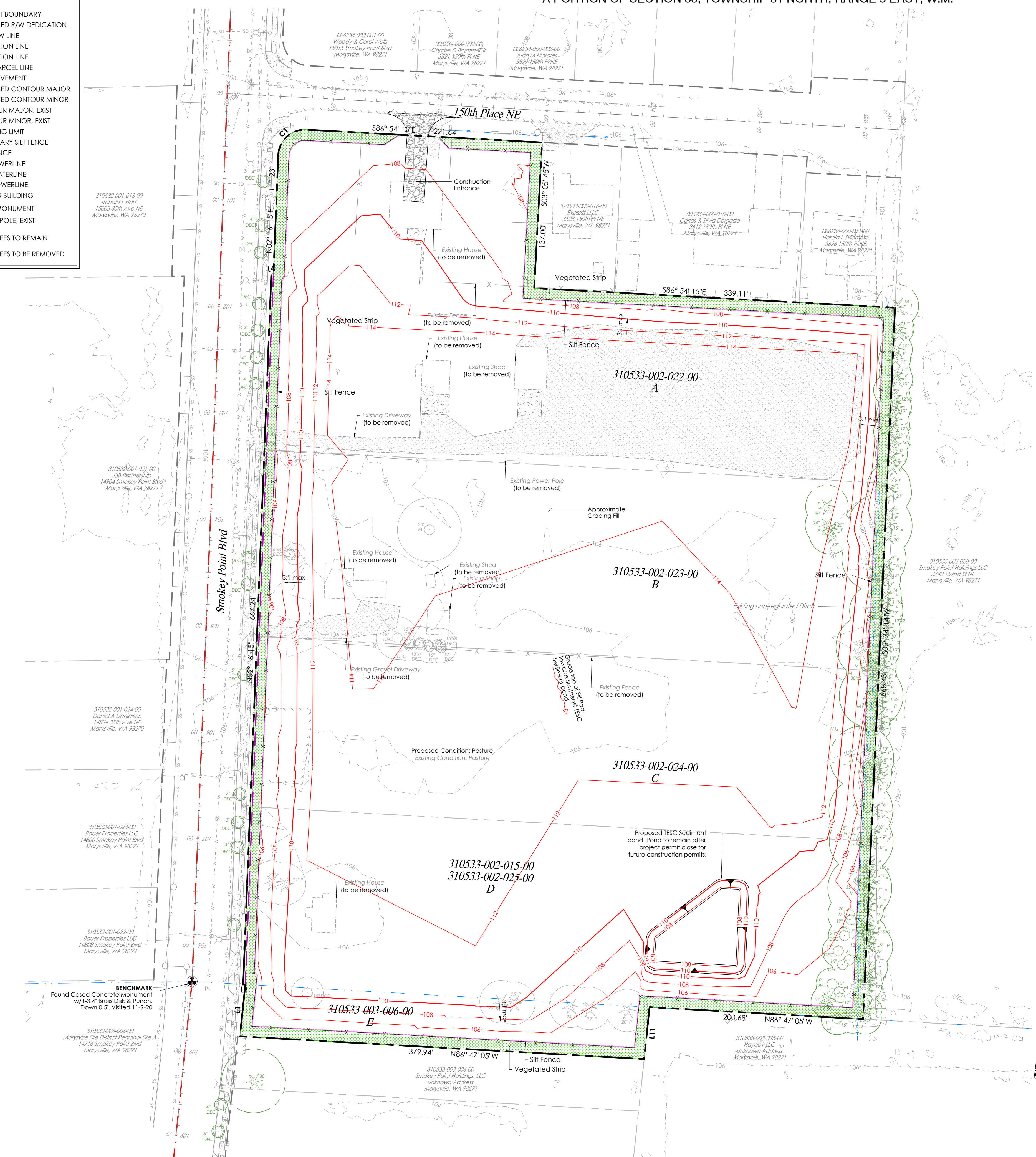


A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EXIST. PARCEL LINE
- EXIST PAVEMENT
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- CLEARING LIMIT
- TEMPORARY SILT FENCE
- EXIST FENCE
- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST. TREES TO REMAIN
- EXIST. TREES TO BE REMOVED



**LEGAL DESCRIPTION**

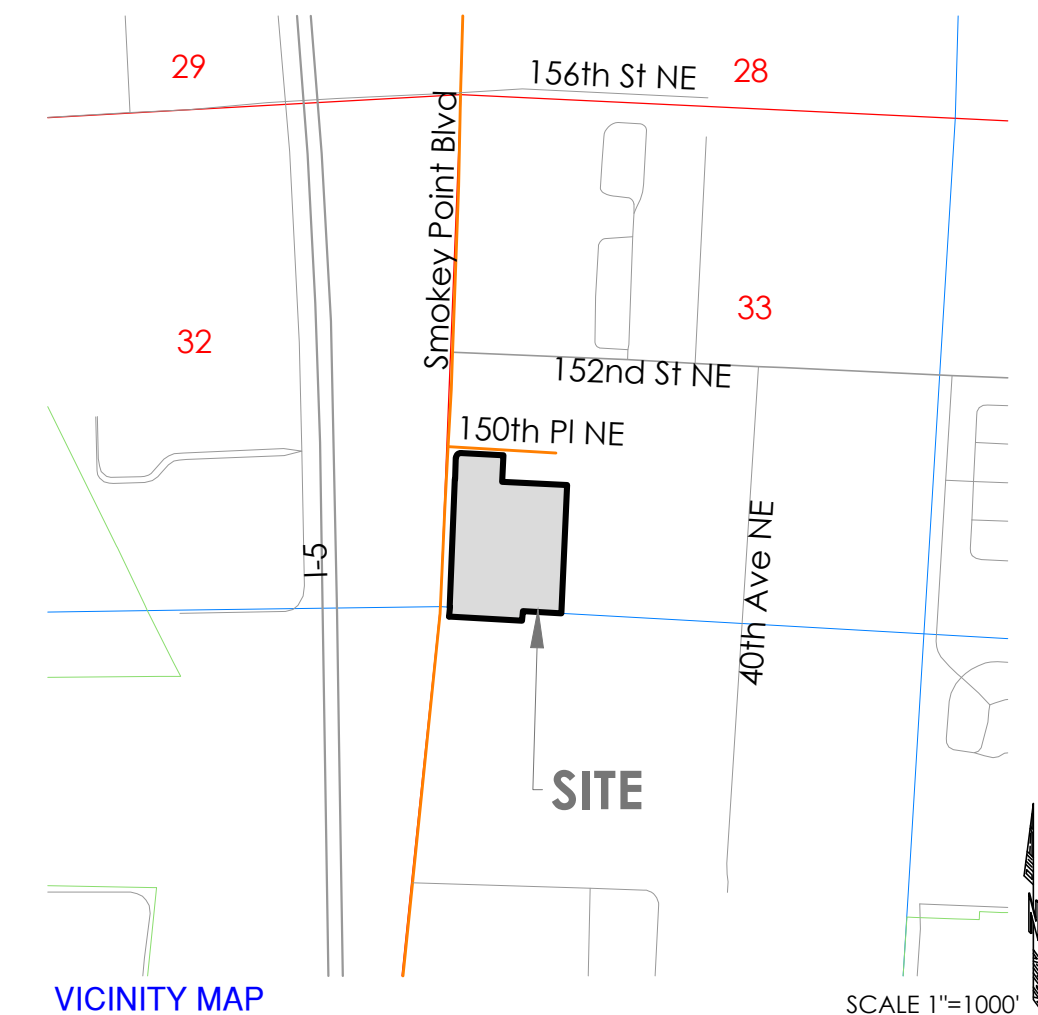
PARCEL A:  
 THAT PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:  
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
 THENCE SOUTH 98 FEET;  
 THENCE EAST 430 FEET;  
 THENCE NORTH 98 FEET;  
 THENCE WEST 430 FEET TO THE POINT OF BEGINNING;  
 EXCEPT 35TH AVENUE NORTHEAST.  
 AND EXCLUDING ADDITIONAL WEST 20 FEET FOR ROAD RIGHT-OF-WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 200709250285.

PARCEL B:  
 THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.  
 EXCEPT THE EAST 311.5 FEET;  
 AND EXCLUDING THE STATE HIGHWAY RIGHT OF WAY ON THE WEST LINE OF SAID TRACT;  
 AND EXCLUDING ADDITIONAL WEST 18 FEET FOR ROAD RIGHT-OF-WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 200709250285.

PARCEL C:  
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.  
 THENCE EAST ALONG THE NORTH LINE OF THE ABOVE SUBDIVISION FOR 660 FEET;  
 THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 495 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE IN THE SAME DIRECTION FOR 165 FEET;  
 THENCE AT RIGHT ANGLE ALONG THE SOUTH LINE OF SUBDIVISION FOR 311.5 FEET;  
 THENCE NORTH AT RIGHT ANGLE FOR 165 FEET;  
 THENCE EAST 311.5 FEET TO THE POINT OF BEGINNING.

PARCEL D-1:  
 THE SOUTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.  
 EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF SAID SUBDIVISION.  
 EXCEPT THAT PORTION THEREOF DEEDED FOR PRIMARY STATE HIGHWAY NO. 1.  
 [ALSO KNOWN AS LOT 1 OF SHORT PLAT SP 89(5-73) RECORDED UNDER RECORDING NUMBER 2295163, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.]  
 AND EXCLUDING ADDITIONAL WEST 8 FEET FOR ROAD RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200709250285.

PARCEL D-2:  
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.  
 EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF;  
 EXCEPT THE SOUTH 160 FEET THEREOF;  
 EXCEPT THE NORTH 165 FEET THEREOF;  
 EXCEPT THAT PORTION THEREOF DEED FOR PRIMARY STATE HIGHWAY NO. 1;  
 AND EXCEPT THE WEST 10 FEET THEREOF;  
 AND EXCLUDING ADDITIONAL WEST 8 FEET FOR ROAD RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 200709180474.  
 [ALSO KNOWN AS LOT 2 OD SHORT PLAT 89 (5-73) RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2295163.]  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



**DATUM & BENCHMARK**

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

**BENCHMARK:**  
 FOUND CASED CONC. MON. W/1-3 4" BRASS DISK & PUNCH ON CENTERLINE. SMOKEY POINT BLVD. WGS SURVEY DATA WAREHOUSE I.D.#22645. ELEV. = 104.98

**BASIS OF BEARING:**  
 THE MONUMENTED CENTERLINE OF SMOKEY POINT BLVD, AS THE BEARING OF N 02°16'15" E.

**SURVEYOR NOTES**

- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO RECORDS OF WELLS WERE FOUND ON THIS PROPERTY OR WITHIN 150' OF ITS BORDERS.

