

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND	
	PROJECT BOUNDARY
	PROPOSED R/W DEDICATION
	EXIST R/W LINE
	1/4 SECTION LINE
	1/4 SECTION LINE
	EXIST. PARCEL LINE
	EXIST PAVEMENT
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	CONTOUR MAJOR, EXIST
	CONTOUR MINOR, EXIST
	CLEARING LIMIT
	TEMPORARY SILT FENCE
	EXIST FENCE
	EXIST SEWERLINE
	EXIST WATERLINE
	EXIST POWERLINE
	EXISTING BUILDING
	ROAD MONUMENT
	POWER POLE, EXIST
	EXIST. TREES TO REMAIN
	EXIST. TREES TO BE REMOVED



LEGAL DESCRIPTION

PARCEL A
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE EAST 311.5 FEET THEREOF; AND
EXCEPT STATE RIGHT OF WAY ON WEST LINE OF SAID TRACT;
EXCEPT THE WEST 18.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709250285.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

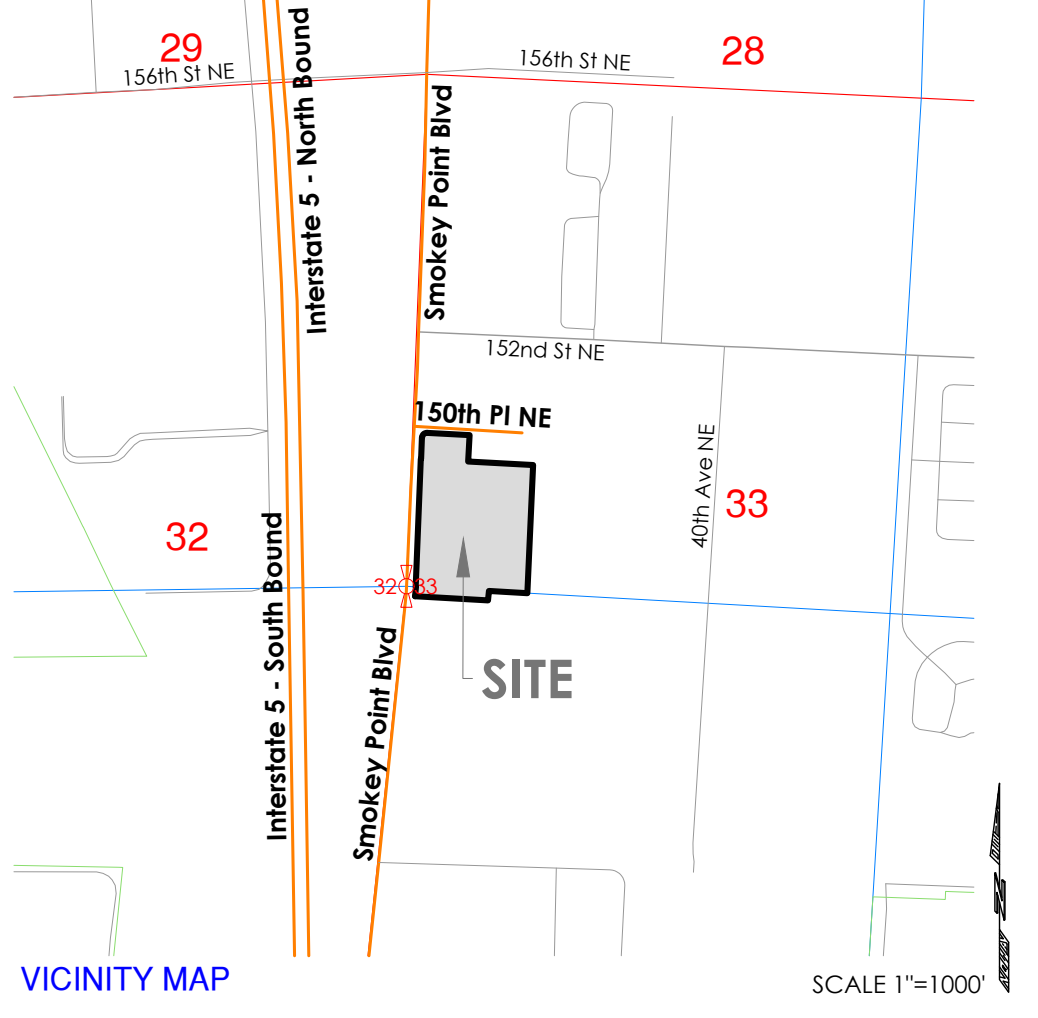
PARCEL B
TRACT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. SP 89 (5-73) RECORDED UNDER AUDITOR'S FILE NUMBER 2295143, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE WEST 8.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709180474.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C
TRACT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. SP 89 (5-73) RECORDED UNDER AUDITOR'S FILE NUMBER 2295143, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE WEST 8.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709180474.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST ALONG THE NORTH LINE OF THE ABOVE SUBDIVISION FOR 660 FEET;
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 495 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE IN THE SAME DIRECTION FOR 165 FEET;
THENCE AT RIGHT ANGLE ALONG THE SOUTH LINE OF SUBDIVISION FOR 311.5 FEET;
THENCE NORTH AT RIGHT ANGLE FOR 145 FEET;
THENCE EAST 311.5 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E
THAT PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 98 FEET;
THENCE EAST 430 FEET;
THENCE NORTH 98 FEET;
THENCE WEST 430 FEET TO THE POINT OF BEGINNING;
EXCEPT 35TH AVENUE NORTHEAST.
EXCEPT THE WEST 20.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO CITY OF MARYSVILLE PER DEED RECORDING NO. 200709250285.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL F
LOT 1 OF BOUNDARY LINE ADJUSTMENT FILE NO. BLA19-008 RECORDED UNDER AUDITOR'S FILE NO. 201911215001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER AND LOTS 8 AND 9 OF SEARS ADDITION TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 72.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
FOUND CASED CON. MON. W/1-3/4" BRASS DISK & PUNCH ON CENTERLINE. SMOKEY POINT BLVD. WGS SURVEY DATA WAREHOUSE I.D.#22645 ELEV. = 104.98

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF SMOKEY POINT BLVD. AS THE BEARING OF N 02°16'15" E.

SURVEYOR NOTES

- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO RECORDS OF WELLS WERE FOUND ON THIS PROPERTY OR WITHIN 150' OF ITS BORDERS.

Sheet List Table

Sheet Number	Sheet Title
Construction: C18	
C1	Civil Site Plan
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections - West to East
C7	Site Cross Sections - North to South
C8	Paving Plan
C9	Paving Sections
C10	150th Place NE Frontage Improvements Plan
C11	Stormwater Management Overview Plan
C12	Stormwater Management Plan and Profile
C14	Stormwater Management Details
C15	Sewer and Water Plan
C18	Channelization Plan

LAND DISTURBING AREA

Total Site Area	442,244 sf (10.15 ac)
Impervious Area	
Roof Top Area	181,450 sf
Drive/Asph/Parking Area	150,239 sf
Walkway Area	14,129 sf
Trash/Recycling Area	879 sf
Total Impervious	344,934 sf
Land Disturbing Activity	
Conceptual Area of Disturbance	435,271 sf
Site Grading	
Cut	0 cy
Fill	3,394 cy
Fill (Provided with Early Grading)	86,041 cy

PROJECT INFORMATION

Tax Parcel Numbers: 310533-002-022-00, 310533-002-024-00, 310533-002-025-00, 310533-002-023-00, 310533-002-015-00, 310533-003-006-00
442,244 sf (10.15 ac)

Total Area: 442,244 sf (10.15 ac)
GPP Designation: LI (Light Industrial)
Existing Zoning: Auto Repair, Single Family Residence, Lumber Yard, Vacant
Proposed Land Use: General Industrial

LOCAL SERVICES

Sewage Disposal: City Of Marysville
Water District: City Of Marysville
School District: Marysville School District No.25
Fire District: City Of Marysville
Post Office: City Of Marysville
Electric: Snohomish County PUD
Phone: Verizon
Cable: Comcast
Gas: Comcast

CONTACT PERSON

Land Technologies Inc.
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merle@landtechway.com

ENGINEER

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Everett, WA 98201
360.652.9727
ryer@landtechway.com

SURVEYOR

Pacific Coast Surveys, Inc
Darren J. Riddle, PLS
P.O. Box 13619
Mill Creek, WA 98082
425.512.7099

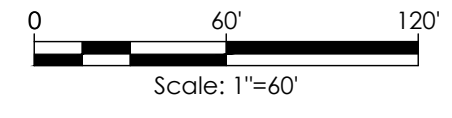
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

Line Table		
Line #	Length	Direction
L1	49.00	N05° 56' 19"E
L2	1.80	N86° 46' 38"W
L4	2.05	N79° 26' 52"E
L11	49.00	S05° 56' 15"W

Curve Table			
Curve #	Length	Radius	Delta
C1	39.43	25.00	090.825



CIVIL SITE PLAN

AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low, Over 100

SOILS
Cluster fine sandy loam;
Hydrologic Soil Group C/D
Compacted Fill Area to 95% Modified Proctor

CALL AT LEAST 2
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

04/27/2023

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: 2023
SITE APPROVAL: 2023
REVISION DATE: 2023
LDA APPROVAL: ###
AS BUILT: ###

Ideal Industrial Park
14805, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CIVIL SITE PLAN

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
C1 of C18
24x36
G22-0038
PA22-039

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND							
—●—●—	Boundary Line	—●—●—	Existing Path	—●—●—	Design Path	—●—●—	Design Filter Strip
—●—●—	Design Right-of-Way Line	—●—●—	Design Building	—●—●—	Design Water Line	—●—●—	Design Area of Disturbance
—●—●—	Existing Right-of-Way Line	—●—●—	Existing Building	—●—●—	Existing Water Line	—●—●—	Design Temporary Silt Fence
—●—●—	Design Major Contour Line	—●—●—	Design Building Setback Line	—●—●—	Design/Existing Water Hydrants	—●—●—	Temporary Construction Entrance
—●—●—	Existing Major Contour Line	—●—●—	Design Storm Drainage Line	—●—●—	Design/Existing Water Fittings	—●—●—	Existing Soil Log
—●—●—	Design Minor Contour Line	—●—●—	Existing Storm Drainage Line	—●—●—	Design Fence	—●—●—	BMP Designations
—●—●—	Existing Minor Contour Line	—●—●—	Design/Existing Type 1 Catch Basin	—●—●—	X	—●—●—	Existing Fence
—●—●—	Phase Line	—●—●—	Design/Existing Type 2 Catch Basin	—●—●—	—●—●—	—●—●—	Existing Wetland Line/Hatch
—●—●—	Design Tract Line	—●—●—	Design/Existing Storm Drain Clean-out	—●—●—	—●—●—	—●—●—	Design Buffer Line/Hatch
—●—●—	Design Lot Line	—●—●—	Design Yard Drain Line	—●—●—	—●—●—	—●—●—	Existing Buffer Line/Hatch
—●—●—	Existing Lot Line	—●—●—	Design Yard Drain Catch Basin	—●—●—	—●—●—	—●—●—	Existing Section Line
—●—●—	Design Easement Line	—●—●—	Design Yard Drain Clean-out	—●—●—	—●—●—	—●—●—	Existing Section Symbol
—●—●—	Existing Easement Line	—●—●—	Design Shed Dispersion	—●—●—	—●—●—	—●—●—	Existing Power Line
—●—●—	Design Road Centerline	—●—●—	Design Drainage Basin	—●—●—	—●—●—	—●—●—	Existing Telephone Line
—●—●—	Existing Road Centerline	—●—●—	Design Swale Line	—●—●—	—●—●—	—●—●—	Existing Telephone Symbol
—●—●—	Site Benchmark	—●—●—	Existing Ditch Line	—●—●—	—●—●—	—●—●—	Existing Gas Line
—●—●—	Existing Benchmark	—●—●—	Design Sanitary Sewer Line	—●—●—	—●—●—	—●—●—	Existing Gas Symbol
—●—●—	Design Edge of Asphalt	—●—●—	Existing Sanitary Sewer Line	—●—●—	—●—●—	—●—●—	Existing Flow Symbol
—●—●—	Existing Edge of Asphalt	—●—●—	Design/Existing Sanitary Sewer Manhole	—●—●—	—●—●—	—●—●—	Existing Tree Drip Line
—●—●—	Design Sidewalk	—●—●—	Design/Existing Sanitary Sewer Clean-out	—●—●—	—●—●—	—●—●—	Existing Tree Drip Line
—●—●—	Existing Sidewalk	—●—●—	Design Sanitary Side Sewer	—●—●—	—●—●—	—●—●—	Existing Tree Drip Line
—●—●—	Design Driveway Line/Hatch	—●—●—		—●—●—	—●—●—	—●—●—	

GRADING, EROSION AND SEDIMENTATION CONTROL 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. In the event of 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 his 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 erosions control treatment applicable to the time of year of construction. During 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 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 will 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 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. Pre-construction 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.

MAINTENANCE OF SILTATION BARRIERS

- 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, ends and undercutting beneath bales. Necessary repairs to bales or replacement of bales shall be accomplished promptly. Sediment deposits shall be removed after each rainfall. Barrier 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.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities shall be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufacturers specifications.
- 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.
- 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 backstops, etc., shall be seeded with a perennial ground cover grass to minimize erosion. Gross 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 prepared in a manner consistent with BMP 15.13 Post Construction Soil Quality and Depth in Chapter 5 of Volume V of the stormwater manual.
- Immediately following final 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.

ROADWAY NOTES

- Manurements shall be installed at all street intersections, at angle points, and points of curvature in each street. All boundary manurements must be installed according to the Washington State subdivision laws.
- Curb and gutter installation shall conform to City Standard Detail 3-514.
- Sidewalks and driveways shall be installed as lots are built on. Sidewalks and driveways shall conform to City Standard Detail 3-303-001 and 3-402. If asphalt is used for the placement of curb and gutter, the repair shall conform to City Standard Detail 3-314-001.
- The surrounding ground (5 feet beyond the base) for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.
- Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy or plat approval. However, in larger developments, exact locations of stop and yield signs may need to be determined after full buildout when traffic patterns have been established. In this case, contractor shall provide indicated "City-placed" signs, signposts, and brackets to the City sign specialist (425) 328-7954 for later installation by the City. All signage shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
- Prior to any sign or striping installation or removal the Contractor shall contact the City sign specialist (425) 328-7954 to arrange for an on-site meeting to discuss placement and uniformity.
- New or revised stop signs or yield signs shall be advance warned using the procedure outlined in the MUTCD. Advance warning signs and flags shall be maintained by installer for 30 days and then removed.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by City forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing.

During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs, traffic control signs, delineators and temporary markings shall be according to the current Manual of Uniform Traffic Control Devices (MUTCD).

Access by emergency vehicles shall be maintained at all times during construction.

After work within the traveled roadway is completed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic (unless otherwise approved by the DPW of the City). Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e., edge of pavement, new curb edges not illuminated by street lights).

A ROW use permit is required from the DPW for any lane/road closure within the City ROW. Contact DPW at least 15 days prior to construction activity within the public ROW. City does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant shall obtain permission from the appropriate authority.

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days, if wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

- During construction, all existing and newly installed drainage structures shall be protected from sediments.
- All storm manholes shall conform to City Standard Detail No.4-080-009. Flow control manhole/oil water separator shall conform to City Standard Detail No. 4-040-004.
- Manhole ring and cover shall conform to City Standard Detail 4-080-009 and 4-080-015 thru 4-080-024. The cover shall be marked with "storm" or "storm" in 2-inch raised letters. Minimum weight of the frame shall be 210 pounds. Minimum weight of the cover shall be 150 pounds.
- Catch basins shall be Type I unless otherwise approved by the City Engineer or Designated representative. Type I Catch basins shall conform to City Standard Detail No.4-080-007 and 4-080-008 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
- Catch basins Type II shall conform to City Standard Detail No. 4-080-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
- Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022. Grate shall be marked with "drains to stream". Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan 8-30-022 (Olympic Foundry No. SM40, SM52, or SM44 or equal). Vaned grates shall be required on all storm structures when roadway profile is greater than 3% and shall conform to WSDOT Standard Plan 8-30-301 (Olympic Foundry No. SM46 or equal). Grates located in the gutter flow line shall be depressed 0.1 feet below pavement level.
- All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad.
- All catch basins and manholes shall have locking lids. Rotted grates are not approved for use outside of the City right-of-way or for use with Type II manholes.
- Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving.
- Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and 3-003.
- Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density (modified proctor) under roadways and 90% maximum density (modified proctor) off roadways. Compaction shall be performed in accordance with Sections 7-08.3(1) & 7-08.3(1)(c) - Method B as defined in the current edition of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. For permeable pavement and other stormwater BMP's designed to infiltrate subgrade compaction should be "firm and unyielding" (qualitative), and 90-92% Standard Proctor (quantitative). Do not allow heavy compaction due to heavy equipment operation. The subgrade should not be subject to truck traffic.
- Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
- After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with pipe loaded and compacted to final grade. Products used to seal the inside of the pipe are not to be used to obtain the air test.
- All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities.
- Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a pier and vinyl coated chain link perimeter fence per standard plans 3-501-007 and -008. Side slope overlying shall not be allowed. All inlet and outlet pipes shall have a trash rack installed and a mortared riprap headwall. Refer to storm drainage note 21.
- Prior to sidewalk construction, lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required. Pipe shall be PVC 304, 4" or 5" diameter, shall be marked with "2" x 4" with 3 feet visible above grade and marked "storm". Locations of these installations shall be shown on the record drawing construction plans submitted to the City.
- Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to; City of Marysville final acceptance of the project and; upon commencement and completion of the 2-year warranty period for the storm drainage system.
- Unless otherwise noted, all storm sewer pipe shall be: (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or greater, ASTM C-76; or (CMP) corrugated metal. CMP to be galvanized steel with treatment l asphalt coating or better, or corrugated aluminum or AASHTO M27-470 aluminum steel. All pipes shall be installed with rubber gaskets or per manufacturers recommendations.
Coverage Requirements for 12" diameter pipe:
Backfill over pipe less than 12" requires RCP Class IV.
Backfill over pipe less than 24" requires RCP minimum.
Backfill over pipe greater than 24" requires 16 gage CMP minimum.
- Corrugated Polyethylene Pipe (CPP):
A. All pipe shall be smooth interior. CPP shall be double-walled. All pipe shall meet AASHTO and ASTM specifications.
B. Upon request by the City inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. Pipe runs shall be tested with pipe loaded and compacted to final grade.
C. Upon request by the City inspector, pipe shall be subject to mandrel testing (mandrel size = 90% of nominal pipe diameter).
D. Pipe shall be stored on site in shipping bunks on a flat level surface. This requirement will be strictly enforced; failure to comply may result in rejection of the pipe and/or future restriction on use of material.
E. Minimum depth of cover shall be 2 feet.
F. Couplings shall be integral bell and spigot or double bell separate couplings. Spill couplings will not be allowed.
G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction modified as follows:
The second paragraph of Section 7-08.3(3) is deleted and replaced with the following:
The material used for backfilling around and to a point 1 foot above the top of the pipe shall be clean earth or sand, free from clay. Any gravel or stones included in the backfill shall pass through a 1 inch sieve.
- All non-perforated metal pipe shall have neoprene gaskets at the joints. O-ring gaskets may be used for type-F coupling band.
- Culvert ends shall be beveled to match side slopes. Field cutting of culvert ends is permitted when approved by the City engineer or Designated representative.
- All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions.
- 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 approved bedding to support the pipe.
- All landscaped and lawn areas, except areas within the dipline of preserved trees, shall be amended per BMP 15.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

INFILTRATION FACILITY NOTES

- Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designed. The geotechnical engineer shall certify that the BioRetention Soil Media soil type and condition (native or fill soil) meets the design specification prior to final inspection.
- The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity. Final engineering approval is required from the City.
- Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

STAND PIPE AND SEDIMENT POOL MAINTENANCE

- The embankment of the basin should be checked regularly to ensure 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 cleanup after each rainfall which produces runoff. When the sediment reaches the cleanup level, it shall be removed and properly disposed.

BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development.
Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.
Erosion control seed mix or single-weave sod, as determined by the City Engineer or designated representative, shall be placed above the design water surface for the 6-month, 24-hour storm event. A minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be at design grade for the swale. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established. The wetted surface area as defined by the 6-month, 24-hour storm event shall be planted with wet tolerant plant species.

Recommended Seed Mix for Bioswales:	% Weight	% Fertility	% Germination
Tall or meadow fescue	75-80	78	90
Festuca arundinacea or festuca elatior	10-15	92	85
Seaside/Cresting bentgrass	5-10	90	80
Redtop bentgrass	5-10	90	80
Agrostis alba or Agrostis gigantea			

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

SEWER SYSTEM NOTES

- Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.
- No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.
- After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the "Standard Specifications". Products used to seal the inside of the pipe are not to be used to obtain the air test.
- For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease interceptor shall be installed downstream from the source.
- The City of Marysville Community Development Department shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.
- The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
- Gravity sewer main with 1/2" of cover shall be D.I.P., Class 52; 5'-18" of cover shall be PVC, ASTM D 3034 SDR 35, or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477; 18" cover shall be D.I.P., Class 52, or C-900.
- Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type I-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. LH holes shall be grouted from the outside and inside of the manhole.
- Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap on an existing main or a tee from a new main connected above the springline of the pipe.
- All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
- All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished bedding. The marker shall be plastic non-biodegradable, metal core or backing marked green which can be detected by a standard metal detector.
- Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with SEWER and the depth, in feet, stenciled in white letters 2" high.
- Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.
- All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
- Pipe bedding shall be in accordance with WSDOT Standard Plan 8-18c, Class F. Peg gravel is on acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). The shell include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense underlying base.
- A 6-foot square X 4-inch thick concrete pad shall be installed around all SSMH'S and a 3-foot square X 4-inch thick concrete pad shall be installed around all cleanouts that are not in a pavement area.
- All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. Testing of the sanitary sewer main shall include TV-ing of the main by the Contractor. Immediately prior to TV-ing, enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is completed.
- Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

WATER SYSTEM NOTES

- Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
- Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
- Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with nylon or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1944.
- Connections to existing water mains shall typically be wet taps through a tapping "tee" and tapping valve and shall be made by a City approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
- All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
- Fire hydrants shall be installed in accordance with City Standard Detail 2-040-001 and as directed by the City of Marysville Fire Code Official.
- Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas.
- Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
- Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
- Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
- Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
- Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and 3-003.
- All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
- Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

ARCHAEOLOGICAL RESOURCES NOTE

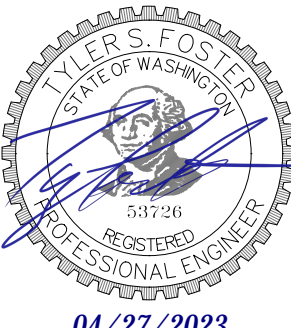
The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project area, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
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MAKING A WAY OUT OF NO WAY



04/27/2023

PROJECT LEAD: <i>Megie</i>	###
CHECKED BY: <i>Tyler</i>	###
DRAWN BY: <i>Marc</i>	###
APPLICATION DATE: <i>April</i>	###
SITE APPROVAL DATE: <i>April</i>	###
REVISION DATE: <i>April</i>	###
LDA APPROVAL: <i>April</i>	###
AS-BUILT: <i>April</i>	###

Ideal Industrial Park
14805-14821, 14919 & 14925 Stanley Pl Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CONSTRUCTION NOTES

Ryan Wear
2732 Grand Ave, Suite 122, Everett, WA 98201

SHEET C2 of C18

24x36

G22-0038
PA22-039

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- SECTION LINE
- EXIST. PARCEL LINE
- EXIST PAVEMENT
- CONTOUR MAJOR, EXIST
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- EXIST FENCE
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- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST. TREES TO REMAIN
- EXIST. TREES TO BE REMOVED

- BMP's (to be applied as appropriate)**
- C101 Preserving Natural Vegetation
 - C102 Buffer Zones
 - C103 High Visibility Fence
 - C105 Stabilized Construction Exit
 - C107 Stabilized Parking Area
 - C120 Temporary & Permanent Seeding
 - C121 Mulching
 - C122 Blankets
 - C123 Plastic Covering
 - C125 Topsoiling / Composting
 - C130 Surface Roughening
 - C131 Gradient Terraces
 - C140 Dust Control
 - C150 Materials on Hand
 - C151 Concrete Handling
 - C152 Sawcutting and Surface Pollution Prevention
 - C153 Material Delivery, Storage and Containment
 - C160 Certified Erosion & Sediment Control Lead
 - C162 Scheduling
- Runoff Conveyance and Treatment BMP's**
- C200 Interceptor Dike and Swale
 - C202 Channel Lining
 - C203 Water Bars
 - C204 Pipe Slope Drains
 - C206 Level Spreader
 - C207 Check Dam
 - C208 Triangular Silt Dike
 - C209 Outlet Protection
 - C220 Storm Drain Inlet Protection
 - C233 Silt Fence
 - C234 Vegetated Strip
 - C235 Straw Wattles
 - C240 Sediment Trap

LAND DISTURBING AREA

Total Site Area 442,244 sf (10.15 ac)

Land Disturbing Activity Conceptual Area of Disturbance 435,271 sf (- ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

