

22-GRAD-0005  
Application # 8291

22-ENRV-0008  
Application # 8228

**GENERAL NOTES:**

1. SITE ELEVATION APPROXIMATELY 49 BASED UPON SURVEY BY PACIFIC COAST SURVEYS, INC.
2. ON-SITE SOIL: SULTAN SILT LOAM.
3. USE SILT FENCING DOWNHILL OF CLEARING AREAS AS NECESSARY.
4. ROOF RUNOFF TO SPLASH BLOCKS OR BUBBLE-UP CATCH BASIN.
5. DRIVEWAY RUNOFF TO PAVERS.
6. NO SOILS TO BE LEFT UNCOVERED OR MULCHED FOR MORE THAN 7 DAYS FROM APRIL 1 TO SEPT. 30TH OR MORE THAN 2 DAYS FROM OCT 1 THROUGH MARCH 31.
7. DISTURBED SOILS TO BE TREATED PER BMP TS-13.
8. FIRE LANE SHALL NOT HAVE ANY BUILDING PROJECTIONS INTO THE FIRE LANE FROM THE FIRE LANE SURFACE TO 13 FEET 6 INCHES ABOVE FIRE LANE.
9. WATER METERS PLACED IN DRIVEWAY WILL REQUIRE TRAFFIC RATED METER BOXES IN ACCORDANCE WITH CITY STANDARD 501.
10. ALL UNITS TO HAVE FIRE SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13D.

**WATER NOTES:**

1. ALL METERS LOCATED WITHIN TRAFFIC AREAS SHALL BE PLACED IN TRAFFIC RATED METER BOXES.
2. IF DCVA'S ARE PLACED UNDER GROUND, THEN THEY SHALL BE PLACED IN AN APPROPRIATELY SIZED METER BOX. NOTE THAT BUILDING DCVA'S MAY BE PLACED IN A MECHANICAL ROOM.



VICINITY MAP

**ADDRESS:**

150XX 179TH AVE S.E.  
MONROE, WA 98272

**ASSESSOR'S PARCEL NO.:**

004854-000-047-00

**LEGAL DESCRIPTION**

NW 1/4 SEC 1, 527N, R6E, WM; A PORTION OF KINGMAN'S ADDITION LOT 47; A PART OF CITY OF MONROE BLA NO 13-BLA-0002 RC AFN 20131011500

**OWNER/CONTACT:**

VASYL & IRYNA TSARUK  
12826 - 218TH PL SE  
SNHOMISH, WA 98296  
CONTACT: VASYL TSARUK  
(425) 737-8758

**ENGINEER/CESCL:**

NAME  
ADDRESS  
CITY, STATE, ZIP CODE  
CONTACT NAME  
CONTACT PHONE

**ZONING:**

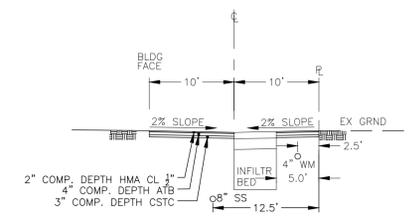
R-15

**IMPERVIOUS:**

EXISTING CONDITIONS:	PERVIOUS AREA:	PROPOSED CONDITIONS:
BUILDING ROOF AREAS:	0 S.F.	BUILDING ROOF AREAS:
DRIVEWAY:	13,500 S.F.	DRIVEWAY:
SIDEWALK:	1,283 S.F.	SIDEWALK:
TOTAL NEW IMPERVIOUS:	11,590 S.F.	TOTAL NEW IMPERVIOUS:
PROP. PERVIOUS AREAS:	1,910 S.F.	PROP. PERVIOUS AREAS:
CLEARING AREA:	13,500 S.F.	CLEARING AREA:
ROW CLEARING:	300 S.F.	ROW CLEARING:
LOT AREA:	13,500 S.F.	LOT AREA:

**GRADING:**

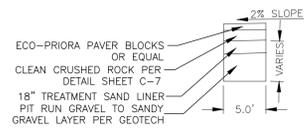
SITE AVERAGE: (220X60)(1.0AVE)/27 = 489 C/F  
TOTAL: = 489 C/F



DRIVEWAY SECTION  
1"=10"

ALSO SEE PAVER DETAIL ON SHEET C7

NOTE: CLEAN CRUSHED STONE TO BE 1" TO 2" IN SIZE



DRIVEWAY INFILTRATION BED DETAIL  
1"=10"

These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

Approved X Approved as **relined.**

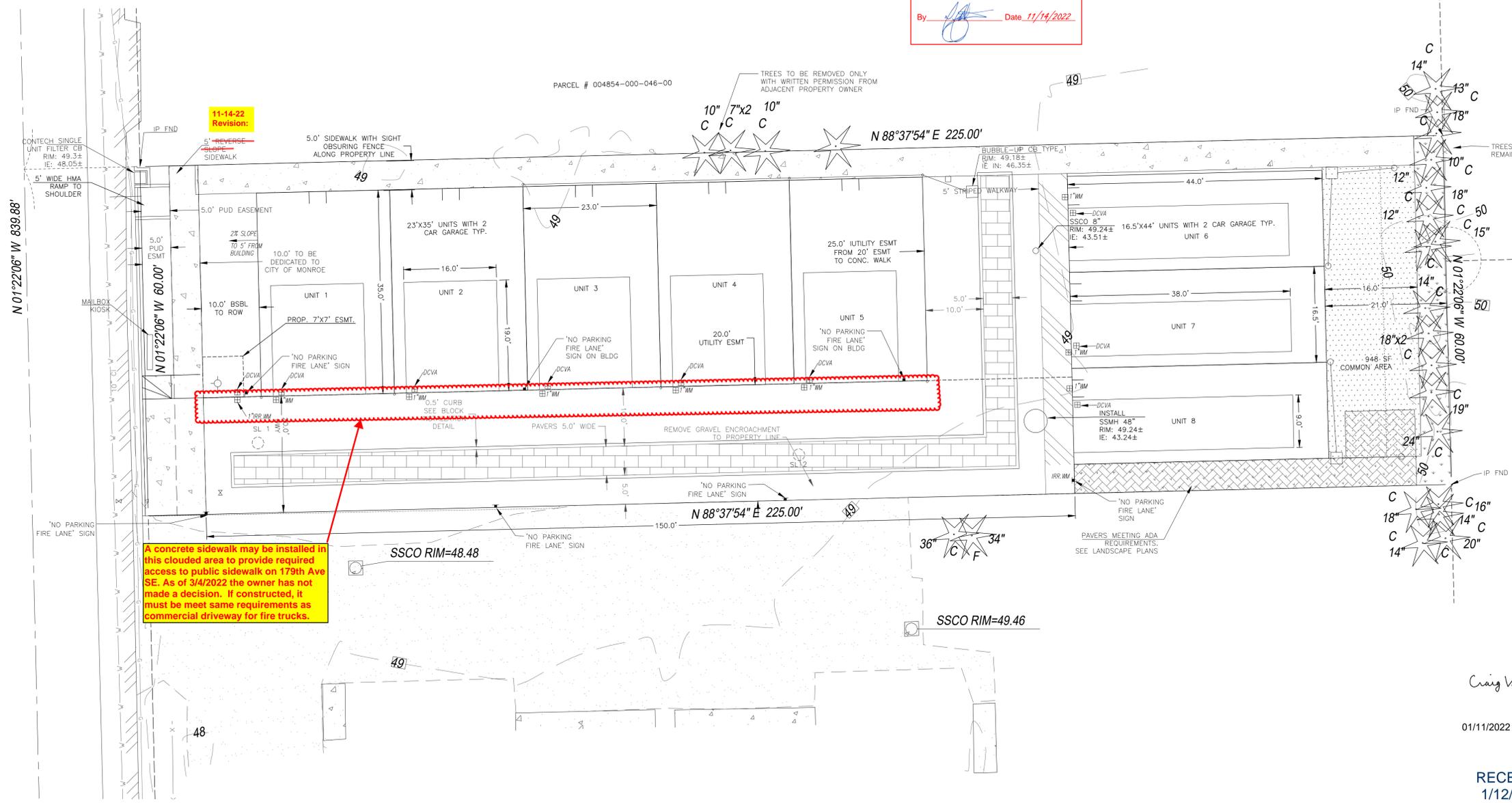
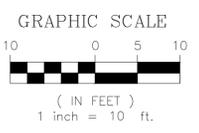
The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING

By: [Signature] Date: 11/14/2022

A pre-construction meeting must be held in the field with the City Engineering Inspectors at least two business days prior to beginning construction.