**LAND DISTURBING AREA**

Total Site Area	442,418 sf (10.16 ac)
Impervious Area	
Temp. Construction Entrance	1,886 sf
Total Impervious	1,886 sf
Land Disturbing Activity	
Conceptual Area of Disturbance	414,134 sf
Site Grading	
Cut	0 cy
Fill	98,286 cy

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

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

**PROJECT INFORMATION**

Tax Parcel Numbers	310533-002-022-00, 310533-002-024-00, 310533-002-025-00, 310533-002-023-00, 310533-002-015-00, 310533-003-006-00
Total Area	442,418 sf (10.16 ac)
GPP Designation	LI (Light Industrial)
Existing Zoning	Auto Repair, Single Family Residence, Lumber Yard, Vacant
Proposed Land Use	General Industrial

**LOCAL SERVICES**

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Marysville School District No.25
Fire District:	City Of Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Verizon
Cable:	Comcast
Gas:	Comcast

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

**ENGINEER**  
 Land Technologies Inc.  
 Tyler S. Foster, P.E.  
 18820 3rd Ave NE  
 Arlington, WA 98223  
 360.652.9727  
 tyler@landtechway.com

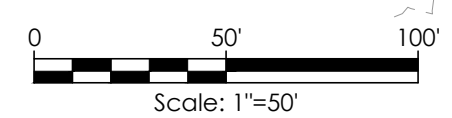
**SURVEYOR**  
 Pacific Coast Surveys, Inc  
 Darren J. Riddle, PLS  
 P.O. Box 13619  
 Mill Creek, WA 98082  
 425.512.7099

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

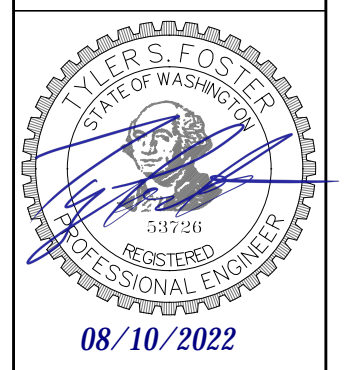
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. THE PERFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE 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: WSDOW 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.

**Sheet List Table**

Sheet Number	Sheet Title
EG1	Early Grading Site Plan
EG2	Early Grading Construction Notes
EG3	Early Grading Clearing, Grading & TESC Plan
EG4	Early Grading & TESC Details
EG5	Early Grading Site Cross Sections
EG6	Early Grading Site Cross Sections
EG7	Early Grading Stormwater Management Plan



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



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

Ideal Industrial Park  
 14825, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270  
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear  
 2732 Grand Ave., Suite 122, Everett, WA 98201

EARLY GRADING SITE PLAN  
 SHEET EG1 of EG7  
 24x36  
 G22

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

EARLY GRADING SITE PLAN

Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\EG1\_Early Grading Site Plan.dwg 7/28/2022 2:25:25 PM

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 I Catch Basin, Design Swale Line, Existing Ditch line, Existing Sanitary Sewer Line, Existing Sanitary Sewer Manhole, Existing Water Line, Existing Water Hydrants, 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...
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 inspector detailing remaining items of work to be completed...
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction...
4. All work within the development and City right-of-way shall be 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...
6. The developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer...
7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction...
8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP...
9. The contractor shall keep two sets of plans on site at all times for recording record drawing information...
10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions...
11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field...
12. The contractor shall have all utilities verified on the ground prior to any construction...
13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88...
14. Temporary street patching shall be allowed for as approved by the City Engineer...
15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required...
16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times...
17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense...
18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities...
19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards...
20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way...
21. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor...
22. During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction...
23. Certified record drawings are required prior to project acceptance...
24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project...
25. Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division...
26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department prior to any on-site grading work...
27. Prior to commencement of framing, final drainage inspection and approval of the roof leader and positive footing systems shall be completed by the Building Department...
28. The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction...
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...
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...

CONTRACTOR NOTE:

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

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- 1. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction...
2. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system...
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions...
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only...
5. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosions control treatment...
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease...
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching...
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond forfeitures...
9. All earth work shall be performed in accordance with City Standards...
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required...
11. The Surface of all slopes shall be compacted...
12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code.

MAINTENANCE OF SILTATION BARRIERS

- 1. Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bales, and runs and undercutting beneath bales...
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance...
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area...
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road...
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way...

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- 1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material...
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance...
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area...
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road...
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way...

HYDROSEEDING GENERAL NOTES

- 1. Construction Acceptance: Will be subject to a well established ground cover that fulfills the requirements of the approved construction plans and City of Marysville Standards...
2. All disturbed areas such as retention facilities, roadway 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 cultivated to the satisfaction of the City inspector...
4. Immediately following final grading permanent vegetation shall be applied consistent with the design and maintenance standards for temporary and Permanent Seeding 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...
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior to the commencement of same to ensure compliance of these specifications.

CONSTRUCTION SEQUENCE

- 1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner...
2. Identify clearing limits and stream/wetland NGA areas as required with flagging and/or temporary orange construction fence...
3. Install construction zone road signs...
4. Grade and install construction entrance(s)...
5. Place silt fence, 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...
10. Final grade, construct and pave roadways...
11. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional...
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. 4-04-004...
3. Manhole ring and cover shall conform to City Standard Detail 4-08-009 and 4-08-015 thru 4-08-024...
4. Catch basins shall by Type I unless otherwise approved by the City Engineer or Designated representative...
5. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-08-022...
6. "Drains to stream" shall conform to City Standard Detail No.4-08-007 and 4-08-008...
7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad...
8. All catch basins and manholes shall have locking lids...
9. Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving...
10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003...
11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density...
12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines...
13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test...
14. All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities...
15. Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or vinyl coated chain link perimeter fence...
16. Prior to sidewalk construction, lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required...
17. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to City of Marysville final acceptance...
18. Unless otherwise noted, all storm sewer pipe shall be: (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or larger...
Coverage Requirements for 12" diameter pipe: Backfill over pipe less than 24" 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... B. Upon request by the City Inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction... C. Upon request by the City Inspector, pipe shall be subject to mandrel testing... D. Pipe shall be stored on site in shipping bunks on a flat level surface... E. Minimum depth of cover shall be 2 feet... F. Couplings shall be integral bell and spigot or double bell separate couplings... G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction...
20. All non-perforated metal pipe shall have neoprene gaskets at the joints...
21. Culvert ends shall be beveled to match side slopes...
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions...
23. All pipe shall be placed on stable earth...
24. All landscaped and lawn areas, except areas within the 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.

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 seed, as determined by the City Engineer or designated representative, shall be placed above the design water surface and to a minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be of 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, % Weight, % Purity, % Germination. Rows include Tall or meadow fescue, Seaside/Creeper bentgrass, Redtop bentgrass.

INFILTRATION FACILITY NOTES

- 1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designer...
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...
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.

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.

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.

7/28/2022 1:41 PM, Z:\Ideal Property Investments - Ideal Industrial Park Smokekey Pl Blvd\Sheets\EG2 Early Grading Construction Notes.dwg

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

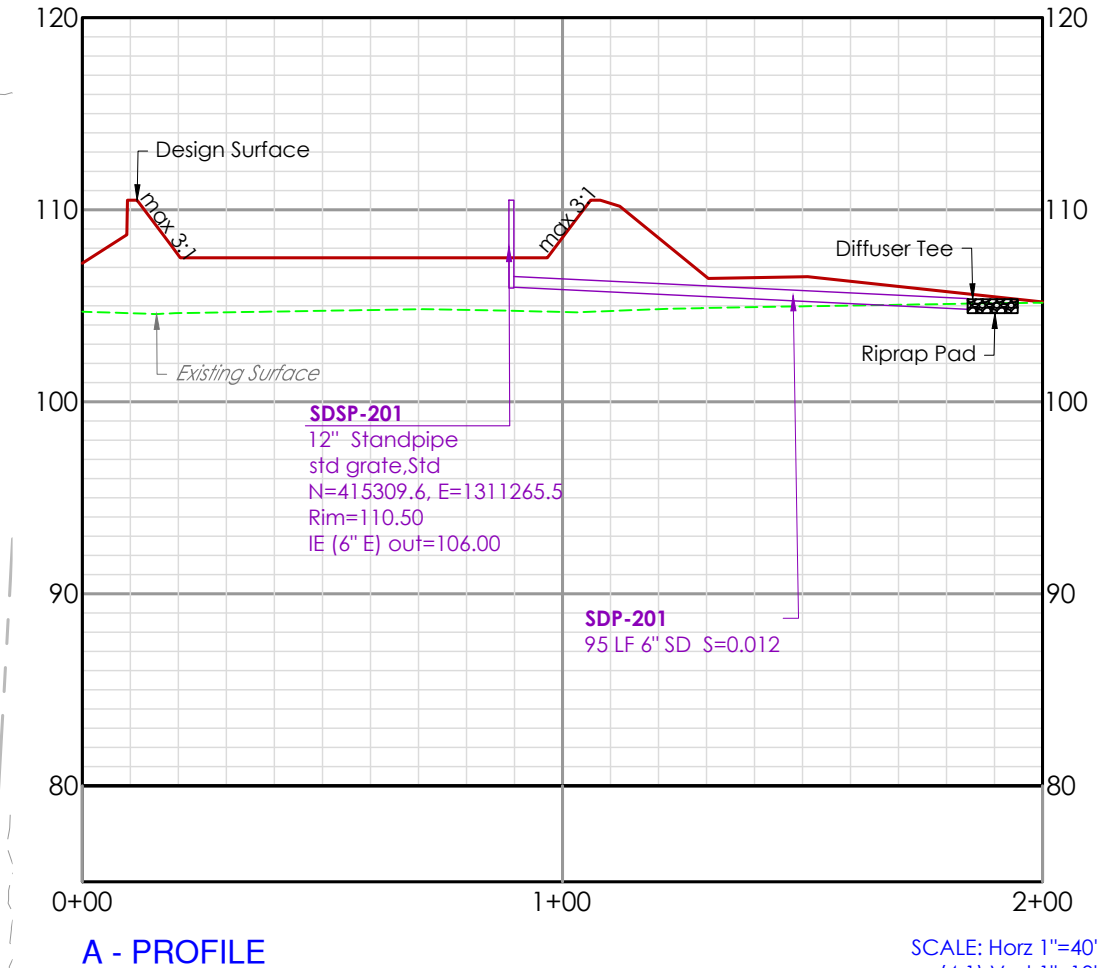
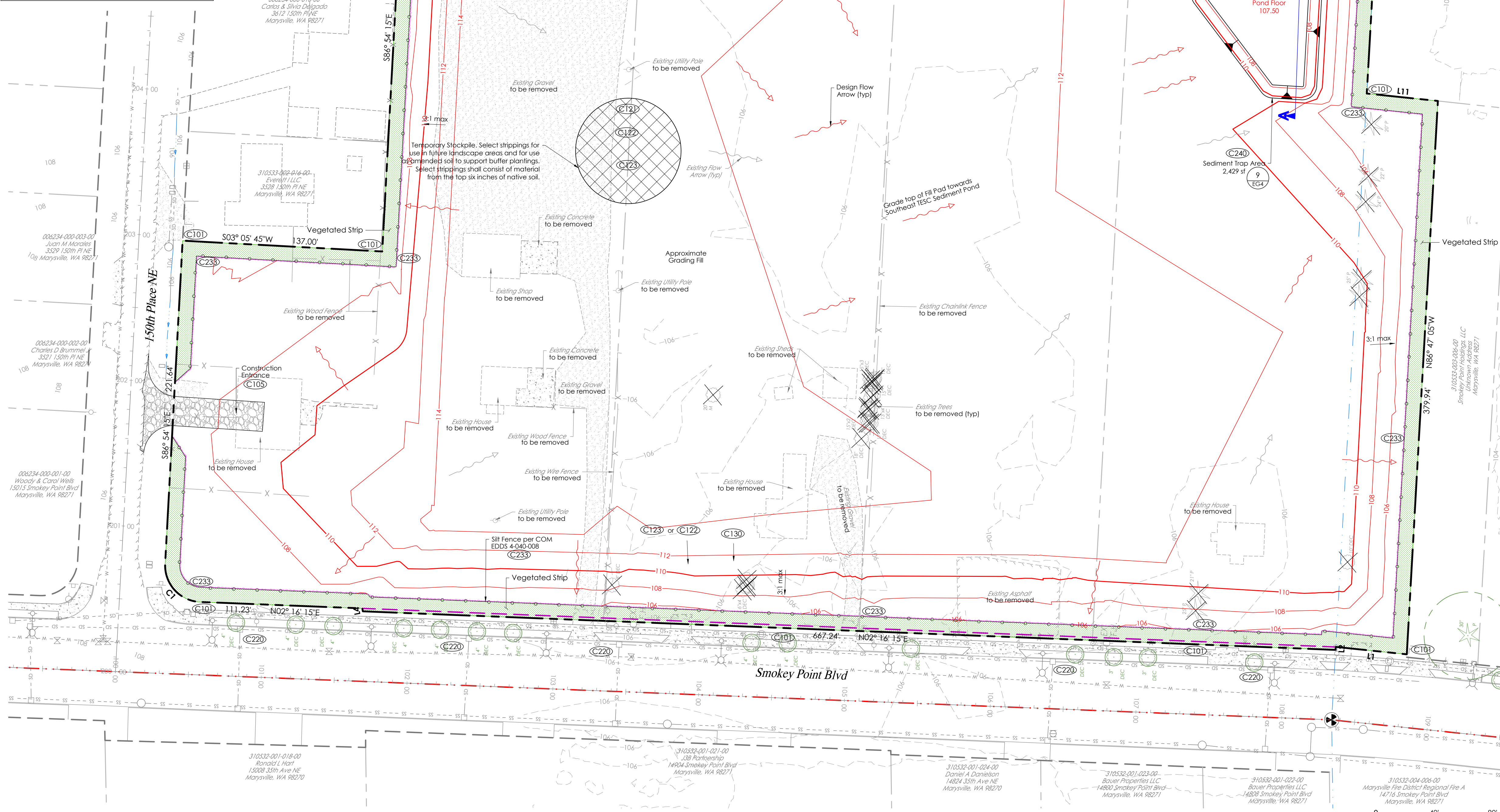
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LAND TECHNOLOGIES logo, PROJECT LEAD: Alexie, CHECKED BY: Tyler, DRAWN BY: Alex, APPLICATION DATE: 08/10/2022, SITE APPROVAL DATE: 08/10/2022, REVISION DATE: , LDA APPROVAL: , AS-BUILT: , Ideal Industrial Park, 14805 14821 14919 & 1425 Smokekey Pl Blvd, Marysville, WA 98270, A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., Ryan Wear, 2732 Grand Ave., Suite 122, Everett, WA 98201, SHEET EG2 of EG7, 24x36, G22--