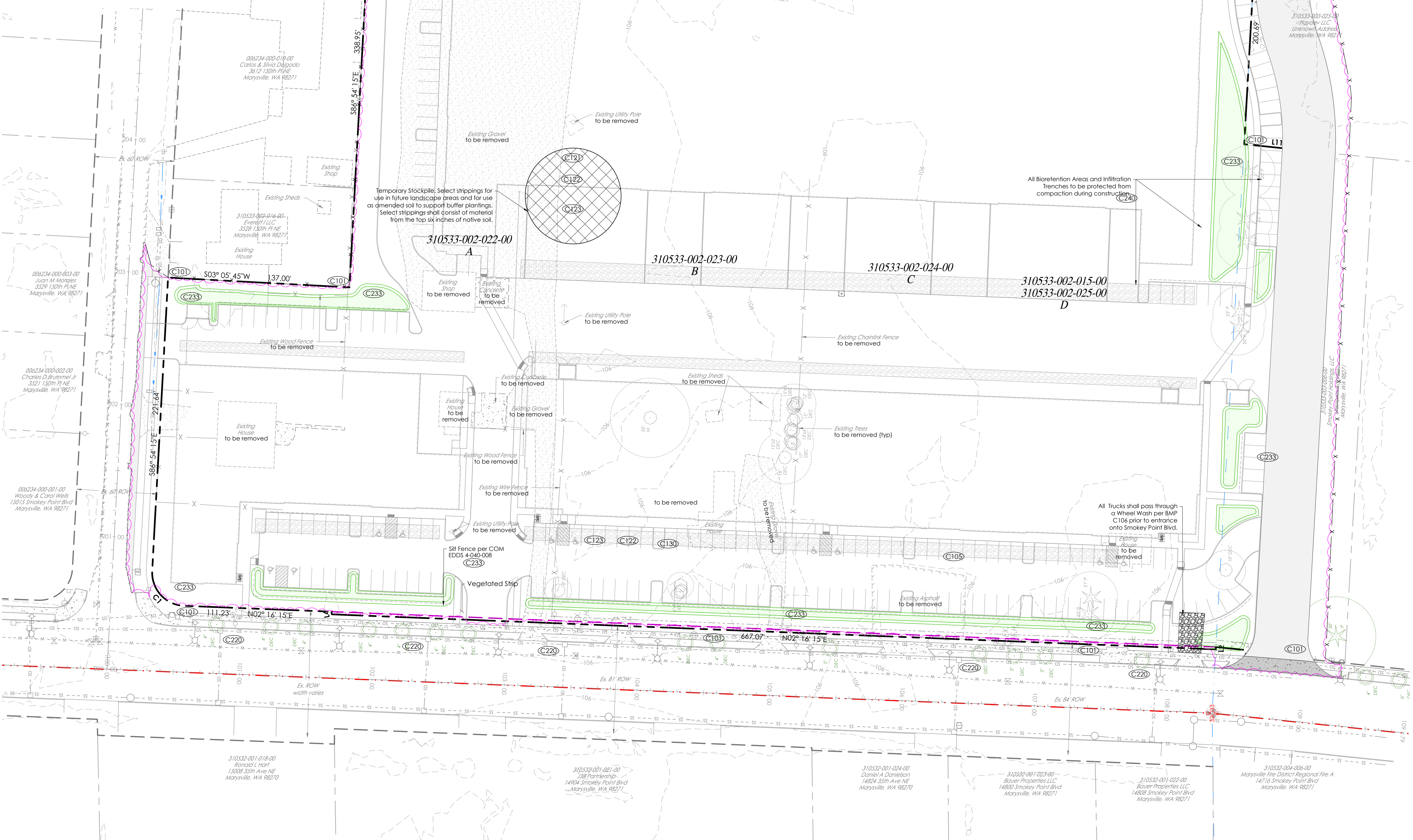
Cluster fine sandy loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

- CONSTRUCTION SWPPP**
- The 13 elements that are part of a Construction SWPPP are as follows:
1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
 2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
 3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
 4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
 5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
 6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
 7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
 8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
 9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
 10. Control De-watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
 11. Maintain BMP's: The plan shall provide for inspection and maintenance of the planned and installed construction BMP's as well as their removal at the end of the project.
 12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
 13. Protect on-site stormwater management BMP's for runoff from roads and other hard surfaces. On-site Stormwater Management BMP's shall be protected at all times during the construction process. This may mean that stormwater management BMP's will be installed towards the end of the construction process to avoid siltation and compaction.

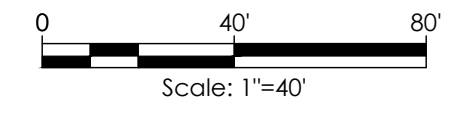
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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER



Note: All Onsite Existing Structures and Hardscape to be removed with Early Grading Permit Application G22-0036.



CLEARING & TESC PLAN

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

PROJECT LEAD: Alexie
CHECKED BY: Tyler
DRAWN BY: Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS BUILT: -

PROFESSIONAL ENGINEER
04/27/2023

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

Ideal Industrial Park
14805 14821 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CLEARING & TESC PLAN

SHEET **C3** of **C18**

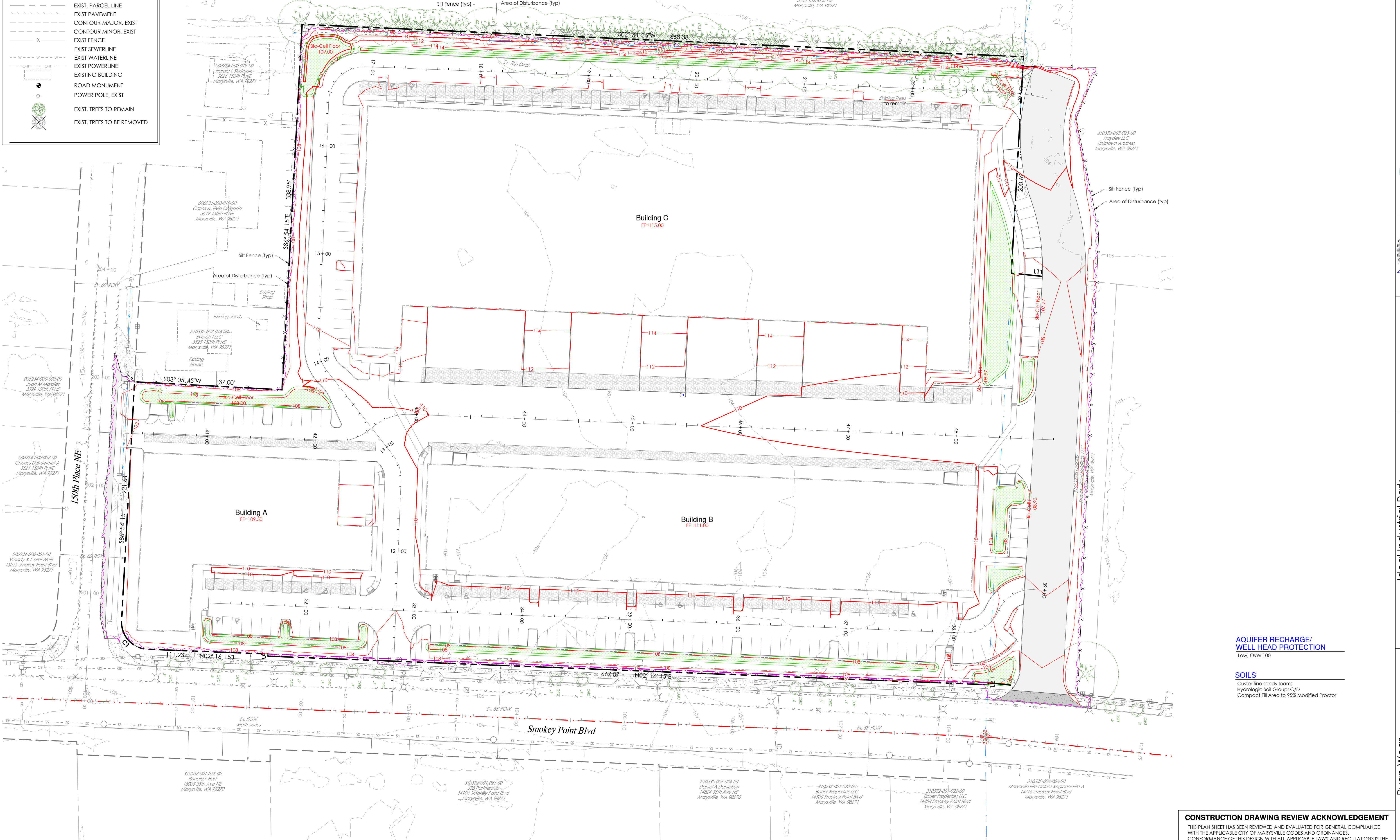
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PA22-039

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

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- EXIST. TREES TO REMAIN
- EXIST. TREES TO BE REMOVED

4/27/2023, 8:32 AM



**AQUIFER RECHARGE/
WELL HEAD PROTECTION**
Low, Over 100

SOILS
Custer fine sandy loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor



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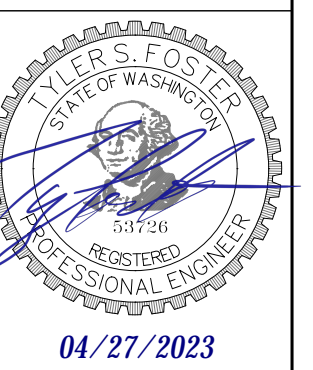
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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

