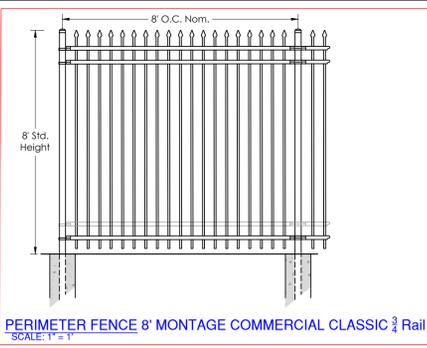


12/12/2022 10:16 AM  
Z:\Murphy, James G.\136th and Smokey Pnt Blvd\Sheets\C1 Civil Site Plan.dwg

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- 1/4 SECTION LINE
- EXIST EASEMENT LINE
- EXIST. PARCEL LINE
- PROPOSED BUFFER LINE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- ASPHALT (NEW + EXIST)
- EDGE OF PAVEMENT, EXIST
- CLEARING LIMIT
- EXIST POWERLINE
- FENCE, EXIST
- EXISTING BUILDING
- POWER POLE, EXIST
- (A1) STREET LIGHT
- (A2) STREET LIGHT
- (W1) BUILDING FLOOD LAMP
- (B1) PEDESTRIAN PATH LIGHT



**A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.**

**BUILDING DESIGNATIONS (Interior Area)**

Building B	Office	1,960 sf*
	Warehouse	22,400 sf*
<b>Total</b>		<b>24,360 sf*</b>

\*Note: Areas tabulated are for the interior portion of the buildings consistent with County Assessor.

Note: Per MMC 22C.020.340(2) any mechanical equipment located on roof or exterior portions of a building shall be architecturally screened.

**PARKING CALCULATIONS**

Warehouses, storage and wholesale businesses (Auction) (1 space/2,000)	22,400 sf	11 Spaces
Office Building (1 space/400sf)	1,960 sf	5 Spaces
<b>Parking Required</b>		<b>16 Spaces</b>
<b>Parking Provided</b>		<b>19 Spaces</b>
ADA Accessible Parking		1 Space
<b>Total Parking</b>		<b>20 Spaces</b>

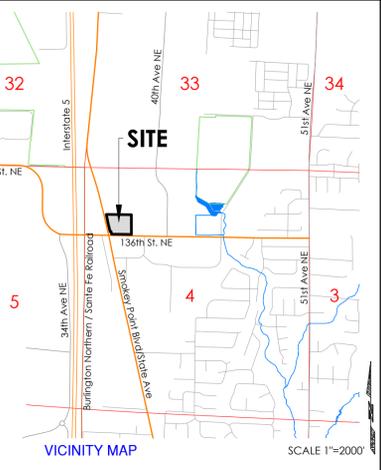
**NOTES & SPECIAL LIMITATIONS IN INDUSTRIAL ZONES (MMC 22C.020.350)**

- Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development.
- Mechanical equipment located on the roof, facade or exterior portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.
- Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
- Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, oxy-fuel torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city, fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not closer to the property line than the greatest dimension (diameter, length or height) of the tank.
- Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.
- Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from any level from any property line in an industrial district.
- All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22C.120.270.

**LANDSCAPE MAINTENANCE (MMC 22C.120.180)**

- All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- All landscaped areas must be kept free of debris and weeds.
- Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.

**ENCUMBRANCES (CHICAGO TITLE INSURANCE CO., SEPTEMBER 28, 2022)**  
See sheet C4 of the Construction Plans for Encumbrances.



**DEVELOPMENT STANDARDS**

Zoning	LI
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	65'
Maximum Impervious Surface	85%

**Landscaping Setbacks:**

Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'
Neighboring Property w/ similar Use	5'

**LANDSCAPE DATA**

<b>Total Site Area</b>	296,924 sf (6.82 ac)
<b>Landscaping Required</b>	
Total Required	43,837 sf
(15% of Total Area, less ROW Ded.)	
<b>Landscaping Provided</b>	
Total Landscaping	51,820 sf

**SIGNS**  
All signs are to comply with MMC 22C.160.160(1)

**LAND DISTURBING AREA**

<b>Total Site Area</b>	296,924 sf (6.82 ac)
------------------------	----------------------

**Impervious Area**

New Parking, Aisle, Layout yard	199,478 sf (4.58 ac)
Existing Roof	23,550 sf
Existing Asphalt	17,400 sf
Total Impervious (New+Exist)	240,428 sf (81%)

**Land Disturbing Activity**

Conceptual Area of Disturbance	248,631 sf (5.7 ac)
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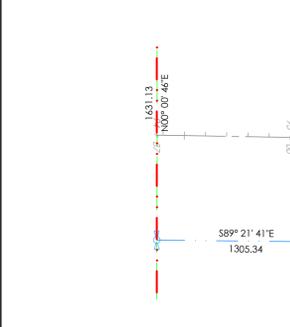
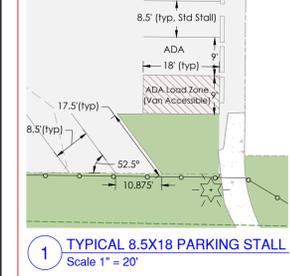
**Site Grading**

Cut	3,600 cy
Fill	23,450 cy

**Min. Parking Dimensions (interpolated)**

Angle	Width	Curb Length	Stall Depth
45	8 ft. 6 in.	12 ft.	17
52.5	8 ft. 6 in.	10 ft. 10.5 in.	17.5
60	8 ft. 6 in.	9 ft. 9 in.	18

per MMC 22C.130.030.(5);(6);(7) - Table 2



**AQUIFER RECHARGE/ WELL HEAD PROTECTION**  
Low, Over 100 ft

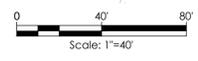
**SOILS**  
Custer fine sandy loam; Hydrologic Soil Group: C/D; Compact Fill Area to 95% Modified Proctor

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

**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.

**Line Table**

Line #	Length	Direction
L1	40.06	N12° 30' 01" W
L3	10.00	N00° 16' 18" E
L11	22.00	N77° 29' 59" E



**Sheet List Table**

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Stormwater Management Overview Plan
C9	Stormwater Management Details

**Lighting: 1**

1	SITE LIGHTING CALC
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**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. THE 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 REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 2022.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

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.

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

**PROJECT LEAD:** Merle  
**CHECKED BY:** Tyler  
**DRAWN BY:** Tyler, Alex  
**APPLICATION DATE:** 2022  
**REVISION DATE:** 2022  
**LDA APPROVAL:** #111  
**AS-BUILT:** #111

**James G Murphy Auctioneers**  
3803 & 3821 136th St. NE, Marysville, WA 98270  
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.  
PO Box 82160, Kenmore, WA 98028

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**CIVIL SITE PLAN**

**C1** SHEET OF **C9**  
24x36

PA22-037  
G22-0046

A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

LEGEND table with 4 columns: 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, Site Benchmark, Existing Benchmark, Design Edge of Asphalt, Existing Edge of Asphalt, Design Sidewalk, Existing Sidewalk, Design Driveway Line/Hatch, Existing Path, Design Building, Existing Building, Design Building Setback Line, Design Storm Drainage Line, Existing Storm Drainage Line, Design/Existing Type 1 Catch Basin, Design/Existing Type 2 Catch Basin, Design/Existing Storm Drain Clean-out, Design Yard Drain Line, Design Yard Drain Catch Basin, Design Yard Drain Clean-out, Design Shed Dispersion, Design Drainage Basin, Design Swale Line, Existing Ditch Line, Design Sanitary Sewer Line, Existing Sanitary Sewer Line, Design/Existing Sanitary Sewer Manhole, Design/Existing Sanitary Sewer Clean-out, Design Sanitary Side Sewer, Design Water Line, Existing Water Line, Design/Existing Water Hydrants, Design/Existing Water Fittings, Design Fence, Existing Fence, Existing Wetland Line/Hatch, Design Buffer Line/Hatch, Existing Buffer Line/Hatch, 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 Symbol, Existing Tree Drip Line, Design Filler Strip, Design Area of Disturbance, Temporary Construction Entrance, Existing Soil Log, BMP Designations, Designed Bio-Retention Cell, Designed Bio-Retention Cell Liner, Road Drain Dispersion w/100' Flow Path, NGPA signs

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 no further work is anticipated for the time period set forth by the SWPPP...
6. In case erosion or sedimentation occurs to adjacent properties...
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...
9. All cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical...
10. All rock retaining walls greater than four (4) feet in height are to be designed and certified by a professional engineer...
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, ends and undercutting beneath bales.
2. Sediment deposits shall be removed after each rainfall.
3. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative.

