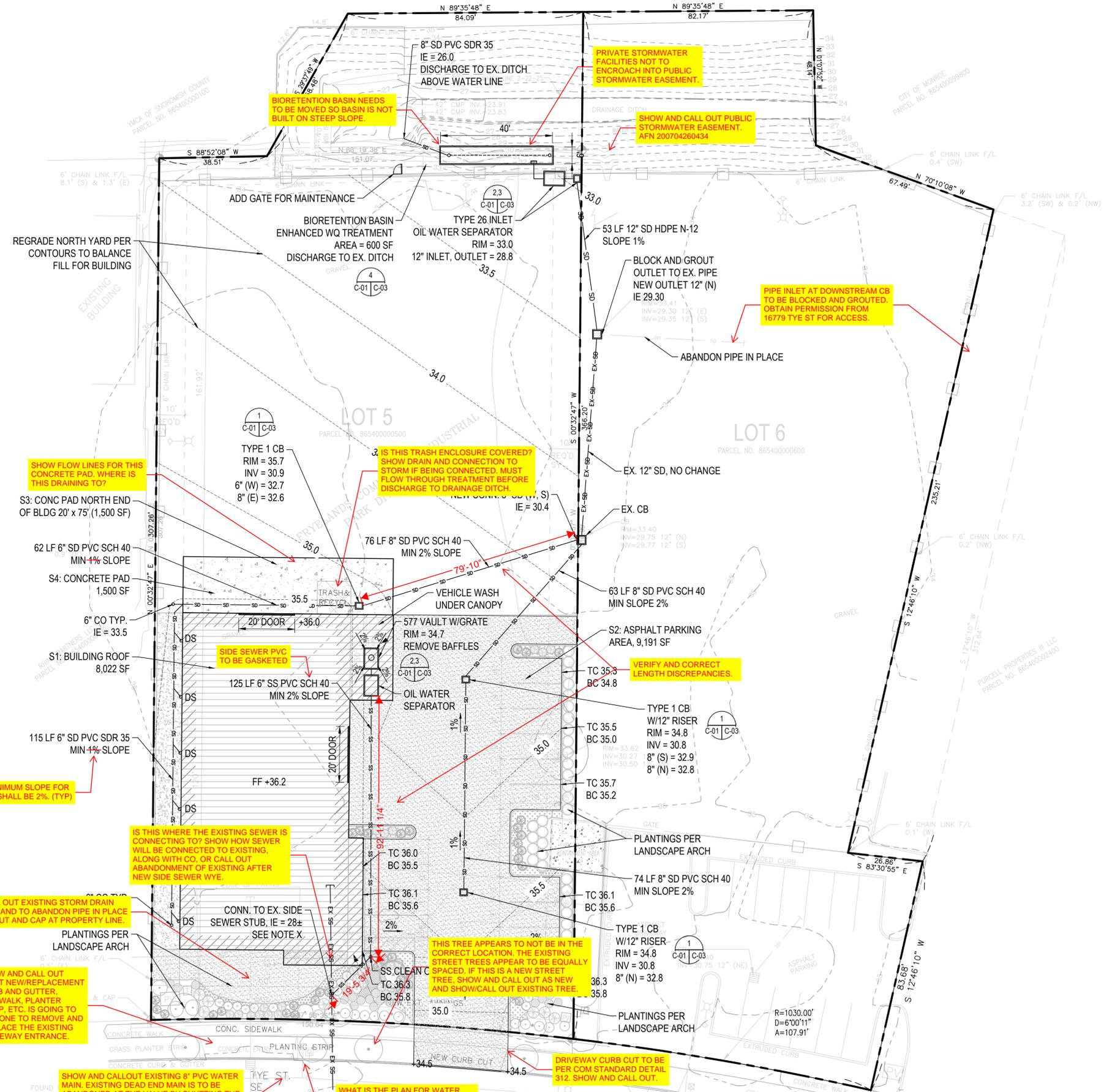


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**STORMWATER NOTES**

1. STORMWATER MANAGEMENT AND DESIGN PER CITY OF MONROE DESIGN STANDARDS AND 2019 STORMWATER MANUAL FOR WESTERN WASHINGTON
2. MINIMUM SLOPE OF 2% FOR ALL STORM DRAIN PIPE UNLESS OTHERWISE NOTED
3. ALL SEWER AND DRAIN PIPE TO BE PVC ASTM D 3034 SDR 35 UNLESS OTHERWISE NOTED
4. ALL PIPE BENDS TO BE COMBINATIONS OF 22° AND 45° FITTINGS
5. APPLY SOIL AMENDMENT TO ALL NEW LAWN AND LANDSCAPE PER ECOLOGY MANUAL BMP T5.13; SEE LANDSCAPE PLAN
6. CONTRACTOR TO POTHOLE, EXPOSE, AND INSPECT EXISTING SIDE SEWER PRIOR TO BUILDING CONSTRUCTION; CONNECT NEW SS WITH COMPATIBLE WYE
7. SEE ARCH ROOF PLAN FOR DOWNSPOUT TRIBUTARY DRAINAGE AREAS

