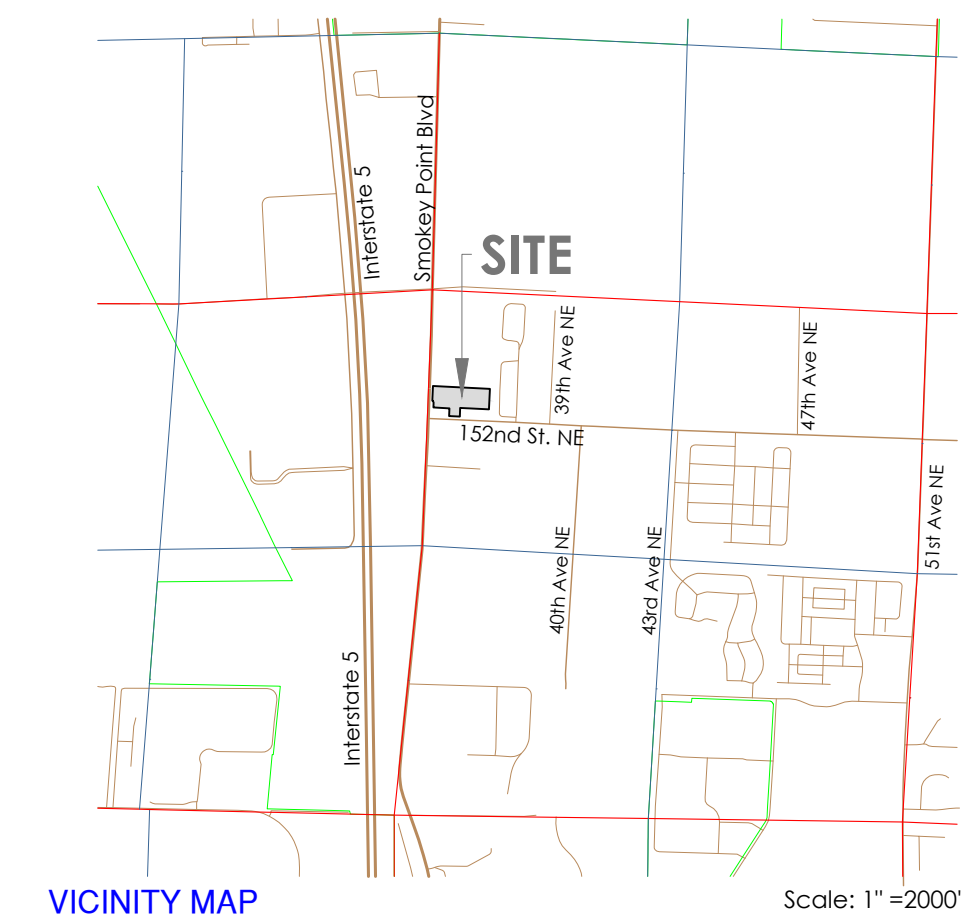
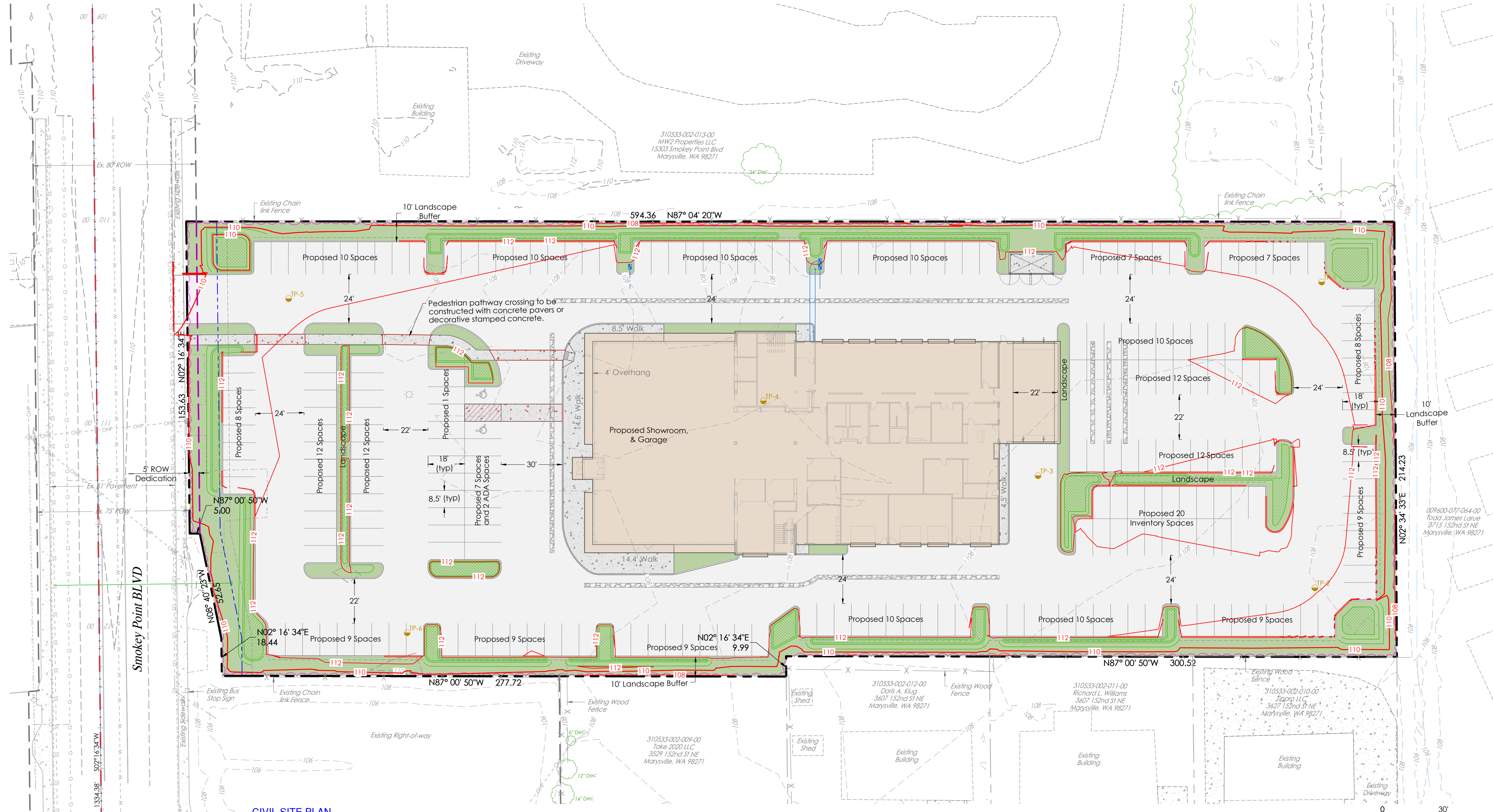


LEGEND

- PROJECT BOUNDARY
- EXIST R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EDGE OF PAVEMENT, EXST
- CLEARING LIMIT
- EXIST POWERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- POWER POLE, EXIST
- REDI-ROCK WALL
- FENCE, EXIST
- "NO PARKING" FIRE LANE



LEGAL DESCRIPTION
 PARCEL A:
 LOT 4 OF SHORT PLAT NO. SP-10215-82) RECORDED UNDER RECORDING NO. 821129093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.
 PARCEL B:
 PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.2021-3255002.
DATUM & BENCHMARK
 DATUM:
 HORIZONTAL DATUM: NAD 83/2011
 VERTICAL DATUM: NAVD 88
 BENCHMARK:
SURVEYOR GENERAL NOTES
 1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
 2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
 3. ALL DISTANCES ARE IN FEET.
 4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.
SUBSTRUCTURES
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.
TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER
 RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.
PROJECT INFORMATION
 Tax Parcel Numbers 310533-002-052-00 & 310533-002-053-00
 Total Area 129,163 sq ft (2.97 ac)
 GPP Designation GC (General Commercial)
 Existing Land Use Undeveloped
 Proposed Land Use General Commercial
LOCAL SERVICES
 Sewage Disposal: City of Marysville
 Water District: City of Marysville
 School District: Marysville #25
 Fire District: City of Marysville
 Post Office: City of Marysville
 Electric: Snohomish County PUD
 Phone: Frontier
 Cable: Comcast
 Gas: PSE
CONTACT PERSON
 Land Technologies Inc.
 Mette Ash
 18820 3rd Ave. NE
 Arlington, WA 98223
 360.652.9727
 mette@landtechway.com
SITE ADDRESS
 15223 Smokey Point Blvd
 Marysville, WA 98271
ENGINEER
 Land Technologies Inc.
 Tyler S. Foster, P.E.
 18820 3rd Ave NE
 Arlington, WA 98223
 360.652.9727
 tyler@landtechway.com
APPLICANT/OWNER
 Quality Auto Center
 15223 Smokey Point Blvd
 Marysville, WA 98271
SURVEYOR
 North Peak Associates LLC
 Steven C. Berg, PLS
 17212 Woodinville-Redmond Rd
 Woodinville, WA 98072
 206.601.4682
CERTIFIED EROSION CONTROL SPECIALIST
 KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER
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: WSW 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 2022.
Sheet List Table

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Details
C11	Composite Utility Plan

LAND DISTURBING AREA		LANDSCAPE DATA		DEVELOPMENT STANDARDS	
Total Site Area	129,163 sf (2.97 ac)	Total Site Area	129,163 sf (2.97 ac)	Zoning	GC
Impervious Area		Landscape Required		Minimum Street Setback	None
Parking & Aisles	74,812 sf	Total Required	19,348 sf	Minimum Interior Setback	None
Roof	22,931 sf	(15% of Total Area)		Maximum Base Height	35'
Sidewalk	3,016 sf	Landscape Provided	27,278 sf	Maximum Impervious Surface	85%
Decorative Concrete	930 sf			Landscape Setbacks:	
Trash/Recycling	196 sf			Public Right-of-Way & Private Access	15'
Total Impervious	101,885 sf (78.8%)			Public Arterial Right-of-Way	15'
Land Disturbing Activity					
Conceptual Area of Disturbance	129,163 sf (3.17 ac)				
Site Grading (Finished Grading)					
Cut	-cy				
Fill	3,000 cy				

AQUIFER RECHARGE/ WELL HEAD PROTECTION
 Low, Over 100 ft.
SOILS
 Custer Fine Sandy Loam;
 Hydrologic Soil Group: C/D
 Compact 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

Quality Auto Center Marysville
 15223 Smokey Point Blvd, Marysville, WA 98271
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CIVIL SITE PLAN

PROJECT LEAD: Mette Ash
 CHECKED BY: Tyler
 DRAWN BY: Mette Ash
 DATE: 08/10/2022
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -

QUALITY AUTO CENTER
 15223 Smokey Point Blvd, Marysville, WA 98271

SHEET
 C1 of C11
 24x36
 PA 22-005

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

LEGEND

	Boundary Line		Existing Path		Design Water		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		Existing Fence		Designed Bio-Retention Cell
	Phase Line		Design/Existing Type 2 Catch Basin		Existing Wetland Line/Hatch		Designed Bio-Retention Cell Liner
	Design Tract Line		Design/Existing Storm Drain Clean-out		Design Buffer Line/Hatch		Existing Section Line
	Design Lot Line		Design Yard Drain Line		Existing Buffer Line/Hatch		Existing Power Line
	Existing Lot Line		Design Yard Drain Catch Basin		Existing Telephone Line		Existing Gas Line
	Design Easement Line		Design Yard Drain Clean-out		Existing Gas Symbol		Existing Flow Symbol
	Existing Easement Line		Design Shed Dispersion		Existing Tree Drip Line		Road Drain Dispersion w/100' Flow Path
	Design Road Centerline		Design Sanitary Sewer Line		NGPA signs		
	Existing Road Centerline		Existing Sanitary Sewer Line				
	Site Benchmark		Design Sanitary Sewer Manhole				
	Existing Benchmark		Design/Existing Sanitary Sewer Clean-out				
	Design Edge of Asphalt		Design/Existing Sanitary Sewer Manhole				
	Existing Edge of Asphalt		Design Sanitary Side Sewer				
	Design Sidewalk						
	Existing Sidewalk						
	Design Driveway Line/Hatch						

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- At 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. Unanticipated or 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 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. Barriers or bales shall 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 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.
- 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

- Monuments shall be installed at all street intersections, at angle points, and points of curvature in each street. All boundary monuments 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 to be used for 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 "rain" 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 8-30-002 (Olympic Foundry No. SM60, 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 8-30-001 (Olympic Foundry No. SM60 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(3) and 7-03-3(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 channels with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or 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 6" 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 (asphalt coating or better, or corrugated aluminum or AASHTO M27-47-0 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.
21. 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.
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions.
23. 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.
24. 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 infiltration 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 POND 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:	% Turf	% Germination
Tall or meadow fescue	75-80	90
Festuca arundinacea or festuca elatior	10-15	85
Seaside/Cresting bentgrass	5-10	80
Redtop bentgrass	5-10	80
agrostis alba or Agrostis gigantea		

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: WSPV 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

8/10/2022 3:07 PM
 Z:\Amassi, Allan - Q Auto Center Marysville\Sheets\C2 Construction Notes.dwg
 Quality Auto Center Marysville
 15223 Smokey Point Blvd, Marysville, WA 98271
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 Construction Notes
 SHEET C2 OF C11
 PA 22-005

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 top or connection to an existing sanitary sewer main. The inspector shall be present at the time of the top 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. Lift 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 grade 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 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 an 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 "V"ing of the main by the Contractor. Immediately prior to "V"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 tyton 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

If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned parties 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:

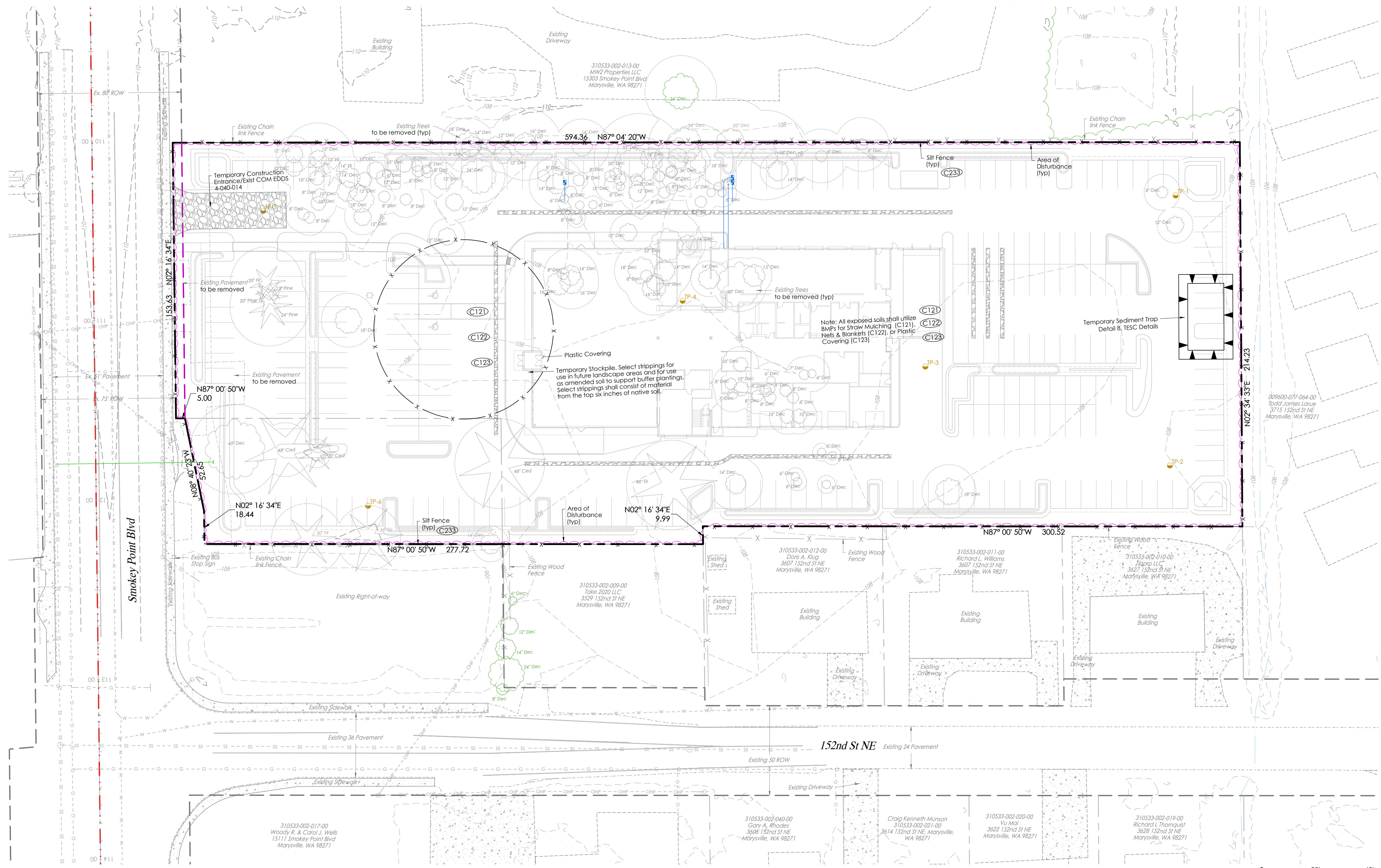
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

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
 MAKING A WAY OUT OF THE WAY
 © Copyright 1993-2022
 PROJECT LEAD: Marie
 CHECKED BY: Tyler
 DRAWN BY: Mar, Alex
 DATE: 08/10/2022
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: ###
 Quality Auto Center Marysville
 15223 Smokey Point Blvd, Marysville, WA 98271
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 Construction Notes
 SHEET C2 OF C11
 PA 22-005

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Z:\Amoss, Allen - Q Auto Center Marysville\Sheets\C3 Existing Conditions, Clearing & TESC Plan.dwg



EXISTING CONDITIONS, CLEARING & TESC PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- 1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any 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.
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance.
3. 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.
4. 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.
5. 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.

