

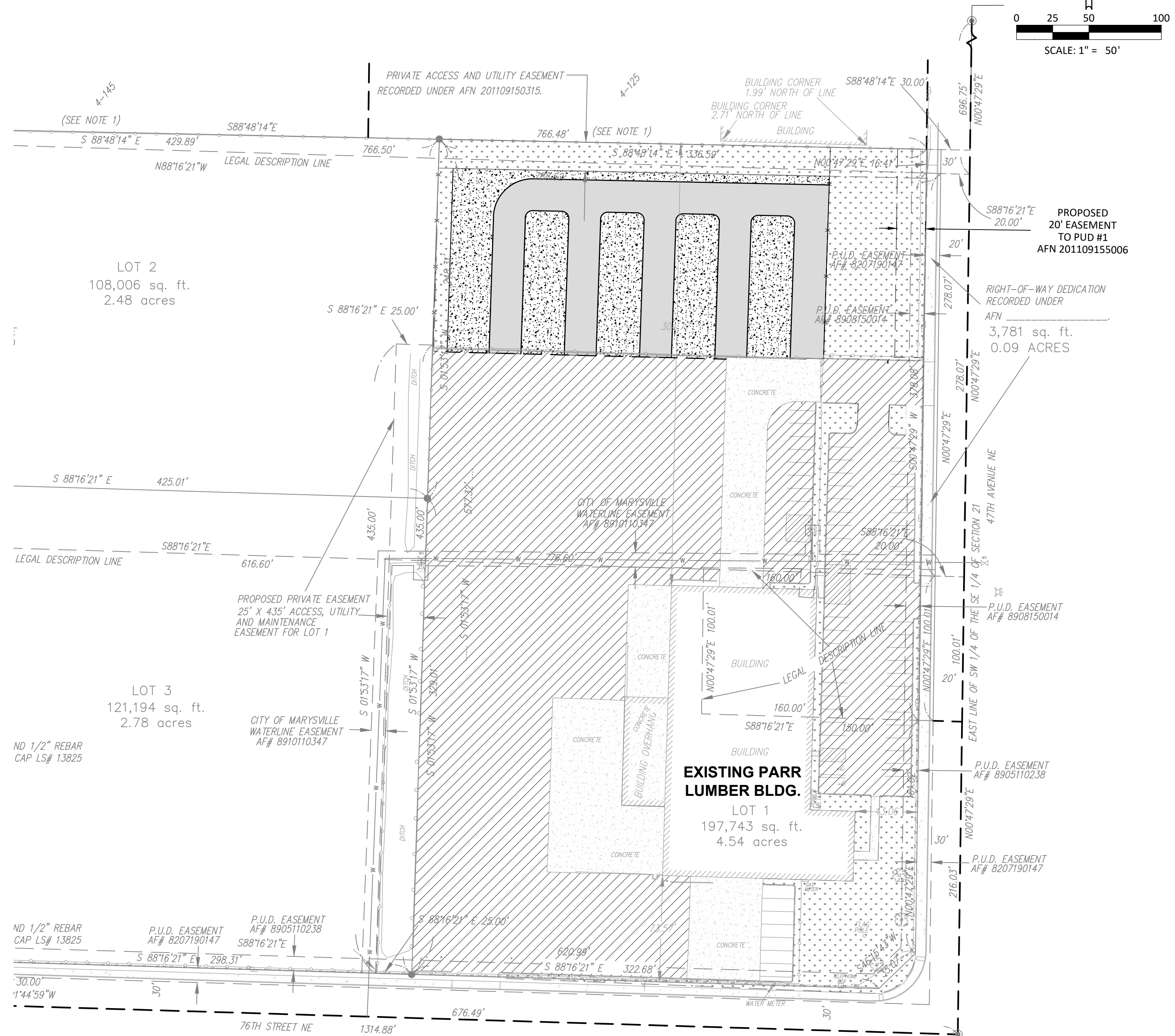
PARR LUMBER IMPROVEMENTS

MARYSVILLE, WASHINGTON

Received
11/22/2022
City of Marysville Community
Development Department



VICINITY MAP
NTS



SHEET INDEX

- C1.0 COVER SHEET
- C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.0 GRADING PLAN
- C2.1 CONSTRUCTION PLAN
- C3.0 EROSION CONTROL DETAILS
- C3.1 DETAILS
- L1.0 PLANTING PLAN
- L2.0 IRRIGATION PLAN

HATCH DESCRIPTION

	HOT MIX ASPHALT
	PREVIOUS CONCRETE
	EXISTING ASPHALT
	LANDSCAPE AREA

NOTE: ALL WORK SHALL BE COMPLETED TO THE CITY OF MARYSVILLE STANDARDS AND SPECIFICATIONS AND TO THE CURRENT WASHINGTON STANDARD SPECIFICATIONS FOR CONSTRUCTION

SITE INFORMATION

7610 NE 47TH AVE, MARYSVILLE, WA
TAX LOTS 30052100422800

DISTURBED AREA = 1.15 ACRES
GRADING QUANTITY: 2600 CY (CUT)

PARCEL AREA = 198,615 SF (4.56 AC)
15% REQUIRED LANDSCAPE AREA = 29,800 SF (0.68 AC)

OWNER/APPLICANT

THE PARR COMPANY
CONTACT: ERIC SCHMIDLIN
5630 NE CENTURY BLVD.
HILLSBORO, OR 97124
PHONE: 503-614-2516
EMAIL: ERIC.SCHMIDLIN@PARR.COM

ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
CONTACT: KELLY BACHELDER, PE
1220 MAIN STREET, SUITE 150
VANCOUVER, WA 98660
PHONE: 360-750-1131
EMAIL: KELLYB@HHPR.COM

PLAN VIEW
SCALE: 1" = 50'

