

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION			
Project Title	Marysville 172 Grading	File No.	PA22-012
Detailed Project Description	The applicant is proposing to import 112,800 cubic yards of structural fill onto an 18.96-acre site for future multi-family development (File No. PA22-017).		
Project Location	1930, 2008, 2104 & 2124 172 nd Street NE	APN	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200
Legal Description (abbreviated)	See File No. PA22-012		
	OWNERS	APPLICANT	CONTACT
Name	See File No. PA22-012	Marysville 172 nd Development, LLC	Jesse Jarrell, PE LDC, Inc.
Address		411 1 st Avenue South, Suite 650	20210 142 nd Avenue NE
City, State, ZIP		Seattle, WA 98104	Woodinville, WA 98072
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: May 9, 2022</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	80 Columbia Avenue, WA 98270		


 Haylie Miller, CD Director

April 25, 2022
 Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts

- | | |
|----|---|
| 1. | Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and grading. |
| 2. | Increase in the amount and rate of storm water runoff and attendant pollutants from the introduction of fill material. |
| 3. | Increase in noise, dust, light and glare from grading activity. |
| 4. | Temporary increase in vehicular traffic on 172 nd Street NE (SR 531), as well as other City streets and roadways in the vicinity. |
| 5. | Change in character of the site from large lot single-family home sites and agricultural/open space, graded for future construction of industrial uses. |

MITIGATION MEASURES

The following mitigation measure is required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

- | | |
|----|---|
| 1. | 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 tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended. |
| 2. | Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.

Prior to closing out the grading permit, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed. |
| 3. | The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted <i>prior to granting occupancy permits</i> . |
| 4. | The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted <i>prior to granting occupancy permits</i> . |
| 5. | Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development. |
| 6. | Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department. |
| 7. | Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites. Grading between Verizon NW, Inc (APN 31052900202500), Sather (APN 31052900201300) and Josephine Sunset Home (APN 31052900201800) properties shall be coordinated to ensure a level and seamless grade between all properties. |

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by **4 p.m., May 9, 2022**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input type="checkbox"/> Building <input type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input type="checkbox"/> PW – Sanitation <input checked="" type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input type="checkbox"/> Ziplly	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Register) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/>



ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may

be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit four (4) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

Application Format

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units).....	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.1 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre- application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental

checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Marysville 172 & 23

2. Name of applicant: [\[help\]](#)

Noosha Tashakor – Intracorp

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Marysville 172nd Development, LLC
c/o Intracorp, NW, LLC
411 1ST AVE S, Suite 650
Seattle, WA 98104
Attn: Noosha Tashakor
Tel. 206-321-5834
e-mail: ntashakor@intracorphomes.com**

4. Date checklist prepared: [\[help\]](#)

March 10, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**Start Date: May 2022
End Date: October 2027 based on permit validity.
The clearing and grading is expected to be phased as fill material is available over the next 12 to 18 months.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Clearing and grading activities on the site. Future development of the site is not determined and will be applied for at a future date. This early clear and grade activity is designed to be stand-alone without reliance on any future construction or development.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- **Geotechnical Investigation, prepared by Terra Associates, Inc., March 2022**
- **Wetland and Fish Habitat Assessment, prepared by Soundview Consultants, March 15, 2022**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

**Clearing and grading permit – City of Marysville
Demolition permits – City of Marysville
General Stormwater Permit (NPDES) – Washington State Department of Ecology**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is for the early clearing and grading of the site. Activities include, removing vegetation within the clearing limits, demolishing all onsite structures, constructing a temporary drainage facilities, truck haul route and raising site elevations. The clearing and grading will be phased as fill material is available over the next 12 to 18 months.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

**Address: N/A
Parcel Number: 31052900200800, 31052900200900, 31052900201100,
31052900201200, 31052900201900, 31052900202400,
31052900202600.**

Abbreviated Legal: Section 29 Township 31 Range 05

B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(**bold/italicize**): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Natural soils that included sand silt, gravel, sandy silt, clayey silt and silty clay.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The purpose of the grading and clearing activities is to level the site and prepare it for construction. Quantities are below:

Cut:	7,300 cubic yards
Fill:	112,800 cubic yards
Total Disturbed Area:	825,748 sf (18.96 acres)

Fill will come from local sources.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not expected. All potential erosion during construction activities will be mitigated per the project's storm water pollution prevention plan (SWPPP) as required by the State of Washington.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

None

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt fence will be installed to mark the limits of construction and quarry spill construction entrances protect streets from tracking sediment. Required erosion control BMP's will be implemented as required by the City of Marysville Engineering Standards and the 2014 WADOE manual.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During the clearing and grading activities there will be emission produced by the required machinery. Construction emission would be minor and short-term

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Should construction activities be taken in the dry season, periodic watering may be necessary for dust control. Automobile emissions should be negligible because of the Washington State DOL regulated standards.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No streams or wetlands are located on-site. Several artificial, non-wetland drainage ditches that convey stormwater extend across the site. These ditches were reviewed and determined to be unregulated by the City of Marysville and the U.S. Army Corps of Engineers. There are agricultural ditches in the immediate vicinity that travels through the site. The ditches maybe rerouted or piped on site but will continue to maintain the same entrance and exit location on site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Existing drainage ditches on the site are planned to be filled in. Agricultural ditches surrounding and traveling through the site will not be modified at this time.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

It is estimated that approximately 50 cubic yards of fill would be necessary to fill in the onsite drainage ditches.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, per FEMA Flood map No. 53061C0390F

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, the proposal does not involve any discharge of waste material into the surface water.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

There will be no water withdraw from a well for drinking water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Waste material will not be discharged into the ground from septic tanks or other sources.

- c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater from the clear and grading area will be flow into various temporary conveyance swales and discharge into a temporary sediment pond located in the southwestern portion of the site. Temporary Sediment Pond will act as a stormwater facility until permanent detention and water quality systems have been constructed for the future development.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Waste materials are not expected to enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Upstream runoff entering the site along the south side of 172nd Street in the easterly portion of the site is planned to be rerouted through or around the future development and will connects to its current discharge point at the southwest corner. If necessary, additional permitting shall be conducted through WADOE prior to rerouting. All other existing drainage patterns are to be continued though clearing and development with stormwater continuing to be conveyed to the SW corner of the site. .

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Temporary erosion control devices are to be installed prior to and during construction activities on site. After future development, stormwater runoff will most likely be collected and directed to the detention systems and associated water quality treatment facilities.

4. Plants [\[help\]](#)

- a. **Bold/Italicize** the types of vegetation found on the site: [\[help\]](#)

deciduous tree: *alder*, *maple*, aspen, other

evergreen tree: ***fir***, ***cedar***, ***pine***, other

shrubs

grass

pasture
crop or grain
Orchards, vineyards or other permanent crops.
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Trees, grasses, and shrubs will be removed from the site within the approved clearing and grading limits.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened and endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None.

- e. List all noxious weeds and invasive species known to be on or near the site.

N.A.

5. Animals

- a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: ***hawk***, heron, *eagle*, ***songbirds***, other:
mammals: ***deer***, bear, elk, beaver, other: ***Squirrels***
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N.A.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site lies within the Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N.A.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None proposed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No. Potential minor spills of fuel or other hazardous liquids are possible from future construction equipment but are not expected. Any minor spills of fuels or other liquids from construction equipment shall be cleaned up immediately per contractor's spill prevention plan.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be no toxic or hazardous chemicals stored, used, or produced during the clear and grading.

- 4) Describe special emergency services that might be required.

