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**PROJECT TEAM**  
OWNER/DEVELOPER: RIVERSIDE STATION LLC  
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MONROE, WA 98272  
PHONE: (425) 327-5928  
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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 REGIONAL FIRE & RESCUE

**SITE INFORMATION** Completed  
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**

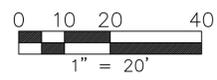
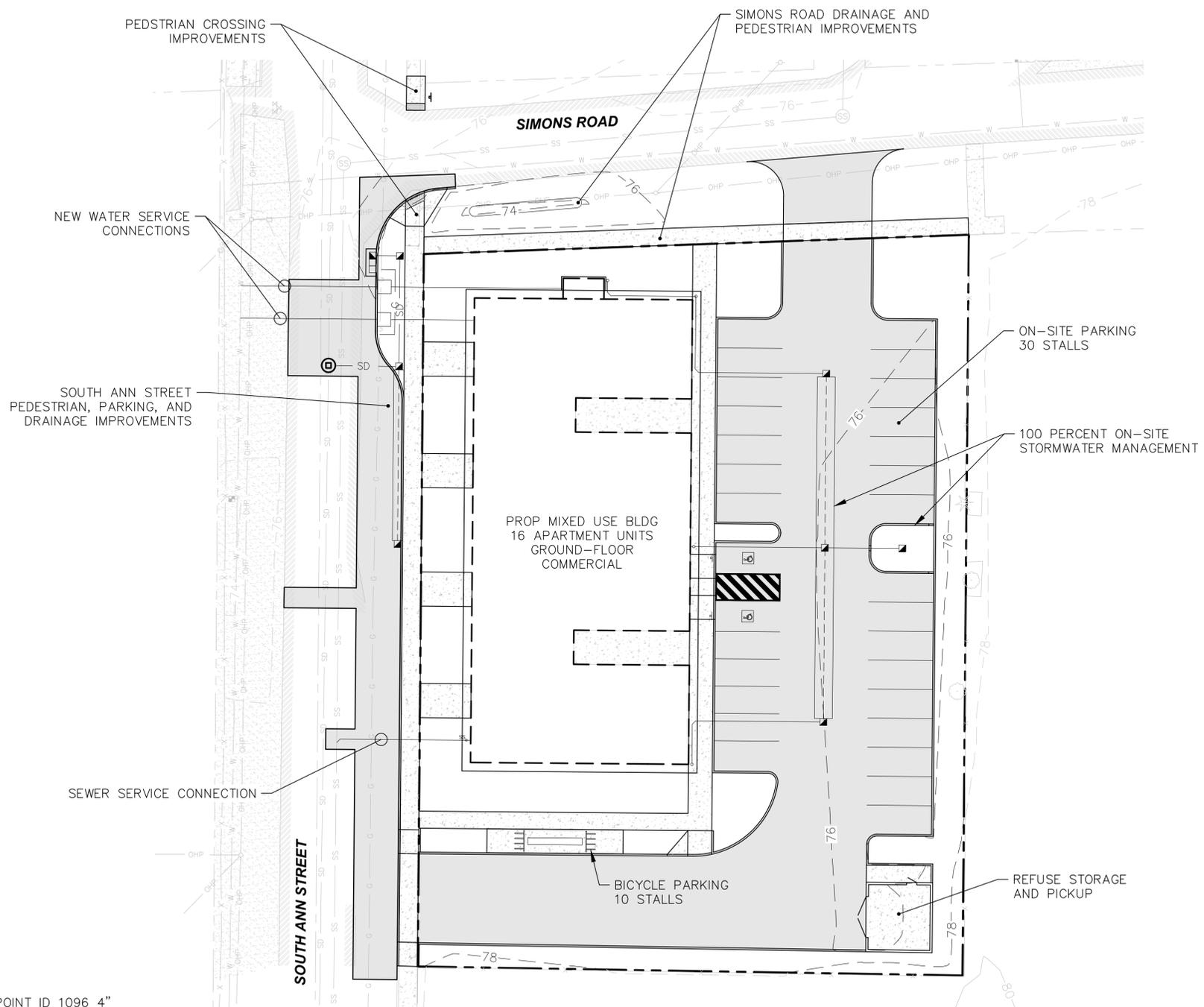
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VERTICAL DATUM: NAVD 88  
BENCHMARK: WASHINGTON GEODETIC SURVEY BENCHMARK, POINT ID 1096 4"  
USGS BRASS DISC IN CENTERLINE OF MAIN STREET, ELEV = 70.91  
BASIS OF BEARING: N00°29'28"E ALONG THE CENTERLINE OF SOUTH ANN STREET

