE 30 SHOPE CB W/ BEEHIVE TOP	RIM EL = 75.25 IE 12" DIA ADS N-12 HDPE (W) = 73.15	N314147.9371, E1362621.6731
PSCS-1, SED CONTROL STRUCTURE TYPE 1 CB W/ SOLID LOCKING LID	RIM EL = 76.42 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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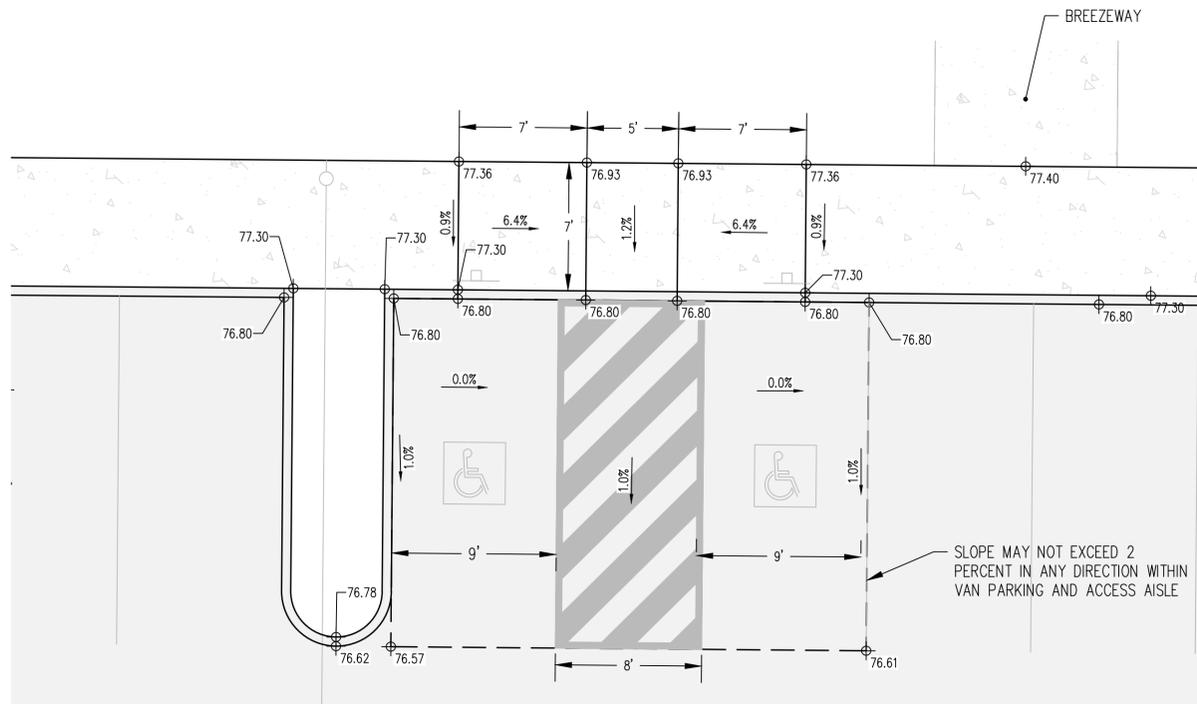


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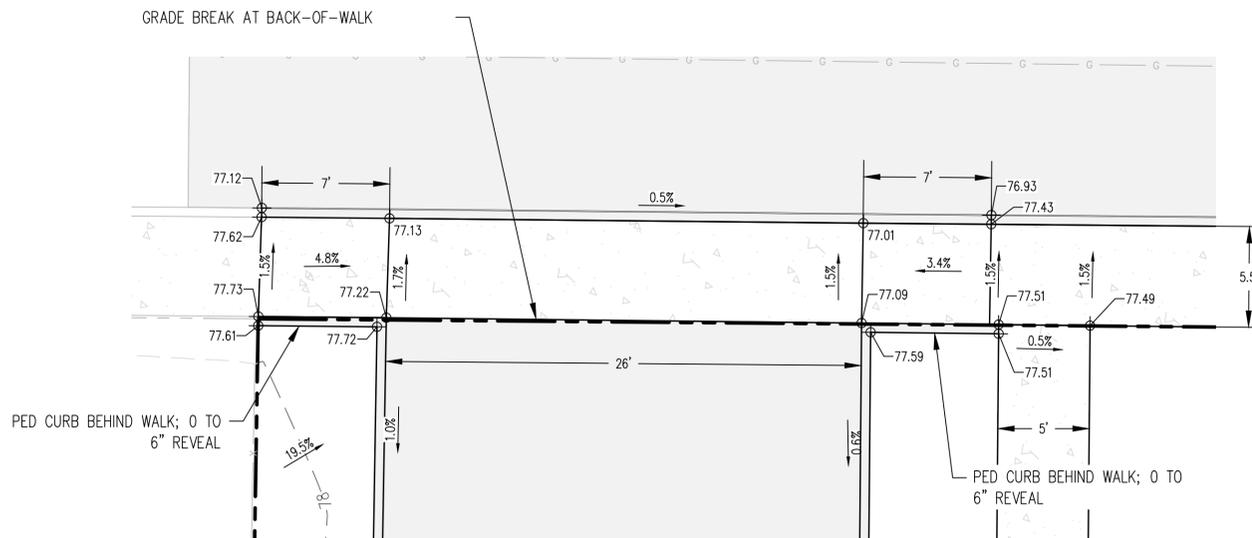
RIVERSIDE STATION APARTMENTS
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TPNS 2707060030-0900/ -1000

PROJECT NO: 2021-126
DATE: AUGUST 25, 2022

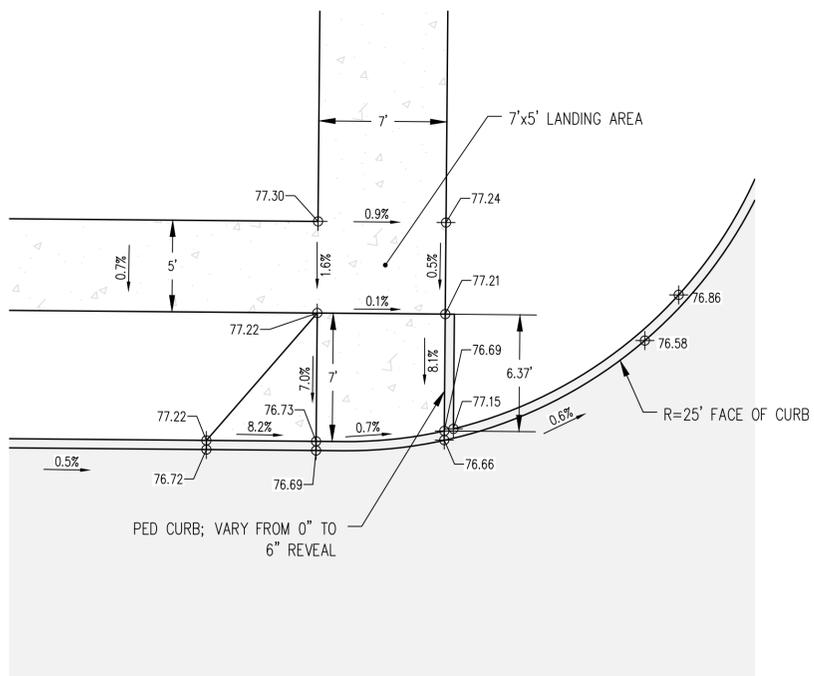
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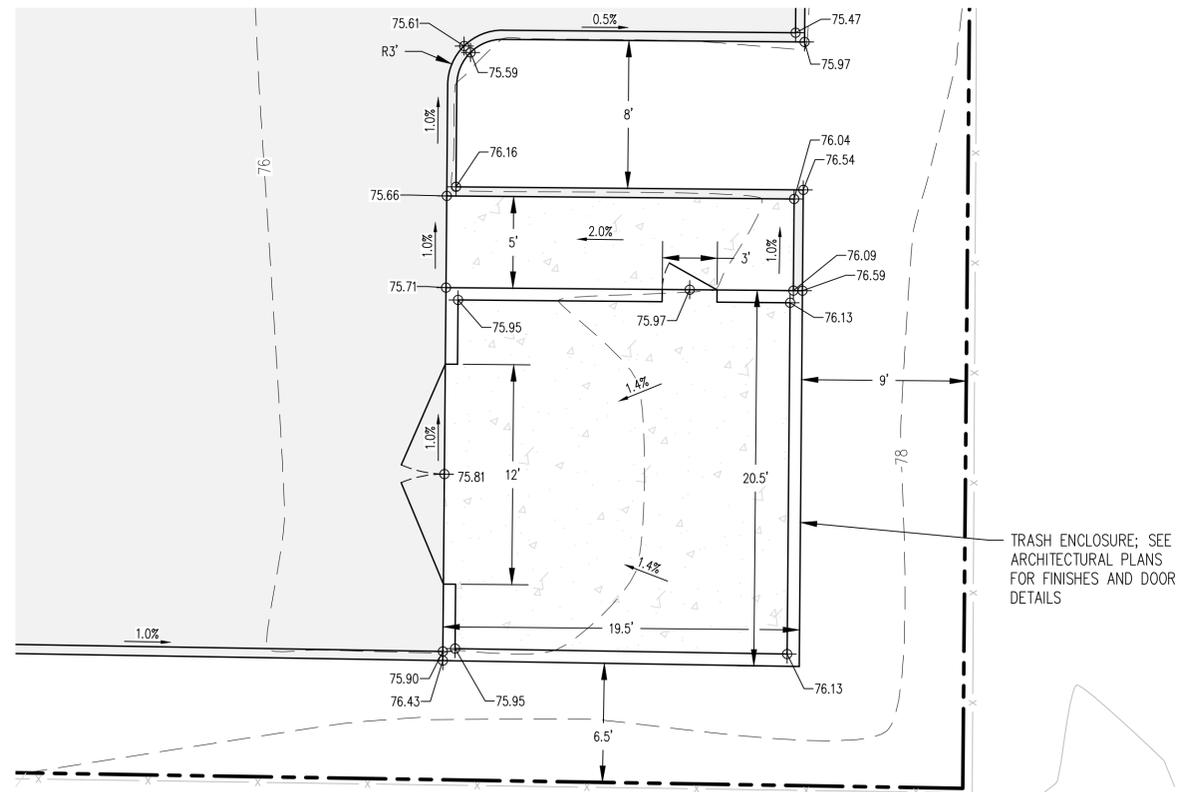
1 ACCESSIBLE PARKING
SCALE: NTS



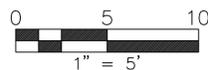
2 SOUTH ACCESS
SCALE: NTS



3 PARKING LOT RAMP
SCALE: NTS



4 TRASH ENCLOSURE
SCALE: NTS



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RIVERSIDE STATION APARTMENTS
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PROJECT NO: 2021-126		DATE: AUGUST 25, 2022	
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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

