

SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON

MACK TOWNHOMES

CONSTRUCTION PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOL	DESCRIPTION	ABBREVIATIONS
●	MONUMENT	CB CATCH BASIN
●	REBAR AND CAP	CL CENTERLINE
□	LINE STAKE	CMP CORRUGATED METAL PIPE
□ CB	TYPE 1 CATCH BASIN	CONC CONCRETE
○	YARD DRAIN	CP CONCRETE PIPE
○	SANITARY SEWER MANHOLE	DRWY DRIVEWAY
○	FIRE HYDRANT	EL ELEVATION
○	WATER METER	ESMT EASEMENT
○	WATER VALVE	EX EXISTING
○	WATER BLOWOFF	FL FLOWLINE
○	POWER POLE	IE INVERT ELEVATION
○	GUY ANCHOR	LOPE LINE CORRUGATED POLYETHYLENE
○	LIGHT POLE	OH OVERHEAD
○	BOLLARD	PL PROPERTY LINE
○		PP POWER POLE
○		PVC POLYVINYL CHLORIDE PIPE
○		R/W RIGHT-OF-WAY
○		STA STATION
○		SD STORM DRAIN
○		SS SANITARY SEWER
○		SSMH SANITARY SEWER MANHOLE
○		SWPE SOLID WALL POLYETHYLENE PIPE
○		TYP TYPICAL
○		TBR TO BE REMOVED

PROPOSED WATER SYMBOLS	DESCRIPTION
□	WATER CAP
□	CONCRETE BLOCKING
□	BUTTERFLY VALVE
□	11" BEND
□	45" BEND
□	90" BEND
□	22" BEND
□	VALVE
□	HYDRANT ASSEMBLY
□	BLOW-OFF VALVE
□	REDUCER
□	AIR-VAC ASSEMBLY
□	WATER METER
□	WATER PIPE

PROPOSED SEWER SYMBOLS	DESCRIPTION
□	SEWER CAP
□	SEWER CLEANOUT
□	SEWER MANHOLE
□	SEWER PIPE

PROPOSED STORM SYMBOLS	DESCRIPTION
□	SD CAP
□	TYPE 1 CATCH BASIN, GRATED LID
□	TYPE 1 CATCH BASIN, SOLID LID
□	TYPE 2 CATCH BASIN, GRATED LID
□	TYPE 2 CATCH BASIN, SOLID LID
□	BEEHIVE MANHOLE COVER
□	SQUARE YARD DRAIN
□	ROUND YARD DRAIN
□	STORM CLEAN OUT
□	STORM PIPE

CONTACT LIST

OWNER/APPLICANT:
TEC HOLDINGS 123, LLC.
502 STATE AVE
MARYSVILLE, WASHINGTON 98270
CONTACT: ROCHELLE HANSEN
PHONE: (425) 422-5588

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

SURVEYOR:
WEST ALLIANCE
13614 ASH WAY
EVERETT, WASHINGTON 98204
CONTACT: DAVID WEST JR., PLS
PHONE: (509) 630-0783
EMAIL: motrixsurveyor@live.com

GEOTECHNICAL ENGINEER:
EARTH SOLUTIONS NW, LLC.
15365 NE 90TH ST, #100
REDMOND, WASHINGTON 98052
CONTACT: RAY COGLAS, PE
PHONE: (425) 449-4704
FAX: (425) 449-4711
EMAIL: rayc@esnw.com

LANDSCAPE ARCHITECT:
ROOT OF DESIGN, LLC.
2020 MALBY RD, STE 7, PMB 370
BOTHELL, WASHINGTON 98021
CONTACT: DEVIN PETERSON
PHONE: (206) 491-9545
EMAIL: devin@rootofdesign.com

PROJECT INFORMATION

TAX PARCEL: 30050900400300
SITE ADDRESS: 11115 SMOKEY POINT BLVD NE
MARYSVILLE, WA 98271
SITE AREA: 51,053 SF (1.17 AC)
ZONING: MU
PROPOSED UNITS: 22
DIMENSIONAL STANDARDS:
BASE DENSITY: 28 DU/AC
MAX DENSITY: 28 DU/AC
BASE HEIGHT: 45'
MAX IMPERVIOUS SURFACE: 75%
OPEN SPACE: 200 SF OF PRIVATE OPEN SPACE PER UNIT
WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD NO. 1
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
SETBACKS:
STREET: 20'
REAR BOUNDARY: 15'
SIDE: 5'
REQUIRED PARKING: 2 PARKING SPOTS PER UNIT
PLUS 1 GUEST PARKING SPOT PER UNIT
PROPOSED PARKING: 66 PARKING SPOTS (2 DRIVEWAY STALLS AND 1 GARAGE STALL WITH 1 DRIVEWAY STALL BEING DEDICATED FOR GUEST PARKING FOR ALL UNITS EXCEPT FOR 4, 17 AND 18. UNITS 4, 17 AND 18 TO HAVE 1 GARAGE STALL, 1 DRIVEWAY STALL AND 1 DEDICATED GUEST PARKING STALL PER UNIT)

EARTHWORK QUANTITIES

CUT: 500 CY
FILL: 2,500 CY
STRIPPINGS: 1,000 CY
DISTURBED AREA: 64,746 SF (1.49 AC)
CUT/FILL ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO RUN EARTH CALCULATIONS FOR SPECIFIC DATA.

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.

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DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
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 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, WSDOH HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

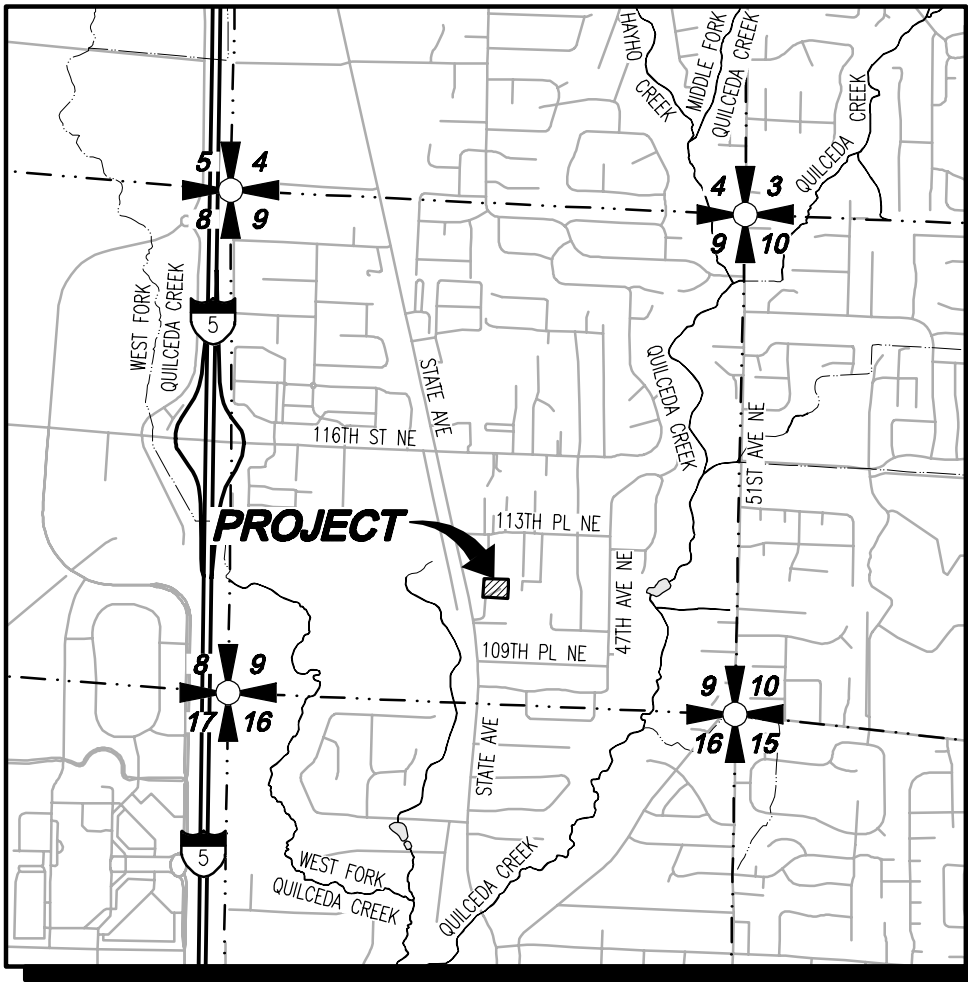
THIS DAY OF _____

BY: _____

KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

PA 22-027



VICINITY MAP

SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 300509-004-003-00
THAT PORTION OF THE NORTH 3/8 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 0°50'30" WEST ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 9 FOR 1305.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 18.23 FEET TO THE WESTERLY MARGIN OF THE OLD MARYSVILLE-ARLINGTON RAILWAY RIGHT OF WAY, THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 257.52 FEET; THENCE SOUTH 0°46'46" WEST FOR 201.25 FEET MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 4 ACRES OF THAT PORTION OF SAID NORTH 3/8 LYING WEST OF THE EAST 5 ACRES OF SAID NORTH 3/8; THENCE NORTH 89°13'14" WEST ALONG SAID SOUTH LINE FOR 261.06 FEET, TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE OLD MARYSVILLE-ARLINGTON RAILWAY RIGHT OF WAY; THENCE NORTH 1°47'07" EAST ALONG THE WESTERLY MARGIN OF SAID RIGHT OF WAY FOR 201.27 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BENCHMARK

RIM OF EXISTING CATCH BASIN
ELEVATION = 69.00' (FROM AS-BUILTS)

BASIS OF BEARING

RECORD OF SURVEY
(A.F. #200708155007)

EQUIPMENT & PROCEDURES

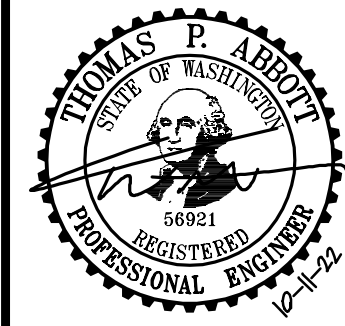
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS 12, 3 SECOND TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- UNDERGROUND UTILITY LOCATIONS WERE DETERMINED FROM EXISTING SURFACE FEATURES AND AVAILABLE RECORDS. WEST ALLIANCE, LLC CANNOT GUARANTEE THE ACCURACY OF THESE RECORDS. CALL BEFORE YOU DIG! FOR UTILITY LOCATIONS IN SNOHOMISH COUNTY, CALL 1-800-424-5555.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES

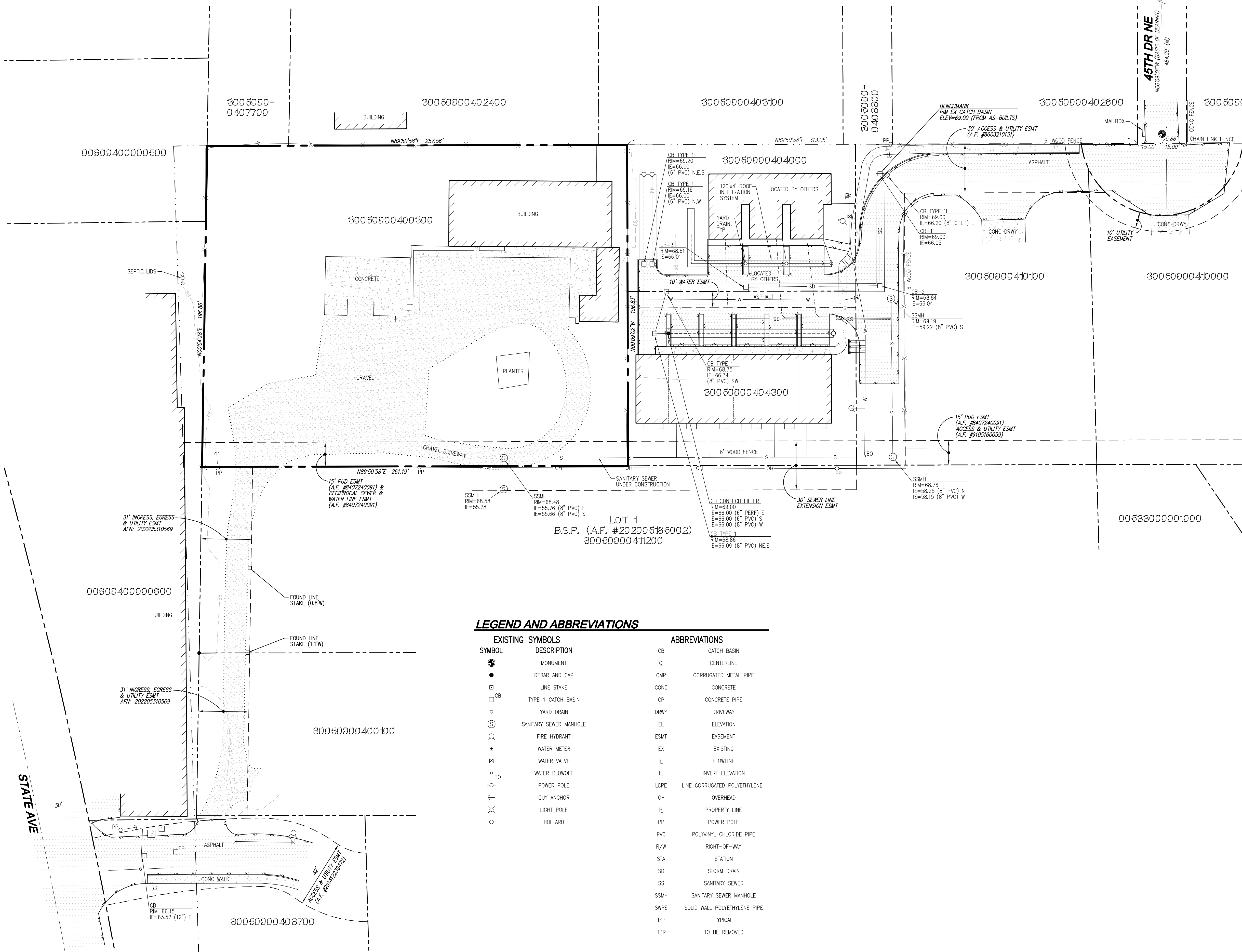
COVER SHEET



JOB NUMBER: C22-172
DRAWING NAME: C22172C-CS-PL
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: 1"=60'
JURISDICTION: MARYSVILLE

CS-01

SHEET 1 OF 24



SURVEY INFORMATION

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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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BASIS OF BEARING

RECORD OF SURVEY
(A.F. #200708155007)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS 12, 3 SECOND TOTAL STATION

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

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SYMBOL	DESCRIPTION		
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⊙	WATER BLOWOFF	FL	FLOWLINE
⊙	POWER POLE	IE	INVERT ELEVATION
⊙	GUY ANCHOR	LCPE	LINE CORRUGATED POLYETHYLENE
⊙	LIGHT POLE	OH	OVERHEAD
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		PP	POWER POLE
		PVC	POLYVINYL CHLORIDE PIPE
		R/W	RIGHT-OF-WAY
		STA	STATION
		SD	STORM DRAIN
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		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED

UTILITY NOTE

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DISCLAIMER

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THIS DAY OF _____

BY: _____

KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES
EXISTING CONDITIONS MAP

REVISIONS

NO.	DATE	DESCRIPTION

Surveying
Engineering
Planning

LDC

Kent

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

Olympia

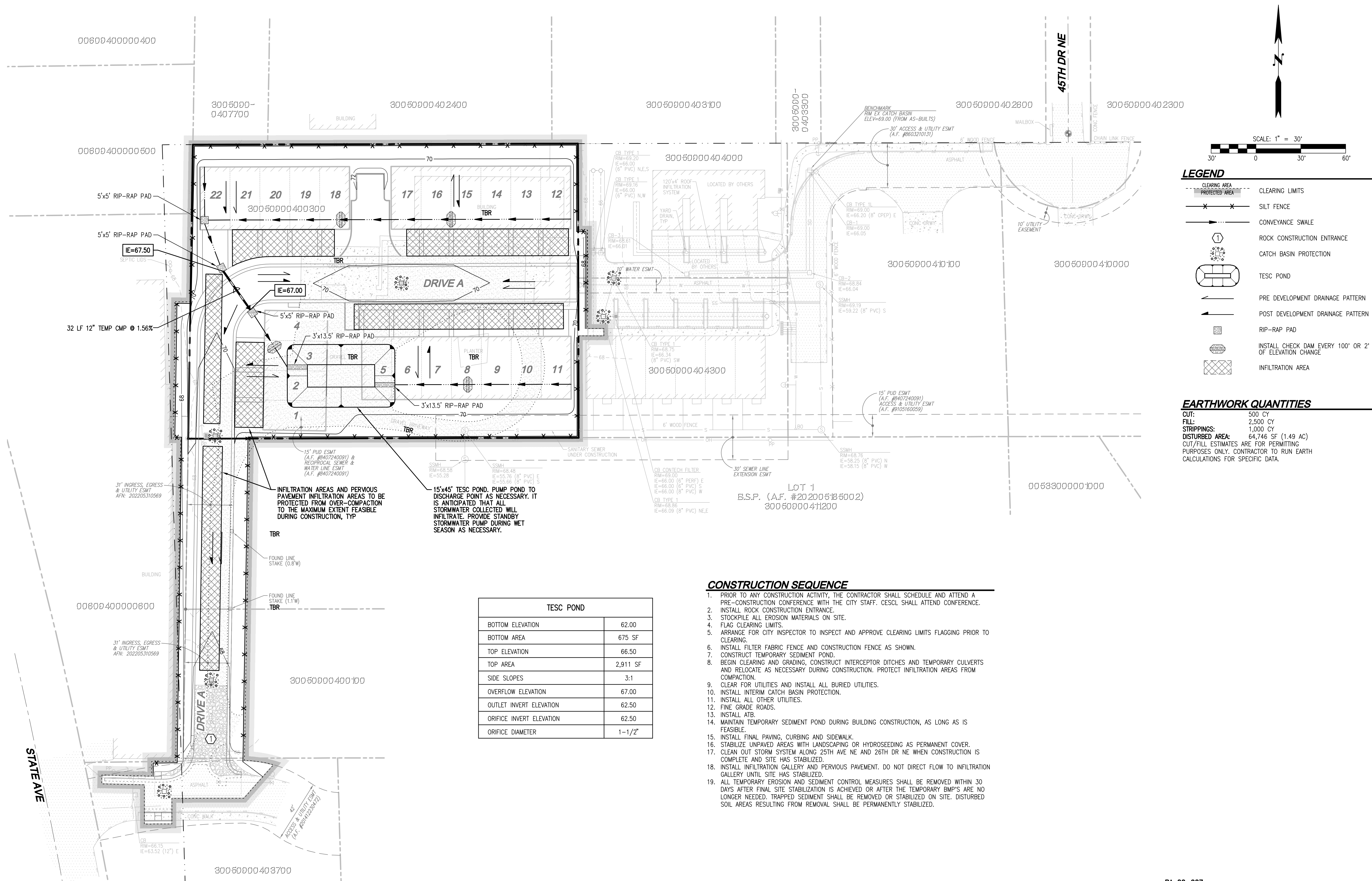
F 425-482-2893

JOB NUMBER: C22-172
DRAWING NAME: C22172C-10-PA
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: 1"=30'
JURISDICTION: MARYSVILLE

TO-01

SHEET 2 OF 24

SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON



CONSTRUCTION SEQUENCE

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

TESC POND	
BOTTOM ELEVATION	62.00
BOTTOM AREA	675 SF
TOP ELEVATION	66.50
TOP AREA	2,911 SF
SIDE SLOPES	3:1
OVERFLOW ELEVATION	67.00
OUTLET INVERT ELEVATION	62.50
ORIFICE INVERT ELEVATION	62.50
ORIFICE DIAMETER	1-1/2"

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BY: KEN MCINTYRE, RE DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

PA 22-027

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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THIS DAY OF _____

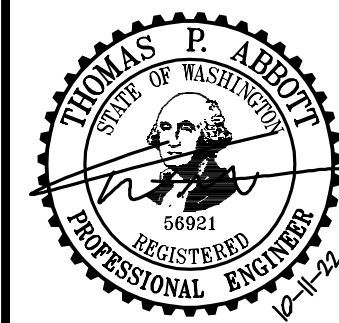
[illegible]

LDC	Kent	Woodinville 20210 142nd Avenue NE Woodinville, WA 98072	Olympia	Surveying Engineering Planning
	T 425.806.1869	www.LDCcorp.com	F 425.482.2893	

