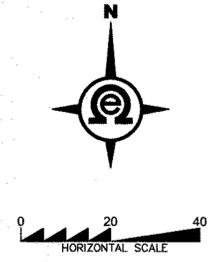
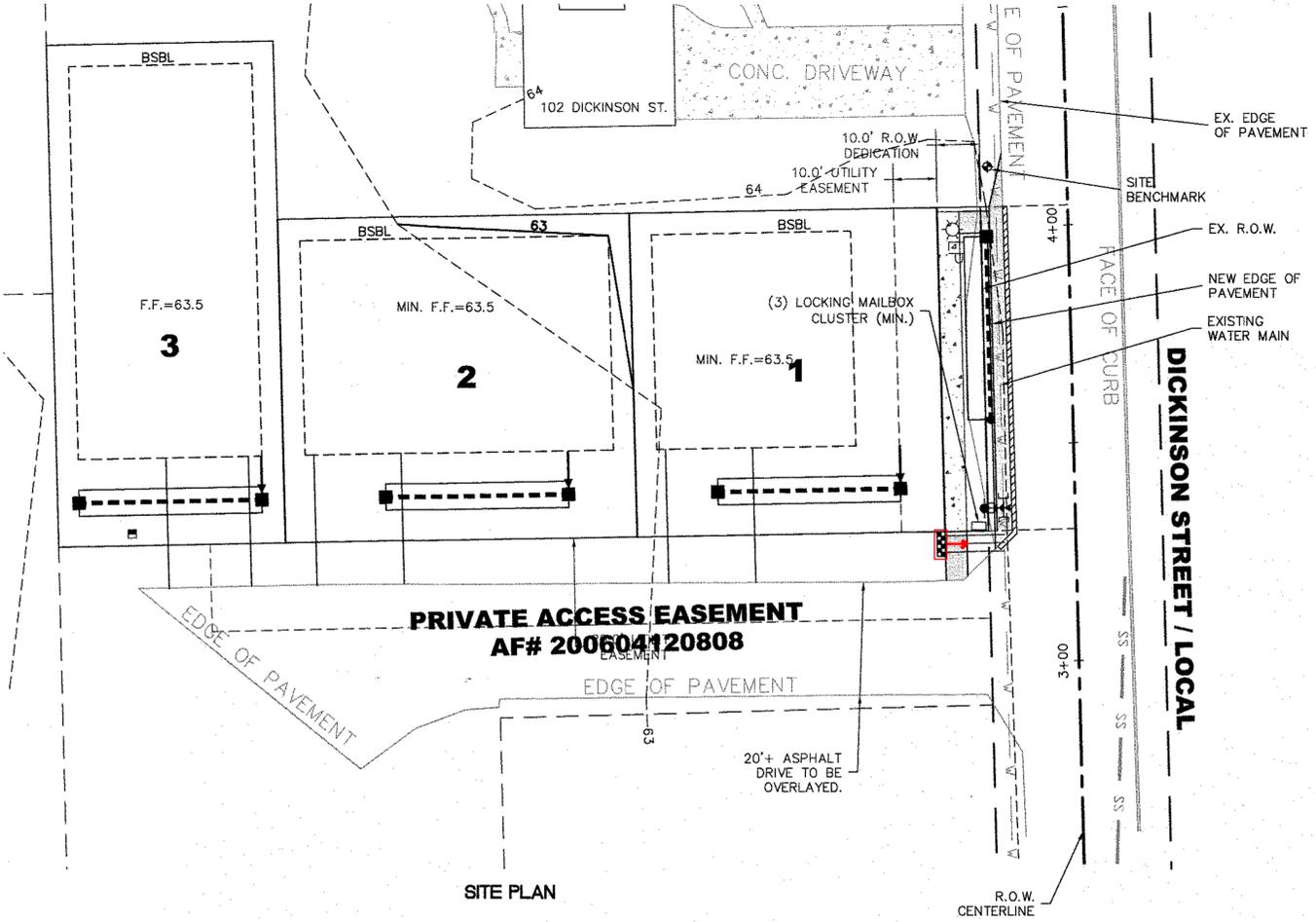


# MG PROPERTIES, LLC SP



- SHEET INDEX:**
- 1 - COVER SHEET
  - 2 - SWPPP PLAN
  - 3 - ROAD & DRAINAGE PLAN
  - 4 - SEWER AND WATER PLAN
  - 5 - DICKINSON ST SEWER PROFILE & DETAILS

**PROJECT INFORMATION:**

OWNER/APPLICANT:  
MG MONROE PROPERTIES, LLC  
ATTN: CLIFFORD MOON  
19624 76TH AVE W, SUITE B  
LYNNWOOD, WA 98036

CIVIL ENGINEER/CONTACT:  
OMEGA ENGINEERING, INC.  
JOSEPH SMEBY, PE  
2707 WETMORE AVE  
EVERETT, WA 98201  
425.387.3820