None required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The project fronts 172nd St NE and is within ½ mile of I-5, both contributing to traffic noise. A railroad exists along the westerly boundary of the site. The traffic and train noise does not affect the clear and grading.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term noise created by the require machinery for clearing and grading activities will be created. Noise should be limited to normal working hours.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Noise from construction activities shall be limited to work hours allowed by City Code and/or Ordinances.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use on existing parcels #31052900200800, 31052900201100, 31052900201200, 31052900201900, 31052900202400 and 31052900202600 are detached family homes and some agricultural use. Parcel 31052900200900 is used to stock pipe construction martials for other surrounding development actives.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has historically been used as farmland. No farmland of long-term significance will be converted to other uses because of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

There are 5 detached single-family homes on the site along with associated accessory buildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All structures on the site will be demolished as part of the project.

- e. What is the current zoning classification of the site? [\[help\]](#)

Mixed Use (MU)

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed Use. The site is also located in the Lakewood Neighborhood Master Plan Area.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Approximately 13 people will be displaced by this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No proposed measures necessary at this time.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Early clearing and grading activities don't apply to land use. Any future development shall be designed and reviewed per City codes, ordinances and Lakewood Neighborhood Master Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Forest lands does not exist near project. Most if not all adjacent agricultural areas are planned to be developed per the City's Lakewood Neighborhood Master Plan. No proposed measures necessary at this time.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

There are no housing units proposed at this time.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Five single family dwelling unit will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N.A.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

None proposed at this time.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None proposed

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

There will be no light or glare produce by the completed project.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None anticipated.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no existing off-site sources of light or glare that will affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

There are no known light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Lakewood High School District's facilities approximately 2,000 feet to the west of the project. Additionally, Twin Lake's Park is located approximately 2,500 feet to the southeast of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
- No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
- None proposed.**

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are structures on the site that are 45 years old, but they do not have any known historic significant or are listed in any preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are no known landmarks, features, or other evidence of First Nation or historic use or occupation on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
- d. **Site walks and reviewing relevant historic maps and GIS data.** Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any human or cultural remains of any type or are uncovered during the clearing and grading activities or future development, all activities will be temporarily stopped, and the Snohomish County Historic Preservation Commission or other local historical preservation entity will be contacted.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site will be serviced by 172nd St NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is serviced by public transit nearby the roundabout off 172nd St NE at the northwest corner of the property.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None proposed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

None proposed at this time.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The completed project will not generate any additional trips. The construction phase will generate trips for the hauling of fill and materials to the site.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

None anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed.

16. Utilities

- a. ***Bold/Italicize*** utilities currently available at the site: [\[help\]](#)

Electricity
natural gas
water
refuse service

telephone
sanitary sewer
septic system
other _____

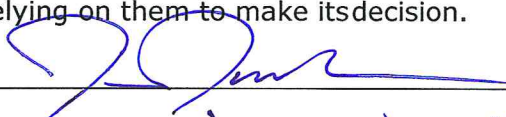
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

None proposed

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Print name of signee: _____

Jesse Jarrell, PE

Position and Agency/Organization: _____

Civil PM / LDC, Inc.

Date Submitted: _____

March 17th, 2022

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/2011 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD 83/2011 FROM GPS OBSERVATION MONUMENTED CENTER LINE OF 172ND ST NE (SR 531) (BEARING = N89.0336°E)

VERTICAL DATUM

NAVD 88

VERTICAL BENCHMARK

FOUND MONUMENT IN CASE WITH 1" BRASS DISC BEING THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. ELEVATIONS = 129.54'

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION: LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

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

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. LAND DEVELOPMENT CONSULTANTS 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. LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY FOR LAKEWOOD SCHOOL DISTRICT PERFORMED BY HORTON DENNIS AND ASSOCIATES (AFN 9301125002)
(R2) RECORD OF SURVEY FOR SR 531 R/W CENTERLINE ALIGNMENT BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (AFN 200309165002)
(R3) RECORD OF SURVEY FOR ENGLISH HILL INVESTMENTS, LLC PERFORMED BY HARMSER AND ASSOCIATES (AFN 200701305006)
(R4) BOUNDARY LINE ADJUSTMENT FOR SUNSET CARING COMMUNITIES PERFORMED BY NORTH PEAK ASSOCIATES LLC (AFN 202105265008)
(R5) MILLARD BALL ROAD NO. 78 PER UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY
(C) CALCULATED
(M) MEASURED

SURVEY NOTES

- 1. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
2. UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY SHOWS A 10-FOOT WIDE ESTABLISHED ROAD CALLED MILLARD BALL ROAD NO. 78 STRADDLING THE WEST LINE OF SECTION 29. A PORTION OF SAID ROAD ENCUMBERS THE WESTERLY 20 FEET OF SUBJECT PARCEL A HEREON. SAID PARCEL A'S VESTING DEED CALLS FOR THE FOLLOWING EXCEPTION; "...EXCEPT COUNTY ROAD" BUT DOES NOT EXPLICITLY REFERENCE SAID MILLARD BALL ROAD NO. 78. THE SNOHOMISH COUNTY ASSESSOR'S MAP REVEALS A PORTION OF THIS ROAD BUT APPEARS TO BE FULLY CONTAINED ON SECTION 30, WEST OF SUBJECT PARCEL A. NO CONVEYANCE DEED FOR SAID ROAD COULD BE FURNISHED BY THE COUNTY UPON REQUEST. NO VACATION OF SAID ROAD HAS BEEN DISCLOSED IN THE TITLE DOCUMENTS OR RECORD SEARCH. NO PHYSICAL EVIDENCE OF A ROAD WAS FOUND IN THIS AREA WHILE CONDUCTING OUR FIELD SURVEY. OWNERSHIP RIGHTS WITHIN THIS AREA REMAIN UNDETERMINED UNTIL FURTHER INVESTIGATION.
3. WATER PIPELINE EASEMENTS 1805324, 1805323, 1805320 AND 1805321 MAY BE FULLY CONTAINED WITHIN EXISTING 172ND STREET SE RIGHT-OF-WAY, HOWEVER, MULTIPLE PREVIOUSLY RECORDED DOCUMENTS (R3, R4) PLACE PORTIONS OF THIS PIPELINE EASEMENT, AS IT CONTINUES EAST OF THE SUBJECT PARCELS, AT THE ALIGNMENT SHOWN HEREON. ADDITIONAL RESEARCH MAY BE REQUIRED TO FINALIZE THE PLACEMENT OF THESE EASEMENTS.

PARCEL A - LEGAL DESCRIPTION

PARCEL 'A' CHICAGO TITLE COMMITMENT NO. 500121497 COMMITMENT DATE: MAY 17, 2021 AT 08:00 AM THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W. M., SNOHOMISH COUNTY, WASHINGTON, EXCEPT THE NORTH 130 FEET OF THE WEST 100 FEET AND EXCEPT COUNTY ROAD; AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE GREAT NORTHERN RAILROAD RIGHT OF WAY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-012-00

PARCEL B - LEGAL DESCRIPTION

PARCEL 'B' CHICAGO TITLE COMMITMENT NO. 500121496 COMMITMENT DATE: MAY 14, 2021 AT 08:00 AM THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT COUNTY ROAD; EXCEPT MOBILE HOME(S), IF ANY. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-011-00 AND 310529-002-019-00

PARCEL C - LEGAL DESCRIPTION

PARCEL 'C' CHICAGO TITLE COMMITMENT NO. 500121495 COMMITMENT DATE: JULY 15, 2021 AT 08:00 AM THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; LESS ANY PORTION WITHIN ROADS. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. TAX ACCOUNT NO. 310529-002-008-00 AND 310529-002-026-00