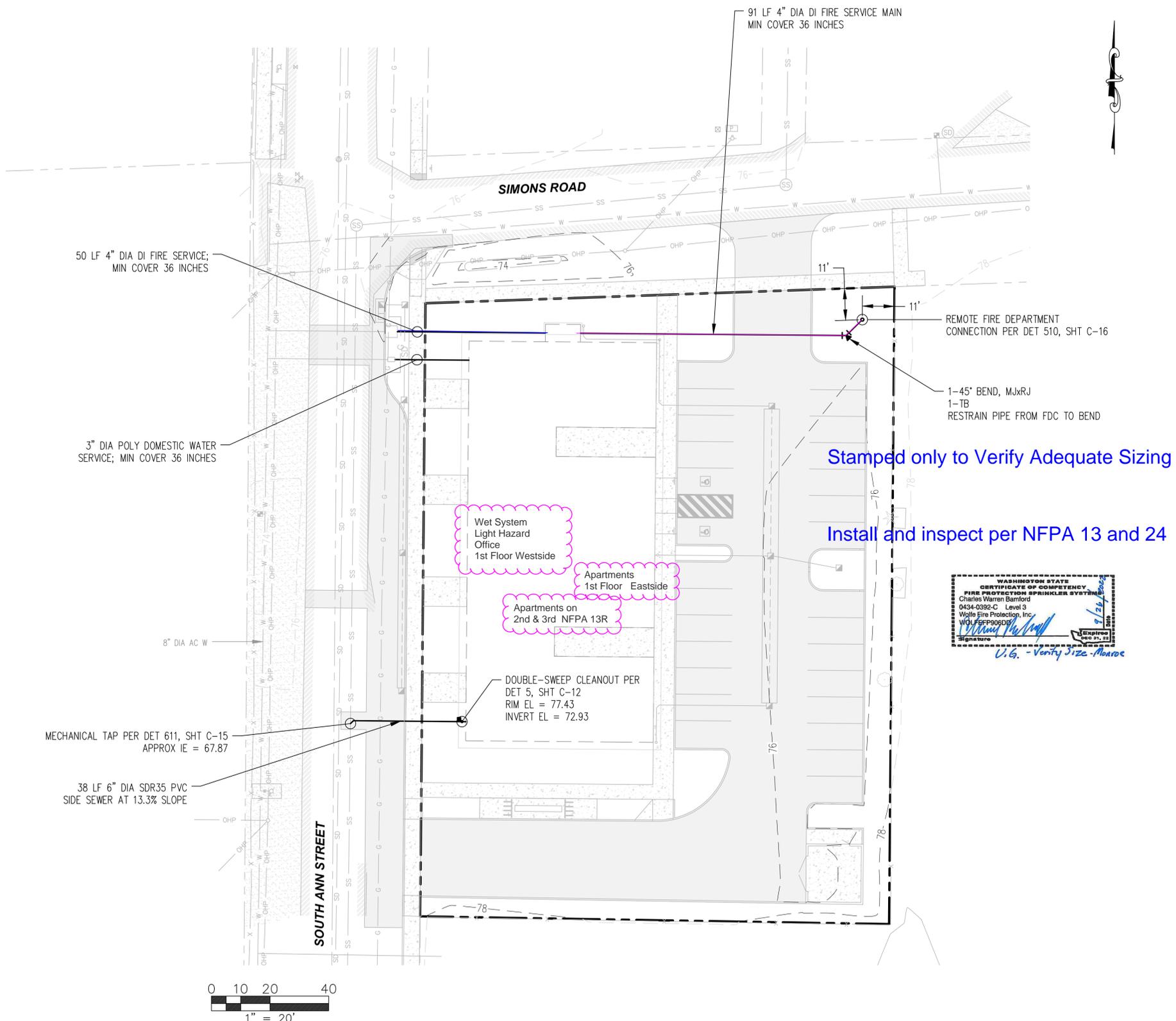
Test Date: 10/9/2021
Location: Ann St/Riverside Station

Number of hydrants flowed in test: 2

Flow Hydrant(s)	Outlet	Coef.	Pressure (PSI)	Flow (GPM)	Hydrant Notes
Hydrant 1	2.5	0.9	25	839	GPM
Hydrant 1	2.5	0.9	27	872	GPM
Hydrant 2	2.5	0.9	18	715	GPM
Hydrant 2	2.5	0.9	20	750	GPM
Total				3176	GPM

Desired Residual Pressure: 20 PSI
Flow available at desired residual pressure: 3611 GPM

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



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RIVERSIDE STATION APARTMENTS
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UTILITY PLAN

PROJECT NO: 2021-126 DATE: AUGUST 25, 2022

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NOTES

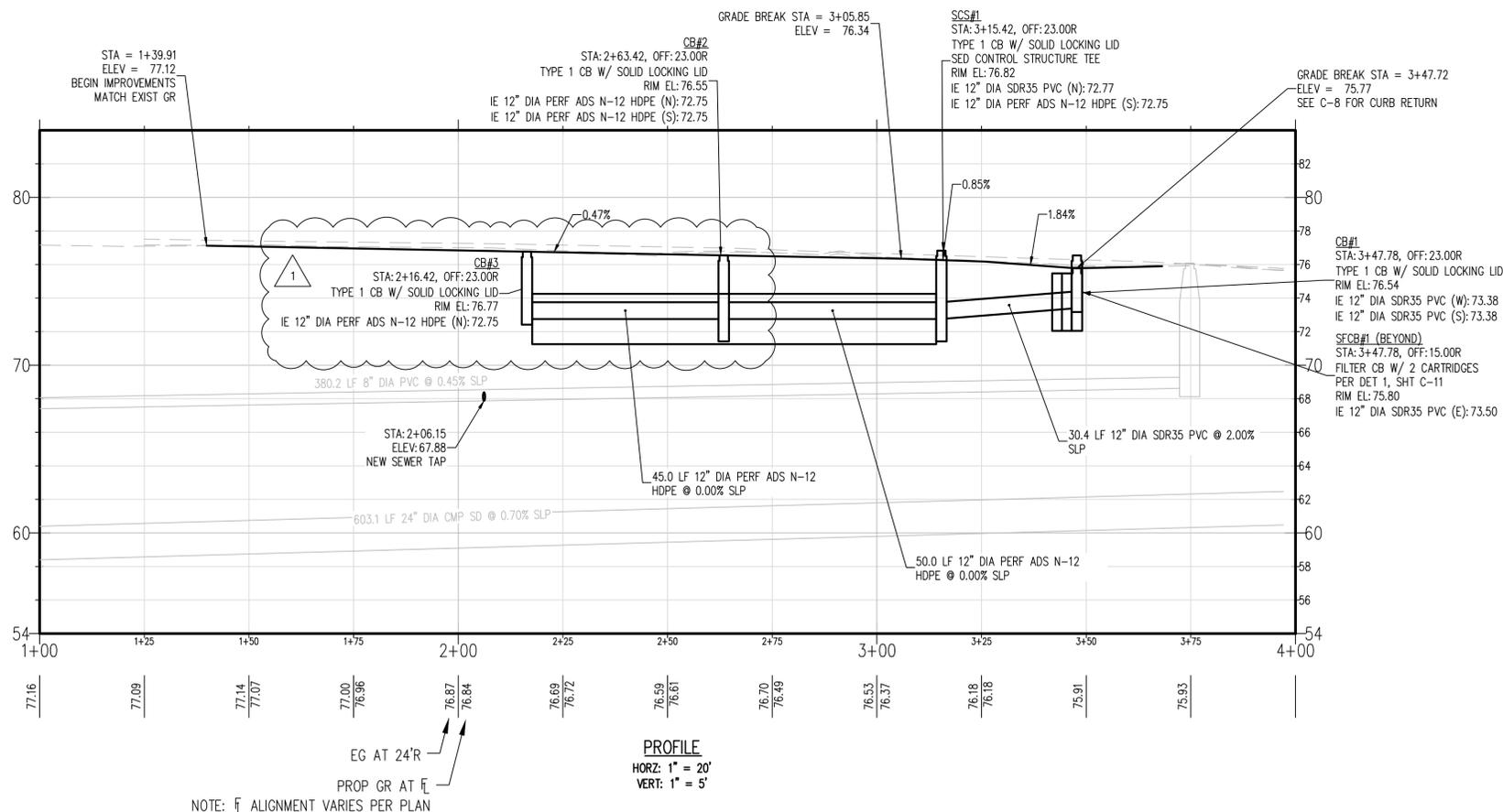
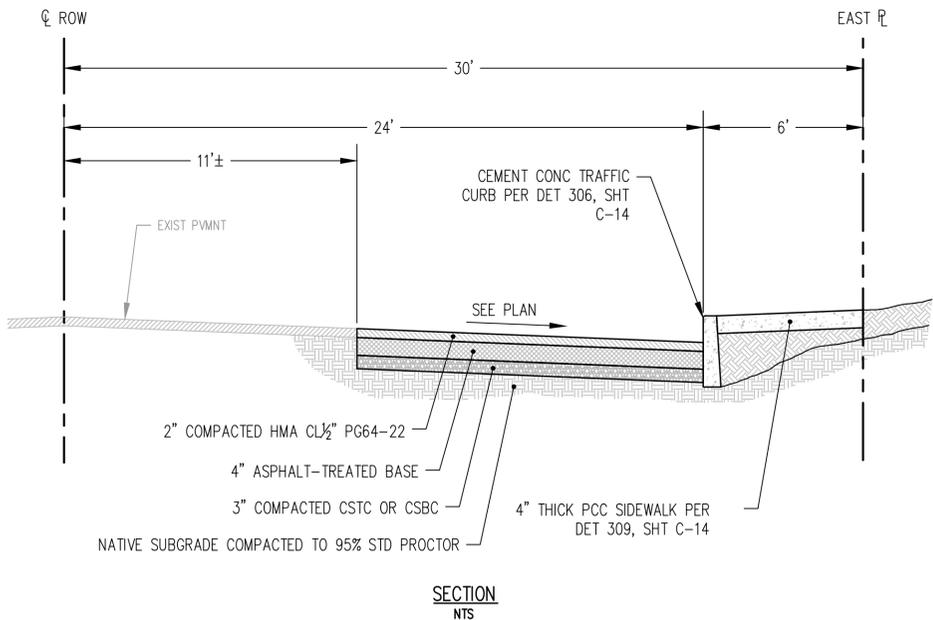
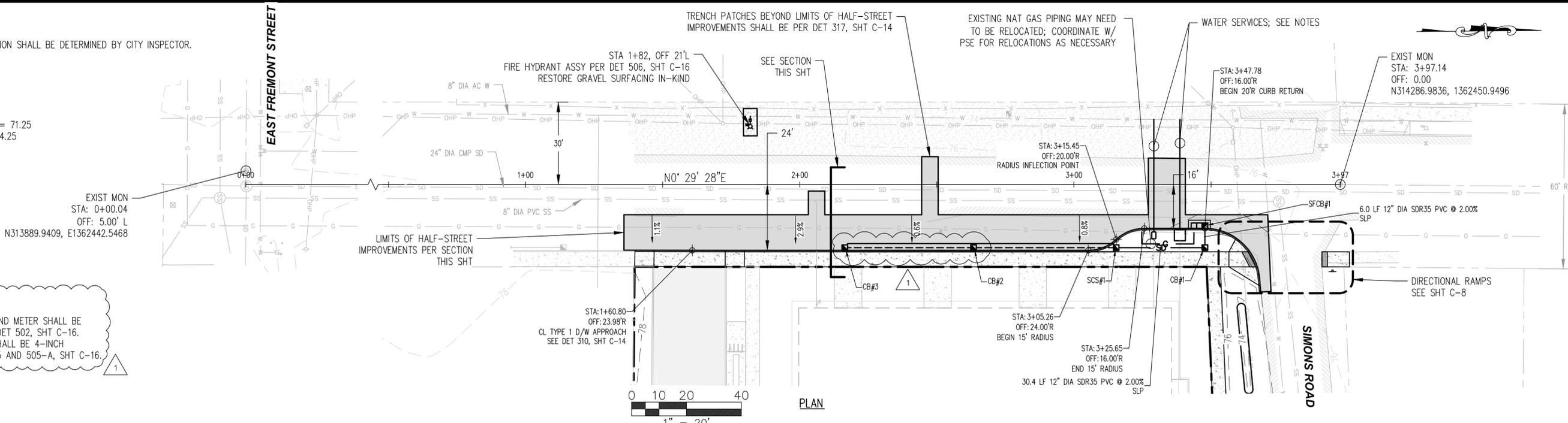
1. FINAL STREET RESTORATION SHALL BE DETERMINED BY CITY INSPECTOR.