**NEW AND REPLACED HARD SURFACE SUMMARY**

NO.	SURFACE	NEW/REPL?	PGHS?	AREA (SF)	MITIGATION
S1	BUILDING ROOF	REPLACED	NO	7,622	BIORETENTION
S2	PARKING AREA	REPLACED	YES	8,720	BIORETENTION
S3	CONCRETE PAD	REPLACED	YES	1,500	BIORETENTION
NEW + REPLACED HARD SURFACE AREA (SF):				18,713	

PGHS = POLLUTION-GENERATING HARD SURFACE

**FLOOD STORAGE CALCULATION**

BASE FLOOD ELEVATION (BFE) = 35.0'  
 EXISTING VOLUME BELOW BFE = 658 CY  
 PROPOSED VOLUME BELOW BFE = 715 CY  
 FLOOD STORAGE ADDED = 57 CY

**FLOOD STORAGE CALCULATION NOTES:**

1. BFE PER FEMA FIRM PANEL 53061C1357G, EFFECTIVE DATE 6/19/2020
2. EXISTING FLOOD STORAGE VOLUME CALCULATED FROM SITE SURVEY
3. PROPOSED FLOOD STORAGE VOLUME COMPUTED FROM CONTOURS THIS SHEET

ADD A SEPARATE SHEET WITH ALL APPLICABLE COM STANDARD DETAILS, DRIVEWAY CUT, CURB, WATER SERVICE, SIDE SEWER, ETC.

PROVIDE GRADING TABLE.

SHOW FLOW LINES FOR THIS CONCRETE PAD. WHERE IS THIS DRAINING TO?

BIORETENTION BASIN NEEDS TO BE MOVED SO BASIN IS NOT BUILT ON STEEP SLOPE.

PRIVATE STORMWATER FACILITIES NOT TO ENCROACH INTO PUBLIC STORMWATER EASEMENT.

SHOW AND CALL OUT PUBLIC STORMWATER EASEMENT. AFN 200704260434

PIPE INLET AT DOWNSTREAM CB TO BE BLOCKED AND GROUTED. OBTAIN PERMISSION FROM 16779 TYE ST FOR ACCESS.

SHOW FLOW LINES FOR THIS CONCRETE PAD. WHERE IS THIS DRAINING TO?

IS THIS TRASH ENCLOSURE COVERED? SHOW DRAIN AND CONNECTION TO STORM IF BEING CONNECTED. MUST FLOW THROUGH TREATMENT BEFORE DISCHARGE TO DRAINAGE DITCH.

VERIFY AND CORRECT LENGTH DISCREPANCIES.

IS THIS WHERE THE EXISTING SEWER IS CONNECTING TO? SHOW HOW SEWER WILL BE CONNECTED TO EXISTING. ALONG WITH CO, OR CALL OUT ABANDONMENT OF EXISTING AFTER NEW SIDE SEWER WYE.

CALL OUT EXISTING STORM DRAIN LINE AND TO ABANDON PIPE IN PLACE BY CUT AND CAP AT PROPERTY LINE.

THIS TREE APPEARS TO NOT BE IN THE CORRECT LOCATION. THE EXISTING STREET TREES APPEAR TO BE EQUALLY SPACED. IF THIS IS A NEW STREET TREE, SHOW AND CALL OUT AS NEW AND SHOW/CALL OUT EXISTING TREE.

SHOW AND CALL OUT WHAT NEW/REPLACEMENT CURB AND GUTTER, SIDEWALK, PLANTER STRIP, ETC. IS GOING TO BE DONE TO REMOVE AND REPLACE THE EXISTING DRIVEWAY ENTRANCE.

SHOW AND CALL OUT EXISTING 8" PVC WATER MAIN. EXISTING DEAD END MAIN IS TO BE ABANDONED AT THE VALVE BY SHUTTING THE VALVE OFF, REMOVING THE PIPE, AND PUTTING A BLIND FLANGE ON THE VALVE.

WHAT IS THE PLAN FOR WATER SERVICE FOR THE SITE? CALL OUT LOCATION AND SIZE OF WATER SERVICE AND METER. CURRENT SERVICE LINE IS A 3/4". SHOW/CALL OUT IF BEING ABANDONED.

DRIVEWAY CURB CUT TO BE PER COM STANDARD DETAIL 312. SHOW AND CALL OUT.