TEC HOLDINGS 123, LLC

MAC K TOWNHOMES

TESC PLAN



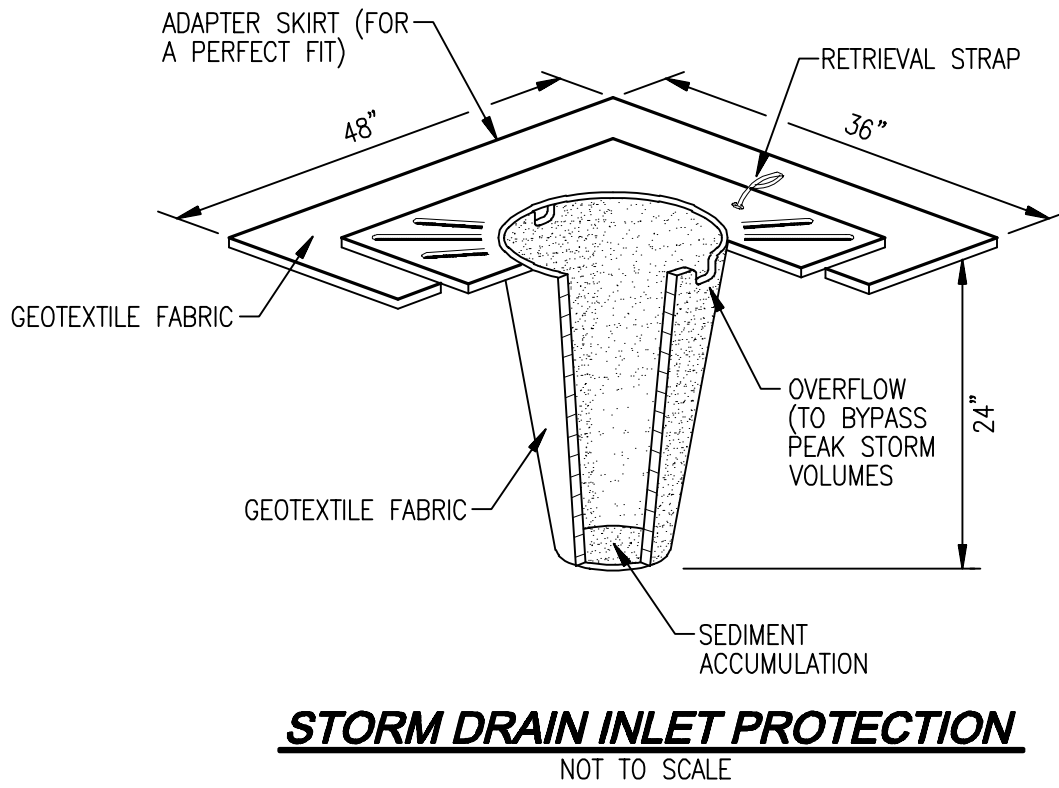
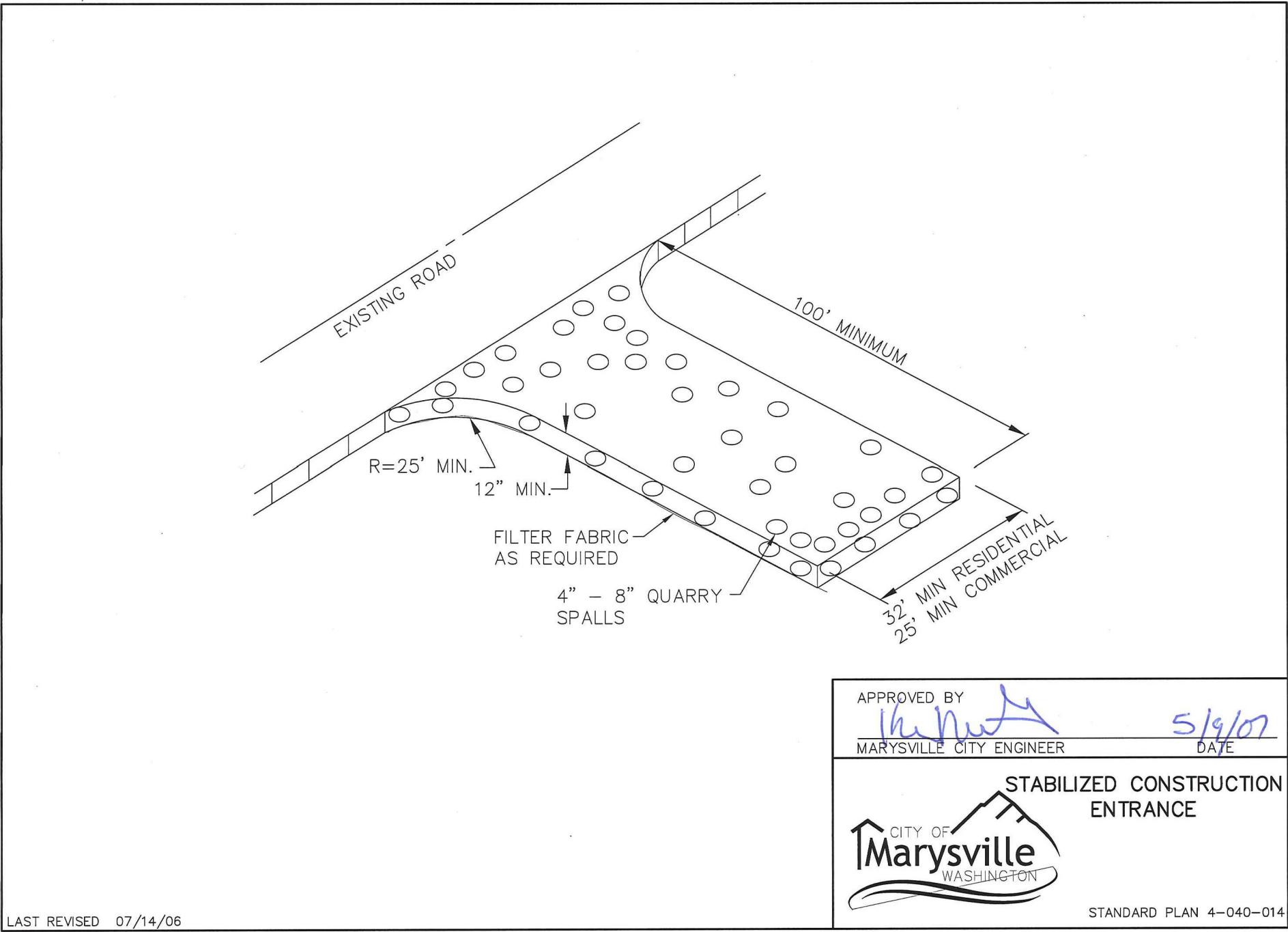
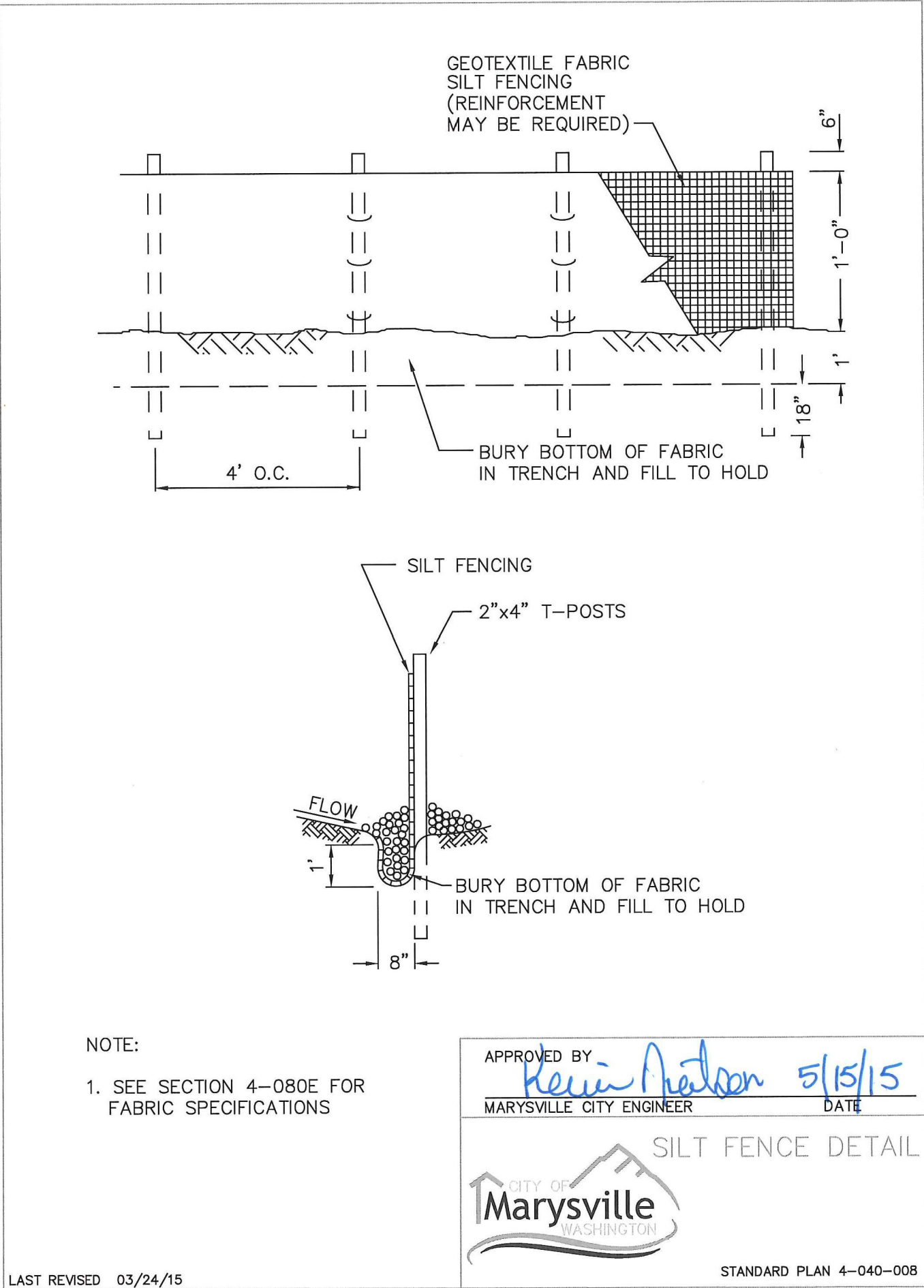
JOB NUMBER:	C22-172
DRAWING NAME:	C22172C-ER-PI
DESIGNER:	TPA
DRAFTING BY:	BJM
DATE:	10-11-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

ER-01

SHEET **3** OF **24**

Drawing: P:\Civil\2022\C22-172 Mock Townhomes\Drawings\Construction\C22172C-ER-PL.dwg Plotted: Oct 11, 2022 - 1:28pm

SHEET 4 OF 24



UTILITY NOTE

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PA 22-027

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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THIS DAY OF _____

BY: _____

KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

REVISIONS	NO.	DATE	DESCRIPTION

TEC HOLDINGS 123, LLC

MACK TOWNHOMES

TESC NOTES AND DETAILS

Surveying
Engineering
Planning

LDC

Kent

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072

Olympia

www.LDCorp.com

T 425.806.1869

F 425.482.2893

THOMAS P. ARDREY

PROFESSIONAL ENGINEER

66921

12-1-22

JOB NUMBER: C22-172

DRAWING NAME: C22172C-ER-01

DESIGNER: TPA

DRAFTING BY: BJN

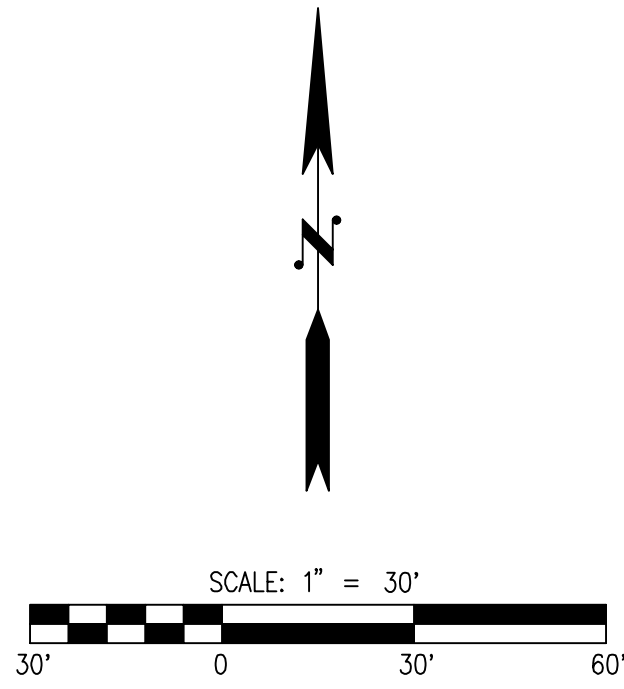
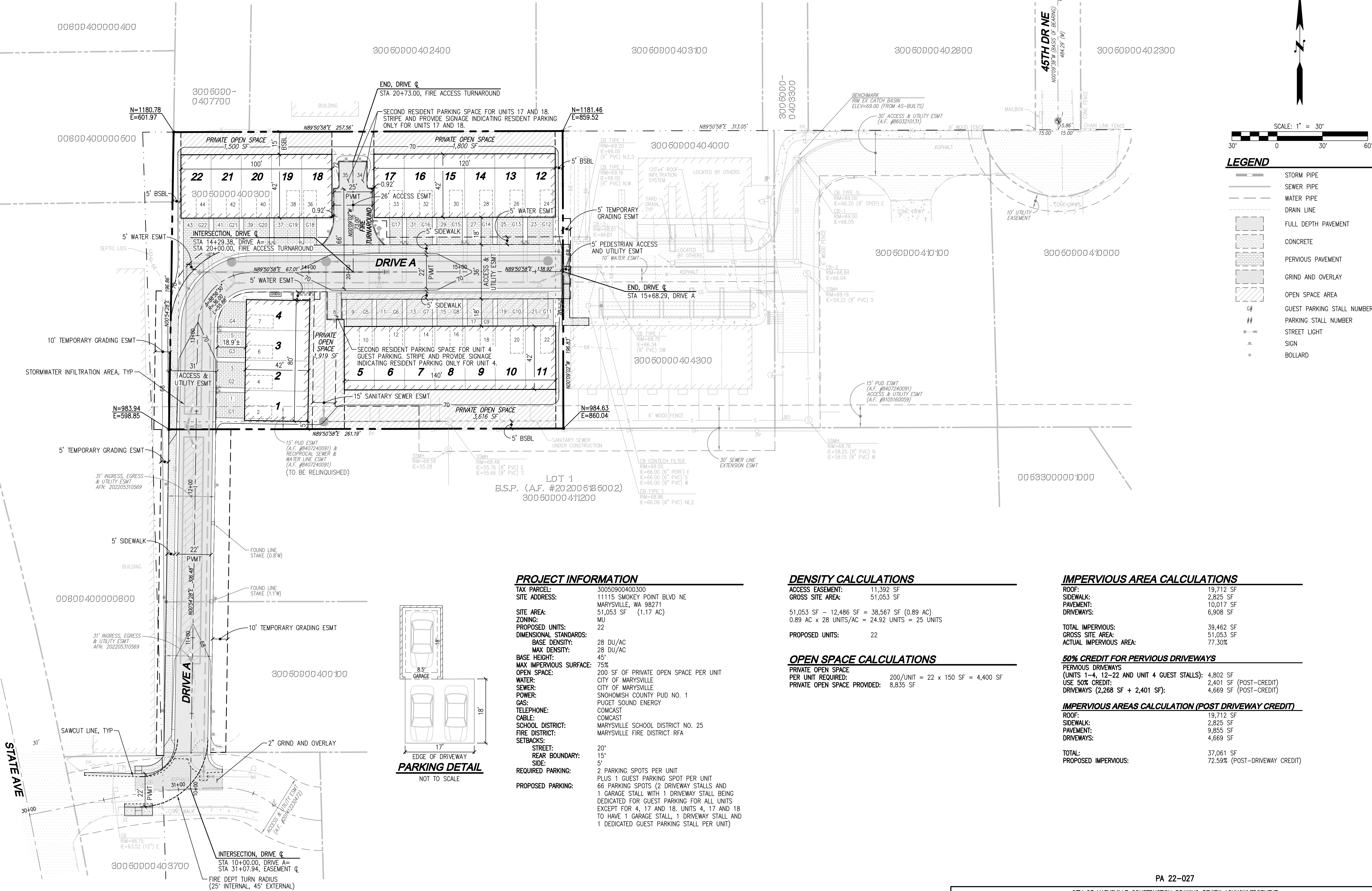
DATE: 10-11-22

SCALE: AS NOTED

JURISDICTION: MARYSVILLE

ER-03

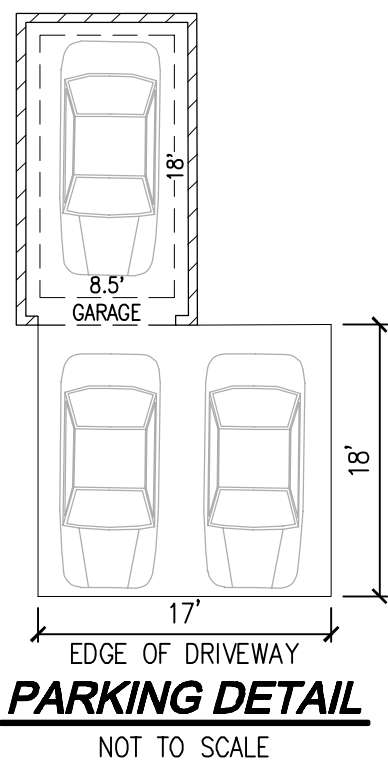
SHEET 5 OF 24



LEGEND	
	STORM PIPE
	SEWER PIPE
	WATER PIPE
	DRAIN LINE
	FULL DEPTH PAVEMENT
	CONCRETE
	PERVIOUS PAVEMENT
	GRIND AND OVERLAY
	OPEN SPACE AREA
	GUEST PARKING STALL NUMBER
	PARKING STALL NUMBER
	STREET LIGHT
	SIGN
	BOLLARD

PROJECT INFORMATION

TAX PARCEL: 30050900400300
SITE ADDRESS: 11115 SMOKEY POINT BLVD NE
MARYSVILLE, WA 98271
SITE AREA: 51,053 SF (1.17 AC)
ZONING: MU
PROPOSED UNITS: 22
DIMENSIONAL STANDARDS:
BASE DENSITY: 28 DU/AC
MAX DENSITY: 28 DU/AC
45'
BASE HEIGHT: 75%
MAX IMPERVIOUS SURFACE: 200 SF OF PRIVATE OPEN SPACE PER UNIT
OPEN SPACE: 200 SF OF PRIVATE OPEN SPACE PER UNIT
WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD NO. 1
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: MARYSVILLE SCHOOL DISTRICT NO. 25
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA
SETBACKS:
STREET: 20'
REAR BOUNDARY: 15'
SIDE: 5'
REQUIRED PARKING: 2 PARKING SPOTS PER UNIT
PLUS 1 GUEST PARKING SPOT PER UNIT
66 PARKING SPOTS (2 DRIVEWAY STALLS AND 1 GARAGE STALL WITH 1 DRIVEWAY STALL BEING DEDICATED FOR GUEST PARKING FOR ALL UNITS EXCEPT FOR 4, 17 AND 18. UNITS 4, 17 AND 18 TO HAVE 1 GARAGE STALL, 1 DRIVEWAY STALL AND 1 DEDICATED GUEST PARKING STALL PER UNIT)
PROPOSED PARKING:



DENSITY CALCULATIONS

ACCESS EASEMENT: 11,392 SF
GROSS SITE AREA: 51,053 SF
51,053 SF - 12,486 SF = 38,567 SF (0.89 AC)
0.89 AC x 28 UNITS/AC = 24.92 UNITS = 25 UNITS
PROPOSED UNITS: 22

OPEN SPACE CALCULATIONS

PRIVATE OPEN SPACE PER UNIT REQUIRED: 200/UNIT = 22 x 150 SF = 4,400 SF
PRIVATE OPEN SPACE PROVIDED: 8,635 SF

IMPERVIOUS AREA CALCULATIONS

ROOF: 19,712 SF
SIDEWALK: 2,825 SF
PAVEMENT: 10,017 SF
DRIVEWAYS: 6,908 SF
TOTAL IMPERVIOUS: 39,462 SF
GROSS SITE AREA: 51,053 SF
ACTUAL IMPERVIOUS AREA: 77.30%

50% CREDIT FOR PERVIOUS DRIVEWAYS

PERVIOUS DRIVEWAYS (UNITS 1-4, 12-22 AND UNIT 4 GUEST STALLS): 4,802 SF
USE 50% CREDIT: 2,401 SF (POST-CREDIT)
DRIVEWAYS (2,268 SF + 2,401 SF): 4,669 SF (POST-CREDIT)

IMPERVIOUS AREAS CALCULATION (POST DRIVEWAY CREDIT)

ROOF: 19,712 SF
SIDEWALK: 2,825 SF
PAVEMENT: 9,855 SF
DRIVEWAYS: 4,669 SF
TOTAL: 37,061 SF
PROPOSED IMPERVIOUS: 72.59% (POST-DRIVEWAY CREDIT)

UTILITY NOTE

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BY: _____ KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES

HORIZONTAL CONTROL AND PAVING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

LDC

Surveying
Engineering
Planning

Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869
www.LDCorp.com

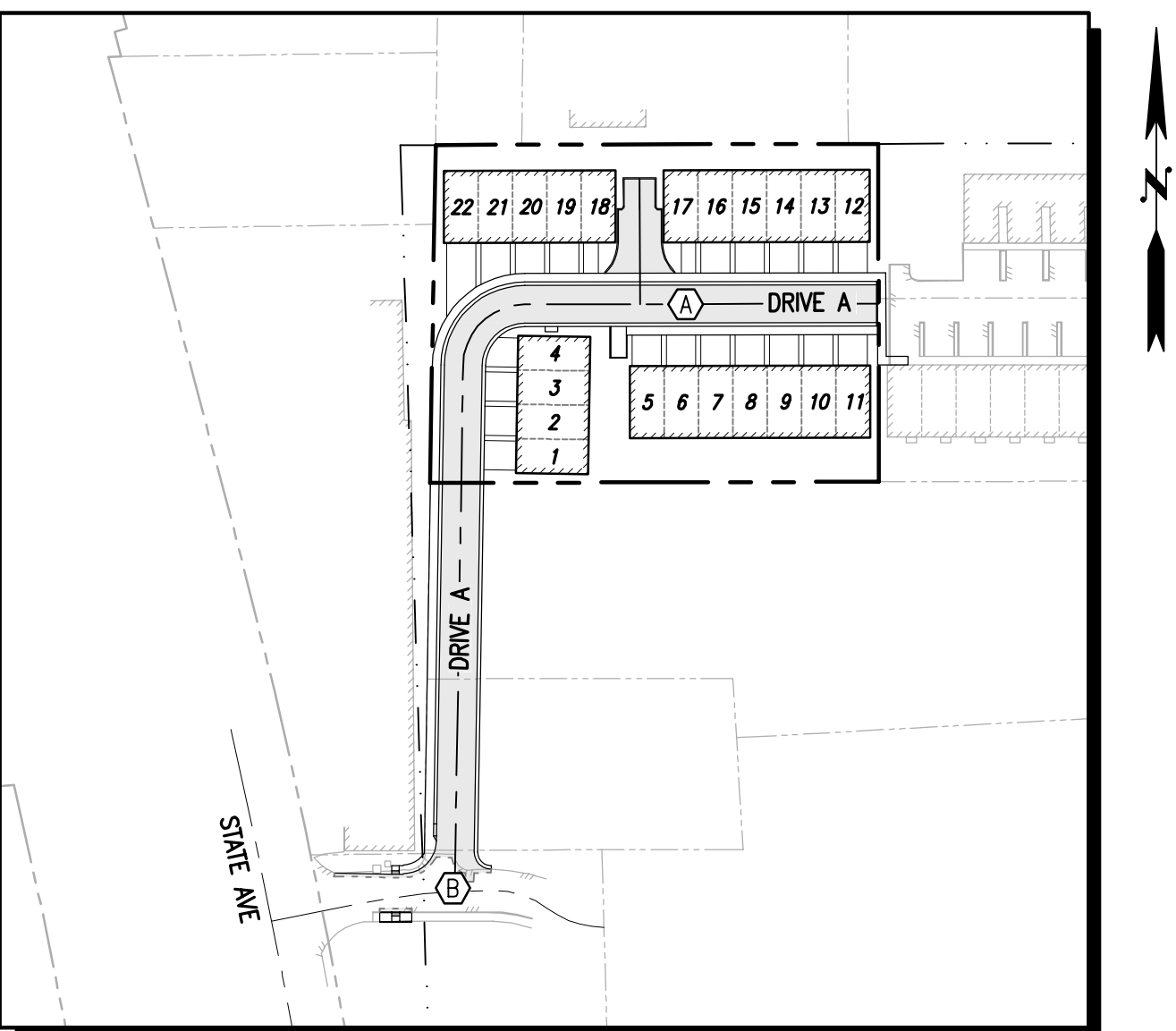
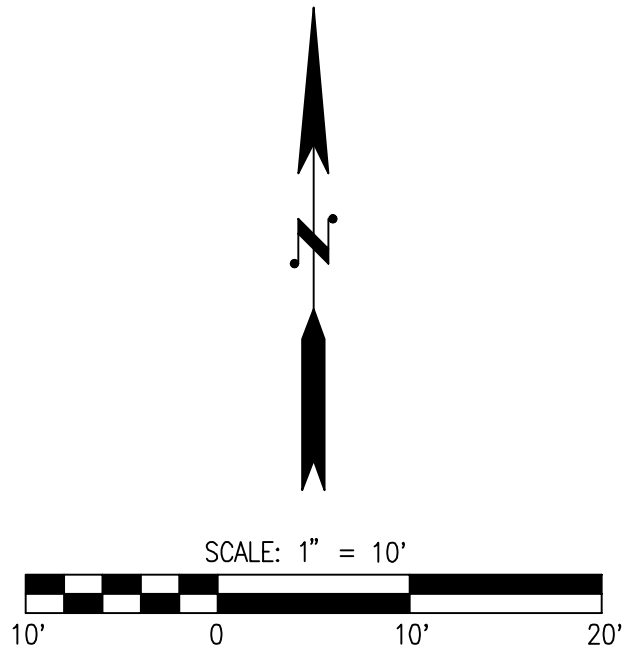
Olympia
F 425.482.2893

THOMAS P. ARBOLD
PROFESSIONAL ENGINEER
12-1-22

JOB NUMBER: C22-172
DRAWING NAME: C22172C-SP-P
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: 1"=30'
JURISDICTION: MARYSVILLE