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- PROJECT BOUNDARY
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- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST TREES TO REMAIN
- EXIST TREES TO BE REMOVED



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

**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.

**LAND DISTURBING AREA**

Total Site Area 442,418 sf (10.16 ac)

Land Disturbing Activity Conceptual Area of Disturbance 414,134 sf (9.51 ac)

**AQUIFER RECHARGE/ WELL HEAD PROTECTION**

Low, Over 100

**SOILS**

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

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT 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., DEVELOPMENT SERVICES MANAGER

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EARLY GRADING CLEARING, GRADING & TESC PLAN

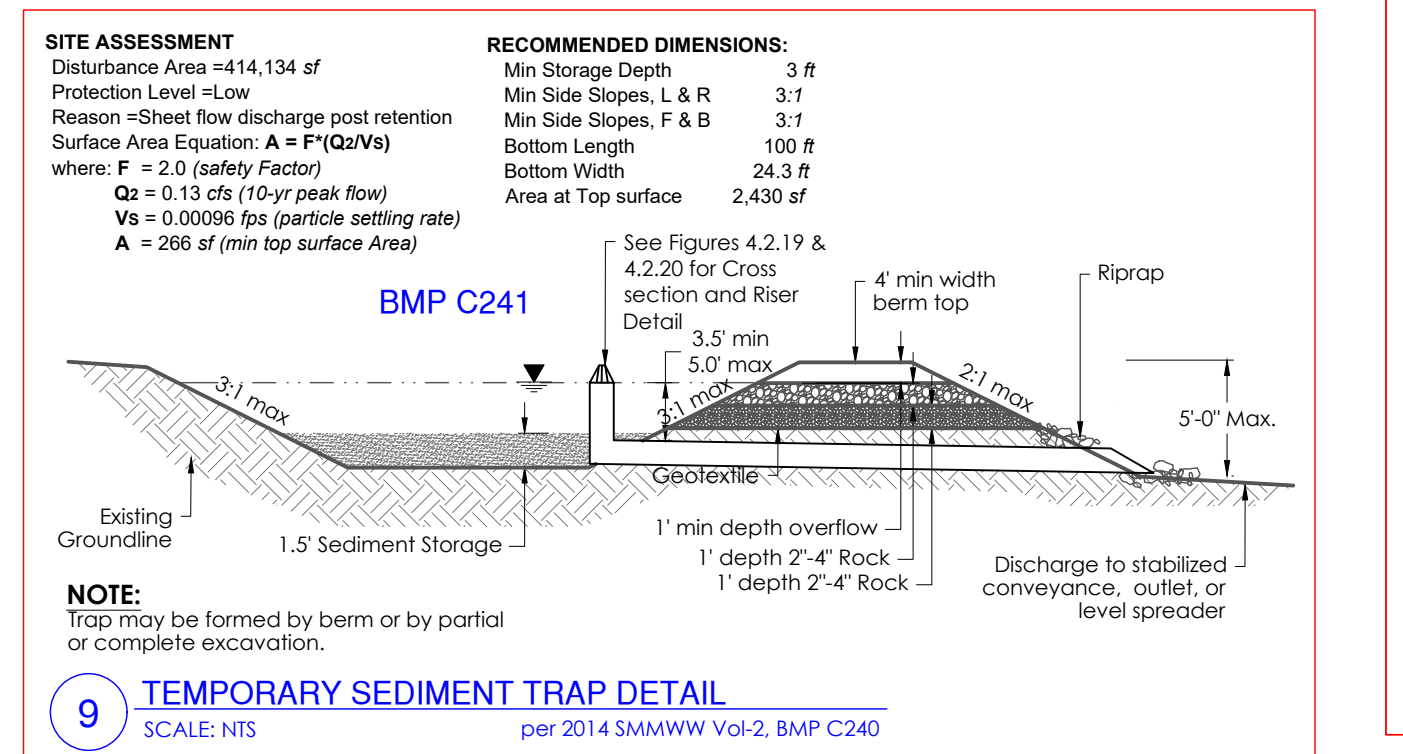
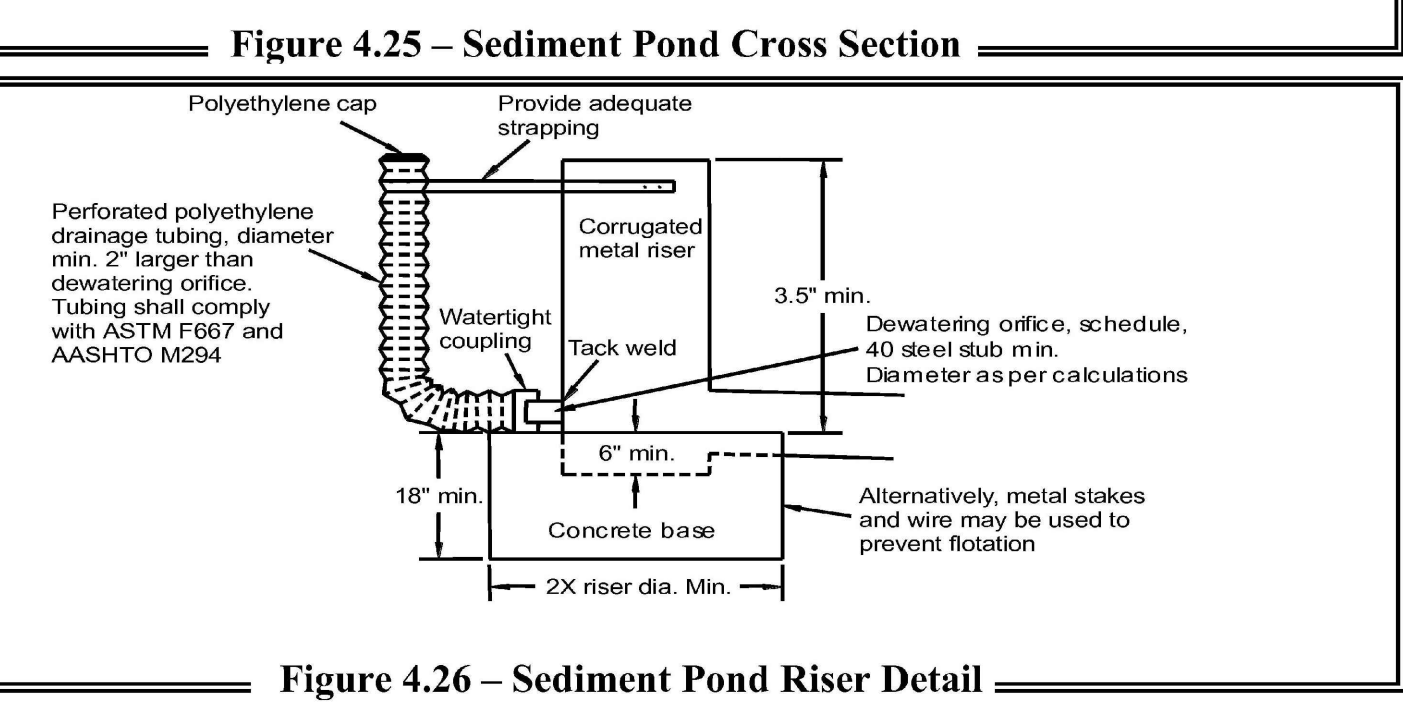
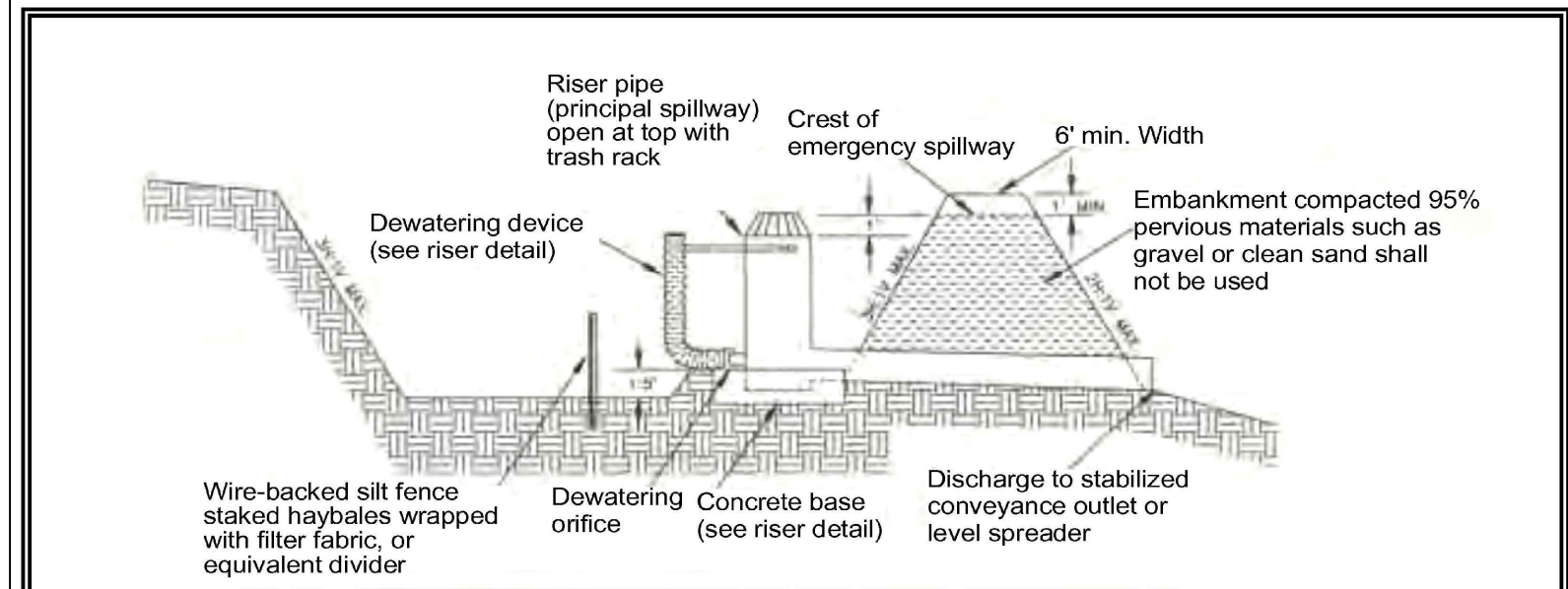