# 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.



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CITY OF MONROE  
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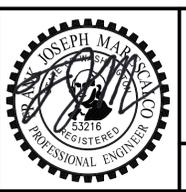
VICINITY MAP  
NTS

**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		

NO.	DATE	BY	REVISION

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DES  
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DRW  
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RIVERSIDE STATION APARTMENTS  
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MONROE, WA 98272  
TPNS 2707060030-0900/ -1000

COVER SHEET AND PROJECT OVERVIEW  
PROJECT NO: 2021-126  
DATE: DECEMBER 28, 2021

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**NOTES**

- EXISTING WATER METERS MAY BE USED FOR CONSTRUCTION WATER
- 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.

IF THEY HAVE A BUILT IN DCVA. IF NOT A DCVA MUST BE INSTALLED.

Note has been updated to clarify

**STANDARD EROSION CONTROL PLAN NOTES**

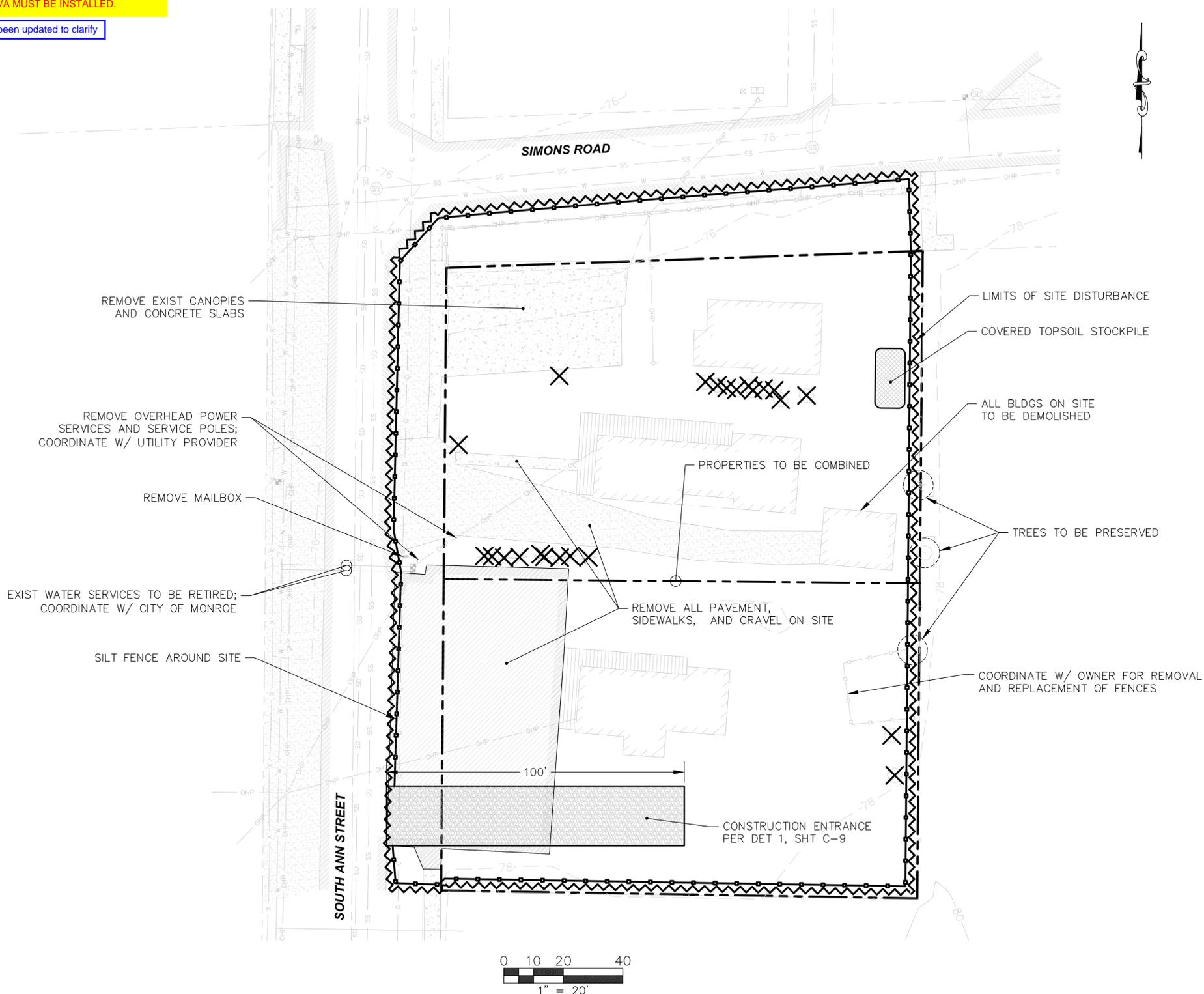
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, 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  
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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 3-INCH DIAMETER.
2. FIRE TAP AND METER SHALL BE 4-INCH DIAMETER.

