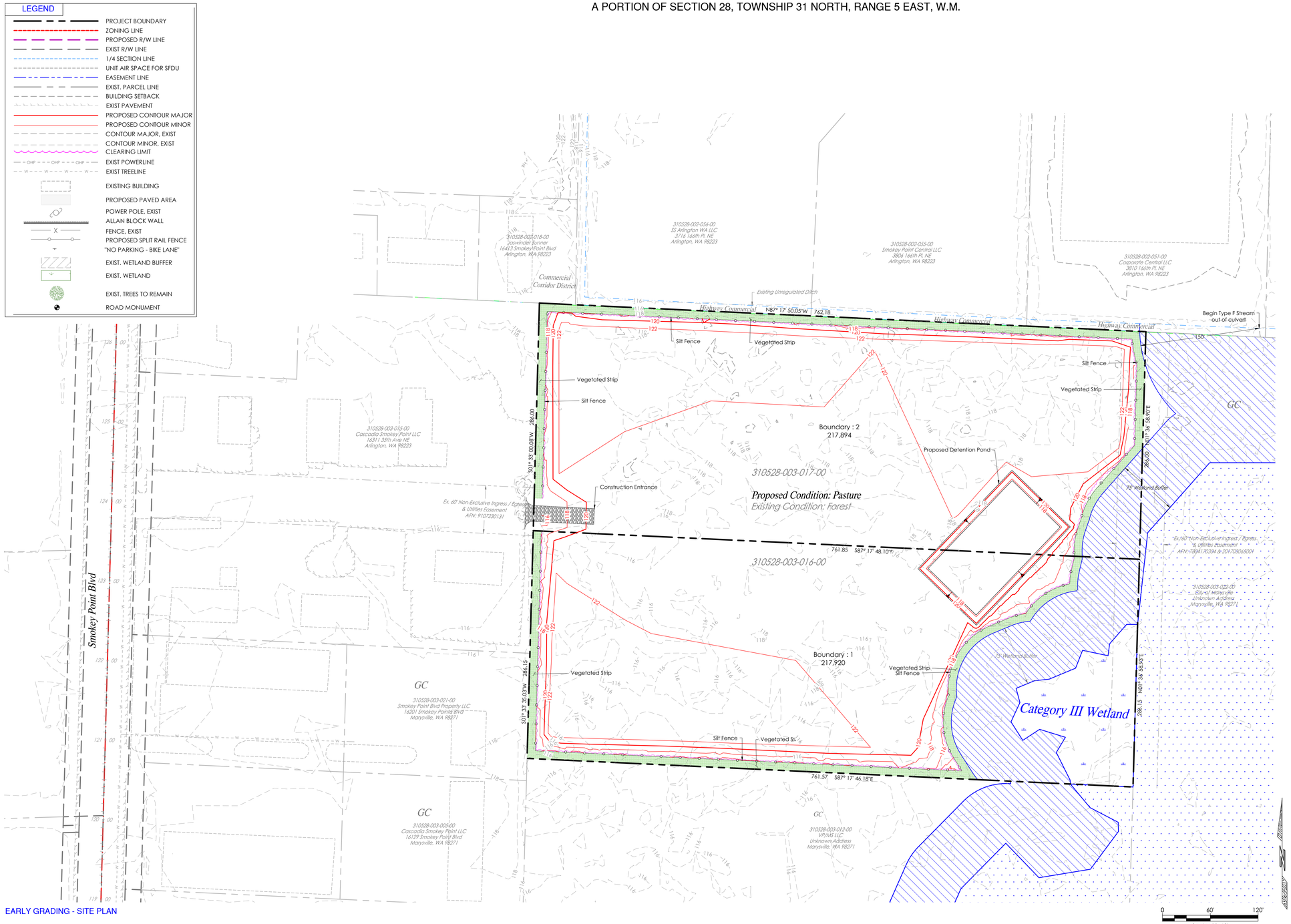
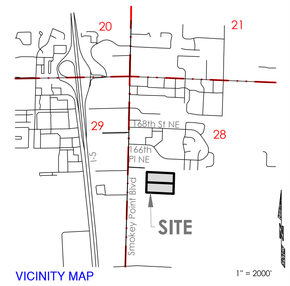
8/15/2022 8:08 AM

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.





LEGAL DESCRIPTION

North Parcel: SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 5 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

South Parcel: SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 4 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
-

GENERAL NOTES

-

LAND DISTURBING AREA

Total Site Area	435,813 sf 10.00 (ac)
Impervious Area	
Temp. Construction Entrance	1,770 sf
Total Impervious	**1,770 sf**
Land Disturbing Activity	
Conceptual Area of Disturbance	352,748 sf (8.10 ac)

Site Grading

Cut	0 cy
Fill	53,722 cy

PROJECT INFORMATION

Tax Parcel Numbers	310528-003-016-00, 310528-003-017-00
Total Area	435,813 sf (10.00 ac)
GPP Designation	-
Existing Zoning	General Commerical
Existing Land Use	Vacant
Proposed Land Use	Vacant

LOCAL SERVICES

Sewage Disposal:	Not In A Sewer District
Water District:	Not In A Water District
School District:	Lakewood School District 306
Fire District:	Marysville Fire District RFA
Post Office:	Marysville
Electric:	Shomomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

-
Marysville, WA, 98271

ENGINEER

Land Technologies, Inc.
Tyler Foster, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
Tyler@landtechway.com