SURVEYOR  
A.S.P.I.  
DAVID GARDNER  
4727 - A EVERGREEN WAY  
EVERETT, WA 98203

**CONTACT INFORMATION:**

CITY OF MONROE CONTACT LIST  
806 WEST MAIN STREET  
MONROE, WA 98272  
360.794.7400  
360.794.4007 (F)

INSPECTION LINE: 360.863.4545

**UTILITIES**

- WATER - CITY OF MONROE
- SEWER - CITY OF MONROE
- GAS - PUGET SOUND ENERGY  
206.224.2018
- POWER - SNOHOMISH PUD  
425.347.4300
- PHONE - VERIZON
- CABLE - COMCAST

**BASIS OF BEARING**

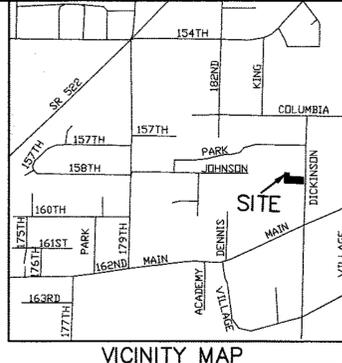
N 88°59'55" E ALONG THE SOUTH PROPERTY LINE AS SHOWN PER REFERENCED RECORD OF SURVEY.

**SURVEY REFERENCES**

- ROS - RECORD OF SURVEY BY HARMSEN & ASSOCIATES - VOL. 22, PG. 143
- P - PLAT OF MACDOUGALL ADDITION OF MONROE, VOL. 5, PG. 3

**BENCHMARK/DATUM:**

SITE BENCHMARK, POINT # 6  
MAG NAIL AND WASHER. NAVD-88  
ELEVATION = 63.95'  
HORIZONTAL DATUM - ASSUMED



**LEGAL DESCRIPTION**

LOT B OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200603275001, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;  
THENCE S 01°31'28" E, ALONG SAID WEST LINE, 68.89 FEET TO THE POINT OF BEGINNING;  
THENCE N 88°59'55" E, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET;  
THENCE S 01°32'52" E, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET;  
THENCE N 88°56'24" E 161.62 FEET TO THE EAST LINE OF SAID TRACT 3;  
THENCE S 01°32'52" E, ALONG SAID EAST LINE, 74.93 FEET TO THE SOUTH LINE OF THE NORTH 489 FEET OF SAID TRACT 3;  
THENCE S 88°59'55" W, ALONG SAID SOUTH LINE, 213.77 FEET TO THE WEST LINE OF SAID TRACT 3;  
THENCE N 01°31'28" W, ALONG SAID WEST LINE, 115.12 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**FIRE SPRINKLER NOTE**

LOT 3 TO BE REQUIRED TO INSTALL RESIDENTIAL FIRE SPRINKLER SYSTEM.



**SITE INFORMATION**

ZONING: URBAN RESIDENTIAL 6000 (UR6000)  
WATER SUPPLY SOURCE: CITY OF MONROE  
METHOD OF SEWAGE/SANITARY SEWER DISPOSAL: CITY OF MONROE  
METHOD OF STORM DRAINAGE: CITY OF MONROE  
ELECTRICITY: PUB. NO. 1 OF SNOHOMISH COUNTY  
GAS: PUGET SOUND ENERGY  
TELEPHONE: VERIZON  
CABLE: COMCAST

**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES TO SHORT PLAT AN EXISTING SINGLE LOT INTO THREE LOTS. EACH NEW LOT WILL HAVE A NEW SINGLE FAMILY HOME. ACCESS TO THE NEW HOMES WILL BE PROVIDED OFF OF THE EXISTING PAVED ACCESS EASEMENT/DRIVEWAY ALONG THE SOUTHERN BOUNDARY OF THE SHORT PLAT. THE ACCESS EASEMENT WILL BE OVERLAID WITH ASPHALT TO PROVIDE A MINIMUM 20-FOOT WIDE PAVED SURFACE. UTILITY WORK INCLUDES EXTENSION OF THE PUBLIC SANITARY SEWER IN DICKINSON STREET, INSTALLATION OF A NEW PUBLIC SANITARY SEWER MAIN IN THE ACCESS EASEMENT, INSTALLATION OF A FIRE HYDRANT, AND CURB/GUTTER, SIDEWALK, AND PAVED WIDENING OF DICKINSON STREET ALONG THE PLAT FRONTAGE.

**GRADING QUANTITIES:**

CUT = 25 CY  
FILL = 25 CY

GRADING QUANTITIES BASED ON AUTOCAD SOFTWARE USING A GRID METHOD FOR TIN COMPARISON.