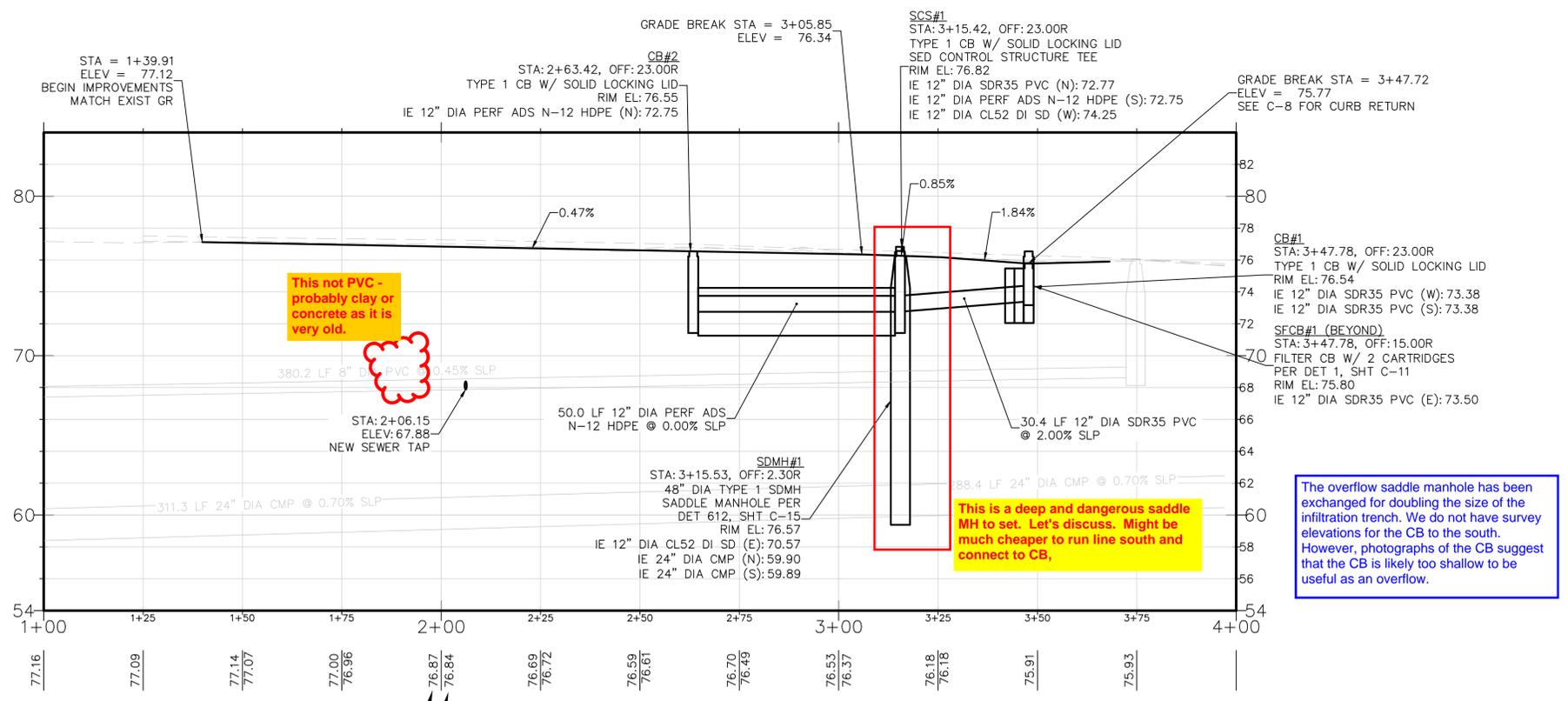
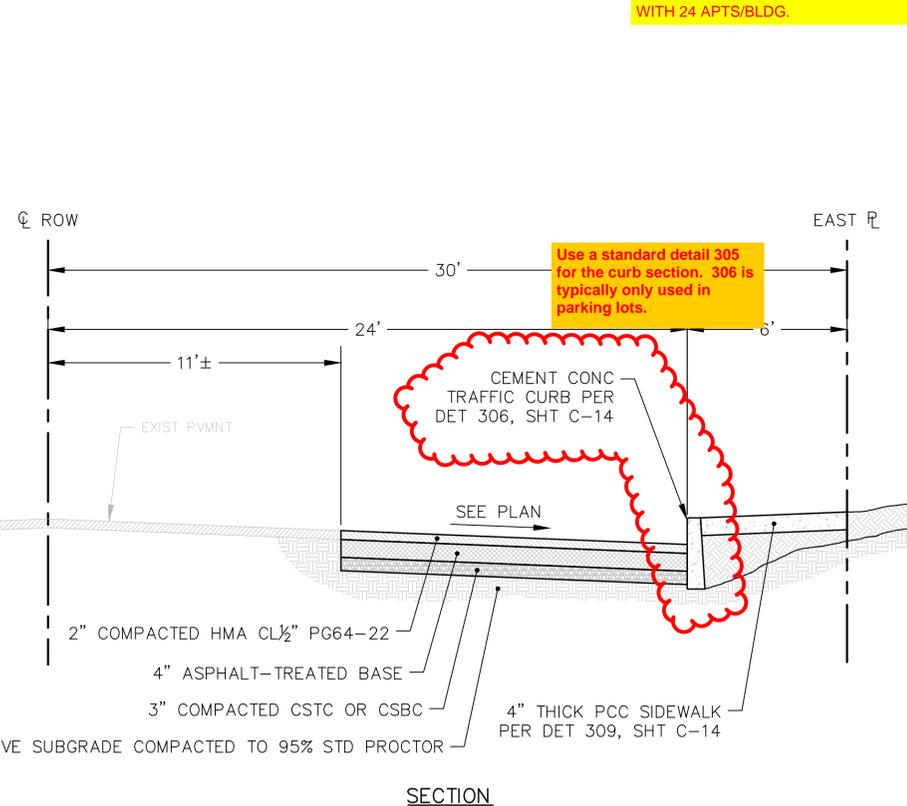
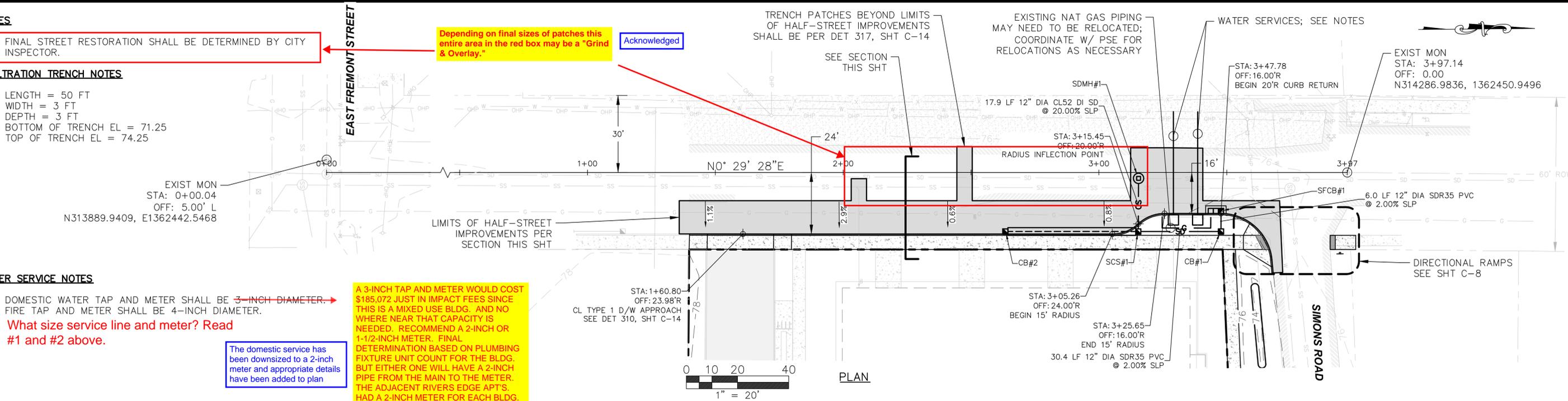
What size service line and meter? Read #1 and #2 above.