APPLICANT

Richard Peterson
170 120th Ave NE Ste 203
Bellevue, WA 98005
-

SURVEYOR

-
-
-
-
-

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

OWNER

163 Business Park LLC
13420 NE 83rd St
Redmond, WA 98052
-

AQUIFER RECHARGE/ WELL HEAD PROTECTION

-

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

Sheet List Table	
Sheet Number	Sheet Title
Early Grading: C7	
C1	Early Grading - Site Plan
C2	Early Grading - Construction Notes
C3	Early Grading - Clearing, Grading & TESC Plan
C4	Early Grading & TESC Details
C5	Early Grading - Site Cross Sections
C6	Early Grading - Site Cross Sections
C7	Early Grading - Stormwater Management Plan

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: WSDFW 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 _____, 202_.

KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER - LAND DEVELOPMENT

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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

MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53756 — REGISTERED PROFESSIONAL ENGINEER

08 / 15 / 2022

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: 2022
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Smokey Point 4
- Marysville, WA, 98271
A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Richard Peterson
170 120th Ave NE Ste 203, Bellevue, WA 98005

EARLY GRADING - SITE PLAN

SHEET C1 of C7

24x36

-

Z:\Peterson, Richard - Smokey Point 4\Sheets\C1 Early Grading - Site Plan.dwg

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A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- Boundary Line
- Design Right-of-Way Line
- Existing Right-of-Way Line
- Design Major Contour Line
- Existing Major Contour Line
- Design Minor Contour Line
- Existing Minor Contour Line
- Phase Line
- Design Tract Line
- Design Lot line
- Existing Lot Line
- Design Easement Line
- Existing Easement Line
- Design Road Centerline
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Sidewalk
- Existing Storm Drainage Line
- Existing Type 1 Catch Basin
- Design Swale Line
- Existing Ditch line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Water Line
- Existing Water Hydrants
- Existing Water Fittings
- Design Fence
- Existing Fence
- Existing Section Line
- Existing Section Symbol
- Existing Power Line
- Existing Power Symbol
- Existing Telephone Line
- Existing Telephone Symbol
- Existing Gas Line
- Existing Gas Symbol
- Existing Flow Path
- Design Area of Disturbance
- Design Temporary Silt Fence
- Temporary Construction Entrance
- Existing Soil Log
- BMP Designations

GENERAL NOTES

1. All work in City right-of-way requires a permit from the City of Marysville. Prior to any work commencing, the general contractor shall arrange for a 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.
2. After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. 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.
3. 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").
4. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative.
5. Prior to any site construction including clearing/logging or grading, the site clearing limits shall be located and field identified by the project surveyor (or project engineer) as required by these plans. The project surveyor's name and phone number is _____.
6. 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 _____.
7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction. The contractor for this project is _____. Contact person is _____. Phone _____, Mobile phone _____, emergency phone _____.
8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP prior to any grading or extensive land clearing. 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.
9. 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.
10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.
11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
12. 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.
13. 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.
14. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of ATB or Class B asphalt concrete. Contractor shall be responsible for maintenance as required.
15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. 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 1-800-4245555.
19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
21. 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.
22. 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.
23. Certified record drawings are required prior to project acceptance.
24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information visit the Department of Ecology web site www.ecy.wa.gov/programs/wq/stormwater/construction/.
25. 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.
26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department prior to any on-site grading work not expressly exempt by the current adopted International Building Code.
27. Prior to commencement of framing, final drainage inspection and approval of the roof leader and positive footing systems shall be completed by the Building Department. Call 360-363-8100 to schedule the inspection.
28. The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
29. A street sweeper is required to be onsite while hauling is taking place as to clean the City street.
30. To provide the best protection for street trees during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any the existing street streets. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
31. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic preservation (DAHP) and all concerned tribes must be contracted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area must be stopped immediately. Local law enforcement, DAHP, and affected tribes must be immediately contacted. no additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains may be left unattended.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

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.

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. The contractor shall schedule an inspection of the erosion control facilities prior to any land clearing and/or other construction. All erosion and sediment facilities shall be maintained in a satisfactory condition as determined by the City, until such time that clearing and/or construction is completed and final stabilization has occurred. The implementation, maintenance, replacement and additions to the erosion and sedimentation control systems shall be the responsibility of the permittee.
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, facilities will be necessary to ensure complete siltation control on the site. During the course of construction, it shall be the obligation and responsibility of the permittee to address any new conditions that may be created by his activities and to provide additional facilities, over and above the minimum requirements, as may be needed to protect adjacent properties, sensitive areas, natural water courses, and/or storm drainage systems..
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only. It does not constitute an approval of permanent storm drainage design, size or location of pipes, restrictors, channels, or retention facilities.
5. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosions control treatment applicable to the time of year in question. During the dry season (May 1 - September 30) soils may be exposed and unworked for 7 days. During the wet season (October 1 - April 30) soils may be exposed and unworked for 2 days. Grass seeding alone will be acceptable only during the dry season. Seeding may proceed outside the specified time period whenever it is in the interest of the permittee but augmented with mulching, netting, or other treatment approved by the City.
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods. Restoration activity will continue until such time as the affected property owner is satisfied.
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching. Hydroseeding is preferred. No temporary or permanent stockpiling of materials or equipment shall occur within critical areas or associated buffers, or the critical root zone for vegetation proposed for retention.
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond foreclosures.
9. All earth work shall be performed in accordance with City Standards. Pre-construction soils investigation may be required to evaluate soils stability.
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet in height are to be designed and certified by a professional engineer experienced in soil mechanics.
11. The Surface of all slopes shall be compacted. This may be accomplished by over-building the slopes, then cutting back to final grades; or by compacting each lift as the slope is being constructed. All slopes shall be compacted by the end of each working day.
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, end runs and undercutting beneath bales. Necessary repairs to barriers or replacement of bales shall be accomplished promptly. Sediment deposits should be removed after each rainfall. Sediment deposits must be removed when sediment level reaches approximately one-half the siltation barrier height. Any sediment deposits remaining in place after the TESC barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufactures specifications.
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. The length of entrance shall be a minimum of 100 feet.
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road. Wash water must be carried away from entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective.
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2" stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