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.

BMP'S (to be applied as appropriate)

- BMP's: C101 Preserving Natural Vegetation, C102 Buffer Zones, C105 Stabilized Construction Entrance, C107 Stabilized Parking Area, C120 Temporary & Permanent Seeding, C121 Mulching, C123 Plastic Covering, 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, C200 Interceptor Dike and Swale, 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

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 BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs 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 BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

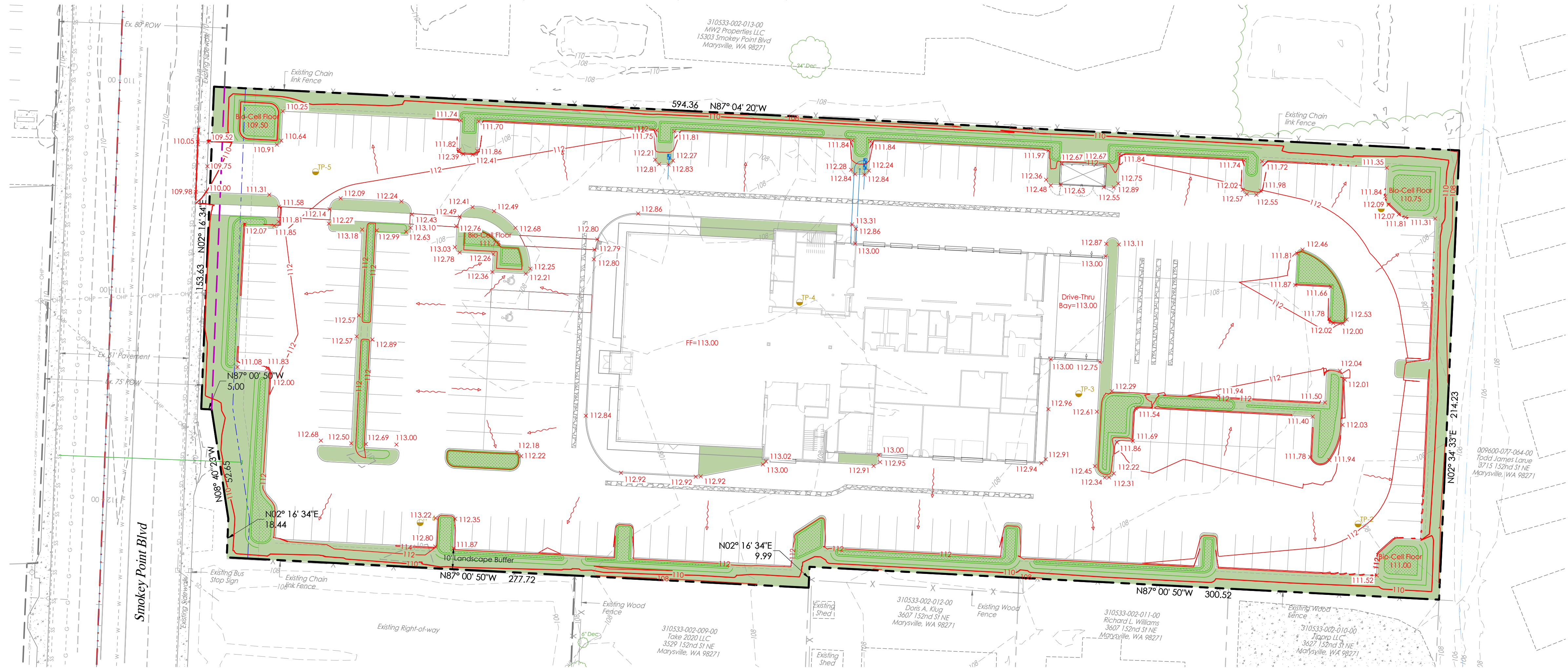
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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: WSDPW 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.

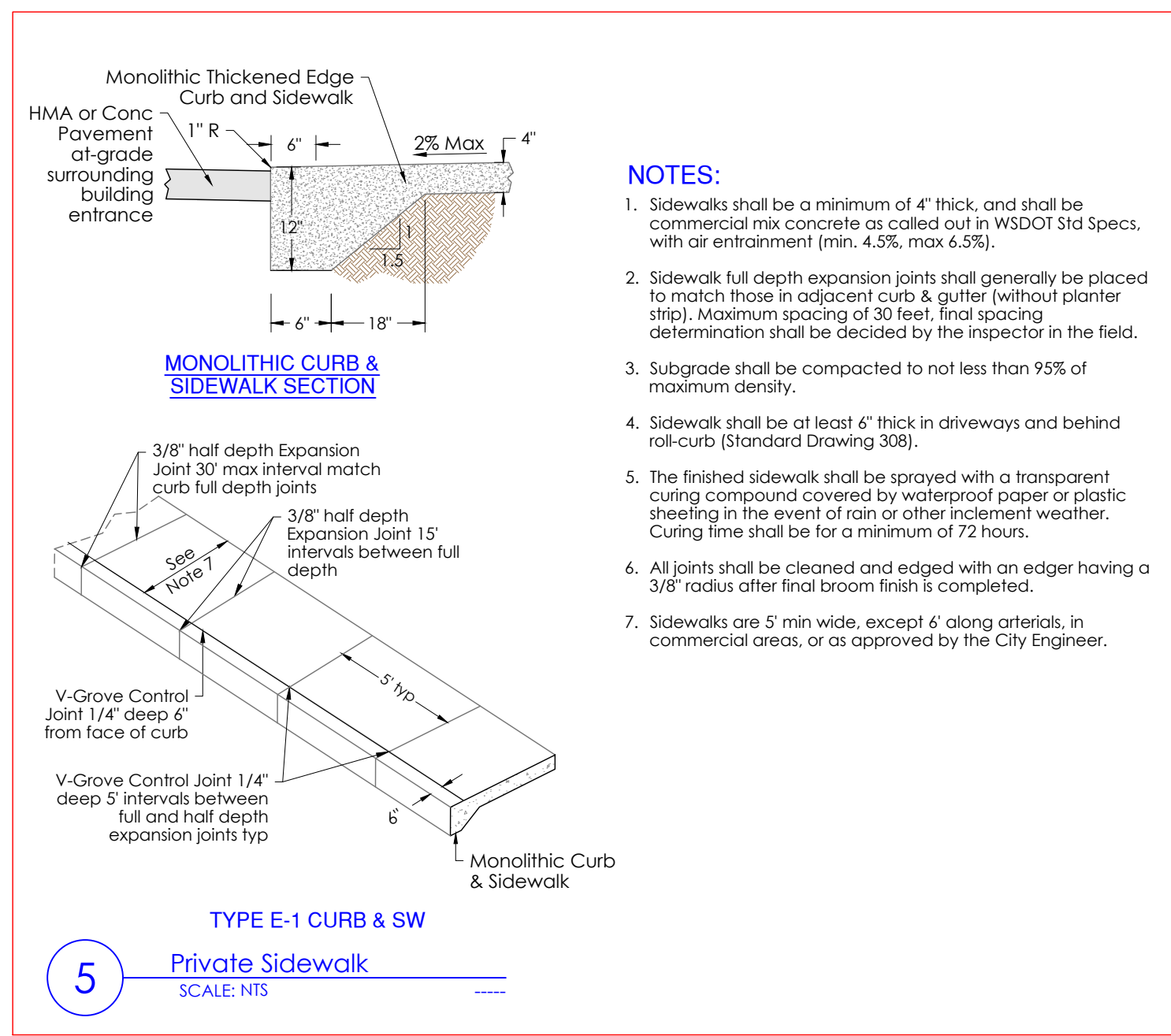
CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
PROJECT LEAD: Merie
CHECKED BY: Tyler
DRAWN BY: Merie, Alex
DATE: 8/10/2022
REGISTERED PROFESSIONAL ENGINEER
08/10/2022
PROJECT: Quality Auto Center Marysville
15223 Smokey Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
Quality Auto Center
15223 Smokey Point Blvd, Marysville, WA 98271
SHEET C3 of C11
24x36
PA 22-005

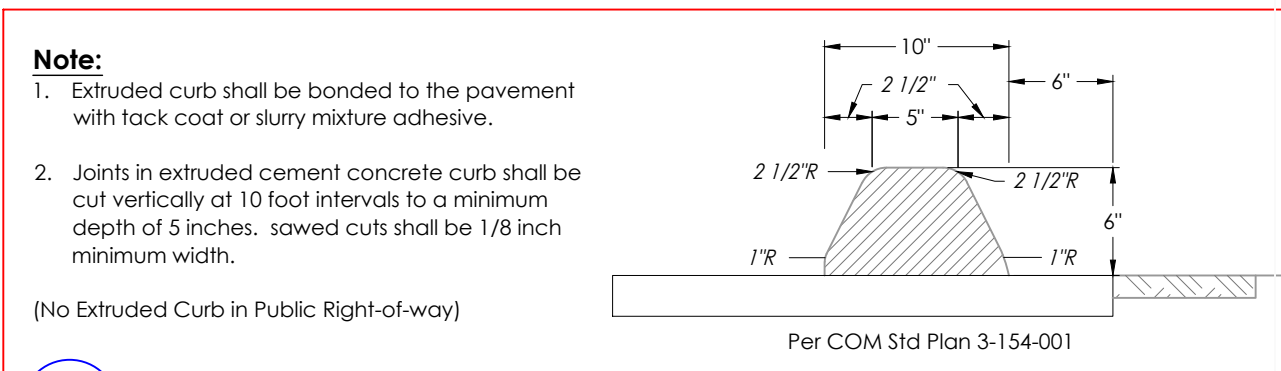


GRADING PLAN

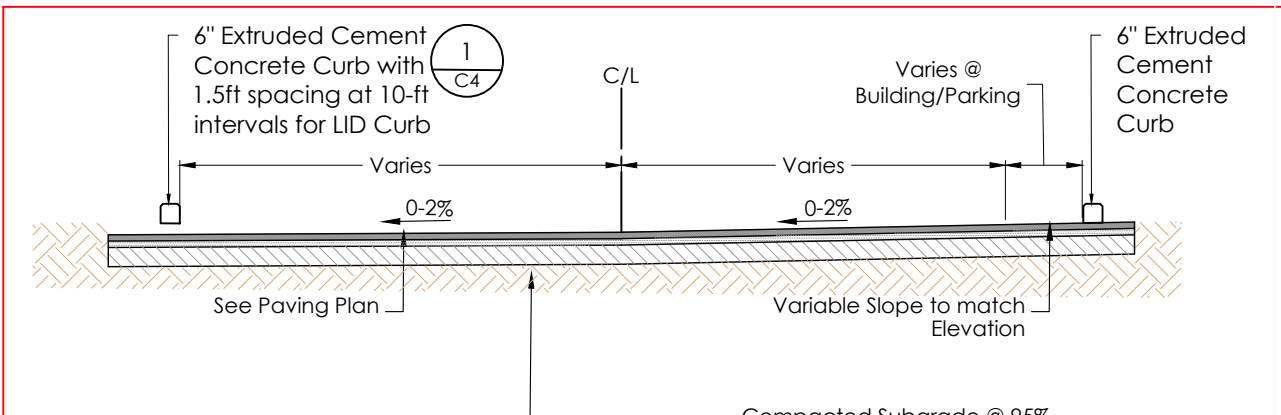
SPOT ELEVATION NOTE: All Spot Elevations should be targeting gutter or bottom of curb.