The domestic service has been downsized to a 2-inch meter and appropriate details have been added to plan

Depending on final sizes of patches this entire area in the red box may be a "Grind & Overlay."

Acknowledged

A 3-INCH TAP AND METER WOULD COST \$185,072 JUST IN IMPACT FEES SINCE THIS IS A MIXED USE BLDG. AND NO WHERE NEAR THAT CAPACITY IS NEEDED. RECOMMEND A 2-INCH OR 1-1/2-INCH METER. FINAL DETERMINATION BASED ON PLUMBING FIXTURE UNIT COUNT FOR THE BLDG. BUT EITHER ONE WILL HAVE A 2-INCH PIPE FROM THE MAIN TO THE METER. THE ADJACENT RIVERS EDGE APT'S HAD A 2-INCH METER FOR EACH BLDG. WITH 24 APTS/BLDG.



Use a standard detail 305 for the curb section. 306 is typically only used in parking lots.

This not PVC - probably clay or concrete as it is very old.

This is a deep and dangerous saddle MH to set. Let's discuss. Might be much cheaper to run line south and connect to CB.

The overflow saddle manhole has been exchanged for doubling the size of the infiltration trench. We do not have survey elevations for the CB to the south. However, photographs of the CB suggest that the CB is likely too shallow to be useful as an overflow.

