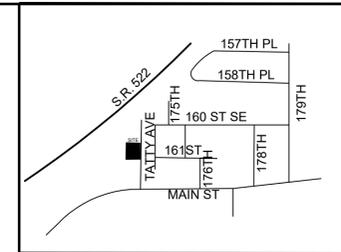
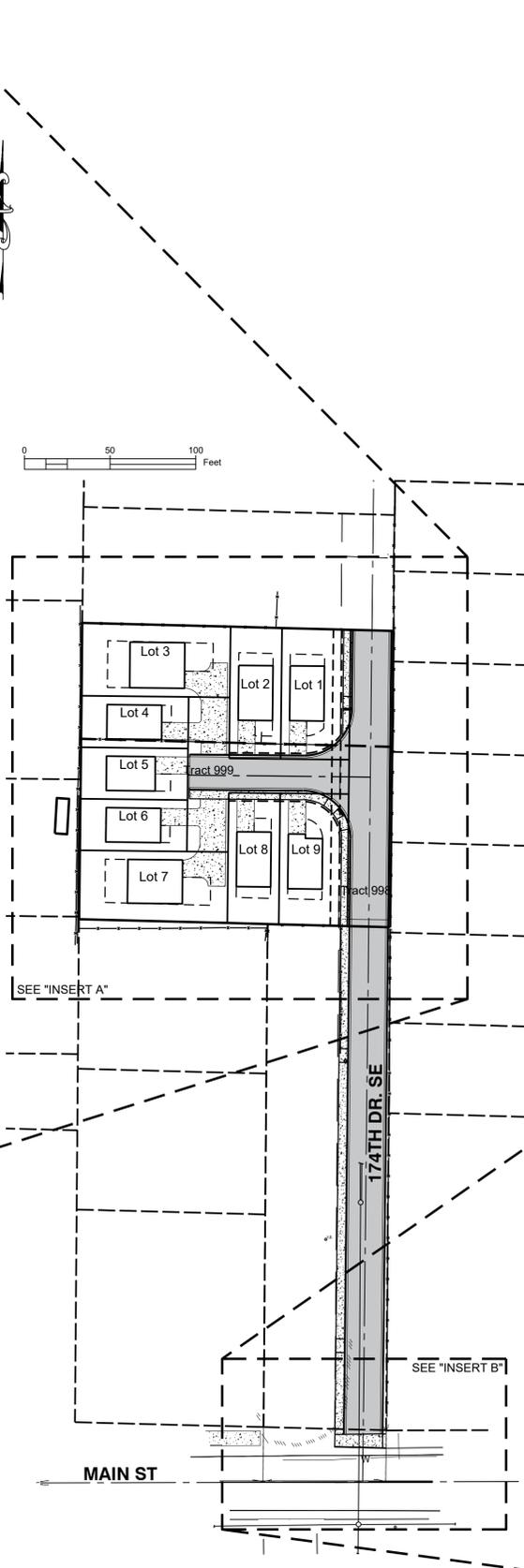
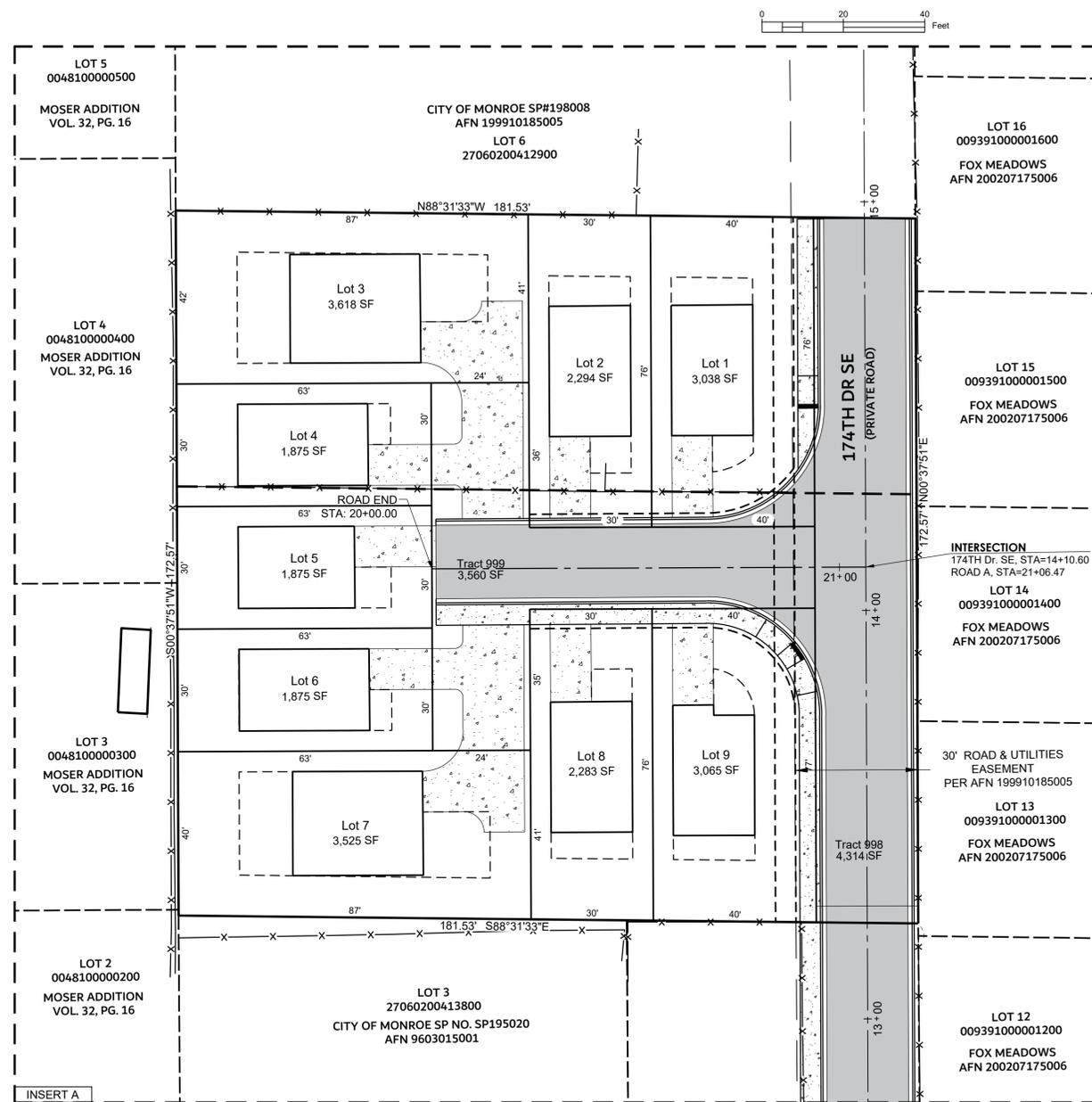


CITY OF MONROE PONDEROSA PACIFIC

PONDEROSA
PACIFIC CIVILS
APP# 10914



VICINITY MAP



SITE INFORMATION

TAX PARCEL	27060200413000
SITE ADDRESS	16052 174TH DR SE MONROE, WA 98272
TAX PARCEL	27060200412100
SITE ADDRESS	16096 174TH DR SE MONROE, WA 98272
ZONING	R-15, CITY
COMP PLAN	HIGH DENSITY SFR
USE CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
PROPERTY SIZE (TOTAL)	31,323 SF (0.72 AC)
FRONTAGE AREA	9,000 SF (0.20 AC)
JURISDICTION	CITY OF MONROE
SEWER SERVICE	CITY OF MONROE
WATER SERVICE	CITY OF MONROE

LEGAL DESCRIPTION

PARCEL A:
LOT 2, CITY OF MONROE BOUNDARY LINE ADJUSTMENT# BA198003,
RECORDED UNDER AUDITORS FILE# 9904305001, BEING A PORTION OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. SNOHOMISH
COUNTY, WA

PARCEL B:
LOT 2, CITY OF MONROE BOUNDARY LINE ADJUSTMENT# 198008,
RECORDED UNDER AUDITORS FILE# 199910185005, BEING A PORTION
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. SNOHOMISH
COUNTY, WA

SHEET LIST

SHEET NO.	SHEET DESCRIPTION
C1.0	SITE PLAN
C2.0	DEMO AND SWPP PLAN
C2.1	DEMO AND SWPPP DETAILS
C3.0	174TH DR. SE ROAD PLAN, STORM, AND PROFILE
C3.1	ROAD A PLAN, STORM, AND PROFILE
C3.2	STORM DETAILS
C4.0	SEWER AND WATER PLAN AND PROFILE.
C4.1	SEWER PUMP DETAILS
C4.2	SEWER DETAILS
C5.0	FRONTAGE IMPROVEMENTS
C6.0	ROAD DETAILS

SITE CALCULATIONS

NEW IMPERVIOUS	25,691 SF
REPLACED IMPERVIOUS	7,148 SF
NEW + REPLACED IMPERVIOUS	32,839 SF
DISTURBANCE AREA	31,323 AC

GRADING QUANTITIES

CUT	400 CY's
FILL	150 CY's

SOILS NOT USED FOR BACKFILL WILL BE SPREAD OVER
LOTS ON SITE, OR HAULED TO A CITY APPROVED SITE.



DEFERRED SUBMITTALS: The following systems are required and applications are deferred. No work on these systems may begin until a permit has been issued by the AHJ:

- NFPA 13D Automatic Fire Sprinkler System (separate system protecting each individual dwelling unit).