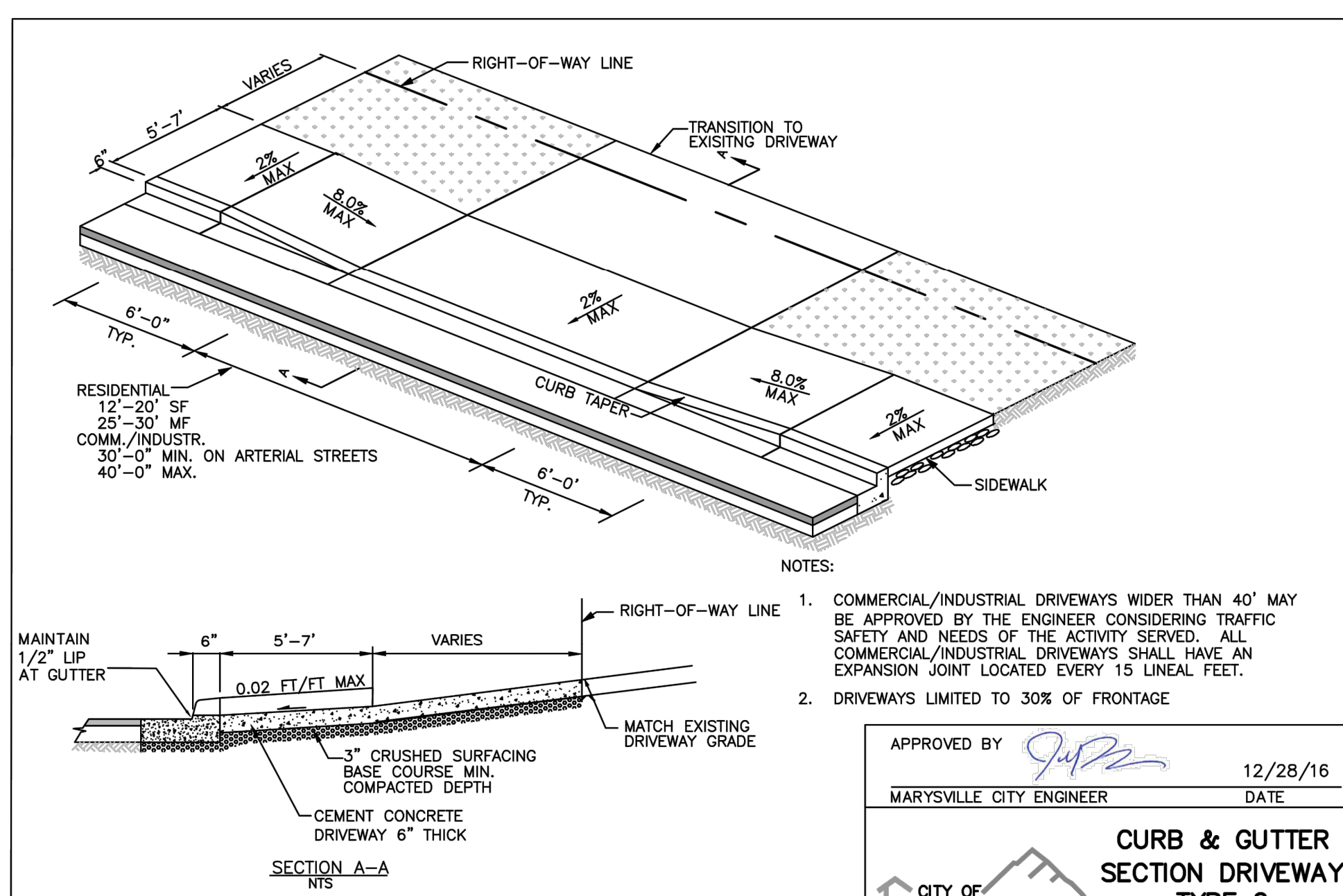
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1 Extruded Concrete Curb
SCALE: N15

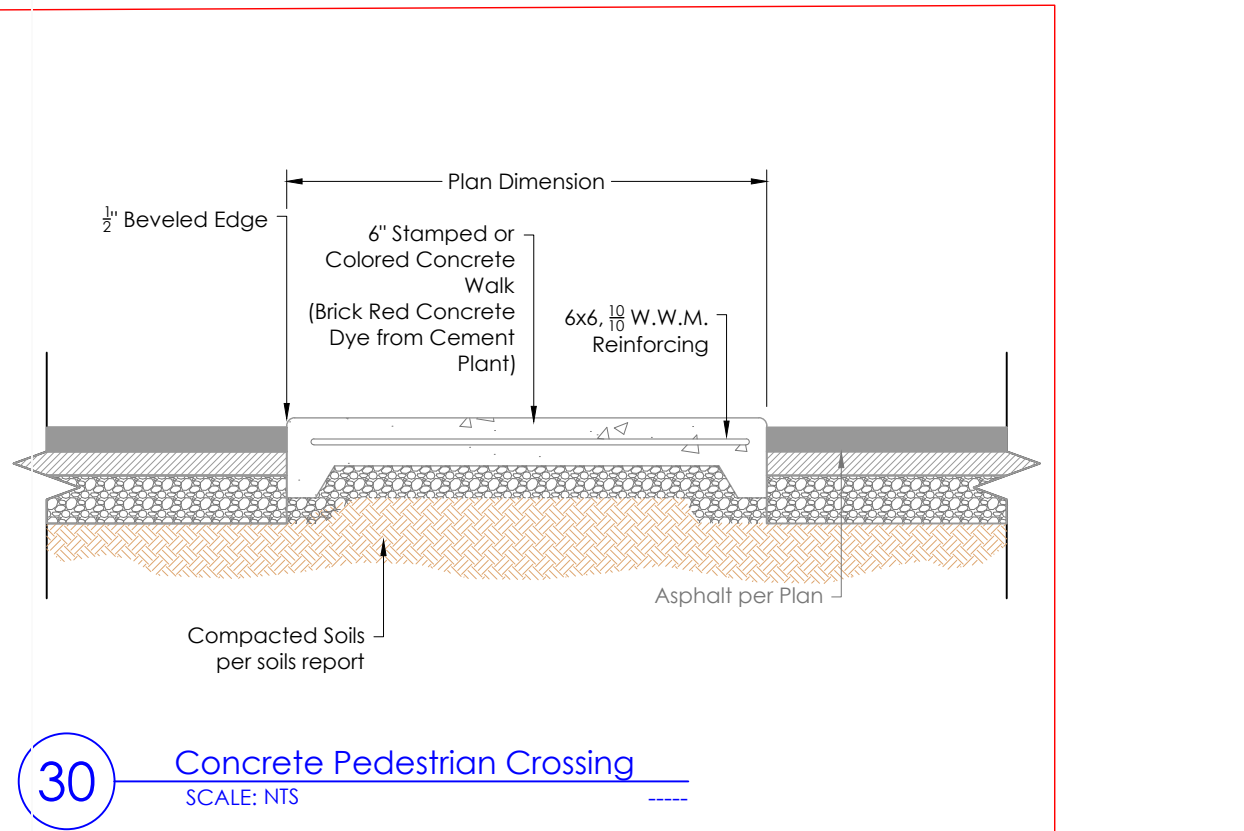


10 Aisle Section with Curb
SCALE: N15



30 Concrete Pedestrian Crossing
SCALE: N15

APPROVED BY: [Signature] DATE: 12/28/16
MARYSVILLE CITY ENGINEER
CITY OF MARYSVILLE WASHINGTON
CURB & GUTTER SECTION DRAWING TYPE 2
STANDARD PLAN 3-303-001B
LAST REVISED 12/28/16