MAKING A WAY OUT OF NO WAY



PROJECT LEAD: Alexie
CHECKED BY: Tyler
DRAWN BY: Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Ideal Industrial Park
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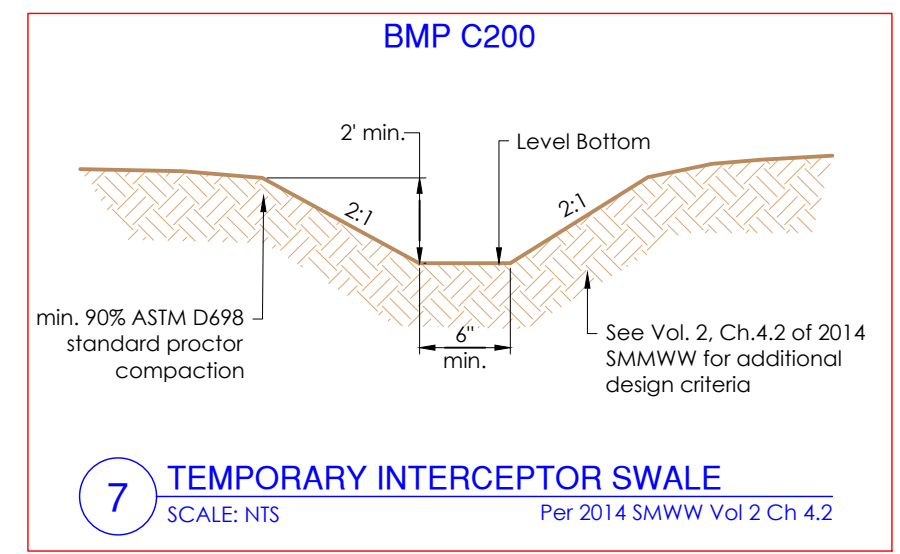
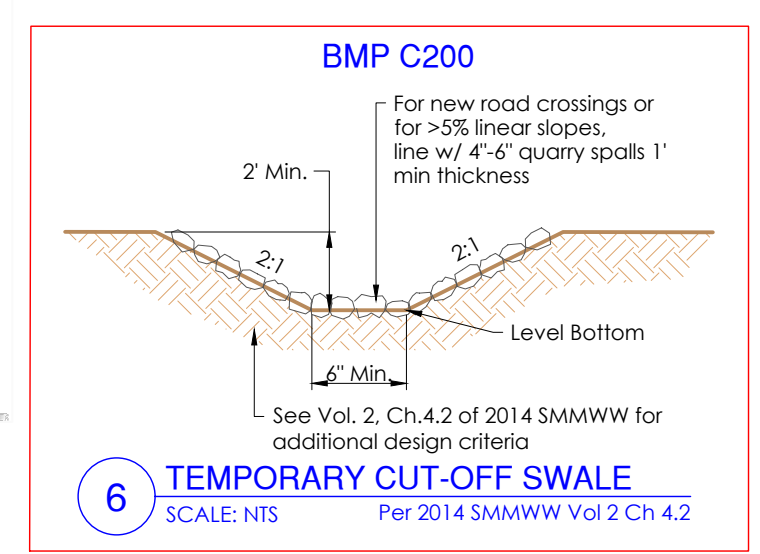
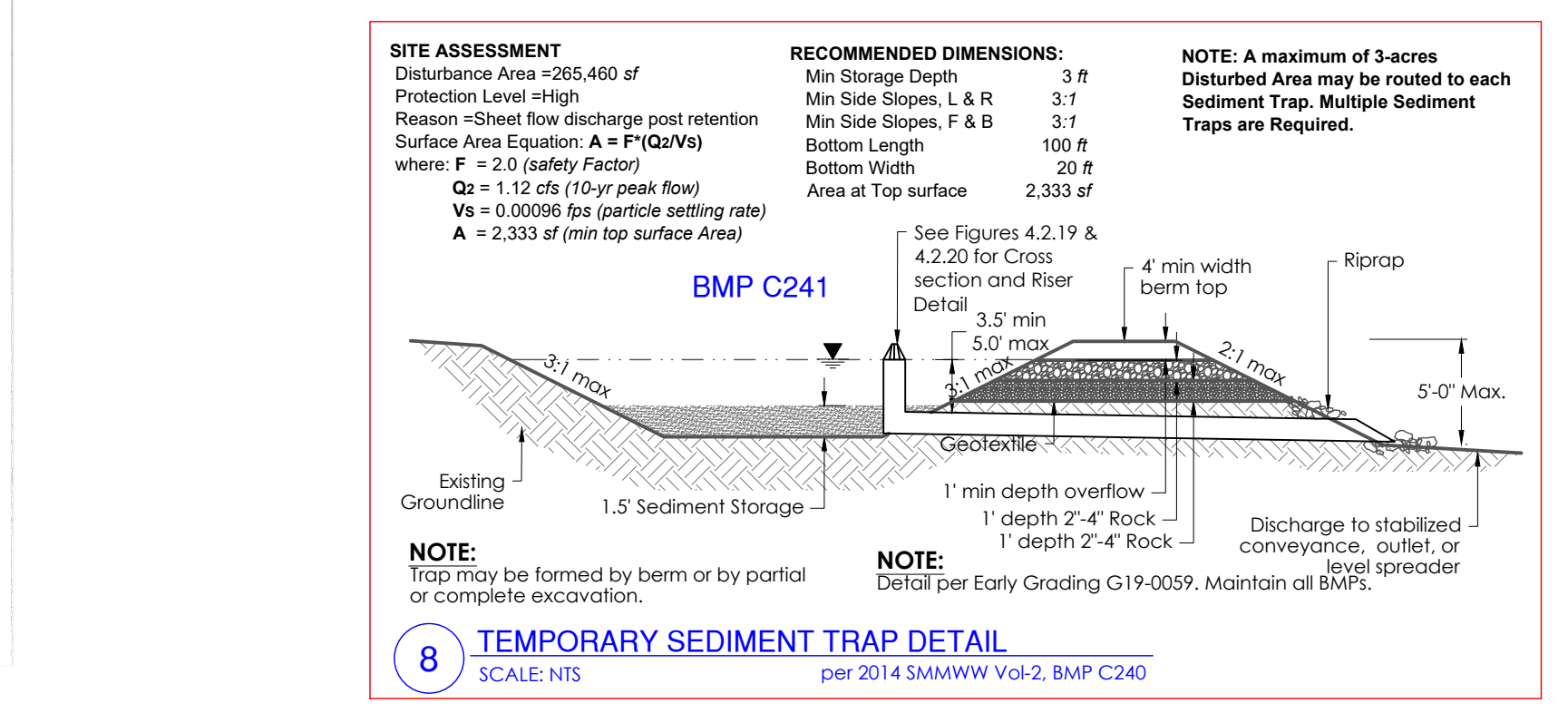
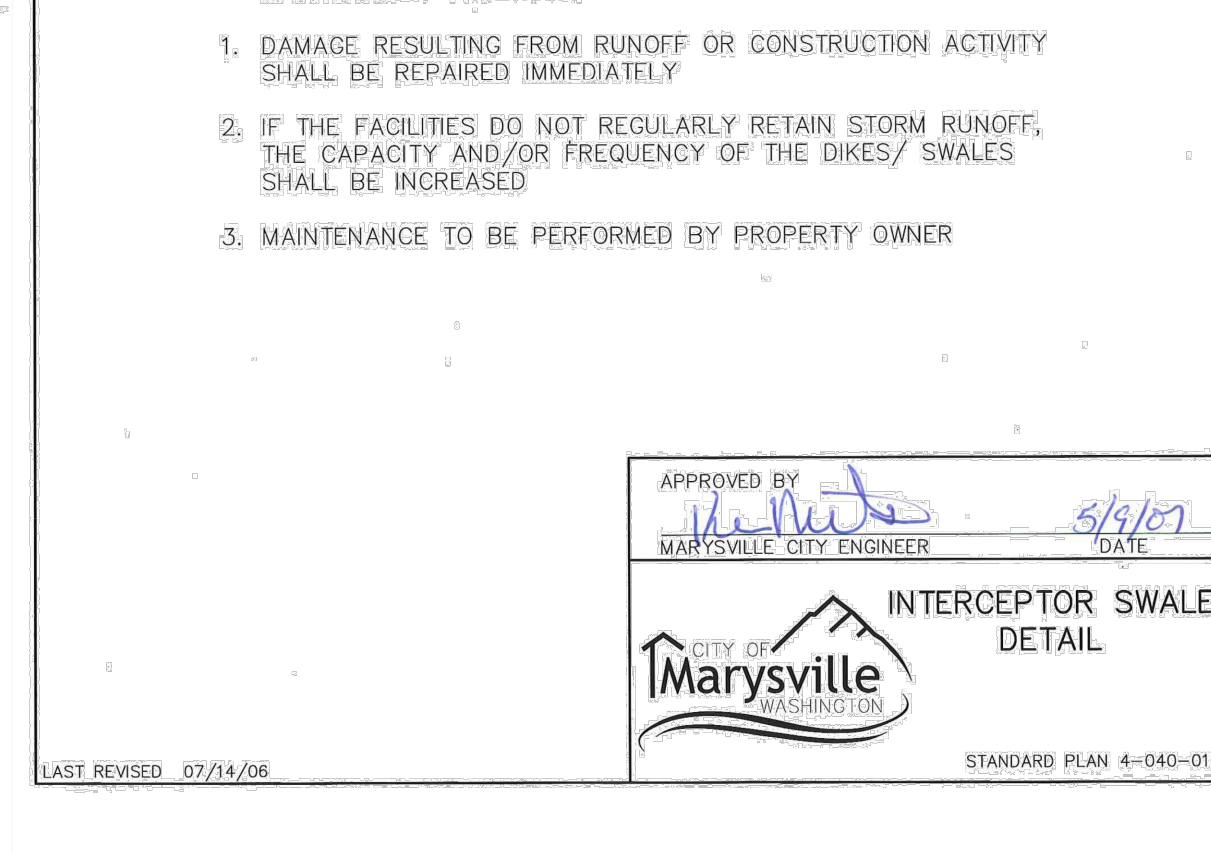
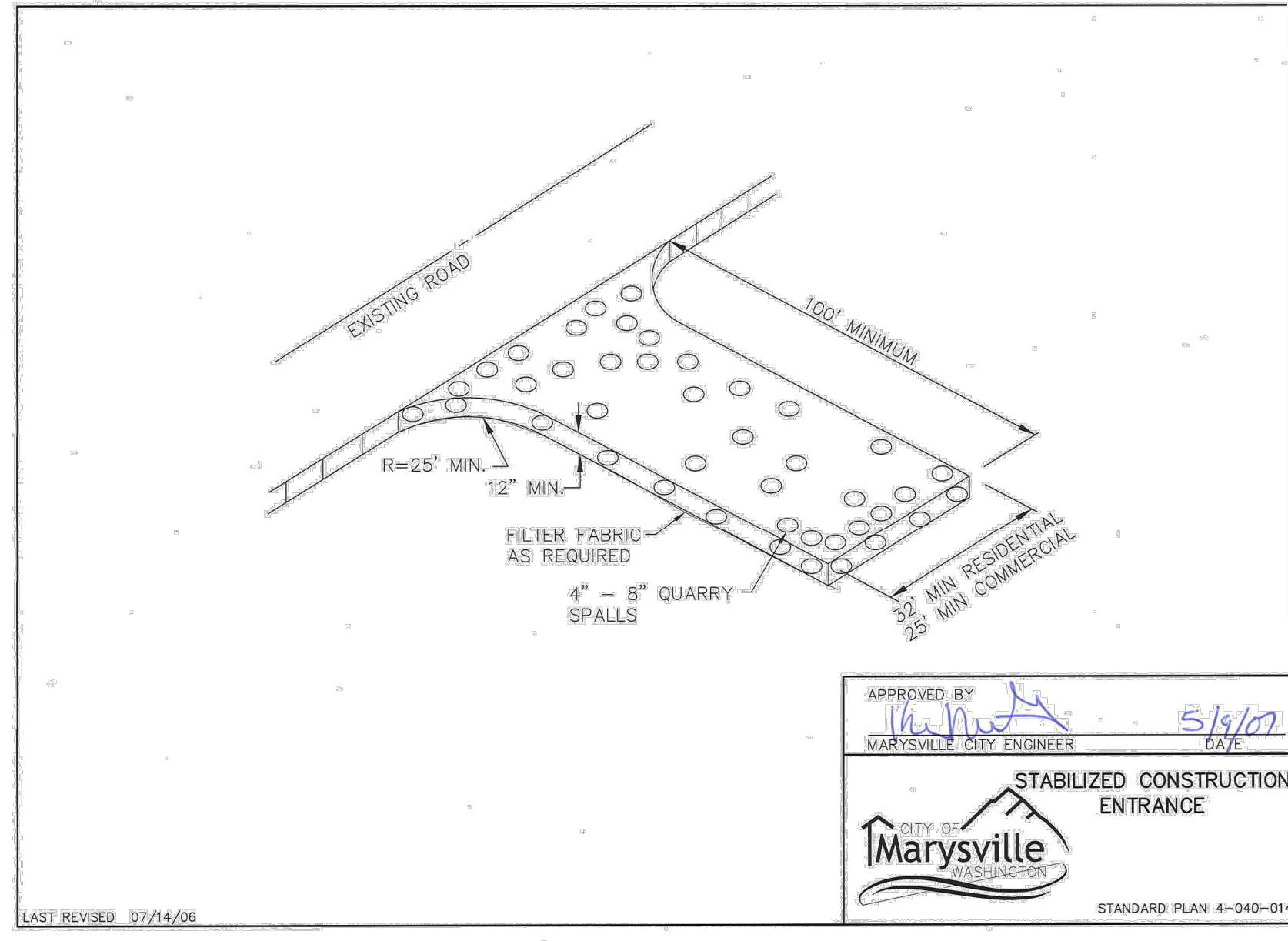
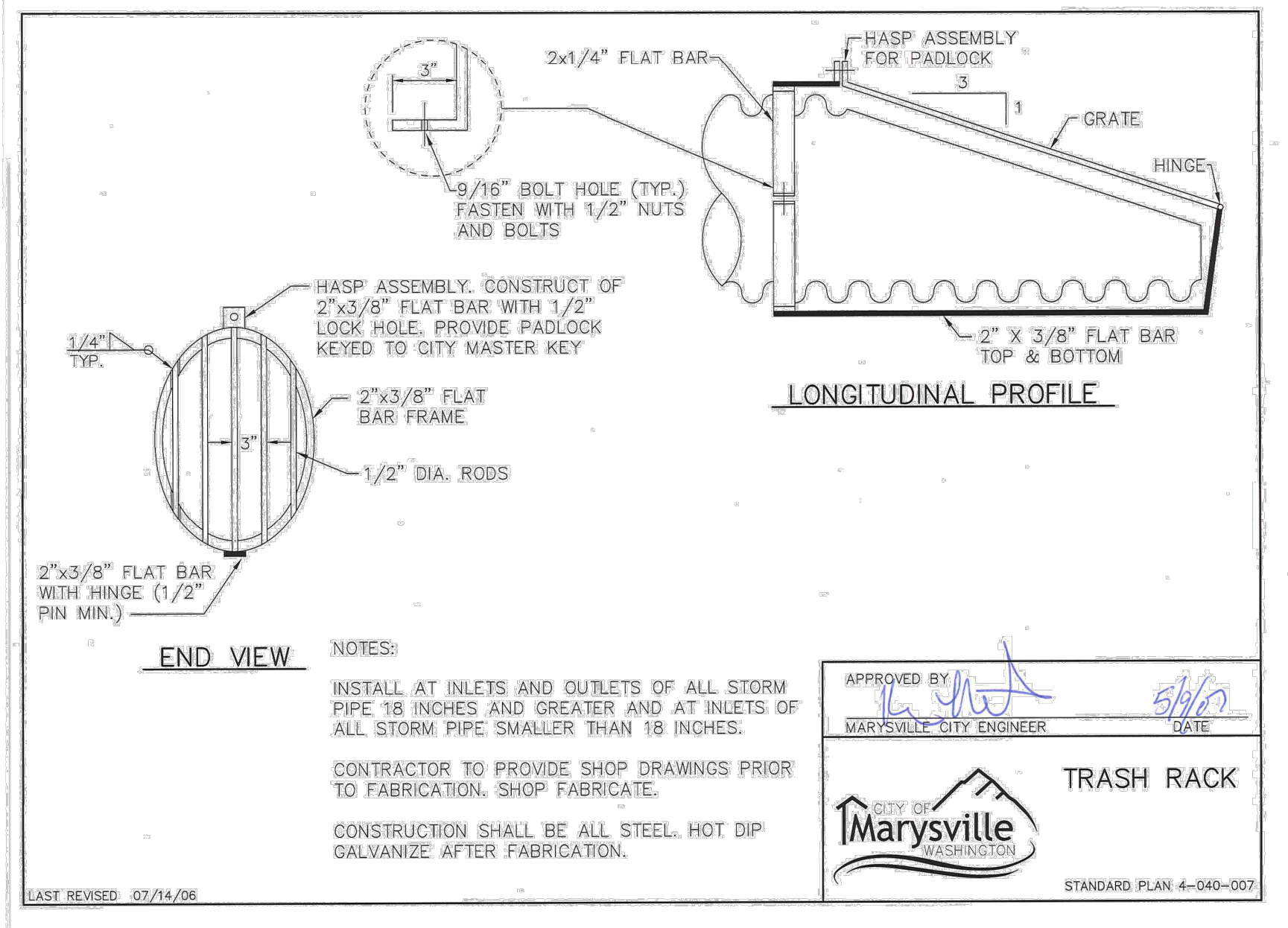
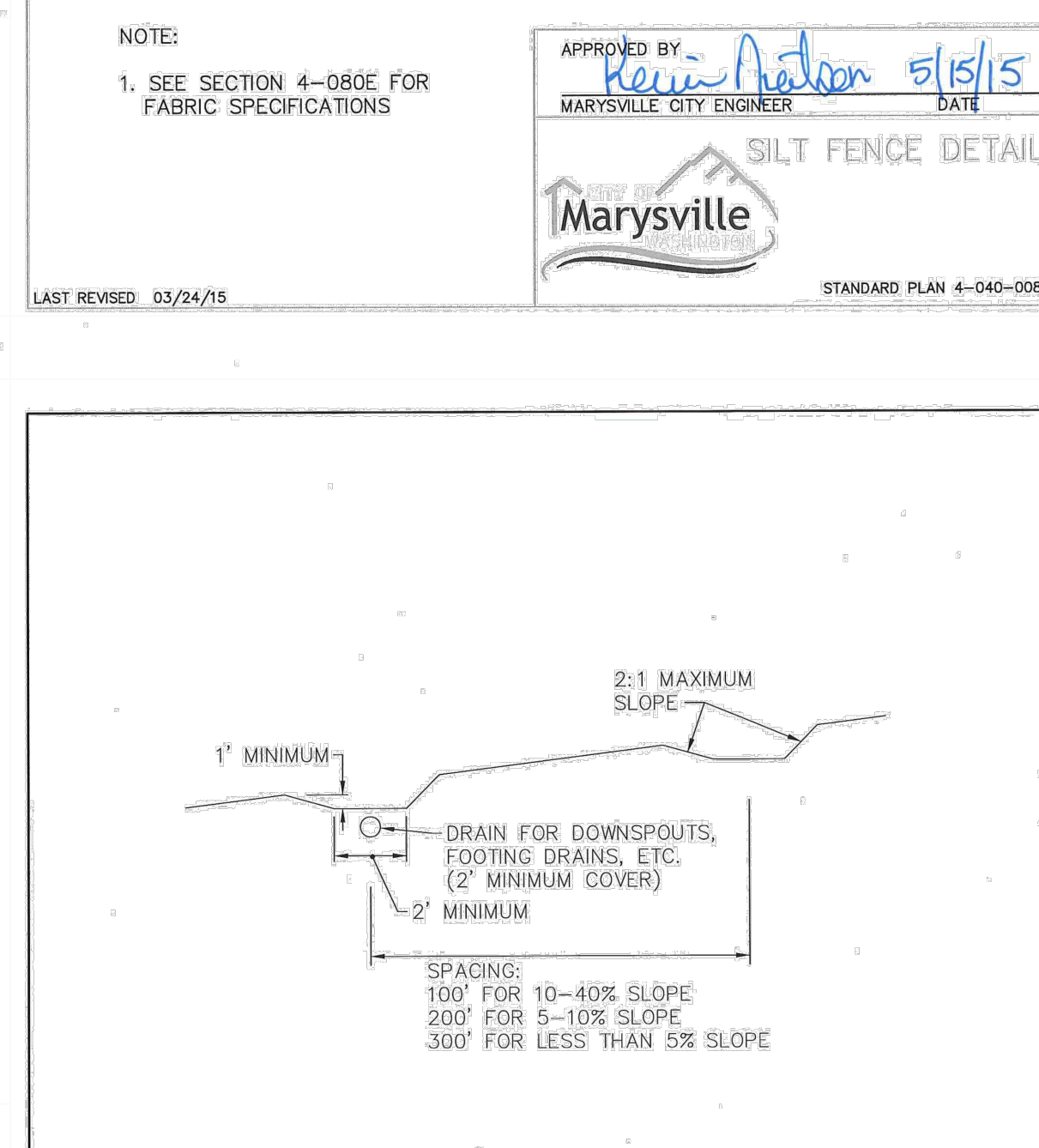
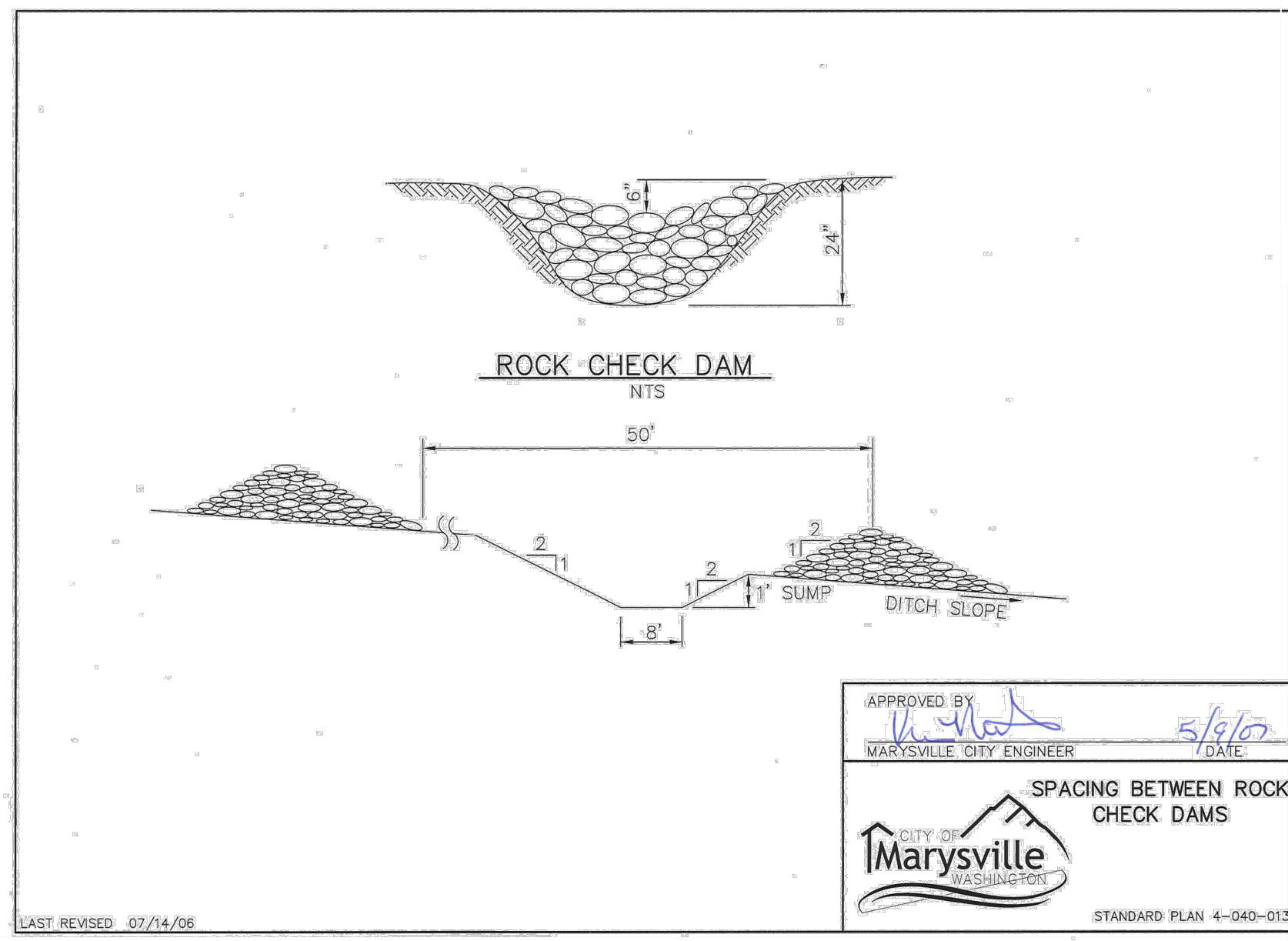
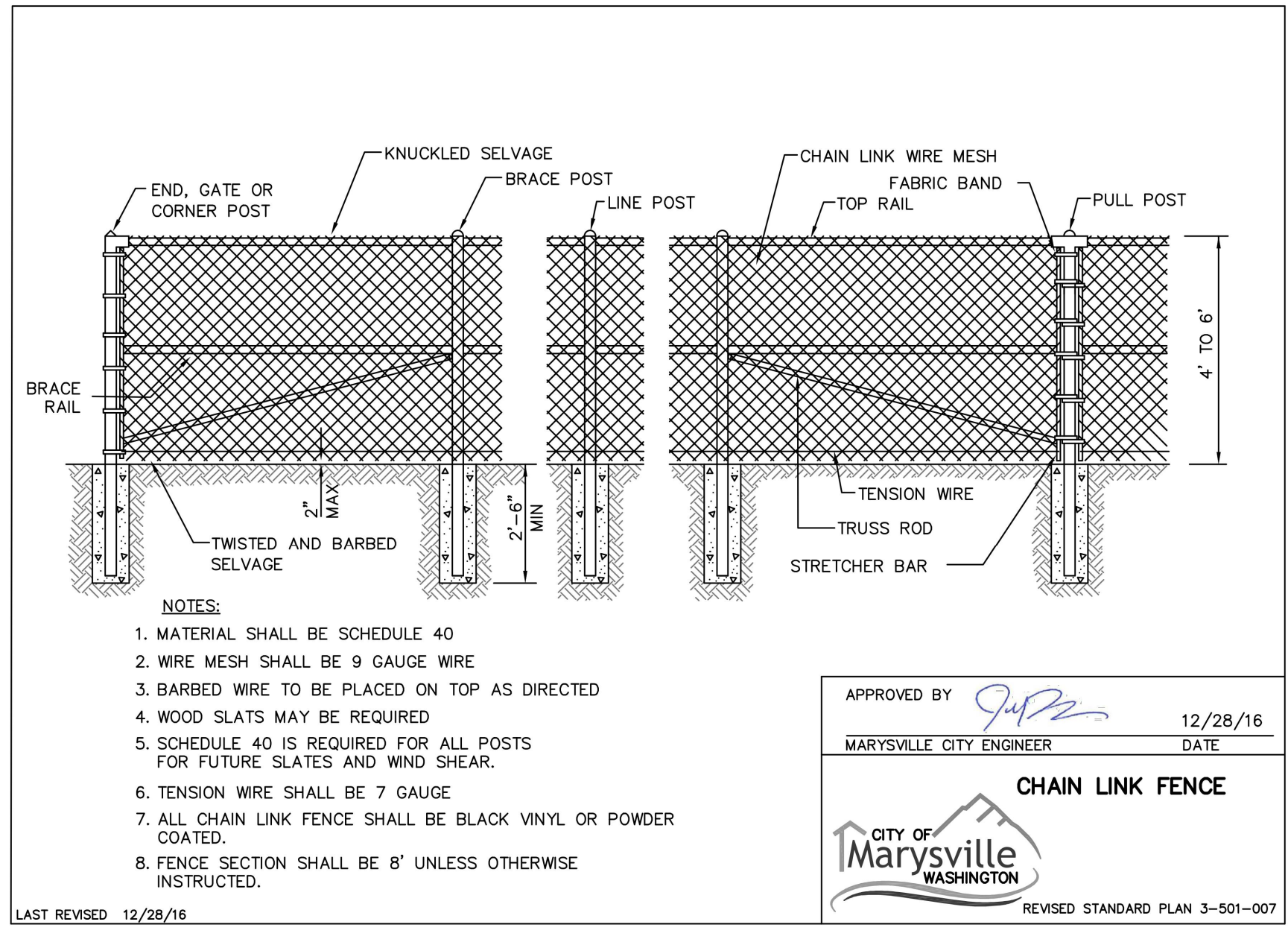
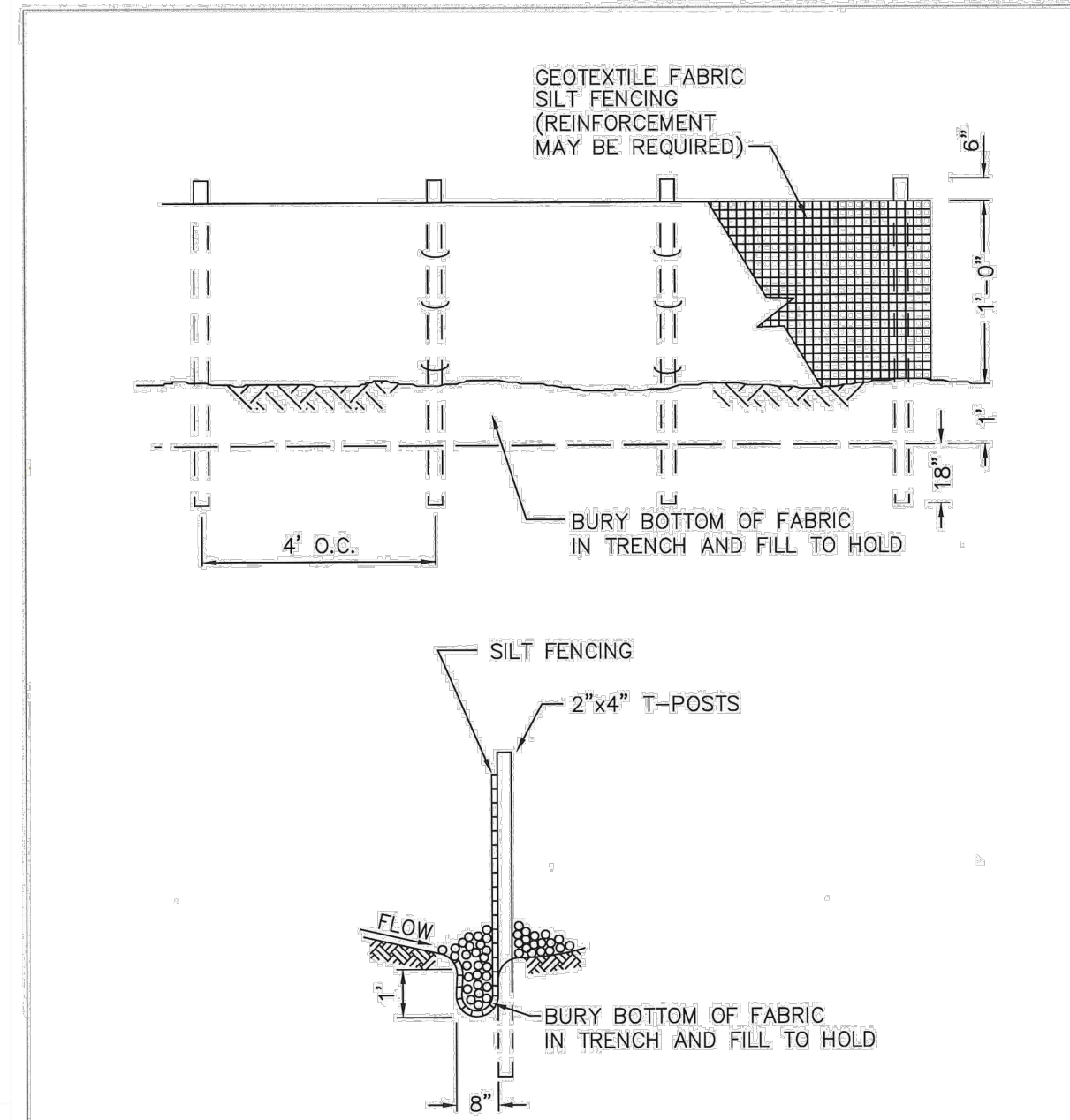
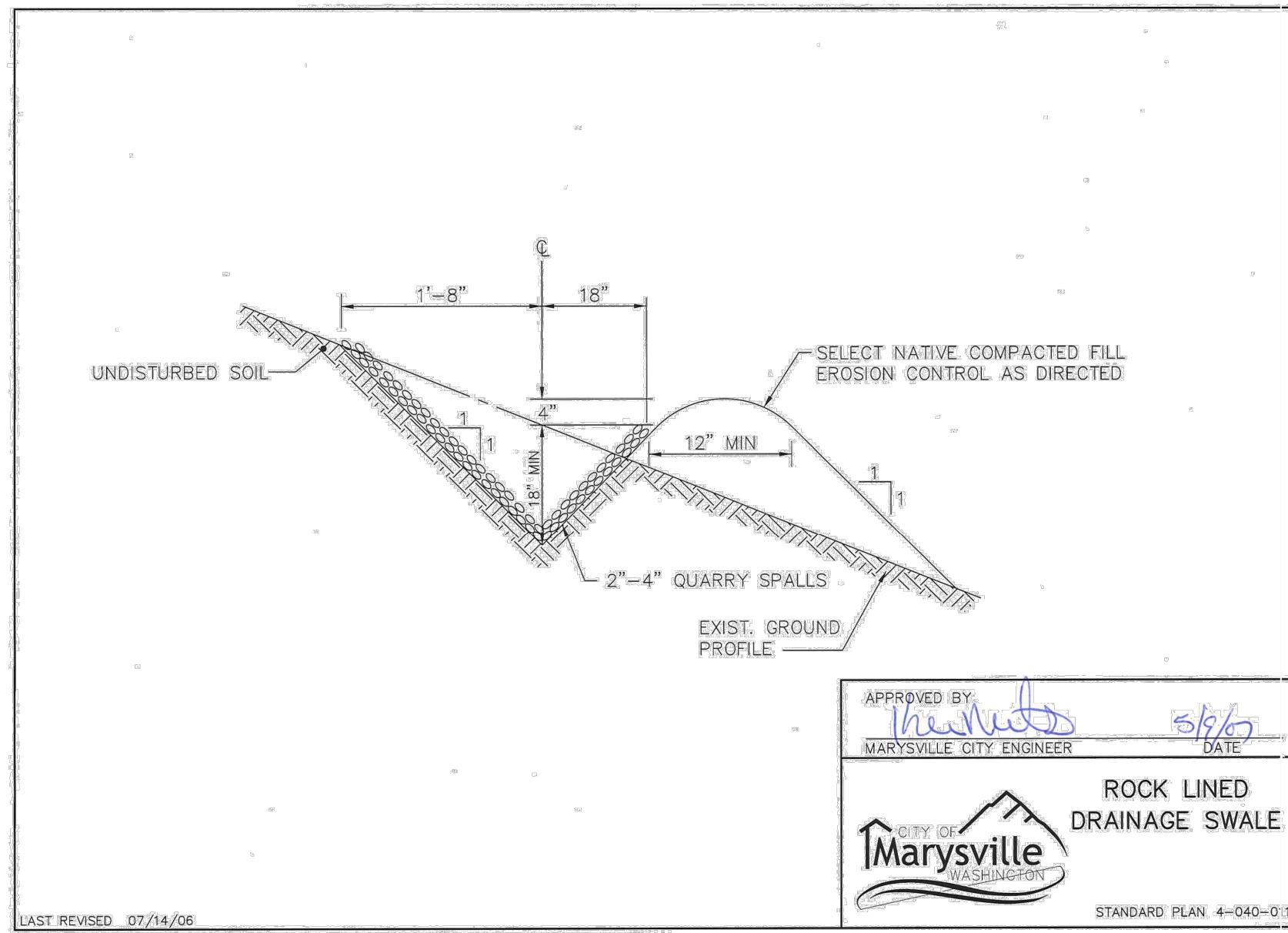
GRADING PLAN

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
C4
of
C18

24x36
G22-0038
PA22-039

Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\C4 Grading Plan.dwg



CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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PA22-039

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727

LAND TECHNOLOGIES
 MAKING A WAY OUT OF NO WAY

STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 001506
 04/27/2023

PROJECT LEAD: Alexie
 CHECKED BY: Tyler
 DRAWN BY: Alex
 APPLICATION DATE:
 SITE APPROVAL DATE:
 REVISION DATE:
 LDA APPROVAL:
 AS BUILT:

Ideal Industrial Park
 14805, 14821, 14919 & 1425 Smokev Pl Blvd, Marysville, WA 98270
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear
 2732 Grand Ave., Suite 122, Everett, WA 98201

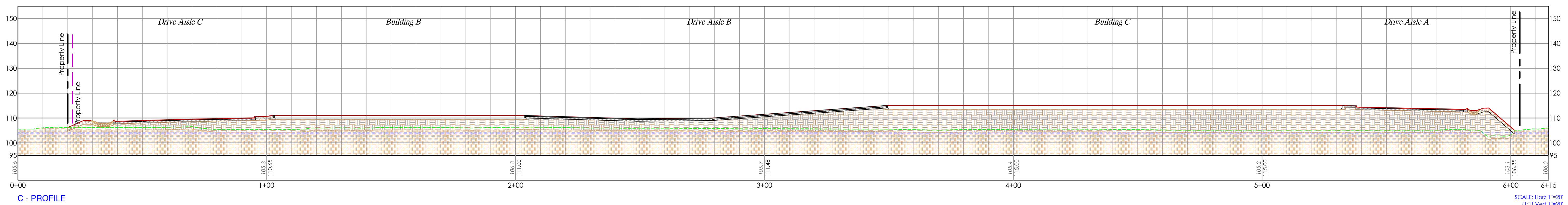
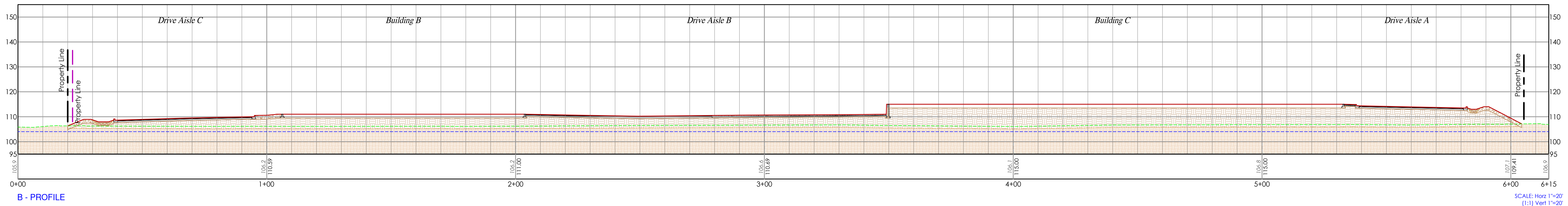
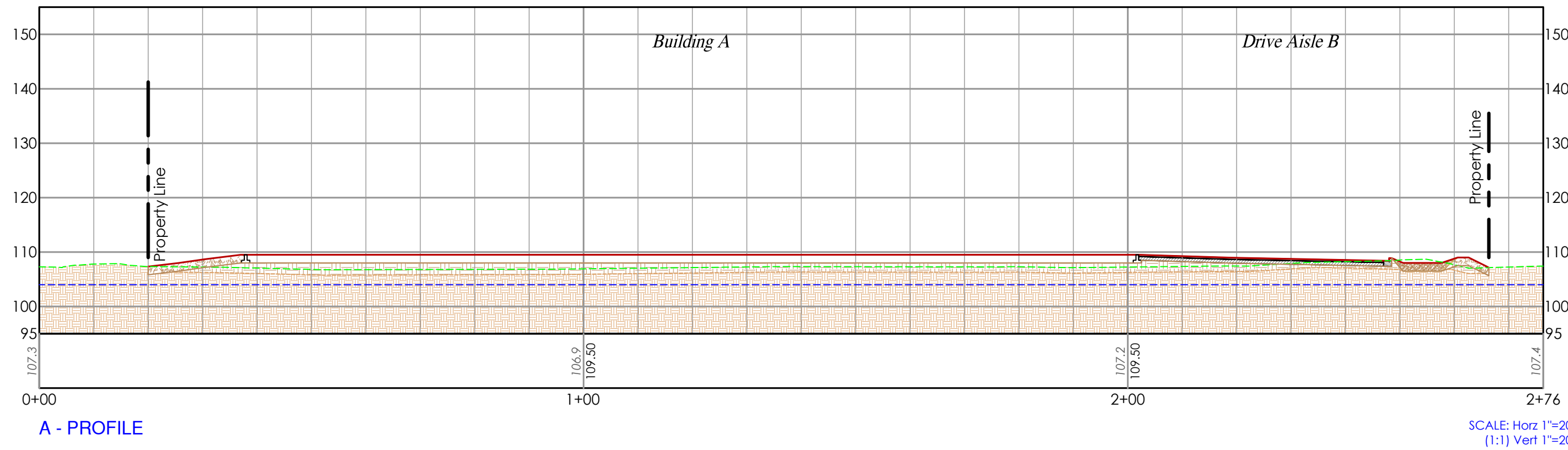
GRADING & TESC DETAILS