A ROWD disturbance permit is required for any and all work within the street ROW. The ROWD permit must be obtained prior to the pre-construction meeting.



A concrete sidewalk may be installed in this clouded area to provide required access to public sidewalk on 179th Ave SE. As of 3/4/2022 the owner has not made a decision. If constructed, it must meet same requirements as commercial driveway for fire trucks.

SITE PLAN  
SCALE: 1" = 10'

CALL 1-800-424-5555 BEFORE YOU DIG

01/11/2022

EXPIRES JULY 18, 2022

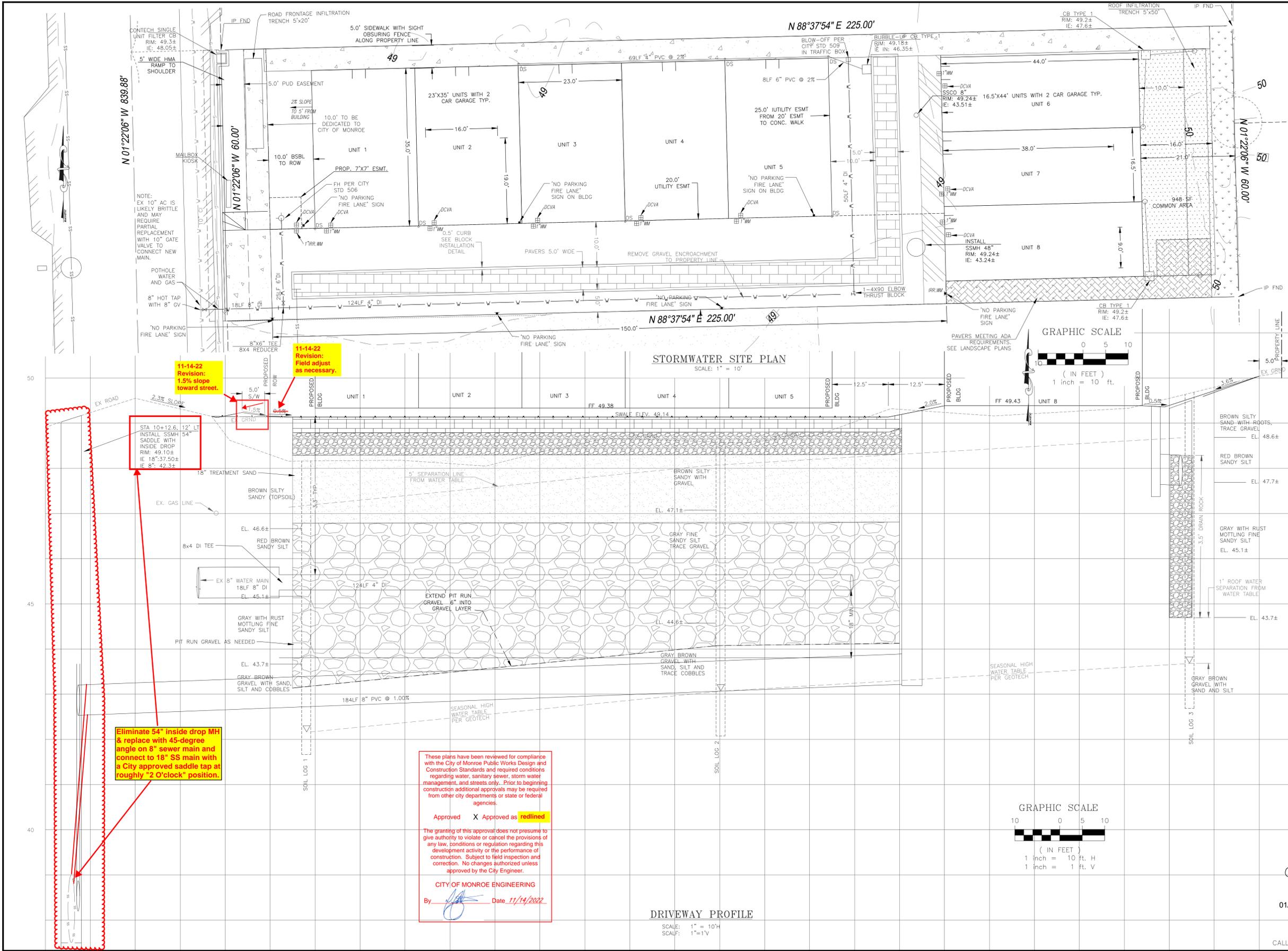
RECEIVED  
1/12/2022  
CITY OF MONROE

DESIGNED: [Blank]  
DRAWN: [Blank]  
REVISION: [Blank]  
CITY REVISIONS: 11/14/22

SHEET NO. SP1

SITE PLAN FOR 004854-000-047-00

01/11/202201/11/2022



VICINITY MAP

**ADDRESS:**  
1500X 179TH AVE S.E.  
MONROE, WA 98272

**ASSESSOR'S PARCEL NO.:**  
004854-000-047-00

**LEGAL DESCRIPTION**  
NW 1/4 SEC 1, 527N, R6E, WM; A PORTION OF KINGMANS ADDITION LOT 47; A PART OF CITY OF MONROE BLA NO 13-BLA-0002 RC AFN 20131011500

**OWNER/CONTACT:**  
VASYL & IRYNA TSARUK  
12826 - 218TH PL SE  
SMOHOMISH, WA 98296  
CONTACT: VASILY TSARUK  
(425) 737-8758

**ZONING:**  
MIXED USE GENERAL (MU)

**GENERAL NOTES:**

- SITE ELEVATION APPROXIMATELY 43 BASED UPON GOOGLE EARTH.
- ON-SITE SOIL: SULTAN SILT LOAM.
- USE SILT FENCING DOWNHILL OF CLEARING AREAS AS NECESSARY.
- ROOF RUNOFF TO INFILTRATION TRENCH.
- DRIVEWAY RUNOFF TO TREATMENT AND THEN TO INFILTRATION TRENCH.
- NO SOILS TO BE LEFT UNCOVERED OR MULCHED FOR MORE THAN 7 DAYS FROM APRIL 1 TO SEPT. 30TH OR MORE THAN 2 DAYS FROM OCT 1 THROUGH MARCH 31.
- DISTURBED SOILS TO BE TREATED PER BMP 15.13

**ENGINEER/CESCL:**  
NAME  
ADDRESS  
CITY, STATE, ZIP CODE  
CONTACT NAME  
CONTACT PHONE

**IMPERVIOUS:**

**EXISTING CONDITIONS:**

IMPERVIOUS AREA:	0 S.F.
PERVIOUS AREA:	13,500 S.F.

**PROPOSED CONDITIONS:**

BUILDING ROOF AREAS:	6,219 S.F.
DRIVEWAY:	4,118 S.F.
SIDEWALK:	1,253 S.F.
TOTAL NEW IMPERVIOUS:	11,590 S.F.

PROP. PERVIOUS AREAS: 1,910 S.F.  
CLEARING AREA: 13,500 S.F.  
ROW CLEARING: 300 S.F.  
LOT AREA: 13,500 S.F.

