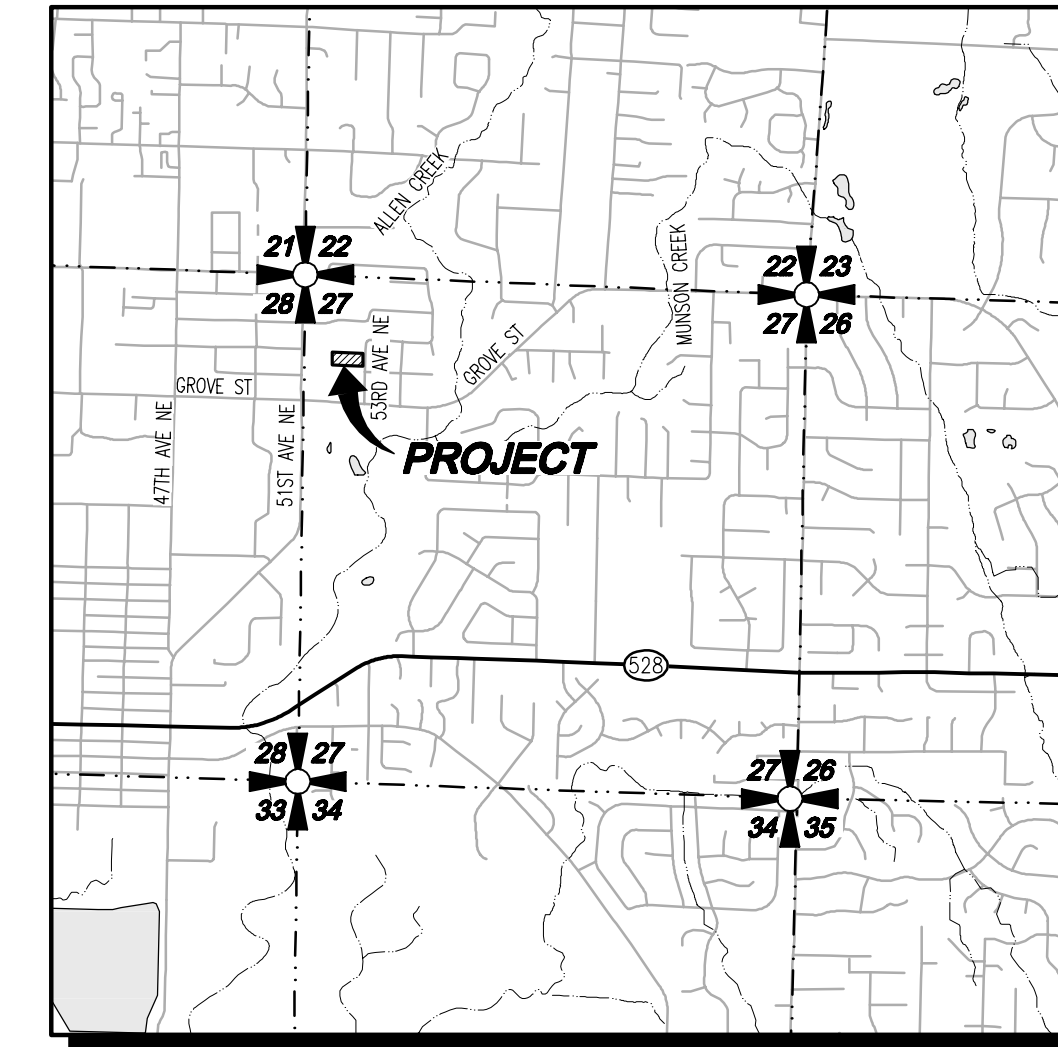
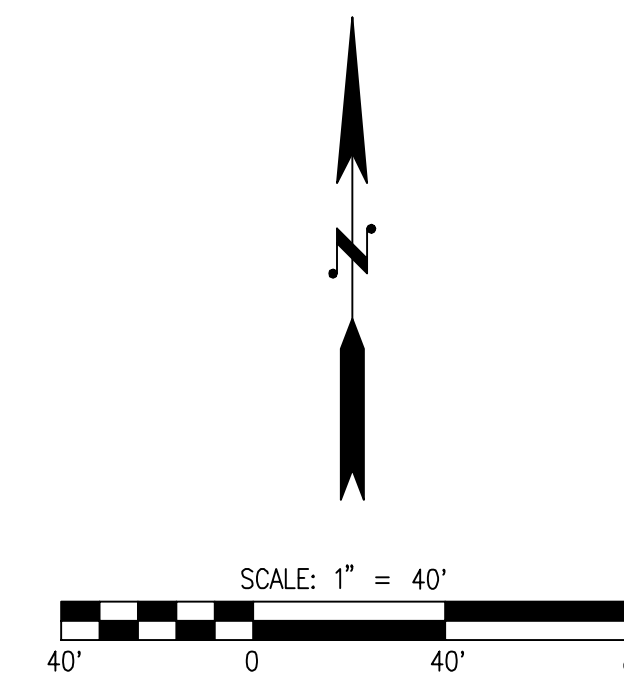


53RD AVE NE SHORT PLAT

PRELIMINARY PLANS

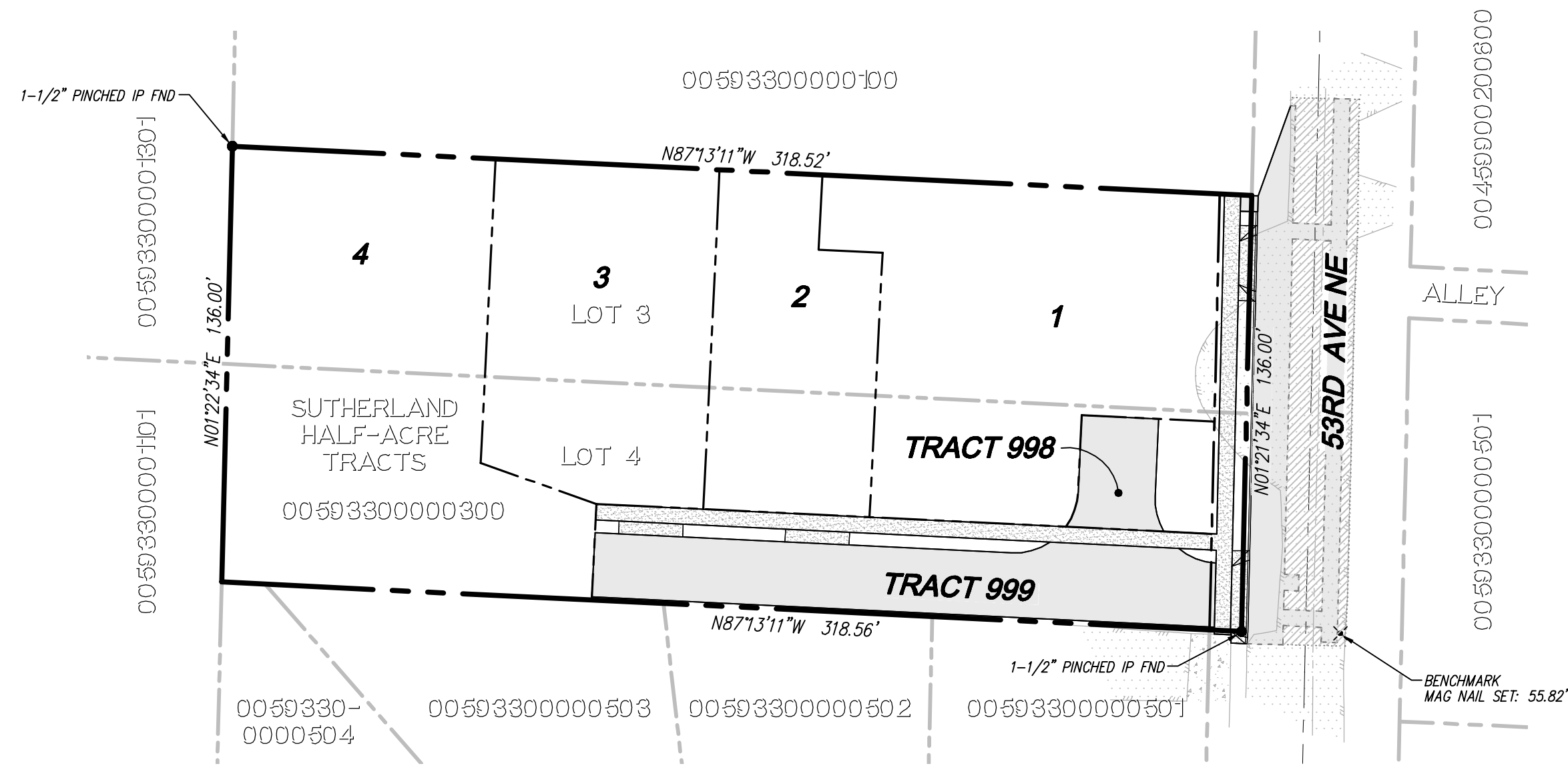


VICINITY MAP
SCALE: 1"=2000'



