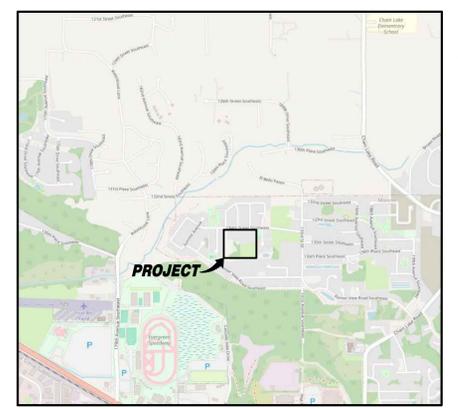


NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

MONROE WEST CONSTRUCTION PLANS MONROE, WASHINGTON

RECEIVED
 06/24/2025
 CITY OF MONROE



VICINITY MAP
 SCALE: NOT TO SCALE

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
○	FOUND MONUMENT AS NOTED	IE INVERT ELEVATION
○	EXISTING CORNER MONUMENT AS NOTED	INV INVERT ELEVATION
□	CATCH BASIN	AP APPLE
⊕	STORM MANHOLE	C CEDAR
<	CULVERT/INVERT OF STORM PIPE	F FIR
⊕	WATER METER	H HEMLOCK
⊕	WATER VALVE	M MAPLE
⊕	FIRE HYDRANT	U UNKNOWN
⊕	IRRIGATION CONTROL VALVE	(C) CALCULATED
⊕	SEWER MANHOLE	(M) MEASURED
⊕	SIGN	(C.O.C.) CENTER OF CHANNEL
⊕	MAILBOX	(EX. C.C.) EXTRUDED CONC. CURB
⊕	GAS METER	
⊕	LIGHT STANDARD	
⊕	ELECTRIC MANHOLE	
⊕	GUY ANCHOR	
⊕	GUY POLE	
⊕	TELCO MANHOLE	
⊕	TELCO RISER	
⊕	POWER TRANSFORMER	
⊕	CONIFEROUS TREE	
⊕	DECIDUOUS TREE	

PROPOSED STORM SYMBOLS	DESCRIPTION	PROPOSED WATER SYMBOLS	DESCRIPTION
□	SD CAP	—	WATER CAP
□	TYPE 1 CATCH BASIN, GRATED LID	—	CONCRETE THRUST BLOCKING
□	TYPE 1 CATCH BASIN, SOLID LID	⤴	11.25° BEND
□	TYPE 2 CATCH BASIN, GRATED LID	⤴	22.5° BEND
□	TYPE 2 CATCH BASIN, SOLID LID	⤴	45° BEND
⊕	BEEHIVE MANHOLE COVER	⊕	90° BEND
⊕	SQUARE YARD DRAIN	⊕	VALVE
⊕	ROUND YARD DRAIN	⊕	HYDRANT ASSEMBLY
⊕	STORM CLEAN OUT	⊕	BLOW-OFF VALVE
⊕	STORM PIPE	⊕	REDUCER
⊕	SEWER PIPE	⊕	AIR-VAC ASSEMBLY
⊕	SEWER CAP	⊕	WATER METER
⊕	SEWER CLEANOUT	⊕	WATER PIPE
⊕	SEWER MANHOLE	⊕	PROPOSED SURVEY SYMBOLS
⊕	SEWER PIPE	⊕	DESCRIPTION
		⊕	SURVEY MONUMENT
		⊕	IN PROPOSED ROAD

CONTACT LIST

DEVELOPER: SOUTH LAKE RIDGE, LLC 10515 20TH ST SE #202 LAKE STEVENS, WA 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarsen@landprogr.com	CIVIL ENGINEER: SOLID GROUND ENGINEERING 8105 166TH AVE NE REDMOND, WA 98052 CONTACT: TOM ABBOTT, PE PHONE: (425) 281-8324 EMAIL: tabbott@solidgroundpnw.com
GEOTECHNICAL ENGINEER: TERRA ASSOCIATES 12220 113TH AVE NE, SUITE 130 KIRKLAND, WA 98034 CONTACT: CAROLYN DECKER, PE PHONE: (206) 255-4988 EMAIL: cdecke@terra-associates.com	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP, LLC 1031 185TH AVE NE SNOHOMISH, WA 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: kristal@origindesigngroup.com
SURVEYOR: PACIFIC COAST SURVEYS 16300 MILL CREEK BLVD STE G4 MILL CREEK, WA 98012 CONTACT: DOUGLAS ROUPE, PLS PHONE: (425) 512-7099 EMAIL: doug@pcsurveys.net	WETLAND BIOLOGIST: WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: JOHN LAUFENBERG PHONE: (425) 238-8811 EMAIL: john@wetlandresources.com

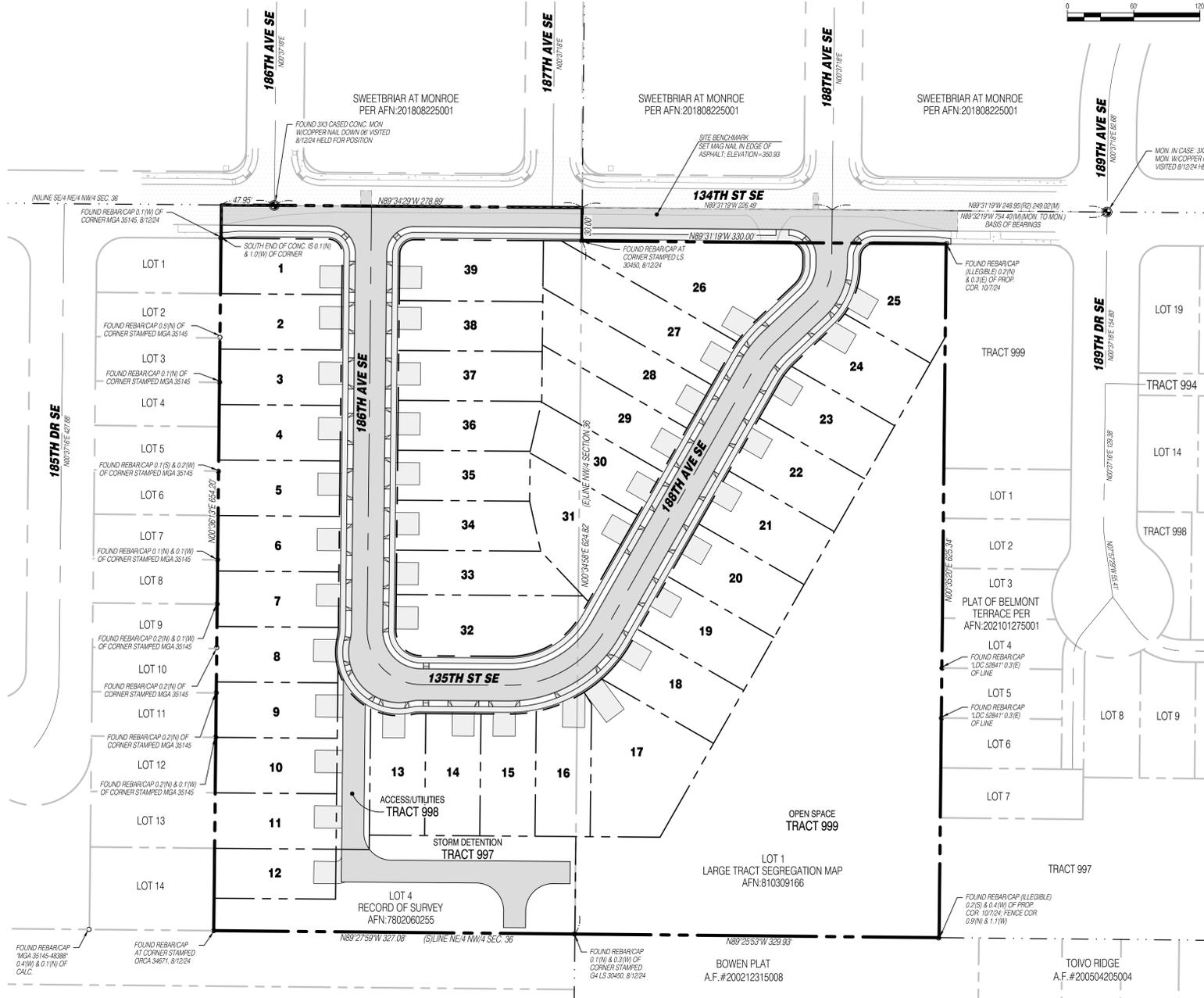
EARTHWORK QUANTITIES

STRIPPING:	13,000 CY
CUT:	24,500 CY
FILL:	33,500 CY
NET:	9,400 CY (FILL)
DISTURBED AREA:	349,399 SF (8.02 AC)

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

PROJECT INFORMATION

TAX PARCELS:	2806360200000 & 28063600101300
SITE ADDRESS:	18614 134TH ST SE, MONROE, WA 98272
SITE AREA:	420,254 SF (9.65 AC)
PROPOSED ZONING:	R7
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	LOW DENSITY SFR
(PER COMP PLAN)	
PROPOSED LOTS:	39 LOTS
BUILDING SETBACKS:	10' FRONT 20' GARAGE 5' SIDE 10' REAR 10' ACCESS TRACT/EASEMENT
WATER:	CITY OF MONROE WATER SYSTEM
SEWER:	CITY OF MONROE SEWER SERVICE
POWER:	SNOHOMISH COUNTY PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	ZIPPLY
CABLE:	COMCAST
SCHOOL DISTRICT:	MONROE SCHOOL DISTRICT NO 103
FIRE DISTRICT:	SNOHOMISH REGIONAL FIRE & RESCUE



SOIL TYPE AND VEGETATIVE COVER

SOILS:	TOKUL GRAVELLY MEDIAL LOAM
VEGETATIVE COVER:	LANDSCAPED GRASS LAWN AND TREES

TABLE OF CONTENTS

1	COVER SHEET	10-12	ROAD, GRADING AND DRAINAGE PROFILES	24-25	SANITARY SEWER NOTES AND DETAILS
2	EXISTING CONDITIONS MAP	13	ROAD SECTIONS	26	WATER PLAN
3	TESC PLAN	14	STORM DETENTION VAULT PLAN	27	WATER PROFILES
4	TESC NOTES AND DETAILS	15	STORM DETENTION VAULT DETAILS	28	WATER NOTES AND DETAILS
5	HORIZONTAL CONTROL PLAN	16	CHANNELIZATION PLAN	29	MAILBOX PLAN
6-7	DETAILED GRADING	17-20	NOTES AND DETAILS	L-1 - L-7	LANDSCAPE PLANS
8	ROAD AND GRADING PLAN	21	SANITARY SEWER PLAN		
9	STORM DRAINAGE PLAN	22-23	SANITARY SEWER PROFILES		

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL NO: 2806360200000
 PER CHICAGO INSURANCE COMPANY COMMITMENT NUMBER 500151982, DATED JUNE 6, 2024.
 LOT 4, SURVEY RECORDED UNDER AUDITORS FILE NUMBER 7802060255 RECORDS OF SNOHOMISH COUNTY ALSO KNOWN AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

VERTICAL DATUM

NAVD 88 (NAVD 88 - 3.67' = NGVD29)
 FOUND WSDOT BRASS DISK SURFACE MONUMENT IN TRAFFIC SIGNAL BASE AT THE S.E. QUADRANT OF THE INTERSECTION OF HWY 2 AND MAIN STREET.
 WSDOT DESIGNATION NO. BM31002-86
 PER GPS OBSERVATIONS.
 ELEV. = 72.24'

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HIGN SMARTNET NETWORK.
 INSTRUMENTATION:
 LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
 LEICA Viva GNSS G508 RECEIVER
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 351-130-100

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

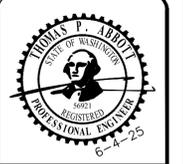
BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 134TH ST SE AS SHOWN HEREON PER SWEETBRIAR AT MONROE RECORDED UNDER AFN: 201808225001.

SURVEY REFERENCES

- (R1) RECORD OF SURVEY - AFN: 7802060255
- (R2) PLAT OF SWEETBRIAR AT MONROE - AFN: 201808225001
- (R3) PLAT OF BELMONT TERRACE - AFN: 202101275001
- (R4) RECORD OF SURVEY - AFN: 3808025004
- (R5) PLAT OF TROMBLEY HILL - AFN: 9812155001
- (R6) PLAT OF SKYCROFT - AFN: 202007085003

NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.



ENGINEERS STAMP

REVISIONS

NO.	DATE	DESCRIPTION

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

COVER SHEET

SOUTH LAKE RIDGE, LLC
 MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

CS-01
 1 OF 29

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
⊙	FOUND MONUMENT AS NOTED	IE INVERT ELEVATION
○	EXISTING CORNER MONUMENT AS NOTED	INV INVERT ELEVATION
□	CATCH BASIN	AP APPLE
⊕	STORM MANHOLE	C CEDAR
⊗	CULVERT/INVERT OF STORM PIPE	FIR
⊘	WATER METER	H HEMLOCK
⊙	WATER VALVE	M MAPLE
⊙	FIRE HYDRANT	U UNKNOWN
⊙	IRRIGATION CONTROL VALVE	(C) CALCULATED
⊙	SEWER MANHOLE	(M) MEASURED
⊙	SIGN	(C.C.C.) CENTER OF CHANNEL
⊙	MAILBOX	(EX. C.C.) EXTRUDED CONC. CURB
⊙	GAS METER	
⊙	LIGHT STANDARD	
⊙	ELECTRIC MANHOLE	
⊙	GUY ANCHOR	
⊙	TUJO POLE	
⊙	TELCO MANHOLE	
⊙	TELCO RISER	
⊙	POWER TRANSFORMER	
⊙	CONIFEROUS TREE	
⊙	DECIDUOUS TREE	

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL NO. 2803602200600
 PER CHICAGO INSURANCE COMPANY COMMITMENT NUMBER 500151982, DATED JUNE 6, 2024.
 LOT 4, SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 7802060255 RECORDS OF SNOHOMISH COUNTY ALSO KNOWN AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

VERTICAL DATUM

NAVD 88 (NAVD 88 - 3.67' - NGVD29)
 FOUND WSDOT BRASS DISK SURFACE MONUMENT IN TRAFFIC SIGNAL BASE AT THE S.E. QUADRANT OF THE INTERSECTION OF HWY 2 AND MAIN STREET.
 WSDOT DESIGNATION NO. BM31002-86
 PER GPS OBSERVATIONS.
 ELEV. = 72.24'

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HUG SMARTNET NETWORK

INSTRUMENTATION:
 LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
 LEICA VIVA GNSS GS08 RECEIVER
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 331-130-100

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 134TH ST SE AS SHOWN HEREON PER SWEETBRIAR AT MONROE RECORDED UNDER AFN 201808225001.

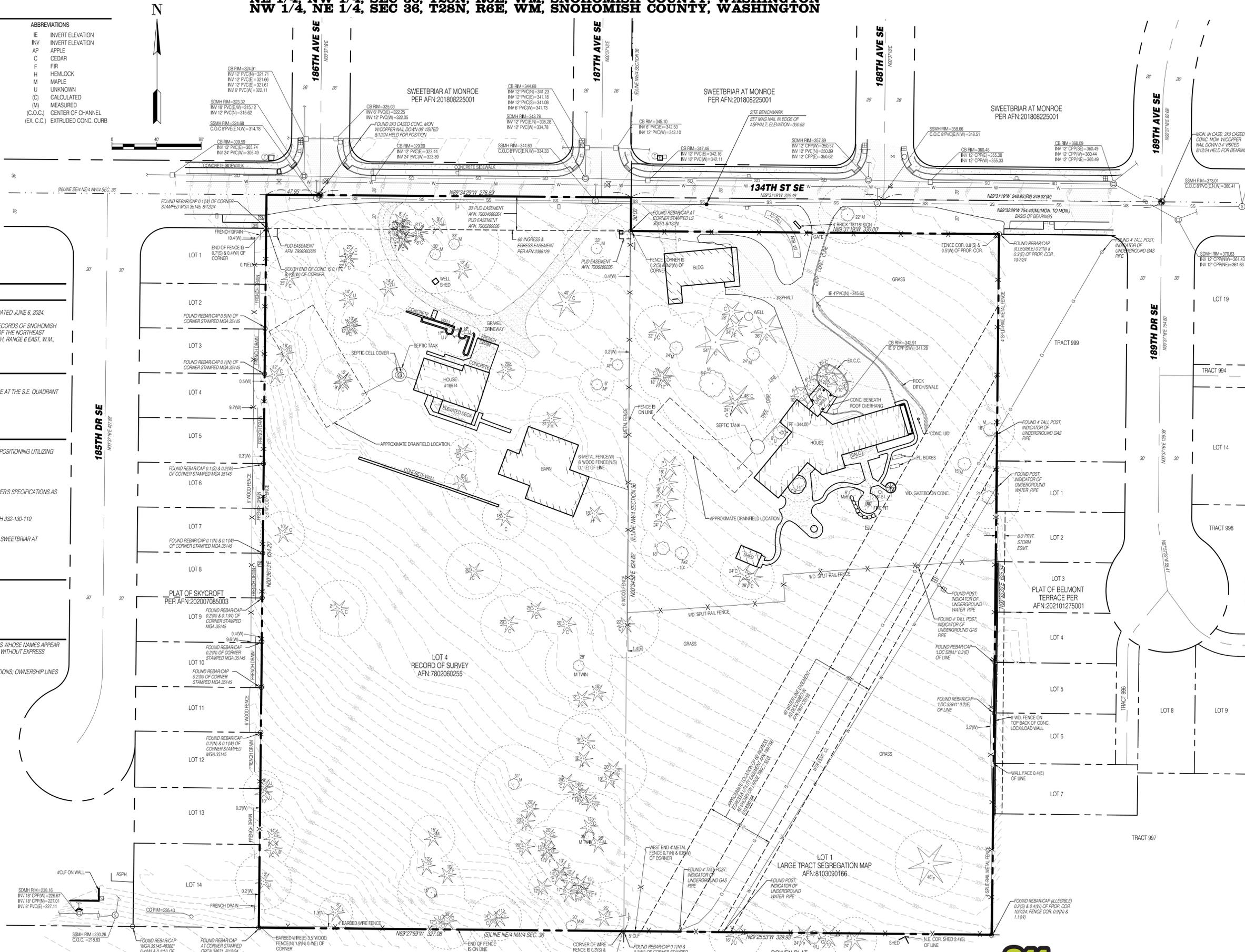
BEARING = NORTH 89°32'29" WEST

SURVEY REFERENCES

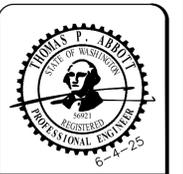
- (R1) RECORD OF SURVEY - AFN 7802060255
- (R2) PLAT OF SWEETBRIAR AT MONROE - AFN 201808225001
- (R3) PLAT OF BELMONT TERRACE - AFN 202101275001
- (R4) RECORD OF SURVEY - AFN 5808023004
- (R5) PLAT OF TROMBLEY HILL - AFN 9812155001
- (R6) PLAT OF SKYCROFT - AFN 202007085003

NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.



C:\Users\jld\OneDrive\Documents\2024\08\Monroe West\Project 1\Monroe West\24-0086-EC-01.dwg, 04/20/24 7:40:14 AM



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
 8105 168th Ave NE
 Redmond, WA 98052

EXISTING CONDITIONS MAP

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

EC-01
2 OF 23

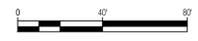
SURVEY DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

N



LEGEND

- CLEARING LIMITS
- SILT FENCE
- TREE PROTECTION FENCE
- CONVEYANCE SWALE
- PUMP LINE
- TBR TO BE REMOVED
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- RIP RAP PAD
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN
- INSTALL CHECK DAM EVERY 100 OR 2' OF ELEVATION CHANGE
- EX TREE TO BE REMOVED

EARTHWORK QUANTITIES

STRIPPING: 13,000 CY
 CUT: 24,500 CY
 FILL: 33,900 CY
 NET: 9,400 CY (FILL)
 DISTURBED AREA: 349,399 SF @ 8.02 AC
 THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

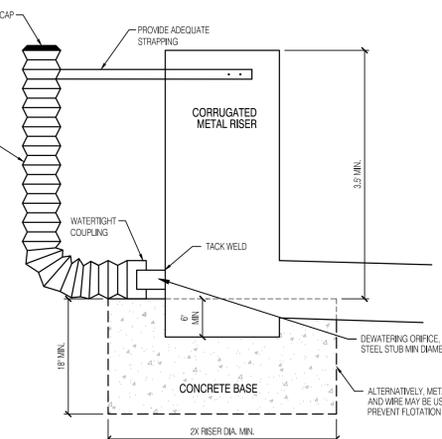
CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF, CESCL SHALL ATTEND CONFERENCE.
2. INSTALL INTERIM CATCH BASIN PROTECTION.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.
4. INSTALL VAULT.
5. INSTALL DISCHARGE LINE WITH CONNECTION TO CATCH BASIN LOCATED OFFSITE.
6. STOCKPILE ALL EROSION MATERIALS ON SITE.
7. FLAG CLEARING LIMITS.
8. ARRANGE FOR CITY TO INSPECT AND APPROVE CLEARING LIMIT FLAGGING PRIOR TO CLEARING.
9. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCES AS SHOWN.
10. BEGIN CLEARING AND GRADING.
11. CLEAR FOR UTILITIES AND INSTALL ALL BURIED UTILITIES.
12. INSTALL ALL OTHER UTILITIES.
13. FINAL GRADE DRIVEWAYS.
14. FULLY INSTALL DRIVEWAYS.
15. INSTALL FINAL PAVING, CURBING AND SIDEWALK.
16. STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER AND AS REQUIRED PER BMP T5.13.
17. CLEAN OUT STORM SYSTEM AND STRUCTURES WHEN CONSTRUCTION IS COMPLETE.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

TEMP SEDIMENT VAULT

BOTTOM ELEVATION	256.00
REQUIRED AREA (SF)	5,954
TOP OF RISER ELEVATION	265.50
TOP AREA (SF)	8,240
SIDE SLOPES	VERTICAL
OVERFLOW ELEVATION	266.00
OUTLET INVERT ELEVATION	256.50
ORIFICE INVERT ELEV.	256.50
ORIFICE SIZE	3 3/8"

2 YEAR DEVELOPED STORM PRIOR TO DETENTION = 0.387 CFS



SEDIMENT POND RISER DETAIL
 NOT TO SCALE



SURVEY DISCLAIMER

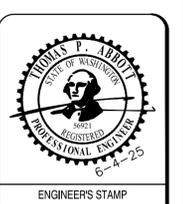
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



BOWEN PLAT
 A.F. # 200212315008



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

TBSC PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

ER-01
3 OF 29

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

GENERAL NOTES

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF MONROE. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT DEVELOPMENT SERVICES AT (360-863-4501) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER, SANITARY SEWER AND STORM SYSTEMS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF MONROE CITY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
- ALL WORK WITHIN THE DEVELOPMENT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
- PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS DARRIN RIDDELL AT (425) 512-7099.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS TOM ABBOTT AT (425) 281-8324.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS TO BE DETERMINED.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES (BMPs) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND FINAL STABILIZATION HAS OCCURRED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE CITY STORMWATER DRAINAGE SYSTEM OR A NATURAL DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING RECORD DRAWING INFORMATION. ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY ENGINEER AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS, OR CHANGES TO THE DESIGN MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CITY OF MONROE HORIZONTAL DATUM SHALL BE NAD 83, AND THE VERTICAL DATUM SHALL BE NAVD 88. IN WASHINGTON STATE PLANE COORDINATES (FEET), WASHINGTON NORTH ZONE 4601. A LIST OF BENCHMARKS IS AVAILABLE THROUGH THE PUBLIC WORKS DEPARTMENT.
- TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF ATB OR CLASS B ASPHALT CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
- PROVIDE TRAFFIC CONTROL PLANS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON CONSTRUCTION SITE AT ALL TIMES.
- ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 1-800-424-5555.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION VISIT THE DEPARTMENT OF ECOLOGY WEB SITE WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER-CONSTRUCTION.
- ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- PRIOR TO COMMENCEMENT OF FRAMING, FINAL DRAINAGE INSPECTION AND APPROVAL OF THE ROOF LEADER AND POSITIVE FOOTING SYSTEMS SHALL BE COMPLETED BY THE BUILDING DEPARTMENT. CALL 360-363-8100 TO SCHEDULE THE INSPECTION.

