

SITE DEVELOPMENT CONSTRUCTION PLANS SE 1/4, SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

MEAN BEAN COFFEE STAND

134 S FERRY AVENUE
MONROE, WA 98272

GENERAL SPECIFICATIONS
ALL MATERIALS, WORK, AND CONSTRUCTION WORKMANSHIP SHOWN ON THESE PLANS SHALL CONFORM TO THE APPROVED STANDARD PLANS AND SPECIFICATIONS OF THE LOCAL GOVERNING AUTHORITY. EXCEPT WHERE ADOPTED LOCAL STANDARDS PROVIDE OTHERWISE, ALL MATERIALS, WORK, AND CONSTRUCTION WORKMANSHIP SHOWN ON THESE PLANS SHALL ALSO CONFORM TO THE CURRENT EDITIONS OF THE FOLLOWING SPECIFICATIONS AND CODES, AND ALL OTHER APPLICABLE LOCAL MUNICIPAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS:
-INTERNATIONAL BUILDING CODE
-WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION
-WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON
THE ABOVE REFERENCED DOCUMENTS SHALL BE CONSIDERED AS INCORPORATED INTO THIS PLAN SET BY REFERENCE. SELECTED STANDARD DETAILS AND NOTES FROM THE ABOVE REFERENCED DOCUMENTS ARE ILLUSTRATED ON THESE PLANS TO FACILITATE CONSTRUCTION OF THIS PROJECT HOWEVER NOT ALL OF THE INFORMATION REFERENCED ABOVE IS INCLUDED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THE ABOVE REFERENCED DOCUMENTS AND COMPLYING WITH THE SPECIFICATIONS AND STANDARD DETAILS IDENTIFIED THEREIN.

PERMITS
1. THE CONTRACTOR/DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS NECESSARY FOR THE IMPLEMENTATION OF THE PROJECT ILLUSTRATED ON THESE PLANS.

AS-BUILT RECORDS
1. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD AND THE LOCAL GOVERNING AUTHORITY.
3. THE CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THESE PLANS ON A SET OF "AS-BUILT" DRAWINGS AND SHALL SUMMARIZE ALL AS-BUILT CONDITIONS ON ONE SET OF REPRODUCIBLE DRAWINGS FOR SUBMITTAL TO THE APPROPRIATE PERMITTING AGENCIES PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.

Will need to submit record drawing for review prior to final See City of Monroe Standard Text 1.9.5

SURVEY INFORMATION / EXISTING UTILITIES AND SITE FEATURES
1. LEGAL DESCRIPTION, VERTICAL DATUM, BASIS OF BEARINGS, BENCHMARKS & MONUMENT TIES ILLUSTRATED ON THESE PLANS HAVE BEEN PROVIDED BY OTHERS OR OBTAINED FROM ONLINE, DESIGN, AND/OR AS-BUILT RECORDS.
2. THE LOCATIONS OF EXISTING UTILITIES AND SITE FEATURES ILLUSTRATED ON THESE PLANS HAVE BEEN PROVIDED BY OTHERS BY FIELD SURVEY OR OBTAINED FROM ONLINE, DESIGN, AND/OR AS-BUILT RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE.
3. CSP ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF INFORMATION ILLUSTRATED ON THESE DRAWINGS WHICH HAS BEEN PROVIDED BY OTHERS OR OBTAINED FROM OTHER SOURCES.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS ILLUSTRATED ON THESE PLANS AND TO FURTHER DISCOVER AND PROTECT ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS AT THE PROJECT SITE, INCLUDING THE LOCATION, DEPTH, SIZE, TYPE, CONDITION, AND CONFIGURATION OF EXISTING UTILITIES AT CONNECTION OR CROSSING POINTS, BEFORE TRENCHING FOR NEW UTILITIES, CONSTRUCTING ANY SITE FEATURES, OR ORDERING ANY PRECAST/PREFABRICATED ITEMS ASSOCIATED WITH THE IMPLEMENTATION OF THIS PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND CSP ENGINEERING OF ANY DISCREPANCIES FOUND IN THE FIELD WHICH MAY AFFECT THE IMPLEMENTATION OF THIS PROJECT.
7. CONTRACTOR SHALL PROTECT ALL UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST TWO (2) BUSINESS DAYS PRIOR TO CONSTRUCTION.

