

A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

LEGEND	
	PROJECT BOUNDARY
	ZONING LINE
	PROPOSED R/W LINE
	EXIST R/W LINE
	1/4 SECTION LINE
	UNIT AIR SPACE FOR SFDU
	EASEMENT 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
	EXIST TREELINE
	EXISTING BUILDING
	PROPOSED PAVED AREA
	POWER POLE, EXIST
	ROCK WALL
	FENCE, EXIST
	'NO PARKING' FIRE LANE

**AQUIFER RECHARGE/
WELL HEAD PROTECTION**
High: 0 to 40ft

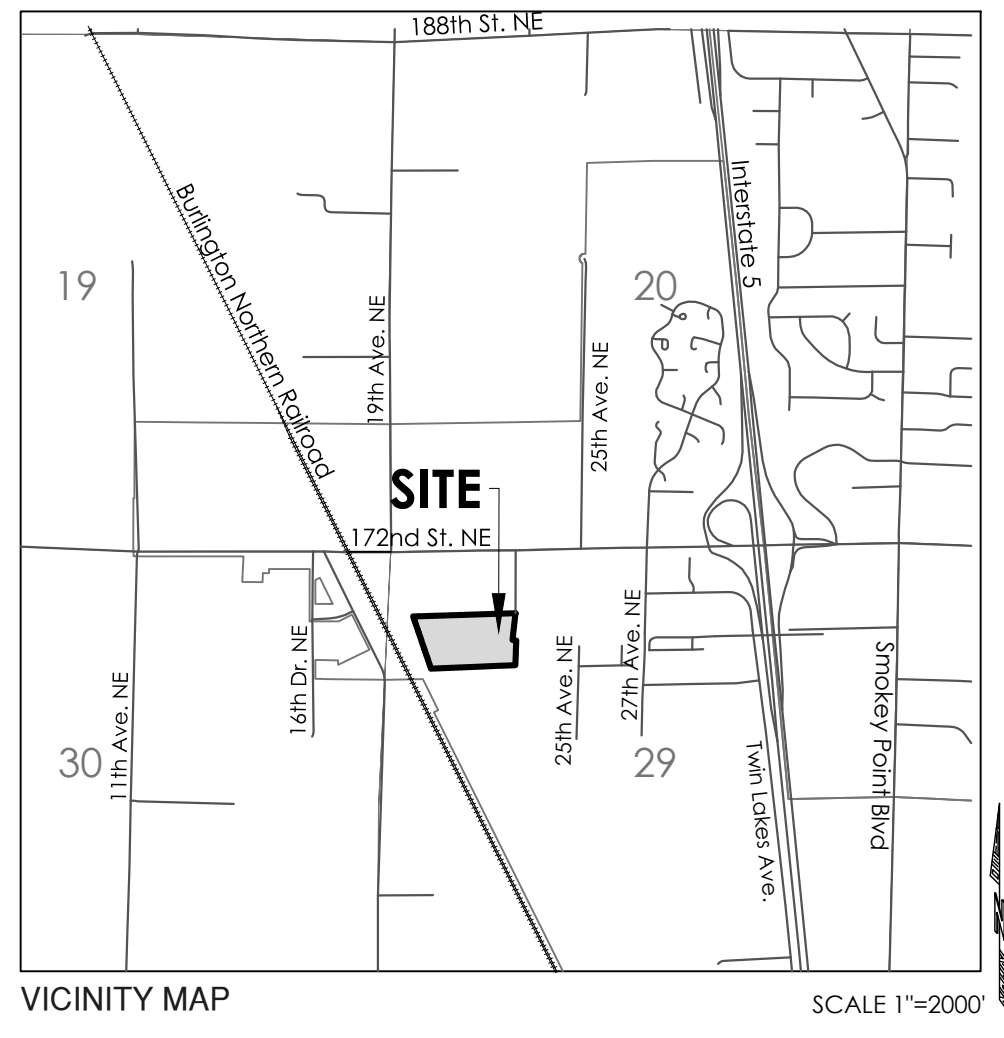
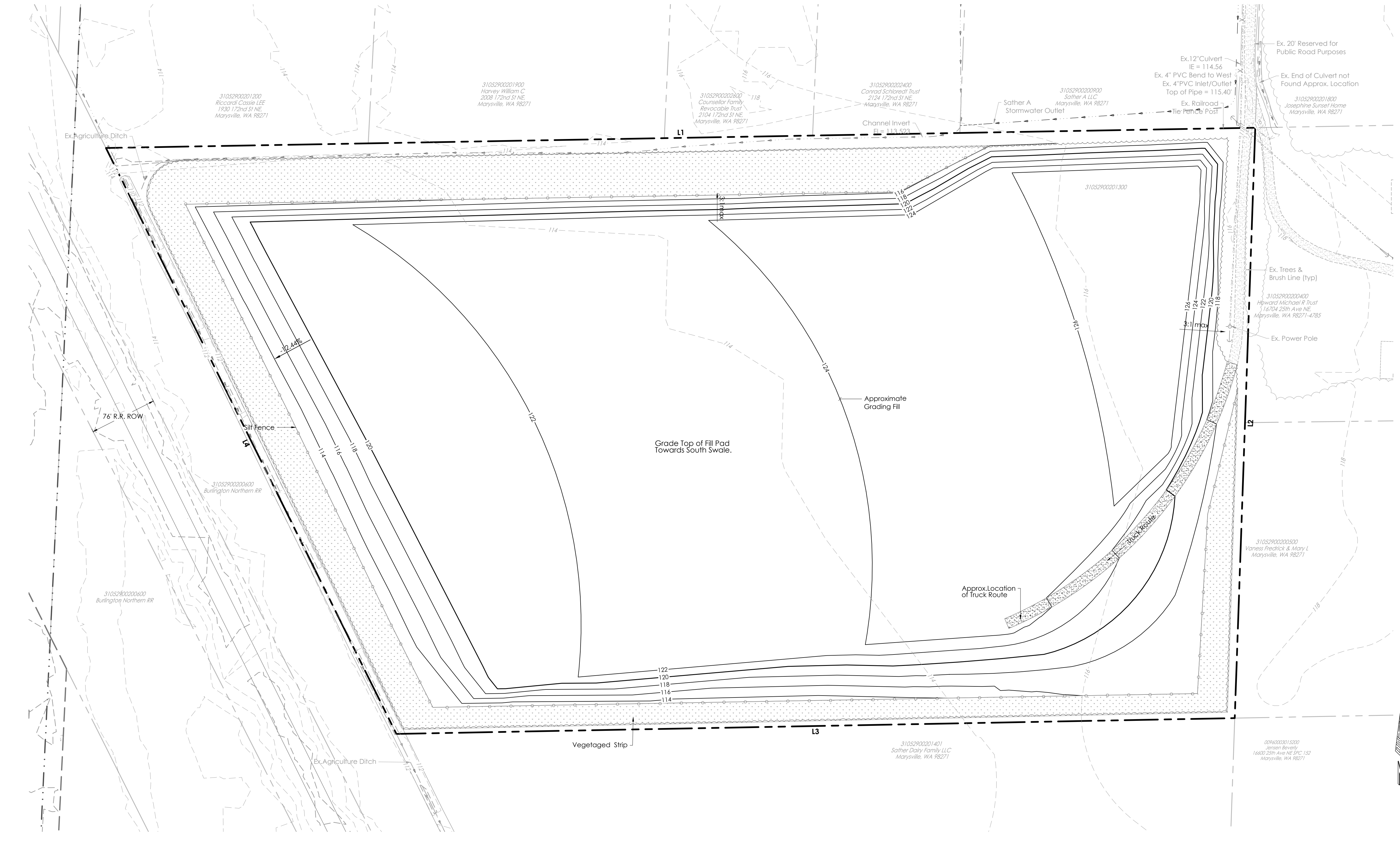
SOILS
Custer Fine Sandy Loam:
Hydrologic Soil Group: C/D
Kitsap Silty Loam:
Hydrologic Soil Group: C
Terra Medisapitist:
Hydrologic Soil Group: C
Compact Fill Area to 95% Modified Proctor

LAND DISTURBING AREA
Total Site Area 744,763 sf (17.1 ac)
Impervious Area 1,350 sf
Temp. Construction Entrance 1,350 sf
PGIS Total 1,350 sf

NGPIS Total 0 sf
Total Impervious 1,350 sf (0.002%)