MAINTENANCE OF SILTATION BARRIERS NOTE

- SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT DEPOSITS MUST BE REMOVED WHEN SEDIMENT LEVEL REACHES APPROXIMATELY ONE-HALF THE SILTATION BARRIER HEIGHT. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

STAND PIPE POND MAINTENANCE NOTES

- THE EMBANKMENT OF THE BASIN SHOULD BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED FOR SEDIMENT CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED.

SITE GRADING AND SWPPP NOTES

- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY. UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND FINAL STABILIZATION HAS OCCURRED, THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS; AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR THE TIME PERIOD SET FORTH BY THE SWPPP, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. DURING THE DRY SEASON (MAY 1 - SEPTEMBER 30) SOILS MAY BE EXPOSED AND UNWORKED FOR 7 DAYS. DURING THE WET SEASON (OCTOBER 1 - APRIL 30) SOILS MAY BE EXPOSED AND UNWORKED FOR 2 DAYS. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE DRY SEASON. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.
- NON COMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY, AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMIT, PLAN APPROVAL, AND BOND FORFEITURES.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
- IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOIL MECHANICS.
- THE SURFACE OF ALL SLOPES SHALL BE COMPACTED, THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY COMPACTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.

CONSTRUCTION ENTRANCE NOTES

- THE TEMPORARY CONSTRUCTION ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. 5-6
- GRAVEL SHALL BE CRUSHED BALLAST ROCK, 8" TO 12" IN DEPTH AND INSTALLED TO THE SPECIFIED DIMENSIONS AT THE ENTRANCE.
- THE GRAVEL BALLAST ROCK SHALL BE 4" TO 8" IN DIAMETER AND PLACED ACROSS THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 100 FEET OR AS SPECIFIED BY THE CITY CONSTRUCTION INSPECTOR OR DESIGNER.
- IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER ONTO A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

HYDROSEEDING GENERAL NOTES

- CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENTS OF THE APPROVED CONSTRUCTION PLANS AND CITY OF MARYSVILLE STANDARDS.
- ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACKSLOPES, ETC., SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MARYSVILLE. PREPARATION OF SURFACE: ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
- IMMEDIATELY FOLLOWING FINISH GRADING PERMANENT VEGETATION SHALL BE APPLIED CONSISTENT WITH THE DESIGN AND MAINTENANCE STANDARDS FOR TEMPORARY AND PERMANENT SEEDING IN THE CITY ADOPTED DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL HYDROSEEDING FIRMS SHALL HAVE A PRINTOUT OF THE APPLICATION RATE FOR EACH JOB READILY AVAILABLE FOR INSPECTION BY THE CONSTRUCTION INSPECTION DIVISION OF COMMUNITY DEVELOPMENT.
- THE CITY OF MARYSVILLE CONSTRUCTION INSPECTION DIVISION OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED OF POTENTIAL HYDROSEEDING PRIOR TO THE COMMENCEMENT OF SAME TO ENSURE COMPLIANCE OF THESE SPECIFICATIONS.

DE-WATERING CONTROL NOTES

- ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:
- INFILTRATION.
 - TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT WASHES AND DOES NOT POLLUTE STATE WATERS.
 - ECOLOGICALLY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.
 - SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL. IF THERE IS NO OTHER OPTION, USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING OR.
 - FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/OR DISCHARGED TO A SEDIMENTATION FACILITY.

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, CESCL, AND CITY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. THE OWNER WILL DESIGNATE A CESCL FOR THIS PROJECT. THE 24 HOUR CONTACT PERSON IS TO BE DETERMINED.

THE CESCL IS RESPONSIBLE FOR:

- INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMPs TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

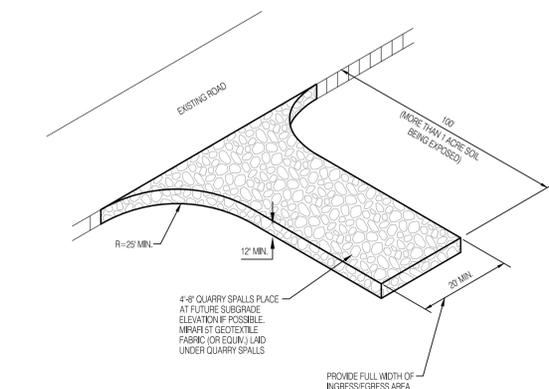
THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMPs REFERENCED BELOW ARE PER THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

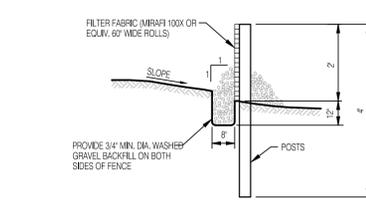
- MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMPs:
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
C233 SILT FENCE
- ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE MONITOR CONSTRUCTION ENTRANCES.
BMPs:
C105 STABILIZED CONSTRUCTION ENTRANCE
- CONTROL FLOW RATES: A NETWORK OF INTERCEPTOR SWALES AND CHECK DAMS, AS WELL AS TWO SEPARATE TEMPORARY SEDIMENT VAULTS WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO SEDIMENT VAULTS EAST AND WEST AS DEPICTED ON SHEET ER-01. THESE PONDS WILL DISCHARGE TO THE PERMANENT STORM SYSTEM.
BMPs:
C207 CHECK DAMS
C241 TEMPORARY SEDIMENT POND
- INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, STORM DRAIN INLET PROTECTION, INTERCEPTOR SWALES, CHECK DAMS, AND TEMPORARY SEDIMENT VAULTS.
BMPs:
C200 INTERCEPTOR DIKE AND SWALE
C207 CHECK DAMS
C220 STORM DRAIN INLET PROTECTION
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
- STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH, FROM OCTOBER 1 UNTIL APRIL 30. NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMPs:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMPs:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL ONSITE IMPROVEMENTS HAVE BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMPs:
C220 STORM DRAIN INLET PROTECTION
- STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMPs:
C201 GRASS LINED CHANNELS
C207 CHECK DAMS
- CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES. IN ADDITION, THE FOLLOWING BMP TO BE USED FOR SEDIMENT TRAPPING AND TURBIDITY REDUCTION INCLUDE:
C151 CONCRETE HANDLING
- MAINTAIN BMPs: MAINTENANCE OF THE BMPs IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES. SEE SHEET ER-01 AND THIS SHEET.
- PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMPs SHALL BE MAINTAINED PER ELEMENT #11.
- NO LID BMPs ARE CURRENTLY PROPOSED. ANY PROPOSED LID BMPs SHALL BE PROTECTED AS SPECIFIED UNDER ELEMENTS 1-12.

POLLUTANT CONTROL NOTES

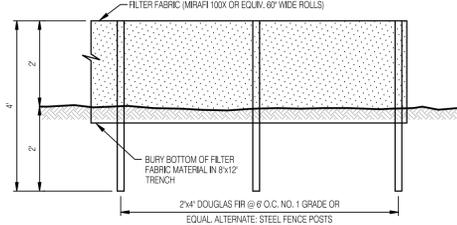
- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- COVER, CONTAINMENT AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE. (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
- ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- BMPs SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASH-OUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.



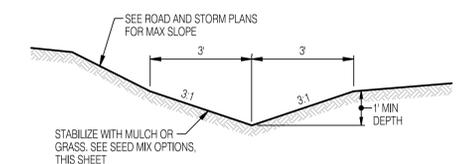
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



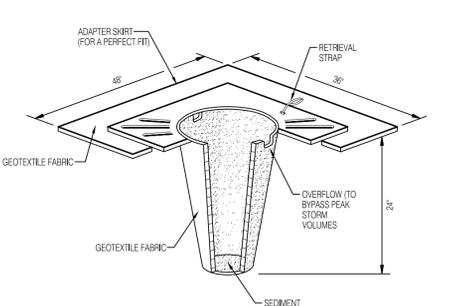
CROSS SECTION



SILT FENCE DETAIL
NOT TO SCALE



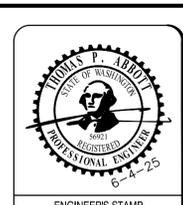
TEMPORARY INTERCEPTOR SWALE DETAIL
NOT TO SCALE



STORM DRAIN INLET PROTECTION
NOT TO SCALE

- MAINTENANCE STANDARDS:**
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND. PROVIDE THE RACK FOR ALL WINTER GRADING.
 - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ONSITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SLUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SLUMP.
 - ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCES, FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE:**
- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - AGGREGATE: 4" TO 8" CRUSHED BALLAST ROCK.
 - ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
 - WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH CRUSHED STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



ENGINEERS STAMP

REVISIONS	
#	DESCRIPTION
DATE	

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

TESC NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC

MONROE WEST

18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
CHECKED BY: TPA
DATE: 1-14-25
JURISDICTION: CITY OF MONROE
JOB NUMBER: 24-0086

ER-02
4 OF 28



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

SURVEY DISCLAIMER

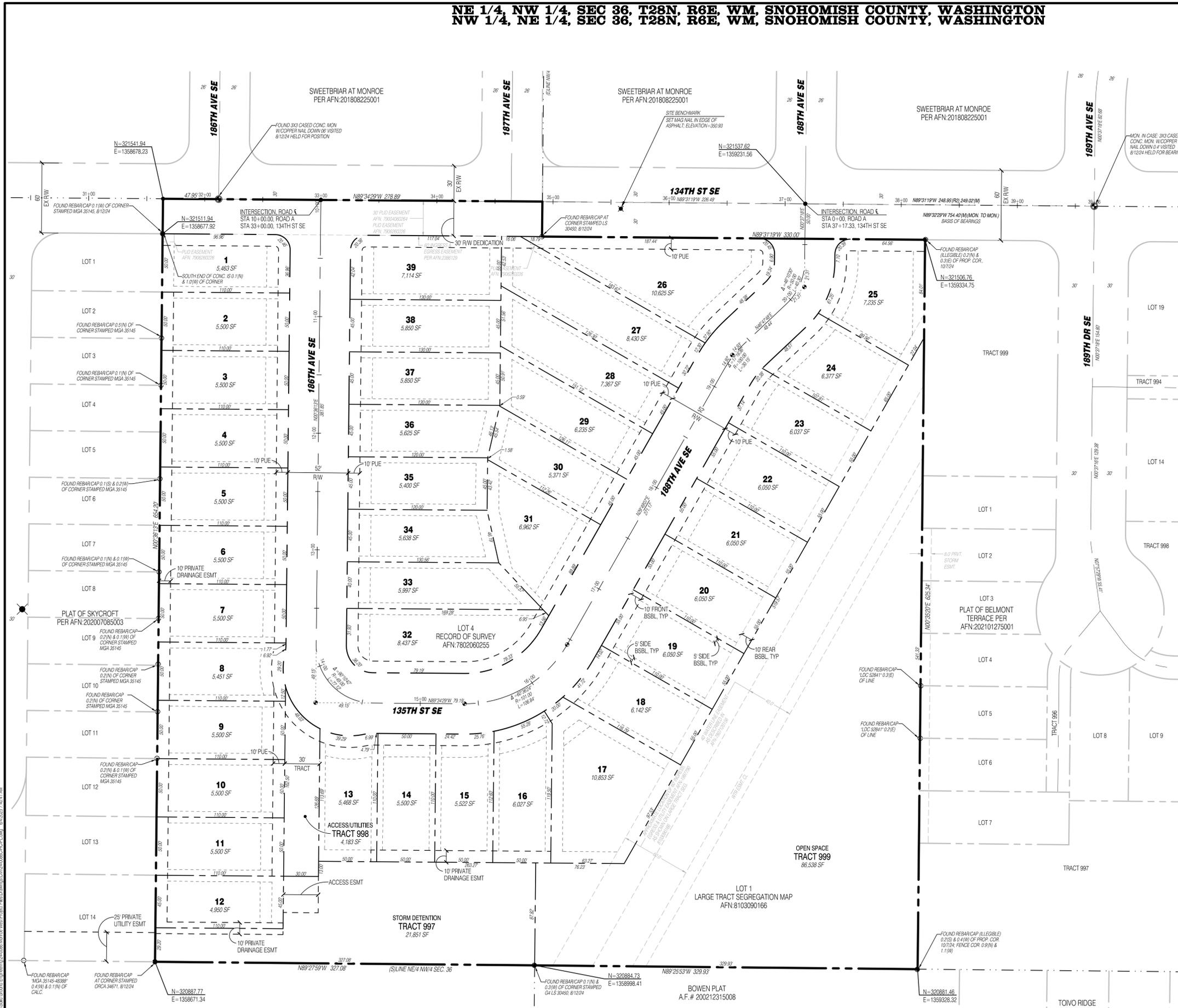
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

C:\Users\jill\OneDrive\Documents\811\Monroe West\Project\811\Drawings\02-24-2025\ER-02.dwg, 04/20/25, 4:24 AM

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	PROPOSED MONUMENT
(Symbol)	BSBL

SURVEY MONUMENT TABLE

INSTALL SURVEY MONUMENTS PER CITY OF MONROE

STATIONING	ROAD/INTERSECTION
10+00.00/33+00.00	186TH AVE SE / 134TH ST SE
14+20.41, 20.40 RT	186TH AVE SE / 135TH ST SE
15+38.16	135TH ST SE
16+45.00	188TH AVE SE
19+30.97, 1.11 LT	188TH AVE SE
20+14.90, 4.35 RT	188TH AVE SE
0+00.00/37+17.33	188TH AVE SE / 134TH ST SE

SURVEY INFORMATION

LEGAL DESCRIPTION
 PARCEL NO: 28063600200600
 PER CHICAGO INSURANCE COMPANY COMMITMENT NUMBER 500151982, DATED JUNE 6, 2024.
 LOT 4, SURVEY RECORDED UNDER AUDITORS FILE NUMBER 7802060255 RECORDS OF SNOHOMISH COUNTY ALSO KNOWN AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

VERTICAL DATUM
 NAVD 88 (NAVD 88 - 3.67' = NGVD29)

FOUND WSDOT BRASS DISK SURFACE MONUMENT IN TRAFFIC SIGNAL BASE AT THE S.E. QUADRANT OF THE INTERSECTION OF HWY 2 AND MAIN STREET.
 WSDOT DESIGNATION NO. BM31002-66
 PER GPS OBSERVATIONS.
 ELEV. = 72.24'

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HGN SMARTNET NETWORK

INSTRUMENTATION:
 LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
 LEICA VIA GNSS G508 RECEIVER
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 33-130-100

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 134TH ST SE AS SHOWN HEREON PER SWEETBRIAR AT MONROE RECORDED UNDER AFN 201808225001.

BEARING = NORTH 89°32'29" WEST

SURVEY REFERENCES

(R1) RECORD OF SURVEY - AFN 7802060255
 (R2) PLAT OF SWEETBRIAR AT MONROE - AFN 201808225001
 (R3) PLAT OF BELMONT TERRACE - AFN 202101275001
 (R4) RECORD OF SURVEY - AFN 9806025004
 (R5) PLAT OF TROMBLEY HILL - AFN 9812155001
 (R6) PLAT OF SKYCROFT - AFN 202007085003

NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY VARY. NO WARRANTY OF OWNERSHIP IS EXPRESSED OR IMPLIED.

PROJECT INFORMATION

TAX PARCELS: 28063600200600 & 28063600101300
 SITE ADDRESS: 18614 134TH ST SE, MONROE, WA 98272
 SITE AREA: 420,254 SF (9.66 AC)
 PROPOSED ZONING: R7
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE: LOW DENSITY SFR
 (PER COMP PLAN)
 PROPOSED LOTS: 39 LOTS
 BUILDING SETBACKS: 10' FRONT
 20' GARAGE
 5' SIDE
 10' REAR
 10' ACCESS TRACT/EASEMENT

WATER: CITY OF MONROE WATER SYSTEM
 SEWER: CITY OF MONROE SEWER SERVICE
 POWER: SNOHOMISH COUNTY PUD
 GAS: PUGET SOUND ENERGY
 TELEPHONE: ZIPPLY
 CABLE: COMCAST
 SCHOOL DISTRICT: MONROE SCHOOL DISTRICT NO 103
 FIRE DISTRICT: SNOHOMISH REGIONAL FIRE & RESCUE

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



ENGINEERS STAMP

REVISONS	DESCRIPTION	DATE	#

Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

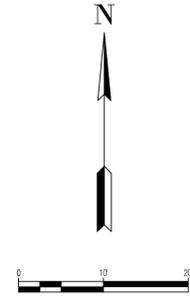
HORIZONTAL CONTROL PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

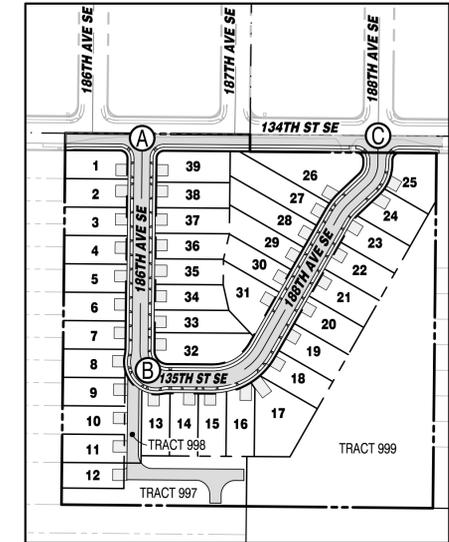
HC-01
 5 OF 29

C:\Users\jordan\Documents\2024\Monroe West\Project\Bldg\Drawings\0124-0086-PC-Plan_04/2025_7:49:41 AM

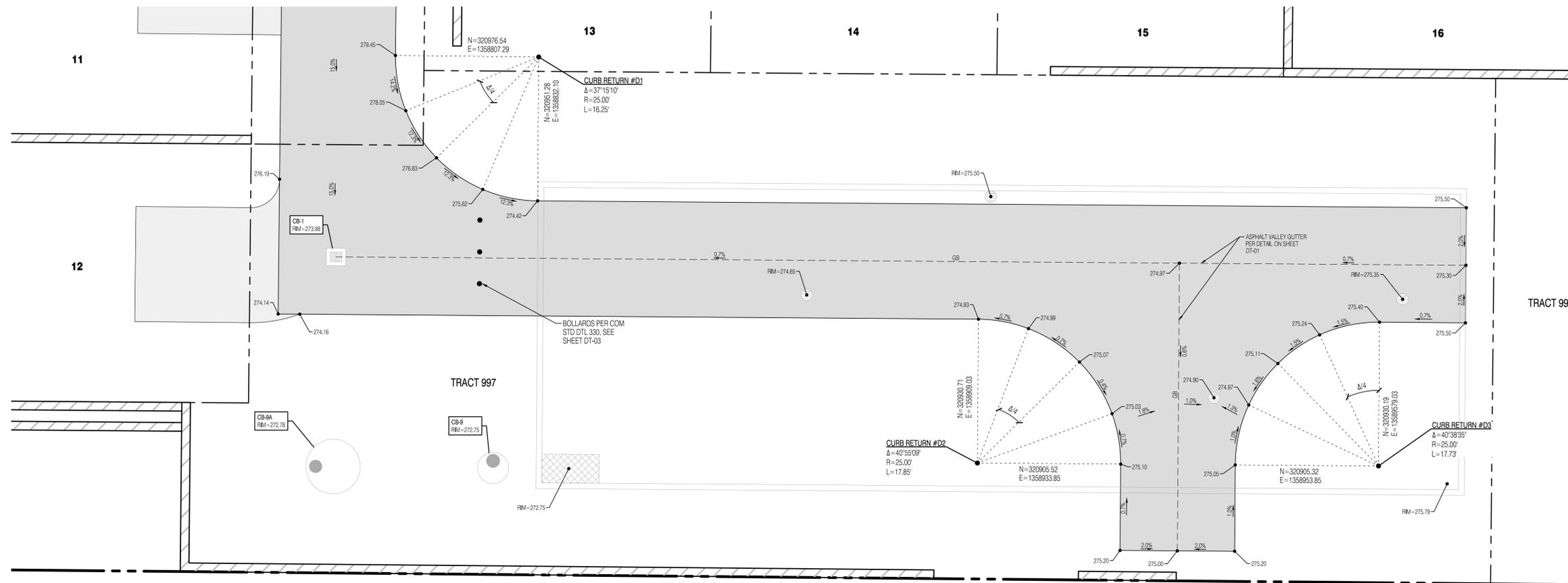


ADA RAMP NOTES

- ① MINIMUM 4'x4' LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
- ② ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. SEE SHEET DT-05 FOR CURB RAMP DETAILS.
5. ALL CURB ELEVATION AT FLOWLINE UNLESS OTHERWISE NOTED.
6. CG: GRADE BREAK
 LP: LOW POINT
 HP: HIGH POINT
 BC: BOTTOM OF CURB
 TC: TOP CURB
 BW: BOTTOM OF WALL
 TW: TOP OF WALL
 FC: FLUSH CURB
 MG: MATCH EXISTING GRADE



VICINITY MAP
 SCALE: 1"=150'



TRACT 997 VAULT ACCESS
 SCALE: 1"=10'



ENGINEERS STAMP

#	DATE	DESCRIPTION

Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

DETAILED GRADING

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

GR-02
7 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

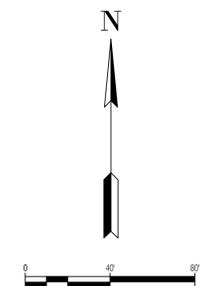
UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS.
 EVERY DIG. EVERY TIME.

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	*NO PARKING SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ROCKERY WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING
(Symbol)	STORM MAIN PIPE
(Symbol)	SEWER MAIN PIPE
(Symbol)	WATER MAIN PIPE
(Symbol)	DRAIN PIPE
(Symbol)	FRENCH DRAIN
(Symbol)	FIRE HYDRANT
(Symbol)	WATER METER
(Symbol)	WATER CAP
(Symbol)	SEWER MANHOLE
(Symbol)	SEWER CLEANOUT
(Symbol)	SEWER CAP
(Symbol)	TYPE 1 CATCH BASIN W/ SOLID LID
(Symbol)	TYPE 1 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN, SOLID LID
(Symbol)	TYPE 2 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN W/ BEEHIVE GRATE
(Symbol)	STORM CLEAN OUT
(Symbol)	STORM CAP
(Symbol)	WALL NUMBER

ROAD AND GRADING NOTES

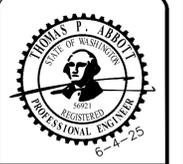
- GRADING AND PLACEMENT OF WALLS MUST BE IN CONFORMANCE WITH 220.50.030 OF THE MMC.
- ALL DISTURBED PERVIOUS AREAS TO BE UNDERLAIN WITH BMP T5.13 SOILS.
- TRENCH RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 9-103 OF THE EDDS.
- ALL OVERHEAD UTILITIES ARE TO BE PLACED UNDERGROUND.
- ALL WALLS OVER 48" REQUIRE A SEPARATE BUILDING PERMIT.
- ALL WALLS OVER 30" REQUIRE FALL PROTECTION FENCING.
- ALL WALLS TO BE 2" OR LESS AT TERMINATION.
- ALL PAVEMENT CUTS SHALL BE RESTORED PER APPENDIX B OF EDDS CHAPTER 3. TACK AND SEAL SHALL BE EMULSIFIED ASPHALT GRADE CSS-1 AS SPECIFIED IN SECTION 9-02.1(6) OF THE STANDARD SPECIFICATIONS AND SHALL BE APPLIED TO THE EXISTING PAVEMENT AND EDGES OF SAWCUTS AS SPECIFIED IN SECTION 5-04 OF THE STANDARD SPECIFICATIONS.