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SCALE: 1" = 20'  
 ONE INCH AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY

VERTICAL: NAD 1983  
 HORIZONTAL: NAD 1983/1991  
 NORTH ARROW  
 DATUM

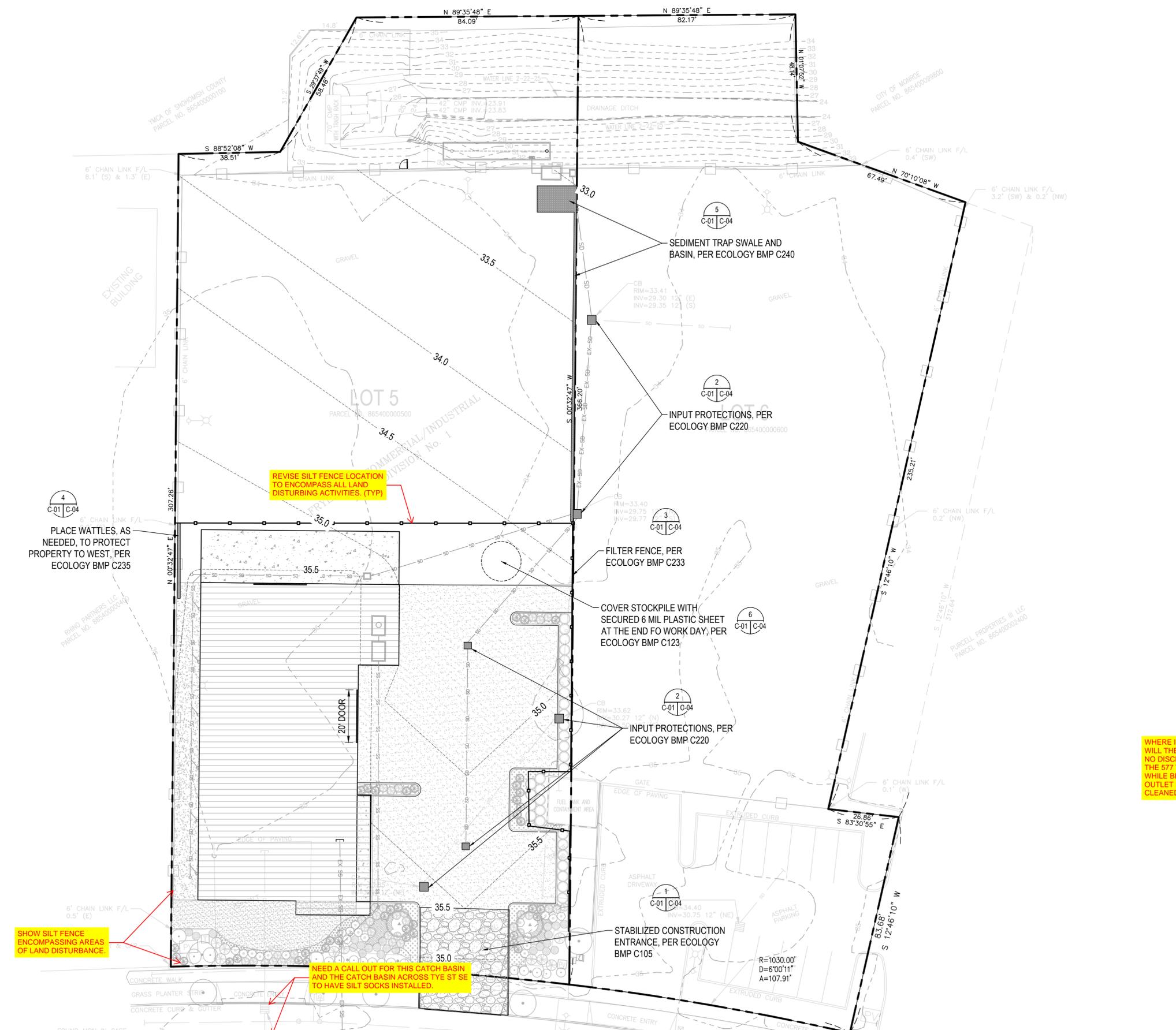
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**STORMWATER SITE PLAN**

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**EROSION AND SEDIMENT CONTROL NOTES**

1. EROSION AND SEDIMENT CONTROL SHALL BE PER 2019 STORMWATER MANUAL FOR WESTERN WASHINGTON
2. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE START OF EARTHWORK.
3. SEE SHEET C-04 FOR BMP DETAILS
4. APPLY DUST CONTROL, PER ECOLOGY BMP C140
5. CONCRETE HANDLING SHALL BE PER ECOLOGY BMP C151
6. MATERIAL DELIVERY, STORAGE, AND CONFINEMENT SHALL BE PER ECOLOGY BMP C153