- LEGEND**
- FOUND MONUMENT MON. IN CASE (VISITED 4-21-05).
  - SFR EX. SINGLE FAMILY RESIDENCE
  - 102 LOT ADDRESS
  - PP EX. UTILITY POLE
  - EX. GUY WIRE
  - LP EX. LIGHT POLE
  - WM EX. WATER METER
  - X- EX. FENCE
  - BSBL BUILDING SET BACK LINE FRONT = 10' / GARAGE = 20' SIDE = 5' SINGLE STORY, ADD 2' FOR EACH ADDITIONAL STORY REAR = 5' SINGLE STORY, ADD 2' FOR EACH ADDITIONAL STORY
  - //// SAWCUT FOR SHOULDER WIDENING

**PERMITTING NOTE**

THIS PROJECT REQUIRES A SEPARATE CITY RIGHT-OF-WAY DISTURBANCE PERMIT PRIOR TO ANY WORK WITHIN DICKINSON STREET.

BY	DESCRIPTION
JMS <td></td>	



**COVER SHEET**

2707 WETMORE AVE.  
EVERETT, WA 98201  
t 425.387.3820  
f 425.259.1958



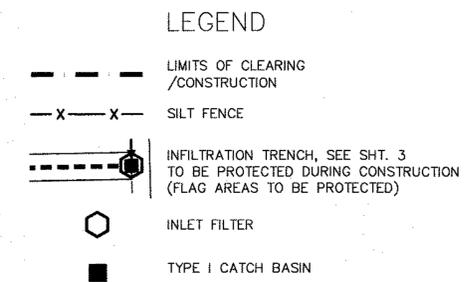
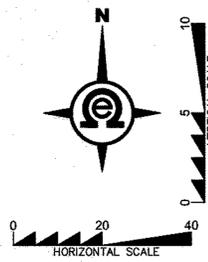
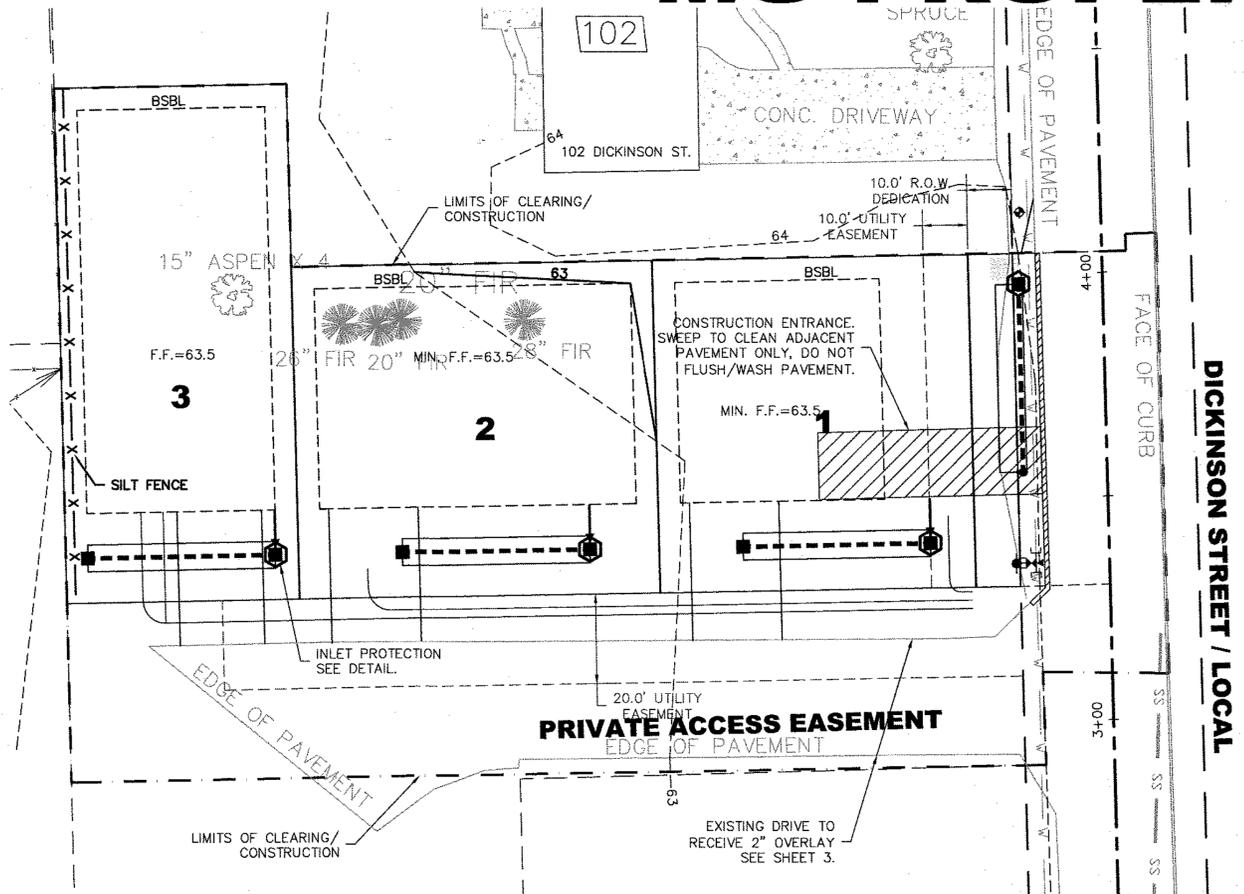
**MG PROPERTIES, LLC**  
**SHORT PLAT**  
Monroe, Washington  
PORTION OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.  
MG Properties, LLC