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	ASPHALT CONCRETE
●	FOUND REBAR & CAP AS NOTED	BWF	BARBED WIRE FENCE
○	SET REBAR & CAP (PLS 52841 & 20109918)	CB	CATCH BASIN
⊙	MONUMENT FOUND	CL	CENTERLINE
□	CATCH BASIN	CMP	CORRUGATED METAL PIPE
⊙	SANITARY SEWER MANHOLE	CPP	CORRUGATED POLYETHYLENE PIPE
⊙	WATER VALVE	CP	CONCRETE PIPE
⊙	WATER METER	EL	ELEVATION
⊙	FIRE HYDRANT	EX	EXISTING
⊙	TREE CONIFEROUS	FL	FLOWLINE
⊙	TREE DEODIOUS	FN	FENCE
⊙		HWF	HOG WIRE FENCE
⊙		IE	INVERT ELEVATION
⊙		LCPE	LINED CORRUGATED POLYETHYLENE PIPE
PROPOSED STORM SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SD CAP		
⊙	TYPE 1 CATCH BASIN, GRATED LID		
⊙	TYPE 1 CATCH BASIN, SOLID LID		
⊙	TYPE 2 CATCH BASIN, GRATED LID		
⊙	TYPE 2 CATCH BASIN, SOLID LID		
⊙	BEEHIVE MANHOLE COVER		
⊙	SQUARE YARD DRAIN		
⊙	ROUND YARD DRAIN		
⊙	STORM CLEAN OUT		
⊙	STORM PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SEWER CAP		
⊙	SEWER CLEANOUT		
⊙	SEWER MANHOLE		
⊙	SEWER PIPE		
PROPOSED WATER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	WATER CAP		
⊙	CONCRETE BLOCKING		
⊙	BUTTERFLY VALVE		
⊙	11" BEND		
⊙	45° BEND		
⊙	90° BEND		
⊙	22" BEND		
⊙	VALVE		
⊙	HYDRANT ASSEMBLY		
⊙	BLOW-OFF VALVE		
⊙	REDUCER		
⊙	AIR-VAC ASSEMBLY		
⊙	WATER METER		
⊙	WATER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

QUIT CLAIM DEED RECORDING NO. 135909

LOTS 3 & 4 OF THE SUTHERLAND HALF ACRE TRACTS, RECORDED ON PAGE 6, VOLUME 12 OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM

NAD83/11 WASHINGTON STATE COORDINATES-NORTH ZONE

SITE BENCHMARK

PROJECT BENCHMARK: MAG NAIL SET IN 53RD AVE NE (SEE DWG) ELEVATION = 55.82 FEET

BASIS OF BEARING

NAD83/11 FROM GPS OBSERVATION MONUMENTED CENTERLINE OF 51ST AVE NE BETWEEN GROVE ST AND 76TH PL NE OF THE NE 1/4 OF THE NW 1/4 OF SEC 27, TWP 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (BEARING = N 01°13'59" E)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION: LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

(R1) SUTHERLAND HALF-ACRE TRACTS APN. 783672

(R2) QUIT CLAIM DEED APN. 135909

(R3) RECORD OF SURVEY FOR MEADOW PARK APARTMENTS APN. 201812285005

(R4) RECORD OF SURVEY FOR RICHARD PRIDE & JANET PRIDE APN. 202105285007

(R5) RECORD OF SURVEY FOR LINDA WHITE APN. 202203225004

SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY; NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED; THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.
- THIS SURVEY WAS CONDUCTED ON 08/16/2022.

EARTHWORK QUANTITIES

QUIT: 1,500 CY

FILL: 1,500 CY

DISTURBED AREA: 39,407 SF (0.90 AC)

PA -----

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

PROJECT INFORMATION

SITE ADDRESS: 7312 53RD AVE MARYSVILLE, WA 98271

TAX PARCELS: 00593300000300

GROSS SITE AREA: 43,308 SF 0.99 AC

ROW DEDICATION AND ACCESS: 1,360 SF + 7,251 SF = 8,611 SF

NET SITE AREA: GROSS AREA - ROW/ACCESS = 34,697 SF (0.80 AC)

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

CURRENT ZONING: R6.5

PROPOSED ZONING: R6.5

WATER: CITY OF MARYSVILLE

SEWER: CITY OF MARYSVILLE

POWER: SNOHOMISH COUNTY PUD

GAS: PUGET SOUND ENERGY

TELEPHONE: VERIZON

CABLE: COMCAST

SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25

FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

SETBACKS:

REAR: 20'

SIDE: 5'

ADU SETBACKS: 5' (ALL SIDES)

CONTACT LIST

OWNER: TODD DUITSMAN
1027 STATE AVE, #102
MARYSVILLE, WASHINGTON 98270
CONTACT: TODD DUITSMAN
PHONE: (425) 343-5040
EMAIL: todd.tb@gmail.com

CIVIL ENGINEER: LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: tabbott@ldccorp.com

SURVEYOR: LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vtownsend@ldccorp.com

GEOTECHNICAL ENGINEER: COBALT GEOSCIENCES, LLC.
P.O. 1792
NORTH BEND, WASHINGTON 98045
CONTACT: PHIL HABERMAN, PE, LG
PHONE: (206) 331-1097
EMAIL: phil@cobaltgeo.com

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS MAP
- TESC PLAN
- 4-5 TESC NOTES AND DETAILS
- 6 PRELIMINARY HORIZONTAL CONTROL PLAN
- 7 PRELIMINARY ROAD, STORM DRAINAGE AND GRADING PLAN
- 8-9 PRELIMINARY ROAD PROFILES
- 10 PRELIMINARY UTILITY PLAN

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning

Woodinville Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com

Kent T 425.806.1869 F 425.482.2893

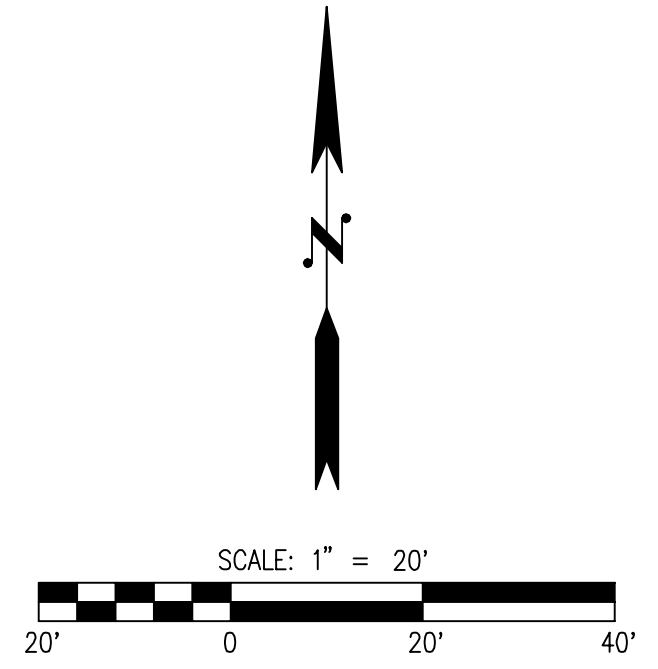
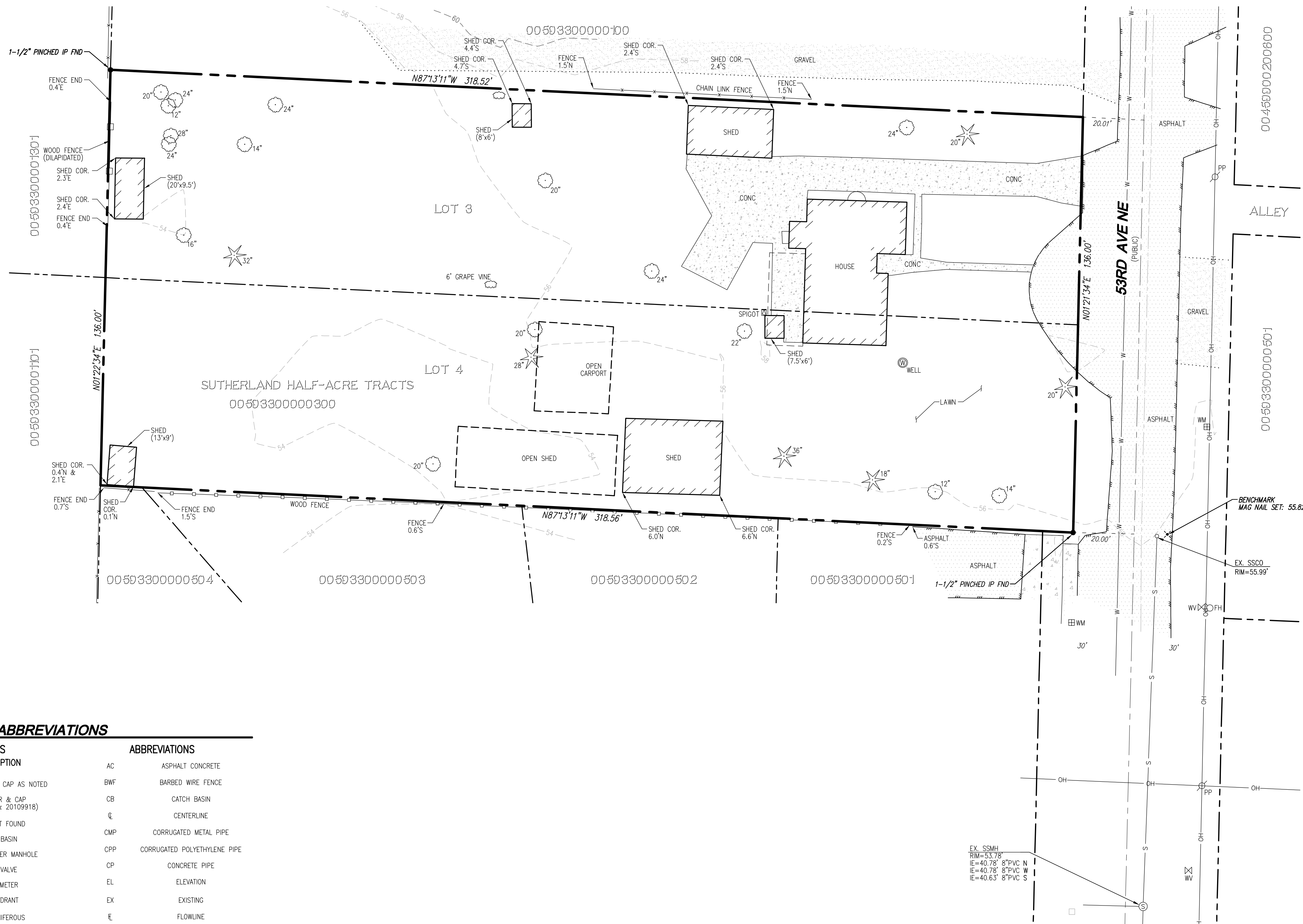
TODD DUITSMAN
53RD AVE NE SHORT PLAT
COVER SHEET