**CONSTRUCTION SWPPP NARRATIVE**

NO.	ELEMENT	APPROACH/REFERENCE
1	MARK CLEARING LIMITS OR AREAS OF DISTURBANCE	THE SITE IS DEVELOPED AND WILL NOT BE FULLY CLEARED. THE EXISTING FENCE AT NORTH, SOUTH, AND WEST WILL DEFINE THREE LIMITS OF CONSTRUCTION. TRENCH AT EAST PROP LINE WILL DEFINE OTHER LIMIT.
2	ESTABLISH CONSTRUCTION ACCESS	A STABILIZED CONSTRUCTION ENTRANCE, PER ECOLOGY BMP C105, WILL BE ESTABLISHED AT NEW PROPERTY ENTRANCE.
3	CONTROL FLOW RATES	ANY RUNOFF FROM HARD SURFACES DURING CONSTRUCTION WILL BE MITIGATED WITH SILT FENCE, WATTLES, AND A SEDIMENT TRAP BMP.
4	INSTALL SEDIMENT CONTROLS	ANY RUNOFF FROM HARD SURFACES DURING CONSTRUCTION WILL BE MITIGATED WITH SILT FENCE, WATTLES, AND A SEDIMENT TRAP BMP.
5	STABILIZE SOILS	EXPOSED SOILS WILL BE STABILIZED USING THE BMPs LISTED ON THIS SHEET. STOCKPILED MATERIALS WILL BE COVERED PER BMP C123.
6	PROTECT SLOPES	THE SITE HAS GENTLE SLOPES THAT ARE STABLE.
7	PROTECT DRAIN INLETS	EXISTING AND NEW STORM DRAIN INLETS WILL BE PROTECTED PER ECOLOGY BMP C220.
8	STABILIZE CHANNELS AND OUTLETS	THERE ARE NO EXISTING SURFACE WATER CHANNELS OR OUTLETS IN THE PROJECT AREA.
9	CONTROL POLLUTANTS	USAGE OF HAZARDOUS CHEMICALS ONSITE WILL BE MINIMIZED. ANY SUCH MATERIALS WILL BE DELIVERED SHORTLY BEFORE USE AND WILL BE ENCLOSED AND COVERED, PER BMP C153. EXCAVATION AND STOCKPILES WILL BE COVERED, PER BMP C123.
10	CONTROL DEWATERING	NO DEWATERING IS EXPECTED FOR DRY SEASON CONSTRUCTION.
11	MAINTAIN BMPs	SWPPP BMPs WILL BE INSPECTED AFTER EACH RAINFALL AND WEEKLY DURING DRY PERIODS TO IDENTIFY AND CONDUCT MAINTENANCE AND REPAIRS, AS NEEDED.
12	MANAGE THE PROJECT	THE ENGINEERING PLANS AND SWPPP NARRATIVE WILL BE KEPT ONSITE. THE PROJECT LEAD WILL MAINTAIN A PROJECT LOG THAT DOCUMENTS MATERIAL DELIVERIES, PROJECT RECEIPTS, AND INSPECTIONS.
13	PROTECT LID BMPs	THE PROPOSED BIORETENTION SYSTEM WILL BE BUILT LATER IN THE CONSTRUCTION SCHEDULE. THE 577 VAULT WILL BE INSTALLED BEFORE THE BIORETENTION TO TRAP SEDIMENTS.

REVISE SILT FENCE LOCATION TO ENCOMPASS ALL LAND DISTURBING ACTIVITIES. (TYP)

PLACE WATTLES, AS NEEDED, TO PROTECT PROPERTY TO WEST, PER ECOLOGY BMP C235

SHOW SILT FENCE ENCOMPASSING AREAS OF LAND DISTURBANCE.

NEED A CALL OUT FOR THIS CATCH BASIN AND THE CATCH BASIN ACROSS TYE ST SE TO HAVE SILT SOCKS INSTALLED.

WHERE IS THE DISCHARGE PROPOSED TO GO TO? WILL THE 577 VAULT BE PERIODICALLY PUMPED? NO DISCHARGE ALLOWED TO SEWER SYSTEM. IF THE 577 VAULT IS CONNECTED TO THE SEWER WHILE BEING USED FOR STORMWATER STORAGE, OUTLET PIPE TO BE PLUGGED UNTIL 577 VAULT IS CLEANED AND FINAL INSPECTION IS APPROVED.

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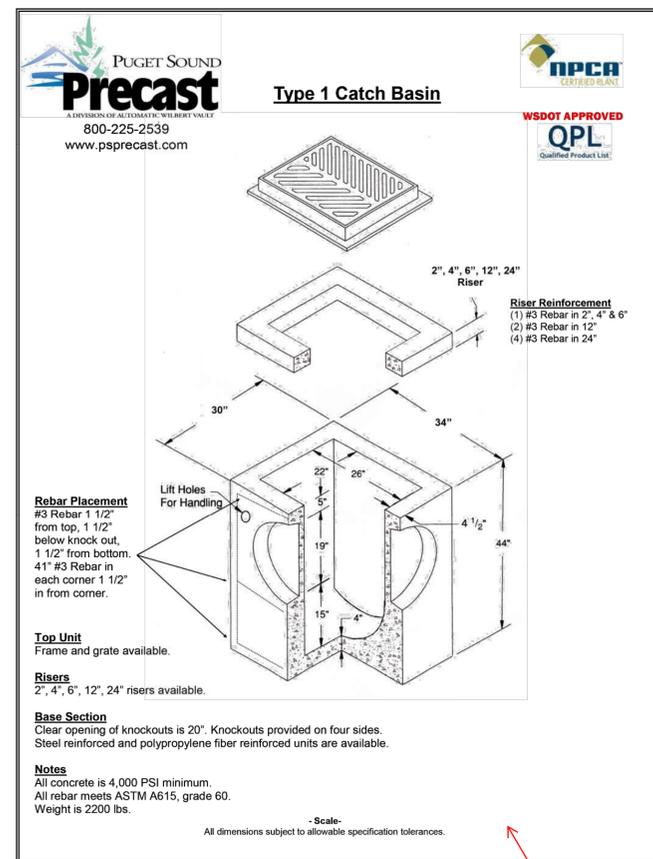
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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