**GRADING:**  
SITE AVERAGE: (220X60)(1.0AVE)/27 = 489 C/F  
TOTAL: = 489 C/F

**Table V-8.5.1 Sand Medium Specification**

Sieve Number	Percent Passing
4	95-100
8	70-100
16	40-90
30	25-75
50	2-25
100	<4
200	<2

**Craig A. Vernon**  
STATE OF WASHINGTON  
2014  
REGISTERED PROFESSIONAL ENGINEER

01/11/2022  
EXPIRES JULY 18, 2022

CALL 1-800-424-5555 BEFORE YOU DIG

DESIGNED: [Signature]  
DRAWN: [Signature]  
REVISION: [Signature]  
CITY REVISIONS: 11/14/22

SHEET NO. SWP1

STORMWATER SITE PLAN FOR 004039-000-172-04

These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

X Approved Approved as corrected

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING

By  Date 02/15/2022

**GENERAL NOTES:**

1. SITE ELEVATION APPROXIMATELY 43 BASED UPON GOOGLE EARTH.
2. ON-SITE SOIL: SULTAN SILT LOAM.
3. USE SILT FENCING DOWNHILL OF CLEARING AREAS AS NECESSARY.
4. ROOF RUNOFF TO INFILTRATION TRENCH.
5. DRIVEWAY RUNOFF TO TREATMENT AND THEN TO INFILTRATION TRENCH.
6. NO SOILS TO BE LEFT UNCOVERED OR MULCHED FOR MORE THAN 7 DAYS FROM APRIL 1 TO SEPT. 30TH OR MORE THAN 2 DAYS FROM OCT 1 THROUGH MARCH 31.
7. DISTURBED SOILS TO BE TREATED PER BMP 15.13

**ENGINEER/CESCL:**

NAME  
ADDRESS  
CITY, STATE, ZIP CODE  
CONTACT NAME  
CONTACT PHONE

**IMPERVIOUS:**

EXISTING CONDITIONS:  
IMPERVIOUS AREA: 0 S.F.  
PERVIOUS AREA: 13,500 S.F.

PROPOSED CONDITIONS:  
BUILDING ROOF AREAS: 6,219 S.F.  
DRIVEWAY: 4,118 S.F.  
SIDEWALK: 1,253 S.F.  
TOTAL NEW IMPERVIOUS: 11,590 S.F.

PROP. PERVIOUS AREAS: 1,910 S.F.

CLEARING AREA: 13,500 S.F.

ROW CLEARING: 300 S.F.

LOT AREA: 13,500 S.F.

**GRADING:**

SITE AVERAGE: (220x60)(1.0AVE)/27 = 489 C/F  
TOTAL: = 489 C/F



VICINITY MAP

**ADDRESS:**

150XX 179TH AVE S.E.  
MONROE, WA 98272

**ASSESSOR'S PARCEL NO:**

004854-000-047-00

**LEGAL DESCRIPTION**

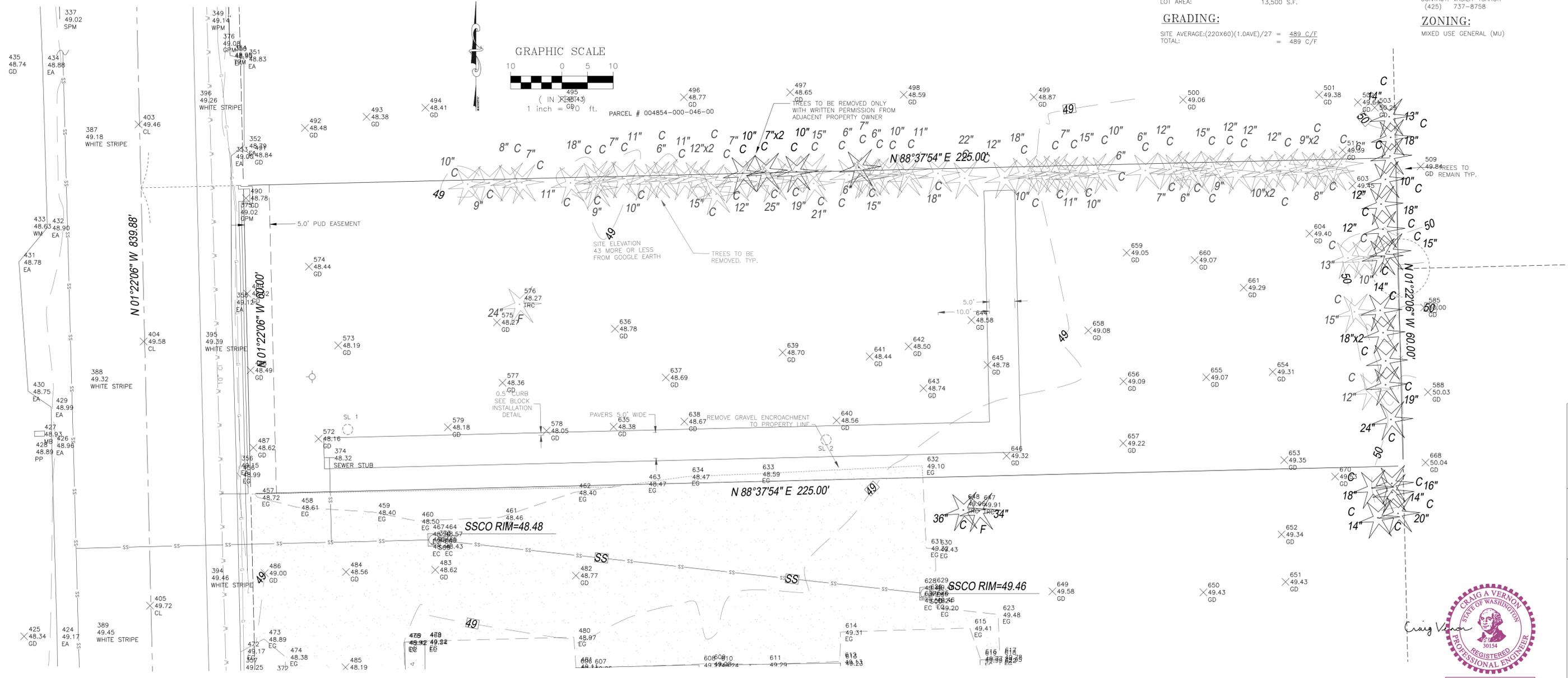
NW 1/4 SECT 1, 527N, R6E, WM; A PORTION OF KINGMANS ADDITION LOT 47; A PART OF CITY OF MONROE BLA NO 13-BLA-0002 RC AFN 20131011500

**OWNER/CONTACT:**

VASYL & IRYNA TSARUK  
12826 - 218TH PL SE  
SNOHOMISH, WA 98296  
CONTACT: VASILY TSARUK  
(425) 737-8758

**ZONING:**

MIXED USE GENERAL (MU)



EXISTING CONDITIONS PLAN  
SCALE: 1" = 100'