NOTES

- FOR FINAL PLAT MAP, LANGUAGE FOR MAINTENANCE FOR SIDEWALK AND CURB AND GUTTER EASEMENT SHOWN IS TO BE RESPONSIBILITY OF THE H.O.A., NOT THE PROPERTY OWNER.
- DEFERRED SUBMITTALS: THE FOLLOWING SYSTEMS ARE REQUIRED AND APPLICATIONS ARE DEFERRED. NO WORK ON THESE SYSTEMS MAY BEGIN UNTIL A PERMIT HAS BEEN ISSUED BY THE AHJ.
 - NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM (SEPARATE SYSTEM PROTECTING EACH DWELLING UNIT)



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

* Approved * Approved as corrected

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CITY OF MONROE ENGINEERING
By: [Signature] Date: 08/04/2025

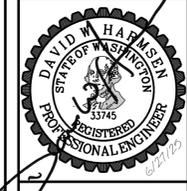
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/04/2025

HARMSEN ENGINEERS SURVEYORS

DAVID W. HARMSEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
NO. 33745

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
davidh@harmssenllc.com



PONDEROSA PACIFIC
16096 174TH DR SE
MONROE, WA 98272

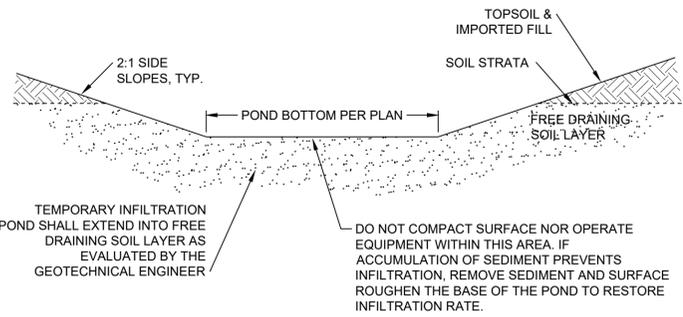
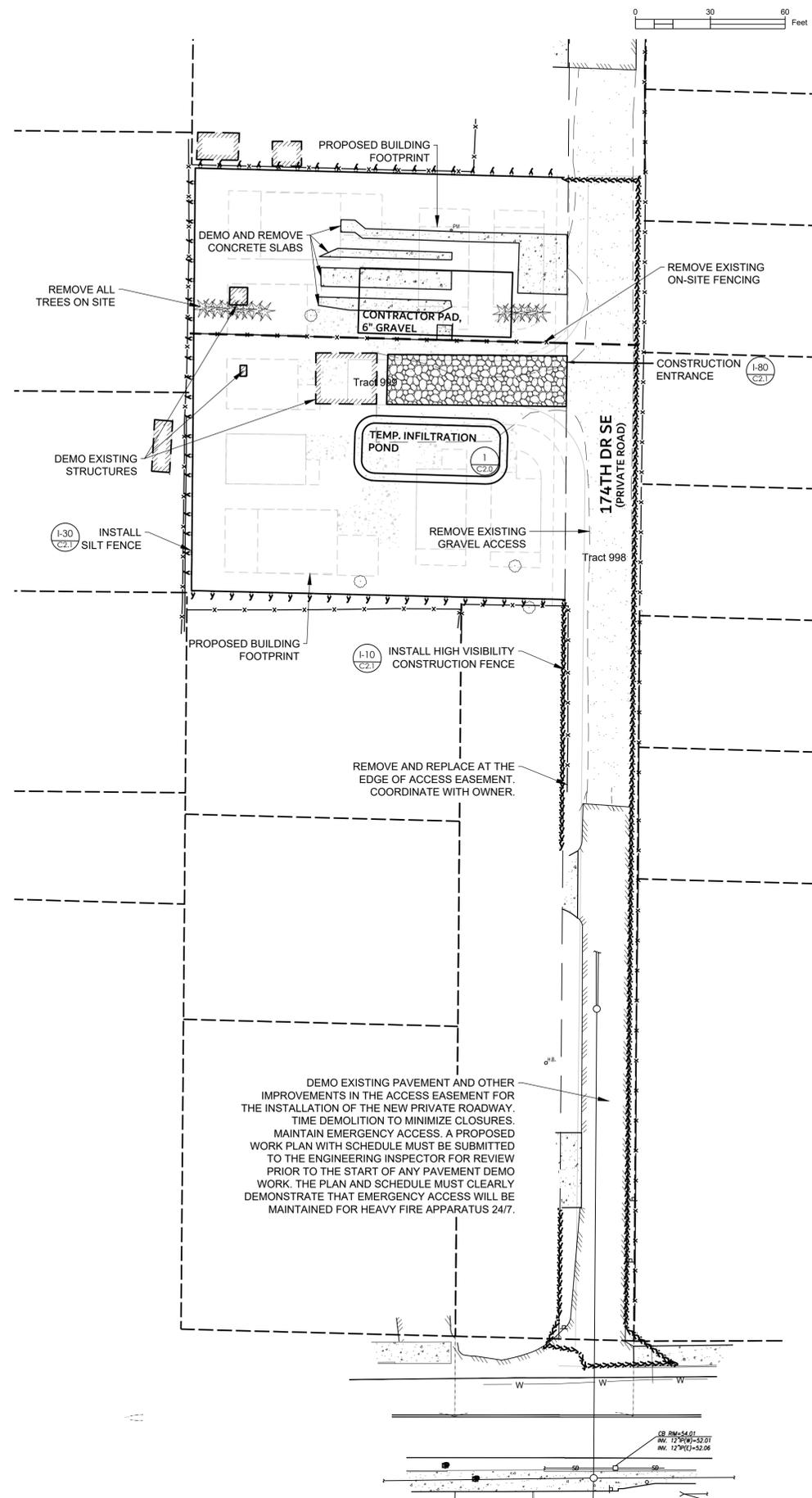
CONSTRUCTION DOCUMENTS
SITE PLAN

DATE: 06/27/2025
JOB #: 23-152



C1.0

SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



1 TEMPORARY INFILTRATION POND
SCALE: NOT TO SCALE

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND THE CITY OF MONROE ENGINEERING STANDARDS.
2. ALL CONSTRUCTION IS SUBJECT TO THE INSPECTION BY THE CITY OF MONROE ENGINEERING INSPECTOR OR DESIGNATED REPRESENTATIVE.
3. PRIOR TO ANY CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE A PRECONSTRUCTION MEETING BY CONTACTING THE PUBLIC WORKS DEPARTMENT AT 360-863-4545. A ROW PERMIT IS REQUIRED PRIOR TO SCHEDULING THE PRECON.
4. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. CONTACT ONE-CALL (1-800-424-5555) FOR UTILITY LOCATIONS. THE OWNER OR HIS REPRESENTATIVE, AND THE CITY OF MONROE SHALL BE CONTACTED IMMEDIATELY IF A UTILITY CONFLICT EXISTS.
5. APPROVED COPIES OF THESE PLANS SHALL BE ON THE JOB WHENEVER CONSTRUCTION IS IN PROGRESS.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ENGINEER TO KEEP AS CONSTRUCTED INFORMATION DURING THE PROJECT. A MYLAR RECORD DRAWING MUST BE SUBMITTED TO THE CITY OF MONROE PRIOR TO FINAL ACCEPTANCE AND FINAL SHORT PLAT APPROVAL.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENT AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE ACCEPTABLE TO THE CITY ENGINEER.
8. ALL TRAFFIC CONTROL IN THE CITY OF MONROE RIGHT-OF-WAY AND THE ACCESS EASEMENT SHALL CONFORM TO THE MOST RECENT WASHINGTON STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. NOTE: THIS PROJECT MAY BE CONSTRUCTED IN PHASES. AREAS NOT UNDER CONSTRUCTION ARE TO EITHER REMAIN VEGETATED OR HYDROSEED TO MITIGATE EROSION AND SEDIMENTATION IMPACTS.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DROP LINES FOR ELECTRIC SERVICE ARE NOT PERMITTED. SNOHOMISH COUNTY PUD SHALL BE CONTACTED AND NOTIFIED IN WRITING OF THIS REQUIREMENT.
11. THE MAILBOX LOCATIONS ON SITE SHALL BE APPROVED BY THE POSTMASTER. PRIOR TO CLUSTER MAILBOX INSTALLATION, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEERING INSPECTOR WITH A WRITTEN COPY OF THE APPROVAL.
12. CONTRACTORS SHALL MAINTAIN FOUR FEET OF CLEARANCE FROM ELECTRICAL VALVETS.
13. INSTALL TEN GAUGE INSULATED LOCATE WIRE ON ALL UNDERGROUND NON-METALLIC PIPE.

TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

1. ALL TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY GRADING OR LAND CLEARING IN ACCORDANCE WITH THE APPROVED TESC PLAN. THESE FACILITIES MUST BE MAINTAINED DAILY UNTIL FINAL APPROVAL BY THE CITY INSPECTOR.
2. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
3. ALL VEHICLES LEAVING THE SITE ONTO 174TH ST. SE AND PUBLIC RIGHT-OF-WAY SHALL BE CLEANED TO PREVENT TRACKING OF MUD, DIRT, AND OTHER DEBRIS.
4. THE CONTRACTOR SHALL SWEEP STREETS BOTH PUBLIC AND PRIVATE AT LEAST DAILY OR MORE FREQUENTLY AS MAY BE NECESSARY AND SO DIRECTED BY THE CITY OF MONROE. DUST CONTROL ON SITE WILL BE REQUIRED.
5. INSTALL INLET PROTECTION AT DOWNSTREAM CATCH BASIN GRATES AND AT CATCHBASINS INSTALLED ON-SITE PER DETAIL 1/C2.0.
6. POLLUTED WATER MAY NOT BE PUMPED INTO THE CITY OR PRIVATE STORM SYSTEM.
7. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION CONSISTING OF RAPID, PERSISTENT AND LEGUME WILL BE APPLIED AT A MINIMUM #80 PER ACRE. THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.
8. ALL EROSION CONTROL ON SITE MUST COMPLY WITH THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR WESTERN WASHINGTON, 2019 EDITION.
9. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AT REGULAR INTERVALS FOR DAMAGE AND SEDIMENT ACCUMULATION. AT A MINIMUM, THE FACILITIES SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER ANY RUNOFF PRODUCING RAIN EVENT. INSPECTIONS SHALL TAKE PLACE AT THE END OF EACH WORK WEEK AND ANY NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE THE JOB IS SHUT DOWN FOR THE WEEKEND. INSPECTIONS SHALL CONTINUE AT THESE INTERVALS DURING PERIODS OF WORK STOPAGES OR UNTIL PERMANENT VEGETATION IS ESTABLISHED.
10. CONTRACTOR SHALL REMOVE EROSION AND SEDIMENTATION CONTROL DEVICES WHEN CONSTRUCTION IS COMPLETE.
11. FROM OCTOBER 1 TO APRIL 30, EXPOSED SOILS TO BE LEFT UNWORKED FOR MORE THAN 2 DAYS SHALL BE STABILIZED. OTHERWISE SOILS TO BE LEFT UNWORKED FOR 7 DAYS SHALL BE STABILIZED.