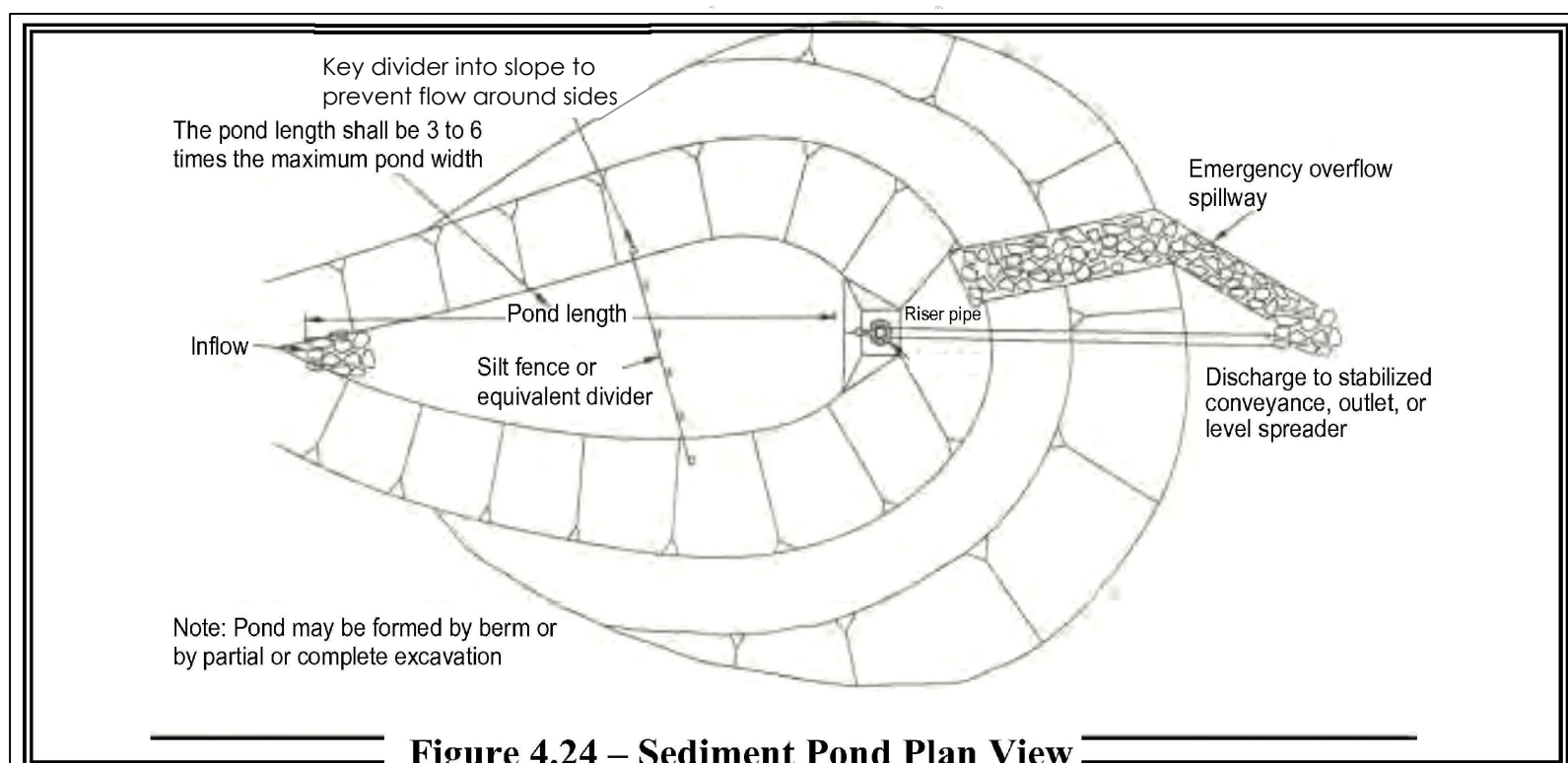
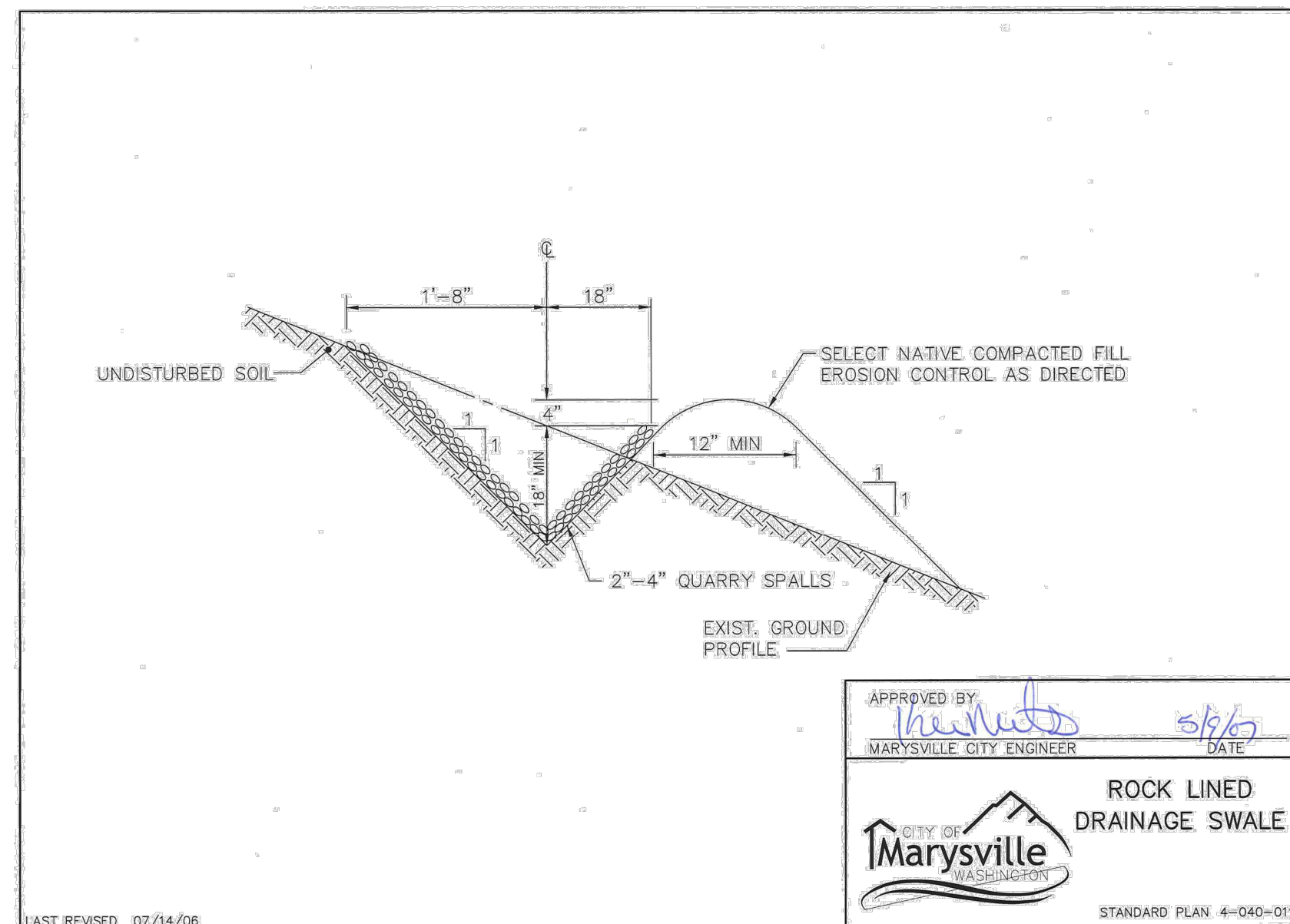
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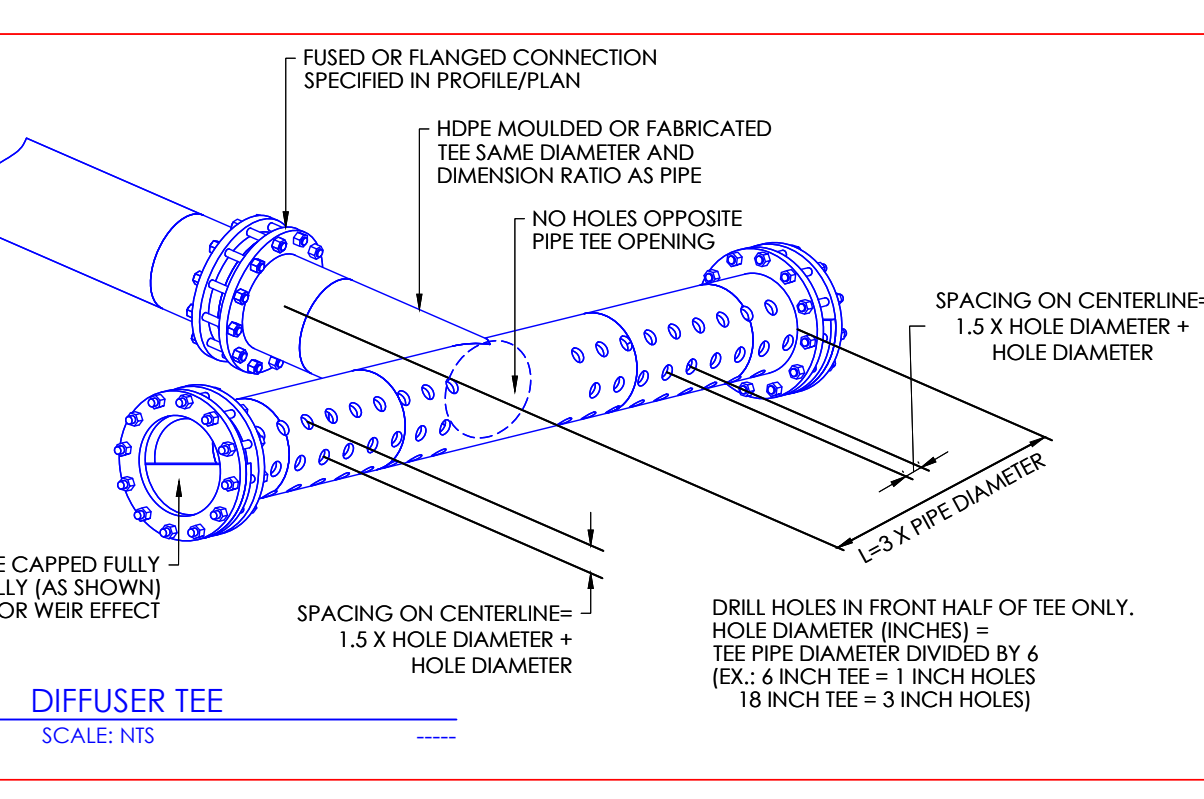
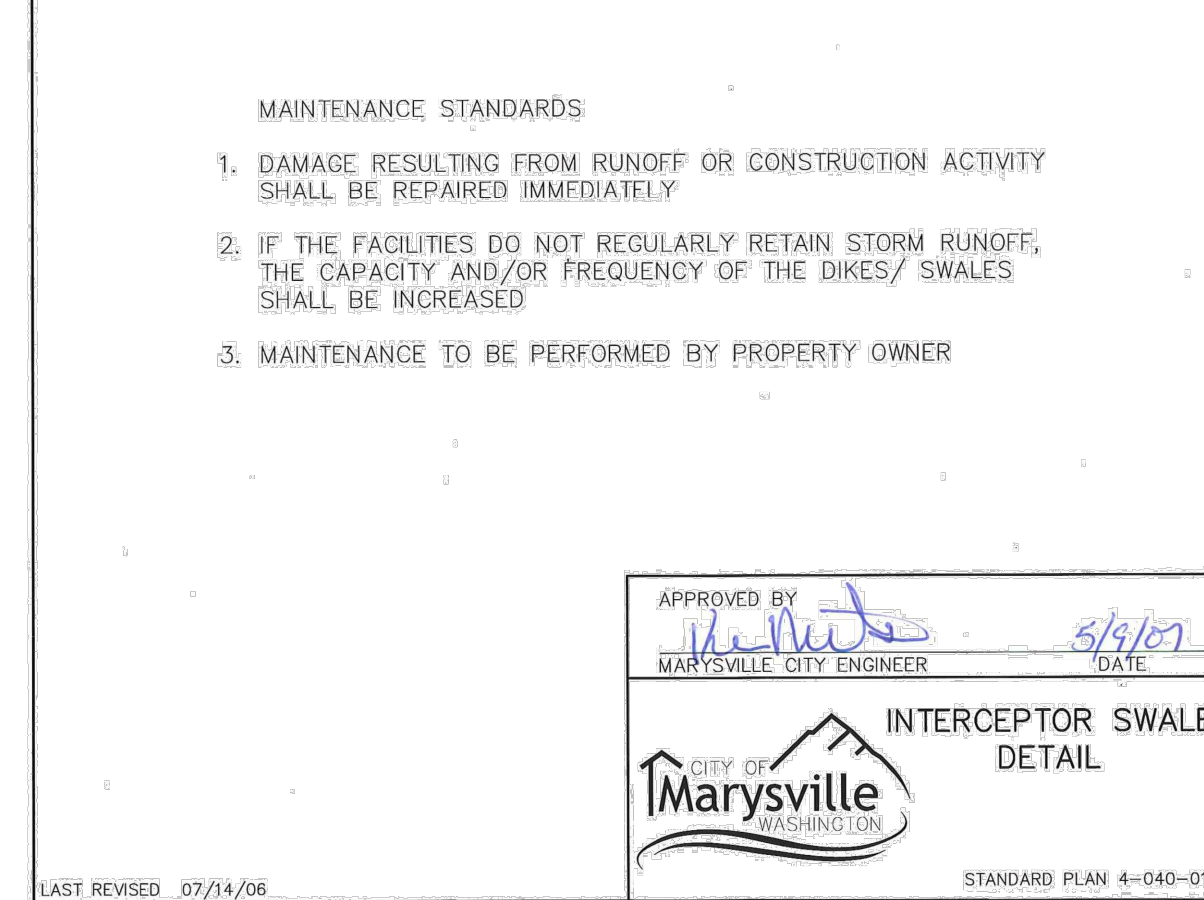
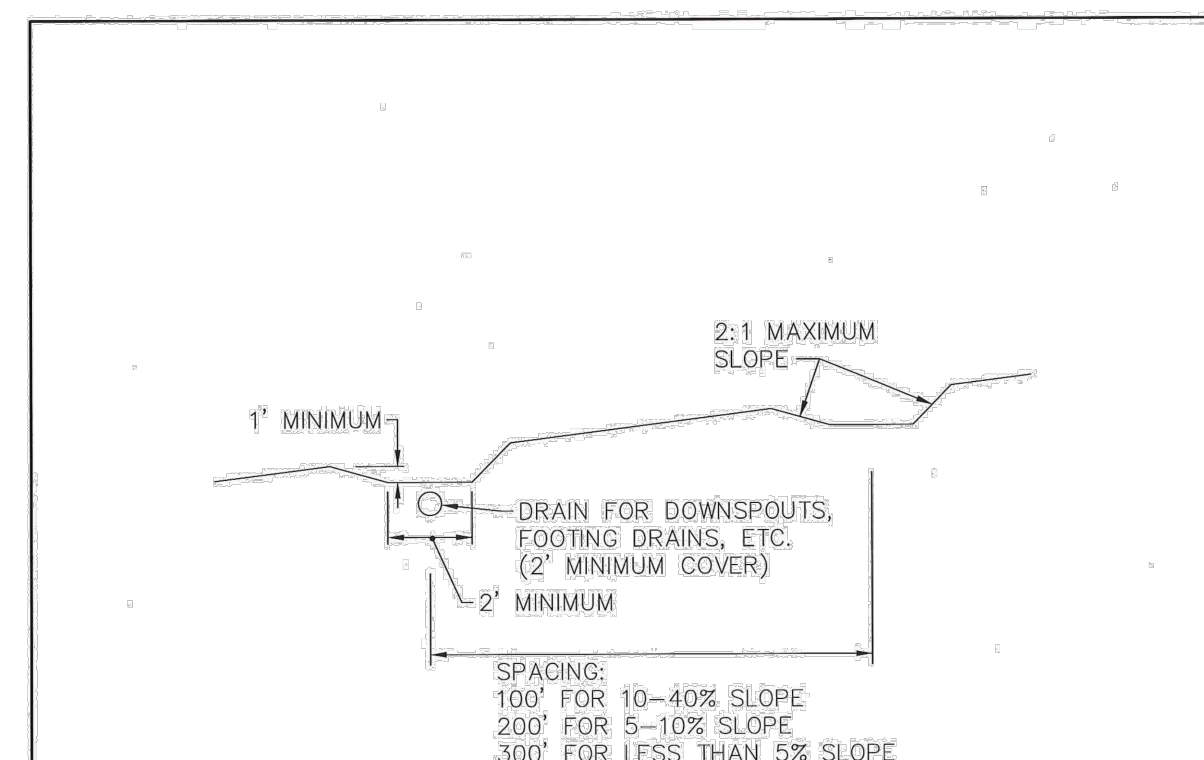
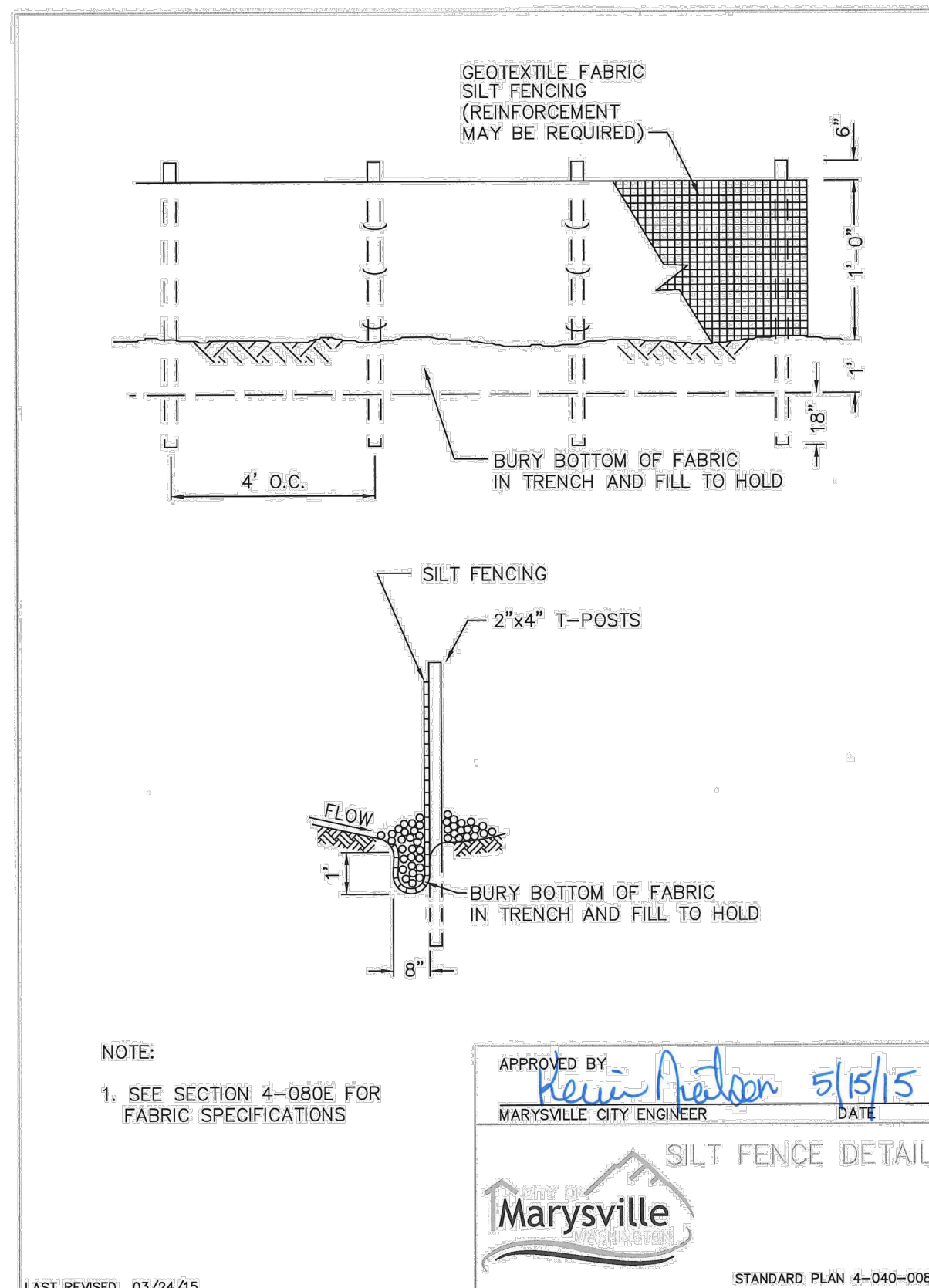
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CHECKED BY: Tyler  
DRAWN BY: Mer, Alex  
APPLICATION DATE: 08/10/2022  
SITE APPROVAL: [Stamp]  
REVISION DATE:  
LDA APPROVAL:  
AS BUILT:

2732 Grand Ave., Suite 122, Everett, WA 98201

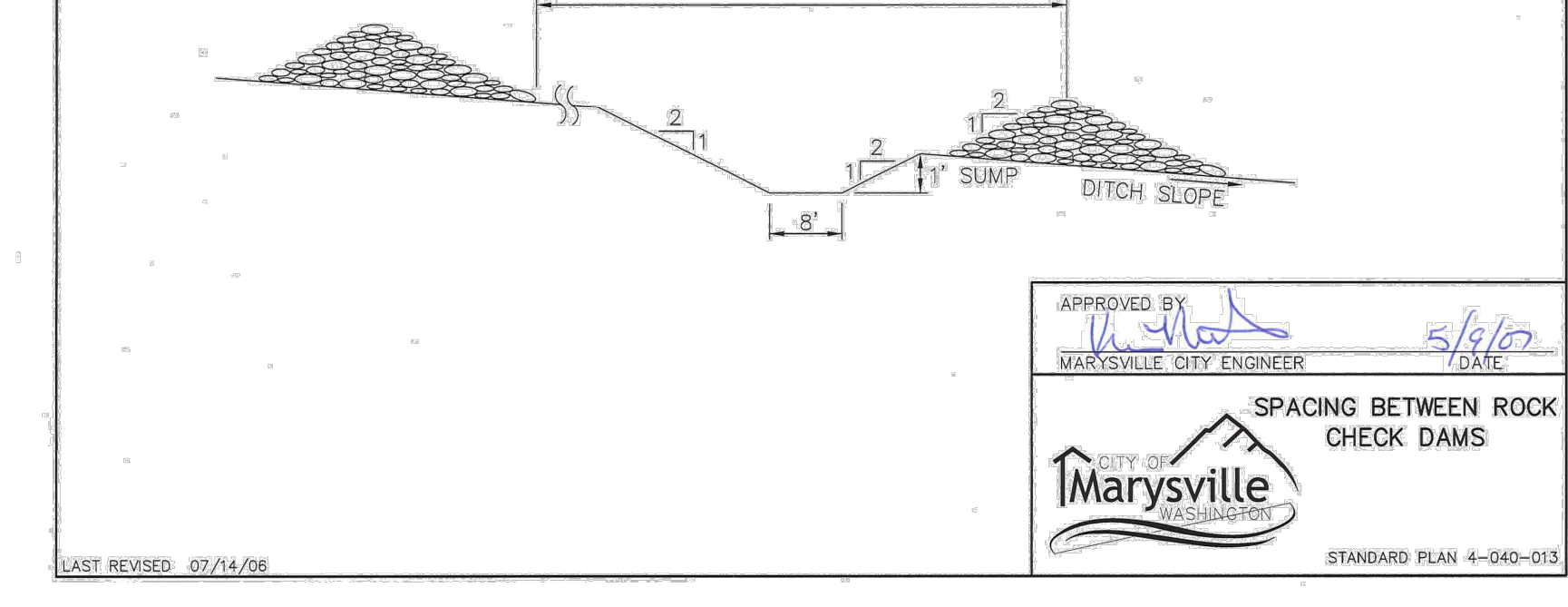
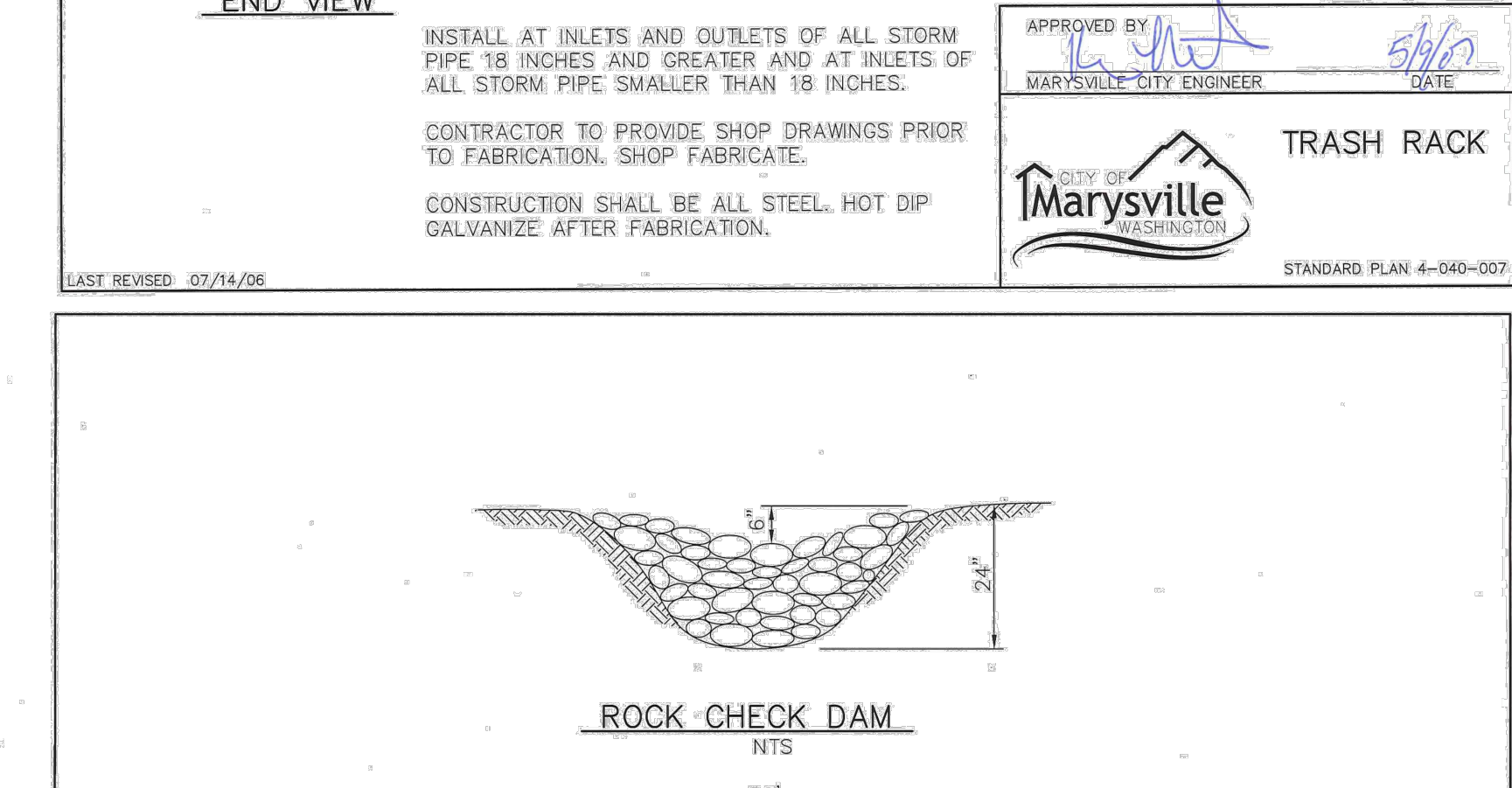
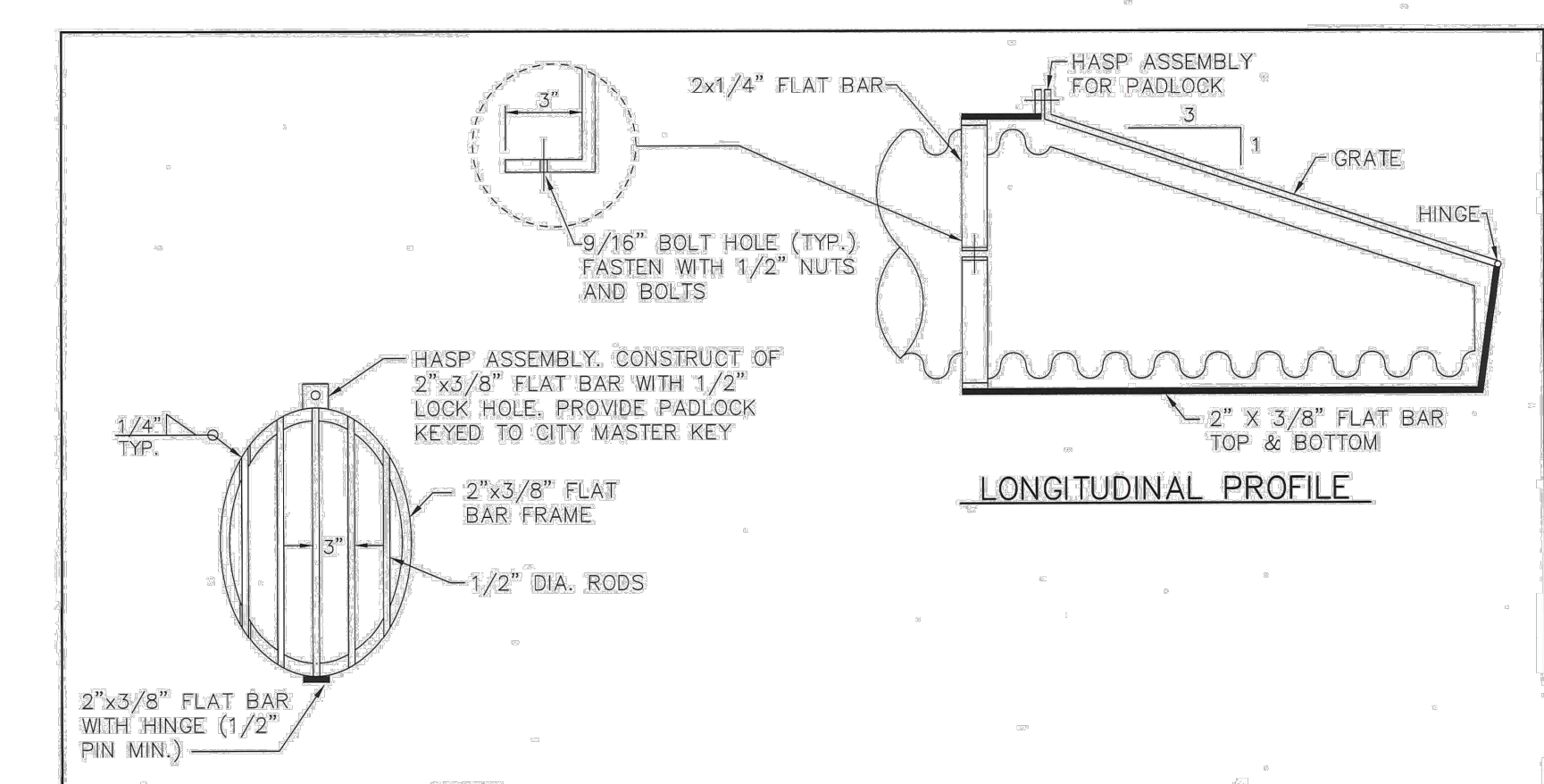
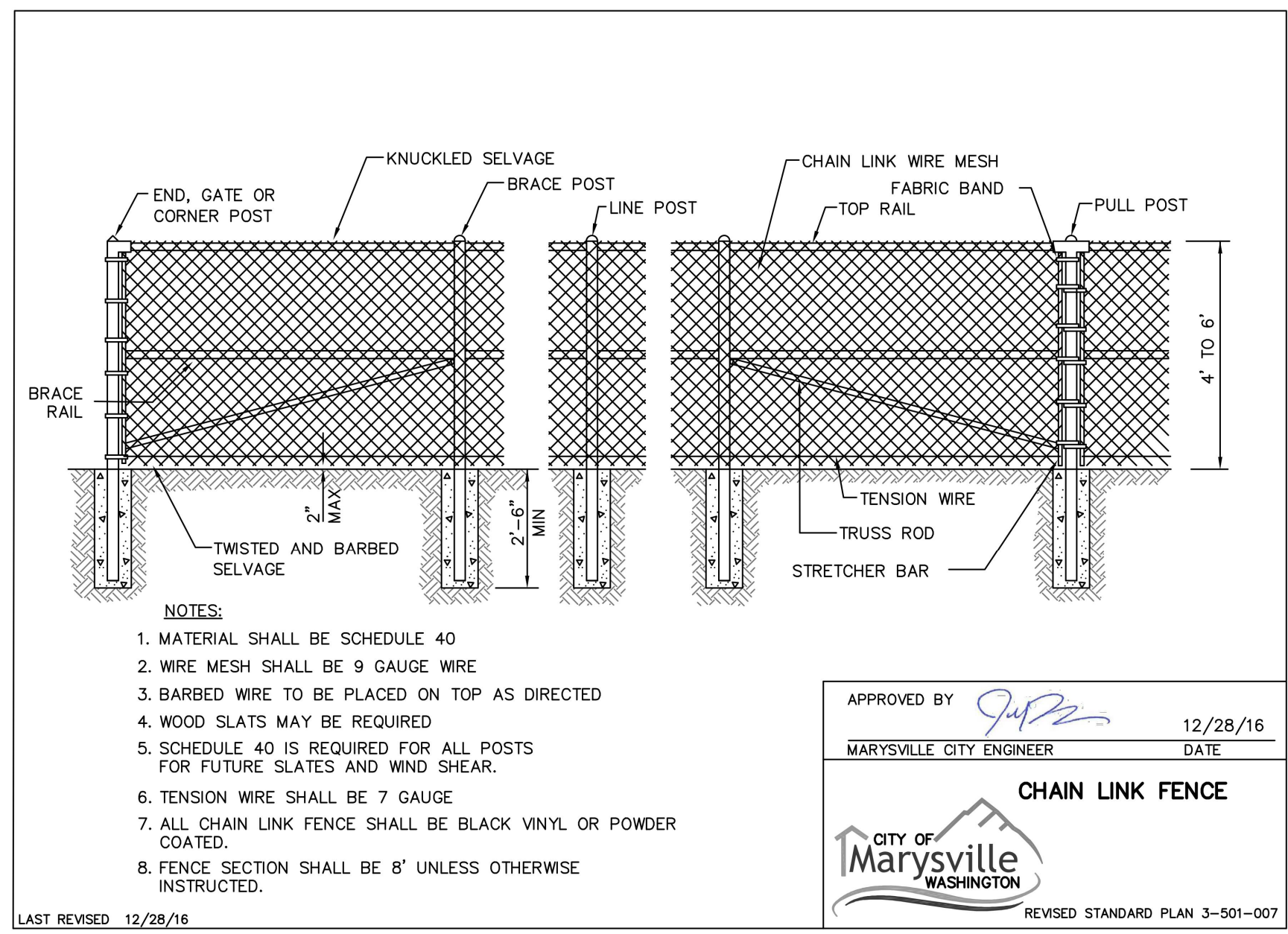
EG3 SHEET of EG7  
24x36  
G22