EARTHWORK QUANTITIES

STRIPPING: 13,000 CY
 CUT: 24,500 CY
 FILL: 33,900 CY
 NET: 9,400 CY (FILL)
 DISTURBED AREA: 349,399 SF (8.02 AC)
 THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

WALL TABLE

WALL NO.	WALL TYPE	MAX HEIGHT (FT)	LENGTH (FT)	DRAINS TO
1	LOCK N LOAD	8.0	600	French Drain & YD-12A
2	LOCK N LOAD	8	197	YD-8-12A
3	LOCK N LOAD	6	102	CB10-11
4	LOCK N LOAD	4.7	99	YD-1-2
5	LOCK N LOAD	6.5	99	YD-2-3
6	LOCK N LOAD	6.5	99	YD-3-4
7	LOCK N LOAD	6.4	99	YD-4-5
8	LOCK N LOAD	6.4	99	YD-5-6
9	LOCK N LOAD	3.8	99	YD-6-7
10	LOCK N LOAD	2.2	102	YD-8-9
11	LOCK N LOAD	8	106	YD-9-10
12	LOCK N LOAD	8	106	YD-10-11
13	LOCK N LOAD	7	106	YD-11-12A
14	LOCK N LOAD	15	122	YD-12A&B, CB-10
15	LOCK N LOAD	8	96	CB-10
16	LOCK N LOAD	15.3	132	CB-14-11
17	LOCK N LOAD	1.6	97	CB-1
18	LOCK N LOAD	4.6	101	YD-15-18, VAULT
19	LOCK N LOAD	7	119	VAULT
20	LOCK N LOAD	4.8	91	YD-17, VAULT
21	LOCK N LOAD	6.9	85	YD-18-19
22	LOCK N LOAD	7.1	85	YD-19-20
23	LOCK N LOAD	7.1	85	YD-20-21, CB-5A
24	LOCK N LOAD	7.1	85	YD-21-22, CB-5A
25	LOCK N LOAD	7.2	85	YD-22-23
26	LOCK N LOAD	7	104.5	YD-23-24
27	LOCK N LOAD	4.3	145	YD-26-27
28	LOCK N LOAD	5.9	132	YD-27-28
29	LOCK N LOAD	5.9	109	YD-28-29
30	LOCK N LOAD	5.8	100	YD-29-30, CB-5
31	LOCK N LOAD	5.8	92	YD-30-31
32	LOCK N LOAD	7.7	134	YD-31-35, CB-6
33	LOCK N LOAD	7.2	160	YD-31-32, CB-6 & 8
34	LOCK N LOAD	5.2	90	YD-34-35
35	LOCK N LOAD	5.9	90	YD-35-36, CB-4A
36	LOCK N LOAD	5.9	105	YD-36-37, CB-4A
37	LOCK N LOAD	6.5	120	YD-37-38
38	LOCK N LOAD	4.7	120	YD-38-39
39	LOCK N LOAD	8	131	YD-39, CB-14-15



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION



ROAD AND GRADING PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

RG-01
8 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

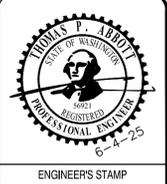
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



BOWEN PLAT
 A.F.# 200212315008

TOIVO RIDGE
 A.F.# 200504205004

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION

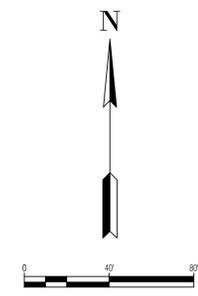
Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

STORM DRAINAGE PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

DR-01
9 OF 29



LEGEND

- | SYMBOLS | DESCRIPTION |
|----------|--|
| (Symbol) | REMOVABLE BOLLARD |
| (Symbol) | 'NO PARKING' SIGN UNLESS OTHERWISE NOTED |
| (Symbol) | RETAINING WALL |
| (Symbol) | ROCKERY WALL |
| (Symbol) | ASPHALT PAVEMENT |
| (Symbol) | ASPHALT GRIND AND OVERLAY |
| (Symbol) | CONCRETE PAVEMENT |
| (Symbol) | FALL PROTECTION FENCING |
| (Symbol) | STORM MAIN PIPE |
| (Symbol) | SEWER MAIN PIPE |
| (Symbol) | WATER MAIN PIPE |
| (Symbol) | DRAIN PIPE |
| (Symbol) | FRENCH DRAIN |
| (Symbol) | FIRE HYDRANT |
| (Symbol) | WATER METER |
| (Symbol) | WATER CAP |
| (Symbol) | SEWER MANHOLE |
| (Symbol) | SEWER CLEANOUT |
| (Symbol) | SEWER CAP |
| (Symbol) | TYPE 1 CATCH BASIN W/ SOLID LID |
| (Symbol) | TYPE 1 CATCH BASIN W/ OPEN GRATE |
| (Symbol) | TYPE 2 CATCH BASIN, SOLID LID |
| (Symbol) | TYPE 2 CATCH BASIN W/ OPEN GRATE |
| (Symbol) | TYPE 2 CATCH BASIN W/ BEEHIVE GRATE |
| (Symbol) | STORM CLEAN OUT |
| (Symbol) | STORM CAP |
| (Symbol) | SEE STORM ALIGNMENT A PROFILE, SHEET PR-03 |
| (Symbol) | SEE STORM ALIGNMENT B PROFILE, SHEET PR-03 |
| (Symbol) | CONNECT WALL DRAIN TO DOWNSTREAM CLEANOUT |

YARD DRAIN TABLE

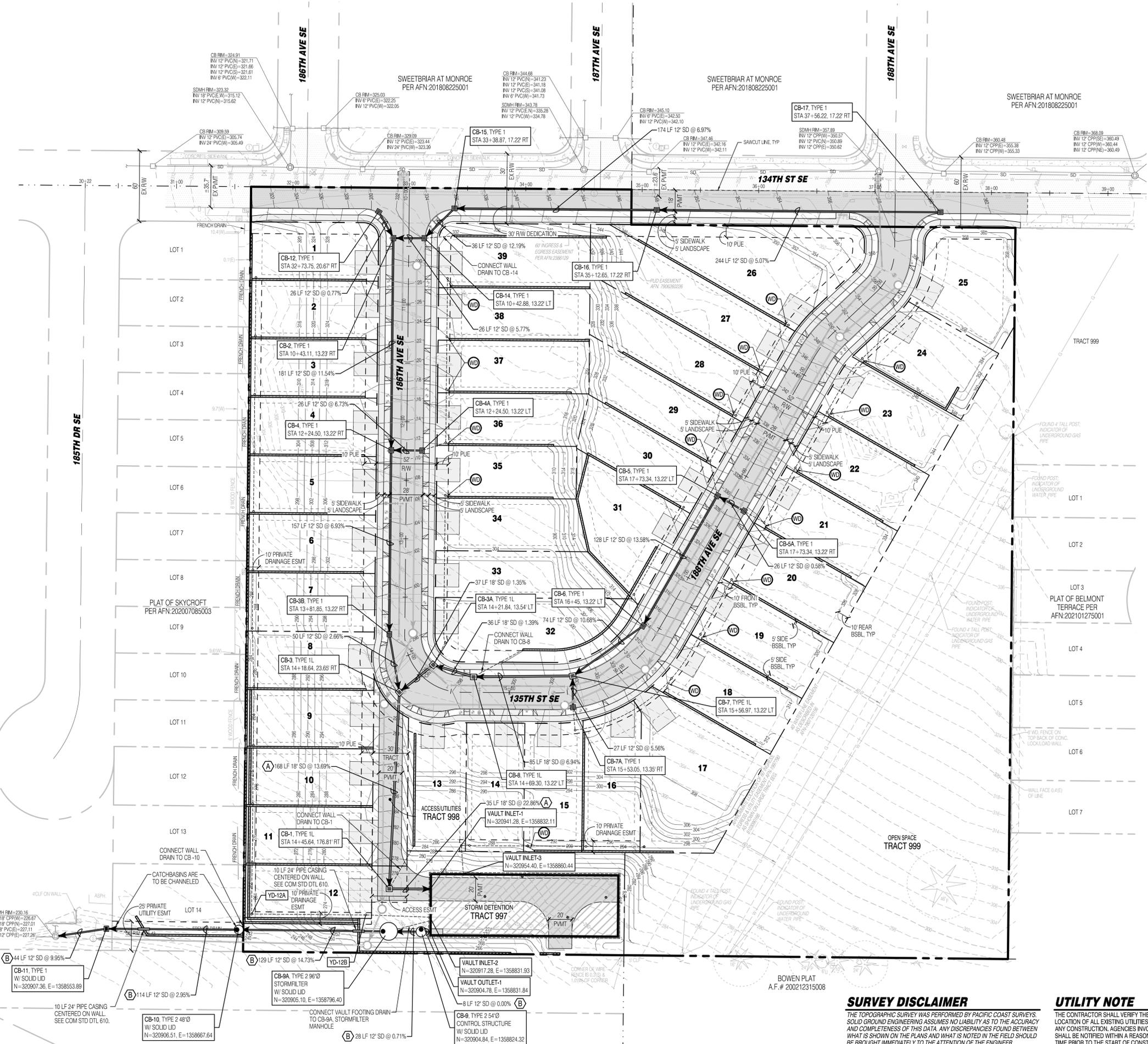
LOT/YD #	DEPTH (FT)	RIM (FT)	IE (FT)	PIPE SIZES (IN)	DOWNSTREAM (LF)	DOWNSTREAM IE (FT)	DOWNSTREAM SLOPE
1	2.80	319.30	316.50	6	50	312.40	8.20%
2	2.70	315.10	312.40	6	50	306.30	12.20%
3	2.80	309.10	306.30	6	50	300.20	12.20%
4	2.90	303.10	300.20	6	50	294.20	12.00%
5	3.00	297.20	294.20	8	50	288.30	9.60%
6	3.00	292.30	289.30	8	50	286.00	6.60%
7	3.00	286.00	286.00	8	50	284.20	3.60%
8	3.00	282.20	284.20	8	50	282.50	3.40%
9	3.00	285.50	282.50	8	50	275.00	15.00%
10	3.00	278.00	275.00	8	50	267.50	15.00%
11	3.00	270.50	267.50	8	45	261.13	14.16%
12A	2.87	264.00	261.13	8	98	260.15	1.00%
12B	13.85	274.00	260.15	8	55	258.60	1.00%
13	13.75	283.75	270.00	8	21	282.00	38.10%
14	12.50	284.50	272.00	8	7	270.00	28.57%
15	2.80	287.00	284.20	6	50	272.17	24.07%
16	2.70	285.50	284.80	6	50	284.20	3.20%
17	2.80	295.00	292.20	6	50	285.80	12.82%
18	2.90	312.60	309.70	8	91	299.13	11.61%
19	2.80	319.00	316.20	6	45	309.70	14.44%
20	2.80	325.60	322.80	6	54	316.20	12.22%
21	4.20	332.20	328.00	8	20	326.16	9.18%
22	2.90	338.80	335.90	8	54	328.00	14.63%
23	2.80	345.50	342.70	6	55	335.90	12.36%
24	4.20	354.20	350.00	6	55	342.70	13.27%
25	2.80	356.40	353.60	6	67	350.00	5.37%
26	2.80	348.50	345.70	6	45	341.90	8.44%
27	2.80	344.70	341.90	6	45	336.50	12.00%
28	2.80	339.30	336.50	6	46	330.00	14.13%
29	3.90	333.90	330.00	8	30	326.01	13.29%
30	2.80	328.60	325.80	6	56	320.00	10.36%
31	3.20	323.20	320.00	8	28	308.95	39.45%
32	2.90	299.60	296.70	8	22	294.33	10.76%
33	2.80	301.60	298.80	6	36	296.70	5.83%
34	2.80	305.10	302.30	6	45	298.90	7.78%
35	2.80	309.80	307.00	6	45	302.30	10.44%
36	4.20	315.20	311.00	8	22	307.79	14.58%
37	3.60	320.60	317.00	6	45	311	13.33%
38	3.60	326.60	322.00	6	45	317.00	13.33%
39	2.80	330.80	328.00	6	50	323	10.00%
15A	2.70	322.00	299.30	6	21	298.90	1.90%

SURVEY DISCLAIMER

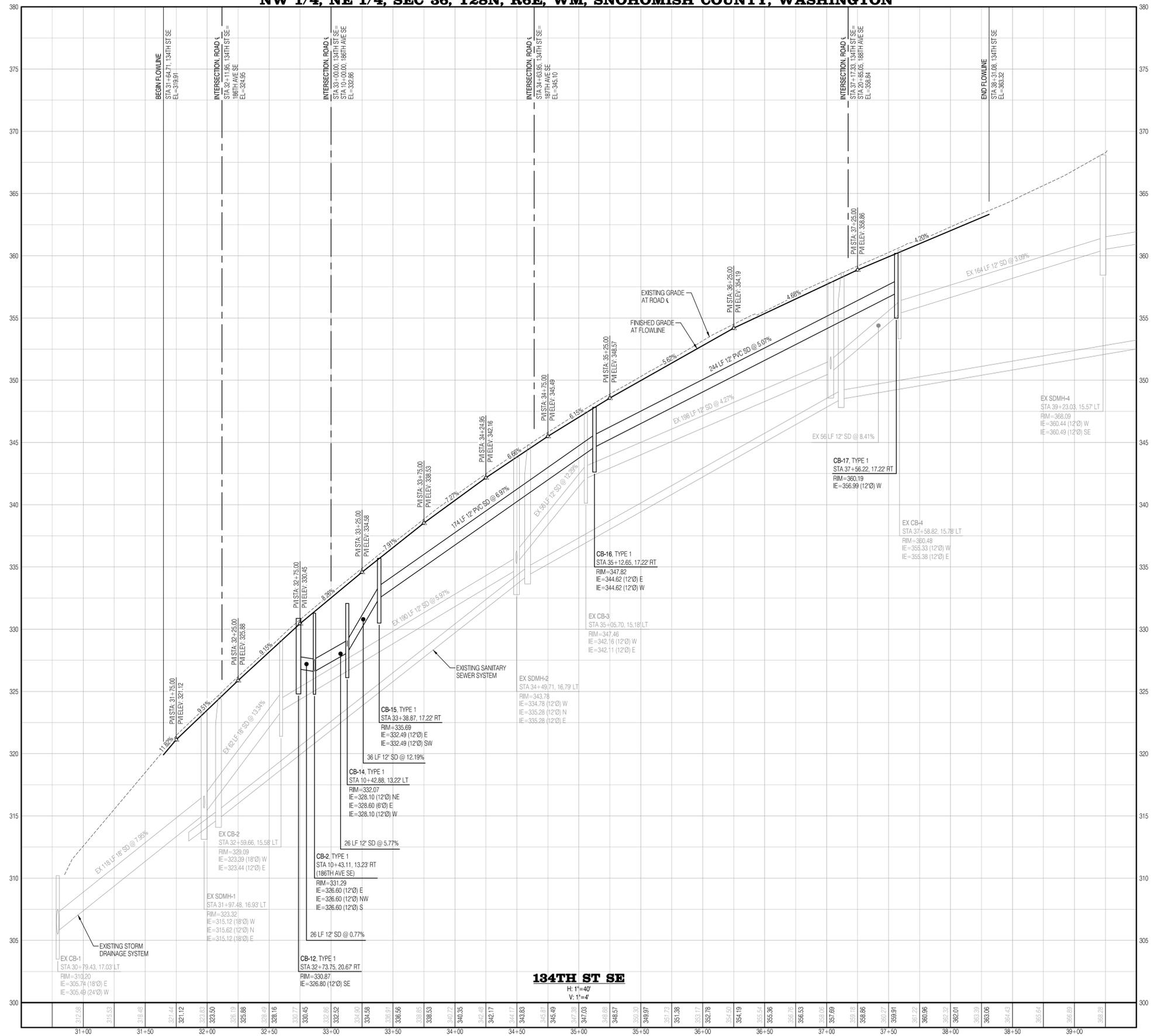
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



134TH ST SE

H: 1"=40'
 V: 1"=4'

SURVEY DISCLAIMER

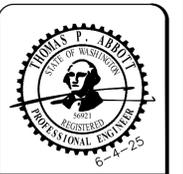
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEER'S STAMP

REVISIONS	DATE	DESCRIPTION

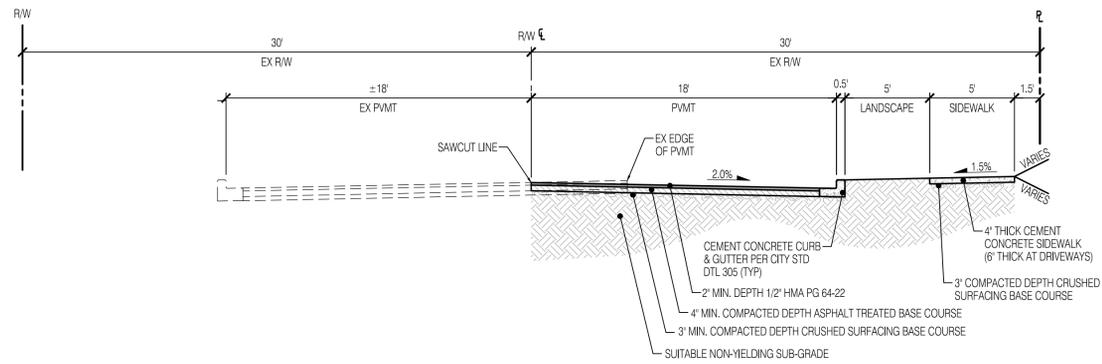
Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

ROAD PROFILES AND SECTIONS

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

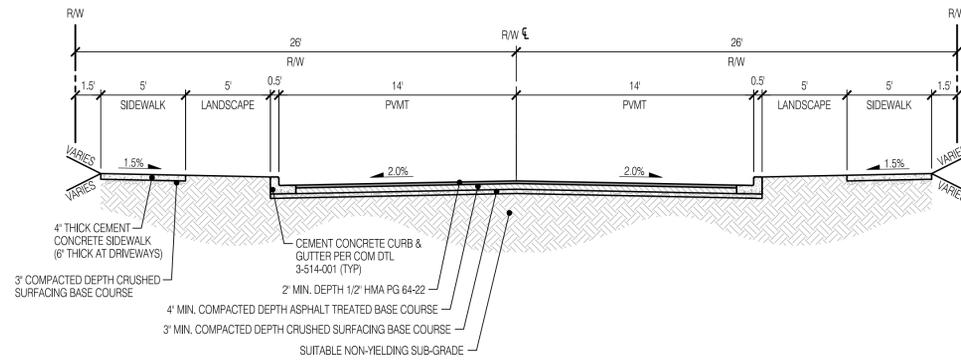
DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

PR-02
11 OF 29



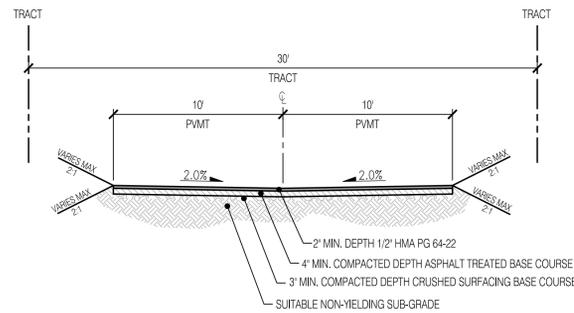
134TH ST SE ROAD SECTION

SCALE: 1"=5'



ROAD A ROAD SECTION

SCALE: 1"=5'



TRACT 998 SHARED DRIVEWAY SECTION

SCALE: 1"=5'

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE
#		

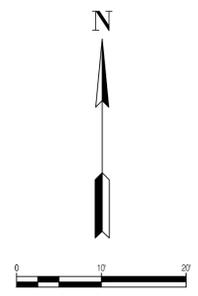
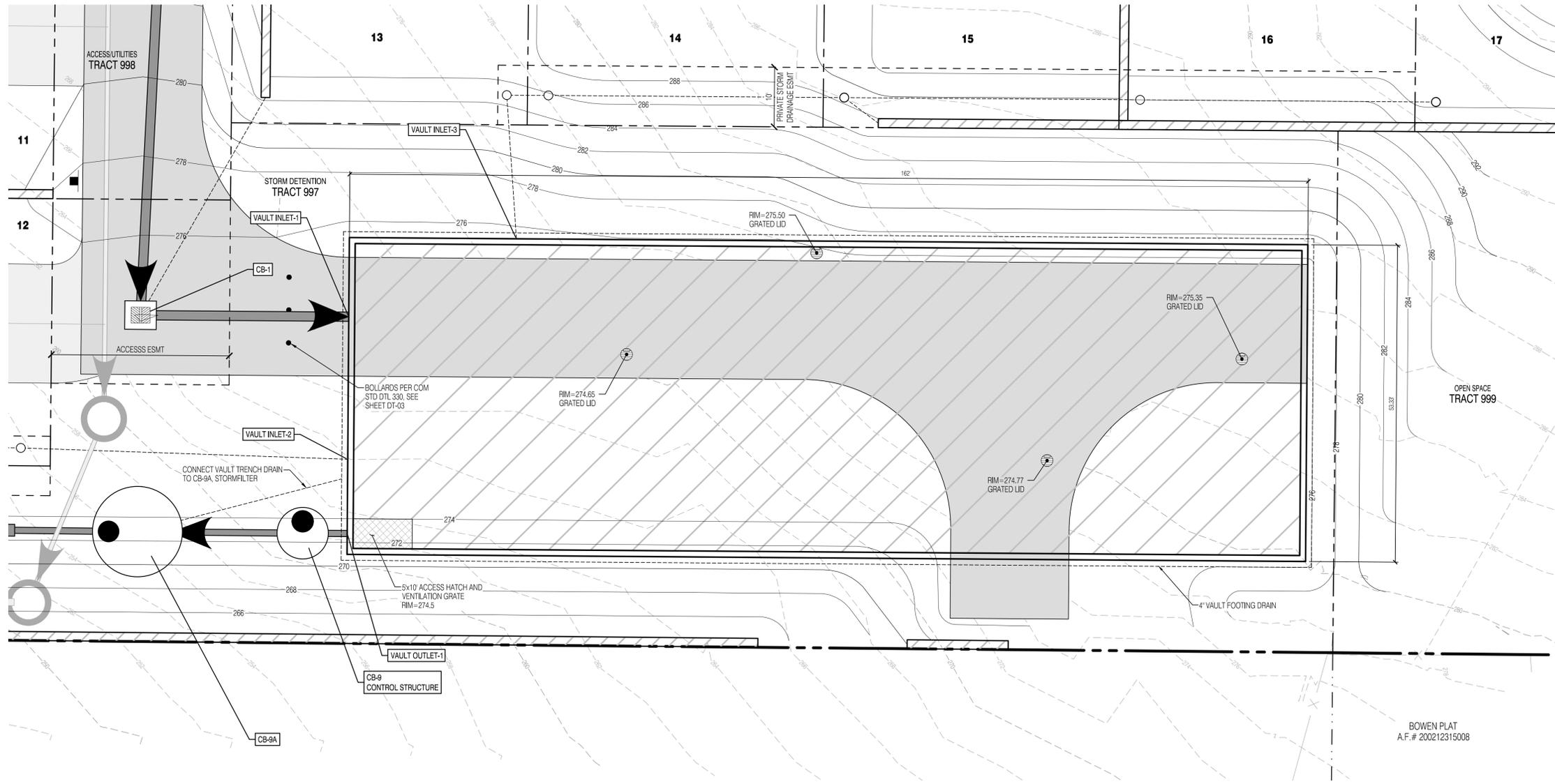
Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

ROAD SECTIONS

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

PR-03
13 OF 29



LEGEND

SYMBOLS	DESCRIPTION
[Hatched pattern]	RETAINING WALL
[Diagonal lines]	ASPHALT PAVEMENT
[Dotted pattern]	ASPHALT GRID AND OVERLAY
[Horizontal lines]	CONCRETE PAVEMENT
[Dashed line]	STORM MAIN PIPE
[Solid line]	DRAIN PIPE
[Circle with dot]	TYPE 2 CATCH BASIN, SOLID LID
[Square with dot]	TYPE 1 CATCH BASIN
[Square]	TYPE 1 CATCH BASIN, SOLID LID
[Circle]	STORM CLEAN OUT

STORM DETENTION VAULT
 SCALE: 1"=10'



ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

STORM DETENTION VAULT PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

SD-01
14 OF 29

SURVEY DISCLAIMER

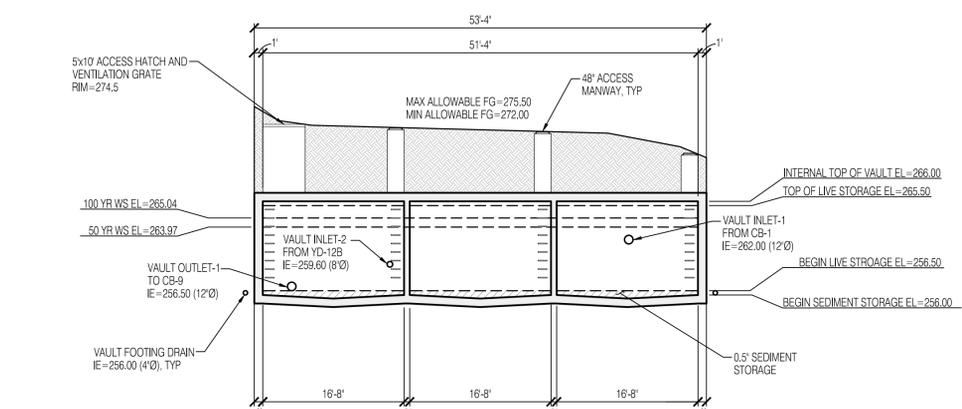
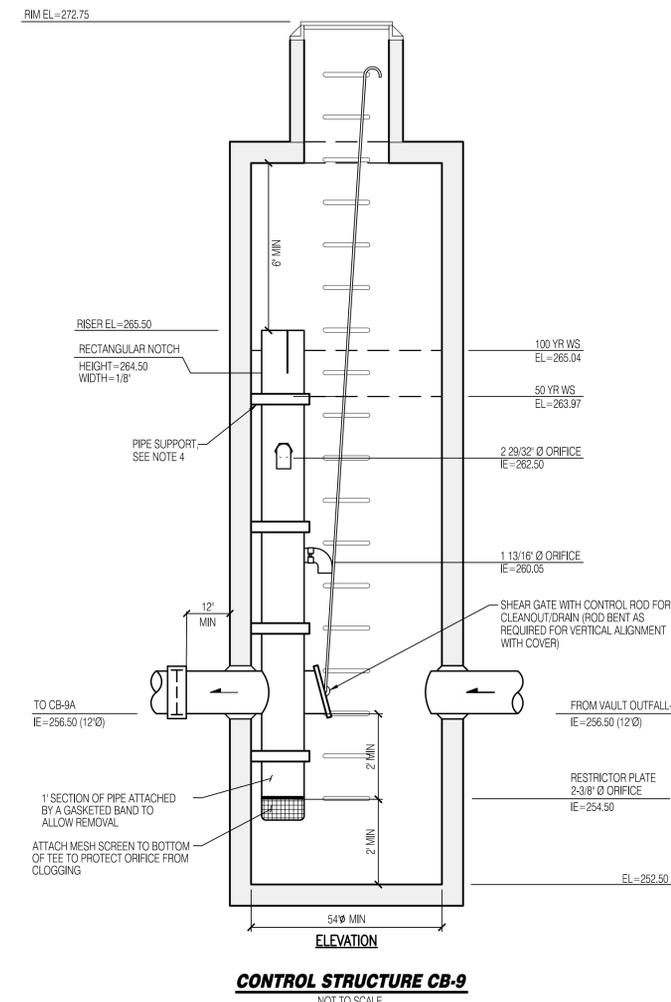
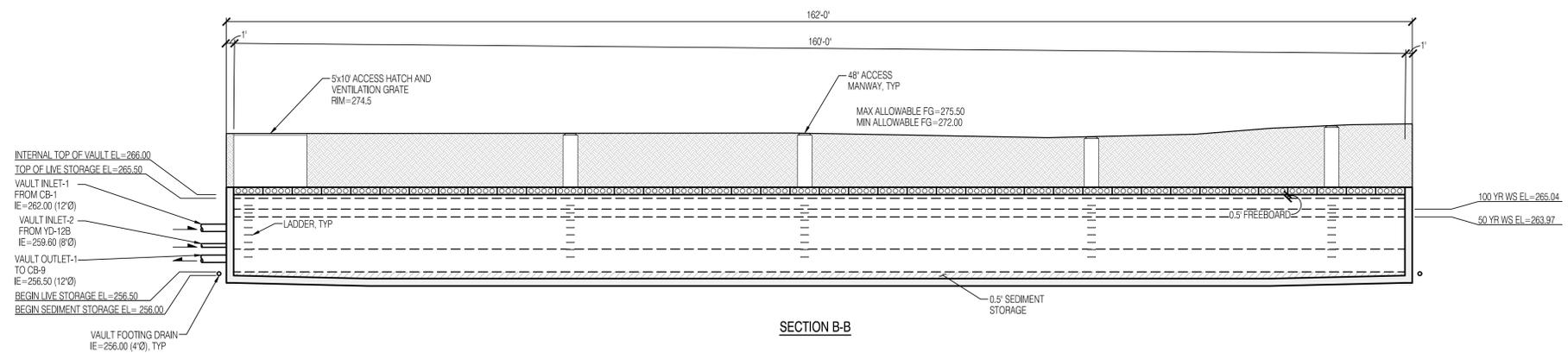
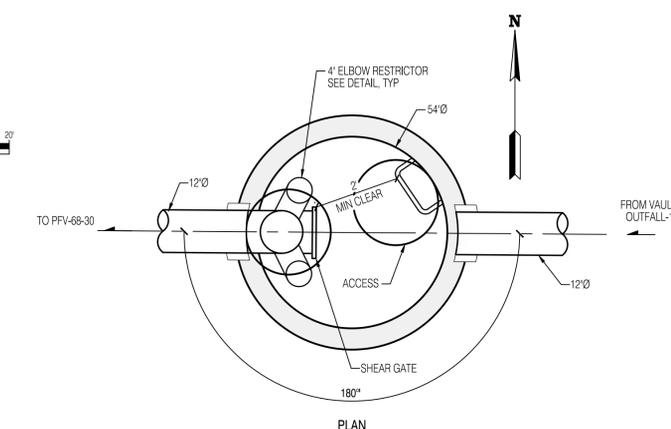
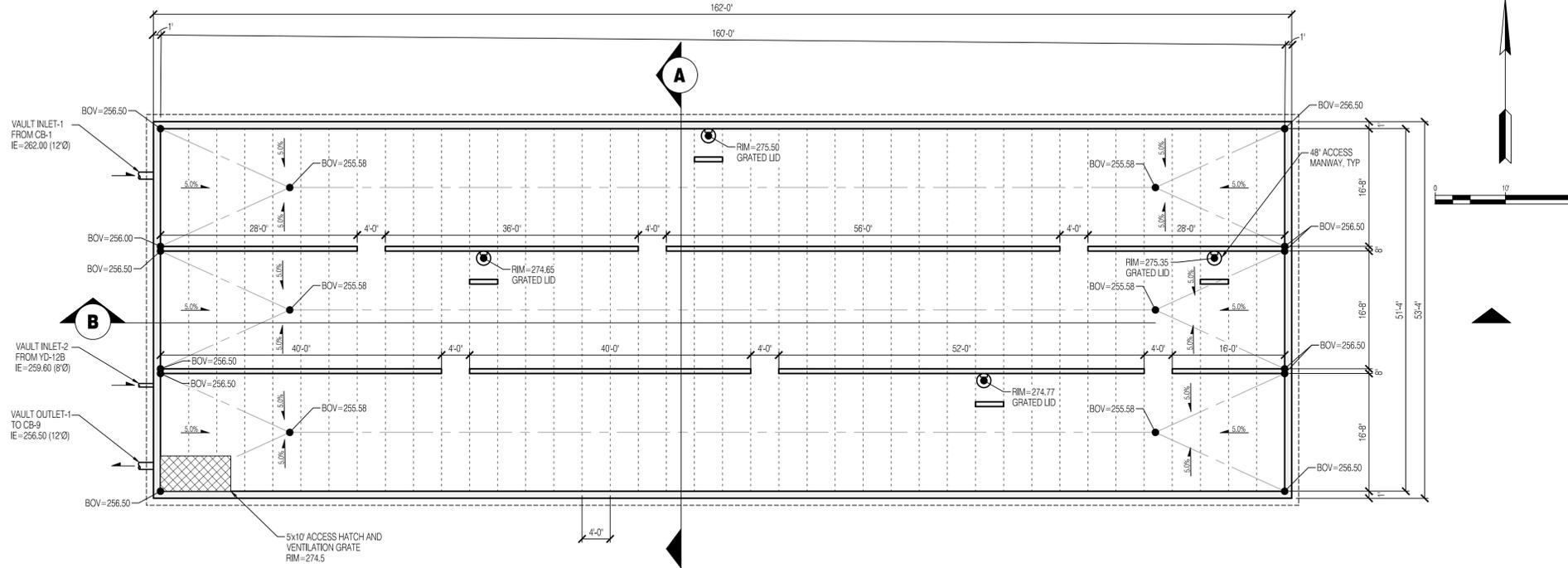
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

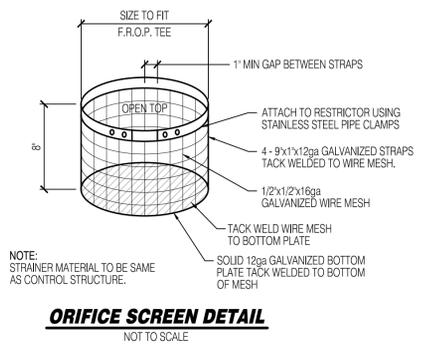


SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



LOT IMPERVIOUS TABLE

LOT	LOT AREA (SF)	PERCENT LOT IMPERVIOUS	ALLOWABLE NEW LOT IMPERVIOUS (SF)
1	5463	60%	3277.8
2	5500	60%	3300
3	5500	60%	3300
4	5500	60%	3300
5	5500	60%	3300
6	5500	60%	3300
7	5500	60%	3300
8	5461	60%	3270.6
9	5500	60%	3300
10	5500	60%	3300
11	5500	60%	3300
12	6300	60%	3780
13	5468	60%	3280.8
14	5500	60%	3300
15	5222	60%	3133.2
16	6080	60%	3648
17	11962	60%	7177.2
18	6989	60%	4193.4
19	6050	60%	3630
20	6050	60%	3630
21	6050	60%	3630
22	6050	60%	3630
23	6050	60%	3630
24	5854	60%	3512.4
25	7523	60%	4513.8
26	9863	60%	5917.8
27	8427	60%	5056.2
28	7267	60%	4360.2
29	6199	60%	3719.4
30	5329	60%	3197.4
31	7040	60%	4224
32	7578	60%	4546.8
33	6855	60%	4113
34	5638	60%	3382.8
35	5400	60%	3240
36	5625	60%	3375
37	5950	60%	3570
38	6000	60%	3600
39	4654	60%	2792.4



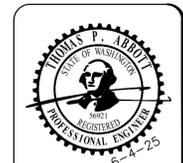
ORIFICE SCREEN DETAIL
 NOT TO SCALE

CONTROL STRUCTURE NOTES

- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
- PROVIDE AT LEAST ONE 3"x0.90 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MAXIMUM 3'-0" VERTICAL SPACING).

DETENTION SUMMARY CHART

STORM EVENT	LIVE STORAGE VOLUME (CF)			RELEASE RATE (CFS)		
	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2-YEAR	31,205	35,960		0.4216	0.2803	
50-YEAR	66,756	64,000		1.5288	0.7696	



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE
#		



STORM DETENTION VAULT DETAILS

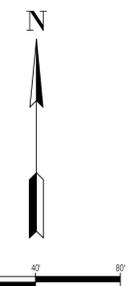
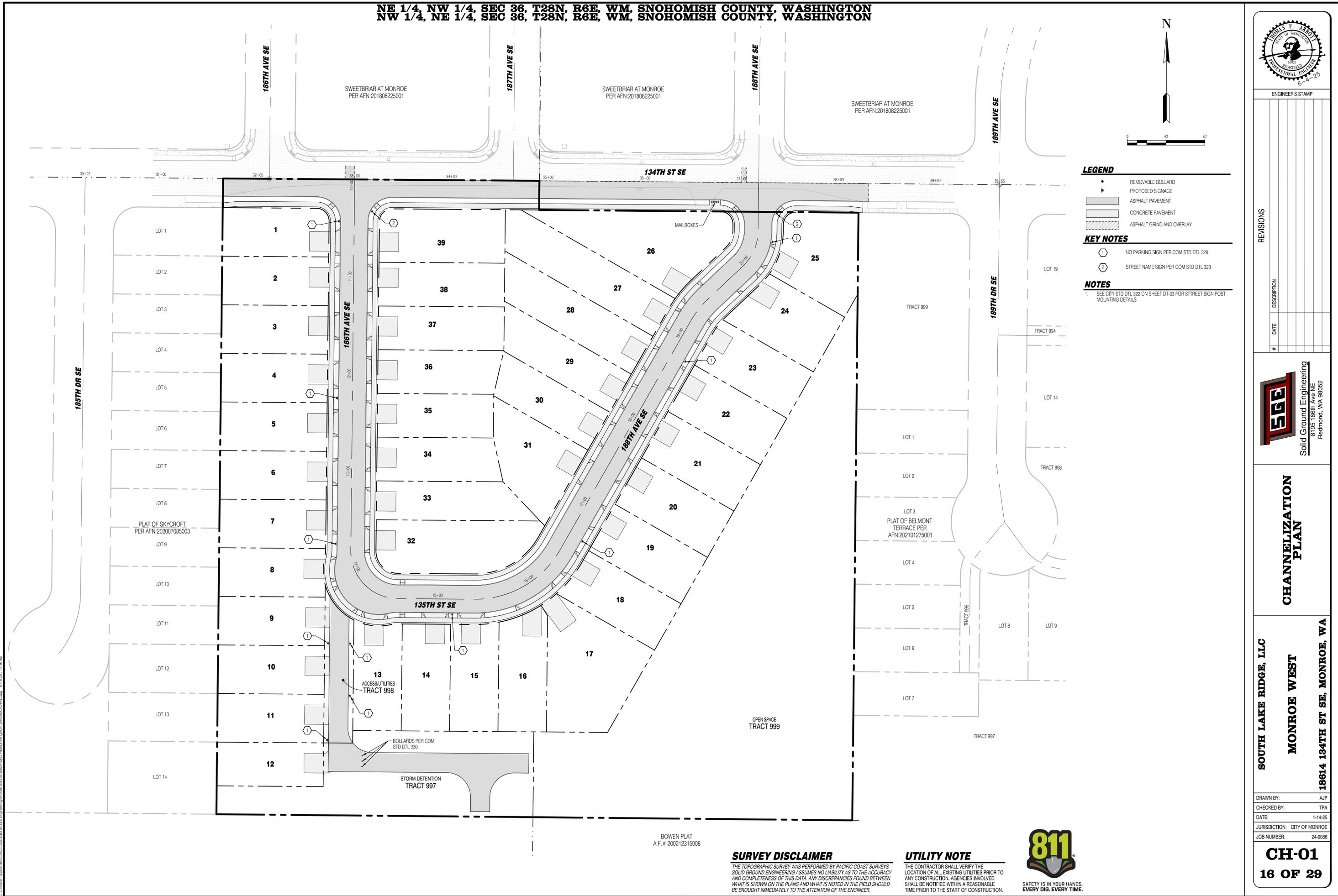
SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

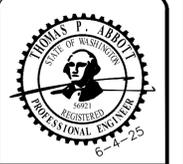
SD-02
15 OF 29



NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- REMOVABLE BOLLARD
 - ▬ PROPOSED SIGNAGE
 - ▭ ASPHALT PAVEMENT
 - ▭ CONCRETE PAVEMENT
 - ▭ ASPHALT GRIND AND OVERLAY
- KEY NOTES**
- ① NO PARKING SIGN PER COM STD DTL 328
 - ② STREET NAME SIGN PER COM STD DTL 323
- NOTES**
- SEE CITY STD DTL 322 ON SHEET DT-03 FOR STREET SIGN POST MOUNTING DETAILS



ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

CHANNELIZATION PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

CH-01
16 OF 29

BOWEN PLAT
 A.F. # 200212315008

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

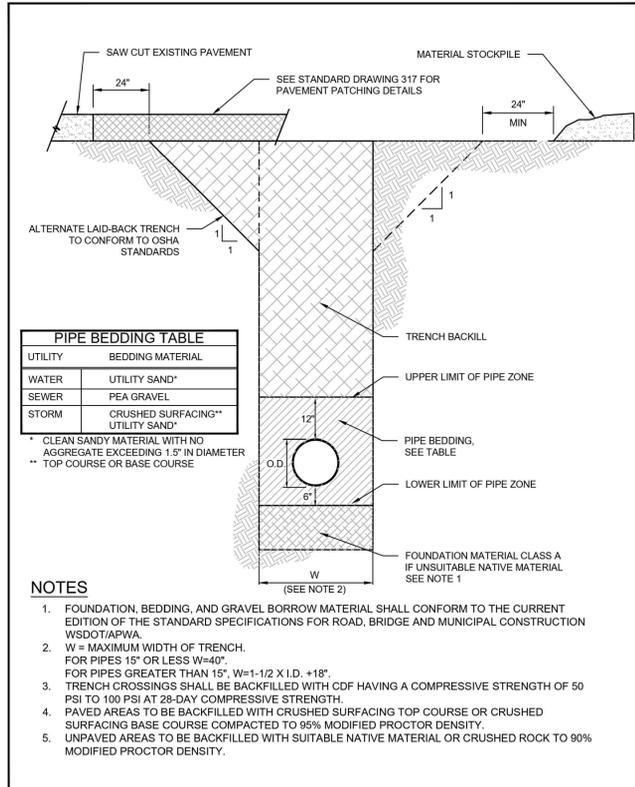
UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

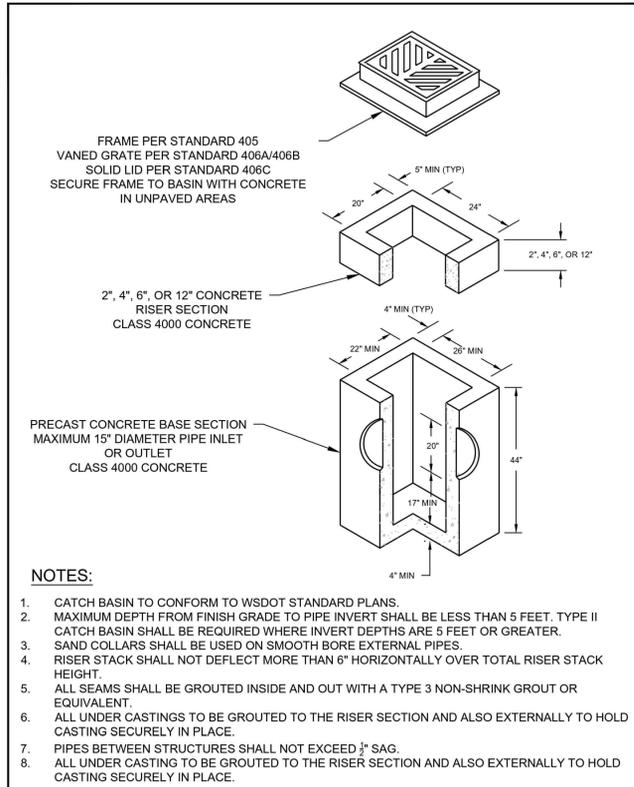


SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

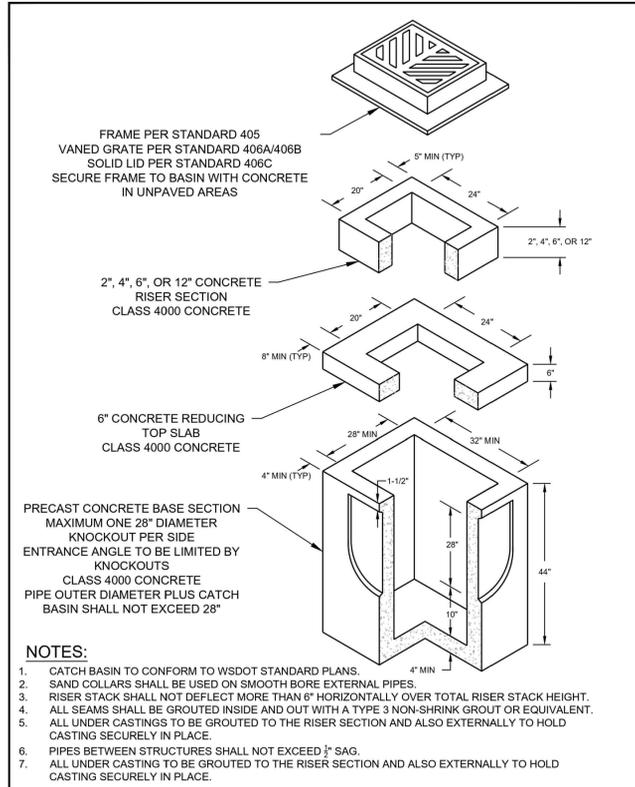
C:\Users\jld\OneDrive\Documents\24-0086 Monroe West\Project\18614\18614-0086-CP-Plan_01/14/2025 7:45:26 AM



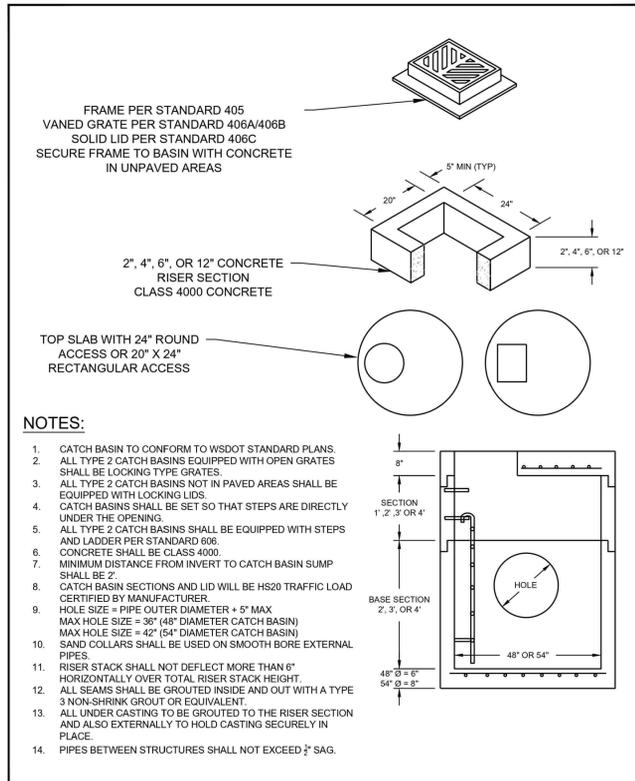
	DESCRIPTION	DESIGNATION
	TRENCH BACKFILL	102
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024



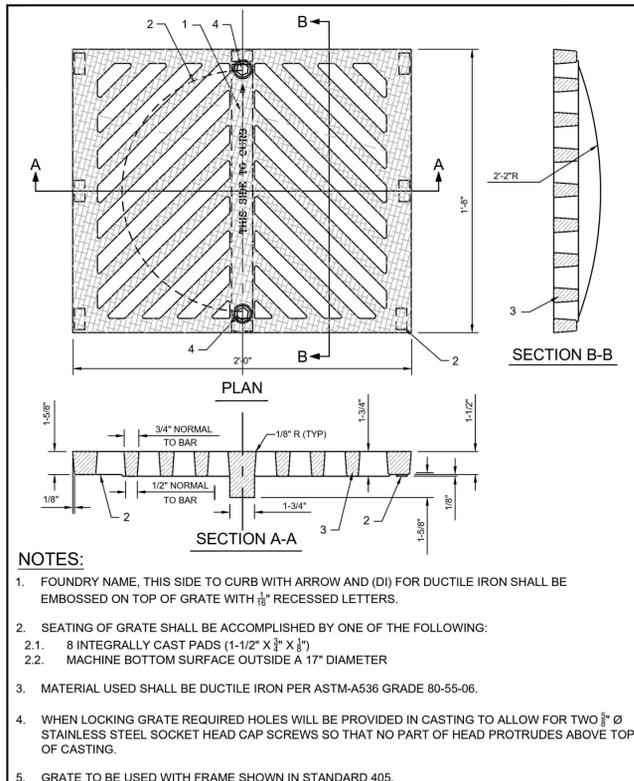
	DESCRIPTION	DESIGNATION
	TYPE 1 CATCH BASIN	402
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024