DEMO EXISTING PAVEMENT AND OTHER IMPROVEMENTS IN THE ACCESS EASEMENT FOR THE INSTALLATION OF THE NEW PRIVATE ROADWAY. TIME DEMOLITION TO MINIMIZE CLOSURES. MAINTAIN EMERGENCY ACCESS. A PROPOSED WORK PLAN WITH SCHEDULE MUST BE SUBMITTED TO THE ENGINEERING INSPECTOR FOR REVIEW PRIOR TO THE START OF ANY PAVEMENT DEMO WORK. THE PLAN AND SCHEDULE MUST CLEARLY DEMONSTRATE THAT EMERGENCY ACCESS WILL BE MAINTAINED FOR HEAVY FIRE APPARATUS 24/7.

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x Approved Approved as corrected

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CITY OF MONROE ENGINEERING
By: *[Signature]* Date: 08/04/2025

REVISIONS

ENGINEERS SURVEYORS
(425) 252-1884
(206) 343-5903

HARMSEN
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



MONROE PACIFIC
16096 174TH DR SE
MONROE, WA 98272
CONSTRUCTION DOCUMENTS
DEMO AND SWPP PLAN

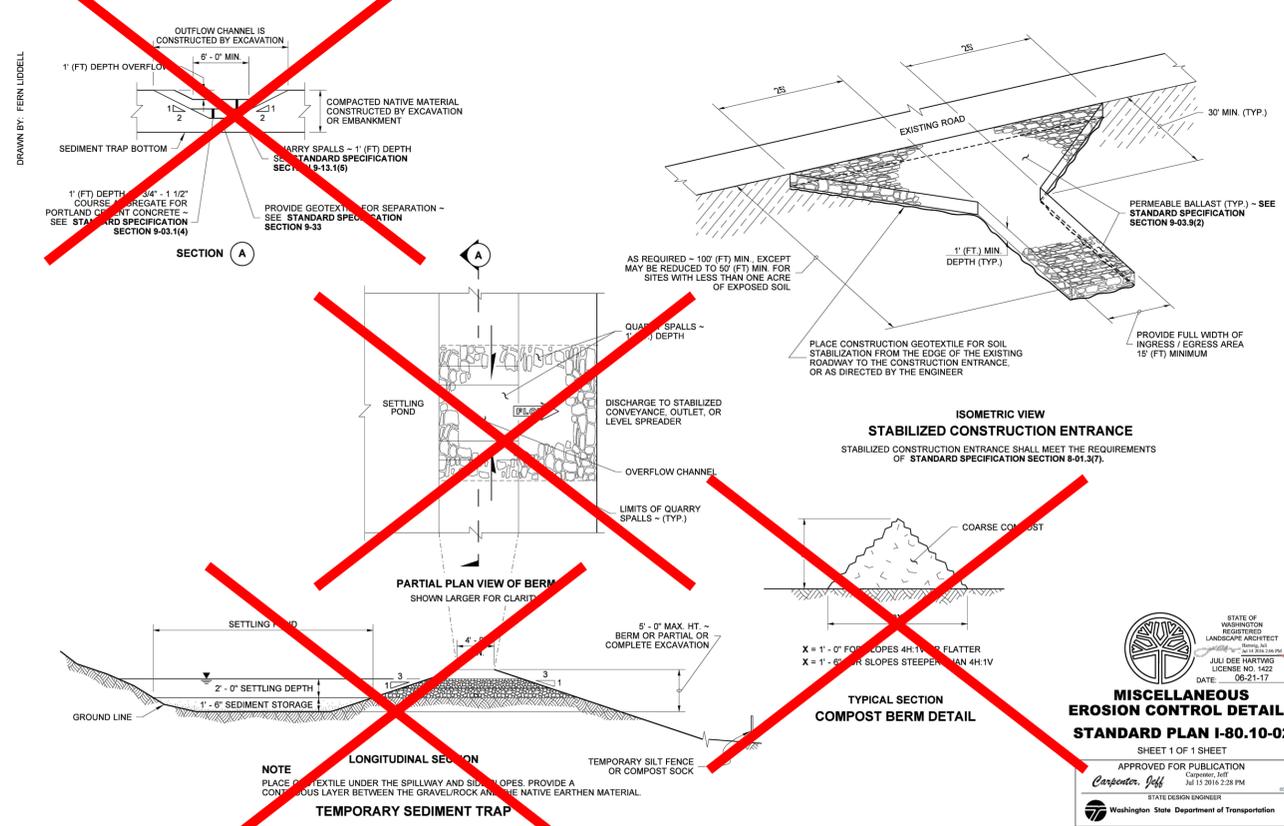
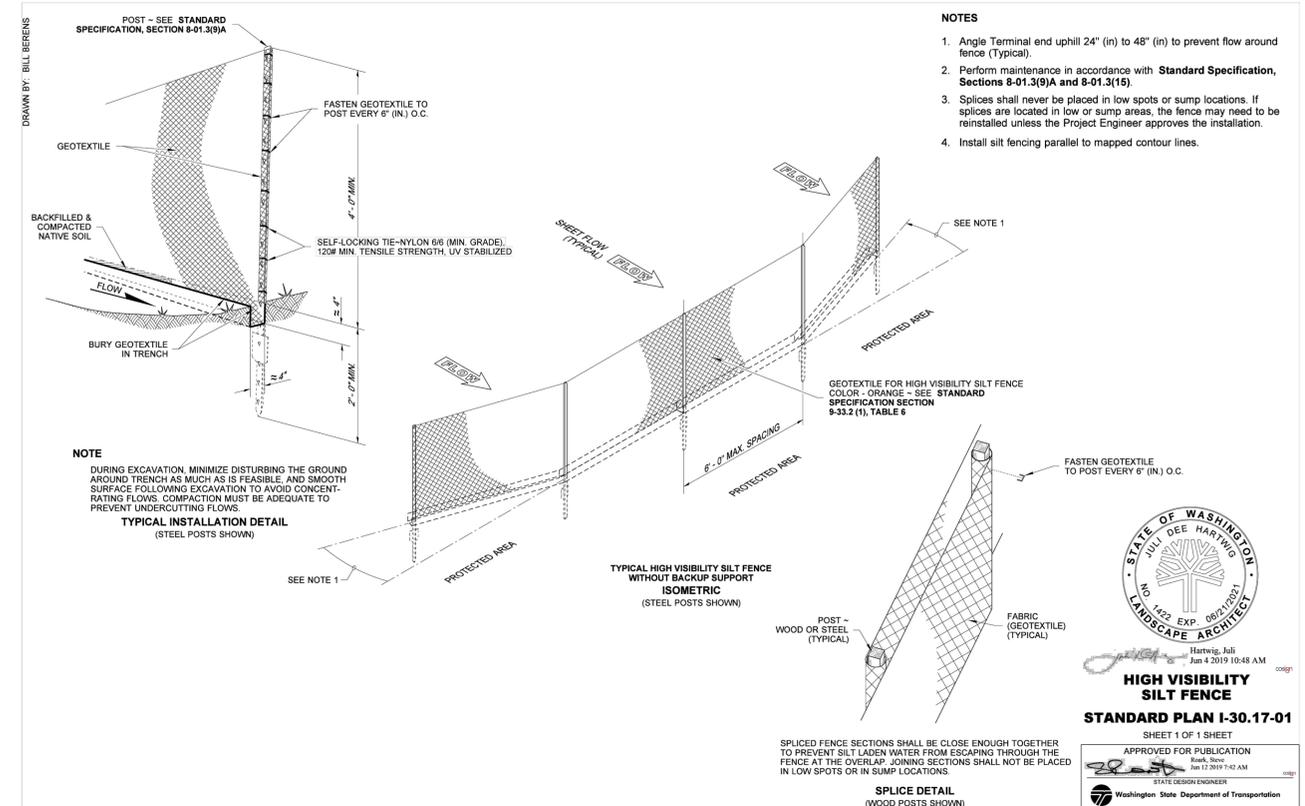
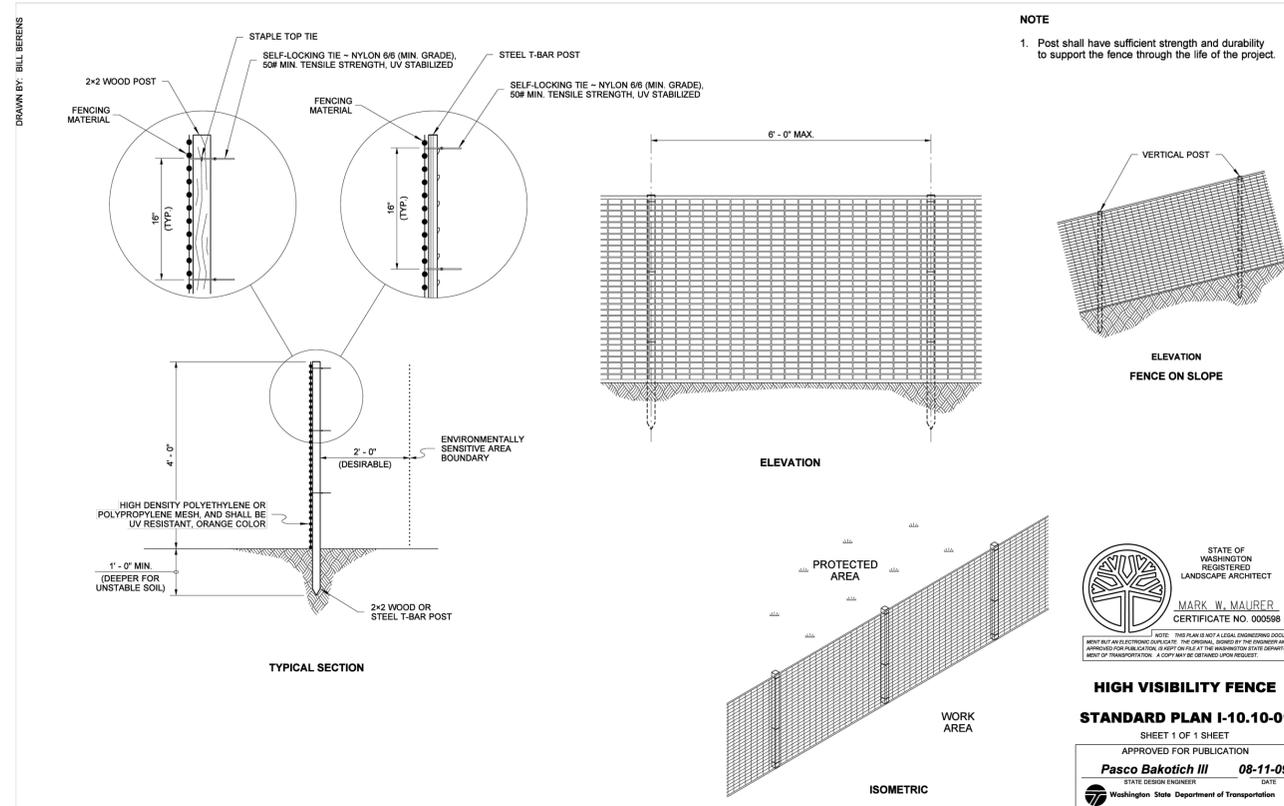
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SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