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...
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 backstops, etc., shall be seeded with a perennial ground cover grass to minimize erosion.
3. Preparation of Surface: All areas to be seeded shall be prepared in a manner consistent with BMP 15.13 Post Construction Soil Quality and Depth in Chapter 5 of Volume V of the stormwater manual.
4. Immediately following finish grading permanent vegetation shall be applied consistent with the design and maintenance standards for Temporary and Permanent Seeding in the City adopted Department of Ecology Stormwater Management Manual for Western Washington.
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development.
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 with these specifications.

ROADWAY NOTES

- 1. Manurements shall be installed at all street intersections, at angle points, and points of curvature in each street.
2. Curb and gutter installation shall conform to City Standard Detail 3-514.
3. Sidewalks and driveways shall be installed as lots are built on.
4. 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.
5. Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy or plat approval.
6. 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.
7. New or revised stop signs or yield signs shall be advance warned using the procedure outlined in the MUTCD.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by City forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing.

During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs, traffic control signs, delineators and temporary markings shall be according to the current Manual of Uniform Traffic Control Devices (MUTCD).

Access by emergency vehicles shall be maintained at all times during construction.

After work within the traveled roadway is completed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic (unless otherwise approved by the DPW of the City).

A ROW use permit is required from the DPW for any lane/road closure within the City ROW. Contact DPW at least 15 days prior to construction activity within the public ROW. City does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property.

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.4-080-009.
3. Manhole ring and cover shall conform to City Standard Detail 4-080-009 and 4-080-015 thru 4-080-024.
4. 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.
5. Catch basins Type II shall conform to City Standard Detail No. 4-080-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022.
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 in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
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 per standard plans 3-501-007 and -008.
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 of the project and upon commencement and completion of the 2-year warranty period for the storm drainage system.
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, ASTM C-76; or (CMP) corrugated metal, CMP to be galvanized steel with treatment I asphalt coating or better, or corrugated aluminum or AASHTO M27-47D aluminum steel.
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 (mandrel size = 90% of nominal pipe diameter).
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 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.
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 dipline of preserved trees, shall be amended per BMP 15.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

STAND PIPE AND SEDIMENT POOL MAINTENANCE

- 1. The embankment of the basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The siltation basin should be checked for sediment cleanup after each rainfall which produces runoff.

BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development. Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.

Erosion control seed mix or single-weave sod, as determined by the City Engineer or designated representative, shall be placed above the design water surface for the 6-month, 24-hour storm event. A minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be at design grade for the swale. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established.

Table with 4 columns: Recommended Seed Mix for Bioswales, % Turf, % Germination. Rows include: Tall or meadow fescue, Seaside/Cresting bentgrass, Redtop bentgrass.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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

James G. Murphy Auctioneers

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



12/12/2022

PROJECT LEAD: Alexe CHECKED BY: Tyler DRAWN BY: Tyler, Alex APPLICATION DATE: SITE APPROVAL DATE: REVISION DATE: LDA APPROVAL: AS-BUILT: ##/##/##

136th And Smokey Pnt Blvd 3803 & 3821 136th St. NE, Marysville, WA 98220 A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

James G. Murphy Auctioneers P.O. Box 82160, Kenmore, WA 98028

CONSTRUCTION NOTES SHEET C2 of C9

24x36 PA22-037 G22-0046

A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

**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.

Line #	Length	Direction
L1	60.06	N12° 30' 01" W
L3	10.00	N00° 1' 6" E
L11	22.00	N77° 29' 59" E

**BMP'S (to be applied as appropriate)**

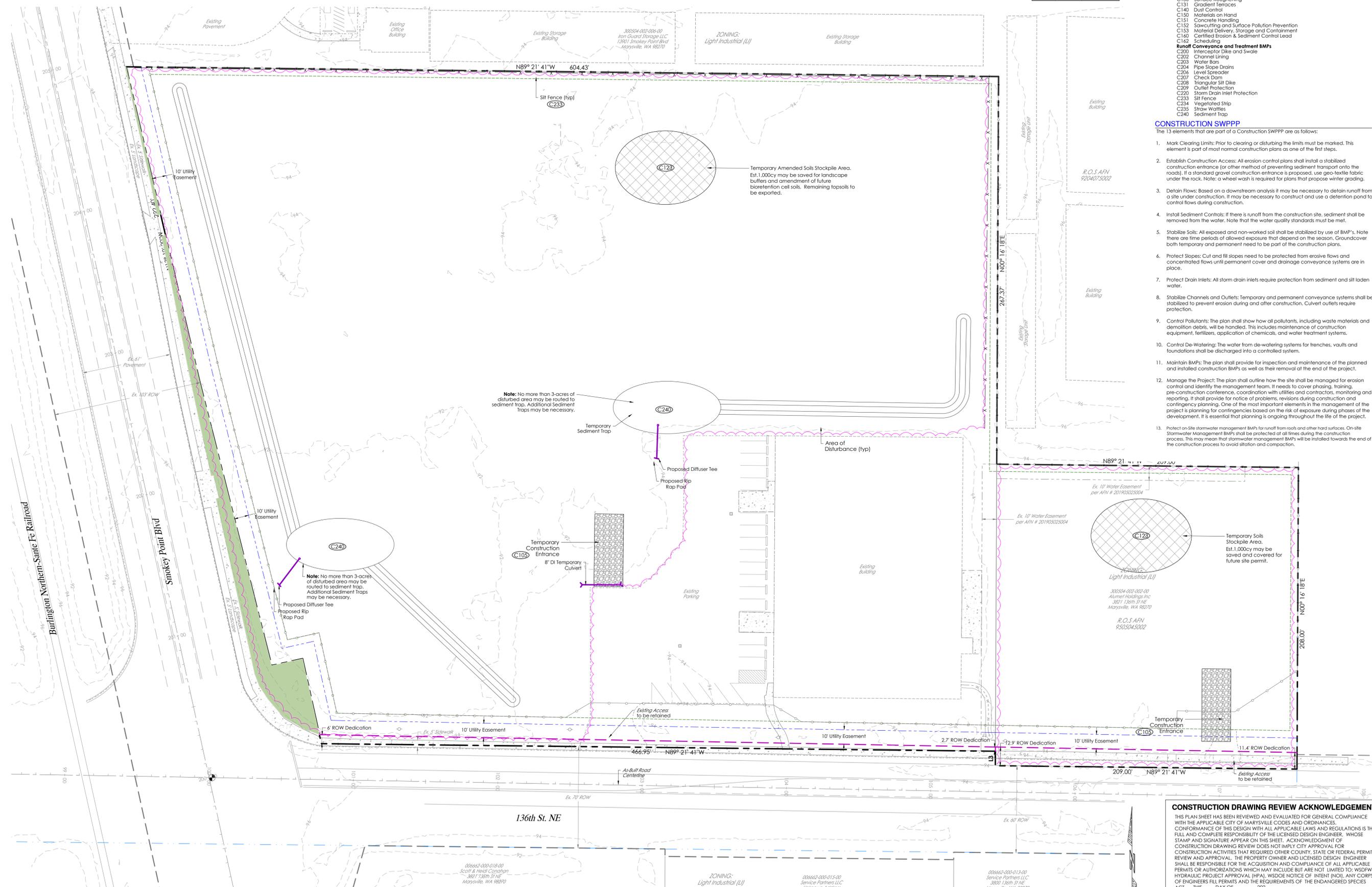
- BMP'S:**
- C101 Preserving Natural Vegetation
  - C102 Buffer Zones
  - C103 High Visibility Fence
  - C105 Stabilized Construction Exit
  - C107 Stabilized Parking Area
  - C120 Temporary & Permanent Seeding
  - C121 Mulching
  - C122 Blankets
  - C123 Plastic Covering
  - C125 Topsoiling / Composting
  - C130 Surface Roughening
  - C131 Gradient Terraces
  - 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
- Runoff Conveyance and Treatment BMP's**
- C200 Interceptor Dike and Swale
  - C202 Channel Lining
  - 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 SWPPP**