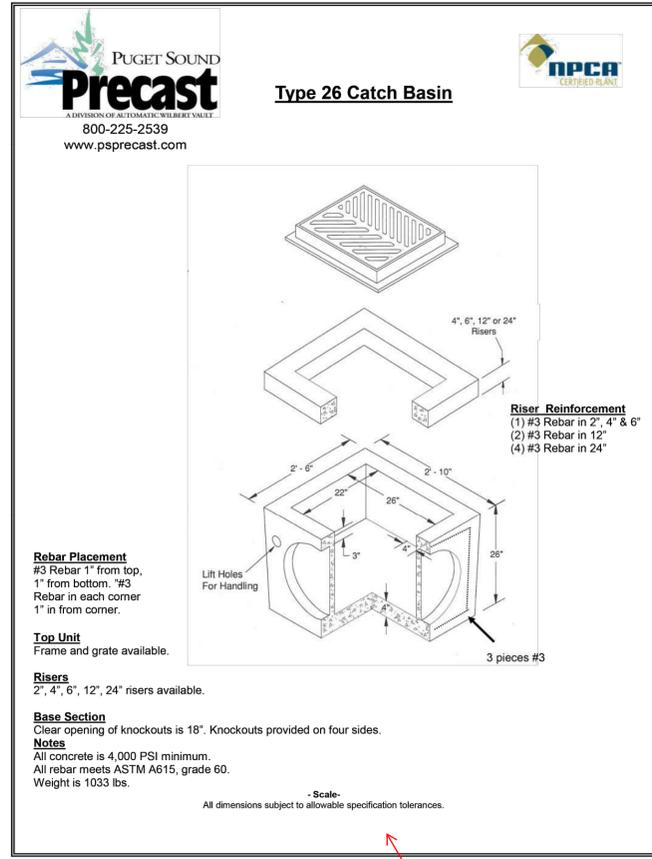
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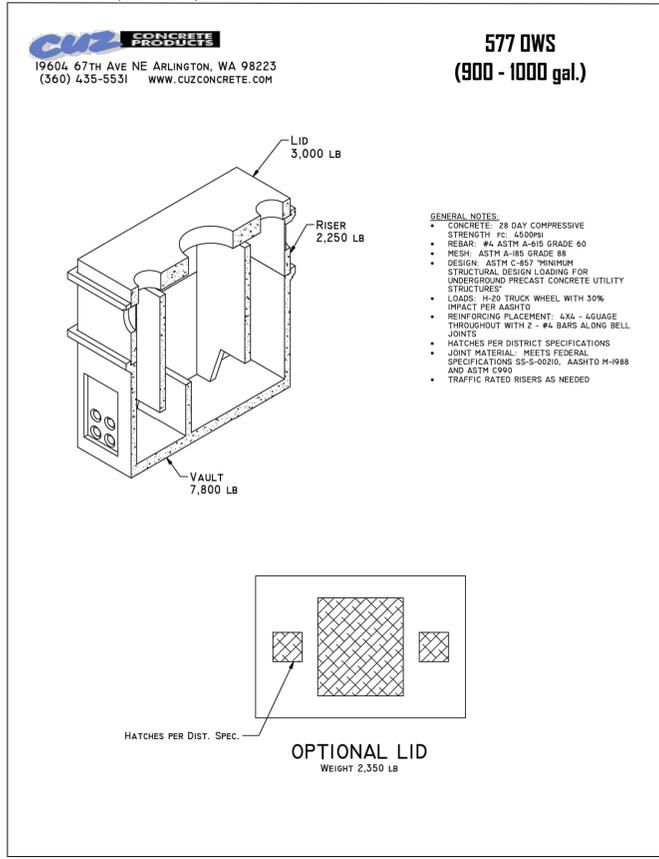
DETAIL 1