Land Disturbing Activity 744,876 sf
Conceptual Area of Disturbance

Site Grading
Cut
Fill



LEGAL DESCRIPTION
SEC 29 TWP 31 RGE 05 - S1/2 NW1/4 NW1/4 LESS GN R/W SUBJ TO R/W ESE TO PUD 1 OSA-14 (17.65 AC)

DATUM & BENCHMARK
DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)
BENCHMARK: Benchmark per WGS Survey Data Warehouse ID 21333, located North of 172nd Street NE and West of the BNSF RR.
Elevation = 124.68' N.A.V.D. 88

PROJECT INFORMATION
Tax Parcel Numbers 310529-002-013-00
Total Area 744,763 sf (17.1 ac)
GPP Designation Incorporated City
Existing Zoning R12 Multi Family Low
Existing Land Use Undeveloped
Proposed Land Use Undeveloped

LOCAL SERVICES
Sewage Disposal: City Of Marysville
Water District: City Of Marysville
School District: Lakewood School #306
Fire District: City Of Marysville
Post Office: Lakewood
Electric: Snohomish County PUD
Phone: Frontier Communications
Cable: Comcast
Gas: Comcast

CONTACT PERSON
Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.7727
merle@landtechway.com

SITE ADDRESS
Sather B LLC
2226 172nd St NE
Marysville, WA 98271

ENGINEER
Land Technologies, Inc.
Tyler S. Foster, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.7727
tyler@landtechway.com

APPLICANT
Sather B LLC
18820 3rd Ave NE
Arlington, WA 98223

SURVEYOR
Andes Land Survey
Jerome R. Andes, PLS
1523 Tenth St
Clinton, WA 98236
360.659.6639

CERTIFIED EROSION CONTROL SPECIALIST

CLEARING NOTES:
Concept Clearing Limits are shown on plan. Actual limits to be determined with Specific Storm Water Management Protocol, and to minimize impact on existing vegetation and trees.

- GEOTECH RECOMMENDATION NOTES:**
- All site work to be consistent with the ESNW Geotechnical Report titled, Preliminary Geotechnical Engineering Study Proposed Development Sather B and C, August 8, 2018 (E3-5718.01)
 - Existing vegetation should be cleared, surficial organic material should be mowed, and fill areas should be static-rolled with a large drum roller prior to placing fill.
 - Temporary construction entrances and drive lanes should consider at least six inches of quarry spalls to prevent off-site soil tracking.
 - In areas where fill placement will be greater than six feet, stripping can consist of mowing groundcover vegetation.
 - Static roll exposed soils to a firm and unyielding state prior to placement of fill.
 - All fill should be placed and graded for the support of the propose mixed-use development in accordance with the recommendations in this report.
 - The Geotechnical Engineer is to observe, inspect, and approve the soil fill to include compaction.

Line Table		
Line #	Length	Direction
L1	1294.91	S88° 59' 26"W
L2	665.39	N01° 59' 24"E
L3	944.58	N88° 55' 16"E
L4	736.61	S26° 22' 16"E

Sheet List Table	
Sheet Number	Sheet Title
Construction: C6	
C1	Site Plan
C2	Construction Notes
C3	Clearing, Grading & TESC Plan
C4	Grading & TESC Details
C5	Site Cross Sections
C6	Stormwater Management Plan and Profile

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: WSP/W 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 _____, 201__.

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

GENERAL 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. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

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

PROJECT LEAD: Merle Ash
CHECKED BY: Jim Tyler, Merle Ash
DRAWN BY: Tyler, Merle Ash
DATE: 12/5/18
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Sather B LDA
2226 172nd St NE, Marysville, WA 98271

Sather B LLC
18820 3rd Ave NE, Arlington, WA 98223

CIVIL SITE PLAN

SHEET
C1 of C7
24x36

LEGEND table with symbols for Boundary Line, Design Right-of-Way Line, Existing Right-of-Way Line, Design Major Contour Line, Existing Major Contour Line, Design Minor Contour Line, Existing Minor Contour Line, Phase Line, Design Tract Line, Design Lot Line, Existing Lot Line, Design Easement Line, Existing Easement Line, Design Road Centerline, Existing Road Centerline, Existing Edge of Asphalt, Existing Sidewalk, Existing Storm Drainage Line, Existing Type I Catch Basin, Design Swale Line, Existing Ditch Line, Existing Sanitary Sewer Line, Existing Sanitary Sewer Manhole, Existing Water Line, Existing Water Hydrants, Existing Water Fittings, Design Fence, Existing Fence, Existing Section Line, Existing Section Symbol, Existing Power Line, Existing Power Symbol, Existing Telephone Line, Existing Telephone Symbol, Existing Gas Line, Existing Gas Symbol, Existing Flow Path, Design Area of Disturbance, Design Temporary Silt Fence, Temporary Construction Entrance, Existing Soil Log, BMP Designations.

GENERAL NOTES

- 1. 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 pre-construction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans... 2. 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... 3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction... 4. All work within the development and City right-of-way shall be inspected to the inspection of the City engineer or designated representative... 5. Prior to any site construction including clearing/logging or grading, the site clearing limits shall be located and field identified by the project surveyor... 6. The developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer... 7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction... 8. 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... 9. The contractor shall keep two sets of plans on site at all times for recording record drawing information... 10. 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... 11. 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... 12. The contractor shall have all utilities verified on the ground prior to any construction... 13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88... 14. Temporary street patching shall be allowed for as approved by the City Engineer... 15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required... 16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times... 17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense... 18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities... 19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards... 20. 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... 21. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor... 22. During construction, all public streets adjacent to this project shall be kept clean of all material deposits... 23. Certified record drawings are required prior to project acceptance... 24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project... 25. Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation... 26. 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... 27. 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.

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.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- 1. 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... 2. 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... 3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions... 4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only... 5. 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... 6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease... 7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching... 8. 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... 9. All earth work shall be performed in accordance with City Standards... 10. 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... 11. The Surface of all slopes shall be compacted... 12. 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

- 1. 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, and runs and undercutting beneath bales... 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... 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... 5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- 1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material... 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... 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... 5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

HYDROSEEDING GENERAL NOTES

- 1. 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... 2. All disturbed areas such as retention facilities, roadway backspalls, etc., shall be seeded with a perennial ground cover grass to minimize erosion... 3. Preparation of Surface: All areas to be seeded shall be cultivated to the satisfaction of the City Inspector... 4. Immediately following final grading permanent vegetation shall be applied consistent with the design and maintenance standards for temporary and permanent seeding... 5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection... 6. 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.

CONSTRUCTION SEQUENCE

- 1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner... 2. Identify clearing limits and stream/wetland NGA areas as required with flagging and/or temporary orange construction fence... 3. Install construction zone road signs... 4. Grade and install construction entrance(s)... 5. Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site... 6. Provide protection for existing utility catch basins and other drainage facilities... 7. Grade and stabilize roads and interceptor swales in conjunction with clearing and grading activity... 8. Install temporary sedimentation measures... 9. Clear and grub site. Complete mass grading. Reconstruct sediment-trapping measures as grading progresses... 10. Final grade, construct and pave roadways... 11. Remove any temporary sediment controls when permanent drainage is complete... 12. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City approval.

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

- 1. During construction, all existing and newly installed drainage structures shall be protected from sediments... 2. All storm manholes shall conform to City Standard Detail No.4-08-009... 3. Manhole firm and cover shall conform to City Standard Detail 4-08-009 and 4-08-015... 4. Catch basins shall by Type I unless otherwise approved by the City Engineer or Designated representative... 5. Catch basins Type I shall conform to City Standard Detail No. 4-08-009... 6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-08-022... 7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad... 8. All catch basins and manholes shall have locking lids... 9. 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... 10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003... 11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density... 12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines... 13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test... 14. 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... 15. Stormwater facilities 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... 16. Prior to sidewalk construction, lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required... 17. 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... 18. 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... 19. Corrugated Polyethylene Pipe (CPP): A. All pipe shall be smooth interior... 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... C. Upon request by the City Inspector, pipe shall be subject to mandrel testing... D. Pipe shall be stored on site in shipping bunks on a flat level surface... E. Minimum depth of cover shall be 2 feet... F. Couplings shall be integral bell and spigot or double bell separate couplings... G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction... 20. All non-perforated metal pipe shall have neoprene gaskets at the joints... 21. Culvert ends shall be beveled to match side slopes... 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... 24. All landscaped and lawn areas, except areas within the drip-line 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.

CONVEYANCE DITCH - 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 or 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. The 24-hour storm event, 4" shall be placed within the swale. The topsoil surface shall be of design grade or at design grade plus 1 inch. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established.