PARCEL D - LEGAL DESCRIPTION

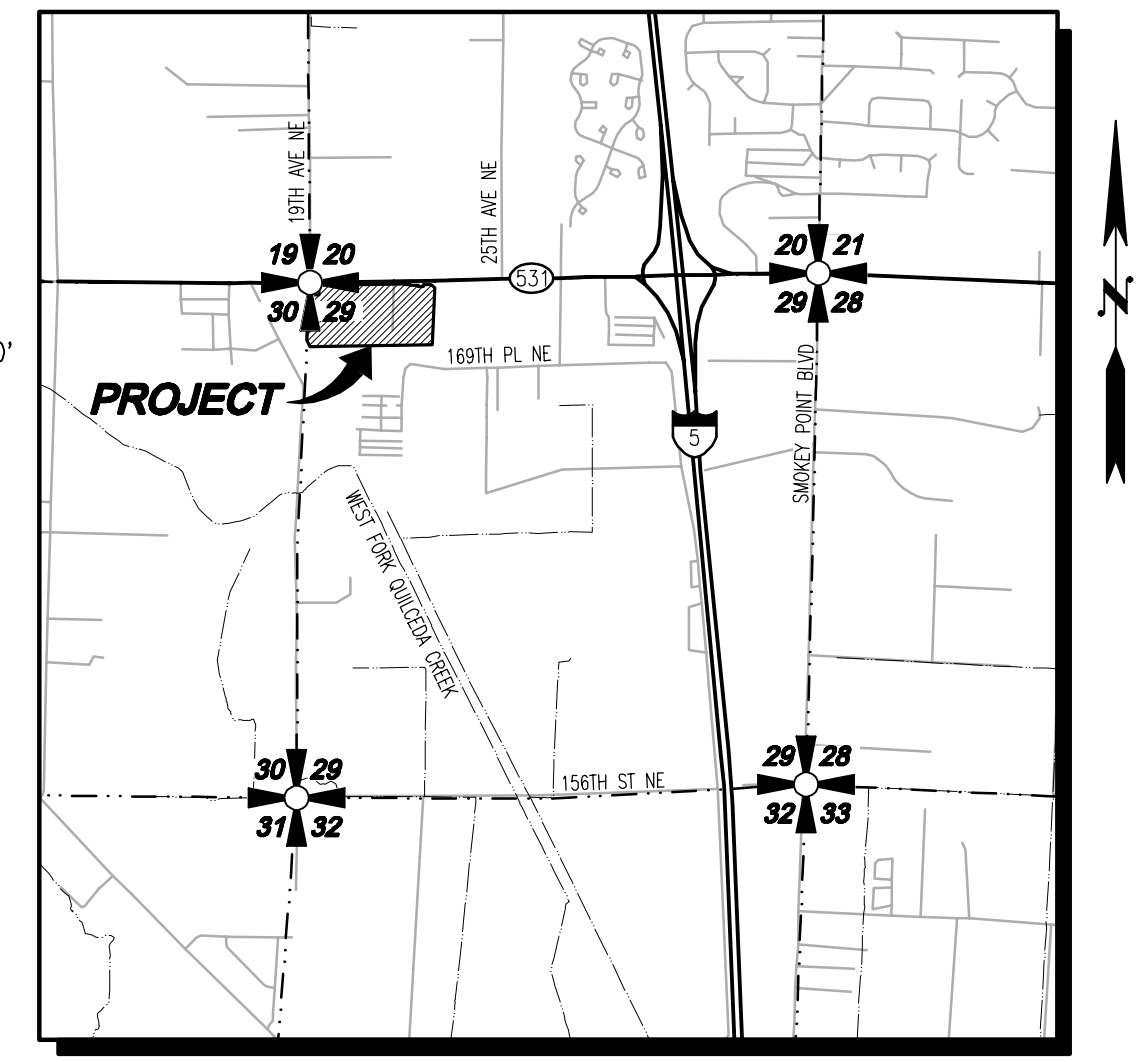
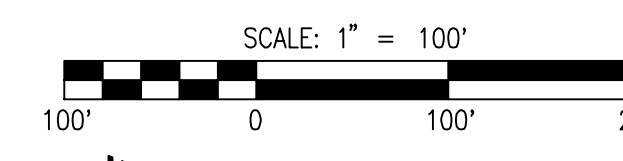
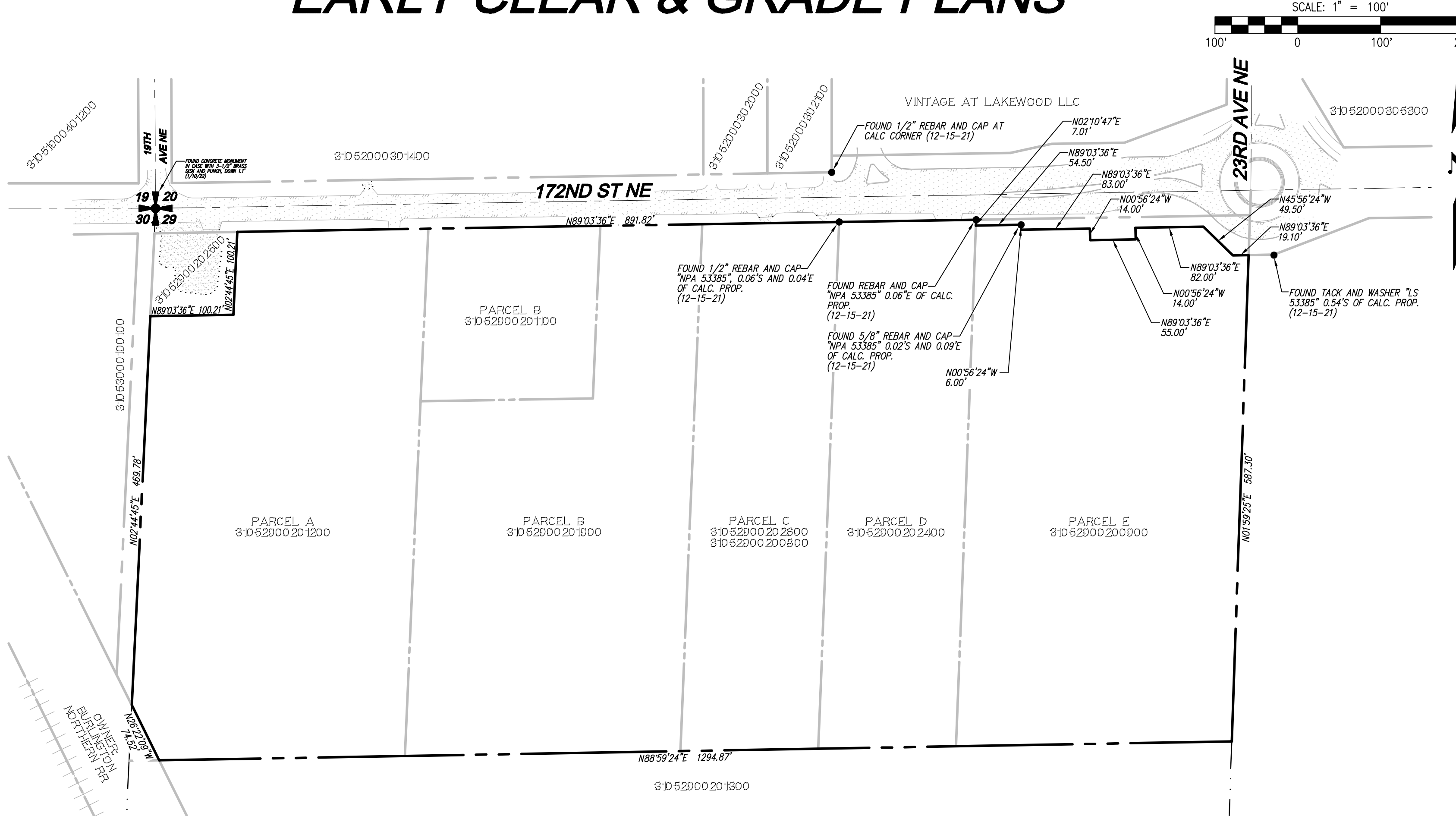
FOR APN/PARCEL ID(S): 310529-002-024-00 THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET NORTHEAST. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E - LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 310529-002-009-00 THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROAD ALONG THE NORTH SIDE THEREOF; AND EXCEPT ADDITIONAL PORTION CONVEYED TO THE CITY OF MARYSVILLE FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 201507100469, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MARYSVILLE 172 & 23 EARLY CLEAR & GRADE PLANS



VICINITY MAP SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

Table with columns for EXISTING SYMBOLS, DESCRIPTION, ABBREVIATIONS, and PROPOSED WATER/SSEWER SYMBOLS. Lists various symbols for section corners, monuments, vaults, valves, pipes, and manholes.