THOMAS P. ABBOTT
PROFESSIONAL ENGINEER

JOB NUMBER: C22-238
DRAWING NAME: C22238P-CS-PL
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 7-18-23
SCALE: 1"=20'
JURISDICTION: MARYSVILLE

CS-01
SHEET 1 OF 10

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



SURVEY INFORMATION

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QUIT CLAIM DEED RECORDING NO. 135909
 LOTS 3 & 4 OF THE SUTHERLAND HALF ACRE TRACTS, RECORDED ON PAGE 6, VOLUME 12 OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

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 (BEARING = N 01°13'58" E)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

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- (R5) RECORD OF SURVEY FOR LINDA WHITE
AFN. 202203225004

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⊙	SANITARY SEWER MANHOLE	CMP	CORRUGATED METAL PIPE
⊙	WATER VALVE	CPP	CORRUGATED POLYETHYLENE PIPE
⊙	WATER METER	CP	CONCRETE PIPE
⊙	FIRE HYDRANT	EL	ELEVATION
⊙	TREE CONIFEROUS	EX	EXISTING
⊙	TREE DECIDUOUS	FL	FLOWLINE
⊙		FN	FENCE
⊙		HWF	HOG WIRE FENCE
⊙		IE	INVERT ELEVATION
⊙		LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊙		O/H	OVERHEAD
⊙		P	PROPERTY LINE
⊙		P/P	POWER POLE
⊙		PVC	POLYVINYL CHLORIDE PIPE
⊙		R/W	RIGHT-OF-WAY
⊙		STA	STATION
⊙		SD	STORM DRAIN
⊙		SDMH	STORM DRAIN MANHOLE
⊙		SS	SANITARY SEWER
⊙		SSCO	SANITARY SEWER CLEANOUT
⊙		SSMH	SANITARY SEWER MANHOLE
⊙		SWPE	SOLID WALL POLYETHYLENE PIPE
⊙		TYP	TYPICAL
⊙		TBR	TO BE REMOVED

UTILITY NOTE

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REVISIONS

NO.	DATE	DESCRIPTION

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 Woodinville, WA 98072
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TODD DUTSMAN

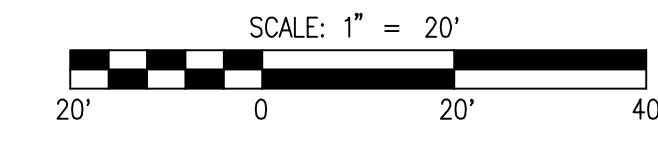
53RD AVE NE SHORT PLAT

EXISTING CONDITIONS MAP

JOB NUMBER: C22-238
 DRAWING NAME: C22238P-10-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 7-18-23
 SCALE: 1"=20'
 JURISDICTION: MARYSVILLE

Drawing: P:\CMT\2022\C22-238_53rd ave short plat\Drawings\preliminary\C22238P-10-PL.dwg Plotted: Jul 18, 2023 - 2:02pm

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- CLEARING AREA PROTECTED AREA
- CLEARING LIMITS
- SILT FENCE
- CONVEYANCE SWALE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- TESQ POND
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN
- RIP-RAP PAD
- INSTALL CHECK DAM EVERY 200' OR 2' OF ELEVATION CHANGE
- TO BE REMOVED
- INFILTRATION AREA

TEMP SEDIMENT POND

BOTTOM ELEVATION	52.50
BOTTOM AREA (SF)	841 SF
TOP ELEVATION	56.00
TOP AREA (SF)	2500 SF
SIDE SLOPES	3:1
OVERFLOW ELEVATION	54.50
OUTLET INVERT ELEVATION	52.50
ORIFICE INVERT ELEVATION	52.50
ORIFICE DIAMETER	2-1/8"

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESCL SHALL ATTEND CONFERENCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE.
3. STOCKPILE ALL EROSION MATERIALS ON SITE.
4. FLAG CLEARING LIMITS.
5. ARRANGE FOR CITY INSPECTOR TO INSPECT AND APPROVE CLEARING LIMITS FLAGGING PRIOR TO CLEARING.
6. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
7. CONSTRUCT TEMPORARY SEDIMENT POND.
8. BEGIN CLEARING AND GRADING, CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION. PROTECT INFILTRATION AREA FROM COMPACTION.
9. CLEAR FOR UTILITIES AND INSTALL ALL BURIED UTILITIES.
10. INSTALL INTERIM CATCH BASIN PROTECTION.
11. INSTALL OTHER UTILITIES.
12. FINE GRADE ROADS.
13. INSTALL ATB.
14. MAINTAIN TEMPORARY SEDIMENT POND DURING BUILDING CONSTRUCTION, AS LONG AS IS FEASIBLE.
15. INSTALL FINAL PAVING CURBING AND SIDEWALK.
16. STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER.
17. CLEAN OUT STORM SYSTEM ALONG 25TH AVE NE AND 26TH DR NE WHEN CONSTRUCTION IS COMPLETE AND SITE HAS STABILIZED.
18. INSTALL INFILTRATION GALLERY AND PERVIOUS PAVEMENT. DO NOT DIRECT FLOW TO INFILTRATION GALLERY UNTIL SITE HAS STABILIZED.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

EARTHWORK QUANTITIES

CUT: 1,500 CY
 FILL: 1,500 CY
 DISTURBED AREA: 39,407 SF (0.90 AC)