Table with columns: Recommended Seed Mix for Bioswales, % Weight, % Purity, % Germination. Rows include Tall or meadow fescue, Seaside/Creeeping bentgrass, Redtop bentgrass.

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DOUGLAS VAN GELDER, P.E., DEVELOPMENT SERVICES MANAGER - LAND DEVELOPMENT

LAND TECHNOLOGIES logo and contact information: 18820 Third Avenue, N.E., Arlington, WA 98223, 360-652-9727

Professional Engineer seal for Sather B LDA, License No. 12138, State of Washington, dated 12/5/18.

Project lead and drawing information: PROJECT LEAD: Merric; CHECKED BY: Jim; DRAWN BY: Tyler; DATE: 12/5/18; REVISION 1: -; REVISION 2: -; REVISION 3: -; REVISION 4: -; AS-BUILT: -

Sather B LDA contact information: 2206 172nd St NE, Marysville, WA 98271; A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Sather B LLC contact information: 18820 3rd Ave NE, Arlington, WA 98223

SHEET C2 of C7 and 24x36 information

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

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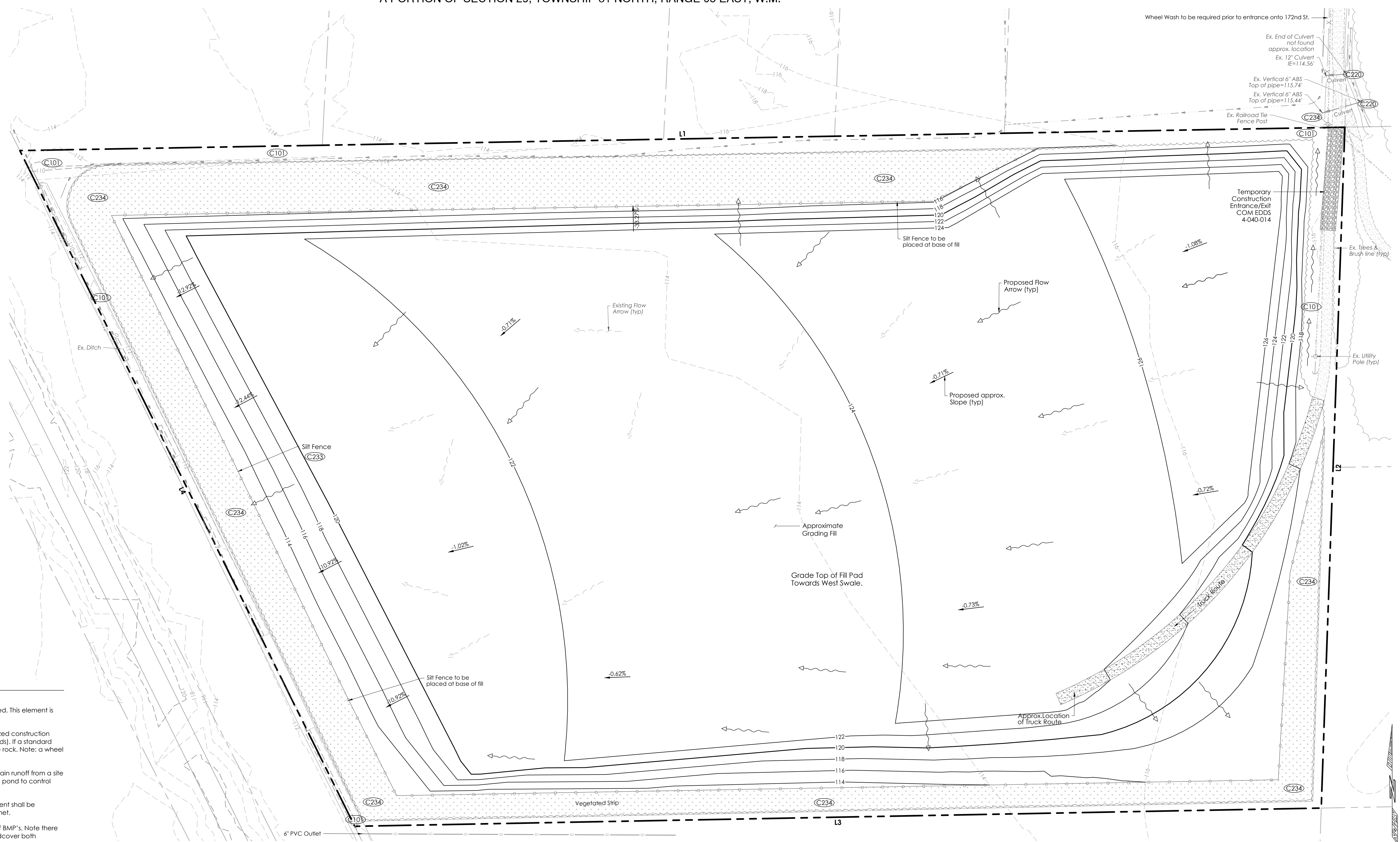
A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ZONING LINE
- PROPOSED R/W LINE
- EXIST R/W LINE
- 1/4 SECTION LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
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- CLEARING LIMIT
- EXIST POWERLINE
- EXIST TREELINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- POWER POLE, EXIST
- ROCK WALL
- FENCE, EXIST
- "NO PARKING" FIRE LANE

Line Table

Line #	Length	Direction
L1	1294.91	S88° 59' 26"W
L2	665.39	N01° 59' 24"E
L3	944.58	N88° 55' 16"E
L4	736.61	S26° 22' 16"E



CLEARING, GRADING & TESC PLAN

CONSTRUCTION SWPPP
The 13 elements that are part of a Construction SWPPP are as follows:

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

**AQUIFER RECHARGE/
WELL HEAD PROTECTION**
High, 0 to 40ft

SOILS
Custer fine sandy loam;
Hydrologic Soil Group: C/D

CLEARING NOTES:
Concept Clearing Limits are shown on plan. Actual limits to be determined with Specific Storm Water Management Protocol, and to minimize impact on existing vegetation.

LAND DISTURBING AREA

Total Site Area	744,763 sf (17.1 ac)
Impervious Area	
Temp. Construction Entrance	1,350 sf
PGIS Total	1,350 sf
NPGIS Total	0 sf
Total Impervious	1,350 sf (0.67%)
Land Disturbing Activity	
Conceptual Area of Disturbance	744,876 sf (17.1 ac)
Site Grading	
Cut	0 cy
Fill	175,000 cy

- BMP'S (to be applied as appropriate)**
- C101 Preserving Natural Vegetation
 - C102 Buffer Zones
 - C105 Stabilized Construction Entrance
 - C106 Wheel Wash
 - C107 Stabilized Parking Area
 - C120 Temporary & Permanent Seeding
 - C121 Mulching
 - C122 Mats and Blankets
 - C123 Plastic Covering
 - C130 Surface Roughening
 - 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
 - C203 Water Bars
 - C204 Pipe Slope Drains
 - C206 Level Spreader
 - C207 Check Dam
 - C208 Triangular Silt Dike
 - C209 Outlet Protection
 - C220 Storm Drain Inlet Protection
 - C233 Silt Fence
 - C234 Vegetated Strip
 - C235 Straw Wattles
 - C240 Sediment Trap

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DOUGLAS VAN GELDER, P.E., DEVELOPMENT SERVICES MANAGER - LAND DEVELOPMENT

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

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

PROJECT LEAD: *Alexie*
CHECKED BY: *Jim*
DRAWN BY: *Tyler, Merr, Alex*
DATE: _____
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
AS-BUILT: _____