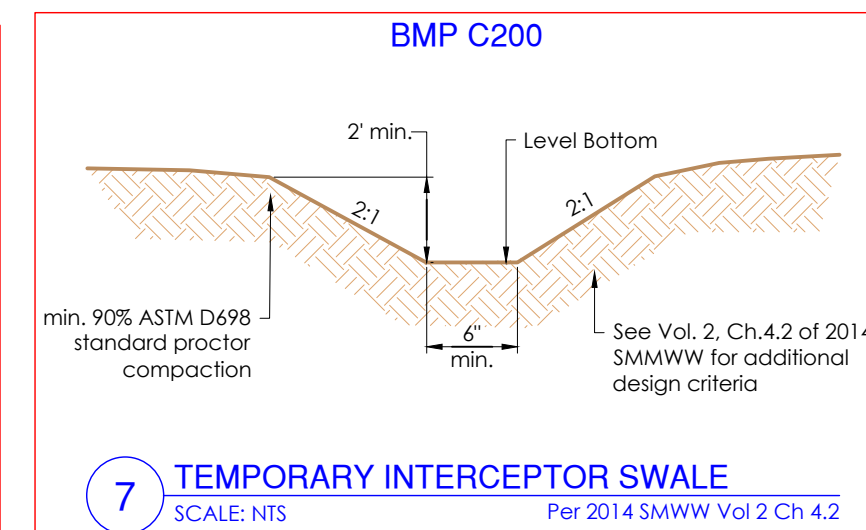
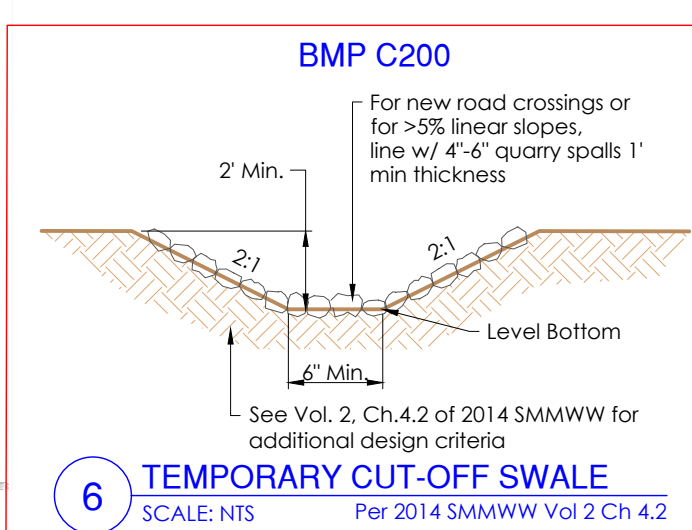
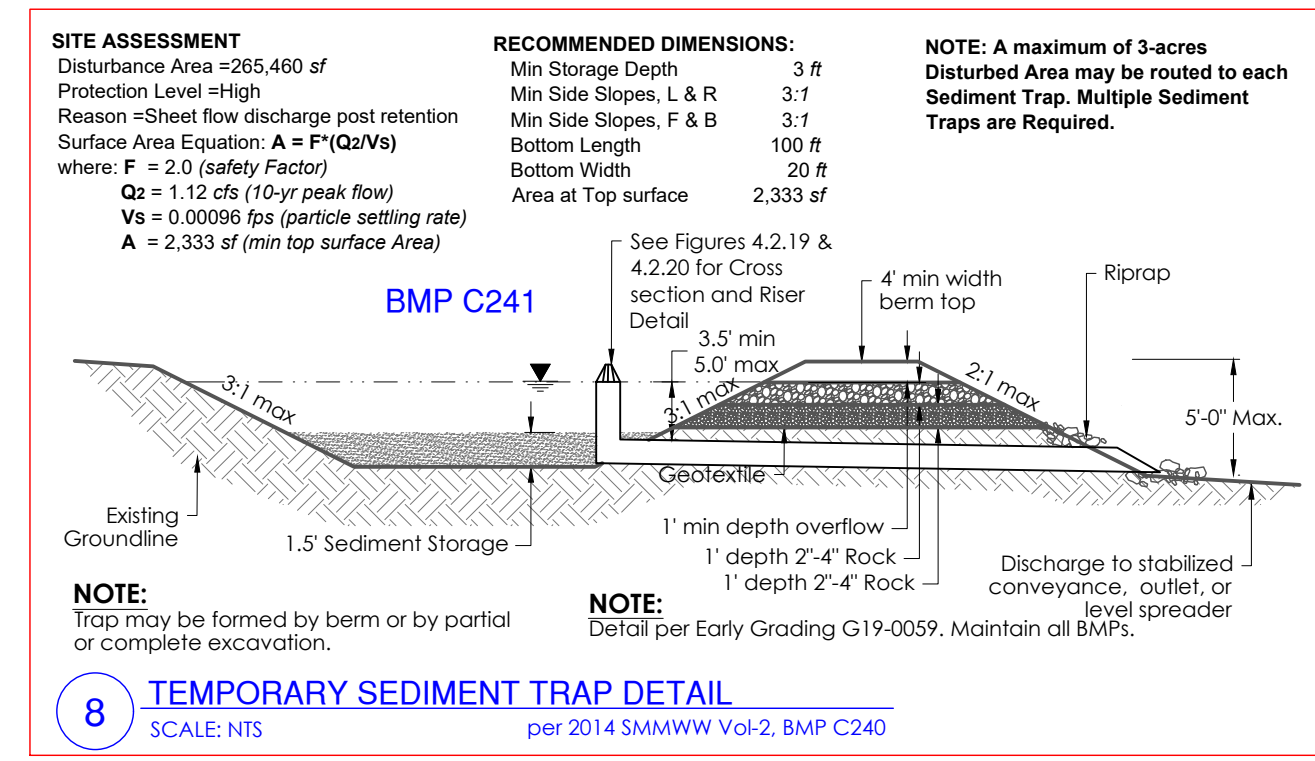
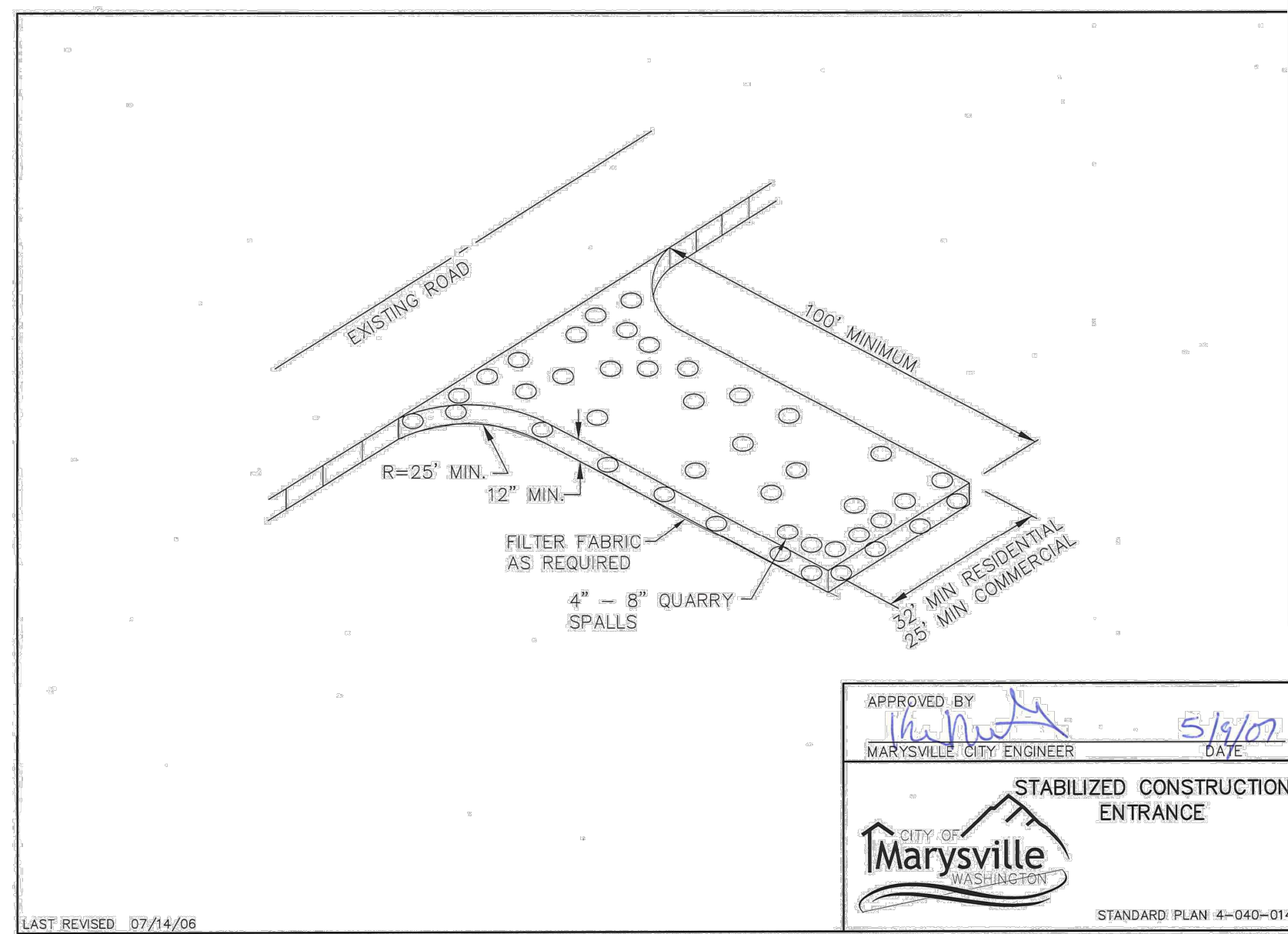
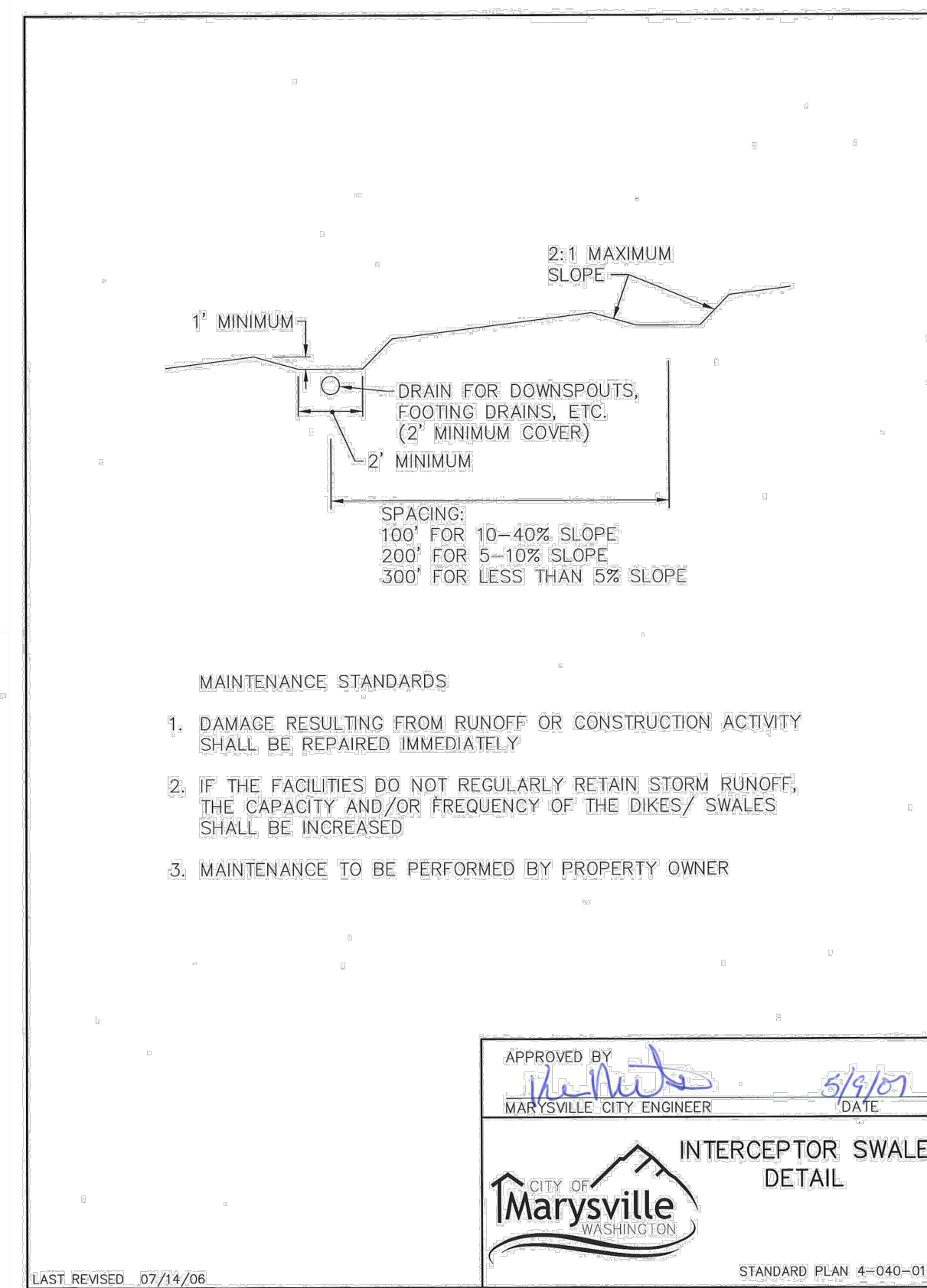
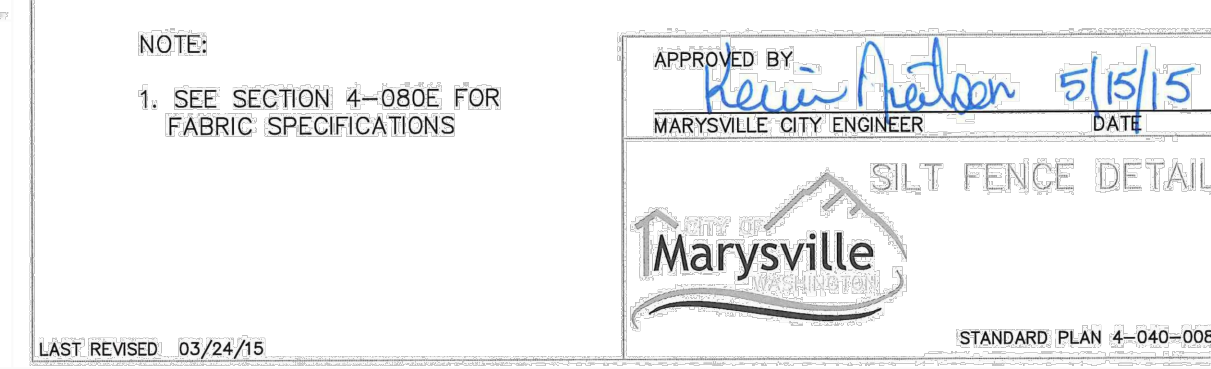
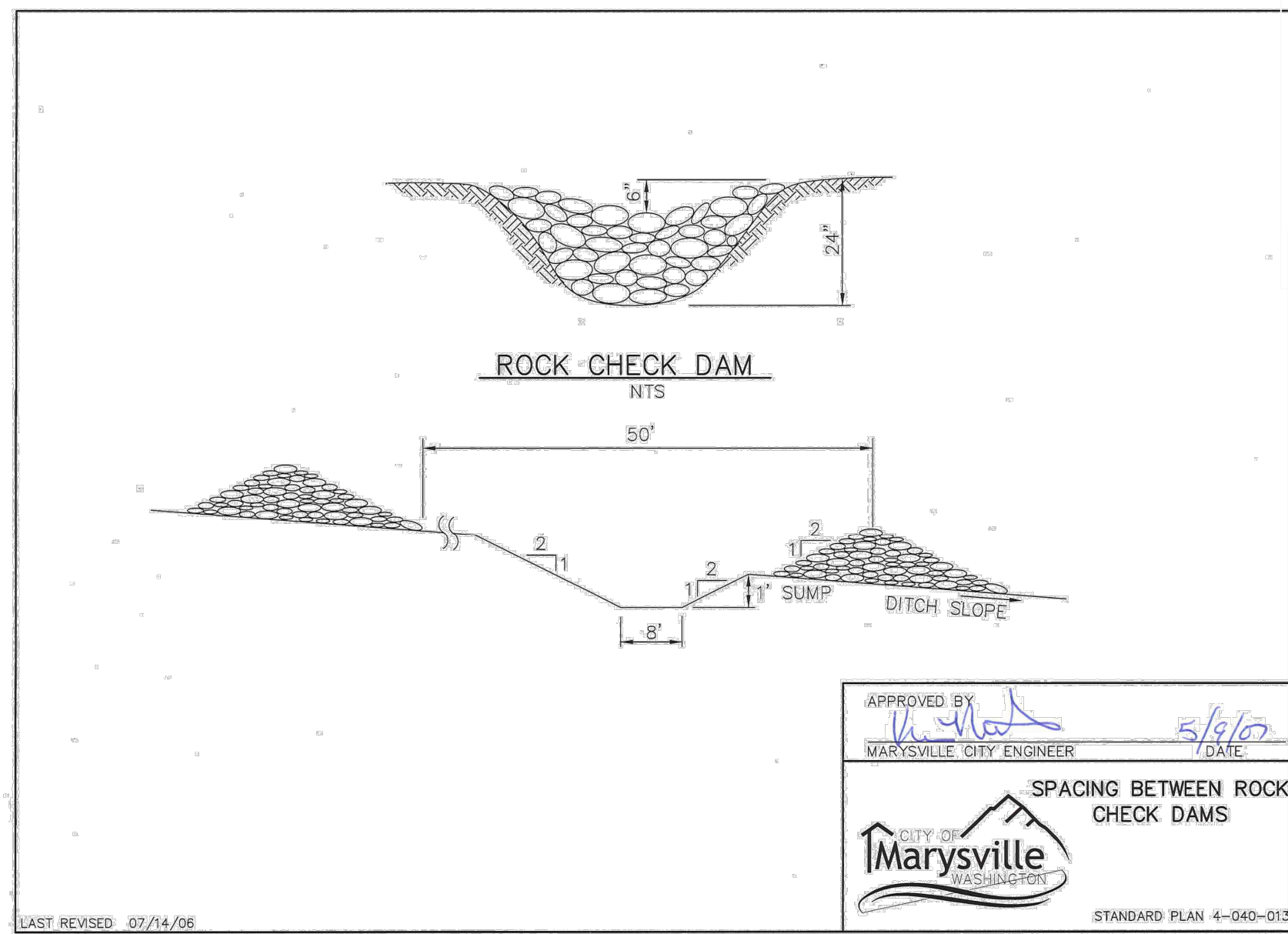
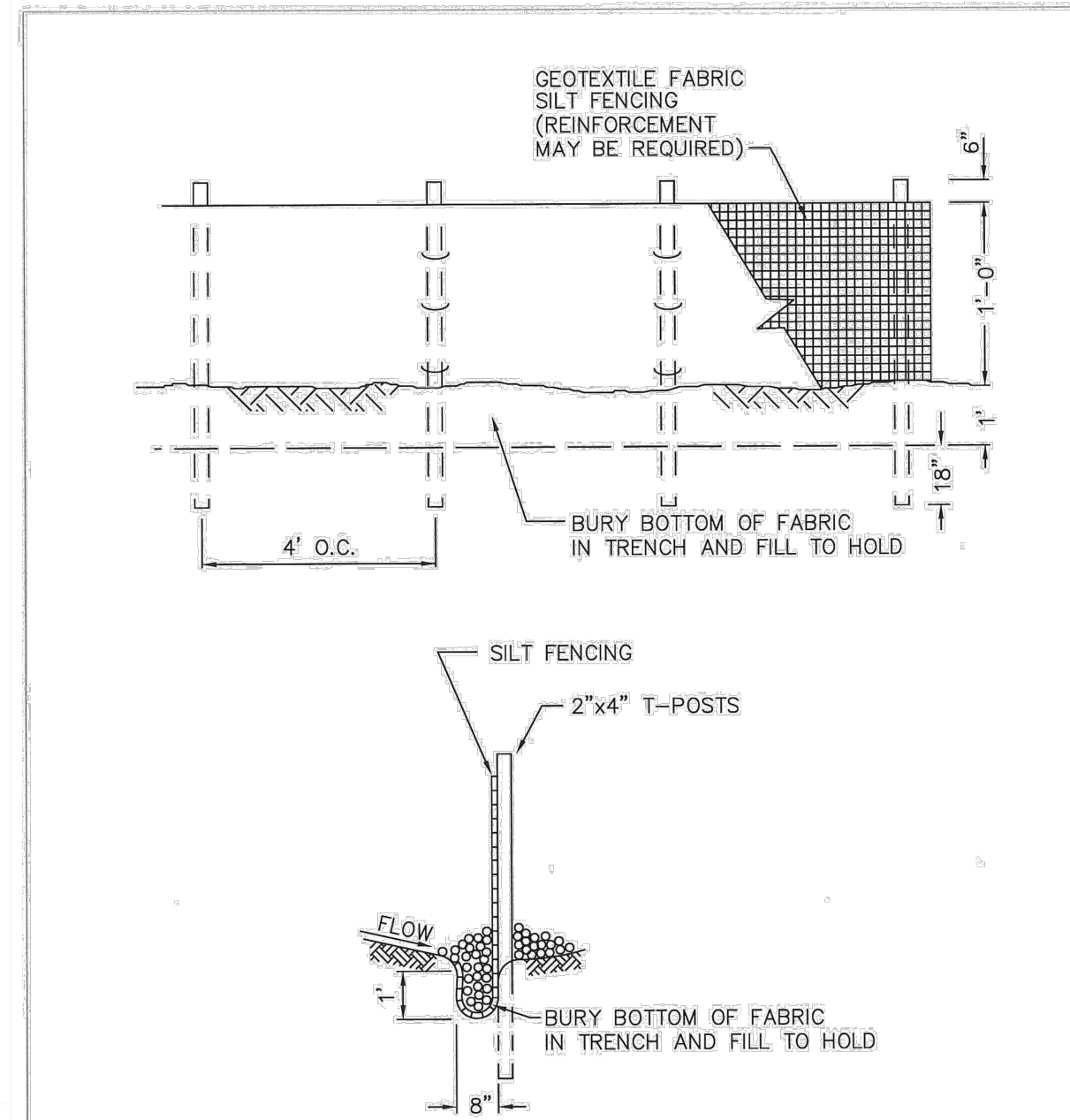
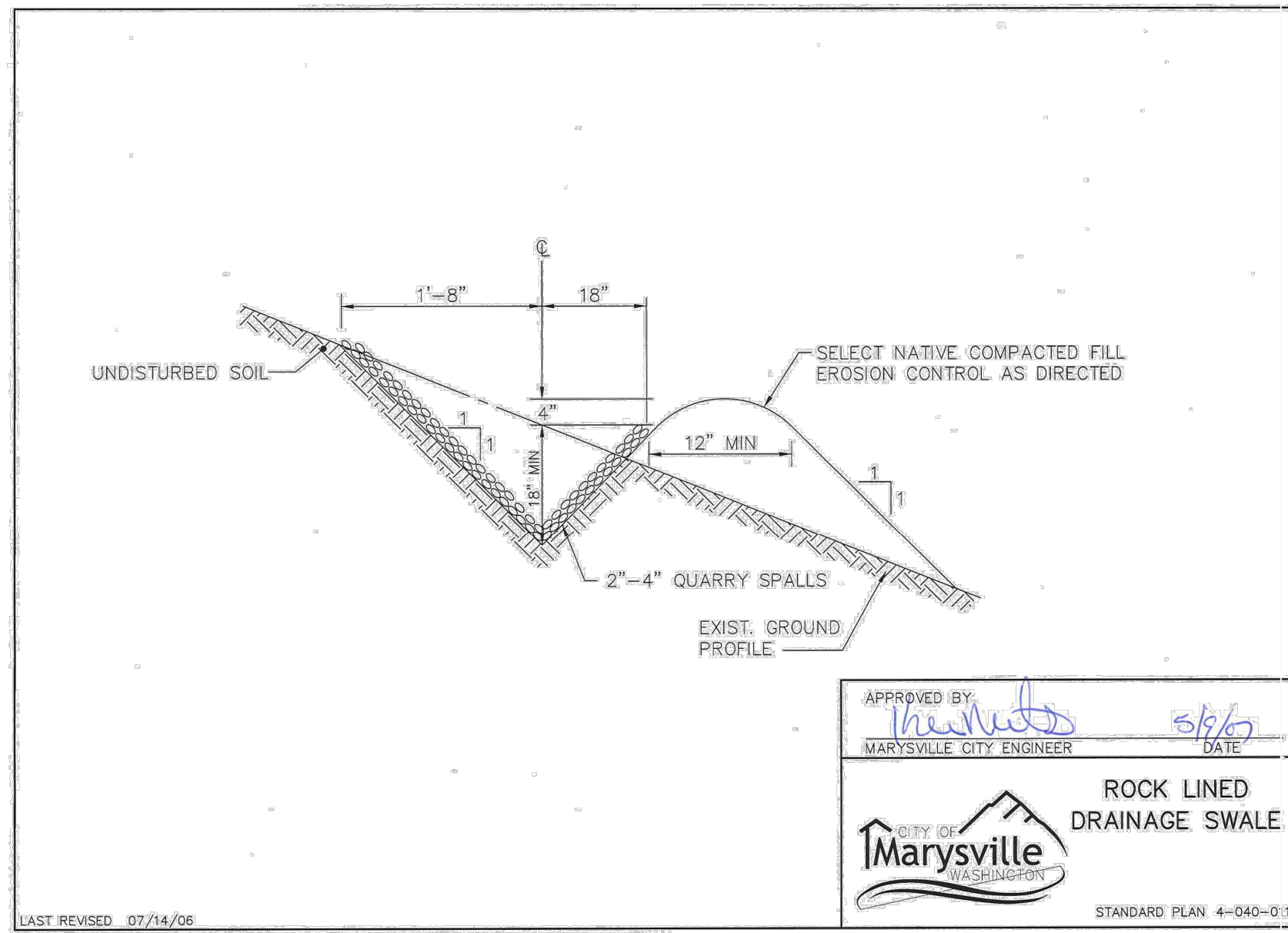