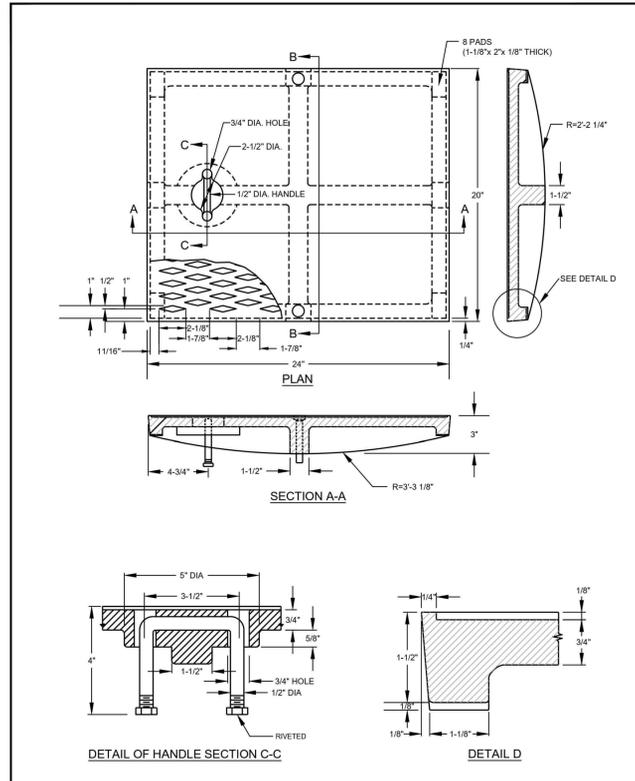
	DESCRIPTION	DESIGNATION
	TYPE 1L CATCH BASIN	403
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024



	DESCRIPTION	DESIGNATION
	TYPE II CATCH BASIN 48" OR 54"	404
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024



	DESCRIPTION	DESIGNATION
	GRATE FOR CATCH BASIN OR INLET	406B
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024



	DESCRIPTION	DESIGNATION
	SOLID COVER FOR CB OR INLET	406C
	SCALE	NOT TO SCALE
	REVISED	FEB 1, 2024

GENERAL NOTES

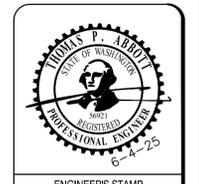
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF MONROE PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO OBTAIN A GRADING PERMIT, RIGHT-OF-WAY PERMIT, AND UTILITY PERMITS FROM THE CITY. ALL REQUIRED PERMITS FROM OTHER AGENCIES MUST ALSO BE OBTAINED BY THE DEVELOPER/CONTRACTOR.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/ CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONTRACTOR SHALL SCHEDULE THE PRECONSTRUCTION CONFERENCE BY CALLING (360) 863-6501. PRIOR TO SCHEDULING, THE CONTRACTOR MUST SUBMIT AND RECEIVE APPROVAL FOR THE TRAFFIC CONTROL PLAN, CITY PERMITS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, PERFORMANCE BOND, COPY OF OTHER AGENCY PERMITS, A COPY OF THE CONTRACTOR'S LICENSE, AND PROOF OF INSURANCE COVERAGE.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN PROGRESS.
- ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
- ALL OF THE LOCATIONS OF THE EXISTING UTILITIES SHOWN IN THE PLANS HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHALL THEREFORE BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATE SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY REPRESENTATIVES OF THE CITY OF MONROE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE REMOVAL AND REPLACEMENT OF ITEMS THAT DO NOT MEET CITY STANDARDS OR WERE CONSTRUCTED WITHOUT INSPECTION.
- THE CONTRACTOR SHALL KEEP THE ON-SITE AND OFF-SITE STREETS CLEAN AT ALL TIMES BY CLEANING WITH A SWEEPING AND/OR VACUUM TRUCK. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY INSPECTOR.
- THE CONTRACTOR SHALL MAINTAIN TWO (2) SETS OF "AS-BUILT" PLANS SHOWING ALL FIELD CHANGES AND MODIFICATIONS. IMMEDIATELY AFTER CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL DELIVER BOTH COPIES OF RED-LINED PLANS TO THE CITY. THE CITY WILL FORWARD ONE OF THE COPIES TO THE DESIGN ENGINEER.

STORM DRAINAGE NOTES

- ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS AND CITY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
- ALL PIPE MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY STANDARDS AND SPECIFICATIONS. ACCEPTABLE STORM DRAINAGE PIPE MATERIALS INCLUDE CONCRETE, PVC, HDPE, AND DUCTILE IRON. CORRUGATED METAL PIPES (GALVANIZED ALUMINUM OR STEEL) ARE NOT ACCEPTED BY THE CITY. ALL PIPE JOINTS MUST HAVE GASKETS AND SHALL BE WATER TIGHT UNLESS OTHERWISE DIRECTED BY THE CITY.
- PIPE BEDDING MATERIAL SHALL BE 58-INCH MINUS CRUSHED GRAVEL FOR ALL PIPE TYPES, EXCEPT DUCTILE IRON. BEDDING MATERIAL FOR DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF THE CITY'S STANDARDS AND SPECIFICATIONS (CHAPTER 4).
- ALL TRENCH BACKFILL IN AREAS OF PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY. ALL OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
- ALL PIPE SHALL BE PLACED ON STABLE EARTH. IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING TRENCH FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH GRAVEL BEDDING MATERIAL TO SUPPORT THE PIPE.
- LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY DRAINS BEHIND THE SIDEWALK MUST BE INSTALLED AS REQUIRED PRIOR TO SIDEWALK CONSTRUCTION. STUB-OUTS SHALL BE MARKED WITH A 2'X4' WITH 3 FEET VISIBLE ABOVE GRADE AND MARKED "STORM". LOCATION AND DEPTH OF THESE INSTALLATIONS SHALL BE SHOWN ON THE AS-BUILT PLANS SUBMITTED TO THE CITY.
- ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE SHOWN ON THE PLANS AND APPROVED BY THE CITY. THE USE AND INSTALLATION OF INLETS IS DISCOURAGED.
- ALL CATCH BASINS WITH A DEPTH OF 5 FEET (RIM TO INVERT) OR GREATER SHALL BE TYPE 2 CATCH BASINS EQUIPPED WITH 3/4-INCH DIAMETER SAFETY MANHOLE STEPS OR A MANHOLE LADDER PER CITY STANDARD DETAILS.
- ALL GRATES SHALL BE MARKED "OUTFALL TO STREAM - DUMP NO POLLUTANTS". ALL SOLID COVER SHALL BE MARKED "DRAIN". ALL CATCH BASINS AND MANHOLES SHALL BE EQUIPPED WITH LOCKING FRAMES AND LIDS OR GRATES PER CITY STANDARD DETAILS.
- ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FOOT BELOW PAVEMENT LEVEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES/COVERS TO GRADE JUST PRIOR TO CURB INSTALLATION AND PAVING.
- ALL RETENTION/DETENTION FACILITIES SHALL BE INSTALLED AND IN OPERATION PRIOR TO, OR IN CONJUNCTION WITH, ALL CONSTRUCTION ACTIVITY, UNLESS OTHERWISE APPROVED BY THE CITY.
- DETENTION/RETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL BE ENCLOSED WITH A VINYL COATED CHAIN LINK FENCE.
- BIO-FILTRATION SWALES AND/OR FILTER STRIPS SHALL BE CONSTRUCTED, BEDDED OR SEEDDED AND IN OPERATION PRIOR TO, OR SEEDDED IN CONJUNCTION WITH, ASPHALT PAVING. THE VEGETATION IN THE BIO-SWALE MUST BE WELL ESTABLISHED BEFORE PAVING BEGINS.
- STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.
- WHEN INFILTRATION FACILITIES ARE CONSTRUCTED, COMPACTION OF SOIL IS NOT ALLOWED, AS THE DESIGN IS BASED ON NATURAL SOIL IN THE ORIGINAL LOCATION. VEHICLES SHALL NOT BE DRIVEN OVER THE INFILTRATION AREA DURING CONSTRUCTION.
- IF THE CONTRACTOR ENCOUNTERS GROUNDWATER OR SOIL CONDITIONS DIFFERENT FROM THAT SHOWN IN THE PLANS DURING INFILTRATION SYSTEM INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR.

ASPHALT VALLEY GUTTER

NOT TO SCALE



ENGINEERS STAMP	
REVISIONS	
DESCRIPTION	
DATE	
#	



NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC	MONROE WEST
18614 134TH ST SE, MONROE, WA	
DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

DT-01
17 OF 29

SURVEY DISCLAIMER

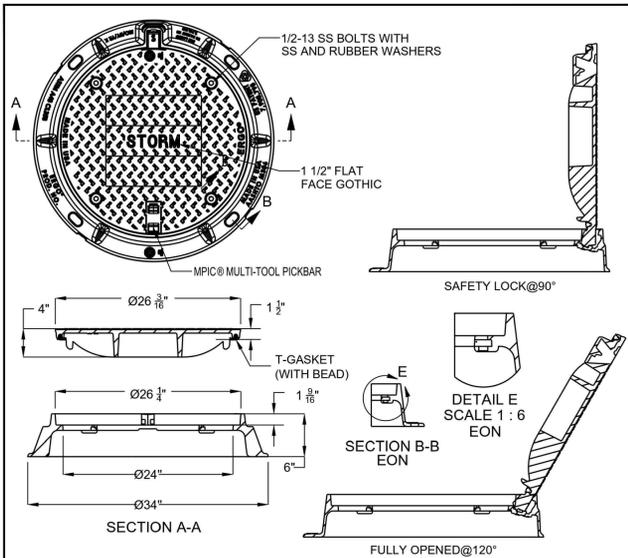
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

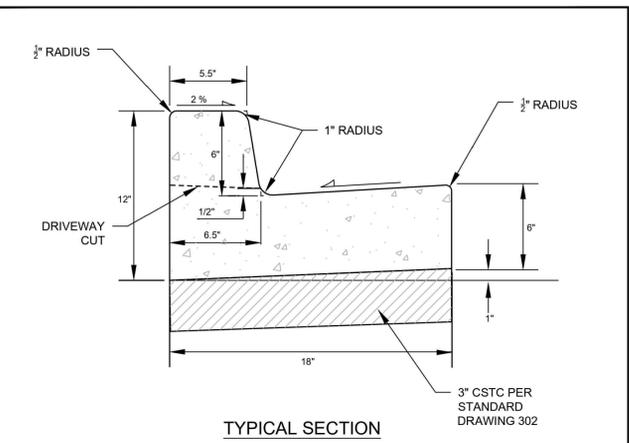


SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



- NOTES**
1. MANHOLE RINGS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M 105, CL35B.
 2. MANHOLE COVER TO BE DUCTILE IRON CONFORMING TO ASTM A536, GR 80-55-06.
 3. LOCKING COVER TO BE USED AT ALL LOCATIONS. THE LID SHALL BE LOCKED DOWN WITH 4 1/2-13 STAINLESS STEEL BOLTS.
 4. ALL UNDER CASTINGS TO BE GROUTED TO THE RISER SECTION AND ALSO EXTERNALLY TO HOLD CASTINGS SECURELY IN PLACE.
 5. MANHOLE RING AND COVER SHALL BE EAST JORDAN PART NUMBER 001040062L03.

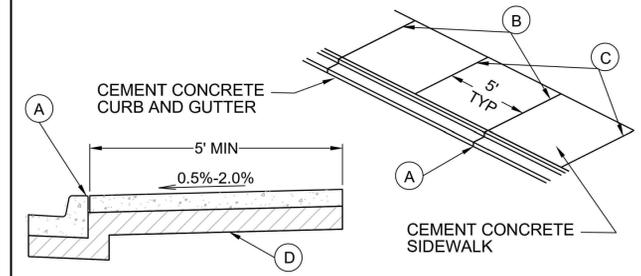
	DESCRIPTION	DESIGNATION
	SOLID COVER AND FRAME FOR CB	406D
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



- NOTES**
1. MID DEPTH EXPANSION JOINTS SHALL BE PLACED ON 10 FOOT CENTERS AND ADJACENT TO CATCH BASINS, TANGENT POINTS OF STREETS, ALLEYS, AND DRIVEWAYS. 3/8" EXPANSION JOINT BETWEEN BACK OF CURB AND SIDEWALK. PRE-MOLDED JOINT FILLER MAY BE 3/8" WIDE AND CONFORM TO AASHTO DESIGN M213.
 2. CONCRETE SHALL BE CLASS 4000 CONCRETE.
 3. STEEL FORMS SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS TO BE USED ON CURVED SECTIONS.
 4. FINISH SHALL BE LIGHT BROOM FINISH.

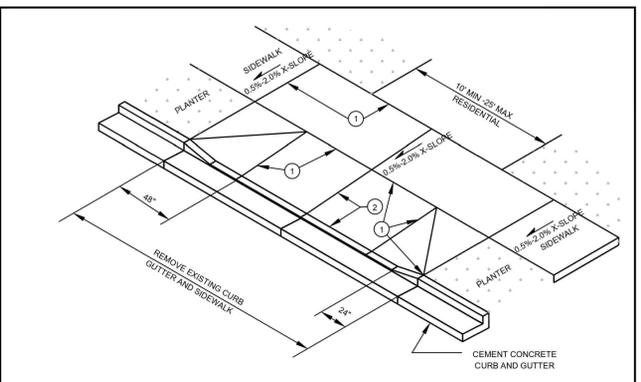
	DESCRIPTION	DESIGNATION
	CEMENT CONCRETE CURB AND GUTTER	305
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	

- NOTES:**
1. 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.
 2. CONCRETE SHALL BE CLASS 4000 CONCRETE.
 3. 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.
 4. RESERVED.
 5. 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.
 6. FINISH SHALL BE A LIGHT BROOM FINISH.
 7. SUBGRADE COMPACTION FOR SIDEWALKS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH WSDOT/APWA SPECIFICATIONS.
 8. PLANTER STRIPS REQUIRED BUT NOT SHOWN.
 9. SIDEWALK SHALL BE AT LEAST 6" THICK IN DRIVEWAYS.
 10. 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 72 HOURS.
 11. ALL JOINTS SHALL BE CLEANED AND EDGED WITH AN EDGER HAVING A 1/2" RADIUS.



- FLAG NOTES:**
- (A) EXPANSION JOINTS CONSISTING OF 1/2" X 2" PRE-MOLDED 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.
 - (B) CONTRACTION JOINTS (CONTROL JOINTS) SHALL CONSIST OF 1/2" X 2" OF PRE-MOLDED JOINT MATERIAL. WHEN SIDEWALKS ARE PLACED BY SLIP-FORMING, A PRE-MOLDED STRIP OF 3/8" THICK AND UP TO FULL DEPTH MAY BE USED. CONTRACTION JOINTS (CONTROL JOINTS) IN SIDEWALKS SHALL BE LOCATED 30 AS TO MATCH THE JOINTS IN THE CURB WHETHER SIDEWALK IS ADJACENT TO CURB OR SEPARATED BY A PLANTING STRIP. JOINT SEALANTS FOR SAWED CONTRACTION JOINTS SHALL MEET THE REQUIREMENTS OF SECTION 804.2 OF THE WSDOT/APWA SPECIFICATIONS.
 - (C) 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.
 - (D) 4 INCHES OF CRUSHED SURFACING TOP COURSE COMPACTED TO 90% DENSITY.

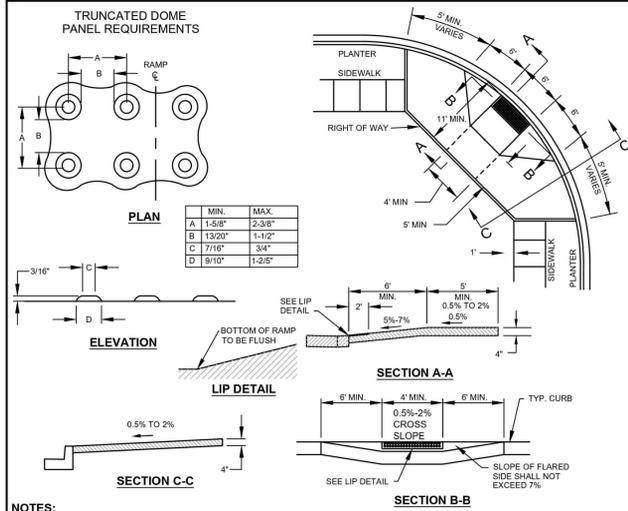
	DESCRIPTION	DESIGNATION
	CEMENT CONCRETE SIDEWALK	309
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



- LEGEND:**
- (1) 6" DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS.
 - (2) 4" DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS IF WIDTH OF DRIVEWAY IS 15 FEET OR GREATER.

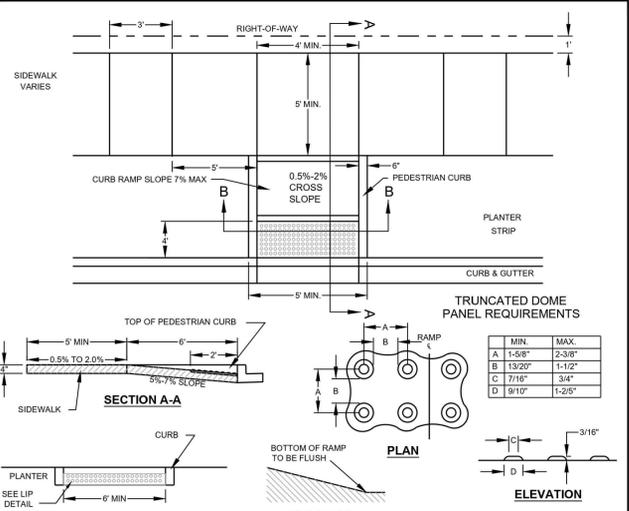
- NOTES:**
1. MAXIMUM 20' FOR RESIDENTIAL DRIVEWAY WITH TWO CAR GARAGE. 25' MAXIMUM WIDTH IF PROPERTY FRONTAGE EXCEEDS 60'.
 2. DRIVEWAY SECTION WITHIN PUBLIC RIGHT-OF-WAY IS TO BE SURFACED WITH ASPHALT OR CONCRETE.
 3. DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK AND BE PLACED ON A MINIMUM OF 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.
 4. CONCRETE SHALL BE CLASS 4000 PSI CONCRETE MINIMUM.
 5. ADD 1/2" ROUNDED EDGE AND 4" FLASHING AT JOINTS.

	DESCRIPTION	DESIGNATION
	CEMENT CONCRETE DRIVEWAY TYPE II	311
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



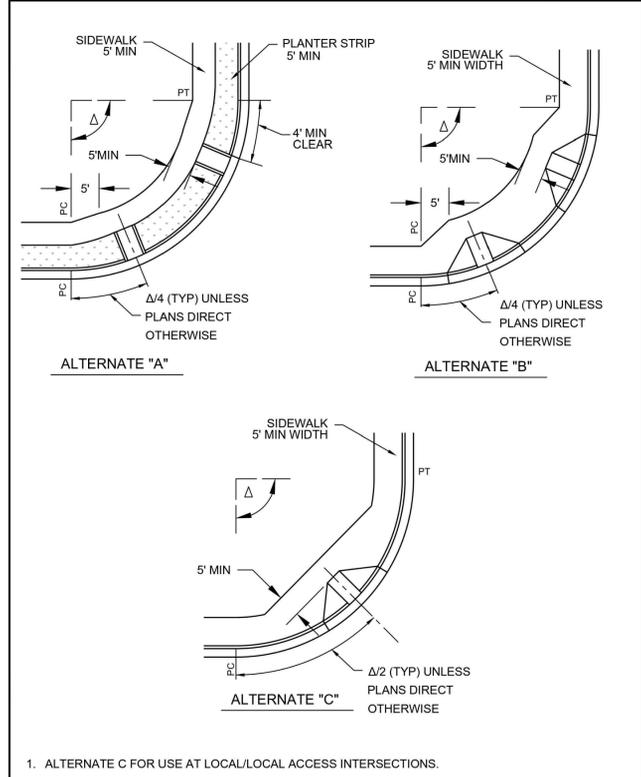
- NOTES:**
1. THE RIGHT OF WAY LINE SHALL ACCOMMODATE THE SIDEWALK.
 2. THE CURB RAMP SHALL BE POURED SEPARATE FROM THE SIDEWALK SECTION.
 3. TRUNCATED DOME PANELS ARE REQUIRED AS SHOWN AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
 4. STAMPING OF TRUNCATED DOMES FOR CURB RAMPS SHALL NOT BE ALLOWED.
 5. THE MIN. PANEL SIZE OF TRUNCATED DOMES SHALL BE 2'X3'. THE DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW IN COMPLIANCE WITH STANDARD SPECIFICATION WSDOT/APWA 8-14.3(5).
 6. ALL JOINTS SHALL BE EXPANSION JOINTS. THERE SHALL BE NO EXPANSION JOINTS AROUND THE TRUNCATED DOME PANEL.
 7. 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.
 8. MAXIMUM COUNTER SLOPE IN GUTTER SHALL BE 5%.
 9. 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.
 10. 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.
 11. DETECTABLE WARNING SURFACES SHALL BE PLACED PER WSDOT STD PLAN F-45.10.02. DETECTABLE WARNING SURFACES SHALL BE SIZED PER WSDOT STANDARDS.
 12. 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.

	DESCRIPTION	DESIGNATION
	CURB RAMP, TYPE I	313
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



- NOTES:**
1. THE CURB RAMP SHALL BE POURED SEPARATE FROM THE SIDEWALK SECTION.
 2. TRUNCATED DOME PANELS ARE REQUIRED AS SHOWN AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
 3. STAMPING OF TRUNCATED DOMES FOR CURB RAMPS SHALL NOT BE ALLOWED.
 4. THE MINIMUM TRUNCATED DOME 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).
 5. ALL JOINTS SHALL BE EXPANSION JOINTS. THERE SHALL BE NO EXPANSION JOINTS AROUND THE TRUNCATED DOME PANEL.
 6. 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.
 7. MAXIMUM COUNTER SLOPE IN GUTTER SHALL BE 5%.
 8. 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.
 9. 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.
 10. DETECTABLE WARNING SURFACES SHALL BE PLACED PER WSDOT STANDARD PLAN F-45.10.02. DETECTABLE WARNING SURFACES SHALL BE SIZED PER WSDOT STANDARDS.
 11. 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.