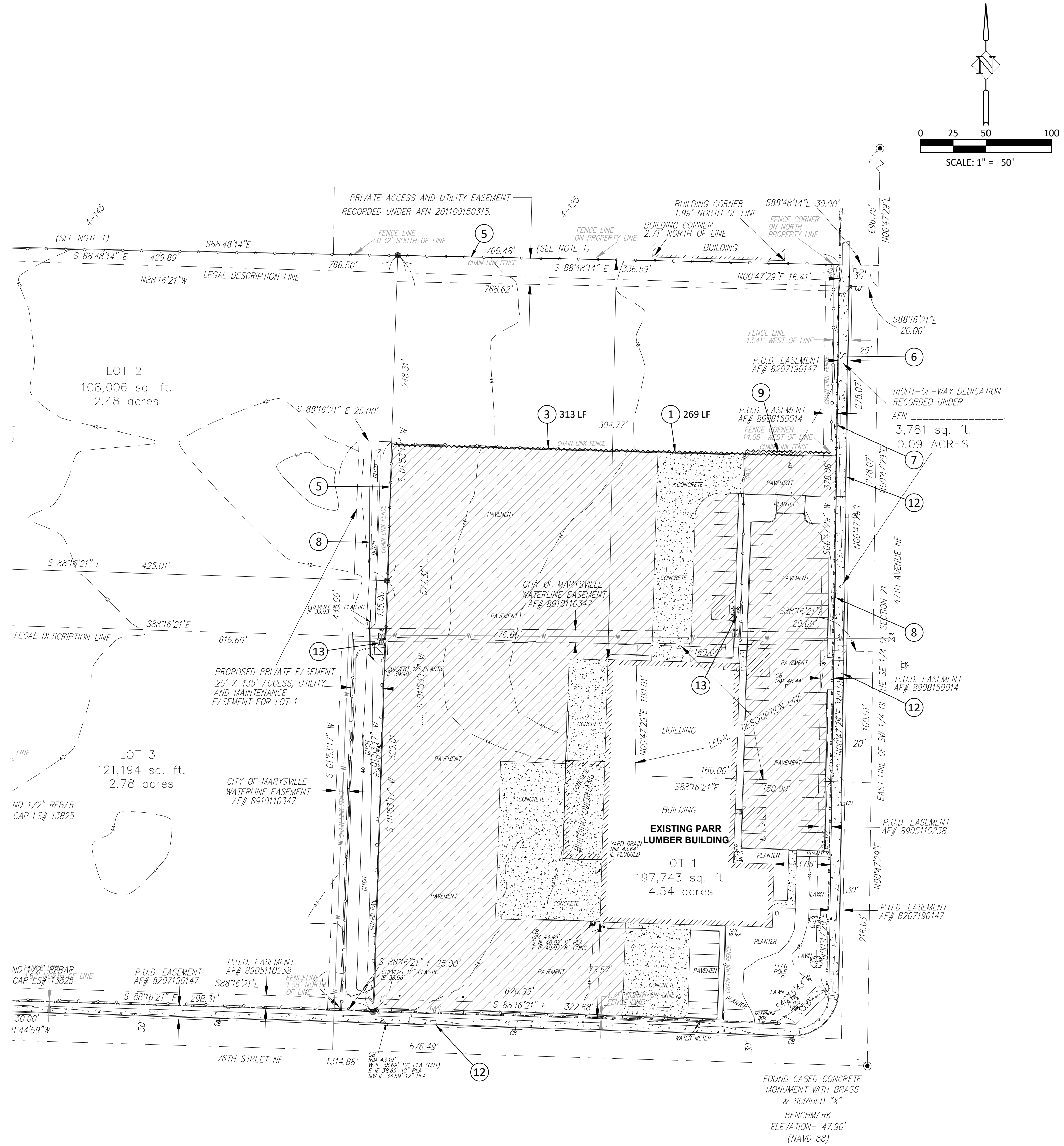
COVER SHEET
PARR LUMBER
MARYSVILLE, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS * PLANNERS * ARCHITECTS * SURVEYORS
1220 Main Street, Suite 150, Vancouver, WA 98660
phone: 360.750.1131 www.hhpr.com fax: 360.750.1141



DESIGNED:	KDB	DRAWN:	JWS
CHECKED:	KDB	DATE:	11/08/2022
R E V I S I O N S			
DATE	NO.	DESCRIPTION	
SHEET NO. C1.0			
JOB NO. PAR-43			

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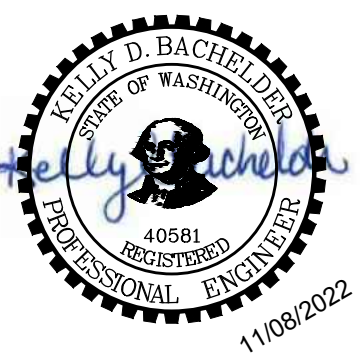
CONSTRUCTION NOTES:

- 1 REMOVE EXISTING FENCE AND/OR GATE. SEE PLAN FOR LENGTH.
- 3 REMOVE EXISTING CURB. SEE PLAN FOR LENGTH.
- 5 PROTECT EXISTING FENCE.
- 6 PROTECT EXISTING SIDEWALK.
- 7 PROTECT EXISTING UTILITY POLE.
- 8 PROTECT EXISTING DITCH.
- 9 REMOVE EXISTING FENCE AS NEEDED DURING CONSTRUCTION. REPLACE FENCE AND GATE AS NECESSARY AFTER PAVING TO SEPARATE PARKING FROM STORAGE AREA.
- 12 PROTECT EXISTING DRIVEWAY.
- 13 PROTECT EXISTING FIRE HYDRANT.

PLAN VIEW
SCALE: 1" = 50'

EXISTING CONDITIONS AND DEMO PLAN
PARR LUMBER
MARYSVILLE, WASHINGTON

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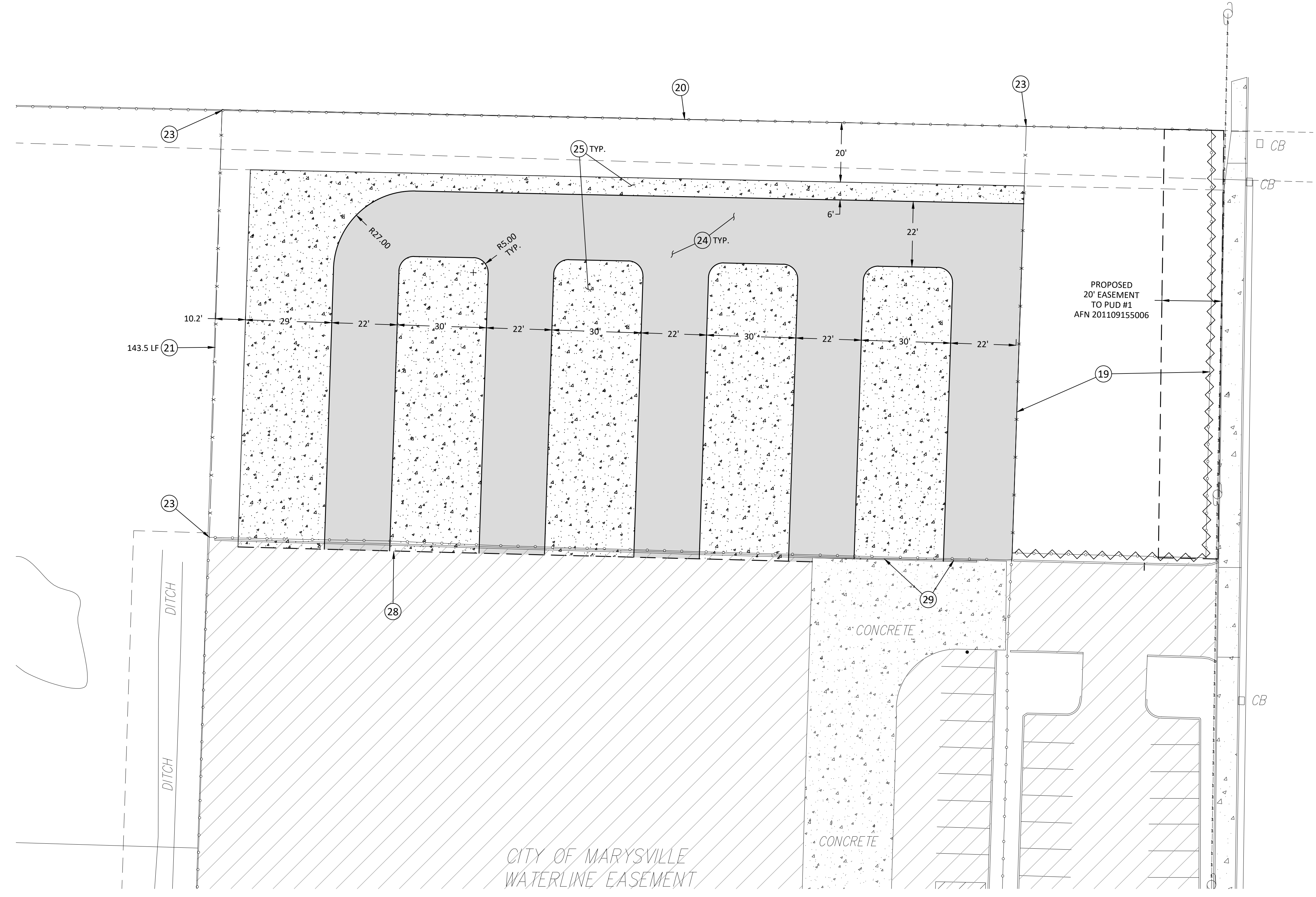
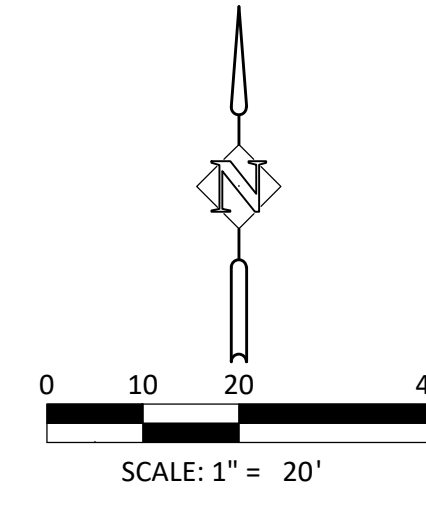
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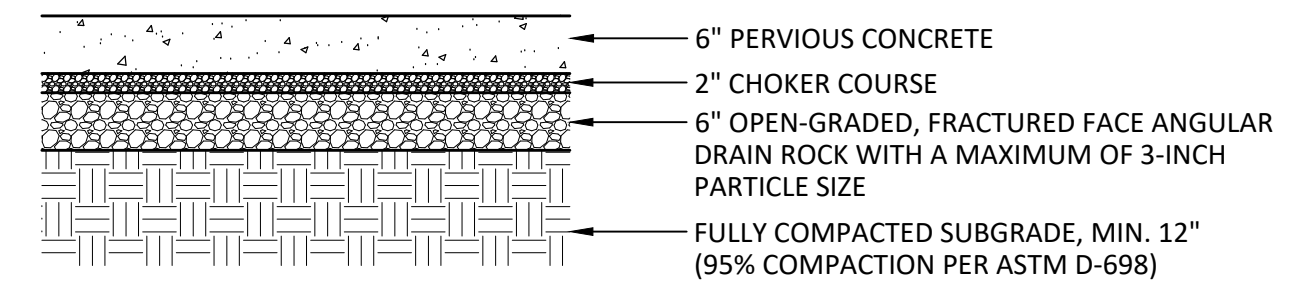
JOB NO. PAR-43