PROJ. NO. 08-053  
DATE 3/20/19  
SCALE 1" = 20'

DRAWING NO. 1 OF 5

DATE 09/03/2019  
CITY OF MONROE ENGINEERING  
By: [Signature] Date: 09/03/2019

# MG PROPERTIES, LLC SP



**INFILTRATION NOTE:**  
ALL CATCH BASINS OR YARD DRAINS COLLECTING RUNOFF DURING CONSTRUCTION SHALL HAVE THE INLET PROTECTED FROM SEDIMENT LADEN RUNOFF ENTERING THE DRAINAGE SYSTEM.

CONSTRUCTION SITE RUNOFF SHALL BE DIRECTED TOWARD VEGETATED AREAS AND AWAY FROM THE COLLECTION AND INFILTRATION SYSTEM UNTIL THE SITE HAS BEEN STABILIZED.

CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE OVER AREA OF FUTURE INFILTRATION TRENCH WITH MINIMAL EXCAVATION/REMOVAL OF SOIL. WORK IN AREAS OF INFILTRATION TRENCHES SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICAL AND GROUND ELEVATION SHALL BE LEFT A MINIMUM OF 2' ABOVE FINAL INFILTRATION SURFACE THROUGH OUT CONSTRUCTION.

**GENERAL NOTES:**

- CONSTRUCTION WORK HOURS: CONSTRUCTION WORK IS ALLOWED BETWEEN THE HOURS OF 7AM AND 8PM ON WEEKDAYS AND 9AM AND 5PM ON HOLIDAYS AND WEEKENDS. CONSTRUCTION MUST ADHERE TO THE MAXIMUM PERMISSIBLE ENVIRONMENTAL NOISE LEVELS FOUND IN TITLE 173-60-040 WAC. THE CITY ENGINEER MAY REQUIRE ADDITIONAL WORK HOUR RESTRICTIONS BASED ON LOCATION OF PROJECT AND HIGH NOISE LEVELS.
- SITE MAINTENANCE: THE DEVELOPER AND CONTRACTOR SHALL SCHEDULE AND CONTROL THIS WORK SO AS TO PREVENT ALL HAZARDS TO PUBLIC SAFETY, HEALTH AND WELFARE.
- STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS ON A CONTINUOUS BASIS.
- PEDESTRIAN FACILITIES SHALL BE KEPT FREE OF OBSTRUCTIONS. ON EXISTING STREETS, TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS DETOUR PLANS HAVE BEEN APPROVED BY THE CITY ENGINEER.
- PEDESTRIAN AND VEHICULAR ACCESS TO OCCUPIED BUILDINGS SHALL BE MAINTAINED AT ALL TIMES EXCEPT WHERE APPROVAL FROM THE BUILDING OWNER HAS BEEN OBTAINED.

**TESC NOTES:**

- ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR THE PUGET SOUND BASIN.
- THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
- No person or party shall willfully or negligently cause or allow any dirt, mud, rocks, vegetation, grease, oil or other foreign material or substance to be deposited, stored, abandoned, discharged or spread on any public street, alley, sidewalk or other public right-of-way in the city (MMC 12.32.010)

**CONSTRUCTION SEQUENCE:**

- CONTRACTOR MUST CONTACT CITY TO SET TIME, DATE AND LOCATION FOR THE PRECONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS.
- POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER PROTECTION (SILT FENCE).
- GRADE SITE TO FINAL SUB-GRADE ELEVATION.
- STABILIZE SITE.
- CONSTRUCT UTILITIES AND PAVEMENT WIDENING IN R.O.W. (UNDER SEPARATE R.O.W. DISTURBANCE PERMIT).
- CONSTRUCT INFILTRATION SYSTEM.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS BETWEEN MAY 1 AND SEPT 30 OR TWO DAYS BETWEEN OCT 1 AND APRIL 30 WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

**ESC STANDARD NOTES:**

APPROVAL OF THIS EROSION/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, ETC.).

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 INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.