SHEET
 C5 of C18

Z:\Ideal Property Investments - Ideal Industrial Park Smokev Pl Blvd\Sheets\C5 Grading & TESC Details.dwg 4/27/2023 8:32 AM

4/27/2023 8:33 AM

Z:\Ideal Property Investments - Ideal Industrial Park Smokev Pl Blvd\Sheet\C6 Site Cross Sections - West to East.dwg



CALL AT LEAST 2
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

LAND TECHNOLOGIES
MAKING A WAY OUT OF TWO WAYS

PROFESSIONAL ENGINEER
04/27/2023

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE:
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS BUILT: ###

Ideal Industrial Park
14805, 14821, 14919 & 1425 Smokev Pl Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

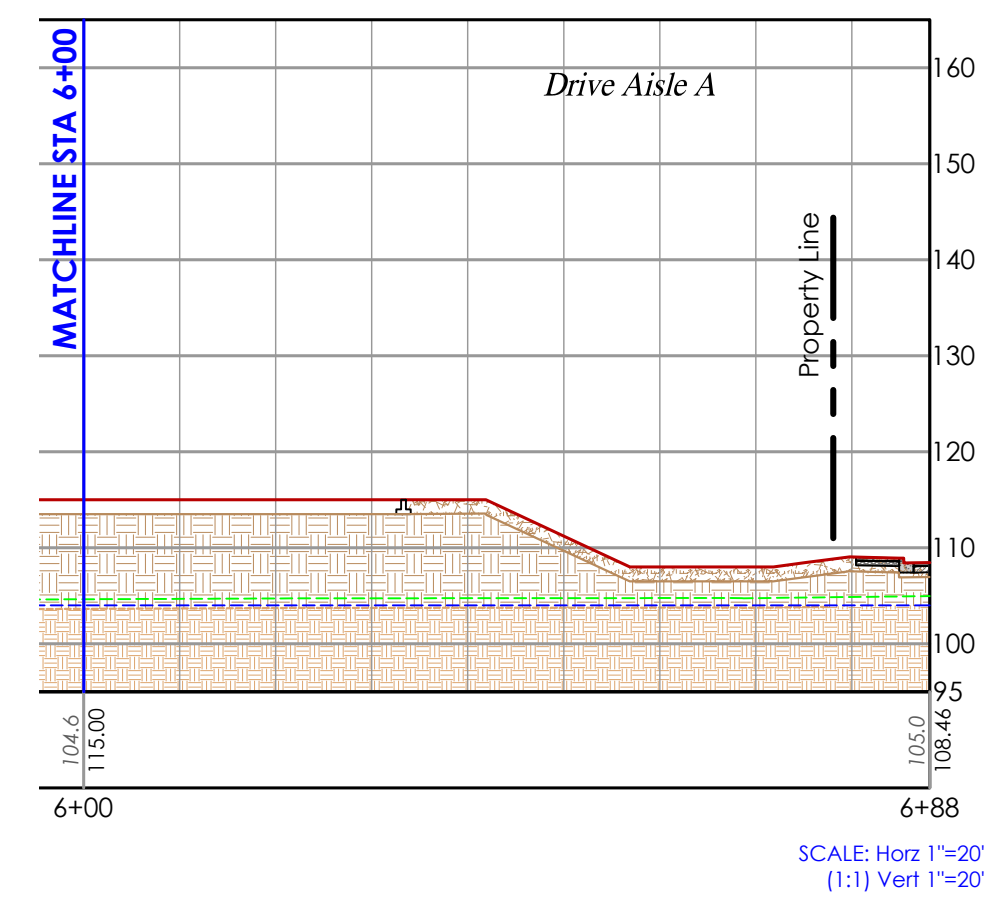
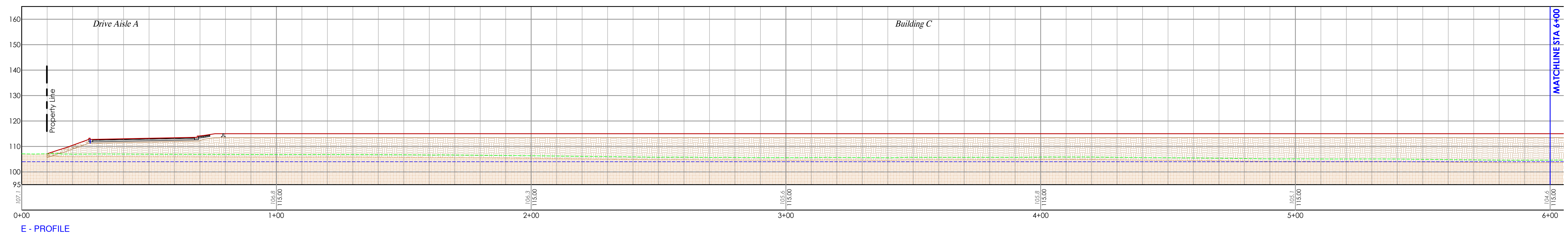
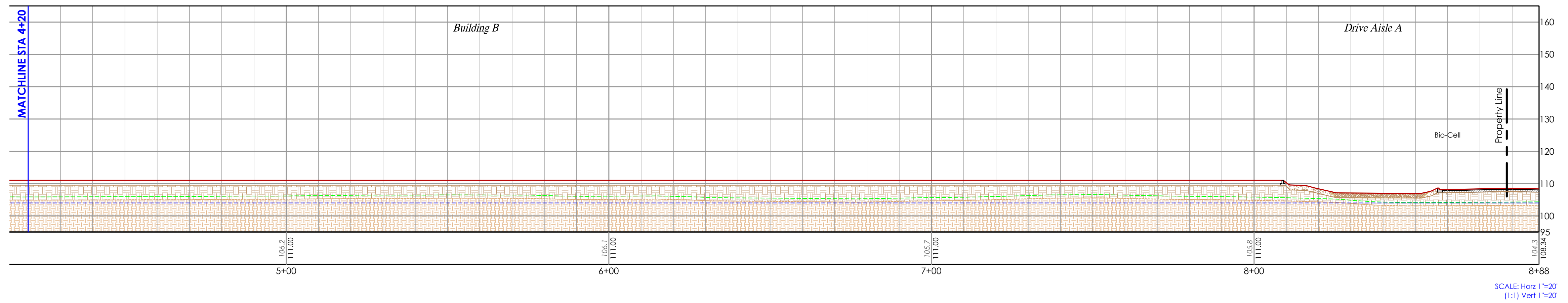
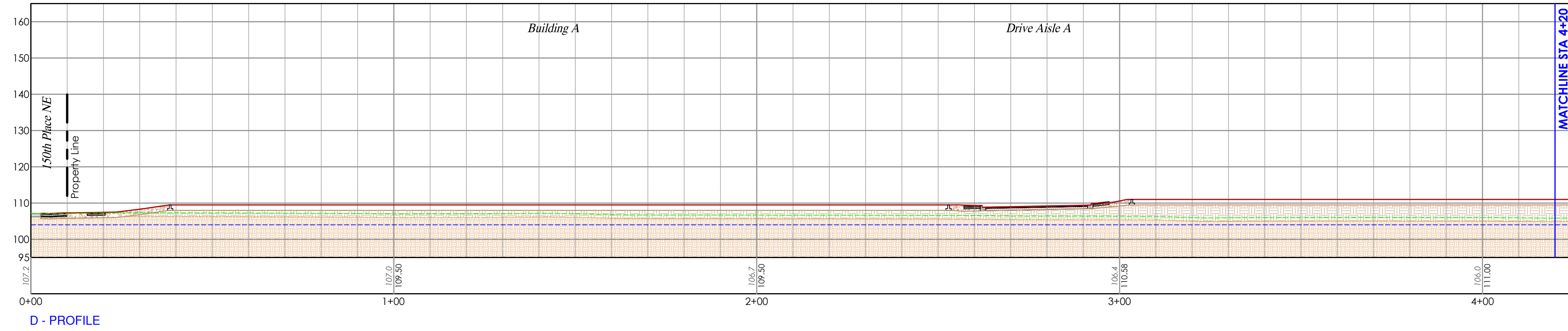
Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SITE CROSS SECTIONS - WEST TO EAST

SHEET
C6 of C18
24x36
G22-0038
PA22-039

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Z:\Ideal Property Investments - Ideal Industrial Park Smakey Pl Blvd\Sheets\C7 Site Cross Sections - North to South.dwg 4/27/2023 8:33 AM



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1-800-424-5555

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPUS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF , 202.

KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

LAND TECHNOLOGIES
MAKING A WAY OUT OF NO WAY

STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
04/21/2023

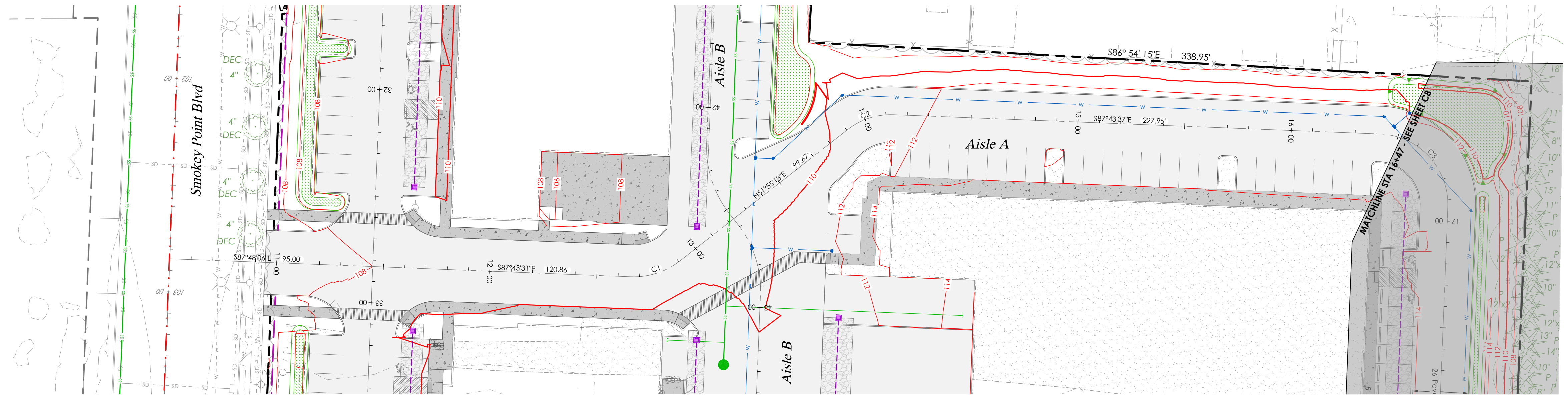
PROJECT LEAD: Alexie
CHECKED BY: Tyler
DRAWN BY: Mar, Alex
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: ###

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

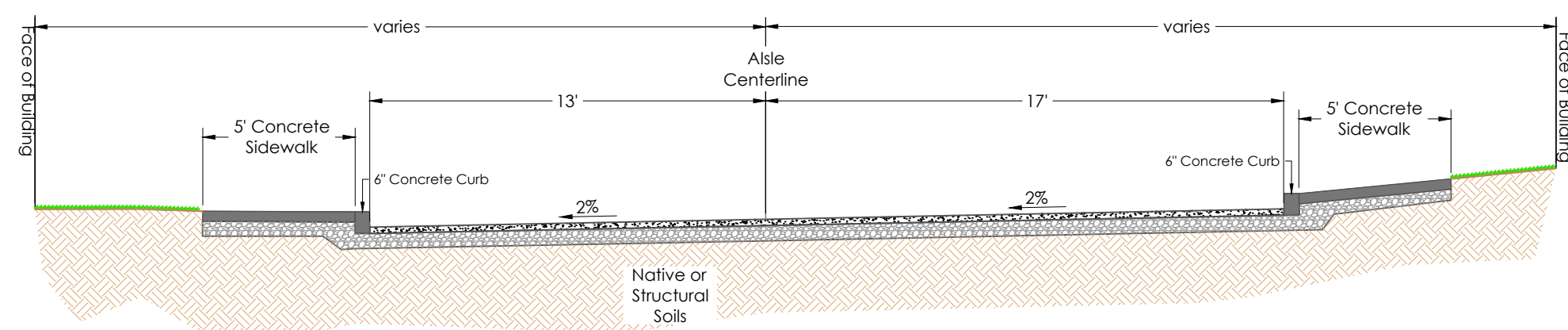
Ideal Industrial Park
14805, 14821, 14919 & 14925 Smakey Pl Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITE CROSS SECTIONS - NORTH TO SOUTH

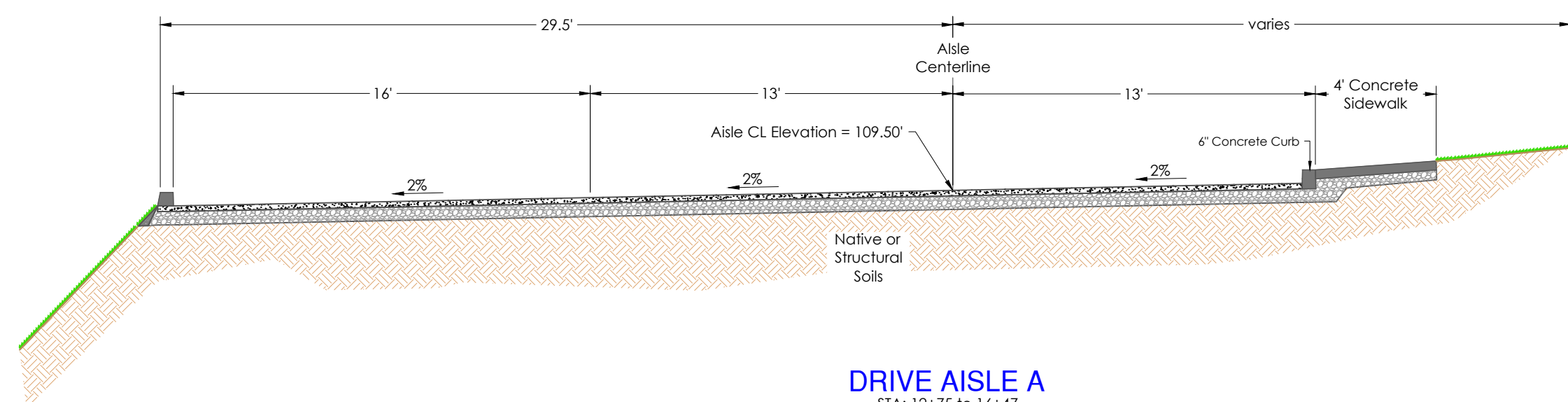
SHEET **C7** of **C18**
24x36
G22-0038
PA22-039



DRIVE AISLE A PLAN STA 10+50 TO 16+47

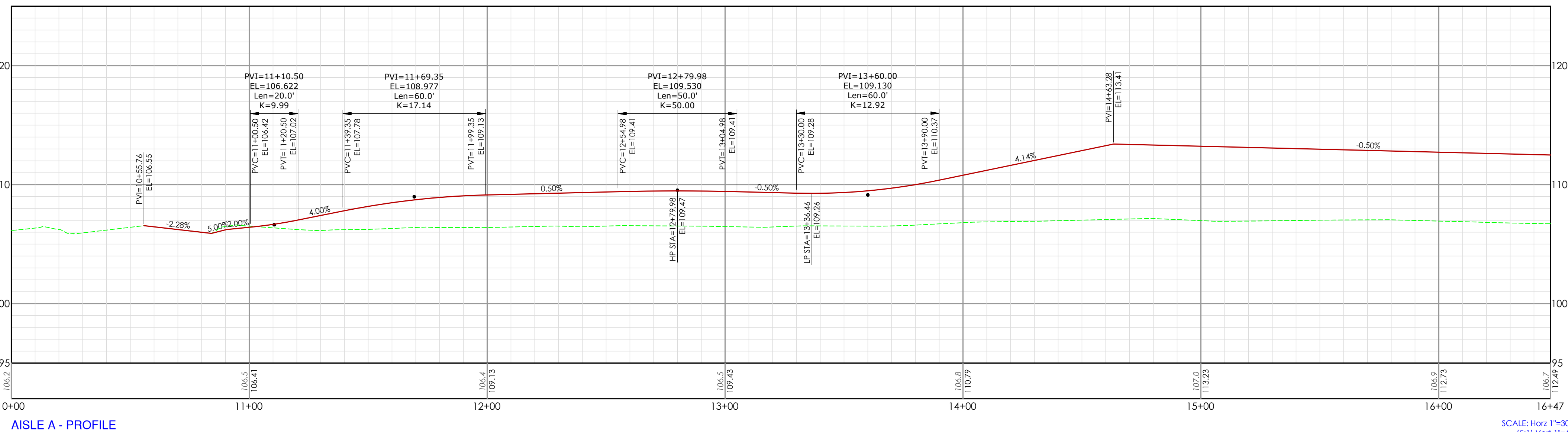


DRIVE AISLE A
STA: 10+94.42 to 12+75
Scale: 1"=4'



DRIVE AISLE A
STA: 12+75 to 16+47
Scale: 1"=4'

ROAD HORIZONTAL CURVE TABLE						
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.
C1	12+78.84	35.34	24.89	N72° 05' 53"	12+65.86	12+90.74
C2	14+02.54	33.00	23.24	N72° 05' 50"	13+90.41	14+13.65
C3	16+74.60	33.00	51.84	S42° 43' 37"	16+41.60	16+93.43
C4	23+02.97	215.00	43.24	S08° 02' 04"W	22+81.28	23+24.52



AISLE A - PROFILE

SCALE: Horz 1"=30'
(S:1) Vert 1"=6'

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LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

04/27/2023

PROJECT LEAD: Alex Tyler
CHECKED BY: Alex Tyler
DRAWN BY: Alex Tyler
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Ideal Industrial Park
14805, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

DRIVE AISLE A PLAN AND PROFILE - STA 10+50 TO 16+47

SHEET
C8 of C18

24x36
G22-0038
PA22-039

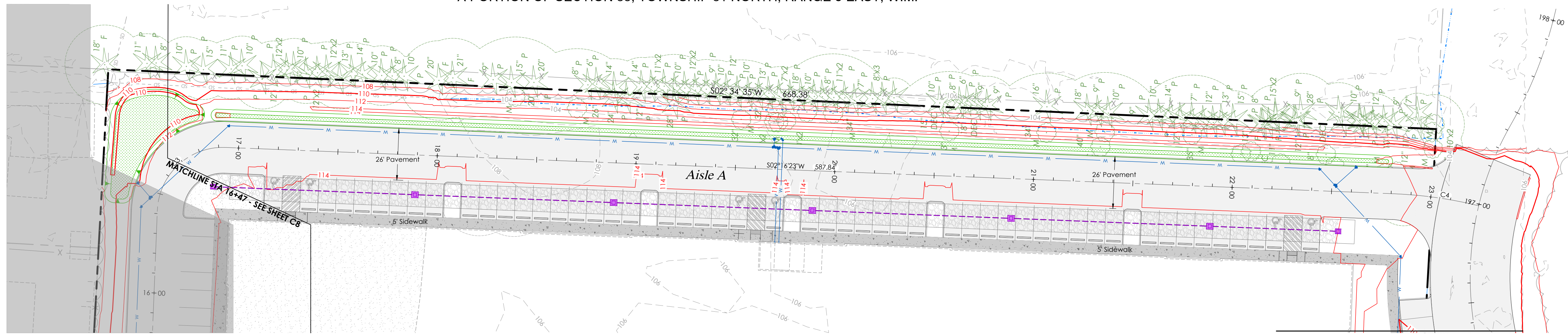
CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

4/27/2023, 8:33 AM

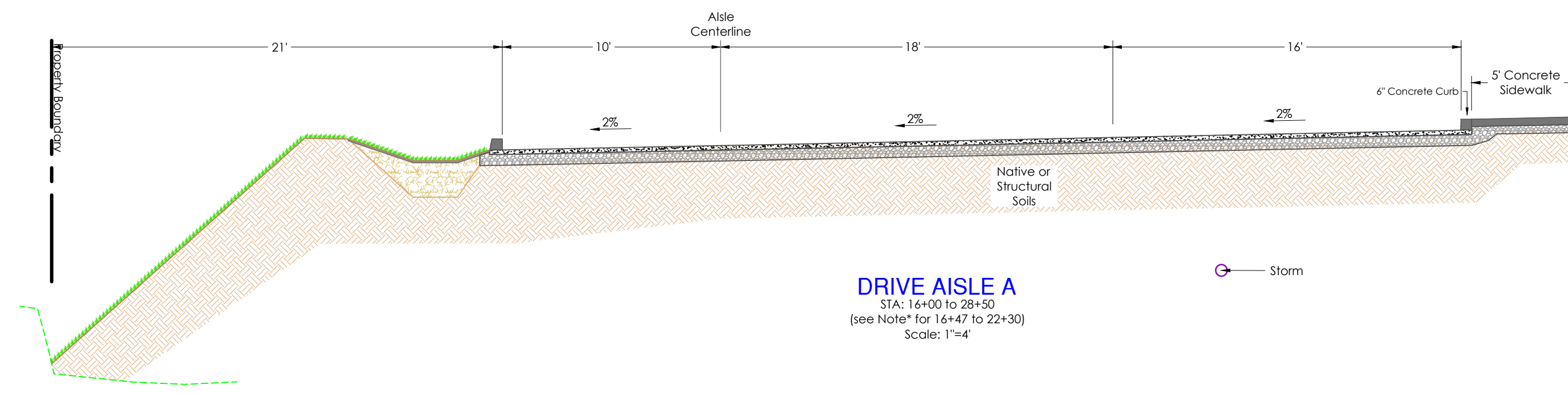
Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\C10 Drive Aisle A Plan and Profile - Sta 22+30 to 28+61.99.dwg

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A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

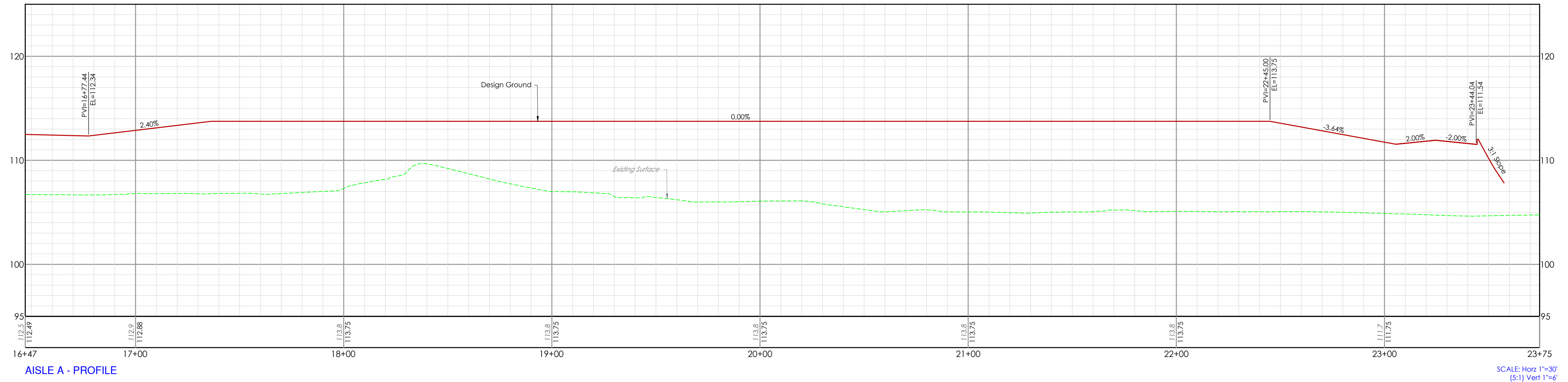


DRIVE AISLE A PLAN STA 16+47 TO 22+30



DRIVE AISLE A
STA: 16+00 TO 28+50
(see Note* for 16+47 to 22+30)
Scale: 1"=4'

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	12+78.84	35.34	24.89	N72° 05' 53"E	12+65.86	12+90.74	12.985
C2	14+02.54	33.00	23.24	N72° 05' 50"E	13+90.41	14+13.65	12.126
C3	16+74.60	33.00	51.84	S42° 43' 37"E	16+41.60	16+93.43	33.000
C4	23+02.97	215.00	43.24	S08° 02' 04"W	22+81.28	23+24.52	21.692