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HARMSEN ENGINEERS SURVEYORS
(425) 282-1884
(206) 343-5903
FAX: (360) 805-9732

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



PONDEROSA PACIFIC
16096 174TH DR SE
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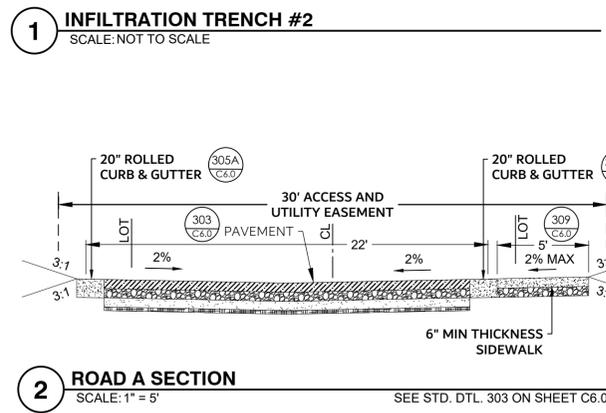
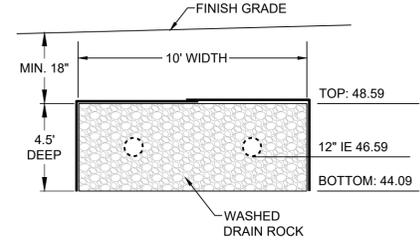
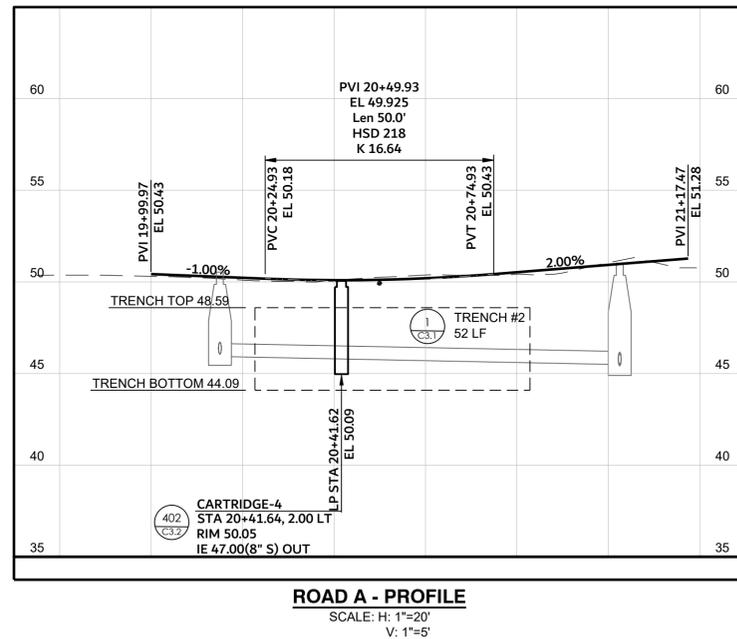
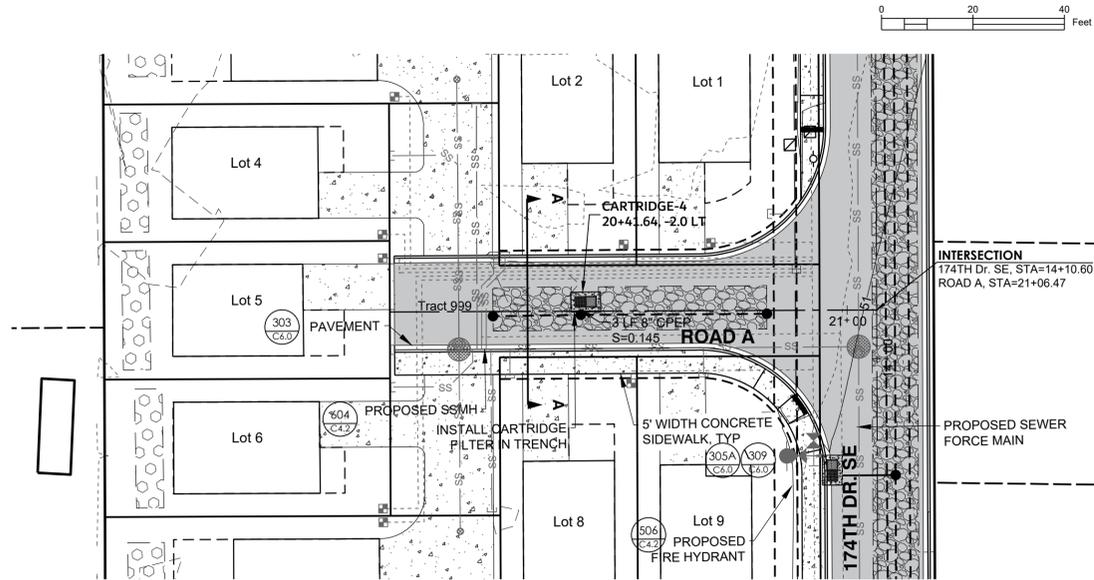
DEMO AND SWPPP DETAILS

DATE: 06/27/2025
JOB #: 23-152



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SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



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CITY OF MONROE ENGINEERING
By: *[Signature]* Date: 08/04/2025

REVISIONS

HARMSEN ENGINEERS SURVEYORS
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903

DAVID W. HARMSEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
No. 33745
6/21/2025