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 backslopes, etc., shall be seeded with a perennial ground cover grass to minimize erosion. Grass seeding will be done using an approved hydroseeder or as otherwise approved by the City of Marysville.
3. Preparation of Surface: All areas to be seeded shall be cultivated to the satisfaction of the City Inspector. This may be accomplished by disking, raking, harrowing, or other acceptable means.
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 toe the commencement of same to ensure compliance of these specifications.

CONSTRUCTION SEQUENCE

1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner.
2. Identify clearing limits and stream/wetland NGPA areas as required with flagging and/or temporary orange construction fence. Wetland buffer marking is to be checked by wetland consultant (or the county) before clearing begins.
3. Install construction zone road signs.
4. Grade and install construction entrance(s).
5. Place silt fence, etc. as necessary to prevent sediment-laden runoff from leaving site.
6. Provide protection for existing offsite catch basins and other drainage facilities.
7. Grade and stabilize roads and interceptor swales in conjunction with clearing and grading activity.
8. Install temporary sedimentation measures.
9. Clear and grub site. Complete mass grading. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with Snohomish County standards.
10. Final grade, construct and pave roadways. Ensure that the permanent drainage system is complete and functional.
11. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant rain gardens and wetland areas in accordance with landscape and wetland mitigation plans.
12. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City approval.

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days. If wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

1. During construction, all existing and newly installed drainage structures shall be protected from sediments.
2. All storm manholes shall conform to City Standard Detail No.4-08-009. Flow control manhole/oil water separator shall conform to City Standard Detail No. 4-040-004.
3. Manhole ring and cover shall conform to City Standard Detail 4-08-009 and 4-080-15 thru 4-080024. 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.
4. 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 4080-008 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. 4-08-009 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. 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 3% 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.
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. Rolled grates are not approved for use outside of the City right-of-way or for use with Type II manholes.
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 (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(14)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.
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. 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.
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. 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.
16. 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.
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 steel with Treatment I 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.

    Coverage 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 gage CMP minimum.
19. Corrugated Polyethylene Pipe (CPP):
    A. All pipe shall be smooth interior. CPP shall be double-walled. All pipe shall meet AASHTO and ASTM specifications.
    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. Pipe runs shall be tested with pipe loaded and compacted to finish grade.
    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. This requirement will be strictly enforced; failure to comply may result in rejection of the pipe and/or future restriction on use of material.
    E. Minimum depth of cover shall be 2 feet.
    F. Couplings shall be integral bell and spigot or double bell separate couplings. Split couplings will not be allowed.
    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. O-ring gaskets may be used for type-F coupling band.
21. 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.
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. 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.
24. All landscaped and lawn areas, except areas within the dripline of preserved trees, shall be amended per BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

CONVEYANCE DITCH - BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development.

Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.

Erosion control seed mix or shingle-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. The wetted surface area as defined by the 6-month, 24-hour storm event shall be planted with wet tolerant plant species.

Recommended Seed Mix for Bioswales:

	% Weight	% Purity	% Germination
Tall or meadow fescue *Festuca arundinacea or festuca elatior*	75-80	98	90
Seaside/Creeping bentgrass *agrostis palustris*	10-15	92	85
Redtop bentgrass *agrostis alba or Agrostis gigantea*	5-10	90	80

INFILTRATION FACILITY NOTES

1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designee. The geotechnical engineer shall certify that the Bioretention Soil Media soil type and condition (native or fill soil) meets the deign specification prior to final inspection.
2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity. Final engineering approval is required from the City.
3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

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Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 21572 — REGISTERED PROFESSIONAL ENGINEER

08 / 15 / 2022

PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: -
DPW APPROVAL DATE: - - - -
SITE APPROVAL: -
REVISION DATE: -
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Smokey Point 4
- , Marysville, WA, 98271
A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Richard Peterson
170 120th Ave NE Ste 203, Bellevue, WA 98005