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

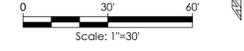
1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing 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 of 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.

Z:\Murphy, James G. 136th and Smokey Pnt Blvd\Sheets\C3 Clearing & TESC Plan.dwg 12/12/2022 10:16 AM



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CLEARING & TESC PLAN



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KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

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

LAND TECHNOLOGIES  
 MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Alexie  
 CHECKED BY: Tyler  
 DRAWN BY: Tyler  
 APPLICATION DATE: Alex  
 SITE APPROVAL DATE: Alex  
 REVISION DATE: Alex  
 LDA APPROVAL: Alex  
 AS BUILT: Alex

136th and Smokey Pnt Blvd  
 3803 & 3821 136th St. NE, Marysville, WA 98270  
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JAMES G. MURPHY AUCTIONEERS  
 P.O. Box 82160, Kenmore, WA 98028

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CLEARING & TESC PLAN

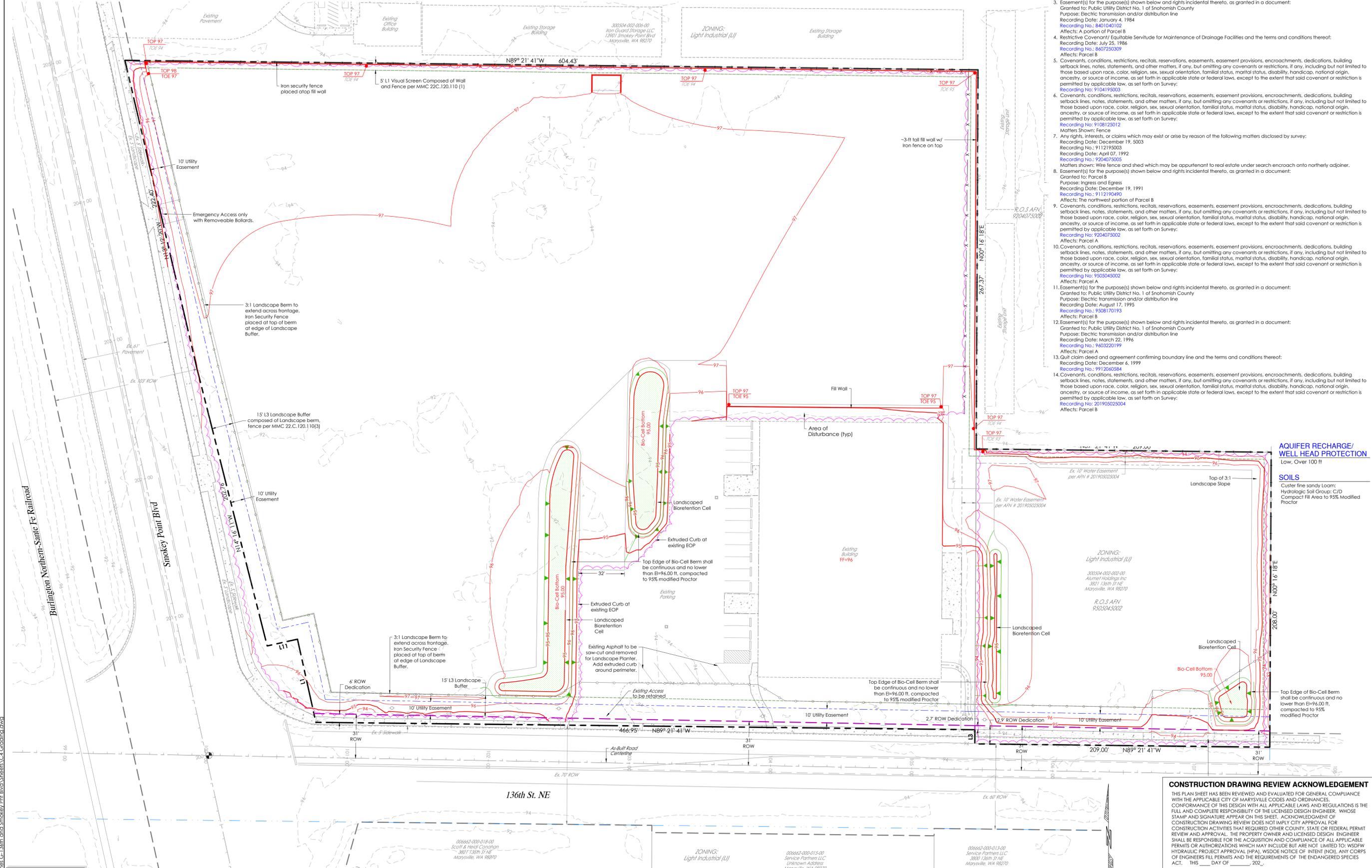
SHEET C3 of C9

A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

Line #	Length	Direction
L1	60.06	N12° 30' 01" W
L3	10.00	N00° 16' 18" E
L11	22.00	N77° 29' 59" E

ENCUMBRANCES (CHICAGO TITLE INSURANCE CO., SEPTEMBER 28, 2022)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: The Pacific Telephone and Telegraph Company, a California Corporation  
Purpose: The right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear three anchors with wires, cables, fixtures, and appurtenances attached thereto.  
Recording Date: October 7, 1936  
Recording No.: 585798  
Affects: A portion of Parcels A and B.
- Waiver of all claims for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, operating and maintenance of a public road, as provided by instrument recorded under recording number 2146391.  
Affects: Parcel B
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 4, 1984  
Recording No.: 8401040102  
Affects: A portion of Parcel B
- Restrictive Covenant/ Equitable Servitude for Maintenance of Drainage Facilities and the terms and conditions thereof:  
Recording Date: July 25, 1986  
Recording No.: 8607250309  
Affects: Parcel B
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.  
Recording No.: 914195003
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.  
Recording No.: 9108125012  
Matters Shown: Fence
- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:  
Recording Date: December 19, 5003  
Recording No.: 9112195003  
Recording Date: April 07, 1992  
Recording No.: 9204075005  
Matters shown: Wire fence and shed which may be appurtenant to real estate under search encroach onto northerly adjoinder.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Parcel B  
Purpose: Ingress and Egress  
Recording Date: December 19, 1991  
Recording No.: 911219490
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.  
Recording No.: 9204075002  
Affects: Parcel A
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.  
Recording No.: 9505040002  
Affects: Parcel A
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 17, 1995  
Recording No.: 9508170193  
Affects: Parcel B
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Parcel A  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 22, 1996  
Recording No.: 9603220199  
Affects: Parcel A
- Quit claim deed and agreement confirming boundary line and the terms and conditions thereof:  
Recording Date: December 6, 1999  
Recording No.: 9912040384
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.  
Recording No.: 201905025004  
Affects: Parcel B