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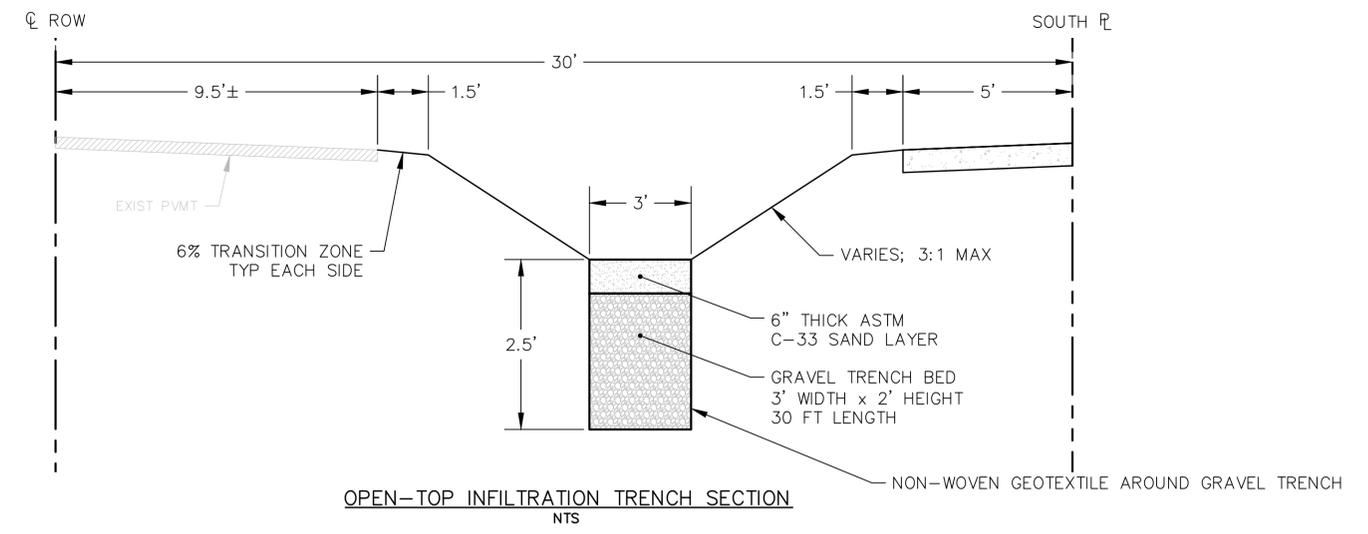