PROJECT INFORMATION

Table listing parcel #/site address, site area, current zoning, proposed land use, water/sewer/power/gas/telephone/cable/school district/fire district.

TABLE OF CONTENTS

Table listing page numbers for Cover Sheet, Existing Conditions Map, TESC Plan, Site Sections, and TESC Notes and Details.

CONTACT LIST

APPLICANT: MARYSVILLE 172ND DEVELOPMENT, LLC c/o INTRACORP NW, LLC
CIVIL ENGINEER: LOC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072
SURVEYOR: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072

PROPERTY OWNERS

OWNER: SATHER A LLC TAX LOT NO.: 31052900200900 ADDRESS: 16720 SMOKE POINT BLVD #3 ARLINGTON, WA 98223
OWNER: SCHLOREDT CONRAD FAMILY TRUST TAX LOT NO.: 31052900202400 ADDRESS: 2124 172ND ST NE MARYSVILLE, WA 98271-4719

EARTHWORK QUANTITIES

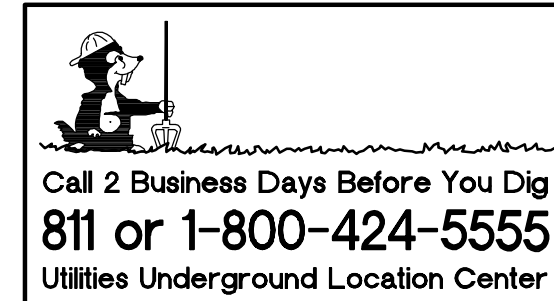
Table showing cut, fill, net, and disturbed area quantities.

UTILITY NOTE

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DISCLAIMER

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CITY OF MARYSVILLE 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.

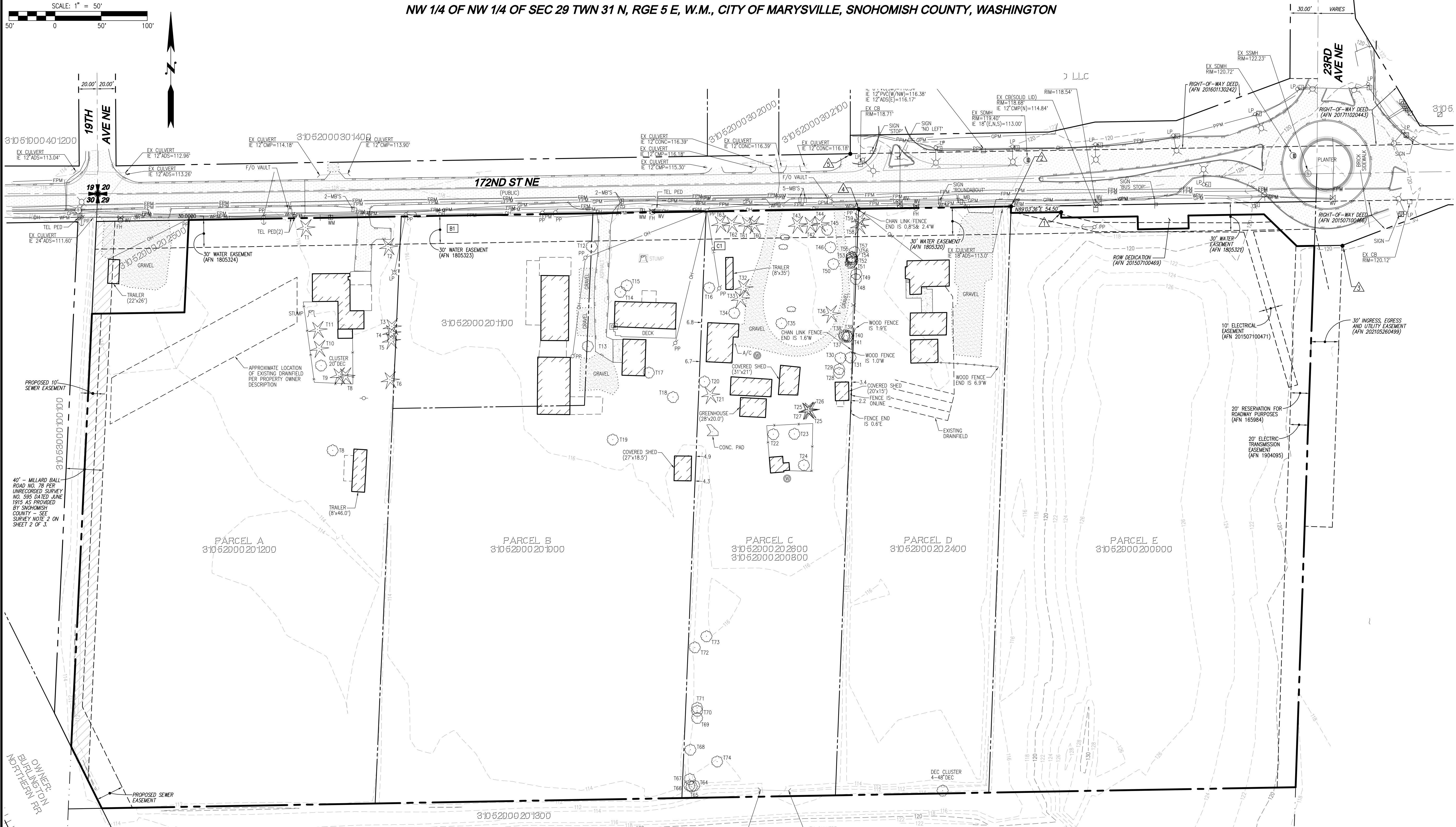
PA... THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 15.09.080.

Vertical sidebar containing LDC logo, company name 'INTRACORP HOMES MARYSVILLE 172 & 23 COVER SHEET', and contact information for Kent and Woodinville offices.

Vertical sidebar containing professional engineer seal for J. J. Arrell, project title 'MARYSVILLE 172 & 23 COVER SHEET', and drawing details including job number, drawing name, designer, drafter, date, scale, and jurisdiction.