30 Concrete Pedestrian Crossing
SCALE: N15

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9777

Quality Auto Center Marysville
 15223 Smokeway Point Blvd, Marysville, WA 98271
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

GRADING & TESC DETAILS

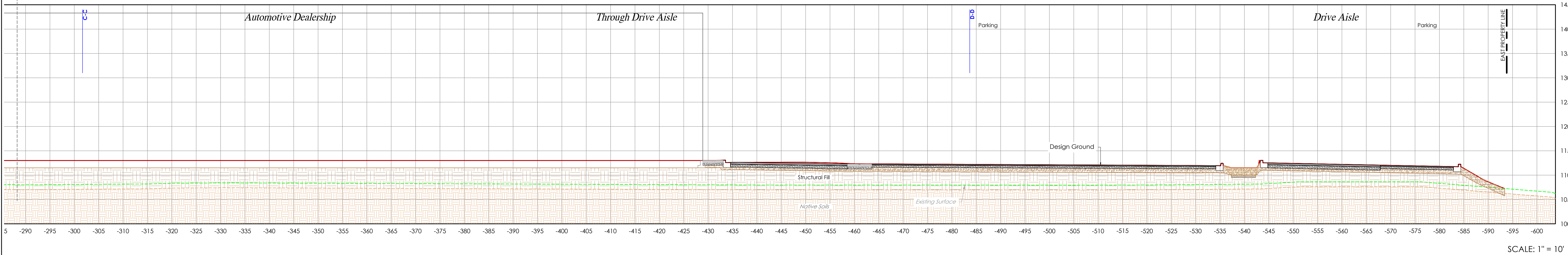
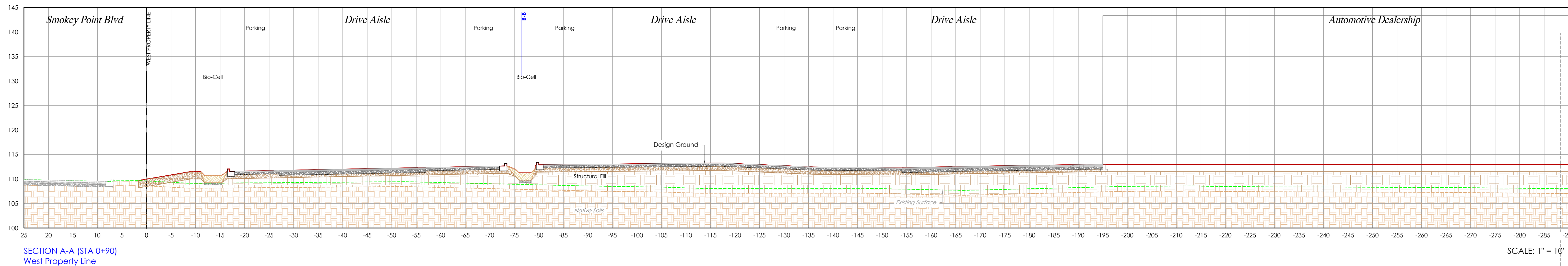
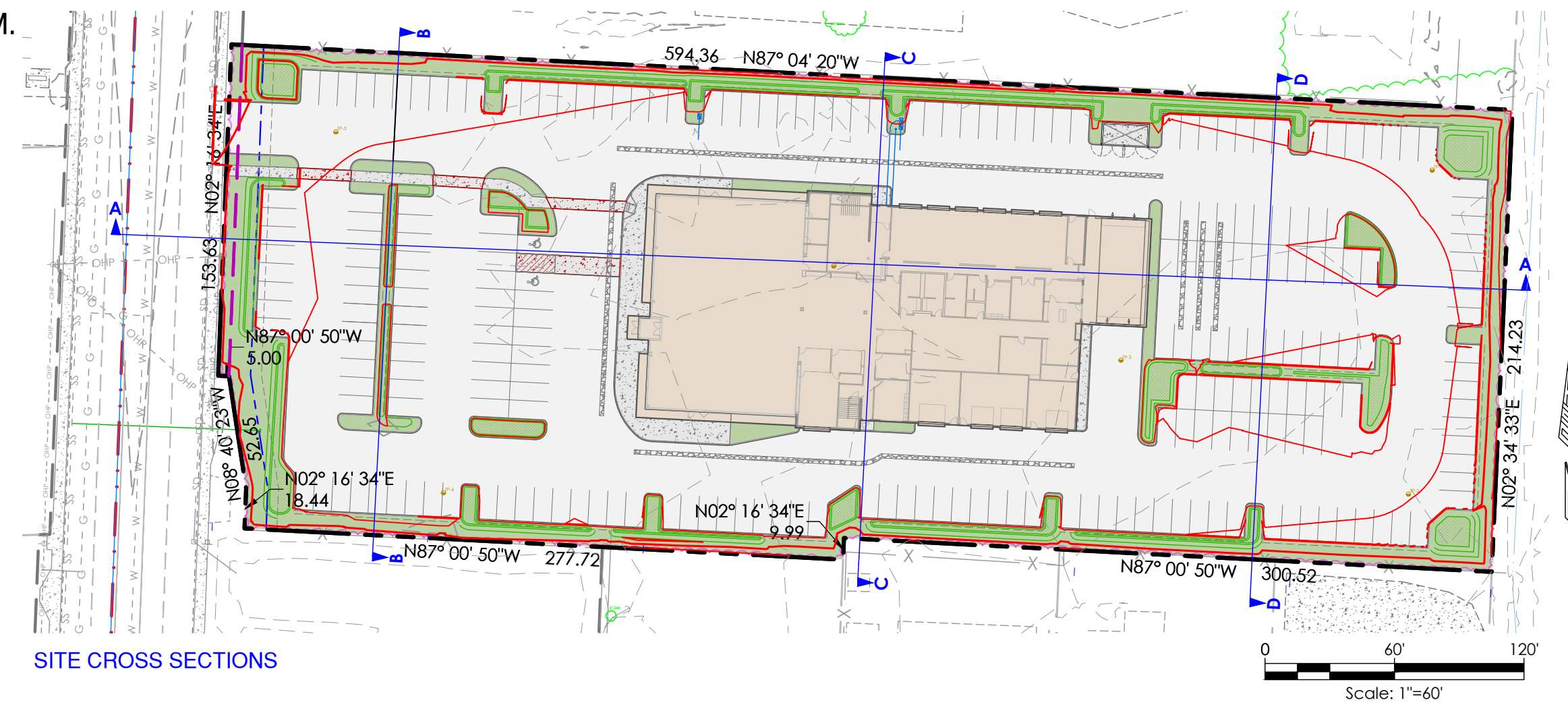
PROJECT LEAD: Marie
 CHECKED BY: Tyler
 DRAWN BY: Marie, Alex
 DATE: 8/10/2022
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -

QUALITY AUTO CENTER
 15223 Smokeway Point Blvd, Marysville, WA 98271

SHEET
C5 of **C11**
 24x36
 PA 22-005

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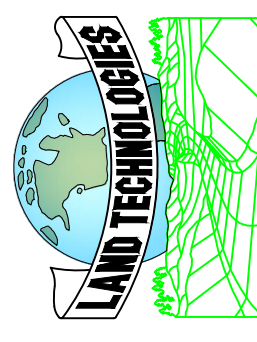
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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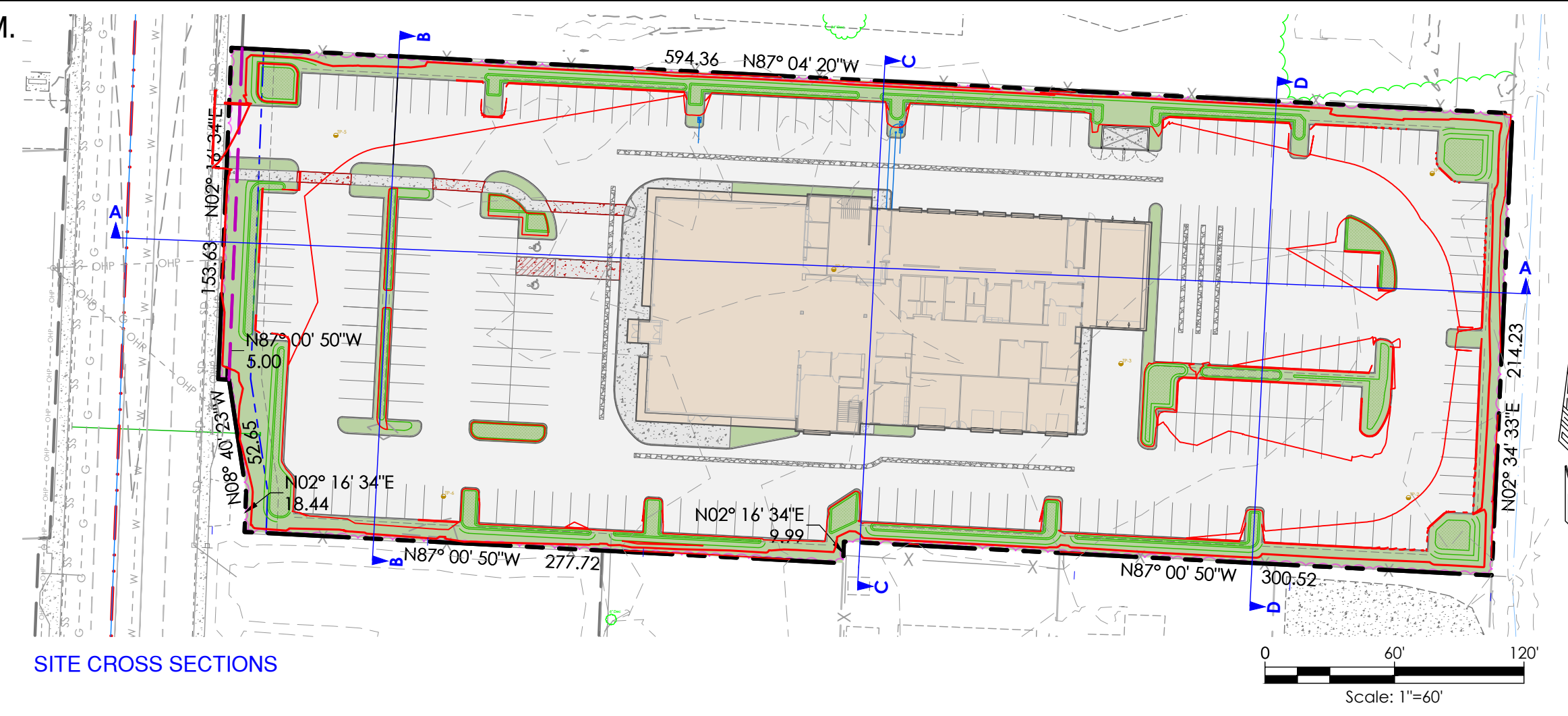
PROJECT LEAD: Alex
CHECKED BY: Tyler
DRAWN BY: Alex
DATE: 08/10/2022
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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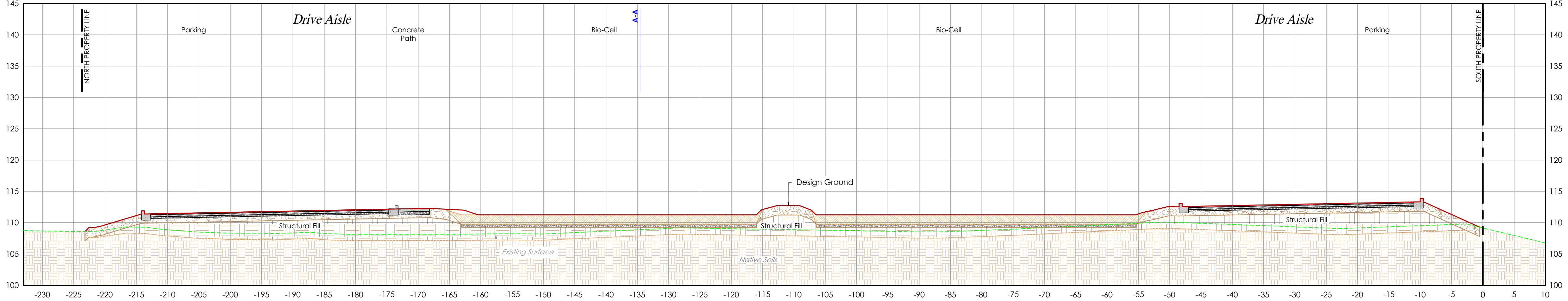
SHEET
C6 of C11
24x36
PA 22-005

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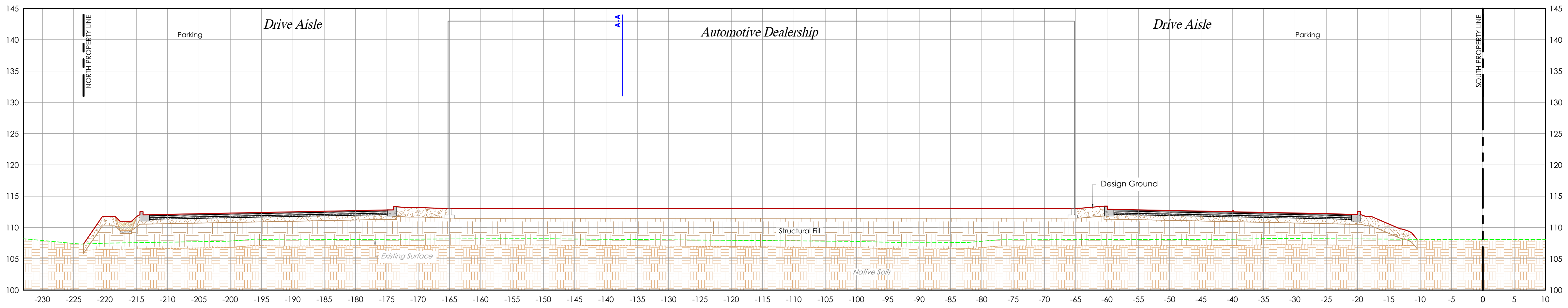
SITE CROSS SECTIONS

Scale: 1"=60'



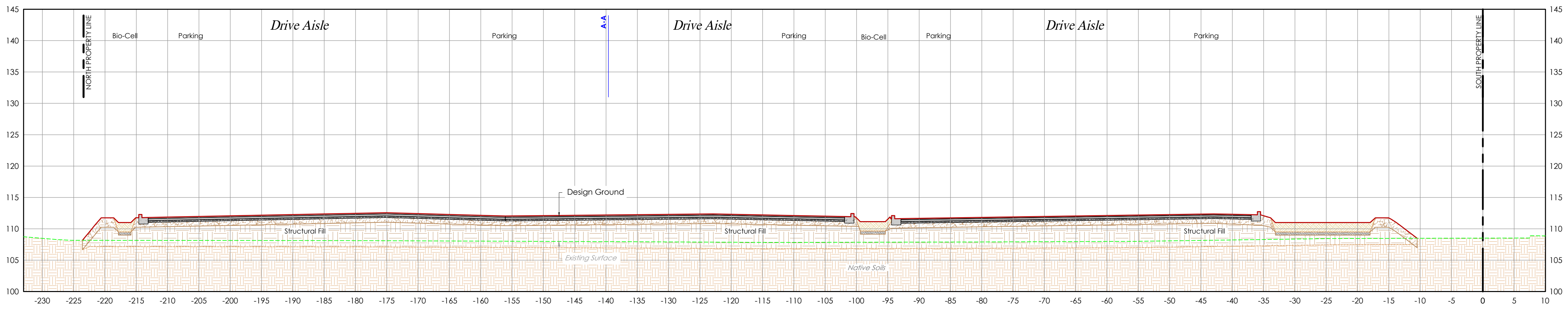
SECTION B-B (STA 0+75)
South Property Line