PONDEROSA PACIFIC
16096 174TH DR SE
MONROE, WA 98272

CONSTRUCTION DOCUMENTS
ROAD A PLAN, STORM, AND PROFILE

DATE: 06/27/2025
JOB #: 23-152

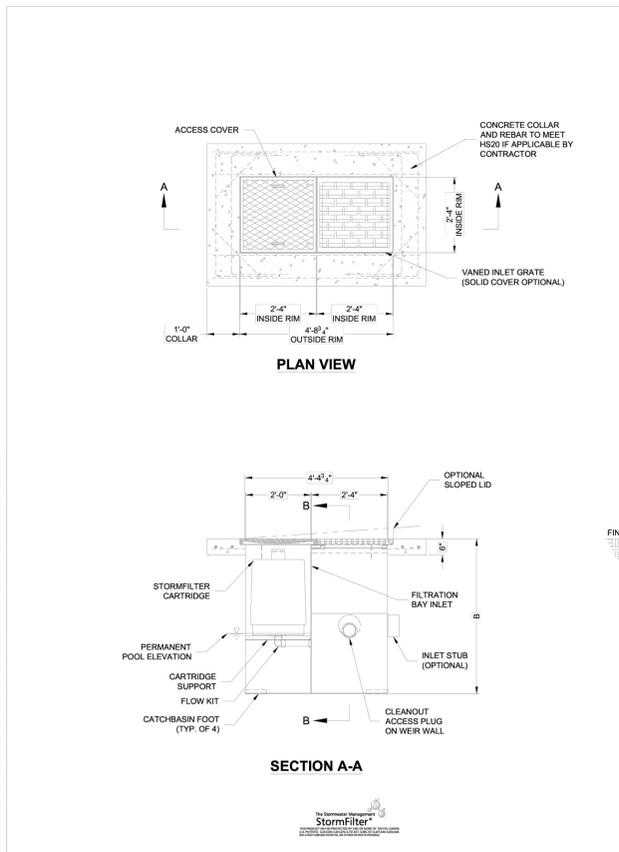
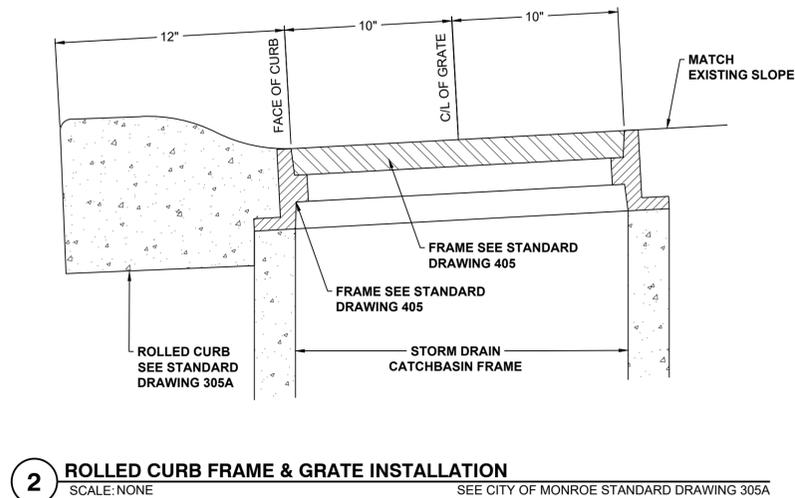
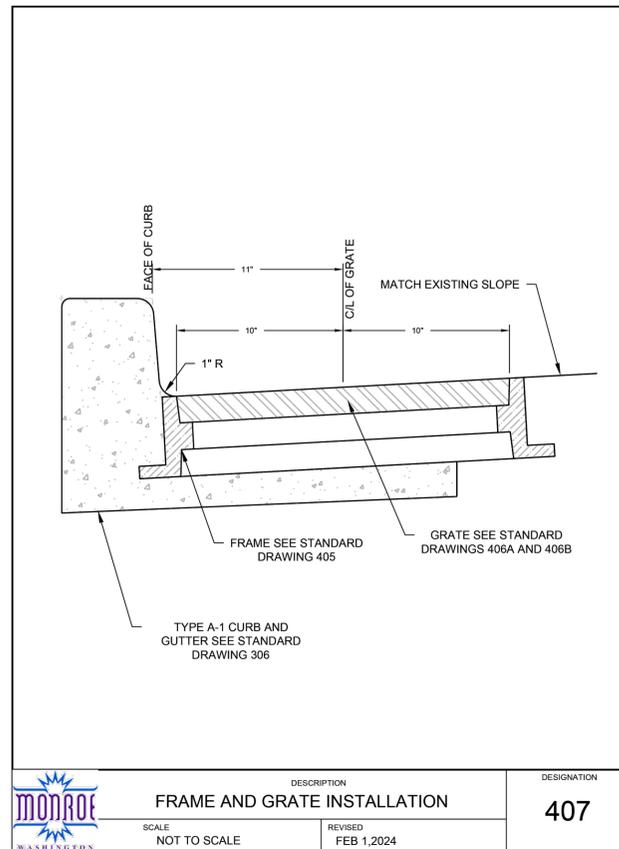
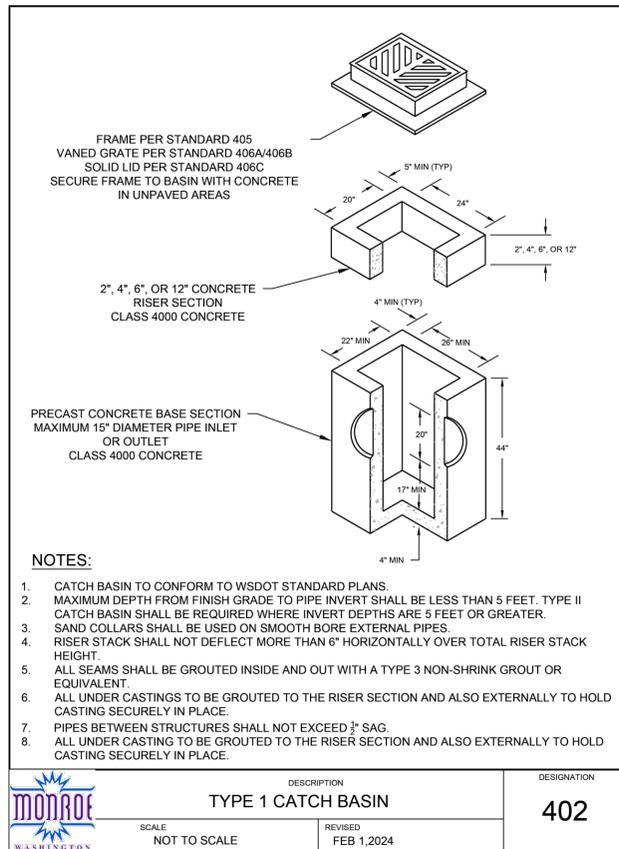
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2/21/25 REVISED PER CITY OF MONROE COMMENTS

SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	27"	18"	18" DEEP
RECOMMENDED HYDRAULIC DROP (H)	3.05'	2.3'	3.3'
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	2 gpm/sf, 1.67' gpm/sf, 1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5, 18.75, 11.25	15, 11.25, 7.5	15, 11.25, 7.5
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.25
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

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

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS, LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- 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 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS 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 CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	SEE 3.0 & 3.1
WATER QUALITY FLOW RATE (cfs)	0.0212
PEAK FLOW RATE (cfs)	0.15
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	27"
CARTRIDGE FLOW RATE (gpm)	0.025 cfs
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	SEE 3.0 & 3.1

PIPE DATA:
INLET STUB: n/a
OUTLET STUB: SEE 3.0 & 3.1

CONFIGURATION:
INLET: []
OUTLET: []
INLET: []
OUTLET: []

SLOPED LID: YES/NO
SOLID COVER: YES/NO
NOTES/SPECIAL REQUIREMENTS:

CONTECH ENGINEERED SOLUTIONS LLC
8020 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-526-3999 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

1 CARTRIDGE CATCH BASIN
SCALE: NONE

REVISIONS

ENGINEERS SURVEYORS
HARMSEN
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903
FAX: (360) 805-9732

DAVID W. HARMSEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
33745
6/21/20

PONDEROSA PACIFIC
16096 174TH DR SE
MONROE, WA 98272
STORM DETAILS

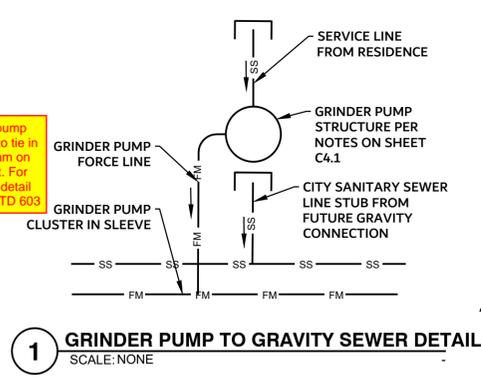
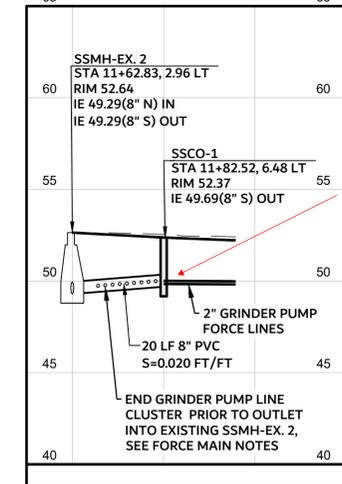
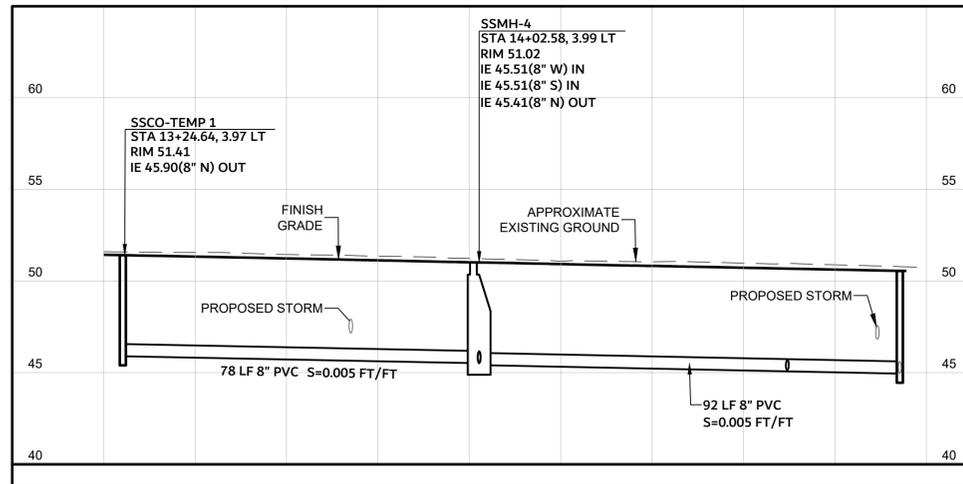
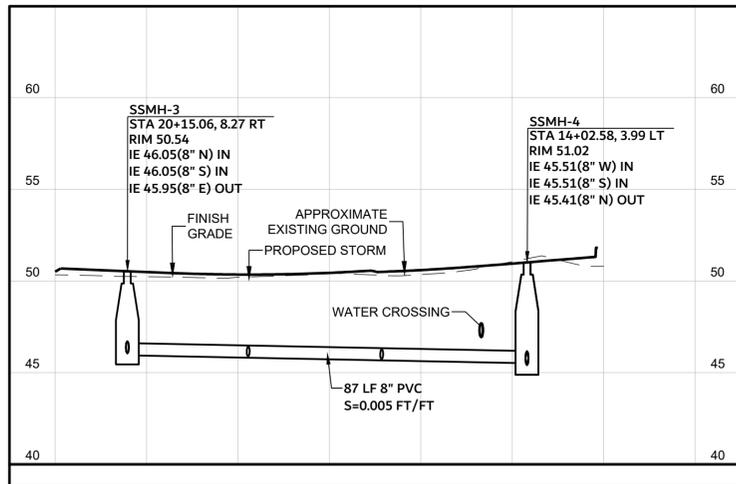
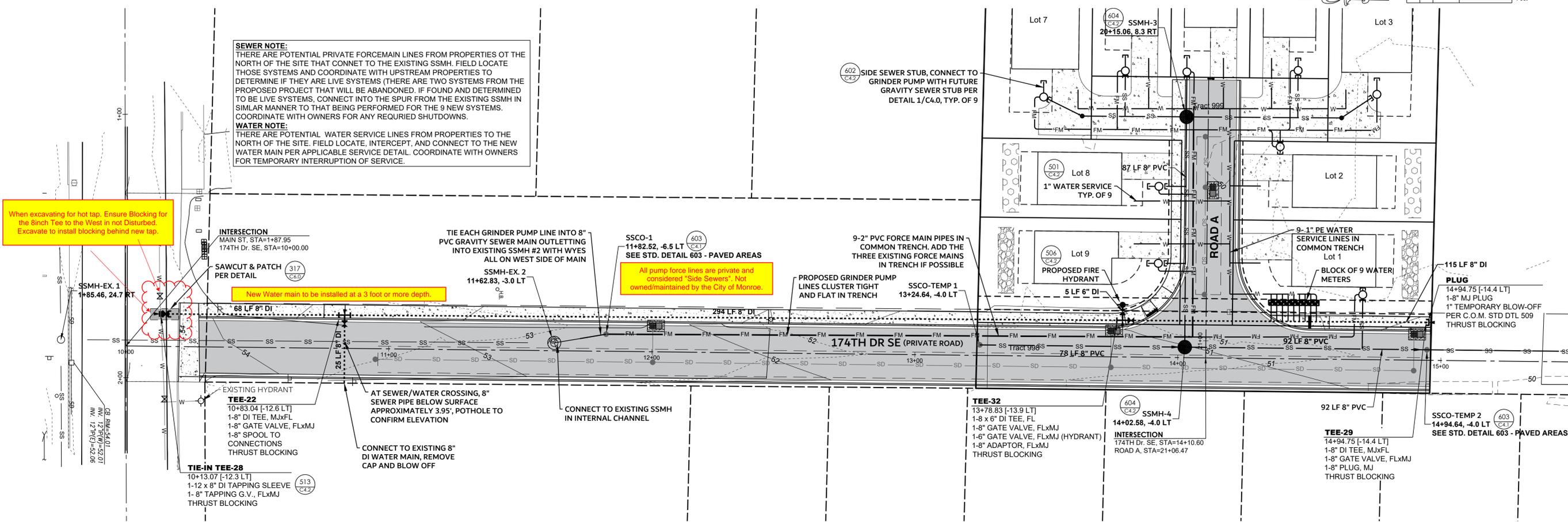
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C3.2