Vertical text on the far left edge: Drawing: F:\CWA\2021\021-171A_Marysville_172nd_Assembly\Drawings\EL&C\C211474EC-05-H_Land Plotfile: Mar 16, 2022 - 2:28pm

NW 1/4 OF NW 1/4 OF SEC 29 T29N 31N, R5E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	EXISTING DESCRIPTION	SYMBOL	DESCRIPTION	ABBREVIATIONS	DESCRIPTION	ABBREVIATIONS	DESCRIPTION
+	SECTION CORNER	□	CATCH BASIN	CB	CATCH BASIN	SD	STORM DRAIN
+	1/4 SECTION CORNER	⊙	STORM MANHOLE	CM	CORRUGATED METAL PIPE	SS	SANITARY SEWER
•	MONUMENT	▲	TRAFFIC SIGNAL	CP	CONCRETE PIPE	SWPE	SOLID WALL POLYETHYLENE PIPE
•	SET REBAR/CAP L5#46315	△	TRAVERSE POINT	EL	ELEVATION	TYP	TYPICAL
•	FOUND REBAR	○	POWER POLE	EXIST.	EXISTING	TBR	TO BE REMOVED
○	TELEPHONE VAULT	○	SEPTIC TANK LID	E	FLOWLINE		
○	POWER VAULT	○	WATER LINE	IE	INVERT ELEVATION		
○	LUMINAIRE	—	POWER LINE	LOPE	LINED CORRUGATED POLYETHYLENE PIPE		
○	WATER VALVE	—	GAS LINE	ℙ	PROPERTY LINE		
○	BOLLARD	—	TELEPHONE LINE	PP	POWER POLE		
○	SIGN (AS NOTED)	—	BARBED WIRE FENCE	PVC	POLYVINYL CHLORIDE PIPE		
○	JUNCTION BOX	—	WOOD FENCE	R/W	RIGHT-OF-WAY		
		—		STA	STATION		

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

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THIS DAY OF _____
BY: _____
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 15.09.080.

INTRACORP HOMES
MARYSVILLE 172 & 23
EXISTING CONDITIONS MAP

LDC
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.806.1869 www.LDCcorp.com

REVISIONS

NO.	DATE	DESCRIPTION

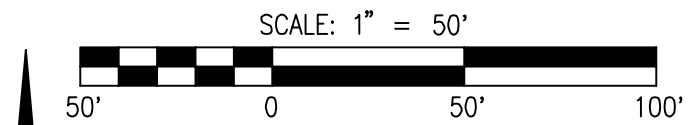
PA _____

JOB NUMBER: C21147A
DRAWING NAME: 21147AEC-TO-PL
DESIGNER: JAJ
DRAFTING BY: RCR
DATE: 3-16-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

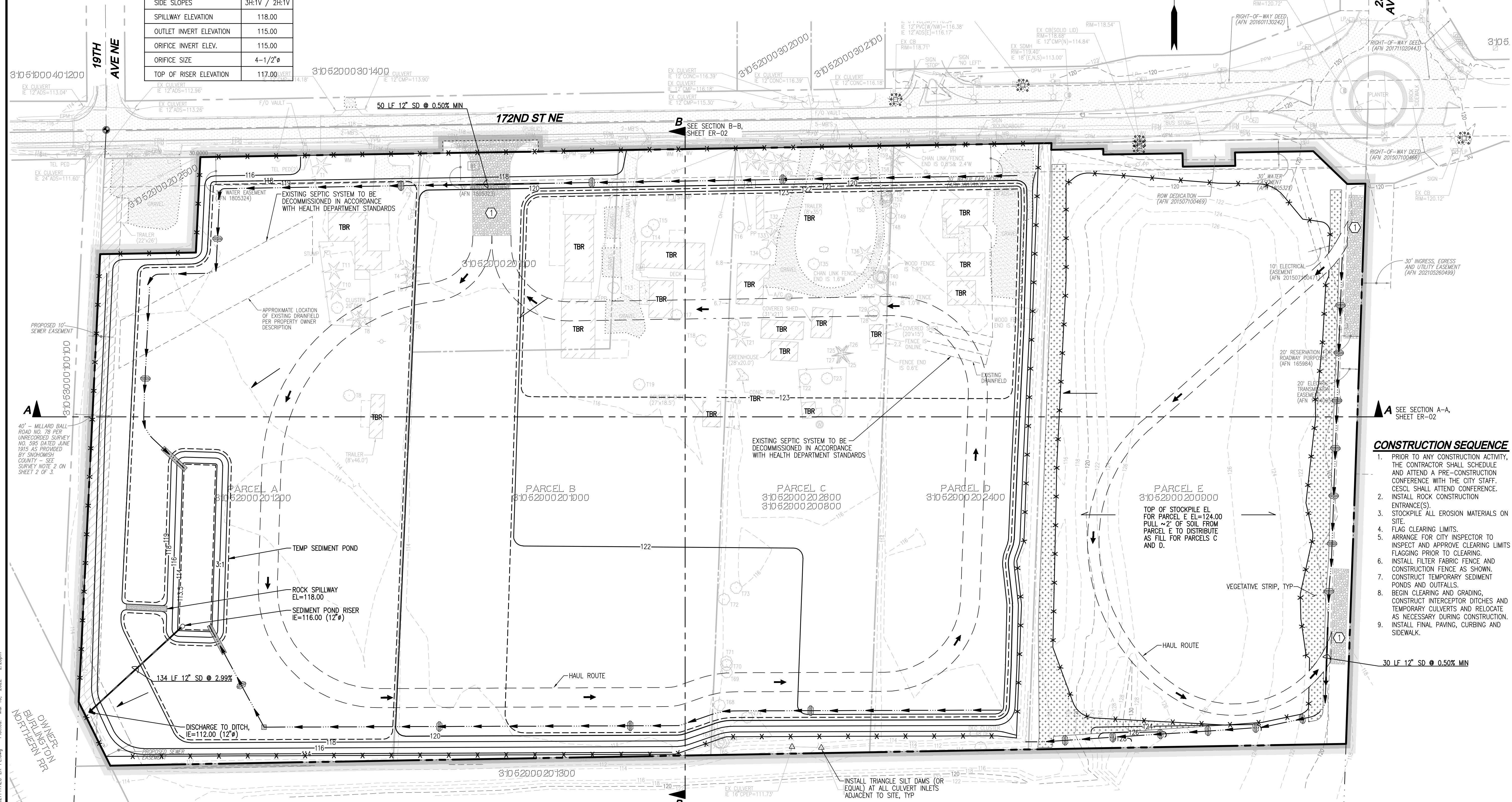
TO-01
SHEET 2 OF 6

Drawing: P:\CWA\2021\21-171A_Marysville_172nd Assemblage\Drawings\EC&C\C21147AEC-TO-PL.dwg Plotted: Mar 16, 2022 - 2:28pm

NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



TEMP SEDIMENT POND	
BOTTOM ELEVATION	113.50
BOTTOM AREA (SF)	5,709
TOP OF RISER ELEVATION	119.00
TOP AREA (SF)	12,000
SIDE SLOPES	3H:1V / 2H:1V
SPILLWAY ELEVATION	118.00
OUTLET INVERT ELEVATION	115.00
ORIFICE INVERT ELEV.	115.00
ORIFICE SIZE	4-1/2"
TOP OF RISER ELEVATION	117.00



- 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(S).
 3. STOCKPILE ALL EXCESS 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 AND OUTFALLS.
 8. BEGIN CLEARING AND GRADING. CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION.
 9. INSTALL FINAL PAVING, CURBING AND SIDEWALK.

LEGEND

	CLEARING LIMITS		VEGETATIVE STRIP
	PROTECTED AREA		HAUL ROUTE
	SILT FENCE		RIP-RAP PAD
	CONVEYANCE SWALE		TO BE REMOVED
	ROCK CONSTRUCTION ENTRANCE		TRIANGLE SILT DAM
	CATCH BASIN PROTECTION		
	TESC POND		
	PRE DEVELOPMENT DRAINAGE PATTERN		
	POST DEVELOPMENT DRAINAGE PATTERN		
	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE		

EARTHWORK QUANTITIES

CUT:	7,300 CY
FILL:	112,800 CY
NET:	105,500 CY (FILL)
DISTURBED AREA:	826,996 SF (18.99 AC)

DRAINFIELD NOTE
SEPTIC TANKS MUST BE PUMPED AND DRAINFIELDS ARE TO BE DECOMMISSIONED TO SNOHOMISH COUNTY HEALTH DISTRICT STANDARDS PRIOR TO START OF GRADING ACTIVITIES ON SAID PARCEL.