P:\02-Vancouver\PAR (PARR LUMBER)\PAR-43 (Marysville Parr Lumber)\PAR-43-DWG-Sheets\PAR-43_1.2 - CONSTRUCTION PLAN.dwg

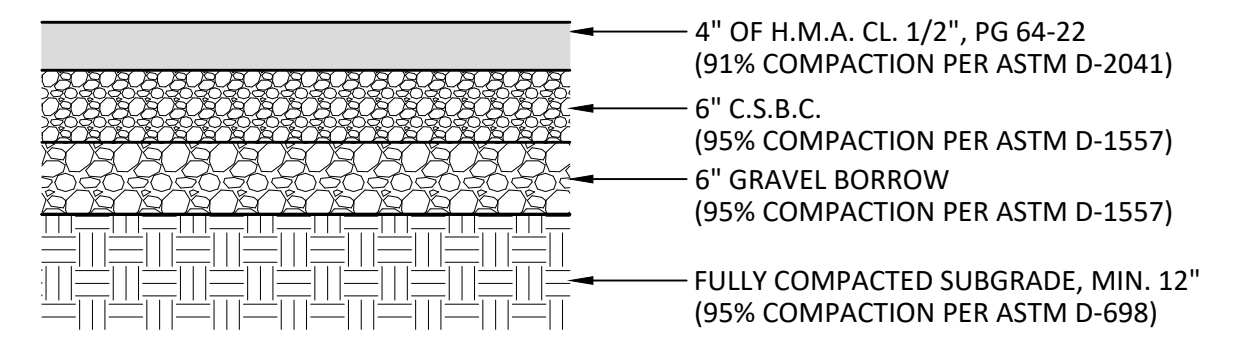


CONSTRUCTION NOTES:

- 19 RELOCATE EXISTING FENCE.
- 20 ADD SLATS TO EXISTING FENCE ALONG NORTH PROPERTY LINE.
- 21 INSTALL 6' TALL CHAIN LINK FENCE WITH SLATS WITH BARBED WIRE ON TOP. SEE PLAN FOR FENCE LENGTH.
- 23 CONNECT NEW FENCE TO EXISTING FENCE.
- 24 INSTALL ASPHALT PAVEMENT PER SECTION, THIS SHEET.
- 25 INSTALL PERVIOUS CONCRETE PER SECTION, THIS SHEET.
- 28 SAWCUT AND REMOVE EXISTING ASPHALT TO CREATE A CLEAN EDGE. MATCH EXISTING ELEVATIONS.
- 29 MATCH ELEVATION AT EXISTING CONCRETE.



PERVIOUS CONCRETE SECTION
N.T.S.

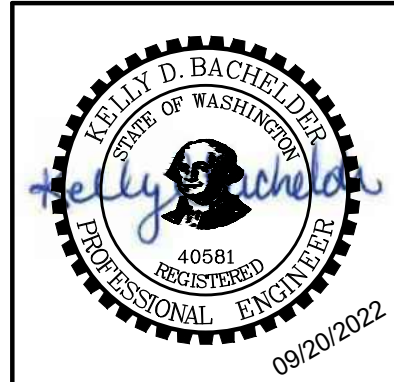


HMA SECTION
N.T.S.

