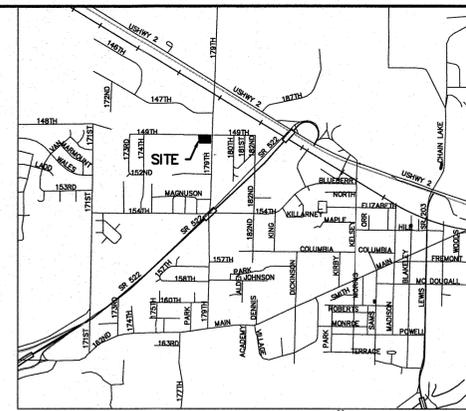


STANTON STATION

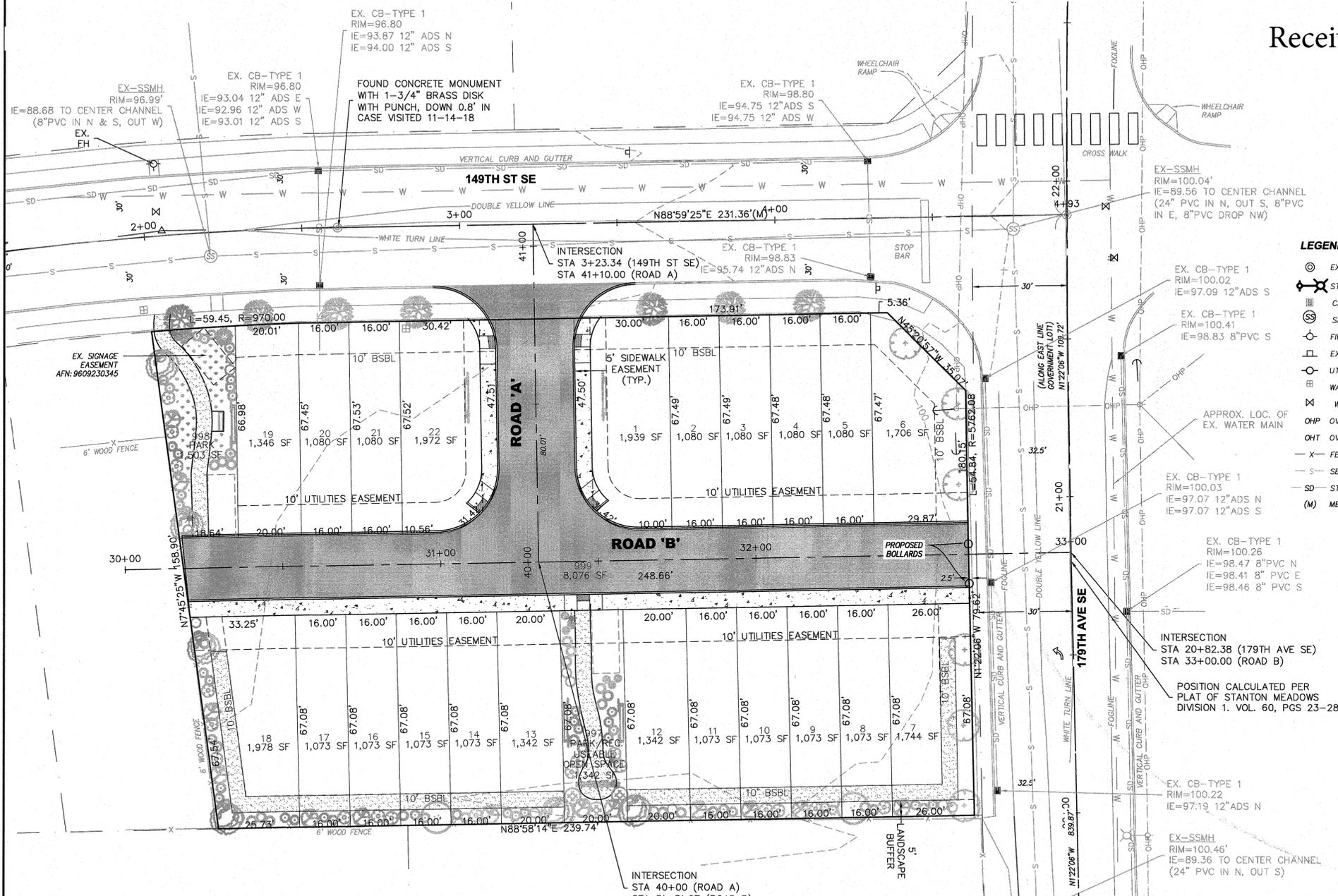
SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.

Received 10/31/2019



VICINITY MAP
SCALE: 1" = 2,000'

R#	DATE	DESCRIPTION	BY



- LEGEND**
- ⊙ EXISTING MONUMENT AS NOTED
 - ⊗ STREET LIGHT
 - ⊕ CATCH BASIN
 - ⊖ SANITARY SEWER MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊖ EXISTING SIGN
 - ⊙ UTILITY POLE
 - ⊖ WATER METER
 - ⊙ WATER VALVE
 - OHP OVERHEAD POWER LINE
 - OHT OVERHEAD TELEPHONE LINE
 - X- FENCE LINE
 - S- SEWER LINE
 - SD- STORM DRAIN LINE
 - (M) MEASURED DIMENSION

LEGAL DESCRIPTION
LOT A, OF STANTON MEADOWS DIVISION 1, RECORDED IN VOLUME 60 OF PLATS, PAGES 23-28. ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION

TAX NUMBER	00847600099500	
SITE ADDRESS	XXXX 149TH STREET SE, MONROE, WA 98272	
WITHIN UGA BOUNDARY	CITY OF MONROE	
PROPOSED LAND USE	MIXED USE	
EXISTING ZONING	SINGLE FAMILY RESIDENTIAL	
PROPOSED ZONING	MIXED USE COMMERCIAL	
SEWAGE DISPOSAL	MIXED USE COMMERCIAL	
WATER SUPPLY	CITY OF MONROE SEWER DEPARTMENT	
FIRE DISTRICT	CITY OF MONROE WATER DEPARTMENT	
PARK DISTRICT	MONROE SCHOOL DISTRICT NO. 103	
POWER COMPANY	MONROE F.P.D. # 7	
CABLE COMPANY	CITY OF MONROE	
TRASH COMPANY	SNOHOMISH COUNTY PUD	
GAS COMPANY	XFINITY	
TELEPHONE COMPANY	REPUBLIC SERVICES	
	VERIZON COMMUNICATIONS	

GROSS SITE AREA	39,355 SF	0.90 ACRES
NET SITE AREA	31,279 SF	0.72 ACRES
TOTAL LOTS PROPOSED	22	

GROSS DENSITY (22\0.90)	24.44 D.U. PER ACRE
NET DENSITY (22\0.76)	30.56 D.U. PER ACRE
AVERAGE LOT SIZE	1,293 SF 0.03 ACRES
SMALLEST LOT SIZE	1,073 SF 0.03 ACRES

PARK AND RECREATIONAL / USEABLE OPEN SPACE PROVIDED	2,841 SF	0.07 ACRES
PERCENT OF GROSS SITE AREA	7.20 PERCENT OF SITE	

TOTAL ROADS TRACT 999	8,076 SF	0.19 ACRES
TOTAL ROAD LENGTH	329 LF	
PERCENT OF TOTAL SITE AREA	20.52 PERCENT OF SITE	

SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVE
EVERETT, WA 98201
425.259.3400