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SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



FORCE MAIN NOTES

- THE (9) 2" PVC PIPES WILL LIE FLAT, TOUCHING ONE ANOTHER, IN THE BOTTOM OF THE TRENCH. IF POSSIBLE, THE 3 EXISTING GRINDER PUMP PIPES SHOULD ALSO BE PLACED WITHIN THE TRENCH.
- PIPES TO BE 2" SCHEDULE 40 PVC WITH GLUED JOINTS THAT WILL HAVE A 15-MINUTE 10 PSI AIR PRESSURE TEST BEFORE APPROVAL. NO LOSS IN PRESSURE IS ACCEPTABLE.
- AN 8" CLEAN OUT WILL BE INSTALLED PER COM STD. DETAIL 603 FOR PAVED AREAS SUBSTITUTING GLUED PVC FOR THE GASKETED SEWER PIPE.
- THE PIPES WILL CONNECT TO THE 8" PVC "MAIN" IMMEDIATELY UPSTREAM OF THE EXISTING SSMH #2 WITH 8" X 2" WYES (SIZE REDUCTION INSERTS MIGHT BE NECESSARY) ALL CONNECTIONS ON WEST SIDE OF THE PIPE "MAIN."
- THE 8" PVC MAIN MUST HAVE AT LEAST A 2% SLOPE FROM TERMINATION OF FORCE MAIN CLUSTER TO CLEANOUT.
- THE EXISTING GRINDER PUMP LINES FOR THE 3 EXISTING HOMES NORTH OF THE SHORT PLAT MUST ALSO BE TIED INTO THIS 8" PVC MAIN.

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x Approved Approved as corrected

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CITY OF MONROE ENGINEERING

By: *[Signature]* Date: 08/04/2025

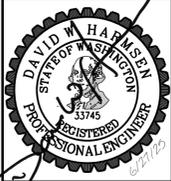
REVISIONS

HARMSEN ENGINEERS SURVEYORS

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201

(425) 252-1884
(206) 343-5903

2/21/25 REVISED PER CITY OF MONROE COMMENTS



PONDEROSA PACIFIC
16096 174TH DR SE
MONROE, WA 98272

CONSTRUCTION DOCUMENTS
SEWER AND WATER PLAN AND PROFILE.

DATE: 06/27/2025
JOB #: 23-152



C4.0

SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

NOTE:
THE GRINDER PUMP SYSTEMS SHOWN ON THIS SHEET ARE RECOMMENDED SYSTEMS BASED ON THE EXPERIENCE OF THE NORTHSHORE UTILITY DISTRICT. THEY ARE NOT REQUIRED TO BE INSTALLED PRIOR TO FINAL SHORT PLAT APPROVAL. THEY WILL BE INSTALLED WITH THE BUILDING CONSTRUCTION AFTER BUILDING PERMIT APPLICATION, REVIEW AND APPROVAL.

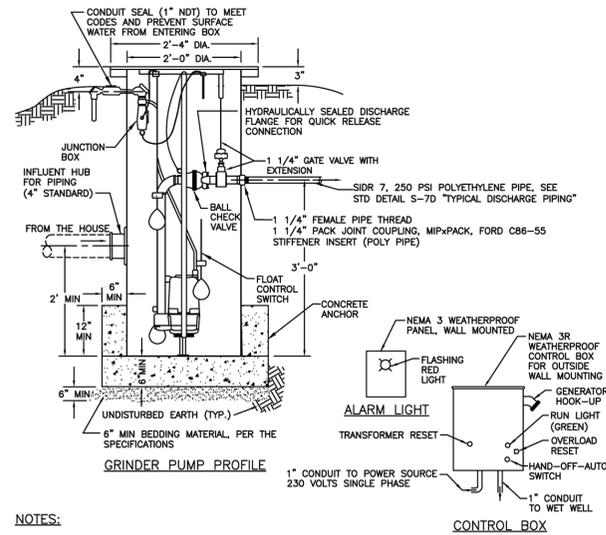
PRIVATE SEWAGE PUMP SYSTEMS

MINIMUM REQUIREMENTS:

- ONLY PLUMBING UNITS UNABLE TO BE SERVICED BY GRAVITY FLOW SHALL BE ROUTED TO THE PUMP SYSTEM.
- PLANS FOR SYSTEM SHALL BE SUBMITTED FOR APPROVAL BEFORE CONSTRUCTION, INCLUDING PUMP SPECIFICATION.
- CONTROL SYSTEM SHALL INCLUDE A HIGH WET WELL ALARM.
- PUMP SHALL BE A 2" SUBMERSIBLE SEWAGE EJECTOR PUMP.
- THE PUMP VAULT SHALL BE VENTED ACCORDING TO THE STATE PLUMBING CODE.
- THE PUMP VAULT REVERSE CAPACITY SHALL BE MINIMUM OF 300 GALLONS ABOVE HIGH WET WELL ALARM.
- A SEPTIC TANK MAY BE APPROVED FOR USE AS THE PUMP VAULT PROVIDED:
 - THE PUMP SHALL BE PLACED DIRECTLY ON THE BOTTOM OF THE TANK.
 - THE "OFF" SETTING SHALL BE ADJUSTED AS LOW AS POSSIBLE (APPROXIMATELY 6" FROM BOTTOM OF TANK).
 - THE "ON" SETTING SHALL BE WITHIN 8" OF THE "OFF" SETTING.
 - THE TANK MUST BE STRUCTURALLY SOUND AND WITHOUT LEAKS OR CRACKS.
 - THE DIVIDER WALL SHALL BE REMOVED FROM THE SEPTIC TANK.
 - IF CONVERTING AN EXISTING TANK, WATER TEST TO THE HOUSE EFFLUENT INVERT WILL BE REQUIRED.
- THE DISCHARGE LINE SHALL INCLUDE A BRASS BALL VALVE OR BRASS GATE VALVE (BRASS BALL VALVE PREFERRED), A BACK WATER VALVE, AND A THREADED UNION UPSTREAM FROM THE BACK WATER VALVE. THE GATE VALVE AND UNION MUST BE ACCESSIBLE WITHOUT ENTERING THE VAULT. NEITHER THE VALVE NOR UNION SHALL OBSTRUCT THE ACCESS OPENING.
- THE DISCHARGE LINE SHALL BE A MINIMUM OF 2" DIAMETER SCHEDULE 40 PVC PIPE.
- THE DISCHARGE LINE SHALL BE 2" DIAMETER SCHEDULE 40 PVC PIPE WITH GLUED JOINTS AND A 10 PSI PRESSURE TEST BEFORE APPROVAL.
- IF CONVERTING TO AN EXISTING TANK, WATER TEST TO THE HOUSE EFFLUENT INVERT WILL BE REQUIRED.

15 Minute test @ 10PSI. Zero Loss- Inspector note.

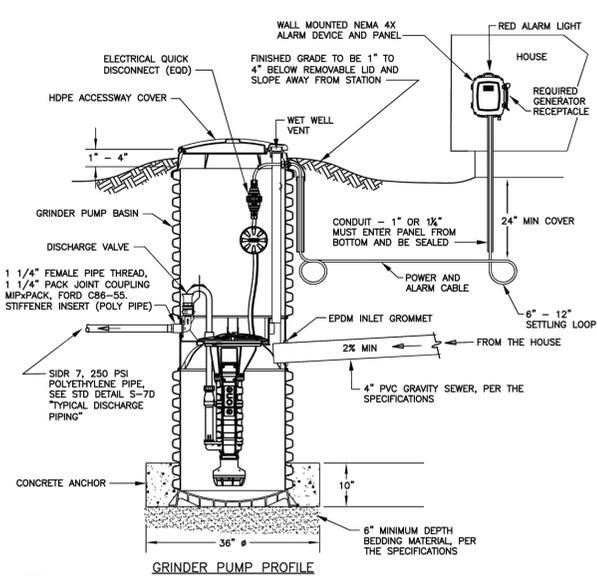
1 PUMP SYSTEM NOTES
SCALE: NONE



NOTES:

- HYDROMATIC HP-200 COMPLETE PACKAGED SEWER GRINDER LIFT STATION TO INCLUDE THE FOLLOWING:
- GRINDER PUMP WITH 2HP SUBMERSIBLE SINGLE PHASE MOTOR (ADEQUATE FOR SINGLE RESIDENCE UP TO 100' HEAD AT 5" IMPELLER DIA.)
 - TWO SEALED FLOAT TYPE MERCURY SWITCHES FOR LEVEL CONTROL
 - ONE FLOAT SWITCH FOR ALARM CONTROL
 - 1" NPT MALE CONDUIT OUTSIDE OF SUMP FOR CONTROL WIRING
 - DISCHARGE PIPING SHALL INCLUDE A CHECK VALVE, A GATE VALVE AND NPT FEMALE CONNECTION OUTSIDE OF SUMP (DIA. PER PRESSURE PIPE DIA.)
 - INFLUENT PIPING SHALL PROVIDE HUB FOR PVC PIPE OUTSIDE OF SUMP (DIA. PER SIDESEWER DIA.)
 - FIBERGLASS SUMP BASIN 24" I.D. x 5'-0" HIGH (PER BULLETIN SP-604 (HYDROMATIC OR EQUAL))
 - NEMA 3R LOCKING CONTROL PANEL WALL MOUNTED
 - RED ALARM LIGHT PANEL, WALL MOUNTED WITH GENERATOR HOOK-UP.
 - SEE ADDITIONAL INFORMATION PER STD DETAIL S-7D.