SP-01

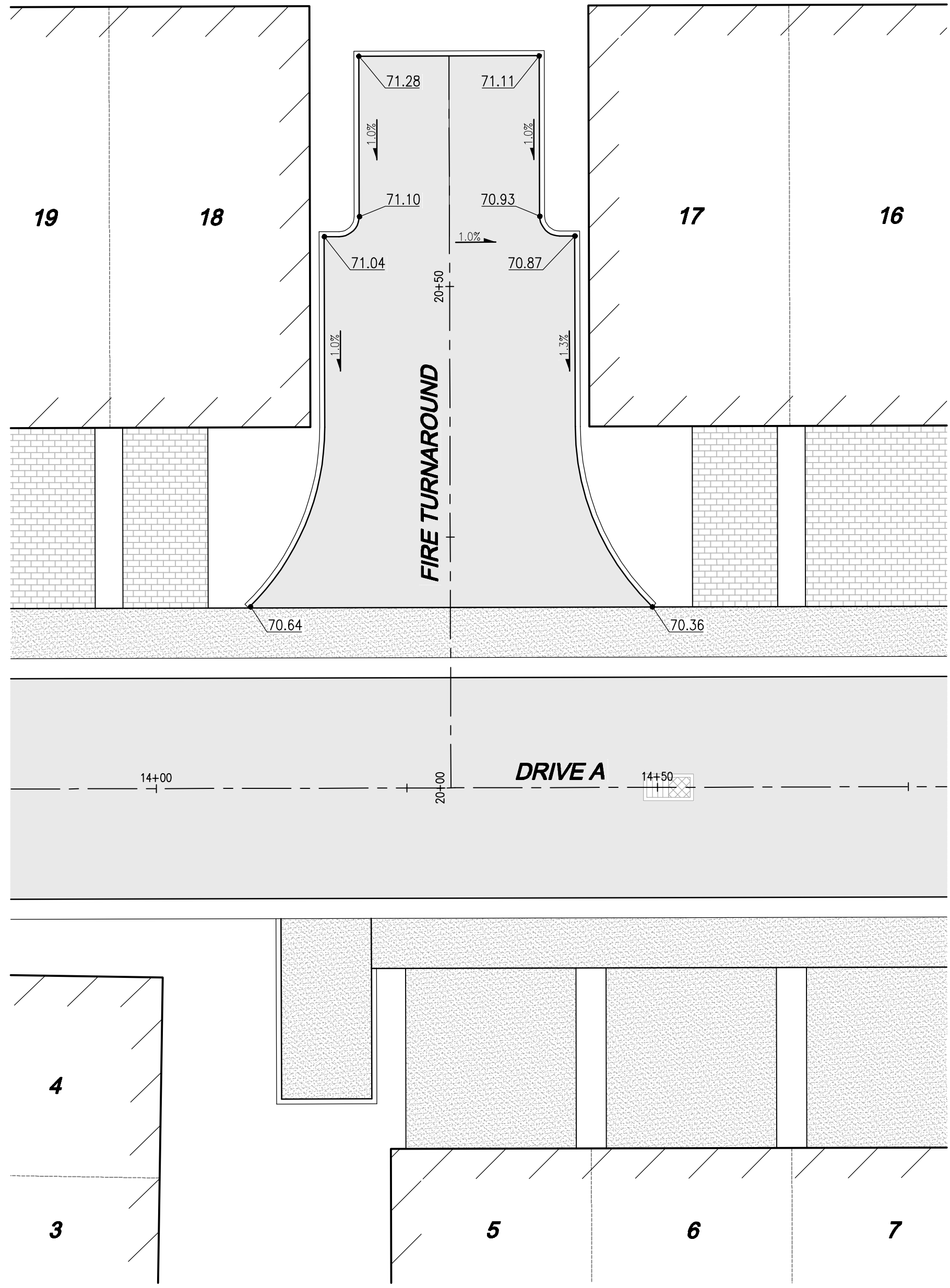
SHEET 6 OF 24



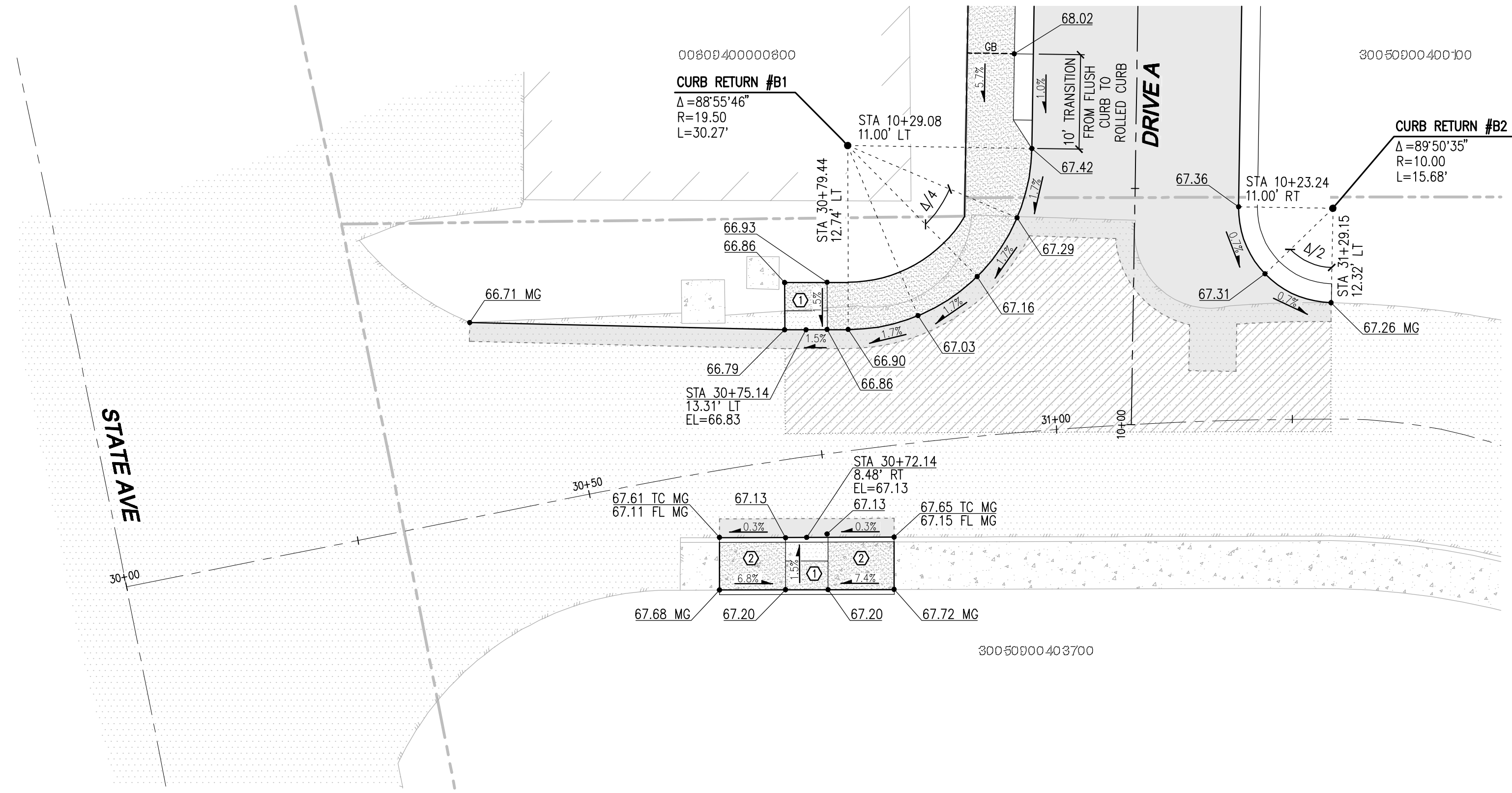
KEY MAP
SCALE: 1"=100'

ADA RAMP NOTES

- MINIMUM 4'x4' LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
- ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX. CROSS SLOPE. UNLESS OTHERWISE NOTED. TEMPORARY FRONTAGE RAMP MAY EXCEED 8.33%.
- ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- SEE SHEET DT-04 FOR CURB RAMP DETAILS.
- ALL CURB ELEVATION AT FLOWLINE UNLESS OTHERWISE NOTED.
- GB: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
FL: FLOWLINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
MG: MATCH EXISTING GRADE
RC FL: ROLLED CURB FLOWLINE



A DRIVE A AND FIRE TURNAROUND
SCALE: 1"=10'



B DRIVE A AND ACCESS EASEMENT
SCALE: 1"=10'

UTILITY NOTE
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811 or 1-800-424-5555
Utilities Underground Location Center

PA 22-027

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BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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REVISIONS	
NO.	DATE

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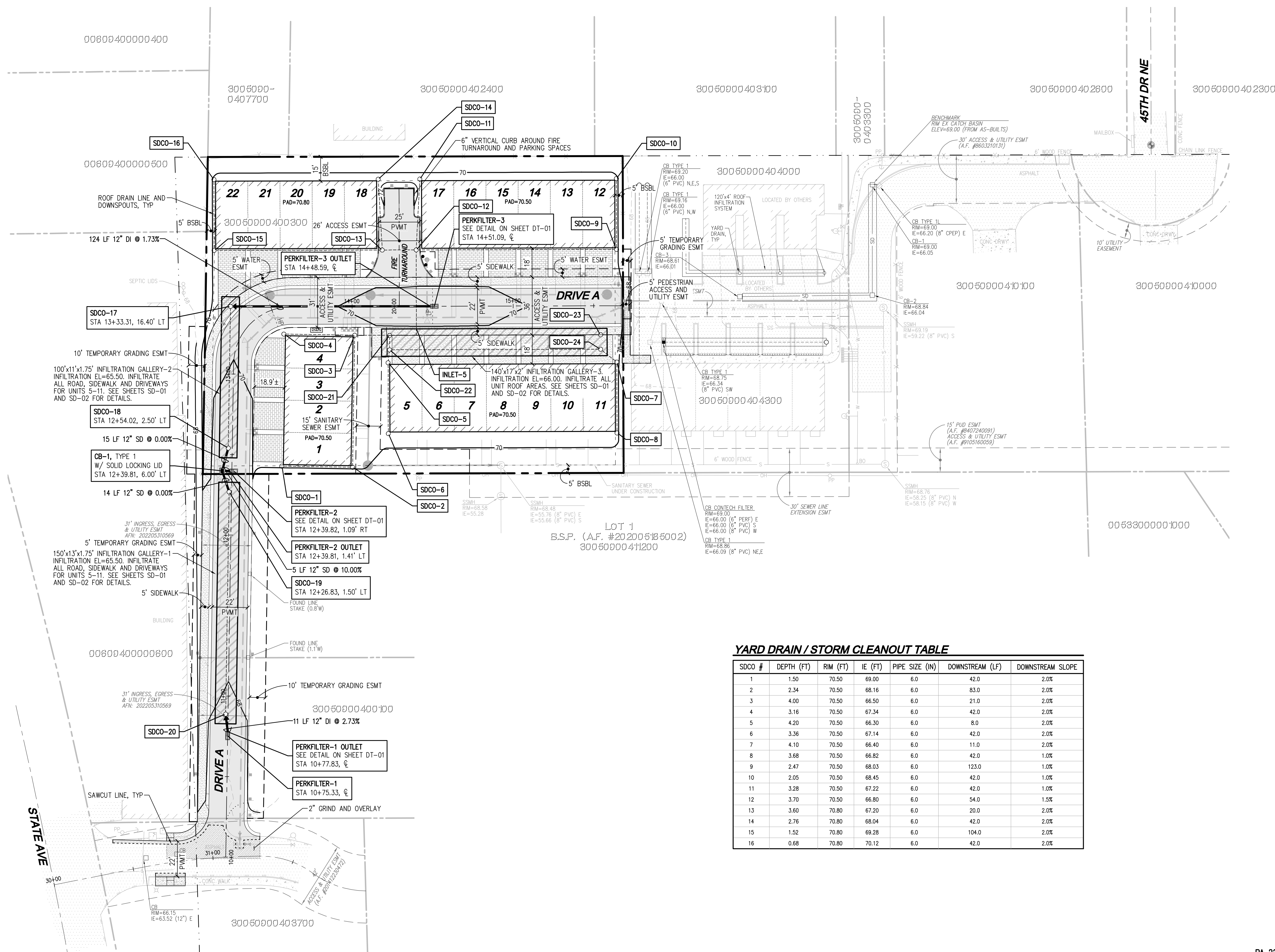
TEC HOLDINGS 123, LLC
MACK TOWNHOMES
INTERSECTION DETAILS

THOMAS P. ARDREY
PROFESSIONAL ENGINEER
66921
PA 22-027

JOB NUMBER: C22-172
DRAWING NAME: C22172C-GR-01
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: 1"=10'
JURISDICTION: MARYSVILLE

GR-01
SHEET 7 OF 24












SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON



SCALE: 1" = 30'

A horizontal scale bar with a black and white checkered pattern from 0 to 30 feet, and a solid black pattern from 30 to 60 feet. The bar is labeled with '30'', '0', '30'', and '60'' at the corresponding positions.

LEGEND

- | | |
|---|--|
|  | STORM PIPE |
|  | SEWER PIPE |
|  | WATER PIPE |
|  | DRAIN LINE |
|  | STREET LIGHT |
|  | PARKING SIGN |
|  | FULL DEPTH PAVEMENT |
|  | CONCRETE |
|  | PERVIOUS CONCRETE PER
DETAIL ON SHEET DT-01 |
|  | GRIND AND OVERLAY |
|  | OPEN SPACE AREA |

NOTES

1. ALL POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES, OR LINES SHALL BE PLACED UNDERGROUND EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCTS PROVIDING SERVICE TO PROPOSED BUILDING.
2. INFILTRATION GALLERY EXCAVATION, SUBGRADE PREPARATION, AND BACKFILL TO BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER. COMPACTION OF INFILTRATION GALLERY SUBGRADE SHALL NOT EXCEED 85%. ALL REMAINING FILL MATERIAL, INCLUDING THAT DIRECTLY ABOVE THE TOP OF THE GALLERY, SHALL BE COMPACTED TO 95%.
3. SEE SHEET RD-03 FOR ROAD SECTIONS.
4. SEE SHEETS DT-01 TO DT-04 FOR NOTES AND DETAILS.
5. SEE SHEETS RD-02 AND RD-03 FOR ROAD AND STORM DRAINAGE PROFILES.

YARD DRAIN / STORM CLEANOUT TABLE

SDCO #	DEPTH (FT)	RIM (FT)	IE (FT)	PIPE SIZE (IN)	DOWNSTREAM (LF)	DOWNSTREAM SLOPE
1	1.50	70.50	69.00	6.0	42.0	2.0%
2	2.34	70.50	68.16	6.0	83.0	2.0%
3	4.00	70.50	66.50	6.0	21.0	2.0%
4	3.16	70.50	67.34	6.0	42.0	2.0%
5	4.20	70.50	66.30	6.0	8.0	2.0%
6	3.36	70.50	67.14	6.0	42.0	2.0%
7	4.10	70.50	66.40	6.0	11.0	2.0%
8	3.68	70.50	66.82	6.0	42.0	1.0%
9	2.47	70.50	68.03	6.0	123.0	1.0%
10	2.05	70.50	68.45	6.0	42.0	1.0%
11	3.28	70.50	67.22	6.0	42.0	1.0%
12	3.70	70.50	66.80	6.0	54.0	1.5%
13	3.60	70.80	67.20	6.0	20.0	2.0%
14	2.76	70.80	68.04	6.0	42.0	2.0%
15	1.52	70.80	69.28	6.0	104.0	2.0%
16	0.68	70.80	70.12	6.0	42.0	2.0%

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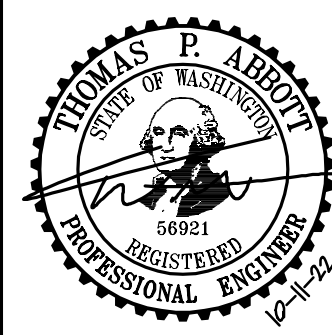
THIS DAY OF _____, 20____

BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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PA 22-027

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

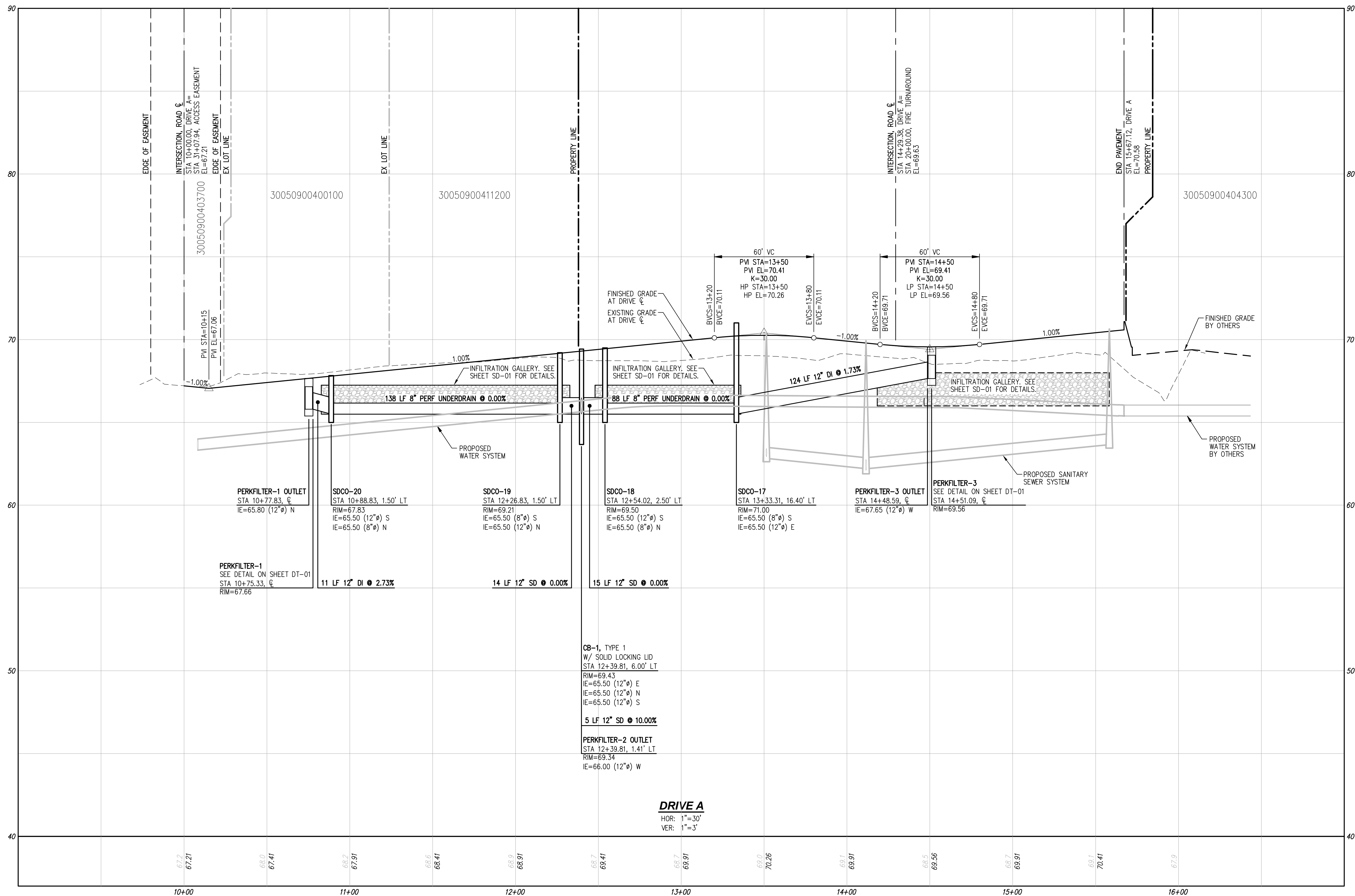


JOB NUMBER:	C22-172
DRAWING NAME:	C22172C-RD-PL
DESIGNER:	TPA
DRAFTING BY:	BJM
DATE:	10-11-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

RD-01

SHEET 8 OF 24

Drawing: P:\Civil\2022\C22-172 Mock Townhomes\Drawings\Construction\C22172C-RD-PL.dwg Plotted: Oct 11, 2022 - 1:29pm

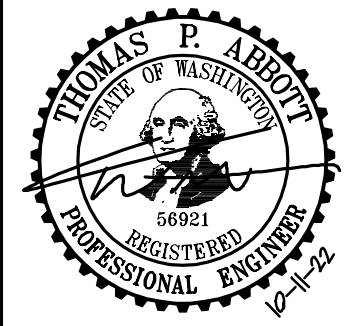


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BY: _____
KIM MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER
APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.