**AQUIFER RECHARGE/ WELL HEAD PROTECTION**  
Low, Over 100 ft

**SOILS**  
Custer fine sandy loam;  
Hydrologic Soil Group: C/D  
Compact Fill Area to 95% Modified Proctor

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

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GRADING PLAN



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

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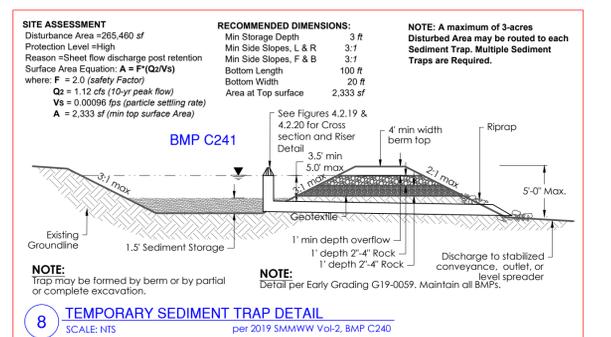
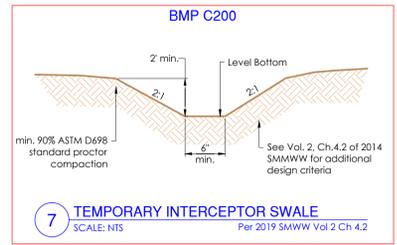
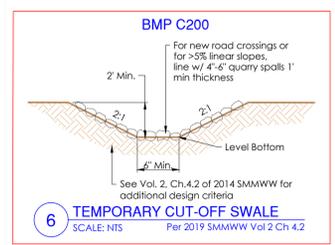
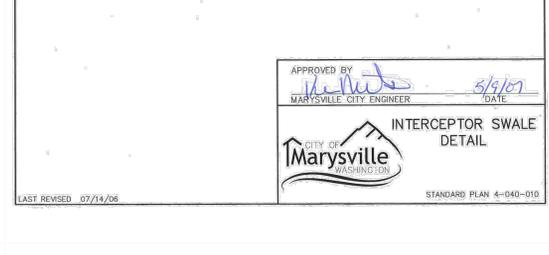