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Utilities Underground Location Center

CITY OF MARYSVILLE 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, WSDOT HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: 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 15.09.080.

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NO.	DATE	REVISIONS DESCRIPTION

INTRACORP HOMES
MARYSVILLE 172 & 23
TESC PLAN



JOB NUMBER: C21147A
DRAWING NAME: 21147AEC-ER-PL
DESIGNER: JAJ
DRAFTING BY: RCR
DATE: 3-16-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

ER-01

SHEET 3 OF 6

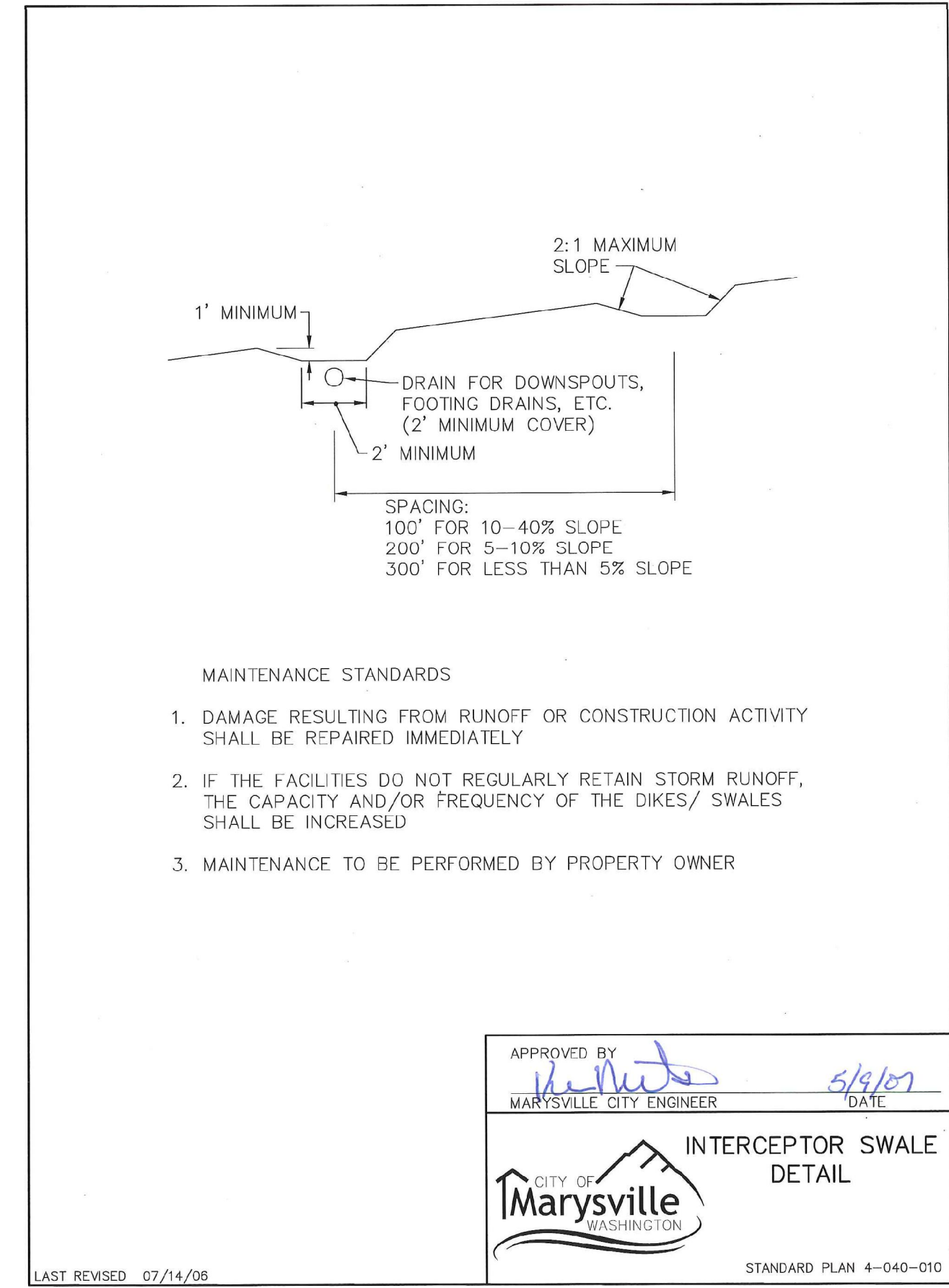
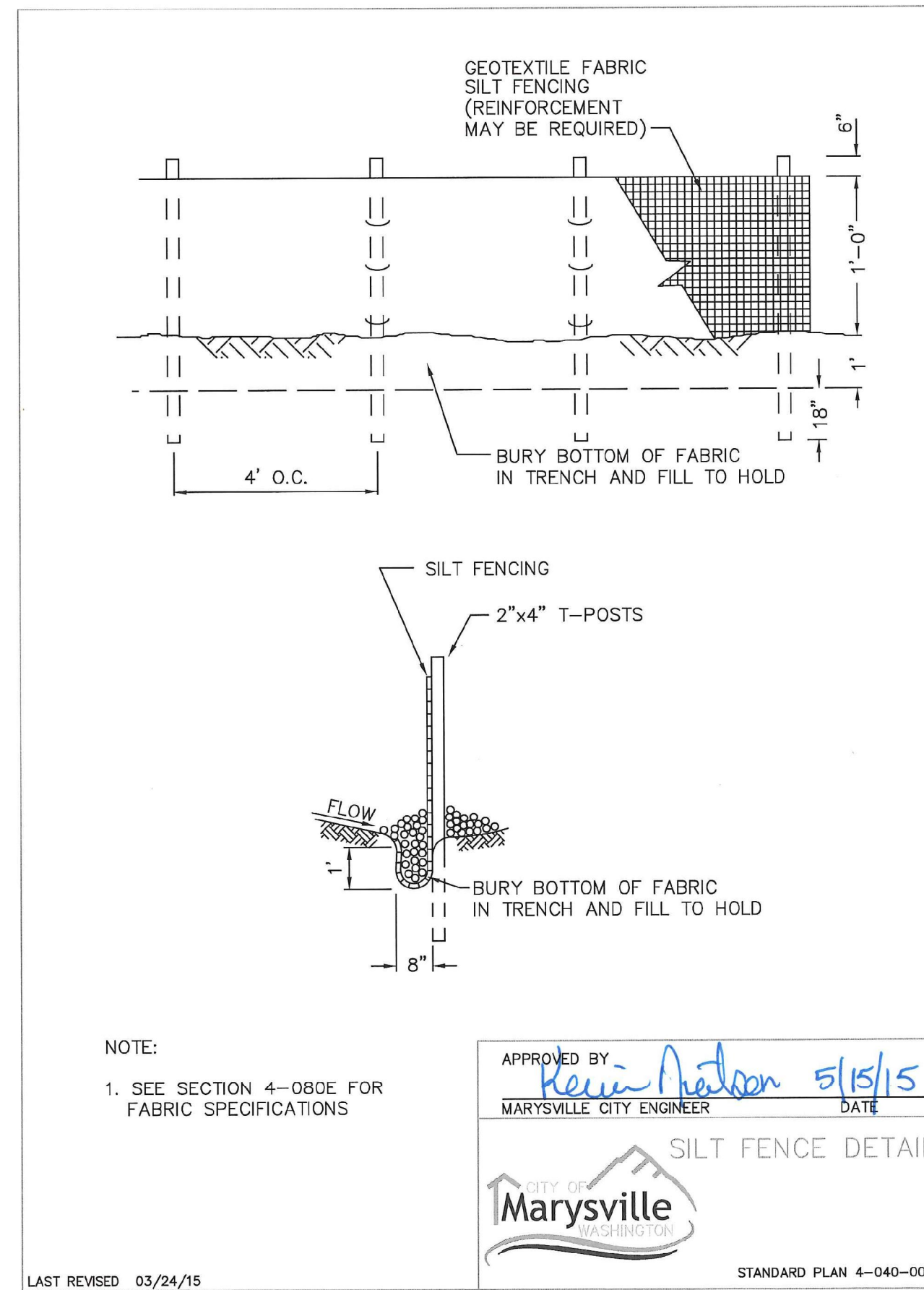
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GENERAL NOTES