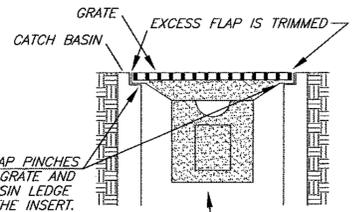
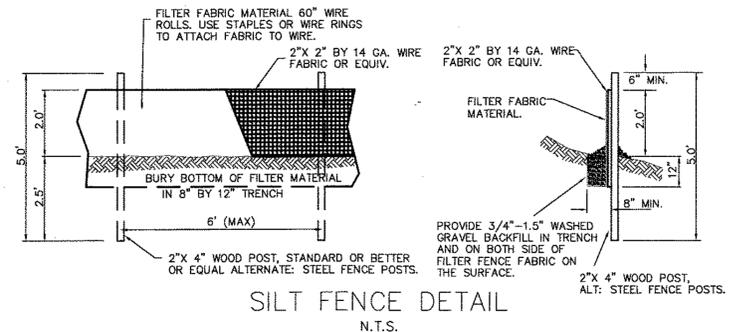
THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

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 A MONTH OR WITHIN 48-HOURS FOLLOWING A MAJOR STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCHBASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

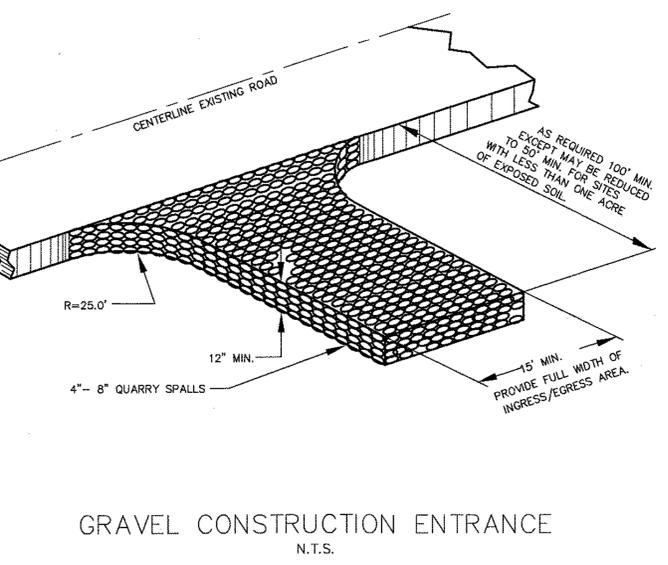
STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



"GULLYWASHER" UNIVERSAL GEOTEXTILE CATCH BASIN INSERT OR APPROVED EQUAL CONTACT PRICE-MOON ENTERPRISES, INC 360-563-6709 FAX: 360-563-5790

A LAYER OF FILTER FABRIC MAY BE PLACED OVER THE GRATES FOR ALL YARD DRAINS. CONTRACTOR SHALL ENSURE THAT NO GAPS EXIST TO ALLOW SEDIMENT LADEN RUNOFF TO ENTER THE YARD DRAIN. A 12" SUMP SHALL BE PROVIDED AROUND THE YARD DRAIN.

**INLET PROTECTION**  
NOT TO SCALE



**GRAVEL CONSTRUCTION ENTRANCE**  
N.T.S.

BY	DATE	DESCRIPTION
JMS <td>8/15 <td>SUBMITTED TO CITY</td> </td>	8/15 <td>SUBMITTED TO CITY</td>	SUBMITTED TO CITY



SWPPP

2707 WETMORE AVE.  
EVERETT, WA 98201  
1 425-387-3620  
1 425-259-1958



**MG PROPERTIES, LLC**  
**SHORT PLAT**  
Monroe, Washington  
PORTION OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.  
MG Monroe Properties, LLC