JOB NUMBER: C22-172
DRAWING NAME: C22172C-RD-PR
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
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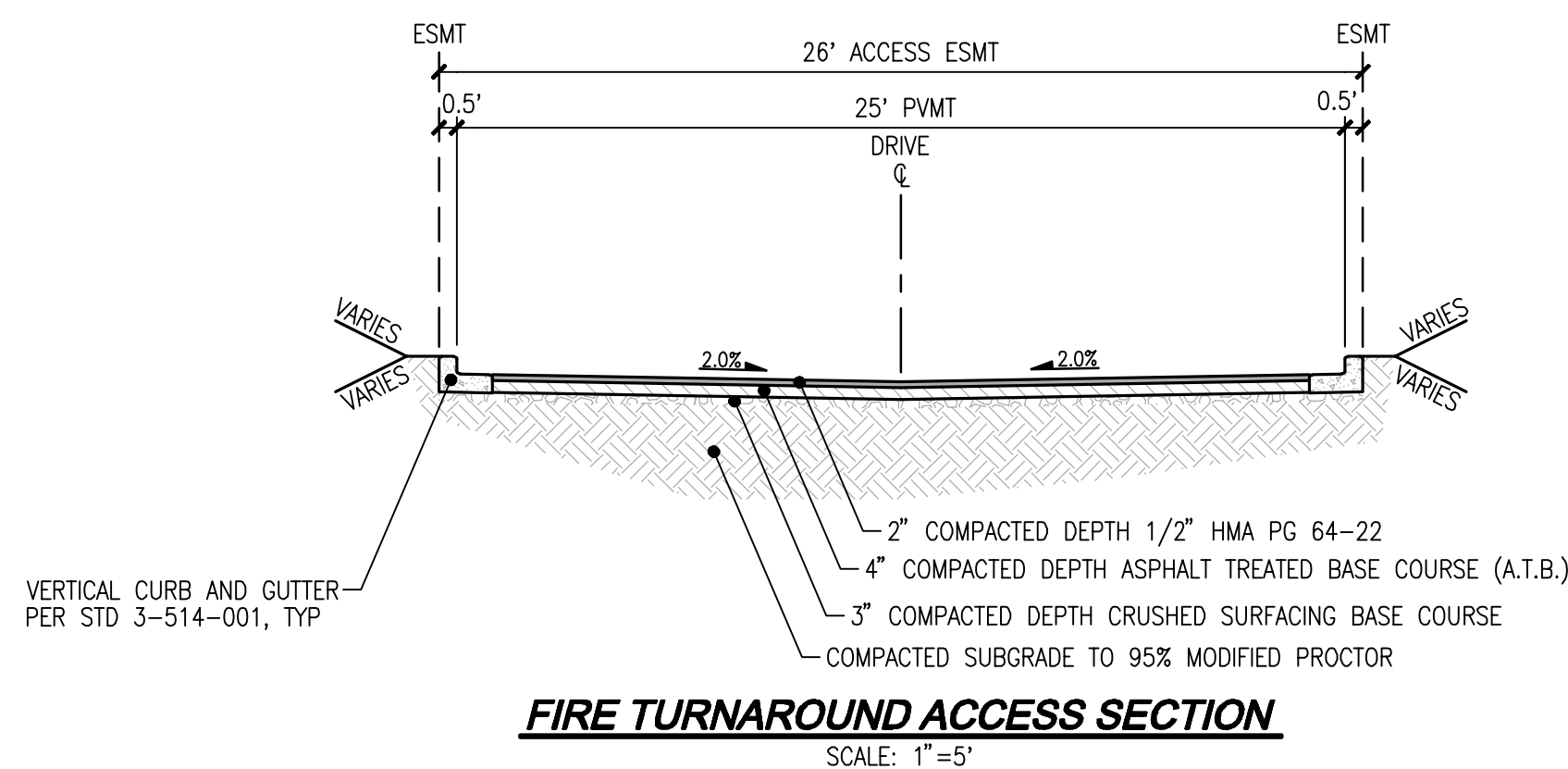
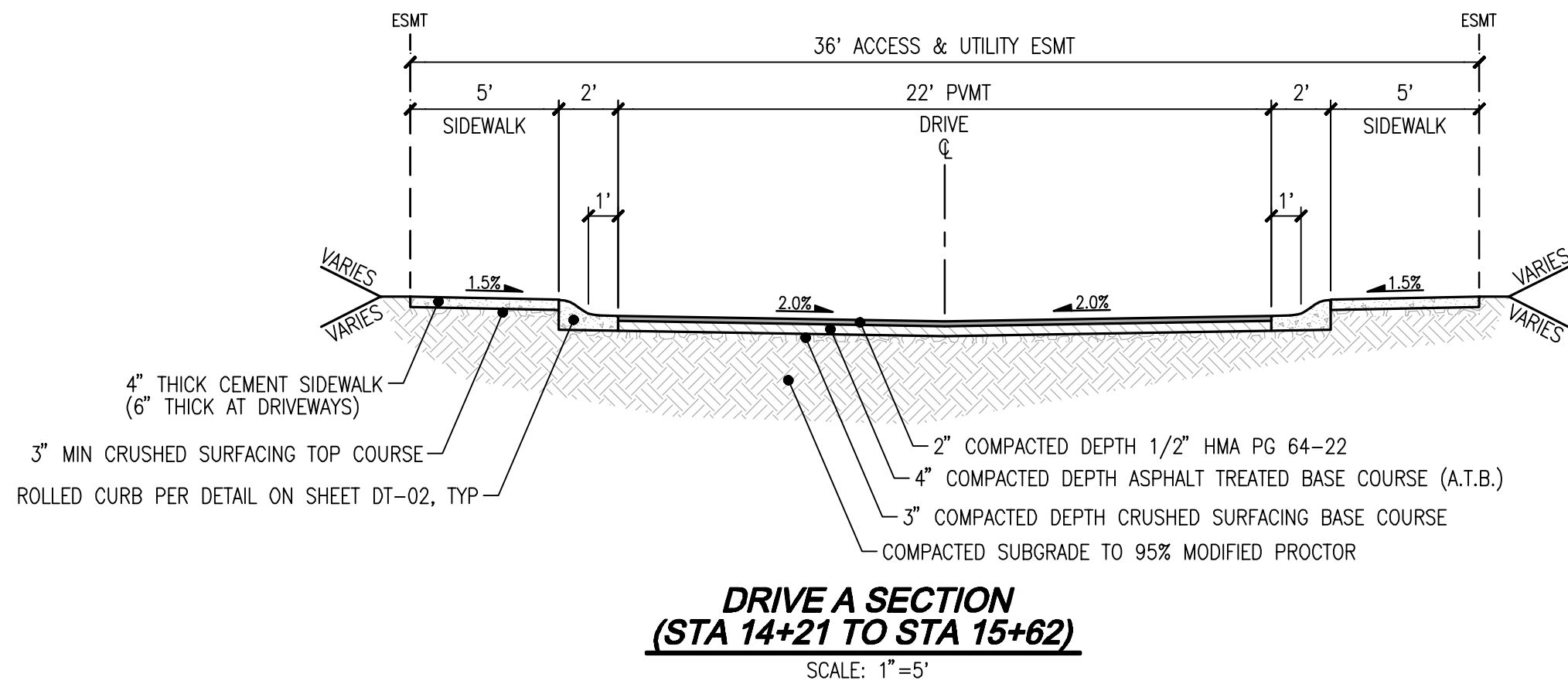
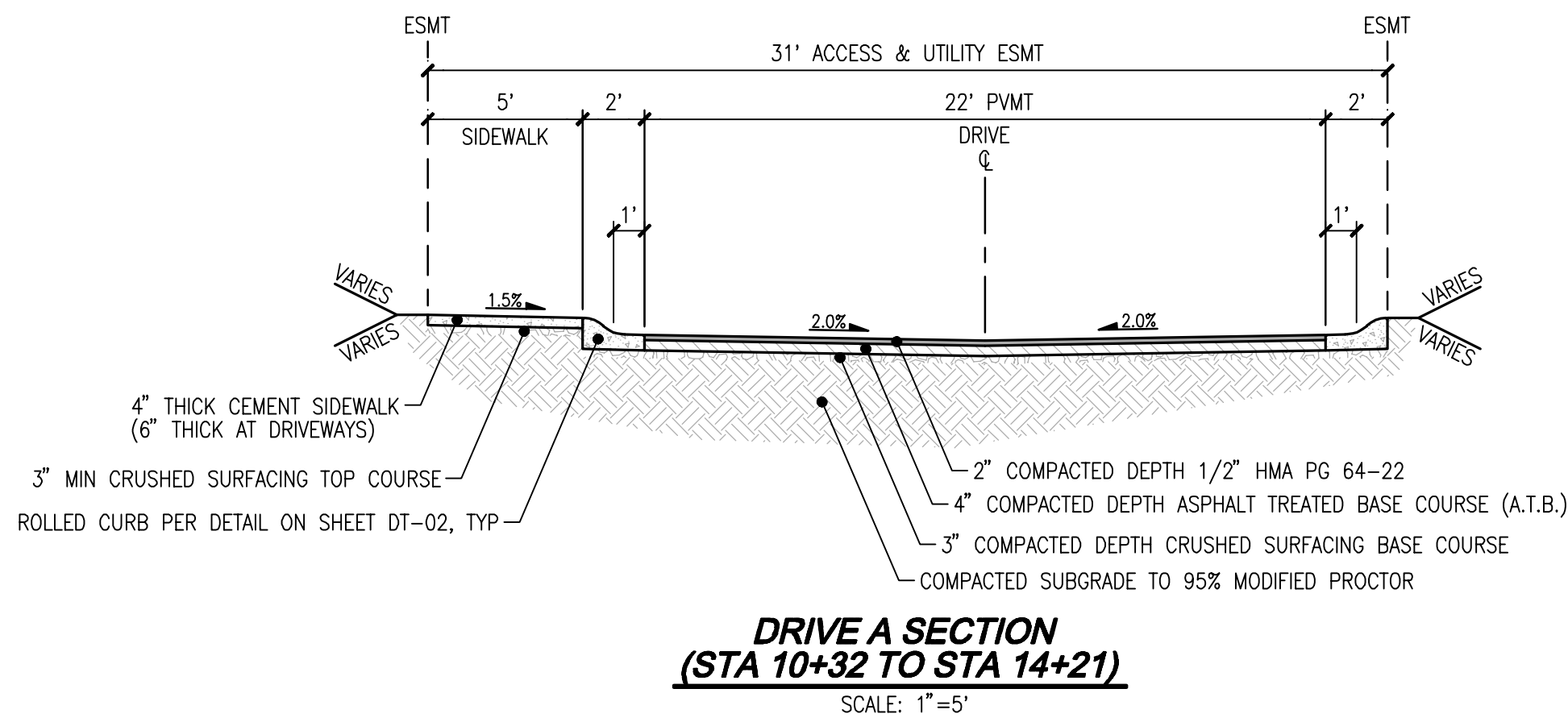
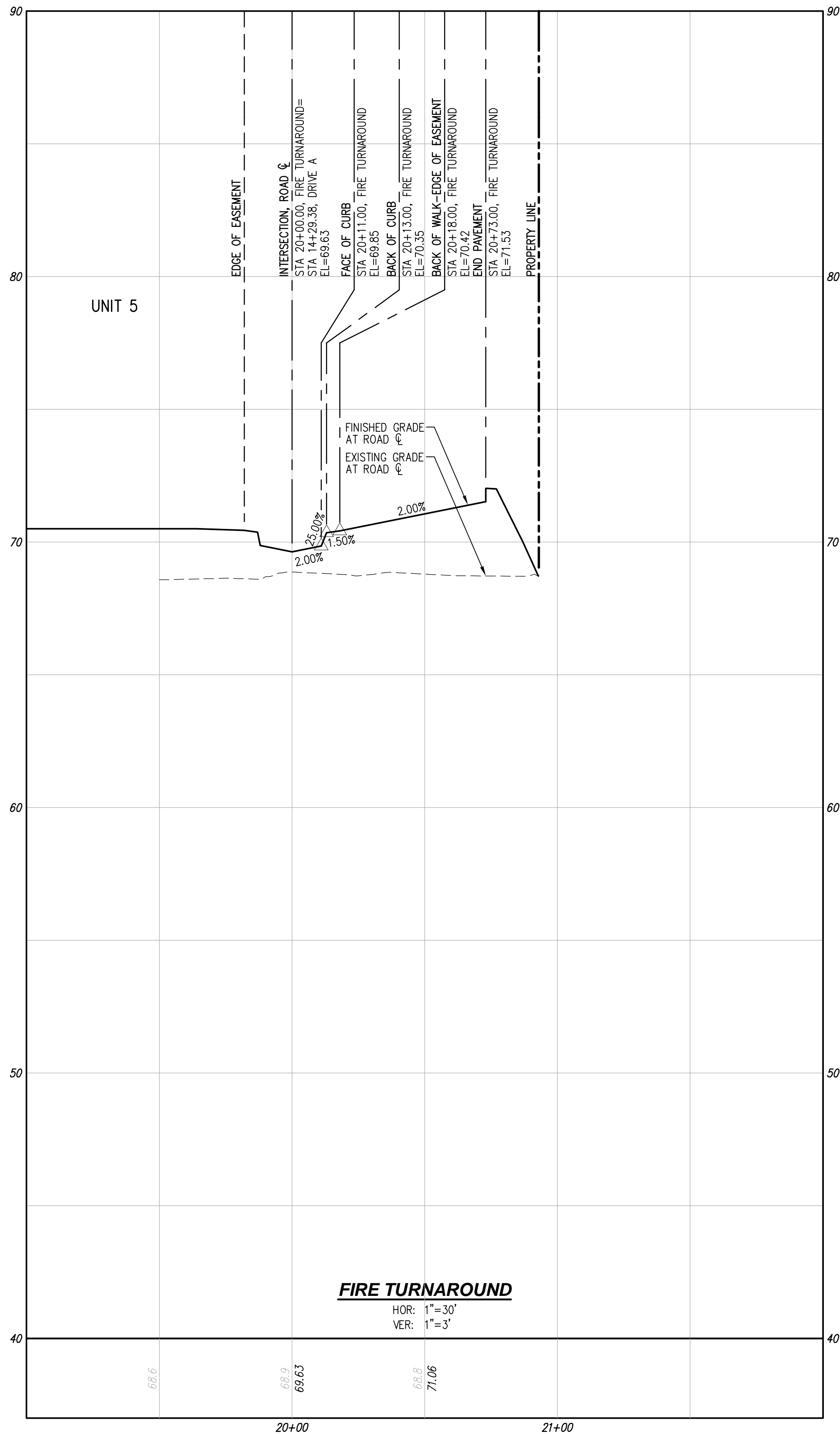
TEC HOLDINGS 123, LLC
MACK TOWNHOMES
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

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20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
T 425.806.1869 F 425.482.2893

NO.	DATE	DESCRIPTION

REVISIONS

BY



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ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

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DRAFTING BY: BJN
DATE: 10-11-22
SCALE: 1"=30'
JURISDICTION: MARYSVILLE

RD-03

SHEET 10 OF 24



DISCLAIMER

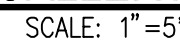


Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

PA 22-027

BY

SD-01



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.

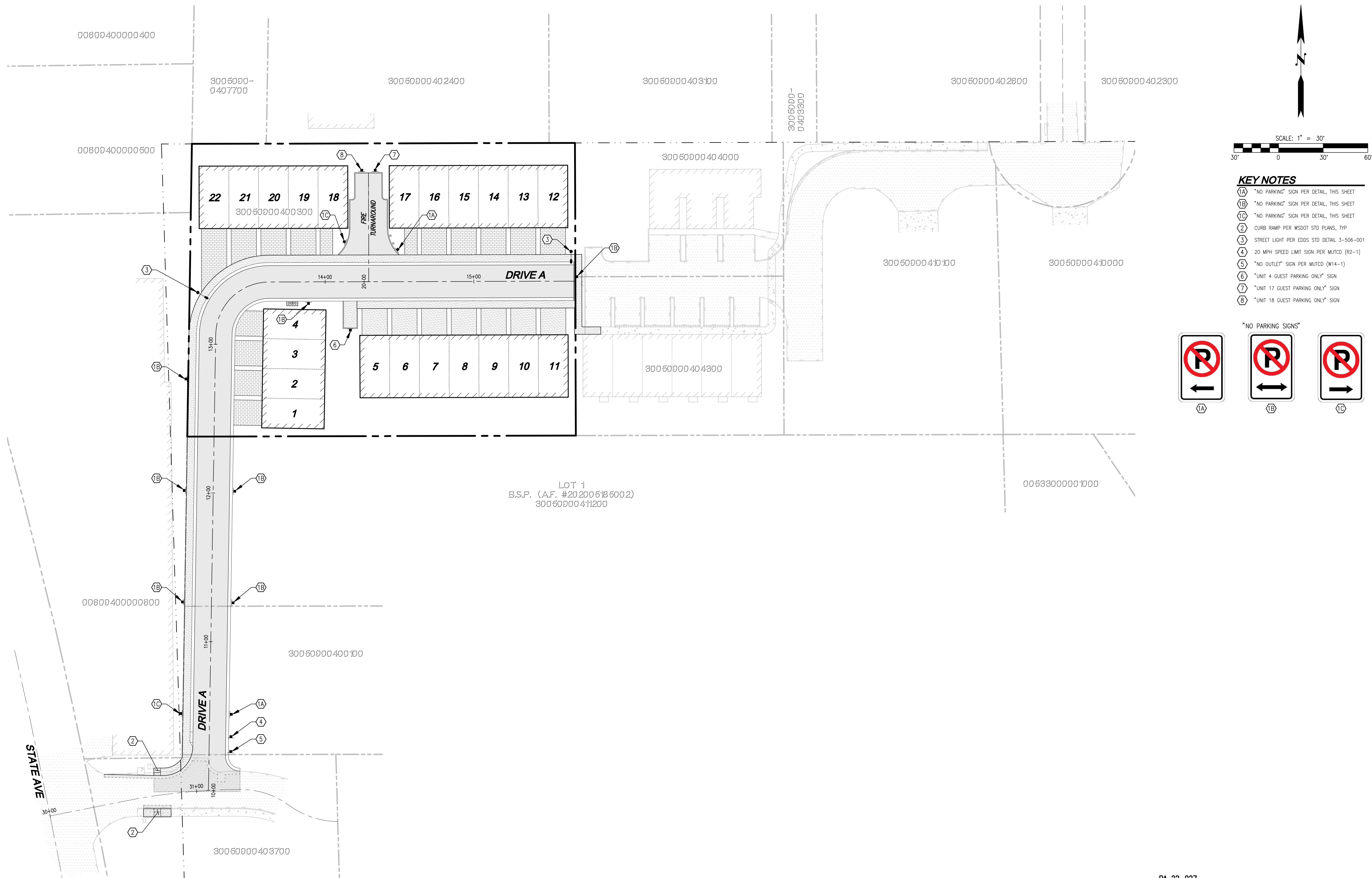
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APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

SHEET 12 OF 24

SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON



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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY WEST ALLIANCE, LLC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.



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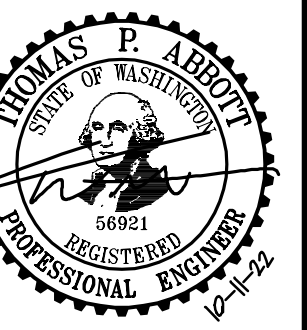
CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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 STAMPS AND SIGNATURES APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF THE DESIGNER'S REVIEW OF THE PROJECT AND APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE CITY OF MARYSVILLE PERMITS OR FEES FOR REVIEW OF THE PROJECT'S PROPERTY, DRAWING OR 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, WSDOW HYDRAULIC PROJECT APPROVAL (HPS), WSDOW NOTICE OF INTENT (NOI), ANY CORPUS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS DAY OF _____, 20____

BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.



TEC HOLDINGS 123, LLC

MAC K TOWNHOMES

CHANNELIZATION PLAN

NUMBER:	C22-172
WING NAME:	C22172C-CH-PL
OWNER:	TPA
ESTIMATING BY:	BJN
DATE:	10-11-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

CH-01

EET 13 OF 24

DESCRIPTION

DATE	
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LDC	Kent	Woodinville	Olympia
			Engineering Planning Surveying

Drawing: P:\Civil\2022\C22-172 Mock Townhomes\Drawings\Construction\C22172C-CH-PL.dwg Plotted: Oct 11, 2022 - 1:29pm

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 WEST ALLIANCE AT (509) 630-0783.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS TOM ABBOTT, PE AT (425) 806-1869.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS TO BE DETERMINED.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND FINAL STABILIZATION HAS OCCURRED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE CITY STORMWATER DRAINAGE SYSTEM OR A NATURAL DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING RECORD DRAWING INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY ENGINEER AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS, OR CHANGES TO THE DESIGN MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CITY OF MARYSVILLE HORIZONTAL DATUM SHALL BE NAD 83, AND THE VERTICAL DATUM SHALL BE NAVD 88, IN WASHINGTON STATE PLANE COORDINATES (FEET), WASHINGTON NORTH ZONE 4601. A LIST OF BENCHMARKS IS AVAILABLE THROUGH THE PUBLIC WORKS DEPARTMENT.
- TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF A1B OR CLASS B ASPHALT CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
- PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON CONSTRUCTION SITE AT ALL TIMES.
- ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 1-800-424-5555.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- A NONPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION VISIT THE DEPARTMENT OF ECOLOGY WEB SITE WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER/CONSTRUCTION/.
- ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- PRIOR TO COMMENCEMENT OF FRAMING, FINAL DRAINAGE INSPECTION AND APPROVAL OF THE ROOF LEADER AND POSITIVE FOOTING SYSTEMS SHALL BE COMPLETED BY THE BUILDING DEPARTMENT. CALL 360-363-8100 TO SCHEDULE THE INSPECTION.

ROADWAY NOTES

- MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
- CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 3-514.
- SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 3-303-001 AND -002. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 3-514-001.
- THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
- SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (425) 328-7954 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (425) 328-7954 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
- NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLASG SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

STORMWATER NOTES

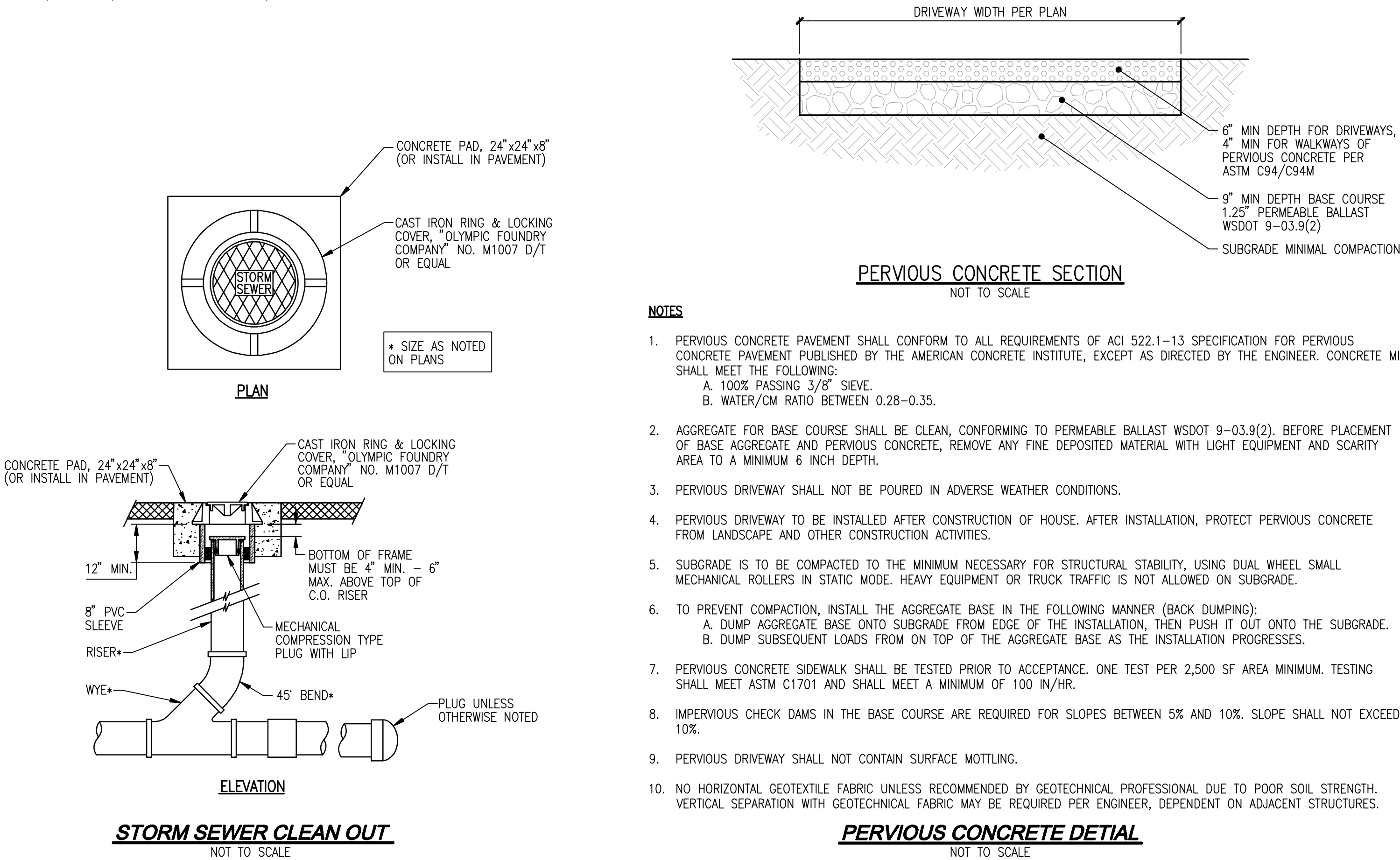
- DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO.4-08-009. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-040-004.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 4-08-009 AND 4-080-15 THRU 4-080-024. THE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
- CATCH BASINS SHALL BY TYPE I UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE. TYPE I CATCH BASINS SHALL CONFORM TO CITY STANDARD DETAIL NO.4-080-007 AND 4-080-008 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-08-009 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.4-080-022. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-02 (OLYMPIC FOUNDRY NO. SM60, SM52, OR SM44 OR EQUAL). VANED GRATES SHALL BE REQUIRED ON ALL STORM STRUCTURES WHEN ROADWAY PROFILE IS GREATER THAN 2" AND SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-01 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL). GRATES LOCATED IN THE GUTTER FLOW LINE SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.
- ALL CATCH BASINS AND MANHOLES LOCATED OUTSIDE OF PAVED AREAS, SHALL BE PLACED IN A SIX FOOT SQUARE BY FOUR INCH THICK CONCRETE PAD.
- ALL CATCH BASINS AND MANHOLES SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR USE OUTSIDE OF THE CITY RIGHT-OF-WAY OR FOR USE WITH TYPE II MANHOLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES TO GRADE JUST PRIOR TO CURB INSTALLATION AND/OR PAVING.
- TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 3-703-002 AND-003.
- TRENCH BACKFILL OF NEW UTILITIES AND STORMWATER DRAINAGE SYSTEM FEATURES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(4)(C) - METHOD B AS DEFINED IN THE CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. FOR PERMEABLE PAVEMENT AND OTHER STORMWATER BMP'S DESIGNED TO INFILTRATE SUBGRADE COMPACTION SHOULD BE "FIRM AND UNYIELDING" (QUALITATIVE), AND 90- 92% STANDARD PROCTOR (QUANTITATIVE). DO NOT ALLOW HEAVY COMPACTION DUE TO HEAVY EQUIPMENT OPERATION. THE SUBGRADE SHOULD NOT BE SUBJECT TO TRUCK TRAFFIC.
- STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-04.3(1) E & F OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PIPE RUNS SHALL BE TESTED WITH PIPE LOADED AND COMPACTED TO FINISH GRADE. PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
- ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS, PRESERVED NATIVE VEGETATION AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
- STORMWATER FACILITIES WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL REQUIRE A POWDER OR WHYL COATED CHAIN LINK PERIMETER FENCE PER STANDARD PLANS 3-501-007 AND -008. SIDE SLOPE AVERAGING SHALL NOT BE ALLOWED. ALL INLET AND OUTFALL PIPES SHALL HAVE A TRASH RACK INSTALLED AND A MORTARED RIPRAP HEADWALL. REFER TO STORM DRAINAGE NOTE 21.
- PRIOR TO SIDEWALK CONSTRUCTION; LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY BEHIND SIDEWALK DRAINS MUST BE INSTALLED AS REQUIRED. PIPE SHALL BE PVC 3034, OR SDR-35. STUB-OUTS SHALL BE MARKED WITH A 2" X 4" WITH 3 FEET VISIBLE ABOVE GRADE AND MARKED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE SHOWN ON THE RECORD DRAWING CONSTRUCTION PLANS SUBMITTED TO THE CITY.
- STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE, AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO CITY OF MARYSVILLE FINAL ACCEPTANCE OF THE PROJECT AND; UPON COMMENCEMENT AND COMPLETION OF THE 2-YEAR WARRANTY PERIOD FOR THE STORM DRAINAGE SYSTEM.
- UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPE SHALL BE: (CP) NON-REINFORCED CONCRETE, ASTM C-14; (RCP) REINFORCED CONCRETE FOR CONCRETE PIPE DIAMETERS 24" OR GREATER, ASTM C-76; OR (CMP) CORRUGATED METAL. CMP TO BE: GALVANIZED STEEL WITH TREATMENT 1 ASPHALT COATING OR BETTER; OR CORRUGATED ALUMINUM; OR AASHTO M274-70 ALUMINIZED STEEL. ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURERS RECOMMENDATIONS.