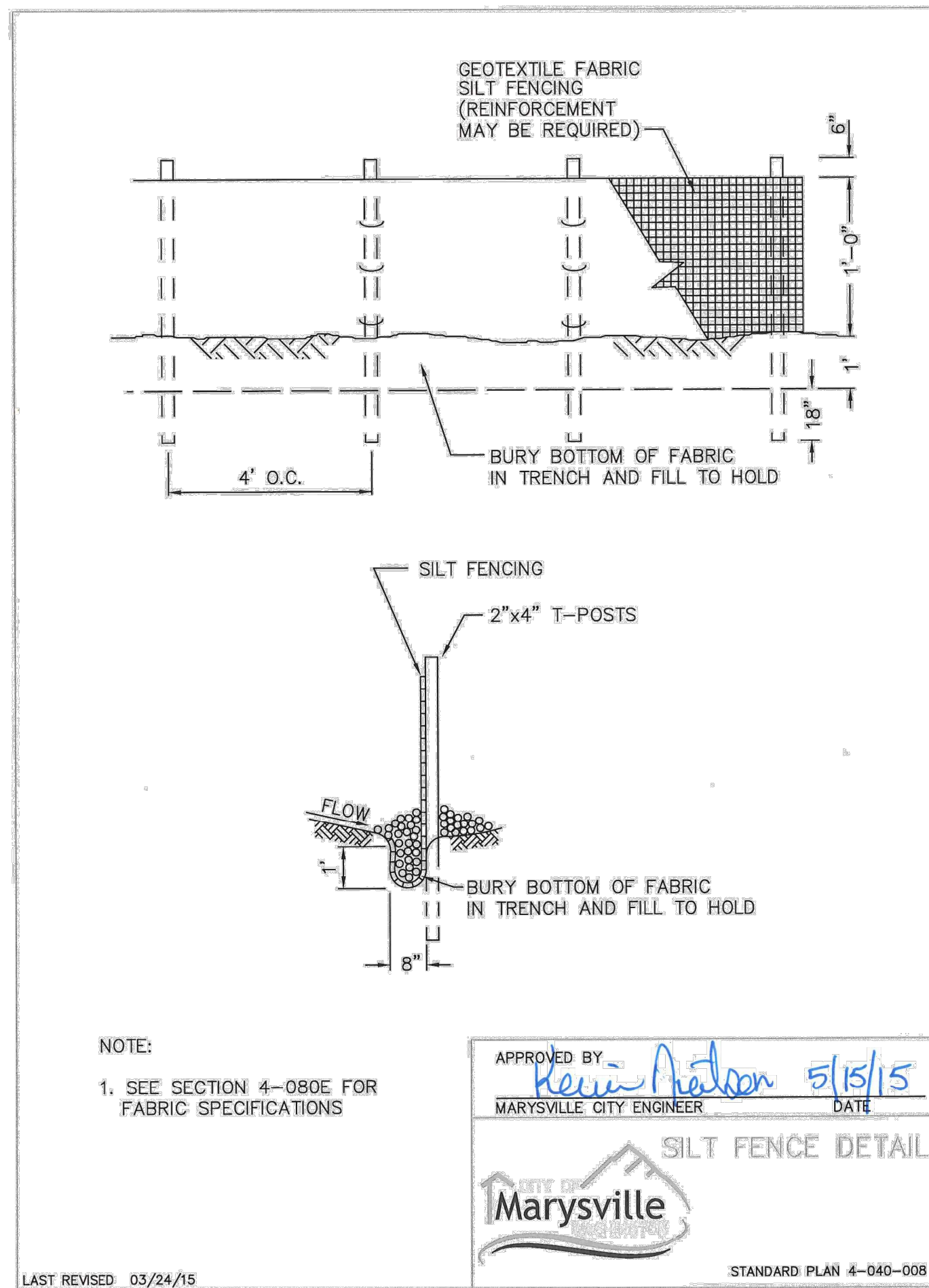
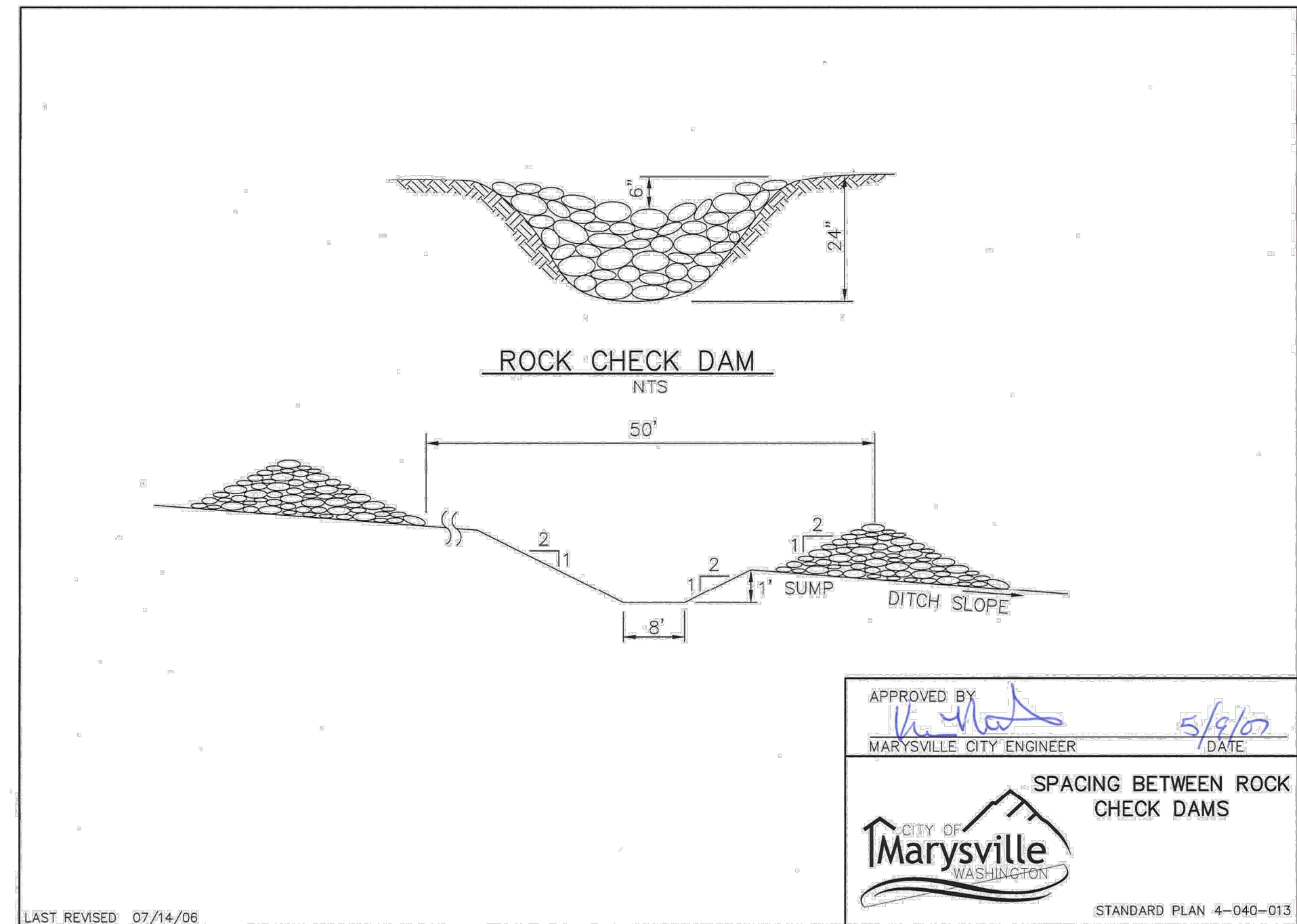
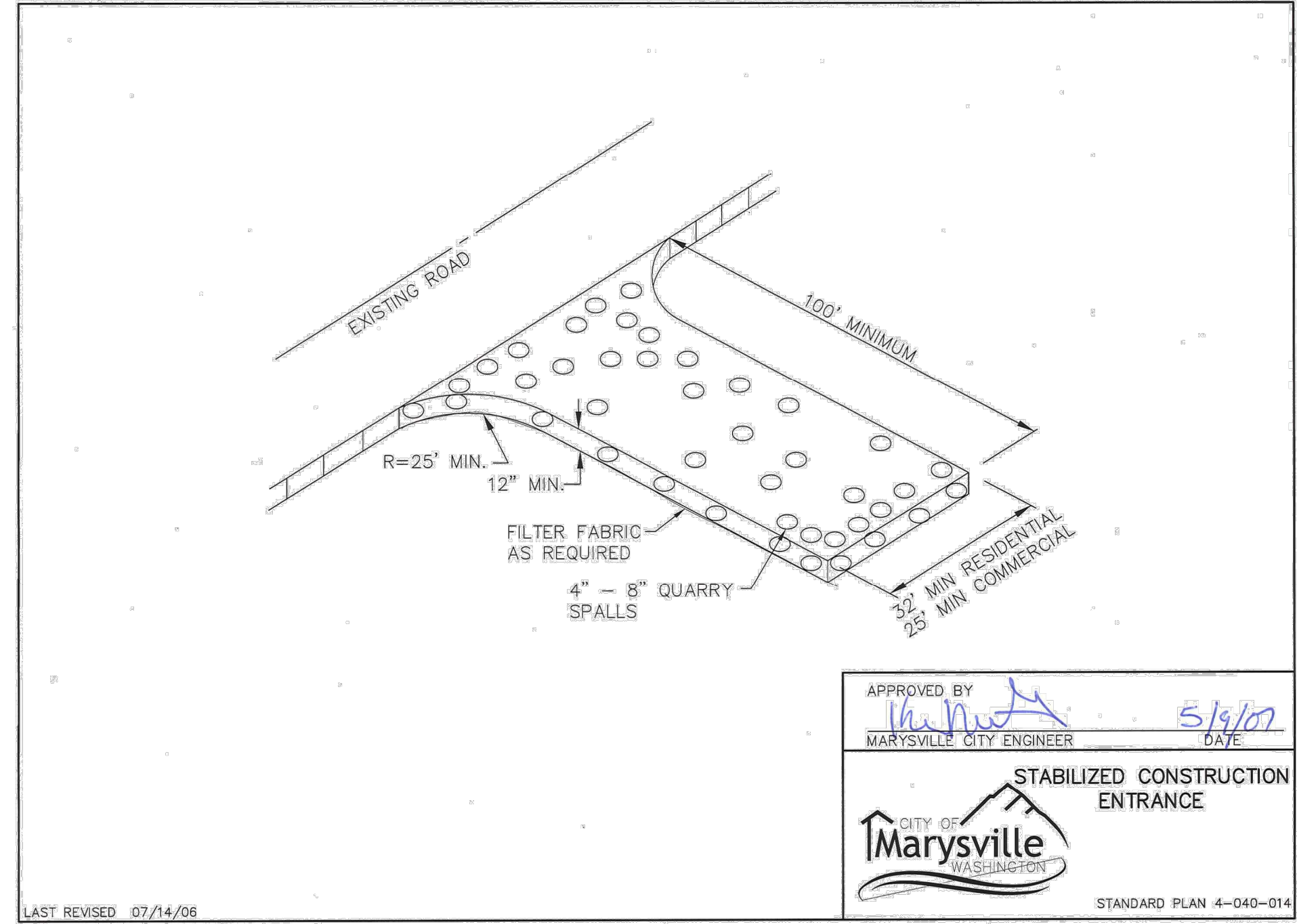