PLAN VIEW

CONSTRUCTION PLAN
PARR LUMBER
MARYSVILLE, WASHINGTON

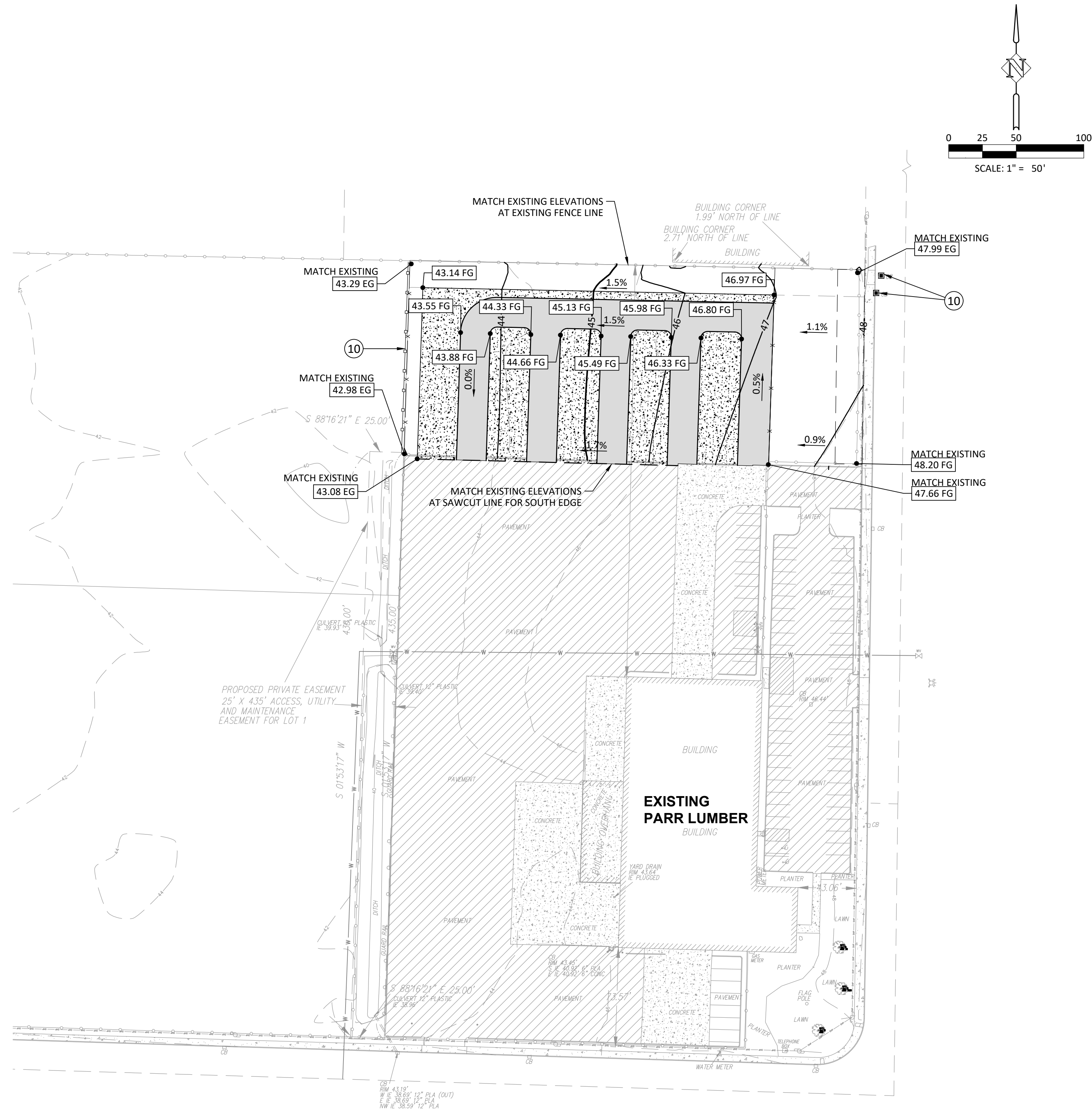
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SHEET NO.
C2.1
JOB NO. PAR-43



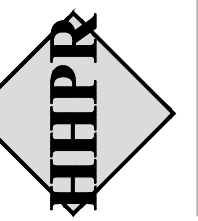
CONSTRUCTION NOTES:

- ⑩ INSTALL INLET PROTECTION PER DETAIL, SHEET C3.0.
- ⑪ INSTALL SEDIMENT FENCE PER DETAIL, SHEET C3.0.

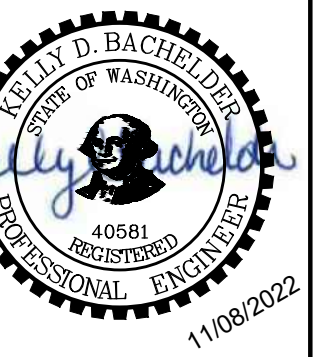
PLAN VIEW
SCALE: 1" = 50'

GRADING PLAN
PARR LUMBER
MARYSVILLE, WASHINGTON

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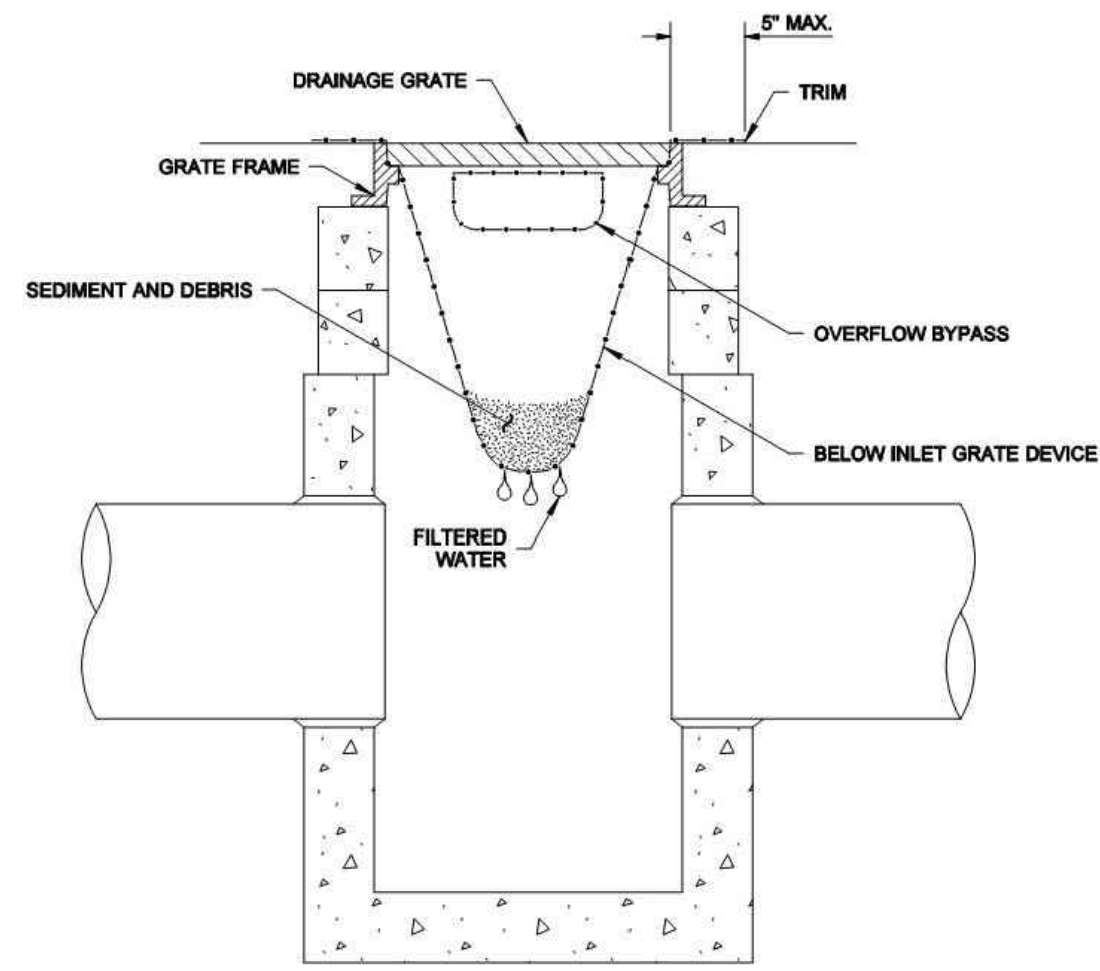