	DESCRIPTION	DESIGNATION
	CURB RAMP, TYPE II	314
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



	DESCRIPTION	DESIGNATION
	CURB RAMP LOCATIONS	315
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	

SURVEY DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



ENGINEERS STAMP

REVISIONS	
DESCRIPTION	
DATE	
#	

Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

NOTES AND DETAILS

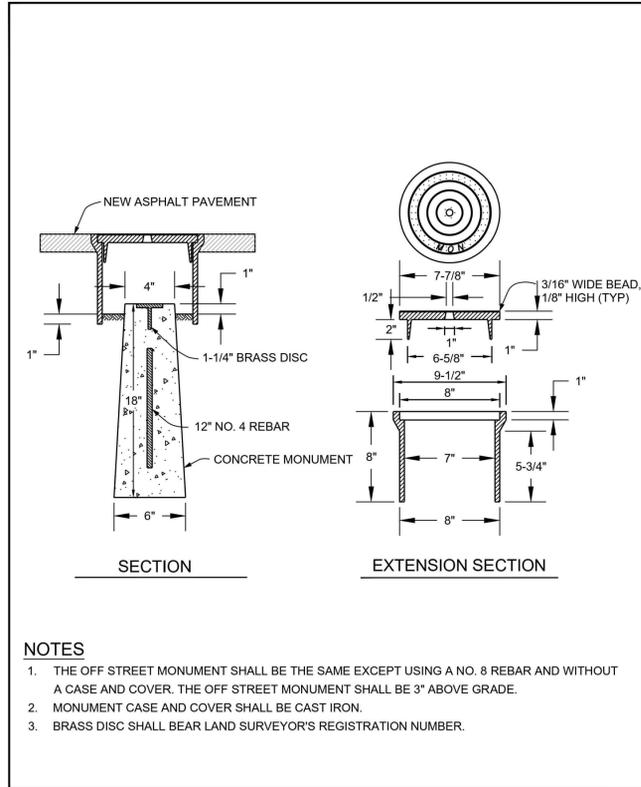
SOUTH LAKE RIDGE, LLC

MONROE WEST

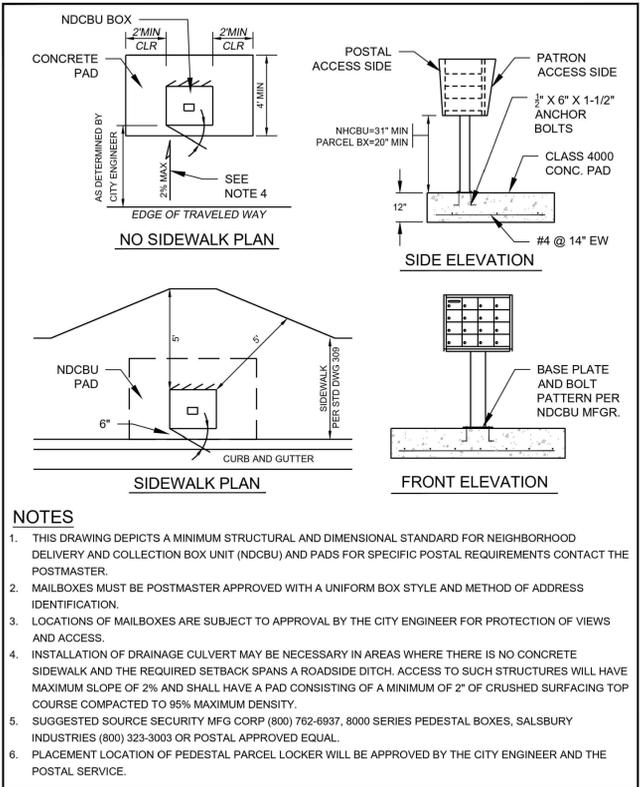
18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0066

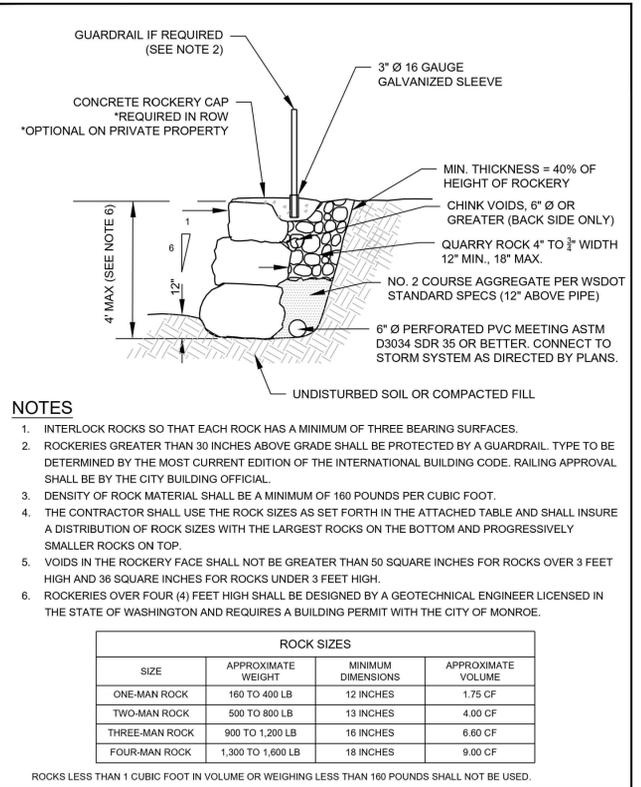
DT-02
 18 OF 29



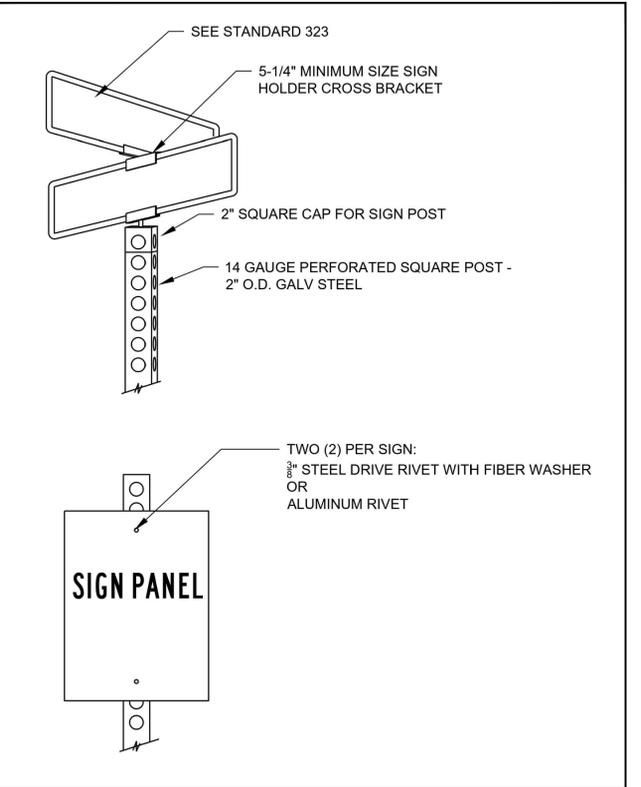
DESCRIPTION	DESIGNATION
SURVEY MONUMENT	316
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



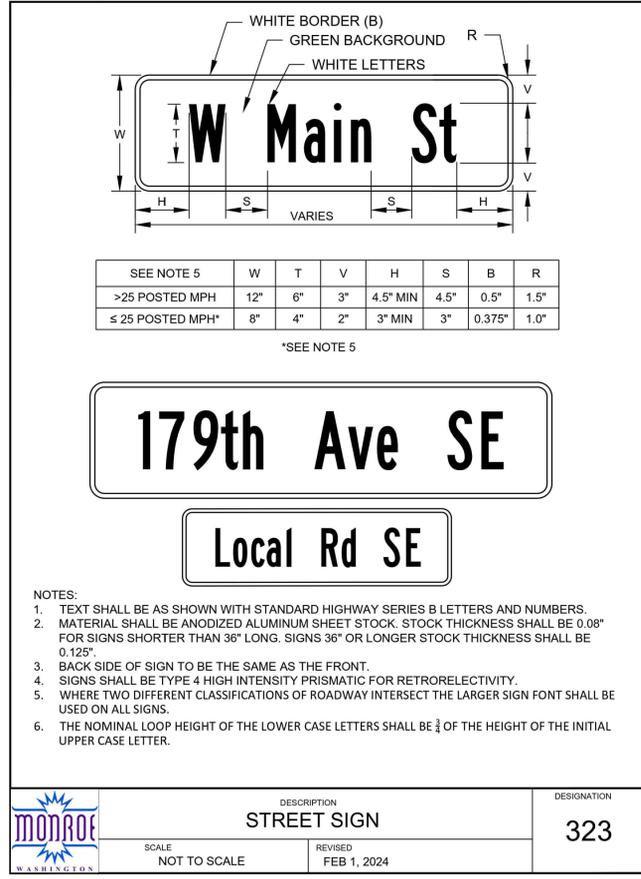
DESCRIPTION	DESIGNATION
NDCBU MAILBOX CLUSTER	320
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



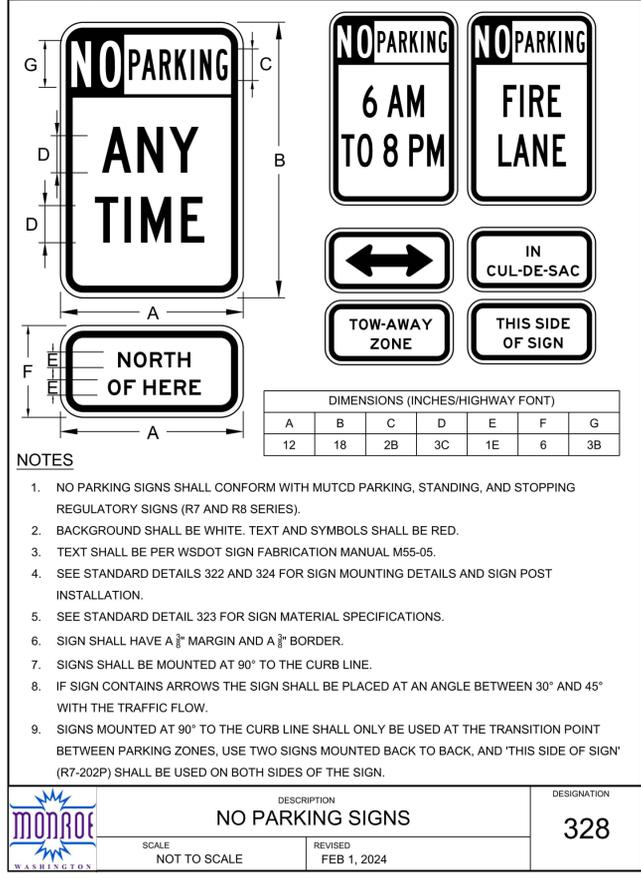
DESCRIPTION	DESIGNATION
ROCKERY	321
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



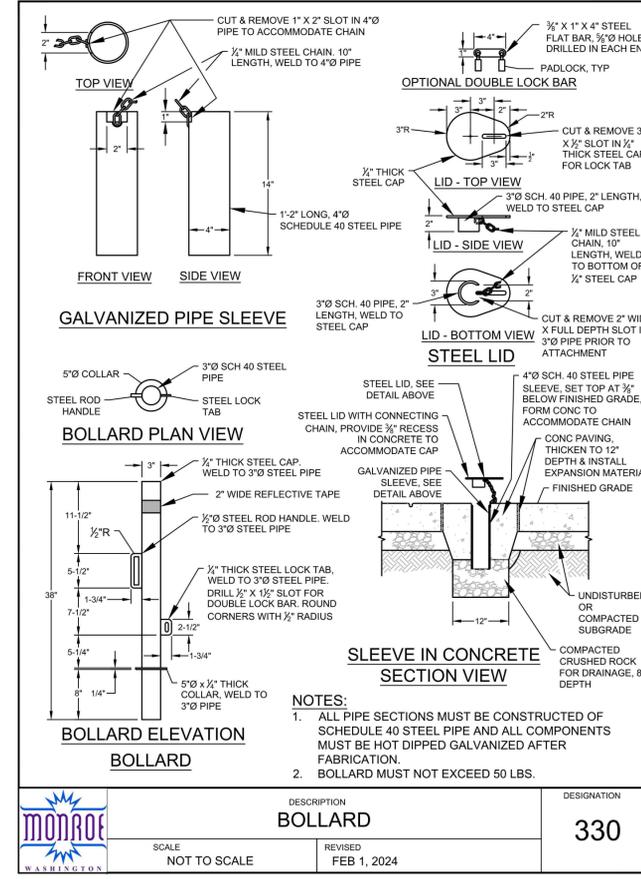
DESCRIPTION	DESIGNATION
STREET SIGN MOUNTING DETAIL	322
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



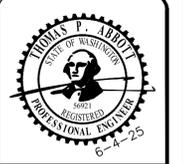
DESCRIPTION	DESIGNATION
STREET SIGN	323
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



DESCRIPTION	DESIGNATION
NO PARKING SIGNS	328
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



DESCRIPTION	DESIGNATION
BOLLARD	330
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



ENGINEERS STAMP	
REVISIONS	
DESCRIPTION	
DATE	
#	



NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

DT-03
19 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14). VOLUME SYSTEMS IS ALSO AVAILABLE WITH MAXIMUM 14 CARTRIDGES. 96" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.8 CFS. IF THE SITE CONDITIONS EXCEED 1.8 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE HEIGHT	27"	18"	LOW DROP
RECOMMENDED HYDRAULIC DROP (ft)	3.00	2.37	1.8'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf 1.67 gpm/sf 1 gpm/sf	2 gpm/sf 1.67 gpm/sf 1 gpm/sf	1 gpm/sf 0.87 gpm/sf 0.5 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5 18.75 11.25	15 12.33 7.5	10 8.35 5

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

SITE SPECIFIC DATA REQUIREMENTS

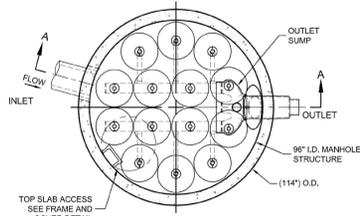
STRUCTURE ID	CB-9A
WATER QUALITY FLOW RATE (cfs)	0.2824
PEAK FLOW RATE (cfs)	0.9167
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE HEIGHT (27" / 18" / LOW DROP/ID)	18"
NUMBER OF CARTRIDGES REQUIRED	11
CARTRIDGE FLOW RATE	0.0279
MEDIA TYPE (PERLITE, ZPG, PSORB)	PSORB
PIPE DATA	12" MATERIAL DIAMETER
INLET PIPE #1	256.30 PVC 12"
INLET PIPE #2	254.00 PVC 12"
OUTLET PIPE	254.00 PVC 12"
RM ELEVATION	272.78
ANTI-FLOTATION BALLAST	WIDTH HEIGHT

NOTES/SPECIAL REQUIREMENTS:
 * PER ENGINEER OF RECORD

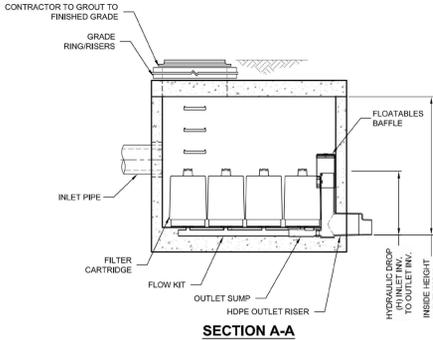
- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED WALL DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET ASHITO H8-20 LOAD RATINGS, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO M304 AND BE CAST WITH THE CONTECH LOGO.
 - FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON-ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER-MEDIA CONTACT TIME SHALL BE AT LEAST 36 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
 - STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION CONFORMING ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
 - CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AND MOLDED IN CUT LINE. COUPLING BY FERROD OR EQUAL AND PROVIDED BY CONTRACTOR.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



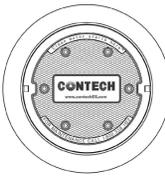
SFMH96
 STORMFILTER
 STANDARD DETAIL



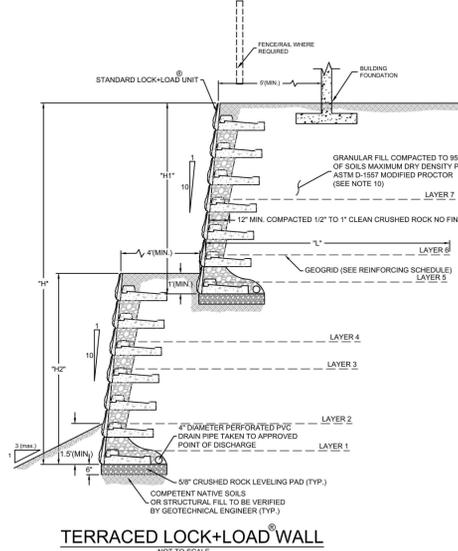
PLAN VIEW
 STANDARD OUTLET RISER
 FLOWKIT-65A



SECTION A-A



FRAME AND COVER
 (DIAMETER VARIES)
 N.T.S.



TERRACED LOCK+LOAD WALL
 NOT TO SCALE

GENERAL NOTES

- REFER TO CIVIL GRADING PLANS FOR WALL ALIGNMENTS AND ELEVATIONS.
- REFER TO REINFORCING SCHEDULE FOR GEGRID LENGTHS AND ELEVATIONS.
- GEGRID ELEVATION MEASURED FROM TOP OF CRUSHED ROCK LEVELING PAD.
- GEGRID LENGTH "L" MEASURED FROM BACK OF FACE UNIT.
- GEGRID SHALL BE INSTALLED BEHIND WALL WITH MACHINE DIRECTION (STRONGEST AXIS) PERPENDICULAR TO WALL.
- GEGRID SHALL BE INSTALLED ON HORIZONTAL SURFACE OF COMPACTED STRUCTURAL FILL.
- GEGRID SHALL BE PULLED TIGHT BEHIND WALL. STAKE END OF GEGRID AS REQUIRED TO MAINTAIN TENSION BEFORE COVERING WITH STRUCTURAL FILL.
- PROTECT GEGRID FROM CONSTRUCTION DAMAGE PER MANUFACTURERS SPECIFICATIONS. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL DIRECTLY ON GEGRID. ANY GEGRID THAT IS DAMAGED SHALL BE REPLACED WITH NEW GEGRID AT CONTRACTORS EXPENSE.
- LOCK+LOAD® WALL ASSEMBLY TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
- STRUCTURAL FILL SHALL BE PLACED AND COMPACTED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. MONROE WEST, 18614 AND 18718 - 34TH STREET SOUTHEAST, MONROE, WASHINGTON, PROJECT NO. T-9077, PREPARED BY TERRA ASSOCIATES, INC., DATED JANUARY 3, 2025. STRUCTURAL FILL IN REINFORCED ZONE SHALL BE GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCHES AND A MAXIMUM SOIL FINES (LESS THAN # 200 SIEVE) CONTENT OF 30 PERCENT.
- HEAVY CONSTRUCTION EQUIPMENT SUCH AS VIBRATORY DRUM ROLLERS, LOADED DUMP TRUCKS, FRONT-END LOADERS, ETC. SHALL NOT OPERATE WITHIN FIVE FEET OF BACK OF WALLS. STRUCTURAL FILL PLACED IN THIS ZONE SHALL HAVE MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES AND SHALL BE COMPACTED USING HAND OPERATED COMPACTION EQUIPMENT.



TERRACED LOCK+LOAD WALL DETAIL
 7 PANEL LOWER WALL
 MONROE WEST
 MONROE, WASHINGTON
 Proj.No. T-9077 Date: JUNE 2025 Figure 2A

REINFORCING SCHEDULE

TOTAL NUMBER OF PANELS IN WALL	TOTAL WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH "L"	HEIGHT (FT)
4	33.00 FT	1	MIRAFI SXT	8.50	2.66
		2	MIRAFI SXT	8.50	2.66
		3	MIRAFI SXT	8.50	2.66
		4	MIRAFI SXT	8.50	2.66
		5	MIRAFI SXT	8.50	2.66
		6	MIRAFI SXT	8.50	2.66
		7	MIRAFI SXT	8.50	2.66
		8	MIRAFI SXT	8.50	2.66
		9	MIRAFI SXT	8.50	2.66
		10	MIRAFI SXT	8.50	2.66
		11	MIRAFI SXT	8.50	2.66
		12	MIRAFI SXT	8.50	2.66
		13	MIRAFI SXT	8.50	2.66
		14	MIRAFI SXT	8.50	2.66

REINFORCING SCHEDULE

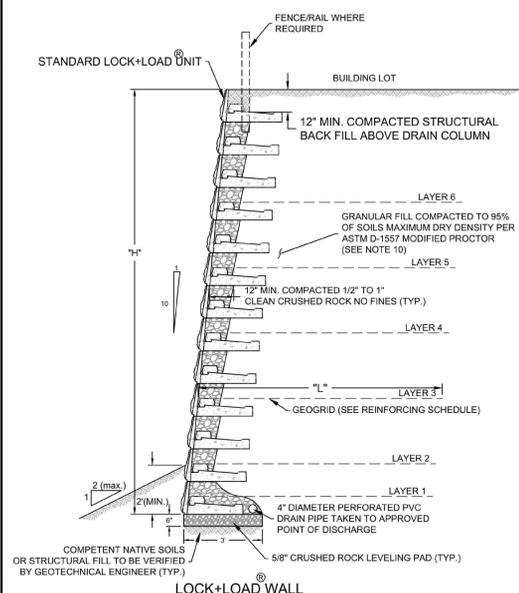
TOTAL NUMBER OF PANELS IN WALL	TOTAL WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH "L"	HEIGHT (FT)
6	34.80 FT	1	MIRAFI SXT	12.50	3.86
		2	MIRAFI SXT	12.50	3.86
		3	MIRAFI SXT	12.50	3.86
		4	MIRAFI SXT	12.50	3.86
		5	MIRAFI SXT	12.50	3.86
		6	MIRAFI SXT	12.50	3.86
		7	MIRAFI SXT	12.50	3.86
		8	MIRAFI SXT	12.50	3.86
		9	MIRAFI SXT	12.50	3.86
		10	MIRAFI SXT	12.50	3.86
		11	MIRAFI SXT	12.50	3.86
		12	MIRAFI SXT	12.50	3.86
		13	MIRAFI SXT	12.50	3.86
		14	MIRAFI SXT	12.50	3.86

REINFORCING SCHEDULE

TOTAL NUMBER OF PANELS IN WALL	TOTAL WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH "L"	HEIGHT (FT)
11	14.67 FT	1	MIRAFI SXT	5.00	0.66
		2	MIRAFI SXT	5.00	0.66
		3	MIRAFI SXT	5.00	0.66
		4	MIRAFI SXT	5.00	0.66
		5	MIRAFI SXT	5.00	0.66
		6	MIRAFI SXT	5.00	0.66
		7	MIRAFI SXT	5.00	0.66
		8	MIRAFI SXT	5.00	0.66
		9	MIRAFI SXT	5.00	0.66
		10	MIRAFI SXT	5.00	0.66
		11	MIRAFI SXT	5.00	0.66
		12	MIRAFI SXT	5.00	0.66
		13	MIRAFI SXT	5.00	0.66
		14	MIRAFI SXT	5.00	0.66

REINFORCING SCHEDULE

TOTAL NUMBER OF PANELS IN WALL	TOTAL WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH "L"	HEIGHT (FT)
13	17.33 FT	1	MIRAFI SXT	12.00	4.67
		2	MIRAFI SXT	12.00	4.67
		3	MIRAFI SXT	12.00	4.67
		4	MIRAFI SXT	12.00	4.67
		5	MIRAFI SXT	12.00	4.67
		6	MIRAFI SXT	12.00	4.67
		7	MIRAFI SXT	12.00	4.67
		8	MIRAFI SXT	12.00	4.67
		9	MIRAFI SXT	12.00	4.67
		10	MIRAFI SXT	12.00	4.67
		11	MIRAFI SXT	12.00	4.67
		12	MIRAFI SXT	12.00	4.67
		13	MIRAFI SXT	12.00	4.67
		14	MIRAFI SXT	12.00	4.67



LOCK+LOAD WALL
 NOT TO SCALE

GENERAL NOTES

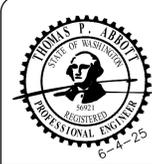
- REFER TO CIVIL GRADING PLANS FOR WALL ALIGNMENTS AND ELEVATIONS.
- REFER TO REINFORCING SCHEDULE FOR GEGRID LENGTHS AND ELEVATIONS.
- GEGRID ELEVATION MEASURED FROM TOP OF CRUSHED ROCK LEVELING PAD.
- GEGRID LENGTH "L" MEASURED FROM BACK OF FACE UNIT.
- GEGRID SHALL BE INSTALLED BEHIND WALL WITH MACHINE DIRECTION (STRONGEST AXIS) PERPENDICULAR TO WALL.
- GEGRID SHALL BE INSTALLED ON HORIZONTAL SURFACE OF COMPACTED STRUCTURAL FILL.
- GEGRID SHALL BE PULLED TIGHT BEHIND WALL. STAKE END OF GEGRID AS REQUIRED TO MAINTAIN TENSION BEFORE COVERING WITH STRUCTURAL FILL.
- PROTECT GEGRID FROM CONSTRUCTION DAMAGE PER MANUFACTURERS SPECIFICATIONS. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL DIRECTLY ON GEGRID. ANY GEGRID THAT IS DAMAGED SHALL BE REPLACED WITH NEW GEGRID AT CONTRACTORS EXPENSE.
- LOCK+LOAD® WALL ASSEMBLY TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
- STRUCTURAL FILL SHALL BE PLACED AND COMPACTED ACCORDING TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. MONROE WEST, 18614 AND 18718 - 34TH STREET SOUTHEAST, MONROE, WASHINGTON, PROJECT NO. T-9077, PREPARED BY TERRA ASSOCIATES, INC., DATED JANUARY 3, 2025. STRUCTURAL FILL IN REINFORCED ZONE SHALL BE GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCHES AND A MAXIMUM SOIL FINES (LESS THAN # 200 SIEVE) CONTENT OF 30 PERCENT.
- HEAVY CONSTRUCTION EQUIPMENT SUCH AS VIBRATORY DRUM ROLLERS, LOADED DUMP TRUCKS, FRONT-END LOADERS, ETC. SHALL NOT OPERATE WITHIN FIVE FEET OF BACK OF WALLS. STRUCTURAL FILL PLACED IN THIS ZONE SHALL HAVE MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES AND SHALL BE COMPACTED USING HAND OPERATED COMPACTION EQUIPMENT.