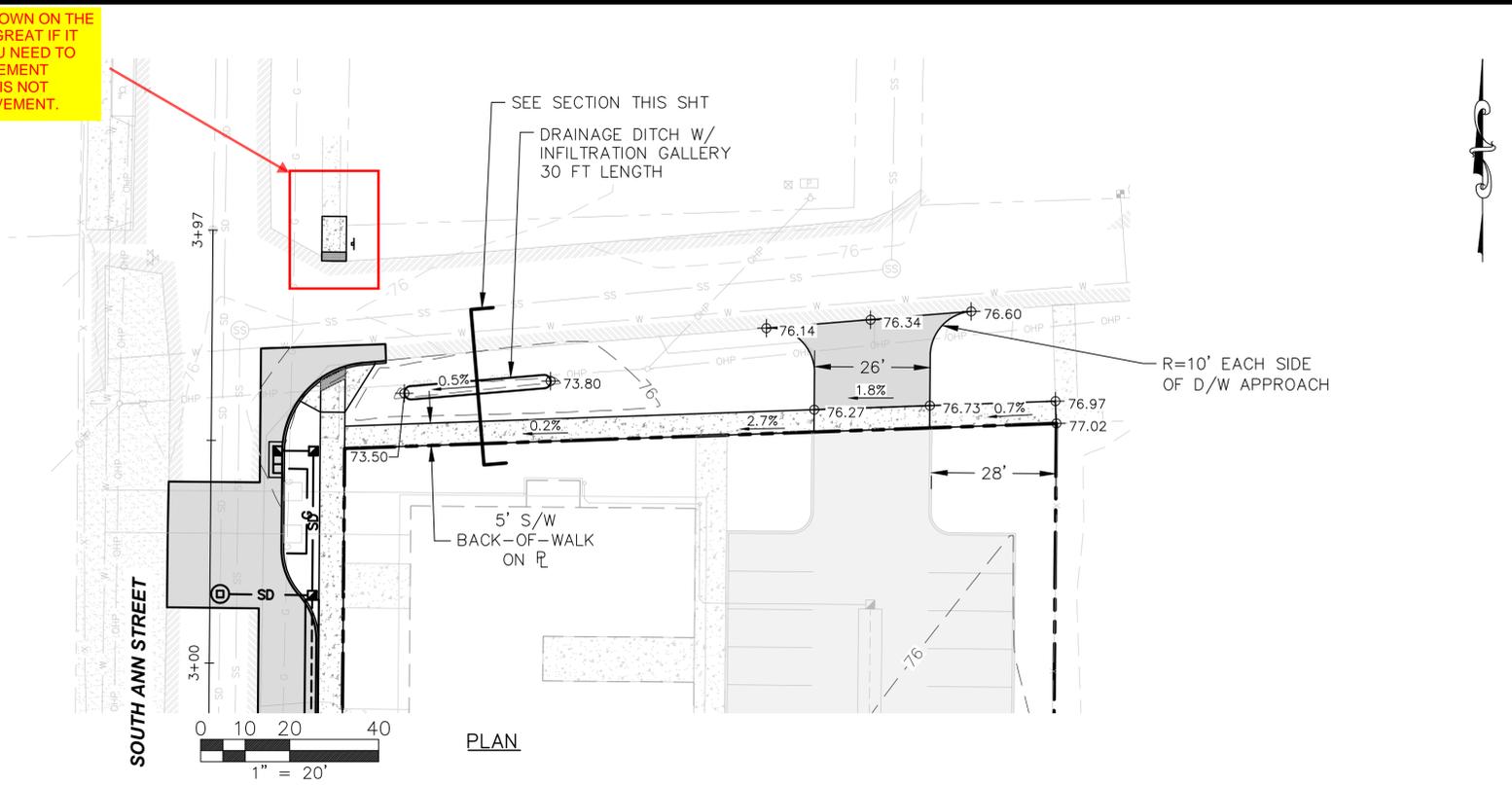
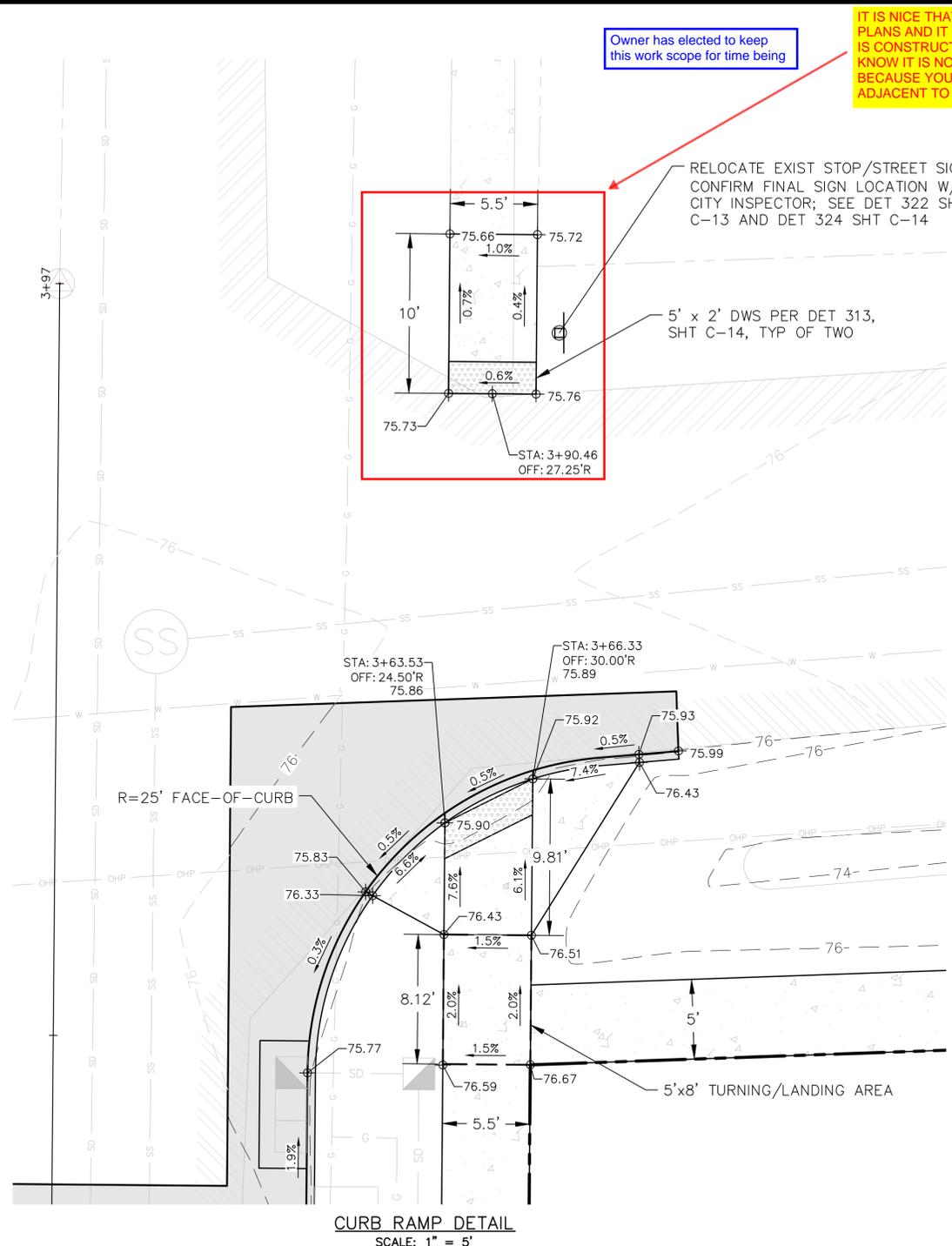