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



80 DIFFUSER TEE SCALE: NTS



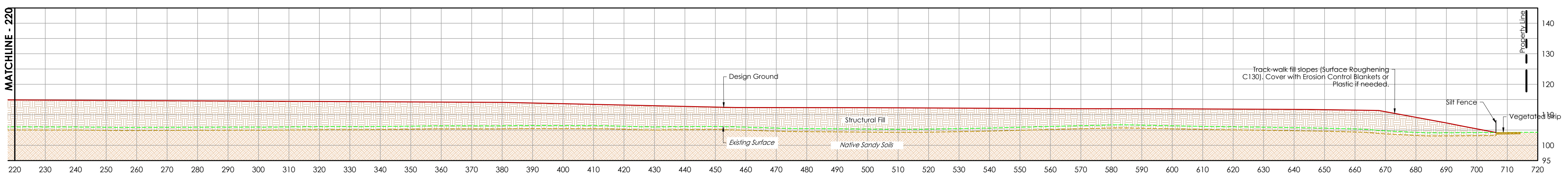
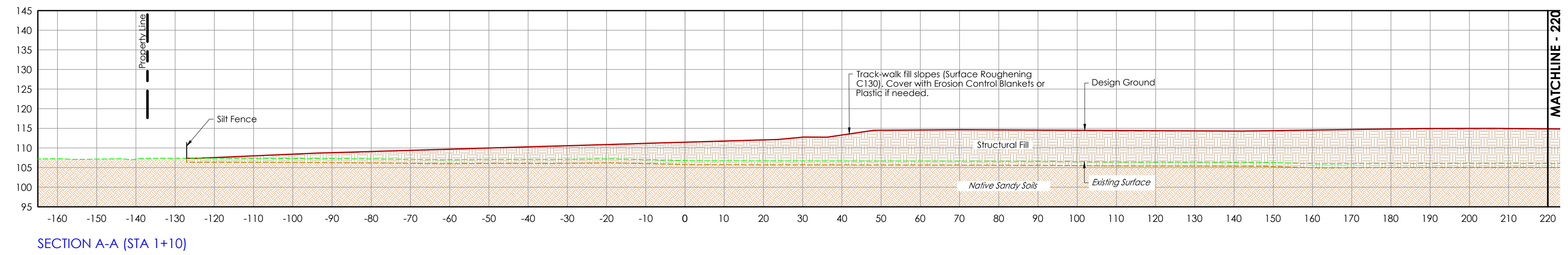
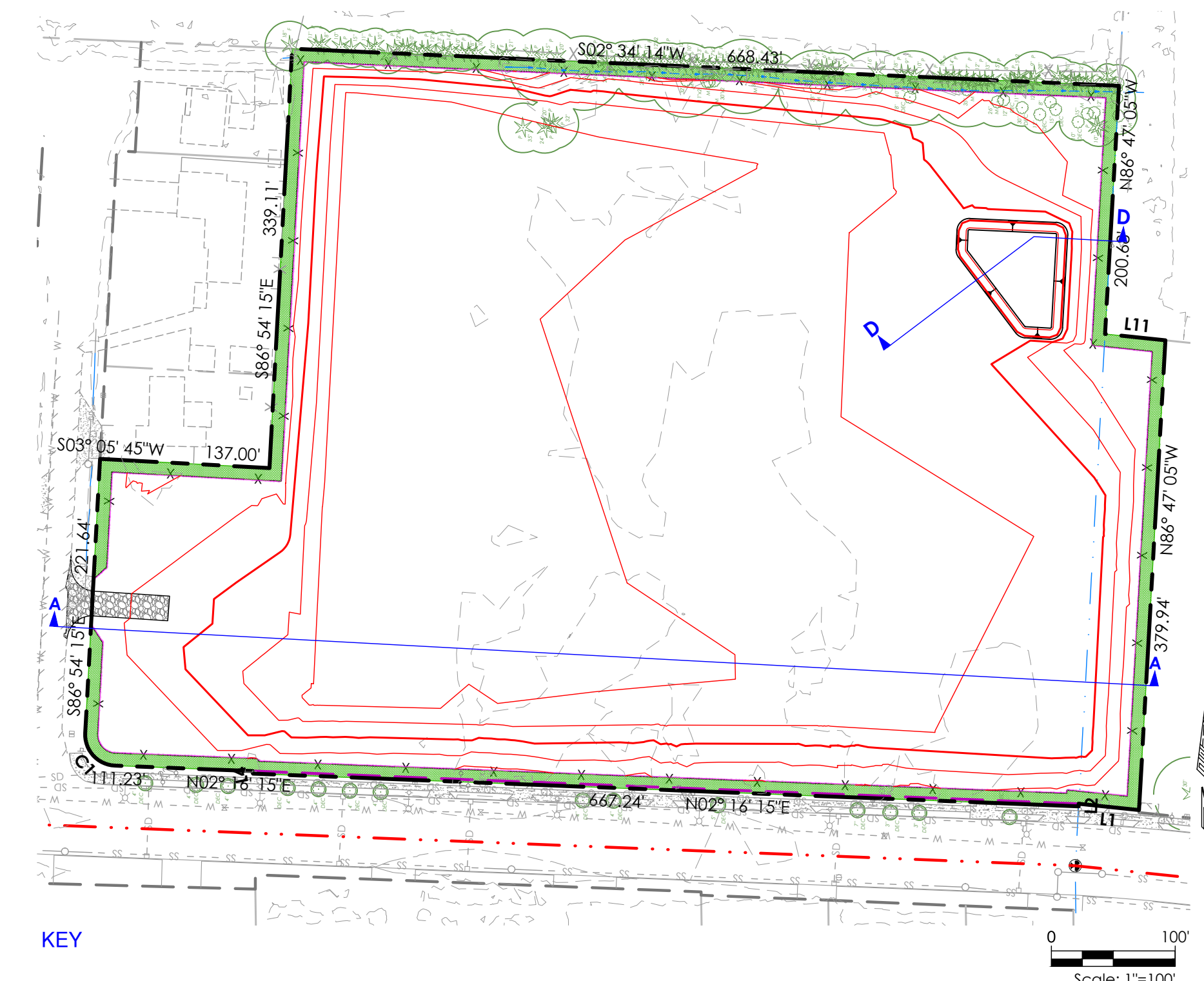
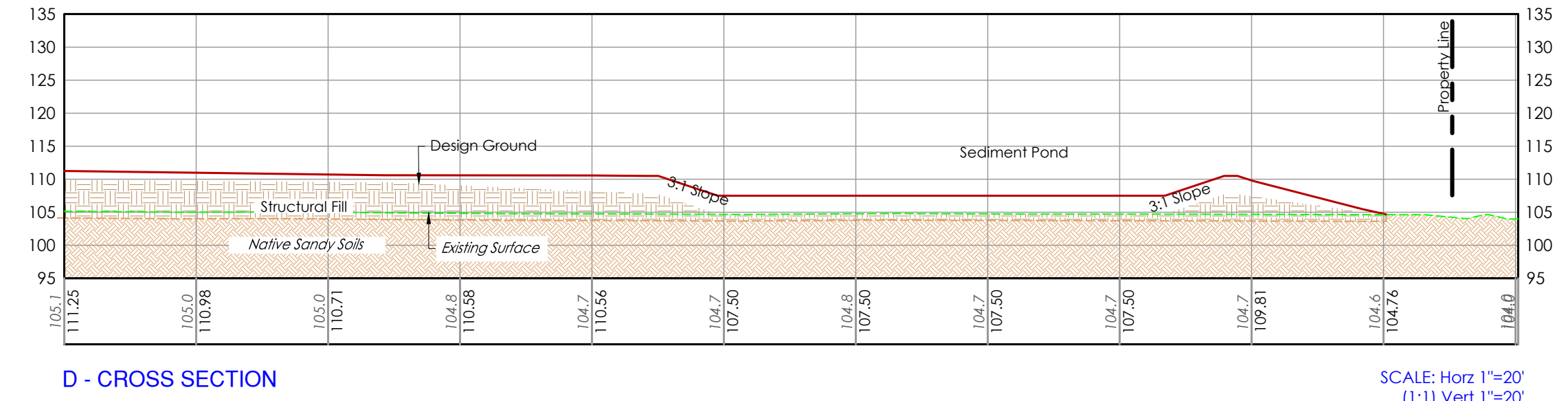
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7/28/2022 1:42 PM

Z:\Ideal Property Investments - Ideal Industrial Park Smakey Pl Blvd\Sheets\EG5 Early Grading Site Cross Sections.dwg