SCALE: Horiz 1" = 10'
Vert 1" = 10'



SECTION C-C (STA 3+00)
South Property Line

SCALE: Horiz 1" = 10'
Vert 1" = 10'



SECTION D-D (STA 4+82)
South Property Line

SCALE: Horiz 1" = 10'
Vert 1" = 10'

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BUSINESS DAYS
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08/10/2022

PROJECT LEAD: Marie
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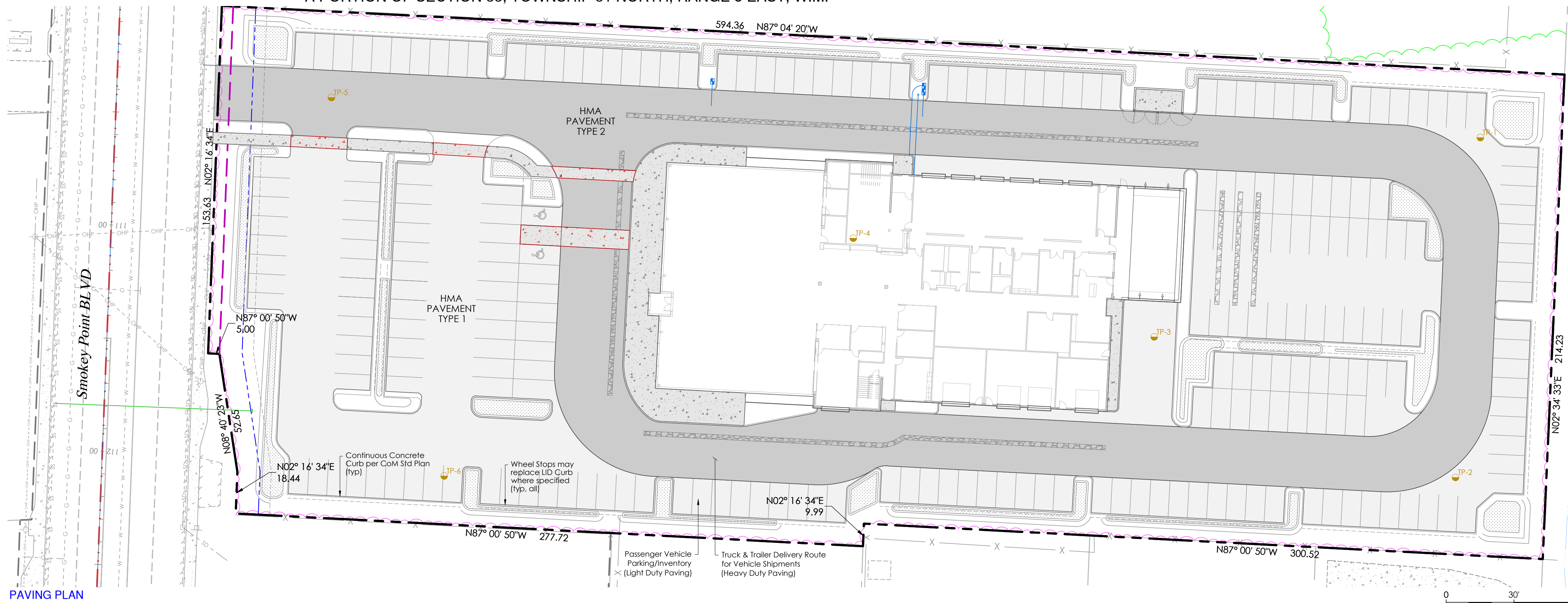
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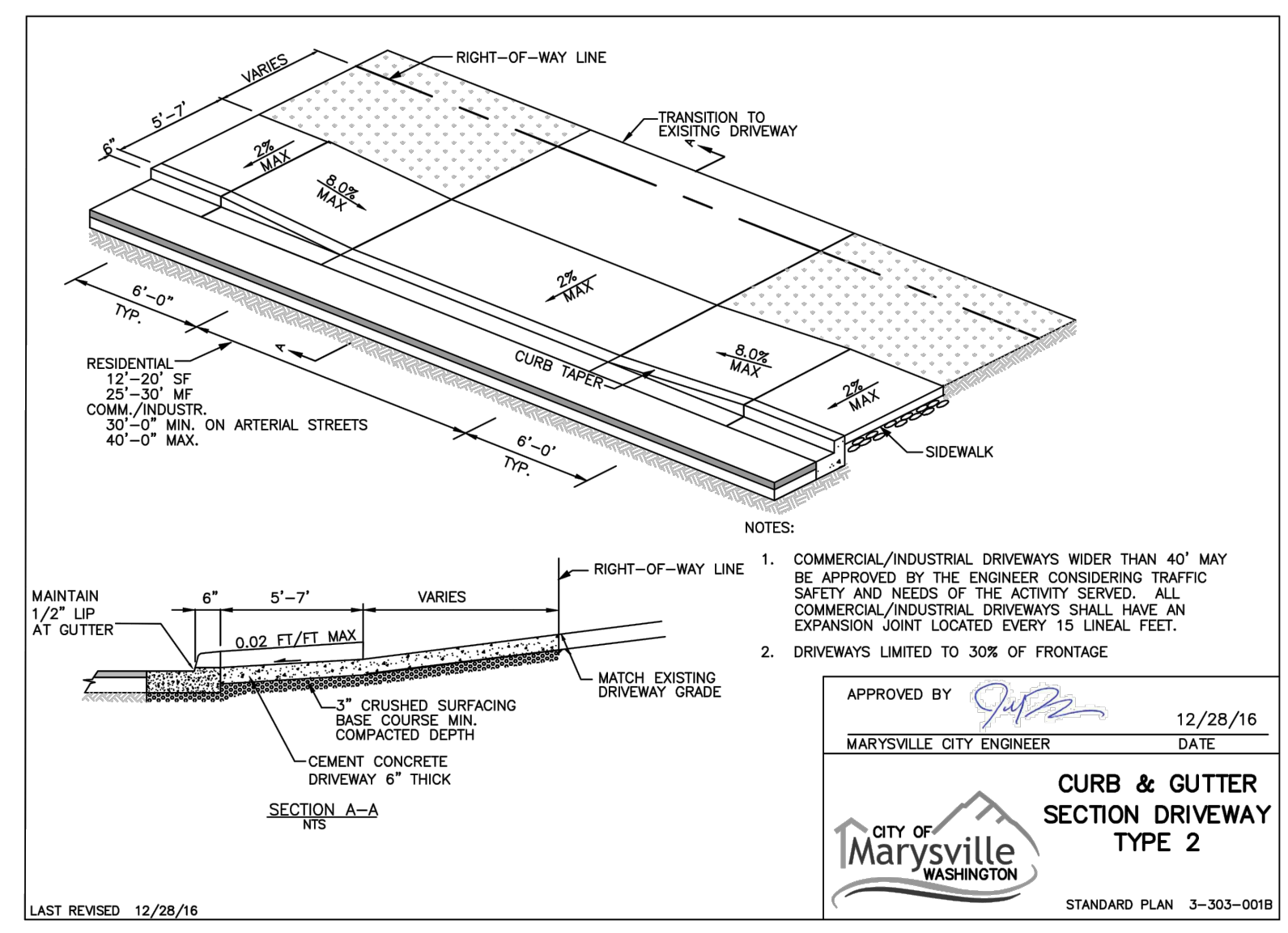
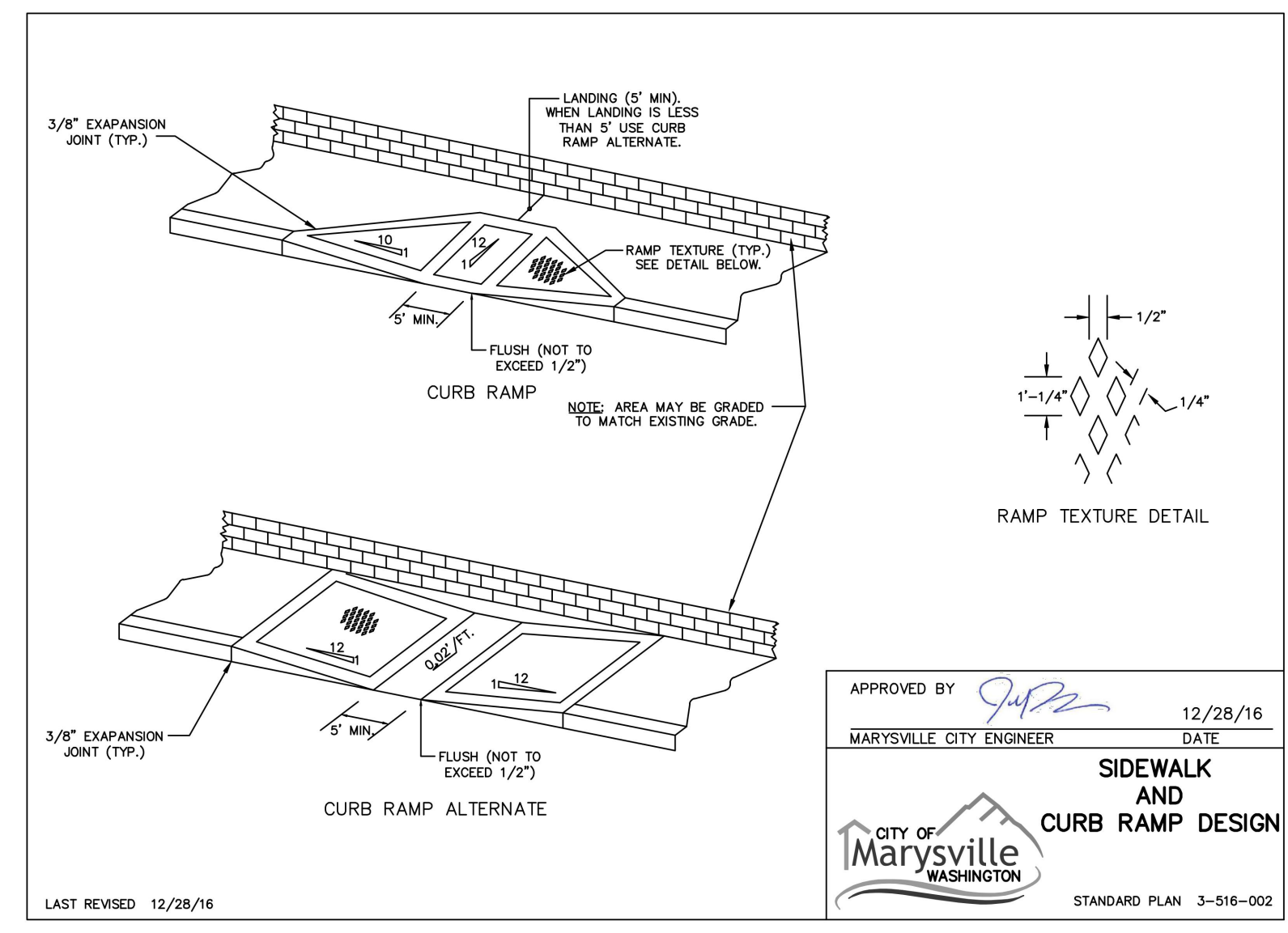
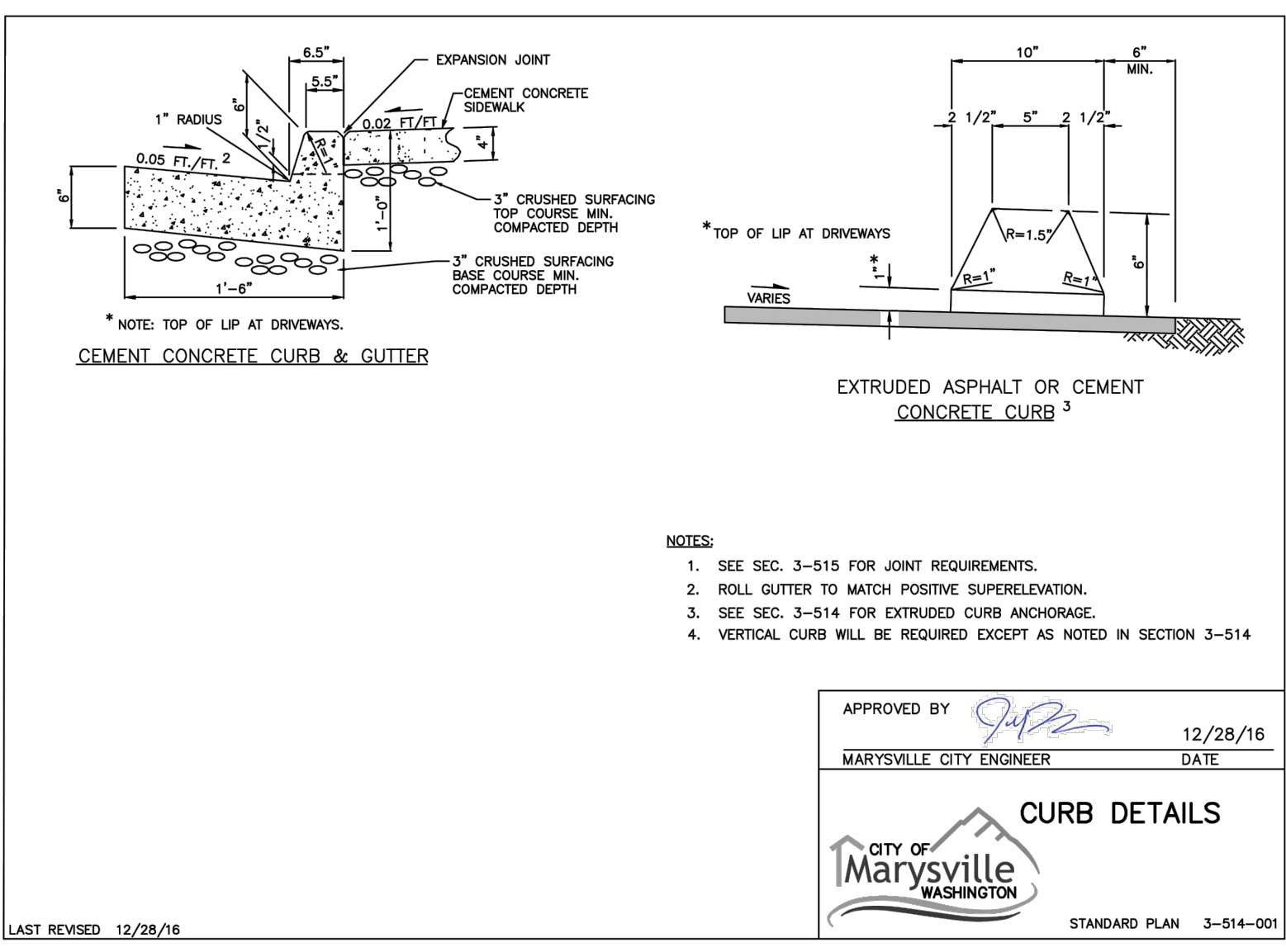
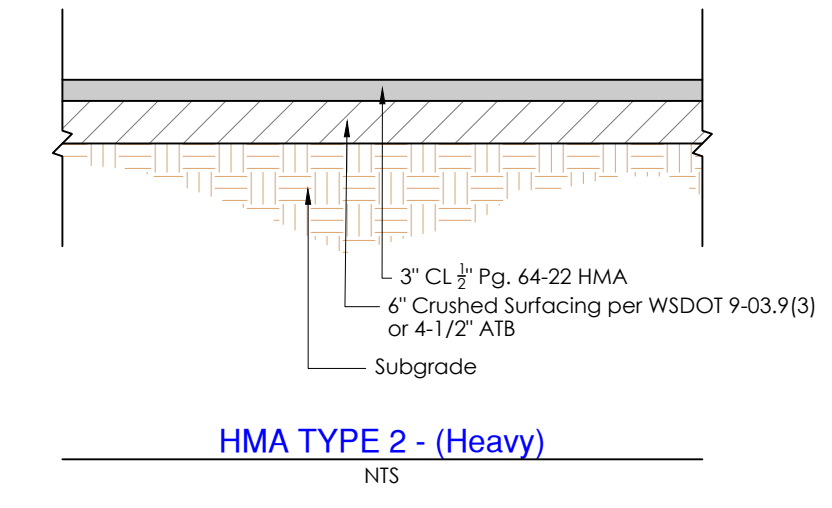
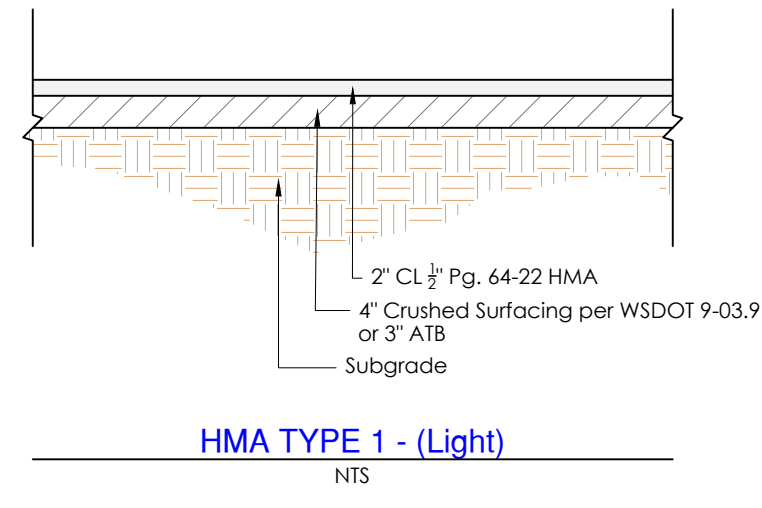
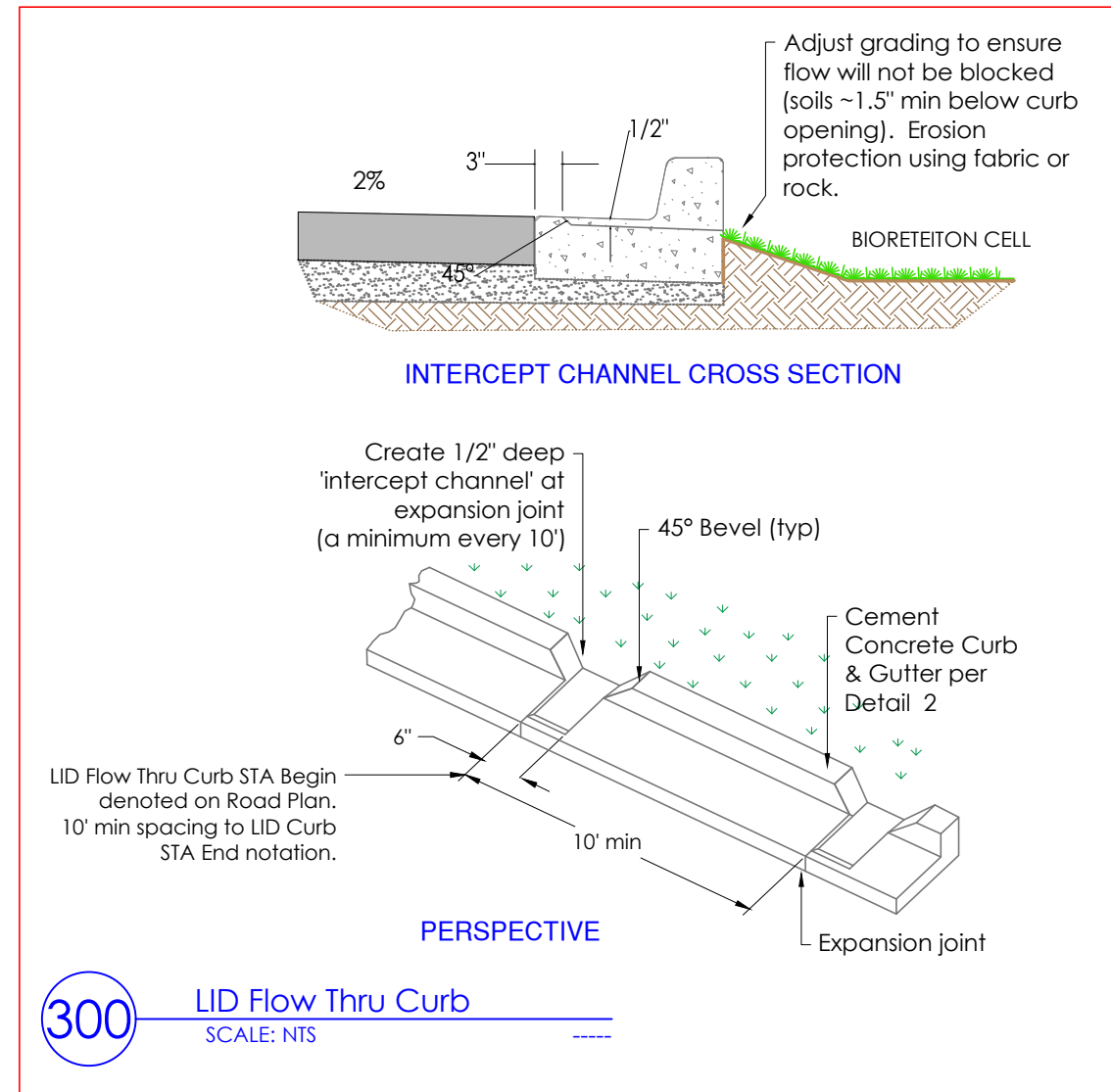
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REGISTERED PROFESSIONAL ENGINEER
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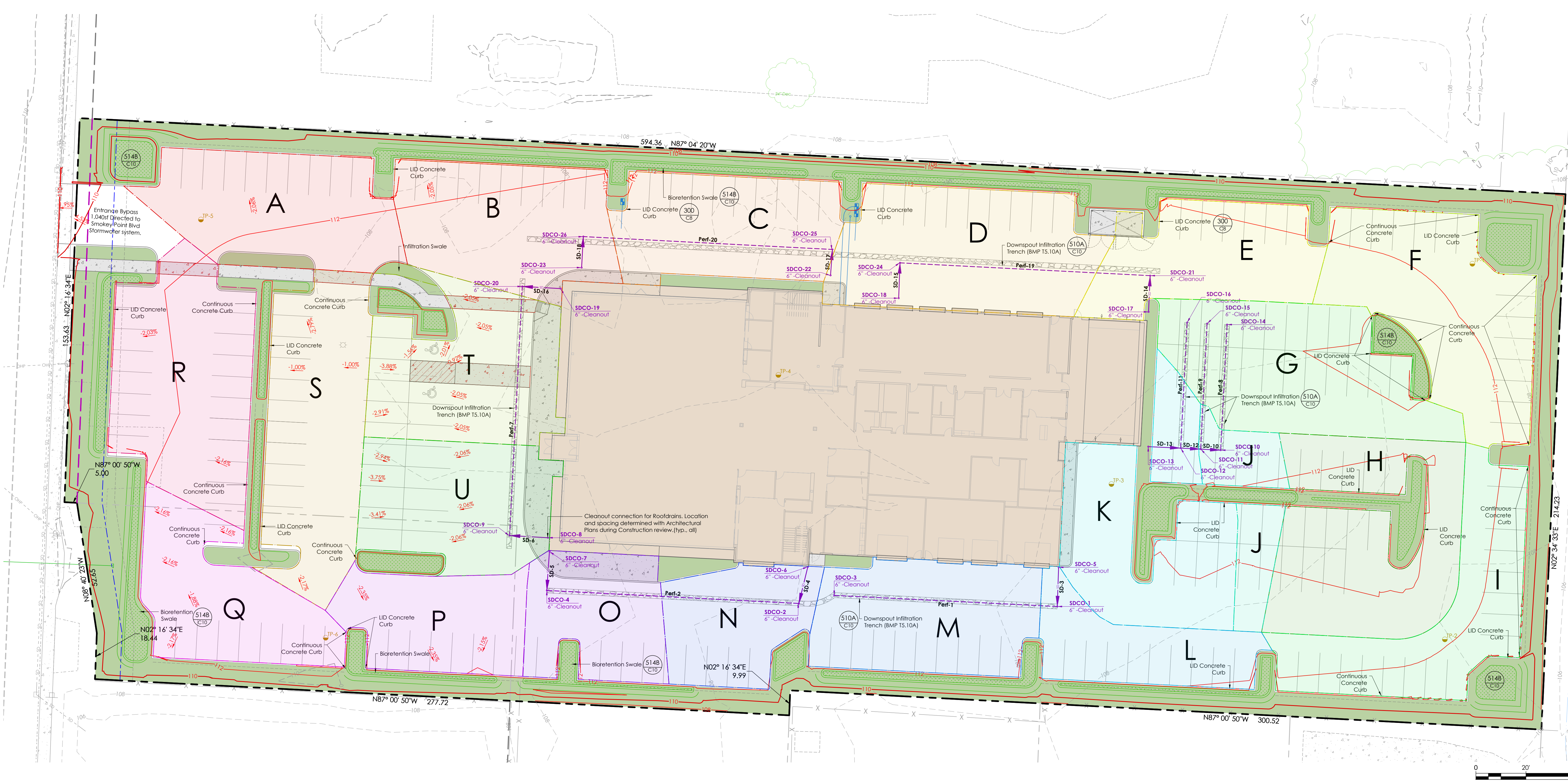
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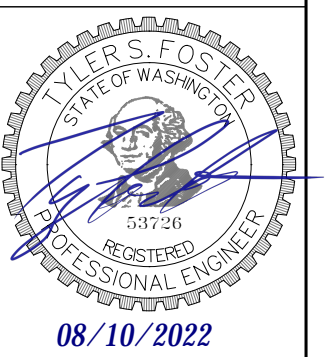
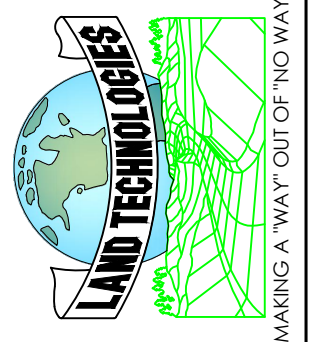
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STORMWATER MANAGEMENT OVERVIEW PLAN