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: 09/03/2019

PROJ. NO.	06-053	DESIGN BY	JMS
DATE	3/20/19		
SCALE	1" = 20'		
DRAWING NO.	2	OF	5

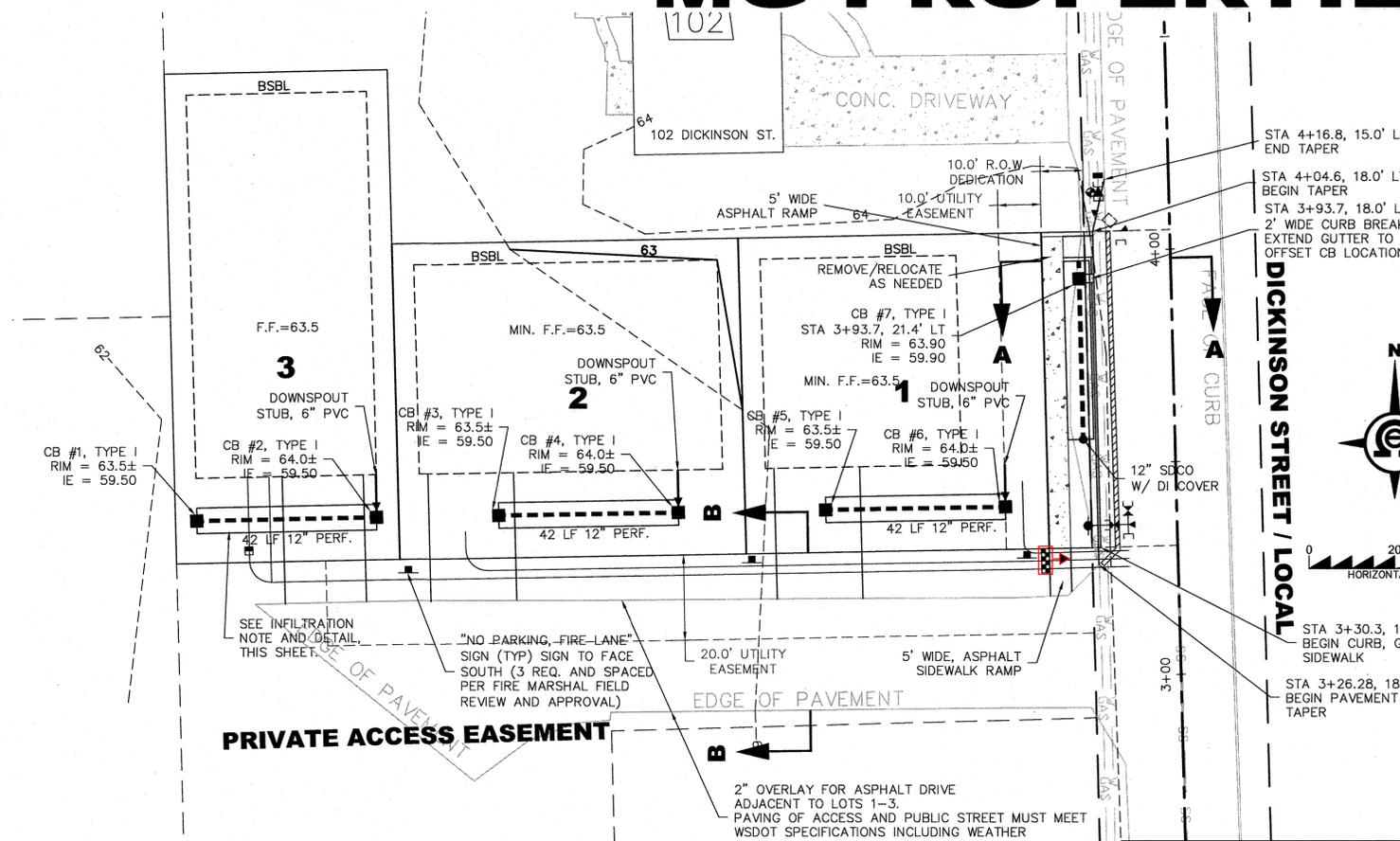
# MG PROPERTIES, LLC SP

## TESC NOTES:

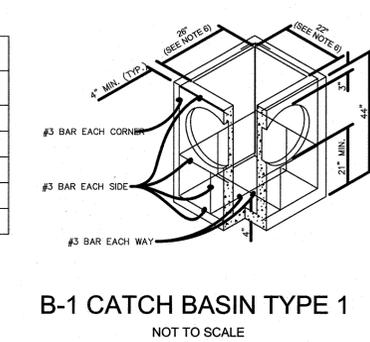
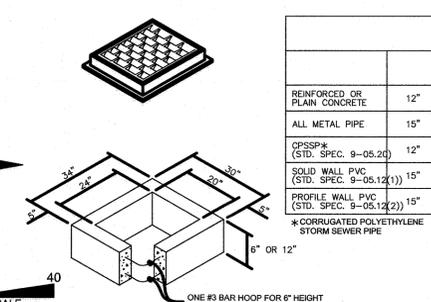
1. ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR THE PUGET SOUND BASIN.
2. THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
4. THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION WILL RESULT IN A STOP WORK ORDER PER MONROE MUNICIPAL CODE CHAPTER 12.42, CLEAN CONDITIONS OF PUBLIC RIGHT-OF-WAY.