EARLY GRADING - CONSTRUCTION NOTES

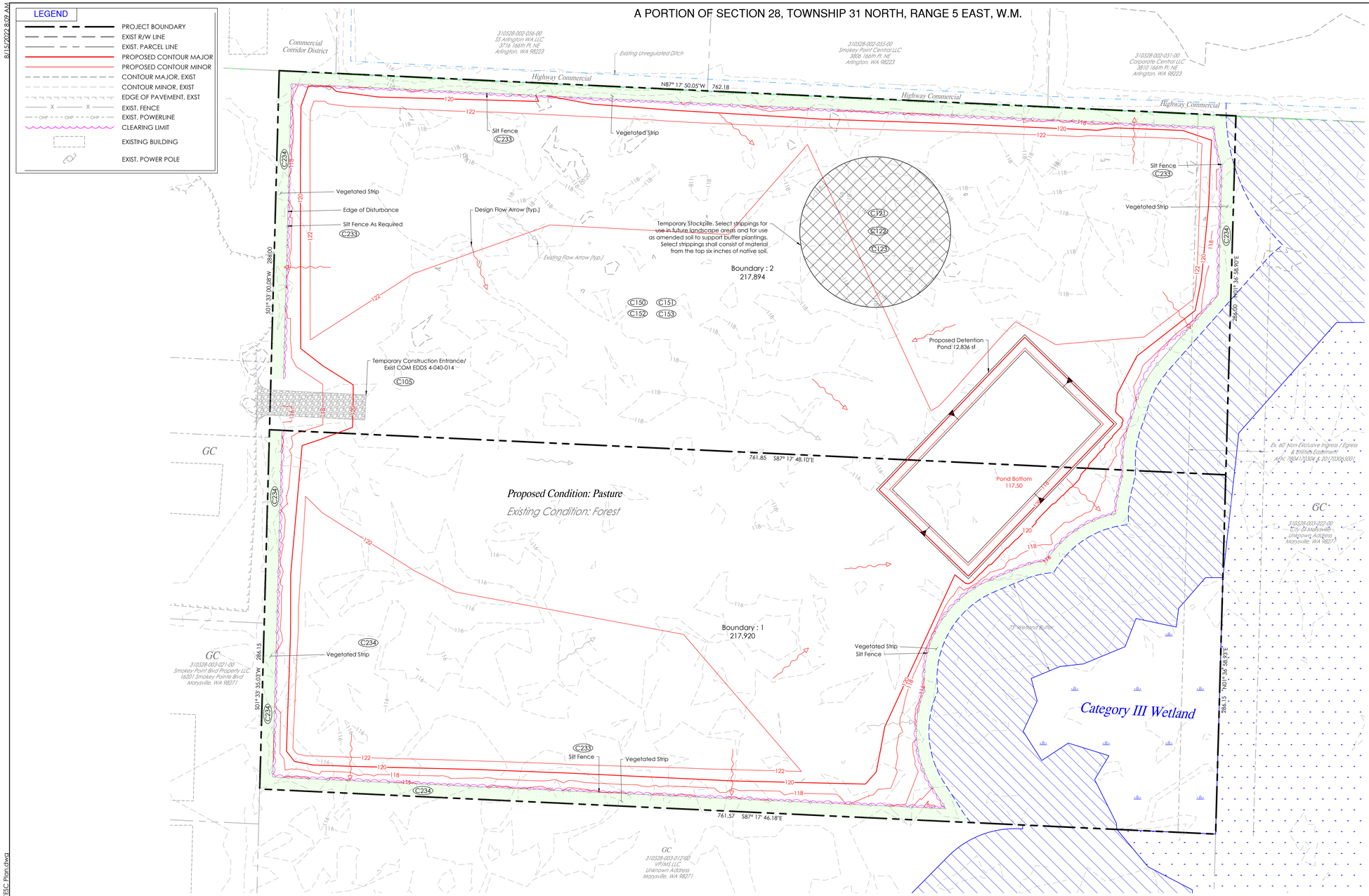
SHEET C2 of C7

24x36

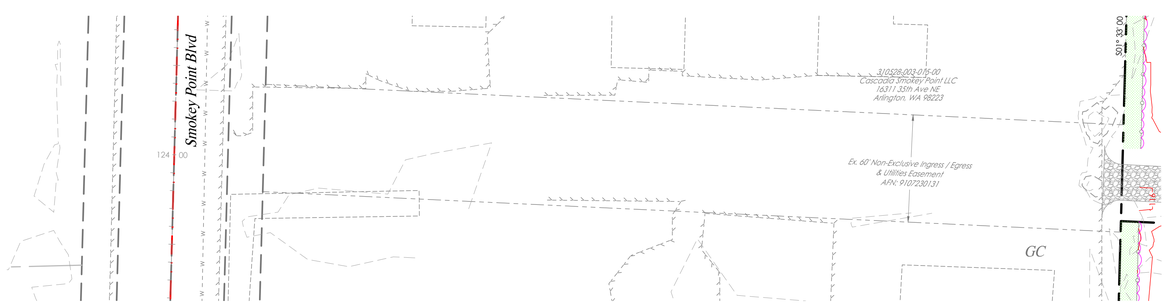
-

Z:\Peterson, Richard - Smokey Point 4\Sheets\C2 Early Grading - Construction Notes.dwg

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



EARLY GRADING - CLEARING, GRADING & TESC PLAN



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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 BMPs
- 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

LAND DISTURBING AREA

Total Site Area 435,813 sf (10.00 ac)

Land Disturbing Activity
Conceptual Area of Disturbance 352,748 sf (8.10 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

-

SOILS

Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

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 BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs 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 BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