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 aggregate.

General Guideline for Mineral Aggregate Gradation

Table with 2 columns: Sieve Size, Percent Passing. Rows include 3/8", #4, #10, #40, #100, #200.

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.

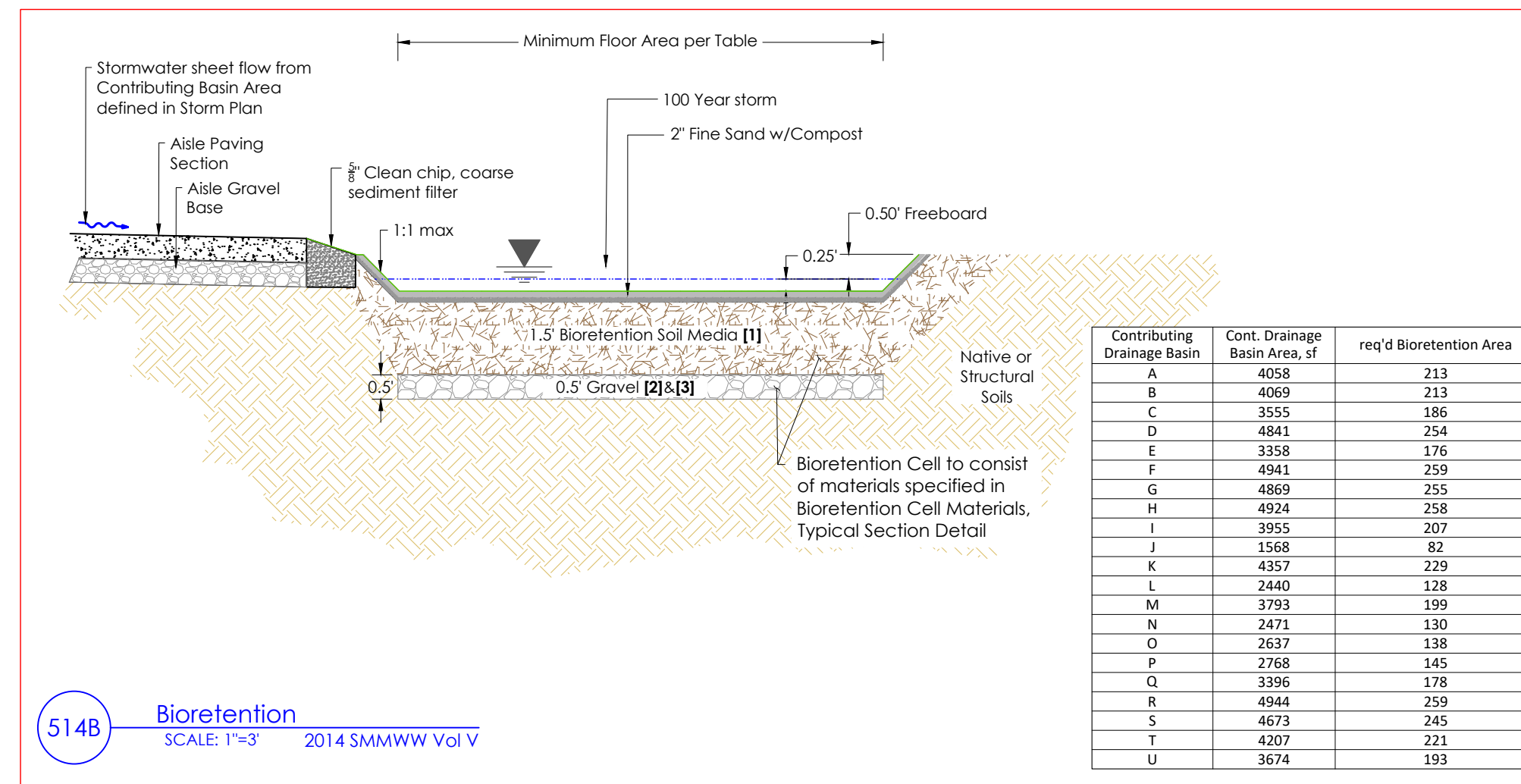
- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at http://www.ecy.wa.gov/programs/wfa/organics/soil.htm
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at http://www.ecy.wa.gov/programs/wfa/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 II", 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 mixes.
- 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-B (gradations are shown in the specification 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).

730 Bioretention Soil Media Specifications
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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 (fill) 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 1 for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-8, 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 to be within 6 to 12 inches per hour to ensure vegetation survival.