LANDSCAPE ARCHITECT
ORIGIN DESIGN GROUP
1031-185TH AVE NE
SNOHOMISH, WA 98290
425.346.1905
ATTN: KRISTAL LOWE
EMAIL: ORIGINDG@GMAIL.COM

PLANNER/CONTACT
LAND RESOLUTIONS
3605 COLBY AVE
EVERETT, WA 98201
425.258.4438
ATTN: JEN HAUGEN

CIVIL ENGINEER
OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE
EVERETT, WA 98201
425.387.3820
F: 425.259.1958

OWNER/APPLICANT
HANSON HOMES
PO BOX 2289
SNOHOMISH, WA 98291
425.328.5202
ATTN: RICK HANSON
EMAIL: 2011HANSONHOMES@GMAIL.COM

GEOTECHNICAL ENGINEER
NELSON GEOTECHNICAL, INC.
17311-135TH AVE NE, A-500
WOODINVILLE, WA 98072
425.486.1669
ATTN: CARSTON CURD
EMAIL: CARSTON@NELSONGEOTECH.COM

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA 98201
425.339.8266
ATTN: EDWARD KOLTONOWKI
EMAIL: EDWARDK@GIBSONTRAFFIC.COM

- NOTES**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
 - 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 THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
 - BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

- PROJECT NOTES:**
- NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
 - ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
 - ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
 - NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 60 FEET NORTH THE PROPOSED ENTRANCE TO OUR SITE, AT THE NORTH SIDE OF 149TH STREET SE.
 - FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
 - 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
 - ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
 - LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
 - PROJECT SHALL BE CONSTRUCTED IN ONE PHASES.
 - HOA IS RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE
 - DWELLING UNITS WITH ANY FIRST FLOOR EXTERIOR SURFACE IN EXCESS OF 150' FROM A FIRE APPARATUS ACCESS ROAD HAVING A MINIMUM OF 20' WIDTH SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS.
 - MAX BUILDING HEIGHT 35'-55', FRONT & REAR YARD SETBACK 10', SIDE YARD SETBACK 0'.

RESIDENTIAL D/W NOTE

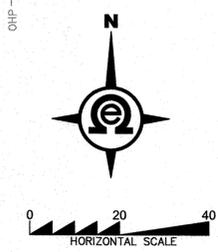
ALL DRIVEWAYS FOR LOTS 1-22 SHALL BE A MINIMUM OF 12' WIDE.

FIRE SPRINKLER NOTE

RESIDENTIAL FIRE SPRINKLER PROTECTION IS REQUIRED FOR ALL DWELLING UNITS AND FUTURE DEVELOPMENT.

R/W CONSTRUCTION NOTE

ANY/ALL BROKEN CONC. INC. CURB/GUTTER & SIDEWALK SHALL BE REPLACED AT PRIVATE INTERSECTION & ANY RAMP REQUIRED TO MEET ADA STANDARDS SHALL BE INSTALLED AS PART OF THIS PROJECT.



COVER SHEET

2707 WETMORE AVE.
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1 425.903.4852
f 425.259.1958



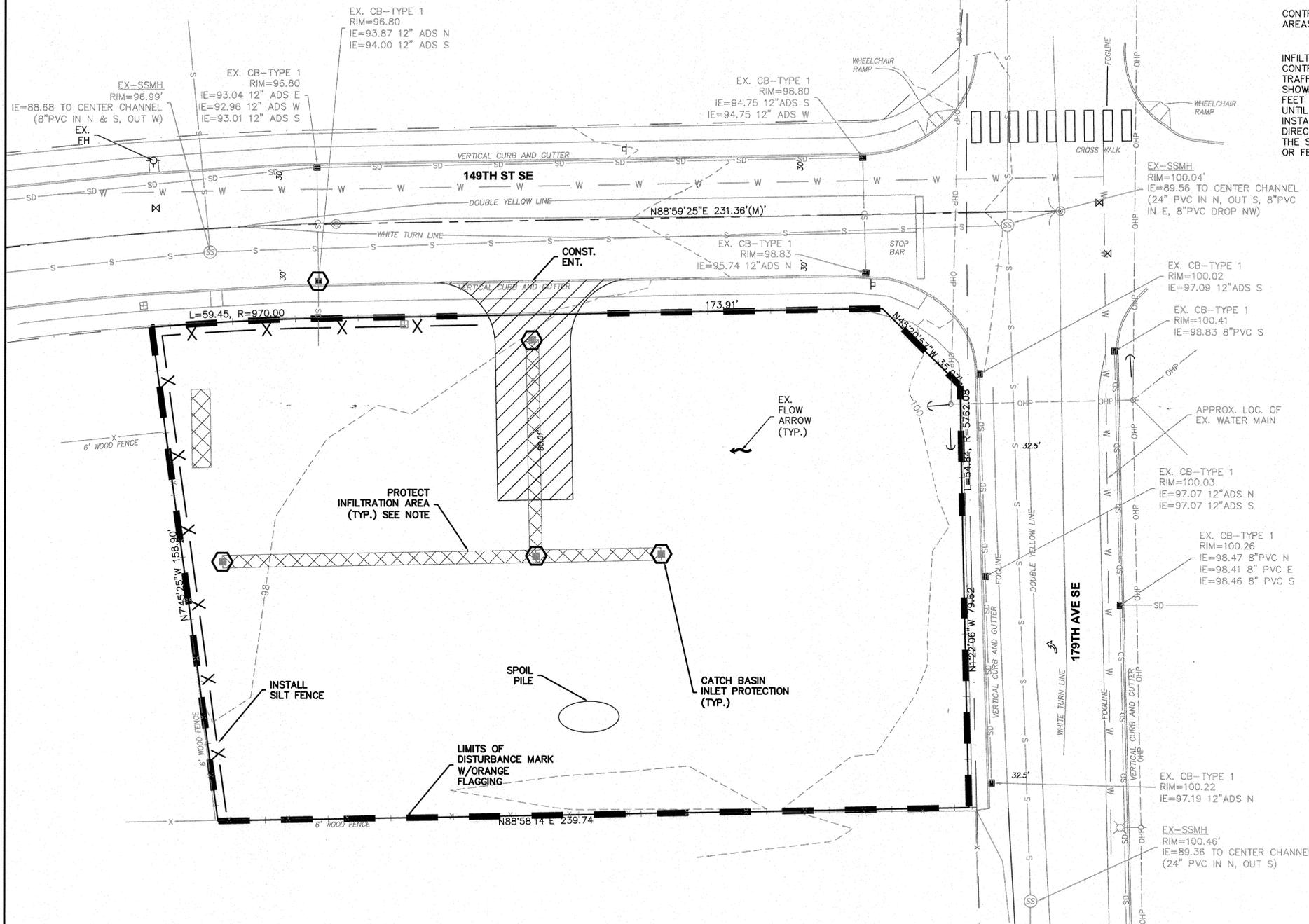
STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	19-0702	DRAWN BY	RW
DATE	8/16/19		
SCALE	1" = 20'		
DRAWING NO.	1 OF 10		

FILE NO:

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



CONTRACTOR TO STABILIZE NEWLY DISTURBED AREAS WITH SEED AND MULCH.