INFILTRATION TRENCH NOTES

- LENGTH = 50 FT
- WIDTH = 3 FT
- DEPTH = 3 FT
- BOTTOM OF TRENCH EL = 71.25
- TOP OF TRENCH EL = 74.25

WATER SERVICE NOTES

1. DOMESTIC WATER TAP AND METER SHALL BE 2-INCH DIAMETER PER DET 502, SHT C-16.
2. FIRE TAP AND METER SHALL BE 4-INCH DIAMETER PER DETS 505 AND 505-A, SHT C-16.



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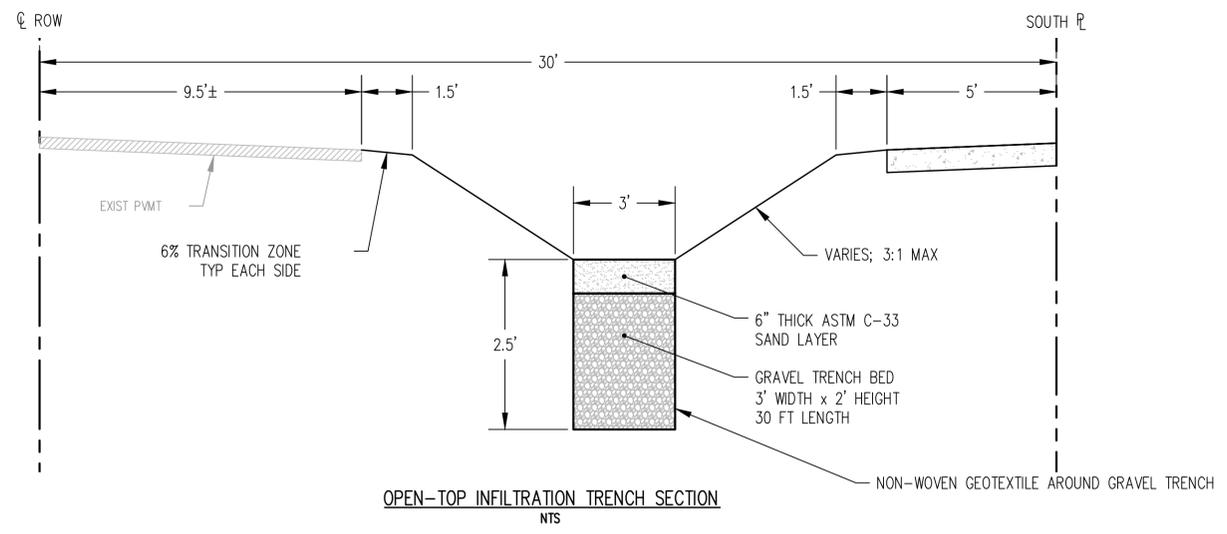
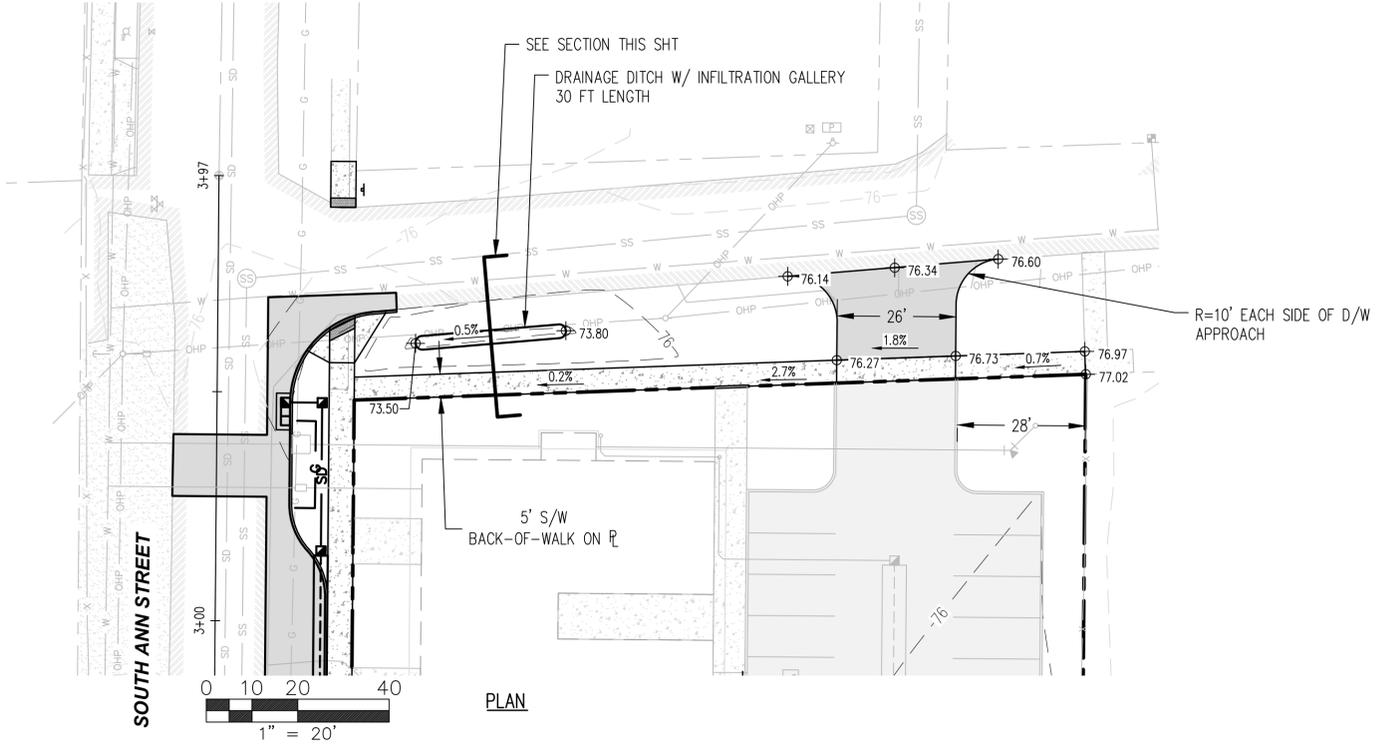
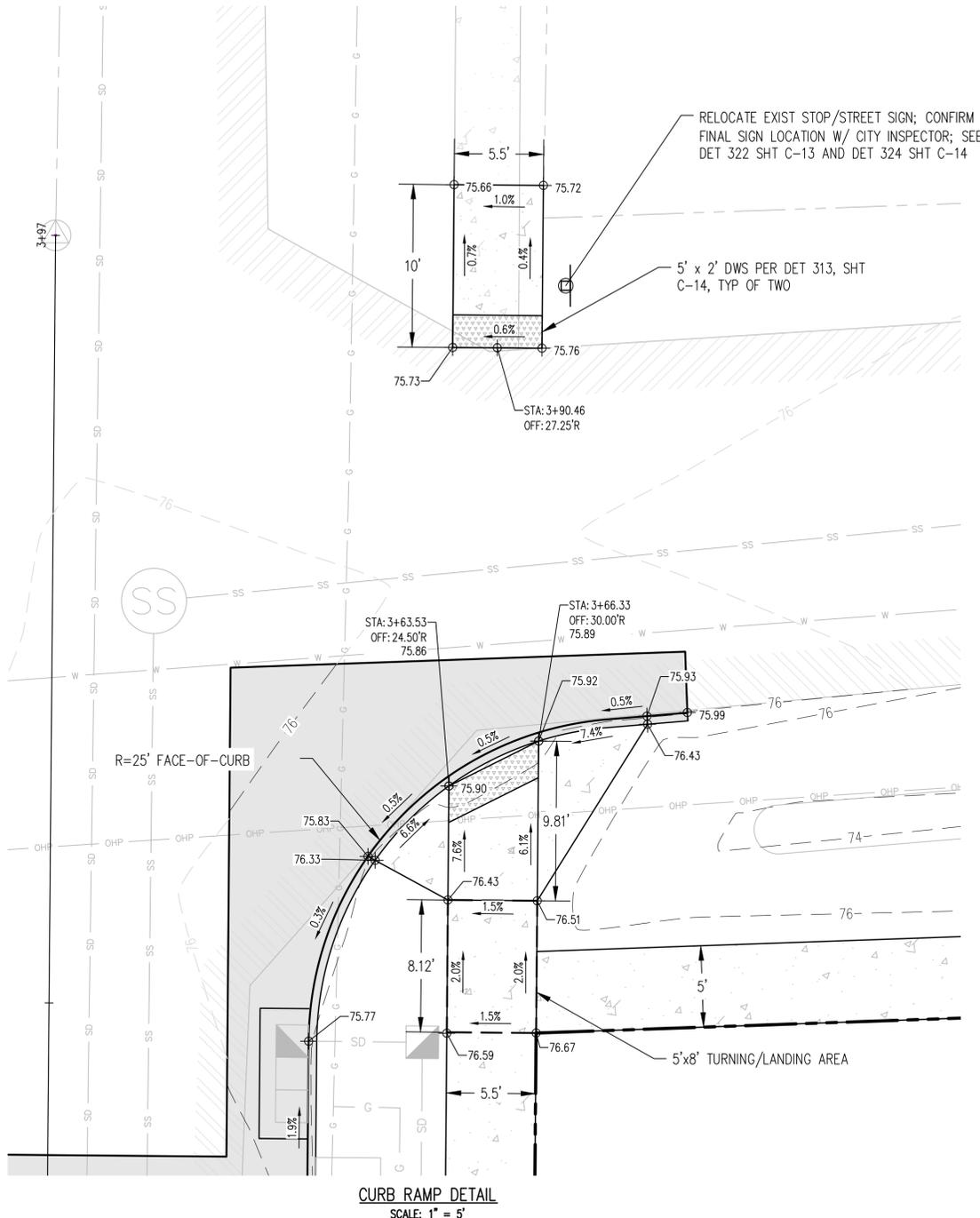