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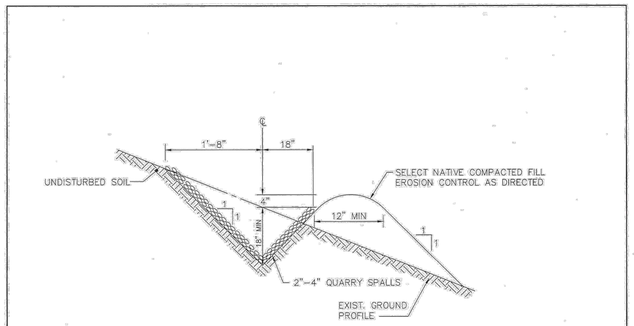
8/15/2022 8:09 AM

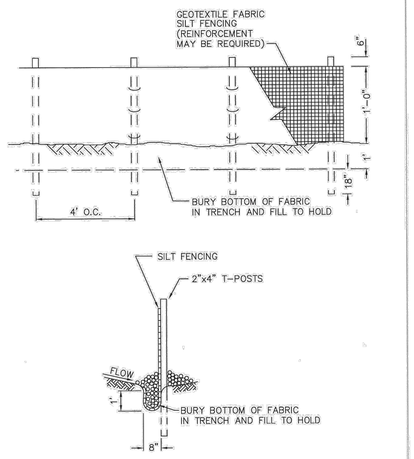


APPROVED BY: MARYSVILLE CITY ENGINEER — DATE: 5/5/10

CITY OF Marysville WASHINGTON

ROCK LINED DRAINAGE SWALE

LAST REVISED 07/14/06 — STANDARD PLAN 4-040-011



NOTE:

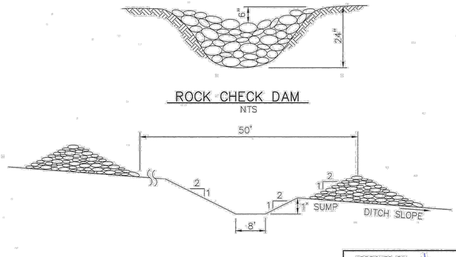
1. SEE SECTION 4-080E FOR FABRIC SPECIFICATIONS

APPROVED BY: MARYSVILLE CITY ENGINEER — DATE: 5/15/15

CITY OF Marysville WASHINGTON

SILT FENCE DETAIL

LAST REVISED 03/24/15 — STANDARD PLAN 4-040-008

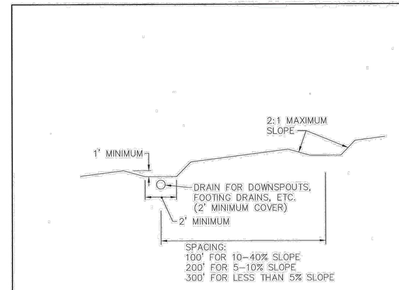


APPROVED BY: MARYSVILLE CITY ENGINEER — DATE: 5/5/10

CITY OF Marysville WASHINGTON

SPACING BETWEEN ROCK CHECK DAMS

LAST REVISED 07/14/06 — STANDARD PLAN 4-040-013



MAINTENANCE STANDARDS

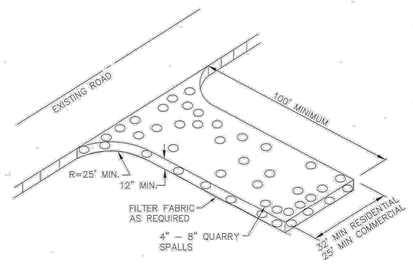
1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED
3. MAINTENANCE TO BE PERFORMED BY PROPERTY OWNER

APPROVED BY: MARYSVILLE CITY ENGINEER — DATE: 5/4/07

CITY OF Marysville WASHINGTON

INTERCEPTOR SWALE DETAIL

LAST REVISED 07/14/06 — STANDARD PLAN 4-040-010



APPROVED BY: MARYSVILLE CITY ENGINEER — DATE: 5/4/07

CITY OF Marysville WASHINGTON

STABILIZED CONSTRUCTION ENTRANCE

LAST REVISED 07/14/06 — STANDARD PLAN 4-040-014

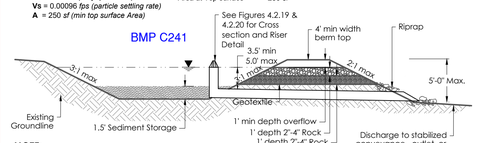
SITE ASSESSMENT
Disturbance Area =352,748 *sf*
Protection Level =High
Reason =Sheet flow discharge post retention
Surface Area Equation: **A = F*(Qs/Vs)**
where: **F** = 2.0 *(safety Factor)*
Qs = 0.12 *cfs (10-yr peak flow)*
Vs = 0.00096 *fps (particle setting rate)*
A = 250 *sf (min top surface Area)*

RECOMMENDED DIMENSIONS:

Min Storage Depth	3 *ft*
Min Side Slopes, L & R	3:1
Min Side Slopes, F & B	3:1
Bottom Length	100 *ft*
Bottom Width	2.5 *ft*
Area at Top surface	250 *sf*

NOTE: A maximum of 3-acres Disturbed Area may be routed to each Sediment Trap. Multiple Sediment Traps are Required.

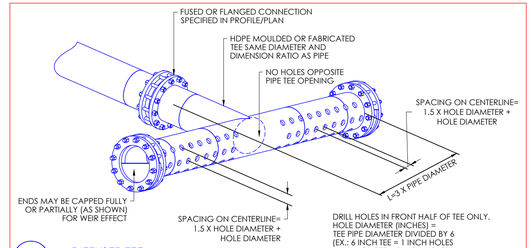
BMP C241



NOTE: Trap may be formed by berm or by partial or complete excavation.