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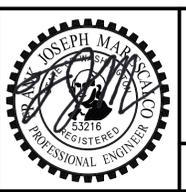


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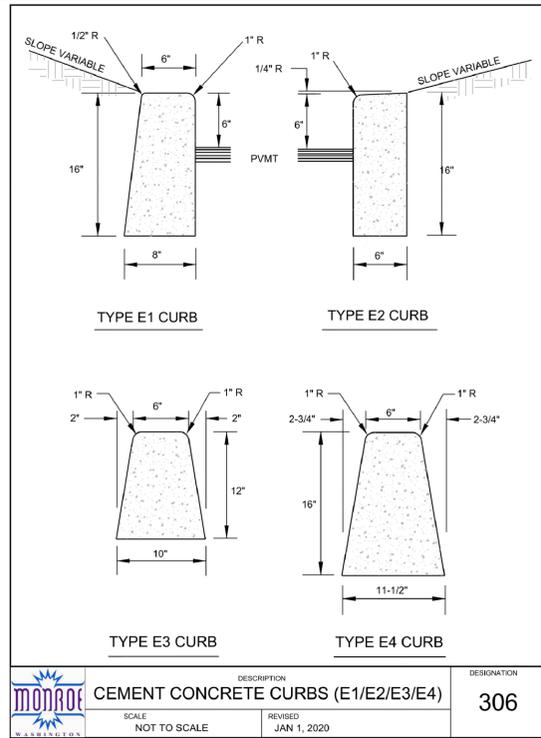
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SIMONS ROAD IMPROVEMENTS