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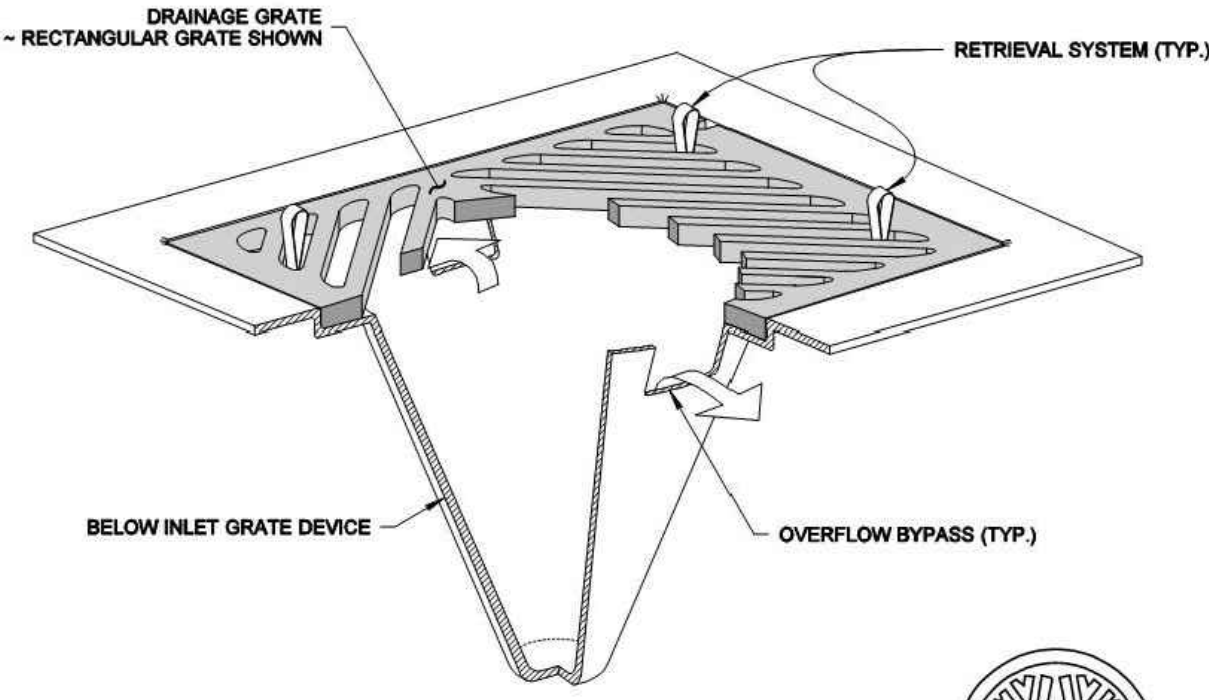
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C2.0

JOB NO.
PAR-43

DRAWN BY: LISA CUFORD



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

- NOTES**
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
 2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
 3. The retrieval system must allow removal of the BIGD without spilling the collected material.
 4. Perform maintenance in accordance with Standard Specification 8-01.3(15).

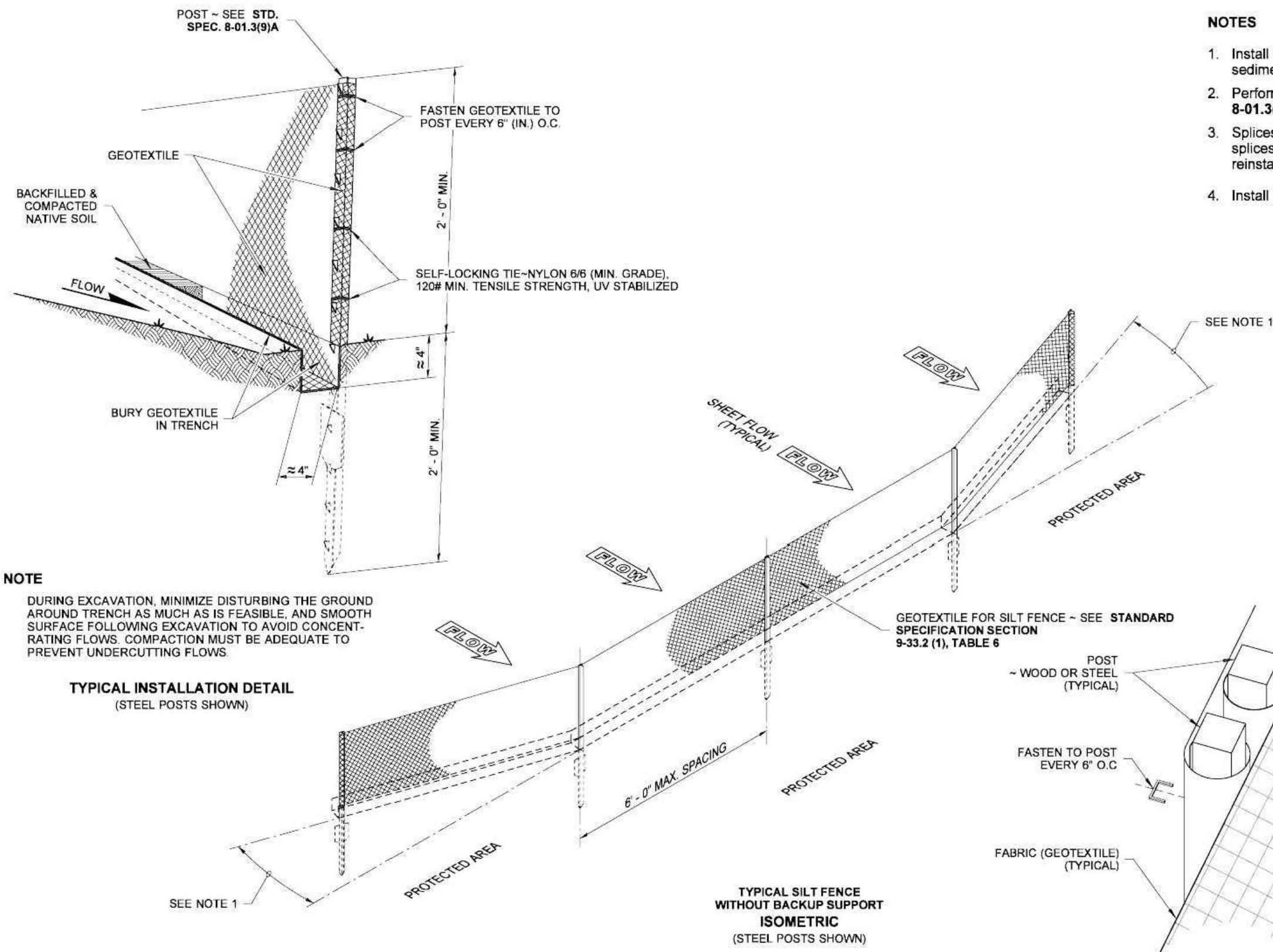


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**STORM DRAIN
INLET PROTECTION
STANDARD PLAN I-40.20-00**

SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pasco Bakotich III 09-20-07
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

DRAWN BY: BILL BERENS



NOTE
DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

- NOTES**
1. Install the ends of the silt fence to point slightly upslope to prevent sediment from flowing around the ends of the fence.
 2. Perform maintenance in accordance with Standard Specifications 8-01.3(9)A and 8-01.3(15).
 3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
 4. Install silt fencing parallel to mapped contour lines.