## GENERAL NOTES:

1. CONSTRUCTION WORK HOURS: CONSTRUCTION WORK IS ALLOWED BETWEEN THE HOURS OF 7AM AND 8PM ON WEEKDAYS AND 9AM AND 8PM ON HOLIDAYS AND WEEKENDS. CONSTRUCTION MUST ADHERE TO THE MAXIMUM PERMISSIBLE ENVIRONMENTAL NOISE LEVELS FOUND IN TITLES 17.3-60-040 WAC. THE CITY ENGINEER MAY REQUIRE ADDITIONAL WORK HOUR RESTRICTIONS BASED ON LOCATION OF PROJECT AND HIGH NOISE LEVELS.
2. THE DEVELOPER AND CONTRACTOR SHALL SCHEDULE AND CONTROL THIS WORK SO AS TO PREVENT ALL HAZARDS TO PUBLIC SAFETY, HEALTH AND WELFARE.
3. STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS ON A CONTINUOUS BASIS.
4. PEDESTRIAN FACILITIES SHALL BE KEPT FREE OF OBSTRUCTIONS. ON EXISTING STREETS, TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS DETOUR PLANS HAVE BEEN APPROVED BY THE CITY ENGINEER.
5. PEDESTRIAN AND VEHICULAR ACCESS TO OCCUPIED BUILDINGS SHALL BE MAINTAINED AT ALL TIMES EXCEPT WHERE APPROVAL FROM THE BUILDING OWNER HAS BEEN OBTAINED.



**DICKINSON STREET / LOCAL**



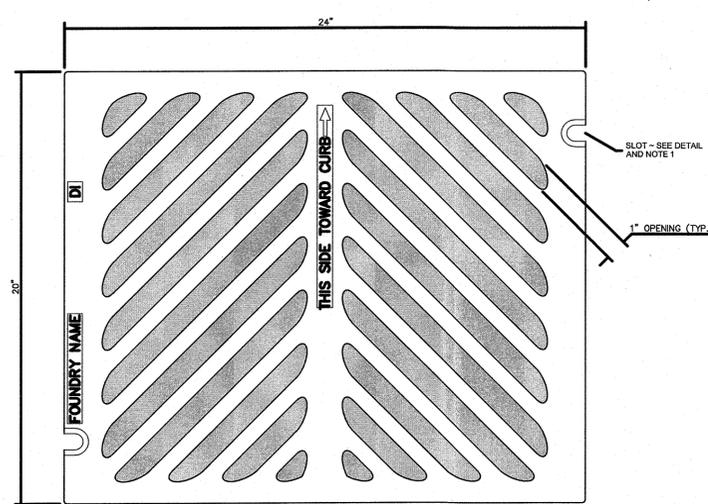
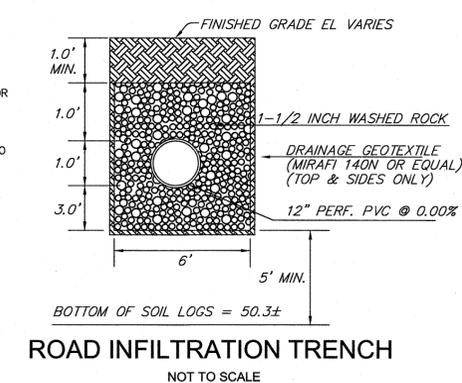
1. As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20". Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" 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 9-04.3.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
4. The frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
6. The opening shall be measured at the top of the precast base section.
7. All pickup holes shall be grouted full after the basin has been placed.

## INFILTRATION NOTE:

ALL CBs CONNECTED TO INFILTRATION TRENCHES SHALL HAVE A FLOATABLE SEPARATOR INSTALLED ON THE OUTLET PIPE CONNECTED TO THE TRENCH PER STD DET. 410

BOTTOM OF ALL PROPOSED INFILTRATION TRENCHES FOR THIS PROJECT SHALL BE EXCAVATED SUCH THAT THE BOTTOM OF THE TRENCH EXTENDS A MINIMUM OF 12" INTO THE SANDY GRAVELLY SOIL LAYER OR TO THE DEPTH SHOWN ON EACH SECTION, WHICHEVER IS DEEPER.

CBs #1, #3 & #5 ON LOTS 1-3 SHALL BE INSTALLED WITH SOLID LOCKING LIDS. ALL OTHER CBs TO BE INSTALLED WITH GRATED LIDS.

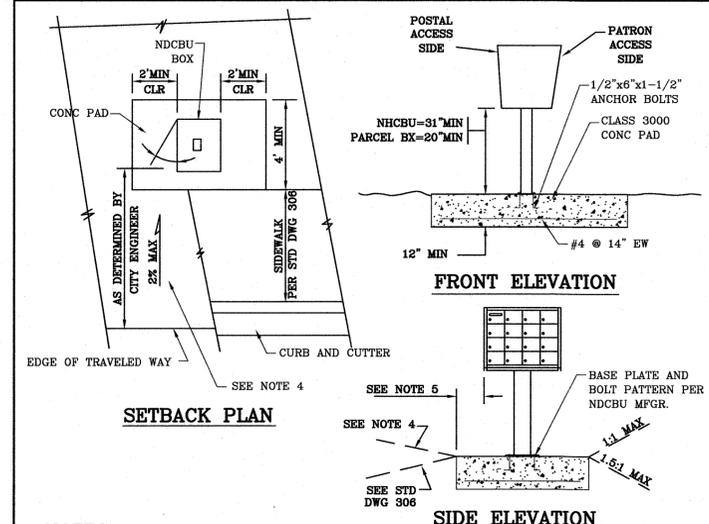
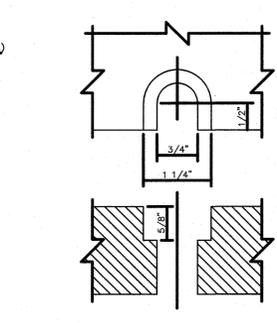


When bolt-down grates are specified in the Contract, provide two slots in the grate that are vertically aligned with the holes in the frame.