AISLE A - PROFILE

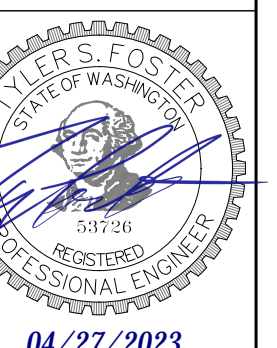
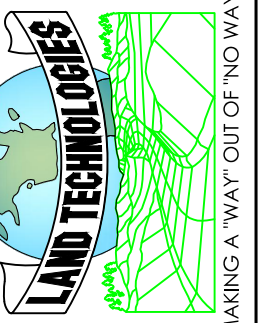
SCALE: Horz 1"=30'
Vert 1"=6'

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER
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LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727



04/27/2023

PROJECT LEAD: Merle
 CHECKED BY: Tyler
 DRAWN BY: Mer, Alex
 APPLICATION DATE: -
 SITE APPROVAL: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS-BUILT: ###

Ideal Industrial Park
 14805, 14821, 14919 & 1425 Smokev Pl Blvd, Marysville, WA 98270
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

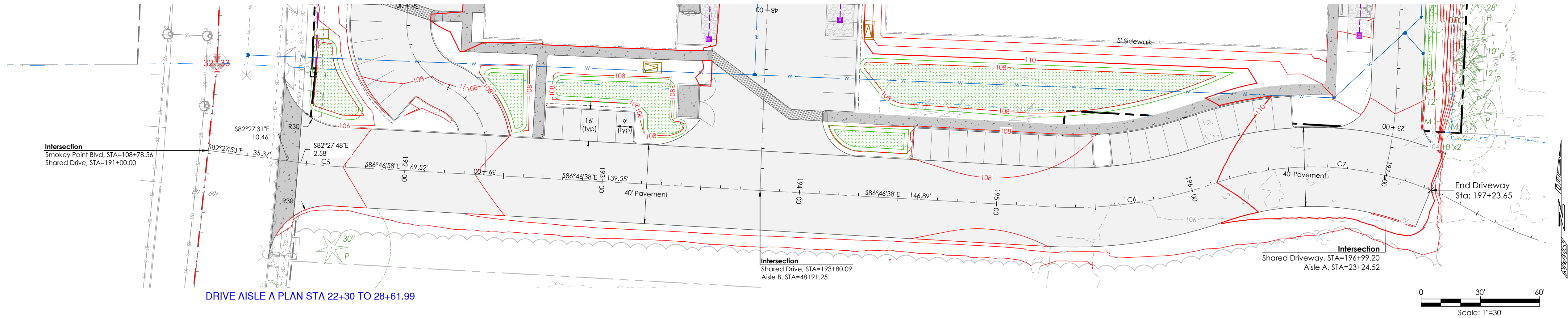
Ryan Wear
 2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
 C9 of C18
 24x36
 G22-0038
 PA22-039

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
 1-800-424-5555

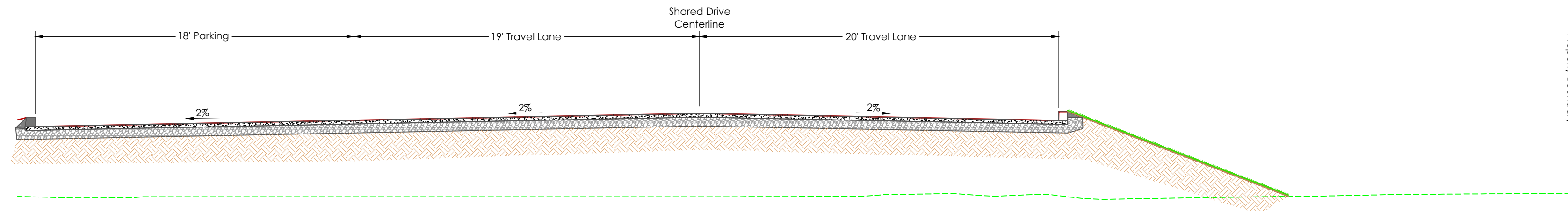
Z:\Ideal Property Investments - Ideal Industrial Park Smokev Pl Blvd\Sheets\C10 Drive Aisle A Plan and Profile - Sta 22+30 to 28+61.99.dwg 4/27/2023 8:33 AM

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

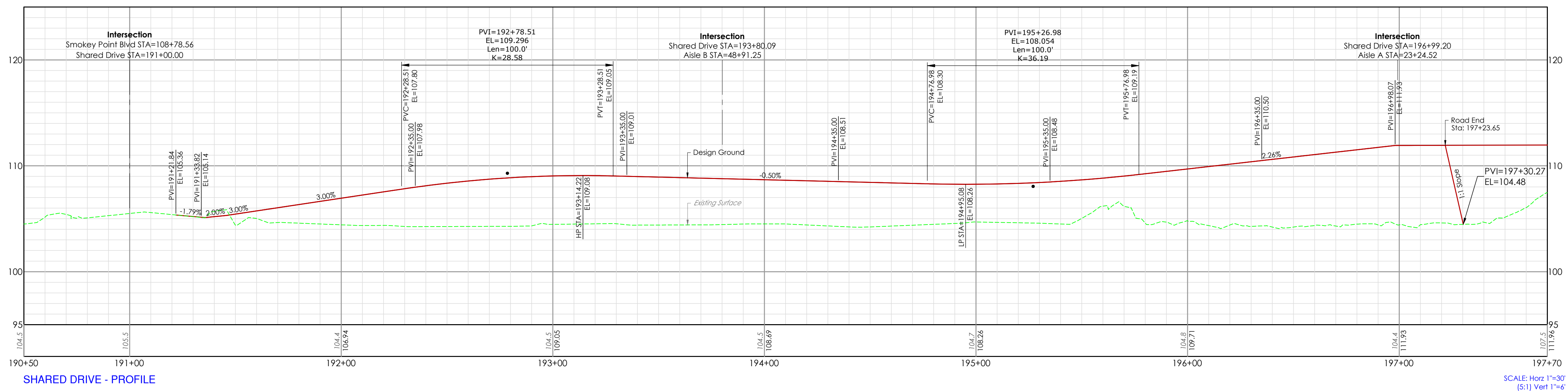


DRIVE AISLE A PLAN STA 22+30 TO 28+61.99

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C5	191+59.72	300.00	22.62	S84° 37' 23"E	191+48.40	191+71.02	11.314
C6	195+69.42	214.02	83.79	N82° 00' 20"E	195+26.98	196+10.77	42.440
C7	196+81.29	155.01	132.36	S84° 44' 50"E	196+10.77	197+43.14	70.521
C8	197+95.36	214.02	102.45	S73° 59' 51"E	197+43.14	198+45.59	52.225



SHARED DRIVE
STA: 191+00 to 197+23.65
Scale: 1"=4'



SHARED DRIVE - PROFILE

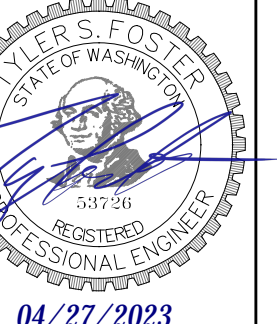
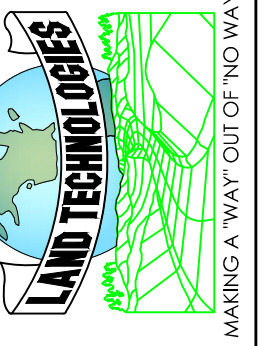
SCALE: Horz 1"=30'
(S:1) Vert 1"=6'

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727



04/27/2023

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer Alexander
APPLICATION DATE:
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS-BUILT: ###

Ideal Industrial Park
14805, 14821, 14919 & 14925 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
C10 of C18
24x36
G22-0038
PA22-039

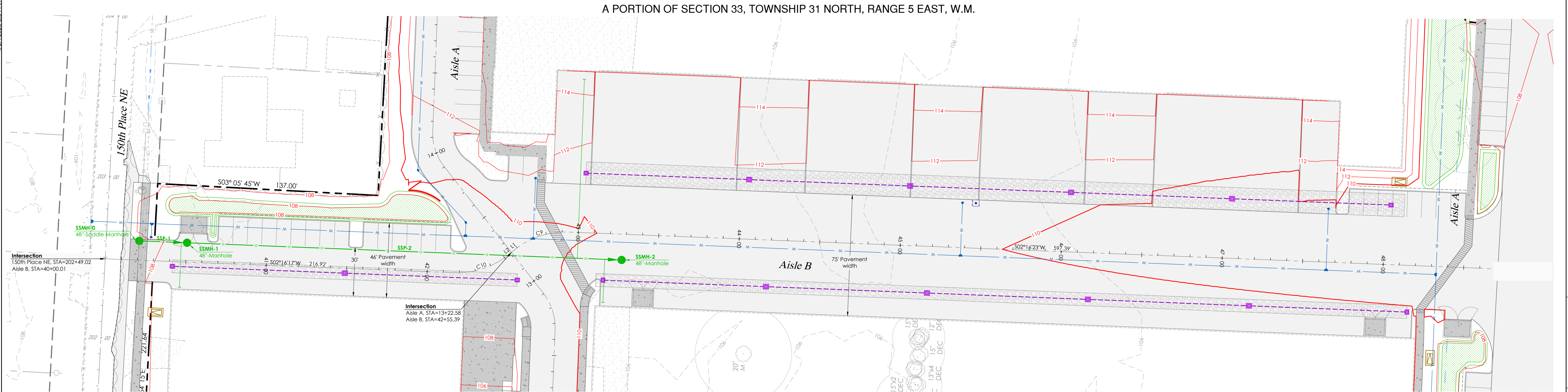
CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

4/27/2023 9:38 AM

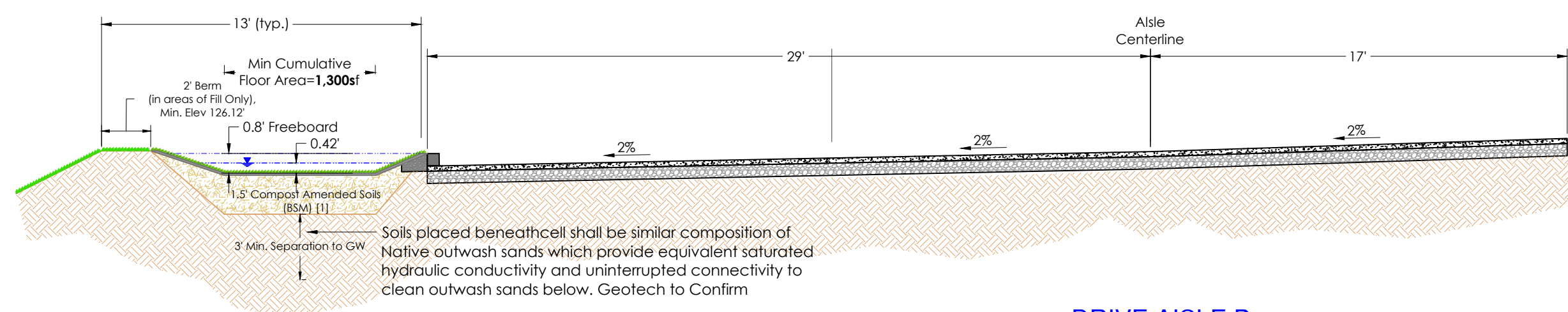
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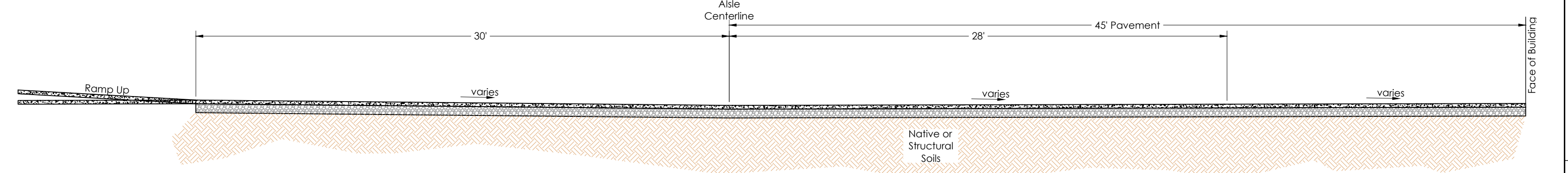
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



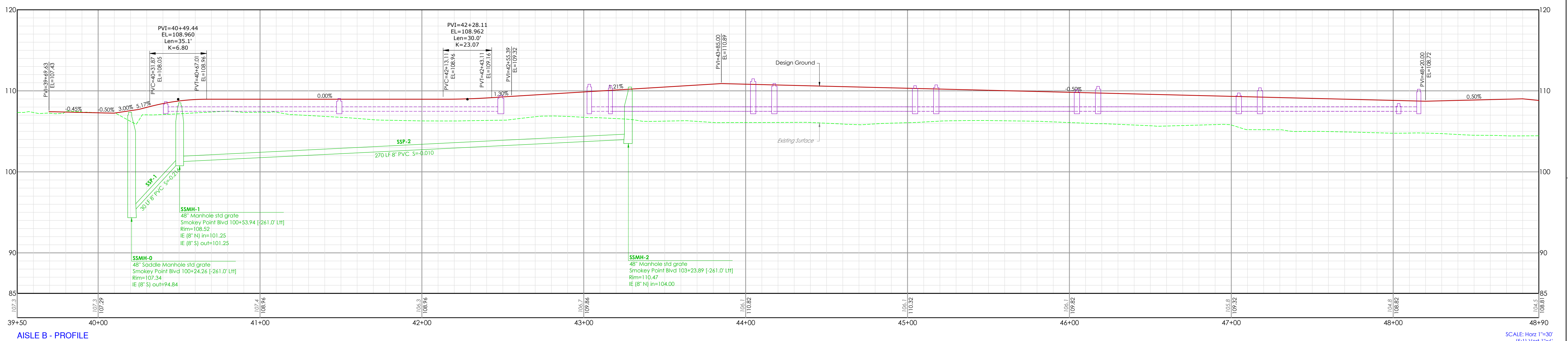
DRIVE AISLE B PLAN AND PROFILE



DRIVE AISLE B
STA: 16+00 to 28+50
(see Note* for 12+75 to 42+55)
Scale: 1"=4'



DRIVE AISLE B
STA: 16+00 to 28+50
(see Note* for 42+55 to 48+51)
Scale: 1"=4'



AISLE B - PROFILE

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

Line #	Length	Angle
L1	3.25	S38°04'42"E
L2	3.25	S38°04'42"E

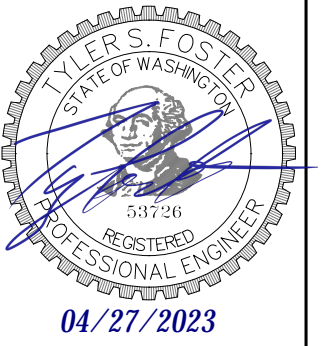
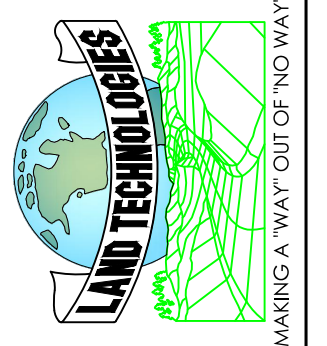
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C9	42+77.01	50.00	35.21	S17°54'09"E	42+58.64	42+93.85	18.372
C10	42+35.30	50.00	35.21	S17°54'13"E	42+16.93	42+52.14	18.372

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727

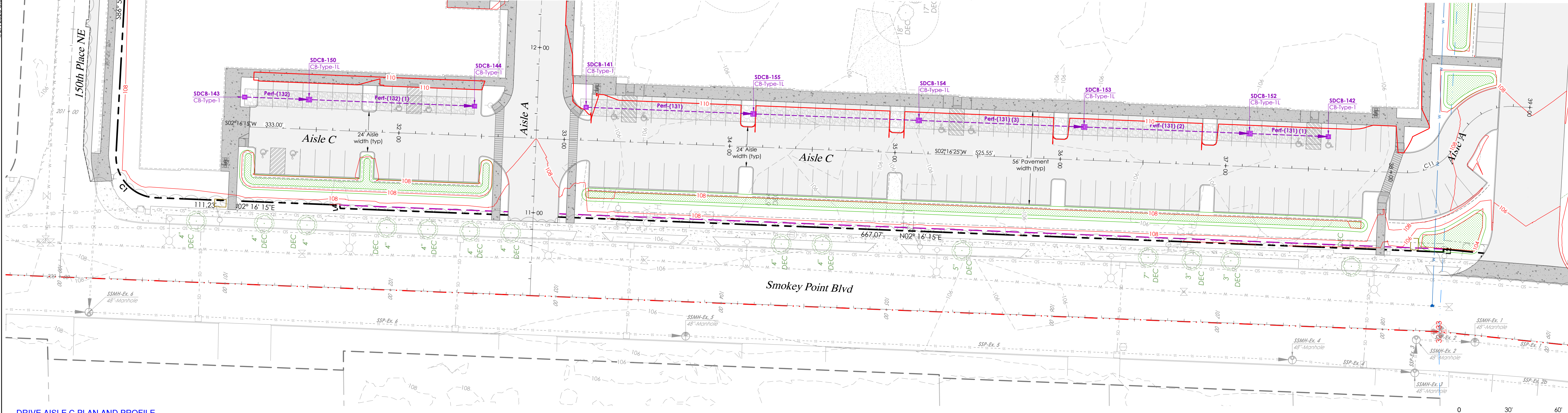


PROJECT LEAD: Alex
CHECKED BY: Tyler
DRAWN BY: Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

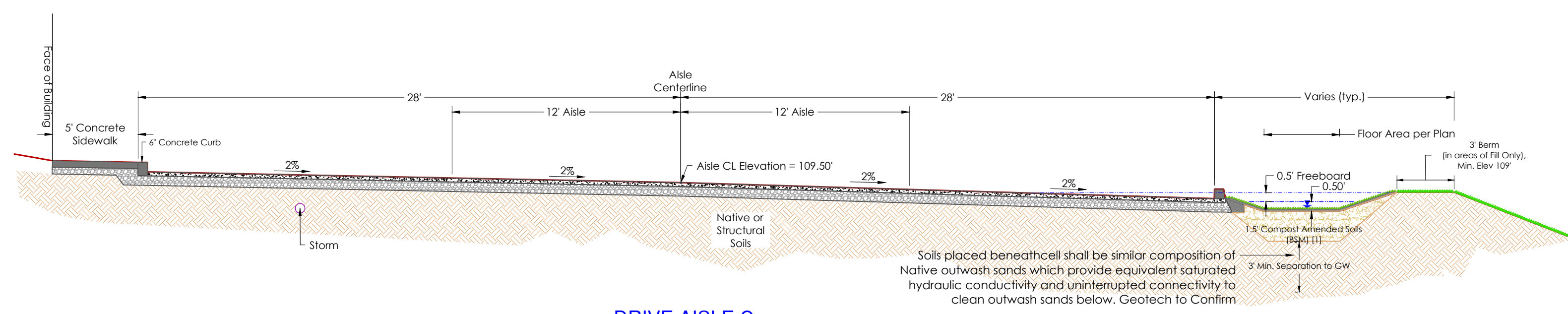
Ideal Industrial Park
14805, 14821, 14919 & 14255 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
C11 of C18
24x36
G22-0038
PA22-039



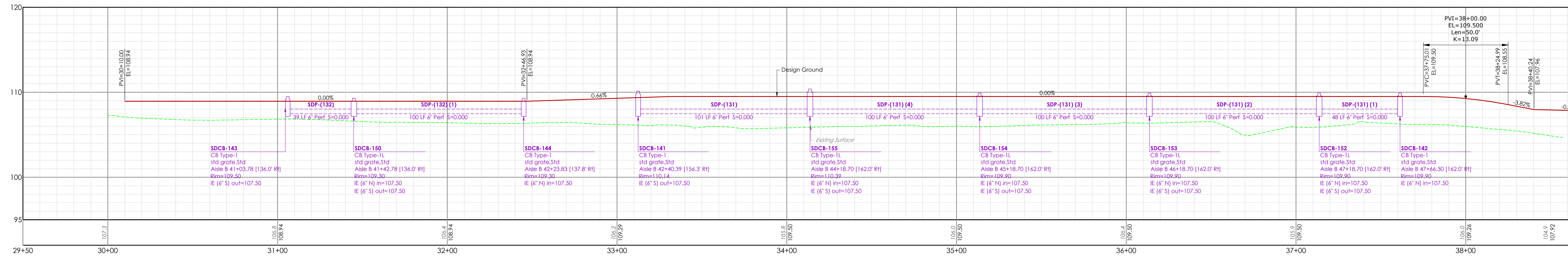
DRIVE AISLE C PLAN AND PROFILE



DRIVE AISLE C
STA: 33+62 to 37+26.52
(see Profile for CL Elevation outside of Station range)
Scale: 1"=4'

ROAD HORIZONTAL LINE TABLE	
Line #	Length
C11	38+31.54

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C11	38+31.54	34.00	40.43	S31°47'33"E	38+08.55	38+48.98	22.990



AISLE C - PROFILE

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LAND TECHNOLOGIES
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 Arlington, WA 98223
 360-652-9727

LAND TECHNOLOGIES
 MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Alexie
 CHECKED BY: Tyler
 DRAWN BY: Alex
 APPLICATION DATE: -
 SITE APPROVAL DATE: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS-BUILT: -

STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 40100
 04/27/2023

2732 Grand Ave., Suite 122, Everett, WA 98201

Ideal Industrial Park
 14805, 14821, 14919 & 14925 Smokey Pt Blvd, Marysville, WA 98270
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear

DRIVE AISLE C PLAN AND PROFILE

SHEET
 C12 of C18
 24x36
 G22-0038
 PA22-039

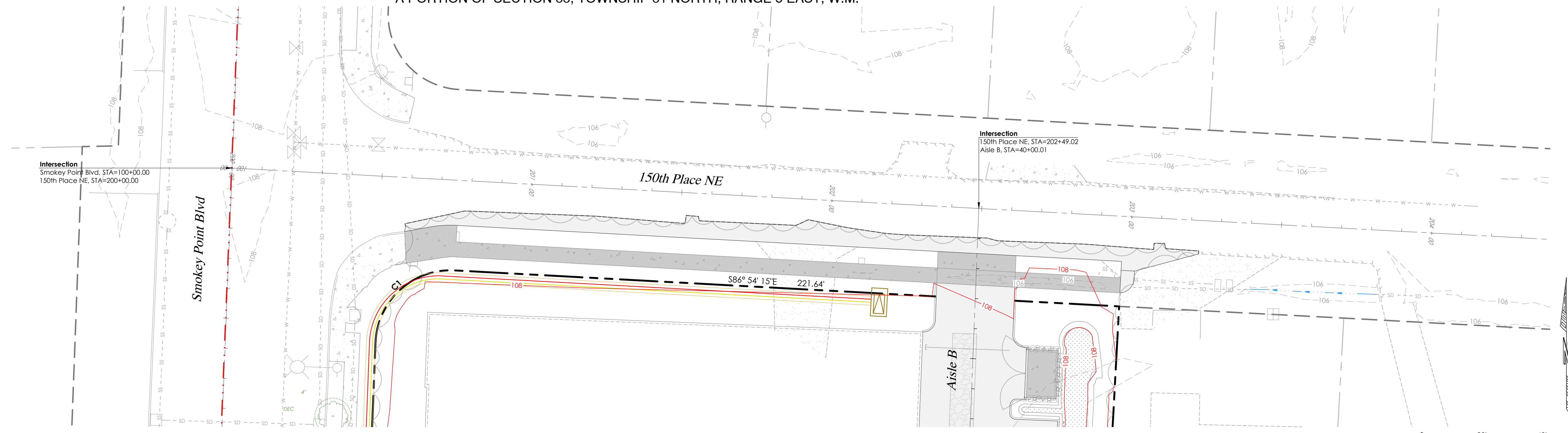
KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER
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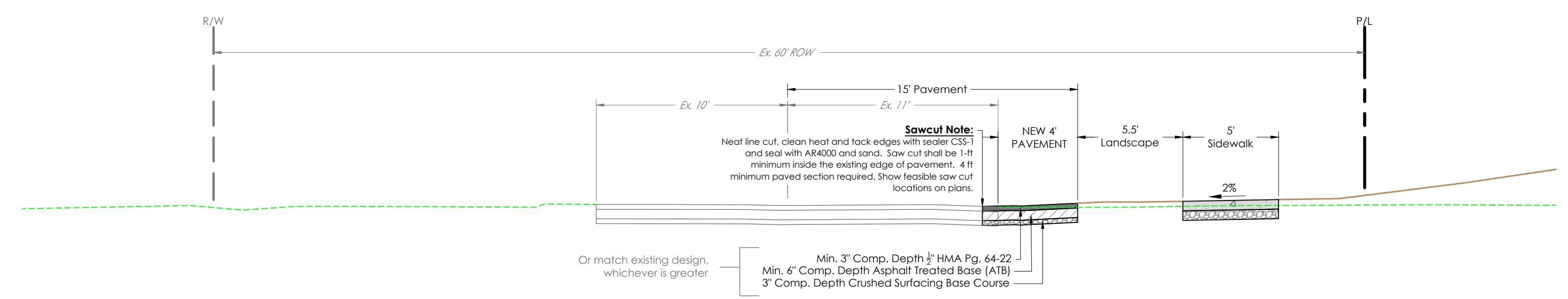
Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\C13 150th Place NE Frontage Improvements Plan.dwg