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360-652-9727

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

Professional Engineer  
08/10/2022

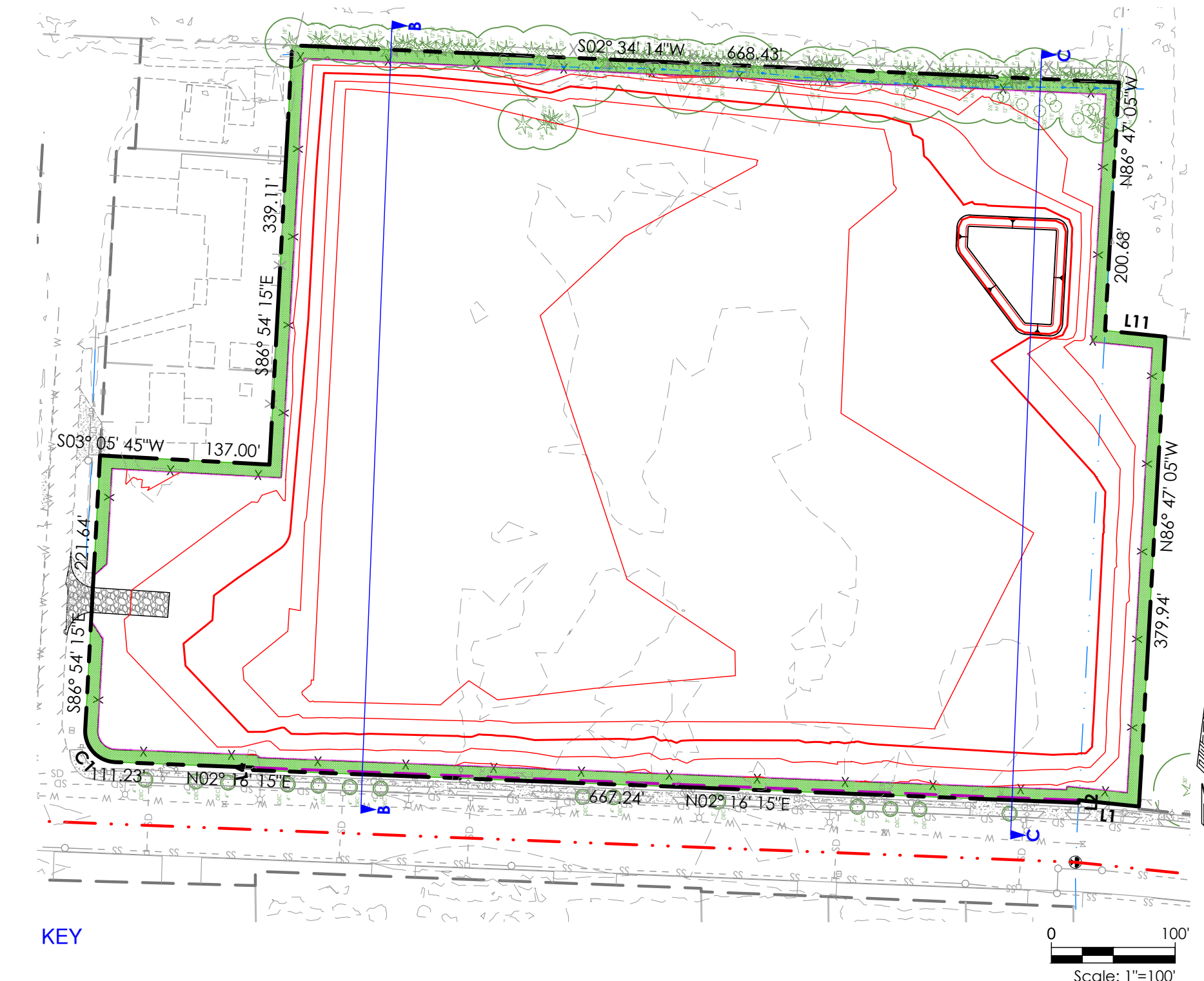
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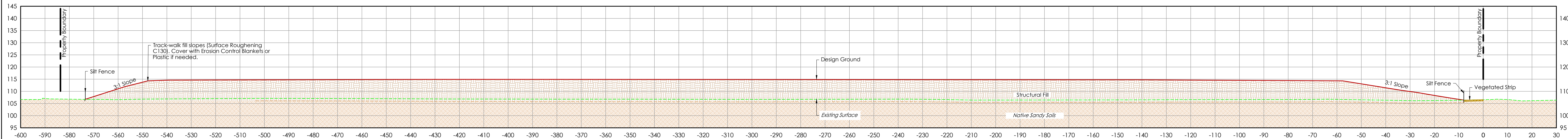
EARLY GRADING SITE CROSS SECTIONS

EG5 SHEET of EG7  
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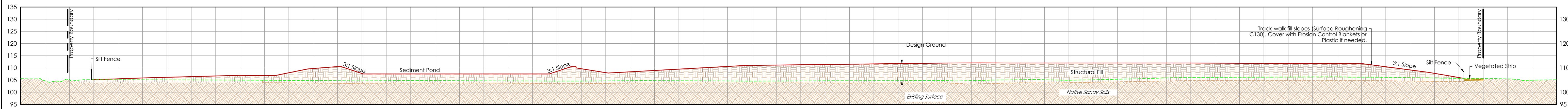
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KEY  
Scale: 1"=100'



SECTION B-B (STA 2+00)



SECTION C-C (STA 7+25)

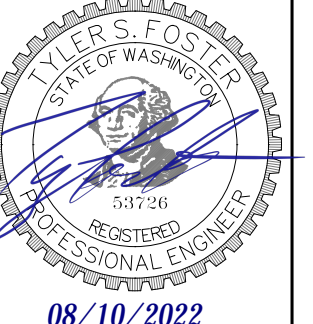
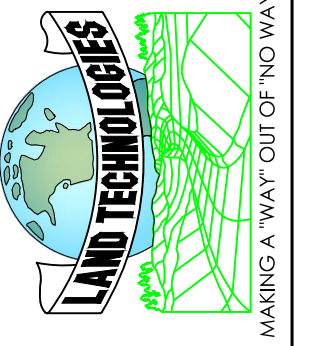
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08/10/2022

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DRAWN BY: Mer, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS-BUILT: ###

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EARLY GRADING SITE CROSS SECTIONS  
SHEET  
EG6 of EG7  
24x36  
G22

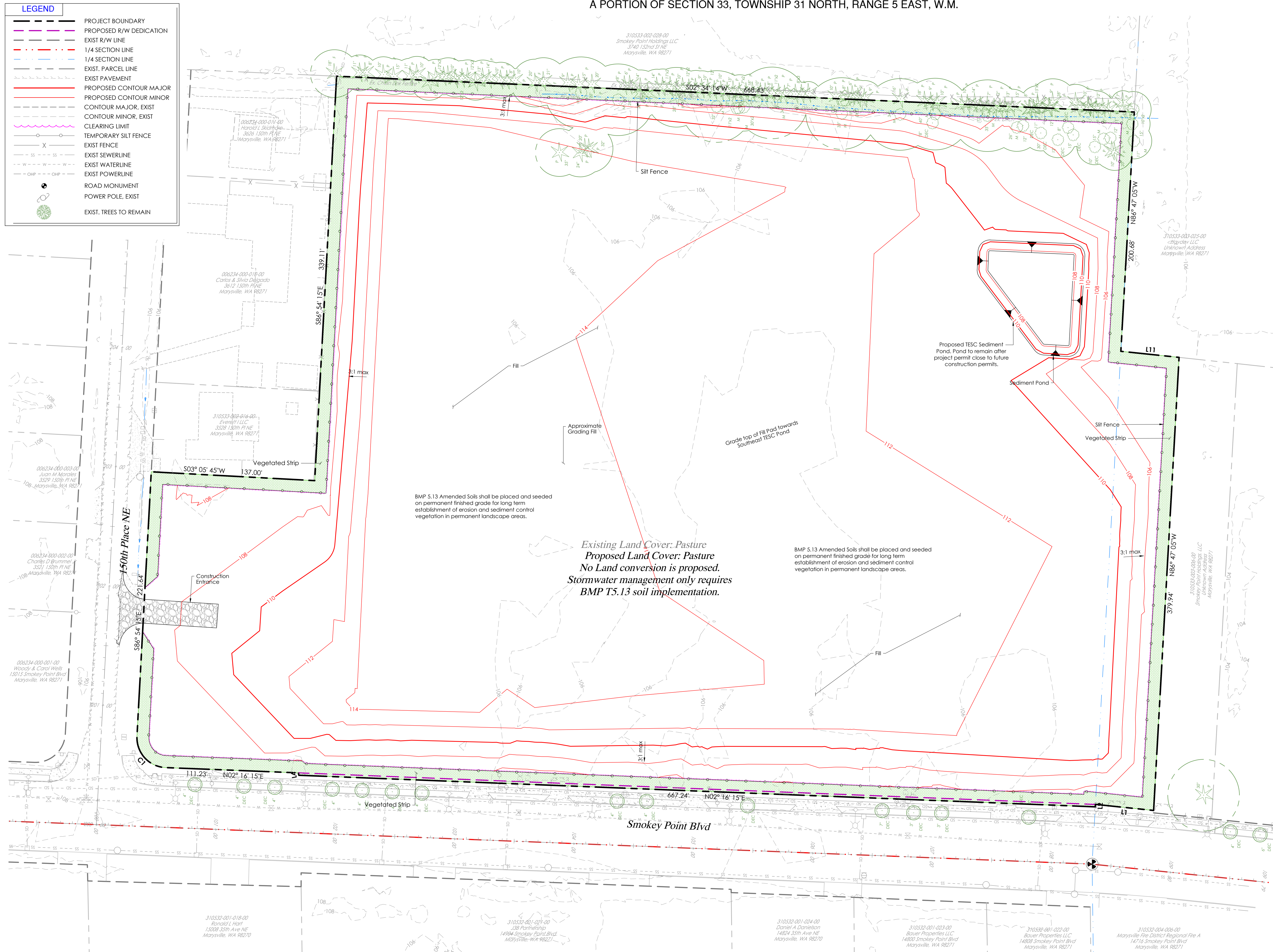
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**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- 1/4 SECTION LINE
- EXIST. PARCEL LINE
- EXIST. PAVEMENT
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- CLEARING LIMIT
- TEMPORARY SILT FENCE
- EXIST FENCE
- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST. TREES TO REMAIN



BMP 5.13 Amended Soils shall be placed and seeded on permanent finished grade for long term establishment of erosion and sediment control vegetation in permanent landscape areas.

Existing Land Cover: Pasture  
Proposed Land Cover: Pasture  
No Land conversion is proposed.  
Stormwater management only requires BMP T5.13 soil implementation.

BMP 5.13 Amended Soils shall be placed and seeded on permanent finished grade for long term establishment of erosion and sediment control vegetation in permanent landscape areas.

**TABLE 1 – Grass Seed Mix for Permanent Stormwater Management**

COMMON NAME	SPECIES	WGT/PERCENT
Mountain Brome	<i>Bromus Marginatus</i>	20
Slender Wheatgrass	<i>Elymus trachycaulus</i>	20
Perennial Ryegrass	<i>Lolium perenne</i>	20
Annual Ryegrass	<i>Lolium multiflorum</i>	20
White Clover	<i>Trifolium repens</i>	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.

- 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:**
- Scarify topsoil to a depth of one foot.
  - In planting beds, place three inches of compost and fill in to an eight-inch depth.
  - In turf areas, place two inches of compost and fill in to an eight-inch depth.
  - 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

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EARLY GRADING STORMWATER MANAGEMENT PLAN

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CHECKED BY: Tyler  
DRAWN BY: Alex  
APPLICATION DATE: 10/10/22  
SITE APPROVAL DATE: 10/10/22  
REVISION DATE: 10/10/22  
LDA APPROVAL: 10/10/22  
AS-BUILT: 10/10/22

**STATE OF WASHINGTON**  
REGISTERED PROFESSIONAL ENGINEER  
08/10/2022

**Ryan Wear**  
2732 Grand Ave., Suite 122, Everett, WA 98201

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A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**EARLY GRADING STORMWATER MANAGEMENT PLAN**

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EG7 of EG7  
24x36  
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