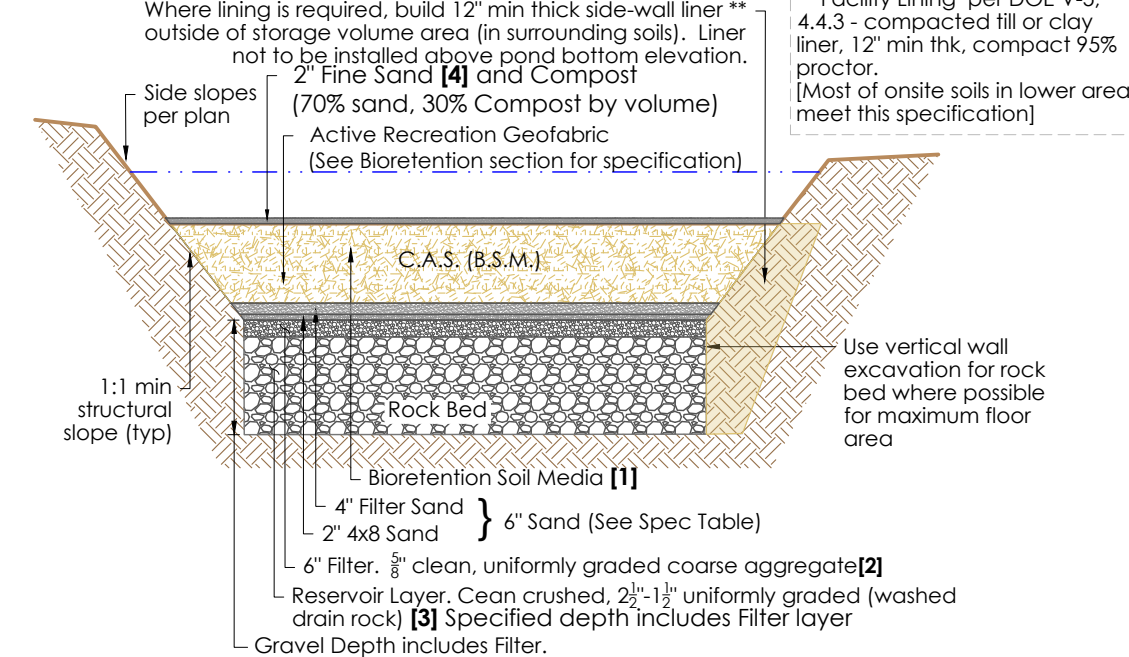
514B Bioretention
SCALE: 1"=3'
2014 SMMWW Vol V

NOTES

- 1. Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
- 2. Uniformly graded coarse aggregate WSDOT spec 9-03.1(4) crushed washed stone - AASHTO size number 67, (or equivalent)
- 3. Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%. WSDOT spec 9-03.12(5) Gravel Backfill for Drywells, (or equivalent)
- 4. Fine Sand, WSDOT spec 9-03.2(1) "Grading for Surface Finishing applications," or equivalent

Filter Sand Specification Table with 2 columns: U.S. Sieve Number, Percent Passing. Rows include #4, #16, #30, #50, #100, #200.

4x8 Sand Specification Table with 2 columns: U.S. Sieve Number, Percent Passing. Rows include 3/8", #4, #8, #10, #100, #200 (wet sieve).



514 Bioretention Material Specifications
SCALE: NTS

Design Criteria:

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 reappplied to other portions of the site where feasible.

Soil quality: The resulting soil should be conducive to the type of vegetation to be established. 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:

- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) 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.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
1. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP 17.30), with the exception that the compost may have up to 35% biosolids or manure.
2. Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
3. The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
4. 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.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

Implementation Options:

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:

- a. Scarify subsoil to a depth of one foot.
- b. In planting beds, place three inches of compost and fill in to an eight-inch depth.
- c. In turf areas, place two inches of compost and fill in to an eight-inch depth.
- d. Apply two to four inches of arborist 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).

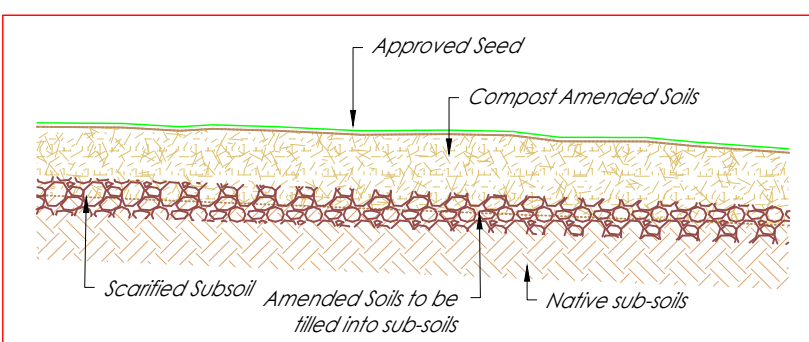
Option 3: Disturbed Soil.

Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled 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.

NOTE: All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP 15.13. Careful removal of 9 inches of the onsite Forest Duff** could meet this requirement if properly protected and cared for during the Construction Process. **Ignition testing of organics shall confirm that forest duff meets BMP 15.13 Specifications by an independent soils lab. Note: Grading with Heavy Equipment may render this layer unsuitable.

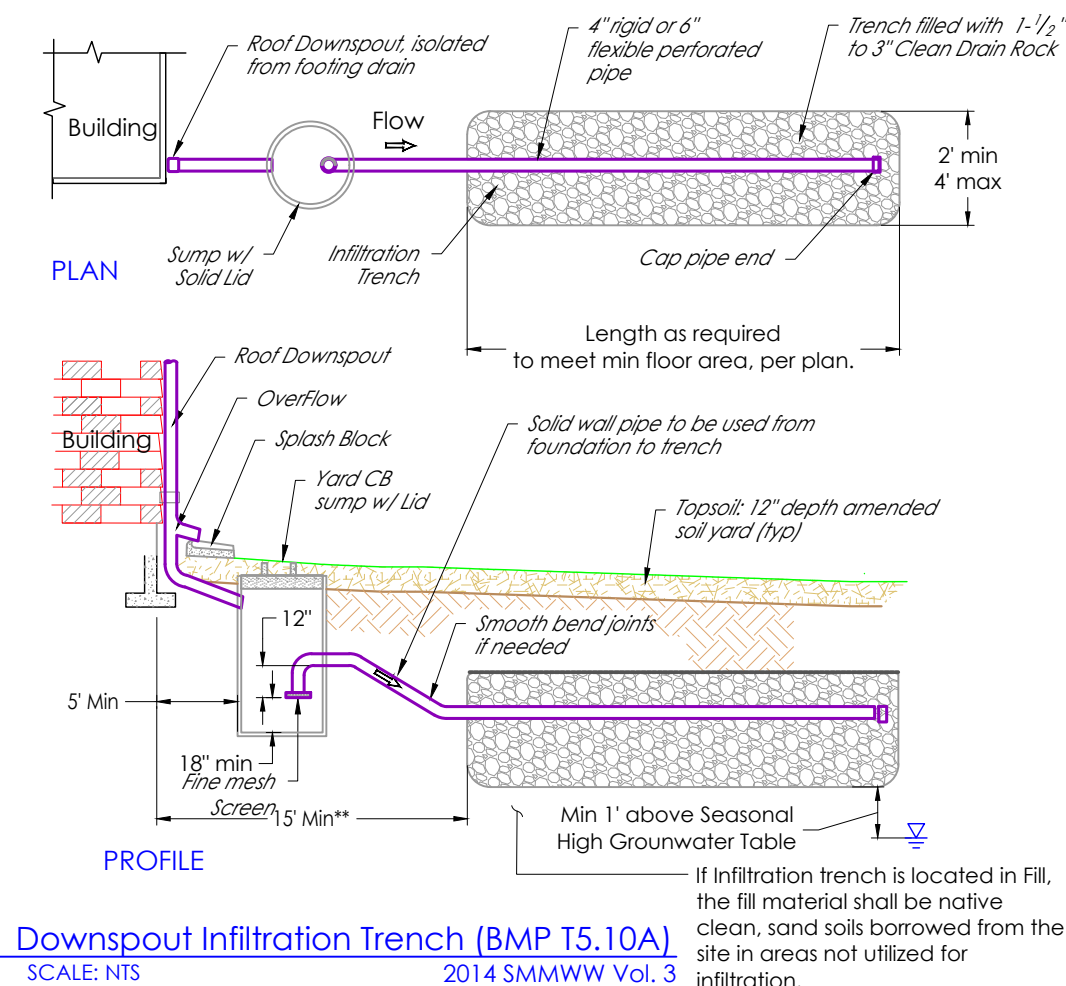


513 Post-Construction Soil Quality + Depth (BMP 15.13)
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2014 SMMWW Vol. 5

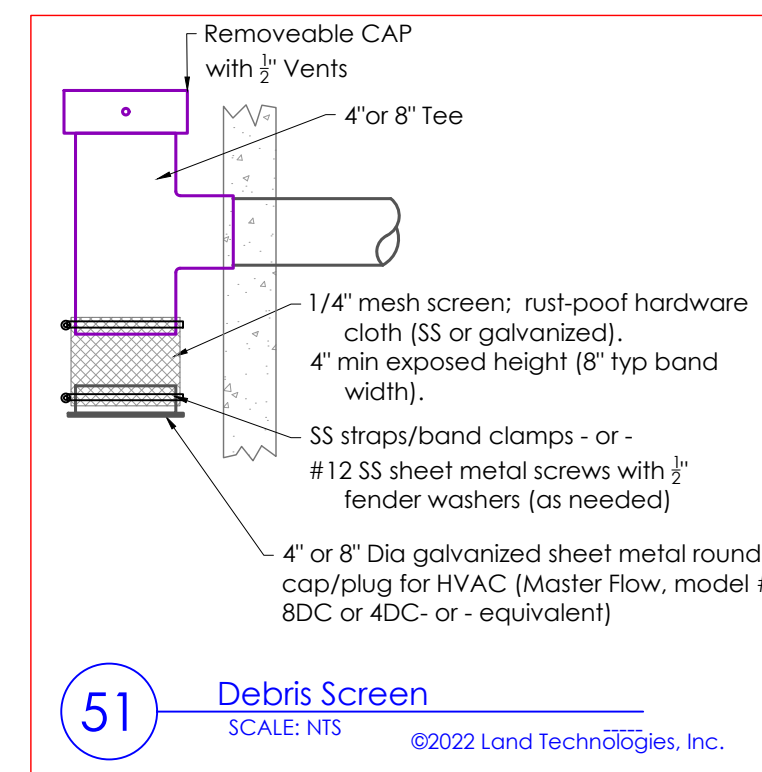
Installation Criteria for NPGIS Infiltration Trenches

- 1. Maximum length of trench is 100 feet from Inlet sump.
- 2. Minimum spacing between trench outer edges is 4 feet.
- 3. Filter fabric required over the drain rock prior to backfilling.
- 4. Trenches should be constructed at the end of the development construction.
- 5. Avoid smearing soil surface at bottom of trench. Smearing can be corrected by raking or roto-tilling.
- 6. Trenches may be located under pavement if a small yard drain or catch basin with grate cover is placed at the end of the trench pipe such that overflow would occur out of the catch basin at an elevation at least one foot below that of the pavement, and in a location which can accommodate the overflow without creating a significant adverse impact to downhill properties or drainage systems. This is intended to prevent saturation of the pavement subgrade in the event of system failure.
- 7. Drain rock to be 1-1/2" to 3" clean drain rock (no fines), clean RR ballast, or meet WSDOT 3rd spec 9-03.12(5) Gravel Backfill for Drywells
- 8. Trench length is determined by roof area conveyed to downspout at a rate of 30-ft of Trench per 1,000sf of Rooftop.

**Setback Note: 10' min. setback for slab foundations 15' min. default setback for wall foundations All setbacks subject to geotechnical approval. Setbacks as close as 5' may be approved.



510A Downspout Infiltration Trench (BMP 15.10A)
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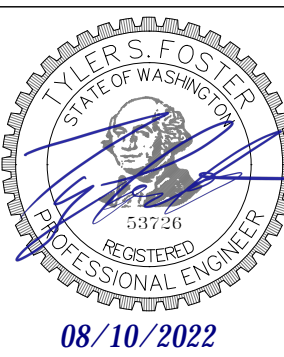


51 Debris Screen
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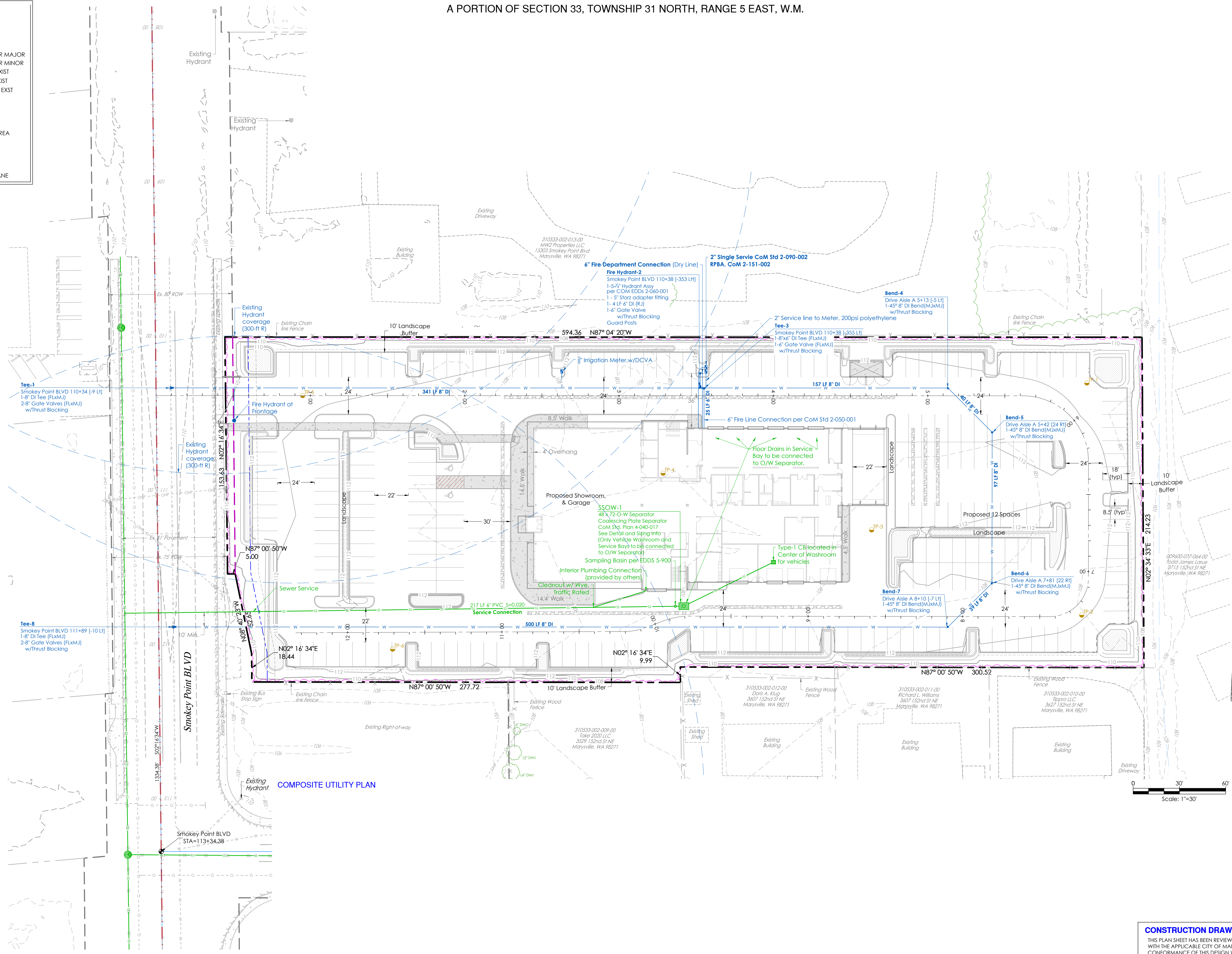
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	PROPOSED PAVED AREA
	POWER POLE, EXIST
	REDI-ROCK WALL
	FENCE, EXIST
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COMPOSITE UTILITY PLAN

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