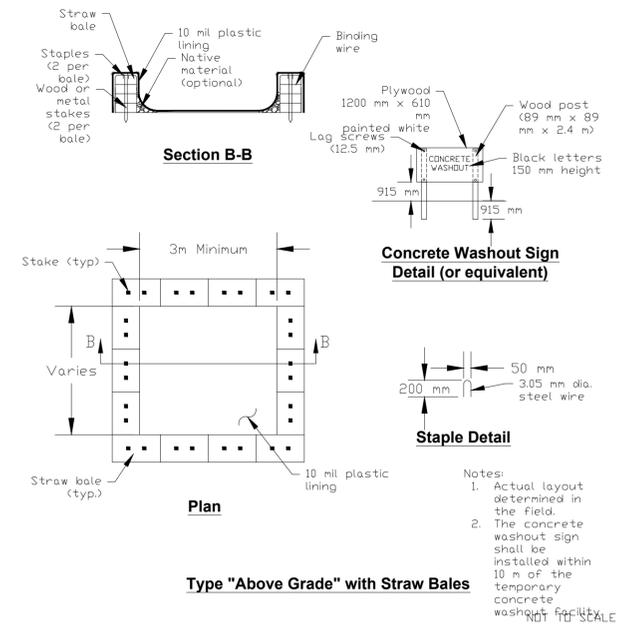
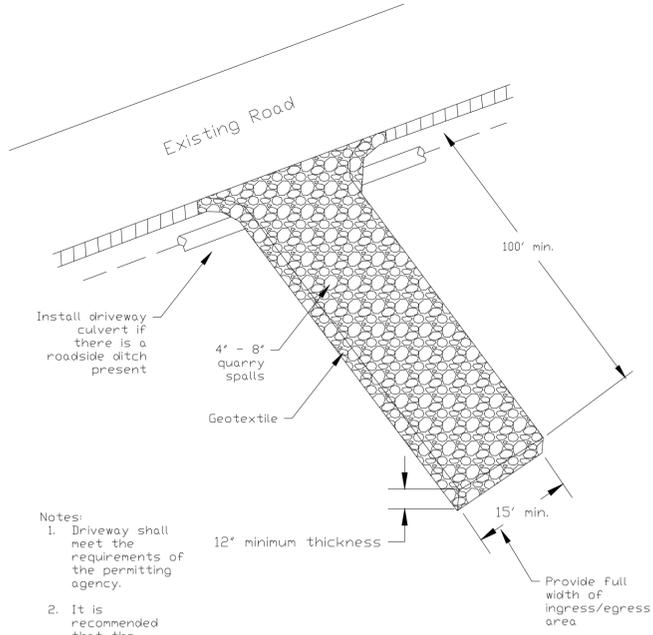
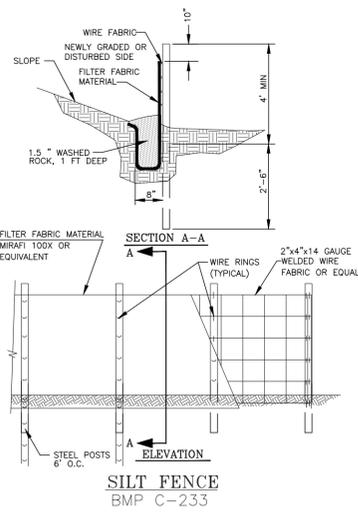
DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CITY REVISIONS: 17/2/22

SHEET NO. C-1

EXISTING CONDITIONS MAP FOR 004039-000-172-04



EXPIRES JULY 18, 2022  
01/11/2022

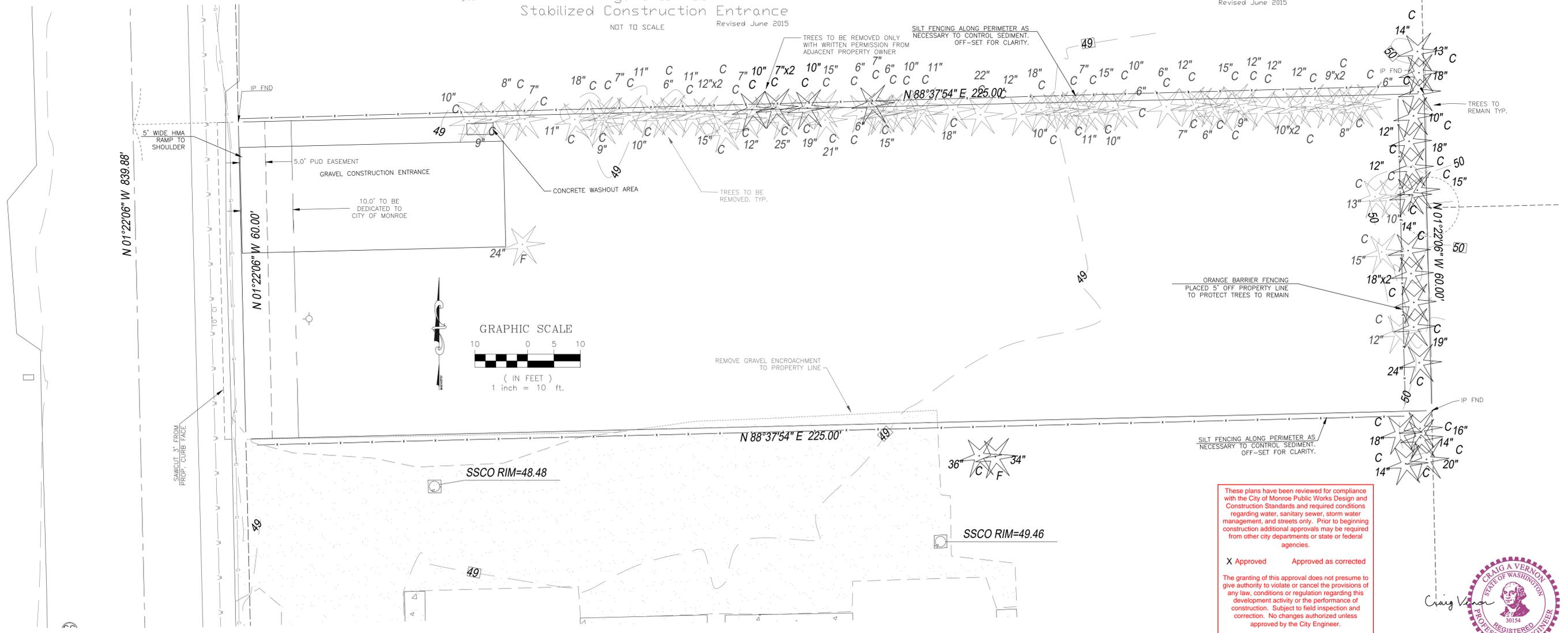


**NOTES:**  
 1) NO CESCL REQUIRED FOR THIS SITE.  
 2) INSTALL SILT FENCING DOWNHILL OF EXCAVATIONS AS NECESSARY TO CONTROL SEDIMENT.

**CONSTRUCTION BMPs:**  
 C-105 - STABILIZED CONSTRUCTION ENTRANCE  
 C-151 - CONCRETE HANDLING  
 C-233 - SILT FENCING AS NECESSARY

Figure II-4.1.1  
 Stabilized Construction Entrance  
 NOT TO SCALE  
 Revised June 2015

Figure II-4.1.7b  
 Concrete Washout Area  
 Revised June 2015



These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

X Approved      Approved as corrected

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING  
 By: *[Signature]* Date: 02/15/2022