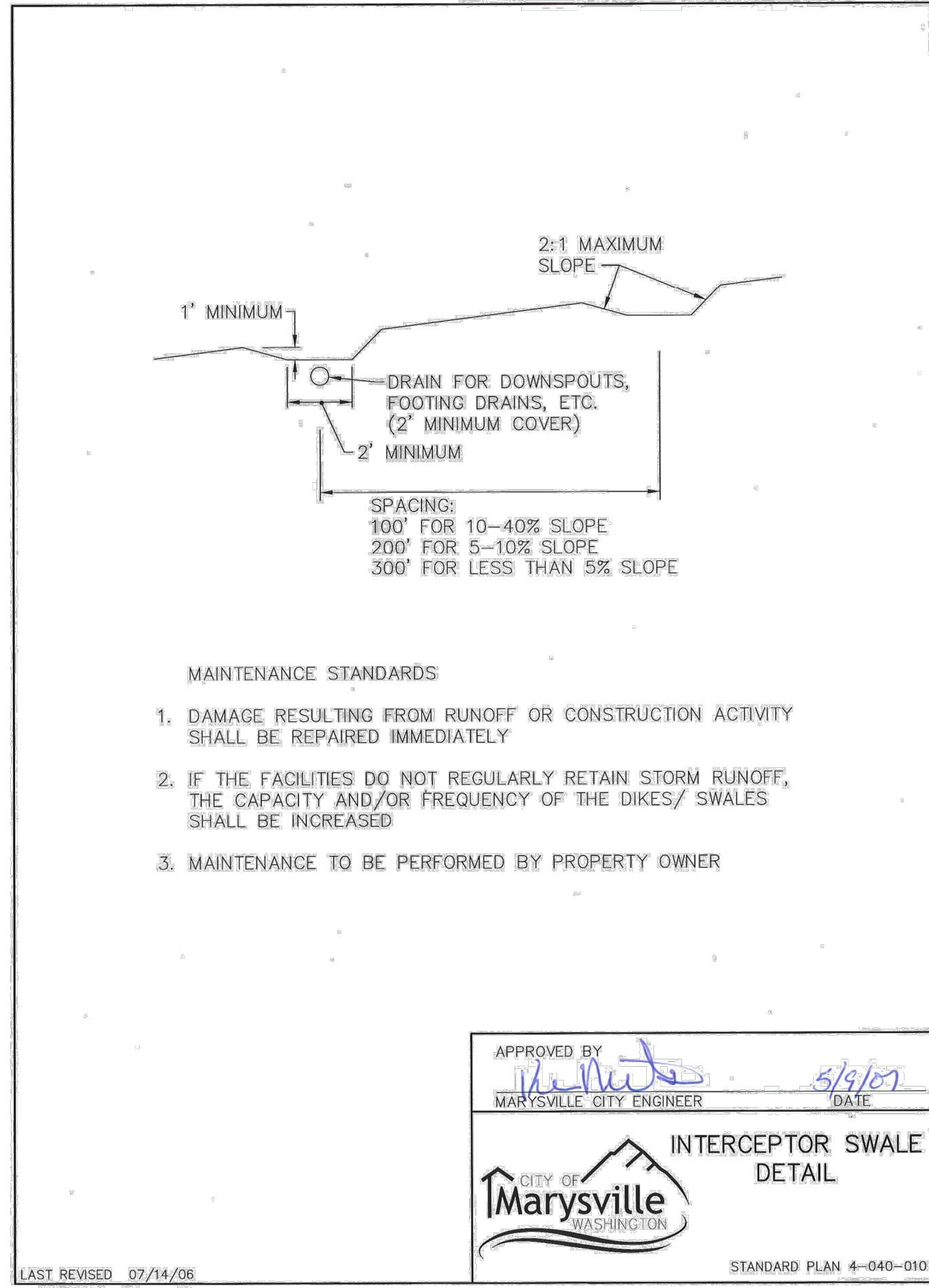
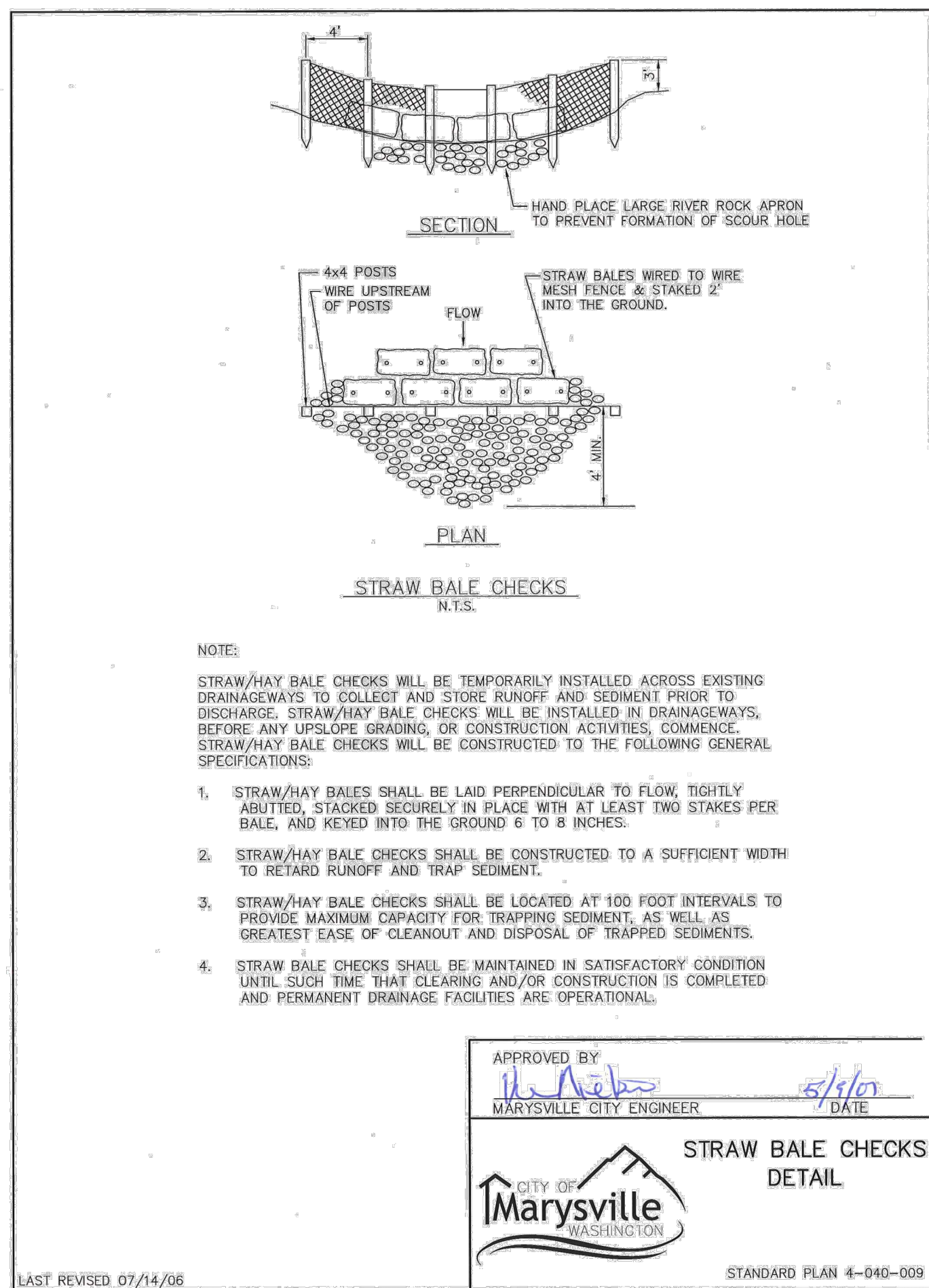
Tyler S. Foster
Professional Engineer
No. 12345
12/3/18