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SOUTH ANN STREET IMPROVEMENTS
 PROJECT NO: 2021-126
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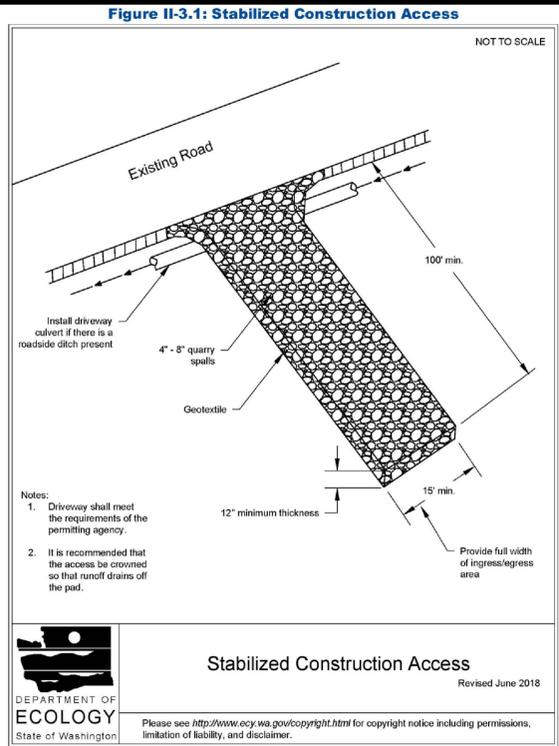


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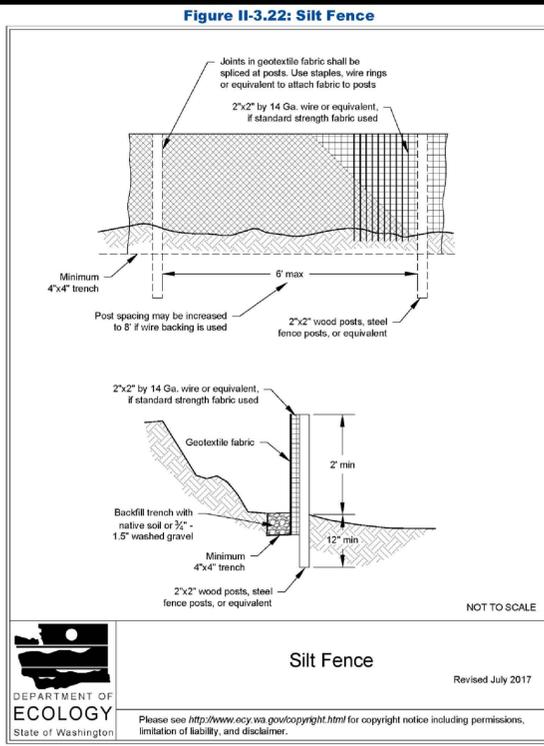
PROJECT NO: 2021-126
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Stabilized Construction Access
Revised June 2018

1 CONSTRUCTION ENTRANCE
SCALE: NTS



Silt Fence
Revised July 2017

2 SILT FENCE
SCALE: NTS

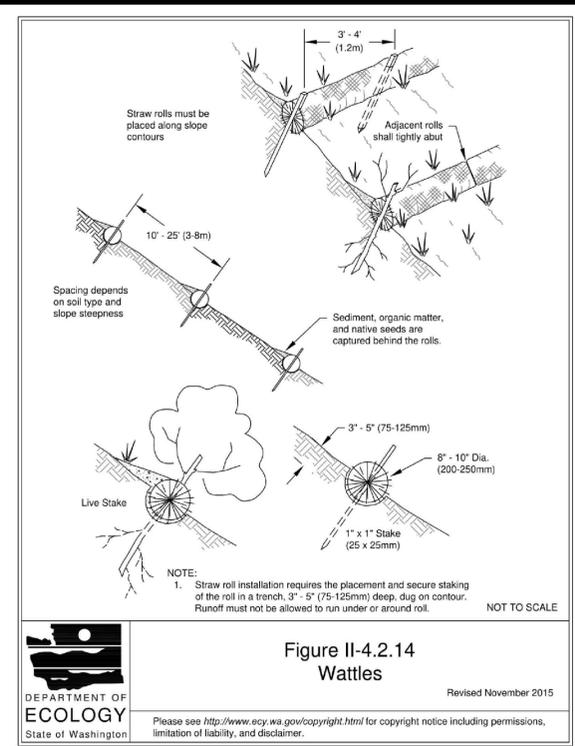
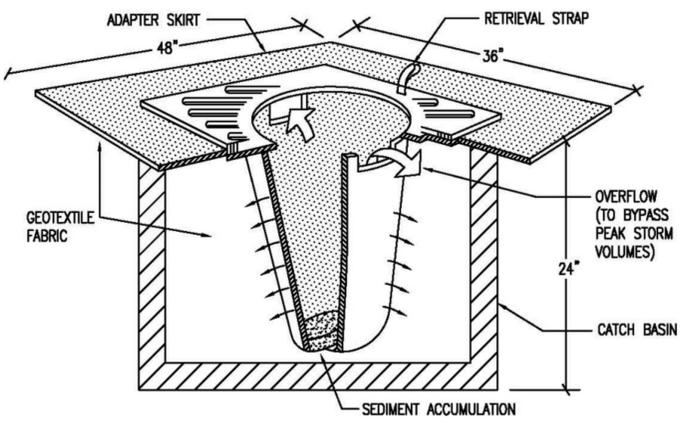


Figure II-4.2.14
Wattles
Revised November 2015

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

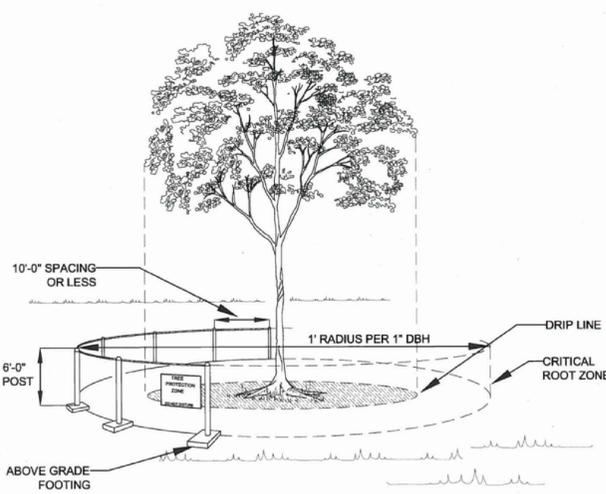
TREE PROTECTION ZONE (TPZ)
The Tree Protection Zone is an arborist defined area surrounding the trunk intended to protect the roots and soil to ensure future tree health and safety.

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

- 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.
- Fencing shall be secured 6 foot metal posts with movable footings located above ground. metal posts shall not be more than 10 feet apart.
- Fencing shall be flush with the initial undisturbed grade.
- 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.
- Maintain the fencing in place until the city authorizes removal or a final certificate of occupancy is issued, whichever occurs first.
- Ensure that any landscaping done in the TPZ, subsequent to the removal of the fencing, shall be accomplished with light machinery or hand labor.
- 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

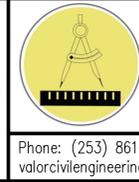


5 TREE PROTECTION
SCALE: NTS

6 RESERVED
SCALE: NTS

NO.	DATE	BY	REVISION

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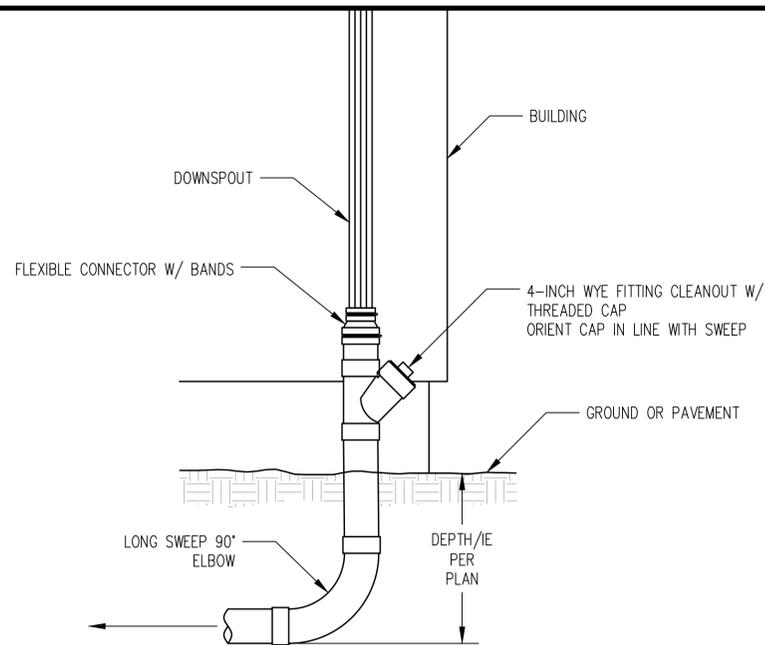


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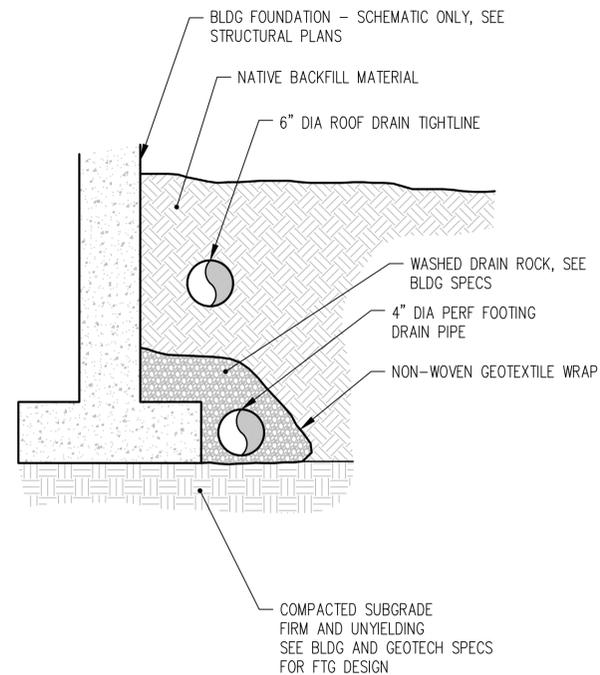
RIVERSIDE STATION APARTMENTS
135 SOUTH ANN STREET
MONROE, WA 98272
TPNS 2707060030-0900/ -1000

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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

Note: drawings not to scale

shope
Concrete Products

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 VANED GRATE

RECTANGULAR ADJUSTMENT SECTION

REDUCING SECTION

PRECAST BASE SECTION

ALTERNATIVE PRECAST BASE SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM HOOP DIAMETER (INCHES)
REINFORCED OR FLANK CONCRETE	18"
ALL METAL PIPE	21"
CPVC PIPE #4 (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" (in) in any direction. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1" (in) 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' (ft).
- 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
DATE: JUN 23 2017 2:56 PM
SEAL DESIGN ENGINEER
Washington State Department of Transportation

4 TYPE 1 CATCH BASIN
SCALE: NTS

NOTE: TRENCHES SHALL BE WRAPPED ON ALL SIDES W/ NON-WOVEN GEOTEXTILE.