INFILTRATION PROTECTION NOTE:
 CONTRACTOR TO LIMIT HEAVY EQUIPMENT TRAFFIC IN FUTURE INFILTRATION AREAS SHOWN. LEAVE GROUND ELEV. A MIN OF 2 FEET ABOVE BOTTOM OF INFILTRATION TRENCH UNTIL SITE IS READY FOR FINAL INFILTRATION INSTALLATION. NO SURFACE RUNOFF SHALL BE DIRECTED TO ANY INFILTRATION SYSTEM UNTIL THE SITE HAS BEEN STABILIZED. FLAG AREA OR FENCE AS NEEDED.

- X - X - SILT FENCE
- - - - - LIMITS OF CLEARING
- CB INLET PROTECTION
- - - - - INTERCEPTOR SWALE
- ▨ ROCK CHECK DAM

GRADING QUANTITIES:
 CUT = 300 C.Y.
 FILL = 900 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

CONSTRUCTION SEQUENCE:

- * CONTACT CITY OF MONROE, 360.794.7400 AND SCHEDULE PRECONSTRUCTION MEETING.
1. CLEARING/CONSTRUCTION LIMITS SHALL BE STAKED & SILT FENCING INSTALLED.
2. CONSTRUCT CONSTRUCTION ENTRANCE.
3. CLEAR, GRUB AND REMOVE ALL VEGETATION WITHIN THE CLEARING LIMITS.
4. CONSTRUCT DETENTION VAULT/SEDIMENT PONDS WITH OUTFALLS.
5. ROUGH GRADE SITE WITH INTERCEPTOR SWALE DITCHES AS SHOWN ON THE EROSION CONTROL PLAN. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED. AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE.
6. INSTALL STORM WATER COLLECTION SYSTEM W/ SEDIMENT PROTECTION MEASURES.
7. INSTALL SEWER AND WATER UTILITIES AND SERVICES.
8. FINAL GRADE PAVEMENT AREA AND INSTALL GRAVEL BASE OR ATB.
9. CONSTRUCT CURB, SIDEWALK, DRIVEWAYS AND PARKING PER PLAN. OBTAIN RIGHT-OF-WAY DISTURBANCE PERMIT PRIOR TO WORK WITHIN R.O.W.
10. CONSTRUCT/COORDINATE POWER, GAS, TELEPHONE, CABLE SERVICES PER THE RESPECTIVE COMPANIES STANDARDS AND RELOCATION OF POWER VAULT.
11. COMPLETE IRRIGATION AND LANDSCAPING.
12. INSTALL PAVEMENT.
13. CLEAN STORM DRAINAGE CONVEYANCE SYSTEM (DO NOT FLUSH), AFTER VEGETATION HAS BEEN ESTABLISHED.
14. WHEN SITE IS STABLE, REMOVE REMAINING TEMPORARY ESC FACILITIES.

TESC NOTES:

1. ALL TESC MEASURES MUST COMPLY WITH THE MONROE STANDARDS AND SPECIFICATIONS AND THE DEPARTMENT OF ECOLOGY 2005 STORMWATER MANUAL FOR THE PUGET SOUND BASIN.
2. THE TESC SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ALL OTHER CONSTRUCTION.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY THE CITY ENGINEER TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
4. THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION WILL RESULT IN A STOP WORK ORDER PER MONROE MUNICIPAL CODE CHAPTER 12.32. CLEAN CONDITIONS OF PUBLIC RIGHT-OF-WAY.

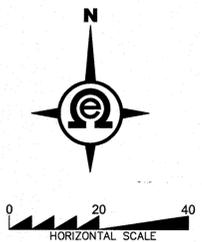
CESCL NOTES:

1. PROJECTS THAT DISTURB ONE OR MORE ACRES MUST HAVE SITE INSPECTIONS CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). BY THE INITIATION OF CONSTRUCTION, THE SWPPP MUST IDENTIFY THE CESCL OR INSPECTOR, WHO MUST BE PRESENT ON-SITE OR ON-CALL AT ALL TIMES.
2. THE CESCL OR INSPECTOR MUST HAVE THE SKILLS TO ASSESS THE:
 - SITE CONDITIONS AND CONSTRUCTION ACTIVITIES THAT COULD IMPACT THE QUALITY OF STORMWATER.
 - EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES USED TO CONTROL THE QUALITY OF STORMWATER DISCHARGES.
3. THE CESCL OR INSPECTOR MUST EXAMINE STORMWATER VISUALLY FOR THE PRESENCE OF SUSPENDED SEDIMENT, TURBIDITY, DISCOLORATION, AND OIL SHEEN. THEY MUST EVALUATE THE EFFECTIVENESS OF BMPs AND DETERMINE IF IT IS NECESSARY TO INSTALL, MAINTAIN, OR REPAIR BMPs TO IMPROVE THE QUALITY OF STORMWATER DISCHARGES.
4. BASED ON THE RESULTS OF THE INSPECTION, CONSTRUCTION SITE OPERATORS MUST CORRECT THE PROBLEMS IDENTIFIED BY:
 - REVIEWING THE SWPPP FOR COMPLIANCE WITH THE 13 CONSTRUCTION SWPPP ELEMENTS

NOTE:
 THIS SITE DOES NOT DISTURB MORE THAN 1 ACRE.

AND MAKING APPROPRIATE REVISIONS WITHIN 7 DAYS OF THE INSPECTION.

- IMMEDIATELY BEGINNING THE PROCESS OF FULLY IMPLEMENTING AND MAINTAINING APPROPRIATE SOURCE CONTROL AND/OR TREATMENT BMPs AS SOON AS POSSIBLE, ADDRESSING THE PROBLEMS NOT LATER THAN WITHIN 10 DAYS OF THE INSPECTION. IF INSTALLATION OF NECESSARY TREATMENT BMPs IS NOT FEASIBLE WITHIN 10 DAYS, THE CONSTRUCTION SITE OPERATOR MAY REQUEST AN EXTENSION WITHIN THE INITIAL 10-DAY RESPONSE PERIOD.
- DOCUMENTING BMP IMPLEMENTATION AND MAINTENANCE IN THE SITE LOG BOOK (SITES LARGER THAN 1 ACRE).
- THE CESCL OR INSPECTOR MUST INSPECT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, ALL BMPs, AND ALL STORMWATER DISCHARGE POINTS AT LEAST ONCE EVERY CALENDAR WEEK AND WITHIN 24 HOURS OF ANY DISCHARGE FROM THE SITE. (FOR PURPOSES OF THIS CONDITION, INDIVIDUAL DISCHARGE EVENTS THAT LAST MORE THAN ONE DAY DO NOT REQUIRE DAILY INSPECTIONS. FOR EXAMPLE, IF A STORMWATER POND DISCHARGES CONTINUOUSLY OVER THE COURSE OF A WEEK, ONLY ONE INSPECTION IS REQUIRED THAT WEEK.) THE CESCL OR INSPECTOR MAY REDUCE THE INSPECTION FREQUENCY FOR TEMPORARILY STABILIZED, INACTIVE SITES TO ONCE EVERY CALENDAR MONTH.