- COVER REQUIREMENTS FOR 12" DIAMETER PIPE:
- BACKFILL OVER PIPE LESS THAN 12" REQUIRES RCP CLASS IV.
- BACKFILL OVER PIPE LESS THAN 24" REQUIRES RCP MINIMUM.
- BACKFILL OVER PIPE GREATER THAN 24" REQUIRES 16 GAE CMP MINIMUM.
- CORRUGATED POLYETHYLENE PIPE (CPP):
 - ALL PIPE SHALL BE SMOOTH INTERIOR. CPP SHALL BE DOUBLE-WALLED. ALL PIPE SHALL MEET AASHTO AND ASTM SPECIFICATIONS.
 - UPON REQUEST BY THE CITY INSPECTOR, ALL PIPE RUNS SHALL PASS THE LOW PRESSURE AIR TEST REQUIREMENTS OF SECTION 7-04.3(1) E & F OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PIPE RUNS SHALL BE TESTED WITH PIPE LOADED AND COMPACTED TO FINISH GRADE.
 - UPON REQUEST BY THE CITY INSPECTOR, PIPE SHALL BE SUBJECT TO MANDREL TESTING (MANDREL SIZE = 90% OF NOMINAL PIPE DIAMETER).
 - PIPE SHALL BE STORED ON SITE IN SHIPPING BUNKS ON A FLAT LEVEL SURFACE. THIS REQUIREMENT WILL BE STRICTLY ENFORCED; FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE PIPE AND/OR FUTURE RESTRICTION ON USE OF MATERIAL.
 - MINIMUM DEPTH OF COVER SHALL BE 2 FEET.
 - COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED.
 - BACKFILL SHALL COMPLY WITH SECTION 7-08.3(3) OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION MODIFIED AS FOLLOWS:

THE SECOND PARAGRAPH OF SECTION 7-08.3(3) IS DELETED AND REPLACED WITH THE FOLLOWING:
THE MATERIAL USED FOR BACKFILLING AROUND AND TO A POINT 1 FOOT ABOVE THE TOP OF THE PIPE SHALL BE CLEAN EARTH OR SAND, FREE FROM CLAY. ANY GRAVEL OR STONES INCLUDED IN THE BACKFILL SHALL PASS THROUGH A 1 INCH SIEVE.
 - ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE-F COUPLING BAND.
 - CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
 - ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.
 - ALL PIPE SHALL BE PLACED ON STABLE EARTH. IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING TRENCH FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH GRAVEL BEDDING TO SUPPORT THE PIPE.
 - ALL LANDSCAPED AND LAWN AREAS, EXCEPT AREAS WITHIN THE DRIPLINE 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.

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.



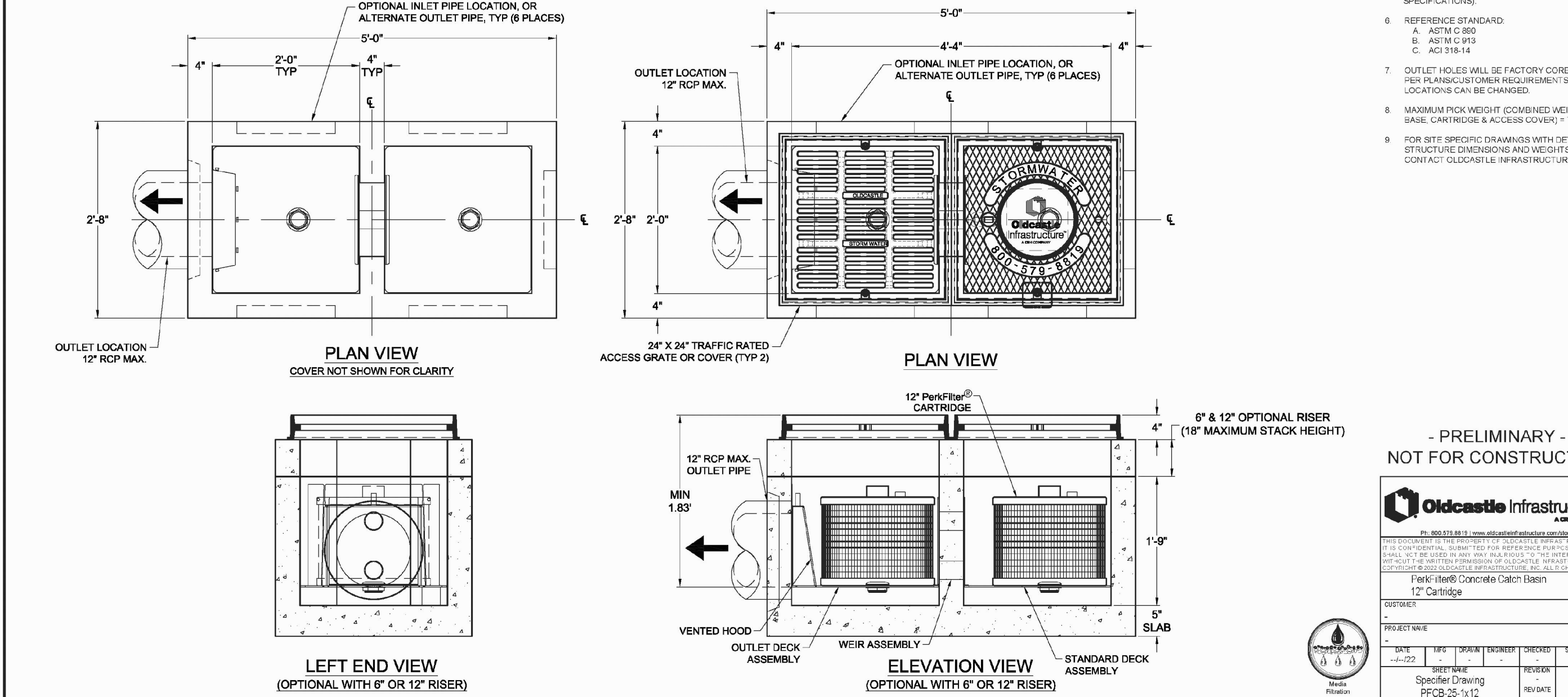
STORM SEWER CLEAN OUT

NOT TO SCALE

PERVIOUS CONCRETE DETAIL

NOT TO SCALE

PERFORMANCE SPECIFICATIONS				SITE SPECIFIC DATA				SITE SPECIFIC DATA				SITE SPECIFIC DATA				NOTES			
TREATMENT FLOW CAPACITIES:				STRUCTURE ID	PERKFILTER-1			STRUCTURE ID	PERKFILTER-2			STRUCTURE ID	PERKFILTER-3			1. DESIGN NOTES: A. ASBESTOS (HS-20-44-W) IMPACT B. ASSURANCE DESIGN FILL, MAX TOP STRUCTURE C. STABILIZED TREATMENT FILL, MAX TOP STRUCTURE D. DRY TREATMENT TAILER BELOW STRUCTURE E. LATERAL LIVE LOAD BURCHARGE APPLIED TO 10' BELOW GRAD F. NO LATERAL BURCHARGE FROM A BUILDING WALLS PER 10' OF FOUNDATIONS			
NUDEP BOX REMOVAL, 75 MICRON	0.054 CFS			TREATMENT FLOW RATE (CFS)	0.0164			TREATMENT FLOW RATE (CFS)	0.0085			TREATMENT FLOW RATE (CFS)	0.0273						
WA ECOLOGY GUID - BASIC & PHOSPHORUS	0.030 CFS			PEAK FLOW RATE (CFS)	1.3 CFS			PEAK FLOW RATE (CFS)	1.3 CFS			PEAK FLOW RATE (CFS)	1.3 CFS						
*CONTACT OLDCASTLE FOR ALTERNATIVE TREATMENT FLOW CAPACITIES.				RIM ELEVATION	67.66			RIM ELEVATION	69.34			RIM ELEVATION	69.56						
				PIPE DATA	PIPE LOCATION	PIPE SIZE	PIPE TYPE	INVERT ELEVATION	PIPE DATA	PIPE LOCATION	PIPE SIZE	PIPE TYPE	INVERT ELEVATION	PIPE DATA	PIPE LOCATION		PIPE SIZE	PIPE TYPE	INVERT ELEVATION
				OUTLET	NORTH	12"	DI	65.80	OUTLET	WEST	12"	PVC	66.00	OUTLET	WEST		12"	DI	67.65
				INLET	N/A	N/A	N/A	N/A	INLET	N/A	N/A	N/A	N/A	INLET	N/A	N/A	N/A	N/A	
				NOTES:				NOTES:				NOTES:				2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 3000 PSI MINIMUM 3. STEEL REINFORCEMENT REBAR ASTM A-706, GRADE 60 4. CEMENT ASTM C-150 SPECIFICATION 5. REQUIRED ALLOWABLE SOIL BEARING 1-3400 PSF			



PA 22-027

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, WSDOW HYDRAULIC PROJECT APPROVAL (HPS), WSDOW NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FULL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF _____

BY: _____
KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES
NOTES AND DETAILS

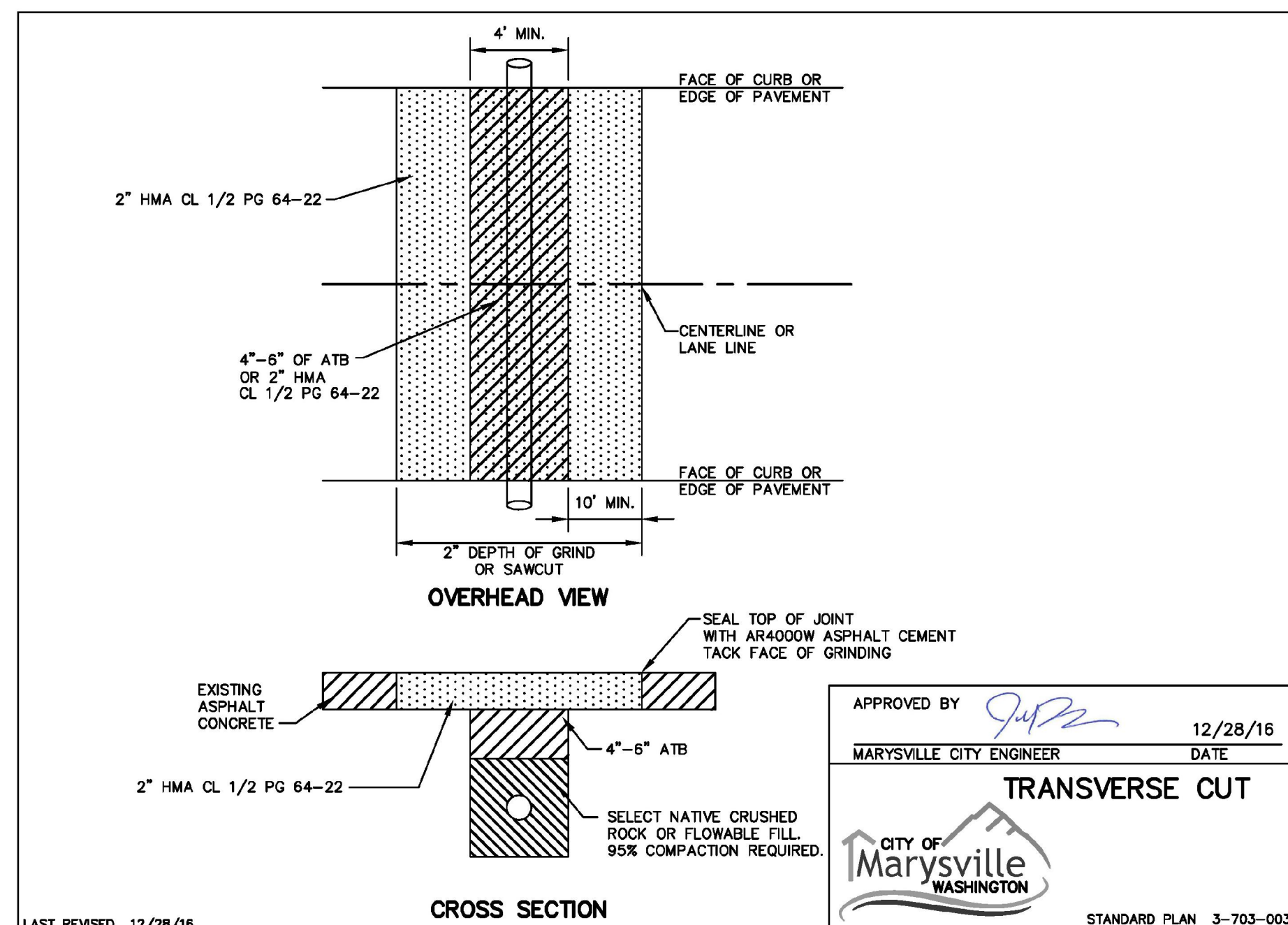
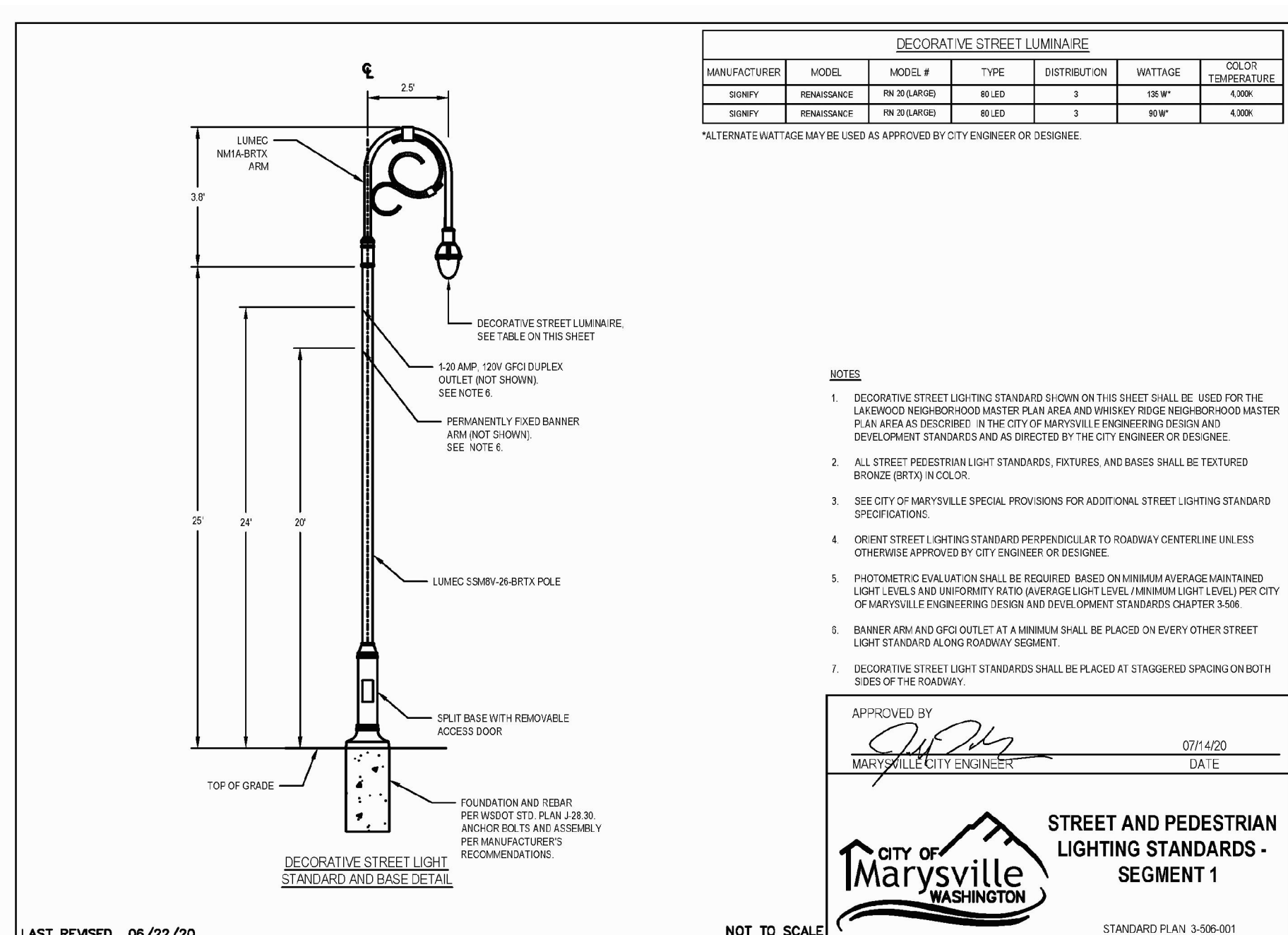
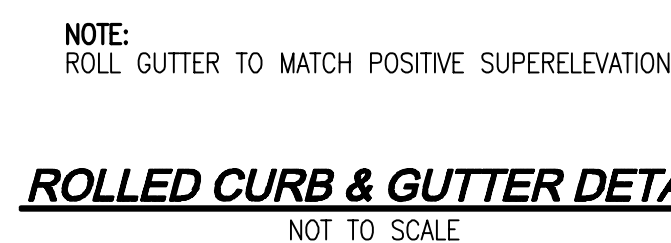
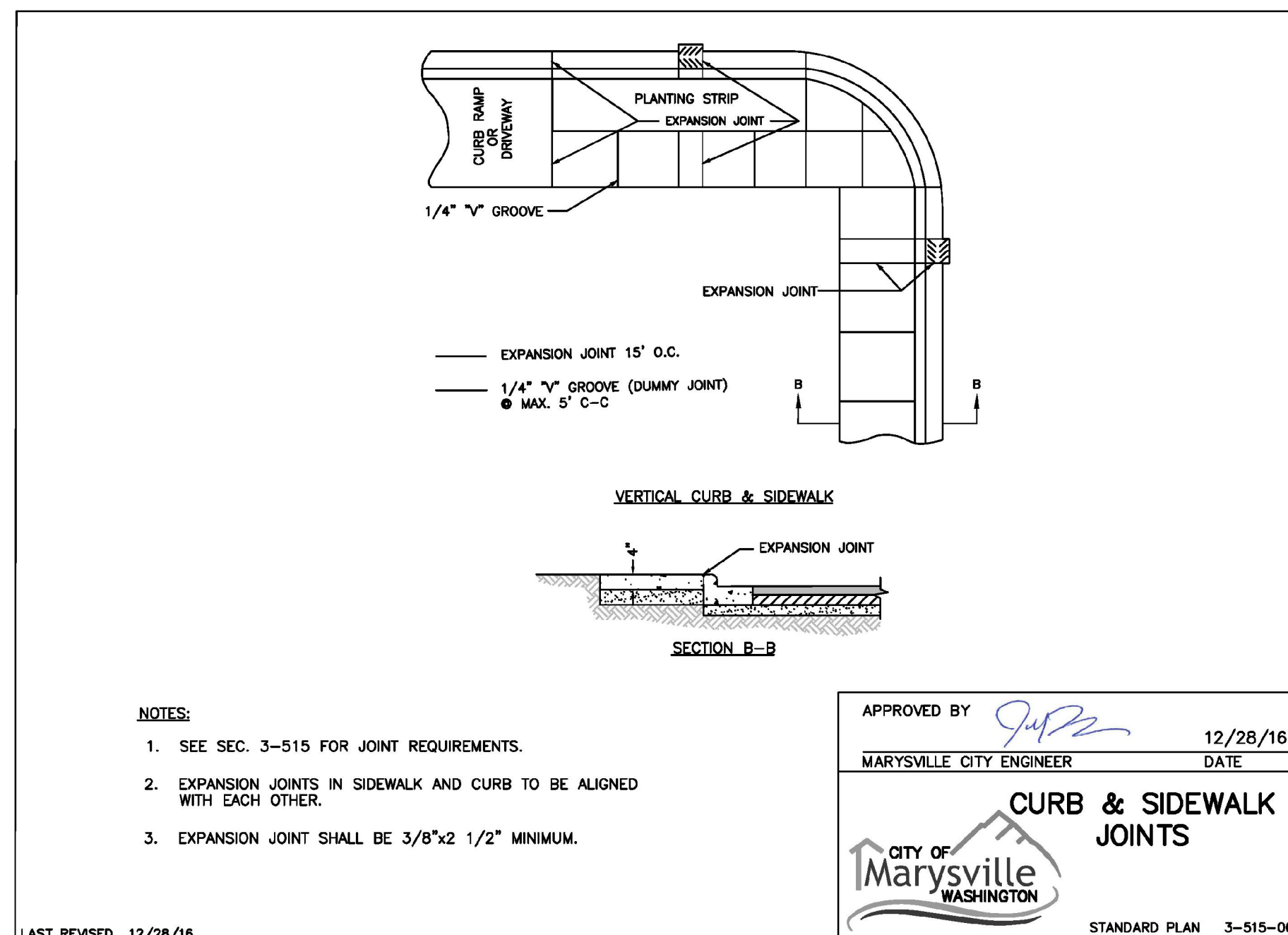
Revisions table with columns: NO., DATE, DESCRIPTION.