5 INFILTRATION TRENCH SECTIONS
SCALE: NTS

6 SEDIMENT CONTROL STRUCTURE
SCALE: NTS

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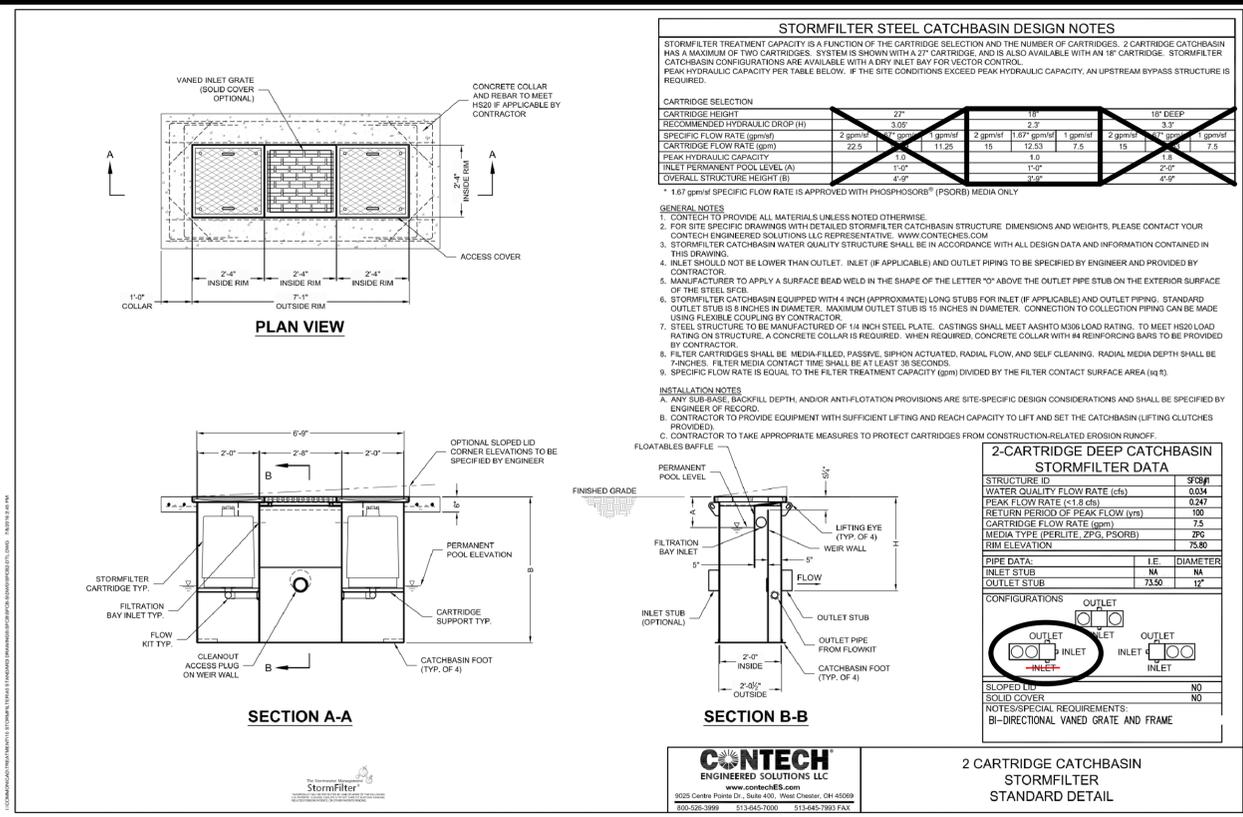
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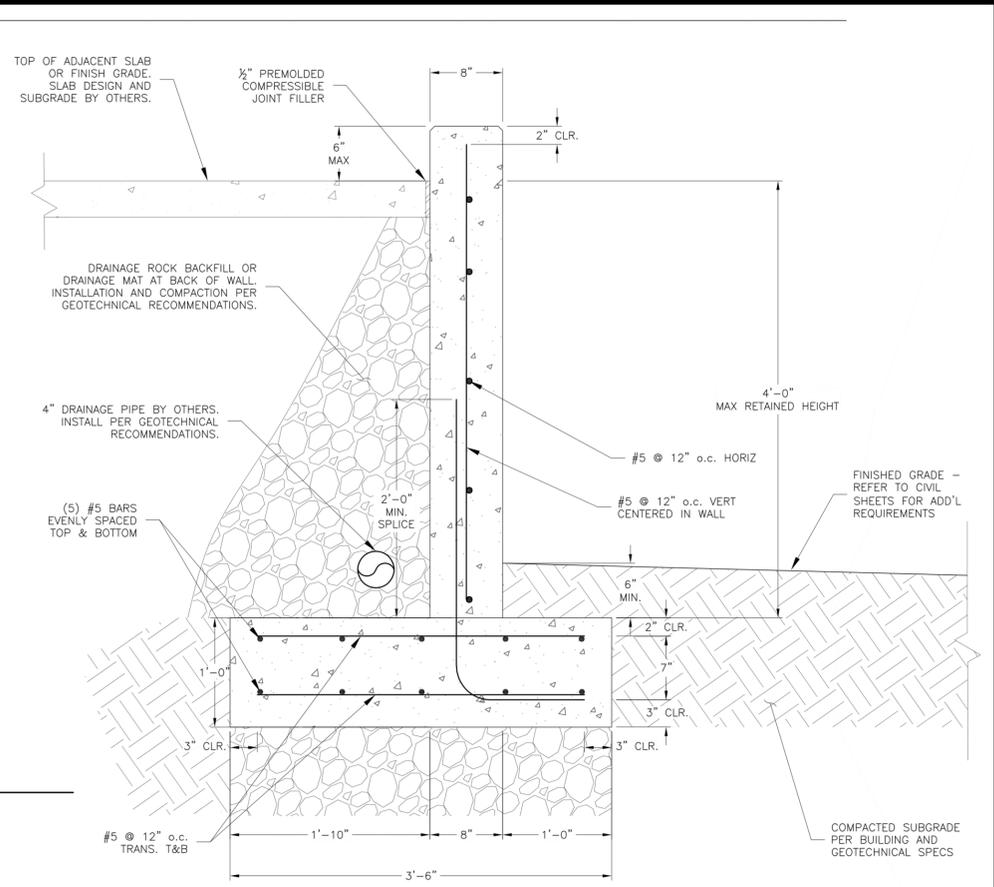
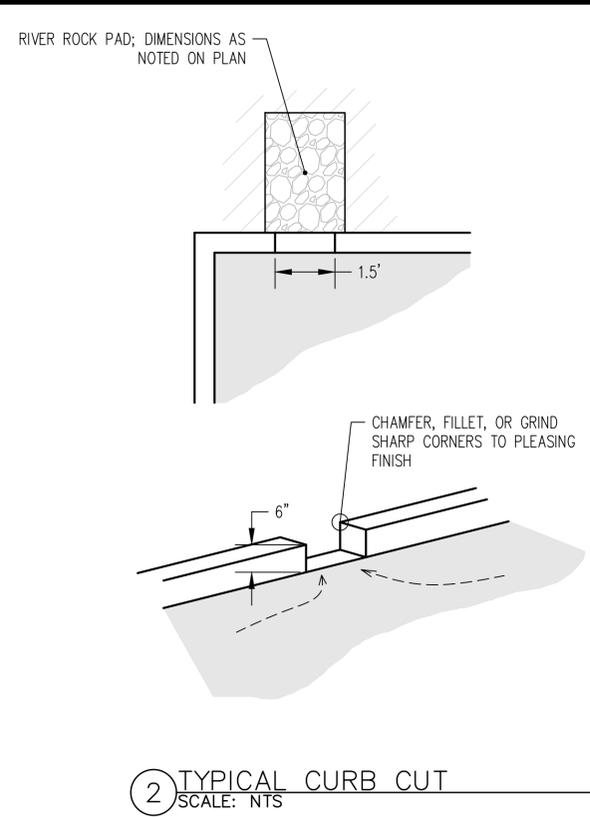
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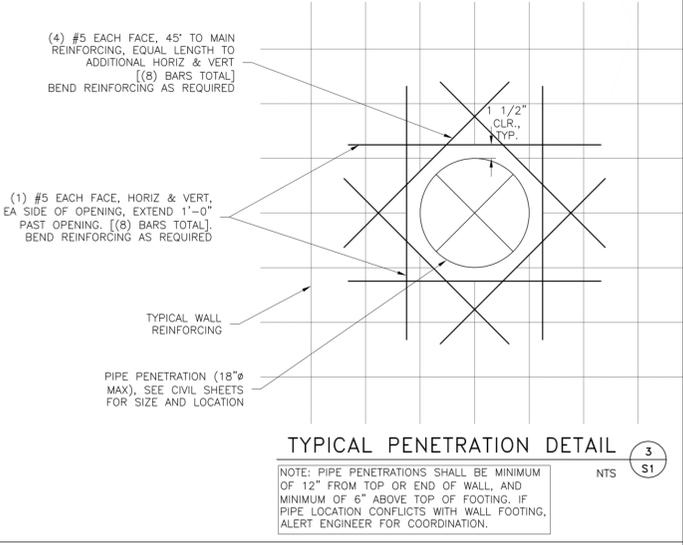
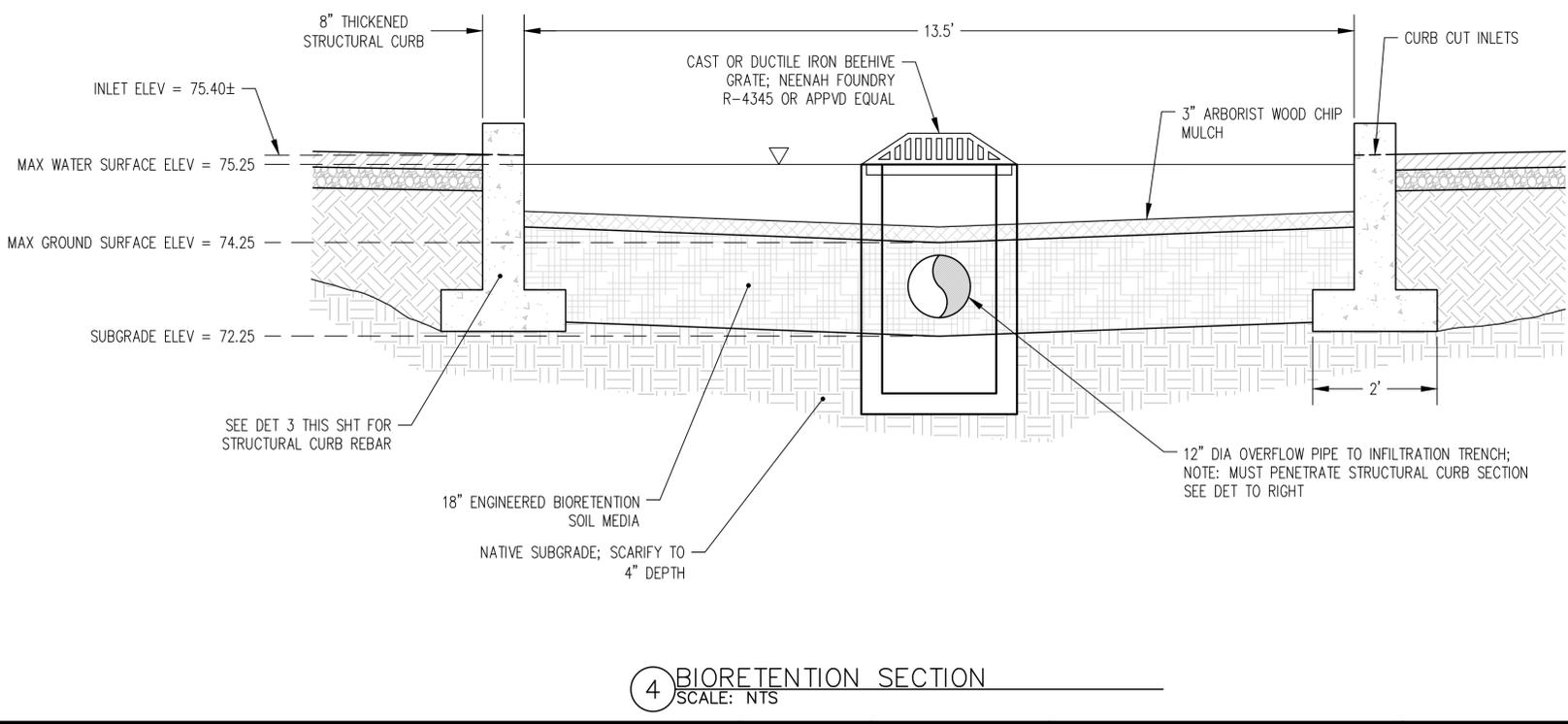
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1 STORMFILTER CATCH BASIN
SCALE: NTS