FILE NO.:

BY	DESCRIPTION	DATE	R#



SWPPP

2707 WETMORE AVE.
 EVERETT, WA 98201
 t 425.903.4852
 f 425.259.1958



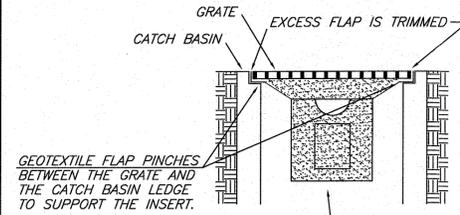
STANTON STATION

CITY OF MONROE, WASHINGTON
 PORTION OF SECTION 12, TOWNSHIP
 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 19-0702	DRAWN BY RW
DATE 8/16/19	
SCALE 1" = 20'	
DRAWING NO. 2 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



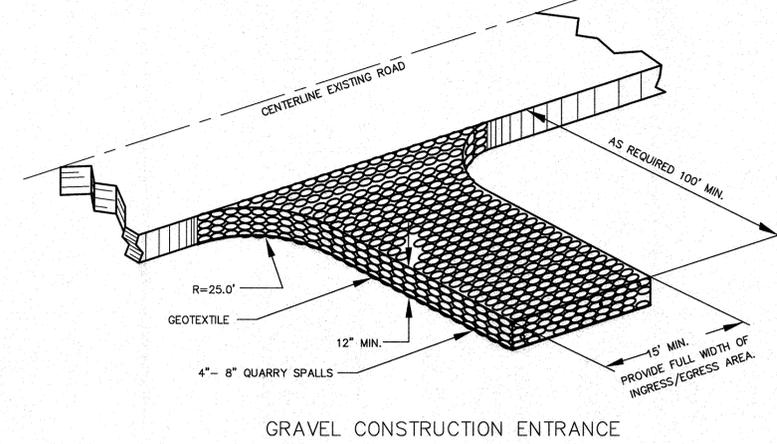
SOCK TYPE INLET FILTER SPECS:
 DRAIN GUARD - OIL AND SEDIMENT MODEL
 DIMENSIONS: 48" x 36" x 18" HIGH
 WEIGHT (DRY): 1 LBS
 SEDIMENT CAPACITY: 40 LBS
 FLOW RATE
 FILTER: 500 GPM
 BYPASS: 700 GPM

INSTALLATION INSTRUCTIONS:
 1. REMOVE GRATE.
 2. PLACE DRAIN GUARD IN CB.
 3. REPLACE GRATE.
 4. TRIM EXCESS FABRIC

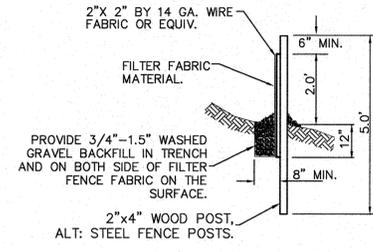
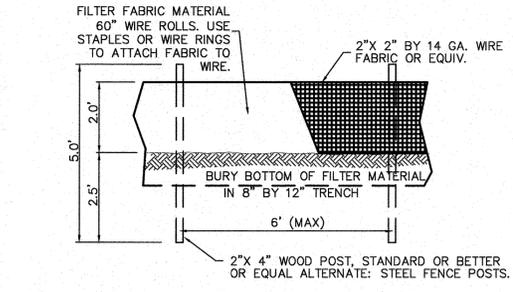
REMOVAL INSTRUCTIONS:
 1. SECURE PULL STRAP AND REMOVE GRATE.
 2. REMOVE INSERT
 3. DISPOSE OF INSERT OR CLEAN AND REUSE.

NOTE: EQUIVALENT PRODUCT SHALL AT A MINIMUM HAVE A TREATMENT FLOW RATE OF 225 GPM.

INLET PROTECTION (PAVED AREAS)
 NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE



SILT FENCE DETAIL
 N.T.S.

BY	DESCRIPTION	DATE	R#



SWPPP
DETAILS

2707 WETMORE AVE.
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t 425.903.4852
f 425.259.1958



STANTON
STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST, W.M.



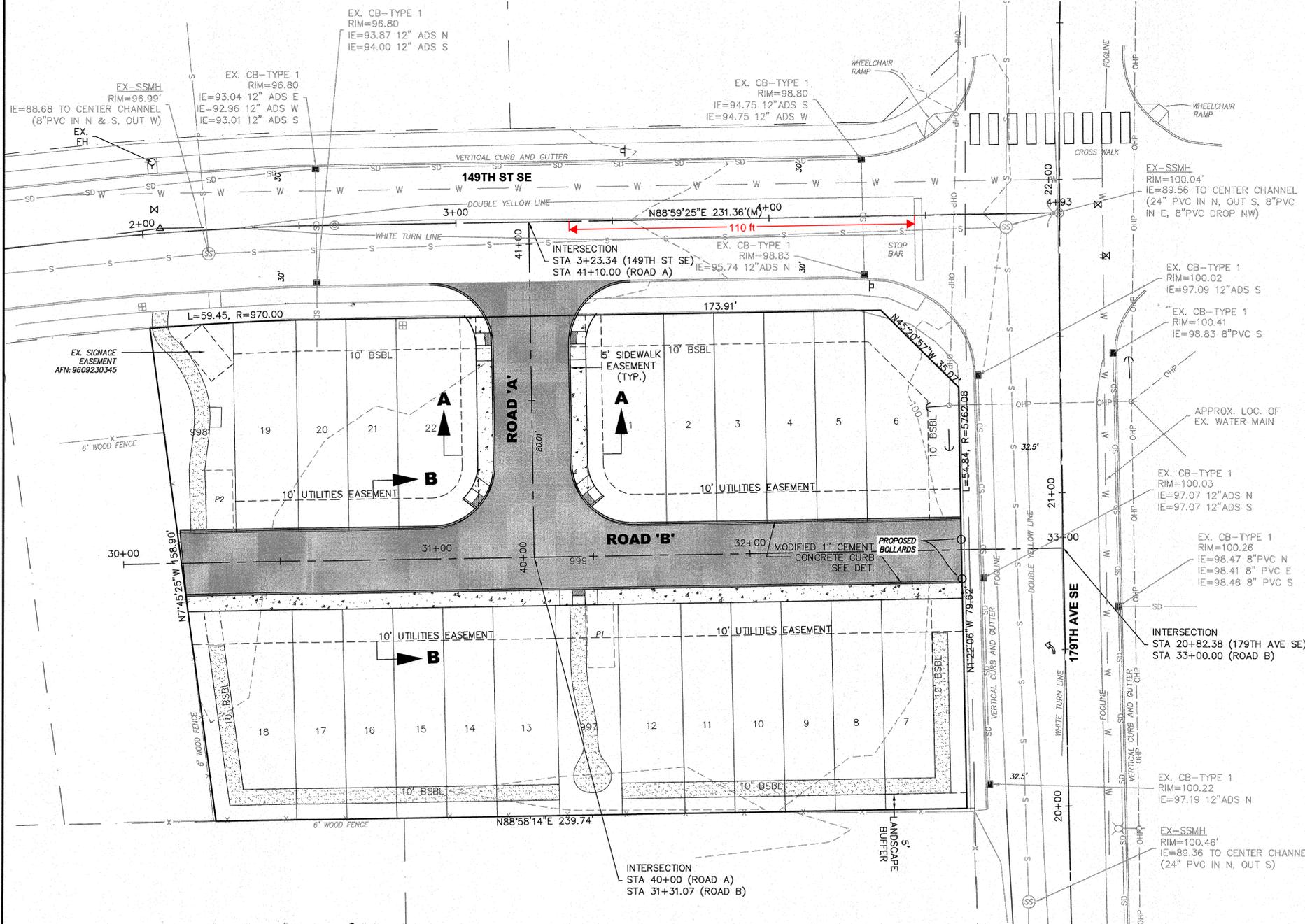
Know what's below.
 Call two business
 days before you dig.