LEGEND	
	PROJECT BOUNDARY
	PROPOSED R/W DEDICATION
	EXIST R/W LINE
	1/4 SECTION LINE
	1/4 SECTION LINE
	EXIST. PARCEL LINE
	EXIST PAVEMENT
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	CONTOUR MAJOR, EXIST
	CONTOUR MINOR, EXIST
	CLEARING LIMIT
	TEMPORARY SILT FENCE
	EXIST FENCE
	EXIST SEWERLINE
	EXIST WATERLINE
	EXIST POWERLINE
	EXISTING BUILDING
	ROAD MONUMENT
	POWER POLE, EXIST
	EXIST. TREES TO REMAIN
	EXIST. TREES TO BE REMOVED

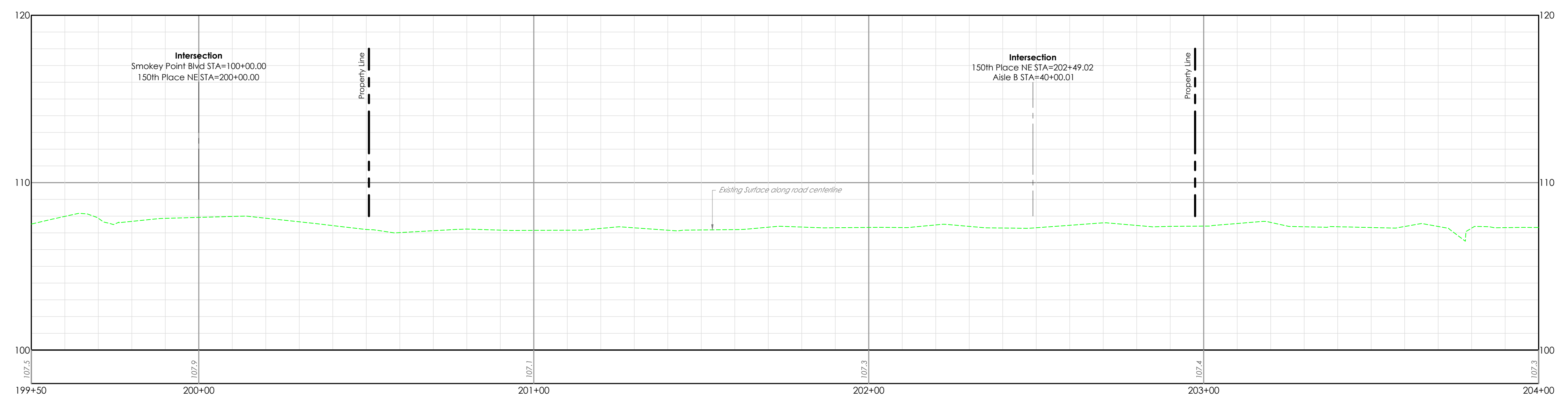
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



150TH PLACE NE FRONTAGE IMPROVEMENTS PLAN



150th Place NE
 Industrial Access Street
 Design Speed 25 mph
 COM 3-203-001
 Scale: 1"=5'
 Sta 200+00 to 203+23



150TH PLACE NE - PROFILE

SCALE: Horz 1"=20'
(5:1) Vert 1"=4'

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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 Arlington, WA 98223
 360-652-9727

MAKING A WAY OUT OF NO WAY

Professional Engineer
 License No. 44576
 Registered Professional Engineer
 State of Washington
 04/27/2023

PROJECT LEAD: Alex	###
CHECKED BY: Tyler	
DRAWN BY: Alex	
APPLICATION DATE: -	
SITE APPROVAL: -	
REVISION DATE: -	
LDA APPROVAL: -	
AS-BUILT: -	

Ideal Industrial Park
 14805, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

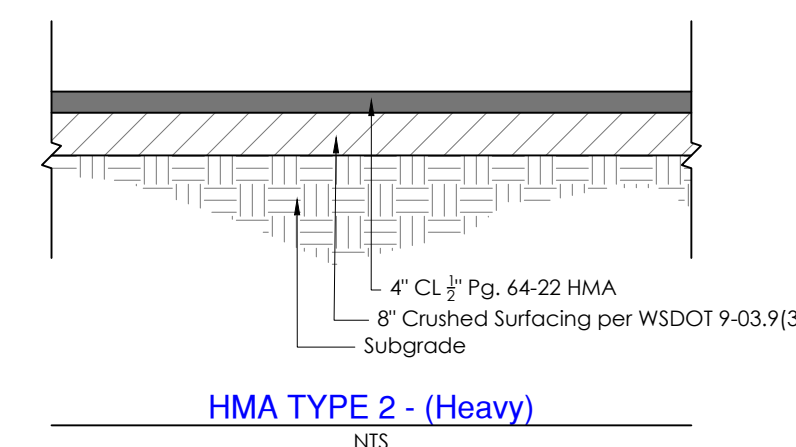
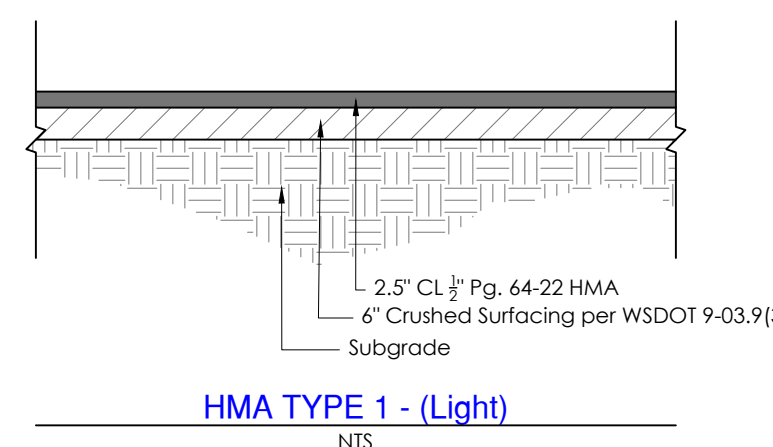
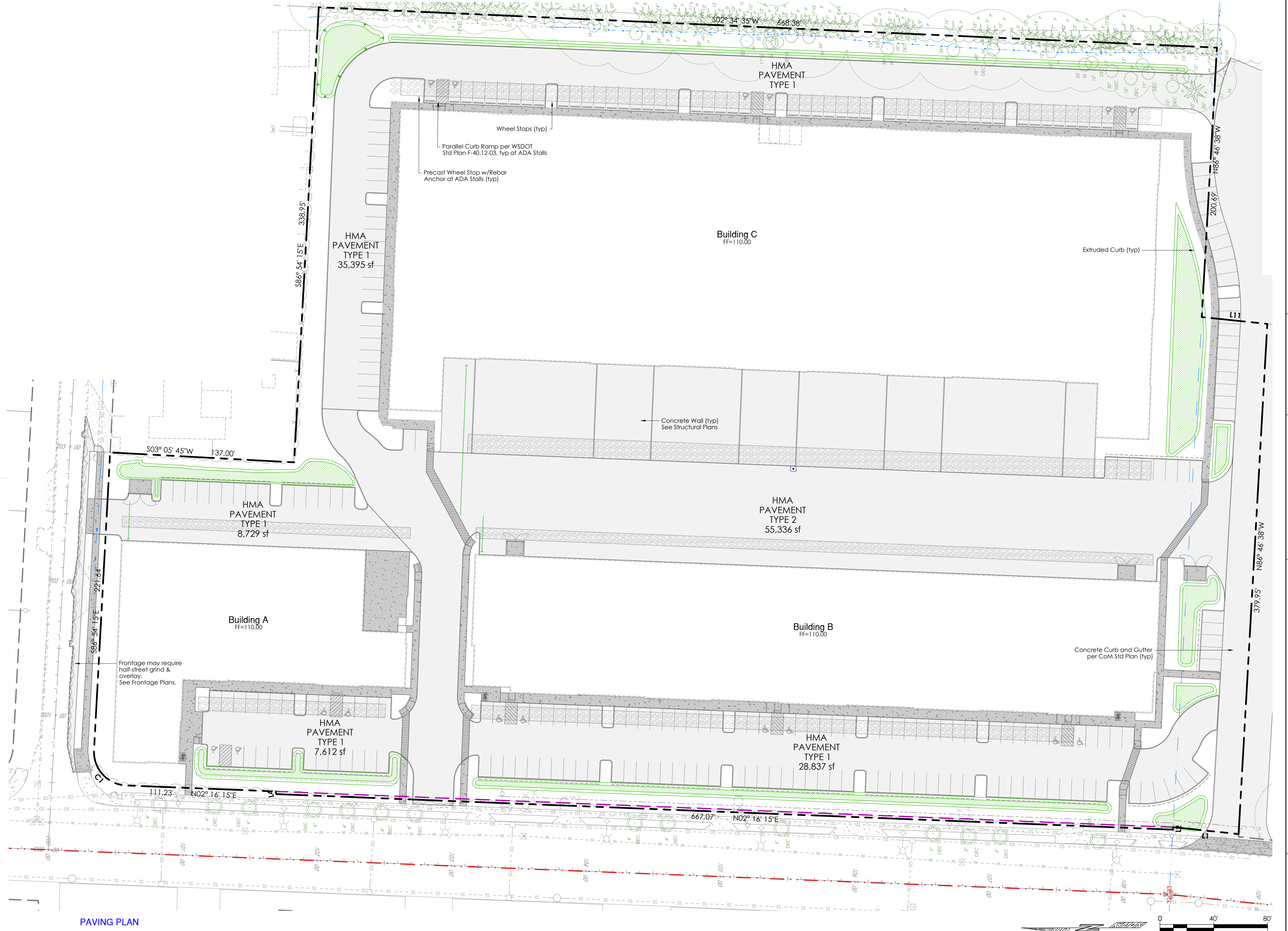
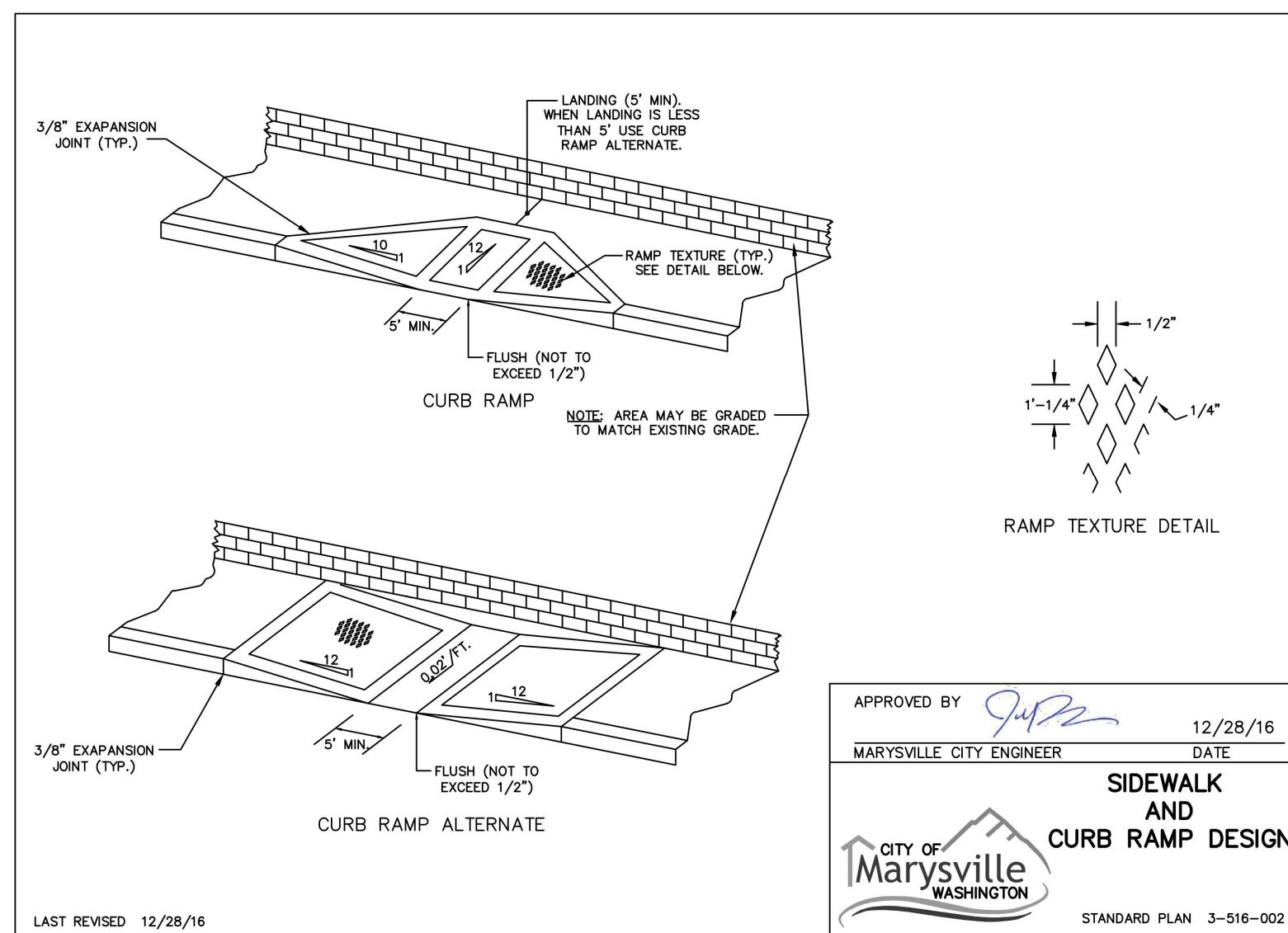
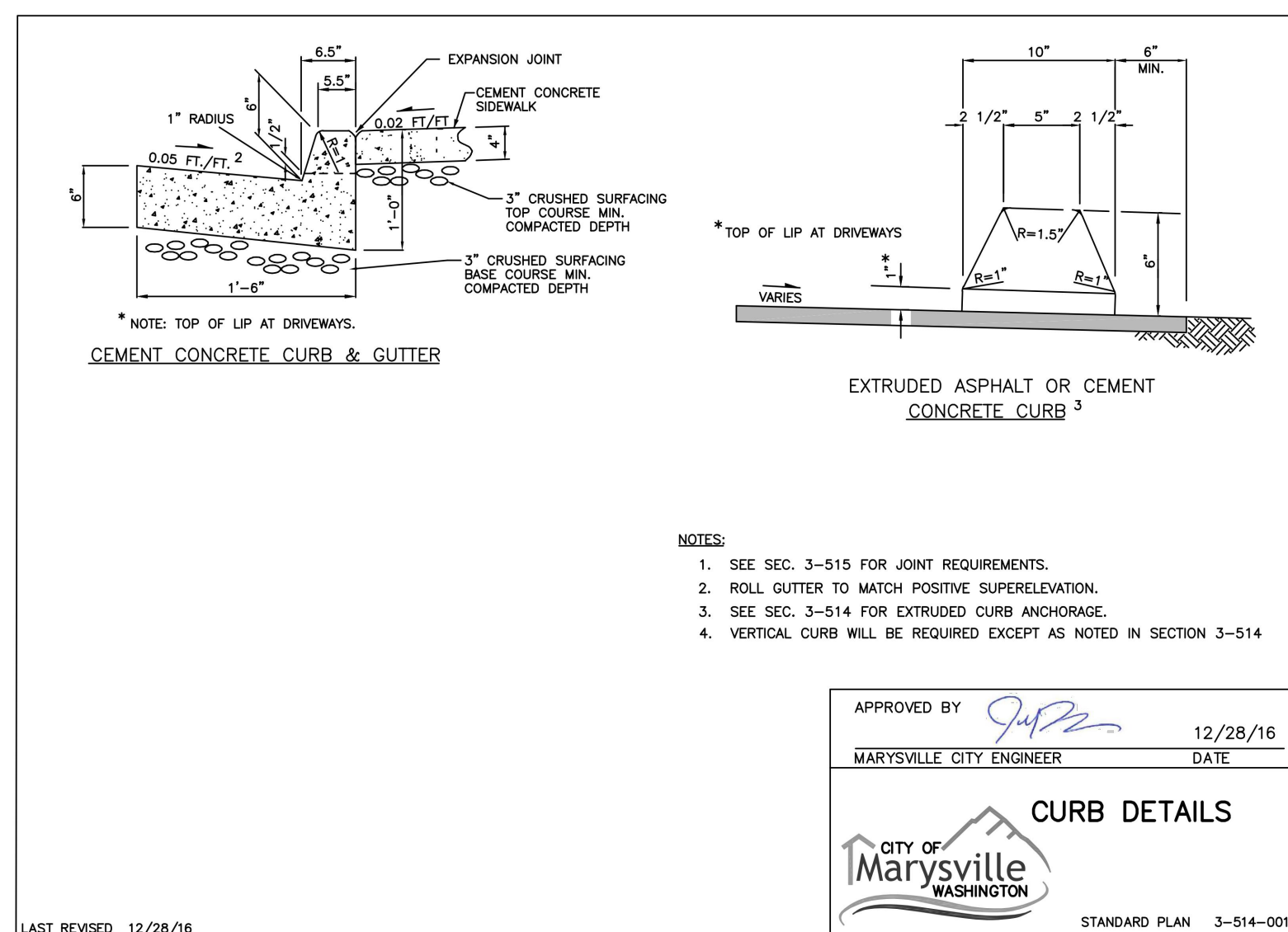
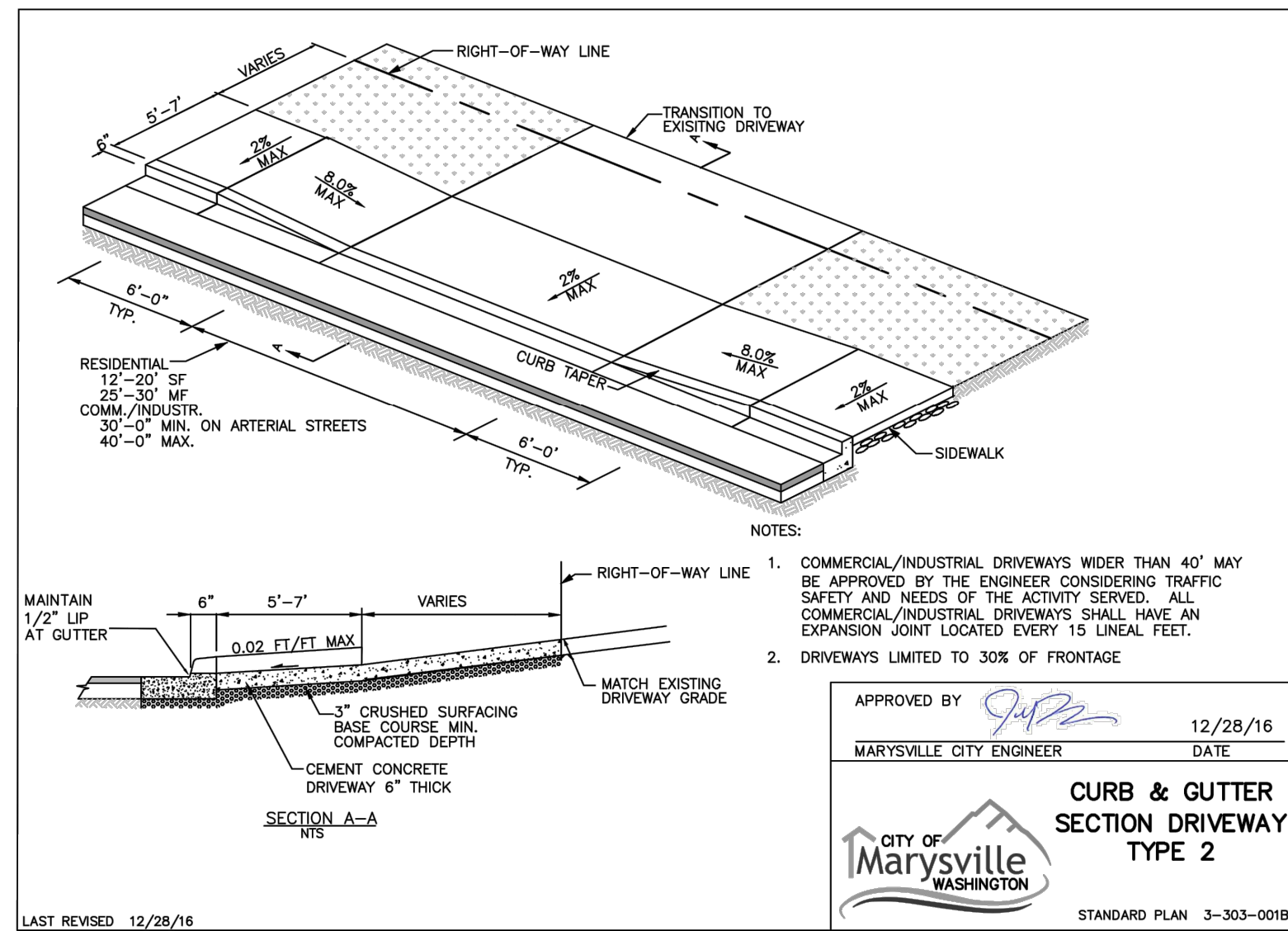
Ryan Wear
 2732 Grand Ave., Suite 122, Everett, WA 98201

150TH PLACE NE FRONTAGE IMPROVEMENTS PLAN

SHEET
C13 of **C18**
 24x36
 G22-0038
 PA22-039

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND	
	HMA PAVEMENT TYPE 1 97,687 sf
	HMA PAVEMENT TYPE 2 210,965 sf



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PROJECT LEAD: *Alexis*
CHECKED BY: *Tyler*
DRAWN BY: *Marc*, *Alex*
APPLICATION DATE: _____
SITE APPROVAL DATE: _____
REVISION DATE: _____
LDA APPROVAL: _____
AS BUILT: _____

PROFESSIONAL ENGINEER
STATE OF WASHINGTON
04/27/2023

14805, 14821, 14919 & 1425 Smokeview Pl Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ideal Industrial Park