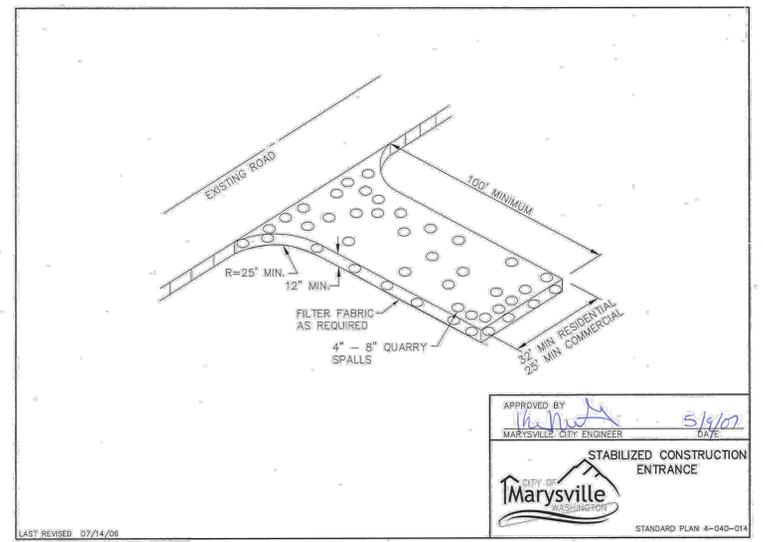
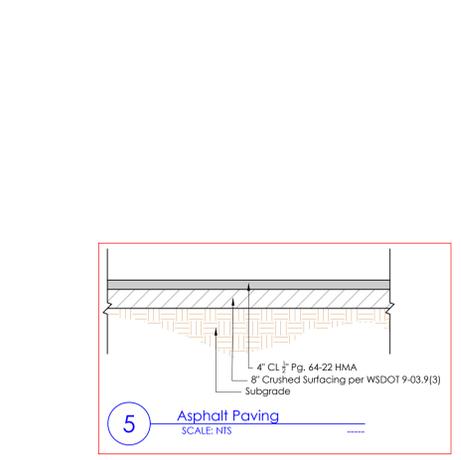
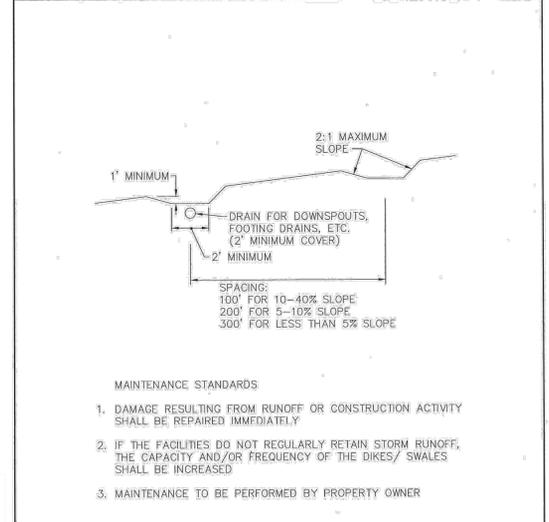
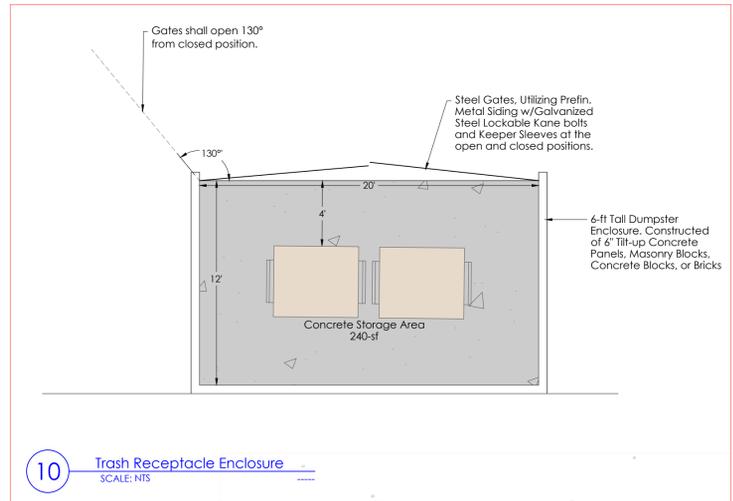
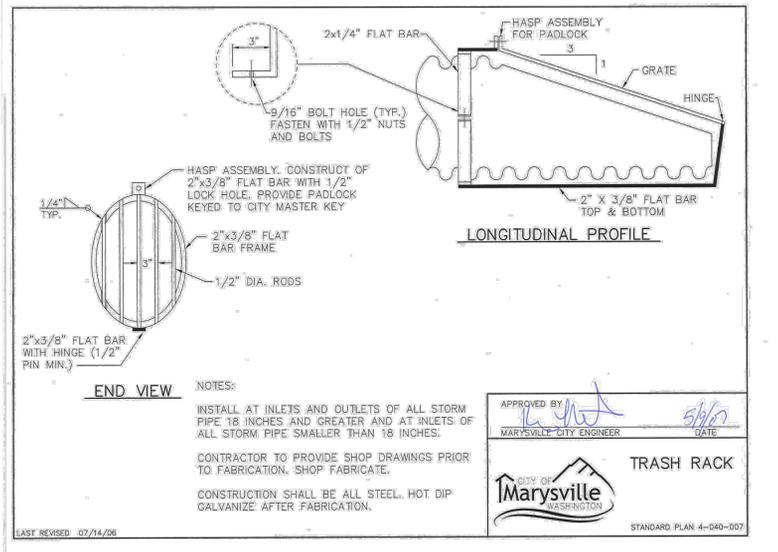
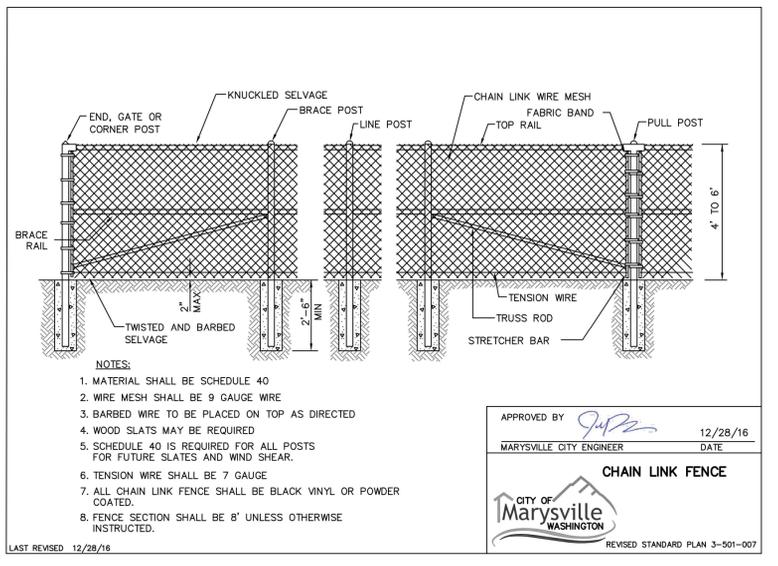
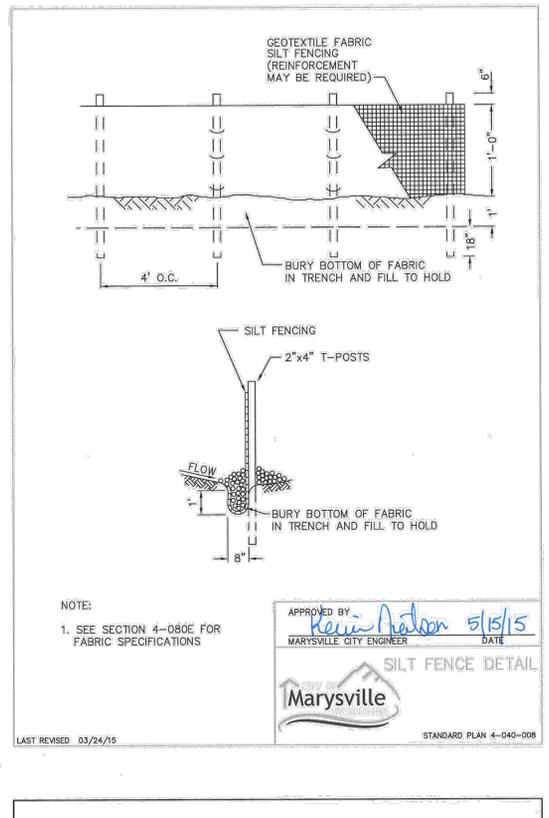
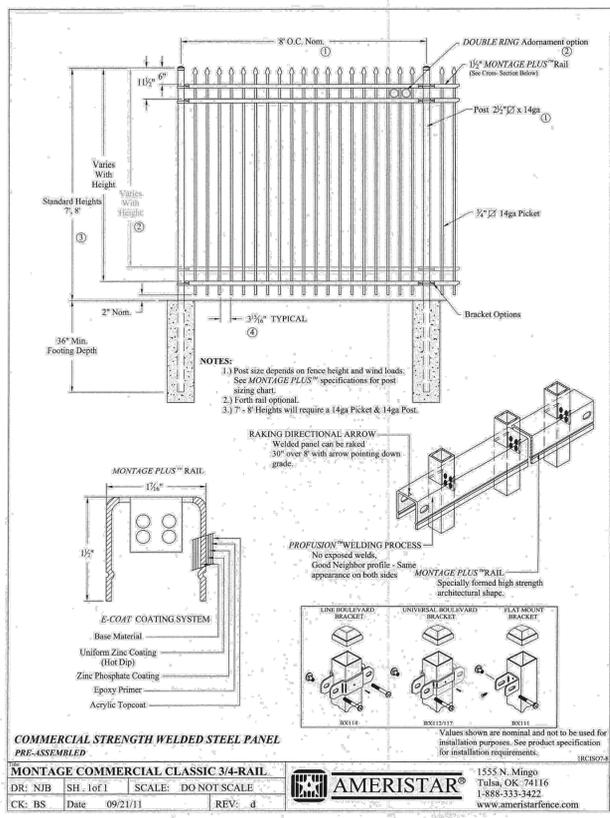
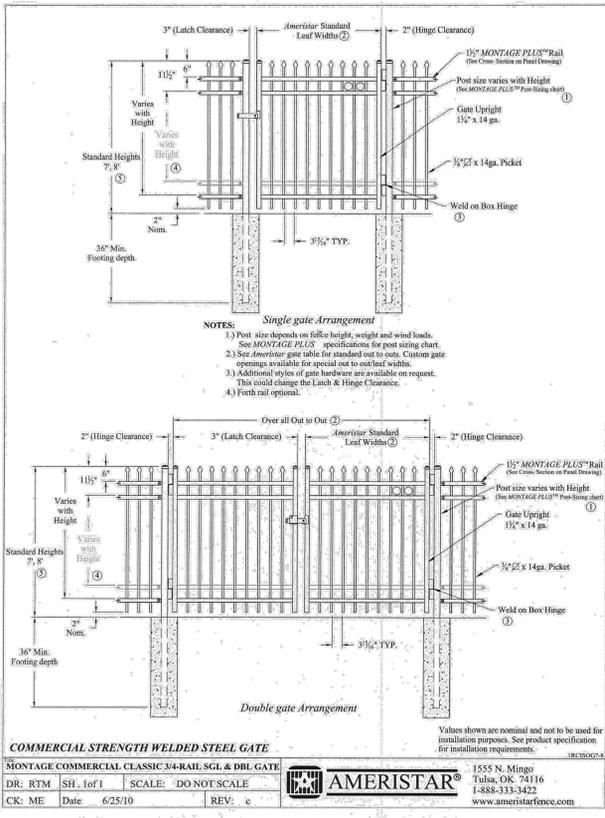
PROJECT LEAD: Alexie  
CHECKED BY: Tyler  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: -

136th and Smokey Pnt Blvd  
3803 & 3821 136th St. NE, Marysville, WA 98270  
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