01/11/2022

**CRAIG A. VERNON**  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 30154

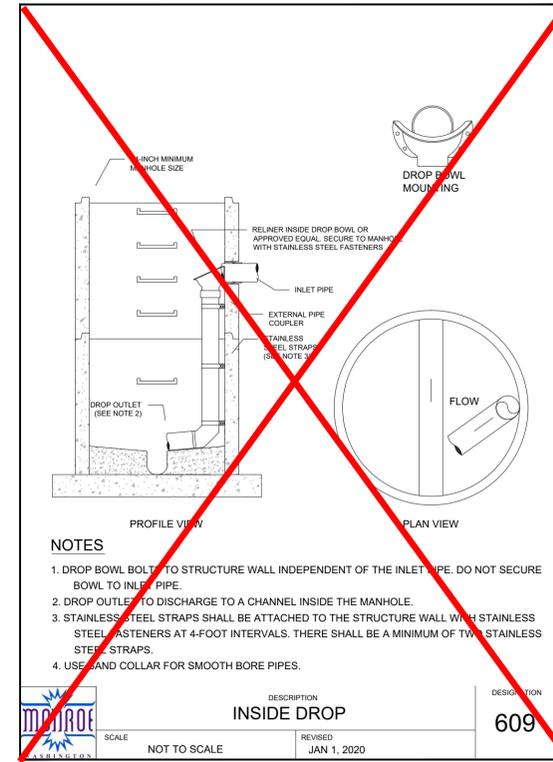
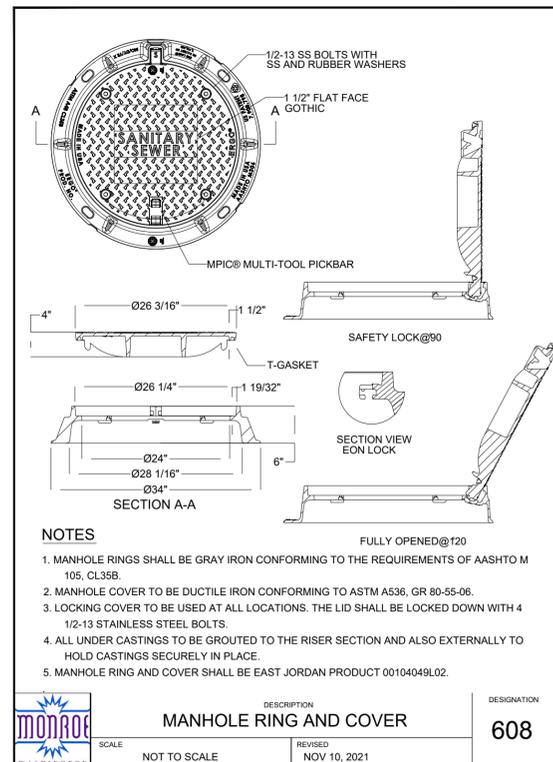
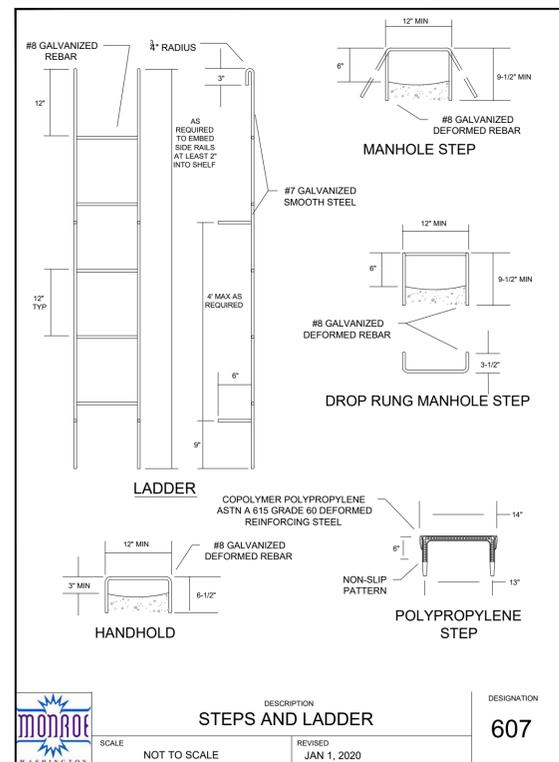
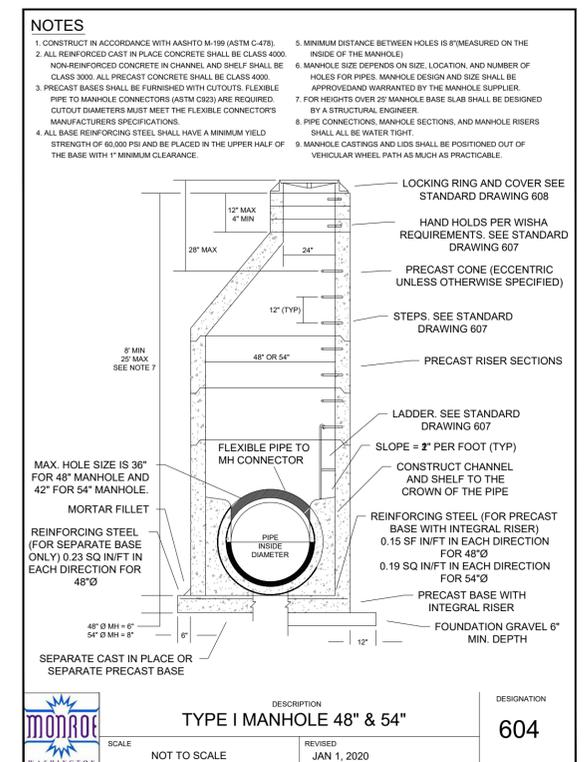
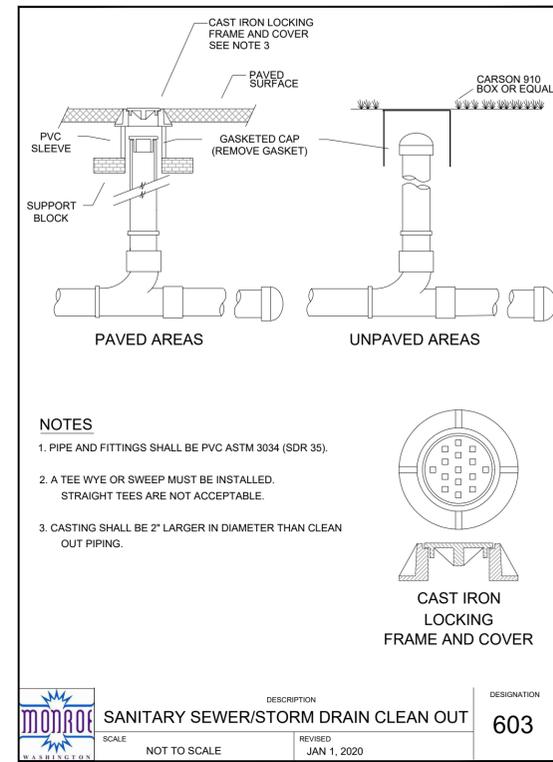
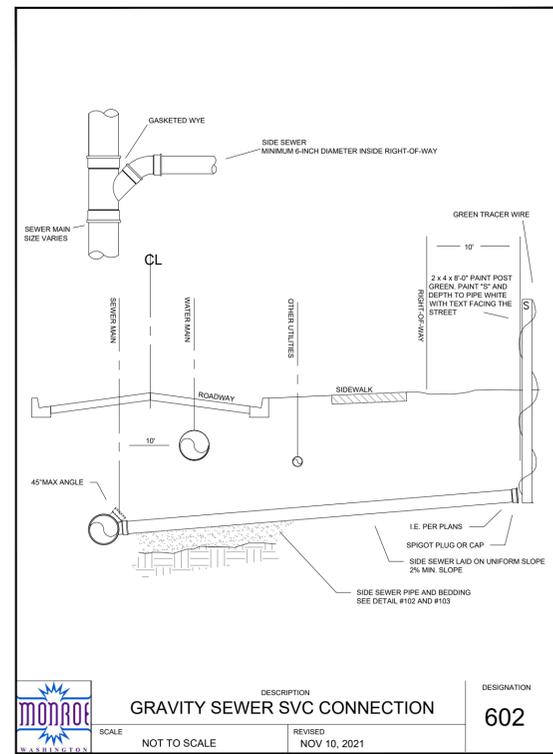
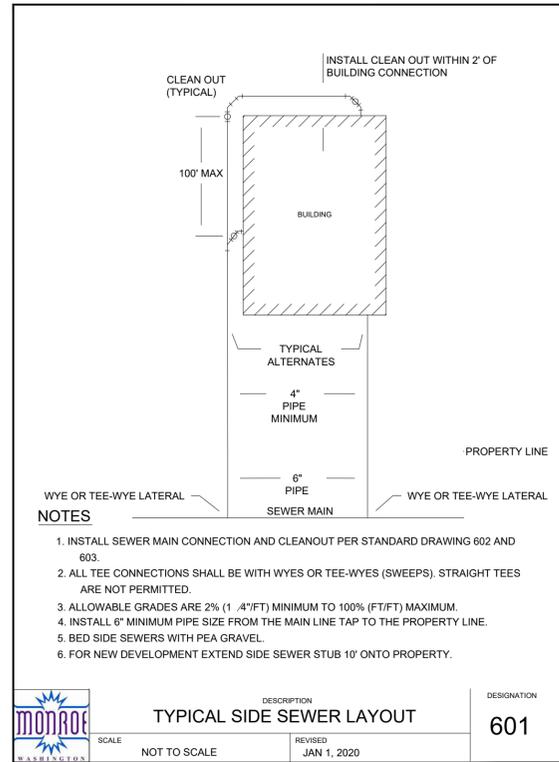
EXPIRES: JULY 18, 2022