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**SILT FENCE
STANDARD PLAN I-30.15-02**

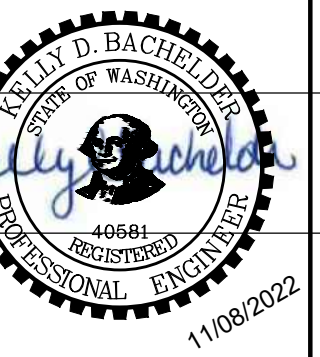
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pasco Bakotich III 3/22/13
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

SPliced FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.

SPlice DETAIL
(WOOD POSTS SHOWN)

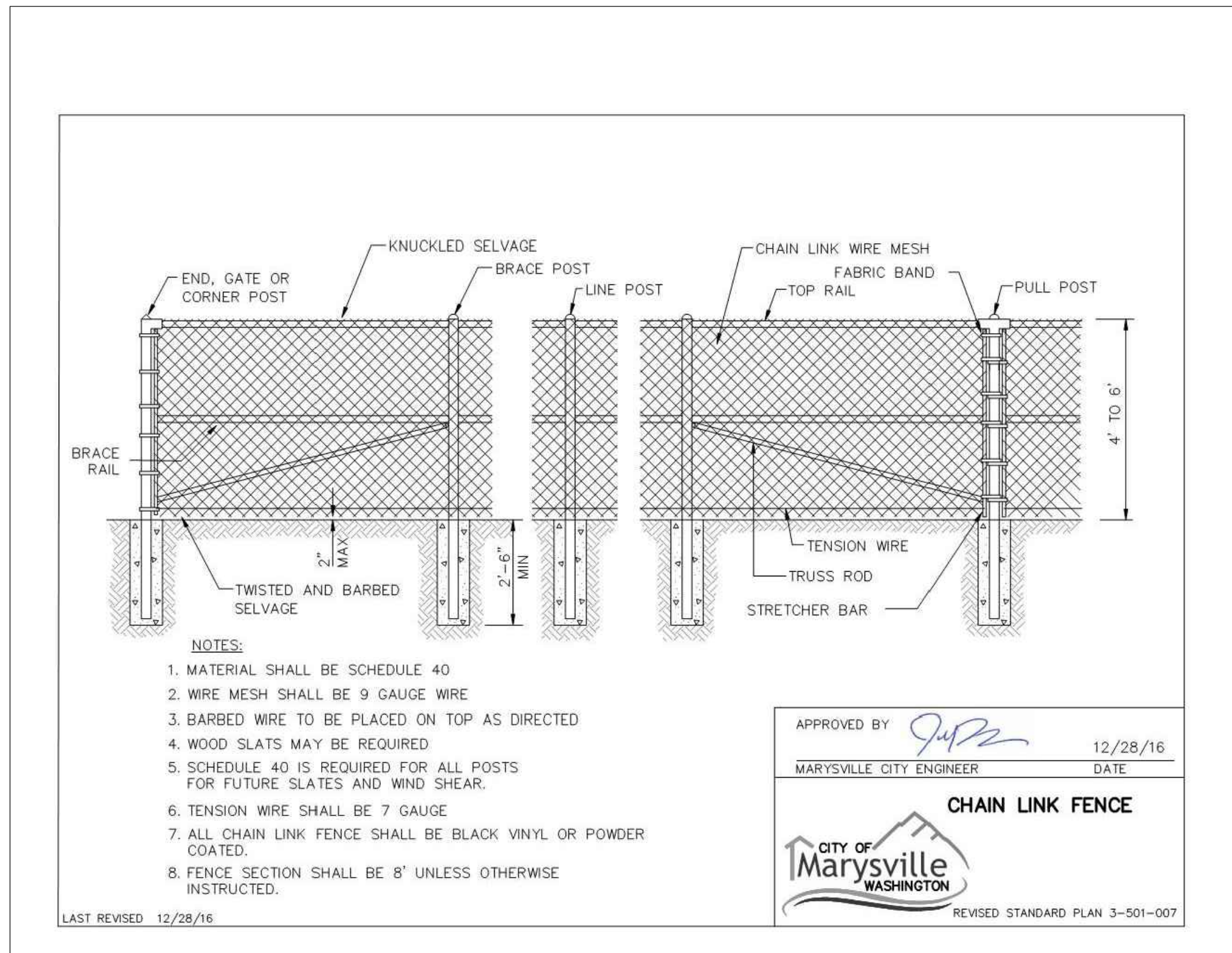
EROSION CONTROL DETAILS
PARR LUMBER
MARYSVILLE, WASHINGTON

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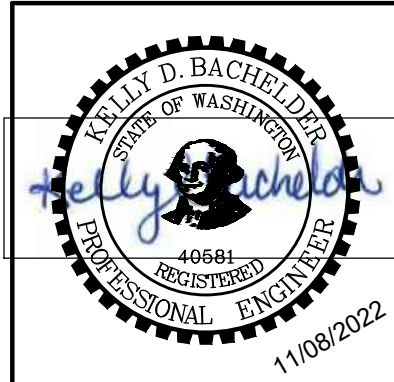
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SHEET NO.
C3.0
JOB NO.
PAR-43



DETAILS
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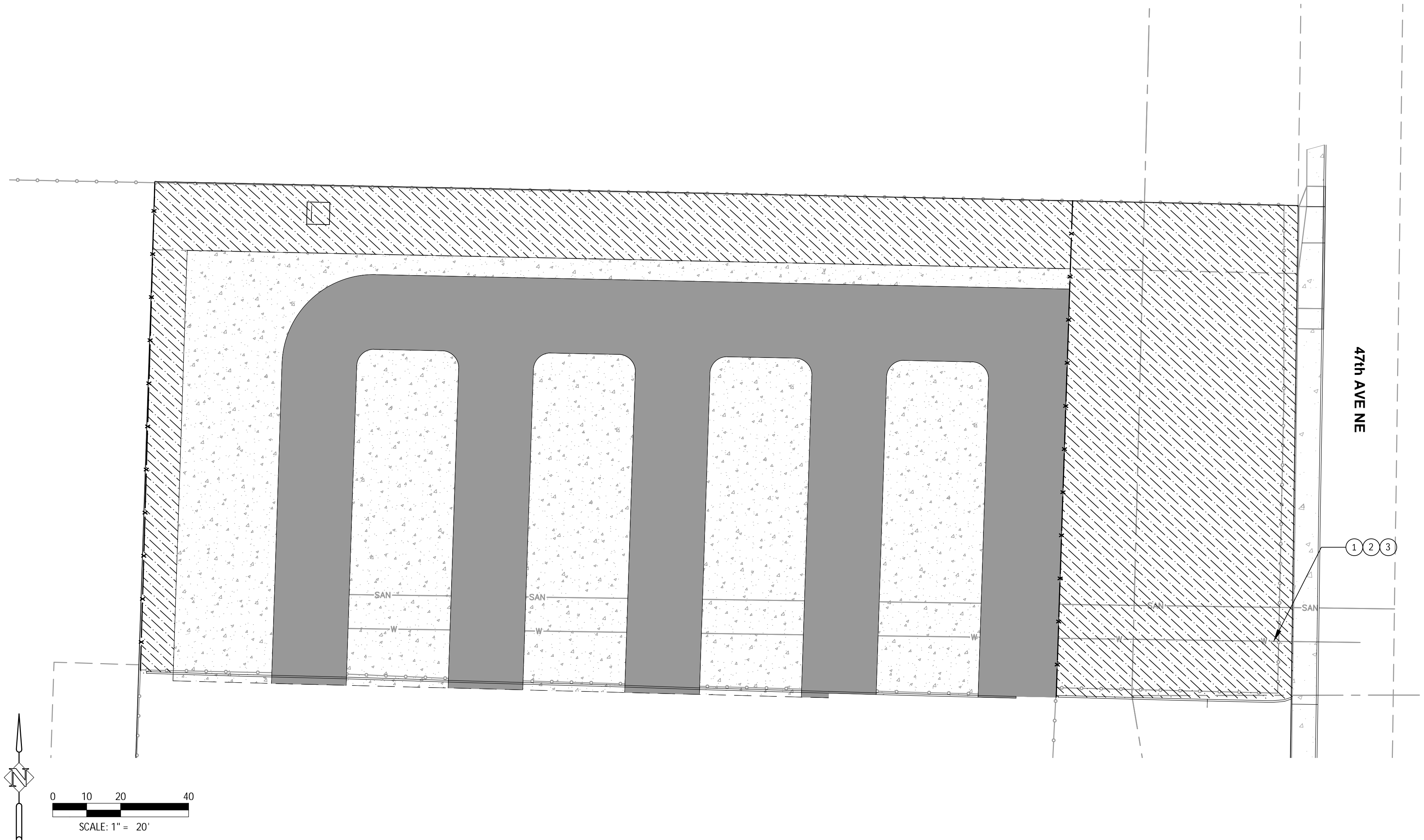
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DATE:	11/08/2022