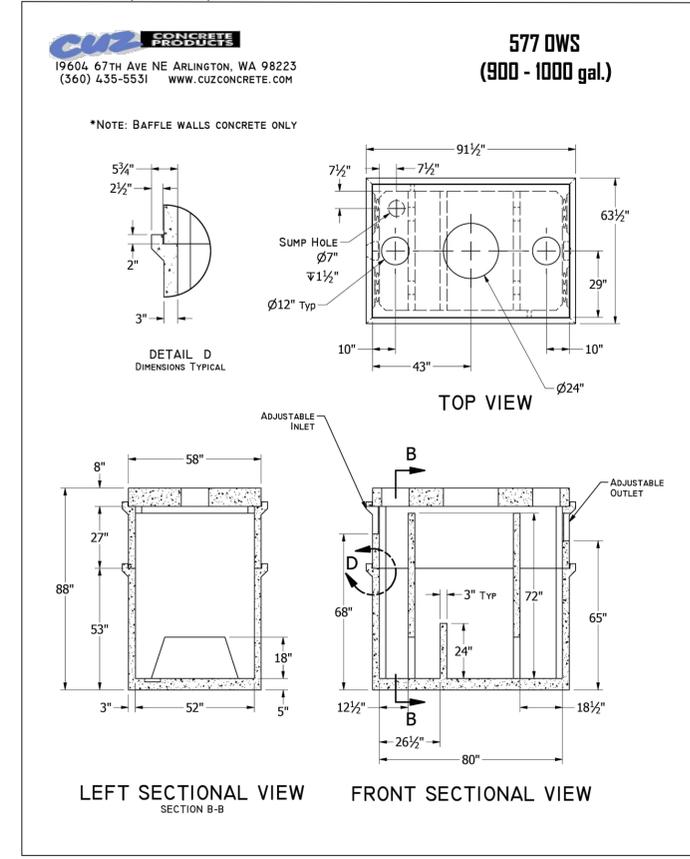
DETAIL 2



DETAIL 3 (PART 1)

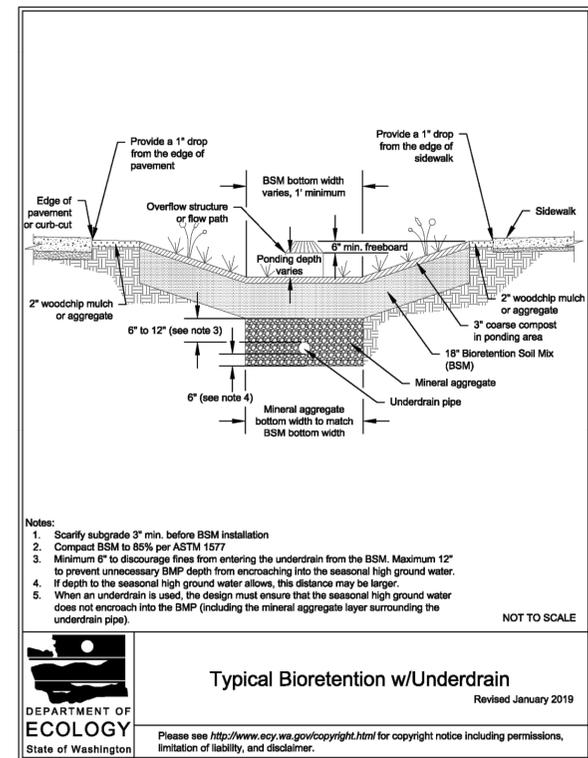


DETAIL 3 (PART 2)



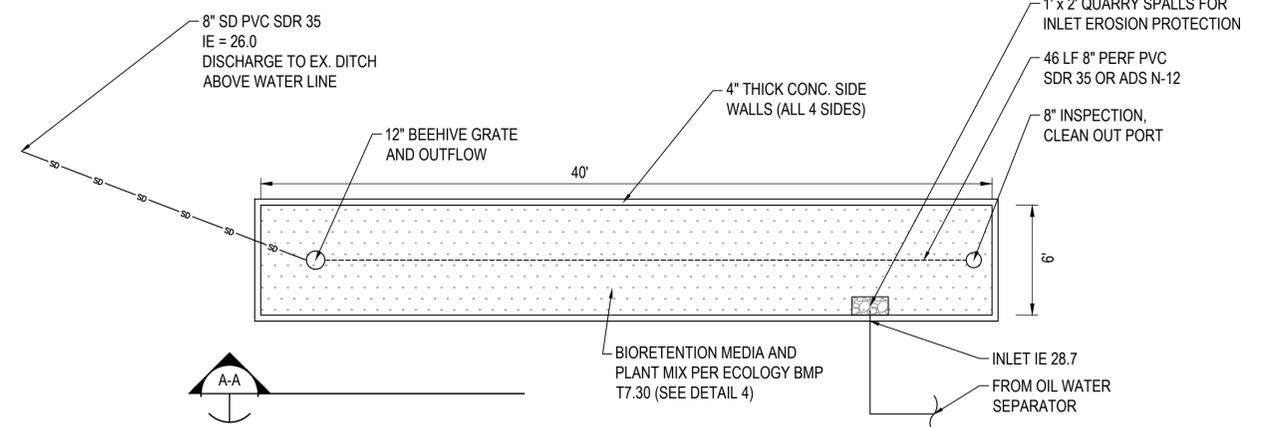
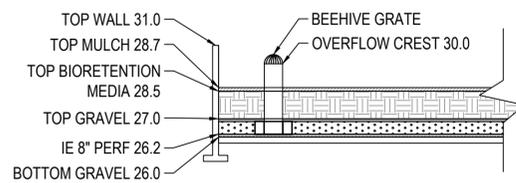
DETAIL 4