PROJ. NO. 19-0702	DSN. BY. RW
DATE: 8/16/19	
SCALE: N.T.S.	
DRAWING NO. 3 OF 10	

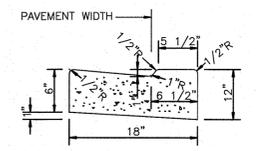
FILE NO.:

STANTON STATION

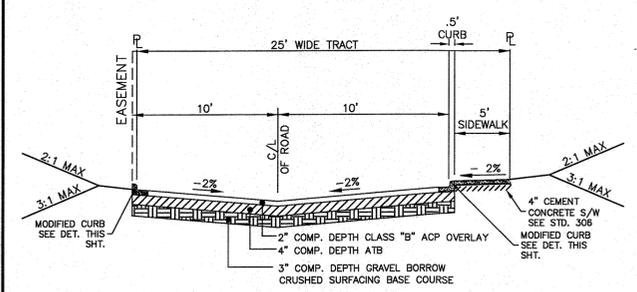
SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



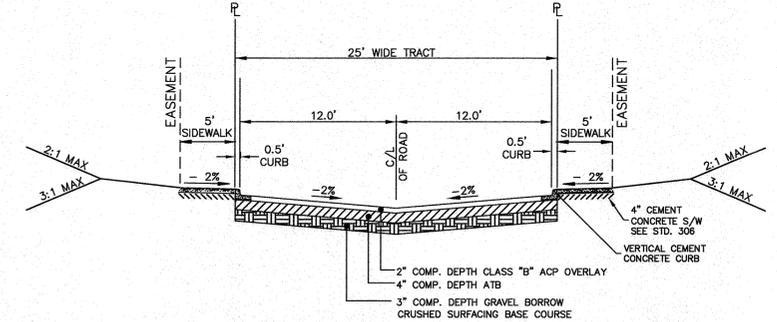
- NOTES:**
- MODIFIED 1-INCH VERTICAL CURB WILL BE REQUIRED EXCEPT AS SHOWN ON PLAN.
 - CONSTRUCTION OF CURB DETAILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION. (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED HERE OR BELOW.
 - ALL CONCRETE SHALL BE COMMERCIAL CLASS PER WSDOT/APWA SPECIFICATIONS.
 - 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.
 - FULL DEPTH EXPANSION JOINTS CONSISTING OF 3/8 INCH MINIMUM PREMOLDED JOINT MATERIAL SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 20 FEET.
 - CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" MIN. X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS OF 10 FEET.
 - ALL JOINTS SHALL BE CLEAN AND EGED.
 - FINISH SHALL BE A LIGHT BROOM FINISH.
 - FINISHED CURBS AND GUTTERS SHALL BE SPRAYED WITH A CLEAR CURING COMPOUND.
 - SUBGRADE COMPACTION FOR CURBS AND GUTTERS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH SEC. 2-03.3(14) OF THE WSDOT/APWA SPECIFICATIONS.



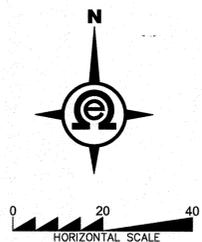
MODIFIED 1" CEMENT CONCRETE VERTICAL CURB AND GUTTER



SECTION B-B
ROAD 'B' - TRACT 997



SECTION A - A
ROAD 'A' - TRACT 997



Know what's below.
Call two business days before you dig.

BY	DESCRIPTION	DATE	R#



ROAD & GRADING

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
1 425.259.1958



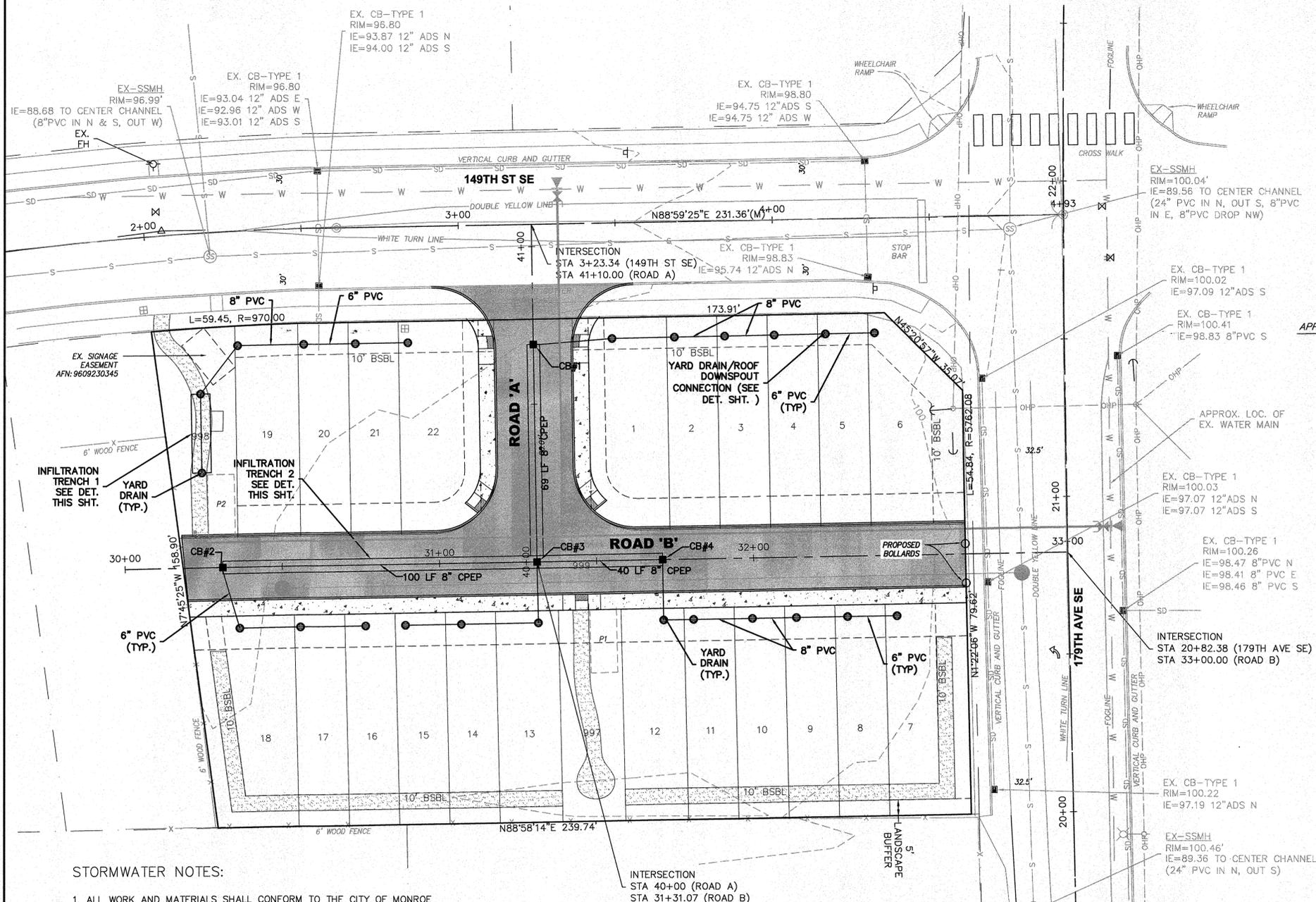
STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 19-0702	DRN. BY. RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 4	10