TYPICAL RETAINING WALL DETAIL
SCALE: 1-1/2" = 1'-0"



3 STRUCTURAL CURB SECTION
SCALE: NTS

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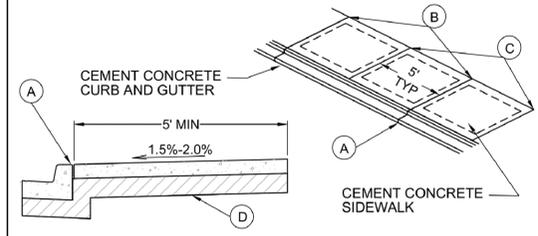


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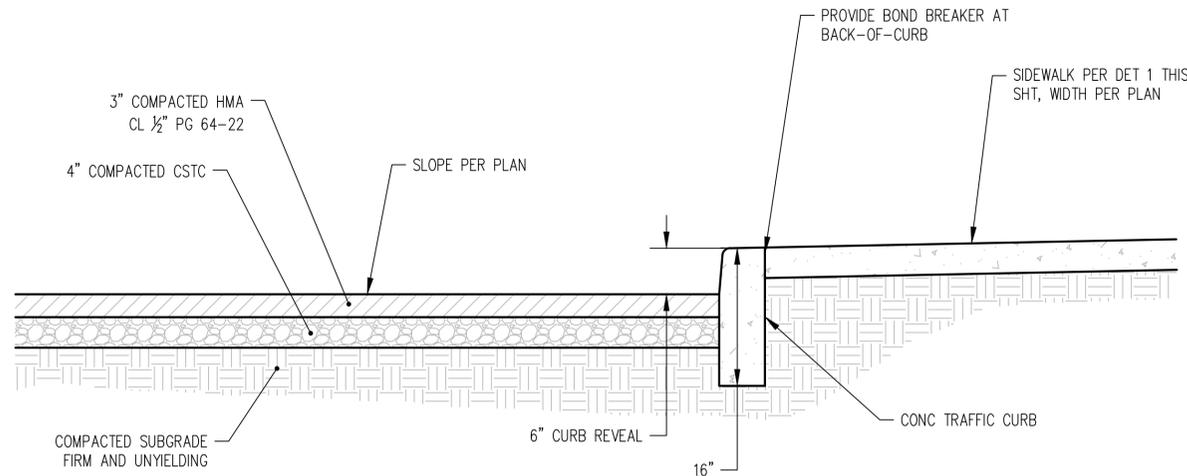
- NOTES:**
- CONSTRUCTION OF SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED BELOW.
 - CONCRETE SHALL BE CLASS 4000 CONCRETE.
 - 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 EDGED WITH A 1/4" FLASH ROUNDED EDGE.
 - THE WIDTH OF SIDEWALK SHALL BE 5 FEET MIN. FOR SINGLE FAMILY RESIDENTIAL PROPERTY USES AND 8 FEET MIN. FOR COMMERCIAL/INDUSTRIAL AND MULTIFAMILY 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 EDGED WITH AN EDGER HAVING A 1/4" RADIUS AND 4" FLASHING.
 - CLEAR WIDTH OF WALKING SURFACES SHALL BE 30" MINIMUM REF ADAS 403.5.1.



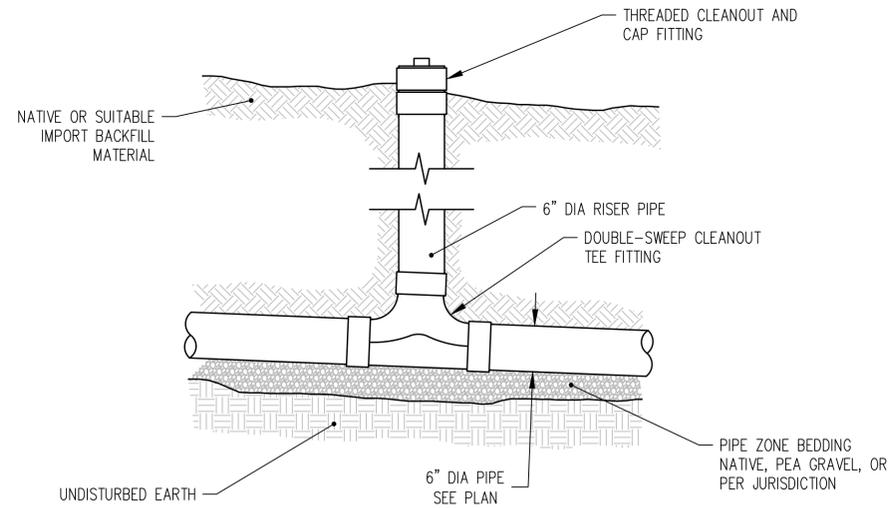
- FLAG NOTES:**
- EXPANSION JOINTS CONSISTING OF 3/8" X 2" PREMOULDED JOINT MATERIAL SHALL BE PLACED AROUND FIRE HYDRANTS, POLES, METER BOXES AND OTHER OBSTRUCTIONS AND ALONG WALLS OR STRUCTURES IN PAVED AREAS. EXPANSION JOINTS SHALL ALSO BE PLACED AT THE BEGINNING AND THE END OF EACH CURVE, ON EACH 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 (GUMMY JOINTS) CONSISTING OF 3/8" X 2" OF PREMOULDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10 FEET. WHEN SIDEWALKS ARE PLACED BY SLIP FORMING, A PREMOULDED STRIP OF 3/8" THICK AND UP TO FULL DEPTH MAY BE USED. CONTRACTION JOINTS (GUMMY 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 SAVED CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF SECTION 404.2 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	NOV 10, 2021	

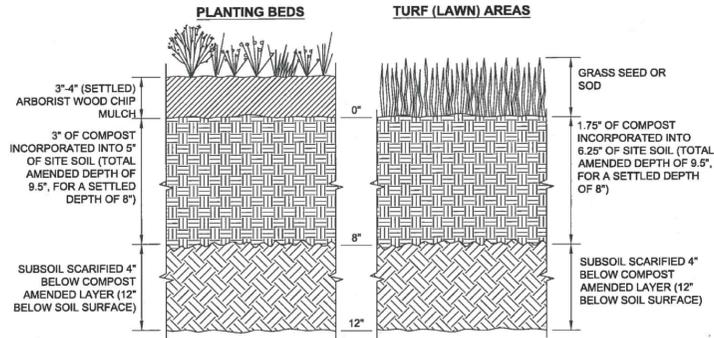
1 SIDEWALK
SCALE: NTS



2 WALK AND PAVEMENT TYPICAL SECTION
SCALE: NTS



5 DOUBLE-SWEEP SS CLEANOUT
SCALE: NTS

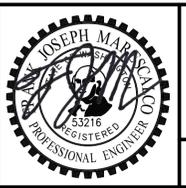


- OPTION 3:** Stockpile existing topsoil during grading. Stockpile and cover soil with weed barrier material that sheds moisture yet allows air transmission, in approved location, prior to grading. Replace stockpiled topsoil prior to planting. Stockpiled topsoil shall be tested and amended if needed 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 with compost 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\"/> | |

6 POST-CONSTRUCTION SOIL AMENDMENTS
SCALE: NTS

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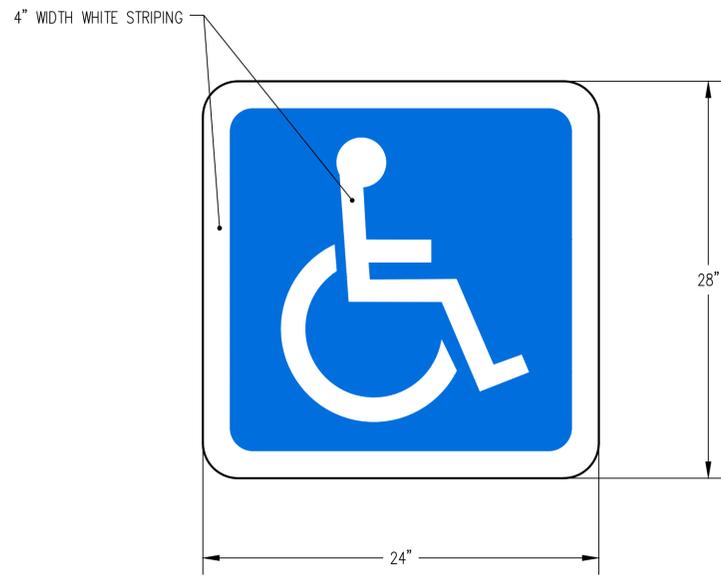


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1 ADA PAVEMENT MARKING
SCALE: NTS



LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETRORE BACKGROUND – WHITE (RETROREFL)