Figure V-5.13: Typical Bioretention w/Underdrain



REPLACE WITH COM STANDARD DETAIL 402

REPLACE WITH COM STANDARD DETAIL 401



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DATUM

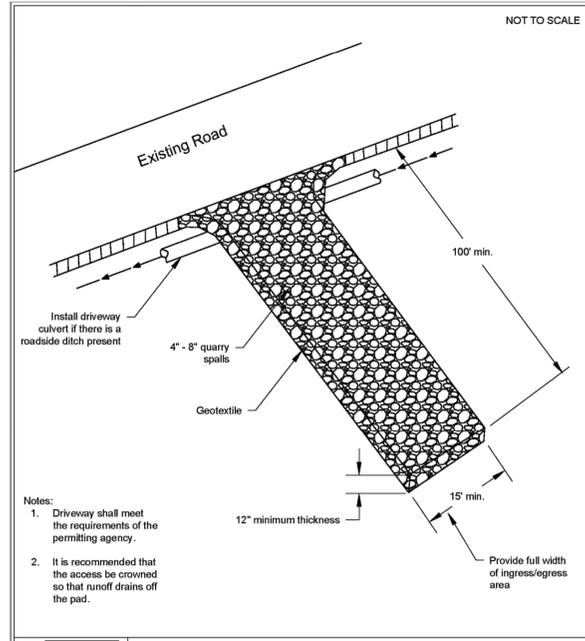
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STORM DRAINAGE DETAILS

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DETAIL 1

Figure II-3.1: Stabilized Construction Access



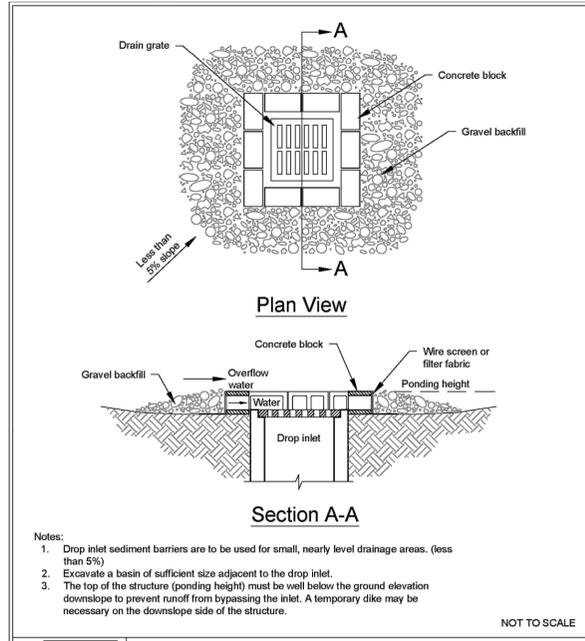
**Stabilized Construction Access**  
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DETAIL 2

Figure II-3.17: Block and Gravel Filter



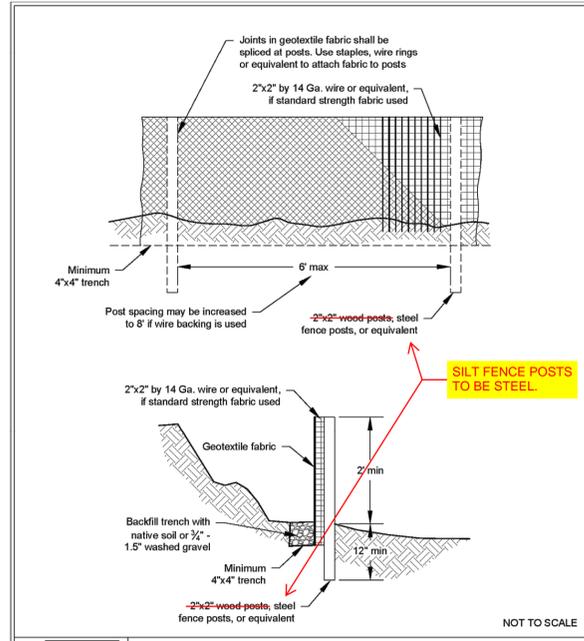
**Block and Gravel Filter**  
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DETAIL 3

Figure II-3.22: Silt Fence



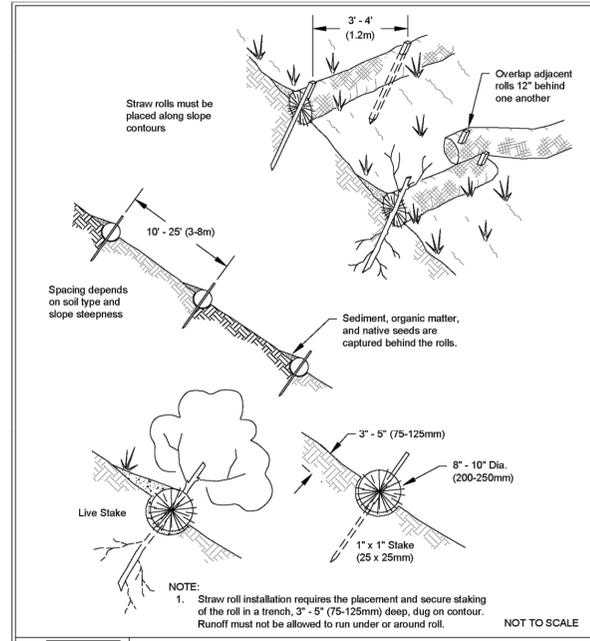
**Silt Fence**  
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DETAIL 4