PA -----

UTILITY NOTE

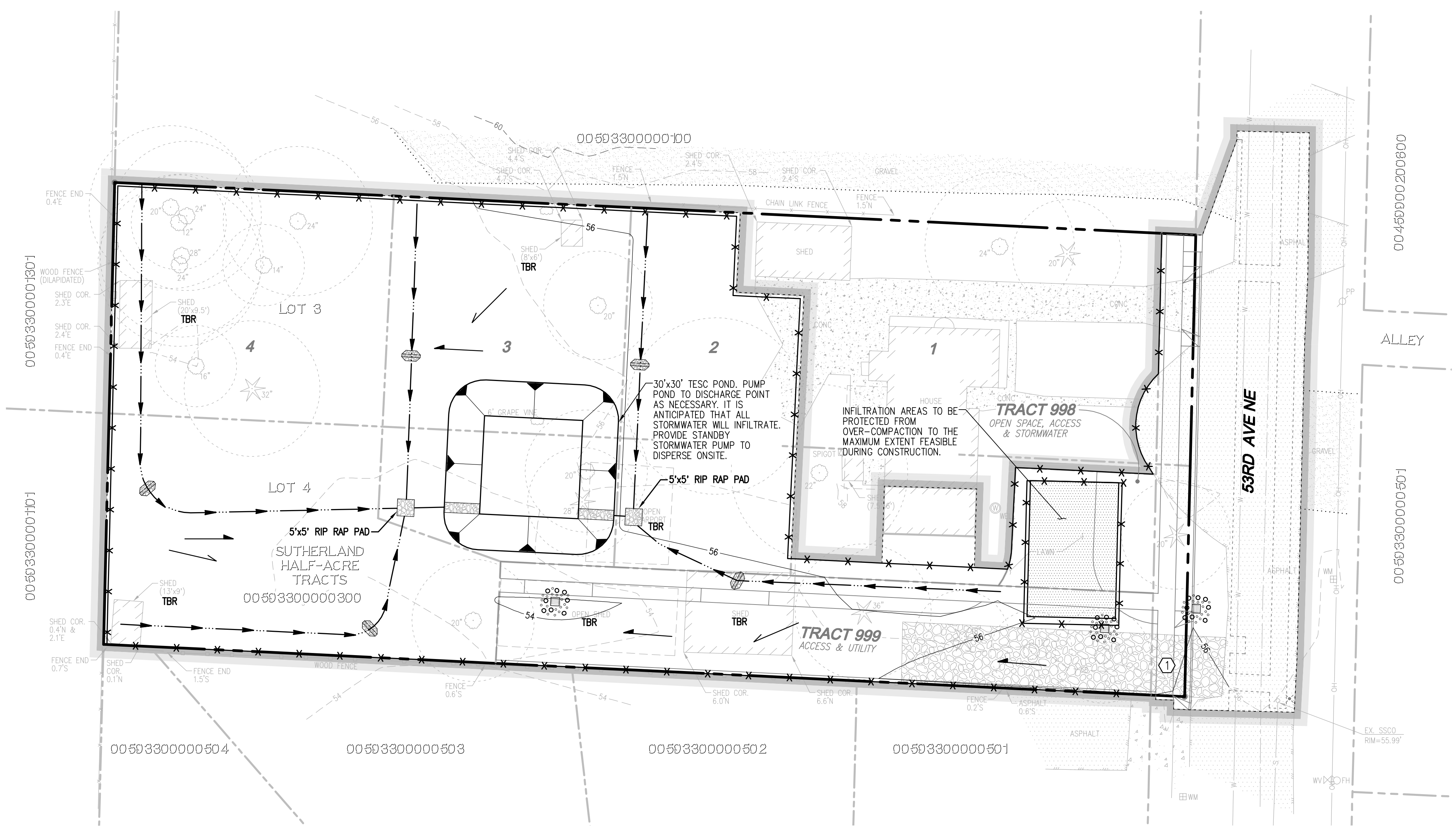
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BMP T5.13 DESIGN GUIDELINES

SOIL RETENTION

THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
 - o. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html) THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

- b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS:

THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE

- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.

Drawing: P:\Civil\2022\228-53rd ave short plat\Drawings\preliminary\22238P-ER-PL.dwg Plotted: Jul 18, 2023 - 2:03pm

REVISIONS

NO.	DATE	DESCRIPTION

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 www.LDCorp.com
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TODD DUTSMAN
53RD AVE NE SHORT PLAT
 TESC PLAN



JOB NUMBER: C22-238
 DRAWING NAME: C2238P-ER-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 7-18-23
 SCALE: 1"=20'
 JURISDICTION: MARYSVILLE

ER-01
 SHEET 3 OF 10

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

GENERAL NOTES

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF MARYSVILLE. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT DEVELOPMENT SERVICES AT (360-363-8100) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER, SANITARY SEWER AND STORM SYSTEMS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF MARYSVILLE CITY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
- ALL WORK WITHIN THE DEVELOPMENT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE. PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS KEN WILLIAMS AT 425-408-1152.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS TOM ABBOTT AT 425-806-1869.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS TO BE DETERMINED.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND FINAL STABILIZATION HAS OCCURRED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE CITY STORMWATER DRAINAGE SYSTEM OR A NATURAL DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING RECORD DRAWING INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY ENGINEER AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS, OR CHANGES TO THE DESIGN MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CITY OF MARYSVILLE HORIZONTAL DATUM SHALL BE NAD 83, AND THE VERTICAL DATUM SHALL BE NAVD 88, IN WASHINGTON STATE PLANE COORDINATES (FEET), WASHINGTON NORTH ZONE 4601. A LIST OF BENCHMARKS IS AVAILABLE THROUGH THE PUBLIC WORKS DEPARTMENT.
- TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF A1B OR CLASS B ASPHALT CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
- PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON CONSTRUCTION SITE AT ALL TIMES.
- ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 1-800-424-5555.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION VISIT THE DEPARTMENT OF ECOLOGY WEB SITE WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER/CONSTRUCTION/.
- ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- PRIOR TO COMMENCEMENT OF FRAMING, FINAL DRAINAGE INSPECTION AND APPROVAL OF THE ROOF LEADER AND POSITIVE FOOTING SYSTEMS SHALL BE COMPLETED BY THE BUILDING DEPARTMENT. CALL 360-363-8100 TO SCHEDULE THE INSPECTION.

SITE GRADING AND SWPPP 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. AS CONSTRUCTION PROGRESSES AND 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 EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. DURING THE DRY SEASON (MAY 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 MUST BE 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 AND 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 FORECLOSURES.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRECONSTRUCTION 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.

CONSTRUCTION ENTRANCE NOTES

- THE TEMPORARY CONSTRUCTION ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. 5-46.
- 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 OR AS SPECIFIED BY THE CITY CONSTRUCTION INSPECTOR OR DESIGNER.
- 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 BACKSLOPES, ETC., SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS 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 CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
- IMMEDIATELY FOLLOWING FINISH 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.

THE CESCL IS RESPONSIBLE FOR:

- INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMP'S REFERENCED BELOW ARE PER THE 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

- MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMP'S:
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
C233 SILT FENCE
- ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
BMP'S:
C105 STABILIZED CONSTRUCTION ENTRANCE
- CONTROL FLOW RATES: THE PROPOSED VAULT AND ASSOCIATED CONTROL STRUCTURE IN ADDITION TO FOUR SEPARATE TEMPORARY SEDIMENT PONDS WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO SEDIMENT PONDS A-D. THESE PONDS WILL DISCHARGE TO THE PERMANENT STORM SYSTEM AND WILL BE ROUTED TO THE PERMANENT DETENTION POND FOR FURTHER SEDIMENT CONTROL. ALL SEDIMENT SHALL BE REMOVED FROM THE VAULT AT THE END OF CONSTRUCTION.
BMP'S:
C241 TEMPORARY SEDIMENT POND
- INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, STORM DRAIN INLET PROTECTION, INTERCEPTOR SWALES, THE PERMANENT DETENTION VAULT, AND TEMPORARY SEDIMENT PONDS A-D.
BMP'S:
C200 INTERCEPTOR DIKE AND SWALE
C220 STORM DRAIN INLET PROTECTION
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
- STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMP'S:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL CONSTRUCTION OF ALL THE RESIDENCES WITHIN THE DEVELOPMENT HAS BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMP'S:
C220 STORM DRAIN INLET PROTECTION
- STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMP'S:
C201 GRASS LINED CHANNELS
C207 CHECK DAMS
- CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES. IN ADDITION, THE FOLLOWING BMP TO BE USED FOR SEDIMENT TRAPPING AND TURBIDITY REDUCTION INCLUDE:
C151 CONCRETE HANDLING
- MAINTAIN BMP'S: MAINTENANCE OF THE BMP'S IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER-01 AND THIS SHEET.
- PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
- INFILTRATION BMP AREAS SHALL BE PROTECTED FROM COMPACTION. THESE AREAS ARE IDENTIFIED ON SHEET ER-01.

POLLUTANT CONTROL NOTES

- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- COVER, CONTAINMENT AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE).
- ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
- ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- BMP'S SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- INFILTRATION.
- TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.
- ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.
- SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION.
- USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN SEPTEMBER 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

MAINTENANCE OF SILTATION BARRIERS NOTE

- 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, END RUNS AND UNDERCUTTING BENEATH BALES. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT 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.

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, CESCL, AND CITY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. THE OWNER WILL DESIGNATE A CESCL FOR THIS PROJECT. THE 24 HOUR CONTACT PERSON IS TO BE DETERMINED.