DESIGNED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 REVISIONS: 5/8/21  
 CITY REVISIONS: 1/7/21

SHEET NO. **C-2**

SWPP PLAN FOR 004854-000-047-00  
 EXPIRES: JULY 18, 2022





These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

Approved  Approved as corrected

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

**CITY OF MONROE ENGINEERING**

By Date 02/15/2022



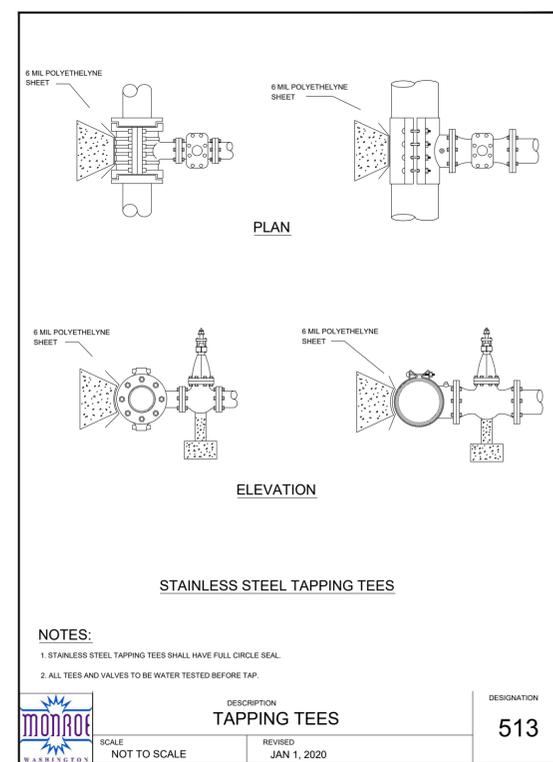
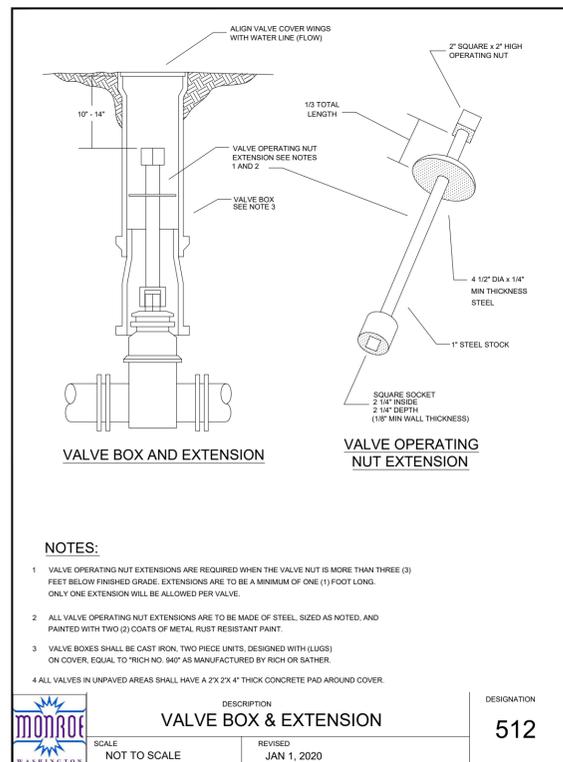
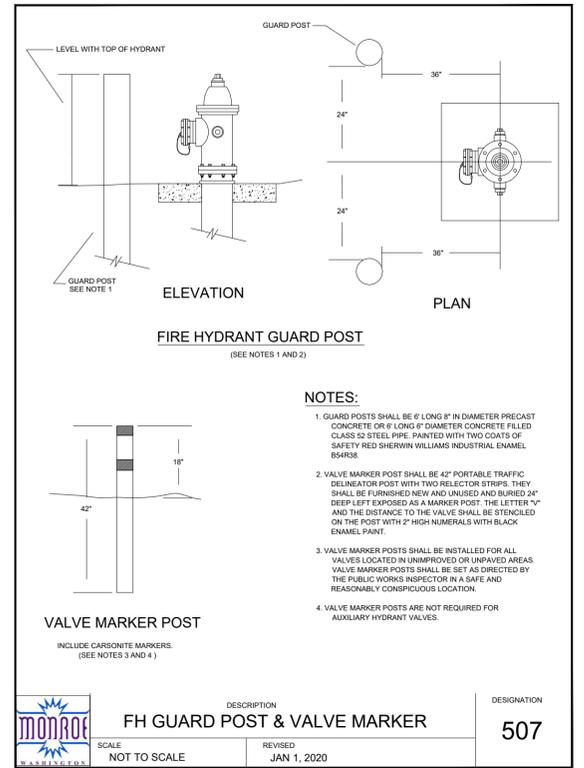
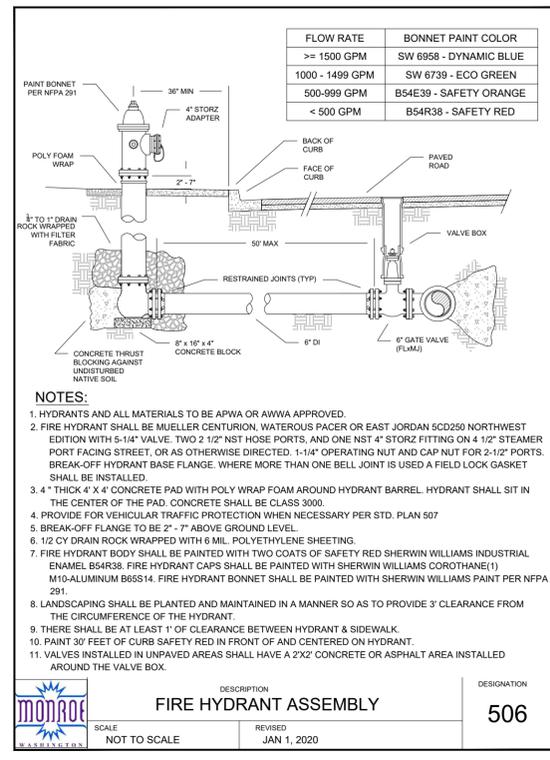
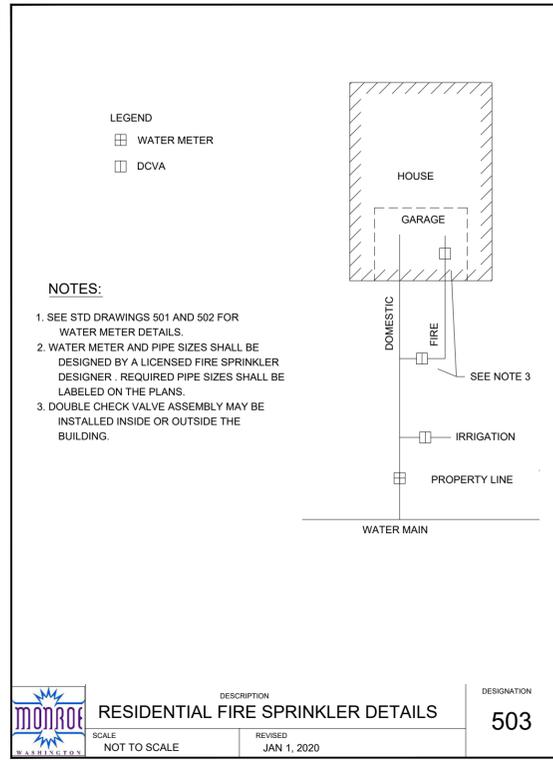
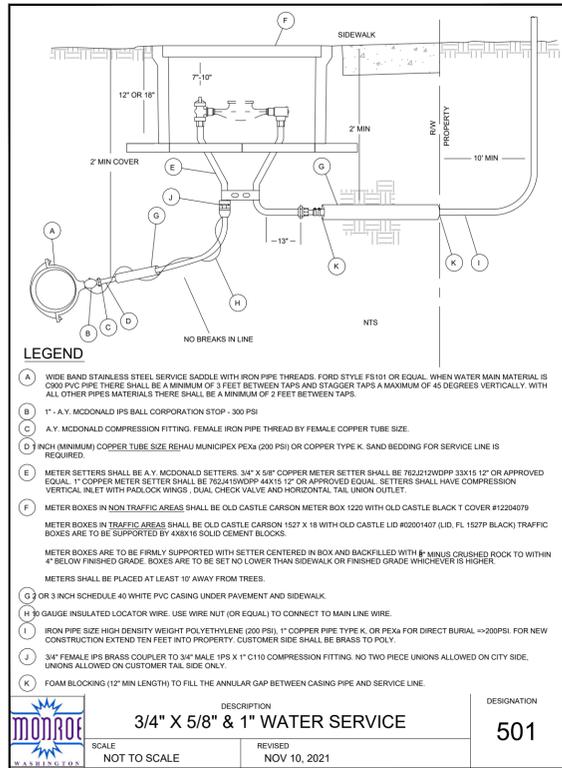
01/11/2022