SHOP DRAWINGS / REQUESTS FOR INFORMATION / FIELD REVISIONS
1. SHOP DRAWINGS FOR ALL PRECAST AND/OR PREFABRICATED ITEMS, CAST-IN-PLACE DRAINAGE STRUCTURES, AND GENERIC ITEMS (I.E. YARD DRAINS) SHALL BE SUBMITTED TO CSP ENGINEERING FOR REVIEW PRIOR TO FABRICATION, INSTALLATION, AND/OR DELIVERY TO THE SITE.
2. SHOP DRAWING SUBMITTALS, REQUESTS FOR INFORMATION OR CLARIFICATION OF DESIGN DOCUMENTS, AND PROPOSED FIELD REVISIONS MUST BE SUBMITTED TO CSP ENGINEERING IN WRITING VIA FAX, EMAIL, OR U.S. POSTAL SERVICE. ALL CORRESPONDENCE SHALL BE ROUTED THROUGH, REVIEWED AND COORDINATED BY THE ARCHITECT OF RECORD OR THE OWNER'S SITE REPRESENTATIVE PRIOR SUBMISSION TO CSP ENGINEERING.

CUT / FILL / SITE STRIPPING / SOIL CONDITIONS
1. CUT, FILL, AND SITE STRIPPING QUANTITIES DELINEATED ON THESE PLANS WERE CALCULATED IN WHOLE OR IN PART UTILIZING COMPUTER SOFTWARE COMPARING EXISTING GRADE CONTOURS TO FINISH CONTOURS AND CLEARING LIMITS ILLUSTRATED ON THE PLANS AND DO NOT ACCOUNT FOR THE INSTALLATION OF UNDERGROUND UTILITIES OR STRUCTURES, SOIL SWELLING OR SHRINKAGE, OR FOR UNSUITABLE MATERIAL WHICH MAY BE PRESENT ON THE SITE. CUT, FILL, AND SITE STRIPPING QUANTITIES SHOULD BE CONSIDERED APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR BIDDING PURPOSES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND/OR VERIFYING THE CUT, FILL AND SITE STRIPPING QUANTITIES NECESSARY FOR THE IMPLEMENTATION OF THIS PROJECT. BOTH EXPORT AND IMPORT OF SOIL AND ROCK MATERIALS WILL BE REQUIRED.
3. CONTRACTOR SHALL OBTAIN A COPY OF THE PROJECT GEOTECHNICAL REPORT (IF APPLICABLE) AND PERFORM ALL SITE WORK IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
4. ANY DISTURBED, SOFT, OR LOOSE SOIL OR ORGANIC MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER TO PROVIDE REMOVAL AND/OR REPLACEMENT RECOMMENDATIONS.
5. ALL FILL SHALL BE PLACED ON SUITABLE NATIVE MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER WITH TOP 12" COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
6. FILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL APPROVED FOR USE BY A GEOTECHNICAL ENGINEER OR COMMON GRAVEL BORROW (WSDOT 9-03.14) PLACED IN MAX 8" TO 10" LIFTS AND COMPACTED TO 90% MAX DRY DENSITY (ASTM D1557) TO WITHIN 2" OF FINISH SUBGRADE. TOP 2" OF FILL MATERIAL SHALL BE PLACED IN MAX 8" TO 10" LIFTS AND COMPACTED TO 95% MAX DRY DENSITY (ASTM D557).
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND PERFORMANCE OF ANY TEMPORARY OR PERMANENT SHORING AND MONITORING TO KEEP ADJACENT STRUCTURES, STREETS, AND PROPERTY STABLE AND FREE FROM SETTLEMENT AND/OR MOVEMENT.