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	REVISIONS DESCRIPTION

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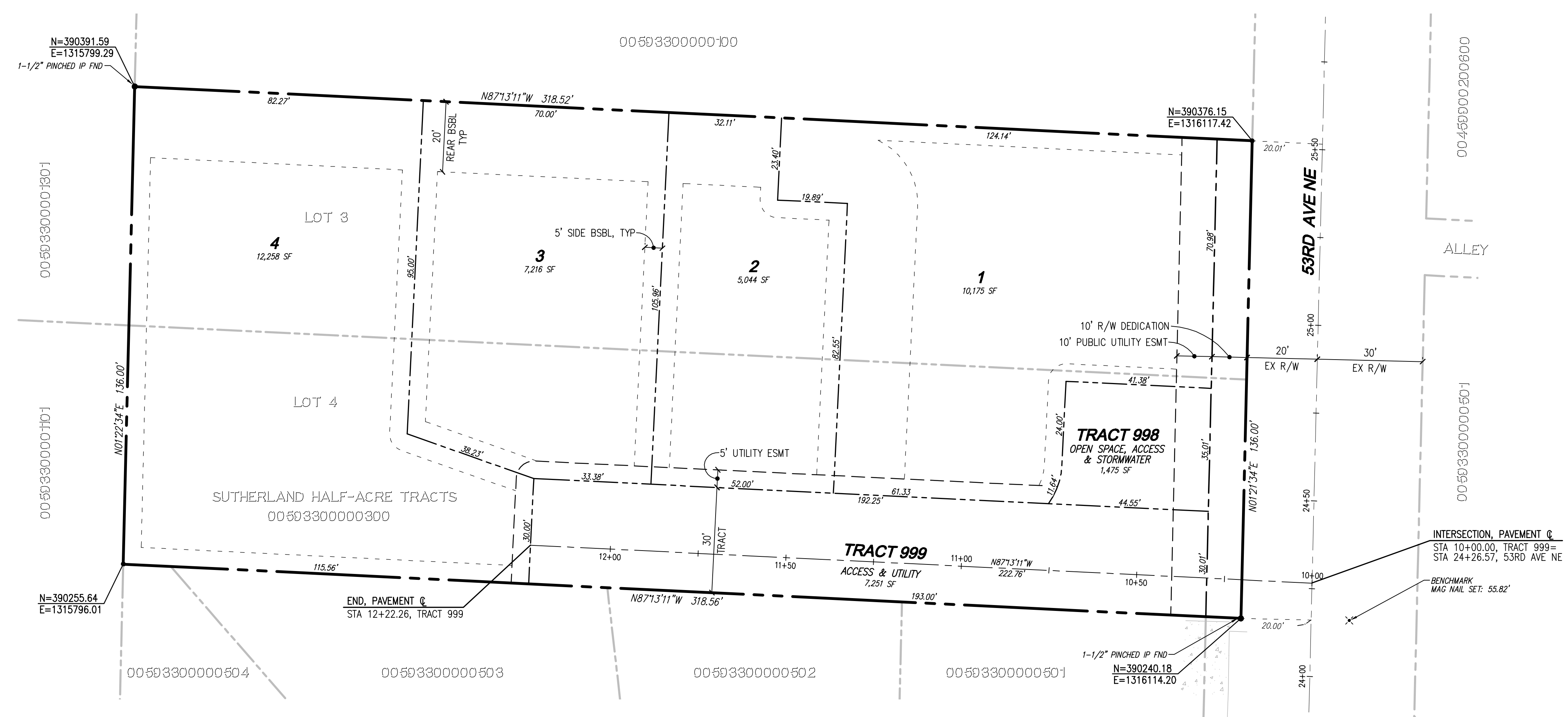
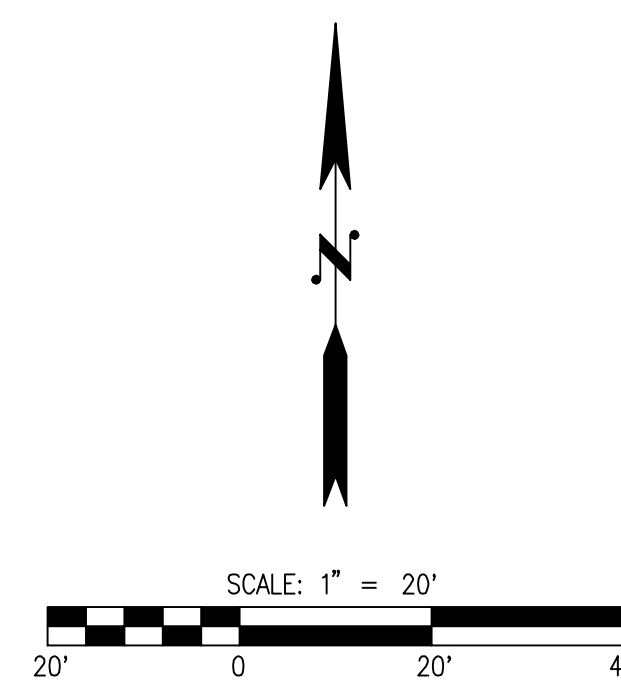
TODD DUTSMAN
53RD AVE NE SHORT PLAT
TESC NOTES AND DETAILS



JOB NUMBER: C22-238
 DRAWING NAME: C22238P-ER-01
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 7-18-23
 SCALE: AS NOTED
 JURISDICTION: MARYSVILLE

ER-02
 SHEET 3 OF

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



PROJECT INFORMATION

SITE ADDRESS: 7312 53RD AVE
MARYSVILLE, WA 98271
00593300000300

TAX PARCELS: 43,308 SF 0.99 AC
GROSS SITE AREA: 1,360 SF + 7,251 SF = 8,611 SF
ROW DEDICATION AND ACCESS: GROSS AREA - ROW/ACCESS = 34,697 SF (0.80 AC)

NET SITE AREA:
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
CURRENT ZONING: R6.5
PROPOSED ZONING: R6.5

WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD
GAS: PUGET SOUND ENERGY
TELEPHONE: VERIZON
CABLE: COMCAST
SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

SETBACKS:
REAR: 20'
SIDE: 5'
ADU SETBACKS: 5' (ALL SIDES)

UTILITY NOTE

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DISCLAIMER

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PA -----

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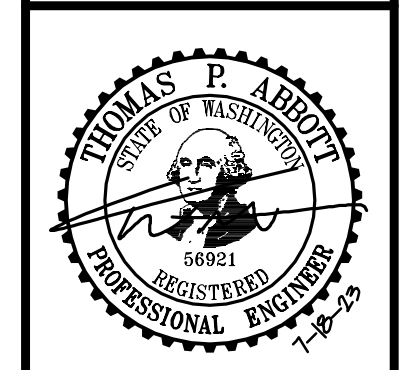
NO.	DATE	DESCRIPTION	BY

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Woodinville, WA 98072
www.LDCcorp.com

Olympia
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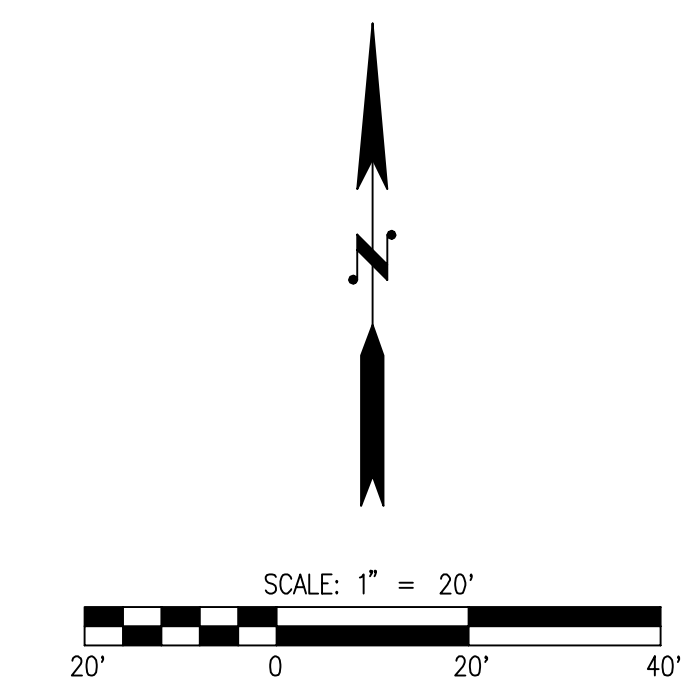
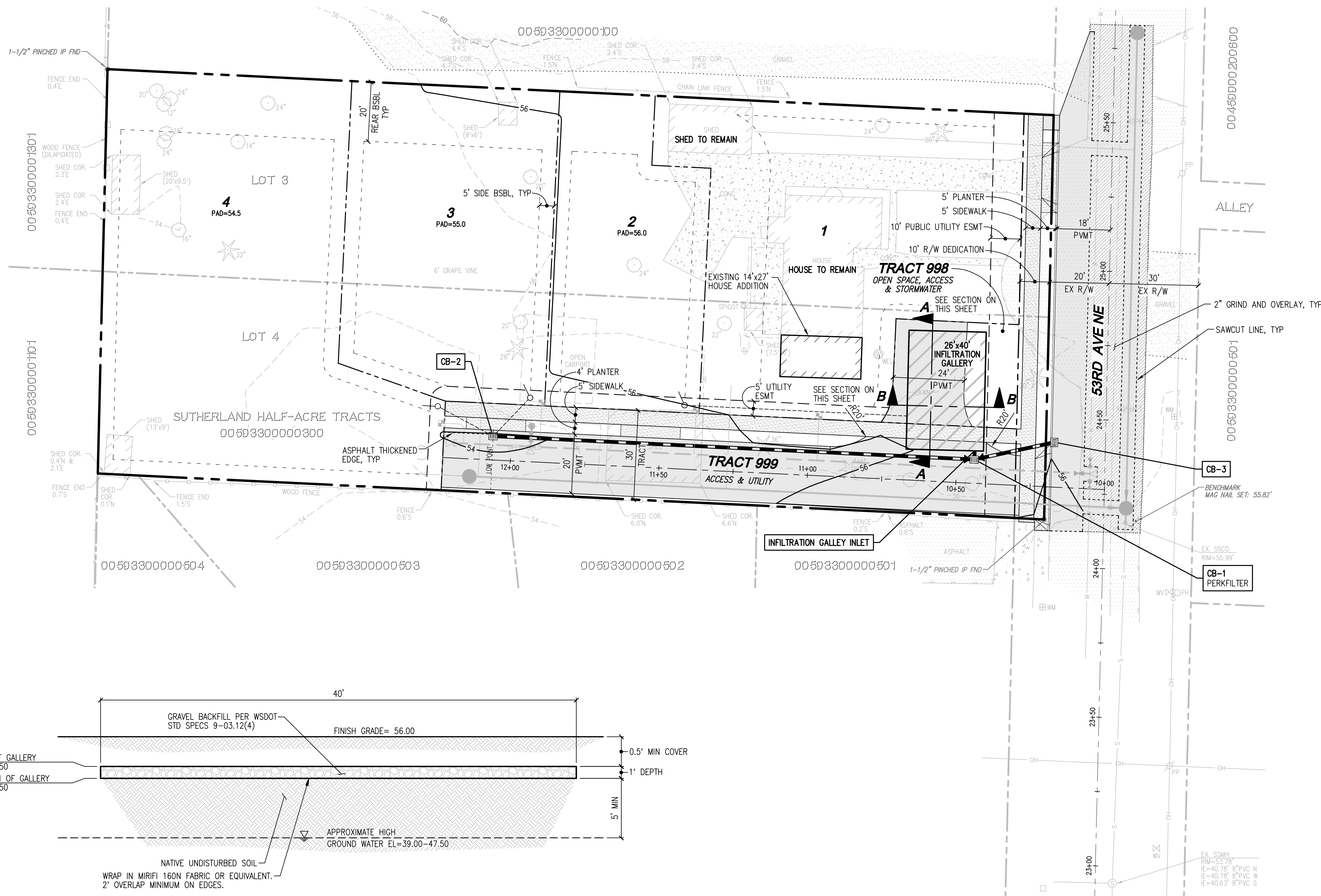
TODD DUTSMAN
53RD AVE NE SHORT PLAT
PRELIMINARY HORIZONTAL CONTROL PLAN