Sather B LDA
2206 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Sather B LLC
18820 3rd Ave NE, Arlington, WA 98223

CLEARING, GRADING & TESC PLAN

SHEET **C3** of **C7**
24x36



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DOUGLAS VAN GELDER, P.E., DEVELOPMENT SERVICES MANAGER - LAND DEVELOPMENT

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

LAND TECHNOLOGIES
TILER S. FOSTER
REGISTERED PROFESSIONAL ENGINEER
12/10

PROJECT LEAD: Alexie
CHECKED BY: Jim
DRAWN BY: Tyler, Alex, Alex
DATE: 5/19/10
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
AS-BUILT:

Sather B LDA
2206 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Sather B LLC
18820 3rd Ave NE, Arlington, WA 98223

GRADING & TESC DETAILS

SHEET
C4 of C7

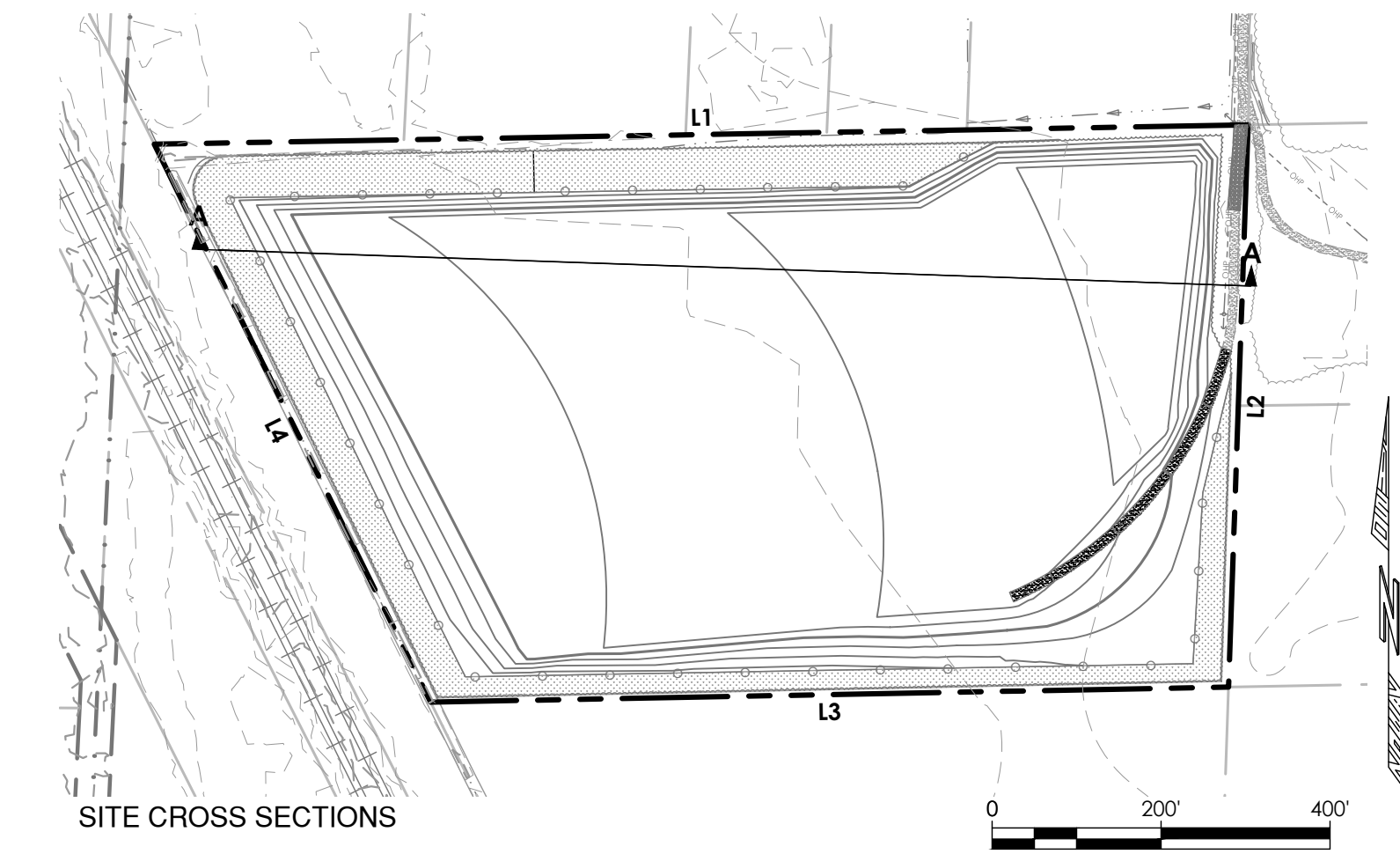
24x36

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

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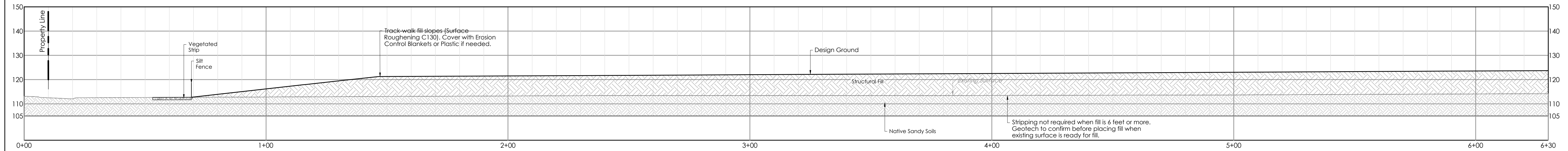
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MAKING A WAY OUT OF NO WAY



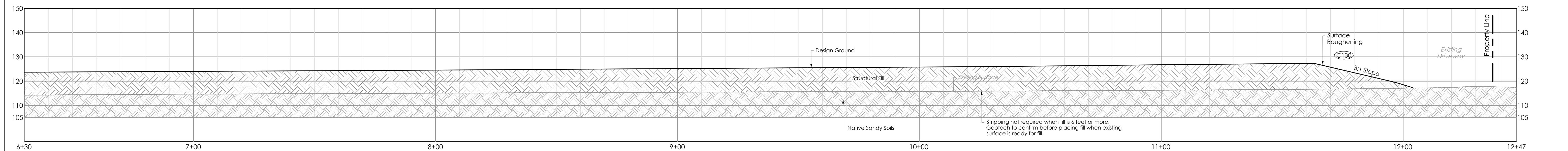
SITE CROSS SECTIONS

Scale: 1"=200'



A - PROFILE

SCALE: Horz 1"=30'
[1:1] Vert 1"=30'



A - PROFILE

SCALE: Horz 1"=30'
[1:1] Vert 1"=30'

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

MAKING A WAY OUT OF NO WAY

TYLER S. FOSTER
12/15/18
REGISTERED PROFESSIONAL ENGINEER

PROJECT LEAD: *Alex*
CHECKED BY: *Jim*
DRAWN BY: *Tyler, Alex, Alex*
DATE: _____
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
AS-BUILT: _____

Sather B LDA
2226 172nd St NE, Marysville, WA 98271
A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