SITE GRADING / EROSION CONTROL
1. AS A MINIMUM REQUIREMENT, ALL DISTURBED AREAS WITHIN RIGHT-OF-WAYS SHALL BE RETURNED TO THE EQUIVALENT OF THEIR PRECONSTRUCTION CONDITION IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS AND STANDARDS.
2. ALL DISTURBED SOIL AREAS SHALL BE SEED OR STABILIZED BY OTHER ACCEPTABLE METHODS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION. SEE EROSION CONTROL PLANS FOR SPECIFIC GRADING AND EROSION CONTROL REQUIREMENTS.
3. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
4. SLOPE OF FINISHED GRADE SHALL BE CONSTANT BETWEEN SPOT ELEVATIONS SHOWN. TOPOGRAPHIC CONTOURS SHOULD BE CONSIDERED APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR FINAL SITE GRADING.
5. FINISHED GRADE OF LANDSCAPED AND OTHER PERVIOUS SURFACES SHALL SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL INSTALL, MAINTAIN, AND REMOVE SHORING AND BRACING AS NECESSARY TO PROTECT WORKERS, EXISTING BUILDINGS, STREETS, WALKWAYS, UTILITIES, OTHER EXISTING AND PROPOSED IMPROVEMENTS AND EXCAVATIONS AGAINST LOSS OF GROUND OR CAVING EMBANKMENTS.

UTILITY CONNECTIONS / UTILITY INTERRUPTIONS
1. ALL WATER/SEWER/STORM/UTILITY CONNECTIONS, RELOCATIONS AND/OR SERVICE INTERRUPTIONS SHALL BE ARRANGED FOR AND COORDINATED IN ADVANCE WITH THE AFFECTED OWNERS AND APPROPRIATE GOVERNING AUTHORITIES INCLUDING THE FIRE DEPARTMENT. CONNECTIONS TO EXISTING WATER/SEWER/STORM/UTILITIES SHALL BE MADE ONLY WITH PRIOR WRITTEN APPROVAL OF THE AUTHORITIES GOVERNING SAID UTILITIES.
2. EXISTING WATER/SEWER/STORM/UTILITIES WHICH ARE DAMAGED DUE TO CONSTRUCTION WORK SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND INSPECTED AND ACCEPTED BY THE LOCAL SITE/BUILDING INSPECTOR AND GOVERNING AUTHORITY OF THE AFFECTED WATER/SEWER/STORM/UTILITY PRIOR TO BACKFILLING.