**GRADING PLAN**

James G Murphy Auctioneers  
PO Box 82160, Kenmore, WA 98028

SHEET C4 of C9  
24x36  
PA22-037  
G22-0046

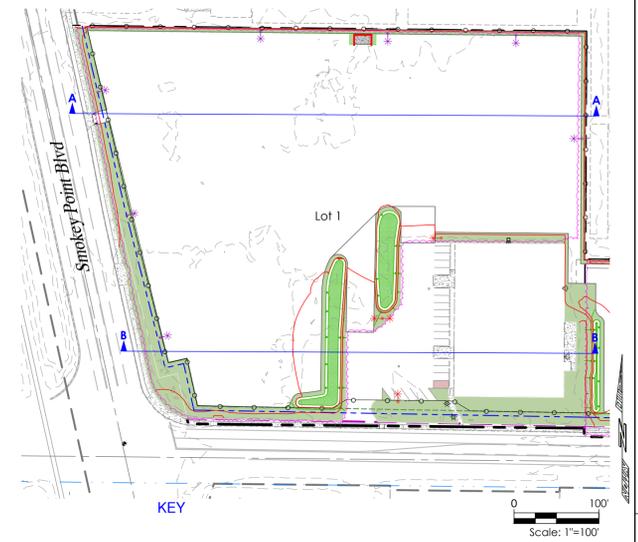


**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

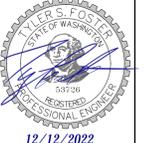
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 360-652-9727



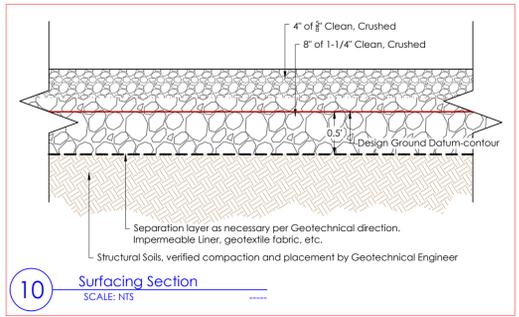
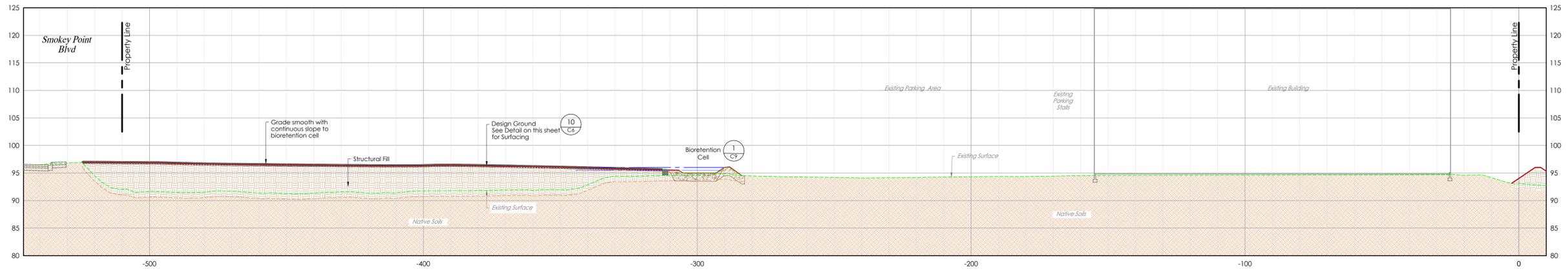
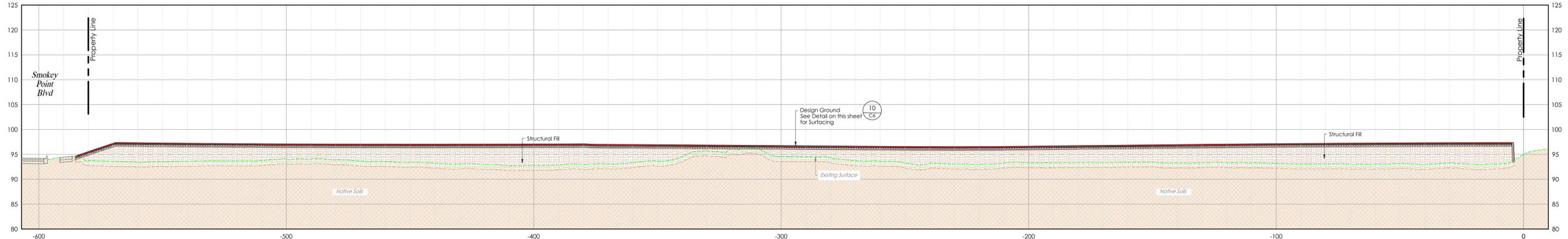
12/12/2022

PROJECT LEAD: Alex Tyler  
 CHECKED BY: Tyler, Alex  
 DRAWN BY: Tyler, Alex  
 APPLICATION DATE: -  
 SITE APPROVAL DATE: -  
 REVISION DATE: -  
 LDA APPROVAL: -  
 AS-BUILT: -

136th And Smokey Pnt Blvd  
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James G Murphy Auctioneers  
 P.O. Box 82160, Kenmore, WA 98028

SHEET  
 C6 of C9  
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 PA22-037  
 G22-0046



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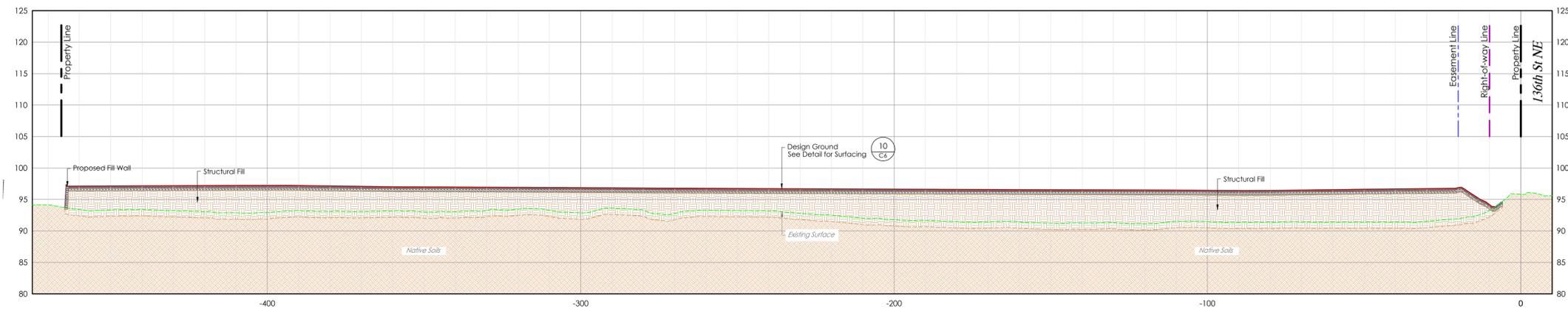
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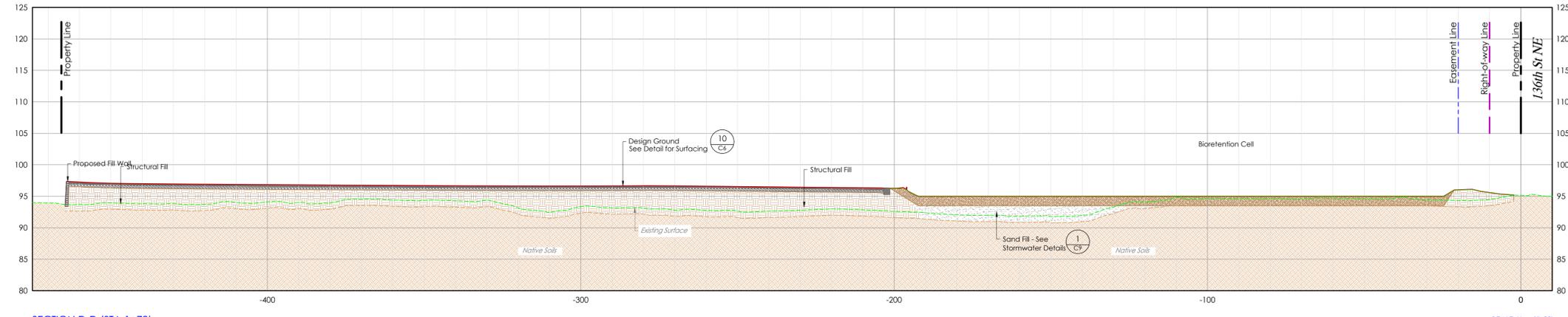
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Z:\Murphy\_James\_G\136th and smokey Pnt Blvd\Sheets\C7 Site Cross Sections.dwg 12/12/2022 10:17 AM