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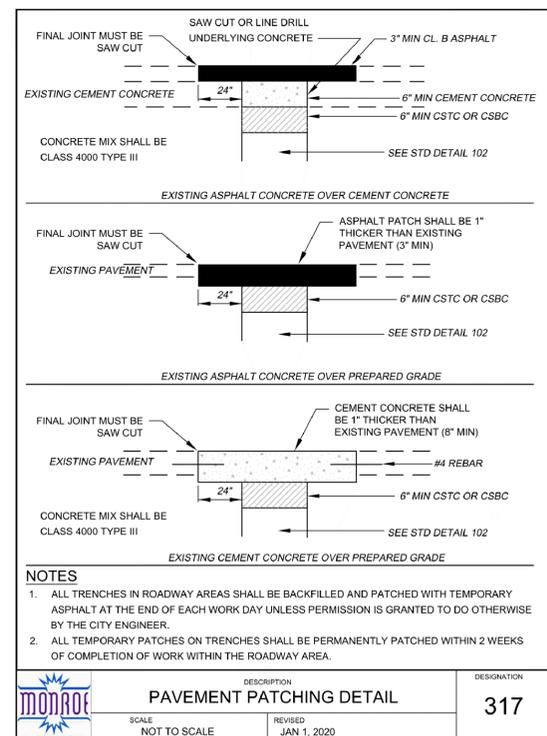
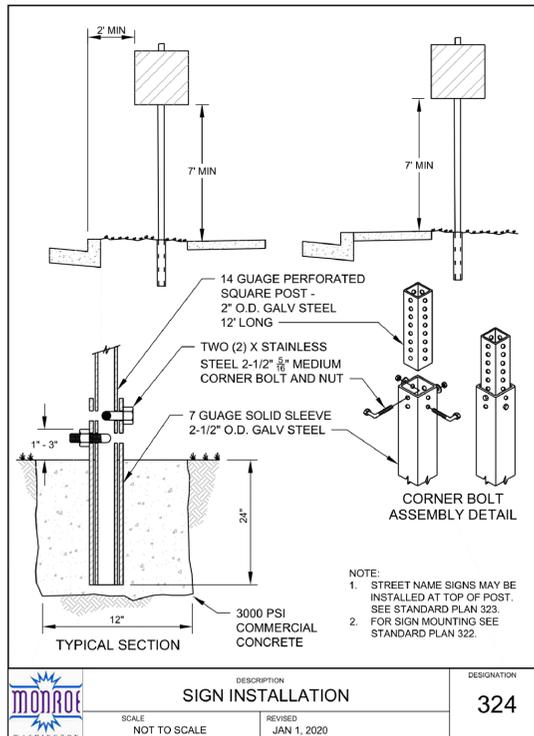
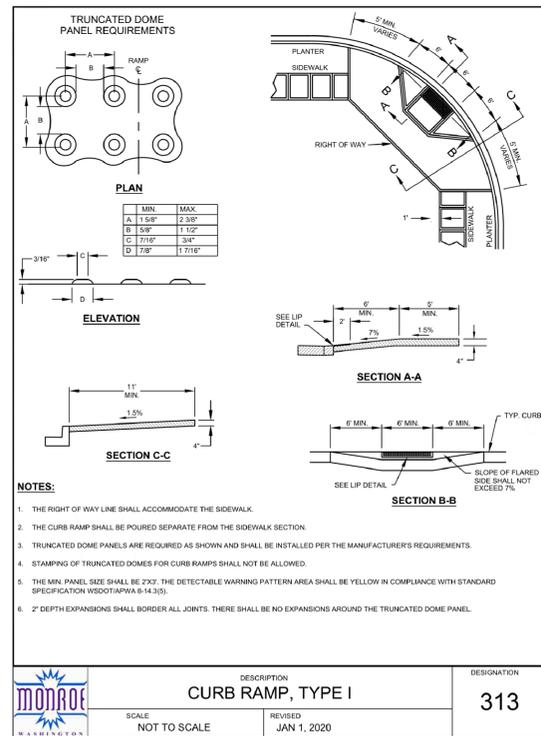
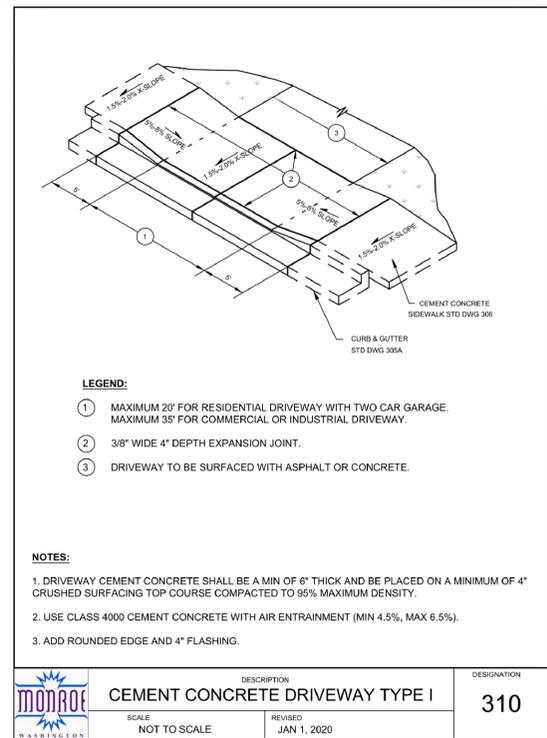
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**Update all standard details to the latest version.  
Available on-line at:**

<https://www.monroewa.gov/standards>

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