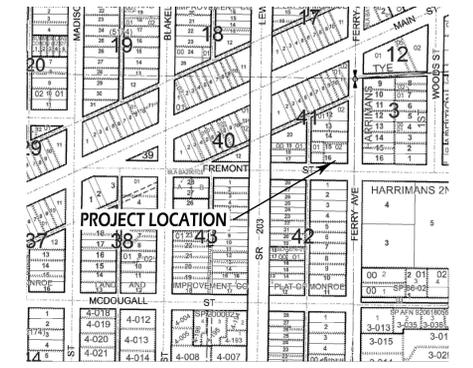
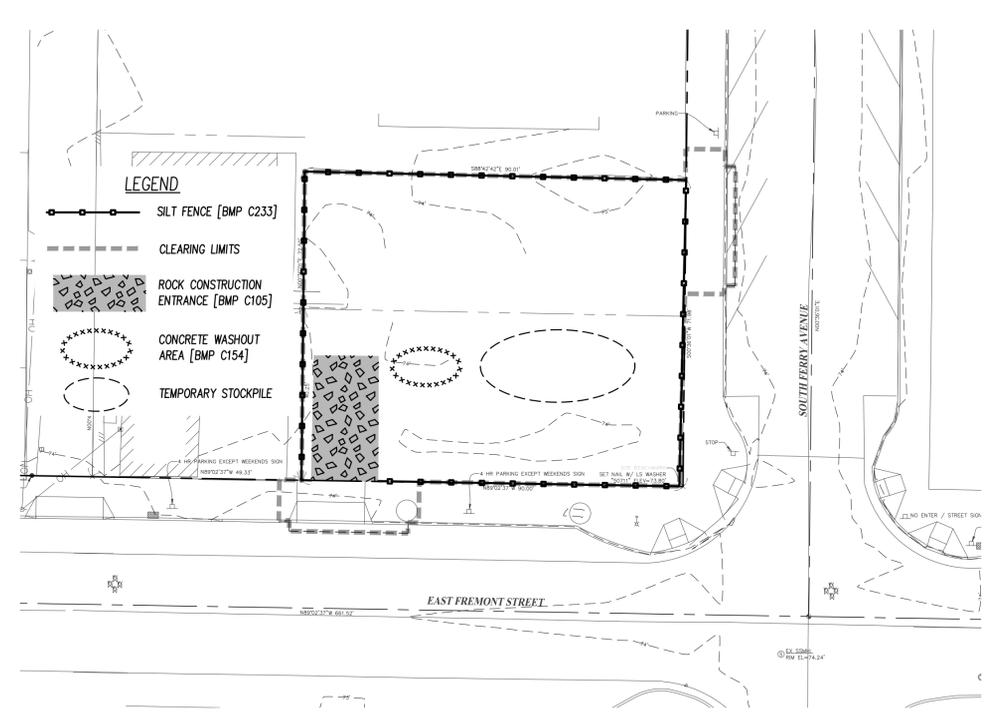
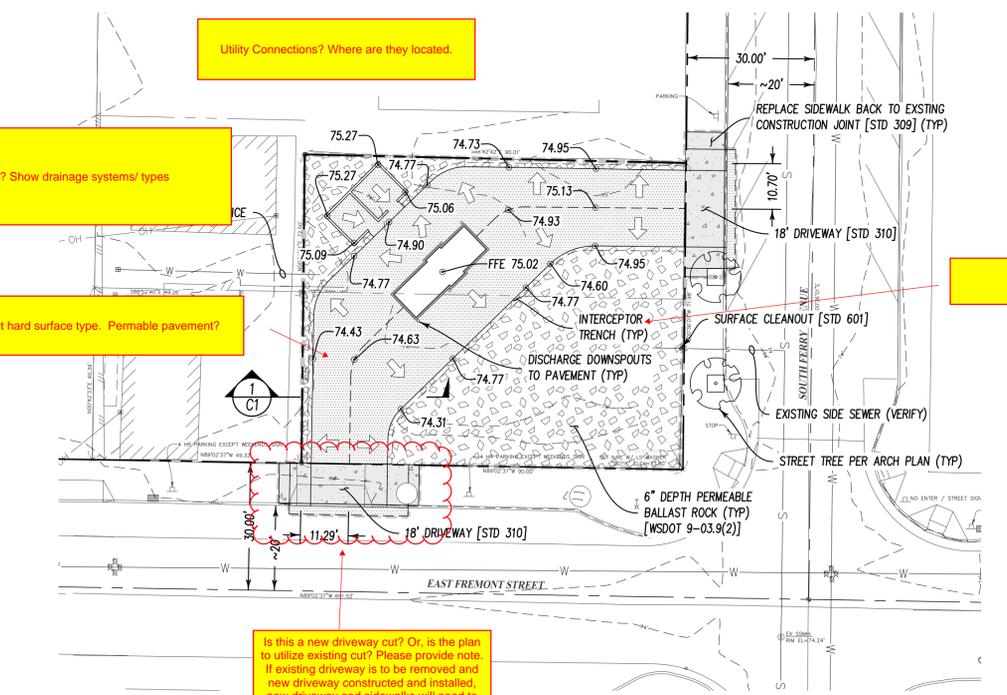
FINISH FLOOR ELEVATIONS
1. FINISH FLOOR ELEVATION (FFE) SHOWN ARE FOR GARAGE SLAB OF BUILDING. ELEVATIONS ARE APPROXIMATE AND ARE INTENDED ONLY TO FACILITATE ROUGH GRADING OF SITE. ACTUAL FINAL DESIGN FINISH FLOOR ELEVATIONS SHALL BE COORDINATED IN THE FIELD TO ACCOUNT FOR AS-BUILT CONDITIONS OF THE ROAD AND SITE WORK, FINAL BUILDING CONFIGURATIONS, AND GARAGE LOCATION. UNLESS OTHERWISE NOTED, FINAL GARAGE FINISH FLOOR ELEVATIONS SHALL BE SET TO MAINTAIN POSITIVE DRAINAGE TOWARDS THE ACCESS ROAD.