Surveying Engineering Planning
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20210 142nd Avenue NE
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THOMAS P. ABBOTT
PROFESSIONAL ENGINEER
No. 68921
State of Washington

JOB NUMBER: C22-172
DRAWING NAME: C22172C-RD-01
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: AS NOTED
JURISDICTION: MARYSVILLE

DT-01

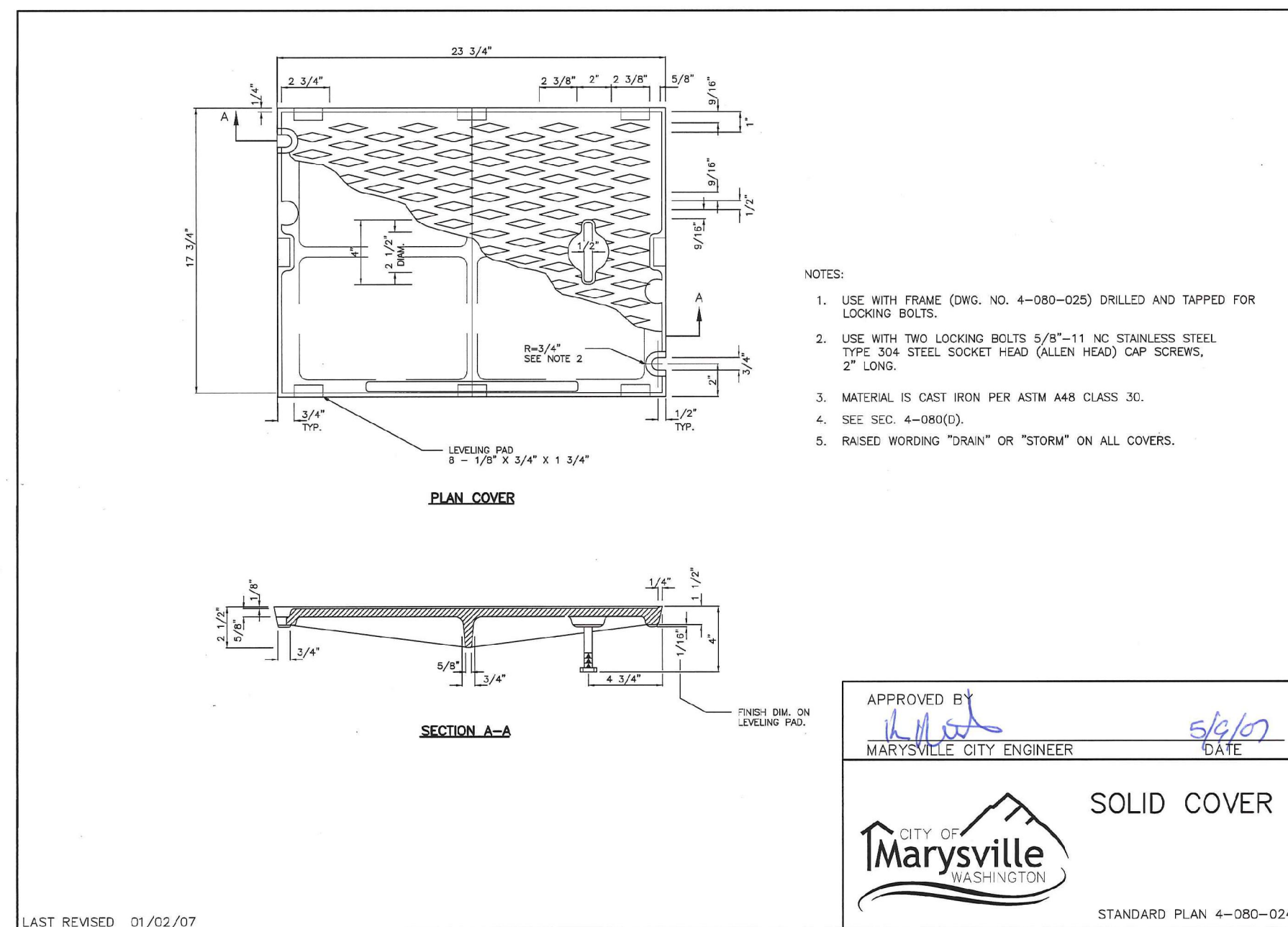
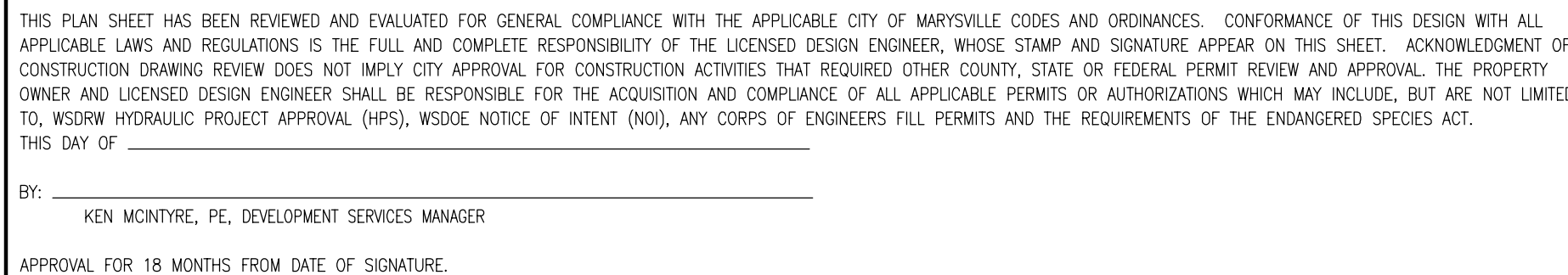
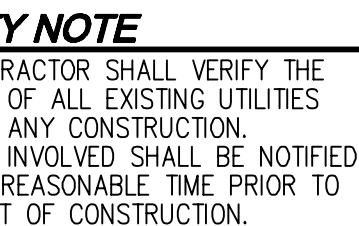


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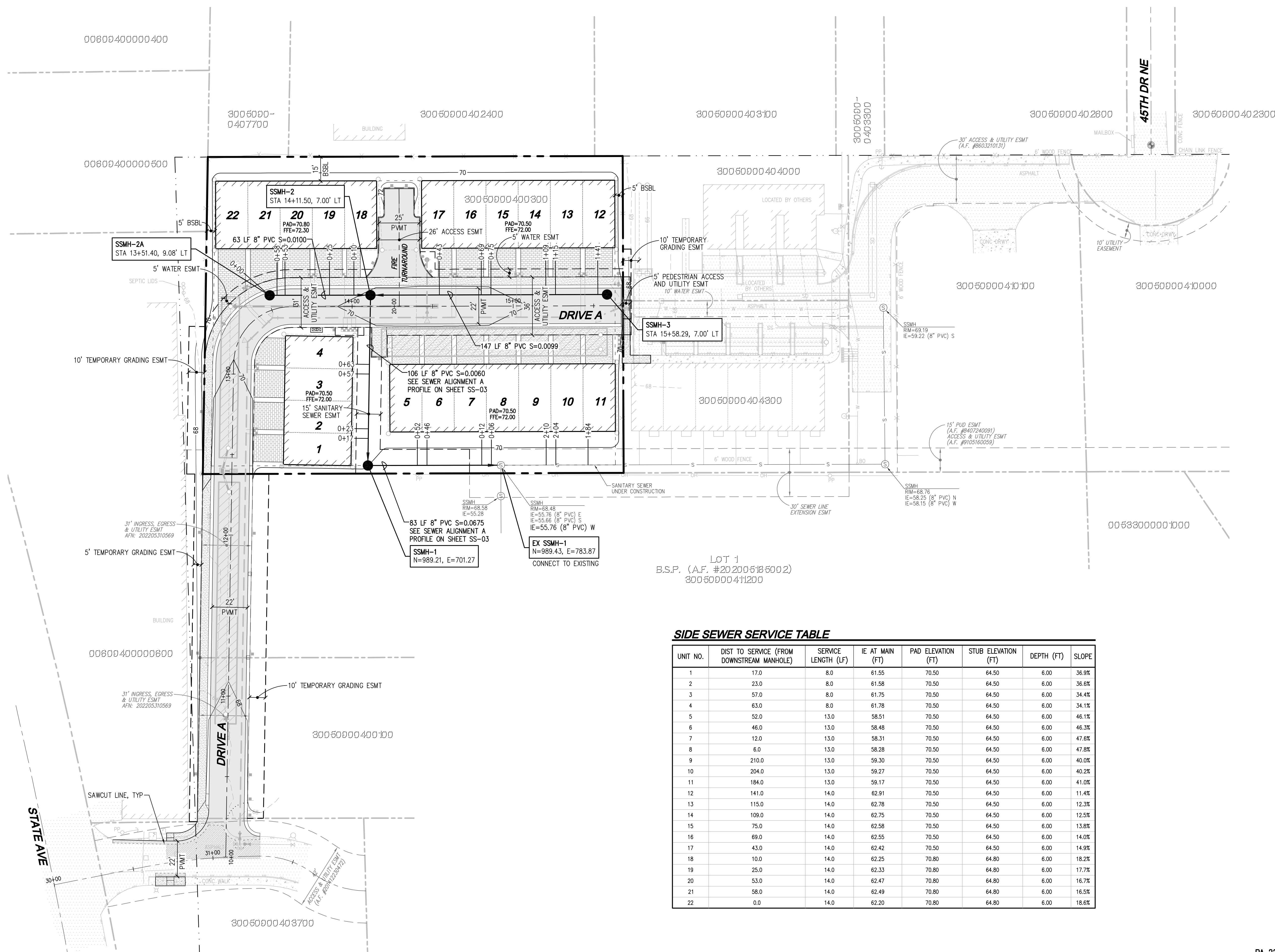
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KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

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




SE 1/4 SEC 9, TWN 30 N, RGE 5E., W.M., MARYSVILLE, WASHINGTON



LEGEND

- | | |
|---|---------------------|
|  | STORM PIPE |
|  | SEWER PIPE |
|  | WATER PIPE |
|  | DRAIN LINE |
|  | PARKING SIGN |
|  | FULL DEPTH PAVEMENT |
|  | CONCRETE |
|  | PERVIOUS PAVEMENT |
|  | GRIND AND OVERLAY |
|  | OPEN SPACE AREA |

NOTES

1. 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 START OF CONSTRUCTION.
2. ALL SSMH'S TO BE TYPE 1, 48"Ø PER STD 5-120-002 UNLESS OTHERWISE NOTED.
3. SEE SHEETS SS-04 AND SS-05 FOR NOTES AND DETAILS.

SIDE SEWER SERVICE TABLE

UNIT NO.	DIST TO SERVICE (FROM DOWNSTREAM MANHOLE)	SERVICE LENGTH (LF)	IE AT MAIN (FT)	PAD ELEVATION (FT)	STUB ELEVATION (FT)	DEPTH (FT)	SLOPE
1	17.0	8.0	61.55	70.50	64.50	6.00	36.9%
2	23.0	8.0	61.58	70.50	64.50	6.00	36.6%
3	57.0	8.0	61.75	70.50	64.50	6.00	34.4%
4	63.0	8.0	61.78	70.50	64.50	6.00	34.1%
5	52.0	13.0	58.51	70.50	64.50	6.00	46.1%
6	46.0	13.0	58.48	70.50	64.50	6.00	46.3%
7	12.0	13.0	58.31	70.50	64.50	6.00	47.6%
8	6.0	13.0	58.28	70.50	64.50	6.00	47.8%
9	210.0	13.0	59.30	70.50	64.50	6.00	40.0%
10	204.0	13.0	59.27	70.50	64.50	6.00	40.2%
11	184.0	13.0	59.17	70.50	64.50	6.00	41.0%
12	141.0	14.0	62.91	70.50	64.50	6.00	11.4%
13	115.0	14.0	62.75	70.50	64.50	6.00	12.3%
14	109.0	14.0	62.78	70.50	64.50	6.00	12.5%
15	75.0	14.0	62.58	70.50	64.50	6.00	13.8%
16	69.0	14.0	62.55	70.50	64.50	6.00	14.0%
17	43.0	14.0	62.42	70.50	64.50	6.00	14.9%
18	10.0	14.0	62.25	70.80	64.80	6.00	18.2%
19	25.0	14.0	62.33	70.80	64.80	6.00	17.7%
20	53.0	14.0	62.47	70.80	64.80	6.00	16.7%
21	58.0	14.0	62.49	70.80	64.80	6.00	16.5%
22	0.0	14.0	62.20	70.80	64.80	6.00	18.6%

UTILITY NOTE

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DISCLAIMER

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Call 2 Business Days Before You Dig
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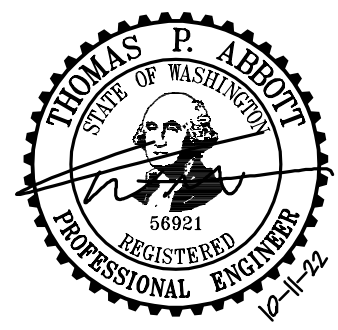
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BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

PA 22-027

CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT



JOB NUMBER:	C22-172
DRAWING NAME:	C22172C-SS-PL
DESIGNER:	TPA
DRAFTING BY:	BJN
DATE:	10-11-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

SS-01

SHEET **18** OF **24**

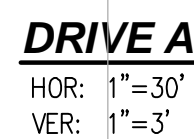
Drawing: P:\Civil\2022\C22-172 Mock Townhomes\Drawings\Construction\C22172C-SS-PL.dwg
Plotted: Oct 11, 2022 - 1:30pm

REVISIONS	DESCRIPTION
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Surveying Engineering Planning

TEC HOLDINGS 123, LLC
MAC K TOWNHOMES

SANITARY SEWER PLAN



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.

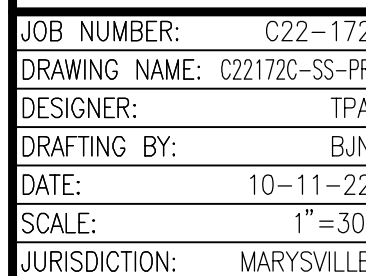
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APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

PA 22-027

SHEET **19** OF **24**

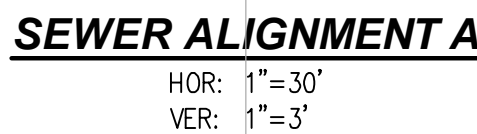
SANITARY SEWER PROFILES

Kent	Woodinville 20210 142nd Avenue NE Woodinville, WA 98072	Olympia
F 425.806.1869	www.LDCcorp.com	F 425.482.2893

DESCRIPTION

NO.	DATE
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NO.	DATE
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THIS DAY OF _____, 20____

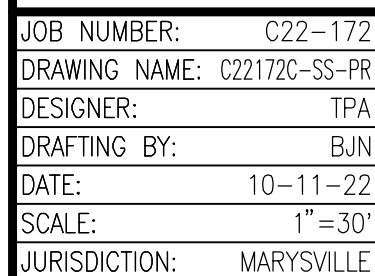
BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE

LDC | Surveying
Engineering
Planning

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SANITARY SEWER PROFILES

SHEET **20** OF **24**

LAST REVISED 03/09/05

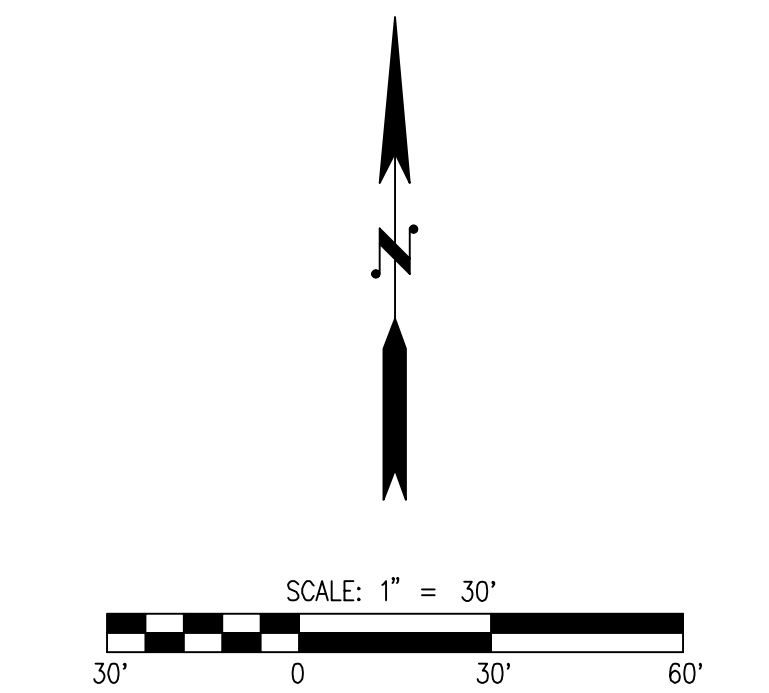
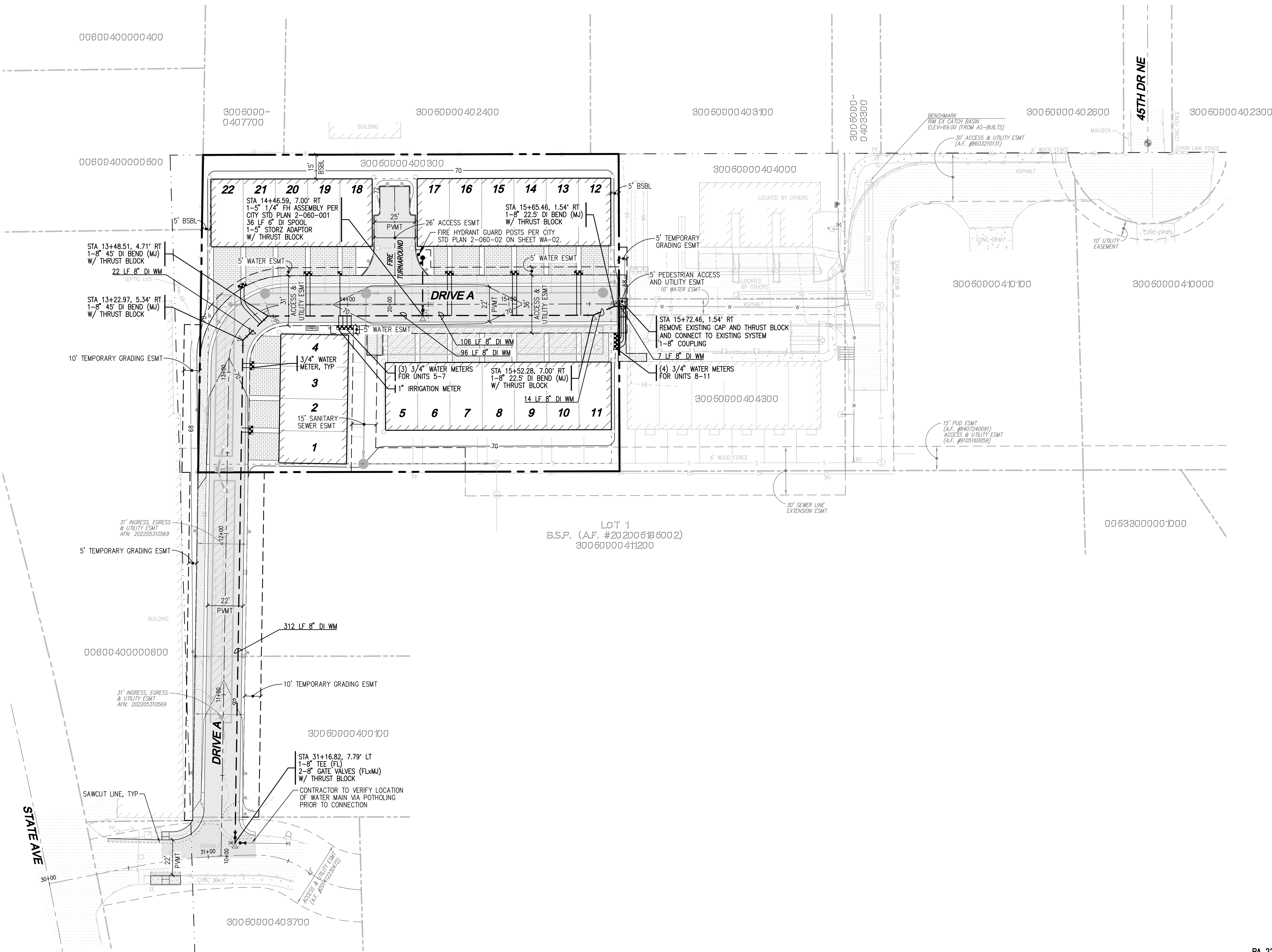


APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE



SANITARY SEWER NOTES AND DETAILS

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- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - DRAIN LINE
 - PARKING SIGN
 - FULL DEPTH PAVEMENT
 - CONCRETE
 - PERVIOUS PAVEMENT
 - GRIND AND OVERLAY
 - OPEN SPACE AREA

- NOTES**
1. 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 START OF CONSTRUCTION.
 2. ALL WATER MAIN CONNECTION TO HAVE RESTRAINED JOINT FITTINGS UNLESS OTHERWISE STATED.
 3. WATER MAIN TO BE LAID AT 3' COVER UNLESS OTHERWISE NOTED.

WATER MAIN CONNECTION NOTE
CONTRACTOR SHALL POTHOLE EXISTING WATER MAIN PRIOR TO SCHEDULING CONNECTION TO VERIFY WATER MAIN SIZE AND MATERIAL TYPE.