EXPIRES JULY 18, 2022

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CITY REVISIONS: 11/29/21

SHEET NO. C-4

SEWER DETAILS FOR 004854-000-047-00



These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

X Approved Approved as corrected

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING

By *[Signature]* Date 02/15/2022

DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 CITY REVISIONS: 11/29/21

SHEET NO. C-5

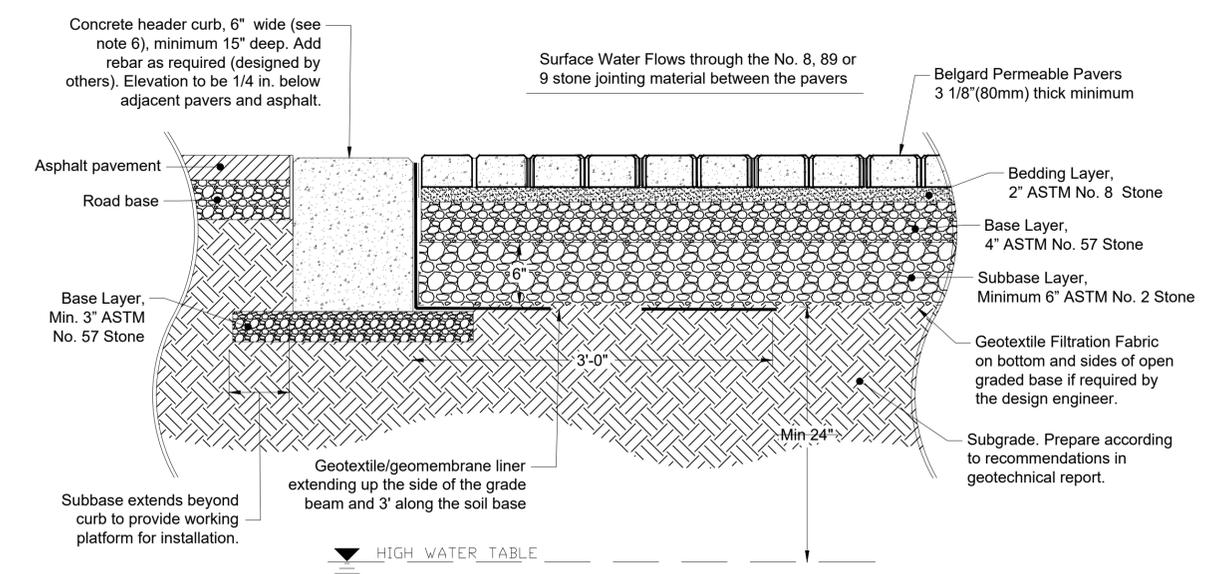
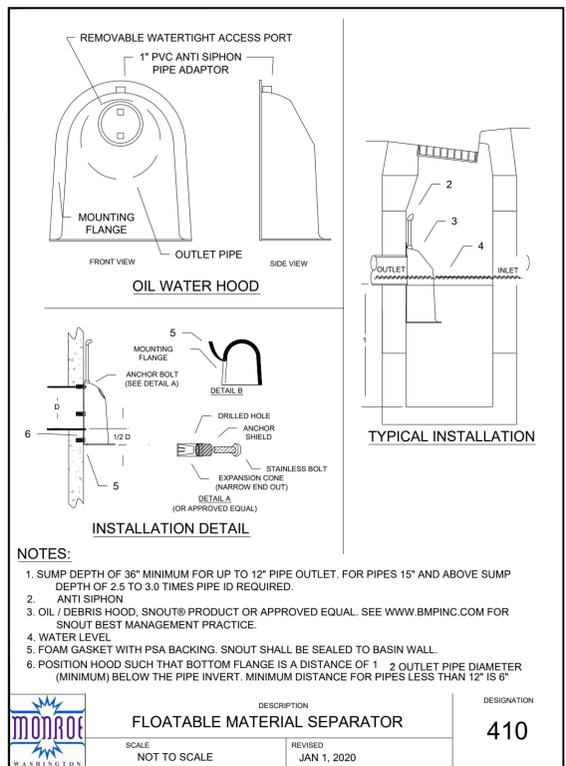
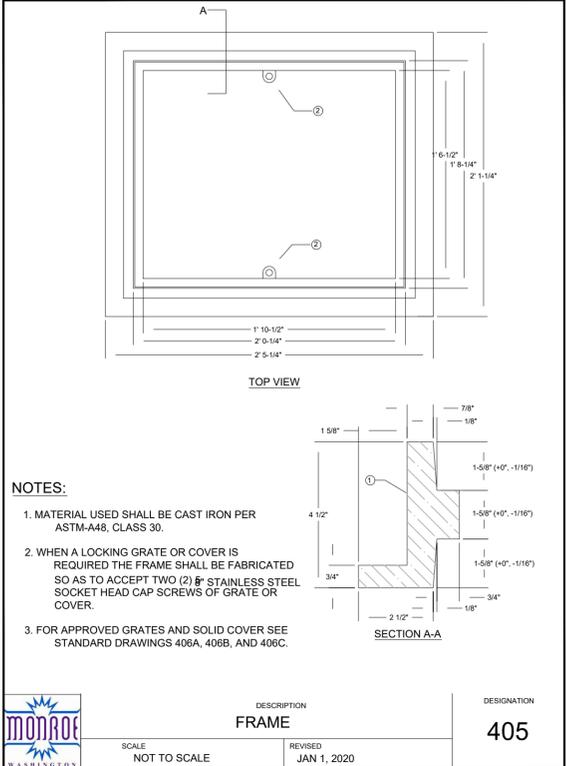
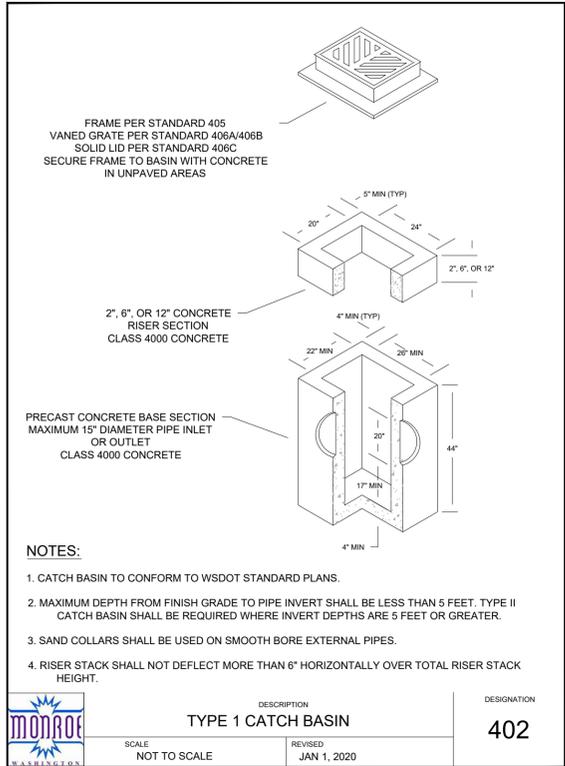
WATER DETAILS FOR 004854-000-047-00