2732 Grand Ave., Suite 122, Everett, WA 98201

RYAN WEAR

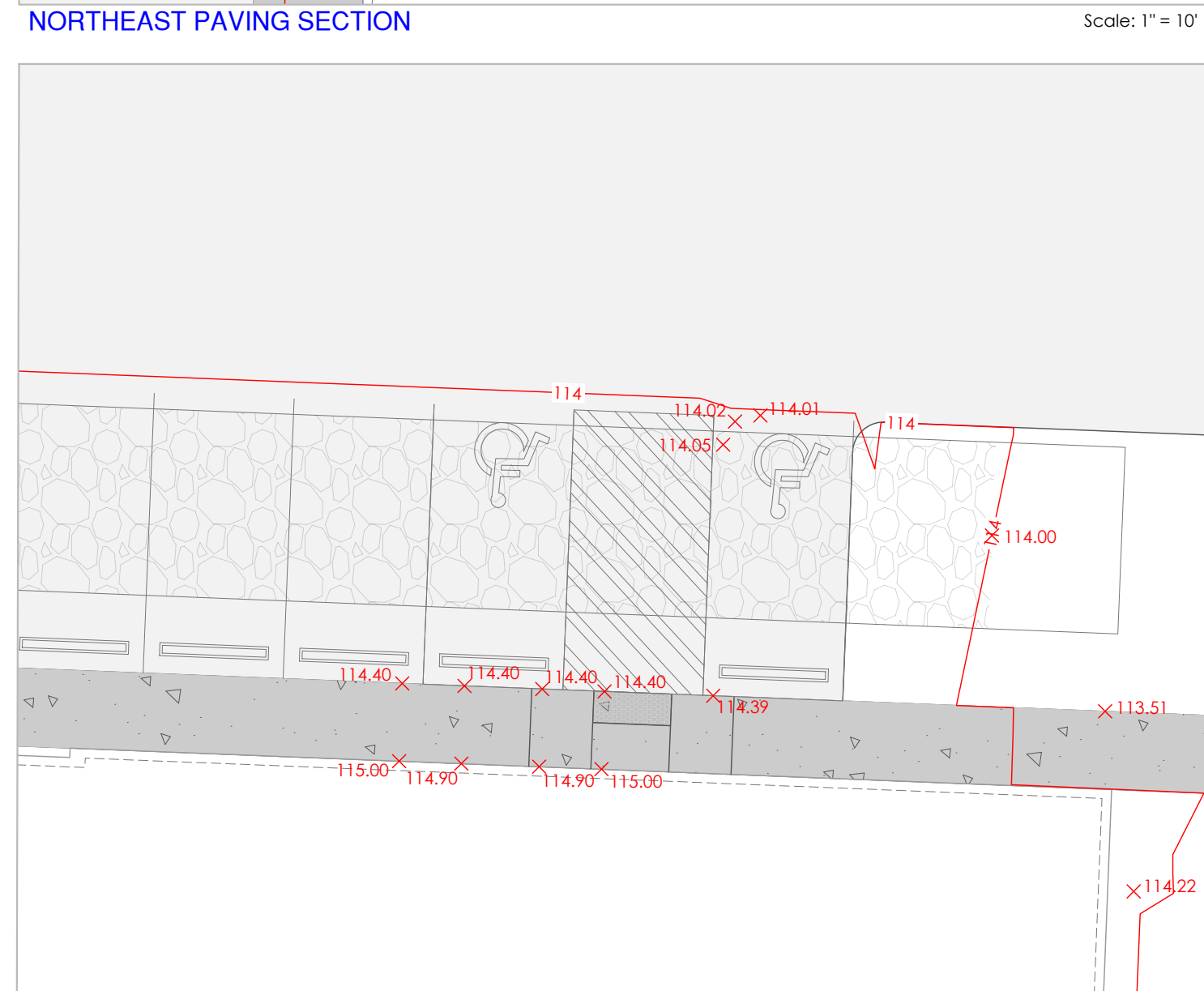
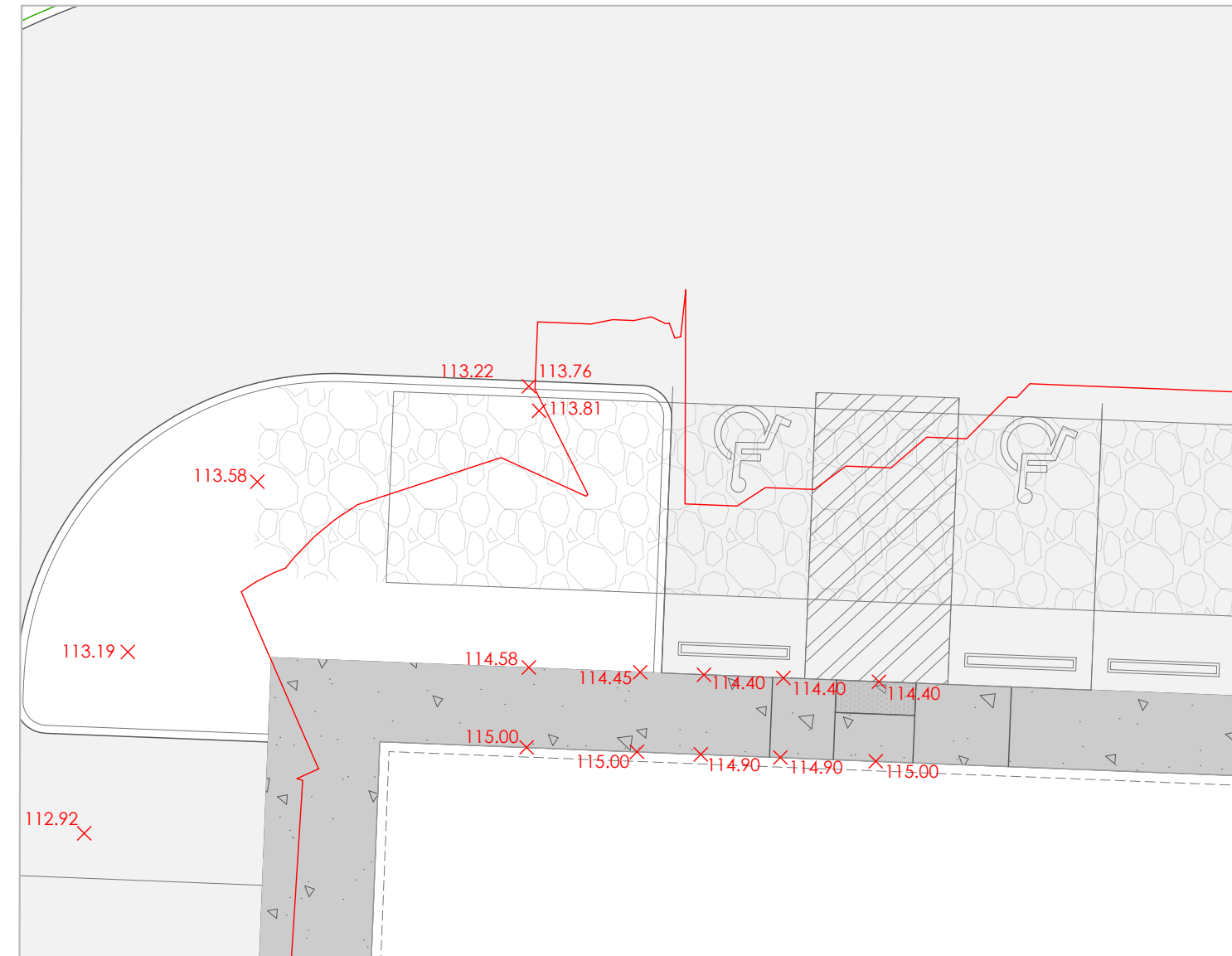
PAVING PLAN

SHEET C14 of C18
24x36
G22-0038
PA22-039

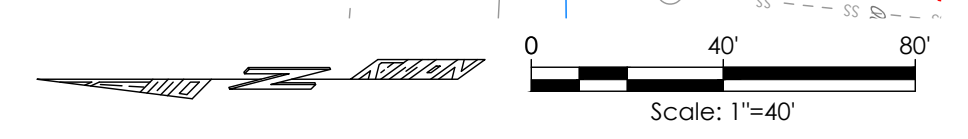
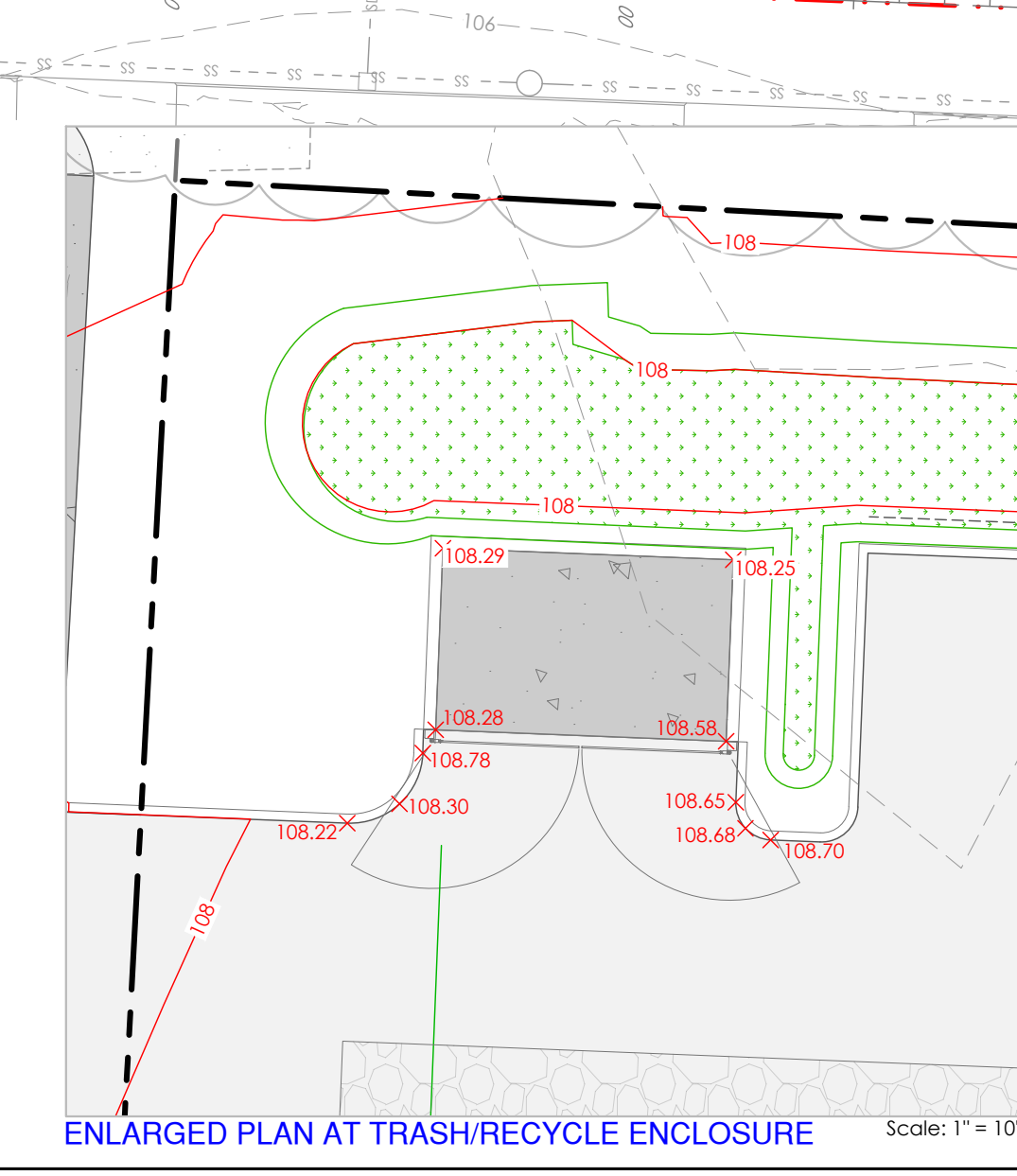
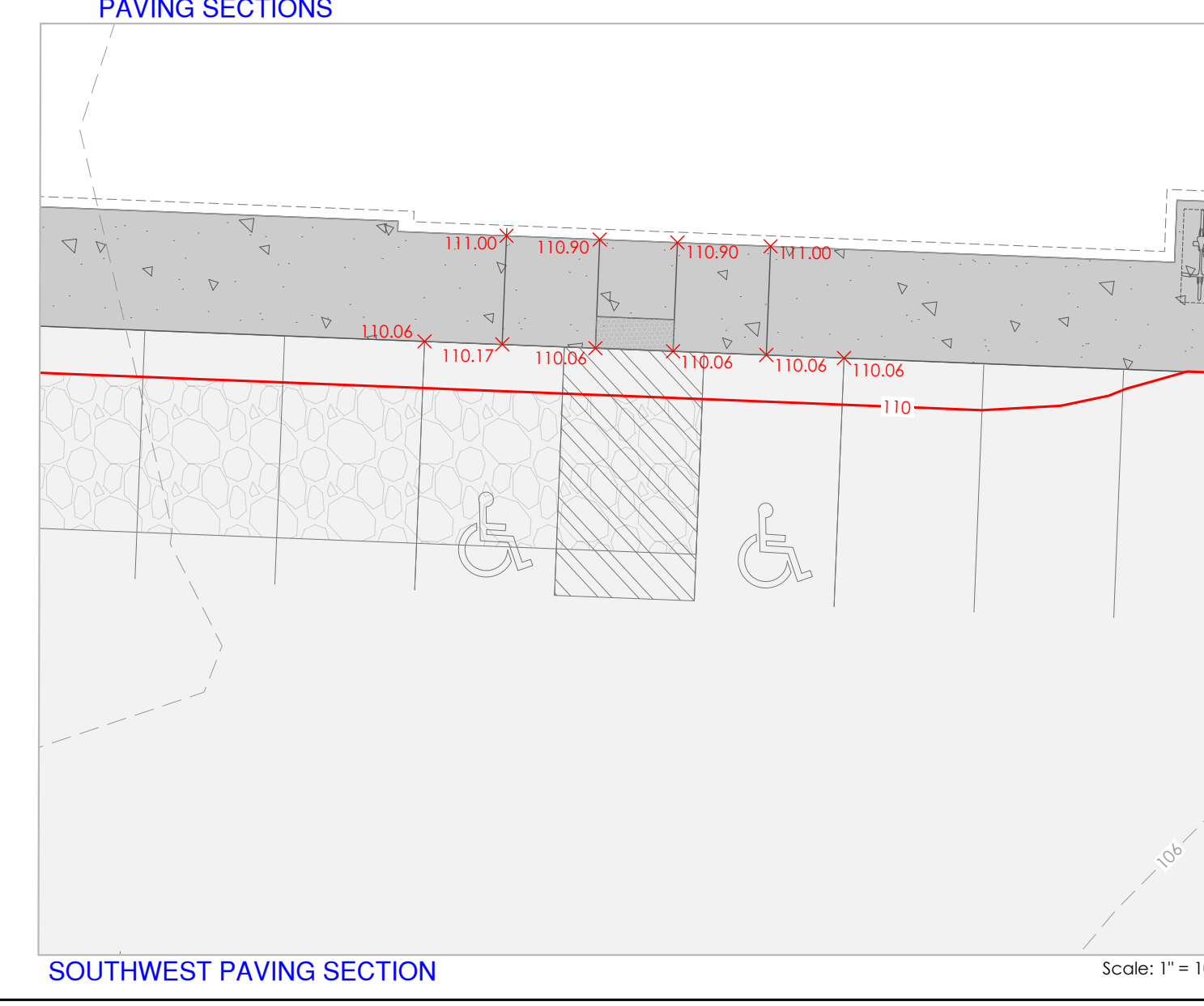
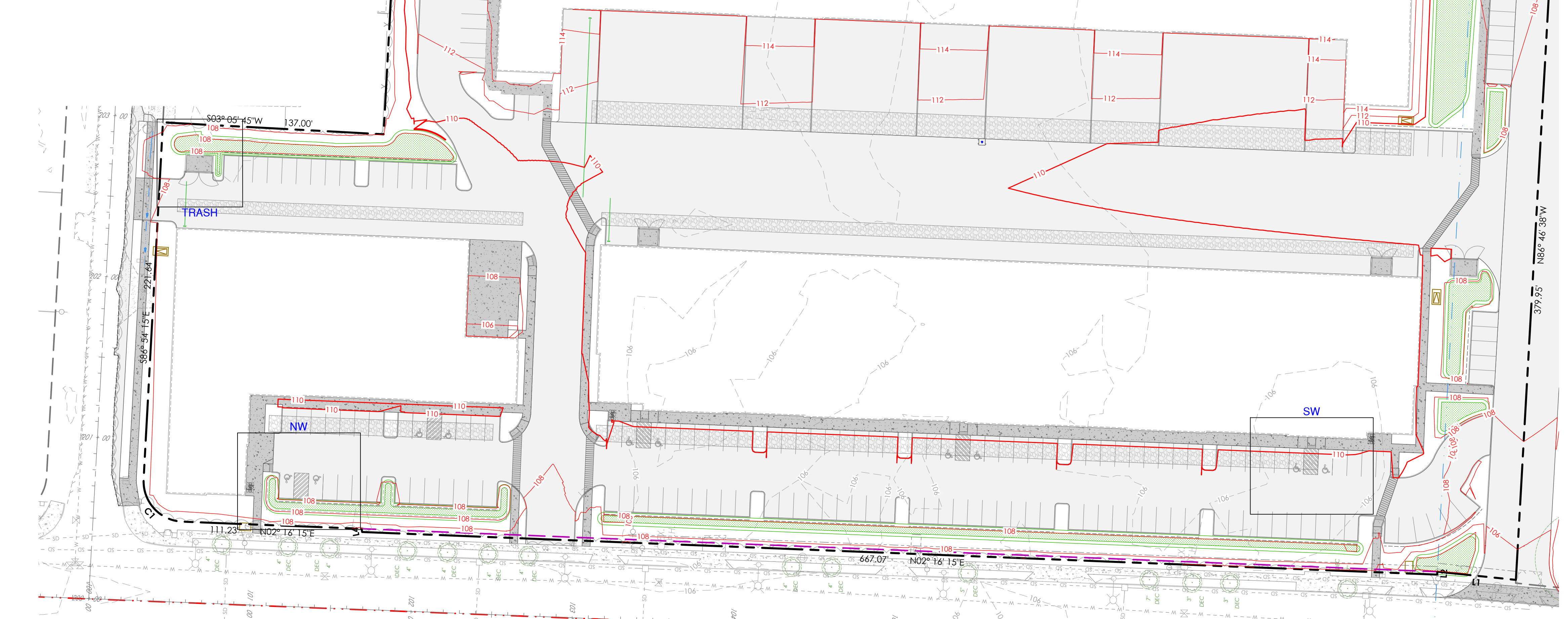
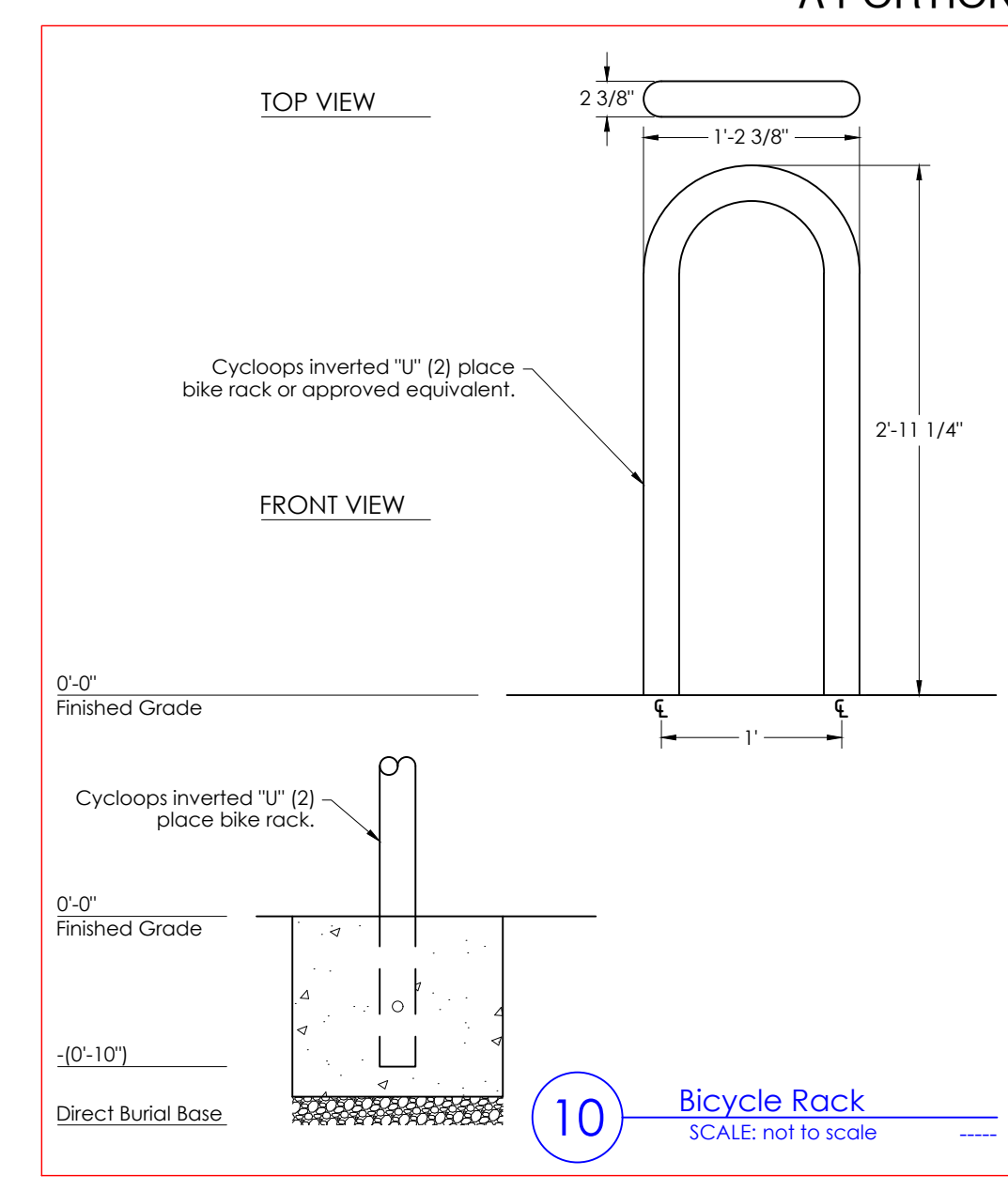
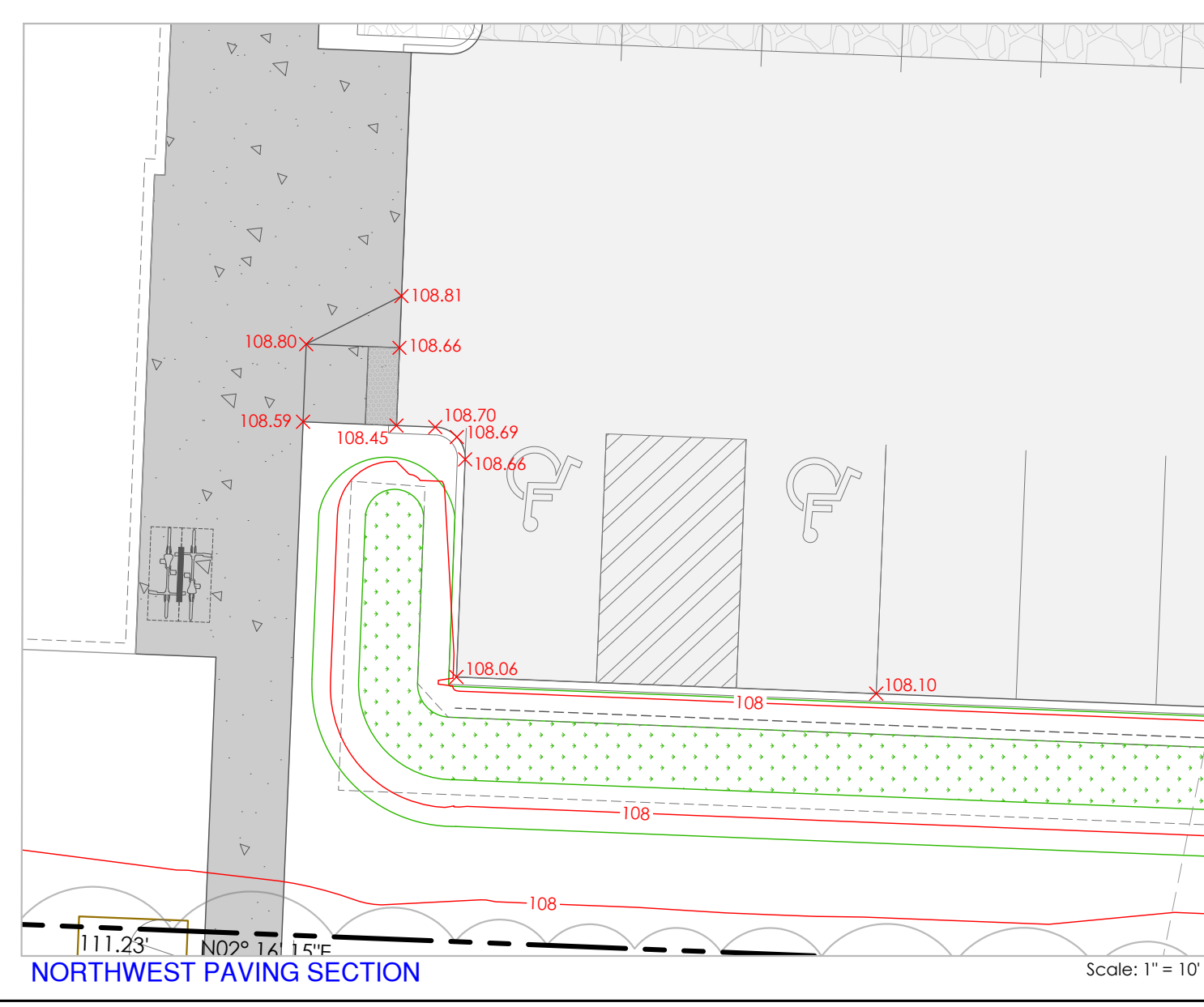
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Z:\Ideal Property Investments - Ideal Industrial Park Smokev Pl Blvd\Sheets\C15 Paving Sections.dwg

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



SPOT ELEVATIONS NOTE:
All Spot Elevations at curb line are Toe of Curb.
For Top of Curb add 0.5' (typ)



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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS BUILT: -

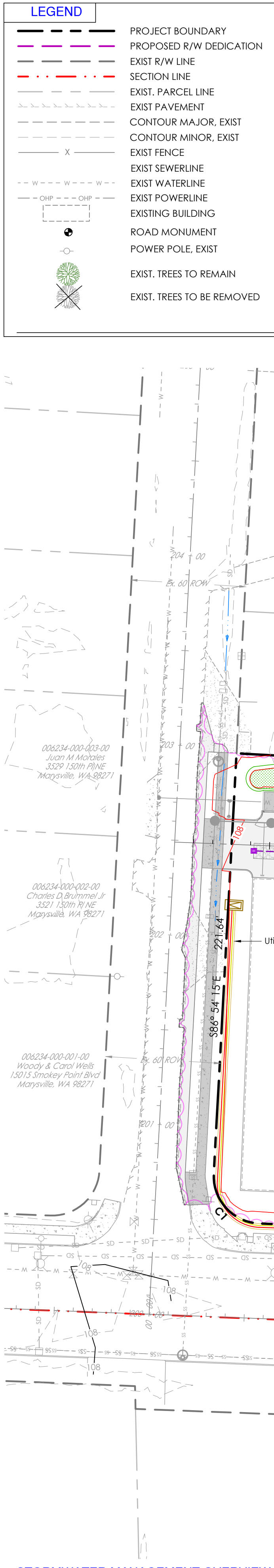
Ideal Industrial Park
14805 14821 14919 & 1425 Smokev Pl Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

C15 of **C18**
24x36
G22-0038
PA22-039

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- SECTION LINE
- EXIST. PARCEL LINE
- EXIST PAVEMENT
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST FENCE
- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST. TREES TO REMAIN
- EXIST. TREES TO BE REMOVED



**AQUIFER RECHARGE/
WELL HEAD PROTECTION**
Low, Over 100

SOILS
Custer fine sandy loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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STORMWATER MANAGEMENT OVERVIEW PLAN

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360-652-9727

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PROFESSIONAL ENGINEER
04/27/2023

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Ideal Industrial Park
14805 14821 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

STORMWATER MANAGEMENT OVERVIEW PLAN

Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

SHEET
C16 of C18
24x36
G22-0038
PA22-039

4/27/2023 9:15 AM
Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\C16 Stormwater Management Overview Plan.dwg

BIORETENTION SOIL MEDIA PROCEDURE NOTE:

- Two acceptable criteria for bioretention Soil Media (BSM or CAS):
- Default Bioretention Soil Media
 - Custom Bioretention Soil Mix

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate
Percent fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation
The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
 - Coefficient of Curve (Cc = (D30)²/D60 x D10) greater than or equal to 1 and less than or equal to 3.
- The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregates.