- 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 VINCE TOWNSEND AT (425) 806-1869.
- 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 JESSE JARRELL 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 NAVD 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 ATB 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 CLEAR 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/](http://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 RISK 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.



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 SEEDING.

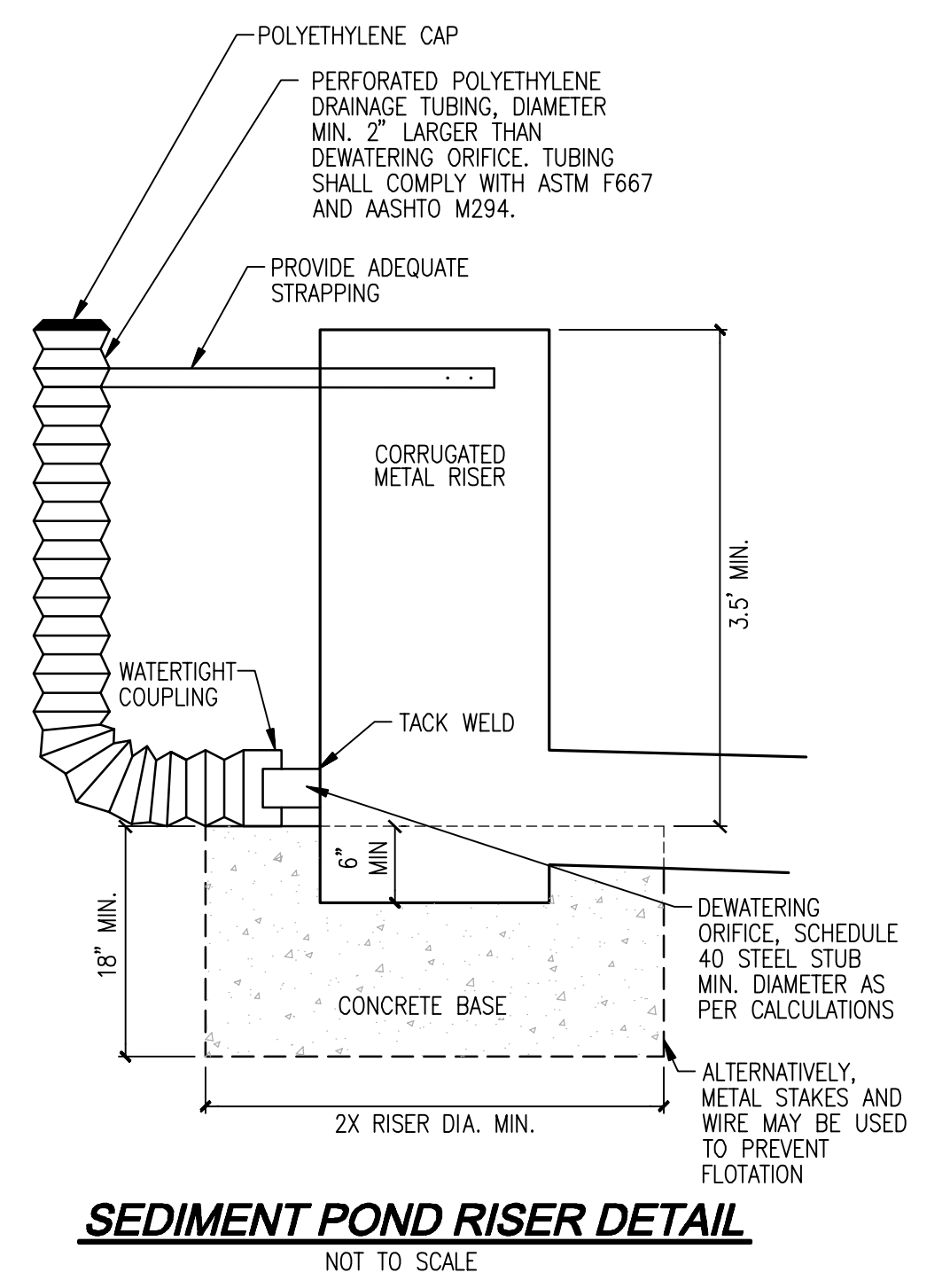
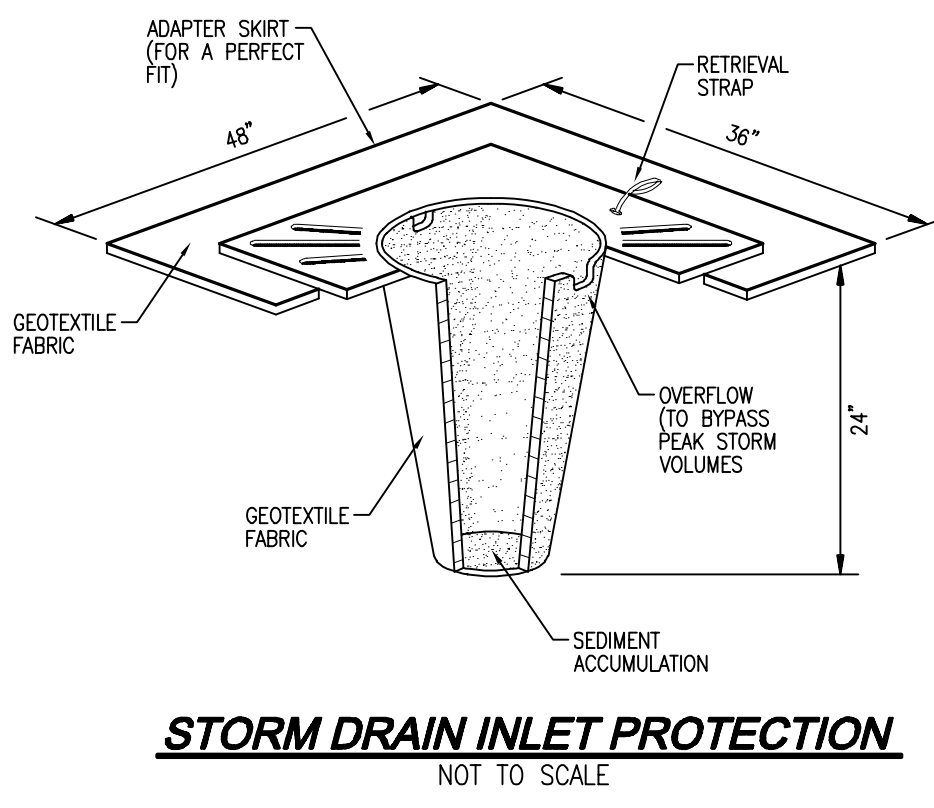
STAND PIPE POND MAINTENANCE NOTES

- THE EMBANKMENT OF THE BASIN SHOULD BE CHECKED REGULARLY TO INSURE 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 CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED.