01/11/2022

EXPIRES JULY 18, 2022

*Craig A. Vernon*  
 CRAIG A. VERNON  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 30154





Design Notes:  
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.  
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.  
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.  
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.  
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.  
6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.  
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

X Approved Approved as corrected

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions or regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING  
By Date 02/15/2022

Craig A. Vernon  
CITY OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
30154

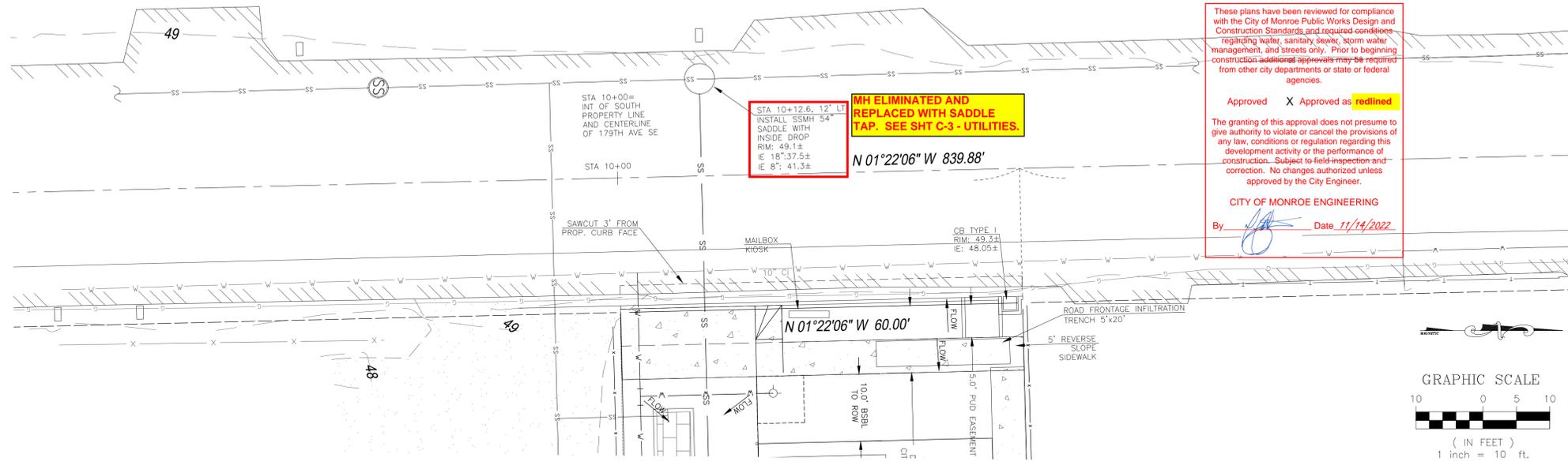
01/11/2022  
EXPIRES JULY 18, 2022

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CITY FILE NO. 11/23/22

SHEET NO. C-7

STORM DETAILS FOR 004854-000-047-00

004854-000-047-00



These plans have been reviewed for compliance with the City of Monroe Public Works Design and Construction Standards and required conditions regarding water, sanitary sewer, storm water management, and streets only. Prior to beginning construction additional approvals may be required from other city departments or state or federal agencies.

Approved  Approved as **redlined**

The granting of this approval does not presume to give authority to violate or cancel the provisions of any law, conditions of regulation regarding this development activity or the performance of construction. Subject to field inspection and correction. No changes authorized unless approved by the City Engineer.

CITY OF MONROE ENGINEERING  
By: *[Signature]* Date: 11/14/2022



VICINITY MAP

ADDRESS:  
1500X 179TH AVE S.E.  
MONROE, WA 98272

ASSESSOR'S PARCEL NO:  
004854-000-047-00

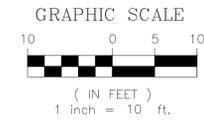
LEGAL DESCRIPTION  
NW 1/4 SECT 1, 527N, R6E, WM; A PORTION OF KINGMANS ADDITION LOT 47; A PART OF CITY OF MONROE BLA NO 13-BLA-0002 RC AFN 20131011500

OWNER/CONTACT:  
VASILY & IRINA TSARUK  
12826 - 218TH PL SE  
SNHOMISH, WA 98296  
CONTACT: VASILY TSARUK  
(425) 737-8758

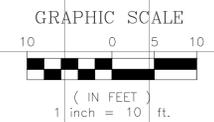
ENGINEER/CESCL:

NAME  
ADDRESS  
CITY, STATE, ZIP CODE  
CONTACT NAME  
CONTACT PHONE

ZONING:  
MIXED USE GENERAL (MU)

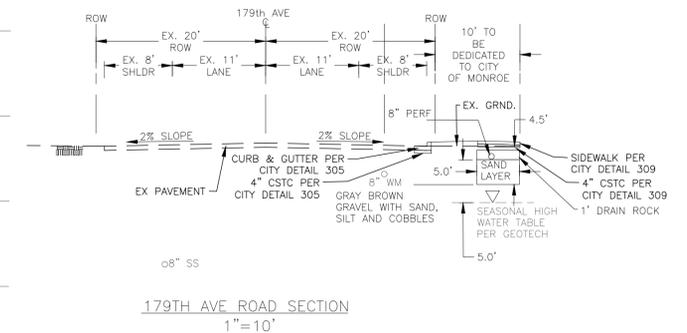


FRONTAGE PLAN VIEW  
SCALE: 1"=10'



GENERAL NOTES:

- ON-SITE SOIL: SULTAN SILT LOAM.
- USE SILT FENCING DOWNHILL OF CLEARING AREAS AS NECESSARY.
- ROOF RUNOFF TO INFILTRATION.
- DRIVEWAY RUNOFF TO INFILTRATION.
- NO SOILS TO BE LEFT UNCOVERED OR MULCHED FOR MORE THAN 7 DAYS FROM APRIL 1 TO SEPT. 30TH OR MORE THAN 2 DAYS FROM OCT 1 THROUGH MARCH 31.
- DISTURBED SOILS TO BE TREATED PER BMP TS.13
- CONTRACTOR TO POTHOLE UG PUD LINE PRIOR TO WORKING WITHIN THE PUD EASEMENT.
- EXTEND INFILTRATION TRENCH INTO FREE DRAINING MATERIAL GEOTECH TO PROVIDE WRITTEN CONFIRMATION THAT THE INFILTRATIVE LAYER WAS REACHED AND PENETRATED.



01/11/2022 EXPIRES JULY 18, 2022

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CITY DECISION: 11/14/22

FRONTAGE PLAN FOR 004854-000-047-00

SHEET NO. FR1