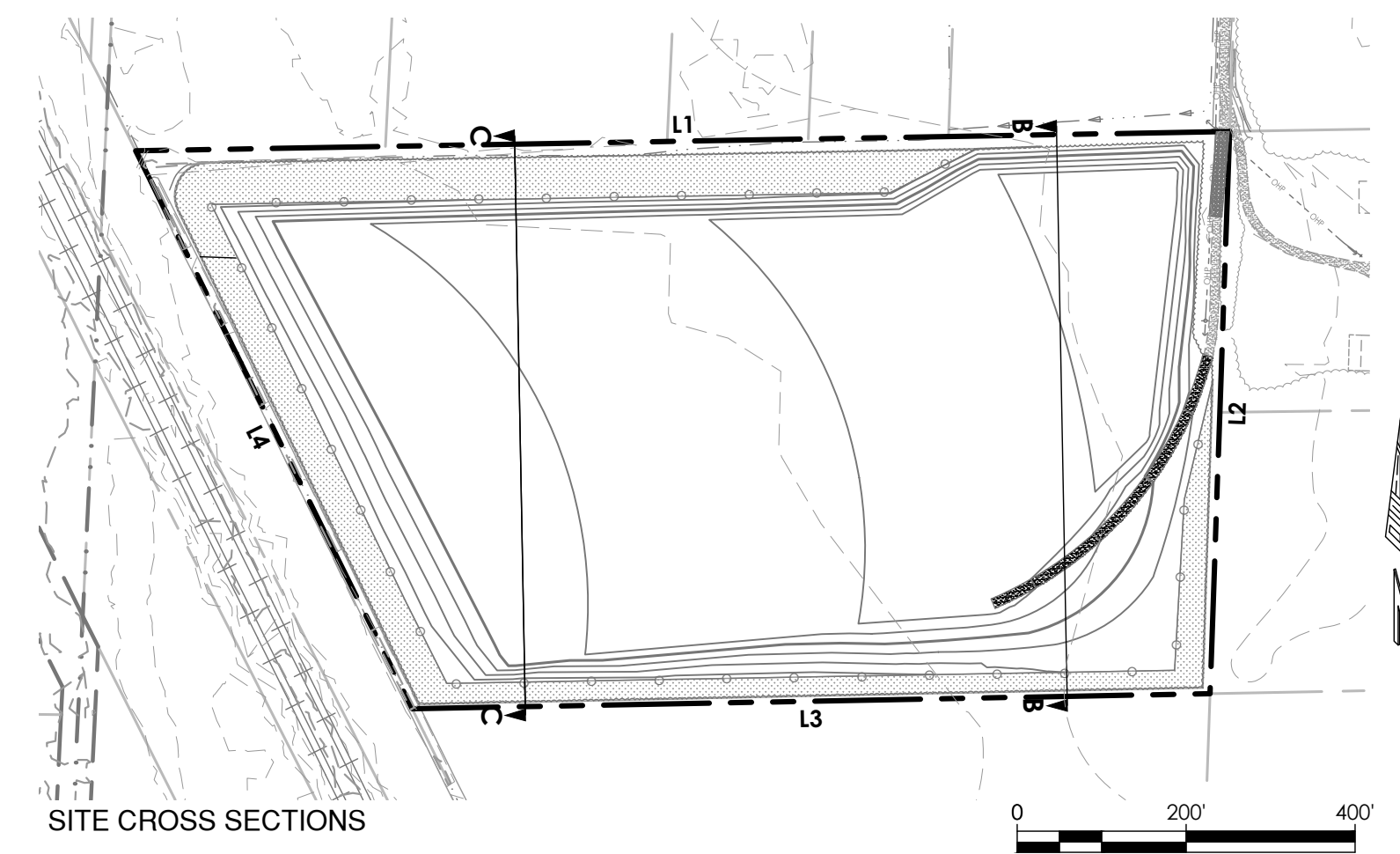
Sather B LLC
18820 3rd Ave NE, Arlington, WA 98223

SITE CROSS SECTIONS

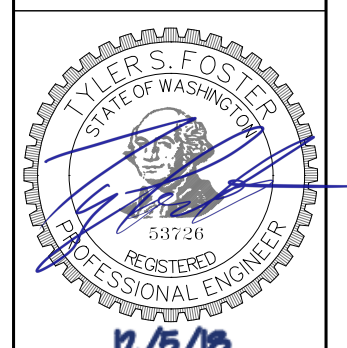
SHEET **C5** of **C7**

24x36

Z:\Myback\Joel - Sather B\Sheets\C5 Site Cross Sections.dwg 12/15/2018 8:20 AM



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



PROJECT LEAD: *Alex*
 CHECKED BY: *Jim*
 DRAWN BY: *Tyler, Alex, Alex*
 DATE: _____
 REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____
 AS-BUILT: _____

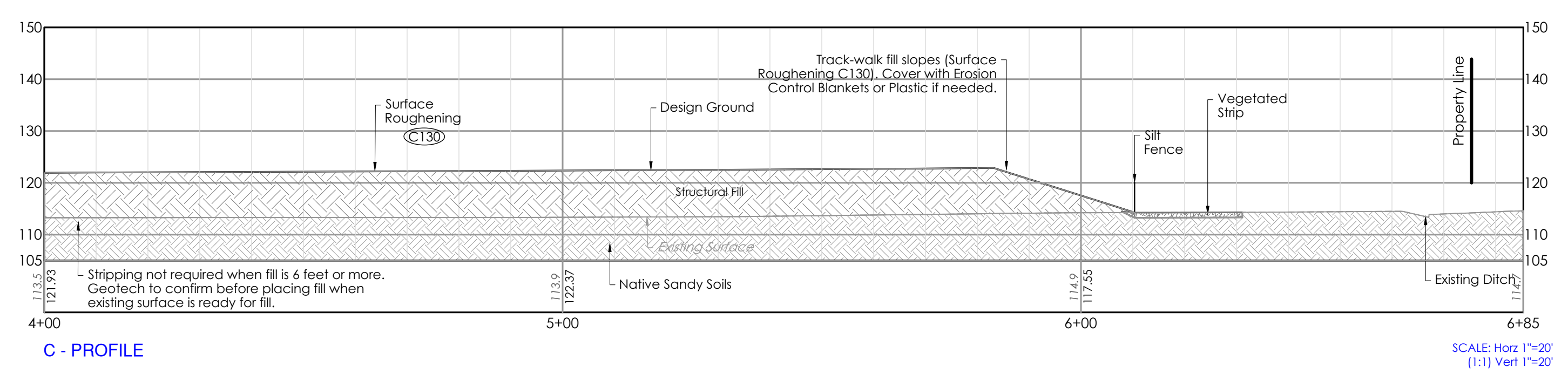
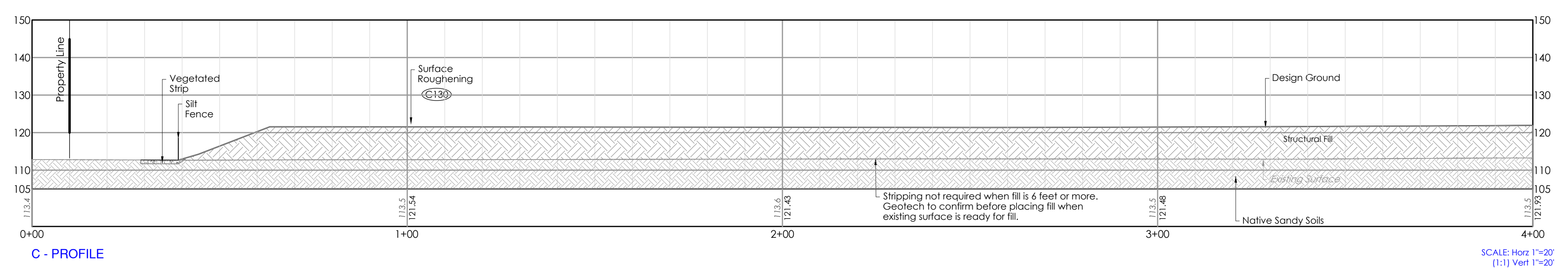
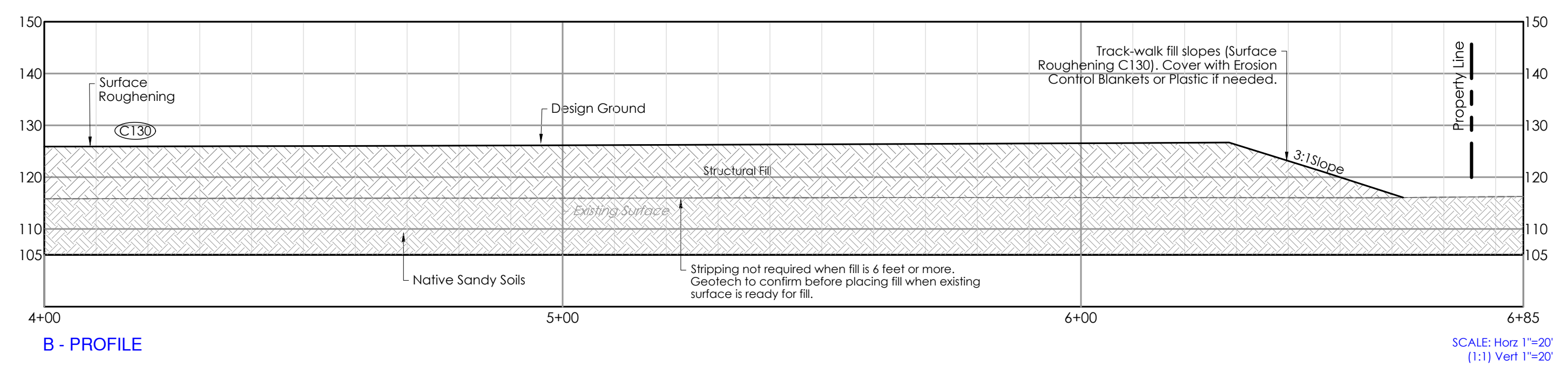
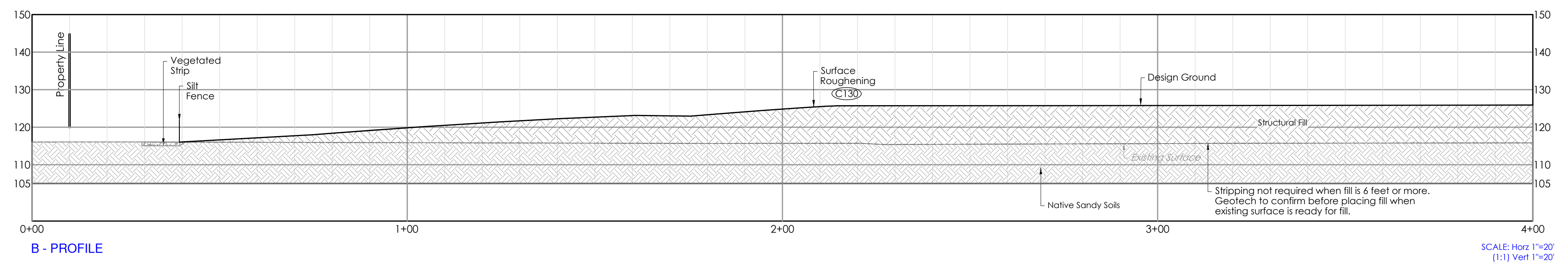
Sather B LDA
 2226 172nd St NE, Marysville, WA 98271
 A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Sather B LLC
 18820 3rd Ave NE, Arlington, WA 98223