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.



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 DECEMBER, 2021. 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.

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

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NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning

INTRACORP HOMES
MARYSVILLE 172 & 23
 TESC NOTES AND DETAILS

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JOB NUMBER: C21147A
 DRAWING NAME: C21147A-EC-01
 DESIGNER: JAJ
 DRAFTING BY: RCR
 DATE: 3-16-22
 SCALE: AS NOTED
 JURISDICTION: CITY OF MARYSVILLE

ER-03

SHEET 5 OF 6

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THE CESCL IS RESPONSIBLE FOR:

- A. INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- B. ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- C. MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- D. 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

1. 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
2. ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
BMP'S:
C105 STABILIZED CONSTRUCTION ENTRANCE
3. CONTROL FLOW RATES: A NETWORK OF INTERCEPTOR SWALES AND CHECK DAMS, AS WELL AS TWO SEPARATE TEMPORARY SEDIMENT PONDS WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO SEDIMENT PONDS A AND B AS DEPICTED ON SHEET ER-01. THESE PONDS WILL DISCHARGE TO THE PERMANENT STORM SYSTEM.
BMP'S:
C207 CHECK DAMS
C241 TEMPORARY SEDIMENT POND
4. INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, STORM DRAIN INLET PROTECTION, INTERCEPTOR SWALES, CHECK DAMS, AND TEMPORARY SEDIMENT PONDS A AND B.
BMP'S:
C200 INTERCEPTOR DIKE AND SWALE
C207 CHECK DAMS
C220 STORM DRAIN INLET PROTECTION
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
5. 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
6. 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
7. PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL ONSITE IMPROVEMENTS HAVE 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
8. STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMP'S:
C201 GRASS LINED CHANNELS
C207 CHECK DAMS
9. CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
10. 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
11. 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.
12. PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
13. ANY PROPOSED LID BMP'S SHALL BE PROTECTED AS SPECIFIED UNDER ELEMENTS 1-12.

POLLUTANT CONTROL NOTES

1. 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.
2. 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.
3. ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
4. 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.
5. WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
6. 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.
7. 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:

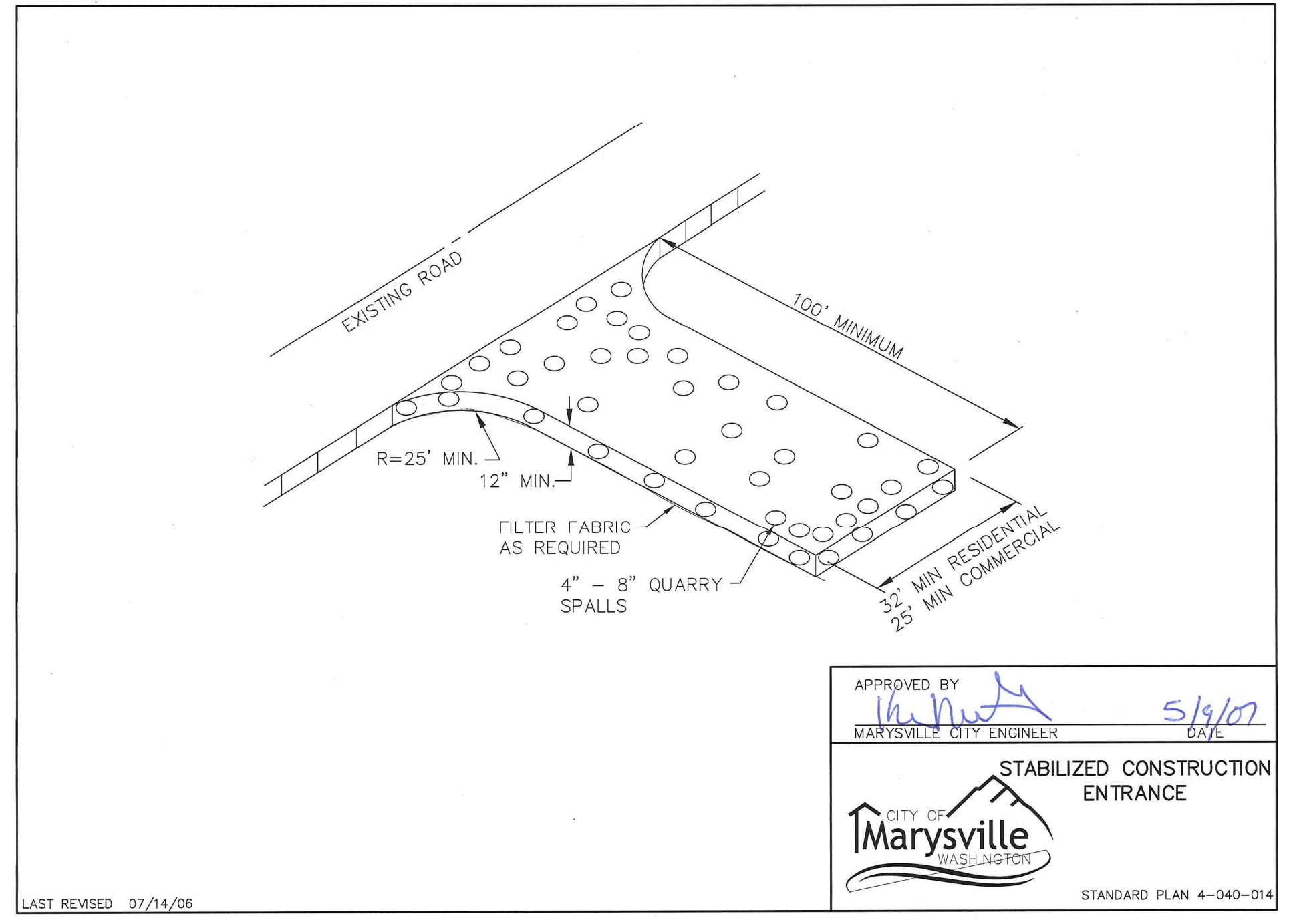
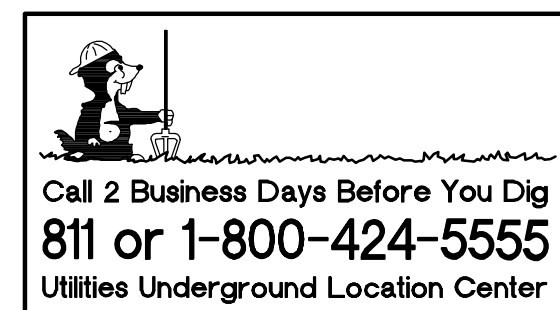
1. INFILTRATION,
2. TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS,
3. ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES,
4. SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION,
5. USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR
6. 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 DECEMBER, 2021. 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.



APPROVED BY
 MARYSVILLE CITY ENGINEER
 DATE: 5/19/07
 STABILIZED CONSTRUCTION ENTRANCE
 CITY OF MARYSVILLE WASHINGTON
 STANDARD PLAN 4-040-014

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Kent
 1851 Central Pl S, #101
 Kent, WA 98030
 T: 425.886.1869 www.LDCcorp.com F: 425.482.2893

INTRACORP HOMES
MARYSVILLE 172 & 23
 TESC NOTES AND DETAILS



JOB NUMBER: C21147A
 DRAWING NAME: C21147A-ER-01
 DESIGNER: JAJ
 DRAFTING BY: RCR
 DATE: 3-16-22
 SCALE: AS NOTED
 JURISDICTION: CITY OF MARYSVILLE

ER-04
 SHEET 6 OF 6

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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

THIS DAY OF _____

BY: _____
 KEN MONTYRE, 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 15.09.080.