DATE	NO.	DESCRIPTION

SHEET NO.
C3.1

JOB NO.
 PAR-43

L2.0 - IRRIGATION PLAN (PAR-43) (Mansville Parr Lumber) (PAR-43-DWG) (Sheet) (PAR-43-L1.0 - PLANTING PLAN.dwg)

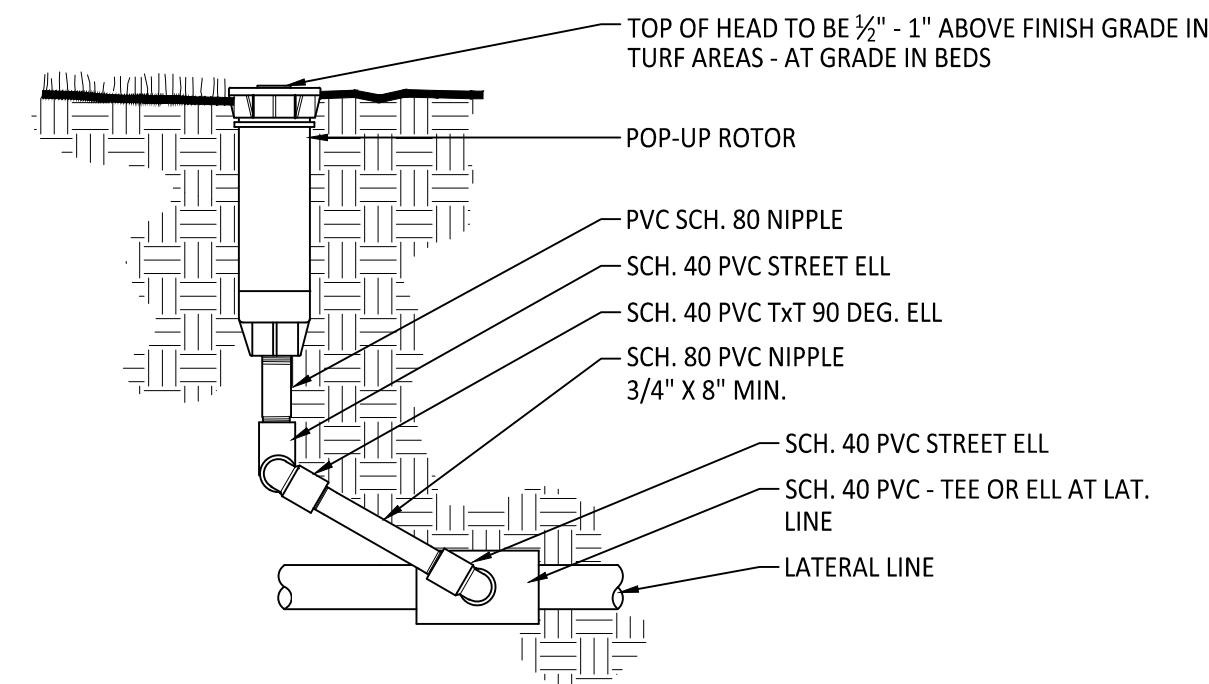


CONSTRUCTION NOTES:

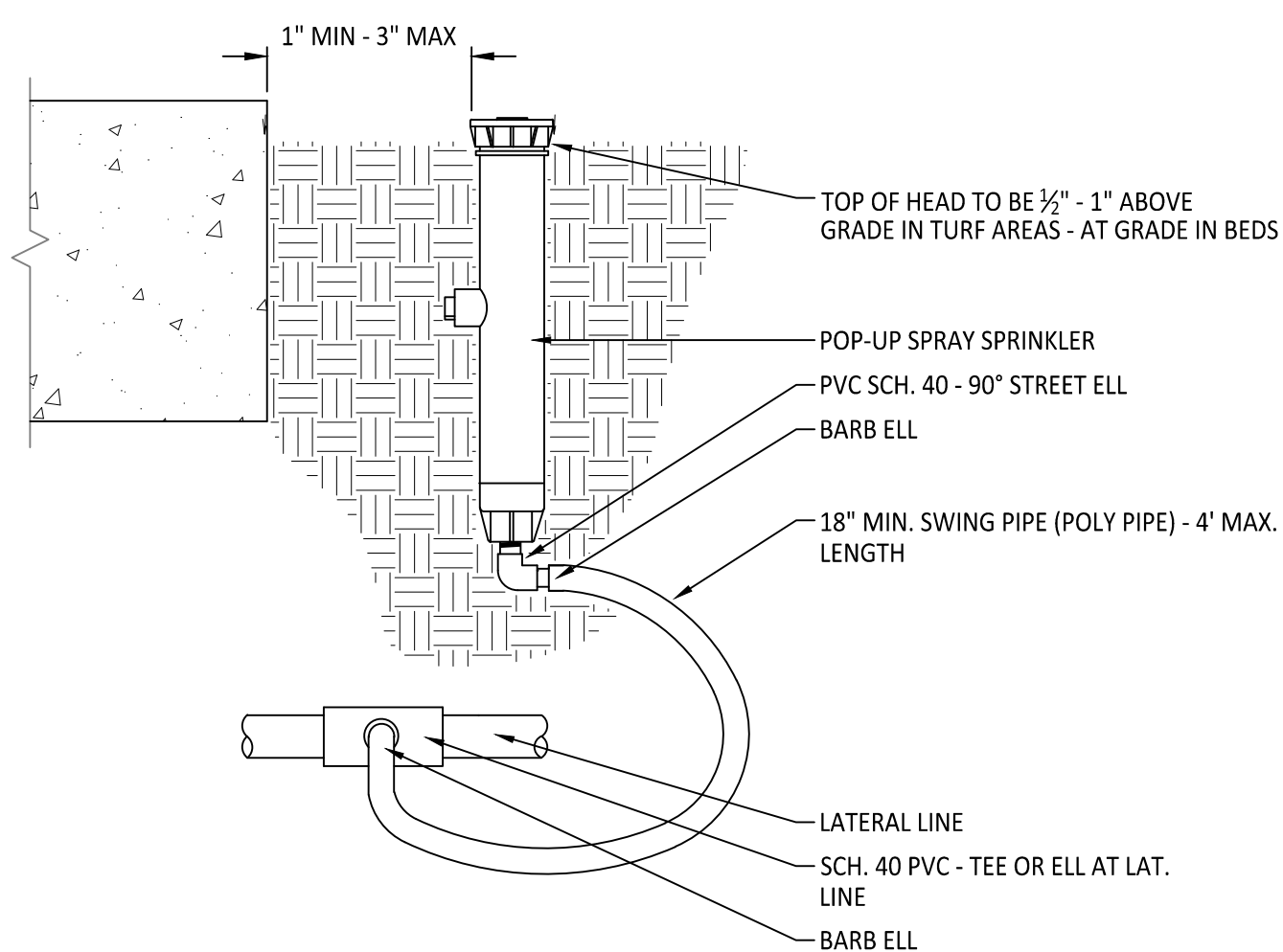
- ① INSTALL DESIGN/BUILD AUTOMATIC IRRIGATION ZONE AS SHOWN - 16,487 SF
- ② APPROXIMATE LOCATION OF IRRIGATION POINT OF CONNECTION- VERIFY IN FIELD
- ③ APPROXIMATE LOCATION OF IRRIGATION MAINLINE - VERIFY IN FIELD