SITE CROSS SECTIONS

SHEET
C6 of **C7**

24x36



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CALL AT LEAST 2
BUSINESS DAYS
BEFORE YOU DIG
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12/5/2018 8:20 AM
Z:\Myback\joel - Sather B\Sheets\C7 Stormwater Management Plan and Profiles.dwg

A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

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.

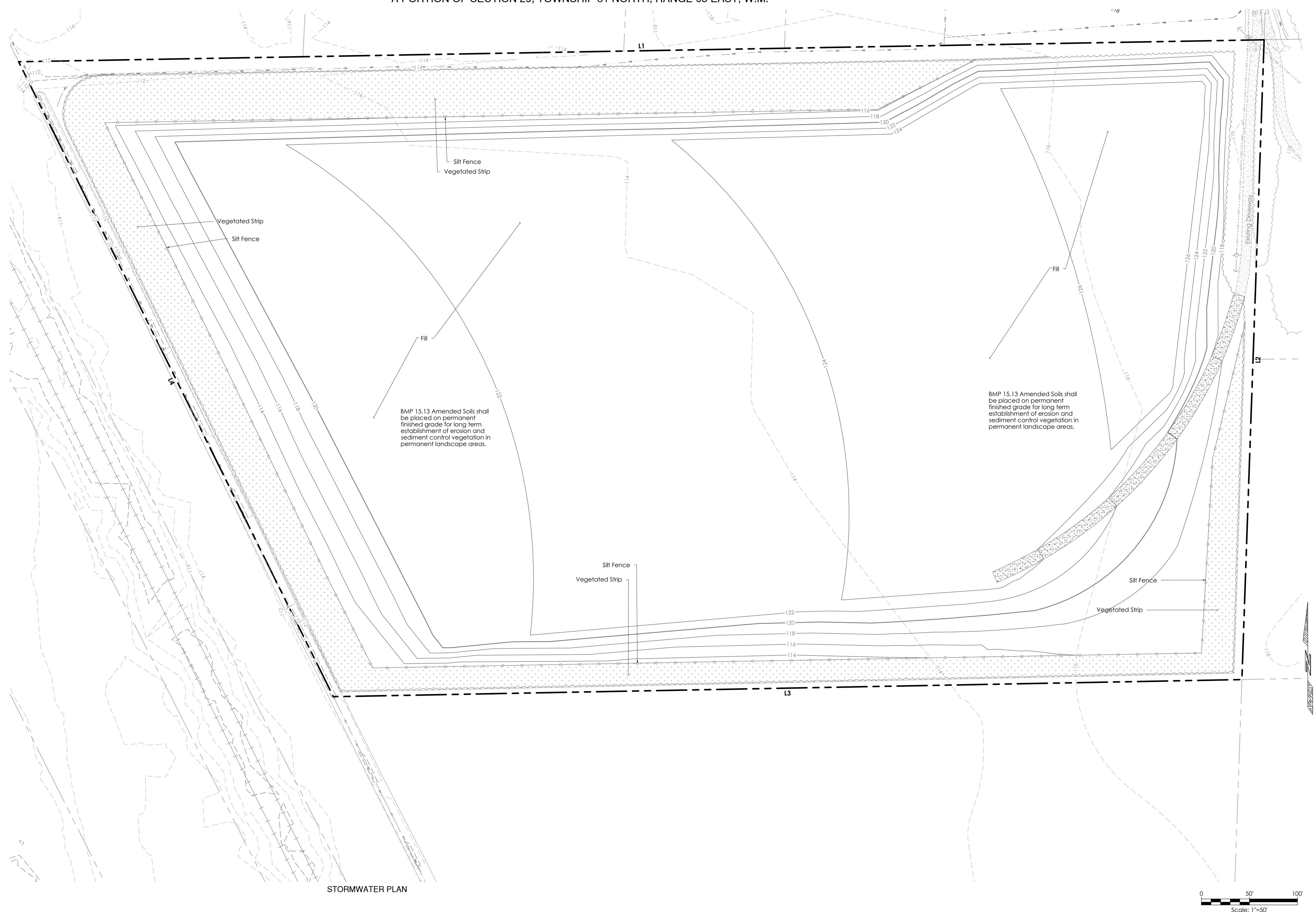
Option 2: Amend disturbed soil according to the following procedures:
a. Scarify subsoil to a depth of one foot.
b. In planting beds, place three inches of compost and fill in to an eight-inch depth.
c. In turf areas, place two inches of compost and fill in to an eight-inch depth.
d. Apply two to four 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 14. Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

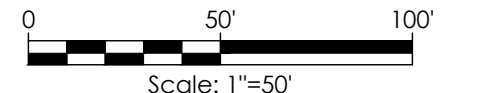
Option 4: Import topsoil mix with 10% min soil organic matter content.
Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

513 AMENDED SOILS PREPARATION OPTIONS
SCALE: NTS per 2014 SMMWW vol 3, Ch 3.1.2



BMP 15.13 Amended Soils shall be placed on permanent finished grade for long term establishment of erosion and sediment control vegetation in permanent landscape areas.

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LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727

PROJECT LEAD: *Alex*
CHECKED BY: *Jim*
DRAWN BY: *Tyler, Alex, MEm, Alex*
DATE: _____
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
AS-BUILT: _____

Sather B LDA
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Sather B LLC
18820 3rd Ave NE, Arlington, WA 98223

STORMWATER MANAGEMENT PLAN AND PROFILES

SHEET **C7** of **C7**
24x36