ADDITIONAL PROJECT/SITE DEVELOPMENT INFORMATION
THESE SITE DEVELOPMENT CONSTRUCTION PLANS ENCOMPASS ONLY A PORTION OF THE ENTIRE SET OF PLANS/REPORTS NECESSARY FOR IMPLEMENTATION OF THIS PROJECT. THE SITE SURVEY, ARCHITECTURAL PLANS, RELATED REPORTS AND/OR STUDIES CONTAIN ADDITIONAL PROJECT INFORMATION ESSENTIAL TO THE PROPOSED IMPROVEMENTS AND SHALL BE CONSIDERED AS INCORPORATED INTO THIS PLAN SET BY REFERENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE ABOVE REFERENCED INFORMATION AND THE LOCAL PERMITTING AUTHORITY'S "APPROVED FOR CONSTRUCTION" VERSIONS OF THESE PLANS FOR USE IN THE IMPLEMENTATION OF THIS PROJECT.

CALL BEFORE YOU DIG 1-800-424-5555

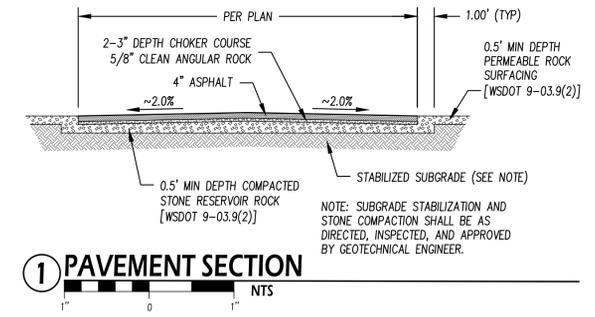
SE 1/4, SECTION 01, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

This plan does not match the landscape plans. Please revise. See landscape plans for additional comments relating to the civil plans.



OWNER/APPLICANT SIRALPHA LLC 24220 FLORENCE ACRES ROAD MONROE, WA 98272	CONTACT CSP ENGINEERING INC PS 1037 NE 65TH ST #153 SEATTLE, WA 98115
TAX ACCOUNT NO 00517404101502	GRADING QUANTITIES CUT: XXX CY FILL: XXX CY

PROPERTY DESCRIPTION MONROE LAND & IMP CO S ADD BLK 041 D-02 - E 90FT LESS N 8FT LOT 15 & E 90FT LOT 16
CONSTRUCTION SEQUENCE 1. ATTEND PRECONSTRUCTION MEETING. 2. SURVEY AND FLAG CLEARING LIMITS. 3. INSTALL ROCK CONSTRUCTION ENTRANCE AND 4. ROUGH GRADE SITE, INSTALL UTILITIES, BUILDING FOUNDATION. 5. COMPLETE BUILDING CONSTRUCTION. 6. EXCAVATE TO HARD SURFACE SUBGRADES AND OBTAIN GEOTECH APPROVAL OF NATIVE BASE SOILS. 7. INSTALL PAVEMENT/GRAVEL HARD SURFACES. 8. SWEEP AND CLEAN PAVEMENT 9. REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ENTIRE SITE HAS BEEN STABILIZED.



DESCRIPTION
CONSTRUCTION PERMIT APPLICATION

DATE
04-25-25

REV
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PROJECT NO.
24-014

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CIVIL PLAN/CONSTRUCTION SWPPP

CITY OF MONROE

C1

SHEET 1 OF 2