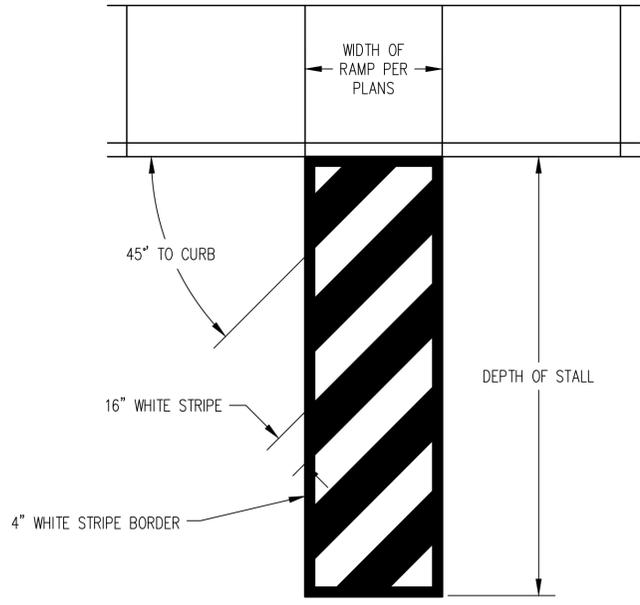
2 ADA PARKING – R7-8
SCALE: NTS



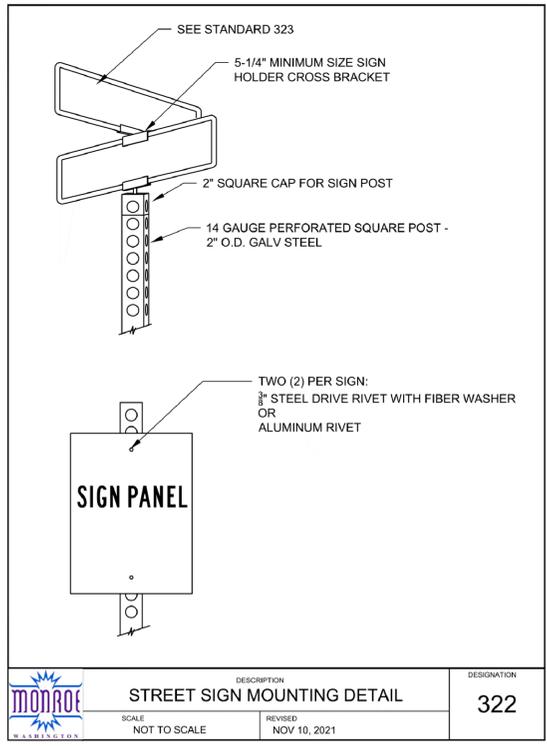
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PARKING APPLICATION DIRECTIONAL APPLICATION
 COLORS: LEGEND – GREEN (RETROREFLECTIVE) OR BLACK (RETROREFLECTIVE) COLORS: LEGEND – WHITE (RETROREFLECTIVE)
 BACKGROUND – WHITE (RETROREFLECTIVE) BACKGROUND – BLUE (RETROREFLECTIVE)

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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NOTES

- CONCRETE SHALL BE CLASS 4000 CONCRETE.

MONROE WASHINGTON	DESCRIPTION CEMENT CONCRETE CURBS (E1/E2/E3/E4)	DESIGNATION 306
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

NOTES:

- CONSTRUCTION OF SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED BELOW.
- CONCRETE SHALL BE CLASS 4000 CONCRETE.
- 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 EDGED WITH A 4" FLASH ROUNDED EDGE.
- THE WIDTH OF SIDEWALK SHALL BE 5 FEET MIN. FOR SINGLE FAMILY RESIDENTIAL PROPERTY USES AND 8 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 EDGED WITH AN EDGER HAVING A 1/4" RADIUS AND 4" FLASHING.
- CLEAR WIDTH OF WALKING SURFACES SHALL BE 30" MINIMUM REF. ADAS 403.5.1

FLAG NOTES:

- EXPANSION JOINTS CONSISTING OF 3/8" X 2" PREMOULDED 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 AND CURB RAMPS BETWEEN SIDEWALK AND BACK OF CURB (WHICH IS 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 40 FEET.
- CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" X 2" OF PREMOULDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10 FEET. WHEN SIDEWALKS ARE PLACED BY SLIP FORMING, A PREMOULDED STRIP OF 3/8" THICK AND UP TO FULL DEPTH MAY BE USED. CONTRACTION JOINTS (DUMMY 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 SAVED CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF SECTION 944.2 OF THE WSDOT/APWA SPECIFICATIONS.
- SCORE MARKS, 1/4" DEEP WITH 1/2" FLASH ON OTHER 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 8 FEET, A LONGITUDINAL SCORE AT THE CENTER OF THE SIDEWALK SHALL BE PROVIDED.
- 1/4" INCHES OF CRUSHED SURFACING TOP COURSE COMPACTED TO 95% DENSITY.

MONROE WASHINGTON	DESCRIPTION CEMENT CONCRETE SIDEWALK	DESIGNATION 309
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

LEGEND:

- MAXIMUM 20' FOR RESIDENTIAL DRIVEWAY WITH TWO CAR GARAGE. MAXIMUM 35' FOR COMMERCIAL OR INDUSTRIAL DRIVEWAY.
- 3/8" WIDE 4" DEPTH EXPANSION JOINT.
- DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

NOTES:

- DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK AND BE PLACED ON A MINIMUM OF 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.
- CONCRETE SHALL BE 4000 CLASS CONCRETE.
- ADD ROUNDED EDGE AND 4" FLASHING.
- RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMPS IS ALLOWED TO EXCEED 8.3%. USE A SINGLE CONSTANT SLOPE FROM THE BOTTOM OF RAMP TO TOP OF RAMP.

MONROE WASHINGTON	DESCRIPTION CEMENT CONCRETE DRIVEWAY TYPE I	DESIGNATION 310
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

NOTES:

- THE RIGHT OF WAY LINE SHALL ACCOMMODATE THE SIDEWALK.
- THE CURB RAMP SHALL BE POURED SEPARATE FROM THE SIDEWALK SECTION.
- TRUNCATED DOME PANELS ARE REQUIRED AS SHOWN AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
- STAMPING OF TRUNCATED DOMES FOR CURB RAMPS SHALL NOT BE ALLOWED.
- THE MIN. PANEL SIZE SHALL BE 2'X3'. THE DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW IN COMPLIANCE WITH STANDARD SPECIFICATION WSDOT/APWA 8-14.3(5).
- 2" DEPTH EXPANSIONS SHALL BORDER ALL JOINTS. THERE SHALL BE NO EXPANSIONS AROUND THE TRUNCATED DOME PANEL.
- CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP IS ALLOWED TO EXCEED 8.3%. USE A SINGLE CONSTANT SLOPE FROM THE BOTTOM OF RAMP TO TOP OF RAMP.
- MAXIMUM COUNTER SLOPE IN GUTTER SHALL BE 5%.
- GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF TRAVEL AT THE TOP AND BOTTOM OF RAMP RUNS. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND LANDINGS.
- BEYOND THE BOTTOM GRADE BREAK A CLEAR SPACE OF 4' BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE CROSSWALK AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
- DETECTABLE WARNING SURFACES SHALL BE PLACED PER WSDOT STD PLAN F-45.10.02. DETECTABLE WARNING SURFACES SHALL BE SIZED PER WSDOT STANDARDS.
- WHEN A RAMP IS CONSTRUCTED TO SERVE A CROSSWALK A SUBSEQUENT RECEIVING RAMP SHALL ALSO BE CONSTRUCTED ACROSS THE STREET IN ACCORDANCE WITH THESE PLANS UNLESS THERE IS NO CURB OR SIDEWALK ON THAT END OF THE CROSSWALK.

MONROE WASHINGTON	DESCRIPTION CURB RAMP, TYPE I	DESIGNATION 313
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

NOTE:

- STREET NAME SIGNS MAY BE INSTALLED AT TOP OF POST. SEE STANDARD PLAN 323.
- FOR SIGN MOUNTING SEE STANDARD PLAN 322.

MONROE WASHINGTON	DESCRIPTION SIGN INSTALLATION	DESIGNATION 324
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

NOTES:

- ALL TRENCHES IN ROADWAY AREAS SHALL BE BACKFILLED AND PATCHED WITH TEMPORARY ASPHALT AT THE END OF EACH WORK DAY UNLESS PERMISSION IS GRANTED TO DO OTHERWISE BY THE CITY ENGINEER.
- ALL TEMPORARY PATCHES ON TRENCHES SHALL BE PERMANENTLY PATCHED WITHIN 2 WEEKS OF COMPLETION OF WORK WITHIN THE ROADWAY AREA.

MONROE WASHINGTON	DESCRIPTION PAVEMENT PATCHING DETAIL	DESIGNATION 317
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

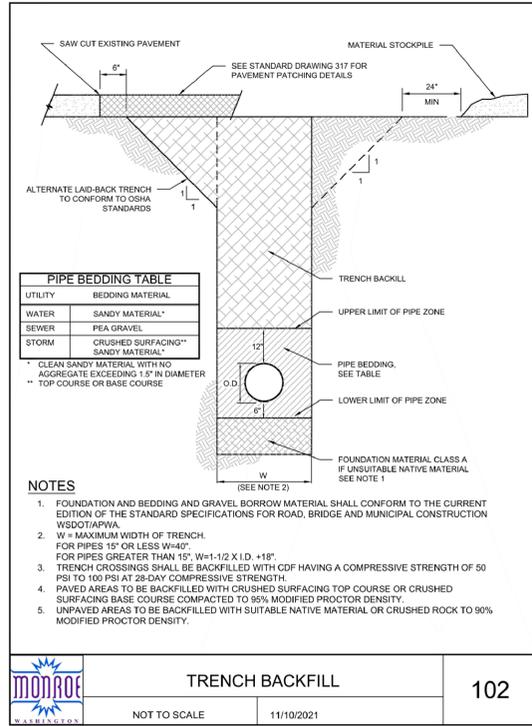
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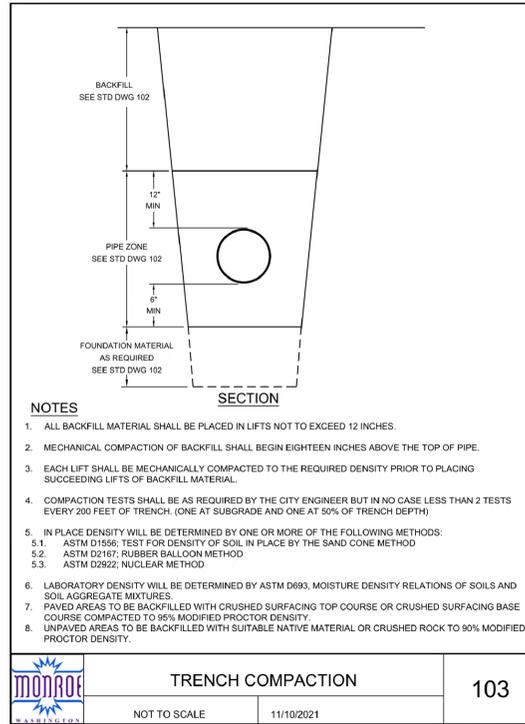
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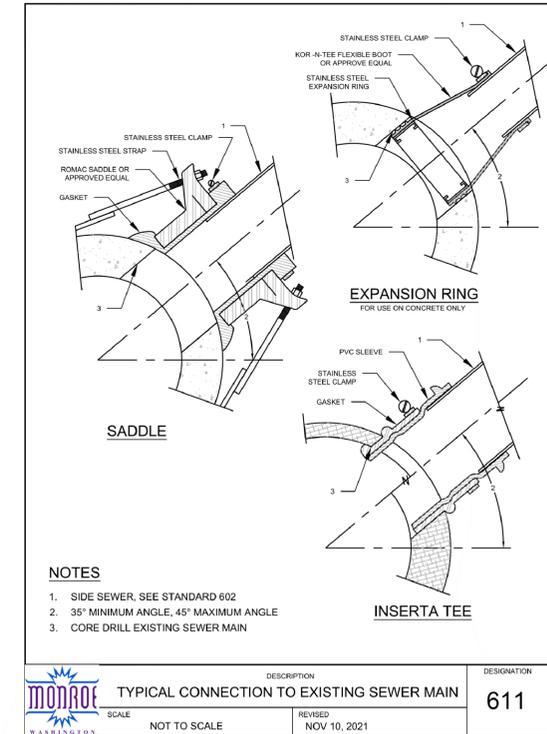
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	TRENCH BACKFILL	102
NOT TO SCALE	11/10/2021	