LOCK+LOAD WALL DETAIL
 MONROE WEST
 MONROE, WASHINGTON
 Proj.No. T-9077 Date: JUNE 2025 Figure 1



TERRACED LOCK+LOAD WALL SCHEDULE
 11 PANEL LOWER WALL
 MONROE WEST
 MONROE, WASHINGTON
 Proj.No. T-9077 Date: JUNE 2025 Figure 2B



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION



Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC
 MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

DT-04
 20 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
(Symbol)	REMOVABLE BOLLARD
(Symbol)	*NO PARKING* SIGN UNLESS OTHERWISE NOTED
(Symbol)	RETAINING WALL
(Symbol)	ROCKERY WALL
(Symbol)	ASPHALT PAVEMENT
(Symbol)	ASPHALT GRIND AND OVERLAY
(Symbol)	CONCRETE PAVEMENT
(Symbol)	FALL PROTECTION FENCING
(Symbol)	STORM MAIN PIPE
(Symbol)	SEWER MAIN PIPE
(Symbol)	WATER MAIN PIPE
(Symbol)	DRAIN PIPE
(Symbol)	FRENCH DRAIN
(Symbol)	FIRE HYDRANT
(Symbol)	WATER METER
(Symbol)	WATER CAP
(Symbol)	SEWER MANHOLE
(Symbol)	SEWER CLEANOUT
(Symbol)	SEWER CAP
(Symbol)	TYPE 1 CATCH BASIN W/ SOLID LID
(Symbol)	TYPE 1 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN, SOLID LID
(Symbol)	TYPE 2 CATCH BASIN W/ OPEN GRATE
(Symbol)	TYPE 2 CATCH BASIN W/ BEEHIVE GRATE
(Symbol)	STORM CLEAN OUT
(Symbol)	BACKFLOW PREVENTER TO BE INSTALLED

SIDE SEWER TABLE

LOT NO.	DIST TO SERVICE (FROM DOWNSTREAM MANHOLE) (FT)	SIDE SEWER LENGTH (FT)	PAD GRADE EL	IE AT MAIN (FT)	STUB DEPTH (FT)	STUB EL	SS SLOPE (2% MIN.)
1	0	110	319.30	309.10	7.30	312.00	2.64%
2	279	110	315.10	305.38	6.10	308.00	3.29%
3	232	110	309.10	300.79	6.10	303.00	2.01%
4	186	110	303.10	296.29	4.10	298.00	2.46%
5	130	110	297.20	290.61	4.10	293.10	2.08%
6	81	110	292.30	286.02	4.00	288.30	2.07%
7	32	110	289.00	281.23	5.50	283.50	2.00%
8	0	97	287.20	278.10	5.40	281.80	10.00%
9	110	92	285.50	271.78	6.50	278.00	7.85%
10	58	96	278.00	267.20	6.00	272.00	5.00%
11	10	99	270.50	262.98	5.30	265.20	2.24%
12	45	104	264.00	255.99	5.70	258.30	2.22%
13	41	75	287.10	279.04	5.10	282.00	3.95%
14	106	75	289.20	283.70	3.00	286.20	3.33%
15	141	75	292.40	286.21	4.40	288.00	2.39%
16	0	60	296.50	291.00	3.90	295.00	2.67%
17	67	35	308.30	299.35	6.00	302.30	8.43%
18	24	28	312.60	303.99	6.00	306.60	9.32%
19	79	28	319.00	310.62	6.00	313.00	8.50%
20	134	28	325.60	317.24	6.00	319.60	8.43%
21	190	28	332.20	323.99	6.00	326.20	7.89%
22	245	28	338.80	330.62	6.00	332.80	7.79%
23	299	28	345.50	337.12	6.00	339.50	8.50%
24	66	28	354.20	347.60	6.00	348.20	2.14%
25	0	35	356.40	347.70	6.00	350.40	7.71%
26	0	44	348.50	340.86	6.00	342.50	3.99%
27	295	46	344.70	336.64	6.00	338.70	4.48%
28	249	46	339.30	331.10	6.00	333.30	4.78%
29	205	45	333.90	325.80	6.00	327.90	4.67%
30	160	45	328.60	320.38	6.00	322.60	4.93%
31	113	44	323.20	314.71	6.00	317.20	5.66%
32	9	29	299.60	278.98	6.00	293.60	50.41%
33	51	29	301.60	283.09	6.00	295.60	43.14%
34	95	29	305.10	287.29	6.00	298.10	40.38%
35	139	29	309.80	291.89	6.00	303.80	41.78%
36	185	29	315.20	296.19	6.00	308.20	44.98%
37	229	29	320.60	300.49	6.00	314.60	48.66%
38	279	29	326.00	305.38	6.00	320.60	52.46%
39	0	29	330.80	309.10	6.00	324.80	54.14%

SURVEY DISCLAIMER

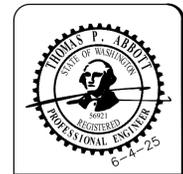
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION

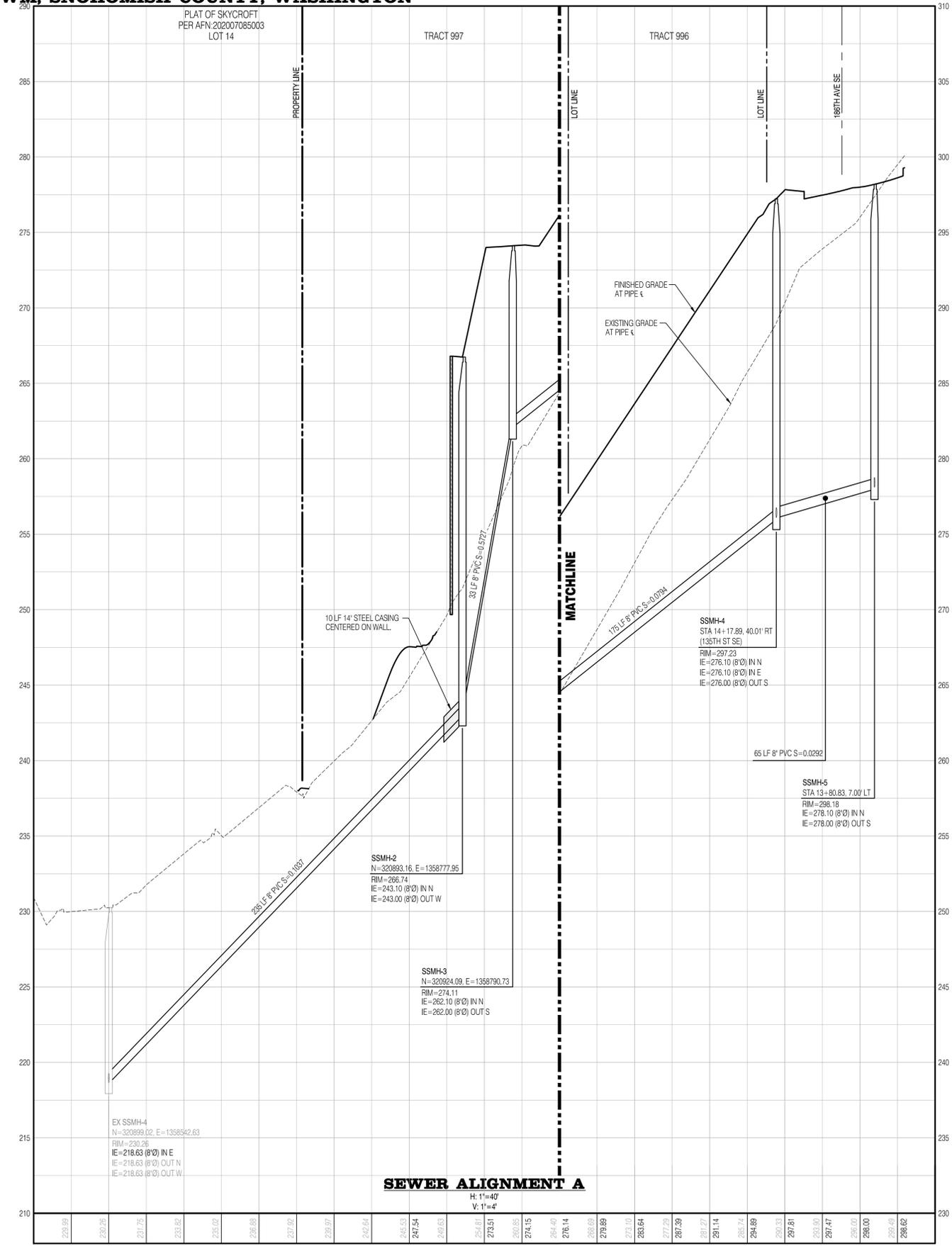
SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

SANITARY SEWER PLAN

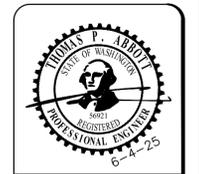
SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

SS-01
21 OF 29



C:\Users\jld\Documents\24-0086 Monroe West\Project Files\Drawings\Civil\24-0086-SS-PR.dwg 04/28/23 7:43:15 AM



ENGINEERS STAMP

#	DATE	DESCRIPTION

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

SANITARY SEWER PROFILES

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

SS-03
23 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

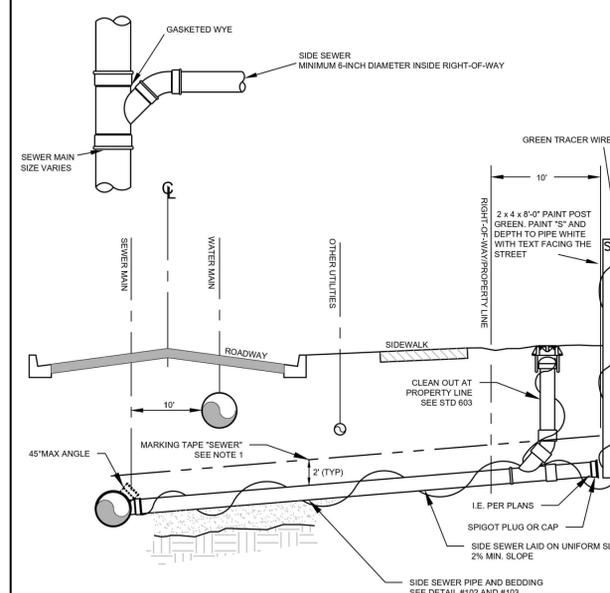
UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



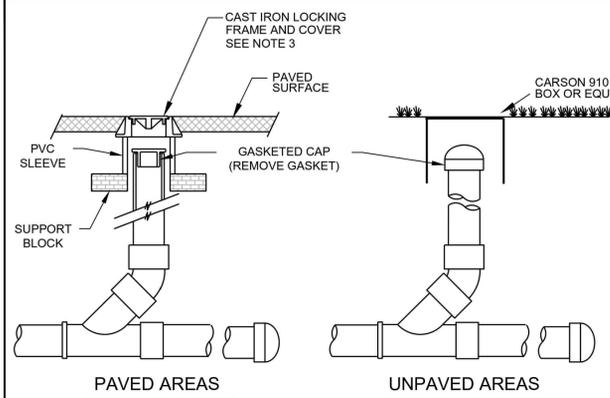
SEWER CONSTRUCTION NOTES

- A. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE PUBLIC WORKS DESIGN, CONSTRUCTION AND OPERATIONS STANDARDS, AND THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AND THE LATEST ISSUE OR REVISION OF THE CRITERIA FOR SEWAGE WORK DESIGN (ORANGE BOOK) PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
- B. ALL APPROVALS AND PERMITS REQUIRED SHALL BE OBTAINED BY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION.
- C. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF MONROE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- D. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO HAVE A COPY OF THE APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
- E. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE DIRECTOR.
- F. ALL SEWER MAINS SHALL BE STAKED IN THE FIELD UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
- G. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE DEVELOPER 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 DEVELOPER SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DIRECTOR PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- H. SEWER MAIN CROSSINGS WITH OTHER UTILITIES MUST BE INSTALLED TO PROVIDE A MINIMUM OF ONE (1) FOOT SEPARATION, MEASURED AT THE TWO CLOSEST EDGES OF THE PIPES, UNLESS OTHERWISE APPROVED BY THE DIRECTOR. FOR CROSSINGS WITH POTABLE WATER LINES, THE SEWER CROSSING SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CRITERIA FOR SEWAGE WORKS DESIGN, SECTION C1-9.
- I. THE CITY INSPECTOR SHALL BE CONTACTED A MINIMUM OF 48 HOURS TO SCHEDULE A TAP OR CONNECTION TO AN EXISTING SANITARY SEWER MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP OR CONNECTION.
- J. PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C 478, AND SHALL BE TYPE I - 48" NOMINAL INSIDE DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C 443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE.
- K. THE MANHOLE LADDER AND CONE MUST BE ROTATED SO THE LID IS OUTSIDE OF THE ROADWAY WHEEL PATH AND THE LADDER IS NOT OVER MANHOLE CHANNEL.
- L. SIDE SEWER PIPE SHALL BE PVC ASTM 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN PER THE STANDARD DETAILS, OR A WYE TEE FROM A NEW MAIN CONNECTED ABOVE THE SPRINGLINE OF THE PIPE. STRAIGHT TEES ARE NOT PERMITTED IN NEW SEWER MAIN CONSTRUCTION. TAPS SHALL NOT PROTRUDE INTO THE SEWER MAIN.
- M. NO PART OF THE SANITARY SEWER SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED, AND APPROVED BY THE CITY INSPECTOR.
- N. SIDE SEWERS SHALL BE EXTENDED TO THE PROPERTY LINE, OR BEYOND THE UTILITY EASEMENT LINE, WHICHEVER IS FARTHER. EACH SIDE SEWER SHALL HAVE A 2" X 4" WOOD MARKER AT THE TERMINATION OF THE STUB. THE MARKER SHALL EXTEND ABOVE THE FINISH GRADE, PAINTED WHITE AND STENCILLED SEWER WITH 2" HIGH LETTERING. DEPTH OF BURIAL SHALL BE NOTED.
- O. ALL SEWER MAIN AND LATERALS SHALL BE CLEANED AND FREE FROM ALL SILT, DEBRIS AND STAINING PRIOR TO FINAL INSPECTION AND PRESSURE TESTING.
- P. PRE AIR PRESSURE TESTING MAY BE CONDUCTED AS THE DEVELOPER DESIRES, BUT FINAL AIR PRESSURE TESTING ACCEPTANCE WILL NOT BE APPROVED UNTIL ALL DRY UTILITIES HAVE BEEN INSTALLED AND BACKFILLED. THE SEWER FINAL INSPECTION PRESSURE TEST SHALL BE CONDUCTED AND APPROVED PRIOR TO ANY STREET RESTORATION.
- Q. VISUAL INSPECTION SHALL INCLUDE CLOSED CIRCUIT TELEVISION (CCTV), PRIOR TO VIDEOING OF THE MAIN. WATER SHALL BE FLOWED UNTIL IT COMES OUT THE LOWEST PORTION OF THE SYSTEM BEING VIDEOED. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE INSPECTOR IN AN APPROVED MEDIA FORMAT. A PAPER COPY OF THE VIDEO INSPECTION NOTING ANY PIPE BELLETS, JOINT DEFICIENCIES WILL ALSO BE REQUIRED. THE CCTV REPORT AND VIDEO MUST BE REVIEWED AND APPROVED BY THE INSPECTOR BEFORE ACCEPTANCE OF THE NEW SEWER IS GIVEN.



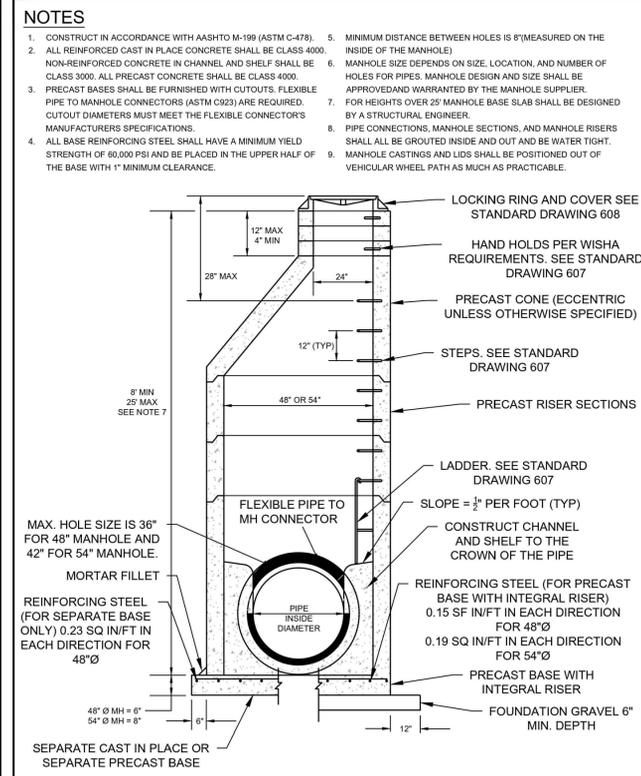
NOTES
 1. INSTALL SEWER MARKING TAPE 2' ABOVE SEWER FROM MAIN TO HOUSE.

DESCRIPTION	DESIGNATION
GRAVITY SEWER SVC CONNECTION	602
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024

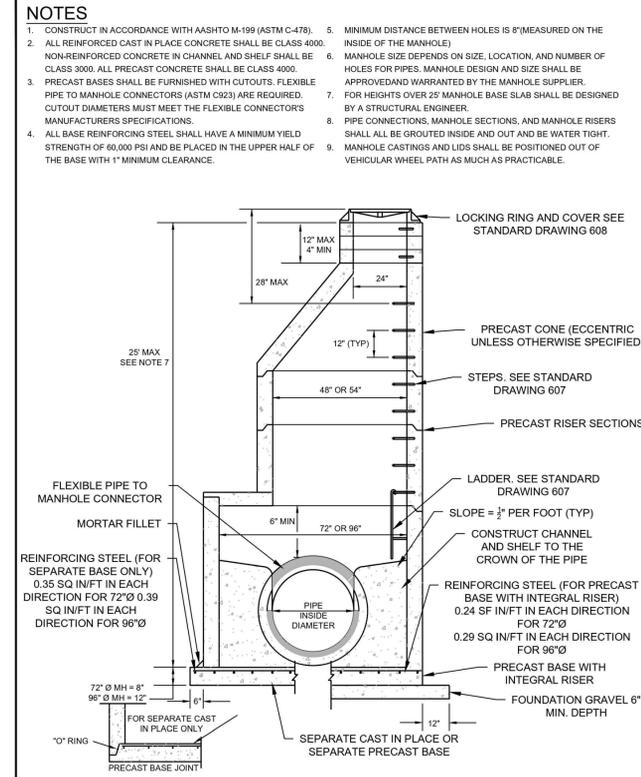


- NOTES**
1. PIPE AND FITTINGS SHALL BE PVC ASTM 3034 (SDR 35).
 2. A GASKETED WYE MUST BE INSTALLED. STRAIGHT TEES ARE NOT ACCEPTABLE.
 3. CASTING SHALL BE 12" Ø CAST IRON LOCKING FRAME.
 4. CLEAN OUTS IN ALLEYS AND DRIVEWAYS SHALL HAVE A 2'X2'X6" ASPHALT OR CONCRETE PAD AROUND CLEAN OUT FRAME AND COVER.

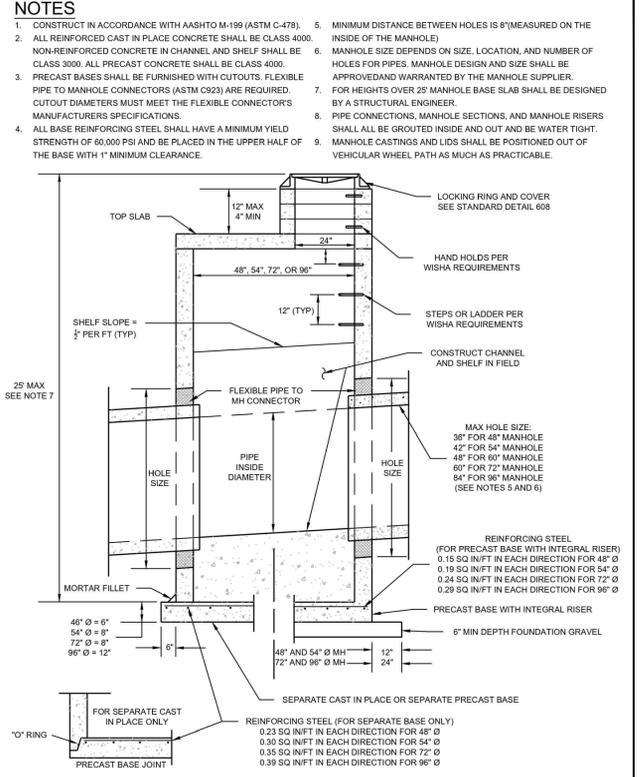
DESCRIPTION	DESIGNATION
SANITARY SEWER/STORM DRAIN CLEAN OUT	603
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



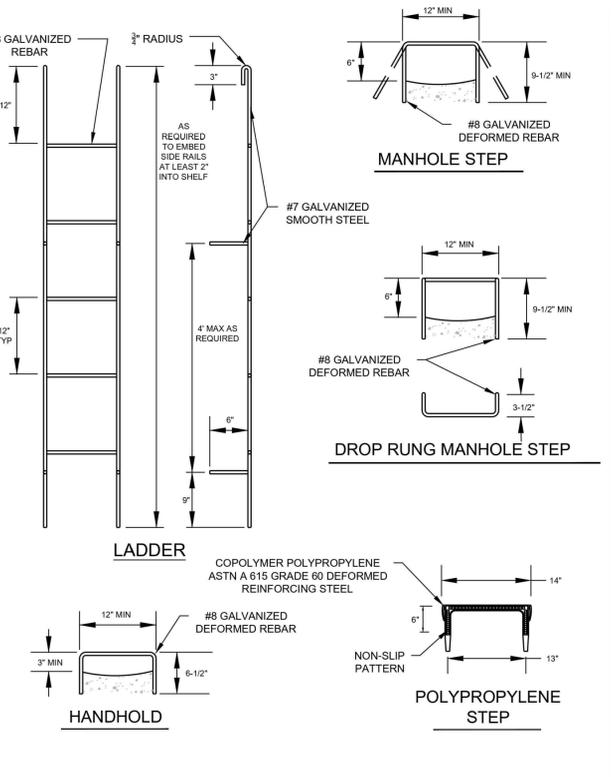
DESCRIPTION	DESIGNATION
TYPE I MANHOLE 48" & 54"	604
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



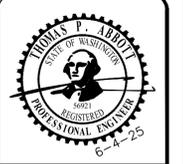
DESCRIPTION	DESIGNATION
TYPE II MANHOLE 72" & 96"	605
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



DESCRIPTION	DESIGNATION
TYPE III MANHOLE (48", 54", 60", 72", 96")	606
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