UTILITY NOTE
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BY: KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

TEC HOLDINGS 123, LLC
MACK TOWNHOMES

WATER PLAN

REVISIONS

NO.	DATE	DESCRIPTION

Surveying
Engineering
Planning

LDC

Kent

Woodinville

20210 142nd Avenue NE

Woodinville, WA 98072

www.LDCorp.com

Olympia

F 425.482.2893

THOMAS P. ARBOLD

PROFESSIONAL ENGINEER

68921

12-1-22

JOB NUMBER: C22-172

DRAWING NAME: C22172C-WA-PA

DESIGNER: TPA

DRAFTING BY: BJN

DATE: 10-11-22

SCALE: 1"=30'

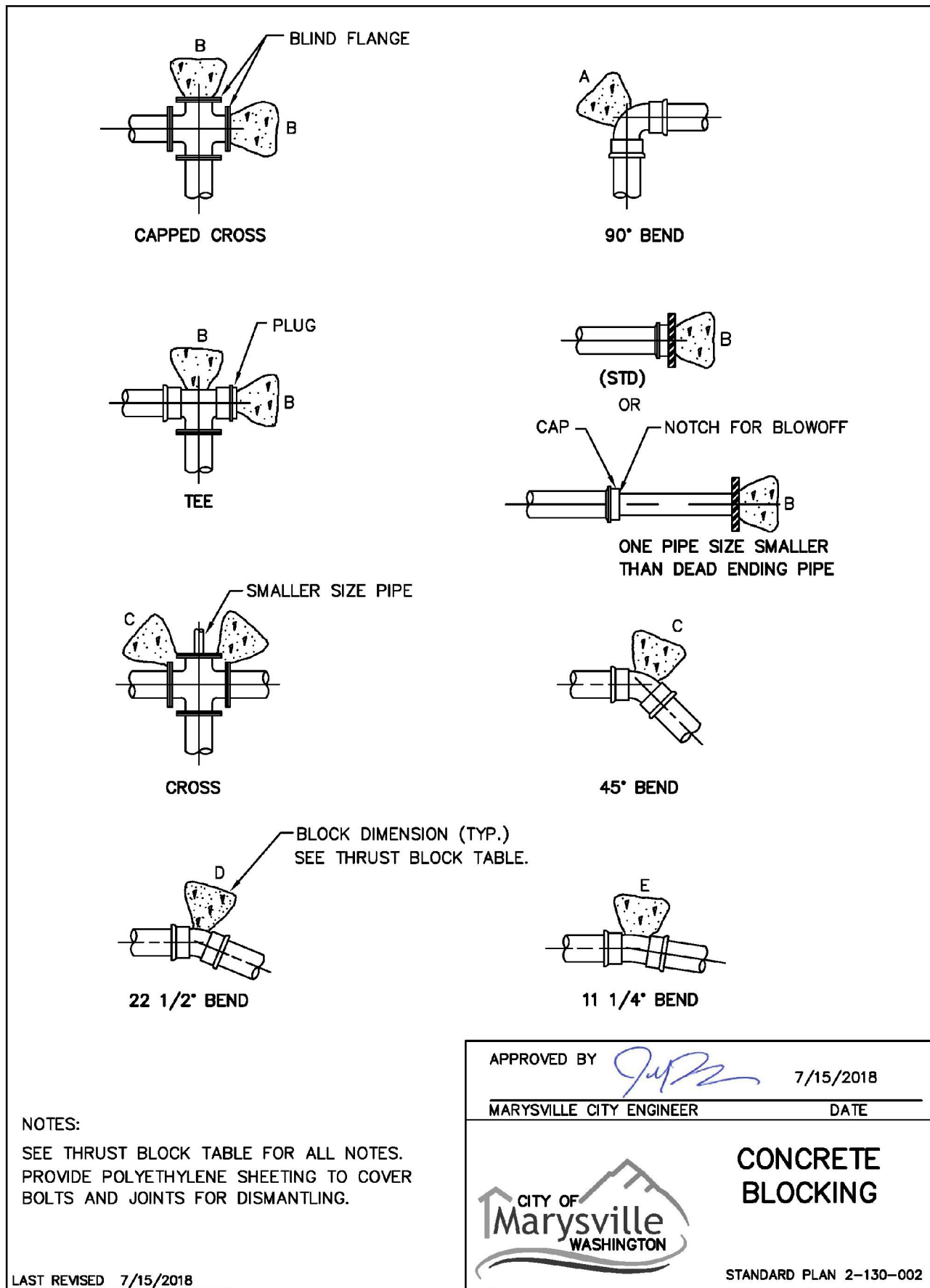
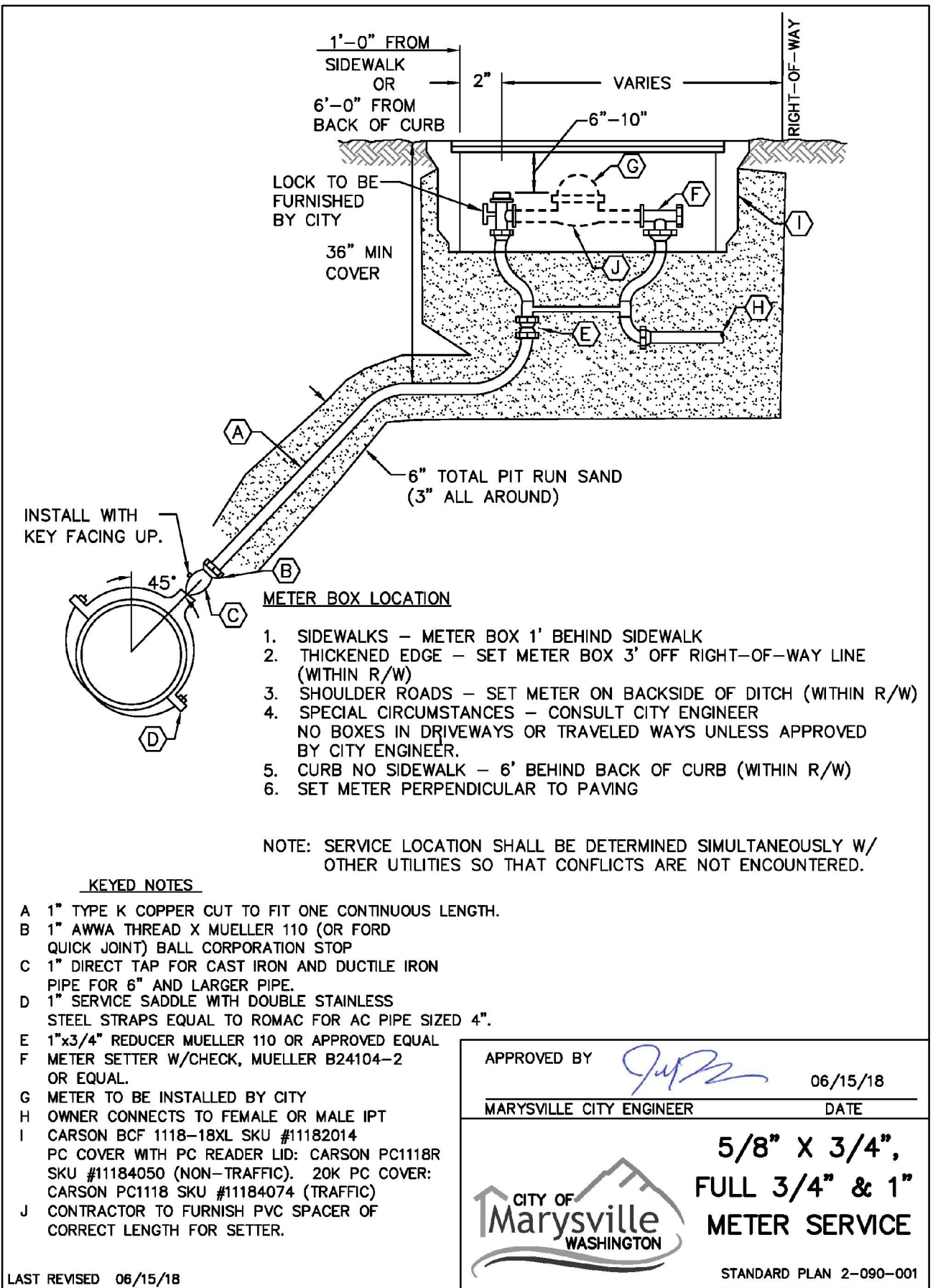
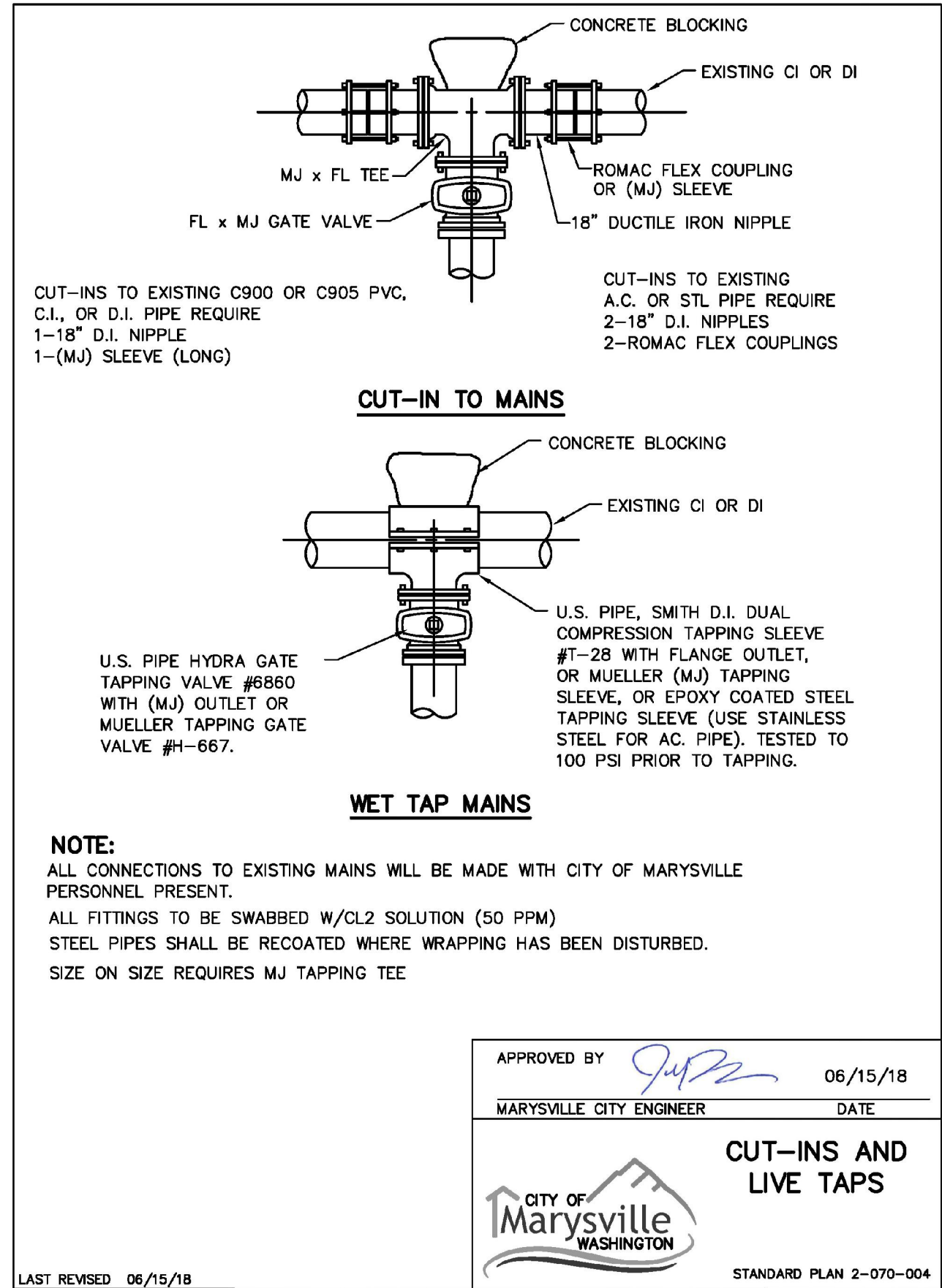
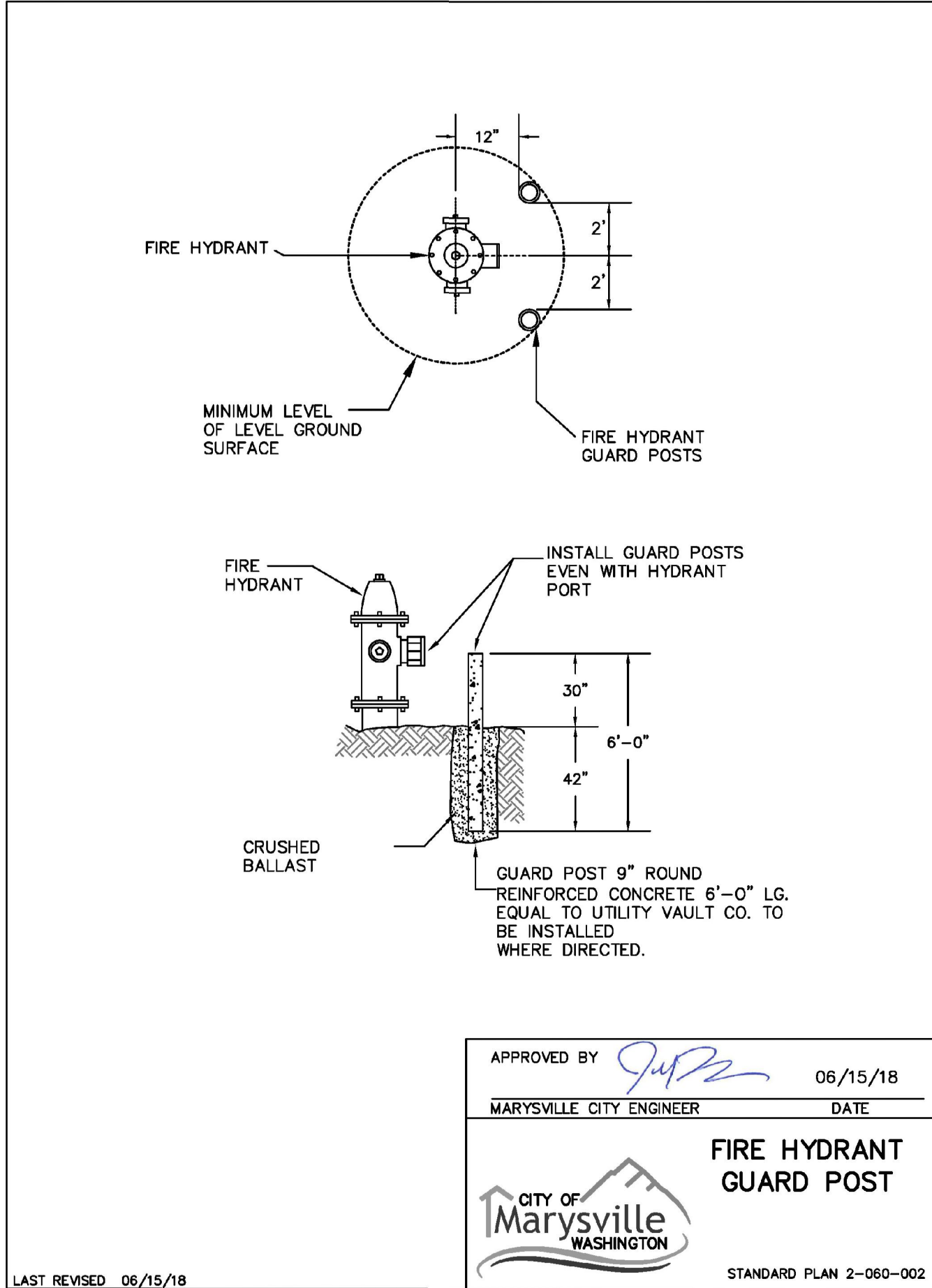
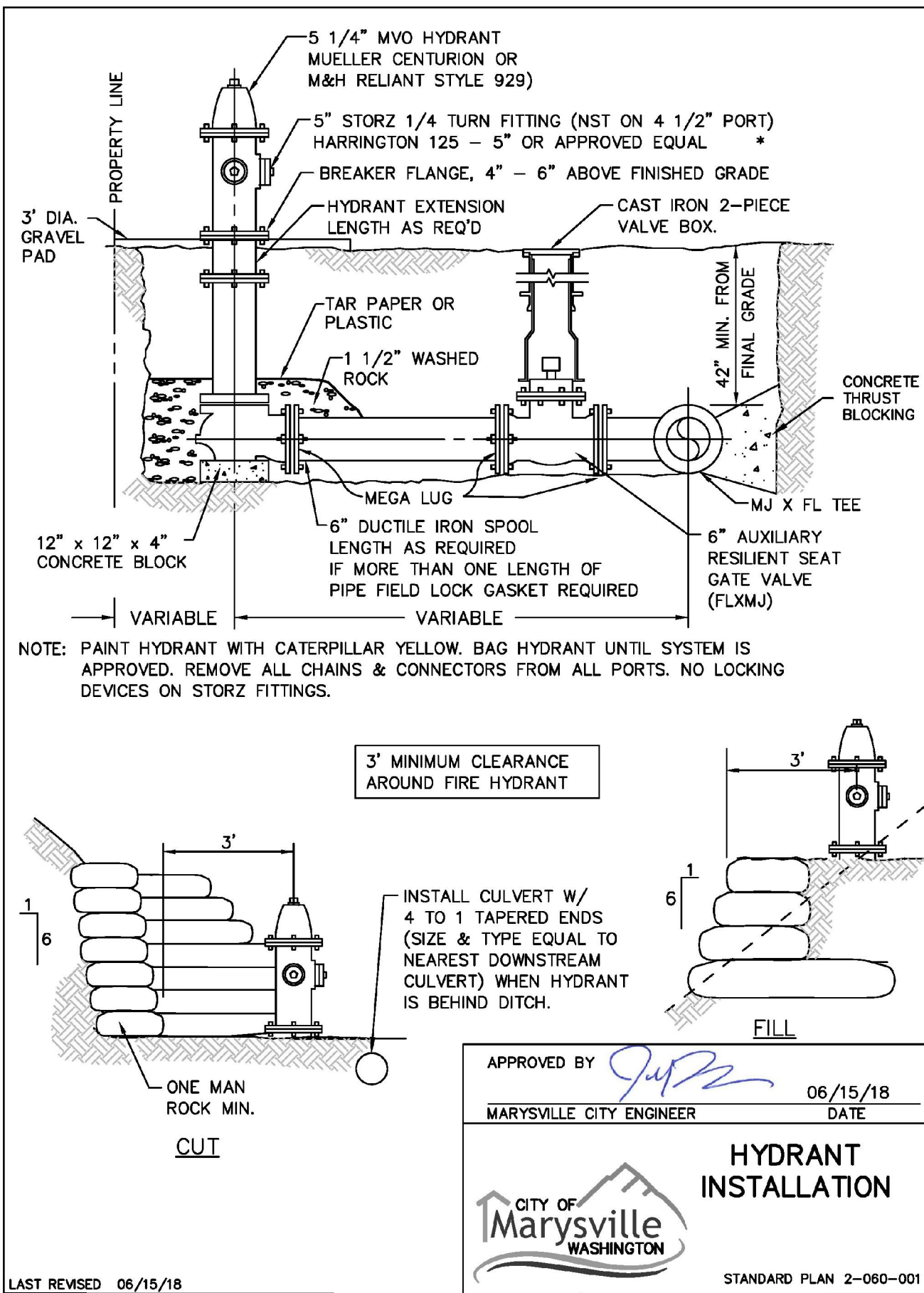
JURISDICTION: MARYSVILLE

WA-01

SHEET 23 OF 24

GENERAL WATER NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF MARYSVILLE STANDARDS AND THE MOST CURRENT COPY OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE OR HAVE LOCATED BY THE APPROPRIATE COMPANIES ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL UNDERGROUND LOCATE AT 1-800-553-4344 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
4. WATER PIPE SHALL BE DUCTILE IRON PIPE STANDARD THICKNESS CLASS 52 CEMENT-LINED UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO ANSI/AWWA C151/A21.51.
5. GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RINGS SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA 509-80. VALVES SHALL BE MUELLER, M & H, CLOW R/W OR WATERLOO SERIES 500. FITTINGS SHALL BE DUCTILE IRON SHORT BODY COMPACT CONFORMING TO AWWA C110, C111 AND C153 AND SHALL BE CEMENT-MORTAR LINED CONFORMING TO AWWA C104. THE CITY WILL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
7. FIRE HYDRANTS SHALL CONFORM TO AWWA C501 AND SHALL BE OF STANDARD MANUFACTURE AND OF A PATTERN APPROVED BY MARYSVILLE, WITH STORTZ 5" QUARTER TURN FITTING. HYDRANTS SHALL BE M & H RELIANT STYLE 929 OR MUELLER A-423 (MJ). HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED.
8. ALL LINES SHALL BE DISINFECTED AND FLUSHED IN CONFORMANCE WITH WSDOT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE TESTED AT 250 PSI. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY PLUGS, TESTING DEVICES, ETC. THE CITY SHALL BE PRESENT FOR ALL TESTING. THE CITY WILL TAKE PURITY TESTS, AND CONNECTION WILL BE AUTHORIZED FOLLOWING PASSING OF THE TESTS. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR PART OF THE CITY WATER SYSTEM WITHOUT NOTIFICATION AND SPECIFIC SUPERVISION OF THE CITY UTILITY SUPERINTENDENT. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS TO THE SYSTEM REQUIRED AFTER MAKING ARRANGEMENTS WITH THE CITY IN ADVANCE. WORK AND PROCEDURES SHALL CONFORM TO APWA SEC. 7-09.3(23)
9. INSTALLATION OF PIPE, FITTINGS AND VALVES, HYDRANTS, AND APPURTENANCES SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS. COVER SHALL BE 42 INCHES OVER THE TOP OF PIPE UNLESS OTHERWISE NOTED ON PLANS. IN THE EVENT GRADE REVISION FOLLOWING WATER MAIN CONSTRUCTION RESULTS IN COVER OVER THE WATER MAIN OF LESS THAN 3 FEET OR IN EXCESS OF 5 FEET, THE WATER MAIN SHALL BE RECONSTRUCTED BY THE OWNER TO CONFORM TO THE SPECIFICATIONS OF THE CITY OF MARYSVILLE UNLESS DEPTH HAS BEEN PRE-APPROVED BY THE CITY. ALL ADDED COSTS OF INSPECTING SUCH WATER MAIN RECONSTRUCTION SHALL BE CHARGED TO THE DEVELOPER.
10. PRIOR TO CONSTRUCTION OF ANY WATER MAINS, THE LOT CORNERS SHALL BE STAKED AND WATER MAIN LOCATIONS ESTABLISHED BY SURVEY, COST OF WHICH IS TO BE BORNE BY THE DEVELOPER.
11. TO MAINTAIN THE REQUIRED ALIGNMENT, USE SHORT LENGTHS AND DEFLECT THE JOINTS OR USE NECESSARY BENDS.
12. BEDDING MATERIAL MEETING THE REQUIREMENTS FOR RIGID PIPE SHALL BE PLACED TO A DEPTH OF 6" UNDER AND AROUND THE PIPE AND TO A DEPTH OF AT LEAST 12 INCHES OVER THE TOP OF THE PIPE. THE BEDDING MATERIALS SHALL BE RAMMED AND TAMPED AROUND THE PIPE BY THE USE OF SHOVELS OR OTHER APPROVED HAND-HELD TOOLS SO AS TO PROVIDE FIRM AND UNIFORM SUPPORT OVER THE FULL LENGTH OF ALL PIPE, VALVES, AND FITTINGS. CARE SHALL BE TAKEN TO PREVENT ANY DAMAGE TO THE PIPE OR ITS PROTECTIVE COATING.
13. SEPARATION OF WATER AND SEWER MAINS SHALL CONFORM TO W.D.O.E. STANDARDS OR SPECIAL CONSTRUCTION REQUIREMENTS.
14. SERVICES, BLOW-OFFS, AND MISCELLANEOUS DETAILS SHALL BE SHOWN ON THE DRAWINGS OR STANDARD PLANS.



THRUST BLOCK - TABLE					
MIN. BEARING AREA AGAINST UNDISTURBED SOIL					
SQUARE FEET					
PIPE SIZE	A (FT.2)	B (FT.2)	C (FT.2)	D (FT.2)	E (FT.2)
3"	3	2	2	2	2
6"	4	4	2	2	2
8"	7	6	4	2	2
10"	11	10	6	3	2
12"	16	14	9	5	3
14"	22	19	12	6	3
16"	29	25	16	8	4
18"	36	31	20	10	5
20"	45	39	24	13	6
22"	54	47	29	15	8
24"	64	56	35	18	9
28"	87	76	48	24	12
30"	101	87	55	28	14
36"	145	125	79	40	20
42"	197	171	107	55	27
48"	257	223	140	71	36

NOTES:
1. BEARING AREA OF CONC. THRUST BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM BEARING SURFACE OF 6" X 6" SQUARE AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATION PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. ALL BOLTS AND NUTS SHALL BE POLYWRAPPED PRIOR TO POURING CONCRETE.

APPROVED BY *J.P.P.* 7/15/2018
MARYSVILLE CITY ENGINEER DATE

CITY OF
Marysville
WASHINGTON

THRUST BLOCK
TABLE

STANDARD PLAN 2-130-003

LAST REVISED 07/15/2018

PA 22-027

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. ACKNOWLEDGEMENT 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, WSDOW 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 _____

KEN MCINTYRE, PE, DEVELOPMENT SERVICES MANAGER

APPROVAL FOR 18 MONTHS FROM DATE OF SIGNATURE.

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

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.