FILE NO.:

STANTON STATION

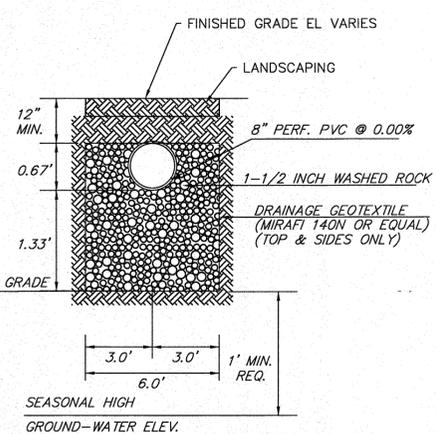
SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



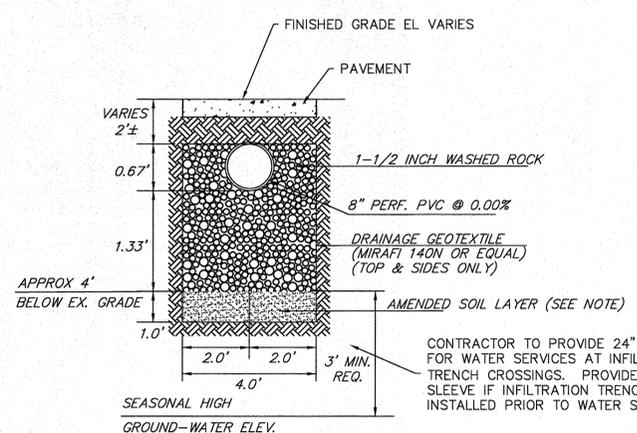
LOT INFILTRATION TRENCH CONNECTION NOTE:

ALL FUTURE DOWNSPOUT LINES FOR EACH LOT SHALL BE CONNECTED TO A YARD DRAIN WHICH IS CONNECTED TO THE INFILTRATION TRENCH.

FOUNDATION DRAINS, IF REQUIRED BY ARCHITECT OR GEOTECH, SHALL NOT BE CONNECTED TO INFILTRATION TRENCHES, BUT A SEPARATE DRY WELL SHALL BE CONSTRUCTED.



INFILTRATION TRENCH '1'
NOT TO SCALE



INFILTRATION TRENCH '2'
NOT TO SCALE

AMENDED SOIL LAYER NOTE:
EXISTING SOIL IN BOTTOM OF TRENCH TO BE AMENDED TO MEET THE DOE STANDARDS FOR TREATMENT.
CATION EXCHANGE CAPACITY >= 5 MILLIEQUIVALENTS / 100 g DRY SOIL
(ORGANIC CONTENT (ASTM D 2974)
AMENDED SOIL TO BE INSPECTED BY PROJECT GEOTECH AND APPROVED PRIOR TO BACKFILL. CITY INSPECTOR TO OBSERVE AND VERIFY GEOTECH ACCEPTANCE PRIOR TO PLACEMENT.

STORMWATER NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF MONROE STANDARDS.
2. STORMWATER RETENTION/DETENTION FACILITIES, STORM PIPE, AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY ACCEPTANCE.
3. ALL STORM DRAIN WORK MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
4. THE CITY ENGINEER MAY REQUIRE TESTING AND TV INSPECTION OF STORM DRAIN LINES.

STORM DRAINAGE NOTE:

MAXIMUM DEPTH FROM FINISH GRADE TO PIPE INVERT SHALL BE 5 FEET. DEPTHS OVER FEET WILL REQUIRE A TYPE II CATCH BASIN.

ALL CATCH BASINS TO HAVE GRATED LID UNLESS NOTED OTHERWISE.

STORM STUB OUTS SHALL BE MARKED WITH A 2"x4" BOARD AND LABELED 'STORM' AND EXTENDED 15 FEET INTO PROPERTY. LOCATOR WIRE TO EXTEND TO TOP OF MARKER BOARD.

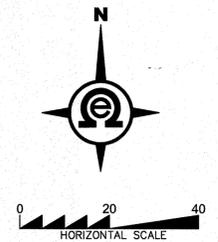
ALL GRATED CATCH BASINS TO BE INSTALLED W/ INLET FILTER. CONTRACTOR TO REMOVE INLET FILTERS PRIOR TO FINAL APPROVAL.

APPROVED STORM PIPE MATERIALS:

- PVC ASTM 3034, SDR 35
- PVC RIBBED ASTM F794
- HDPE HANCOR HI-Q SURE-LOK 10.8
- HDPE ADS N-12 WITH WATERTIGHT DOUBLE GASKETED COUPLERS. (CPEP)
- CORRUGATED METAL PIPE (CMP), 16 GAUGE AASHTO M236 TYPE I&II.
- ASPHALT TREATMENT 1.
- REINFORCED CONCRETE PIPE WITH GASKETED JOINTS, ASTM C-76 CLASS II.
- DUCTILE IRON (CLASS 50) REQUIRED WHEN ONE FOOT OR LESS COVER.

CONTRACTOR NOTE:

BOTTOM OF INFILTRATION TRENCHES TO EXTEND A MIN. OF 1 FOOT INTO NATIVE, GRANULAR SOILS. PROJECT GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO VERIFY & INSPECT SOILS EXPOSED IN INFILTRATION TRENCHES.