DESIGN/BUILD IRRIGATION NOTES:

- 1. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE CONTRACTOR DESIGNED AND INSTALLED. PLANS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO DESIGN AND CONSTRUCTION.
- 2. IRRIGATION PLANS ARE SCHEMATIC REPRESENTATIONS ONLY. PLACE LINES IN COMMON TRENCH WHENEVER POSSIBLE. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
- 3. COORDINATE IRRIGATION WITH PLANTING PLAN AND SITE IMPROVEMENTS. PROVIDE HEAD-TO-HEAD COVERAGE. COORDINATE IRRIGATION HEAD LAYOUT WITH NEW PLANT MATERIALS, LOCATE SPRAY HEADS 30" FROM BASE OF TREE. DO NOT ALTER HEAD LOCATION, PIPE LAYOUT, OR VALVE LOCATION WITHOUT WRITTEN APPROVAL FROM CONSTRUCTION MANAGER. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN PLANS AND FIELD CONDITIONS.
- 4. ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND PROPERLY ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND MINIMIZATION OF OVERSPRAY ONTO WALKS, BUILDINGS, PARKING AREAS, ETC.
- 5. INSTALL ALL IRRIGATION PIPE AND CONTROL WIRES IN MINIMUM 4" PVC SLEEVE BELOW ALL PAVED SURFACES UNLESS OTHERWISE INDICATED ON PLANS. INSTALL SLEEVES PRIOR TO PLACEMENT OF PAVEMENTS AND PAVEMENT SUB-BASE. COORDINATE SLEEVE INSTALLATION THROUGH PLANTER BOXES WITH CONSTRUCTION MANAGER.
- 6. COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROL VALVES WITH PROJECT MANAGER. COORDINATE ALL WORK WITH OTHER TRADES, I.E. ELECTRICAL, MASONRY, ETC.
- 9. CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER TO ALLOW FOR EQUIVALENT OF 1" OF WATER PER WEEK, OR PER SITE AND PLANTING NEEDS FOR BEST PLANT HEALTH.
- 10. PIPES SHALL BE TRENCHED. PROVIDE POSITIVE DRAINAGE OF MAINLINE. PLACE MANUAL DRAIN AT LOW POINTS IN MAINLINE. IDENTIFY LOCATIONS ON AS-BUILTS.
- 11. USE 45° ELLS INSTEAD OF 90° ELLS ON ALL MAINLINES 2-1/2" AND LARGER. INSTALL CONCRETE THRUST BLOCKS AT ALL MAINLINE CHANGES IN DIRECTION. POUR MINIMUM OF 1 CUBIC FOOT OF CONCRETE ON UNDISTURBED SOIL. WRAP PIPE IN PLASTIC WRAP PRIOR TO COVERING WITH CONCRETE.
- 12. CONTRACTOR TO INSTALL CONTROLLER AND ACCESSORIES AS REQUIRED. CONTRACTOR TO FURNISH CONTROL WIRES FROM VALVES TO CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROVIDING 110 VOLT SERVICE TO CONTROLLER.
- 13. LAYOUT SHOWN ON CONSTRUCTION DRAWINGS INDICATE TYPES OF IRRIGATION TO BE INSTALLED. LOCATIONS OF WATER METER, POINT OF CONNECTION, CROSSING POINTS OF MAINLINE AND SLEEVES, AND APPROXIMATE MAINLINE LOCATIONS. PROVIDE IRRIGATION SYSTEM DESIGN SHOWING IRRIGATION HEAD AND LATERAL LINE LAYOUT (WITH 100% HEAD-TO-HEAD COVERAGE), QUICK COUPLER LOCATIONS AVERAGING 200 FEET ON CENTER, AND THE LOCATIONS AND SIZES OF ALL SLEEVES, VALVES, CONTROLLERS, WATER METERS, AND BACKFLOW PREVENTOR.
- 14. VERIFY STATIC PRESSURE 80 PSI AT POINT OF CONNECTION. NOTIFY CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION IF PRESSURE IS LOWER THAN 80 PSI.
- 15. SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. DRAWINGS TO BE COMPLETED BY EXPERIENCED IRRIGATION DESIGNER AND BE LEGIBLE, PROFESSIONAL QUALITY.
- 16. ALL PROPOSED PLANTS TO RECEIVE IRRIGATION. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- 17. ALL SPRINKLERS TO BE RAINBIRD 1800U FIXED NOZZLES SPRAYS. ROTORS TO BE HUNTER SS I-40. WIRES TO BE MULTI-STRAND.

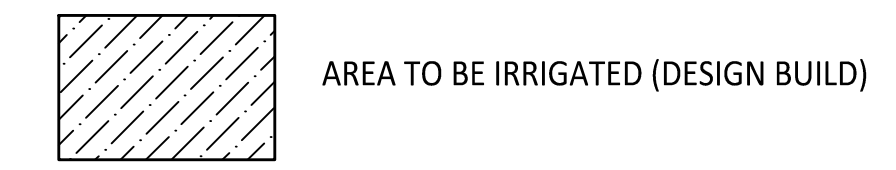


1 Section **ROTOR - SWING JOINT ASSEMBLY**



2 Section **12" POP-UP SPRAY SPRINKLER**

IRRIGATION SCHEDULE:



IRRIGATION PLAN
PARR LUMBER
 MARYSVILLE, WASHINGTON

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DATE	NO.	DESCRIPTION	

SHEET NO. **L2.0**
 JOB NO. PAR-43