JOB NUMBER: C22-238
DRAWING NAME: C22238P-HC-PL
DESIGNER: TPA
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DATE: 7-18-23
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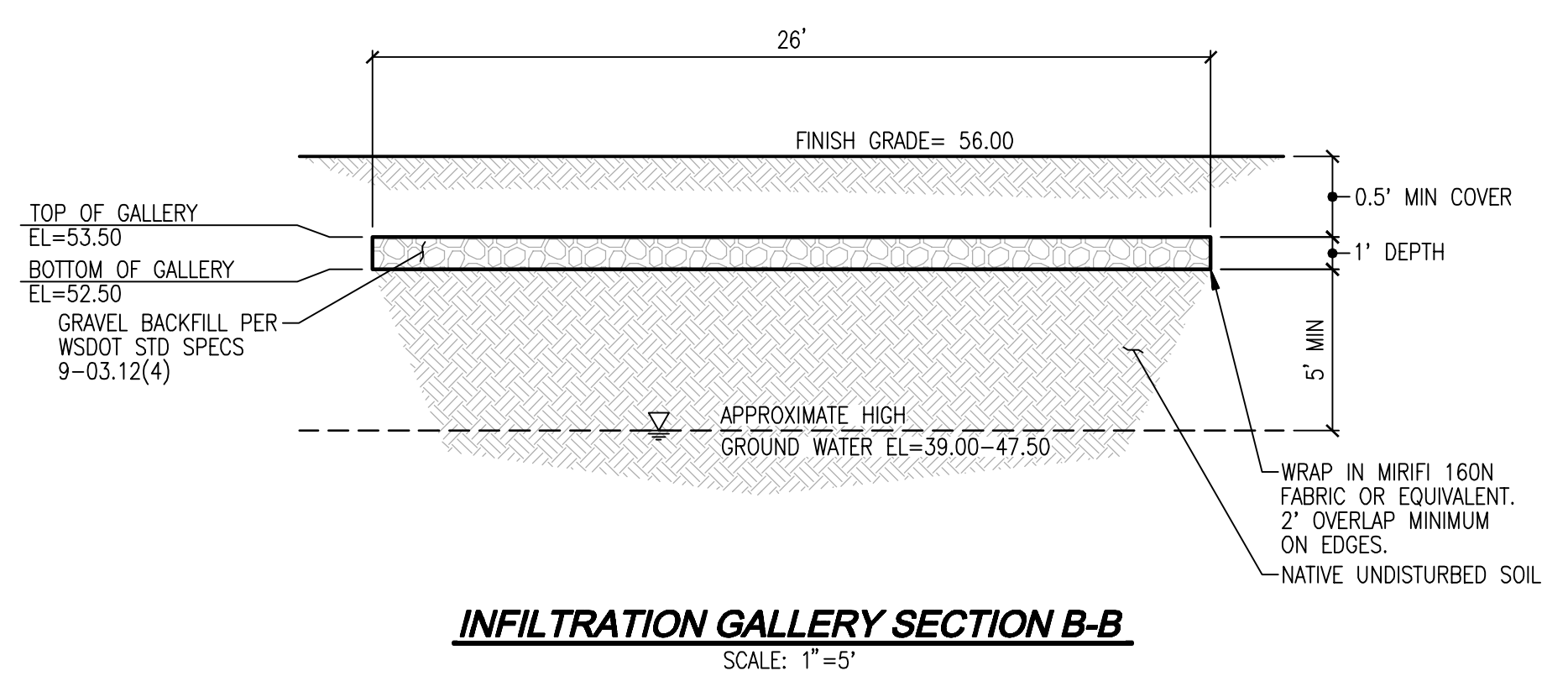
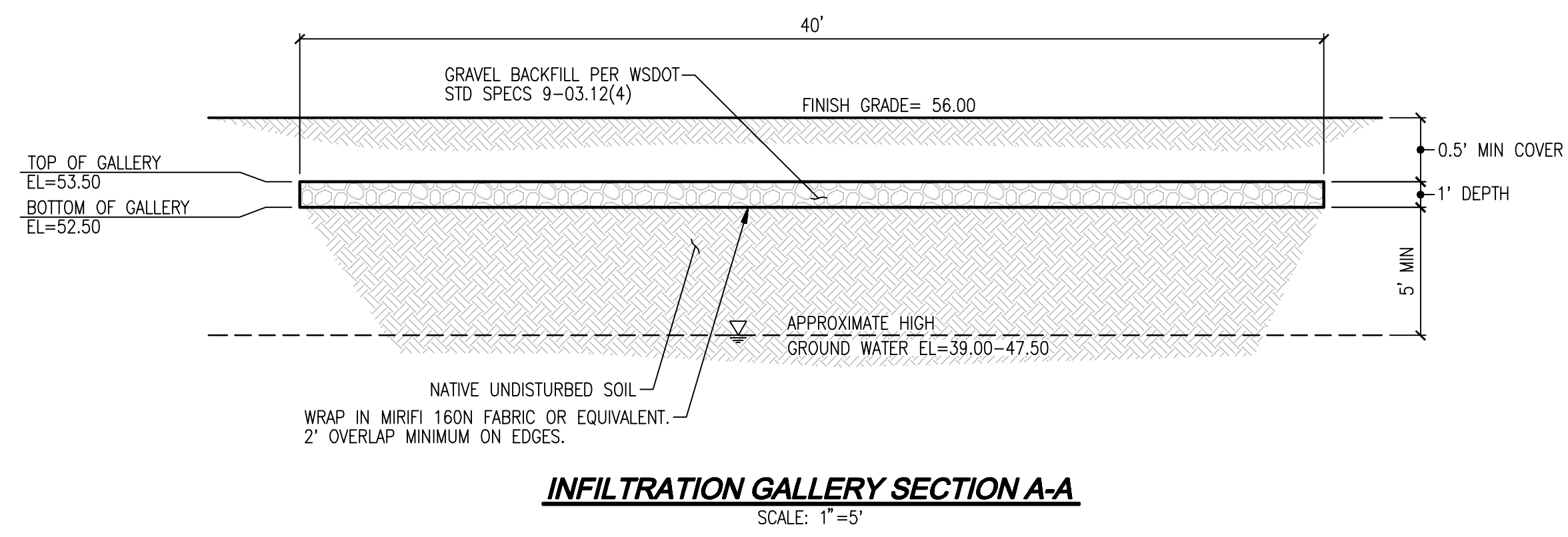
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A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	DRAIN PIPE
	CONCRETE
	FULL DEPTH ASPHALT
	2" GRIND AND OVERLAY