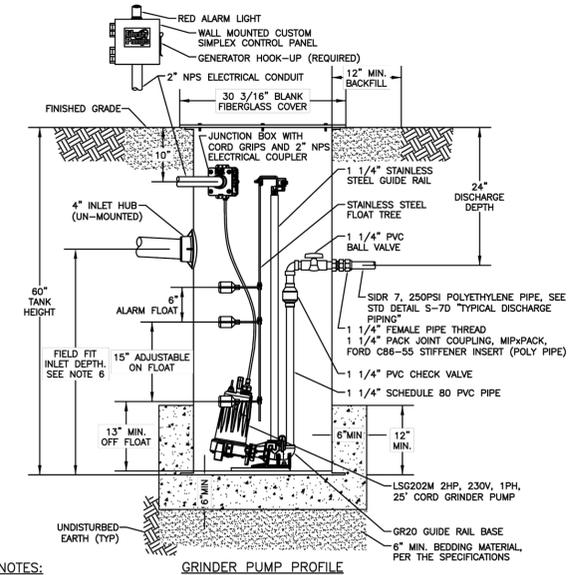
2 SINGLE FAMILY GRINDER PUMP STATION HYDROMATIC
SCALE: NONE



NOTES:

- ENVIRONMENTAL ONE (E-ONE) DH071 COMPLETE PACKAGED SEWAGE GRINDER PUMP STATION TO INCLUDE THE FOLLOWING:
- ONE SIMPLEX GRINDER PUMP WITH 70 GAL CAPACITY AND HDPE BASIN (ADEQUATE FOR SINGLE RESIDENCE)
 - ASSEMBLED IN THE BASIN - NEMA 6P ELECTRICAL QUICK DISCONNECT, PUMP REMOVAL SYSTEM, STAINLESS STEEL DISCHARGE ASSEMBLY/SHUT-OFF VALVE, AND ANTI-SIPHON VALVE/CHECK VALVE
 - NEMA 4X ALARM PANEL EQUIPPED WITH CIRCUIT BREAKERS AND NECESSARY INTERNAL WIRING CONTROLS
 - DISCHARGE PIPING SHALL INCLUDE FEMALE PIPE THREAD FOR PRESSURE PIPE CONNECTION (DIA. PER PRESSURE PIPE DIA. 1/2" MIN)
 - INFLUENT PIPING SHALL PROVIDE INLET GROMMET FOR SDR 35 PVC PIPE (DIA. PER SIDESEWER DIA.)
 - WALL MOUNTED ALARM PANEL INCLUDING RED ALARM LIGHT AND GENERATOR RECEPTACLE
 - SEE ADDITIONAL INFORMATION PER STANDARD STD DETAIL S-7D.

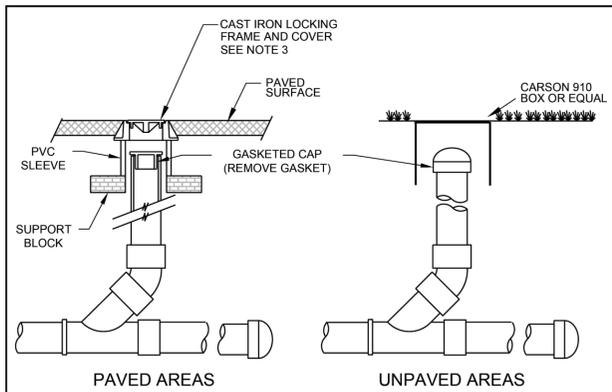
3 SINGLE FAMILY GRINDER PUMP STATION E-ONE
SCALE: NONE



NOTES:

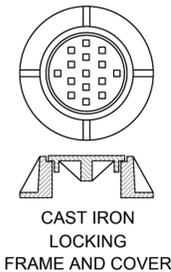
- LIBERTY PUMP EPS91174 COMPLETE PACKAGED SEWAGE GRINDER PUMP STATION TO INCLUDE THE FOLLOWING:
- 2HP LSG-SERIES GRINDER PUMP, 208-230V, SINGLE PHASE (ADEQUATE FOR SINGLE RESIDENCE, UP TO 108' TOTAL DYNAMIC HEAD).
 - THREE FLOAT TYPE MECHANICAL PILOT DUTY SWITCHES TO CONTROL PUMP AND HIGH LEVEL ALARM.
 - JUNCTION BOX AND 2" CONDUIT BULKHEAD.
 - PVC DISCHARGE PIPING SHALL INCLUDE CHECK VALVE, BALL VALVE, AND 1 1/4" DISCHARGE BULKHEAD.
 - FIBERGLASS TANK WITH ANTI-FLOTATION FLANGE. 24" ID x 60" HIGH.
 - 4" INLET HUB, UN-MOUNTED TO BE INSTALLED AT CORRECT DEPTH IN FIELD PER MANUFACTURER'S RECOMMENDATIONS.
 - SIMPLEX CONTROL PANEL, NEMA 4X ENCLOSURE, WITH GENERATOR RECEPTACLE. INCLUDES HIGH LEVEL ALARM AND TOP RED BEACON. ENCLOSURE MOUNTED OUTSIDE ON HOUSE WALL.
 - SEE ADDITIONAL INFORMATION PER STD DETAIL S-7D.

4 SINGLE FAMILY GRINDER PUMP STATION LIBERTY PUMPS
SCALE: NONE



NOTES

- PIPE AND FITTINGS SHALL BE PVC ASTM 3034 (SDR 35).
- A GASKETED WYE MUST BE INSTALLED. STRAIGHT TEES ARE NOT ACCEPTABLE.
- CASTING SHALL BE 12" Ø CAST IRON LOCKING FRAME.
- CLEAN OUTS IN ALLEYS AND DRIVEWAYS SHALL HAVE A 2'X2'6" ASPHALT OR CONCRETE PAD AROUND CLEAN OUT FRAME AND COVER.



CAST IRON LOCKING FRAME AND COVER

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

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x Approved Approved as corrected

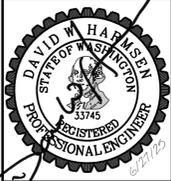
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CITY OF MONROE ENGINEERING
By *[Signature]* Date *08/04/2025*

REVISIONS

1	252-1884
2	343-5903
3	805-9732

HARMSEN ENGINEERS SURVEYORS
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903
FAX: (360) 805-9732



PONDEROSA PACIFIC
16096 174TH DR SE
MONROE, WA 98272
SEWER PUMP DETAILS

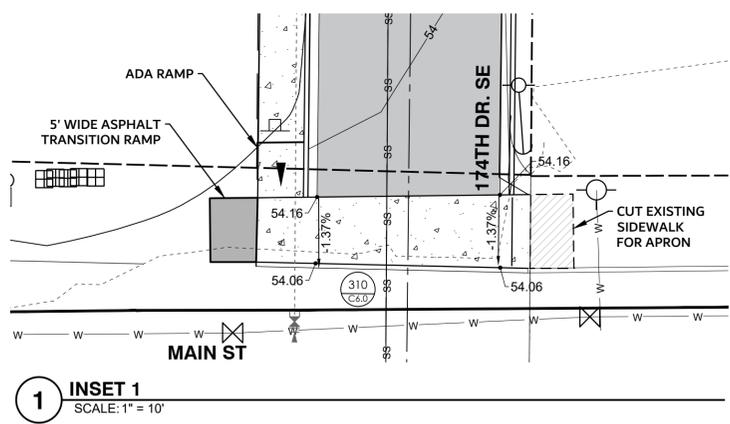
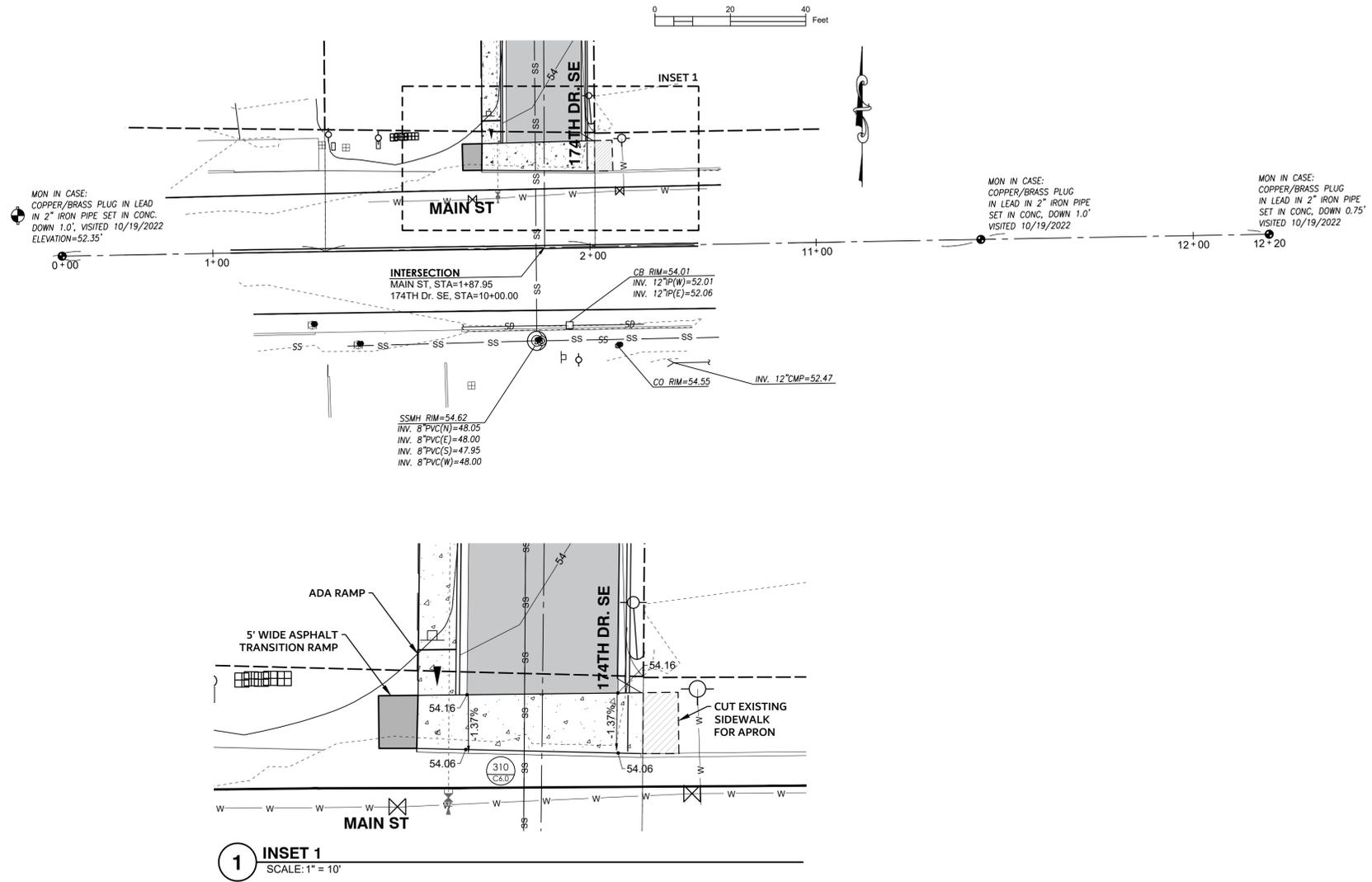
DATE: 06/27/2025