BY	DESCRIPTION	DATE	R#



DRAINAGE PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
1 425.259.1958



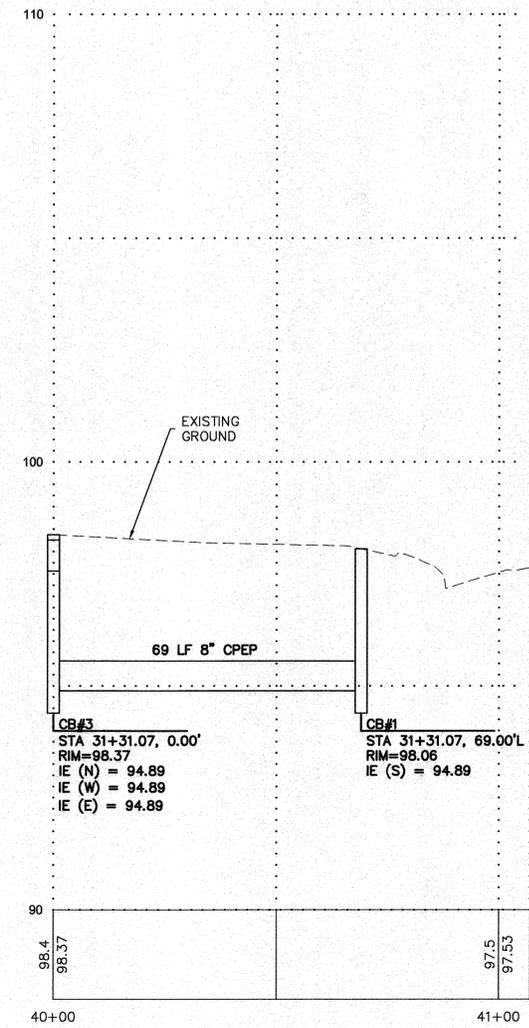
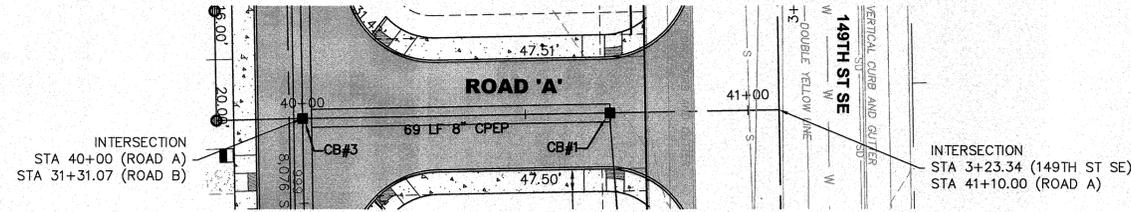
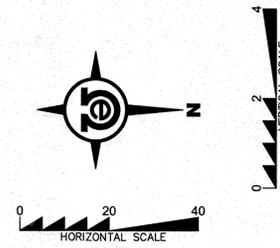
STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO.	19-0702	DSN. BY:	RW
DATE:	8/16/19		
SCALE:	1" = 20'		
DRAWING NO.	5 OF 10		

FILE NO.:

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



ROAD A CENTERLINE PROFILE



**ROAD 'A' PLAN
& PROFILE**

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

**OMEGA
ENGINEERING, INC.**

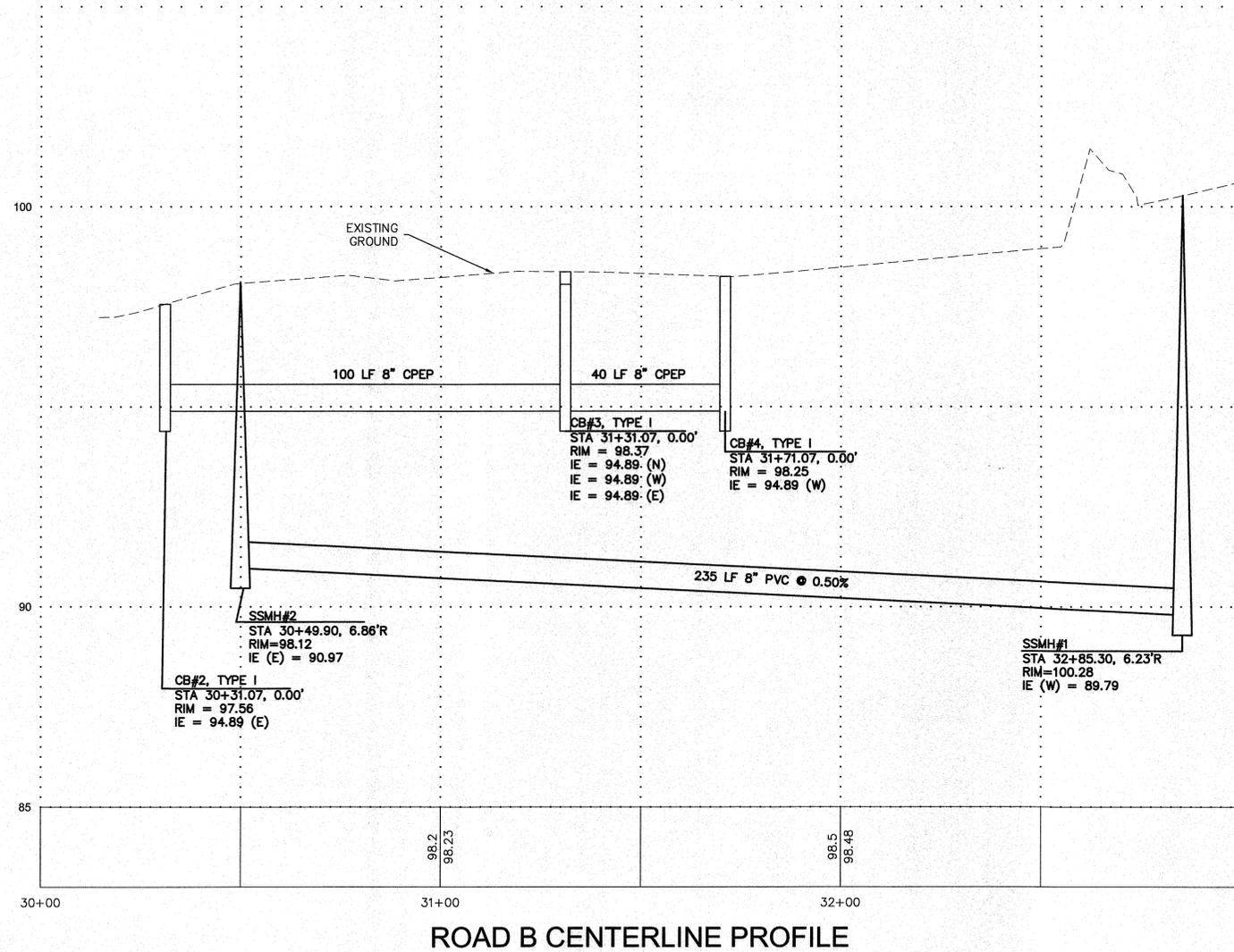
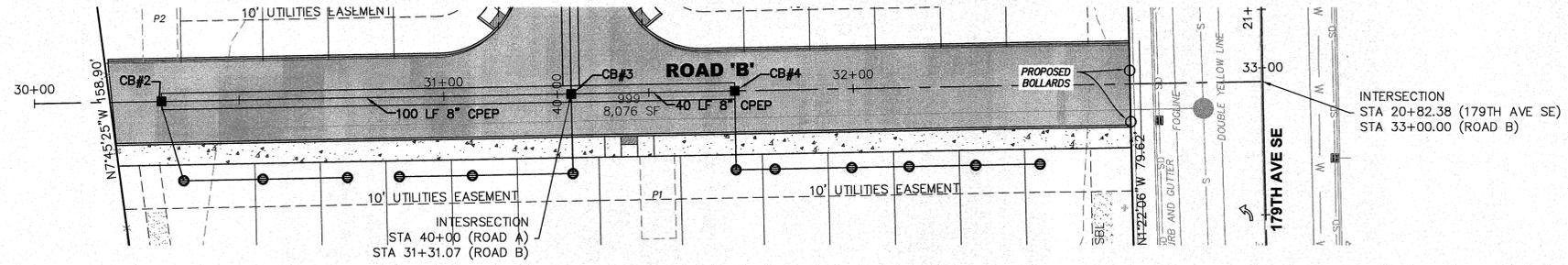
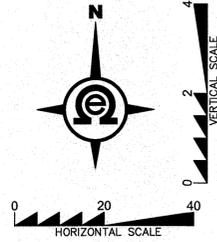
**STANTON
STATION**
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST, W.M.