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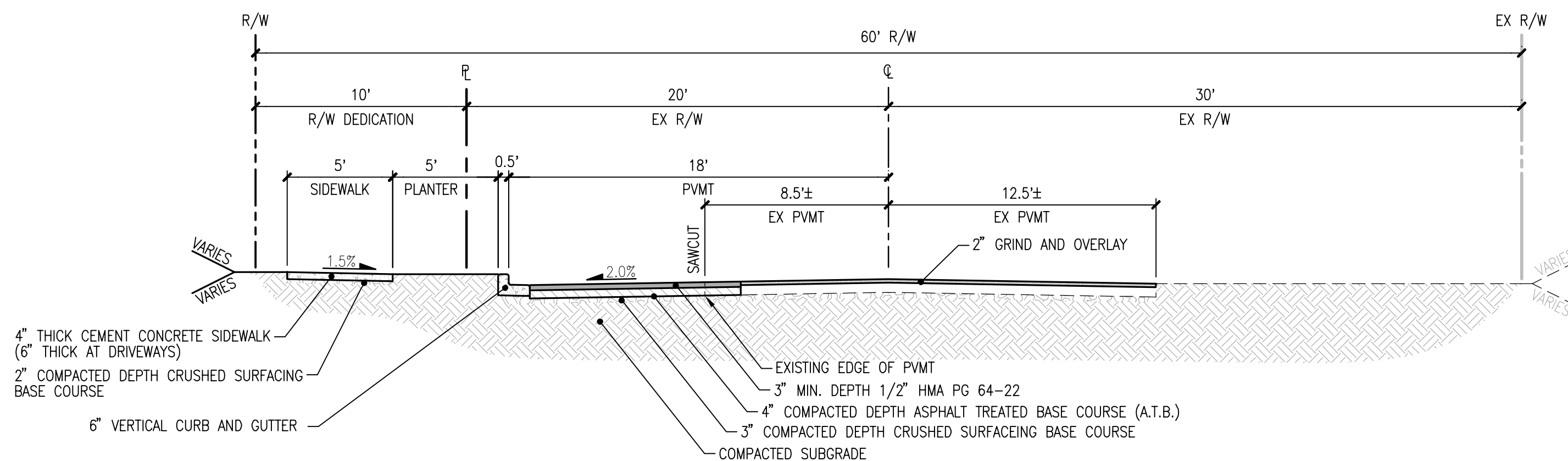
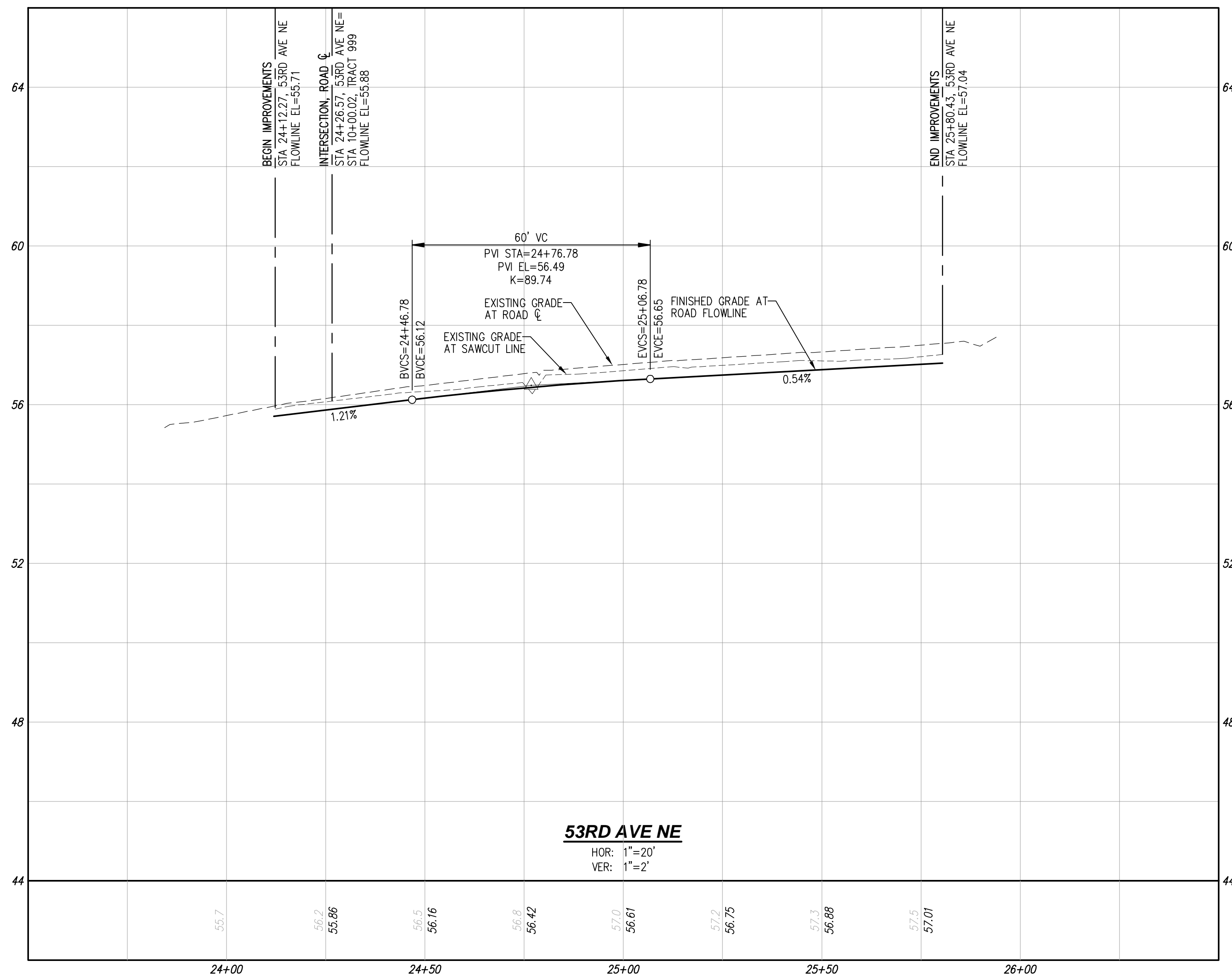
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TODD DUTSMAN
53RD AVE NE SHORT PLAT
PRELIMINARY ROAD, STORM DRAINAGE AND GRADING PLAN

THOMAS P. ABBOTT
PROFESSIONAL ENGINEER
68921
STATE OF WASHINGTON

JOB NUMBER: C22-238
DRAWING NAME: C22238P-RD-PL
DESIGNER: TPA
DRAFTING BY: BJN
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53RD AVE NE ROAD SECTION

SCALE: 1"=5'