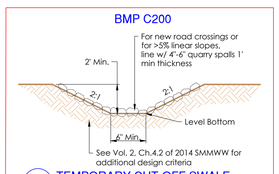
NOTE: Detail per Early Grading G19-0059. Maintain all BMPs.

8 TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NTS — per 2014 SMMWW Vol-2, BMP C240



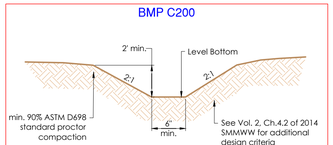
5 DIFFUSER TEE
SCALE: NTS

BMP C200



6 TEMPORARY CUT-OFF SWALE
SCALE: NTS — Per 2014 SMMWW Vol 2 Ch 4.2

BMP C200



7 TEMPORARY INTERCEPTOR SWALE
SCALE: NTS — Per 2014 SMMWW Vol 2 Ch 4.2

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08/15/2022

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SHEET C4 of C7

24x36

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8/15/2022 8:02 AM

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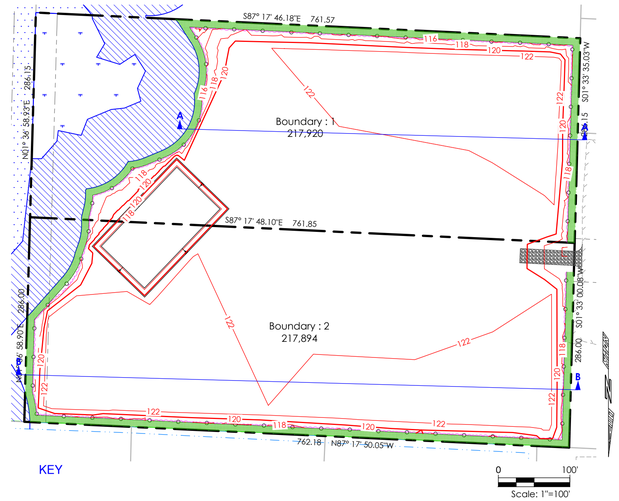
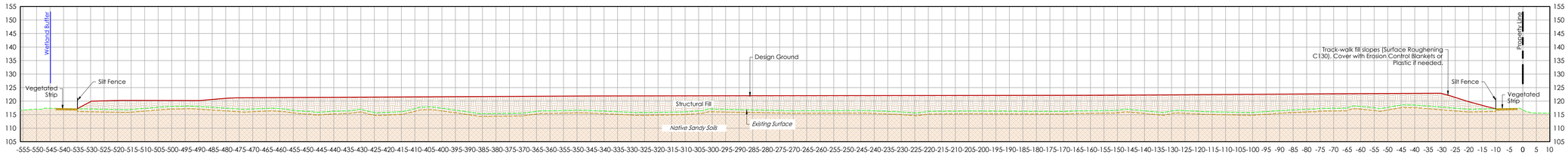
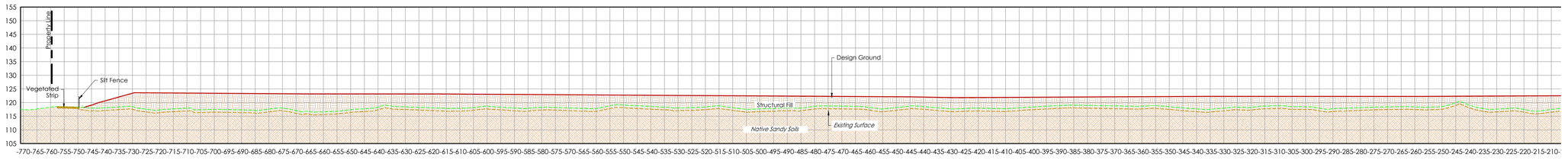
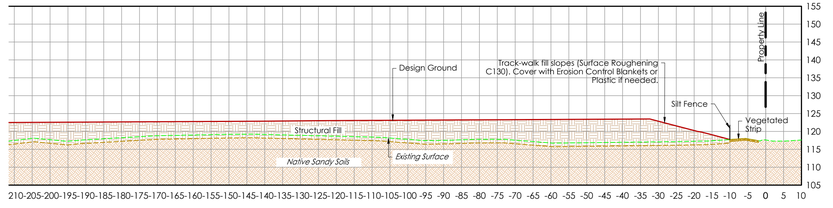




SECTION A-A (STA 4+30)



SECTION B-B (STA 0+81)



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Richard Peterson
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EARLY GRADING - SITE CROSS SECTIONS