Location of bolt-down slots varies among different manufacturers. Refer to Standard Specification 9-05.15(2) for additional requirements.

For Frame details, see Standard Plan B-30.10.

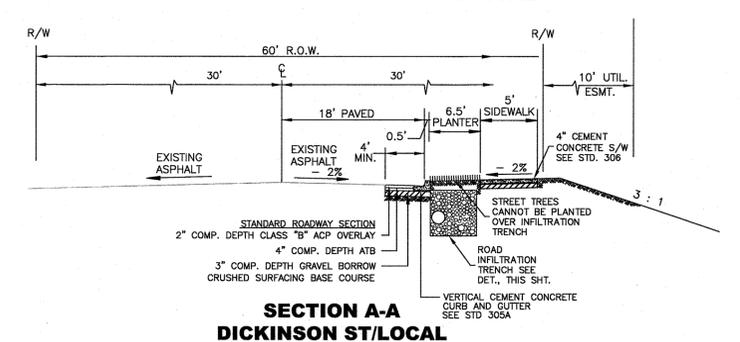
The thickness of the grate shall not exceed 1 5/8".



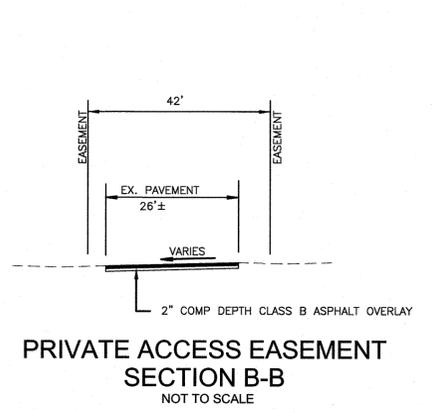
## NOTES:

1. THIS DRAWING DEPICTS A MINIMUM STRUCTURAL AND DIMENSIONAL STANDARD FOR NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (NDCBU) AND PADS FOR SPECIFIC POSTAL REQUIREMENTS CONTACT THE POSTMASTER.
2. MAILBOXES MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
3. LOCATIONS OF MAILBOXES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER FOR PROTECTION OF VIEWS AND ACCESS.
4. INSTALLATION OF DRAINAGE CULVERT MAY BE NECESSARY IN AREAS WHERE THERE IS NO CONCRETE SIDEWALK AND THE REQUIRED SETBACK SPANS A ROADSIDE DITCH. ACCESS TO SUCH STRUCTURES WILL HAVE A MAX. SLOPE OF 2% AND SHALL HAVE A PAD CONSISTING OF A MINIMUM OF 2" OF CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.
5. ALL MAILBOX STRUCTURES SHALL BE PLACED BACK OF SIDEWALK WITH NO PORTION OF BOX OR STRUCTURE PROTRUDING INTO THE SIDEWALK. IF NO SIDEWALK EXISTS SETBACK WILL BE SET BY THE CITY ENGINEER.
6. SUGGESTED SOURCE SECURITY MFG CORP (800) 762-6937, 8000 SERIES PEDESTAL BOXES, SALSBUURY INDUSTRIES (800) 323-3003 OR POSTAL APPROVED EQUAL.
7. PLACEMENT LOCATION OF PEDESTAL PARCEL LOCKER WILL BE APPROVED BY THE CITY ENGINEER AND THE POSTAL SERVICE.

**NDCBU MAILBOX CLUSTER 314C**  
CITY OF MONROE DEPARTMENT OF PUBLIC WORKS  
3-1-00



## SECTION B-B



CALL BEFORE YOU DIG: 1-800-424-5555

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 Revised water & storm

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: 11/19/2020

**ROAD & DRAINAGE PLAN**

2707 WETMORE AVE.  
EVERETT, WA 98201  
1-425-387-3820  
f 425-259-1956

**OMEGA ENGINEERING, INC.**

**MG PROPERTIES, LLC**  
SHORT PLAT

MONROE, WASHINGTON  
PORTION OF SECTION 1, TOWNSHIP  
27 NORTH, RANGE 6 EAST, W.M.  
MG Monroe Properties, LLC

BY	JMS
DATE	3/20/19
SCALE	1" = 20'
DRAWING NO.	3 OF 5

PROJ. NO. 06-053  
DATE 3/20/19  
SCALE 1" = 20'  
DRAWING NO. 3 OF 5