Sieve Size	Percent Passing
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity

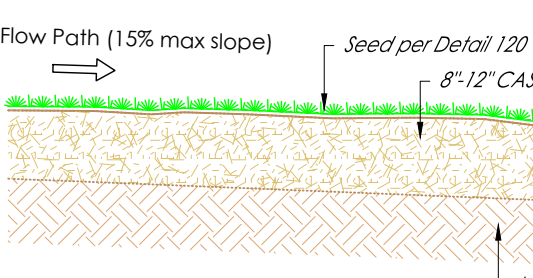
- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35-40 percent compost.
- Organic matter content: 5-8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil. Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Compost

To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.

- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at <http://www.ecy.wa.gov/programs/swfa/organicsoil.html>
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at <http://www.ecy.wa.gov/programs/swfa/compost/>
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type III", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mix.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-8 (gradations are shown in an appendix of the **Low Impact Development Technical Guidance Manual for Puget Sound**)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less than 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

500 Bioretention Soil Media
SCALE: NTS



Option 1: Leave native soil undisturbed, and protect from compaction during construction.

Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:

- Scarify subsoil to a depth of one foot.
 - In planting beds, place three inches of compost and fill in to an eight-inch depth.
 - In turf areas, place two inches of compost and fill in to an eight-inch depth.
 - Apply two to four inches of arborvitae wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.
- [Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County].

Option 3: Disturbed Soil.

Stockpile existing topsoil during grading and replace it prior to planting. Stockpile topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

Option 4: Import topsoil mix with 10% min soil organic matter content.

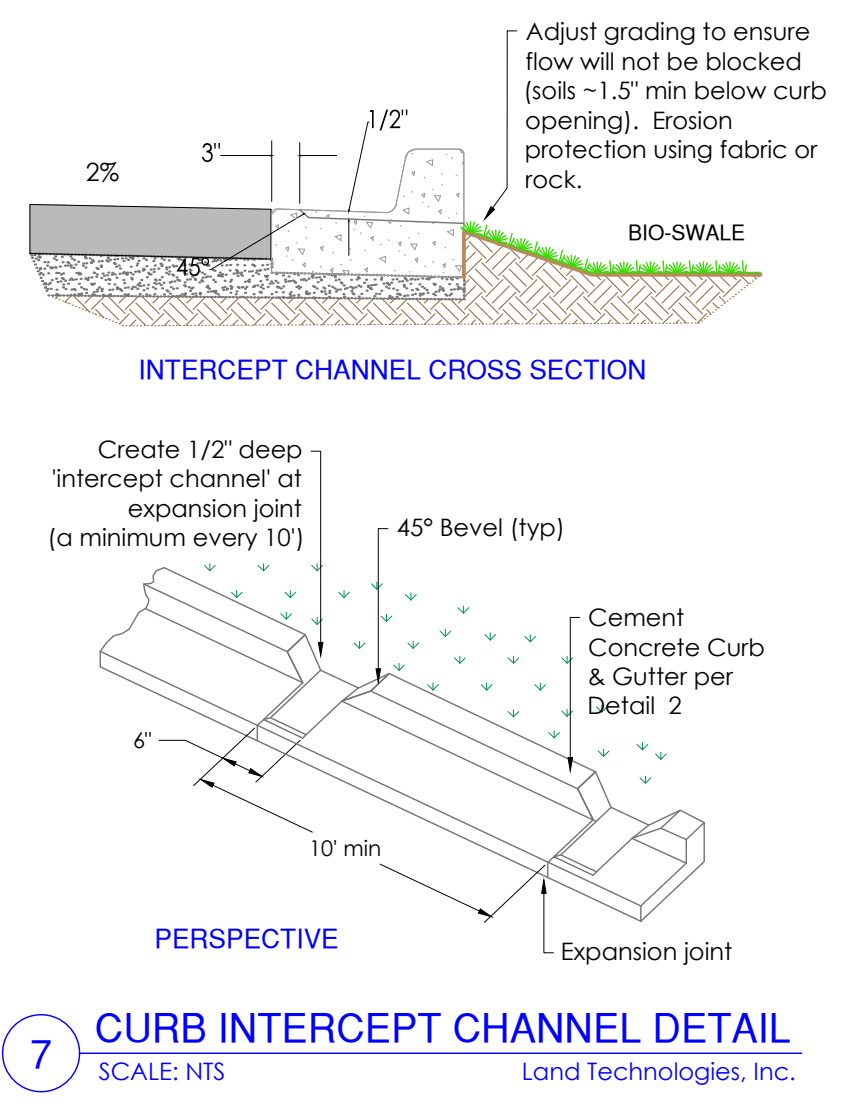
Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

513 Compost Amended Soils
SCALE: NTS

Design Criteria for Custom Bioretention Soil Mixes Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

- CEC ≥ 5 meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5-8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974 (Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-B: Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention Soil Mix Infiltration Rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.



100 Bioretention Cell
SCALE: NTS

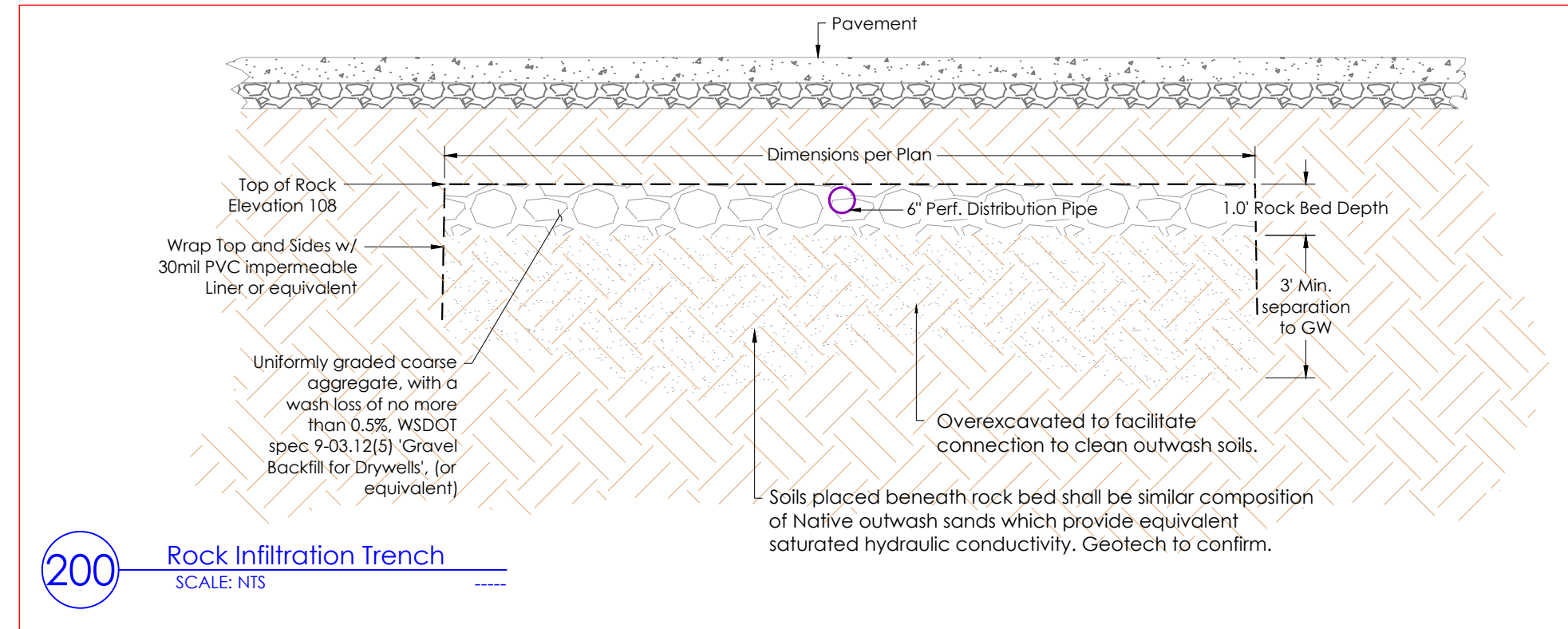
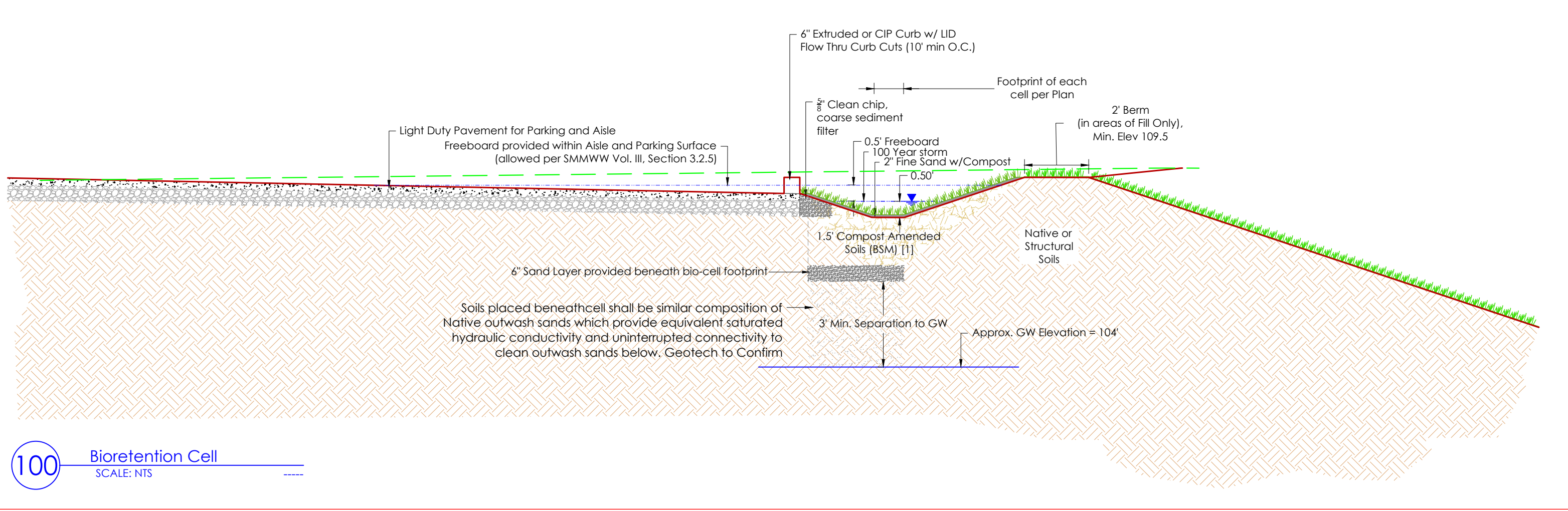
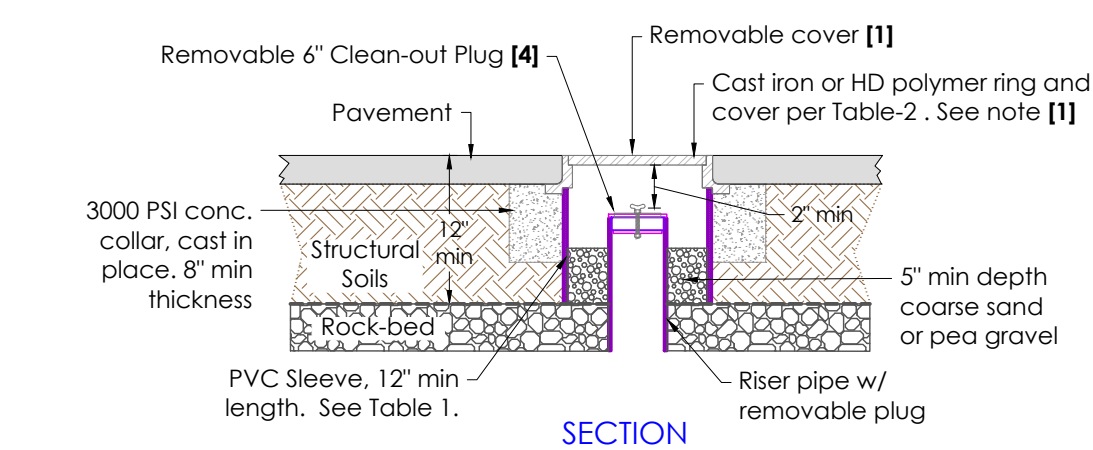


TABLE-1 PVC Sleeves

Riser Pipe Dia (in)	Ring & Cover Dia (in)	PVC sleeve Dia (in)
6	10	12
8	12	12
12	12	18

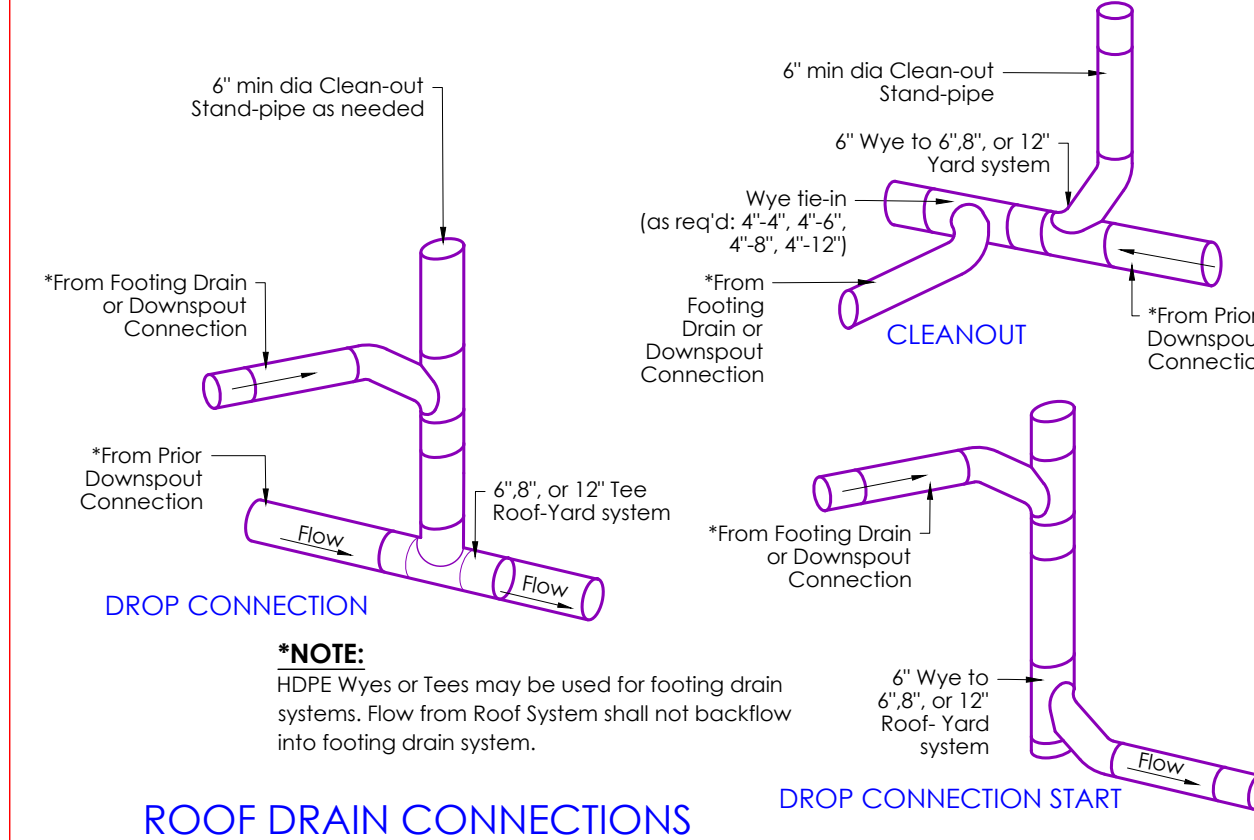
TABLE-2 RING AND COVERS

Riser Dia (in)	Mfg. Material	Part-No	Description	Dsgn-Load	Rating
6"	Carson, HDPE	910	9" Dia 10"-deep	300 lb/sf	Ped
8"	Fibrelite, composite	FL-08	9" Dia Valve box, 12"-deep	8,000 lb/sf	Tier-8
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	15,500 lb/sf	Tier-15
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	22,500 lb/sf	Tier-22
12"	Carson, plastic	1419	14"x19" 12"-deep	300 lb/sf	Ped
12"	Synertech, composite	Duo-13x24	13"x24" box 12"-deep	15,000 lb/sf	Tier-15



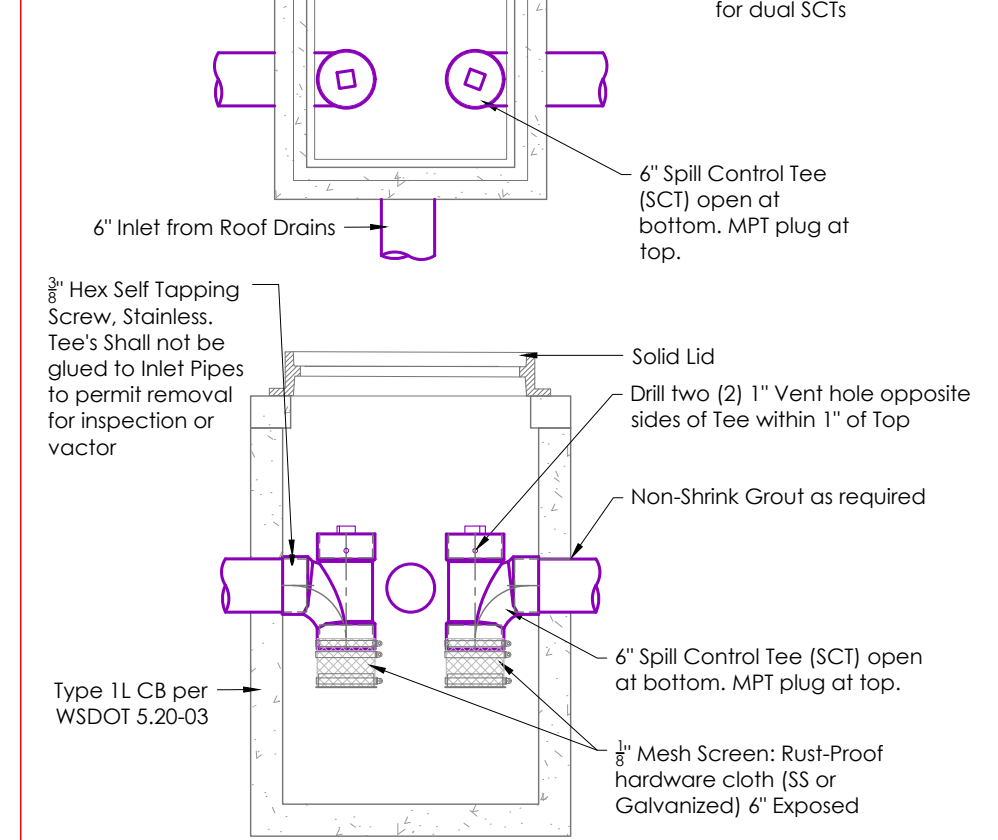
NOTE:

This Plan demonstrates one possible connection scenario for footing drains. Alternative connections are possible. Connections may be made to concrete stem structures. Roof drains may not flow into or back-up into footing drains.



NOTE:

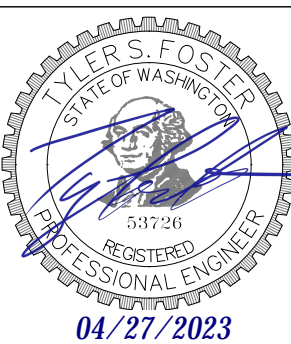
- tee to be constructed from CMP, PVC, or HDPE.
- Type I CB required for single SCT. Type II CB's for dual SCT's



CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDOW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.



PROJECT LEAD: Alexie
CHECKED BY: Tyler
DRAWN BY: Alex
APPLICATION DATE:
SITE APPROVAL DATE:
REVISION DATE:
LDA APPROVAL:
AS-BUILT: ###

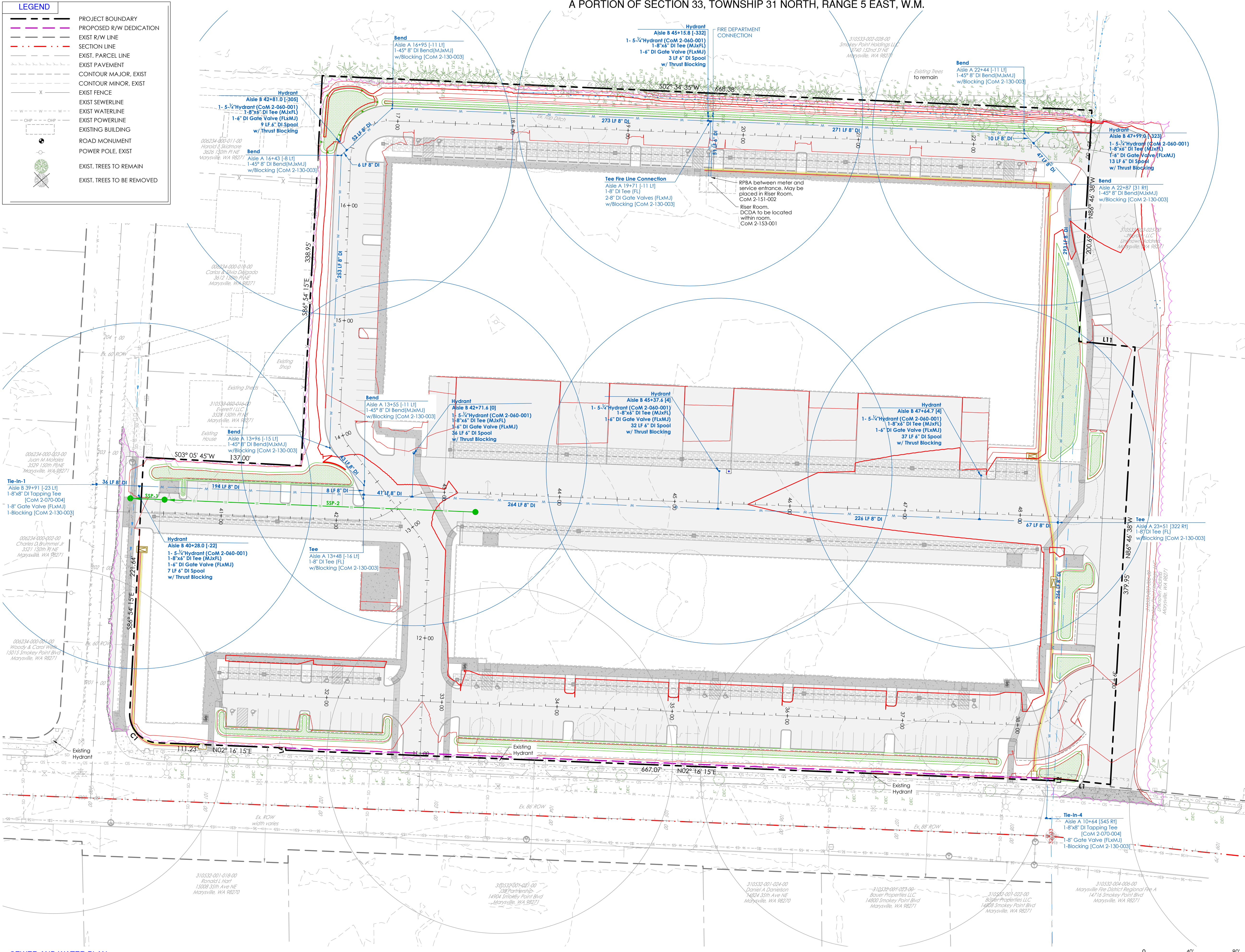
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14805, 14821, 14919 & 14925 Smokev Pl Blvd, Marysville, WA 98270
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Ryan Wear
2732 Grand Ave., Suite 122, Everett, WA 98201

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- SECTION LINE
- EXIST. PARCEL LINE
- EXIST PAVEMENT
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST FENCE
- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST. TREES TO REMAIN
- EXIST. TREES TO BE REMOVED



AQUIFER RECHARGE/ WELL HEAD PROTECTION
Low, Over 100

SOILS
Custer fine sandy loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

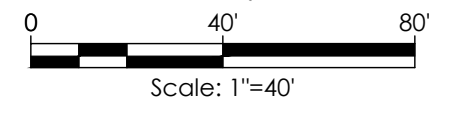
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SEWER AND WATER PLAN

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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mer, Alex
APPLICATION DATE: 04/27/2023
SITE APPROVAL DATE: 04/27/2023
REVISION DATE: 04/27/2023
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SHEET
C18 of C18
24x36
G22-0038
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