DESCRIPTION	DESIGNATION
STEPS AND LADDER	607
SCALE: NOT TO SCALE	REVISED: FEB 1, 2024



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

SEWER NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

SS-04
24 OF 29

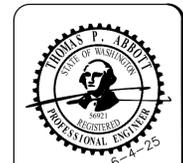
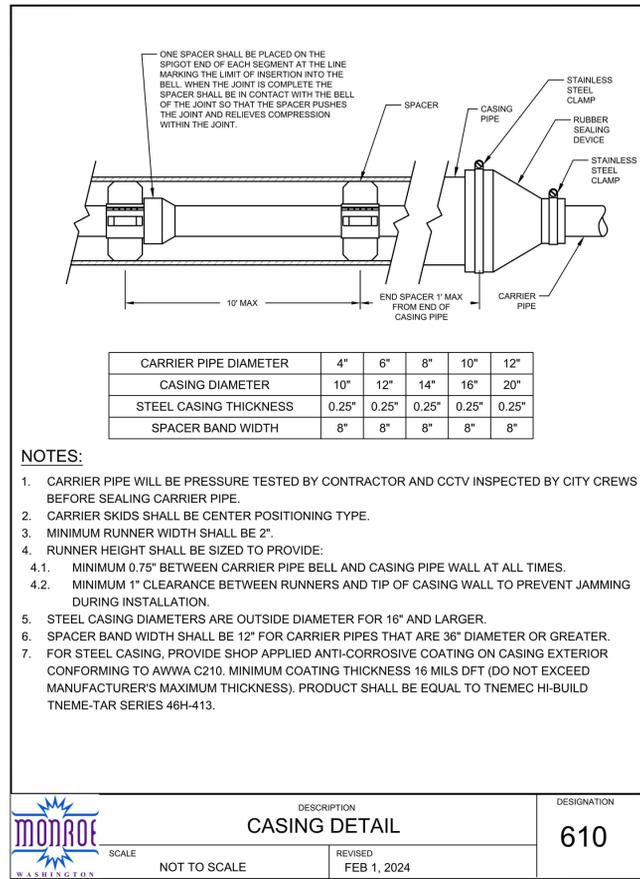
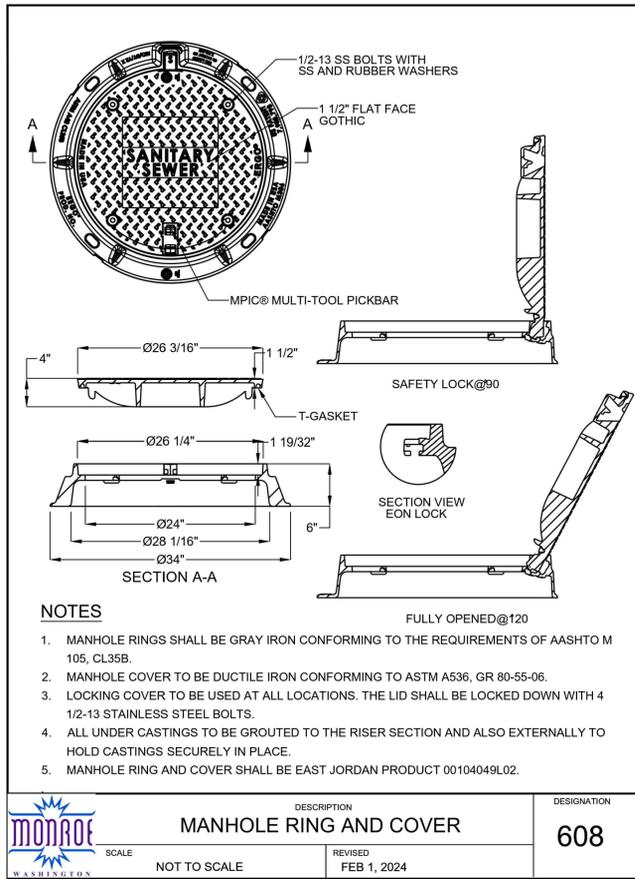
SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.





ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE



SEWER NOTES AND DETAILS

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

SS-05
25 OF 29

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

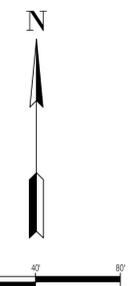
UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



ENGINEERS STAMP

REVISIONS

#	DATE	DESCRIPTION

SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

WATER PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

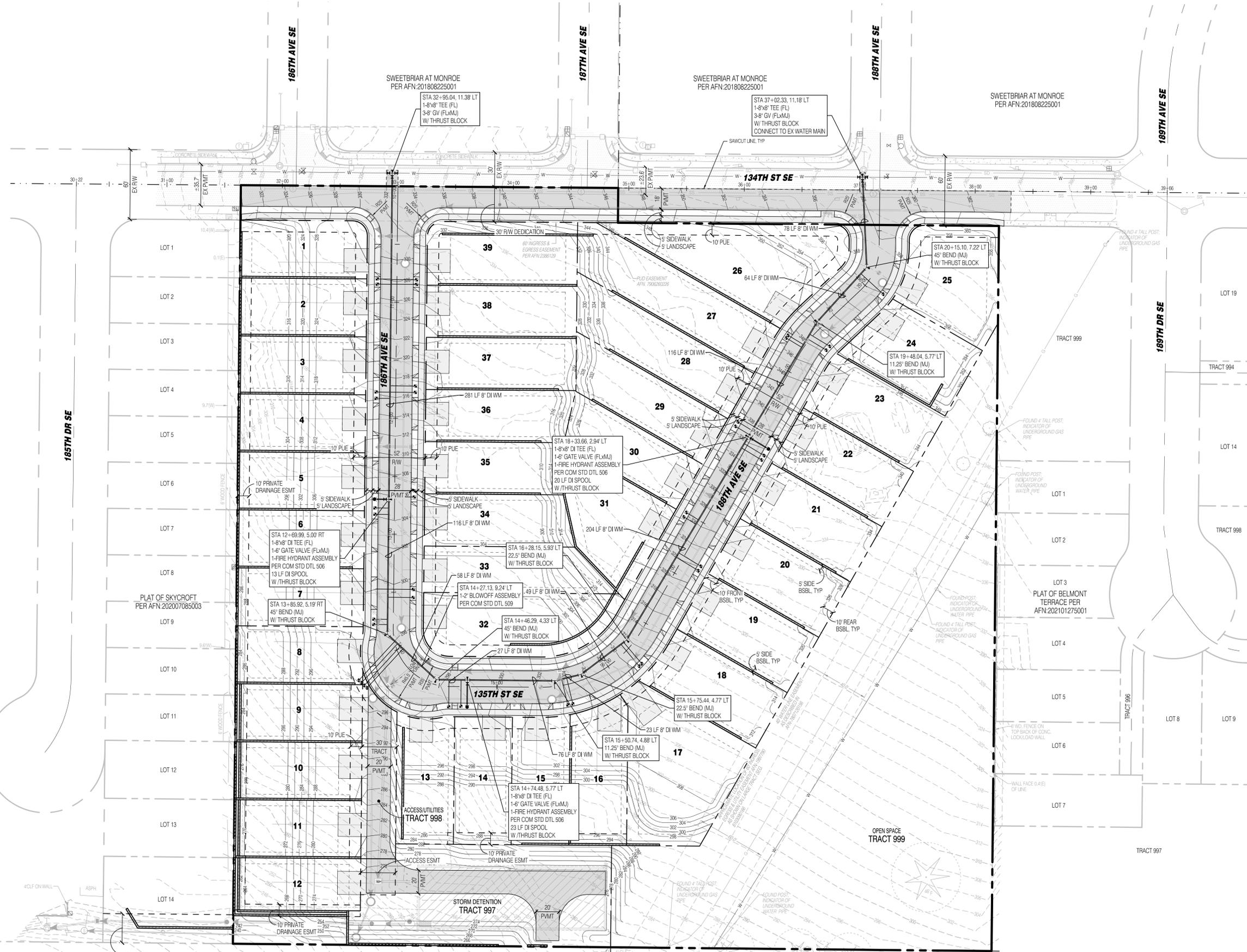
DRAWN BY: AJP
 CHECKED BY: TPA
 DATE: 1-14-25
 JURISDICTION: CITY OF MONROE
 JOB NUMBER: 24-0086

WA-01
26 OF 29

LEGEND

SYMBOLS	DESCRIPTION
[Symbol]	REMOVABLE BOLLARD
[Symbol]	*NO PARKING* SIGN UNLESS OTHERWISE NOTED
[Symbol]	RETAINING WALL
[Symbol]	ROCKERY WALL
[Symbol]	ASPHALT PAVEMENT
[Symbol]	ASPHALT GRIND AND OVERLAY
[Symbol]	CONCRETE PAVEMENT
[Symbol]	FALL PROTECTION FENCING
[Symbol]	STORM MAIN PIPE
[Symbol]	SEWER MAIN PIPE
[Symbol]	WATER MAIN PIPE
[Symbol]	DRAIN PIPE
[Symbol]	FRENCH DRAIN
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER CAP
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER CLEANOUT
[Symbol]	SEWER CAP
[Symbol]	TYPE 1 CATCH BASIN W/ SOLID LID
[Symbol]	TYPE 1 CATCH BASIN W/ OPEN GRATE
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN W/ OPEN GRATE
[Symbol]	TYPE 2 CATCH BASIN W/ BEEHIVE GRATE
[Symbol]	STORM CLEAN OUT

FIRE SPRINKLER NOTE
 ALL LOTS REQUIRE NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEMS.



BOWEN PLAT
 A.F.# 200212315008

SURVEY DISCLAIMER

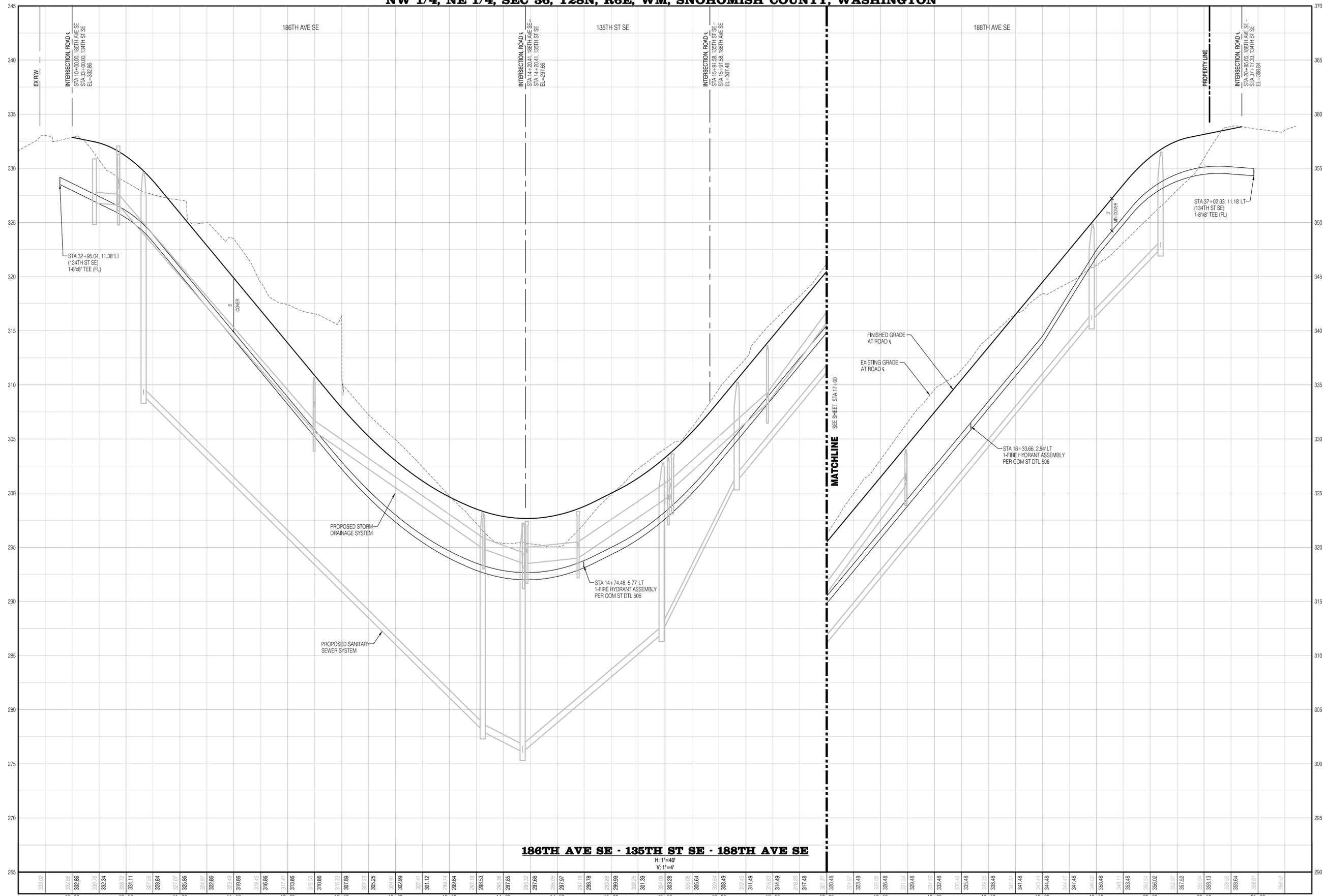
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



186TH AVE SE - 135TH ST SE - 188TH AVE SE

H: 1"=40'

V: 1"=4'

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEERS STAMP

#	DATE	DESCRIPTION

Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

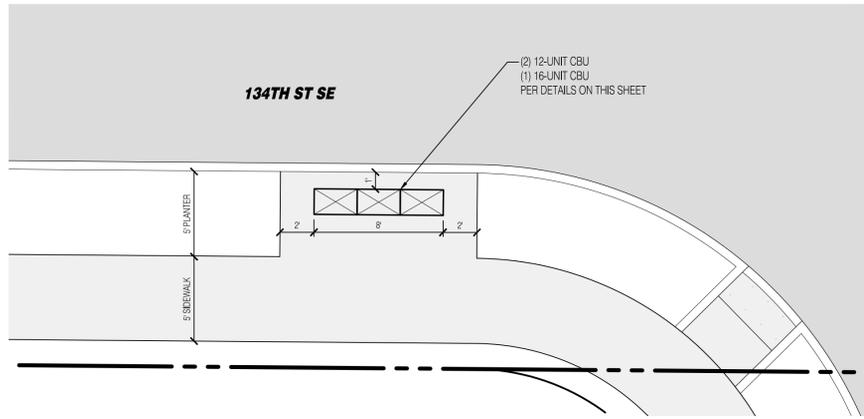
WATER PROFILES

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

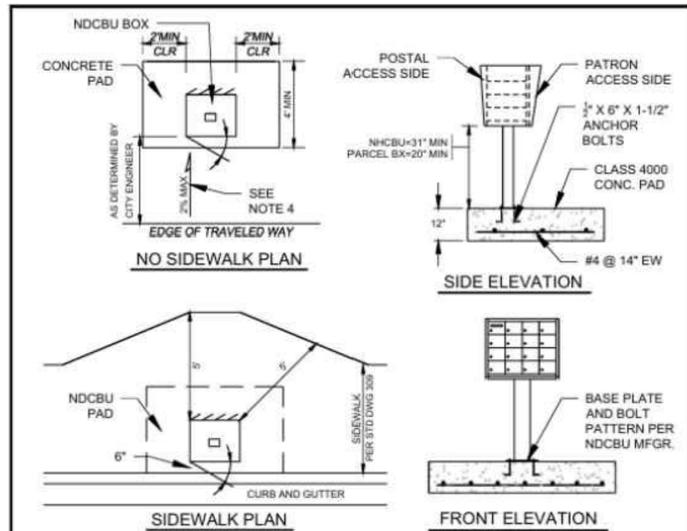
WA-02
26 OF 30

NE 1/4, NW 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON
 NW 1/4, NE 1/4, SEC 36, T28N, R6E, WM, SNOHOMISH COUNTY, WASHINGTON



CBU PLACEMENT DETAIL: ROAD A

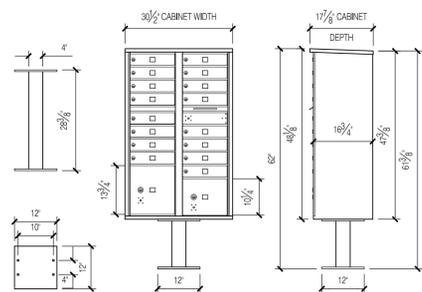
SCALE: 1" = 5'



NOTES

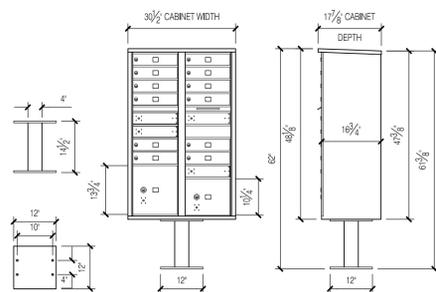
- THIS DRAWING DEPICTS A MINIMUM STRUCTURAL AND DIMENSIONAL STANDARD FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (NDCBU) AND PADS FOR SPECIFIC POSTAL REQUIREMENTS CONTACT THE POSTMASTER.
- MAILBOXES MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
- LOCATIONS OF MAILBOXES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER FOR PROTECTION OF VIEWS AND ACCESS.
- 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 MAXIMUM SLOPE OF 2% AND SHALL HAVE A PAD CONSISTING OF A MINIMUM OF 2" OF CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.
- SUGGESTED SOURCE SECURITY MFG CORP (800) 762-6937, 8000 SERIES PEDESTAL BOXES, SALSBURY INDUSTRIES (800) 323-3003 OR POSTAL APPROVED EQUAL.
- PLACEMENT LOCATION OF PEDESTAL PARCEL LOCKER WILL BE APPROVED BY THE CITY ENGINEER AND THE POSTAL SERVICE.

	DESCRIPTION	DESIGNATION
	NDCBU MAILBOX CLUSTER	320
SCALE	REVISED	
NOT TO SCALE	FEB 1, 2024	



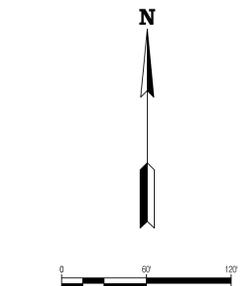
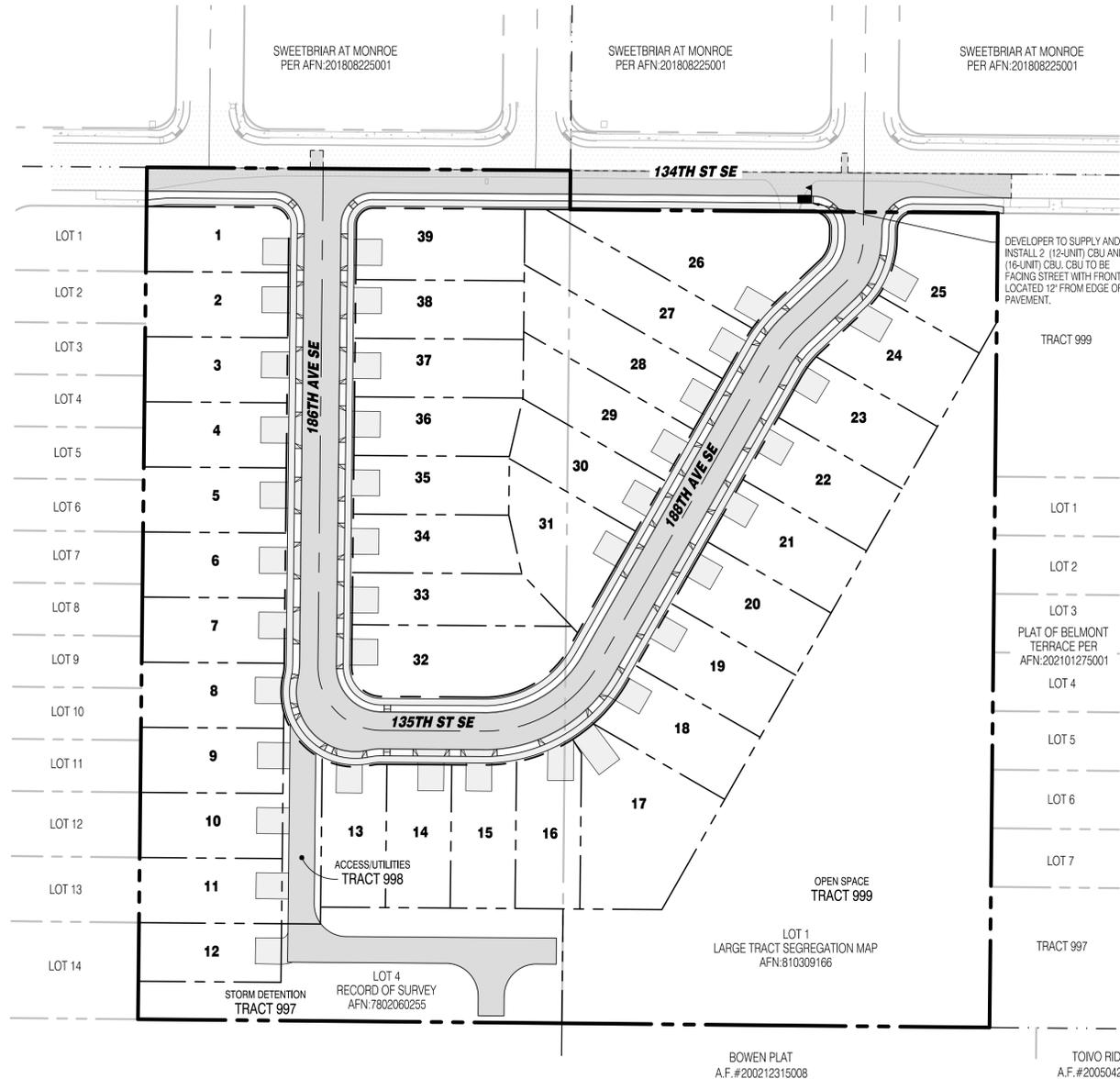
16 UNIT CBU DETAIL

NOT TO SCALE



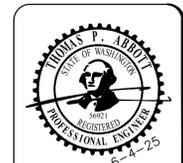
12 UNIT CBU DETAIL

NOT TO SCALE



LEGEND

- DEVELOPER TO SUPPLY AND INSTALL 2 (12-UNIT) CBU AND 1 (16-UNIT) CBU TO BE FACING STREET WITH FRONT LOCATED 12' FROM EDGE OF PAVEMENT.



ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE

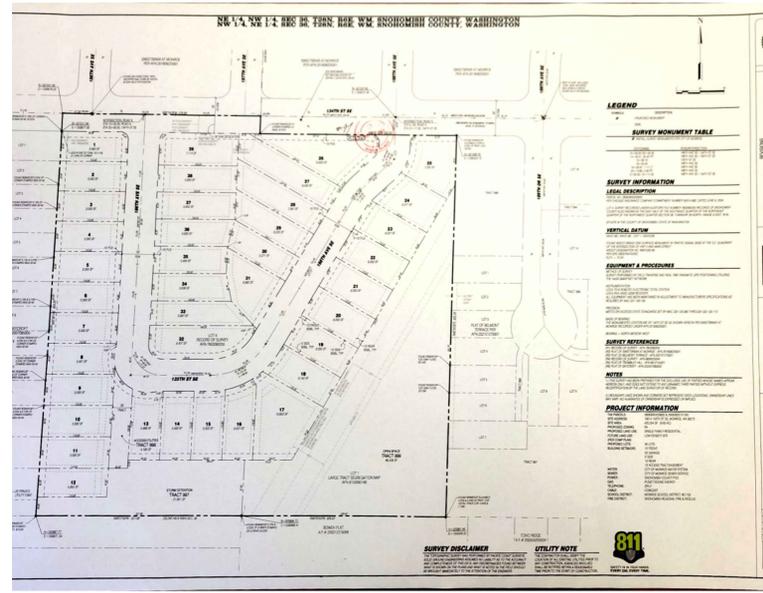
SGE
 Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

MAILBOX PLAN

SOUTH LAKE RIDGE, LLC
MONROE WEST
 18614 134TH ST SE, MONROE, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	1-14-25
JURISDICTION:	CITY OF MONROE
JOB NUMBER:	24-0086

MB-01
29 OF 29



SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