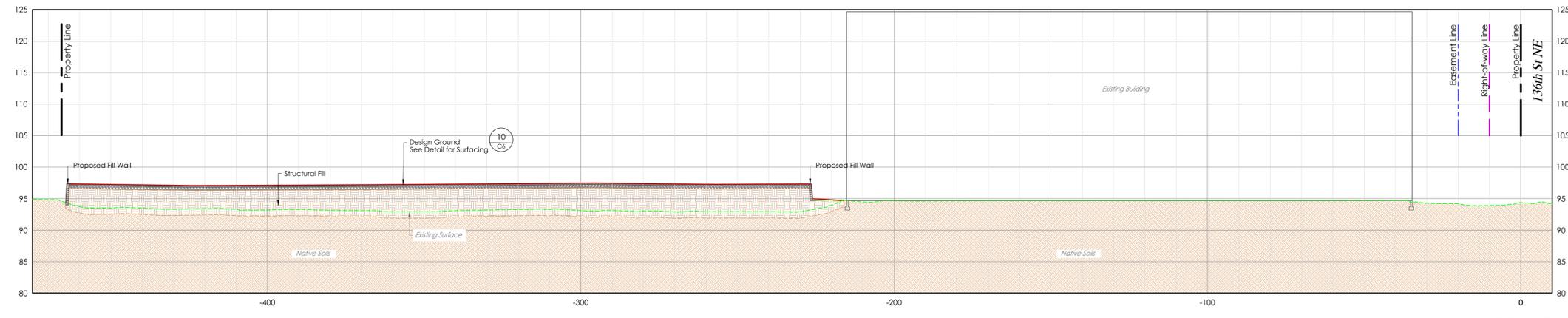
SECTION C-C (STA 0+30)

SCALE: Horz 1"=20'  
(2:1) Vert 1"=10'



SECTION D-D (STA 1+72)

SCALE: Horz 1"=20'  
(2:1) Vert 1"=10'



SECTION E-E (STA 3+89)

SCALE: Horz 1"=20'  
(2:1) Vert 1"=10'



KEY

Scale: 1"=100'

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

LAND TECHNOLOGIES  
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12/12/2022

PROJECT LEAD:	Alex
CHECKED BY:	Tyler Alex
DRAWN BY:	Tyler Alex
APPLICATION DATE:	-
SITE APPROVAL DATE:	-
REVISION DATE:	-
LDA APPROVAL:	-
AS-BUILT:	###

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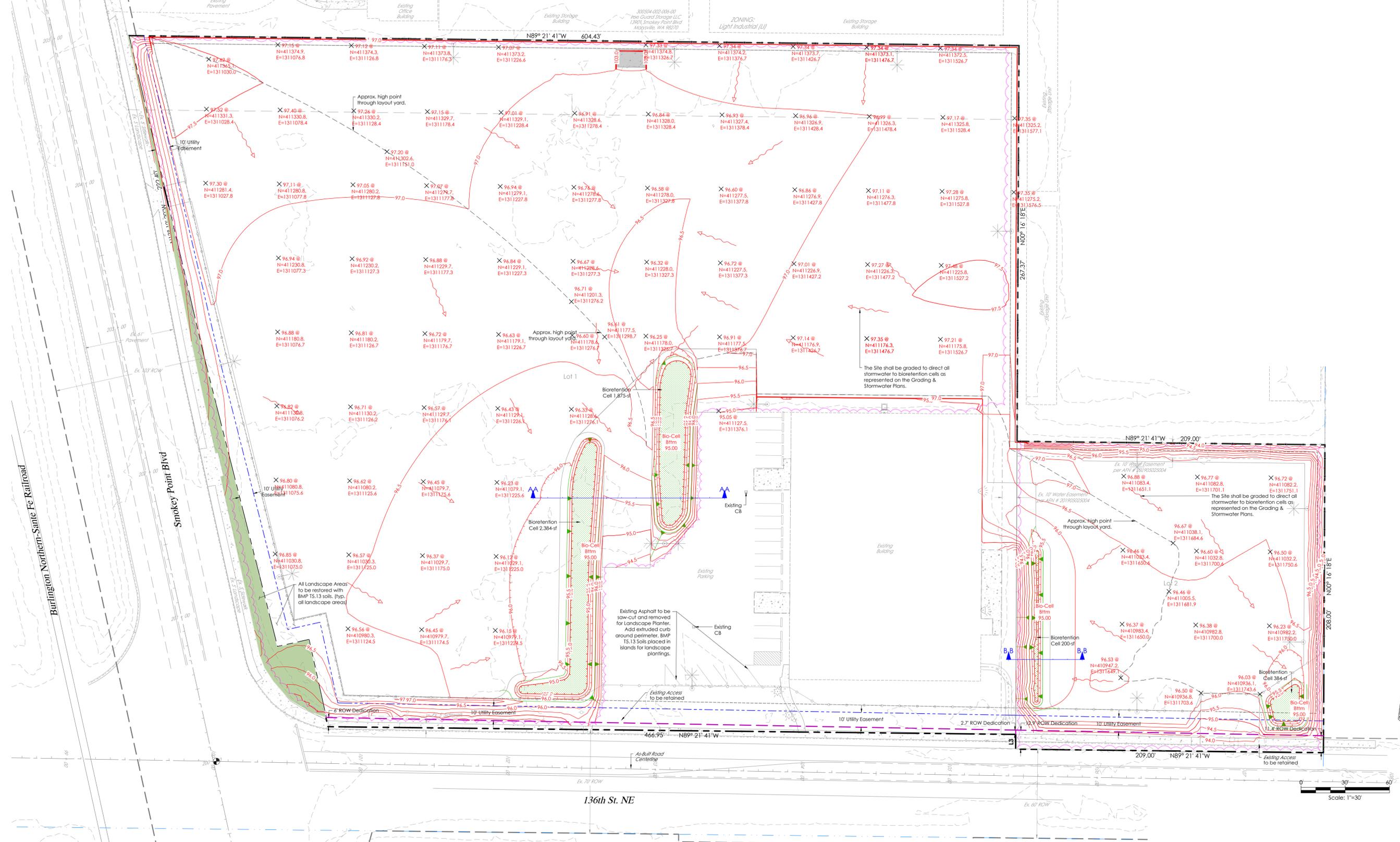
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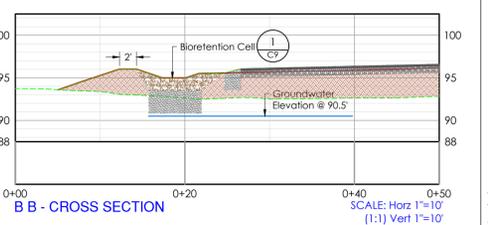
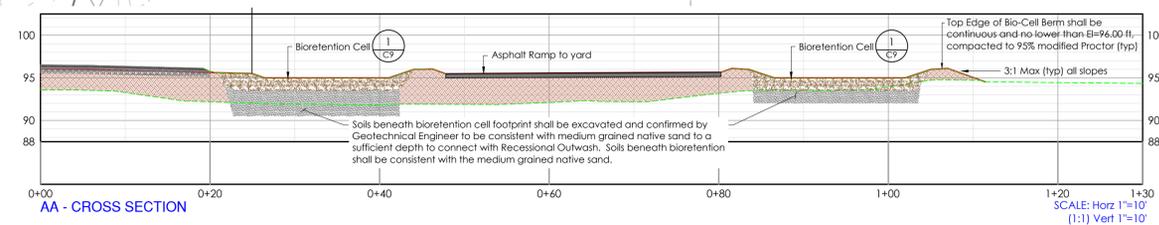
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STORMWATER MANAGEMENT OVERVIEW PLAN