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C4.1

SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



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 By: *[Signature]* Date: 08/04/2025

REVISIONS

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 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (206) 343-5903



PONDEROSA PACIFIC
 16096 174TH DR SE
 MONROE, WA 98272
 CONSTRUCTION DOCUMENTS
 FRONTAGE IMPROVEMENTS

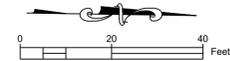
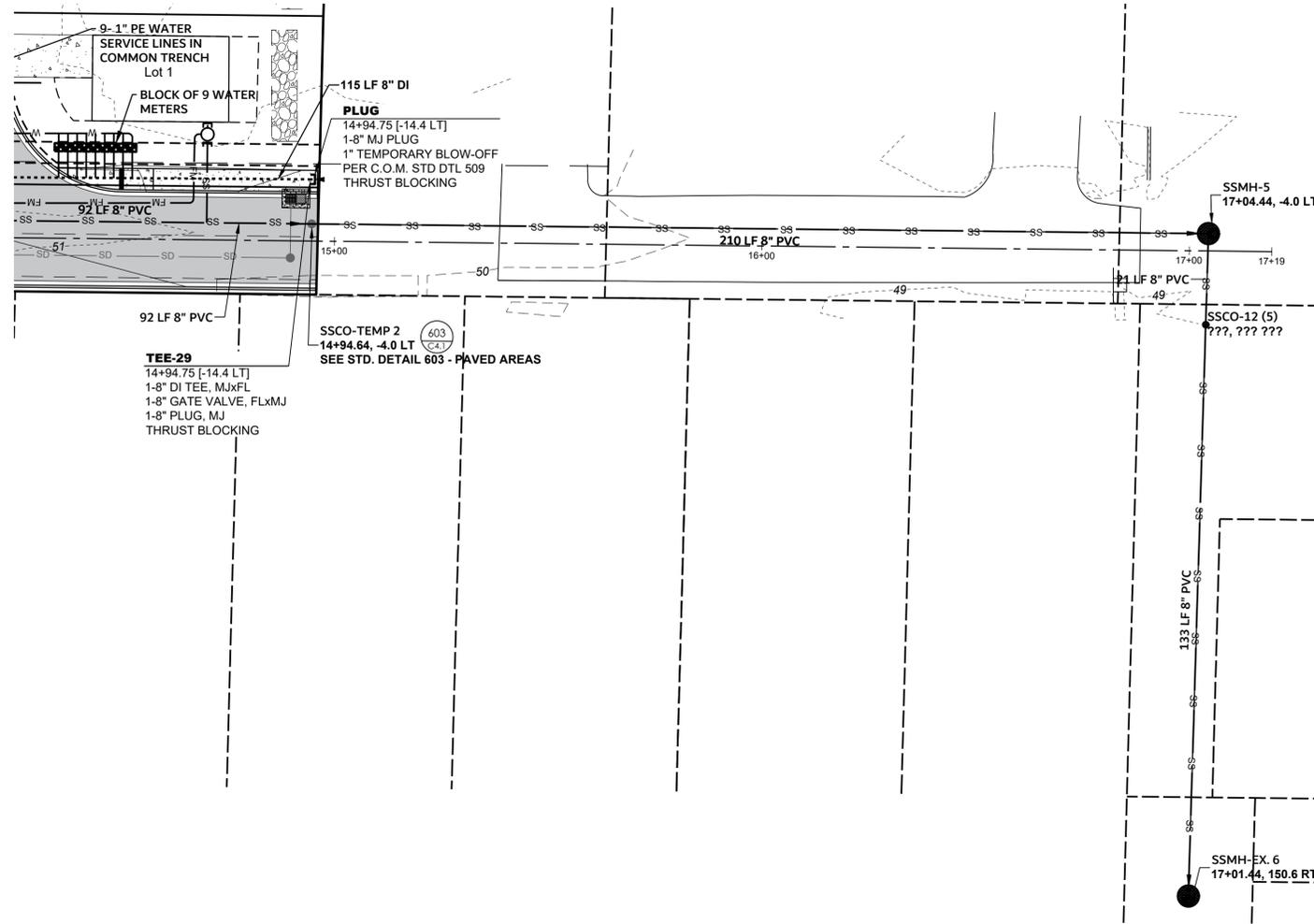
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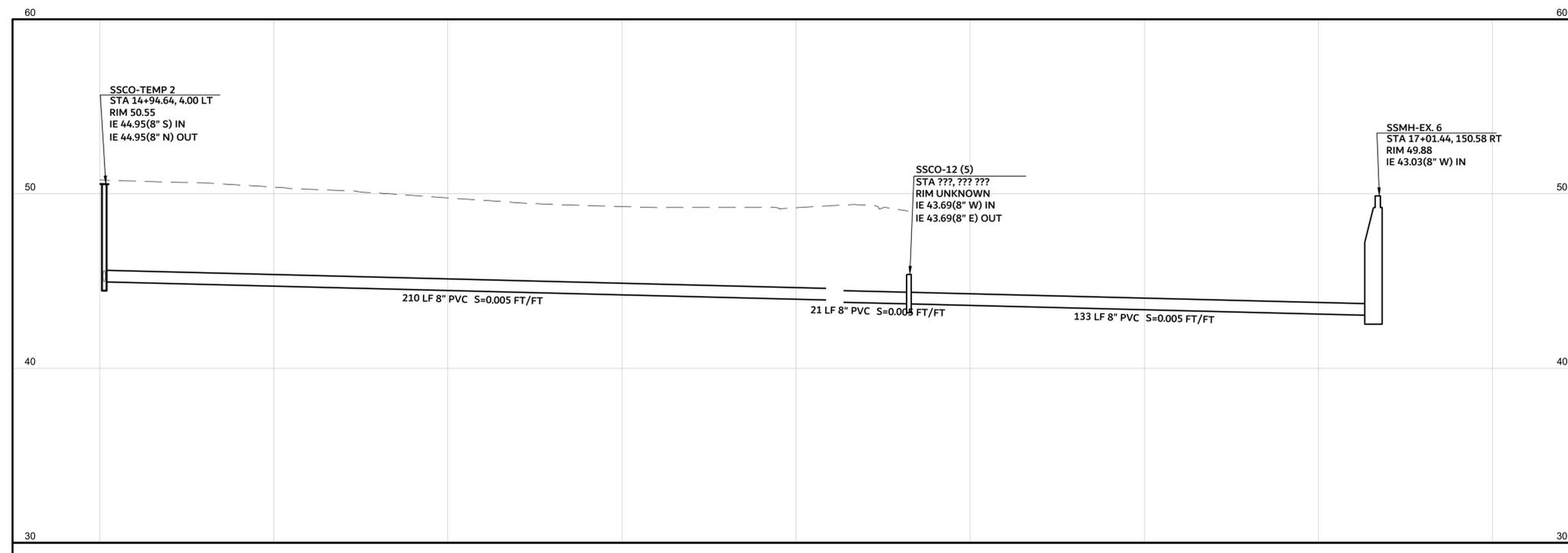


C5.0

SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



NOTE
THE WORK SHOWN ON THIS SHEET IS CURRENTLY NOT A REQUIREMENT FOR FINAL SHORT PLAT APPROVAL BUT IS INCLUDED TO SHOW POTENTIAL FUTURE SANITARY SEWER CONSTRUCTION NECESSARY TO PROVIDE A GRAVITY SEWER OUTFALL FOR THIS SHORT PLAT.



OFFSITE SEWER - PROFILE
SCALE: H: 1"=5'
V: 1"=1'

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PONDEROSA PACIFIC
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FIGURES
OFFSITE SEWER PLAN AND PROFILE

DATE: 06/27/2025

JOB #: 23-152



FIG1