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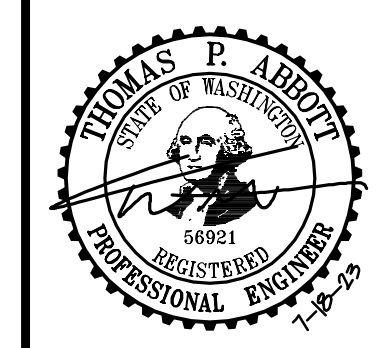
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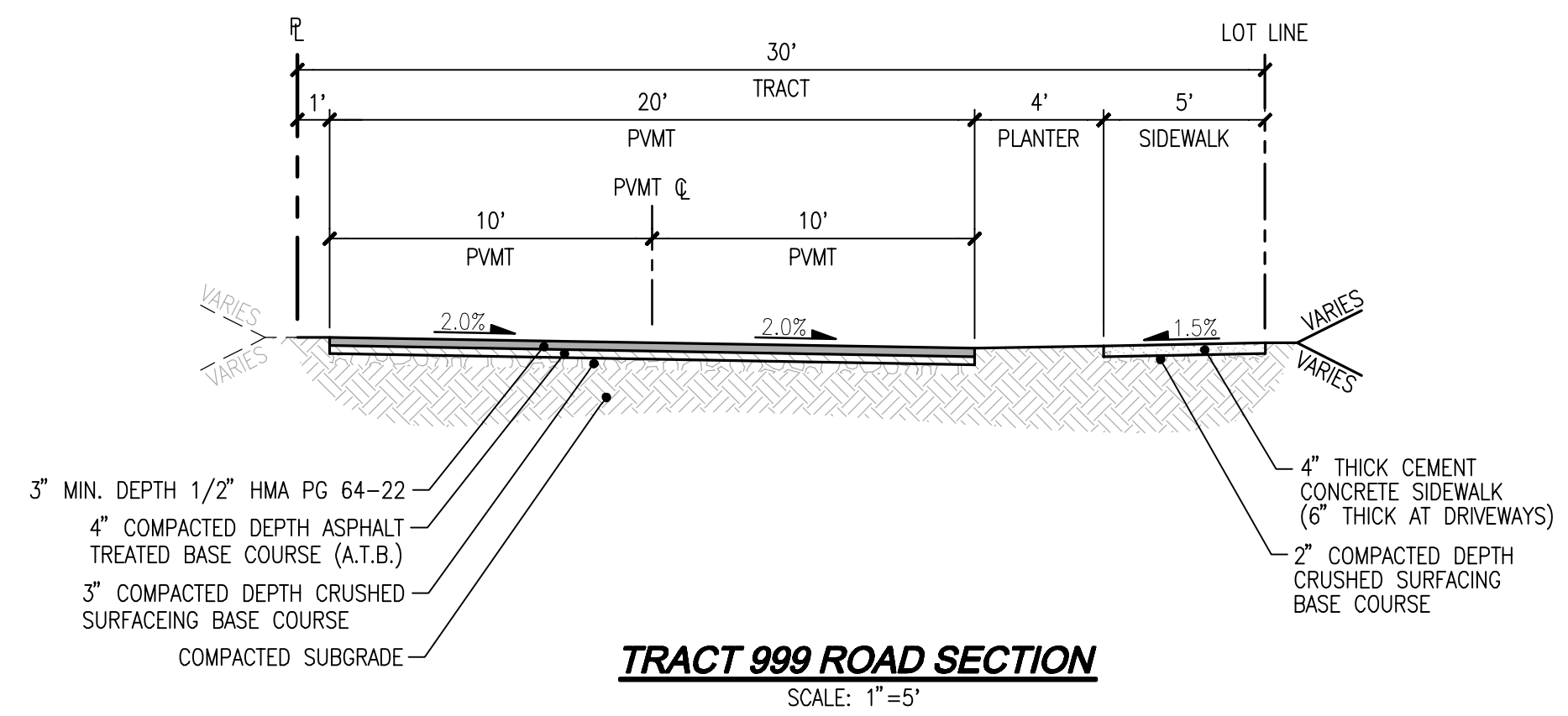
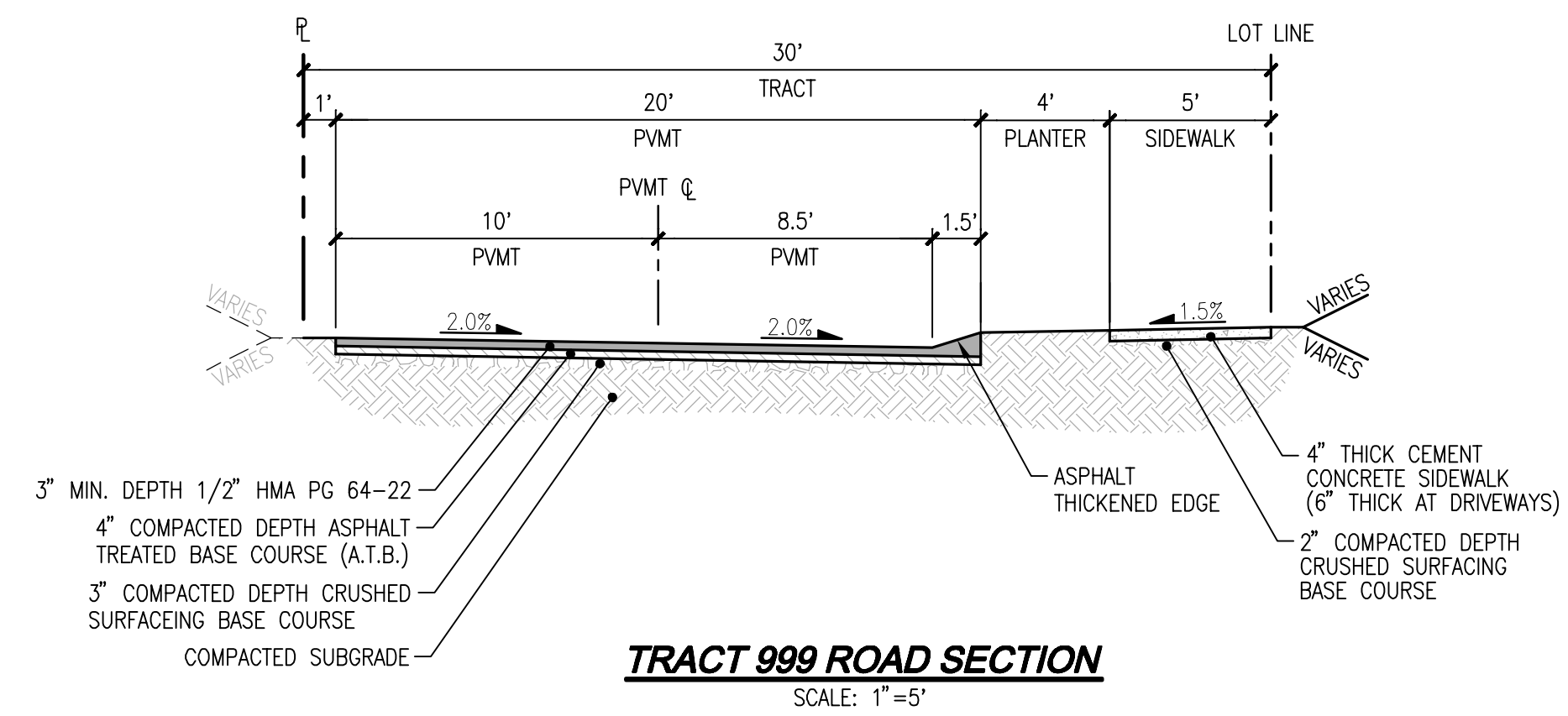
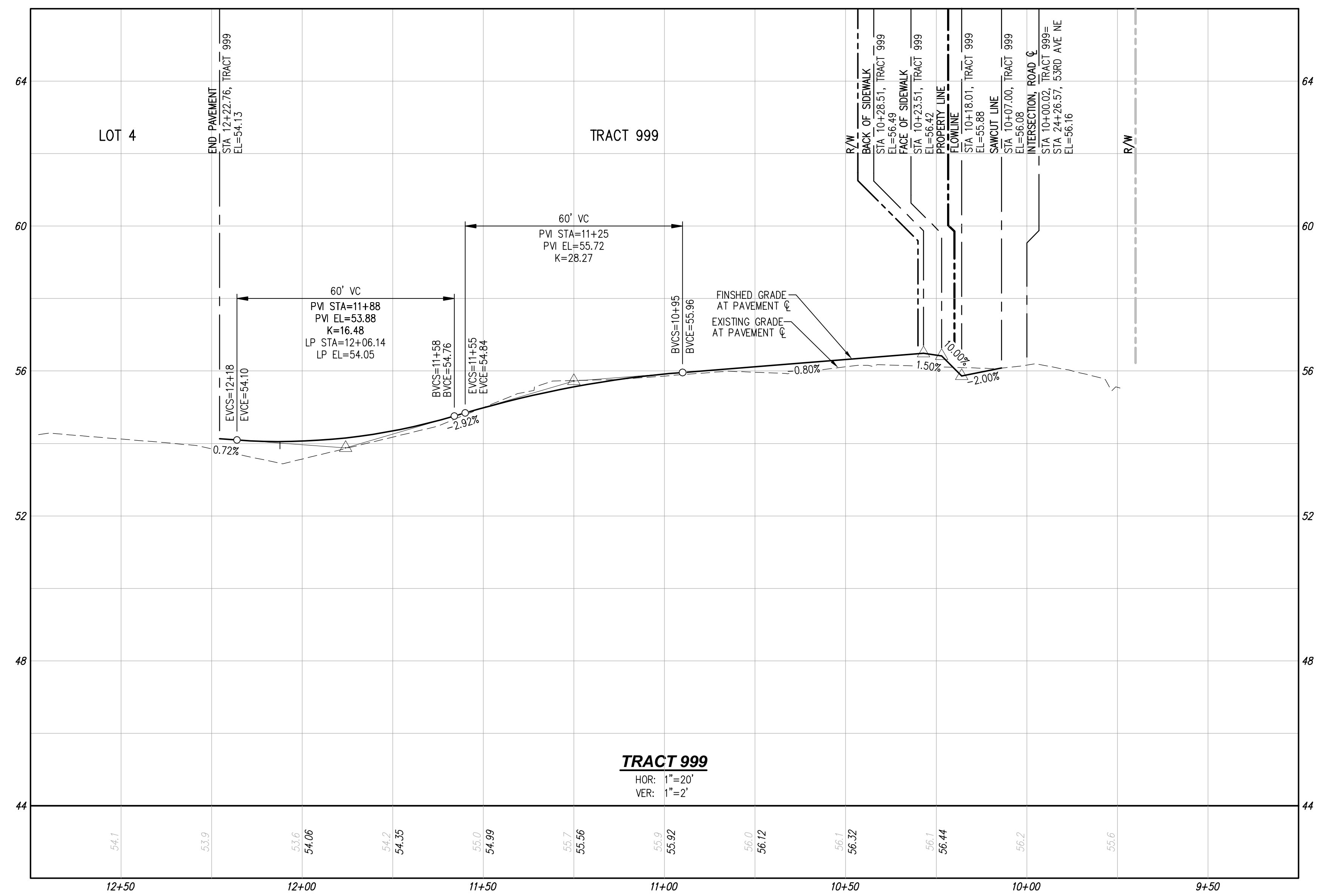
TODD DUTSMAN
53RD AVE NE SHORT PLAT
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-238
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