REVISIONS

NO.	DATE	DESCRIPTION
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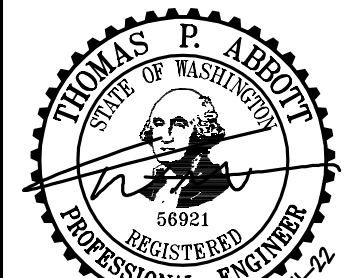
Surveying
Engineering
Planning

LDC

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Woodinville
20210 142nd Avenue NE
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T 425.806.1869
F 425.482.2893
Olympia

TEC HOLDINGS 123, LLC
MACK TOWNHOMES

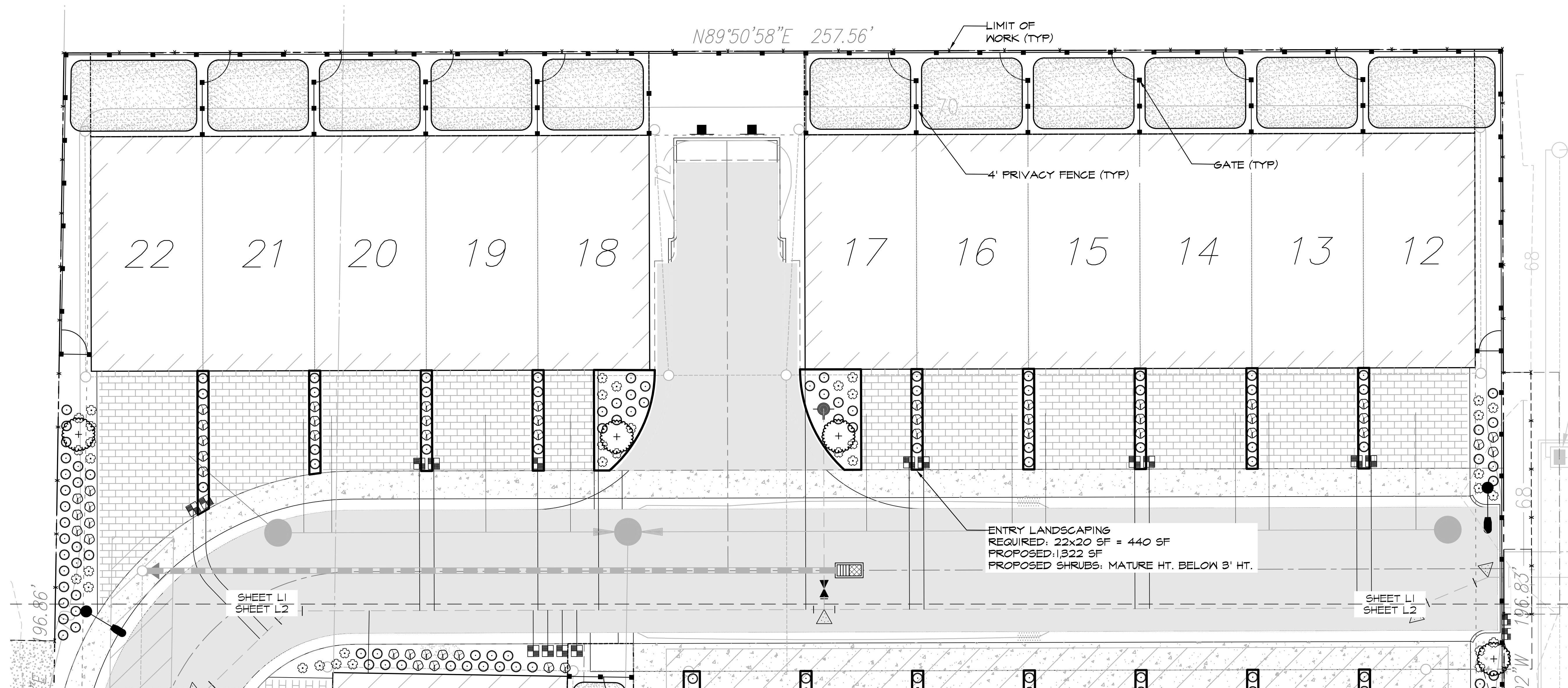
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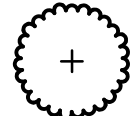



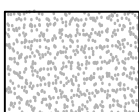
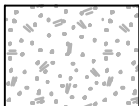
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DRAWING NAME: C22172C-WA-01
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-11-22
SCALE: AS NOTED
JURISDICTION: MARYSVILLE

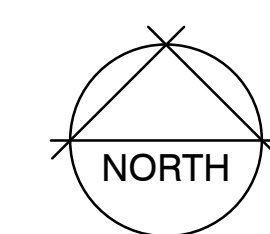
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SHEET 24 OF 24

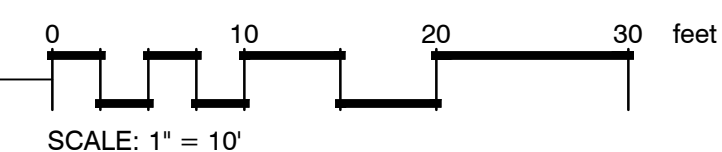


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	1.5" Cal	5	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	2 gal	44	
	Evonymus fortunei 'Emerald 'n' Gold' TM / Golden Wintercreeper	2 gal	84	
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	143	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Turf Sod / Drought Tolerant Fescue Blend	sod		7,071 sf
SITE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BARK 2" DEPTH	N/A		4,336 sf



LANDSCAPE PLAN



LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN $\frac{1}{8}$ " OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 6" DEPTH TOPSOIL IN BED AREAS AND 4" IN ALL LAWN AREAS.
- 2" DEPTH BARK IN ALL BED AREAS.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

Root of Design
206.441.9545
2020 Maitby Rd
Ste 7, FMB 370
Bothell, WA 98021
www.rootofdesign.com



Devin Peterson

PROJECT TITLE

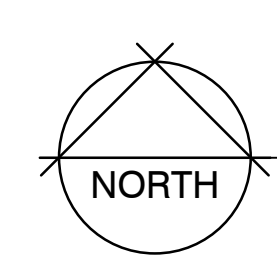
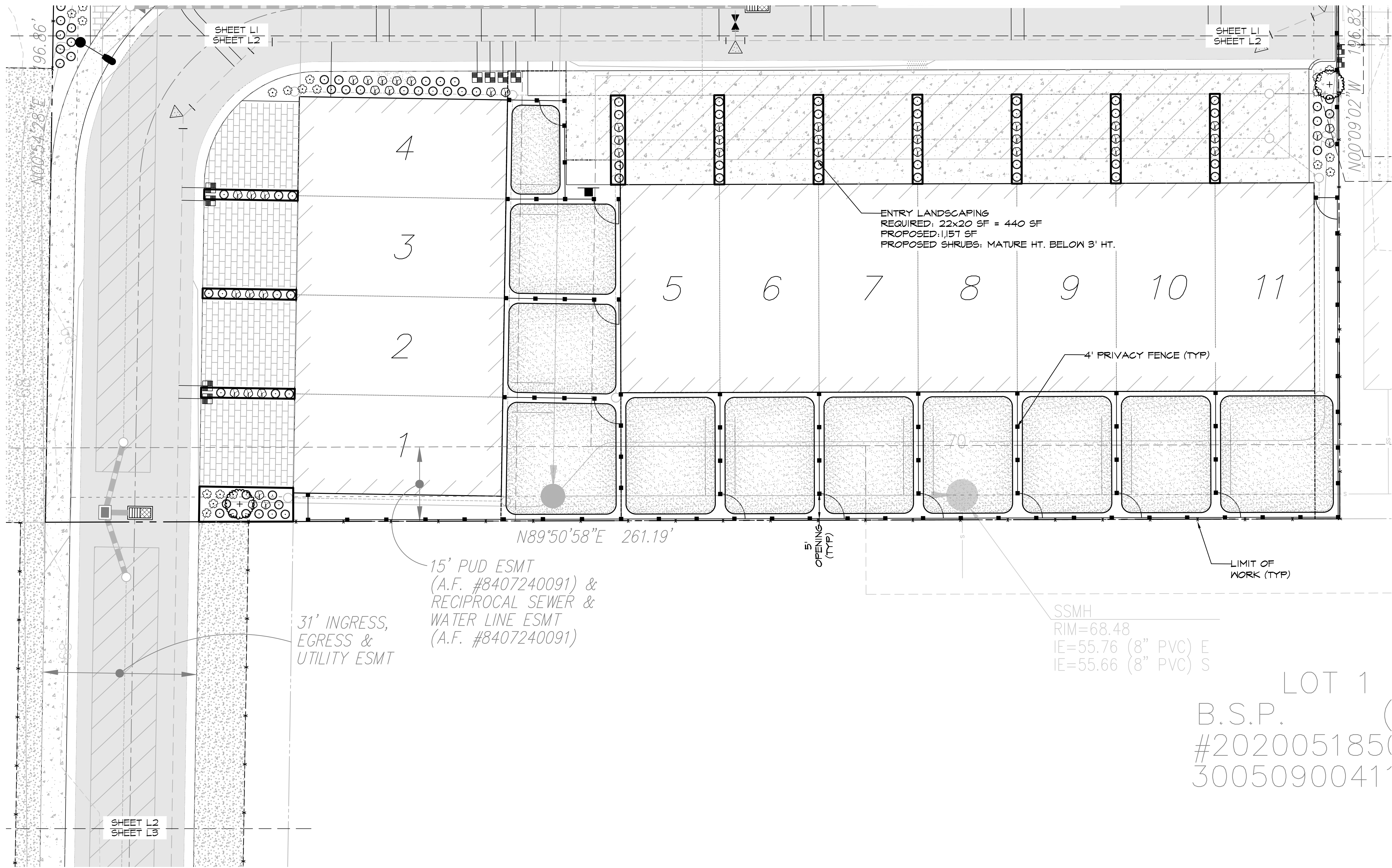
LANDSCAPE PLAN

11115 SMOKEY POINT BOULEVARD MARYSVILLE, WA

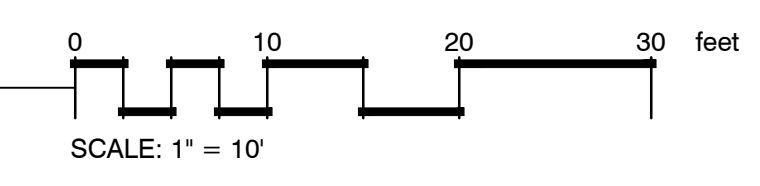
DRAWN
ROD
DATE
6.28.22

REVISED
ROD
DATE
09.13.22

L1



LANDSCAPE PLAN



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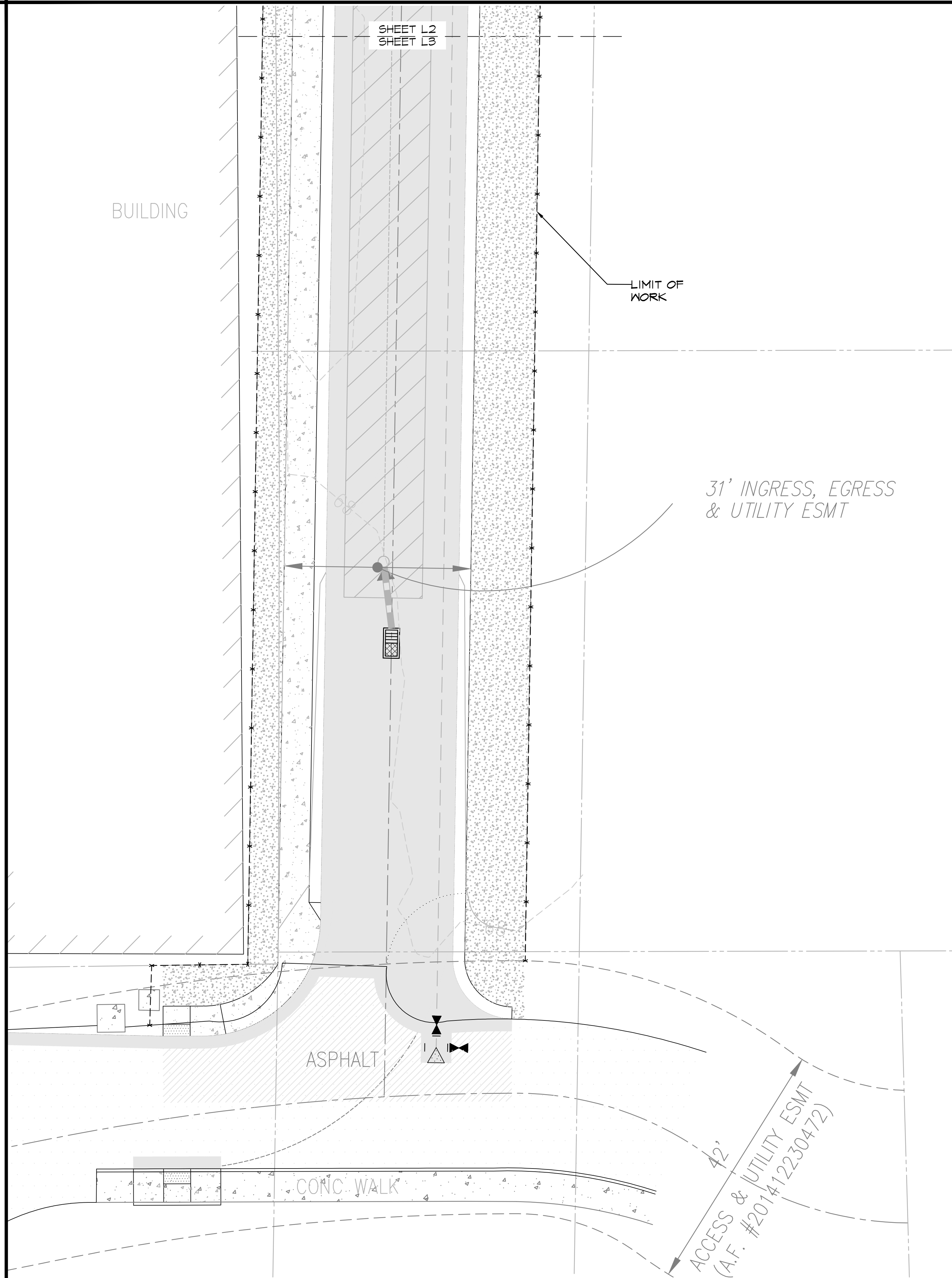
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LANDSCAPE PLAN

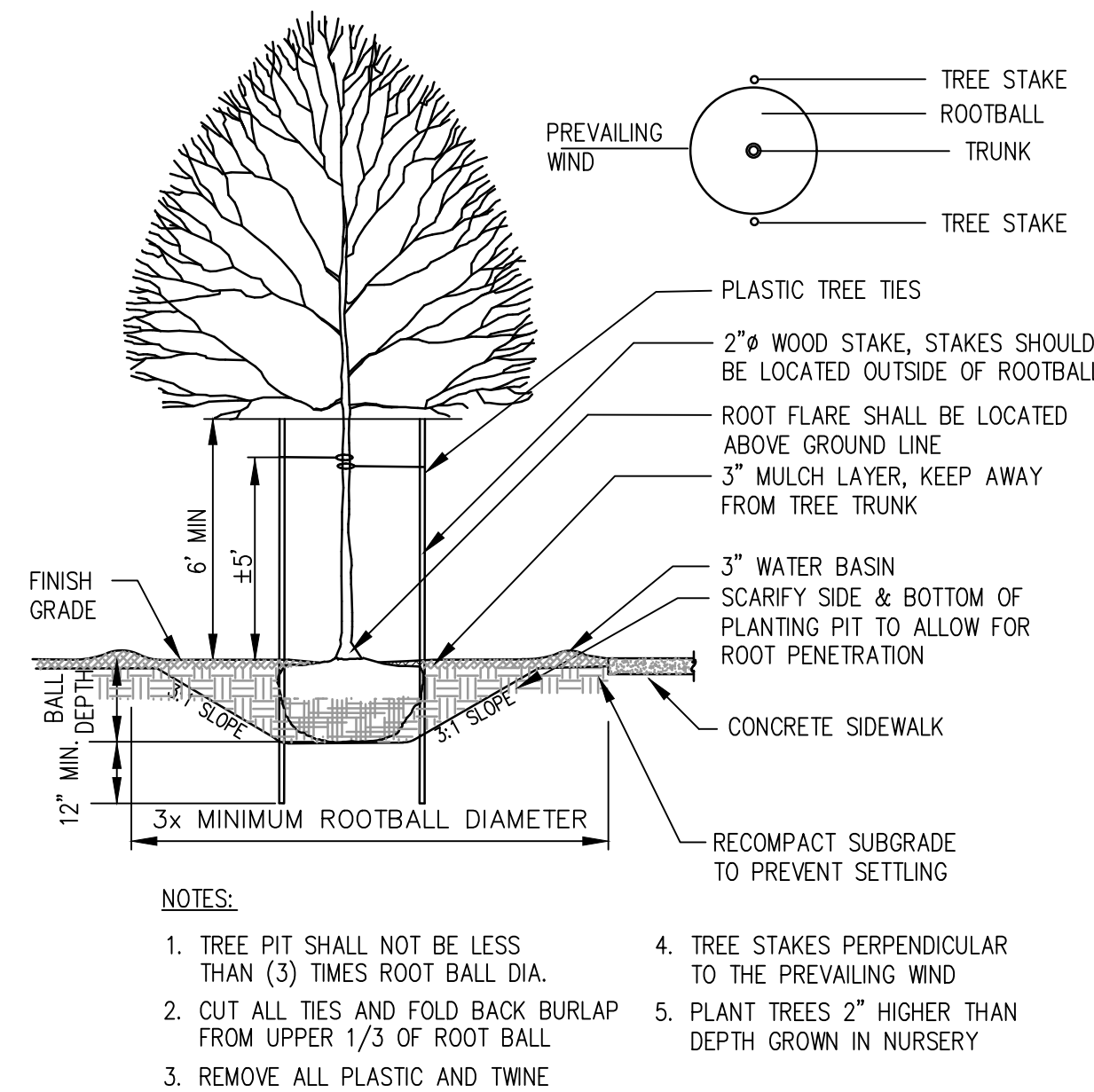
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ROD	6.28.22
REVISED	DATE
ROD	09.13.22

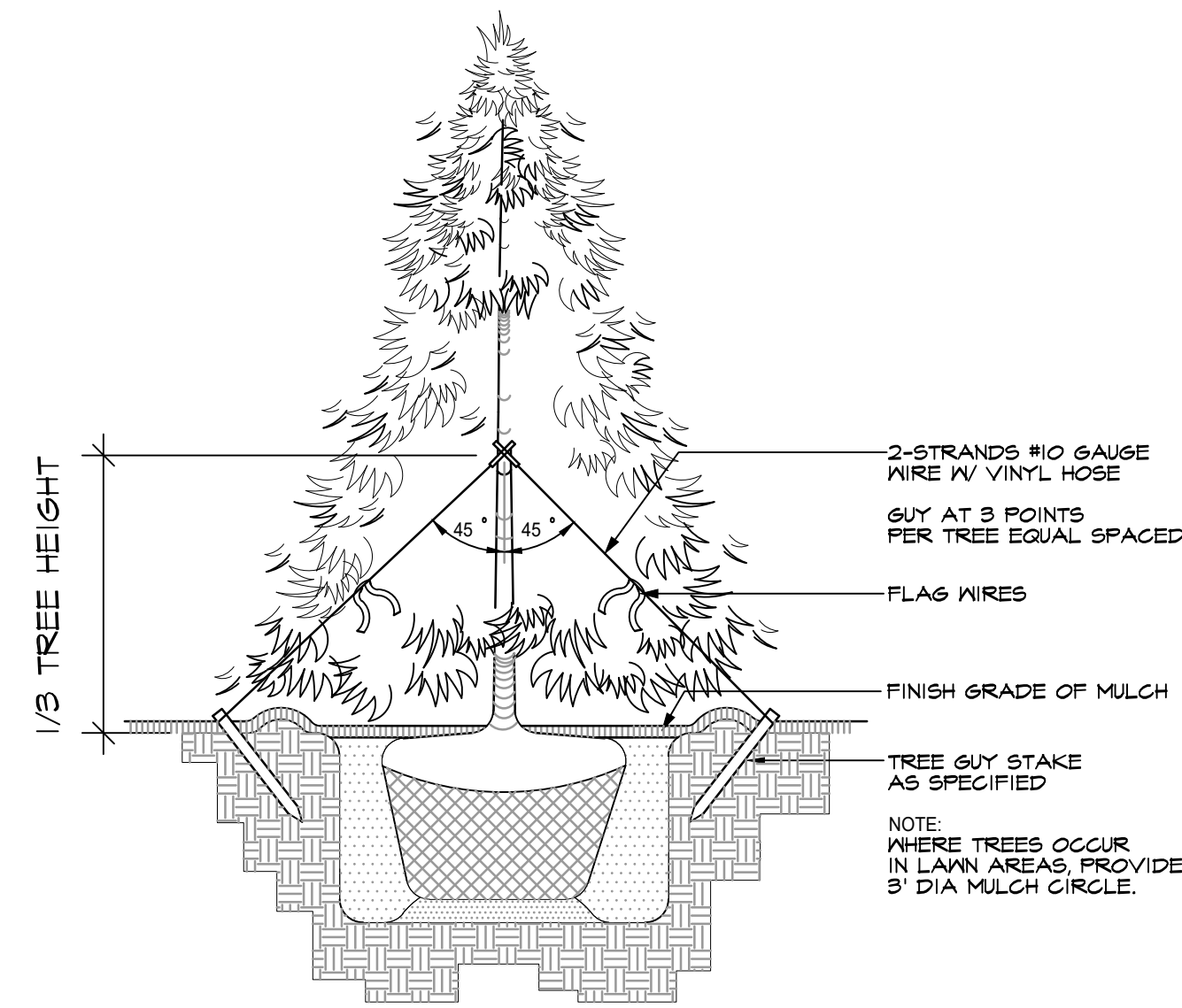
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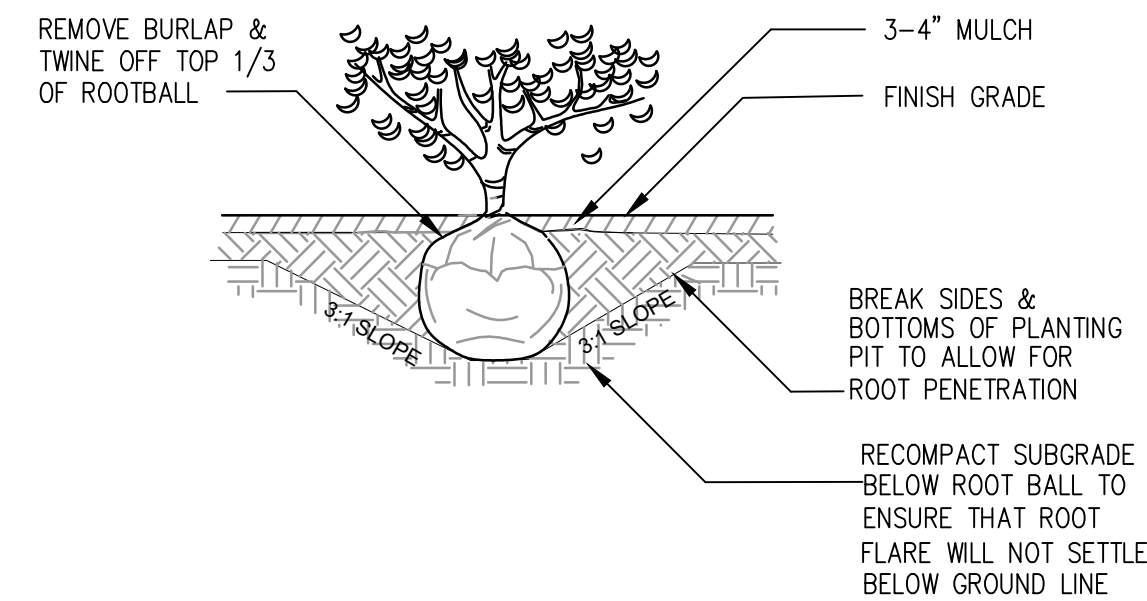
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL SHRUB PLANTING DETAIL
NTS



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Bothell, WA 98021
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PROJECT TITLE

LANDSCAPE PLAN

11115 SMOKEY POINT BOULEVARD MARYSVILLE, WA

DRAWN	DATE
ROD	6.28.22
REVISED	DATE
ROD	04.13.22

L3