Figure II-3.24: Wattles



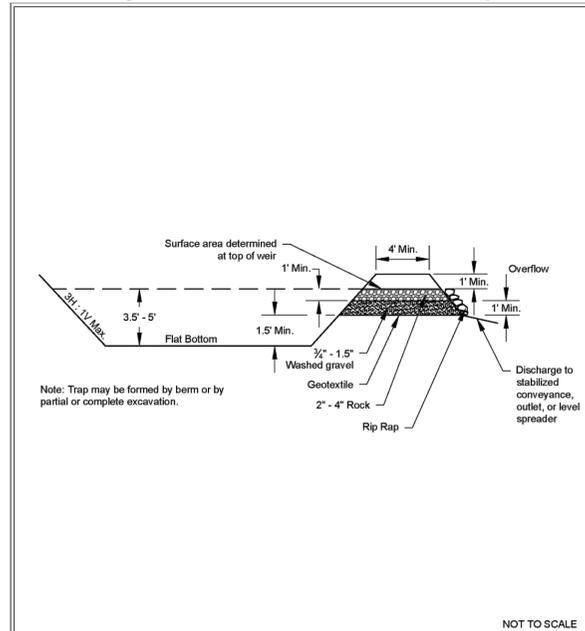
**Wattles**  
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DETAIL 5

Figure II-3.26: Cross Section of Sediment Trap

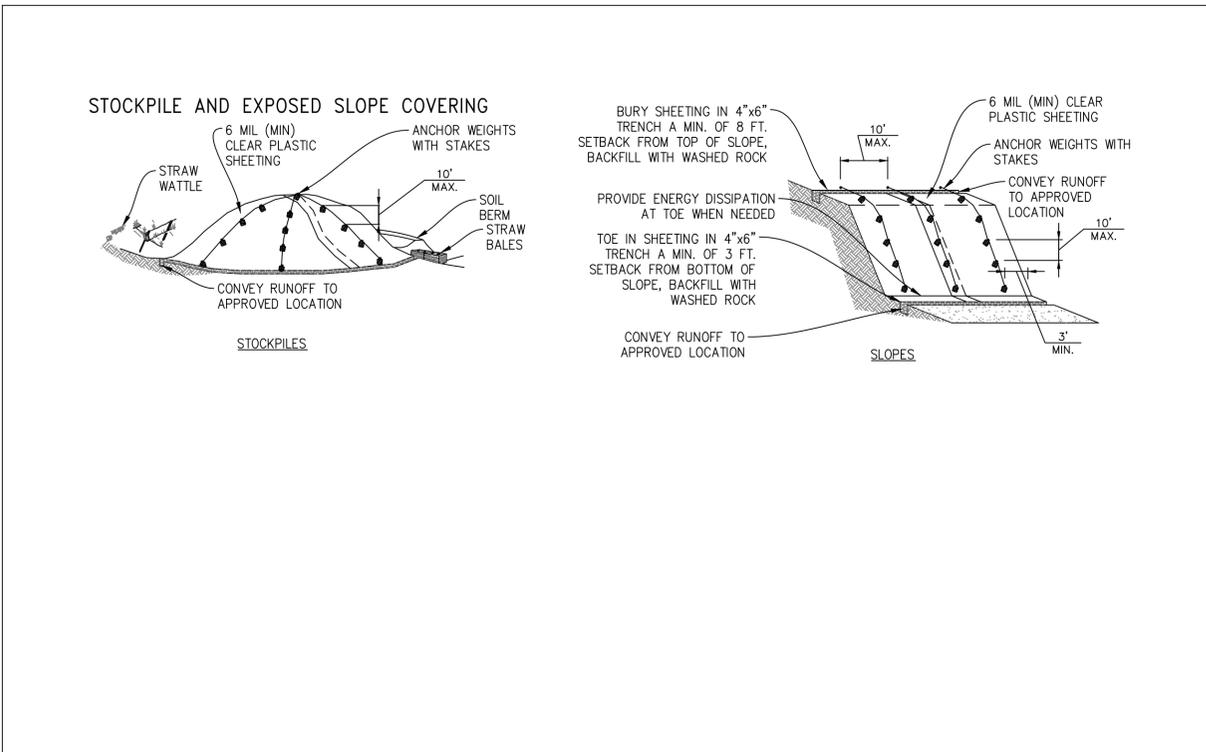


**Cross Section of Sediment Trap**  
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DETAIL 6



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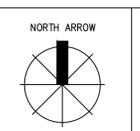
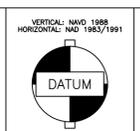
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