R#	DATE	DESCRIPTION	BY

PROJ. NO. 19-0702	DSN. BY: RW
DATE: 8/16/19	
SCALE: 1" = 20'	
DRAWING NO. 6 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



Know what's below.
Call two business days before you dig.

R#	DATE	DESCRIPTION	BY



**ROAD 'B' PLAN
& PROFILE**

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EVERETT, WA 98201
t 425.903.4852
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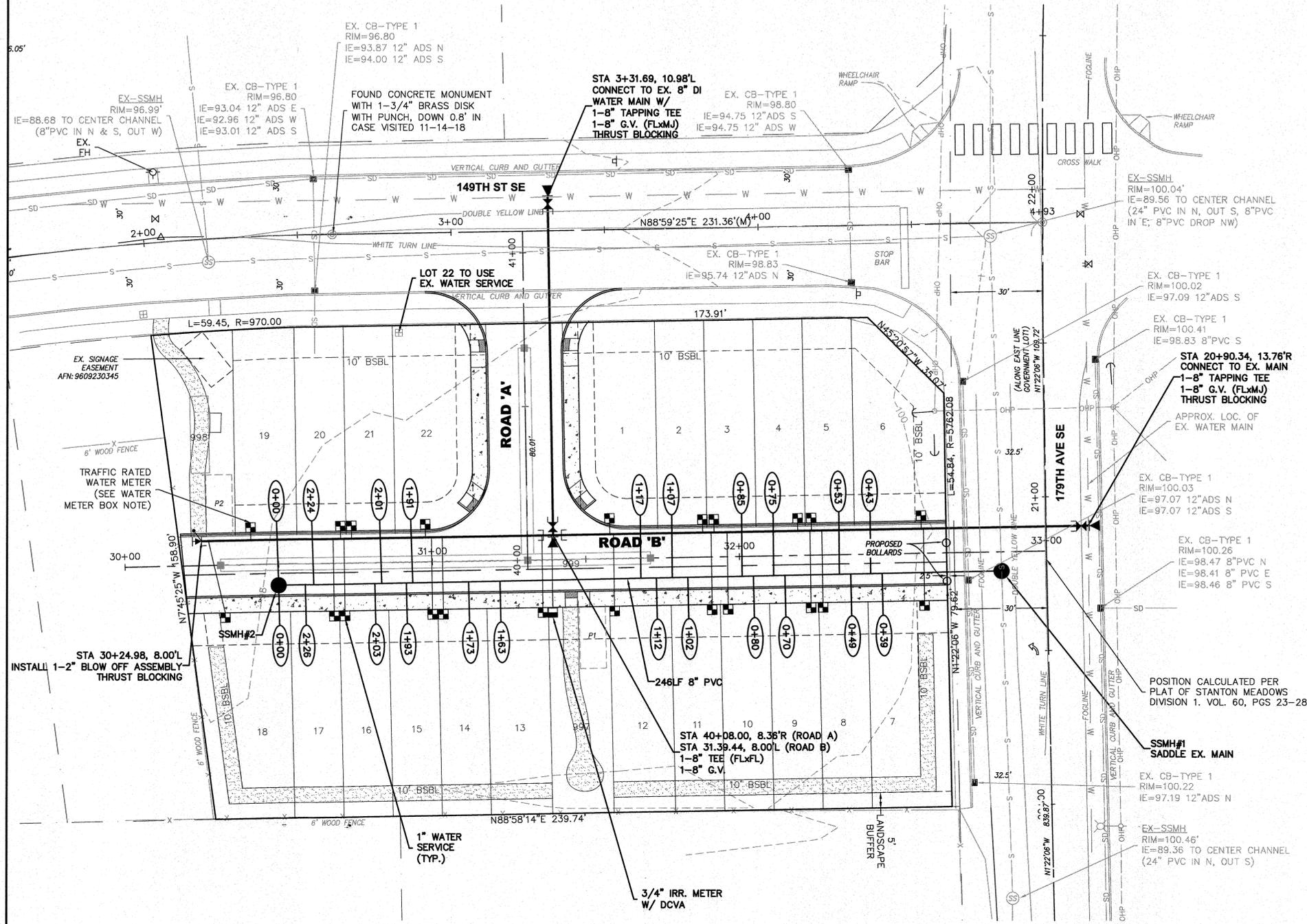
**STANTON
STATION**

CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP
27 NORTH, RANGE 6 EAST, W.M.

PROJ. NO. 19-0702	DESIGN BY RW
DATE 8/16/19	
SCALE 1" = 20'	
DRAWING NO. 7 OF 10	

STANTON STATION

SECTION 2, TOWNSHIP 27N, RANGE 6E, W.M.



EX. UTILITY NOTE:
CONTRACTOR TO VERIFY WATER AND SEWER MAIN SIZE AND TYPE PRIOR TO CONNECTION TO EXISTING PIPES.

FIRE SPRINKLER NOTE:
ANY DWELLING UNITS WITH ANY FIRST FLOOR EXTERIOR SURFACE IN EXCESS OF 150 FEET FROM A FIRE APPARATUS ACCESS ROAD HAVING A MINIMUM 20 FOOT WIDTH SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS. ANY UNIT THAT REQUIRES A FIRE SPRINKLER SYSTEM SHALL ALSO REQUIRE DCVA.

WATER METER BOX NOTES:
METER BOX SHALL BE CARLSON 1419 PLASTIC METER BOX OR EQUAL. IN TRAFFIC AREAS FOGTITE B9T OR EQUAL.

APPROVED SEWER PIPE MATERIAL:
PVC SEWER PIPE, ASTM D3034 SDR35
REINFORCED CONCRETE PIPE, ASTM C76
PLAIN CONCRETE SEWER PIPE, ASTM C14 CLASS 3
DUCTILE IRON SEWER PIPE, ANSI A 21.51 OR AWWA C151 CLASS 52

UTILITY CROSSING NOTE:
ALL PIPE CROSSINGS WITH LESS THAN 1' VERTICAL SEPARATION SHALL USE SAND BED BETWEEN PIPES AT CROSSING POINT.

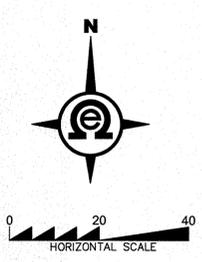


SEWER & WATER PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958



STANTON STATION
CITY OF MONROE, WASHINGTON
PORTION OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



811
Know what's below.
Call two business days before you dig.

FILE NO.:

PROJ. NO. 19-0702	DRAWN BY RW
DATE 8/16/19	
SCALE 1" = 20'	
DRAWING NO. 9 of 10	