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STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
12/12/2022

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APPLICATION DATE:  
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AS BUILT:

James G Murphy Auctioneers  
3803 & 3821 136th St. NE, Marysville, WA 98270  
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

**STORMWATER MANAGEMENT OVERVIEW PLAN**

136th And Smokey Pnt Blvd

24x36 SHEET C8 of C9

PA22-037  
G22-0046

**BIORETENTION SOIL MEDIA PROCEDURE NOTE:**

- Two acceptable criteria for Bioretention Soil Media (BSM or CAS):
- Default Bioretention Soil Media
  - Custom Bioretention Soil Mix.

**Default Bioretention Soil Media**

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

**Mineral Aggregate**

Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

**Aggregate Gradation**

The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
  - Coefficient of Curve (Cc = (D30)²/D60 x D10) greater than or equal to 1 and less than or equal to 3.
- The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

**Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity**

- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35 - 40 percent compost.
- Organic matter content: 5 - 8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil. Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

**Compost**

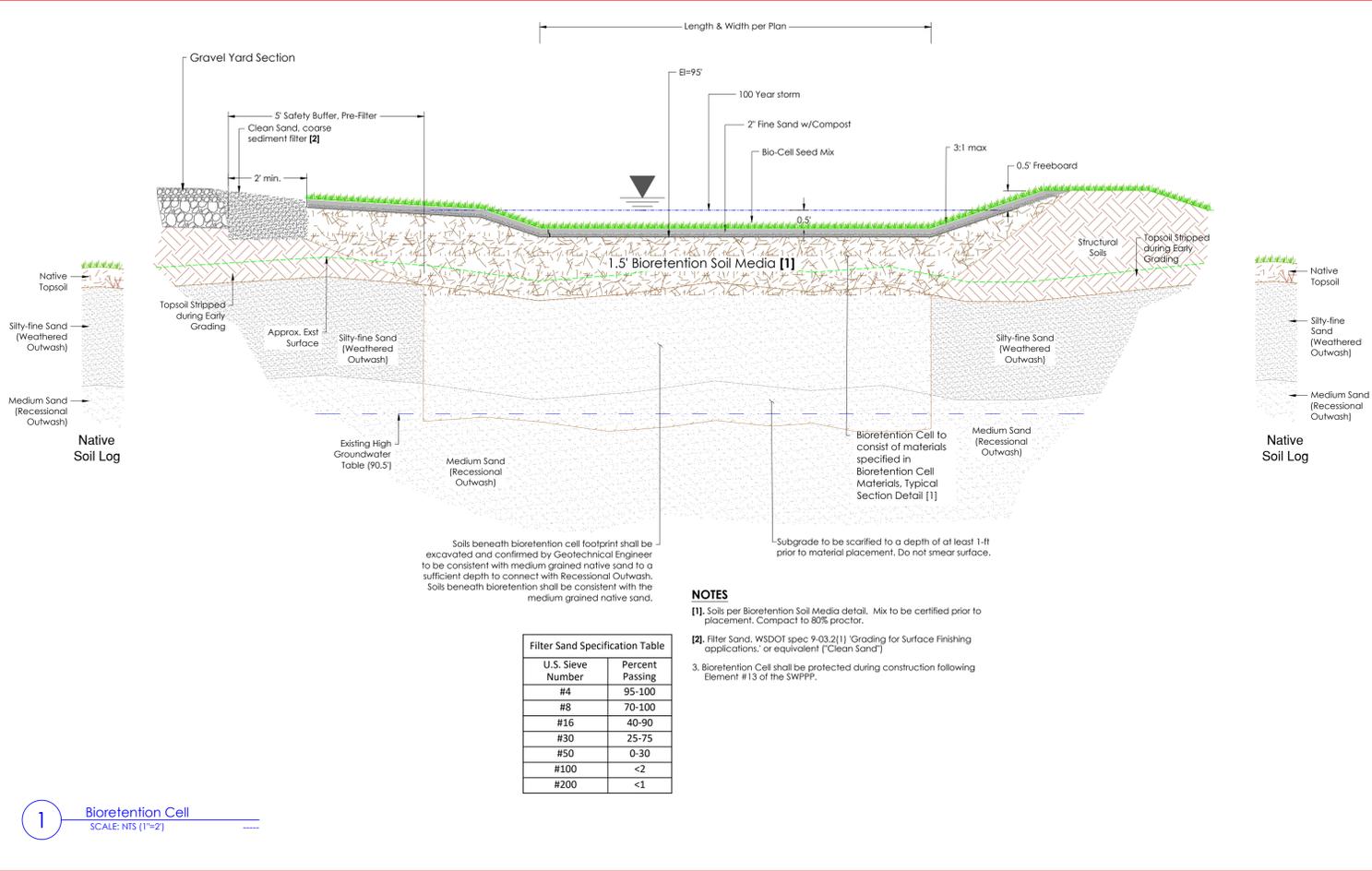
To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.

- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at <http://www.ecy.wa.gov/programs/swfa/organics/soil.html>
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at <http://www.ecy.wa.gov/programs/swfa/compost/>
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type III", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-8 (gradations are shown in the specification in an appendix of the **Low Impact Development Technical Guidance Manual for Puget Sound**)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less than 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-8 "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02d "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

- Design Criteria for Custom Bioretention Soil Mixes** Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:
- CEC ≥ 5 meq/100 grams of dry soil: USEPA 9081
  - pH between 5.5 and 7.0
  - 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test: ASTM D2974 (Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
  - 2-5 percent fines passing the 200 sieve: TMECC 04.11-A
  - Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour: ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method 5 for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-B, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
  - Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention Soil Mix Infiltration Rate."
  - If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

**Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.**

**500** Bioretention Soil Media  
SCALE: NTS



U.S. Sieve Number	Percent Passing
#4	95-100
#8	70-100
#16	40-90
#30	25-75
#50	0-30
#100	<2
#200	<1

**NOTES**

- [1] Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
- [2] Filter Sand, WSDOT spec 9.03.2(1) "Grading for Surface Finishing applications", or equivalent ("Clean Sand")
- Bioretention Cell shall be protected during construction following Element #13 of the SWPPP.

**1** Bioretention Cell  
SCALE: NTS (1"=2')

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



12/12/2022

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Tyler  
APPLICATION DATE:  
SITE APPROVAL DATE:  
REVISION DATE:  
LDA APPROVAL:  
AS-BUILT: ###

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C9 of C9

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**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: WSPW 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\_\_.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER  
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.