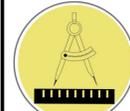
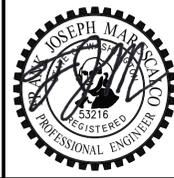
	TRENCH COMPACTION	103
NOT TO SCALE	11/10/2021	



	TYPICAL CONNECTION TO EXISTING SEWER MAIN	611
SCALE: NOT TO SCALE	REVISED: NOV 10, 2021	

1	8/9/2022	FJM	CITY OF MONROE PLAN REVIEW - UPDATED STANDARD DETAILS
NO.	DATE	BY	REVISION

FJM	DES
FJM	DRW
FJM	CHK

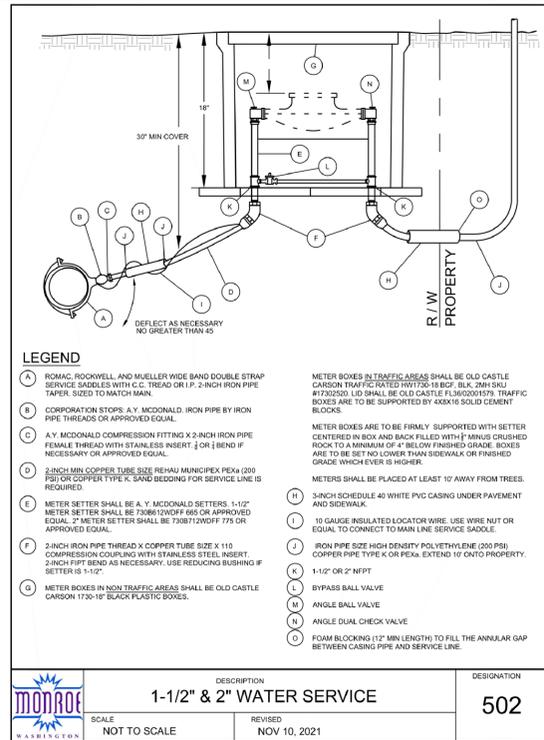


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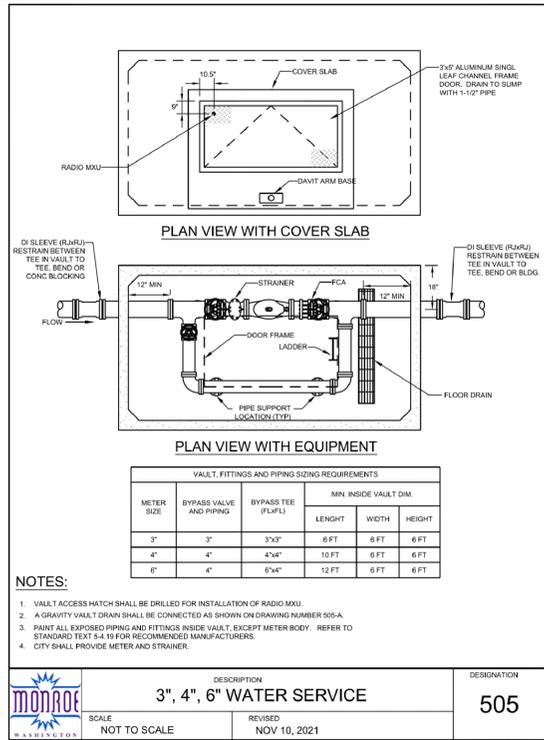
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TPNS 2707060030-0900/ -1000

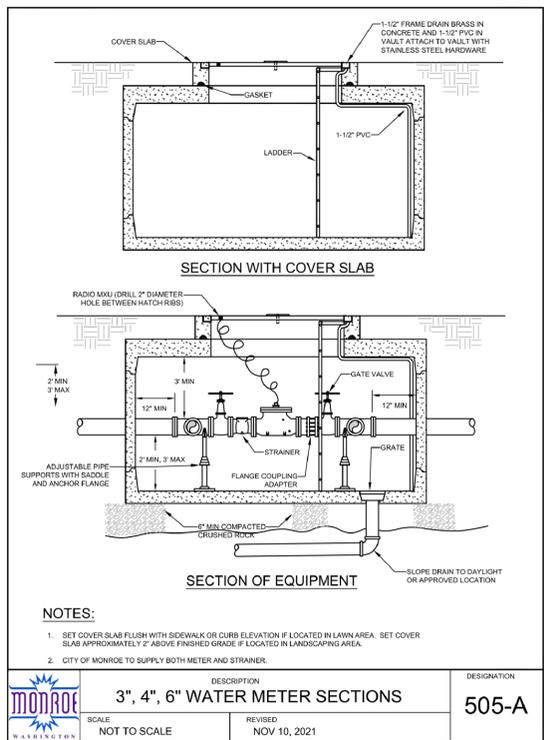
PROJECT NO: 2021-126	DATE: AUGUST 25, 2022	SHEET C-15
STREET AND UTILITY DETAILS - 2		15 OF 17



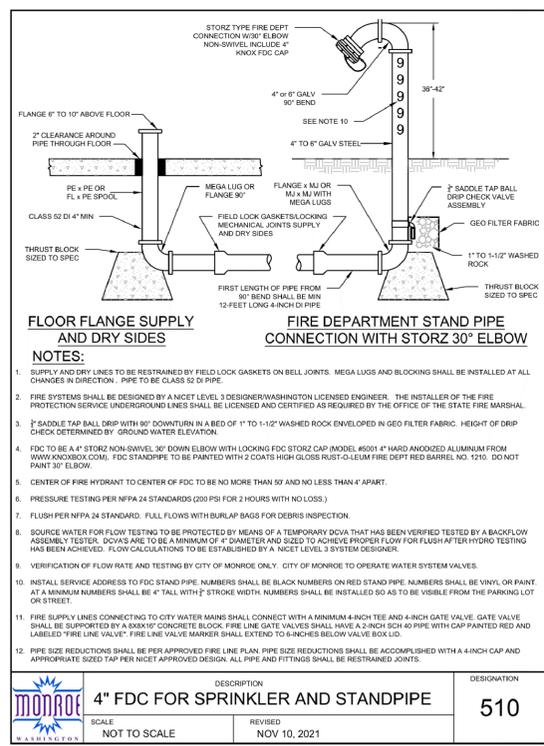
MONROE	DESCRIPTION 1-1/2" & 2" WATER SERVICE	DESIGNATION 502
SCALE NOT TO SCALE	REVISED NOV 10, 2021	



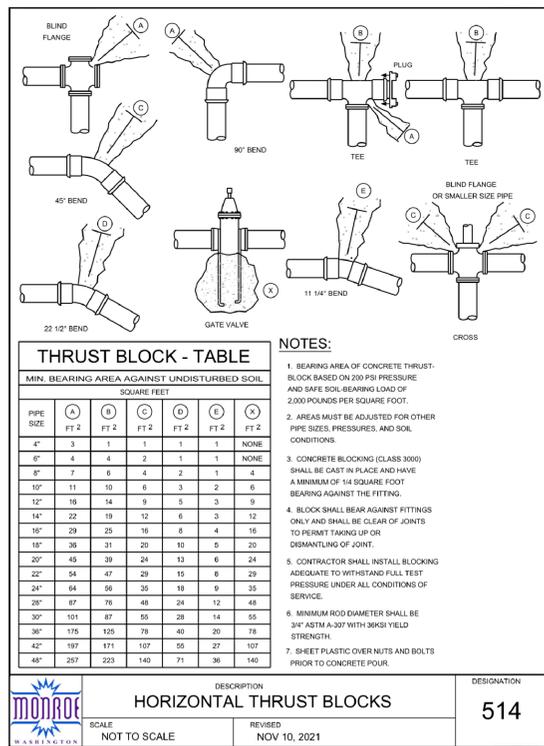
MONROE	DESCRIPTION 3", 4", 6" WATER SERVICE	DESIGNATION 505
SCALE NOT TO SCALE	REVISED NOV 10, 2021	



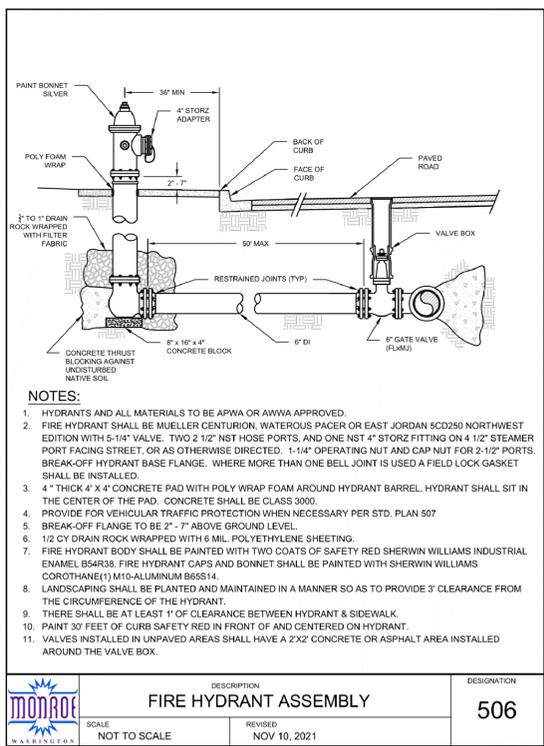
MONROE	DESCRIPTION 3", 4", 6" WATER METER SECTIONS	DESIGNATION 505-A
SCALE NOT TO SCALE	REVISED NOV 10, 2021	



MONROE	DESCRIPTION 4" FDC FOR SPRINKLER AND STANDPIPE	DESIGNATION 510
SCALE NOT TO SCALE	REVISED NOV 10, 2021	



MONROE	DESCRIPTION HORIZONTAL THRUST BLOCKS	DESIGNATION 514
SCALE NOT TO SCALE	REVISED NOV 10, 2021	



MONROE	DESCRIPTION FIRE HYDRANT ASSEMBLY	DESIGNATION 506
SCALE NOT TO SCALE	REVISED NOV 10, 2021	

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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.

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.
- 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.

NO.	DATE	BY	REVISION

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CITY OF MONROE STANDARD
PLAN NOTES

PROJECT NO: 2021-126 DATE: AUGUST 25, 2022

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