SHEET C5 of C7

24x36

-

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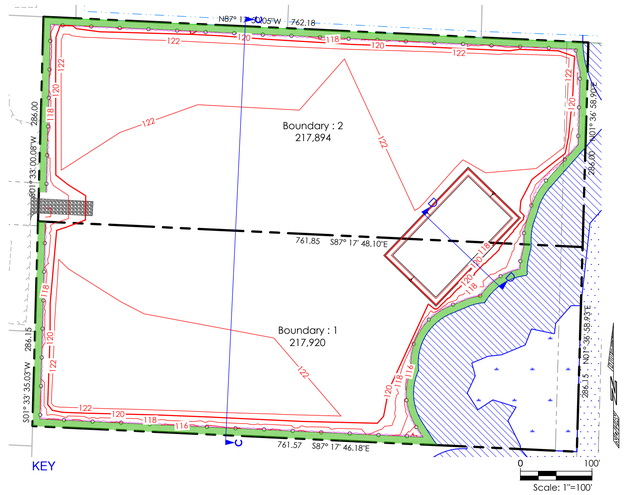
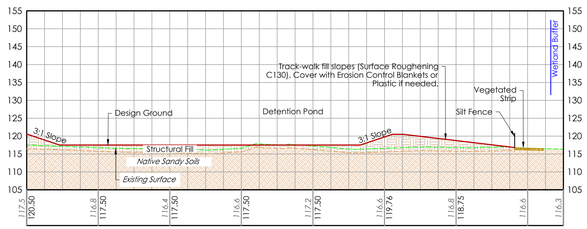


SECTION C-C (STA 2+71)



D - CROSS SECTION

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

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360-652-9727

LAND TECHNOLOGIES — MAKING A WAY OUT OF NO WAY

TYLER S. FOSTER — STATE OF WASHINGTON — 53956 — REGISTERED PROFESSIONAL ENGINEER

08/15/2022

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

Smokey Point 4

-, Marysville, WA. 98271

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Richard Peterson

170 120th Ave NE Ste 203, Bellevue, WA 98005

EARLY GRADING - SITE CROSS SECTIONS

SHEET C6 of C7

24x36

-

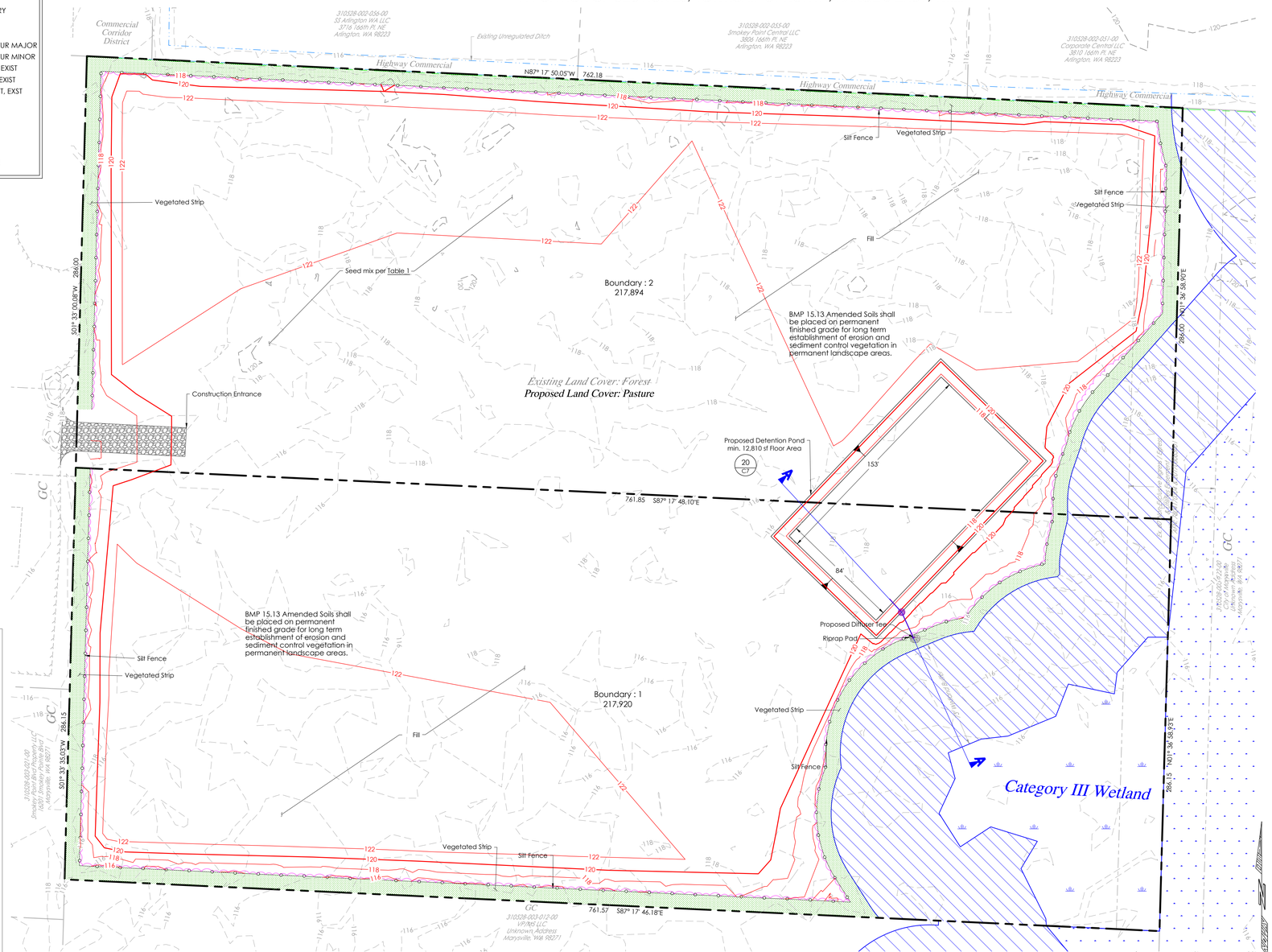
Z:\Peterson, Richard - Smokey Point 4\Sheets\C6 Early Grading - Site Cross Sections.dwg

8/15/2022 8:02 AM

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- EXIST R/W LINE
- EXIST. PARCEL LINE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EDGE OF PAVEMENT, EXST
- EXIST. FENCE
- EXIST. POWERLINE
- CLEARING LIMIT
- EXISTING BUILDING
- EXIST. POWER POLE



EARLY GRADING - STORMWATER MANAGEMENT PLAN

Option 1: Leave native soil undisturbed, and protect from compaction during construction.
Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:

a. Scarify subsoil to a depth of one foot.
b. In planting beds, place three inches of compost and till in to an eight-inch depth.
c. In turf areas, place two inches of compost and till in to an eight-inch depth.
d. Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.

(Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

Option 3: Disturbed Soil.
Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

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

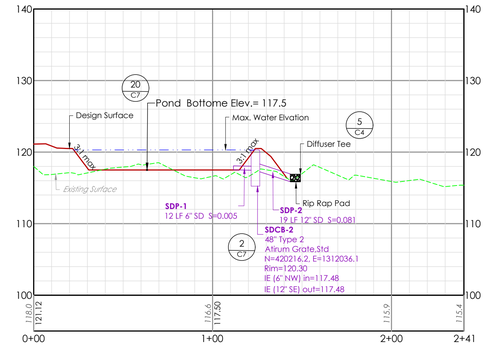
513 AMENDED SOILS PREPARATION OPTIONS
SCALE: NTS per 2014 SMMWW vol 3, Ch 3.1.2

TABLE 1 – Grass Seed Mix for Permanent Stormwater Management

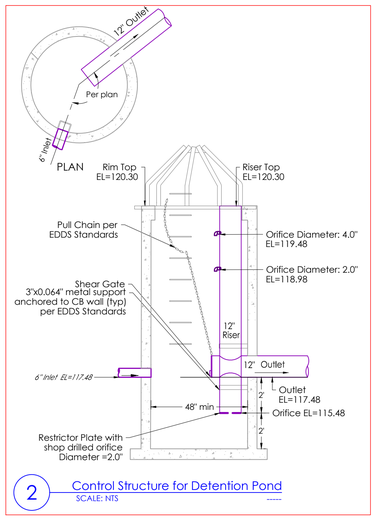
COMMON NAME	SPECIES	WGT/PERCENT
Mountain Brome	*Bromus Marginatus*	20
Slender Wheatgrass	*Elymus trachycaulus*	20
Perennial Ryegrass	*Lolium perenne*	20
Annual Ryegrass	*Lolium multiflorum*	20
White Clover	*Trifolium repens*	10
Quickguard	(Sterile Triticale Hybrid)	10

NOTE: Any Substitutions must be approved by Design Engineer before any application is made that deviates from these specifications. Substitutions are allowable but must be pre-approved.

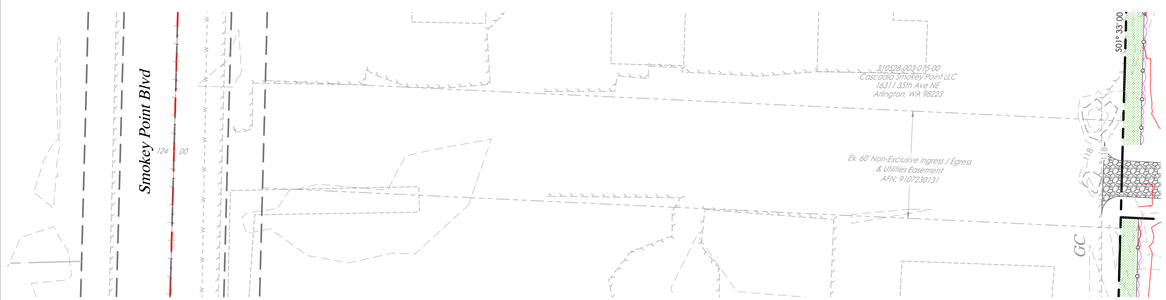
APPLICATION: Evenly disperse seed mix by hand-operated Spreader at the rate specified for the seed mix being spread. Hydro-mulch at the rate of 50 lbs. per 1000 sf over the seed. Hydroseed tanks and equipment to be cleaned of all prior seed and other materials before use.

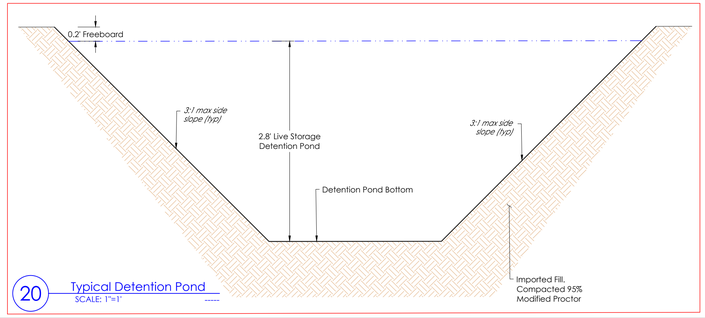


A - SECTION
SCALE: Horz 1"=40' (4:1) Vert 1"=10'



2 Control Structure for Detention Pond
SCALE: NTS





20 Typical Detention Pond
SCALE: 1"=1'

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

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: WSDFW 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 _____, 202_.

KEN MCINTYRE, P.E. DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 & 22A.040.030.

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